



**Village Council
Agenda for Regular Meeting of August 13, 2024
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Reports
 - A. Manager
 - B. Council
4. 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. Approval of Village Council Meeting Minutes
 1. July 22, 2024, Special Meeting Minutes
 2. July 22, 2024, Closed Session Minutes
 3. July 23, 2024, Regular Meeting Minutes
 4. July 23, 2024, Work Session Minutes
 5. August 02, 2024, Special Meeting Minutes
 6. August 02, 2024, Closed Session Minutes
 7. August 03, 2024, Special Meeting Minutes
 8. August 03, 2024, Closed Session Minutes

End of Consent Agenda

5. Honorary Resolution
 - A. Resolution 24-27 Honoring Mr. Jeff Sanborn
6. Public Comments

7. Resolutions
 - A. Resolution 24-28 Council Resolution to NC-DOT Regarding the Pinehurst Traffic Circle
8. Public Hearing
 - A. Public Hearing No. 1 - SanStone Midland Major Site Plan
9. Ordinances
 - A. Discuss and Consider Ordinance 24-16 Amending the FY 2025 Budget for Reappropriations from FY 2024
 - B. Discuss and Consider Ordinance 24-17 Amending the FY 2025 General Fund Budget for a New SBITA
10. Regular Business
 - A. FY 2024 End of Year Summary Reports for the Police Department and Fire Department
 - B. Overview of Fundraising Report from the Given Tufts Organization and Capital Development
 - C. Parks and Recreation Overview
 - D. Approval of Village Manager Contract
11. Other Business
12. Motion to Adjourn

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.



July 22, 2024, Special Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 07/23/2024

MEMO DETAILS

ATTACHMENTS

1. 07.22.2024 DRAFT Special Meeting Minutes



**Village Council
Minutes for the Special Meeting of July 22, 2024
Fallon Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
01:00 p.m.**

The Pinehurst Village Council held a Special Meeting at 01:00 p.m., Monday, July 22, 2024, in the Fallon Council Conference Room of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Jeff Sanborn, Village Manager
Ms. Angela Kantor, Human Resources Director

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 01:00 p.m.

Upon a motion by Councilmember Morgan, seconded by Councilmember Ficklin, Council unanimously approved to recess the Special Meeting and enter into a Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee by a vote of 5-0 at 01:02 p.m.

2. Closed Session

A. The Village Council will hold a Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Upon a motion by Councilmember Farrell, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn the Closed Session and re-enter the Special Meeting by a vote of 5-0 at 01:45 p.m.

3. Motion to Adjourn.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Special Meeting by a vote of 5-0 at 01:45 p.m.

Respectfully submitted,

Shannon Konstantinou

As submitted by Ms. Angela Kantor, Human Resources Director

A videotape of this meeting is located on the Village website: www.vopnc.org

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DRAFT



July 22, 2024, Closed Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 07/23/2024

MEMO DETAILS

ATTACHMENTS

1. 07.22.2024 DRAFT CLS Minutes



July 23, 2024, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 08/01/2024

MEMO DETAILS

ATTACHMENTS

1. 07.23.2024 DRAFT Regular Meeting Minutes



**Village Council
Minutes for the Regular Meeting of July 23, 2024
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:30 p.m.**

The Pinehurst Village Council held a Regular Meeting at 04:30 p.m., Tuesday, July 23, 2024, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Jeff Sanborn, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Jason Whitaker, Chief Information Officer

And approximately 15 attendees in addition to 9 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 04:30 p.m.

2. Invocation by Dr. Matt Stillman and Pledge of Allegiance by Will Simmons.

3. Reports:

Village Manager

- Mr. Jeff Sanborn reported on the 2024 U.S. Kids Golf World Tournament, which kicks off with a Parade of Nations on Tuesday, July 30, 2024, and runs through August 03, 2024.

Village Council

- Mayor Pizzella reported on the July 16 & 18, 2024, NCDOT Listening Sessions for the Pinehurst Traffic Circle (last Listening Session is tonight); an email received on July 22, 2024, from the Southern Pines Gardening Club regarding the Pinehurst Traffic Circle; and the July 11, 2024, Fort Liberty update meeting held at Carthage Courthouse.
- Councilmember Morgan reported on the outstanding attendance by Village of Pinehurst residents at the July 16 & 18, 2024, NCDOT Listening Sessions.
- Councilmember Ficklin reported on the July 16 & 18, 2024, NCDOT Listening Sessions.
- Mayor Pro Tem Taylor reported on the July 16 & 18, 2024, NCDOT Listening Sessions.

- Councilmember Farrell reported on the July 16, 2024, NCDOT Listening Session and the recent Board of Directors meeting for the Regional Land Use Advisory Commission (RLUAC) held in Spring Lake, NC.

