

Incident IBR Reported Offenses Month To Month Comparison

Pinehurst Police Department

September 2017 - September 2016

Part I Offenses	September 2016	September 2017	+/-	Percent Changed	Year-To-Date 2016	Year-To-Date 2017	+/-	Percent Changed
Murder	0	0	0	0%	1	0	-1	-100%
Rape	0	0	0	0%	0	0	0	0%
Robbery	0	0	0	0%	0	2	2	-
Commercial	0	0	0	0%	0	0	0	0%
Individual	0	0	0	0%	0	2	2	-
Assault	0	1	1	-	1	5	4	400%
Violent Total:	0	1	1	-	2	7	5	250%
Burglary	0	0	0	0%	0	3	3	-
Residential	0	0	0	0%	0	3	3	-
Non-Residential	0	0	0	0%	0	0	0	0%
Commercial	0	0	0	0%	0	0	0	0%
Other	0	0	0	0%	0	0	0	0%
Larceny	5	2	-3	-60%	60	81	21	35%
Auto Theft	1	0	-1	-100%	1	1	0	0%
Arson	0	0	0	0%	0	0	0	0%
Property Total:	6	2	-4	-67%	61	85	24	39%
Part I Total:	6	3	-3	-50%	63	92	29	46%

Part II Offenses	September 2016	September 2017	+/-	Percent Changed	Year-To-Date 2016	Year-To-Date 2017	+/-	Percent Changed
Drug	29	51	22	76%	126	220	94	75%
Assault Simple	4	3	-1	-25%	10	10	0	0%
Forgery/Counterfeit	1	2	1	100%	4	6	2	50%
Fraud	3	4	1	33%	22	26	4	18%
Embezzlement	0	0	0	0%	0	2	2	-
Stolen Property	0	0	0	0%	5	7	2	40%
Vandalism	4	2	-2	-50%	27	14	-13	-48%
Weapons	0	5	5	-	2	16	14	700%
Prostitution	0	0	0	0%	0	0	0	0%
All Other Sex Offenses	0	1	1	-	2	2	0	0%
Gambling	0	0	0	0%	0	0	0	0%
Offenses Against Family/Children	0	0	0	0%	2	2	0	0%
D.W.I.	0	6	6	-	4	18	14	350%
Liquor Law Violation	0	3	3	-	4	12	8	200%
Disorderly Conduct	0	1	1	-	3	4	1	33%
Obscenity	0	0	0	0%	0	0	0	0%
Kidnap	0	0	0	0%	0	0	0	0%
All Other Offenses	14	53	39	279%	131	193	62	47%
Part II Total:	55	131	76	138%	342	532	190	56%
Incident Total:	61	134	73	120%	405	624	219	54%

Arrest IBR Reported Offenses Month To Month Comparison

Pinehurst Police Department

September 2017 - September 2016

Part I Offenses	September 2016	September 2017	+/-	Percent Changed	Year-To-Date 2016	Year-To-Date 2017	+/-	Percent Changed
Murder	0	0	0	0%	0	0	0	0%
Rape	0	0	0	0%	0	0	0	0%
Robbery	0	0	0	0%	0	0	0	0%
Commercial	0	0	0	0%	0	0	0	0%
Individual	0	0	0	0%	0	0	0	0%
Assault	0	1	1	-	0	2	2	-
Violent Total:	0	1	1	-	0	2	2	-
Burglary	0	1	1	-	0	2	2	-
Residential	0	0	0	0%	0	0	0	0%
Non-Residential	0	0	0	0%	0	0	0	0%
Commercial	0	0	0	0%	0	0	0	0%
Other	0	0	0	0%	0	0	0	0%
Larceny	2	3	1	50%	12	22	10	83%
Auto Theft	0	0	0	0%	0	1	1	-
Arson	0	0	0	0%	0	0	0	0%
Property Total:	2	4	2	100%	12	25	13	108%
Part I Total:	2	5	3	150%	12	27	15	125%

Part II Offenses	September 2016	September 2017	+/-	Percent Changed	Year-To-Date 2016	Year-To-Date 2017	+/-	Percent Changed
Drug	24	32	8	33%	134	200	66	49%
Assault Simple	3	2	-1	-33%	14	13	-1	-7%
Forgery/Counterfeit	0	0	0	0%	2	1	-1	-50%
Fraud	0	0	0	0%	9	4	-5	-56%
Embezzlement	0	1	1	-	0	2	2	-
Stolen Property	0	0	0	0%	7	6	-1	-14%
Vandalism	0	1	1	-	3	4	1	33%
Weapons	0	5	5	-	8	18	10	125%
Prostitution	0	0	0	0%	0	0	0	0%
All Other Sex Offenses	0	0	0	0%	2	0	-2	-100%
Gambling	0	0	0	0%	0	0	0	0%
Offenses Against Family/Children	0	0	0	0%	1	6	5	500%
D.W.I.	5	6	1	20%	65	52	-13	-20%
Liquor Law Violation	0	0	0	0%	10	8	-2	-20%
Disorderly Conduct	0	2	2	-	2	6	4	200%
Obscenity	0	0	0	0%	0	0	0	0%
Kidnap	0	0	0	0%	1	0	-1	-100%
All Other Offenses	25	36	11	44%	226	247	21	9%
Part II Total:	57	85	28	49%	484	567	83	17%
Arrest Total:	59	90	31	53%	496	594	98	20%



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

SUMMARY FOR THE MONTH OF SEPTEMBER 2017

SUMMARY OF INCIDENT CALLS

TYPE OF INCIDENT	NUMBER	NUMBER	NUMBER	NUMBER	PERCENTAGE
	THIS MONTH	YTD	THIS MONTH LAST YEAR	YTD LAST YEAR	YTD
Fire	6	65	4	36	81%
Overpressure Rupture, Explosion, Overheat - no fire	0	3	0	6	-50%
Rescue & EMS Incidents	41	354	32	291	22%
Hazardous Conditions - no fire	15	115	29	153	-25%
Service Call	14	211	20	155	36%
Good Intent Call	28	247	18	188	31%
False Alarm & False Call	29	232	39	241	-4%
Severe Weather & Natural Disaster	0	10	0	12	-17%
Special Incident Type	0	0	0	1	-100%
TOTAL INCIDENTS	133	1237	142	1083	14%

SUMMARY OF INSPECTION

TYPE OF INSPECTIONS	NUMBER	NUMBER	NUMBER	NUMBER	PERCENTAGE
	THIS MONTH	YTD	THIS MONTH LAST YEAR	YTD LAST YEAR	YTD
Residential	3	80	19	137	-42%
Residential New Systems	0	0	0	0	0%
Residential Fire Sprinkler	0	0	0	0	0%
Commercial	62	246	0	14	1657%
Plan Review/Site Inspections	1	22	1	16	38%
Reinspection	15	95	8	18	428%
Occupancy Certificates	0	0	0	0	0%
TOTAL INSPECTIONS	81	443	28	185	139%
Violations Found:	99	371	0	30	1137%
YTD Violations to be Corrected:		272		30	
YTD Violations Corrected:		199		18	
Correction Percentage:		73%		60%	

October 4, 2017

J. Carlton Cole, Fire Chief

FIRE DEPARTMENT

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-5575 • Fax (910) 295-4861 • www.vopnc.org

**VILLAGE OF PINEHURST
BUDGET AMENDMENTS APPROVED BY BUDGET OFFICER
FOR THE PERIOD SEPTEMBER 16 - OCTOBER 15, 2017**

Under Village of Pinehurst Ordinance #17-07, the Village Council grants the Budget Officer, or Village Manager, the ability to transfer appropriations under specific conditions. These conditions allow transfers of up to \$10,000 between departments (including contingency) of the same fund for the FY 2018 Budget. The Budget Officer may not transfer monies between funds at any time.

According to Section 159-15 of The Local Government Budget and Fiscal Control Act, "any such transfers shall be reported to the governing board at its next regular meeting and shall be entered in the minutes". Listed below are the amendments authorized by the Budget Officer for the period specified above.

Note: Since appropriations are made at the department level, line item adjustments within the same department may be made without limit and do not require a report since they do not actually amend the adopted budget ordinance.

	<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>APPROVED DATE</u>
1	10-80-610-9999	Contingency		\$ 7,304	9/22/2017
	10-80-610-7510	Capital Outlay: Fleet Vehicle Charges	\$ 7,304		
	10-00-960-7500	Capital Outlay: Vehicles	\$ 7,304		
	10-00-960-3560	Charges to Other Departments		\$ 7,304	
		<i>(Transferred Recreation Contingency funds into Fleet Vehicles to cover a shortfall in the budget for the 15-passenger van)</i>			
2	10-20-420-7510	Capital Outlay: Fleet Vehicle Charges		\$ 10,000	9/26/2017
	10-20-420-7100	Capital Outlay: Land	\$ 10,000		
	10-00-960-7500	Capital Outlay: Vehicles		\$ 10,000	
	10-00-960-3560	Charges to Other Departments	\$ 10,000		
		<i>(Transferred savings from Fleet vehicle purchases to cover a change order to add 5 feet of additional paving on the backside of crosswalks and to cover additional concrete laid under the crosswalks on the McIntyre Road project)</i>			

The Dressage in the Sandhills horse show, traditionally held on Mother's Day weekend in May, has been a fixture at the Pinehurst Harness Track for the past 25 years. In addition to renting the showgrounds we rent the Fair Barn for the weekend. We hold a competitor's party Friday night in the Fair Barn as well as using it as a base of operations for the weekend, and we encourage local businesses to set up booths for a very nominal fee of 10% of their gross sales not to exceed \$150. Admission to the public is free and we have many spectators from the town who bring their families to watch.

This show was the first horse show to be held at the Harness Track since the very early 1940's and it has gone a long way towards encouraging the use of the track as a year-round facility. Typically between 150 and 200 horses are entered in this show and most of these are North Carolina owned with over half being within a 50 mile radius. The budget for this show is very tight and it is definitely a "labor of love",

Over the past 25 years we have tried to be very supportive of the improvements that have taken place at the track. Our show has, among other things, been instrumental in:

- donating money to the Fair Barn restoration fund
- donating \$5000 towards the building of the show arenas
- donating the PA system currently being used at the Track
- donating a utility golf cart to the track
- instituting a series of 4 two-day shows being held throughout the summer

The Fair Barn is an integral part of the ambience that this show generates. Through 2017 the fee for the rental of the Fair Barn for the weekend has been \$3000 in a co-sponsorship agreement with the Parks & Recreation Department. That agreement ends this year. I am petitioning the Village of Pinehurst Council to provide the Dressage in the Sandhills show with similar co-sponsorship support for the upcoming years.

Thank you for your consideration of this request.

Kay Whitlock

PO Box 478

Southern Pines, NC 28388

910-692-8467

RESOLUTION #15-38:

**A RESOLUTION ADOPTING A POLICY REGARDING STANDARDIZED
PROCESSING OF REQUESTS FOR VILLAGE SPONSORSHIP OF EVENTS
COORDINATED BY OTHER ENTITIES.**

THAT WHEREAS, many events occur in the Village of Pinehurst for which the event coordinator(s) request Village Sponsorship each year; and

WHEREAS, sponsorship may be in cash or in kind whereby the Village extends the use of Village facilities or staff for free or at a reduced rate; and

WHEREAS, it is important that the Village only extend sponsorship to the extent that it promotes the welfare, well-being and quality of life for our residents; and

WHEREAS, it is also important that sponsorship resources do not inappropriately augment the income or fund-raising of event coordinators;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on the 22nd day of September, 2015, as follows:

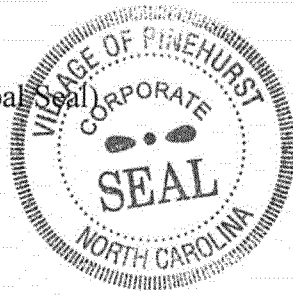
SECTION 1. It shall be the Policy of the Village of Pinehurst that sponsorship requests be handled in accordance with the following criteria:

- a. For events coordinated by a non-profit for the apparent sole purpose of benefitting the community, sponsorship can be approved by the Village Manager after a careful review of the event, the event coordinator's status and all potential beneficiaries of the event.
- b. For events coordinated by a commercial entity for at least the partial purpose of earning profit, sponsorship for the first event of its type (subsequent to the passage of this resolution) may be approved in public by the Village Council. Sponsorship for subsequent similar events coordinated by the same entity may be approved in public by the Village Council after a review by the Village's Director of Financial Services of a full, financial accounting of the previous event.
- c. For events coordinated by either a commercial entity who has no clear financial gain at stake or by a non-profit that is attempting to raise funds, sponsorship may be approved by the Council in public for the first event of its type. For subsequent events, staff acts on Council approval of previous events unless/until the staff or the Council thinks something has changed that warrants re-consideration by the Council.

SECTION 2. That this Resolution shall be and remain in full force and effect from the date of its adoption.

Adopted this 22nd day of September, 2015.

(Municipal Seal)



VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: Nancy Roy Fiorillo
Nancy Roy Fiorillo, Mayor

Attest:

Lauren M. Craig
Lauren M. Craig, Village Clerk

Approved as to Form:

Michael J. Newman
Michael J. Newman, Village Attorney

RESOLUTION #17-29:

**REIMBURSEMENT RESOLUTION FOR THE COMMUNITY CENTER PROJECT
AUTHORIZING THE VILLAGE TO REIMBURSE ITSELF FOR EARLY PROJECT
EXPENDITURES FROM LATER FINANCING PROCEEDS FOR THE VILLAGE OF
PINEHURST, NORTH CAROLINA.**

THAT WHEREAS, the Village of Pinehurst intends to undertake a Project (as described below), use its own funds to pay initial Project costs, and then reimburse itself from financing proceeds for these early expenditures. The Financial Services Director has advised the Board that it should adopt this resolution to document the Village's plans for reimbursement, in order to comply with certain federal tax rules relating to reimbursement from financing proceeds.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 24th day of October, 2017, as follows:

SECTION 1. The project is the Community Center Project (Project) to be constructed in Cannon Park as outlined in more detail in the Village's FY 2018 Strategic Operating Plan.

SECTION 2. The Village intends to advance funds for initial Project costs, and then reimburse itself from financing proceeds. The expected type of financing for the Project (which is subject to change) is installment financing under Section 160A-20. The expected maximum amount of the obligation to be issued or contracted for the Project (including allowances for reserves and financing costs) is approximately \$1,000,000.

SECTION 3. Project expenditures as referenced in this resolution include, but are not limited to, all operating and capital expenditures associated with the design and construction of the Project.

SECTION 4. Funds for the early Project expenditures may come from the Village's General Fund, or any specified capital project fund.

SECTION 5. The Village intends for the adoption of this resolution to be a declaration of its official intent to reimburse itself from financing proceeds for all Project expenditures made by the Village which were made on or subsequent to the occurring date 60 days prior to the adoption of this Resolution.

THIS RESOLUTION passed and adopted this 24th day of October, 2017.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By:

Nancy Roy Fiorillo, Mayor

I certify as follows: that the foregoing resolution was properly adopted at a meeting of the Village Council of the Village of Pinehurst, North Carolina; that this meeting was properly called and held on October 24, 2017; that a quorum was present and acting throughout this meeting; and that this resolution has not been modified or amended, and remains in full effect as of today.

Dated this 24th day of October, 2017.

[SEAL]

Lauren M. Craig, Village Clerk
Village of Pinehurst, North Carolina

Approved as to Form:

Michael J. Newman, Village Attorney

ORDINANCE #17-15:

AN ORDINANCE ADOPTING A CAPITAL PROJECT FUND FOR THE DESIGN AND CONSTRUCTION OF A COMMUNITY CENTER AT CANNON PARK FOR THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, the Village desires to design and construct a new Community Center to be located at Cannon Park; and

WHEREAS, the Village is initially in need of architectural and design services related to the facility; and

WHEREAS, the Village has appropriated \$344,000 as an Other Financing Use in the FY 2018 General Fund Budget to be transferred to a Capital Project Fund for this purpose, upon the fund's creation; and

WHEREAS, the Village intends to accumulate the total Community Center facility cost within a multi-year capital project fund;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Governing Body of the Village of Pinehurst, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project is hereby adopted:

SECTION 1. The project authorized is the contracting for architectural and design services related to a Community Center at Cannon Park to be funded by the transfer of a current appropriation in the General Fund.

SECTION 2. The officers of the Village are hereby directed to proceed with the capital project within the terms of the budget contained herein.

SECTION 3. The following amounts are appropriated for the project:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
46-80-610-7600	Capital Outlay: Design Costs	\$ 344,000

SECTION 4. The following revenues are anticipated to be available to complete this project:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
46-80-190-3910	Transfer from General Fund	\$ 344,000

SECTION 5. The Financial Services Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records.

SECTION 6. Funds may be advanced from the General Fund to the Capital Project Fund as deemed appropriate by the Financial Services Director.

SECTION 7. The Financial Services Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 as a part of the quarterly financial statements.

SECTION 8. The Village Manager is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Council.

SECTION 9. Copies of this capital project ordinance shall be furnished to the Village Clerk, to the Village Manager, and to the Financial Services Director for direction in carrying out this project.

THIS ORDINANCE passed and adopted this 24th day of October, 2017.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney

VILLAGE OF PINEHURST



FINANCIAL STATEMENTS
FOR THE THREE MONTHS ENDED
SEPTEMBER 30, 2017

**Village of Pinehurst
Financial Statements
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Village of Pinehurst
Combined Balance Sheet - All Fund Types
September 30, 2017

	Governmental Fund Type	Account Groups			
	General Fund	General Capital Assets	General Long - Term Debt	Totals September 30, 2017	Totals September 30, 2016
ASSETS					
Cash & investments	\$ 14,312,660	\$ -	\$ -	\$ 14,312,660	\$ 12,841,329
Taxes receivable	2,252,671	-	-	2,252,671	2,391,475
Assessments receivable	90,255	-	-	90,255	126,417
Due from other governmental agencies	1,717,952	-	-	1,717,952	1,622,904
Interest receivable	-	-	-	-	1,123
Other receivables	189,576	-	-	189,576	185,455
Prepaid items	-	-	-	-	-
Inventory	42,294	-	-	42,294	40,685
Capital assets	-	41,787,581	-	41,787,581	40,551,230
Amounts to be provided for retirement of general long-term debt	-	-	4,760,691	4,760,691	2,633,599
TOTAL ASSETS	\$ 18,605,408	\$ 41,787,581	\$ 4,760,691	\$ 65,153,680	\$ 60,394,217
LIABILITIES AND FUND EQUITY					
Accounts payable	\$ 5,227	\$ -	\$ -	\$ 5,227	\$ 31,154
Withholdings & accrued expenses	68,011	-	-	68,011	57,032
Accrued vacation	-	-	635,908	635,908	601,902
Total pension liability (LEO)	-	-	943,908	943,908	268,823
Net pension liability (LGRS)	-	-	2,278,540	2,278,540	490,982
Deposits	218,147	-	-	218,147	104,280
Unavailable revenues	2,736,429	-	-	2,736,429	2,899,966
Residential assurance deposits	-	-	-	-	-
Long-term debt	-	-	902,335	902,335	1,271,892
Total Liabilities	3,027,814	-	4,760,691	7,788,505	5,726,031
EQUITY					
Investment in general capital assets	-	41,787,581	-	41,787,581	40,551,230
Fund Balance:					
Nonspendable:					
Inventory	42,294	-	-	42,294	40,685
Prepaid items	-	-	-	-	-
Restricted:					
Stabilization by state statute	5,134,948	-	-	5,134,948	2,818,181
Equitable sharing	1,779	-	-	1,779	-
Transportation	178,699	-	-	178,699	233,743
Committed:					
Capital Project fund expenditures	-	-	-	-	-
Special Revenue fund expenditures	-	-	-	-	-
Assigned:					
Designated for expenditures	2,155,054	-	-	2,155,054	1,446,430
Unassigned	8,064,820	-	-	8,064,820	9,577,917
Total equity	15,577,594	41,787,581	-	57,365,175	54,668,186
TOTAL LIABILITIES & EQUITY	\$ 18,605,408	\$ 41,787,581	\$ 4,760,691	\$ 65,153,680	\$ 60,394,217

Village of Pinehurst
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Three Months Ended September 30, 2017

	Annual Budget as of 9/30/2017	Quarterly Budget as of 9/30/2017	YTD as of 9/30/2017	YTD as of 9/30/2016	Current Year Over (Under) Prior Year	% of 2018 Budget Spent / Received YTD
Revenues						
Ad valorem taxes & penalties	\$ 10,052,000	\$ 6,767,750	\$ 7,445,696	\$ 7,125,366	\$ 320,330	74.07%
Assessments	28,400	-	2,005	4,945	(2,940)	7.06%
Other taxes and licenses	1,000	250	565	675	(110)	56.50%
Intergovernmental revenues:						
Unrestricted	5,606,100	1,018,540	1,047,947	984,763	63,184	18.69%
Restricted	505,400	249,959	251,293	247,864	3,429	49.72%
Permits & fees	676,800	169,200	178,489	135,213	43,276	26.37%
Sales & service	709,100	129,725	106,014	121,690	(15,676)	14.95%
Other revenues	198,730	66,123	32,655	3,145	29,510	16.43%
Interest earned on investments	49,000	4,365	19,210	4,137	15,073	39.20%
TOTAL REVENUES	17,826,530	8,405,912	9,083,874	8,627,798	456,076	50.96%
Operating Expenditures						
Governing Body	180,800	56,275	35,330	39,577	(4,247)	19.54%
Administration	1,152,450	329,898	278,910	278,276	634	24.20%
Financial Services	659,710	248,018	229,240	215,132	14,108	34.75%
Human Resources	452,110	130,128	66,644	69,358	(2,714)	14.74%
Police	3,006,514	787,618	682,084	616,591	65,493	22.69%
Fire	2,713,237	714,149	567,867	591,324	(23,457)	20.93%
Inspections	217,920	56,706	44,829	49,271	(4,442)	20.57%
Public Services Administration	460,220	115,756	104,244	81,054	23,190	22.65%
Streets & Grounds	1,430,720	307,816	391,872	356,790	35,082	27.39%
Powell Bill Funds	987,400	87,400	70,868	14,068	56,800	7.18%
Solid Waste	1,387,900	337,426	284,561	293,792	(9,231)	20.50%
Recreation	1,648,746	412,460	343,532	329,640	13,892	20.84%
Library	200,000	125,000	125,000	150,000	(25,000)	62.50%
Harness Track	535,760	180,778	100,743	108,302	(7,559)	18.80%
Fair Barn	344,040	87,236	52,493	54,975	(2,482)	15.26%
Planning	712,260	182,166	108,164	123,928	(15,764)	15.19%
Community Development	272,590	96,648	47,673	63,884	(16,211)	17.49%
Debt Service	362,513	122,396	181,865	186,553	(4,688)	50.17%
Total Operating Expenditures	16,724,890	4,377,874	3,715,919	3,622,515	93,404	22.22%
Capital Outlay Expenditures						
Administration	25,832	13,832	3,188	4,009	(821)	12.34%
Financial Services	1,425	1,425	1,104	1,036	68	77.47%
Human Resources	1,140	1,140	883	1,295	(412)	77.46%
Police	125,439	13,439	5,771	16,877	(11,106)	4.60%
Fire	669,306	654,306	35,830	5,562	30,268	5.35%
Inspections	440	440	335	522	(187)	76.14%
Public Services Administration	95,369	10,269	43,257	20,732	22,525	45.36%
Streets & Grounds	1,166,930	357,180	249,666	94,542	155,124	21.40%
Solid Waste	325,948	948	733	2,381	(1,648)	0.22%
Recreation	281,864	61,864	63,119	15,421	47,698	22.39%
Harness Track	131,829	98,829	18,032	32,749	(14,717)	13.68%
Fair Barn	115,606	24,606	1,592	13,058	(11,466)	1.38%
Planning	1,281	1,281	994	1,380	(386)	77.60%
Community Development	285	285	221	7,039	(6,818)	77.54%
Total Capital Outlay Expenditures	2,942,694	1,239,844	424,725	216,603	208,122	14.43%
TOTAL EXPENDITURES	19,667,584	5,617,718	4,140,644	3,839,118	301,526	21.05%
REVENUES OVER (UNDER) EXPENDITURES	(1,841,054)	2,788,194	4,943,230	4,788,680	154,550	

Village of Pinehurst
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Three Months Ended September 30, 2017

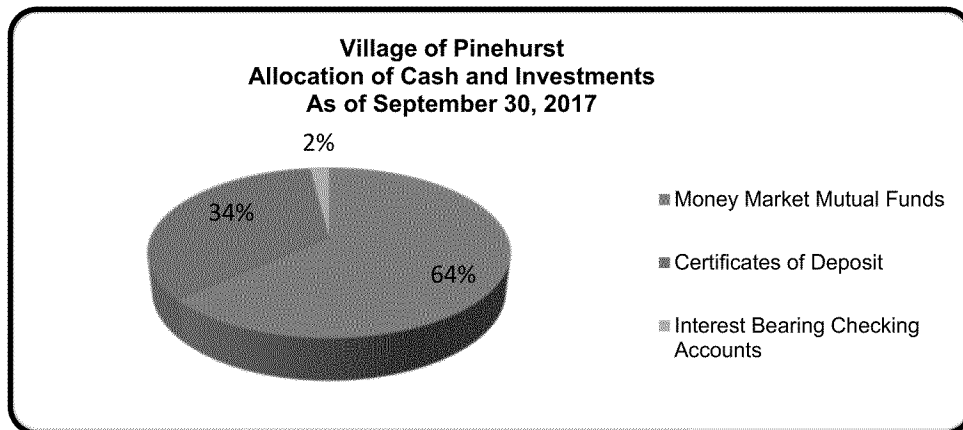
	Annual Budget as of 9/30/2017	Quarterly Budget as of 9/30/2017	YTD as of 9/30/2017	YTD as of 9/30/2016	Current Year Over (Under) Prior Year	% of 2018 Budget Spent / Received YTD
Other Financing Sources (Uses)						
Operating transfers out	\$ (344,000)	\$ (86,000)	\$ -	\$ -	\$ -	0.00%
Sales of capital assets	30,000	7,500	1,262	2,932	(1,670)	4.21%
Total Other Fin. Sources (Uses)	<u>(314,000)</u>	<u>(78,500)</u>	<u>1,262</u>	<u>2,932</u>	<u>(1,670)</u>	-0.40%
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXP AND OTHER FINANCING USES	(2,155,054)	2,709,694	4,944,492	4,791,612	152,880	
Appropriated Fund Balance	<u>2,155,054</u>	<u>870,541</u>	<u>-</u>	<u>-</u>	<u>-</u>	
EXCESS OF REVENUES, OTHER FINANCING SOURCES AND FUND BALANCE APP. OVER (UNDER) EXP AND OTHER FIN. USES	<u>\$ -</u>	<u>\$ 3,580,235</u>	4,944,492	<u>\$ 4,791,612</u>	<u>\$ 152,880</u>	
FUND BALANCE, JULY 1			<u>10,633,102</u>			
FUND BALANCE, JUNE 30			<u>\$ 15,577,594</u>			

**Village of Pinehurst
Schedule of Cash and Investment
As of September 30, 2017**

Investment	Bond/Bank Ratings	Purchase Date	Maturity Date	Cost
Money Market Mutual Funds				
North Carolina Capital Management Trust - Term Portfolio	AAA (S&P)			\$ 9,056,792
North Carolina Capital Management Trust - Government Portfolio	Unrated			2,599,600
Certificates of Deposit				
First Bank	5 star	07/28/17	07/28/18	1,543,013
First Tennessee Bank	4 star	08/04/17	08/04/18	1,000,000
Interest Bearing Checking Accounts				
PNC Bank Operating				112,155
Petty Cash				
				<u>1,100</u>
Total Cash and Investments				<u><u>\$ 14,312,660</u></u>
Total Cash and Investments (same quarter previous year)				<u><u>\$ 12,841,329</u></u>

Summary of Cash and Investments

Money Market Mutual Funds	\$ 11,656,392
Certificates of Deposit	2,543,013
Interest Bearing Checking Accounts	112,155
Petty Cash	<u>1,100</u>
	<u><u>\$ 14,312,660</u></u>

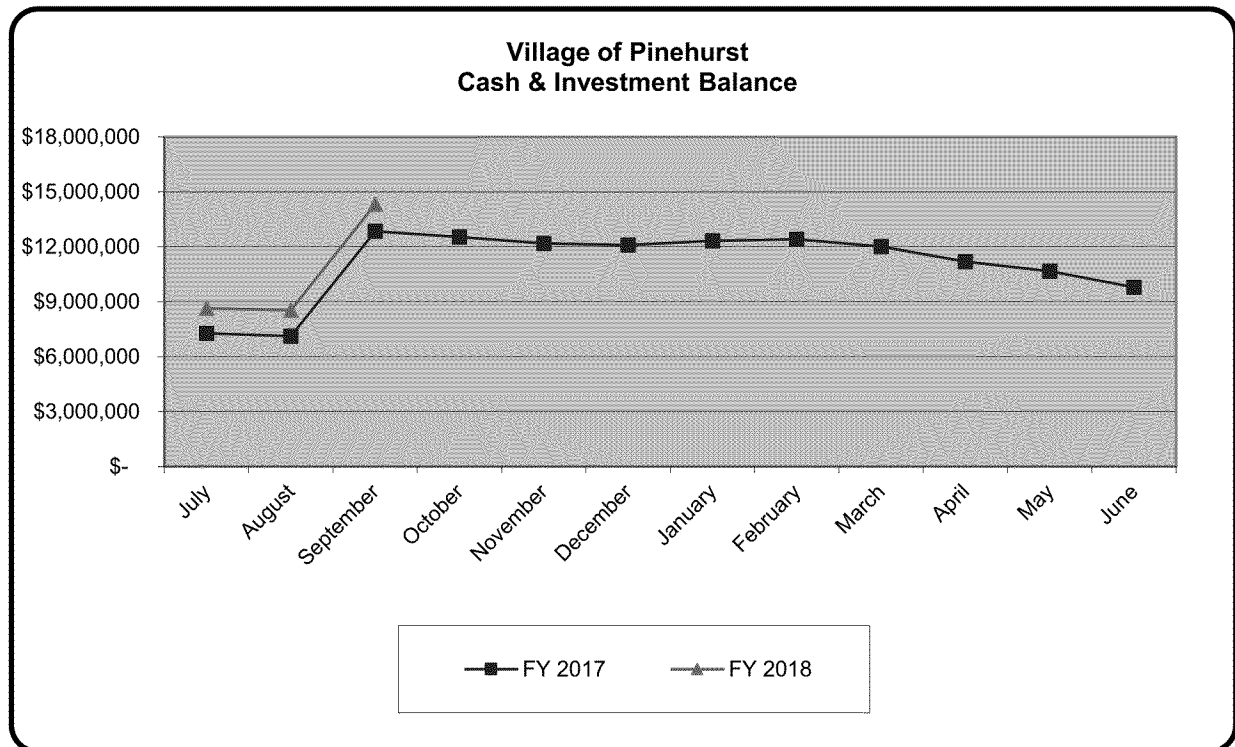


* Bank star ratings provided by Bauerfinancial.com

Village of Pinehurst Investment Yield Summary

	FY 2017			FY 2018		
	Cash Balance	Investment Earnings	Investment Yield*	Cash Balance	Investment Earnings	Investment Yield*
July	\$ 7,278,218	\$ 1,281	0.20%	\$ 8,640,436	\$ 6,416	0.85%
August	7,118,369	1,598	0.27%	8,533,653	5,740	0.81%
September	12,841,329	1,257	0.15%	14,312,660	7,054	0.75%
October	12,536,811	3,226	0.31%			
November	12,173,106	4,516	0.44%			
December	12,090,190	4,942	0.50%			
January	12,320,744	7,107	0.71%			
February	12,415,861	5,603	0.55%			
March	12,008,890	6,579	0.66%			
April	11,183,454	6,302	0.66%			
May	10,654,701	6,160	0.69%			
June	9,789,207	14,618	1.74%			
Average	<u>\$ 11,034,240</u>	<u>\$ 63,189</u>	0.57%	<u>\$ 10,495,583</u>	<u>\$ 19,210</u>	0.80%

* Investment yield is presented on an accrual basis.



Village of Pinehurst
Schedule of Fund Balance - General Fund
September 30, 2017

	Fund Balance at 9/30/2017	Fund Balance at 9/30/2016
General Fund		
Nonspendable:		
Inventory	\$ 42,294	\$ 40,685
Prepaid Items	-	-
Restricted:		
Stabilization by State Statute	5,134,948	2,818,181
Transportation	178,699	233,743
Equitable Sharing	1,779	-
Assigned		
Subsequent year's expenditures	2,155,054	1,446,430
Unassigned	8,064,820	9,577,917
	<u>\$ 15,577,594</u>	<u>\$ 14,116,956</u>

Village of Pinehurst
Schedule of Capital Outlay by Function and Activity
Three Months Ended September 30, 2017

	Annual Budget	YTD Budget	YTD Expenditures	Remaining Balance
<u>Land</u>				
Streets & Grounds	\$ 669,111	\$ 139,111	\$ 202,790	\$ 466,321
Recreation	180,000	-	61,700	118,300
Harness Track	59,728	26,728	-	59,728
Fair Barn	75,646	11,646	860	74,786
	984,485	177,485	265,350	719,135
<u>Buildings and Grounds</u>				
Police	16,000	-	-	16,000
Fire	33,500	33,500	-	33,500
Public Services	90,905	5,805	42,336	48,569
Recreation	40,000	-	-	40,000
Harness Track	45,000	45,000	17,494	27,506
Fair Barn	32,000	5,000	-	32,000
	257,405	89,305	59,830	197,575
<u>Equipment and Furniture</u>				
Administration	16,116	4,116	3,188	12,928
Financial Services	1,425	1,425	1,104	321
Human Resources	1,140	1,140	883	257
Police	19,442	7,442	5,771	13,671
Fire	56,945	41,945	35,830	21,115
Inspections	440	440	335	105
Public Services Administration	1,190	1,190	921	269
Streets & Grounds	257,819	136,819	1,412	256,407
Solid Waste	948	948	733	215
Recreation	1,832	1,832	1,419	413
Harness Track	693	693	538	155
Fair Barn	944	944	732	212
Planning	1,281	1,281	994	287
Community Development	285	285	221	64
	360,500	200,500	54,081	306,419
<u>Vehicles</u>				
Administration	9,716	9,716	-	9,716
Police	89,997	5,997	-	89,997
Fire	578,861	578,861	-	578,861
Public Services Administration	3,274	3,274	-	3,274
Streets & Grounds	130,000	(10,000)	-	130,000
Solid Waste	325,000	-	-	325,000
Recreation	60,032	60,032	-	60,032
Harness Track	26,408	26,408	-	26,408
Planning	7,016	7,016	-	7,016
	1,230,304	681,304	-	1,230,304
<u>Infrastructure</u>				
Streets & Grounds	110,000	91,250	45,464	64,536
	110,000	91,250	45,464	64,536
Total	\$ 2,942,694	\$ 1,239,844	\$ 424,725	\$ 2,517,969

% of Capital Outlay Budget Expended 14.43%

Note: This Schedule includes Fleet Maintenance, Buildings & Grounds and Information Technology Capital Outlay.