4. 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. Approval of Village Council Meeting Minutes

- July 09, 2024, Regular Meeting Minutes
- July 09, 2024, Work Session Minutes
- July 09, 2024, Closed Session Minutes

B. FY 2024 End of Year Summary Reports for the Police Department and Fire Department

C. Budget Amendments Report

End of Consent Agenda.

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

Council agreed to have a presentation of the FY 2024 End of Year Summary Reports for the Police Department and Fire Department placed on the August 13, 2024, Regular Meeting agenda.

5. Public Comments.

Ms. Colett Kolinski, Pinehurst resident, spoke in opposition to the proposed Continuous Flow Intersection (CFI) replacement for the Pinehurst Traffic Circle (PTC), questioned the motivation behind the NCDOT's consideration of a CFI, and expressed concern over the safety of CFIs.

Mr. Bruce Geddes, Pinehurst ETJ resident, thanked Council for their comments regarding citizen engagement at the NCDOT Listening Sessions, spoke in opposition to the proposed Continuous Flow Intersection (CFI) replacement for the Pinehurst Traffic Circle (PTC), and outlined community Facebook and other petition efforts in opposition to the proposed CFI.

Ms. Alana Romero, Pinehurst resident, spoke in opposition to the proposed Continuous Flow Intersection (CFI) replacement for the Pinehurst Traffic Circle (PTC) and questioned the NCDOT projection data for population growth.

Ms. Lynn Goldhammer, Pinehurst resident, spoke in opposition to the proposed Continuous Flow Intersection (CFI) replacement for the Pinehurst Traffic Circle (PTC).

6. Ordinances.

A. Ordinance 24-13 Amending the Library Expansion Capital Project Fund

Ms. Dana Van Nostrand, Financial Services Director, reviewed a memo outlining the proposed amendment to the Library Expansion Capital Project Fund.

Upon a motion by Councilmember Morgan, seconded by Councilmember Farrell, Council unanimously approved Ordinance 24-13 Amending the Library Expansion Capital Project Fund by a vote of 5-0.

ORDINANCE #24-13:

AN ORDINANCE AMENDING THE LIBRARY EXPANSION CAPITAL PROJECT FUND BUDGET FOR THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, the Village adopted Ordinance #22-06 establishing the Library Expansion Capital Project Fund for the design and construction of an expansion of the Given Memorial Library and Tufts Archives building located on Cherokee Road; and

WHEREAS, the Village adopted Ordinances #23-12 and #24-10 amending the Library Expansion Capital Project Fund budget; and

WHEREAS, the Village has commenced the architectural and design services related to the expansion; and

WHEREAS, costs for land surveys or other work that is part of the design phase of the library expansion project that is not within the scope of the architectural design contract with Oakley Collier Architects may be needed; and

WHEREAS, the Library Expansion Capital Project Fund budget needs to be amended to increase the appropriation for these potential costs and;

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 Library Expansion Capital Project Fund is amended as follows:

SECTION 1. A portion of the appropriations for the project shall be transferred from the Capital Outlay: Construction Costs line item to the Capital Outlay: Design Costs line item to provide available appropriations for design work aside from the design contract with Oakley Collier Architects as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Current Budget</u>	<u>Amendment</u>	<u>Amended Budget</u>
50-80-615-7600	Capital Outlay: Design Costs	\$600,900	\$9,100	\$610,000
50-80-615-7601	Capital Outlay: Construction Costs	<u>819,100</u>	<u>(9,100)</u>	<u>810,000</u>
	TOTAL	<u>\$1,420,000</u>	<u>\$ 0</u>	<u>\$1,420,000</u>

SECTION 2. The revenues anticipated to be available to complete this project are unchanged.

SECTION 3. The Village Manager is hereby authorized to transfer appropriations between line items in the Library Expansion Capital Project Fund up to \$10,000 with an official report of such transfers made at the next

regular meeting of the Village Council.

SECTION 4. Copies of this capital project ordinance shall be furnished to the Village Clerk, Village Manager, and Financial Services Director for direction in carrying out this project.

THIS ORDINANCE passed and adopted this 23rd day of July 2024.

B. Ordinance 24-14 No Parking Along the U.S. Kids Parade Route July 30, 2024 from 4:00 PM to 7:00 PM

Mr. Doug Willardson, Assistant Village Manager, reviewed a memo and map detailing the proposed No Parking area for the U.S. Kids Parade on July 30, 2024.

Upon a motion by Councilmember Farrell, seconded by Mayor Pro Tem Taylor, Council unanimously approved Ordinance 24-14 No Parking Along the U.S. Kids Parade Route July 30, 2024, from 4:00 PM to 7:00 PM by a vote of 5-0.

ORDINANCE #24-14:

AN ORDINANCE AMENDING CHAPTER 72 OF THE PINEHURST MUNICIPAL CODE AS IT PERTAINS TO TEMPORARY PARKING IN THE VILLAGE OF PINEHURST DURING THE 2024 US KIDS PARADE.

THAT, WHEREAS, the Village Council of the Village of Pinehurst adopted an ordinance dated October 20, 1980, establishing and implementing certain authorized police powers for the purpose of prescribing regulations governing conditions detrimental to the health, safety, and welfare of its citizens; and

WHEREAS, on September 13, 2011 the Village Council of the Village of Pinehurst adopted Ordinance 11-25 which adopted the general ordinances of the Village of Pinehurst as revised, amended, restated, codified, and compiled in book form and declared that these shall constitute the “Village of Pinehurst, North Carolina Municipal Code;” and

WHEREAS, the Municipal Code will be subsequently amended from time to time as conditions warrant; and

WHEREAS, the Village Council has determined that it is in the interests of health, safety, and welfare of both the guests and the citizens of Pinehurst to further regulate parking during the 2024 US Kids Parade by prohibiting parking at the designated locations listed below;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina, in a regular meeting assembled this 23rd day of July, 2024, as follows:

SECTION 1. That Schedule I – Parking Prohibited at All Times of Chapter 72, Section 72.01 of the Pinehurst Municipal Code is hereby amended by adding the following streets and roads to the schedule of those designated as “No Parking to be effective from 4:00 to 7:00 PM on July 30, 2024:

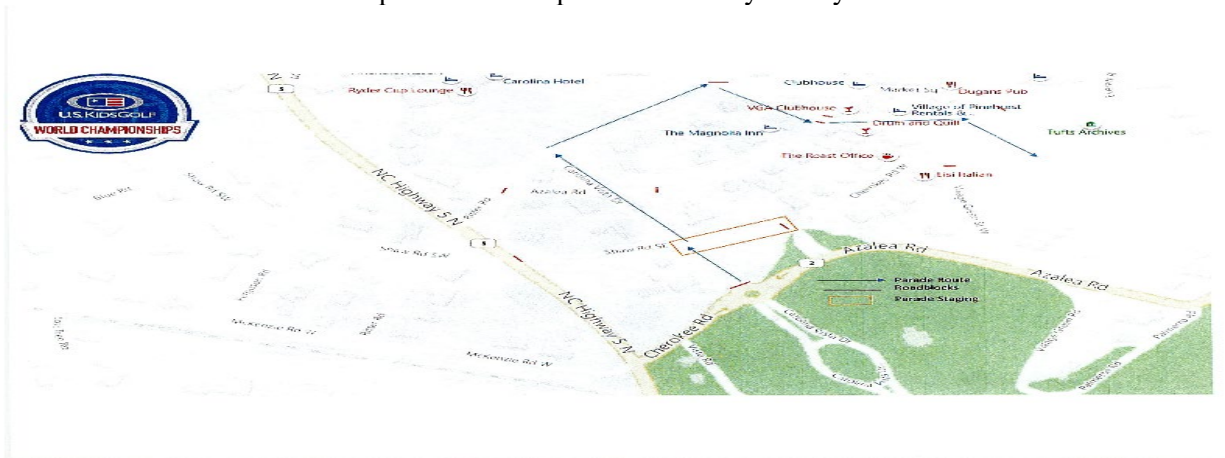
<i>Street</i>	<i>Side</i>	<i>Location</i>
Carolina Vista Drive	Both	Magnolia Road to Old NC 2

Magnolia Road	Both	Carolina Vista Drive to Chinquapin Road
Chinquapin Road	Both	Magnolia Road to Cherokee Road

SECTION 2. That all ordinances in conflict herewith are hereby declared null and void while this ordinance is effective.

SECTION 3. That this ordinance shall be in full force and effect from 4:00 PM to 7:00 PM on July 30, 2024.

THIS ORDINANCE passed and adopted this 23rd day of July 2024.



7. **Regular Business.**

A. Library Design Progress Update from Oakley Collier Architects

Mr. Doug Willardson, Assistant Village Manager, introduced Mr. Jason Gable, Oakley Collier Architects, updated Council on the Library design progress highlighting a proposed site plan and renderings.

Council, Mr. Gable, and Mr. Willardson discussed a timeline for moving from design to construction and interior and exterior design elements. Mr. Gable stated revisions would be made to the plans based on Council's feedback and ready for presentation either in August or September.

B. Report from Councilmembers on the NCDOT Listening Sessions for the Proposed Continuous Flow Intersection (CFI) Replacement of the Pinehurst Traffic Circle (PTC)

Mayor Pizzella provided feedback on the NCDOT Listening Session meetings, reiterated the Village of Pinehurst community's desire to improve the PTC not eliminate it, and expressed concern over the potential impact construction of the CFI would have on the community.