**Village of Pinehurst
Schedule of General Long Term Debt
Fiscal Year Ended June 30, 2018**

	Balance at 9/30/2017	Balance at 9/30/2016	Increase (Decrease)
Fire Station			
\$2,500,000; due in 30 semi-annual payments of fixed principal of \$83,334 plus interest @ 3.44%; collateralized by Fire Station bldg; final payment due on 3/15/20.	\$ 416,667	\$ 583,333	\$ (166,666)
Fair Barn			
\$1,000,000; due in 40 semi-annual payments consisting of fixed principal of \$25,000 plus interest @ 4.60%; collateralized by Fair Barn bldg; final payment due on 3/11/22.	225,000	275,000	(50,000)
67.04 Acres (Chicken Plant Road)			
\$500,000; due in 30 semi-annual payments consisting of fixed principal of \$16,667 plus interest @ 3.98%; collateralized by 67.04 acres of land; final payment due 4/17/18.	16,667	50,000	(33,333)
2009 Firetruck			
\$500,000; due in 14 semi-annual payments of \$42,037 beginning on 6/1/10; final payment due on 12/1/16; interest @ 4.43% with a 35% interest rebate on each payment; collateralized by firetruck.	-	40,668	(40,668)
2013 Firetruck			
\$550,000; due in 14 semi-annual payments of \$41,917 beginning on 2/1/14; final payment due on 8/1/20; interest @ 1.75%; collateralized by firetruck.	244,001	322,891	(78,890)
	902,335	1,271,892	(369,557)
Total Pension Liability (LEO) *	943,908	268,823	675,085
Net Pension Liability (LGERS) *	2,278,540	490,982	1,787,558
Accumulated Vacation	635,908	601,902	34,006
	3,858,356	1,361,707	2,496,649
	<u>\$ 4,760,691</u>	<u>\$ 2,633,599</u>	<u>\$ 2,127,092</u>

* Based on an independent annual actuarial valuation

Village of Pinehurst
Schedule of Budget Amendments - General Fund
For the Fiscal Year Ended June 30, 2018

As of September 30, 2017

	ORIGINAL 2017-2018 BUDGET	Amended * Qtr Ended 09/30/17	Amended Qtr Ended 12/31/17	Amended Qtr Ended 03/31/18	Amended Qtr Ended 06/30/18	Total Amendments	Amended 2017-2018 Budget
REVENUES							
Ad valorem taxes	\$ 10,052,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,052,000
Unrestricted Intergov't Revenues	5,607,100	-	-	-	-	-	5,607,100
Restricted Intergov't Revenues	505,400	-	-	-	-	-	505,400
Permits & Fees	676,800	-	-	-	-	-	676,800
Sales & Services	709,100	-	-	-	-	-	709,100
Assessments	28,400	-	-	-	-	-	28,400
Other Revenues	226,780	1,950	-	-	-	1,950	228,730
Investment Income	49,000	-	-	-	-	-	49,000
Appropriated Fund Balance	1,284,513	870,541	-	-	-	870,541	2,155,054
TOTAL REVENUES	\$ 19,139,093	\$ 872,491	\$ -	\$ -	\$ -	\$ 872,491	\$ 20,011,584
OPERATING EXPENDITURES							
Governing Body	180,800	-	-	-	-	-	180,800
Administration	1,138,950	13,500	-	-	-	13,500	1,152,450
Financial Services	659,710	-	-	-	-	-	659,710
Human Resources	452,110	-	-	-	-	-	452,110
Police	3,003,230	3,284	-	-	-	3,284	3,006,514
Fire	2,676,960	36,277	-	-	-	36,277	2,713,237
Inspections	217,920	-	-	-	-	-	217,920
Public Services Administration	460,220	-	-	-	-	-	460,220
Streets & Grounds	1,430,080	640	-	-	-	640	1,430,720
Powell Bill	900,400	87,000	-	-	-	87,000	987,400
Solid Waste	1,387,900	-	-	-	-	-	1,387,900
Planning	712,260	-	-	-	-	-	712,260
Community Development	272,590	-	-	-	-	-	272,590
Recreation	1,655,050	(6,304)	-	-	-	(6,304)	1,648,746
Library	200,000	-	-	-	-	-	200,000
Harness Track	535,760	-	-	-	-	-	535,760
Fair Barn	344,040	-	-	-	-	-	344,040
Contingency	-	-	-	-	-	-	-
Debt Service	362,513	-	-	-	-	-	362,513
Other Financing Uses	344,000	-	-	-	-	-	344,000
Total Operating Expenditures	16,934,493	134,397	-	-	-	134,397	17,068,890
CAPITAL EXPENDITURES							
Administration	25,832	-	-	-	-	-	25,832
Financial Services	1,425	-	-	-	-	-	1,425
Human Resources	1,140	-	-	-	-	-	1,140
Police	125,439	-	-	-	-	-	125,439
Fire	66,806	602,500	-	-	-	602,500	669,306
Inspections	440	-	-	-	-	-	440
Public Services Administration	89,564	5,805	-	-	-	5,805	95,369
Streets & Grounds	1,082,819	84,111	-	-	-	84,111	1,166,930
Solid Waste	325,948	-	-	-	-	-	325,948
Planning	1,281	-	-	-	-	-	1,281
Community Development	285	-	-	-	-	-	285
Recreation	274,560	7,304	-	-	-	7,304	281,864
Harness Track	105,101	26,728	-	-	-	26,728	131,829
Fair Barn	103,960	11,646	-	-	-	11,646	115,606
Total Capital Expenditures	\$ 2,204,600	\$ 738,094	\$ -	\$ -	\$ -	\$ 738,094	\$ 2,942,694
TOTAL EXPENDITURES	\$ 19,139,093	\$ 872,491	\$ -	\$ -	\$ -	\$ 872,491	\$ 20,011,584

* Includes \$870,541 that was reappropriated from FY 2016-2017.

Village of Pinehurst
Schedule of Ad Valorem Property Tax Collections
Three Months Ended September 30, 2017

Real and Personal

Tax Year	Three Months Ended September 30, 2017			Three Months Ended September 30, 2016		
	Budgeted Collections	Gross Collections	% Collected Through 9/30/2017	Budgeted Collections	Gross Collections	% Collected Through 9/30/2016
Third Prior Year	\$ -	\$ 8	100.00%	\$ -	\$ 2	100.00%
Second Prior Year	-	-	100.00%	-	-	100.00%
First Prior Year	5,000	2,218	44.36%	5,000	140	2.80%
Current Year	9,450,000	7,284,807	77.09%	9,359,000	6,959,163	74.36%
	<u>\$ 9,455,000</u>	<u>\$ 7,287,033</u>	<u>77.07%</u>	<u>\$ 9,364,000</u>	<u>\$ 6,959,305</u>	<u>74.32%</u>

Motor Vehicles

Tax Year	Three Months Ended September 30, 2017			Three Months Ended September 30, 2016		
	Budgeted Collections	Gross Collections	% Collected Through 9/30/2017	Budgeted Collections	Gross Collections	% Collected Through 9/30/2016
Third Prior Year	\$ -	\$ 83	100.00%	\$ -	\$ 38	100.00%
Second Prior Year	-	-	100.00%	-	-	100.00%
First Prior Year	2,000	-	0.00%	2,000	-	0.00%
Current Year	595,000	158,009	26.56%	557,000	165,572	29.73%
	<u>\$ 597,000</u>	<u>\$ 158,092</u>	<u>26.48%</u>	<u>\$ 559,000</u>	<u>\$ 165,610</u>	<u>29.63%</u>

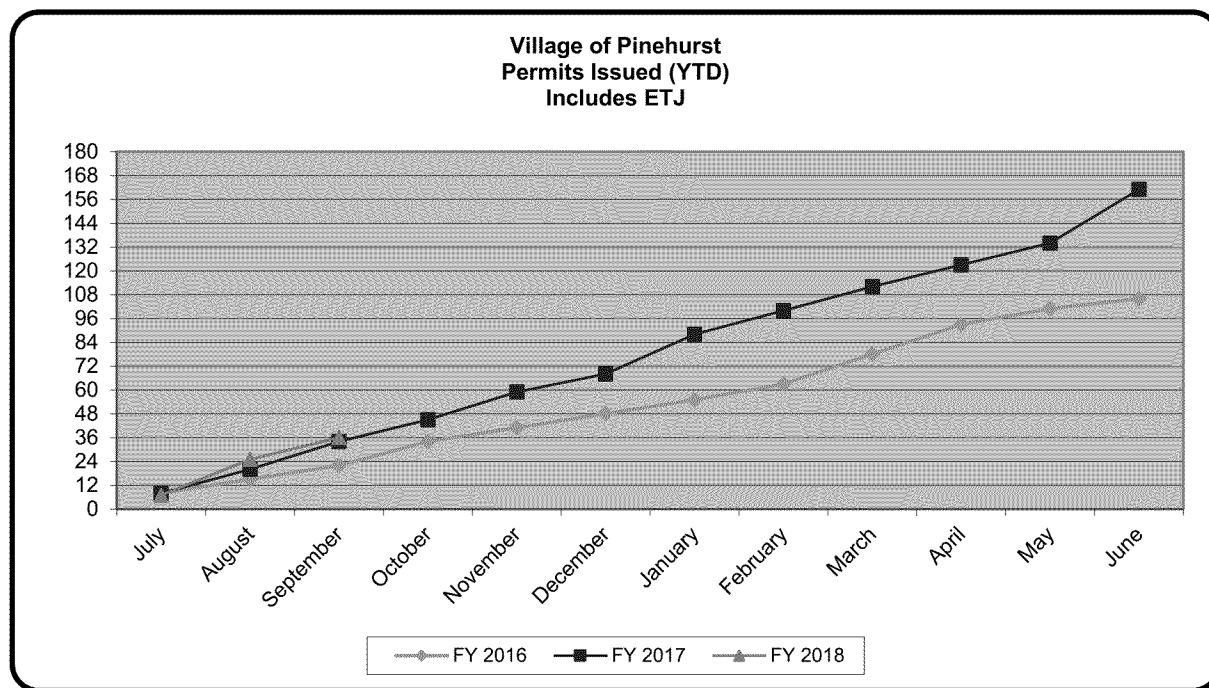
Village of Pinehurst
Schedule of Ad Valorem Property Tax Levy
Three Months Ended September 30, 2017

	Property Valuation			
	Three Months Ended September 30, 2017	Three Months Ended September 30, 2016	Dollar Increase (Decrease)	Percentage Increase (Decrease)
Real & Personal	\$ 3,223,415,151	\$ 3,161,063,962	\$ 62,351,189	1.97%
Motor Vehicles	53,494,442	56,702,290	(3,207,848)	-5.66%
	<u>\$ 3,276,909,593</u>	<u>\$ 3,217,766,252</u>	<u>\$ 59,143,341</u>	<u>1.84%</u>

	Levy			
	Three Months Ended September 30, 2017	Three Months Ended September 30, 2016	Dollar Increase (Decrease)	Percentage Increase (Decrease)
Real & Personal	\$ 9,510,561	\$ 9,326,508	\$ 184,053	1.97%
Motor Vehicles	157,835	165,410	(7,575)	-4.58%
	<u>\$ 9,668,396</u>	<u>\$ 9,491,918</u>	<u>\$ 176,478</u>	<u>1.86%</u>

**Village of Pinehurst
Residential Building Permits - Includes ETJ**

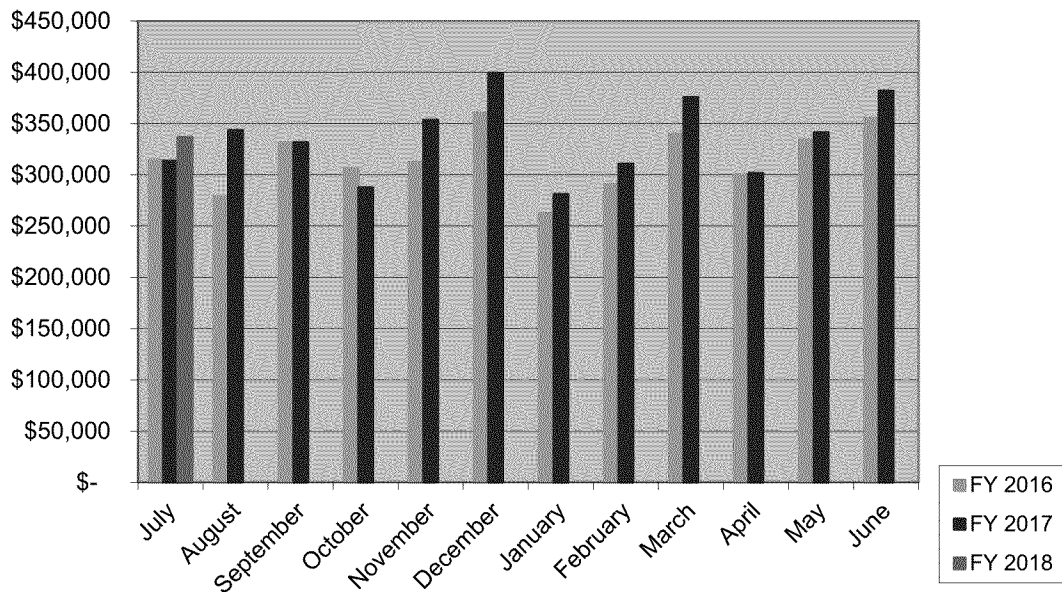
	FY 2016		FY 2017		FY 2018		Construction
	# of	Est.	# of	Est.	# of	Est.	Costs
	Permits	Construction	Permits	Construction	Permits	Construction	Percentage
	Issued	Costs	Issued	Costs	Issued	Costs	Change YTD
July	8	\$ 1,497,225	8	\$ 1,645,500	7	\$ 1,691,850	2.82%
August	7	1,595,098	12	2,054,017	18	3,158,655	31.11%
September	7	1,585,920	14	2,822,730	11	2,174,900	7.71%
October	12	3,457,175	11	2,910,900	-	-	
November	7	1,995,662	14	3,596,000	-	-	
December	7	1,367,888	9	2,142,068	-	-	
January	7	1,839,725	20	4,035,250	-	-	
February	8	2,121,563	12	2,659,500	-	-	
March	15	3,970,930	12	5,589,000	-	-	
April	15	2,201,278	11	2,566,718	-	-	
May	8	1,605,750	11	1,017,000	-	-	
June	5	1,175,966	27	6,129,915	-	-	
YTD	106	\$ 24,414,180	161	\$ 37,168,598	36	\$ 7,025,405	



**Village of Pinehurst
Local Option Sales Taxes**

	FY 2016	FY 2017	FY 2018	Same Month Change From Prior Year
July	\$ 314,280	\$ 313,585	\$ 336,443	7.29%
August	278,768	343,487	-	
September	331,186	331,600	-	
October	305,904	287,484	-	
November	312,234	353,315	-	
December	360,390	399,256	-	
January	262,661	281,108	-	
February	290,756	310,699	-	
March	340,157	375,539	-	
April	299,982	301,667	-	
May	334,120	341,122	-	
June	355,389	381,696	-	
YTD	<u>\$ 3,785,827</u>	<u>\$ 4,020,558</u>	<u>\$ 336,443</u>	

**Local Option Sales Taxes
by Period of Collection**



Village of Pinehurst
Schedule of Fair Barn Revenues and Expenditures
Three Months Ended September 30, 2017

	Annual Budget as of 9/30/2017	Quarterly Budget as of 9/30/2017	Actual 9/30/2017	YTD as of 9/30/2016	Current Year Over (Under) Prior Year	% of 2018 Budget Spent / Received YTD
<u>Fair Barn</u>						
Revenues	\$ 218,000	\$ 52,000	\$ 56,498	\$ 62,504	\$ (6,006)	25.92%
Expenditures						
Operating	344,040	87,236	52,493	54,975	(2,482)	15.26%
Capital	115,606	24,606	1,592	13,058	(11,466)	1.38%
Debt Service	60,925	30,463	30,751	31,901	(1,150)	50.47%
	<u>520,571</u>	<u>142,305</u>	<u>84,836</u>	<u>99,934</u>	<u>(15,098)</u>	<u>16.30%</u>
Net <u>Before</u> Discounts	<u>(302,571)</u>	<u>(90,305)</u>	<u>(28,338)</u>	<u>(37,430)</u>	<u>9,092</u>	<u>9.37%</u>
Event Revenue Discounts			<u>(5,325)</u>	<u>(9,817)</u>	<u>4,492</u>	
Net <u>After</u> Discounts	<u>\$ (302,571)</u>	<u>\$ (90,305)</u>	<u>\$ (33,663)</u>	<u>\$ (47,247)</u>	<u>\$ 13,584</u>	<u>11.13%</u>
Operating Revenues as a % of Operating Expenditures - Before Discounts	63%	60%	108%	114%		
Operating Revenues as a % of Operating Expenditures - After Discounts	63%	60%	97%	96%		
Target			95%			

Village of Pinehurst
Schedule of Harness Track Revenues and Expenditures
Three Months Ended September 30, 2017

	Annual Budget as of 9/30/2017	Quarterly Budget as of 9/30/2017	Actual 9/30/2017	YTD as of 9/30/2016	Current Year Over (Under) Prior Year	% of 2018 Budget Spent / Received YTD
<u>Harness Track</u>						
Revenues	\$ 271,600	\$ 15,900	\$ 10,900	\$ 17,962	\$ (7,062)	4.01%
Expenditures						
Operating	535,760	180,778	100,743	108,302	(7,559)	18.80%
Capital	131,829	98,829	18,032	32,750	(14,718)	13.68%
	<u>667,589</u>	<u>279,607</u>	<u>118,775</u>	<u>141,052</u>	<u>(22,277)</u>	<u>17.79%</u>
Net <u>Before</u> Discounts	<u>(395,989)</u>	<u>(263,707)</u>	<u>(107,875)</u>	<u>(123,090)</u>	<u>15,215</u>	<u>27.24%</u>
Event Revenue Discounts			-	(2,260)	2,260	
Net <u>After</u> Discounts	<u>\$ (395,989)</u>	<u>\$ (263,707)</u>	<u>\$ (107,875)</u>	<u>\$ (125,350)</u>	<u>\$ 17,475</u>	<u>27.24%</u>
Operating Revenues as a % of Operating Expenditures - Before Discounts	51%	9%	11%	17%		
Operating Revenues as a % of Operating Expenditures - After Discounts	51%	9%	11%	14%		
Target			53%			

John G. Frye, CPA
395 Magnolia Road
Pinehurst, NC 28374
Phone: 910-295-8646
Fax: 910-295-4434
e-mail: jfrye@vopnc.org

Village of Pinehurst

Memo

To: Village Council
From: John G. Frye
CC: Jeff Sanborn & Senior Leadership
Date: October 17, 2017
Re: Financial Statements for the Quarter Ended September 30, 2017

Financially, the Village is off to a good start for FY 2018. At the end of the first quarter, revenues exceeded expenditures by a larger margin than anticipated in our forecast. In addition, our operating expenditures are below expected levels. These results should position us well to carry out the objectives outlined in the FY 2018 Strategic Operating Plan.

Financial Position:

The Village's General Fund is showing \$4.9 million in income for the first three months of the year compared to \$4.8 million the prior year. In terms of fund balance, the Village's fund balance is currently 79% of expenditures, which is higher than the 75% level seen the previous year at September 30.

The Village's total cash and investment balances increased by \$1,471,000, or 11%, compared with the previous year. The increases in fund balance and cash and investments are primarily due to the addition of fund balance in the previous fiscal year.

Of the \$14.3 million in cash and investments at September 30, 2017, \$2.5 million was held in high-quality certificates of deposit purchased under the Village's investment program. Our long-term debt balances also continue to remain relatively low. The Village currently owes a total of \$902,000 in installment financing agreements.

Revenues & Expenditures:

General fund revenues were \$678,000, or 8% above the quarterly budget projections. Almost all of this positive variance was due to property tax revenues which were \$678,000 above the quarterly revenue estimate. Part of this variance was due to the Village's real and personal property tax collection rate of 77% through the first quarter that was 2.75% higher than last year's rate of 74%. It is also worth noting that the valuation of real and personal taxable property increased by approximately 1.84%, which also exceeded the budget forecast.

Local option sales tax revenues were 4.0% higher than the quarterly budget, and are slightly above our revenue forecast of 3.5%. This should be viewed cautiously, however, since most of the revenue for the quarter is based upon estimated revenues.

General fund operating expenditures were \$662,000, or 15%, below the quarterly budget overall. This variance is well outside the expected expenditure variance of 5%. Operating expenditures were, however, comparable to the previous year.

For capital outlay, approximately 34% of the capital outlay budgeted in the first quarter was expended in the first quarter. The most significant variance was due to the \$565,000 fire engine not being delivered in September as planned. The delivery is expected by late October or early November. Most other projects that were planned for the first quarter were completed.

Financial Outlook:

Growth in the Village's property tax base continues to improve. The total tax base increased by 1.84% this fiscal year, compared to 1.24% the previous year. This is a positive sign since property taxes make up 56% of operating revenues. So far this year, the Village has issued 36 residential building permits valued at \$7,025,000. This is \$503,000, or 8%, higher than the same period last year.

Sales tax revenues are also growing at a good rate. The country is now approaching 10 years of economic expansion since the Great Recession of 2008. Eventually, there will be another downturn in the national economy, which will affect our economically sensitive revenues. We should be vigilant to stay prepared with adequate reserves to support operations when that time comes.

Other Items:

During the quarter, the Fair Barn covered 97% of operating expenditures with operating revenues. This is comparable to the 96% achieved at this point the previous year and is in line with the balanced scorecard target of 95%.

The Harness Track covered 11% of its operating expenditures compared to 14% the previous year. Variances of this type are typical due to the timing of stall rental revenues at the start of the training season. By the end of the second quarter, we should have a better idea of where they stand for the season. Their performance target for expenditure coverage for the year is 53%, down from 57% the previous year.

Conclusion:

At this point in the fiscal year, our financial results are better than expected. Our financial position is solid with higher levels of fund balance and cash due to the positive results of the prior fiscal year. Revenues, particularly property taxes, are also running ahead of our forecast. However, with only one quarter completed, I am cautious to try and predict how the year will end. There are still many variables at play and most of the variances in revenues, expenditures, and capital outlay will work their way out as the fiscal year progresses.

Should you have any questions about these quarterly statements, please feel free to contact me.



**VILLAGE COUNCIL
AGENDA FOR WORK SESSION OF SEPTEMBER 12, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD PINEHURST,
NORTH CAROLINA
4:30 P.M.**

The Pinehurst Village Council held a Work Session at 4:30 p.m., Tuesday, September 12, 2017 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Ms. Claire L. Berggren, Councilmember
Mr. John Bouldry, Councilmember
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Lauren M. Craig, Village Clerk

And approximately 26 attendees, including 7 staff and 1 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo called the meeting to order.

2. Discuss and consider an ordinance amending the Official Pinehurst Zoning Map as it pertains to the rezoning of certain land located between 224 Foxfire Road and 376 Foxfire Road.

Bruce Gould, Principal Planner, explained on August 8, Council held the public hearing to consider the rezoning of approximately 28 acres located between 224 Foxfire Road and 376 Foxfire Road from R-210 Residential District (low density residential) to R-30-CD (R-30- Conditional District Medium Density Residential). Mr. Gould explained the conditions proposed for the development and explained the Council has two draft ordinances included in their packets. One has condition 7 included and one does not have condition 7 included, depending on how Council wishes to proceed with the condition on irrigation wells.

Upon a motion by Councilmember Campbell seconded by Councilmember Bouldry, Council approved Ordinance 17-12 amending the Official Pinehurst Zoning Map as it pertains to the rezoning of certain land located between 224 Foxfire Road and 376 Foxfire Road and this ordinance does not include the condition 7 regulating irrigation wells within the subdivision. And, that the proposed amendments to the Pinehurst Development Ordinance are consistent with the goals outlined in the 2010 Comprehensive Long Range Plan and are considered reasonable and in the best interest of the public as referenced in the memorandum dated August 3, 2017 from Bruce Gould, Principal Planner. Council held a discussion about this and determined to proceed with a vote approving this by 4-1, with the dissent vote by Councilmember Berggren.

3. Discussion regarding first floor occupancy in the Village Center.

Mayor Fiorillo explained the need to discuss the first floor occupancy current regulations in the Village Center and the need to respect the business owners, property rights, and encourage retail. She explained the retail vs. office space right now is about 50/50 and she suggested the Planning and Zoning Board to study this to help find an appropriate solution. Mayor Fiorillo suggested retail on the first floor in the Village Center should remain retail on and offices may remain office. Offices may change to retail but it must remain retail once it changes. Council held a discussion about these options and formed a consensus to have the Planning and Zoning Board look into this further.

4. Discussion of Land Use Planning Workshop and Long Range Planning

Assistant Village Manager, Natalie Hawkins, explained on July 19th, 12 members of Council, staff, and the community met to discuss potential ways for the Village to move forward with long range land use and comprehensive planning. She explained the key objective of the meeting that was facilitated by Roger Waldon of Clarion Associates was to review best practices for long-range planning and articulate the planning direction for the Village's Comprehensive and Land Use Plans. Ms. Hawkins provided a summary of the meeting and three options outlined by Mr. Waldon for ways to proceed with a combined land use and comprehensive planning process. Ms. Hawkins said the next step is to prepare a RFP once Council gives direction if this will be a consolidated proposal or not. Jeff Sanborn suggested leading off with the broad visioning effort, then branch into all of the other concerns/elements with focus groups, then dive into details to develop a long range land use plan as a draft deliverable. Once this is done, all of the other components can be focused on next. Jeff Sanborn and Natalie Hawkins shared the land use analysis will be ready to share with Council in 60-90 days. Council formed a consensus to proceed with Option C.

5. Presentation of Financial Statements for the Year Ended June 30, 2017.

John Frye, Director of Financial Services, presented the financial statements for the year ended June 30, 2017. Mr. Frye noted the Village ended the fiscal year in a strong financial position with our fund balance well above the Council's policy range and our debts at reasonably low levels. In addition, our operating expenditures are in check and our revenues are growing at a moderate pace. These results, in conjunction with our strong performance management system, should position us well to carry out the objectives contained in the FY 2018 Strategic Operating Plan (SOP). Council thanked Mr. Frye for this presentation of the financial statements.

6. Approve a contract for cleaning services at the Fair Barn.

Mark Wagner, Director of Parks and Recreation, explained the cleaning contract at the Fair Barn was recently advertised for bid after the previous contractor turned in their notice that they would no longer be providing those services. Staff recommends, after receiving bids, to enter into a contract with Sandhills Services to provide these services for the Fair Barn. Upon a motion by Councilmember Campbell, seconded by Councilmember Cashion, Council unanimously approved to authorize the Mayor or her designee to execute the contract with Sandhills Services to provide cleaning services for the Fair Barn by a vote of 5-0.

7. Discussion regarding TARPO/NCDOT Pedestrian Projects.

Bruce Gould, Principal Planner, explained the purpose of this discussion item is for Council to consider support for three pedestrian projects that are being proposed by TARPO for consideration in the next edition of the State Department of Transportation Prioritization 5.0 Prioritization List. He explained the Rural Transportation Advisory Committee (RTAC) has approved two pedestrian properties to be considered on this list. If the Village Council wishes for these projects to continue on the Prioritization List, we will need to commit to funding 20% of the total cost for each of these projects. Council held a discussion about this and there was consensus to support these sidewalk projects with the 20% share when and if they come up in the future.

8. Discuss potential changes to the Pinehurst Appearance Committee.

Lauren Craig, Village Clerk, explained since the establishment, the responsibilities and purpose of each of these subcommittees have been under review to make sure these volunteers have a clear direction for their work. Ms. Craig explained there were initial questions about the scope of responsibilities for the Advisory and Sustainability subcommittees and the need for more clarification as to what work they needed to perform to meet Council's objectives. After several meetings and discussions among the PAC members, staff, and Councilmember Bouldry and Mayor Fiorillo, it was determined to be in the best interest of the committee and its volunteers to pursue another reorganization. Ms. Craig explained the suggested change is to no longer have an established PAC, or an Outreach, Sustainability, or Advisory subcommittee, and the Beautification Committee will remain as a separate standing committee for the Village of Pinehurst and the responsibilities of the Outreach subcommittee would be rolled into its purview of responsibilities. Upon a motion by Councilmember Campbell, seconded by Councilmember Berggren, Council unanimously approved Resolution 17-24 amending the Pinehurst Appearance Committee to no longer have an established PAC, or an Outreach, Sustainability, or Advisory subcommittee and that the Beautification Committee will remain as a separate standing committee by a vote of 5-0.

9. Other Business.

- Councilmember Bouldry said a carbon monoxide detector went off in a resident's home and it was coming from his golf cart and there was a great, quick response from our fire department and he was grateful for this immediate attention.

10. Review the preliminary list of items for the 9/26 Regular Meeting agenda.

Village Manager Jeff Sanborn submitted the following list of items for the September 26 Regular Meeting.

1. Recognition of Tommy Morrison, winner of the boys' 12 division at the U.S. Kids Golf World Championship.
2. Presentation of resolution honoring Jay Snyder for his service on the P&Z and BOA- he has been deployed to Iraq for the last few months and is back home now and ready to accept this.
3. Presentation of the Life Safety Achievement Award to the Pinehurst Fire Department.
4. Consent Agenda: Approval of Draft Village Council Meeting Minutes

5. Consent Agenda: Public Safety Reports
6. Consent Agenda: Budget amendments report
7. Consent Agenda: Consider a resolution reappointing a member to the BPAC (Melissa Watford).
8. Budget amendment for Police NARCAN donation
9. Presentation of the 2017 Community Survey Results
10. ClearGov Financial Transparency Center Demonstration
11. Q4 (Year End) Update on the Status of the FY 2017 Strategic Operating Plan Implementation
12. Annual Performance Report FY 2017
13. Discuss changes to the Village's Purchasing Policy.

11. Adjournment.

Councilmember Campbell moved to adjourn the Work Session. The motion was seconded by Councilmember Berggren and carried unanimously. The Work Session adjourned at 5:45 p.m.

Respectfully Submitted,

Lauren M. Craig
Village Clerk

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**VILLAGE COUNCIL
AGENDA FOR REGULAR MEETING OF SEPTEMBER 26, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, September 26, 2017 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Ms. Claire L. Berggren, Councilmember
Mr. John Bouldry, Treasurer
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Lauren M. Craig, Village Clerk

And approximately 30 attendees, including 21 staff and 1 press.

1. **Call to Order.**
Mayor Nancy Roy Fiorillo called the meeting to order.
2. **Invocation and Pledge of Allegiance.**
Dr. John Jacobs of the Village Chapel led the invocation and Mayor Fiorillo led everyone in the Pledge of Allegiance.
3. **Reports:**
 - Manager**
 - Jeff Sanborn reported about collaborative work through the Triangle J COG with Southern Pines and Aberdeen.
 - Council**
 - Mayor Fiorillo added the Council has informally been working with the neighboring communities for a while, this just formalizes it.
4. **Recognition of Tommy Morrison, winner of the boys' 12 division at the U.S Kids Golf World Championship.**
Council recognized Tommy Morrison for his achievement in the U.S. Kids Golf World Championship, winning the boys' 12 division and as a member of the winning United States team in the World Van Horn Cup.
5. **Presentation of resolution honoring Jay Snyder for his service on the P&Z and BOA.**
Council recognized Jay Snyder and presented him with a resolution honoring him for his service on the Planning and Zoning Board and the Board of Adjustment.
6. **Presentation of the Life Safety Achievement Award to the Pinehurst Fire Department.**
Jeff Sanborn presented the Fire Department with the Life Safety Achievement Award for its fire prevention accomplishments in 2016. Pinehurst was awarded by the National Association of State Fire Marshals (NASM) Fire Research and Education Foundation in partnership with Grinnell Mutual.
7. **Motion to Approve Consent Agenda.**

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Consider a resolution reappointing a member to the Bicycle and Pedestrian Advisory Committee (Watford).
- B. Consider a resolution honoring Bob Farren for his service on the Bicycle and Pedestrian Advisory Committee.
- C. Public Safety Reports.
Police Department
Fire Department
- D. Approval of Draft Village Council Meeting Minutes.
August 8, 2017 Regular Meeting
August 8, 2017 Closed Session

End of Consent Agenda.

Upon a motion by Councilmember Bouldry, seconded by Councilmember Cashion, Council unanimously approved the Consent Agenda by a vote of 5-0.

8. Consider a sponsorship request from First Health Foundation for the 1in8K Race.

Dave White from Parks and Recreation explained staff received a sponsorship request from the Foundation of FirstHealth for the 1 in 8K Moore for the Cure event scheduled for Saturday, October 7, 2017. He said as part of the sponsorship request, they are asking for a waiver of fees to rent Tufts Park and use of our mobile stage. He said should Council agree to waive the rental fees for the park (\$250) and provide the mobile stage, Parks and Recreation staff will make those arrangements and the other items will be coordinated through the Village's Temporary Use Permit process. Carie O'Quinn from the Foundation of FirstHealth attended the meeting to answer any questions. Council formed a consensus to approve this sponsorship request.

9. Presentation of the 2017 Community and Business Survey Results

John Frye, Director of Financial Services, explained the Village recently conducted its sixth annual Community and Business Surveys. He said the Village contracted with ETC Institute to gather input from residents and businesses on a broad spectrum of Village services. Jason Morado with ETC Institute presented the findings of the community survey. He noted residents have a very positive perception of the Village overall. He said satisfaction ratings have increased slightly since 2016 and remain among the highest in the nation. He noted satisfaction with Village Services is much higher in Pinehurst than other communities. Mr. Morado explained the overall priorities for improvement included level of public involvement in local decisions, street and right-of-way maintenance, and efforts at maintaining the quality of neighborhoods. Mr. Morado also presented the findings of the business survey. He noted the ratings are overall very positive regarding the feeling of safety, quality of life, and image of the Village. Overall he said the results have shown the Village has a strong brand with businesses and they are satisfied with the level of customer service and Village services.

10. FY 2017 State of the Village Report.

Natalie Hawkins, Assistant Village Manager, presented the Village's performance relative to the goals and objectives set for FY 2017. Ms. Hawkins shared the results for 2017 Balanced Scorecard results. She noted the Village performed exceptionally well this year and overall exceeded our goals for FY 2017. Ms. Hawkins noted since adopting the Baldrige Framework in 2013, the Village has seen improved resident satisfaction in 80% of our service areas and currently exceed the national averages in 48 out of 50 service areas. Ms. Hawkins noted since 2012, the Village has achieved the highest annual satisfaction rating in the US for eleven different areas, including five this year. Ms. Hawkins recognized the Village staff for their hard work and service to the Village.