Mayor Pro Tem Taylor provided feedback on the NCDOT Listening Session meetings and expressed a desire to ask NCDOT for alternative design solutions.

Councilmember Morgan commended the community of the Village of Pinehurst for their involvement, provided feedback on the NCDOT Listening Session meetings, and spoke in support of fostering an open line of communication with NCDOT so the voices of the community may be heard.

Councilmember Farrell expressed doubts about the benefits of a CFI, highlighted the costs of

a CFI to the community, and spoke in support of an open line of communication with NCDOT.

Councilmember Ficklin expressed doubts about the projection data used by NCDOT and the lack of consideration of future technologies that may improve the way people travel.

Council agreed to send a letter to the National Park Service expressing their concerns about the potential impact the NCDOT's proposed CFI replacement for the PTC could have on the Village's landmark status.

C. Website Review

Ms. Kristin Bunton, Communications Specialist, reviewed a PowerPoint presentation highlighting the history of the Village's website (2013 to present), features of the present-day Village website, analytics and trends, performance and dashboards, external platforms, maintenance of the website, future and expected trends, and how the Village keeps up with changes in technology.

Mayor Pizzella noted the 2023 Community Survey results emphasize the importance of the Village's website to residents.

D. Discuss the Chinquapin and Magnolia Intersection & Stormwater Improvements Project

Mr. Mike Apke, Public Services Director, reviewed a memo and plan sheets detailing the proposed Chinquapin and Magnolia intersection and stormwater improvements project.

Mr. Apke provided background on the bidding process for the project and discussed scheduling the project for just after January 01, 2025, to avoid negatively impacting upcoming Village events and the holiday season.

Council agreed to proceed with re-advertising the project using the formal bidding process as required by state law. Council further agreed to advertise the project both as a whole and separated out into different projects.

8. Other Business.

None.

9. Motion to Adjourn.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 08:12 p.m.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

*A videotape of this meeting is located on the Village website: www.vopnc.org
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July 23, 2024, Work Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 08/01/2024

MEMO DETAILS

ATTACHMENTS

1. 07.23.2024 DRAFT Work Session Minutes



**Village Council
Minutes for the Work Session of July 23, 2024
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:30 p.m.**

The Pinehurst Village Council held a Work Session Meeting at 07:09 p.m., Tuesday, July 23, 2024, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Jeff Sanborn, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Jason Whitaker, Chief Information Officer

And approximately 2 attendees in addition to 6 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 07:09 p.m.

2. General Business.

A. Review the Pinehurst Social District and Options for Future Implementation

Mr. Doug Willardson, Assistant Village Manager, reviewed a memo detailing the feedback the Village received on the U.S. Open Social District and options the Village has for future implementation of a Social District within the Village's Downtown area.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council approved with amendments Ordinance 24-15 Creating a Social District to Regulate Open Containers of Alcoholic Beverages and Amending Section 130.05 to the Pinehurst Municipal Code with the amendment being the Social District is created on a trial basis during US Kids (August 2 - 5, 2024), BBQ Fest/Labor Day (August 30 - September 2, 2024), Holly Arts (October 19, 2024), and Oktoberfest (October 25 - 27, 2024) by a vote of 4-1 with Councilmember Farrell dissenting.

ORDINANCE #24-15:

AN ORDINANCE CREATING A SOCIAL DISTRICT TO REGULATE OPEN CONTAINERS OF ALCOHOLIC BEVERAGES AND AMENDING SECTION 130.05 TO THE PINEHURST MUNICIPAL CODE

THAT, WHEREAS, pursuant to N.C.G.S. § 160A-205.4 the City may adopt an ordinance designating one or more social districts for use in accordance with N.C.G.S. § 18B-300.1; and

WHEREAS, the North Carolina General Assembly enacted the above legislation allowing municipalities to designate social districts within their jurisdiction to allow alcoholic beverages sold by licensed premises to be consumed within the district, outside of the establishment where the beverage was purchased; and

WHEREAS, the Village believes that a social district is a valuable tool to increase economic activity and vibrancy to the downtown area of the Village of Pinehurst; and

WHEREAS, the Village Council of the Village of Pinehurst finds that the allowance of open containers during special events can be adequately managed by the Village's law enforcement and can be beneficial to the economic vitality of the Village Center;

NOW THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of Pinehurst, North Carolina, in a regular meeting assembled this 23rd day of July, 2024 as follows:

SECTION 1. That Section 130.05 of the Village of Pinehurst, North Carolina Municipal Code is hereby amended, which shall read as follows:

§ 130.05 ALCOHOLIC BEVERAGES

(E) Creation of a social district to be in effect during special events.