11. Financial Transparency Center Demonstration.

John Frye, Director of Financial Services, explained the Village recently partnered with ClearGov, a leading municipal transparency and benchmarking platform, to launch an infographic-based financial transparency center. Mr. Frye provided a demonstration of the site for the Council and the public. Mr. Frye explained this software is an effort to better inform our residents on our financial situation in hopes to foster greater transparency on the Village's financial stewardship. Mr. Frye noted in the community survey results, there are open ended comments available on page 132.

12. Consider a budget ordinance amendment for Police donation.

John Frye, Director of Financial Services, explained the Police Department recently received a \$1,950 donation from the Sandhills Center for Mental Health, Developmental Disabilities, and Substance Abuse Services (Sandhills Center) to purchase Naloxone kits for Police patrol vehicles. He explained since these funds were not included in the FY 2018 Budget when it was originally adopted, the attached budget ordinance amendment is presented for Council's consideration. Upon a motion by Councilmember Berggren, seconded by Councilmember Bouldry, Council unanimously approved Ordinance 17-13 amending the FY 2018 Budget for the donation to the Police Department by a vote of 5-0.

13. Discussion on Community Center.

Jeff Batton, Assistant Village Manager, presented conceptual renderings for the Village Council to consider what a building may potentially look like in the locations that have been proposed for consideration of a Community Center. He explained staff is seeking direction on if the Community Center should proceed as budgeted and if so, in which location. Council formed a consensus to

proceed with a design for the Community Center. Mr. Batton explained the general use intended for the Community Center. Mr. Batton discussed three potential locations for Council to consider and key factors to consider when selecting a location. Mr. Batton shared pros and cons identified by staff of the three locations under consideration. Council held a discussion about these locations. Council formed a consensus to proceed with Cannon Park for the design.

14. Discuss potential land swap between Village of Pinehurst and Sandhills Sandsharks.

Jeff Batton, Assistant Village Manager, explained the Village has the opportunity to acquire one acre of property at the corner of Rattlesnake Trail and Woods Road from the Sandhills Sandsharks in exchange for 3.2 acres of Village property on Juniper Lake Road. He said the one acre property is adjacent to Cannon Park and could easily be absorbed into the park property. Mr. Batton noted the Village would sub-divide the 3.2 acres from the existing 48.3 acres the Village currently owns on Juniper Lake Road where the Sandhills Sandsharks would like to eventually develop an aquatics facility that could support a variety of programming as well as serve as home to the Sandsharks swim team. Mr. Batton explained staff is seeking direction on whether to develop the necessary documents to complete the transaction and if so, Council can take a vote on the proposal at the October 10 work session. Jack Farrell said this pool served the community well and he said he was denied when he requested the Village to help support this pool. Jack Farrell is in favor of the swap but is opposed to the terms and conditions of the proposed swap. He suggested certain restrictions be placed on the property before the sale or other opportunities for Pinehurst residents to obtain a membership to the future facility. Council formed a consensus to move forward at the October meeting.

15. Discuss changes to the Village's Purchasing Policy.

Natalie Hawkins, Assistant Village Manager, explained the proposed changes to the Village's Purchasing Policy are to help create a formal process to select and evaluate the performance of our suppliers so we can ensure the highest quality of service delivery to our customers. She explained this year, Village staff performed an ACE (Analyze, Change, and Evaluate) process evaluation to address an opportunity for improvement identified in feedback from our NC Awards for Excellence Level 3 Milestone report. Upon a motion by Councilmember Bouldry, seconded by Councilmember Cashion, Resolution 17-27 amending the Purchasing Policy for the Village of Pinehurst was approved by a vote of 5-0.

16. Other Business.

Council did not have any other business.

17. Comments from Attendees.

- Deb Wimberly said she sent a letter to the Village Council in July along with a petition of names to include a recall provision in the Village's charter. Mayor Fiorillo explained she sent a response back that was drafted by herself and the Village's attorney regarding the matter.
- John Strickland explained this issue regarding a petition for a recall provision needs to be responded to at an open meeting for the public. He asked how the Council came to their decision and would like for them to talk about this in open session. Council determined to discuss this further at their next work session in October.

18. Motion to Adjourn.

Upon a motion by Councilmember Cashion seconded by Councilmember Campbell, Council approved to adjourn the Regular Meeting by a vote of 5-0 at 7:50pm.

Respectfully Submitted,

Lauren M. Craig
Village Clerk

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

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RESOLUTION #17-30:

**A RESOLUTION REGARDING AN APPOINTMENT TO THE BICYCLE AND
PEDESTRIAN ADVISORY COMMITTEE FOR THE VILLAGE OF PINEHURST.**

THAT WHEREAS, the Village of Pinehurst has established a Bicycle and Pedestrian Advisory Committee by Resolution; and

WHEREAS, there is a need to fill a vacancy on the committee; and

WHEREAS, Mr. Paul Sale and the Village Council of Pinehurst are desirous of Mr. Sale serving as a member of the Bicycle and Pedestrian Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled this 24th day of October, 2017 as follows:

SECTION 1. That the following appointment is hereby made to the Bicycle and Pedestrian Advisory Committee for the term indicated:

Mr. Paul Sale is appointed as a member of the Bicycle and Pedestrian Advisory Committee, effective October 24, 2017, said term expiring on October 31, 2020.

SECTION 2. That this appointee shall continue serving until a replacement is appointed and qualified.

THIS RESOLUTION passed and adopted this 24th day of October, 2017.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Village Council
From: Stephen Wensman, Planning and Inspections Director
Date: October 24, 2017
Subject: Staff Report for Proposed Rezoning at 175 Palmetto Rd.

Applicant: Mary Sutherland Gwinn
Owners: Mary Sutherland Gwinn
Property Location: 175 Palmetto Rd.

Rezoning: Current Zoning Districts:
R-MF (Residential Multi-Family) District is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

Proposed Zoning District:
R-10 (Residential High Density) is established as a district in which the principal use of land is for high-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

Current Land Use: Vacant
Proposed Land Use: Single family residential.

The applicant requests a rezoning of +/- .399 acres currently zoned R-MF (Residential Multi-Family) to R-10 (Residential High Density) in order to allow only for residential single family.



Existing Zoning Map

The property is defined as being Moore County PID # 00018777. The applicant and property owner is Mary Sutherland Gwinn.

Analysis:

This property is currently located within the corporate limits of Pinehurst and within the Local Historic District.

The surrounding properties contain both single family and multi-family residential zoning designations. (see the zoning map above)

The properties to the east and west, across Palmetto Rd. are zoned R-MF.

The properties to the north and south are zoned R-10 and are currently single-family residences.

The property meets the dimensional requirements for minimum lot size and widths for the R-10 district.

This site contains no known floodplains, wetlands or other environmental constraints.

The site is located within a Watershed Protection Area (Nicks Creek—Cape Fear River WS-III, Balance of Watershed). Under Section 8.3.3.3(b) single family residential uses are not subject to the watershed restrictions on pre-existing lots prior to June 21, 1993. This lot was created prior to that effective date.

Public water and sewer are available.

Recommendation:

The Planning Staff recommends approval of the rezoning request to R-10 (Residential High Density) as submitted.

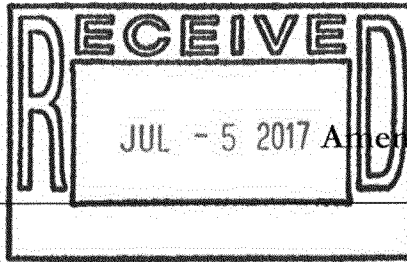
Based on the surrounding zoning and environment the proposed use would be consistent with the existing adjacent uses and zoning.

The proposed use will meet all the requirements of the R-10 Zoning and the PDO.

The Planning and Zoning Board conducted a public hearing on this rezoning application at their regular meeting on August 3rd. At the conclusion of that public hearing the board recommended approval of this rezoning. This recommendation was unanimous.

Comprehensive Plan Consistency Statement:

Page 59 of the 2010 Comprehensive Long Range Plan indicates a major strategy of the community should be to consider ways to meet the long-term housing needs of the residents of Pinehurst and their families. It states that the development pattern of Pinehurst did not anticipate some of the changing desires and needs of a residential community (larger homes, larger lots, housing for an aging population, as well as housing for younger persons and families). It also states that residential neighborhoods are backbone of the community and encouraging the preservation and enhancement of these areas is a continuing strategy of the Village.



Application for
Amendment to Zoning Map
(revised 3/14/17)

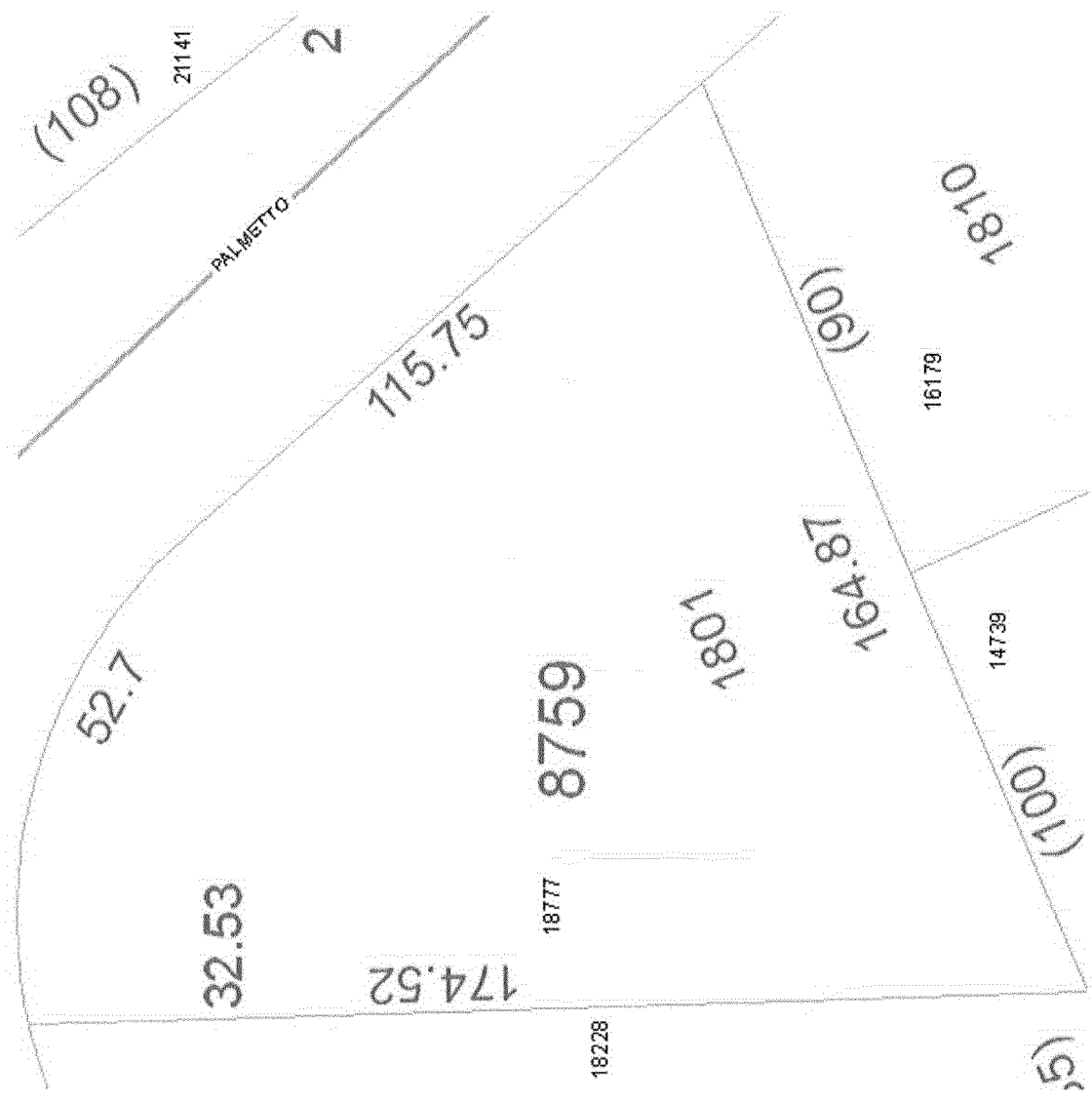
Applicant

Name: MARY SUTHERLAND GWINN Telephone: 910-215-8182
Address: PO BOX 2338, PINEHURST NC Email: MOLLYGWINN@PMBARRQUHL.COM
Signature: Mary Sutherland Gwin Date: July 3, 2017

Note: If more than one applicant, please provide a separate document listing all applicant information and their signatures.

Parcel ID #: 0018777 PIN 856209068759
(attach separate list if necessary) OLD TOWN LOT 1801, TRACT 2
Present zoning classification: RMF
Requested zoning classification: R-10
Current Land Use: VACANT LOT
Number of parcels: 1 Approximate size of area: .399 ACRES
Physical location of area: 1801 PALMETTO DRIVE, PINEHURST, NC
Are public utilities available?: Yes
Reason for map amendment: TO PERMIT ONLY A SINGLE FAMILY DWELLING ON THIS PARCEL.

Note to Applicant By signing and submitting this application you are hereby certifying that this application and submittal, including all additional items, to be complete and accurate.



Moore County GIS Disclaimer

All the information contained on this media is prepared for the inventory of real property found within Moore. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information, information contained herein was created for the County's internal use. MOORECOUNTY, ITS OFFICIALS, AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WHETHER EXPRESS OR IMPLIED, IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).













Application for
Amendment to Zoning Map
(revised 3/14/17)

Applicant

Name: Rick Knight, Tiara Properties, LLC Telephone: 304-541-1492

Address: 55 Elkton Road Pinehurst NC 27374 Email: knightrentals@gmail.com

Signature: [Handwritten Signature] Date: 8.23.17

Note: If more than one applicant, please provide a separate document listing all applicant information and their signatures.

Parcel ID #: 00018278, 20030815, 00017456, 00016390 PIN 855315721645, 855315724801, 855300722454, 855319628379

(attach separate list if necessary)

Present zoning classification: R-10 Residential

Requested zoning classification: R-MF Conditional District

Current Land Use: Vacant, Wooded

Number of parcels: 4 Approximate size of area: 8.45 acres

Physical location of area: 4140 Murdocksville Rd, Pinehurst, NC 28374

Are public utilities available?: Yes

Reason for map amendment:

To rezone property from Single Family Residential to Multi-Family Residential (Townhomes)

Note to Applicant By signing and submitting this application you are hereby certifying that this application and submittal, including all additional items, to be complete and accurate.

TIARA PROPERTIES, LLC
55 ELKTON DRIVE
PINEHURST NC 28374

910-682-4970

tiarapropertiesllc@gmail.com

304-541-1492

Mr. Bruce Gould

August 4, 2017

Principal Planner
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

RE: Royal Oak of Pinehurst - General Concept Plan (Neighborhood Meeting)

Dear Mr. Gould:

As required by the Pinehurst Development Ordinance Section 6.1.3(c), a neighborhood meeting was held at Pinehurst Village Hall, Assembly Hall on May 24th, 2017 from 5:00 pm - 7:00 pm. Below is a summary of the meeting.

Date of meeting: Time scheduled: 5:00 pm - 7:00 pm

Time provided: 5:00 pm - 6:45 pm*

*There was a storm with torrential downpours that came thru the area just before the meeting. Ken Lloyd called to say he was unable to attend. He stated also he has no questions or issues to present. All attendees left by 6:00 pm, no other attendees showed by 6:45 pm.

Hosted by: Richard W Knight- Tiara Properties, LLC

Invitees: See attached meeting invite letter and mailing list

Attendees: See attached meeting list of attendees

Presentations: Take-home 8" x 14" lay-out plats (copy included) and full prints of concept plats layout available to preview.

Summary of issues:

1. How many units will be built?
2. How many acres are being developed?

Responses to issues:

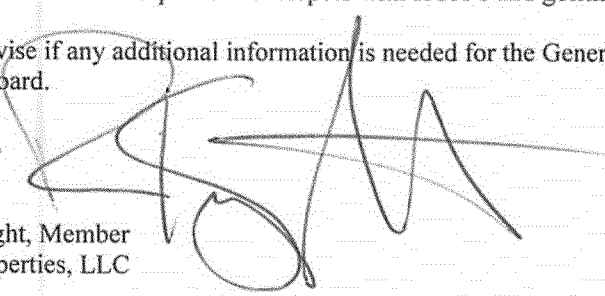
1. As many as 40 townhouse units are proposed.
2. Approximately 8 acres.

In general, the neighbors attending the meeting were most concerned that the host avoid pitfalls that the attendees had experienced in their past as developers with HOA's and golfing expertise.

Please advise if any additional information is needed for the General Concept Plan to continue to the Planning and Zoning Board.

Sincerely,

Rick Knight, Member
Tiara Properties, LLC



TIARA PROPERTIES, LLC
55 ELKTON DRIVE
PINEHURST NC 28374

910-682-4970

tiarapropertiesllc@gmail.com

304-541-1492

MAILING NOTICE

May 16, 2017

Dear Neighboring Property Owner,

The owner and developer of Royal Oaks (Moore County Parcel ID 00017456, 00016390, 00016276 and 20030615) invites you to a meeting to learn about proposed development and the process of a pending zoning request to the Village of Pinehurst. The meeting will offer an opportunity to ask questions, participate in discussions and develop a relationship with the owner of the undeveloped property.

The meeting will be held at the Village of Pinehurst Assembly Hall on Wednesday, May 24, 2017 from 5:00pm to 7:00 pm.

We look forward to seeing you at the meeting to help us plan. Please email your intention to attend to knightrentals@gmail.com or by mail at 55 Elkton Drive, Pinehurst, NC 28374.

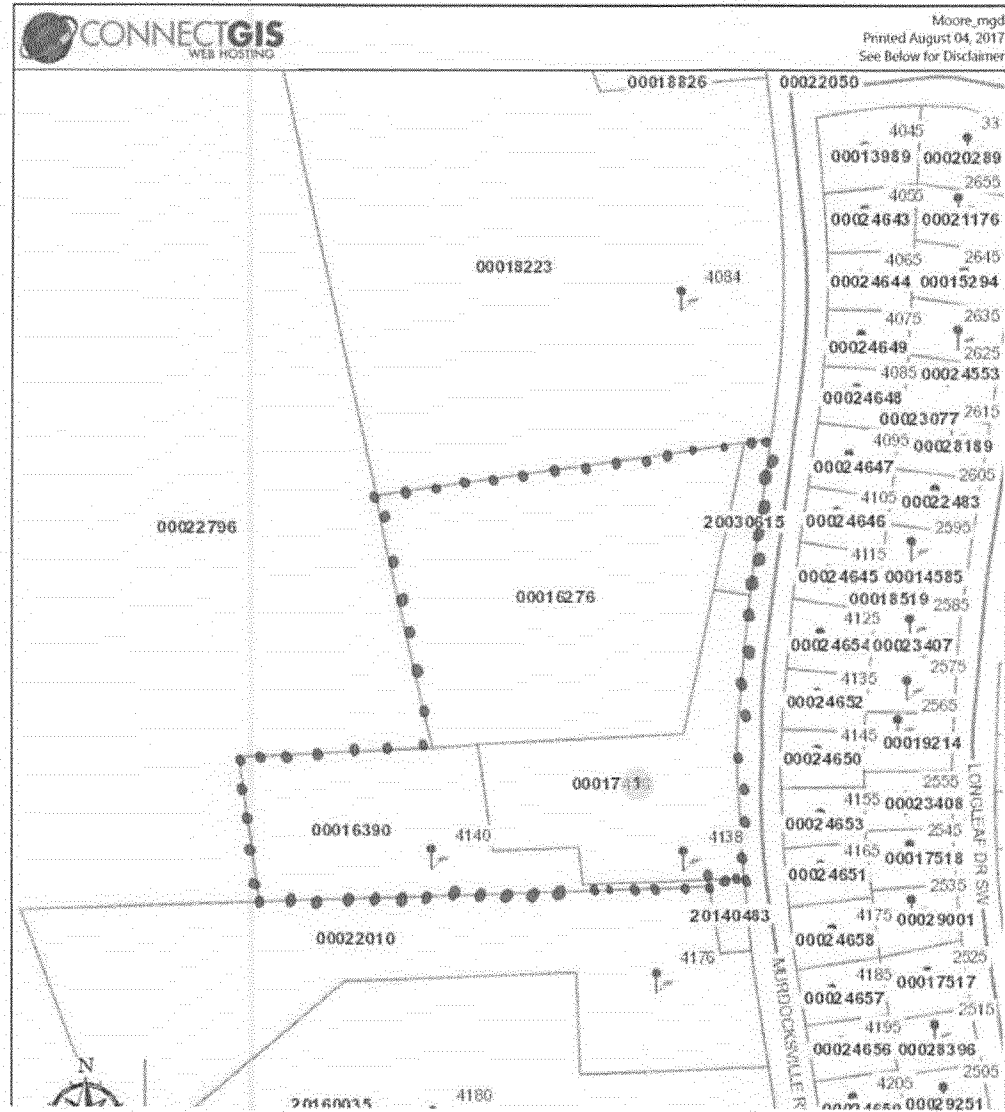
Thank you,

Rick Knight, Member
Tiara Properties, LLC
55 Elkton Drive
Pinehurst, NC 28374

PROPERTY LOCATION

8/4/2017

ConnectGIS Feature Report



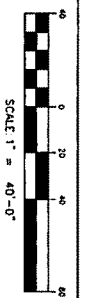
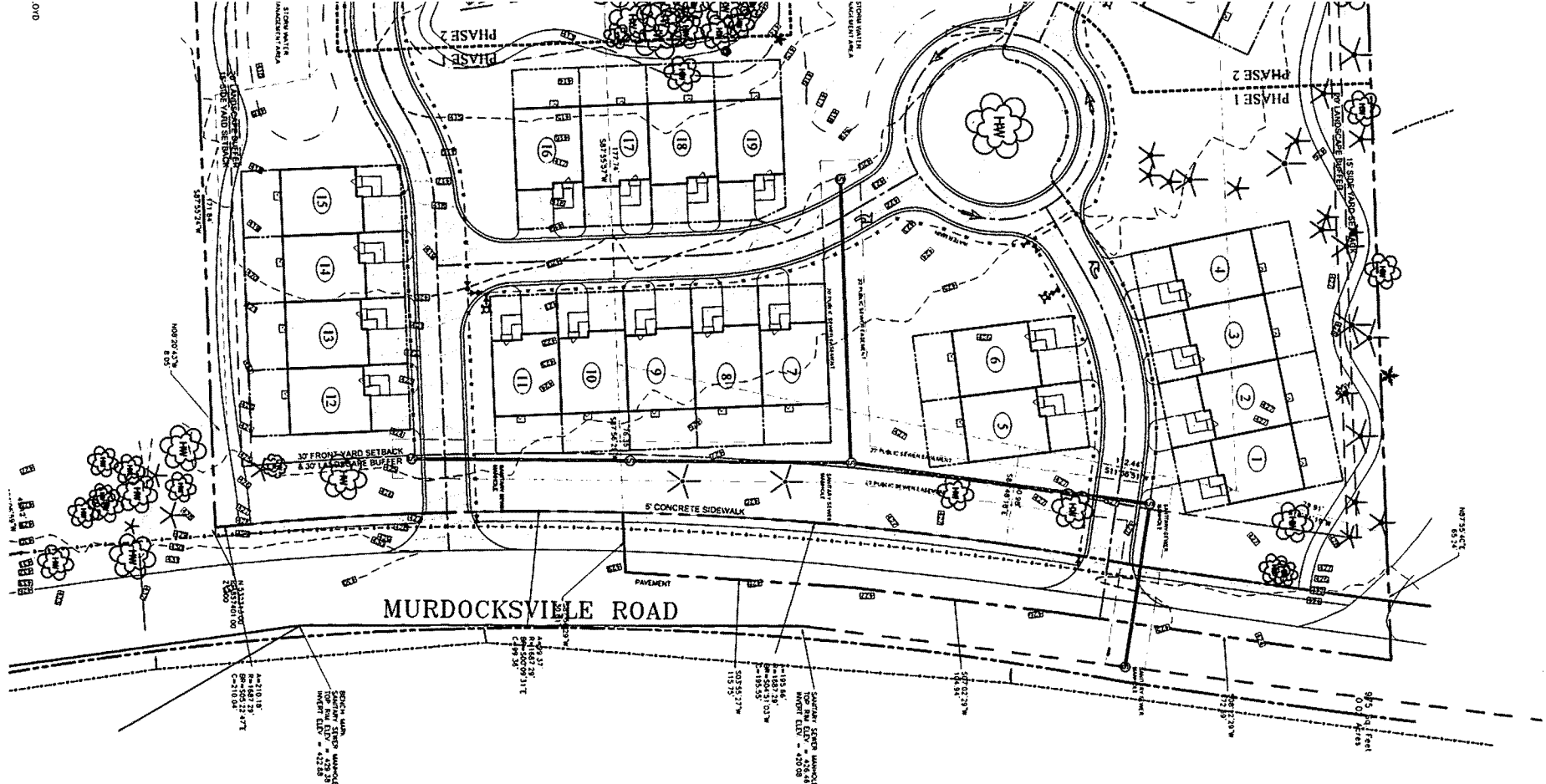
http://mooregisweb.moorecountync.gov/ConnectGIS_v6/DownloadFile.ashx?=-_ags_map623ad4cedde940ed953ad73d454b6f1cx.htm&t=print

MAILING LIST

No.	Parcel ID No.	Name	Tax Mailing Address	City	State	Zip Code
1.	855316725968	Deana Manning Realty, LLC	5511 Ramsey Street, Suite 100	Fayetteville	NC	28311
2.	855316725859	SDG Development, LLC	2913 Spaldwick Ct	Raleigh	NC	27613-5472
3.	855316725831	SDG Development, LLC	2913 Spaldwick Ct	Raleigh	NC	27613-5472
4.	855316725733	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
5.	855316725615	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
6.	855316725506	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
7.	855320725409	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
8.	855320725400	McDowell-Medlin, Venus J.	4155 Murdocksville Rd	West End	NC	27376
9.	855320725312	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
10.	855320725223	Savvy Homes, LLC	8025 Creedmoor Rd	Raleigh	NC	27613
11.	855320725145	Brookshire, Derek J.	4185 Murdocksville Rd	West End	NC	27376
12.	855315732498	Blackstone, Joan E.	590 Central Dr	Southern Pines	NC	28387-2841
13.	855315731221	Fisher, Gifford H	PO Box 4949	Pinehurst	NC	28374-1215
14.	855319623455	McKenzie, Marty R	PO Box 1553	Pinehurst	NC	28370
15.	855300628176	Loyd, Kenton R	4176 Murdocksville Rd	West End	NC	27376
16.	855300710908	Pinehurst Senior Apartments, LLC	PO Box 1855	Wake Forest	NC	27588

ROYAL OAK OF PINEHURST
GENERAL CONCEPT PLAN
MEETING MAY 24, 2017
ATTENDEE LIST

No.	Name	Tax Mailing Address	City	State	Zip Code	Phone
1.	Fisher, Gifford H	PO Box 4949	Pinehurst	NC	28374-1215	
2.	McKenzie, Marty R	PO Box 1553	Pinehurst	NC	28370	



REVISIONS		
SYM	DESCRIPTION	DATE BY



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

DATE: April 25, 2017 DESIGNED: DRAWN: CHECKED: NO.	Royal Oaks of Pinehurst Pinehurst, North Carolina	Conceptual Site Plan	LKC Engineering Landscape Architecture Planning	LKC Engineering, pllc 140 Aqua Shed Court Aberdeen, NC 28315 O: 910.420.1437 F: 910.637.0096 lkceengineering.com License No. P-1095
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PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Village Council
From: Stephen Wensman, Planning and Inspections Director
Date: October 24, 2017
Subject: Staff Report for the Proposed Rezoning at 4138 & 4140 Murdocksville Rd.

Applicant: Rick Knight, Tiara Properties, LLC
Owners: Tiara Properties, LLC
Property Location: 4138 & 4140 Murdocksville Rd.

Rezoning: Current Zoning Districts:
R-10 (high density residential) District is established as a district in which the principal uses of the land is for high-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

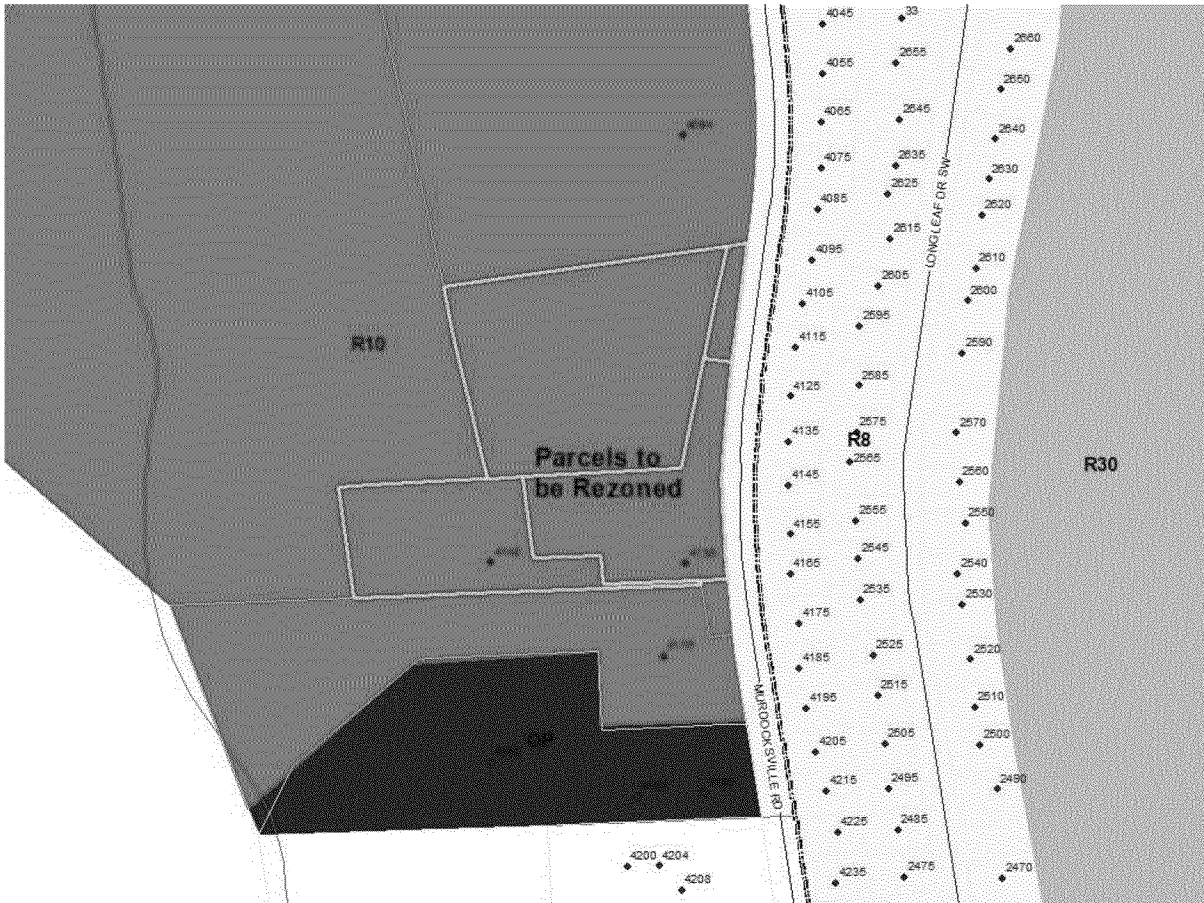
Proposed Zoning District:
R-MF CD (Residential Multi-Family Conditional District) is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

Current Land Use: Vacant
Proposed Land Use: Development of 40 townhomes.

The applicant requests a rezoning of +/- 8.45 acres currently zoned R-10 (High Density Residential) to R-MF CD (Residential Multi-Family Conditional District) in order to develop 40 townhomes at a density of 4.73 dwelling units per acre.

A neighborhood meeting was required of the applicant prior to submitting the request. Please find the results of that meeting as reported by the applicant attached.

As part of the general concept plan building elevations are to be provided in addition to the general concept plan. Both elements are part of this package.



Existing Zoning Map

The properties are defined as being Moore County PID #'s 00016276, 20030615, 00017456 and 00016390. The applicant is Rick Knight (Tiara Properties, LLC) and owner of the properties is Tiara Properties, LLC.

This proposal is to develop 40 townhomes with a density of about 4.73 units per acre. The R-MF Zoning District allows for a maximum density of 6 units per acre. The current R-10 Zoning District allows for a maximum density of 4.35 units per acre (10,000 sq. ft. minimum lot size).

Included in the documentation for the conditional district rezoning request are a project narrative and General Concept Plan.

Analysis:

These properties are currently located within the Pinehurst ETJ however the applicant is petitioning to be annexed in to the corporate limits. The properties across Murducksville Rd. are located within the corporate limits of Pinehurst making this annexation petition and development contiguous with the existing corporate limits for providing services and annexation purposes.

The surrounding properties contain multiple zoning designations and land uses. (see the zoning map above).

The properties across Murdocksville Rd. to the east are currently zoned R-8 (high density residential) and currently being or have been developed as single-family homes. The current approximate density is 4.4 units per acre within the R-8 Zoning District. The maximum allowable density in the R-8 district is 5.4 units per acre (8,000 s. ft. minimum lot size).

The property to the south was recently subdivided with the southern portion being rezoned to Condition Use -OP (Office Professional) with the intended use being an age restricted 57-unit apartment complex. This development will have a density of approximately 11.8 units per acre. This project is currently under construction and has petitioned for annexation. The remaining portion of this property remains zoned R-10 and separates this rezoning proposal from the current development under construction

The property to the north is zoned R-10, is currently a single-family residence and is within the Pinehurst ETJ.

The property to the west is zoned R-10, is currently vacant and is within the Pinehurst ETJ.

The development will connect to Murdocksville Rd. by a single access road as preferred by NCDOT and the Village. The internal roads are shown to be private and are proposed to be constructed to Village standards. Due to Murdocksville Rd. being a state road staff consulted with NCDOT. NCDOT has reviewed this application and the traffic counts for the project and determined that no improvements will be needed to the existing street network.

Parking to be provided exceeds the minimum requirements of 2 parking spaces per townhome unit. Each unit will have a one and one half car garage and the site is designed to have a minimum of 25' driveways that can accommodate two more vehicles outside of the travel lane of the driveway.

A sidewalk is proposed to be installed on the west side of Murdocksville Rd. extending the full length of the property line as required by the PDO. No internal sidewalks or trails are proposed.

A 20 ft. Class 2 buffer is shown between adjoining R-10 properties and the development as well as a 30 ft. Class 3 buffer along Murdocksville Rd. as is required by the development ordinance

The proposal includes approximately 4.75 acres to remain as open space. This is approximately 56% of the total area which exceeds the required 25% minimum amount of required open space.

The proposal shows perimeter setbacks as follows:

Front Yard - 30 ft.

Side Yard - 15 ft.

Rear Yard - 25 ft.

The minimum heated square footage for a townhome unit as required by the PDO is 1,500 square feet. This development is proposing as a condition a minimum of 2,023 heated square feet for each unit.

This site contains no floodplains but does contain wetlands, which are delineated on the general concept plan. The applicant has indicated that the development will not impact the wetlands. In avoiding the wetlands the proposal has

had to design the development into two sections. The site is also being designed around the preservation of a specimen tree to be located in the traffic circle in the middle of the site.

The site is located within the WS-III Nicks Creek Watershed, which has a maximum impervious limit of 24%. Because the proposed development will exceed the 24% impervious coverage requirement a special intensity allocation will be needed. This will result in a reduction of 8.45 acres from the available 291.24 acres for allocation within the WS-III Watershed. If this rezoning and concept plan is approved the intensity allocation will also be granted.

The applicant has indicated that on site stormwater will be provided as is shown on the concept plan. Because the development site is located within a watershed area, Best Management Practices will need to be followed to treat stormwater before exiting the site in addition to handling stormwater volume.

The applicant has indicated that a Soil and Erosion Control Permit will be obtained from NCDEQ as required because more than one contiguous acre of the site area will be disturbed.

Public water and sewer are available for the development. The applicant has indicated that because of the site topography, a conventional gravity sewer will be challenging and rather, the developer will be constructing a private force main (pumped) sewer system to discharge wastewater to the existing Moore County gravity sanitary sewer along Murdocksville Rd.

The applicant is asking for the following conditions to be included in the application:

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

Recommendation:

The Planning Staff recommends approval of the rezoning request to R-MF-CD (Residential Multi Family-Conditional District) as submitted.

Based on the surrounding zoning and built environment the proposed uses would be consistent with the existing adjacent uses and zoning.

The R-10 Residential District was established to allow for high-density residential uses and discourage any use that would be detrimental to the predominately residential nature of the areas included within the district. The proposed rezoning would be consistent with the residential nature of the current and surrounding zoning.

The proposed use will meet all the requirements of the R-MF-CD (Conditional District) Zoning and the PDO at the time of site plan approval as well as the general concept plan and any other agreed to or submitted conditions associated with this conditional district rezoning proposal. This staff recommendation is based on the submitted exhibits attached.

The Planning and Zoning Board conducted a public hearing regarding this proposal at their regular meeting on September 7th. This meeting and discussion was continued to a meeting date of September 21st. In the two weeks between meeting dates a subcommittee was formed to meet with the developer to discuss the project and address some of the concerns of the public and the board. This resulted in condition 3 through 7 being added to the application and revisions to the elevations, to include additional windows, additional architectural details and the preparation of a material and color palette.

After further discussion and deliberation at their meeting on September 21st the Planning and Zoning Board recommended approval of the rezoning application with the revised condition. This recommendation was unanimous.

Comprehensive Plan Consistency Statement:

Page 56 of the 2010 Comprehensive Long Range Plan identifies the preference for the future development of the areas within the current extra-territorial jurisdiction (and possible additional future areas) is to promote open space development patterns since it will help preserve meaningful open space, help promote water recharge and retain the overall character of the community. This development maintains open space and protects the wetlands on site.

Page 59 of the 2010 Comprehensive Long Range Plan indicates a major strategy of the community should be to consider ways to meet the long-term housing needs of the residents of Pinehurst and their families. It states that the development pattern of Pinehurst did not anticipate some of the changing desires and needs of a residential community (larger homes, larger lots, housing for an aging population, etc.).

Page 61 of the 2010 Comprehensive Long Range Plan (map) indicates the property in this area be considered for development at a higher density than allowed by current zoning.

Pages 85 and 86 (map) of the 2010 Comprehensive Long Range Plan states that existing residential neighborhoods will be protected and enhanced, Pinehurst will consider allowing for residential development in the extra-territorial areas at a different density in order to preserve open space, promote water recharge, manage traffic, and to guide development in ways that will enhance the overall community. The map on page 86 indicates the proposed location as an area to allow for higher density residential use.

This proposal takes into consideration the need for additional housing needed of the residents of Pinehurst and the preference for future development in the ETJ to promote open space as mentioned in the Comprehensive Plan. It also reflects the fact that the area be considered to allow higher density housing than is currently allowed. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the village is considered reasonable and in the best interest of the public.

DEVELOPMENT DATA:

OWNER: TIARA PROPERTIES, INC.
55 ELKTON ROAD
PINEHURST, NC, 28374

PARCEL ID #S (4 TRACTS): 00016276, 20030615, 00017456, 00016390

ZONING(CURRENT): R-10 RESIDENTIAL
ZONING (PROPOSED): R-MF CD
HIGHWAY CORRIDOR: MURDOCKSVILLE ROAD
PROPOSED USE: TOWNHOMES
AREA: 8.45 ACRES (TOTAL), 8.17 AC. AFTER R-O-W DEDICATION
RIVER BASIN: CAPE FEAR
SUB-BASIN: NICK'S CREEK WS-111-BW

EXISTING BUILDING SQ. FT.: 0sf
MINIMUM DWELLING UNIT SIZE: 1,500 sf (PER SR-2)
PROPOSED HEATED BUILDING sf: 2,023sf (TWO STORY UNITS)
PROPOSED IMPERVIOUS BUILDING SQ. FT.: 55,280sf (40 DWELLING UNIS @ 1,382sf)
PROPOSED DRIVEWAYS SQ. FT.: 19,273sf
MINIMUM DRIVEWAY LENGTH: 25'

PARKING REQUIRED: TOWNHOME: 2 / DWELLING UNIT = 80 SPACES REQUIRED
PARKING PROVIDED: 120 SPACES (1 / GARAGE & 2 PER DRIVEWAY)
HANDICAP PARKING REQUIRED: 4
HANDICAP PARKING PROVIDED: 4 (AT ACCESSIBLE DWELLINGS, UNITS TBD)

OPEN SPACE REQUIRED (PER SR-2): 2.11 AC., 25% OF TRACT (8.45 x 0.25 = 2.11 ACRES)
OPEN SPACE PROVIDED: 4.75 AC. (56.2%)

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

EXISTING IMPERVIOUS SURFACE: 0sf
MAXIMUM IMPERVIOUS SURFACE ALLOWED (R-MF): 70% (5.07 ac.)
PROPOSED IMPERVIOUS SURFACE: 31.32% (2.66 ac.)
PROPOSED IMPERVIOUS SURFACE (AFTER R-O-W DEDICATION): 32.56% AND AN ADDITIONAL 5% IMPERVIOUS SURFACE BUFFER

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

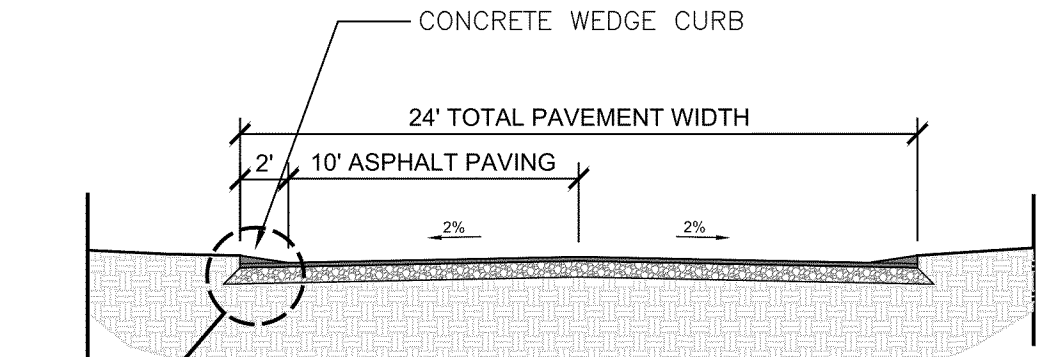
RESIDENTIAL DENSITY: 6 DWELLING UNITS / ACRE (PER R-MF ZONING)
6 x 8.45 = 50 DWELLING UNITS TOTAL MAXIMUM DENSITY
PROPOSED DENSITY: 4.73 DWELLING UNITS / ACRE
40 DWELLING UNITS PROPOSED DENSITY

LINEAR FOOTAGE OF PROPOSED INTERNAL DRIVES: 1,560 lf

TYPICAL LOT DIMENSIONS: 34' WIDE x 82' DEEP
PROPERTY SETBACKS: (USE R-MF ZONING DISTRICT REQUIREMENTS)
MIN LOT WIDTH: 20' (PER SR-2)
FRONT: 30'
SIDE: 15'
REAR: 25'

NOTES:

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



PAVEMENT SCHEDULE			
SYMBOL	DESCRIPTION	TYPE	THICK
①	ASPHALT SURFACE COURSE	S9.5B	2" MIN
②	BASE COURSE	ABC	8" MIN
③	COMPACTED SUBGRADE		

FINAL PAVEMENT PROFILE TO BE DETERMINED BY SOIL REPORT AND SHALL COMPLY, AT A MINIMUM, WITH THE VILLAGE FIRE LANE STANDARDS

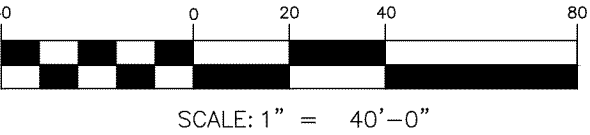
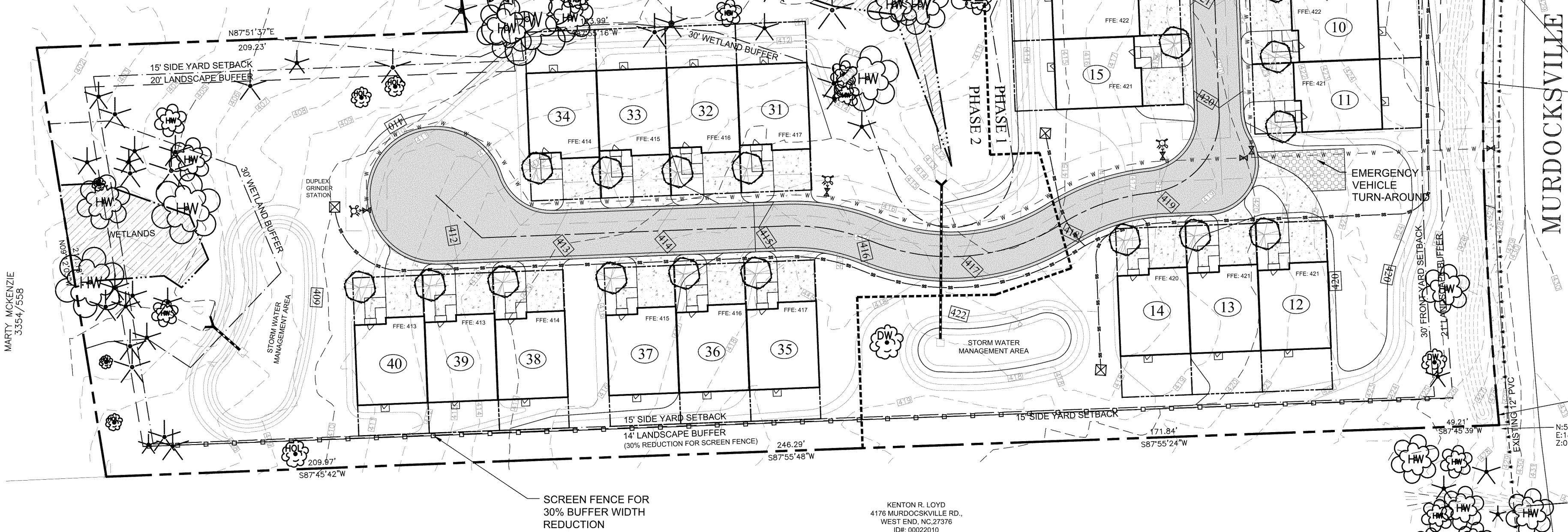


SURVEY NOTES:

1. BOUNDARY SURVEY METES AND BOUNDS TAKEN FROM RECOMBINATION SURVEY PREPARED BY STRPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #130, ABERDEEN, NC, 28315, DATED: MAY 10, 2016
2. WETLAND INFORMATION TAKEN FROM WETLAND SURVEY PREPARED BY STRPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #130, ABERDEEN, NC, 28315, DATED: MAY 10, 2016
3. TOPOGRAPHY AND OTHER EXISTING CONDITIONS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY STRPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #130, ABERDEEN, NC, 28315, DATED: MAY 10, 2016

APPROVAL CONDITIONS:

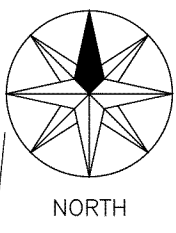
1. OWNER AGREES TO VOLUNTARY ANNEXATION UPON APPROVAL OF PLANS
2. EACH UNIT WILL HAVE A HEATED SQUARE FOOTAGE OF 2,023 SQ. FT.
3. CONCRETE CURB WILL BE INSTALLED WITHIN THE DEVELOPMENT
4. ONE (1) SMALL TREE WILL BE PLANTED IN THE FRONT YARD OF EACH UNIT. THE MINIMUM SIZE AT PLANTING CAN BE LESS THAN 3" CALIPER BUT MUST BE A MINIMUM OF 8 FEET IN HEIGHT. (AS SHOWN ON PLAN, DO NOT PLANT WITHIN PUBLIC UTILITY EASEMENTS)
5. WALLS AND FENCES SHOWN ON THE ELEVATION RENDERINGS ARE ILLUSTRATIVE ONLY. THESE ELEMENTS MAY NOT BE CONSTRUCTED AS SHOWN.
6. SHUTTERS ON THE REAR FACADE OF THE UNITS MUST ONLY BE PLACED ON UNITS 5-11 AND 28-30.
7. A BUILDING MATERIAL AND COLOR PALETTE SHALL BE PREPARED PRIOR TO CONSIDERATION BY VILLAGE COUNCIL.



REVISIONS			
SYM.	DESCRIPTION	DATE	BY

RIGHT-OF-WAY DEDICATION:

PROPERTY OWNED WITHIN 60' RIGHT-OF-WAY FOR MURDOCKSVILLE ROAD WILL BE DEDICATED TO THE NCDOT (APPROX. 12,154 SQ. FT.). EXACT METES AND BOUNDS OF NEW PROPERTY LINE TO BE DETERMINED AT TIME OF DEDICATION.



PRELIMINARY DO NOT USE FOR CONSTRUCTION

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Planning

LKC

Conceptual Site Plan

Royal Oaks
of
Pinehurst

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

L-1

ORDINANCE #17-16:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 175 PALMETTO ROAD.

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

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

WHEREAS, a public hearing was held at 4:30 p.m. on October 24, 2017 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering one parcel of land consisting of approximately .399 acres. The property is located at 175 Palmetto Road. This property is further defined as being Moore County PID # 00018777. The property is currently zoned R-MF Residential Multi-Family District. This proposed map amendment would change the zoning of the property to R-10 (R-10 High Density Residential). At which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

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

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed amendments to the Official Pinehurst Zoning Map, have determined that it is considered reasonable and in the best interest of the Village of Pinehurst and the extraterritorial jurisdiction and that it is consistent with the 2010 Comprehensive Plan that the Pinehurst Zoning Map be further amended, making the amendments as requested;

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

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by rezoning of approximately .399 acres at 175 Palmetto Road, further defined as being Moore County PID # 00018777 from R-MF Residential Multi-Family District to R-10 (R-10 High Density Residential).

SECTION 2. The rezoning map is attached hereto as exhibit A and made a part hereof, the same as if included verbatim.

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

THIS ORDINANCE passed and adopted this 24th day of October, 2017.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

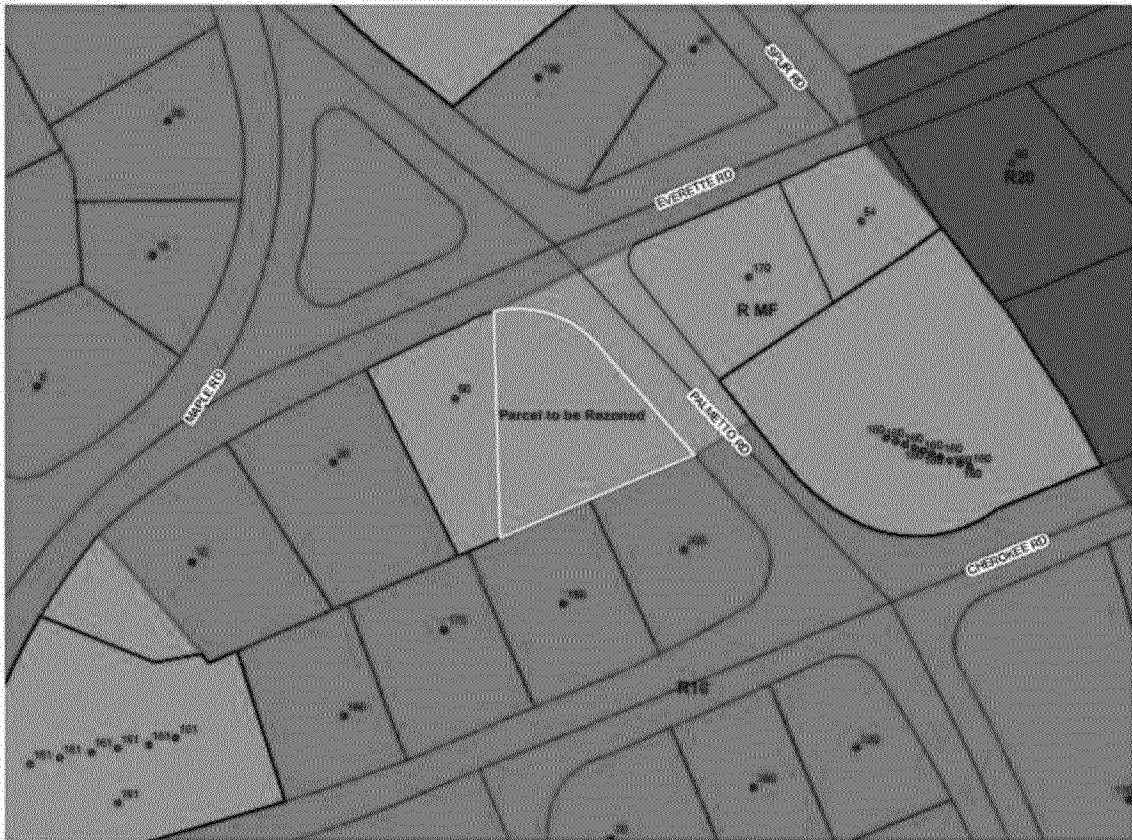
Attest:

Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney

Exhibit A



Existing Zoning Map

ORDINANCE #17-17:

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

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

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

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

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

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

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

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

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

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

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

Adopted this 24th day of October, 2017.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____

Nancy Roy Fiorillo, Mayor

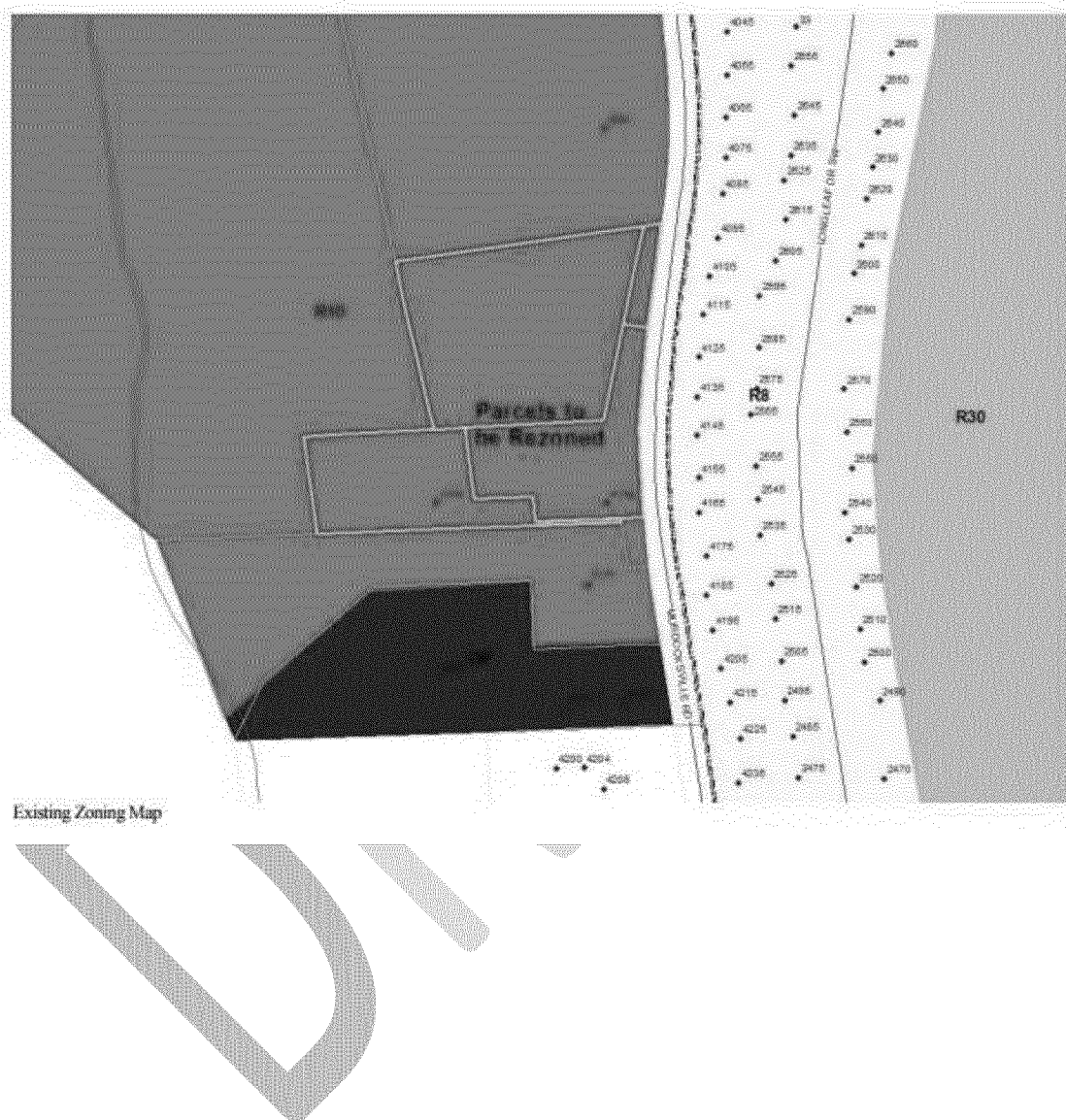
Attest: _____

Approved as to Form: _____

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney

EXHIBIT A



DEVELOPMENT DATA:

OWNER: TARA PROPERTIES, INC.
55 ELKTON ROAD
PINEHURST, NC 28374

PARTIAL: 0.45 (4) TRACTS: 00116270, 20306616, 00174469, 00216591

ZONING (CURRENT): R-10 RESIDENTIAL
ZONING (PROPOSED): R-10 CD
HIGHWAY CORRIDOR: MURDOCKVILLE ROAD
PROPOSED USE: TOWNHOMES
AREA: 8.45 ACRES (TOTAL), 8.07 AC. AFTER R-O-W DEDICATION
RIVER BASIN: CAPE FEAR
SUB-BASIN: NICKS CREEK V8-111-BW

EXISTING BUILDING SQ. FT.: 061
MINIMUM DWELLING UNIT SIZE: 1,500 SF (PER SR-2)
PROPOSED HEATED BUILDING SF: 20264 (TWO STORY UNITS)
PROPOSED IMPERVIOUS BUILDING SQ. FT.: 55,286 (40 DWELLING UNITS @ 1,382 SF)
PROPOSED DRIVEWAYS SQ. FT.: 19,276
MINIMUM DRIVEWAY LENGTH: 25'

PARKING REQUIRED: TOWNHOME 2 / DWELLING UNIT = 80 SPACES REQUIRED
PARKING PROVIDED: 120 SPACES (1 GARAGE & 2 PER DRIVEWAY)
HANDICAP PARKING REQUIRED: 4
HANDICAP PARKING PROVIDED: 4 (AT ACCESSIBLE DWELLINGS, UNITS 10)

OPEN SPACE REQUIRED (PER SR-2): 2.11 AC., 26% OF TRACT (8.45 x 0.26 = 2.11 AC.)
OPEN SPACE PROVIDED: 4.75 AC. (56.2%)

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

EXISTING IMPERVIOUS SURFACE: 061
MAXIMUM IMPERVIOUS SURFACE ALLOWED (RAFI): 70% (5.97 ac.)
PROPOSED IMPERVIOUS SURFACE: 31.23% (2.64 ac.)
PROPOSED IMPERVIOUS SURFACE AFTER R-O-W DEDICATION: 32.96% AND AN ADDITIONAL 5% IMPERVIOUS SURFACE BUFFER

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

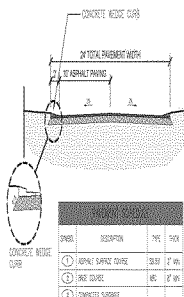
RESIDENTIAL DENSITY: 40 DWELLING UNITS / ACRE (PER R-10 ZONING)
6 x 16 = 96 DWELLING UNITS TOTAL MAXIMUM DENSITY
PROPOSED DENSITY: 40 DWELLING UNITS / ACRE
40 DWELLING UNITS PROPOSED DENSITY

LINEAR FOOTAGE OF PROPOSED INTERVAL DRIVE: 1,500' F

TYPICAL LOT DIMENSIONS: 34' WIDE x 82' DEEP
PROPERTY SETBACKS: (SEE R-10 ZONING DISTRICT REQUIREMENTS)
MIN LOT WIDTH: 20' (PER SR-2)
FRONT: 30'
SIDE: 15'
REAR: 25'

NOTES:

- PROPOSED DRIVES TO BE PRIVATE
- PROPOSED MANHOLE AND GRAVITY SEWER TO STREET TO BE PUBLIC. SEWER EASEMENTS WILL BE PROVIDED PER MCPU STANDARDS
- PROPOSED LOW PRESSURE SEWER SYSTEM SERVICING ALL DWELLING UNITS TO BE PRIVATE
- WATER SUPPLY TO BE PUBLIC. EASEMENTS WILL BE PROVIDED PER MCPU STANDARDS
- PROJECT SIGNAGE TO BE DESIGNED AND PERMITTED UNDER SEPARATE PERMIT
- STREET TREES AND LANDSCAPING TO BE PROVIDED PER VILLAGE DEVELOPMENT ORDINANCE
- STORMWATER MANAGEMENT SHALL USE BEST MANAGEMENT PRACTICES TO CONFORM TO WATERSHED REQUIREMENTS
- A COMMUNITY GARDEN MAY BE CONSTRUCTED IN OR NEAR ONE OF THE STORMWATER FACILITIES. EXACT GARDEN DESIGN AND LOCATION TO BE DETERMINED
- IRRIGATION SYSTEM WILL REQUIRE A SEPARATE WATER METER AND BACKFLOW PREVENTER
- MAIL KIOSK LOCATION AND TYPE TO BE APPROVED BY UNITED STATES POSTAL SERVICE
- FINAL DESIGN OF DRIVEWAY CONNECTION TO MURDOCKVILLE ROAD TO BE COORDINATED WITH NC DOT AND VILLAGE ENGINEER FOR APPROPRIATE TURN Lanes DURING PERMITTING PROCESS



TRUE HORIZONTAL PROFILE TO BE OBTAINED BY SURVEY, STAFF, AND GRADE CORRECTION AT A MINIMUM WITH THE RELATIVE LINE SHOWN

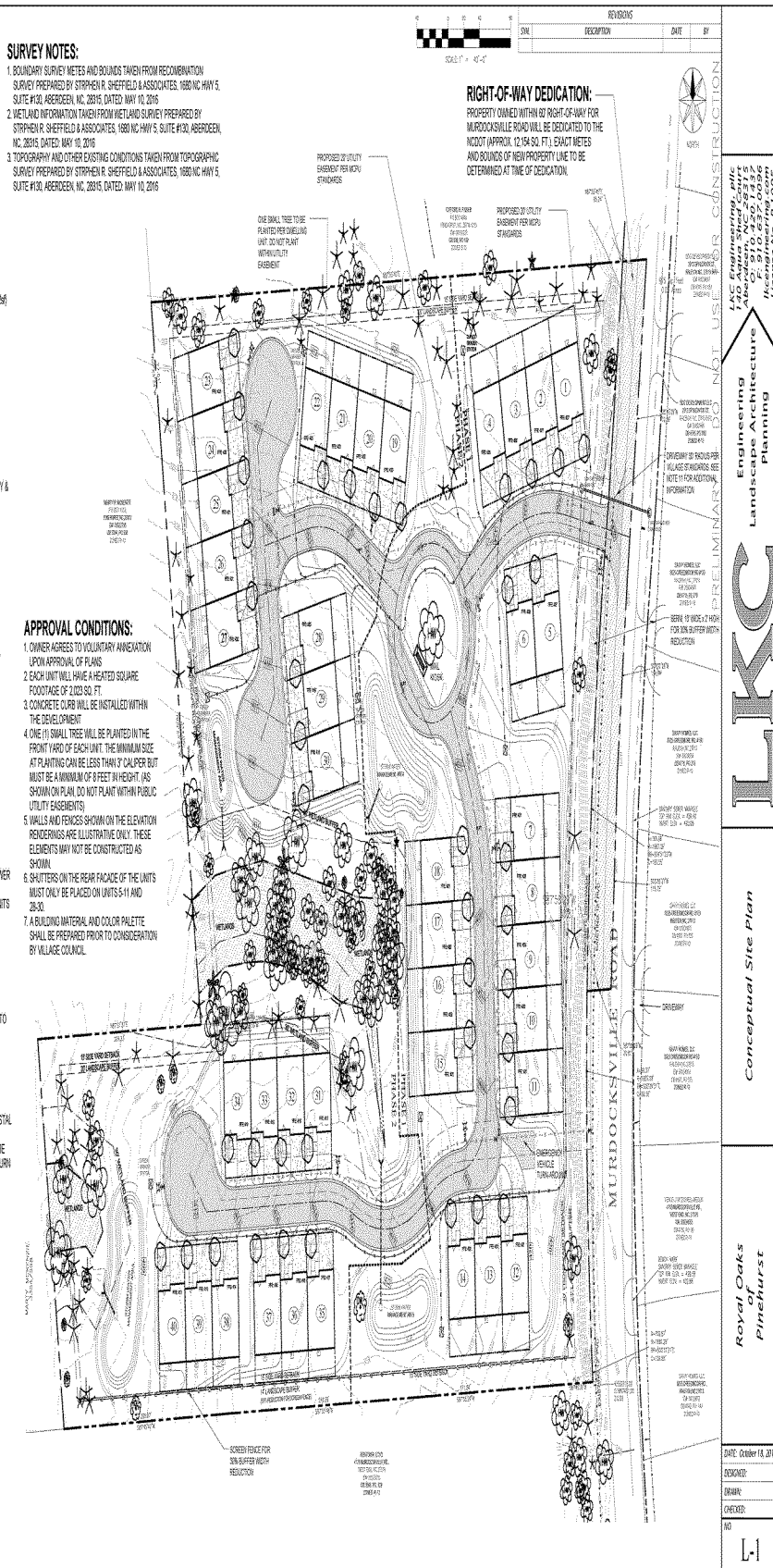


SURVEY NOTES:

- BOUNDARY SURVEY METES AND BOUNDS TAKEN FROM RECONCILIATION SURVEY PREPARED BY STEPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #100, ABERDEEN, NC 28315, DATED MAY 10, 2016
- VEGETATION INFORMATION TAKEN FROM VEGETATION SURVEY PREPARED BY STEPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #100, ABERDEEN, NC 28315, DATED MAY 10, 2016
- TOPOGRAPHY AND OTHER EXISTING CONDITIONS TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY STEPHEN R. SHEFFIELD & ASSOCIATES, 1680 NC HWY 5, SUITE #100, ABERDEEN, NC 28315, DATED MAY 10, 2016

APPROVAL CONDITIONS:

- OWNER AGREES TO VOLUNTARY ANNEXATION UPON APPROVAL OF PLANS
- EACH UNIT WILL HAVE A HEATED SQUARE FOOTAGE OF 2,026 SQ. FT.
- CONCRETE CURB WILL BE INSTALLED WITHIN THE DEVELOPMENT
- ONE (1) SMALL TREE WILL BE PLANTED IN THE FRONT YARD OF EACH UNIT. THE MINIMUM SIZE AT PLANTING CAN BE LESS THAN 1" CALIPER BUT MUST BE A MINIMUM OF 8 FEET IN HEIGHT (AS SHOWN ON PLAN). DO NOT PLANT WITHIN PUBLIC UTILITY EASEMENTS
- WALLS AND FENCES SHOWN ON THE ELEVATION RENDERINGS ARE ILLUSTRATIVE ONLY. THESE ELEMENTS MAY NOT BE CONSTRUCTED AS SHOWN
- SHUTTERS ON THE REAR FACADE OF THE UNITS MUST ONLY BE PLACED ON UNITS 5-11 AND 28-30
- A BUILDING MATERIAL AND COLOR PALETTE SHALL BE PREPARED PRIOR TO CONSIDERATION BY VILLAGE COUNCIL



REVISIONS

NO.	DESCRIPTION	DATE	BY

SCALE: 1" = 40'-0"

NOT FOR CONSTRUCTION

Engineering
Landscape Architecture
Planning

1745 South Street
Apt. 101
Durham, NC 27603
Tel: 919.440.1555
Fax: 919.440.1556
www.lkcplanning.com
License No. PL 0559

LKC

Conceptual Site Plan

Royal Oaks of Pinehurst
Pinehurst, North Carolina

DATE: October 18, 2017

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

NO.

1







DRAFT



Annual Report of The Risk Management Committee

RMC Mission: To serve as consultant, advisor and review team for all items related to the Village's management of risk as well as the employee health and safety programs.

Risk Management Committee:

- Jeff Batton, Chair
- John Frye, Financial Services Director
- Angie Kantor, Human Resources Director
- Mr. George Hillier, Volunteer Citizen
- Mr. Dick White, Volunteer Citizen

October 24, 2017

Introduction

The Risk Management Committee (RMC) produces this report annually to highlight operations under the purview of the RMC. The RMC is directly involved in determining coverage limits, plan designs, guiding negotiations and selecting and recommending the best insurance programs for the Village as well as conducting reviews, evaluations and offering suggestions in many areas of loss control.

The RMC holds general business meetings quarterly with additional meetings held for health insurance benefit renewal deliberations and for property/liability/workers compensation renewal.

The Village utilizes a combination of knowledgeable citizen volunteers and appropriate Village staff to:

- review accident/injury reports for trends,
- review and comment as necessary on the activity reports of the Safety and Wellness Committees,
- review and recommend the annual medical employee benefit plan,
- review and recommend the property, liability and workers compensation plans and,
- ensure that new loss control ideas and information are brought forth for consideration.