- (1) Notwithstanding the provisions of sections 130.05 (A), (B), (C) and (D) of this Code, the possession of alcoholic beverages and open containers and their consumption shall be lawful within the Village Center Social District pursuant to the provisions of G.S. § 160A-205.4 for specified special events the dates of which are as follows:
 - a. US Kids (August 2 - 5, 2024), BBQ Fest/Labor Day (August 30 - September 2, 2024), Holly Arts (October 19, 2024), and Oktoberfest (October 25 - 27, 2024).
- (2) The Social District shall be created, designated, and managed in accordance with the requirements contained in G.S. § 160A-205.4 and Chapter 18B.
- (3) The Social District shall be established in accordance with the map attached hereto as Exhibit A.
- (4) The hours of operation for this social district shall be from 11:00 a.m. to 10:00 p.m.
- (5) Any alcoholic beverage purchased for consumption in the Social District shall (i) only be consumed in the Social District and (ii) be disposed of before the person in possession of the alcoholic beverage exits the Social District unless the person is reentering the licensed premises where the alcoholic beverage was purchased.
- (6) Each permittee and non-permittee located within an established and designated social district and voluntarily wishes to participate shall display a uniform sign, provided by the City or its designee, indicating its inclusion in the social district, and allows alcoholic beverages on its premises when the social district is active. No business shall be required to participate or be included in the social district or to allow customers to bring alcohol onto its premises.
- (7) Any person who violates this section and any person who aids, abets, encourages, assists in, or contributes to a violation of this section shall be punishable as an infraction pursuant to N.C.G.S. §14-3.1 the procedure for disposition of infractions is as provided in Chapter 15A Article 66 of the North Carolina General Statutes.

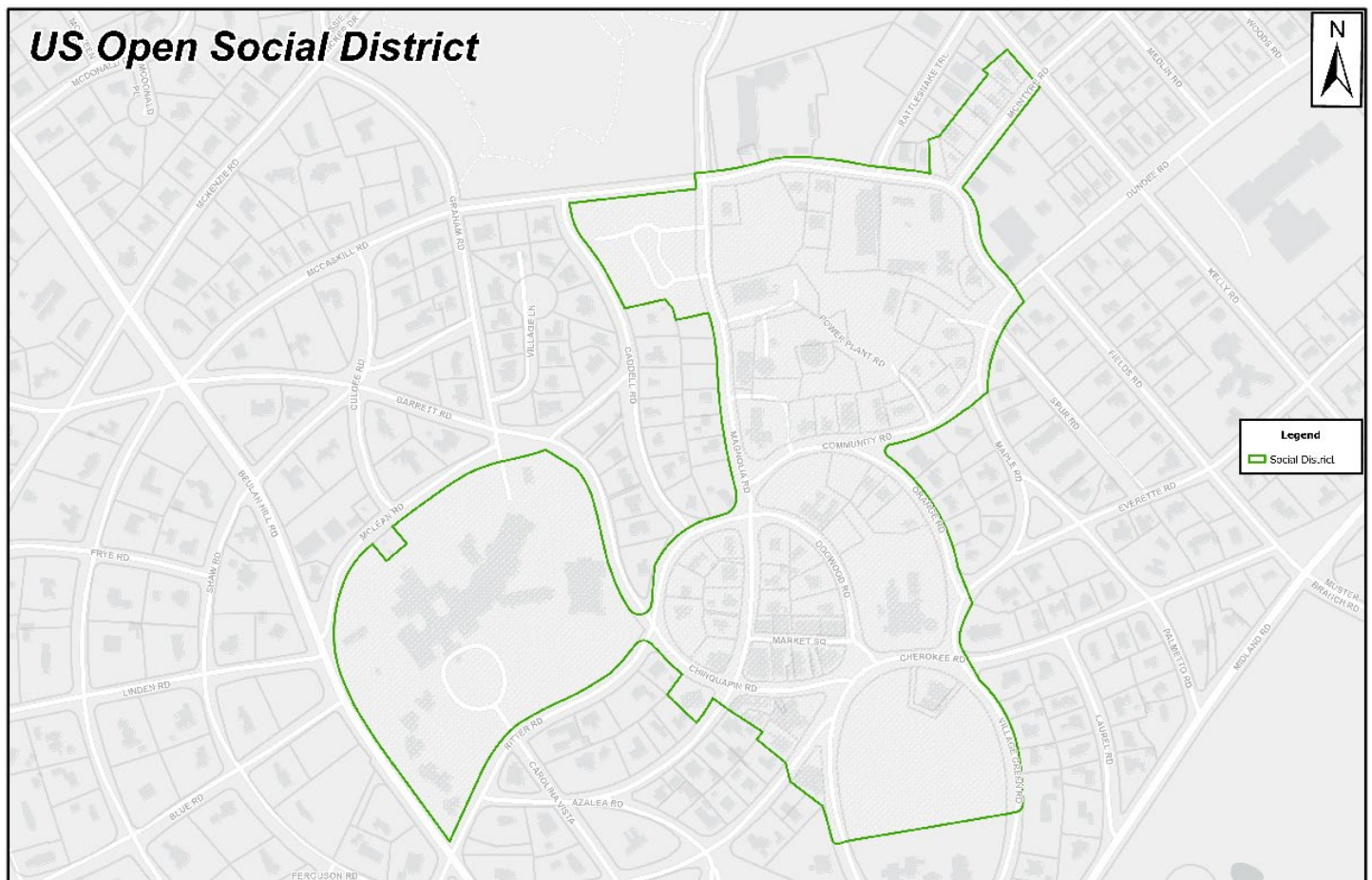
SECTION 2. The Village Manager or their designee is hereby directed to create a management and maintenance plan for the Village Center Social District and post the plans and a rendering of the Social District boundaries on the Village's website.