The document is organized in the following sections:

- Employees Benefit Plan Recommendations
- Business Insurance Program
- Workers' Compensation Program
- Other Work by the Committee

Employee Benefit Plan Recommendations

Medical, vision, dental, life and accidental death and dismemberment (AD&D) coverage is currently provided to all regular full-time employees with coverage fully funded by the Village of Pinehurst. Regular part-time employees (non-seasonal) are eligible for partial Village funded coverage. All of the employee health benefit coverages run on a calendar year basis. For medical, seven different options were considered, five options were considered for vision, and three were considered for dental coverage.

A. Medical/Vision: FirstCarolina Care (FCC) is the current provider for medical and vision coverage for all full-time staff. Renewal follows the calendar year and dependent coverage is available to all full-time employees and is paid by the employee at a rate of 85% of actual cost. This Village subsidy of 15% is being reduced to 10% for 2018 and will be reduced 5% in each of the next two years until completely phased out in 2020. Approximately 24% of Village employees elect medical/vision coverage for dependents.

Recommendation: The RMC is presenting two alternatives for Council consideration. Both alternatives are to remain with FCC for medical only and to switch vision coverage to Principal. Principal quoted a superior program at less cost. The difference between the two medical only options is that option A leaves the current program “as-is” (except carving out vision) and option B increases the co-pays for primary care office visits from \$25 to \$30 and the specialist office visits from \$35 to \$50.

The percentage increase for option A, including vision and the reduced subsidy, over current year is 9.45% or approximately \$90,700. The increase for option B is 7.08%, including vision and the reduced subsidy, amounting to approximately \$68,000. Both options are within the budgeted funds. The detailed financial impact to the Village and staff with dependent coverage is shown in the appendix along with notes on each option.

With vision being separated from the medical plan, the 10% subsidy for that coverage would no longer be applicable, but it gives employees the option of selecting dependent medical, dependent vision, or both depending on their needs. Currently, medical and vision are bundled and you must take both if you want either one.

The national trend for medical cost increase (inflation) for 2018 is projected to be approximately 6.5% *(1)*.

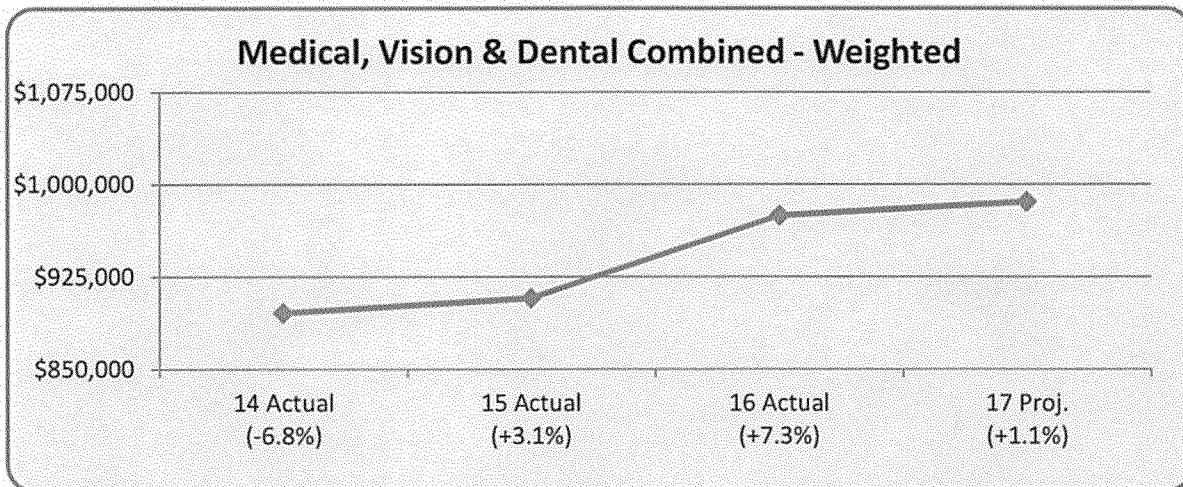
B. Dental: Principal is the current dental insurance provider. Dependent coverage is available for purchase by the employee at 100% of actual cost. Approximately 34% of Village employees elect dental coverage for dependents.

Recommendation: The RMC recommends the Village remain with Principal, being the lowest quote. The Village is coming off a two-year rate guarantee and the new premium is a 16.6% increase.

C. Net Financial Impact: The net increase to the Village when combining, medical option A, vision, and dental is 9.74% equating to approximately \$97,500 and the total estimated cost is \$1.098M. If medical option B is selected the increase is 7.46% or approximately \$75,000 and the total estimated cost is \$1.075M.

(1) June 2017, PwC Health Research Institute Report

The graph below shows the combined **weighted** health insurance benefit cost for the previous three years with a projection for calendar year 2017. The weighted premium paid is directly affected by turnover rates, lapsed time in filling vacancies, number of staff, and selection of dependent coverage at open enrollment and by new hires. As a result, even though we may receive a rate increase it does not automatically mean we will pay an equal amount in additional premium.



D. Opt Out Option: The Village will again allow employees to opt out of coverage in 2018. This allows certain individuals to utilize their own insurance at a lower cost to them personally. The Village also saves on paying the employee premium when one opts out.

E. Life and AD&D: Principal is the current provider of Life and AD&D. Benefit is \$25,000 or \$50,000 upon death depending on the position in the organization. This benefit's cost to the Village is based on payroll.

Recommendation: The RMC recommends we remain with Principal after reviewing two options. The Village is coming off a two-year rate guarantee and the new rate is a 13.7% increase amounting to an estimated annual cost difference of \$990.

F. Long Term Disability: Principal is the current provider for long-term disability that is provided as an added benefit for the Senior Management Team. This benefit's cost to the Village is based on payroll.

Recommendation: The RMC recommends remaining with Principal. The Village is coming off a two-year rate guarantee and the new rate is a 13.8% increase amounting to an estimated annual cost difference of \$885.

G. Flexible Spending Accounts: Flores & Associates is the current administrator for the flexible spending account options for employees to have childcare expenses and qualifying medical expenses deducted pre-tax from paychecks (as permitted by IRS regulations).

Recommendation: The RMC recommends remaining with Flores & Associates. The cost of administering this program is approximately \$2,400 for 2018 and is a 0% increase over 2017.

H. Other: The RMC also selects companies for elective coverage such as short-term disability, life insurance, etc. that employees may choose to purchase with the employee paying 100% of the cost. USABLE is the provider and their rates remain consistent.

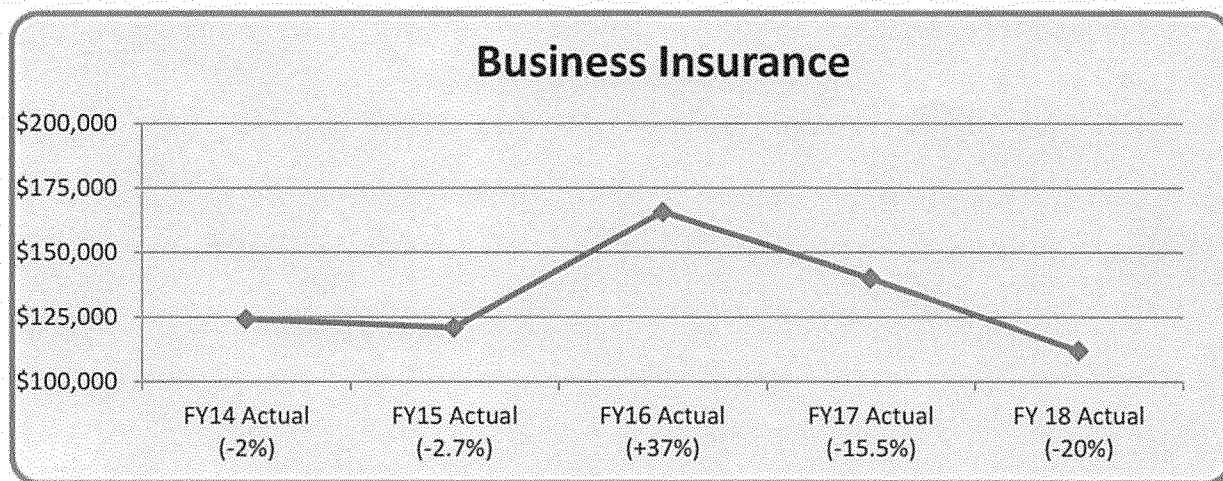
Business Insurance Program

The Business Insurance Program includes all property and liability insurance coverages. All liability and property coverages, with the exception of the Harness Track and the Finance Director's required bonding, are through the Interlocal Risk Financing Fund of NC. This program is administered by the North Carolina League of Municipalities (NCLM). The Harness Track property requires special coverage and is handled through Market Insurance and the bond for the Finance Director is provided by Travelers.

All of the above referenced coverages are renewed on a fiscal year basis. The combined premium for these coverages for FY 2018 is \$111,998, which is approximately a 20% decrease over the current year. The Village insures itself at \$3,000,000 per occurrence for most types of liability and covers approximately \$27 million in real property.

In addition, the NCLM program offers its members "incentive credits" that help lower the annual premium when the League's reserves are healthy and the member entity has had good experience. The Village received \$13,057 in incentive credit for FY 2018.

Shown in the graph below are the premiums paid for the last four years plus the actual for FY 2018.



Premium paid is based on a five year experience modifier, liability limit, value of property, and the incentive credit.

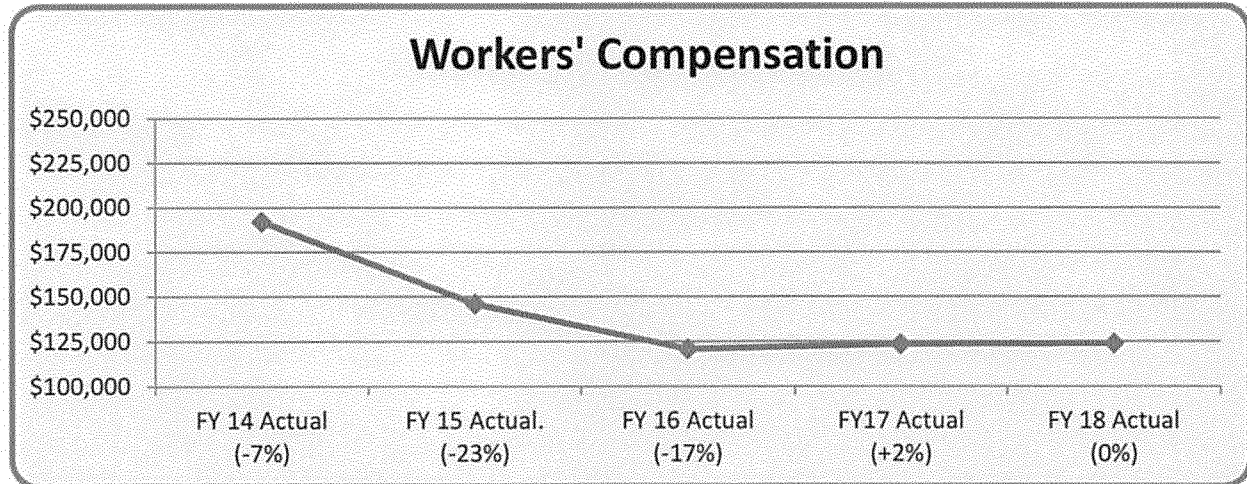
Workers Compensation Program

The Workers' Compensation program covers medical expenses and lost wages incurred by any employee due to work related injury. Workers' Compensation insurance is through the N.C. Interlocal Risk Management Agency. This program is administered by the NCLM.

Workers' Compensation coverage is renewed on a fiscal year basis. The premium for FY 2018 is \$123,802 which represents less than a \$300 increase from the previous year.

As with Business Insurance, by being with the NCLM, the Village enjoys incentive credits for continued participation and positive pool and individual performance. The incentive credit for FY 2018 was \$30,048.

The graph below shows the premiums paid for the previous four years plus the actual for FY 2018..



Premium paid is based on payroll and a rolling three year experience modifier that represents a composite of injuries and lost work time. Workers' Compensation can have fluctuations in premium impacted by the amount of incentive credit, payroll fluctuations and of course, experience.

Other Work by the Committee

The Village has a Wellness Committee and a Safety Committee that operate under the umbrella of RMC. Safety is chaired by Chief Carlton Cole and Wellness is chaired by Nicole Benbow. RMC receives quarterly update reports on all activities of these committees.

Village of Pinehurst
Appendix: Group Insurance Calendar Year Financial Analysis

	Lives	2017 - Current			2018 - Option A - 9.55%					2018 - Option B - 7.14%				
		Rate	Total	Dep. Cost	Rate	Total	Inc %	Dep. Cost	Inc %	Rate	Total	Inc %	Dep. Cost	Inc %
Medical & Vision														
Employee	96	\$ 608.08	\$ 700,508.16		\$ 666.13	\$ 767,381.76	9.55%			\$ 651.51	\$ 750,539.52	7.14%		
Employee + Spouse	6	\$ 694.96	\$ 50,037.01	\$ 492.31	\$ 729.58	\$ 52,529.47	4.98%	\$ 586.18	19.07%	\$ 713.57	\$ 51,376.75	2.68%	\$ 573.67	16.53%
Employee + Children	18	\$ 675.22	\$ 145,846.55	\$ 380.43	\$ 715.16	\$ 154,474.13	5.92%	\$ 457.30	20.21%	\$ 699.46	\$ 151,084.22	3.59%	\$ 447.64	17.67%
Family	7	\$ 754.25	\$ 63,356.92	\$ 828.29	\$ 772.88	\$ 64,921.58	2.47%	\$ 986.33	19.08%	\$ 755.92	\$ 63,496.94	0.22%	\$ 965.27	16.54%
	127		\$ 959,748.64			\$ 1,039,306.94					\$ 1,016,497.44			
Vision			\$ -		\$ 7.33	\$ 11,170.92				\$ 7.33	\$ 11,170.92			
			\$ 959,748.64			\$ 1,050,477.86	9.45%				\$ 1,027,668.36	7.08%		
Dental														
Employee	77	\$ 26.60	\$ 24,578.40		\$ 31.02	\$ 28,662.48	16.62%			\$ 31.02	\$ 28,662.48	16.62%		
Employee + Spouse	18	\$ 26.60	\$ 5,745.60	\$ 27.27	\$ 31.02	\$ 6,700.32	16.62%	\$ 31.79	16.57%	\$ 31.02	\$ 6,700.32	16.62%	\$ 31.79	16.57%
Employee + Children	18	\$ 26.60	\$ 5,745.60	\$ 42.57	\$ 31.02	\$ 6,700.32	16.62%	\$ 49.63	16.58%	\$ 31.02	\$ 6,700.32	16.62%	\$ 49.63	16.58%
Family	14	\$ 26.60	\$ 4,468.80	\$ 74.93	\$ 31.02	\$ 5,211.36	16.62%	\$ 87.36	16.59%	\$ 31.02	\$ 5,211.36	16.62%	\$ 87.36	16.59%
	127		\$ 40,538.40			\$ 47,274.48					\$ 47,274.48			
Total Medical, Dental, Vision			\$ 1,000,287.04			\$ 1,097,752.34	9.74%				\$ 1,074,942.84	7.46%		
Estimated Net Cost Increase						\$ 97,465.31					\$ 74,655.80			

- Notes: 1. Both Option A and Option B are within the 10% budget increase in the FY 2018 General Fund Budget
2. Option A provides employees with coverage that is the same as the current year, with no change in co-pays
3. Option B coverage increases Primary Care co-pay from \$25 to \$30 and the Specialist co-pay from \$35 to \$50
4. The Village's cost for Option A is \$22,809 more per year than Option B
5. Dependent coverages are slightly more expensive under Option A than Option B
6. Under both options, vision coverage is a stand-alone policy and is no longer bundled with the medical policies
7. Under both options, the Village dependent coverage subsidy decreases from 15% to 10%
8. Under both Option A and B the Village dependent coverage subsidy for vision coverage is eliminated



FY 2017 Land Use Fiscal Analysis

October 2017

FY 2017 Land Use Fiscal Analysis

Purpose



- Purpose is to answer the question: “*What type of development pays for itself?*” to identify the net financial surplus or deficit of various land uses to the Village on a per acre basis
- Can be used as a model to inform leaders of the estimated financial impact of alternative land use decisions
- Is not an economic impact analysis that indicates impact on the private sector in terms of jobs, household income, etc.

Methodology

FY 2017 Land Use Fiscal Analysis Methodology



- Completed internally by Village staff:
 - Natalie Hawkins, Assistant Village Manager
 - Daniel Frye, IT Analyst
 - Bruce Gould, Principal Planner
 - John Frye, Financial Services Director
- Used an example land use fiscal analysis prepared for the City of Davidson, NC by TischlerBise

FY 2017 Land Use Fiscal Analysis

Methodology



- Allocated FY 2017 revenues & expenditures to existing land uses (Note: Land uses do not necessarily correspond to zoning)
- Did NOT project future revenues/expenditures, except for an annual cost of capital
- Utilized the following primary data sources:
 - Moore County GIS and Tax Department parcel data
 - US Census Data
 - FY 2017 audited financial data
 - FY 2018-2022 Capital Improvement Plan
 - Institute of Transportation Engineers (ITE) vehicle trip generation data
 - FY 2017 public safety (police and fire) calls for service data

FY 2017 Land Use Fiscal Analysis

Methodology



- Key steps performed in the analysis:
 1. Identified land uses for all parcels in the Village limits
 2. Determined the various land use characteristics using US Census and Geographical Information Systems (GIS) data
 3. Performed a custom analysis to estimate the average daily vehicle trips by land use
 4. Determined the most appropriate allocation methodologies
 5. Allocated police and fire calls for service and permits to land uses
 6. Allocated revenues and expenditures to each land use
 7. Compared Revenue Per Acre to Expenditures Per Acre to determine the Net Surplus (Deficit) Per Acre for each land use type

FY 2017 Land Use Fiscal Analysis

Significant Assumptions



- Significant assumptions included:
 - *Revenue and expenditure allocation methodologies are the most appropriate way to allocate revenues and expenditures*
 - *Average annual cost of capital is the 5-year average of the FY 2018-2022 Capital Improvement Plan*
 - *Current vacancy rates are equivalent to the most recent published data (2011-2015 American Community Survey Estimates)*
 - *Persons per household for population allocations by land use*
 - *Custom vehicle trip generation rates*
- Changing these or other assumptions utilized would alter the results of this analysis, but believe the final conclusions are valid

Existing Land Use Characteristics

FY 2017 Land Use Fiscal Analysis

Existing Land Uses



Residential Land Uses	
Land Use	Description
Single Family - Low Density	R210: 5 acre lot/2,000 min heated sf
Single Family - Medium Density	R-30: 30,000 sf lot/2,000 min heated sf R-20: 20,000 sf lot/2,000 min heated sf R-15: 15,000 sf lot/1,800 min heated sf
Single Family - High Density	R-10: 10,000 sf lot/1,800 min heated sf R-8: 8,000 sf lot/1,500 min heated sf
Multi-family Development	Allowable density varies by zoning jurisdiction

Non-Residential Land Uses	
Land Use	Description
Office	General office, medical/dental office, government office, post office
Retail	Retail, car dealership, drugstore
Lodging	Hotel
Recreational	Park, marina, golf course, harness track, tennis facility, fitness center
Institutional	School, church, library
Medical	Hospital, nursing home, clinics
Industrial	Utilities, manufacturing, warehousing
Services	Bank, real estate office, restaurant, gas station

FY 2017 Land Use Fiscal Analysis

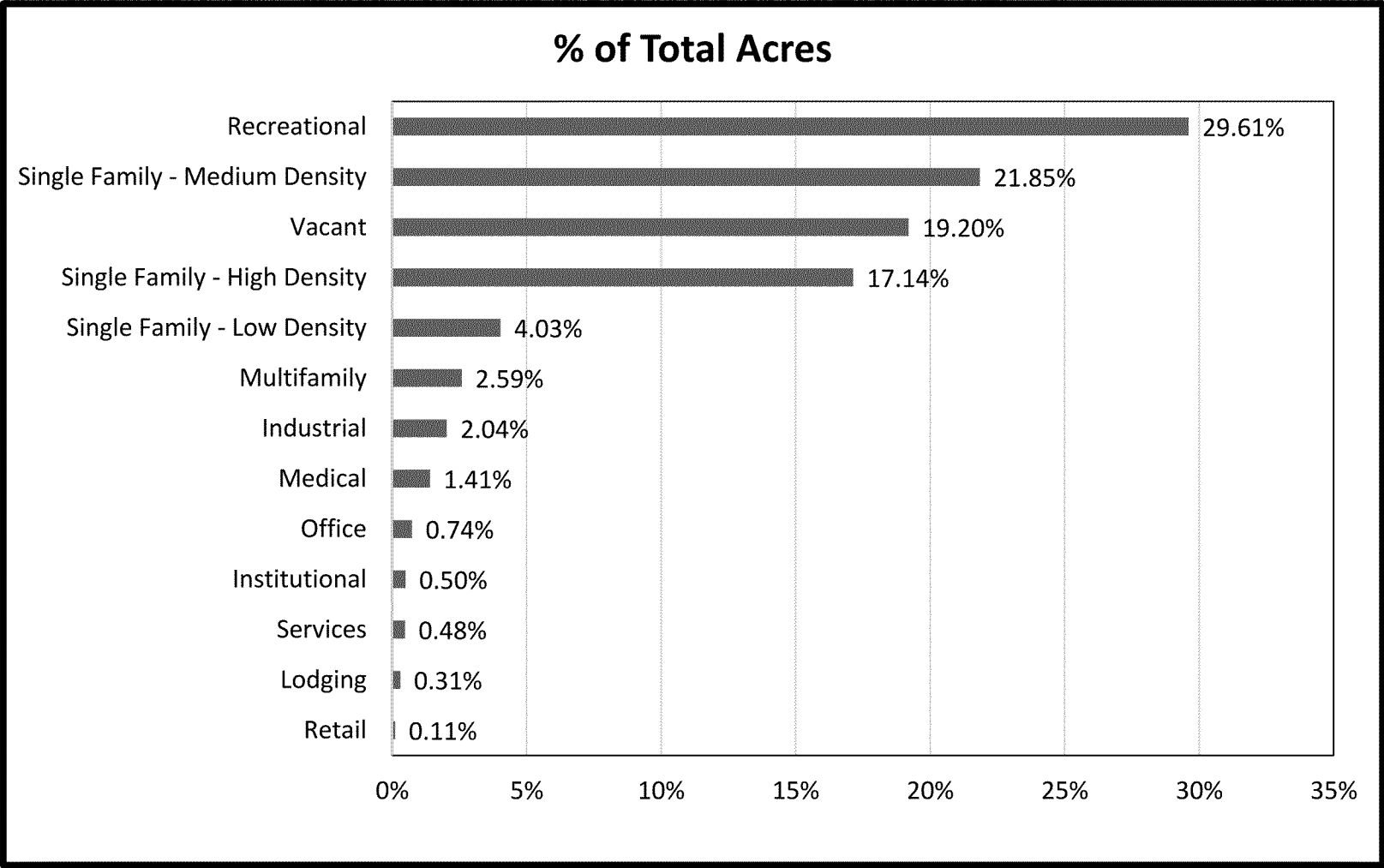
Existing Land Use Characteristics



	Land Use Type	# of Units	# of Building Square Feet	Assessed Value	# of Acres	Tax Exempt Property Value
Residential	Single Family - Low Density	72	357,705	\$66,202,560	396	\$0
	Single Family - Medium Density	2,180	7,196,970	\$1,101,725,310	2,145	\$343,200
	Single Family - High Density	5,029	10,871,062	\$1,282,943,630	1,683	\$1,012,010
	Multifamily	1,473	2,072,611	\$223,664,915	254	\$306,250
	TOTAL RESIDENTIAL	8,754	20,498,348	\$2,674,536,415	4,477	\$1,661,460
Non-Residential	Office	114	547,181	\$81,395,761	73	\$15,505,950
	Retail	22	155,094	\$11,518,440	11	\$843,900
	Lodging	8	502,817	\$62,598,500	30	\$0
	Recreational	88	398,705	\$134,607,820	2,906	\$15,209,030
	Institutional	12	212,246	\$23,141,860	49	\$22,841,320
	Medical	10	1,782,388	\$424,538,210	138	\$344,661,360
	Industrial	78	45,898	\$5,276,420	200	\$4,985,320
	Services	47	216,294	\$22,720,360	47	\$711,240
	TOTAL NONRESIDENTIAL	379	3,860,623	\$765,797,371	3,455	\$404,758,120
Vacant	Vacant	2,056	2,300	\$115,662,040	1,885	\$3,200,950
GRAND TOTAL		11,189	24,361,271	\$3,555,995,826	9,817	\$409,620,530

FY 2017 Land Use Fiscal Analysis

Existing Land Use Characteristics



Major Findings

FY 2017 Land Use Fiscal Analysis

Summary of Major Findings

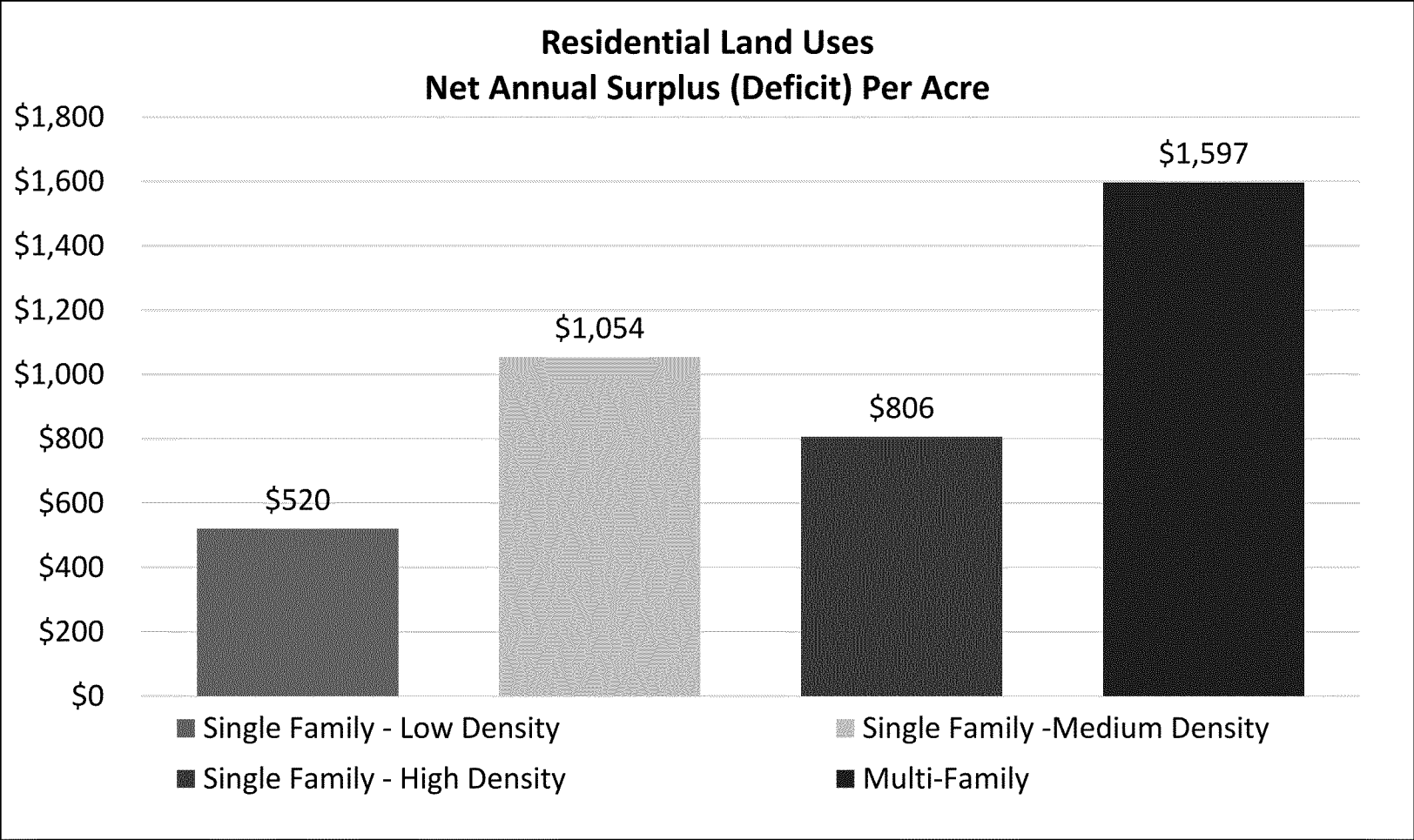


Overall, the population associated with residential land uses generates more net revenue for the Village than non-residential uses

These results are only one component that should be considered when deciding how a particular land parcel should be used. For example: Having places to work, shop, and dine in and around the Village is important to maintaining a high quality of life. Although these non-residential uses may not generate as much revenue as residential uses, these land uses may be preferred in some areas for non-monetary reasons.

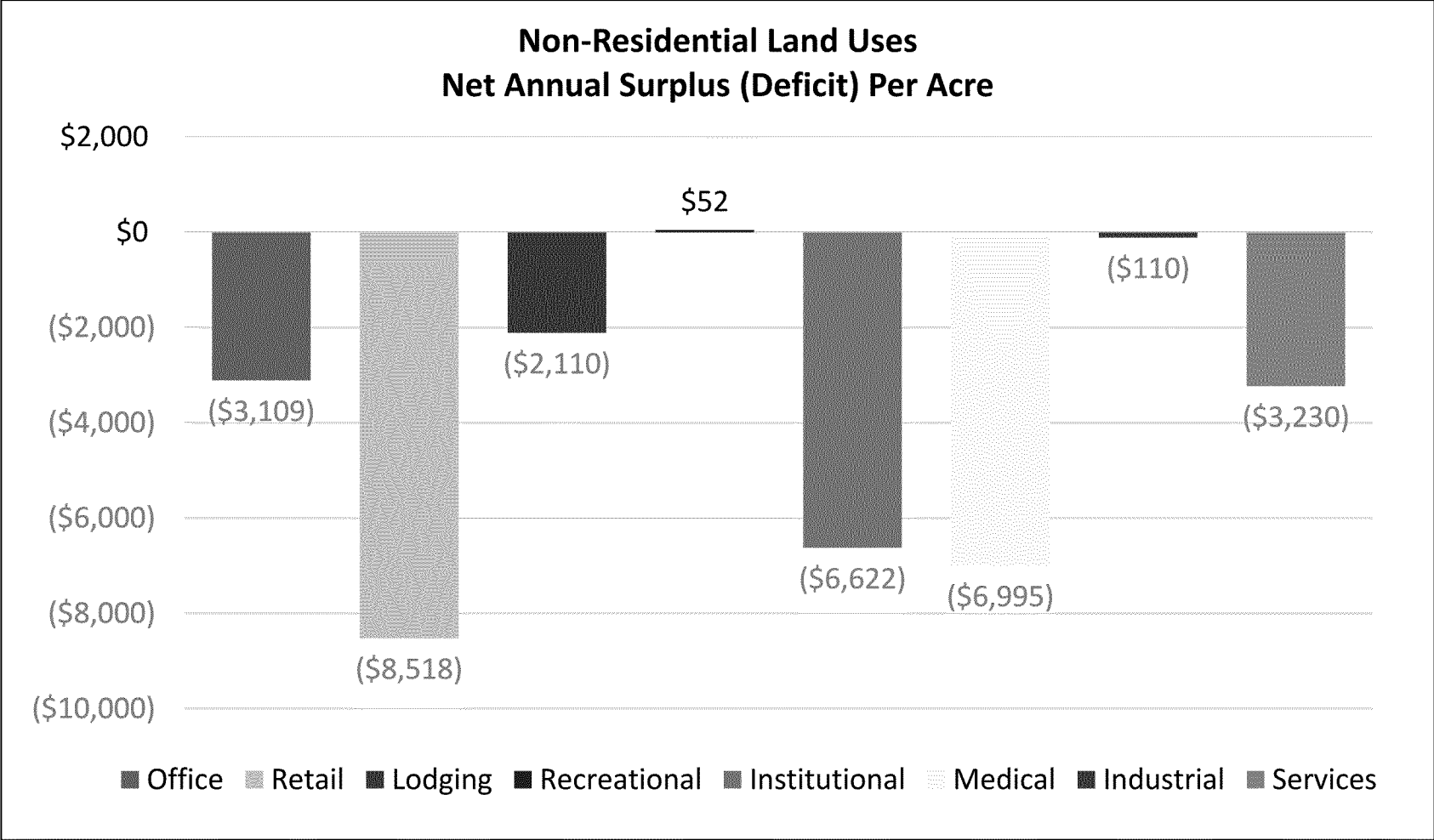
FY 2017 Land Use Fiscal Analysis

Summary – Residential Land Uses



FY 2017 Land Use Fiscal Analysis

Summary – Non-Residential Land Uses



FY 2017 Land Use Fiscal Analysis

Important Considerations



- *Because every development consideration is different and factors vary, staff recommends caution when using these results.* For example:
 - A proposed Single-Family Medium Density development that is a gated community would have lower Powell Bill revenues, lower S&G expenditures, and lower Police Expenditures than this model suggests
 - A proposed Multi-Family development that utilizes a private hauler for solid waste would have lower Solid Waste Expenditures allocated than shown in this analysis

The fiscal impact of future land uses will always vary on a case by case basis due to a number of factors

Residential Land Uses

FY 2017 Land Use Fiscal Analysis

Revenues by Land Use - Residential



Revenue Category	Single Family - Low Density	Single Family - Medium Density	Single Family - High Density	Multi-Family
Real & Personal Property Taxes	\$507	\$1,558	\$2,311	\$2,664
Motor Vehicle Taxes	\$14	\$79	\$233	\$172
Sales Taxes	\$98	\$550	\$1,617	\$505
Utilities Franchise Taxes	\$50	\$185	\$355	\$448
Powell Bill	\$8	\$44	\$128	\$40
Permits & Fees	\$18	\$34	\$145	\$695
Sales and Services Revenues	\$3	\$18	\$52	\$16
Other Revenues	\$3	\$18	\$52	\$16
TOTAL	\$701	\$2,485	\$4,893	\$4,557

Single Family - High Density and Multi-Family land uses generate the most revenue per acre due to higher density that impacts tax revenues, sales tax distributions and utilities franchise taxes

FY 2017 Land Use Fiscal Analysis

Expenditures by Land Use - Residential



Expenditures Category	Single Family - Low Density	Single Family - Medium Density	Single Family - High Density	Multi-Family
Administration	\$37	\$205	\$604	\$189
Police	\$12	\$222	\$621	\$528
Fire	\$19	\$321	\$590	\$589
Streets & Grounds	\$1	\$121	\$614	\$187
Powell Bill	\$8	\$46	\$137	\$29
Solid Waste	\$38	\$211	\$620	\$457
Planning & Inspections	\$28	\$63	\$235	\$720
Parks & Recreation	\$35	\$196	\$578	\$180
Debt Service	\$3	\$46	\$90	\$80
TOTAL EXPENDITURES	\$181	\$1,431	\$4,087	\$2,960

Single Family - High Density and Multi-Family land uses are also the most expensive to serve per acre due to higher density that impacts public safety, streets & grounds, road resurfacing (Powell Bill), solid waste, and recreation expenditures

Non-Residential Land Uses

FY 2017 Land Use Fiscal Analysis

Revenues by Land Use – Non-Residential



Revenue Category	Office	Retail	Lodging	Recreational	Institutional	Medical	Industrial	Services
Real & Personal Property Taxes	\$3,204	\$3,361	\$7,347	\$145	\$22	\$2,045	\$5	\$1,659
Utilities Franchise Taxes	\$413	\$759	\$917	\$8	\$237	\$709	\$13	\$253
Powell Bill	\$42	\$48	\$8	\$2	\$4	\$12	\$5	\$18
Permits & Fees	\$119	\$39	\$0	\$2	\$18	\$51	\$0	\$25
TOTAL EXPENDITURES	\$3,778	\$4,205	\$8,271	\$158	\$280	\$2,818	\$22	\$1,955

Lodging, Retail, and Office uses generate the most revenue per acre due primarily to property taxes generated in these land uses

FY 2017 Land Use Fiscal Analysis

Expenditures by Land Use – Non-Residential



Expenditures Category	Office	Retail	Lodging	Recreational	Institutional	Medical	Industrial	Services
Administration	\$1,609	\$1,878	\$3,876	\$8	\$285	\$2,551	\$66	\$1,702
Police	\$1,587	\$2,827	\$2,440	\$20	\$4,161	\$4,354	\$2	\$1,914
Fire	\$2,015	\$1,618	\$2,210	\$18	\$1,740	\$1,376	\$0	\$945
Streets & Grounds	\$359	\$403	\$67	\$21	\$30	\$101	\$40	\$150
Powell Bill	\$927	\$5,724	\$1,504	\$34	\$449	\$1,145	\$11	\$341
Planning & Inspections	\$133	\$66	\$0	\$3	\$14	\$109	\$13	\$11
Debt Service	\$259	\$208	\$284	\$2	\$223	\$177	\$0	\$121
TOTAL EXPENDITURES	\$6,887	\$12,723	\$10,381	\$106	\$6,902	\$9,813	\$132	\$5,185

Retail, Lodging, and Medical uses are the most expensive to serve per acre due primarily to heavier demands placed on public safety services and road resurfacing (Powell Bill) costs attributed to higher vehicular traffic volumes

Overall, residential development generates a net surplus and supports non-residential uses that generate a net deficit

- Can be used as a model to inform leaders of the estimated financial impact of alternative land use decisions as we move forward with a Long Range Comprehensive Plan and Land Use Plan
- These results are not perfect predictors of the financial impacts of future development, but are intended to provide **one** factor for current and future leaders to consider when making 'best use' decisions regarding development. There are many other factors for leaders to also consider when making land use decisions.