SECTION 3. The Village Manager or their designee is directed to submit a detailed map of the Village Center Social district and the days and hours during which the Social District shall be in operation to the North Carolina Alcoholic Beverage Control Commission

SECTION 4. That all ordinances in conflict herewith are hereby declared null and void while this ordinance remains in full force and effect.

SECTION 5. That this ordinance shall be and remain in full force and effect on July 30, 2024 and after the erection of the appropriate and necessary signs, until January 1, 2025.

THIS ORDINANCE passed and adopted this 23rd day of July 2024.



B. Discussion of Code Enforcement

Mayor Pro Tem Taylor and Councilmember Ficklin provided a handout to Council outlining recommendations for changes to the Village's existing Code Enforcement processes and ordinances focusing on STRs, noise, nuisances, parking in the Commercial Business District, and speeding. Council and Staff discussed the recommendations.

Council agreed to allow Staff time to research the recommendations provided and to explore possible changes to the parking violation fees.

3. Other Business.

None.

4. Motion to Adjourn.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Work Session by a vote of 5-0 at 08:12 p.m.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

A videotape of this meeting is located on the Village website: www.vopnc.org

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DRAFT



August 02, 2024, Special Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 08/05/2024

MEMO DETAILS

ATTACHMENTS

1. 08.02.2024 DRAFT Special Meeting Minutes



**Village Council
Minutes for the Special Meeting of August 02, 2024
Holly Inn
155 Cherokee Road
Pinehurst, North Carolina
09:30 a.m.**

The Pinehurst Village Council held a Special Meeting at 09:30 a.m., Friday, August 02, 2024, at the Holly Inn, 155 Cherokee Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Ms. Angela Kantor, Human Resources Director

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 09:30 a.m.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to recess the Special Meeting and enter into a Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee by a vote of 5-0 at 09:35 a.m.

2. Closed Session

A. The Village Council will hold a Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn the Closed Session and re-enter the Special Meeting by a vote of 5-0 at 04:25 p.m.

3. Motion to Adjourn.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Special Meeting by a vote of 5-0 at 04:26 p.m.

Respectfully submitted,

Shannon Konstantinou

As submitted by Councilmember Barb Ficklin

A videotape of this meeting is located on the Village website: www.vopnc.org

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DRAFT



August 02, 2024, Closed Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 08/05/2024

MEMO DETAILS

ATTACHMENTS

1. 08.02.2024 DRAFT CLS Minutes



August 03, 2024, Special Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 08/05/2024

MEMO DETAILS

ATTACHMENTS

1. 08.03.2024 DRAFT Special Meeting Minutes



**Village Council
Minutes for the Special Meeting of August 03, 2024
Fallon Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
07:30 a.m.**

The Pinehurst Village Council held a Special Meeting at 07:30 a.m., Saturday, August 03, 2024, in the Fallon Council Conference Room of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Ms. Angela Kantor, Human Resources Director

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 07:30 a.m.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to recess the Special Meeting and enter into a Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee by a vote of 5-0 at 07:30 a.m.

2. Closed Session

A. The Village Council will hold a Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Upon a motion by Mayor Pro Tem Taylor, seconded by Mayor Pizzella, Council unanimously approved to adjourn the Closed Session and re-enter the Special Meeting by a vote of 5-0 at 08:25 a.m.

3. Motion to Adjourn.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn the Special Meeting by a vote of 5-0 at 08:27 a.m.

Respectfully submitted,

Shannon Konstantinou

As submitted by Councilmember Barb Ficklin

A videotape of this meeting is located on the Village website: www.vopnc.org

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

DRAFT



August 03, 2024, Closed Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 08/05/2024

MEMO DETAILS

ATTACHMENTS

1. 08.03.2024 DRAFT CLS Minutes



Resolution 24-27 Honoring Mr. Jeff Sanborn

ADDITIONAL AGENDA DETAILS:

Resolution 24-27 Honoring Mr. Jeff Sanborn for his dedication and service to the Village of Pinehurst Community and Staff.