Questions:

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FY 2017 Land Use Fiscal Analysis



**Prepared by:
Natalie Hawkins, Assistant Village Manager
October 2017**

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Introduction/Purpose

The 2017 Village of Pinehurst Land Use Fiscal Analysis was prepared by Village staff to determine the approximate net revenues or net expenditures of various land uses within the Village of Pinehurst corporate limits. Properties included in the Village's extra-territorial jurisdiction (ETJ) were not included in this analysis. This land use fiscal analysis was prepared using FY 2017 data and represents an estimate of current revenues and expenditures by land use for that period of time.

This analysis provides revenue and expenditure allocation principals that can be applied to any proposed future development to estimate the financial impact. It is not a perfect predictor of the financial impacts of future development because the impacts of future land uses will vary on a case by case basis. The actual revenues and expenditures generated by one acre of land can vary within the same land use type due to many variables. Therefore, the information contained in this analysis should be used to provide an approximation of the estimated net revenue or cost of development, recognizing the actual revenue and costs associated with any one particular development will likely not be the exact amounts shown in this report.

As with any analysis of this type, changing the assumptions and estimates used in the analysis has the potential to change the results accordingly. Staff believes the general conclusions drawn in this analysis are valid for a wide range of reasonable assumptions.

This 2017 Village of Pinehurst Land Use Fiscal Analysis seeks to answer the question, ***“What type of development pays for itself?”*** This analysis can help Village officials understand the types of land uses that are more fiscally advantageous to the Village especially as it plans for future land uses. While we expect these results to be important for current and future Village leaders to consider as they contemplate questions of ‘best use,’ financial impacts are only one component that should be considered when deciding how a particular land parcel should be used in the Village. For example, while a non-residential use may generate a larger revenue deficit than a residential use, it is easy to make the case that having places to work, shop, and dine in and around the Village is important to maintaining our high quality of life. In addition, parks and recreational space are also important to ensuring an active, healthy community, but may not generate as much revenue as a residential use. It is important for Village leaders to recognize that the results of this analysis are simply to inform decision makers of the estimated financial impact of alternative land uses.

It is also important to recognize that a fiscal impact analysis is different from an economic impact analysis. This fiscal impact analysis indicates net surplus and deficits to the public sector (e.g. government), while an economic impact analysis indicates the impact of development on the private sector, which is typically measured in income, jobs, etc.

The FY 2017 Land Use Fiscal Analysis is based on a variety of sources, including US Census Data, Moore County Geographical Information Systems (GIS) data, Moore County Tax Department Data, FY 2017 audited revenues and expenditures, and FY 2017 Police and Fire calls for service data to name a few sources.

This land use fiscal analysis was completed entirely in-house by Village staff. Those significantly involved in preparing the 2017 Village of Pinehurst Land Use Fiscal Analysis included:

Natalie Hawkins, Assistant Village Manager
Daniel Frye, IT Business Analyst
Bruce Gould, Senior Planner
John Frye, Financial Services Director

Overview of the Approach and Methodology

For this analysis, the net fiscal impacts for residential and non-residential land uses have been determined by subtracting the costs necessary to serve these land uses from the revenues generated by those areas. The revenue and expenditure factors have been determined based on the FY 2017 Village of Pinehurst General Fund audited revenues and expenditures and FY 2017 levels of service. This analysis is only for the corporate limits of the Village of Pinehurst and excludes the Village's extra-territorial jurisdiction (ETJ).

To derive the costs, revenues, and service levels associated with each land use type, Village staff reviewed and analyzed the FY 2017 General Fund audited financial statements, service level data, other financial data, and Census Bureau demographic data using various allocation methodologies. Applicable revenues and expenditures were then allocated to each land use type on a per acre basis. ***Certain revenues and expenditures are fixed and therefore not allocated*** in this analysis. These primarily include revenues and expenditures associated with the Harness Track and Fair Barn operations and other miscellaneous revenues and expenses noted throughout (e.g. Library contribution, interest income, etc.) that are not dependent on or related to any one land use type. The result of this analysis and the methodologies used to determine revenues and expenditures for each land use are described throughout this report.

Village staff identified four residential and eight nonresidential land use types to evaluate for this analysis. To complete the 2017 Land Use Fiscal Analysis staff performed the following key steps:

- Obtained Moore County Geographical Information Systems (GIS) data and Tax Department Data for all parcels located in the Village corporate limits
- Identified the land use type for each parcel located in the Village's corporate limits, based on its use in FY 2017
- Determined the characteristics of the various land use types for FY 2017 (e.g. # of units, # of acres, tax value, square footage of buildings, etc.)
- Performed an analysis of US Census data to determine estimated population by residential land uses
- Performed a custom analysis to estimate the average daily vehicle trips for residential and non-residential land uses
- Calculated a proportionate factor to allocate general administration costs between residential and non-residential land uses based on population and estimated jobs
- Determined the most appropriate revenue and cost allocation methodologies and which revenues and expenditures should be included or excluded from the analysis based on their relationship to development
- Performed an analysis to allocate FY 2017 Police Department calls for service, Fire Department calls for service, Village-owned roads, and Planning/Inspections permits to each land use type
- Allocated revenues and expenditures to each land use and calculated a Per Acre Revenue and Per Acre Expenditure of each land use type
- Compared the Per Acre Revenue to the Per Acre Expenditure to determine the Net Surplus (Deficit) Per Acre for each land use type

As stated previously, several assumptions were made in this analysis, with those assumptions noted throughout. While modifying the assumptions used would impact the results, the general conclusions formed as a result of this analysis are believed to be valid. Significant assumptions of this analysis include:

- ***Revenue and expenditure allocation methodologies*** are the most appropriate way to allocate revenues and expenditures to alternative land uses. These are identified later in this report.

- Because capital expenses fluctuate year to year, ***the estimated capital cost included in this analysis is the annual average of the FY 2018-2022 Capital Improvement Plan*** projected capital expenditures for the various department expenditures allocated.
- ***Vacancy rates were assumed to be the most recent published data*** from the US Census (2011-2015 Community Survey Estimates) of 16% and 68% for single family and multifamily land uses respectfully.
- ***Population estimates by land use*** based on estimated persons per household.
- ***Custom trip generation rates*** that are impacted by population estimates by land use.

In general, the most recent US Census Data as presented in the 2011-2015 American Community Survey was used to determine land use characteristics that were then applied to FY 2017 data. Should these characteristics differ significantly from existing conditions in FY 2017, the results of this analysis would be different.

Land Use Characteristics

Residential land uses and ***Non-Residential land uses*** that exist in the Village in FY 2017 and included in this analysis, along with a description, are shown below.

Residential Land Uses	
Land Use	Description
Single Family - Low Density	R210: 5 acre lot/2,000 min heated sf
Single Family - Medium Density	R-30: 30,000 sf lot/2,000 min heated sf
	R-20: 20,000 sf lot/2,000 min heated sf
	R-15: 15,000 sf lot/1,800 min heated sf
Single Family - High Density	R-10: 10,000 sf lot/1,800 min heated sf
	R-8: 8,000 sf lot/1,500 min heated sf
Multi-family Development	Allowable density varies by zoning jurisdiction

Non-Residential Land Uses	
Land Use	Description
Office	General office, medical/dental office, government office, post office
Retail	Retail, car dealership, drugstore
Lodging	Hotel
Recreational	Park, marina, golf course, harness track, tennis facility, fitness center
Institutional	School, church, library
Medical	Hospital, nursing home, clinics
Industrial	Utilities, manufacturing, warehousing
Services	Bank, real estate office, restaurant, gas station

Throughout this report, footnotes to the figures indicate the source of the information presented and methods for calculating amounts used in this analysis. Also, the Appendices provide further detailed information about assumptions and methods used to determine key land use characteristics such as population by residential land use, estimated number of vehicle trips, estimated number of occupied units, estimated number of jobs within the Village, etc.

The **residential land use types** and their associated characteristics in FY 2017 such as average assessed values, average size of each unit, household size (persons per unit), densities, and number of vehicles per unit are shown in **Figure 1** below.

Figure 1. Residential Land Use Characteristics

Land Use Type - Residential	# of Units ¹	Assessed Value ¹	Tax Exempt Property Value ¹	Building Square Feet ¹	# of Acres ¹	# of Road Miles ¹	Population ¹⁰	Estimated # of Occupied Units ¹¹
Single Family - Low Density	72	\$66,202,560	\$0	357,705	396	0.02	156	60
Single Family - Medium Density	2,180	\$1,101,725,310	\$343,200	7,196,970	2,145	18.82	4,734	1,831
Single Family - High Density	5,029	\$1,282,943,630	\$1,012,010	10,871,062	1,683	75.08	10,922	4,224
Multi-Family	1,473	\$223,664,915	\$306,250	2,072,611	254	3.45	516	471
TOTAL	8,754	\$2,674,536,415	\$1,661,460	20,498,348	4,477	97.38	16,328	6,587

Land Use Type - Residential	Average Assessed Value per Unit ²	Average Square Feet per Unit ³	Persons per Acre ⁴	Density: # of Housing Units per Acre ⁵	# of Vehicles ⁶	Number of Vehicles per SF ⁷	Total Daily Vehicle Trips ⁸	Average Daily Vehicle Trips per Occupied Unit ⁹
Single Family - Low Density	\$919,480	4,968	0.39	0.18	109	0.0003	245	4.0
Single Family - Medium Density	\$505,379	3,301	2.21	1.02	3,296	0.0005	7,412	4.0
Single Family - High Density	\$255,109	2,162	6.49	2.99	7,604	0.0007	17,099	4.0
Multi-Family	\$151,843	1,407	2.03	5.79	848	0.0004	550	1.2
TOTAL	\$305,522	2,342	3.65	1.96	11,857	0.0006	25,306	3.8

¹ Moore County Tax Assessor and GIS Data, 2017

² Calculated as Total Assessed Value/# of Units

³ Calculated as Total Square Feet/# of Units

⁴ Calculated as Population/# of Acres

⁵ Calculated as # of Units/# of Acres

⁶ Calculated as 1.8 Vehicles Per Housing Unit (Based on 2011-2015 American Community Survey 5 Yr Estimates - Aggregate Number of Vehicles Available by Tenure (B25046)) times Estimated # of Occupied Units

⁷ Calculated as # of Vehicles/Building Square Feet

⁸ Calculated as Estimated # of Occupied Units times ITE Trip Rates times Trip Adjustment Factors (See Appendix B)

⁹ Calculated as Total Daily Vehicle Trips/Estimated # of Occupied Units

¹⁰ Population is per NC State Demographer and is allocated based on Persons Per Household analysis (See Appendix E)

¹¹ Calculated as # of Units times vacancy rates of 16% for Single Family and 68% for Multifamily, based on 2011-2015 American Community Survey 5 Yr Estimates (See Appendix E)

The **non-residential land use types** described below in **Figure 2** represent existing types of nonresidential development in the Village and the relevant characteristics of nonresidential land uses in FY 2017.

Figure 2. Non-Residential Land Use Characteristics

Land Use Type – Non-Residential	# of Units ¹	Assessed Value ¹	Tax Exempt Property Value ¹	Building Square Feet ¹	# of Acres ¹	# of Road Miles ¹	# of Jobs ²
Office	114	\$81,395,761	\$15,505,950	547,181	73	1.90	1,578
Retail	22	\$11,518,440	\$843,900	155,094	11	0.33	285
Lodging	8	\$62,598,500	\$0	502,817	30	0.15	1,575
Recreational	88	\$134,607,820	\$15,209,030	398,705	2,906	4.38	323
Institutional	12	\$23,141,860	\$22,841,320	212,246	49	0.11	189
Medical	10	\$424,538,210	\$344,661,360	1,782,388	138	1.02	4,752
Industrial	78	\$5,276,420	\$4,985,320	45,898	200	0.58	179
Services	47	\$22,720,360	\$711,240	216,294	47	0.51	1,077
TOTAL	379	\$765,797,371	\$404,758,120	3,860,623	3,455	8.97	9,957

Land Use Type – Non-Residential	Average Assessed Value per Unit ³	Average Square Feet per Unit ⁴	Average # of Employees Per 1,000 SF ⁵	Daily Vehicle Trips ⁶	Average Daily Vehicle Trips per Unit ⁷	Floor Area Ratio (FAR) ⁸
Office	\$713,998	4,800	2.88	5,020	44	0.17
Retail	\$523,565	7,050	1.83	4,791	218	0.32
Lodging	\$7,824,813	62,852	3.13	3,376	422	0.38
Recreational	\$1,529,634	4,531	0.81	7,324	83	0.00
Institutional	\$1,928,488	17,687	0.89	1,645	137	0.10
Medical	\$42,453,821	178,239	2.67	11,782	1,178	0.30
Industrial	\$67,646	588	3.90	160	2	0.01
Services	\$483,412	4,602	4.98	1,193	25	0.11
TOTAL	\$2,020,574	10,186	2.58	35,291		

¹ Moore County Tax Assessor and GIS Data, 2017

² Determined using US Census on the Map Application based on land use

³ Calculated as Assessed Value/# of Units

⁴ Calculated as Building Square Feet/# of Units

⁵ Calculated as the # of Jobs/SF/1,000

⁶ Calculated using ITE Trip Generation Rates and Demand Units (See Appendix B)

⁷ Calculated as Daily Vehicle Trips/# of Units

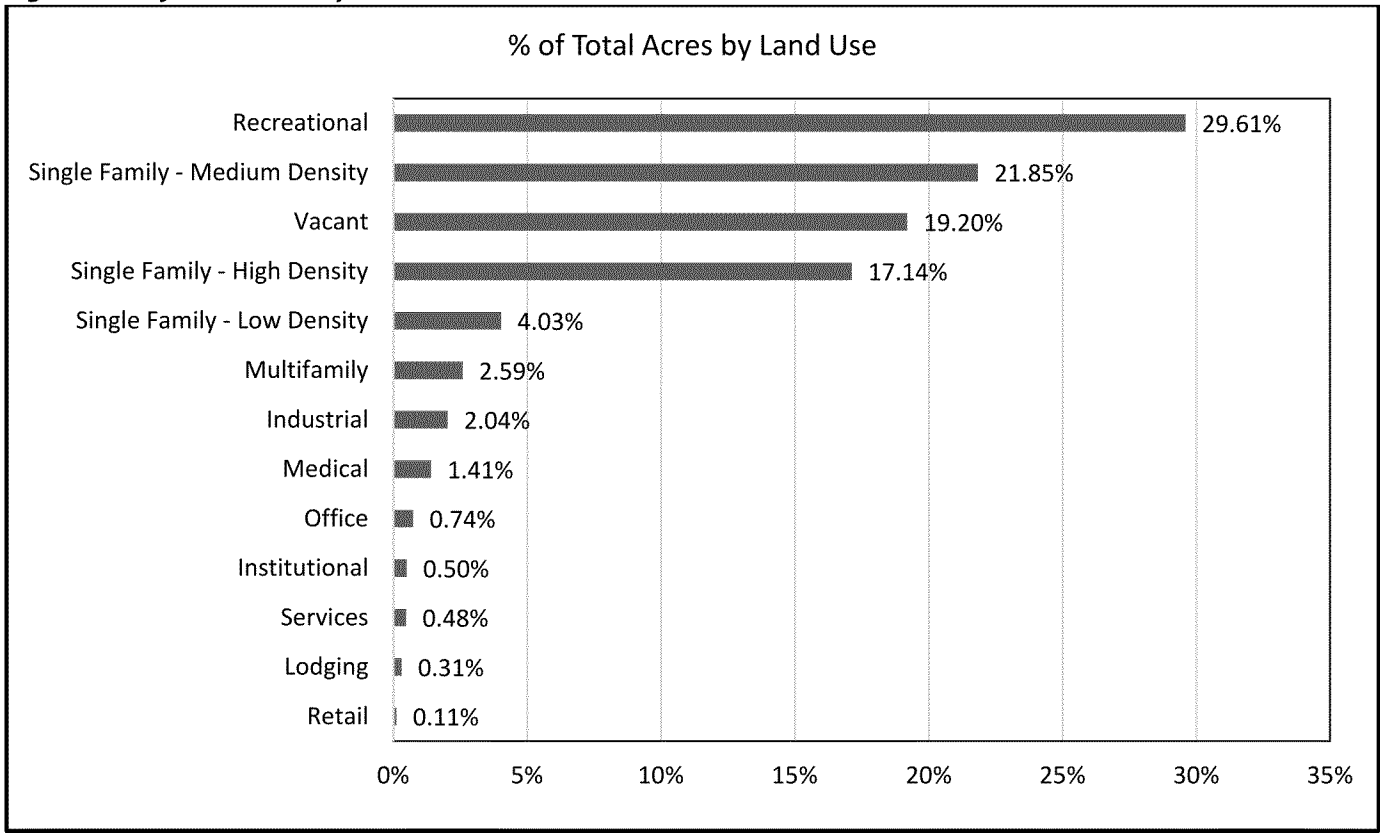
⁸ Calculated as Building Square Feet/Square Feet of Land (Note: 43,560 SF/Acre)

Figure 3 indicates the percentage of total acres in the Village allocated to land uses existing in FY 2017. Overall, the largest use of land in the Village corporate limits, or almost 30%, is for recreational purposes and includes primarily golf courses owned by the Pinehurst Resort, the Country Club of North Carolina, Pinewild Country Club, and Midland Golf Course. Other recreational land includes parks owned by the Village including the Harness Track, Rassie Wicker Park, Cannon Park, and West Pinehurst Park. The second largest land use in the Village is Single Family – Medium Density at nearly 22% of acreage and Single Family – High Density represents about 17% of developed acreage.

Non-Residential land uses only account for 13% of the total acreage in the Village limits.

Based on land uses by acreage, Pinehurst truly is a residential community with 75% of developed land allocated to residential and recreational uses.

Figure 3. % of Total Acres by Land Use



In total, FY 2017 GIS data indicates there are approximately 1,885 acres of vacant land, or 19% of the total 9,817 acres in the Village limits. **Figure 4** indicates the number of acres of vacant land by current Village zoning classifications, which shows that roughly 87% of vacant land in the Village is zoned residential and 13% of vacant land is zoned non-residential.

Figure 4. Vacant Land in the Village Limits

Land Use	# of Acres Vacant	% of Acres Vacant
Single Family - Low Density	149	8%
Single Family - Medium Density	874	46%
Single Family - High Density	486	26%
Multifamily	125	7%
Neighborhood Commercial	15	1%
Office Professional	142	8%
Public Conservation	54	3%
Recreational Development	27	1%
Village Mixed Use	9	0%
Village Residential	4	0%
TOTAL	1,885	100%

SUMMARY OF FISCAL IMPACT FINDINGS

Residential Land Uses

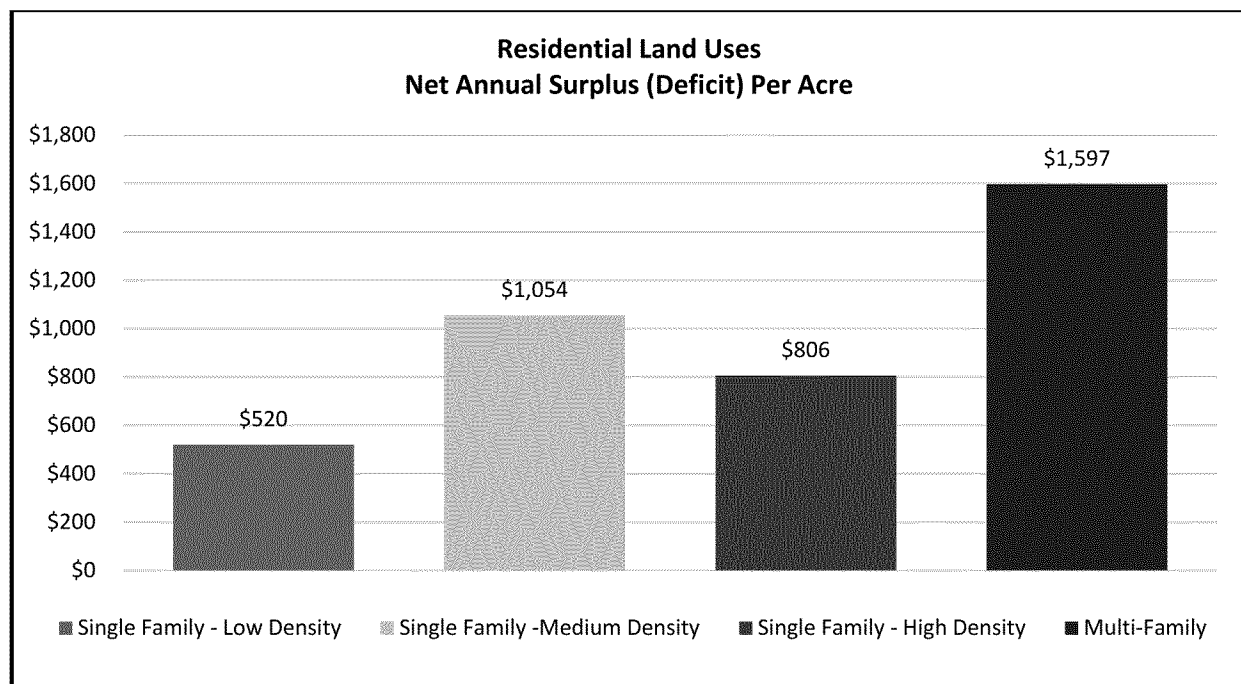
The following figures reflect the results of the 2017 Village of Pinehurst Land Use Fiscal Impact Analysis. Fiscal impact results per acre are shown first for each residential use in **Figure 5**. All residential land uses generate a net annual surplus per acre, with Multi-Family and Single Family – Medium Density generating the largest surplus per acre.

Figure 5. Residential Net Surplus (Deficit) per Acre

	Single Family - Low Density	Single Family - Medium Density	Single Family - High Density	Multi-Family
Estimated Revenues Per Acre	\$701	\$2,485	\$4,893	\$4,557
Estimated Expenditures Per Acre	\$181	\$1,431	\$4,087	\$2,960
Net Surplus (Deficit) Per Acre	\$520	\$1,054	\$806	\$1,597

Figure 6 shows the net surplus or net deficit per acre for each residential land use graphically. A net surplus indicates that revenues per acre exceed expenditures per acre. A net deficit, or data below the \$0 line, indicates expenditures exceed revenues generated on a per acre basis.

Figure 6. Residential Net Surplus (Deficit) per Acre Graph



Non-Residential Land Uses

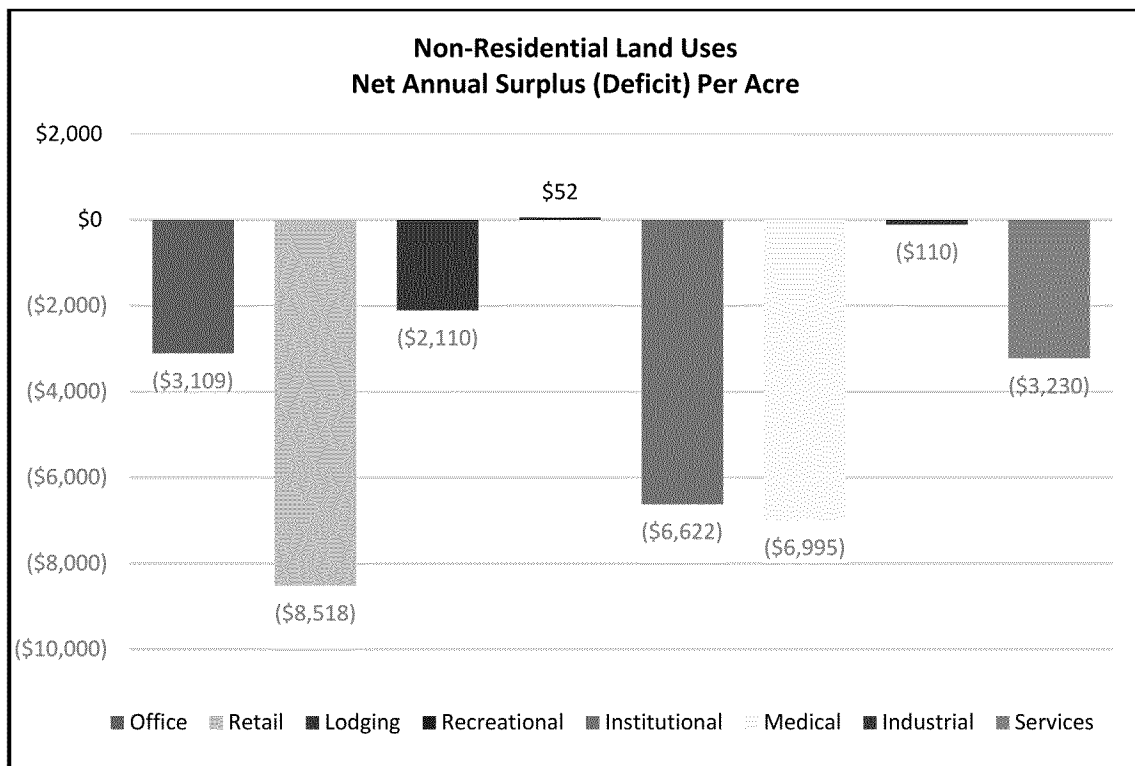
Fiscal impact results per acre for each non-residential use are shown in **Figure 7**. All non-residential land uses generate a net annual deficit per acre, with the exception of recreational land uses. Retail, medical, and institutional uses generate the largest deficit per acre.

Figure 7. Non- Residential Net Surplus (Deficit) per Acre

	Office	Retail	Lodging	Recreational	Institutional	Medical	Industrial	Services
Estimated Revenues Per Acre	\$3,778	\$4,205	\$8,271	\$158	\$280	\$2,818	\$22	\$1,955
Estimated Expenses Per Acre	\$6,887	\$12,723	\$10,381	\$106	\$6,902	\$9,813	\$132	\$5,185
Net Surplus (Deficit) Per Acre	(\$3,109)	(\$8,518)	(\$2,110)	\$52	(\$6,622)	(\$6,995)	(\$110)	(\$3,230)

Figure 8 shows the net surplus or net deficit per acre for each non-residential land use graphically. A net surplus indicates that revenues per acre exceed expenditures per acre. A net deficit, or data below the \$0 line, indicates expenditures exceed revenues generated on a per acre basis.

Figure 8. Non-Residential Net Surplus (Deficit) per Acre Graph



MAJOR FINDINGS

Overall, *this analysis indicates that the population associated with residential land uses generates more net revenue for the Village than non-residential uses.*

Based on FY 2017 data, all four residential land uses generate positive net revenue per acre or a surplus. ***Multi-Family and Single Family - Medium Density development generate the most net revenue per acre in Pinehurst.*** This is due in a large part to the Village's revenue structure with property taxes generating the majority of the revenue and sales tax distributions occurring on a per capita basis. A significant amount of the Single Family - Medium Density development in the Village is contained within gated communities which has a significant impact on Village expenditures including:

- Added security afforded by a gated community results in fewer police calls for service and less cost allocated to this land use.
- Roads in gated communities such as the Country Club of North Carolina, Pinewild Country Club, and Fairwoods on 7 are private and the Village does not expend financial resources to maintain private roads (e.g. resurface and maintain right of ways) and also does not receive Powell Bill revenue for these roads.

Also, there are some Multi-Family developments in the Village that do not use the Village's solid waste services and instead contract with a private hauler. This "mix" of service levels is included in this analysis and the fiscal impact of any future Multi-Family development would be impacted by whether or not the Village collects solid waste for the development.

When contemplating future development, Village leaders would need to consider variables such as private security, private roads, and solid waste collection to determine the true cost of any future residential development. Also, vacancy rates of single family and multi-family developments significantly impact this analysis and any major changes to 2015 vacancy rates would impact the results of this analysis.

All non-residential land uses, with the exception of recreational, generate a net deficit per acre. Retail, medical, and institutional uses generate the greatest deficit per acre. The largest deficit per acre in the non-residential land use is retail because the amount of revenue generated does not cover the primary expenses associated with retail development such as road resurfacing expenditures generated by vehicle trips and public safety costs. Medical and institutional uses also generate a significant deficit per acre due to the large percentage of tax exempt property and high demand for police services. Overall, ***the greatest fiscal return per acre for non-residential land uses is recreational*** due to the relatively low cost to service this type of land use which is primarily privately owned golf courses.

Combining the community's desires for future land use with information about existing land uses, vacant land, and the estimated fiscal impacts of alternative land uses, Village officials can use this analysis as one component to consider when contemplating alternative future development scenarios in the upcoming Long-Range Comprehensive Plan process. While residential development may generate the most positive financial impact, there are a number of unmeasurable and non-financial reasons to have non-residential land uses within the Village to meet the needs of citizens such as providing places to work, shop, and dine in and around the Village.

REVENUE FACTORS

Revenue Allocation Methodologies

The following section and series of figures details the revenue allocation methodologies used in the analysis. Custom allocation analyses are described where appropriate in this section with supporting documentation included in the Appendices. **Figure 9** provides a snapshot of the allocation methodologies used for revenue sources. Revenues indicated as “Fixed” were not allocated to a land use due to no reasonable basis for allocation.

Figure 9. Revenue Allocation Methodology

	FY 2017 Actual	Allocated/ Fixed ¹	% of Actual	Population	Building Square Feet	Inspection Fees	Vehicles	Lane Miles	Property Values
Ad Valorem Taxes									
Real & Personal Property Taxes	\$9,383,995	Allocated	52%						X
MV Taxes	\$612,417	Allocated	3%				X		
Other Taxes and Licenses	\$2,180	Fixed	0%						
Unrestricted Revenues									
Sales Taxes	\$4,066,513	Allocated	23%	X					
Utilities Franchise Taxes	\$1,339,438	Allocated	7%		X				
Other Unrestricted Revenues	\$72,975	Fixed	0%						
Restricted Revenues									
Powell Bill	\$495,621	Allocated	3%	X				X	
Other Restricted Revenues	\$107,816	Fixed	1%						
Permits & Fees	\$801,574	Allocated	4%			X			
Sales and Services Revenues	\$719,515	Allocated	4%	X					
Other Revenues	\$275,645	Allocated	2%	X					
Assessments	\$39,102	Fixed	0%						
Interest Income	\$63,189	Fixed	0%						
TOTAL	\$17,979,980		100%						

¹ Only revenues that had a reasonable basis for allocation were allocated; revenues indicated as Fixed were not allocated and excluded from the Fiscal Impact Analysis (Note: Harness Track, Fair Barn, Assessment, and Interest Revenues were considered Fixed and not allocated)

Real and Personal Property Taxes

In FY 2017, property taxes were levied at \$0.295 per \$100 valuation and accounted for 52% of total revenues.

Residential Land Uses

To determine property taxes for residential land uses, Village staff used Moore County Tax Assessor and GIS data to first determine the aggregate real property taxable values by land use category. Real property tax revenue was then allocated based on residential taxable property tax values in each land use, net of tax exempt property.

Non-Residential Land Uses

To determine property taxes for non-residential land uses, Village staff used Moore County Tax Assessor and GIS data to first determine the aggregate real property taxable values by land use category. Non-residential land uses also pay personal property taxes on business property. Village staff calculated a personal property factor of 17% based on the total amount of personal property taxes paid in FY 2017 as a percentage of total non-residential

property values, per the Moore County Tax Department. This factor was applied to the taxable real property values for each non-residential land use to allocate personal property taxes by land use. Real and personal property tax revenue was then allocated based on total taxable real and personal property tax values in each land use.

Real and personal property tax revenues by residential and non-residential land uses are shown in **Figure 10**.

Figure 10. Real & Personal Property Tax Revenues by Land Use

Real and Personal Property Tax Revenue	
Real and Personal Tax Revenue - 2017 ¹	\$9,383,995
Tax Rate, Per \$100 Valuation- 2017 ¹	\$0.295
Personal Property % Factor ⁵	17%
Calculation of Personal Property Factor ⁵	
Total Personal Property - FY 2017 ²	\$60,294,423
Aggregate Non-Residential Real Property Taxable Value	\$361,039,251
Personal Property Factor	17%

Residential Property Tax Revenues by Land Use	Aggregate Property Value ²	Tax Exempt Property Value ³	Aggregate Real Property Taxable Value ⁴		Aggregate Property Taxes ⁷	# of Acres ²	Real & Personal Property Tax Per Acre ⁸
Single Family - Low Density	\$66,202,560	\$0	\$66,202,560		\$200,777	396	\$507
Single Family - Medium Density	\$1,101,725,310	\$343,200	\$1,101,382,110		\$3,340,229	2,145	\$1,558
Single Family - High Density	\$1,282,943,630	\$1,012,010	\$1,281,931,620		\$3,887,792	1,683	\$2,311
Multi-Family	\$223,664,915	\$306,250	\$223,358,665		\$677,393	254	\$2,664
SUB TOTAL	\$2,674,536,415	\$1,661,460	\$2,672,874,955		\$8,106,191	4,477	\$1,810
Non-Residential Property Tax Revenues by Land Use	Aggregate Real Property Assessed Value ²	Tax Exempt Property Value ³	Aggregate Real Property Taxable Value ⁴	Aggregate Real & Personal Property Taxable Value ⁶	Aggregate Property Taxes ⁷	# of Acres ²	Real & Personal Property Tax Per Acre ⁸
Office	\$81,395,761	\$15,505,950	\$65,889,811	\$76,893,568	\$233,200	73	\$3,204
Retail	\$11,518,440	\$843,900	\$10,674,540	\$12,457,214	\$37,780	11	\$3,361
Lodging	\$62,598,500	\$0	\$62,598,500	\$73,052,600	\$221,551	30	\$7,347
Recreational	\$134,607,820	\$15,209,030	\$119,398,790	\$139,338,675	\$422,581	2,906	\$145
Institutional	\$23,141,860	\$22,841,320	\$300,540	\$350,731	\$1,064	49	\$22
Medical	\$424,538,210	\$344,661,360	\$79,876,850	\$93,216,476	\$282,703	138	\$2,045
Industrial	\$5,276,420	\$4,985,320	\$291,100	\$339,714	\$1,030	200	\$5
Services	\$22,720,360	\$711,240	\$22,009,120	\$25,684,696	\$77,896	47	\$1,659
SUB TOTAL	\$765,797,371	\$404,758,120	\$361,039,251	\$421,333,674	\$1,277,804	3,455	\$370
TOTAL	\$3,440,333,786	\$406,419,580	\$3,033,914,206	\$3,094,208,629	\$9,383,995	7,932	\$1,183

¹ June 30, 2017 Audited Financial Statements

² Moore County Tax Assessor & GIS Data, 2017

³ Moore County Tax Assessor data (Includes tax exempt property, senior citizen exemptions, and deferred exemptions)

⁴ Calculated as Aggregate Real Property Value less Tax Exempt Property Value

⁵ Personal property taxes vary by business; Calculated as a % of real and personal taxable value of non-residential property

⁶ Calculated as Aggregate Real Property Taxable Value plus an additional 17% of taxable value for personal property

⁷ June 30, 2017 total R&P tax revenue allocated based on proportion of real and personal taxable value of property

⁸ Calculated as Aggregate Property Tax Revenue/# of Acres

Motor Vehicle Taxes

Motor vehicle taxes were allocated using a custom methodology based on the number of vehicles in each residential land use category. An analysis of the 2011-2015 US Census Bureau American Community Survey data indicated an average of 1.8 vehicles per residential occupied unit in the Village. This rate was applied to the estimated number of occupied units to determine the number of vehicles in each residential land use category. Motor vehicle tax values and revenue were then allocated to each residential land use category in proportion to the aggregate motor vehicle value that were determined based on the number of vehicles in each residential land use as shown in **Figure 11** below.

Figure 11. Motor Vehicle Tax Revenues by Land Use

Motor Vehicle Tax Revenue	
Motor Vehicle Tax Revenue - 2017 ¹	\$612,417
Tax Rate, Per \$100 Valuation- 2017 ¹	\$0.295

Residential Motor Vehicle Tax Revenues by Land Use	Estimated # of Occupied Units ³	# of Vehicles Per Unit ⁴	Total # of Vehicles ⁵	Aggregate Motor Vehicle Value ⁶	Aggregate Motor Vehicle Tax Revenue ⁷	# of Acres ²	Motor Vehicle Taxes Per Acre ⁸
Single Family - Low Density	60	1.80	109	\$1,904,634	\$5,623	396	\$14
Single Family - Medium Density	1,831	1.80	3,296	\$57,668,076	\$170,243	2,145	\$79
Single Family - High Density	4,224	1.80	7,604	\$133,033,373	\$392,730	1,683	\$233
Multi-Family	471	1.80	848	\$14,844,050	\$43,821	254	\$172
TOTAL	6,587		11,857	\$207,450,132	\$612,417	4,477	\$137

¹ June 30, 2017 Audited Financial Statements

² Calculated as Aggregate Motor Vehicle Value/Total # of Vehicles

³ Calculated as # of Units times vacancy rates of 16% for Single Family and 68% for Multifamily, based on 2011-2015 American Community Survey 5 Yr Estimates (See Appendix E)

⁴ Calculated as Aggregate # of Vehicles Available/# of Housing Units; Source: 2011-2015 American Community Survey 5 Yr Estimates

⁵ Calculated as Estimated # of Occupied Units times # of Vehicles Per Unit

⁶ Aggregate Motor Vehicle Value provided by More County Tax Department for FY 2017 and allocated in proportion to the # of Vehicles

⁷ Aggregate MV Tax Revenue from June 30, 2017 financial statements allocated in proportion to the Aggregate Motor Vehicle Value

⁸ Calculated as Aggregate Motor Vehicle Tax Revenue/# of Acres

Sales Taxes

Sales tax revenue includes Local Option Sales Taxes that are levied by the Moore County Board of Commissions and collected by the State of North Carolina on behalf of the County. Sales taxes in Moore County are distributed on a per capita basis and are allocated to residential land uses based on population as shown in **Figure 12**.

Figure 12. Sales Tax Revenues by Land Use

Sales Tax Revenue	
Local Option Sales Tax Revenue - 2017 ¹	\$4,066,513
Pinehurst Population - 2017 ²	16,328
Sales Tax Revenue per Capita	\$249

Residential Sales Tax Revenues by Land Use	Population ²	Aggregate Sales Tax Revenue ³	# of Acres ⁴	Sales Tax Revenue Per Acre ⁵
Single Family - Low Density	156	\$38,943	396	\$98
Single Family - Medium Density	4,734	\$1,179,109	2,145	\$550
Single Family - High Density	10,922	\$2,720,063	1,683	\$1,617
Multi-Family	516	\$128,399	254	\$505
TOTAL	16,328	\$4,066,513	4,477	\$908

¹ June 30, 2017 Audited Financial Statements (Includes Hold Harmless Reimbursements)

² Calculated as Persons/Household Unit times Total # of Units, using 2011-2015 American Community Survey 5 Yr Estimates

³ Total Sales Tax Revenue from June 30, 2017 financial statements allocated in proportion to Population

⁴ Moore County Tax Assessor & GIS Data, 2017

⁵ Calculated as Aggregate Sales Tax Revenue/# of Acres

Utilities Franchise Taxes

Utilities franchise taxes include electricity, video programming, and telecommunications taxes. Village staff allocated utilities franchise taxes based on the building square footage in each land use category. **Figure 13** indicates utilities franchise tax for residential and non-residential land uses.

Figure 13. Utilities Franchise Tax Revenues by Land Use

Utility Franchise Tax Revenue				
Electricity Franchise Tax Revenue - 2017 ¹		\$1,339,438		
Total Building Square Feet ²		24,358,971		
Utilities Franchise Tax Revenue Per Square Foot		\$0.05		

Residential Utility Franchise Tax Revenues by Land Use	Building Square Feet ²	Aggregate Utilities Franchise Tax Revenue ³	# of Acres ²	Utilities Franchise Tax Revenue Per Acre ⁴
Single Family - Low Density	357,705	\$19,669	396	\$50
Single Family - Medium Density	7,196,970	\$395,743	2,145	\$185
Single Family - High Density	10,871,062	\$597,772	1,683	\$355
Multi-Family	2,072,611	\$113,968	254	\$448
SUB TOTAL	20,498,348	\$1,127,152	4,477	\$252

Non-Residential Utilities Franchise Tax Revenues by Land Use	Building Square Feet ²	Aggregate Utilities Franchise Tax Revenue ³	# of Acres ²	Utilities Franchise Tax Revenue Per Acre ⁴
Office	547,181	\$30,088	73	\$413
Retail	155,094	\$8,528	11	\$759
Lodging	502,817	\$27,649	30	\$917
Recreational	398,705	\$21,924	2,906	\$8
Institutional	212,246	\$11,671	49	\$237
Medical	1,782,388	\$98,009	138	\$709
Industrial	45,898	\$2,524	200	\$13
Services	216,294	\$11,893	47	\$253
SUB TOTAL	3,860,623	\$212,286	3,455	\$61

TOTAL	24,358,971	\$1,339,438	7,932	\$313
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¹ June 30, 2017 Audited Financial Statements (Includes Electricity, Video Programming and Telecommunications Taxes)

² Moore County Tax Assessor & GIS Data, 2017

³ Calculated as Utilities Franchise Tax Revenue Per Square Foot times Building Square Feet

⁴ Calculated as Aggregate Utilities Franchise Tax Revenue/# of Acres

Powell Bill Revenue

Powell Bill revenue is an annual appropriation from the NC State Highway Fund that is based on a formula that allocates 75% of the revenue based on population and 25% on the number of miles of Village streets maintained in the Village's corporate limits. The distribution excludes state and privately owned roads within the Village limits, including those roads in private gated communities.

Village staff obtained a GIS file with street miles and allocated the linear mileage to residential and non-residential land uses based on zoning jurisdiction and the proportion of land uses contained within that jurisdiction (See **Appendix D**). **Figure 14** indicates the Powell Bill revenue allocation for residential and non-residential land uses.

Figure 14. Powell Bill Revenue by Land Use

Powell Bill Revenue						
Powell Bill Revenue - 2017 ¹	\$495,621					
Distribution Rate/Lane Mile ²	\$1,622.49					
Powell Bill Distribution Rate/Capita ²	\$20.04					

Residential Powell Bill Revenue by Land Use	# of Lane Miles ³	Revenue Based on Lane Miles ⁴	Population ⁵	Revenue Based on Population ⁶	# of Acres ²	Revenue Per Acre ⁷
Single Family - Low Density	0.02	\$39	156	\$3,094	396	\$8
Single Family - Medium Density	18.82	\$30,537	4,734	\$93,675	2,145	\$44
Single Family - High Density	75.08	\$121,813	10,922	\$216,098	1,683	\$128
Multi-Family	3.45	\$5,604	516	\$10,201	254	\$40
SUB TOTAL	97.38	\$157,992	16,328	\$323,068	4,477	\$72
Non-Residential Powell Bill Revenue by Land Use	# of Lane Miles ³	Revenue Based on Lane Miles ⁴			# of Acres ²	Revenue Per Acre ⁷
Office	1.90	\$3,081			73	\$42
Retail	0.33	\$535			11	\$48
Lodging	0.15	\$240			30	\$8
Recreational	4.38	\$7,103			2,906	\$2
Institutional	0.11	\$175			49	\$4
Medical	1.02	\$1,655			138	\$12
Industrial	0.58	\$941			200	\$5
Services	0.51	\$831			47	\$18
SUB TOTAL	8.97	\$14,561			3,455	\$4
GRAND TOTAL	106.35	\$172,553	16,328	\$323,068	7,932	\$76

¹ June 30, 2017 Audited Financial Statements

² FY 2017 Powell Bill Distribution Report from NC Department of Revenue

³ Moore County Tax Assessor and GIS Data, 2017

⁴ Calculated as # of Lane Miles times Distribution Rate/Lane Mile

⁵ Calculated as Persons/Household Unit times # of Units, using 2011-2015 American Community Survey 5 Yr Estimates

⁶ Calculated as (Total Powell Bill Revenue - Revenue Based on Lane Miles) times proportion of population to Total Population

⁷ Calculated as Aggregate Motor Vehicle Tax Revenue/# of Acres

Permits & Fee Revenue

Permits and fees include planning and inspection fees for residential and non-residential building permits within the Village limits. It excludes fire district revenues for services performed outside of the Village limits to other fire districts under contract. **Figure 15** indicates permit and fee revenue allocated by land use type.

Figure 15. Permit & Fee Revenue by Land Use

Permits & Fee Revenue	
Permits & Fee Revenue - 2017 ¹	\$526,919

Residential Permits & Fee Revenues by Land Use	% of Inspection Fees	Total Permits & Fees Revenue ⁴	# of Acres ³	Permits & Fees Revenue Per Acre ⁵
Single Family - Low Density	1%	\$7,008	396	\$18
Single Family - Medium Density	14%	\$73,613	2,145	\$34
Single Family - High Density	46%	\$244,282	1,683	\$145
Multi-Family	34%	\$176,802	254	\$695
SUB TOTAL	66%	\$501,705	4,477	\$112
Non-Residential Permits & Fees by Land Use	% of Inspection Fees	Total Permits & Fees Revenue ⁴	# of Acres ³	Permits & Fees Revenue Per Acre ⁵
Office	2%	\$8,642	73	\$119
Retail	0%	\$433	11	\$39
Lodging	0%	\$0	30	\$0
Recreational	1%	\$7,036	2,906	\$2
Institutional	0%	\$867	49	\$18
Medical	1%	\$7,080	138	\$51
Industrial	0%	\$0	200	\$0
Services	0%	\$1,156	47	\$25
SUB TOTAL	34%	\$25,214	3,455	\$7
GRAND TOTAL	100%	\$526,919	7,932	\$66

¹ June 30, 2017 Audited Financial Statements; Excludes Fixed Fire District Revenue of \$274,655

² % Allocated to Residential and Non-Residential is based on SF permitted in FY 2017, per Permit Log

³ Moore County Tax Assessor and GIS Data, 2017

⁴ Total revenue allocated in proportion to Inspection Fees per Zoning Jurisdiction

⁵ Calculated as Total Permits & Fees Revenue/# of Acres

Sales & Services Revenue

Sales and services revenue includes fees for services for athletic programs, recreation programs, and facility rental fees. These fees are allocated to residential land uses based on population. **Figure 16** indicates sales and services revenue by land use.

Figure 16. Sales & Services Revenue by Land Use

Sales & Services Revenue	
Sales and Services Revenue - 2017 ¹	\$129,687

Residential Sales & Services Revenue by Land Use	Total Population ²	Total Sales & Services Revenue ³	Total # of Acres ⁴	Sales & Services Revenue Per Acre ⁵
Single Family - Low Density	156	\$1,242	396	\$3
Single Family - Medium Density	4,734	\$37,603	2,145	\$18
Single Family - High Density	10,922	\$86,747	1,683	\$52
Multi-Family	516	\$4,095	254	\$16
TOTAL	16,328	\$129,687	4,477	\$29

¹ June 30, 2017 Audited Financial Statements; Includes only Athletic Program Fees, Recreation Fees, & Facility Rental Fees

² Calculated as Persons/Household Unit times Total # of Units, using 2011-2015 American Community Survey 5 Yr Estimates

³ Total revenue allocated in proportion to total population

⁴ Moore County Tax Assessor and GIS Data, 2017

⁵ Calculated as Total Permits & Fees Revenue/# of Acres

Other Revenues

Other revenues include ABC Revenue 50% Mixed Beverage and 25% Counter Sales. These revenues are allocated to residential land uses based on population. **Figure 17** indicates other revenues allocated by land use type.

Figure 17. Other Revenues by Land Use

Other Revenues - 2017	
Other Revenues - 2017 ¹	\$130,965

Residential Other Revenues by Land Use	Population ²	Total Other Revenues ³	# of Acres ⁴	Other Revenues Per Acre ⁵
Single Family - Low Density	156	\$1,254	396	\$3
Single Family - Medium Density	4,734	\$37,974	2,145	\$18
Single Family - High Density	10,922	\$87,602	1,683	\$52
Multi-Family	516	\$4,135	254	\$16
TOTAL	16,328	\$130,965	4,477	\$29

¹ June 30, 2017 Audited Financial Statements; Includes only ABC Revenue 50% Mixed Beverage and 25% Counter Sales

² Calculated as Persons/Household Unit times Total # of Units, using 2011-2015 American Community Survey 5 Yr Estimates

³ Total revenue allocated in proportion to Population

⁴ Moore County Tax Assessor and GIS Data, 2017

⁵ Calculated as Total Other Revenues/# of Acres

Revenue Summary

Total revenues allocated on a per acre basis to residential land uses are shown in **Figure 18**. Overall, **Single Family – High Density and Multi-Family residential development generate the most revenue on a per acre basis**. This is due in a large part to the higher density of housing that impacts primarily tax revenues. In addition, the majority of sales tax revenue is allocated to Single-Family High Density uses due to the concentration of population in this land use. It is also important to note that the large permits & fee revenue allocated to multi-family reflects the fees associated with a major apartment complex permitted in FY 2017. If occupancy rates for Multi-Family increase, the amount of revenue allocated to Multi-Family would be higher than what is shown in this analysis

Figure 18. Residential Revenue Generation per Acre by Land Use

Revenue Category	Single Family - Low Density	Single Family - Medium Density	Single Family - High Density	Multi-Family
Real & Personal Property Taxes	\$507	\$1,558	\$2,311	\$2,664
Motor Vehicle Taxes	\$14	\$79	\$233	\$172
Sales Taxes	\$98	\$550	\$1,617	\$505
Utilities Franchise Taxes	\$50	\$185	\$355	\$448
Powell Bill	\$8	\$44	\$128	\$40
Permits & Fees	\$18	\$34	\$145	\$695
Sales and Services Revenues	\$3	\$18	\$52	\$16
Other Revenues	\$3	\$18	\$52	\$16
TOTAL	\$701	\$2,485	\$4,893	\$4,557

Total revenues allocated on a per acre basis to non-residential land uses are shown in **Figure 19**. With property taxes as the largest source of revenue, **lodging, retail, and office generate the most revenue per acre of the non-residential land uses**. Given the amount of tax exempt property in the medical land use, it does not generate as much revenue per acre as other non-residential land uses.

Figure 19. Non-Residential Revenue Generation per Acre by Land Use

Revenue Category	Office	Retail	Lodging	Recreational	Institutional	Medical	Industrial	Services
Real & Personal Property Taxes	\$3,204	\$3,361	\$7,347	\$145	\$22	\$2,045	\$5	\$1,659
Utilities Franchise Taxes	\$413	\$759	\$917	\$8	\$237	\$709	\$13	\$253
Powell Bill	\$42	\$48	\$8	\$2	\$4	\$12	\$5	\$18
Permits & Fees	\$119	\$39	\$0	\$2	\$18	\$51	\$0	\$25
TOTAL	\$3,778	\$4,205	\$8,271	\$158	\$280	\$2,818	\$22	\$1,955

Expenditures Factors

Expenditure Allocation Methodologies

Figure 20 indicates the methodologies used to allocate different types of expenditures to various land uses. Due to annual fluctuations in capital expenses, Village staff allocated a 5-year average of capital expenditures projected in the FY 2018-2022 to determine an average annual capital expenditure for each expenditure type allocated. These estimated amounts are included in the expenditure detail contained in this analysis as the Amortized Annual Cost for Capital. In addition, internal service department costs including Information Technology, Buildings & Grounds, and Fleet Maintenance were allocated to the various departments listed below as is customary for Village financial reporting purposes. Expenditures indicated as “Fixed” were not allocated to a land use due to no reasonable basis for allocation.

Figure 20. Expenditure Allocation Methodologies

Department	FY 2017 Actual	Allocated/ Fixed ¹	% of Actual	Population	Population & Jobs	Vehicle Trips or Miles	Custom Analysis
Governing Body	\$120,835	Allocated	1%		X		
Administration	\$1,103,735	Allocated	7%		X		
Financial Services	\$581,532	Allocated	3%		X		
Human Resources	\$358,360	Allocated	2%		X		
Police	\$2,796,366	Allocated	17%				X
Fire	\$2,562,744	Allocated	15%				X
Planning	\$560,143	Allocated	3%				X
Inspections	\$205,873	Allocated	1%		X		
Public Services Administration	\$784,979	Allocated	5%			X	
Streets & Grounds	\$1,677,752	Allocated	10%			X	
Powell Bill	\$813,982	Allocated	5%			X	
Solid Waste	\$1,312,901	Allocated	8%	X			
Parks & Recreation	\$1,956,703	Allocated	12%	X			
Library	\$200,000	Fixed	1%				
Harness Track	\$676,859	Fixed	4%				
Fair Barn	\$342,767	Fixed	2%				
Community Development	\$204,453	Fixed	1%				
Debt Service	\$412,248	Allocated	2%				X
TOTAL EXPENDITURES	\$16,672,232		100%				

¹ Only expenditures that had a reasonable basis for allocation were allocated; expenditures indicated as Fixed were not allocated and excluded from the Analysis

Administration

Administration Expenditures allocated include Governing Body, Administration, Financial Services, and Human Resources. These costs were allocated to residential and non-residential land uses using a custom calculation of a Proportionate Share based on US Census data on population and jobs (See **Appendix A**). **Figure 21** indicates Administration expenditures allocated to residential and non-residential land uses.

Figure 21. Administration Expenditures by Land Use

Other General Fund - Administration Cost Factor				
Administration FY 2017 Operating Expenditures ¹		\$2,139,195		
Amortized Annual Cost for Capital ²		\$118,400		
Total Administration Expenditures Allocated		\$2,257,595		
Proportionate Share - Residential ³		67%		
Proportionate Share - Non-Residential ³		33%		

Residential Administration Expenditures by Land Use	Population ⁴	Total Administration Expenditures Per Area ⁵	# of Acres ⁶	Administration Expenditures Per Acre ⁷
Single Family - Low Density	156	\$14,545	396	\$37
Single Family - Medium Density	4,734	\$440,375	2,145	\$205
Single Family - High Density	10,922	\$1,015,893	1,683	\$604
Multi-Family	516	\$47,954	254	\$189
SUBTOTAL	16,328	\$1,518,767	4,477	\$339

Non-Residential Administration Expenditures by Land Use	# of Jobs ⁸	Total Administration Expenditures Per Area ⁵	# of Acres ⁶	Administration Expenditures Per Acre ⁷
Office	1,578	\$117,090	73	\$1,609
Retail	285	\$21,112	11	\$1,878
Lodging	1,575	\$116,882	30	\$3,876
Recreational	323	\$23,991	2,906	\$8
Institutional	189	\$13,994	49	\$285
Medical	4,752	\$352,565	138	\$2,551
Industrial	179	\$13,275	200	\$66
Services	1,077	\$79,920	47	\$1,702
SUBTOTAL	9,957	\$738,828	3,455	\$214
TOTAL		\$2,257,595	7,933	\$285

¹ June 30, 2017 Audited Financial Statements; Includes Personnel and Operating Expenditures for Governing Body, Administration, Finance, and Human Resources

² Calculated as Five Year Average Capital Expenditures in FY 2018-2022 Capital Improvement Plan

³ Calculated based on population and jobs using 2014 US Census On the Map Application Data and 2011-2015 American Community Survey 5 Yr Estimates (See Appendix A)

⁴ Calculated as Persons/Household Unit times # of Units, using 2011-2015 American Community Survey 5 Yr Estimates

⁵ Calculated as Population (Residential)/Building Square Feet (Non-Residential) times (Proportionate Share times Total Administration Expenditures Allocated)

⁶ Moore County Tax Assessor and GIS Data, 2017

⁷ Calculated as Total Administration Expenditures Per Area/# of Acres

⁸ Calculated based on 2014 US Census on the Map Application Data (See Appendix C)

Police

Police Expenditures are allocated to residential and non-residential land uses based on the proportion of citizen initiated calls for service to the various land uses. To obtain this information, Village staff assigned the applicable land use to citizen initiated calls for service in FY 2017 using Computer Aided Dispatch (CAD) software and allocated total Police Expenditures based on the number of minutes citizen initiated calls for service consumed. **Figure 22** indicates Police Expenditures by land use type.

Figure 22. Police Expenditures by Land Use

Police Cost Factor	
Police FY 2017 Actual Expenditures ¹	\$2,724,664
Amortized Annual Cost for Capital ²	\$110,000
Total Police Expenditures Allocated	\$2,834,664
Police Time of Service (Minutes) for Citizen Initiated Calls ³	174,689
Police Cost (\$) Per Minute	\$16.23

Residential Police Expenditures by Land Use	# of Citizen Initiated Calls ³	Time of Service (Minutes) ³	Total Police Expenditures Per Area ⁴	# of Acres ⁵	Police Expenditures Per Acre ⁶
Single Family - Low Density	17	283	\$4,588	396	\$12
Single Family - Medium Density	1,037	29,287	\$475,238	2,145	\$222
Single Family - High Density	2,490	64,376	\$1,044,627	1,683	\$621
Multi-Family	251	8,276	\$134,294	254	\$528
SUB TOTAL	3,795	102,222	\$1,658,746	4,477	\$370
Non-Residential Police Expenditures by Land Use	# of Citizen Initiated Calls ³	Time of Service (Minutes) ³	Total Police Expenditures Per Area ⁴	# of Acres ⁵	Police Expenditures Per Acre ⁶
Office	361	7,117	\$115,482	73	\$1,587
Retail	103	1,958	\$31,776	11	\$2,827
Lodging	88	4,535	\$73,586	30	\$2,440
Recreational	233	3,592	\$58,282	2,906	\$20
Institutional	342	12,612	\$204,662	49	\$4,161
Medical	1,065	37,085	\$601,770	138	\$4,354
Industrial	3	31	\$495	200	\$2
Services	288	5,538	\$89,866	47	\$1,914
SUB TOTAL	2,483	72,467	\$1,175,918	3,455	\$340
TOTAL	6,278	174,689	\$2,834,664	7,932	\$357

¹ June 30, 2017 Audited Financial Statements; Includes Personnel and Operating Expenditures

² Calculated as Five Year Average Capital Expenditures in FY 2018-2022 Capital Improvement Plan

³ VOP CAD Database from Police Department, FY 2017 Calls

⁴ Calculated as # of Calls/Time of Service (Minutes)

⁵ Calculated as Time of Service (Minutes) times Police Cost (\$) Per Minute

⁶ Moore County Tax Assessor & GIS Data, 2017

⁷ Calculated as Total Police Expenditures Per Area/# of Acres

Fire

Fire Expenditures are allocated to residential and non-residential land uses based on the proportion of fire calls for service to the various land uses within the Village limits. Fire calls to areas outside of the Village limits that fall under a separate contract for service were excluded from the analysis. To obtain the cost of fire calls for service, Village staff assigned the applicable land use to each of the 1,101 fire calls for service within the Village limits using Firehouse software and allocated total Fire Expenditures based on the number of minutes of fire calls for service consumed. **Figure 23** indicates Fire Expenditures by land use type.

Figure 23. Fire Expenditures by Land Use

Fire Cost Factor					
Fire FY 2017 Actual Expenditures ¹			\$2,288,089		
Amortized Annual Cost for Capital ²			\$153,700		
Total Fire Expenditures Allocated			\$2,441,789		
Fire Time of Service (Minutes) for Calls in VOP Limits ³			24,149		
Fire Cost (\$) Per Minute			\$101.12		

Residential Fire Expenditures by Land Use	# of Fire Calls in VOP Limits ³	Time of Service (Minutes) ³	Total Fire Expenditures Per Area ⁴	Total # of Acres ⁵	Fire Expenditures Per Acre ⁶
Single Family - Low Density	6	76	\$7,683	396	\$19
Single Family - Medium Density	306	6,803	\$687,856	2,145	\$321
Single Family - High Density	460	9,816	\$992,545	1,683	\$590
Multi-Family	67	1,482	\$149,802	254	\$589
SUB TOTAL	839	18,176	\$1,837,886	4,477	\$410
Non-Residential Fire Expenditures by Land Use	# of Fire Calls in VOP Limits ³	Time of Service (Minutes) ³	Total Fire Expenditures Per Area ⁴	Total # of Acres ⁵	Fire Expenditures Per Acre ⁶
Office	67	1,451	\$146,684	73	\$2,015
Retail	7	180	\$18,187	11	\$1,618
Lodging	29	659	\$66,655	30	\$2,210
Recreational	26	516	\$52,167	2,906	\$18
Institutional	33	846	\$85,592	49	\$1,740
Medical	80	1,881	\$190,246	138	\$1,376
Industrial	0	0	\$0	200	\$0
Services	20	439	\$44,371	47	\$945
SUB TOTAL	262	5,972	\$603,903	3,455	\$175
TOTAL	1,101	24,149	\$2,441,789	7,933	\$308

¹ June 30, 2017 Audited Financial Statements less Fire District Revenue (Moore Co. and Taylortown) of \$274,655 for fire services outside Village limits; Includes Personnel and Operating Expenditures

² Calculated as Five Year Average Capital Expenditures in FY 2018-2022 Capital Improvement Plan

³ VOP FireHouse Database, Village of Pinehurst; Excludes time spent on calls outside Village limits

⁴ Calculated as Time of Service (Minutes) times Fire Cost (\$) Per Minute

⁵ Moore County Tax Assessor & GIS Data, 2017

⁶ Calculated as Total Fire Expenditures Per Area/Total # of Acres

Streets & Grounds

Streets & Grounds Expenditures include not only the direct department expenditures, but also includes an allocation of 67% of the Public Services Administration costs based on a custom solid waste analysis prepared annually by the Financial Services Department. Total Streets & Grounds Expenditures are then allocated based on the number of lane miles of Village maintained roads assigned to each land use type in the Village's Geographical Information System (GIS). Privately owned roads and state roads are not included in the total lane miles. **Figure 24** indicates Streets and Grounds Expenditures by land use type.

Figure 24. Streets and Grounds Expenditures by Land Use

Streets & Grounds Cost Factor	
Streets & Grounds FY 2017 Actual Expenditures ¹	\$1,220,142
67% of FY 2017 Public Services Admin Operating Cost ²	\$242,207
Amortized Annual Cost for Capital ³	\$674,603
Total Streets & Grounds Expenditures Allocated	\$1,462,349
Total # of Lane Miles ⁴	106.35
Streets & Grounds Cost (\$) Per Lane Mile	\$13,750.23

Residential Streets & Grounds Expenditures by Land Use	# of Lane Miles ⁴	Streets & Grounds Expenditures Per Area ⁵	Total # of Acres ⁴	Streets & Grounds Expenditures Per Acre ⁶
Single Family - Low Density	0.02	\$332	396	\$1
Single Family - Medium Density	18.82	\$258,791	2,145	\$121
Single Family - High Density	75.08	\$1,032,334	1,683	\$614
Multi-Family	3.45	\$47,488	254	\$187
SUBTOTAL	97.38	\$1,338,946	4,477	\$299
Non-Residential Streets & Grounds Expenditures by Land Use	# of Lane Miles ⁴	Streets & Grounds Expenditures Per Area ⁵	Total # of Acres ⁴	Streets & Grounds Expenditures Per Acre ⁶
Office	1.90	\$26,112	73	\$359
Retail	0.33	\$4,534	11	\$403
Lodging	0.15	\$2,035	30	\$67
Recreational	4.38	\$60,196	2,906	\$21
Institutional	0.11	\$1,486	49	\$30
Medical	1.02	\$14,023	138	\$101
Industrial	0.58	\$7,971	200	\$40
Services	0.51	\$7,046	47	\$150
SUBTOTAL	8.97	\$123,403	3,455	\$36
TOTAL	106.35	\$1,462,349	7,932	\$184

¹ June 30, 2017 Audited Financial Statements; Includes Personnel and Operating Expenditures

² FY 2017 Solid Waste Cost Analysis, Financial Services Department

³ Calculated as Five Year Average Capital Expenditures in FY 2018-2022 Capital Improvement Plan

⁴ Moore Co. Tax Assessor & GIS Data, 2017 (See Appendix D)

⁵ Calculated as # of Lane Miles times Streets & Grounds Cost (\$) Per Lane Mile

⁶ Calculated as Total Streets & Grounds Expenditures Per Area/Total # of Acres

Powell Bill

Powell Bill Expenditures represent the cost to resurface and stripe Village maintained roads within the Village limits and are allocated based on the proportion of estimated daily vehicle trips for various residential and non-residential uses. See **Appendix B** for the custom analysis performed to determine estimated daily vehicle trips. **Figure 25** indicates Powell Bill Expenditures by land use type.

Figure 25. Powell Bill Expenditures by Land Use

Powell Bill Cost Factor				
Powell Bill FY 2017 Actual Expenditures ¹		\$813,982		
Total Daily Vehicle Trips ²		60,597		
Powell Bill Cost (\$) Per Daily Vehicle Trip Per Year		\$13.43		

Residential Powell Bill Expenditures by Land Use	Total Daily Vehicle Trips ²	Total Powell Bill Expenditures Per Area ³	# of Acres ²	Powell Bill Expenditures Per Acre ⁴
Single Family - Low Density	245	\$3,288	396	\$8
Single Family - Medium Density	7,412	\$99,566	2,145	\$46
Single Family - High Density	17,099	\$229,686	1,683	\$137
Multi-Family	550	\$7,384	254	\$29
SUBTOTAL	25,306	\$339,925	4,477	\$76
Non-Residential Powell Bill Expenditures by Land Use	Total Daily Vehicle Trips ²	Total Powell Bill Expenditures Per Area ³	# of Acres ²	Powell Bill Expenditures Per Acre ⁴
Office	5,020	\$67,438	73	\$927
Retail	4,791	\$64,353	11	\$5,724
Lodging	3,376	\$45,355	30	\$1,504
Recreational	7,324	\$98,385	2,906	\$34
Institutional	1,645	\$22,096	49	\$449
Medical	11,782	\$158,259	138	\$1,145
Industrial	160	\$2,149	200	\$11
Services	1,193	\$16,023	47	\$341
SUBTOTAL	35,291	\$474,057	3,455	\$137
TOTAL	60,597	\$813,982	7,932	\$103

¹ June 30, 2017 Audited Financial Statements

² Calculated as # of Demand Units times Trip Rates times Trip Adjustment Factor (See Appendix B)

³ Calculated as Total Daily Vehicle Trips times Powell Bill Cost (\$) Per Daily Vehicle Trip

⁴ Calculated as Total Powell Bill Expenditures Per Area/# of Acres

It is important to note that there are three large gated communities in Pinehurst that maintain their privately owned streets, which include the Country Club of North Carolina, Pinewild Country Club, and Fairwoods on 7. Also, streets in Midland Country Club (a Multi-Family development) and Pinehurst No. 8 are privately maintained. Therefore, any road resurfacing expenditures in these neighborhoods (and on other private roads in the Village) are not a financial obligation of the Village.

Solid Waste

Solid Waste Expenditures include not only the direct department expenditures, but also includes an allocation of 33% of the Public Services Administration costs based on a custom solid waste analysis prepared annually by the Financial Services Department. Solid Waste Expenditures are allocated solely to residential land uses based on the number of households in each land use type. Because the Village does not provide solid waste services to non-residential properties, no expenditures are allocated to this land use. **Figure 26** indicates Solid Waste Expenditures by land use type.