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Jeff Sanborn
DATE OF MEMO: 08/08/2024

MEMO DETAILS

Please, see the attached materials related to this item.

ATTACHMENTS

1. DRAFT Resolution 24-27 Honoring Mr. Jeff Sanborn

**A Resolution Honoring the Service of
Mr. Jeffrey M. Sanborn**

That Whereas, the Village Council of Pinehurst, North Carolina wishes to acknowledge and express its gratitude and appreciation to Mr. Jeffrey M. Sanborn for 9 years of dedicated public service to its citizens; and

Whereas, Mr. Sanborn was appointed to the position of Village Manager in 2015; and

Whereas, Mr. Sanborn has fostered an environment of service, learning and development, and teamwork amongst the Village Staff; and

Whereas, Mr. Sanborn consistently exhibited fine moral character, impeccable integrity, exemplary leadership and acted in the utmost professional manner while leading substantial and long-lasting enhancements that improved the overall quality of life for all citizens of Pinehurst; and

Whereas, under Mr. Sanborn's management, the Village regularly achieved ratings in the mid to high 90th percentile for quality of life and scored significantly higher than the national average in almost all community survey measures; and

Whereas, Mr. Sanborn oversaw several capital projects including the design and construction of the Cannon Park Community Center and the acquisition and transition of the Given Memorial Library and Tufts Archives to the Village; and

Whereas, Mr. Sanborn directed negotiations with the USGA to designate the Village of Pinehurst as the first US Open anchor site and to establish a second headquarters in the Village of Pinehurst known as Golf House Pinehurst; and

Whereas, Mr. Sanborn was instrumental in the formation of the Sandhills Metropolitan Planning Organization (SMPO) and served as the voting member for the Village of Pinehurst on the Technical Coordinating Committee (TCC – a subcommittee of the SMPO); and

Whereas, Mr. Sanborn represented the Village of Pinehurst as the Chairman of the Board of Directors for the Regional Land Use Advisory Commission.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 13th day of August 2024 as follows:

Section 1. That the Village Council hereby expresses, on behalf of the citizens of Pinehurst, its great appreciation to Jeffrey M. Sanborn for his 9 years of faithful and dedicated public service to this community as Village Manager.

Section 2. That a copy of this resolution be spread upon the permanent minutes of the Village of Pinehurst and a copy thereof, duly executed by the Mayor, be presented to Mr. Sanborn as a token of our gratitude.

This Resolution passed and adopted this 13th day of August 2024.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Patrick Pizzella, Mayor



Resolution 24-28 Council Resolution to NC-DOT Regarding the Pinehurst Traffic Circle

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Jeff Sanborn
DATE OF MEMO: 08/05/2024

MEMO DETAILS

Please, see the attached materials related to this item.

ATTACHMENTS

1. DRAFT Resolution 24-28 Council Resolution Opposing the NCDOT Continuous Flow Intersection (CFI) Proposal to Replace the Pinehurst Traffic Circle (PTC)

RESOLUTION #24-28:

A COUNCIL RESOLUTION OPPOSING THE NC-DOT PROPOSAL TO REPLACE THE HISTORIC PINEHURST TRAFFIC CIRCLE (PTC) WITH A CONTINUOUS FLOW INTERSECTION (CFI) AND SUPPORTING EFFORTS TO WORK WITH NCDOT TO IMPROVE THE PTC AND FIND A CONSTRUCTIVE SOLUTION.

WHEREAS, the NC-DOT has proposed a project (U-5976) that may have a negative impact on our National Historic Landmark status and the historic road system in our 129-year-old community that will totally replace the 68-year-old Traffic Circle and surrounding roads with a large complex intersection; and

WHEREAS, the CFI could remove almost all six acres of longleaf pine trees and replace them with mostly a rectangle of concrete, turn signals and traffic lights; and would authorize the state of North Carolina to take the homes of at least six of our residents through purchase of right of way or use of eminent domain; and would eliminate the iconic Midland Road entrance into Pinehurst and permanently disrupt this majestic drive for the many visitors that arrive in Pinehurst each year; and

WHEREAS, in January 2023 the Village of Pinehurst Council forwarded to NC-DOT nine recommendations to improve circulation issues around the Circle and NC-DOT adopted two of our nine recommendations: (1) install barriers to prevent crossover from slip lane to primary lane and (2) overhead signs on approaches to the Circle, advising of lane restrictions; and

WHEREAS, the NC-DOT plan for CFI does not call for construction to begin until 2030 and to finish in 2032 resulting in major disruption to those that utilize the Circle and nearby road systems; and

WHEREAS, the overwhelming majority of our residents have expressed their opposition to the CFI by collecting over 3,000 signatures requesting that the PTC be improved, not destroyed; writing numerous letters & e-mails to Village Council members, other Moore County elected officials and the Governor of North Carolina expressing opposition and approximately 1,500 community members attended 3 public meetings organized by NC-DOT expressing their concerns; and

WHEREAS, the Southern Pines Garden Club, the Pinehurst Garden Club, and the Garden Club of the Sandhills have adopted resolutions opposing NC-DOT's CFI.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 13th day of August 2024 as follows:

SECTION 1. We, the Village Council, do hereby proclaim we oppose the NC-DOT proposed CFI intersection that would replace our 68-year-old Traffic Circle. We believe if undertaken as proposed, it would be harmful and disruptive to our residents and it would have a negative impact to the special character of our Village and the integrity of our National Historic Landmark status.