Figure 26. Solid Waste Expenditures by Land Use

Solid Waste Cost Factor	
Solid Waste FY 2017 Actual Operating Expenditures ¹	\$1,309,559
Amortized Annual Cost for Capital ²	\$196,617
33% of FY 2017 Public Services Admin Operating Cost ³	\$119,296
Total Solid Waste Expenditures Allocated	\$1,625,472
Estimated # of Occupied Units ⁴	6,587
Solid Waste Cost (\$) Per Occupied Unit	\$246.75

Residential Solid Waste Expenditures by Land Use	Estimated # of Occupied Units ⁴	Total Solid Waste Expenditures Per Area ⁵	Total # of Acres ⁴	Solid Waste Expenditures Per Acre ⁶
Single Family - Low Density	60	\$14,924	396	\$38
Single Family - Medium Density	1,831	\$451,857	2,145	\$211
Single Family - High Density	4,224	\$1,042,380	1,683	\$620
Multi-Family	471	\$116,310	254	\$457
TOTAL	6,587	\$1,625,472	4,477	\$363

¹ June 30, 2017 Audited Financial Statements; Includes Personnel and Operating Expenditures

² Calculated as Five Year Average Capital Expenditures in FY 2018-2022 Capital Improvement Plan

³ FY 2017 Solid Waste Cost Analysis, Financial Services Department

⁴ Calculated as # of Units times vacancy rates of 16% for SF and 68% for multifamily, based on 2011-2015 American Community Survey 5 Yr Estimates (See Appendix E)

⁵ Calculated as Estimated # of Occupied Units times Solid Waste Cost (\$) Per Occupied Unit

⁶ Calculated as Total Solid Waste Expenditures Per Area/Total # of Acres

It is important to recognize that the cost of solid waste services includes a “mix” of service levels within the Multi-Family developments, with some developments being served by the Village and others being served by a private hauler.

Planning & Inspections

Planning & Inspections Expenditures are allocated to various land uses based on the proportion of square feet permitted within the Village limits in FY 2017. **Figure 27** indicates Planning & Inspections Expenditures by land use type.

Figure 27. Planning & Inspections Expenditures by Land Use

Planning & Inspections Cost Factor	
Planning & Inspections FY 2017 Actual Expenditures ¹	\$762,739
Total Square Feet of Permits Issued ²	843,755
Planning & Inspections Cost (\$) Per SF of Permits Issued	\$0.90

Residential Planning and Inspections Expenditures by Land Use	# of Square Feet Permitted ²	Total P&I Expenditures Per Area ³	# of Acres ⁴	P&I Expenditures Per Acre ⁵
Single Family - Low Density	12,449	\$11,254	396	\$28
Single Family - Medium Density	149,320	\$134,983	2,145	\$63
Single Family - High Density	438,151	\$396,080	1,683	\$235
Multi-Family	202,657	\$183,198	254	\$720
SUB TOTAL	802,577	\$725,515	4,477	\$162
Non-Residential Planning & Inspections Expenditures by Land Use	# of Square Feet Permitted ²	Total P&I Expenditures Per Area ³	# of Acres ⁴	P&I Expenditures Per Acre ⁵
Office	10,670	\$9,645	73	\$133
Retail	820	\$741	11	\$66
Lodging	0	\$0	30	\$0
Recreational	8,959	\$8,099	2,906	\$3
Institutional	760	\$687	49	\$14
Medical	16,619	\$15,023	138	\$109
Industrial	2,800	\$2,531	200	\$13
Services	550	\$497	47	\$11
SUB TOTAL	41,178	\$37,224	3,455	\$11
TOTAL	843,755	\$762,739	7,932	\$96

¹ June 30, 2017 Audited Financial Statements; Includes Personnel and Operating Expenditures

² FY 2017 Permit Log, Planning & Inspections Department (Excluding permits issued in the ETJ)

³ Calculated as # of Square Feet Permitted times Planning & Inspections Cost (\$) Per SF of Permits Issued

⁴ Moore County Tax Assessor and GIS Data, 2017

⁵ Calculated as Total P&I Expenditures Per Area/# of Acres

Parks & Recreation

Parks & Recreation Expenditures are allocated to residential land uses based on population. **Figure 28** indicates Parks & Recreation Expenditures by land use type.

Figure 28. Parks & Recreation Expenditures by Land Use

Parks & Recreation Cost Factor	
Parks & Recreation FY 2017 Actual Expenditures ¹	\$1,367,213
Amortized Annual Cost for Capital ²	\$85,800
Total P&R Expenditures Allocated	\$1,453,013
Population ³	16,328
Parks & Recreation Cost (\$) Per Capita	\$88.99

Residential - Parks & Recreation Allocation by Land Use	Population ³	Total Parks & Recreation Expenditures Per Area ⁴	Total # of Acres ⁵	Parks & Recreation Expenditures Per Acre ⁶
Single Family - Low Density	156	\$13,915	396	\$35
Single Family - Medium Density	4,734	\$421,309	2,145	\$196
Single Family - High Density	10,922	\$971,911	1,683	\$578
Multi-Family	516	\$45,878	254	\$180
TOTAL	16,328	\$1,453,013	4,477	\$325

¹ June 30, 2017 Audited Financial Statements; Includes Personnel and Operating Expenditures

² Calculated as Five Year Average Capital Expenditures in FY 2018-2022 Capital Improvement Plan

³ Calculated as Persons/Household Unit times Total # of Units, using 2011-2015 American Community Survey 5 Yr Estimates

⁴ Calculated as Population times Parks & Recreation Cost (\$) Per Capita

⁵ Moore Co. Tax Assessor & GIS Data, 2017

⁶ Calculated as Total P&R Expenditures Per Area/# of Acres

Debt Service

Debt Service Expenditures allocated in this analysis include debt service for Fire Department and Parks & Recreation assets. The basis for the allocation is the same basis used for allocating other Fire Department and Parks & Recreation Expenditures. Debt service for the Fair Barn is not included in this analysis as its revenues and expenditures are excluded because they are not generated in proportion to any residential or non-residential land use. **Figure 29** indicates Debt Service Expenditures by land use type.

Figure 29. Debt Service Expenditures by Land Use

Fire Debt Service Cost Factor	
Fire Debt Service FY 2017 Actual Expenditures ¹	\$313,367
Fire Time of Service (Minutes) for Calls in VOP Limits ²	24,149
Fire Debt Service Cost (\$) Per Minute	\$12.98
Parks & Recreation Debt Service Cost Factor	
P&R Debt Service FY 2017 Actual Expenditures ¹	\$35,655
Total Population ³	16,328
P&R Debt Service Cost (\$) Per Capita	\$2.18

Residential Debt Service Expenditures by Land Use	Fire		Parks and Recreation		Total # of Acres ⁵	Total Debt Service Expenditures Per Acre ⁶
	Fire Time of Service (Minutes) ²	Total Fire Debt Service Expenditures Per Area ⁴	Population ³	Total P&R Debt Service Expenditures Per Area ⁷		
Single Family - Low Density	76	\$986	156	\$341	396	\$3
Single Family - Medium Density	6,803	\$88,276	4,734	\$10,338	2,145	\$46
Single Family - High Density	9,816	\$127,378	10,922	\$23,849	1,683	\$90
Multi-Family	1,482	\$19,225	516	\$1,126	254	\$80
SUB TOTAL	18,176	\$235,865	16,328	\$35,655	4,477	\$61
Non-Residential Debt Service Expenditures by Land Use	Fire Time of Service (Minutes) ²	Total Fire Debt Service Expenditures Per Area ⁴			Total # of Acres ⁵	Fire Debt Service Expenditures Per Acre ⁶
Office	1,451	\$18,825			73	\$259
Retail	180	\$2,334			11	\$208
Lodging	659	\$8,554			30	\$284
Recreational	516	\$6,695			2,906	\$2
Institutional	846	\$10,984			49	\$223
Medical	1,881	\$24,415			138	\$177
Industrial	0	\$0			200	\$0
Services	439	\$5,694			47	\$121
SUB TOTAL	5,972	\$77,502			3,455	\$22
TOTAL	24,149	\$313,367		\$35,655	7,932	\$44

¹ June 30, 2017 Audited Financial Statements; Includes debt service for Fire Station and Firetrucks and excludes debt service for Fair Barn

² VOP FireHouse Database, Village of Pinehurst; Excludes time spent on calls outside Village limits

³ Calculated as Persons/Household Unit times Total # of Units, using 2011-2015 American Community Survey 5 Yr Estimates

⁴ Calculated as Time of Service (Minutes) times Fire Debt Service Cost (\$) Per Minute

⁵ Moore County Tax Assessor & GIS Data, 2017

⁶ Calculated as Total Fire and Parks & Recreation Debt Service Expenditures Per Area/Total # of Acres

⁷ Calculated as Population times P&R Debt Service Cost (\$) Per Capita

⁸ Calculated as Total P&R Debt Service Expenditures Per Area/Total # of Acres

Expenditure Summary

Expenditures allocated on a per acre basis to residential land uses are shown in **Figure 30. Overall, Single Family – High Density and Multi-Family development cost the most to service on a per acre basis.** This is due in a large part to the higher density of population and housing units. The higher density of population impacts nearly all expenditure categories for Single-Family High Density and Multi-Family was allocated a significant portion of Planning & Inspections expenditures due to a large apartment complex permitted in FY 2017. Given the assumed vacancy rates of 68% in Multi-Family, this residential land use would likely generate greater expenditures per acre as occupancy increases.

Figure 30. Residential Expenditures per Acre by Land Use

Expenditures Category	Single Family - Low Density	Single Family - Medium Density	Single Family - High Density	Multi-Family
Administration	\$37	\$205	\$604	\$189
Police	\$12	\$222	\$621	\$528
Fire	\$19	\$321	\$590	\$589
Streets & Grounds	\$1	\$121	\$614	\$187
Powell Bill	\$8	\$46	\$137	\$29
Solid Waste	\$38	\$211	\$620	\$457
Planning & Inspections	\$28	\$63	\$235	\$720
Parks & Recreation	\$35	\$196	\$578	\$180
Debt Service	\$3	\$46	\$90	\$80
TOTAL EXPENDITURES	\$181	\$1,431	\$4,087	\$2,960

Expenditures allocated on a per acre basis to non-residential land uses are shown in **Figure 31. Overall, retail, lodging, and medical uses cost the most to serve per acre for non-residential land uses.** This is in part due to the larger number of daily vehicle trips associated with retail use that contribute to road resurfacing, or Powell Bill, expenditures. In addition, Police Expenditures allocated to medical and institutional uses due to the amount of time spent on calls for service drive the cost per acre up significantly. Finally, lodging and medical land uses also receive a greater allocation of Administration expenses due to the higher number of jobs in these two land uses.

Figure 31. Non-Residential Expenditures per Acre by Land Use

Expenditures Category	Office	Retail	Lodging	Recreational	Institutional	Medical	Industrial	Services
Administration	\$1,609	\$1,878	\$3,876	\$8	\$285	\$2,551	\$66	\$1,702
Police	\$1,587	\$2,827	\$2,440	\$20	\$4,161	\$4,354	\$2	\$1,914
Fire	\$2,015	\$1,618	\$2,210	\$18	\$1,740	\$1,376	\$0	\$945
Streets & Grounds	\$359	\$403	\$67	\$21	\$30	\$101	\$40	\$150
Powell Bill	\$927	\$5,724	\$1,504	\$34	\$449	\$1,145	\$11	\$341
Planning & Inspections	\$133	\$66	\$0	\$3	\$14	\$109	\$13	\$11
Debt Service	\$259	\$208	\$284	\$2	\$223	\$177	\$0	\$121
TOTAL EXPENDITURES	\$6,887	\$12,723	\$10,381	\$106	\$6,902	\$9,813	\$132	\$5,185

Appendices

Appendix A. Proportionate Share Factors

Proportionate Share Factors are used to determine the allocation of Administration expenditures to residential and non-residential uses based on population and jobs. Based on the analysis shown in **Figure 32**, 67% of demand is derived from residential uses and 33% is derived from non-residential uses. See **Appendix C** for further information about jobs located in the Village.

Figure 32. Residential and Non-Residential Proportionate Share Factors

Residential	2014	Demand Hours/Day	Person Hours	Proportionate Share
Estimated Residents ¹	15,150			
Workers Living in the Village ²	5,171			
Residents Not Working	9,979	20	199,580	
Residents Working in the Village ²	1,139	14	15,946	
Residents Working Outside of the Village	4,032	14	56,448	
TOTAL RESIDENTIAL			271,974	67%
Non-Residential	2014	Demand Hours/Day	Person Hours	Proportionate Share
Non-Working Residents in the Village	9,979	4	39,916	
Jobs Located in the Village ²	9,239			
Residents Working in the Village	1,139	10	11,390	
Non-Resident Workers	8,100	10	81,000	
TOTAL NONRESIDENTIAL			132,306	33%
GRAND TOTAL			404,280	100%

¹ NC State Demographer

² US Census On the Map Application, 2014 Data

Appendix B. Custom Analysis of Vehicle Trips

Vehicle trip rates by type of housing unit are used in the analysis. National average rates can be obtained from the Institute for Transportation Engineers (ITE). However, an alternative to simply using the national average trip generation rate for residential development is to utilize the Institute of Transportation Engineers (ITE) published regression curve formulas to derive custom trip generation rates using local demographic data. Key variables needed for the analysis (i.e. vehicles available, housing units, households and persons) were obtained from the 2011-2015 American Community Survey 5 Yr Estimates to derive custom average weekday trip generation rates by type of housing. An average of the two published methodologies, which is below the national average, was used as shown in **Figure 33** below. A vehicle trip end represents a vehicle either entering or exiting a development, as if a traffic counter were placed across a driveway.

Figure 33. Residential Average Daily Vehicle Trip Ends Per Housing Unit Type

Occupancy	Vehicles Available ¹	Single Family # of Units ²	Multifamily # of Units ²	Total # of Occupied Units ²	Vehicles per Household Unit ³
Owner Occupied	11,620	6,132	107	6,239	1.9
Renter Occupied	1,348	849	199	1,048	1.3
TOTAL	12,968	6,981	306	7,287	1.8

Residential Land Use	Estimated Trip Ends Based on Population		Estimated Trip Ends Based on Vehicles		Trip Ends Based on Average of Two Methods	VOP Custom Trip Ends per Housing Unit	ITE National Average
	Persons ⁴	Trip Ends Based on Persons ⁵	# of Vehicles by Type of Housing ⁶	Trip Ends Based on # of Vehicles ⁷			
Single Family	14,984	36,796	12,423	71,252	54,024	6.52	9.52
Multifamily	329	1,077	545	2,439	1,758	1.88	6.65
TOTAL	15,313	37,873	12,968	74,343	56,108	6.08	

¹ 2011-2015 American Community Survey 5 Yr Estimates - Aggregate Number of Vehicles Available by Tenure (B25046)

² 2011-2015 American Community Survey 5 Yr Estimates - Tenure by Units in Structure (B25032)

³ Calculated as Vehicles Available/Total # of Units

⁴ 2011-2015 American Community Survey 5 Yr Estimates - Tenure by Household Size by Units in Structure (B25124)

⁵ Vehicle trip ends based on persons using formulas from Trip Generation (ITE 2008). For single unit housing (ITE210), the fitted curve equation is $= (EXP(0.91 * LN((persons/15)) + 1.52) * 15)$. For 2+ unit housing (ITE 220), the fitted curve equation is $= (3.47 * persons) - 64.48$.

⁶ Calculated as Average 1.8 Vehicles Per Household Unit times # of Units

⁷ Vehicle trip ends based on vehicles by housing type using formulas from Trip Generation (ITE 2008). For single unit housing (ITE210), the fitted curve equation is $= (EXP(0.99 * LN((vehicles/22)) + 1.81) * 22)$. For 2+ unit housing (ITE 220), the fitted curve equation is $= (3.94 * vehicles) + 293.58$.

Trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Each trip is made of two "trip ends," one at the production end of the trip and one at the attraction end of the trip. In the trip generation procedure, one assumes that the land activity (e.g., jobs and households) results in the "production" and "attraction" of trips (or trip ends). A trip end that is produced in a zone is called a "production" trip. A trip end that is attracted to a zone is called an "attraction" trip.

According to the National Household Travel Survey, home-based work trips (or trips from home to work for the purpose of working) are typically 31% of "production" trips, or out-bound trips (which are 50% of all trip ends). Residential development in the Village has a larger trip adjustment factor of 62% to account for commuters leaving Pinehurst for work. Data from the US Census Bureau indicates that 78% of Pinehurst workers travel outside the Village for work. In combination, these factors ($0.31 \times 0.50 \times 0.78 = 0.12$) account for 12% of additional production trips attributable to residential development. **Figure 34** indicates the total residential

trip adjustment factor includes “attraction” trips (50% of trip ends) plus the journey-to-work commuting adjustment (12% of production trips) for a total of 62%. In other words, because 78% of Pinehurst residents travel outside of the Village for work, the residential trip adjustment factor is larger than it would be if more residents worked inside the Village limits.

Figure 34. Adjustment for Journey-to-Work Commuting

Adjustment for Journey-to Work Commuting	
Home based work trips ¹	31%
Percent of all trip ends ¹	50%
% of residents workers who travel out of VOP ²	78%
Journey to Work Commuting Adjustment	12%
Attraction Trip Ends ³	50%
Residential Trip Adjustment Factor ³	62%

¹ According to the National Household Travel Survey (e.g. trips from home to work for the purpose of working)

² Census Bureau "On the Map" application, 2014 Data (onthemap.ces.census.gov)

³ Journey to work factor + 50% of trip ends for “attraction” trips

Figure 35 indicates estimated residential vehicle trip ends by residential land use type. Non-residential vehicle trip ends utilized in the analysis were obtained from published sources based on applicable demand units that included primarily square footage of non-residential buildings. Vehicle trip rates for recreational development is based on the number of acres of recreational land since the vast majority of acreage in the Village is golf courses.

Figure 35. Residential and Non-Residential Average Vehicle Trip Ends by Land Use

Residential Vehicle Trips	Estimated # of Occupied Units ¹	Trip Rates ²	Demand Unit ²	Trip Adjustment Factor ³	Residential Vehicle Trips on an Average Weekday ⁴
Single Family - Low Density	60	6.52	# of Units	62%	245
Single Family - Medium Density	1,831	6.52	# of Units	62%	7,412
Single Family - High Density	4,224	6.52	# of Units	62%	17,099
Multifamily	471	1.88	# of Units	62%	550
TOTAL	6,587				25,306

Nonresidential Vehicle Trips	# ¹	Trip Rates ²	Demand Unit ²	Trip Adjustment Factor ⁴	Non-Residential Vehicle Trips on an Average Weekday ⁵	ITE Classification Source
Office	547,181	18.35	1,000 SF	50%	5,020	Davidson Fiscal Analysis
Retail	155,094	110.32	1,000 SF	28%	4,791	Davidson Fiscal Analysis
Lodging	502,817	13.43	1,000 SF	50%	3,376	Resort Hotel (330)
Recreational	2,906	5.04	Acre	50%	7,324	Golf Courses (430)
Institutional	212,246	15.50	1,000 SF	50%	1,645	Davidson Fiscal Analysis
Medical	1,782,388	13.22	1,000 SF	50%	11,782	Hospital (610)
Industrial	45,898	6.97	1,000 SF	50%	160	Davidson Fiscal Analysis
Services	216,294	11.03	1,000 SF	50%	1,193	General Office (710)
TOTAL					35,291	

¹ Moore County Tax Assessor and GIS Data, 2017

² Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition

³ Custom calculation for journey to work commuting

⁴ Institute of Transportation Engineers (ITE) standard multipliers for non-residential trips

⁵ Calculated as # of Demand Units times Trip Rates times Trip Adjustment Factor

Appendix C. Jobs Analysis

To determine the number of jobs in each non-residential land use, Village staff obtained data from the US Census on the Map Application and cross referenced that data with Village parcel data to determine the indicated jobs by sector. As noted below in **Figure 36**, some jobs were reallocated due to apparent inaccuracies in the number of jobs listed by the US Census Bureau.

Figure 36. US Census on the Map Application, Jobs by Sector

Jobs by NAICS Industry Sector	# of Jobs - 2014 ¹	%	Land Use
Agriculture, Forestry, Fishing and Hunting	1	0.0%	Industrial
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	Industrial
Utilities	0	0.0%	Industrial
Construction	58	0.6%	Industrial
Manufacturing	48	0.5%	Industrial
Wholesale Trade	53	0.6%	Industrial
Retail Trade	264	2.9%	Retail
Transportation and Warehousing	6	0.1%	Industrial
Information	39	0.4%	Services
Finance and Insurance	146	1.6%	Services
Real Estate and Rental and Leasing	80	0.9%	Services
Professional, Scientific, and Technical Services	224	2.4%	Services
Management of Companies and Enterprises	8	0.1%	Office
Administration & Support, Waste Management and Remediation	164	1.8%	Office
Educational Services	175	1.9%	Institutional
Health Care and Social Assistance ²	4,409	47.7%	Medical
Health Care and Social Assistance ²	1,102	11.9%	Office
Arts, Entertainment, and Recreation	300	3.2%	Recreational
Accommodation and Food Services ³	365	4.0%	Services
Accommodation and Food Services ³	1,462	15.8%	Lodging
Other Services (excluding Public Administration)	145	1.6%	Services
Public Administration	190	2.1%	Office
TOTAL	9,239	100%	

¹ US Census On the Map Application, 2014 Data

² Allocated total of 5,511 Medical jobs as 80% Medical (e.g. hospital, medical clinics, nursing homes) and 20% Office (e.g. medical/dental office)

³ Allocated total of 1,827 Accommodation and Food Services jobs as 80% Lodging (e.g. hotel) and 20% Services (e.g. restaurant)

To determine the estimated number of jobs located in the Village in FY 2017, Village staff applied the % of jobs to population in 2014, or 61% to the FY 2017 population amount to estimate a total of 9,957 jobs, as shown in **Figure 37**.

Figure 37. Estimated Number of Jobs Located in the Village in FY 2017

Estimated # of Jobs 2017	
Population - 2014	15,150
Jobs Located in the Village - 2014	9,239
Jobs Located in the Village as a % of Population - 2014	61%
Population - 2017	16,328
Jobs Located in the Village as a % of Population - 2014	61%
ESTIMATED JOBS LOCATED IN THE VILLAGE - 2017	9,957

Based on the estimated total of 9,957 jobs located in the Village in FY 2017, staff applied the 2014 ratio by non-residential land use to the FY 2017 estimated number of jobs, as shown in **Figure 38**.

Figure 38. Estimated FY 2017 Jobs by Non-Residential Land Use

Job Classifications by Land Use	2014	% in 2014	Est 2017
Office	1,464	16%	1,578
Retail	264	3%	285
Lodging	1,462	16%	1,575
Recreational	300	3%	323
Institutional	175	2%	189
Medical	4,409	48%	4,752
Industrial	166	2%	179
Services	999	11%	1,077
TOTAL	9,239	100%	9,957

Appendix D. Village-Owned Lane Miles by Land Use

To determine the number of Village-owned lane miles by land use, staff obtained a GIS file of lane miles by zoning jurisdiction and performed a custom analysis to assign land uses based on zoning. **Figure 39** indicates the number of Village-owned lane miles by zoning jurisdiction.

Figure 39. Village-Owned Lane Miles by Zoning Jurisdiction and Land Use

Residential	# of Miles ¹
SF -Low Density (R-210)	0.02
SF -Medium Density (R-15; R-20; R-30)	18.82
SF -High Density (R-5; R-8; R-10, VCP)	75.08
Multi-family (R-MF;VR)	3.45
SUBTOTAL	97.38
Non-Residential	# of Miles
Village Center Commercial (VC)	0.37
Village Mixed Use (VMU)	0.68
Neighborhood Commercial (NC)	1.11
Other Office & Retail (OP)	1.83
Hotel (H)	0.00
Hospital (HD)	0.39
Recreational Development (RD)	2.43
Institutional (PC)	2.16
SUBTOTAL	8.97
GRAND TOTAL	106.35

Non-Residential Zoning Jurisdiction	# of Miles ¹	% Allocated to Land Use ²
Village Center Commercial (VC)	0.37	40% Lodging/20% Retail/20% Services/20% Office
Village Mixed Use (VMU)	0.68	85% Industrial/5% Retail/5% Services/5% Office
Neighborhood Commercial (NC)	1.11	40% Medical/20% Retail/20% Services/20% Office
Other Office & Retail (OP)	1.83	80% Office/10% Medical/10% Services
Hotel (H)	0.00	100% Lodging
Hospital (HD)	0.39	100% Medical
Recreational Development (RD)	2.43	100% Recreational
Institutional (PC)	2.16	90% Recreational/5% Office/5% Institutional
TOTAL	8.97	

Non-Residential Land Use	# of Miles ²
Office	1.90
Retail	0.33
Lodging	0.15
Recreational	4.38
Institutional	0.11
Medical	1.02
Industrial	0.58
Services	0.51
TOTAL	8.97

¹ Moore County GIS Data, 2017

² Allocated based on land uses in zoning jurisdictions using Moore County GIS Data, 2017

Appendix E. Household Characteristics

To determine the population per household for single family and multifamily land uses, Village staff analyzed the 2011-2015 American Community Survey 5 Yr Estimates - Tenure by Household Size by Units in Structure (B25124). Results of this analysis indicates an average of 0.35 persons per household in multi-family residential development due to the large vacancy rate of 68%. Given this, population estimates were determined by calculating population in the multifamily land use an allocating the remaining population (based on NC State Demographer figures) for FY 2017 to single family land uses based on the proportion of the # of units. In addition, vacancy rates were determined by housing type with an overall vacancy rate of 21% noted. **Figure 40** indicates the estimated population per household and vacancy rates.

Figure 40. Estimated Population per Household and Land Use

Residential Land Use Type	Renter & Owner Occupied			Total Housing Units (Including Vacant)			Housing Mix
	# of Persons ¹	# of Households ¹	# of Persons Per Household ²	# of Housing Units (Incl. Vacant) ¹	# of Persons Per Housing Unit ²	Vacancy Rate ³	
Single Family	14,984	6,989	2.14	8,287	1.81	16%	90%
Multifamily	329	298	1.10	936	0.35	68%	10%
TOTAL	15,313	7,287	2.10	9,223	1.66	21%	100%

UNITS IN STRUCTURE	Total ¹	Renter & Owner Occupied ¹	Vacant	Vacancy Rate
1, detached (SF)	7,896	6,653	1,243	16%
1, attached (SF)	361	306	55	15%
2 apartments (MF)	46	7	39	85%
3 or 4 apartments (MF)	503	138	365	73%
5 to 9 apartments (MF)	302	109	193	64%
10 or more apartments (MF)	85	44	41	48%
Mobile home or other type of housing (SF)	30	30	0	0%
TOTAL	9,223	7,287	1,936	21%

Land Use Type - Residential	# of Persons Per Housing Unit ²	# of Units FY 2017 ⁶	Calculated FY 2017 Population ⁷
Single Family - Low Density	1.81	72	156
Single Family - Medium Density	1.81	2,180	4,734
Single Family - High Density	1.81	5,029	10,922
Multi-Family	0.35	1,473	516
TOTAL		8,754	16,328

¹ 2011-2015 American Community Survey 5 Yr Estimates - Physical Housing Characteristics for Occupied Housing Units (S2504)

² Calculated as # of Persons/# of Households (or Housing Units)

³ Calculated as Vacant Units as a % of total # of Units

⁴ Single family includes 1, detached or attached unit (SF) and "Other" (e.g. mobile home, etc.)

⁵ Multifamily includes 2 - 50 or more units

⁶ Moore County Tax Assessor and GIS Data, 2017

⁷ Calculated as multi-family .35 persons per housing unit times # of units and remaining population spread to SF based on ratio of the # of Single Family Units in 2017



Engineering
Landscape Architecture
Planning

TIARA PROPERTIES, LLC – 8.45 ACRE TRACT LOCATED AT 4140 MURDOCKSVILLE ROAD

Project Narrative

The development of the Tiara Properties, LLC Tract as provided in the exhibits and attached to this rezoning application will blend the intent of the Future Land Use Plan as shown on the Pinehurst 2011 Comprehensive Long Range Plan (CLRP). The 8.45 acre tract currently lies within the Village's ETJ, and as shown on the "Residential Densities Plan" from the 2010 CLRP this area of Murdocksville Road (including the entirety of the subject parcels) is designated as higher density single family residential, a site just to the south was recently rezoned to OP with the intended use to be a age restricted 57 unit apartment complex and is currently under construction. The intended or requested use for the subject property(s) will be Residential Multi-Family. The site is comprised of four tracts totaling 8.45 acre and is currently zoned R-10 the property is located on the west side of Murdocksville Road approximately 2,500lf north of the NC Hwy 211 intersection. and the conceptual development plan showed 40 Townhome Units equating to approximately 4.7 dwelling units per acre. It is worth noting that the proposed 4.7 units per acre is consistent with the single family properties to the east along Mudrocksville Road the current density of these lots and homes is approximately 4.5 units per acre with an R8 zoning. The Conceptual Development plan illustrated a mix of 2-5 unit buildings situated along approximately 1,560lf of private drives. To allow this as a Townhome (Multi-family) project it is requested that a Conditional District is established to permit the proposed 40 Townhome Units.

Existing Conditions

The site generally slopes from Mudrocksville Road to the west with approximately 25ft of elevation change in which the low points on the site are to wetland branches that extend into the site. The slopes on the site are generally about 5% east to west and north to south. While there are delineated wetlands on site they only account for approximately 3% of the site (0.31 acres), these wetlands will be avoided with no impacts and will become a natural feature of the site. There are no known significant wildlife resources on the site. No flood zones or high-quality water areas are located on the site though the site is in the Nick Creek WSIII-BW Watershed. No known sites of historical significance are located on the site. The site has been timbered recently however the owner purposely preserved several significant trees that would also become features of the development.

Project Design

Streets and Access

The project will connect to Murdocksville Road through a single driveway connection on the northern end of the site. This single entrance was at the preference of NCDOT and the Village during a schematic phase TRC meeting. The internal drives are to be private (see attached conceptual plan).

Pedestrian Connectivity

A concrete sidewalk is proposed for the project to be installed on the west side of Murdocksville Road extending from the southern property line to the northern property line as required by the PDO.

Landscaping

Landscaping will meet the requirements of the Pinehurst Development Ordinance and including 20ft landscape buffers around the perimeter of the site and a 30ft landscape buffer abutting the right of way of Murdocksville Road. As mentioned in previous sections the Owner preserved several large trees during the timbering operation that would be integral to the site design. The provided Open Space is approximately 4.75 acres or approximately 56% of the total site acreage, this open space percentage may vary as a result of the final site design but should meet any required open space calculations. All other required plantings as outlined in the PDO such as street trees will be met during the design phase.

Open Space

Open space to be provided is approximately 4.75 acres or 56% of the site acreage, this open space percentage may vary as a result of the final site design but will meet or exceed the required open space of 25%.

Buffers and Setbacks

Perimeter buffers as shown will provide buffers between adjoining properties and Murdocksville Road. Buffers will include a 20ft Class 2 Buffer adjacent to R-10 Zoned property and a 30ft Class 3 Buffer along Murdocksville Road. Setbacks are proposed as follows:

Front Yard: 30'
Side Yard: 15'
Rear Yard: 25'

***Based upon some of the proposed site features (berms and fences) reduction in buffer requirements are being requested as allowed in the PDO.*

Lighting

Site lighting will be provided per the PDO and the developer will obtain a site lighting plan from Duke Energy.

Utility Service

This project will connect to the existing Moore County Public Utilities 12" water main that is located along Murdocksville Road. Utility easement(s) will be provided throughout the site for the water system to Moore County Public Utilities. Adequate water service is available at this location. Water service to the site will remain as "Public".

Public sewer connection is available to the site, however, given the topography of the site conventional gravity sewer will be challenging without installing at least two conventional sewer pump stations. As an alternative the developer has opted to construct the sewer as a "Private" system and to utilize a Low Pressure Sewer System as the means of collecting and discharging the wastewater to the Moore County sanitary sewer along

Murdocksville Road. A single reach of gravity sewer and manhole will cross Mudocksville Rd connecting to the MCPU system. This manhole will be the receiving manhole conveying the wastewater from the development to the County's system.

Stormwater

Stormwater runoff will meet the requirements of the State and Village as required. The project proposes four stormwater management facilities on-site to meet these requirements. The property falls within the Nicks Creek WSIII BW Watershed. The site is not located in "High Quality Waters".

Impervious Surface:

The maximum allowable impervious for the R-MF District 70% the site as proposed is at 32.5% after the dedication of property to NCDOT for ROW dedication (previously 31.32%) and an allowance of 5% impervious buffer that would accommodate minor modifications in the final design documents along with allowances for patios, HVAC etc. at the home sites.

Soil Erosion and Sediment Control

A Soil and Erosion Control Permit will be obtained for the site through NCDEQ as the site will disturb more than one contiguous acre.

RESOLUTION 17-31:

A RESOLUTION HONORING THE VOLUNTEERS OF THE PINEHURST APPEARANCE COMMITTEE FOR THE VILLAGE OF PINEHURST.

THAT WHEREAS, the Village Council of Pinehurst, North Carolina wishes to acknowledge and express its appreciation to the members of the Pinehurst Appearance Committee for their service to the citizens of Pinehurst; and

WHEREAS, on August 9, 2016, the Village Council established the Pinehurst Appearance Committee as an advisory committee focused on implementing the Village's mission to promote, enhance, and sustain the quality of life for residents, businesses, and visitors through four focus areas of: Advisory, Outreach, Beautification, and Sustainability; and

WHEREAS, after the establishment of the Pinehurst Appearance Committee, the responsibilities and purpose of each subcommittee were under review and on September 12, 2017 the Council determined to no longer have an established Pinehurst Appearance Committee; and

WHEREAS, the Village Council wishes to recognize the appointed members of the Pinehurst Appearance Committee at the time of its completion for their dedicated service and passion to enhancing the quality of life in the Village of Pinehurst: Bert Higgins, Molly Rowell, Larry Cox, and Sherri Sabo, many of whom are continuing to serve the Village as member of the remaining Beautification Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in a regular meeting assembled this 24th day of October, 2017, as follows:

SECTION 1. That the Village Council hereby expresses on behalf of the citizens of Pinehurst, deep appreciation and gratitude for the gifts of time, ability and determination given as members of the Pinehurst Appearance Committee for the Village of Pinehurst.

SECTION 2. That the Village Manager is hereby directed to have a copy of this Resolution presented to Mr. Higgins, Ms. Rowell, Mr. Cox, and Ms. Sabo as a token of our gratitude.

THIS RESOLUTION passed and adopted this 24th day of October, 2017.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney

DRAFT