SECTION 2. We, the Village Council, are prepared to, and want to, work with NC-DOT on a regular basis to improve the traffic flow around the PTC in seeking sensible and practical solutions—with a minimum of construction disruption – that hopefully may be accomplished in the next couple of years, rather than 8 years from now. We are very encouraged by the NC-DOT statement of Wednesday, July 03rd, 2024, and the August 07th, 2024, Editorial in The Pilot, which states “NC-DOT has heard the concerns from the community and is already reviewing all concepts and looking for opportunities to minimize impacts to the area. The department plans to improve the design based on the local input received and assure traffic safety and mobility is maximized.”

SECTION 3. We, the Village Council, request NC-DOT explore other options that could improve the flow of traffic at PTC – but not destroy it, that they would refrain from taking property from any of our residents, and preserve the historic Midland Road (often referred to as “The Fifth Avenue of Golf”) access to the Circle. These could include other options discarded in the past, comments received from attendees at NC-DOT recent public meetings, as well as new options emerging from technological advances in the area of traffic management.

SECTION 4. We, the Village Council, additionally request the NC-DOT further review the remaining 7 of our 9 recommendations from our January 2023 letter and discern if any of them could also be implemented. We are thankful they adopted two of our suggestions in January 2024 and look forward to working with NC-DOT on their review of the others.

SECTION 5. We, the Village Council, intend to formally propose a joint working group consisting of VOP and NC-DOT representatives to explore and evaluate all possibilities, in lieu of CFI, that can be shared with Pinehurst residents to provide feedback once again in public meetings

THIS RESOLUTION passed and adopted this 13th day of August 2024.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney



Public Hearing No. 1 - SanStone Midland Major Site Plan

ADDITIONAL AGENDA DETAILS:

The purpose of this hearing is to consider a request for a major site plan application for the construction of a 100-bed short- and long-term care health and rehabilitation center known as SanStone Midland. The property is identified as Moore County PID #00033365 and is addressed as 2178 Midland Road. The owner is Pinehurst Health Care Properties, LLC.

FROM: Alex Cameron, Planning & Inspections Director

CC: Village Council; Jeff Sanborn

DATE OF MEMO: 08/01/2024

MEMO DETAILS

Please, see the attached materials related to this item.

ATTACHMENTS

1. Staff Report
2. General Concept Plan & Additional Plans
3. Trip Generation Memo



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Pizzella and Village Council
From: Alex Cameron, Planning and Inspections Director
Date: August 6, 2024
Subject: Staff Report for the SanStone Midland Major Site Plan

Request

The applicant requests a Major Site Plan approval for a 100-bed short- and long-term care health and rehabilitation center known as SanStone Midland. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed Major Site Plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposal to the Village Council. Major Site Plans are classified as development of property for non-residential or multi-family use which has a land disturbing activity of two acres or more.

Project Profile

Applicant:	Timmons Group
Owner:	Pinehurst Health Care Properties, LLC
Property Location:	2178 Midland Road, Moore County PID #00033365
Zoning:	Neighborhood Commercial (NC) - The Neighborhood Commercial District is established as a district in which the principal use of land is for small scale commercial, retail, office, and service uses to serve the surrounding residential districts. The district is further intended to discourage any use which would be detrimental to the predominantly low-intensity commercial nature of the areas included within the district.
Land Area	± 11.19 Acres
Current Land Use:	Vacant with degraded parking lot and lighting from a previous use.

Project Background and Analysis

The proposed Major Site Plan includes the development of a 73,500 square foot health care facility and related infrastructure, including driveway entrance, parking, and utilities. The subject property was created by a minor subdivision in September of 2023, separating it from the parent parcel that contains Ironwood Café. The property contains +/- 274 feet of frontage on Midland Road, maintaining this width for nearly 500 feet where it widens to 700 feet. The structure is situated in this wider area, more than 500 feet from the Midland corridor. Adjacent properties include business uses in Pinehurst's jurisdiction (Ironwood Café, The Market Place/Midland Bistro), Carolina Eye Associates, a vacant building that previously housed a retail use, and undeveloped parcels. Immediately to the south, the parcel abuts a 30' wide open space buffer owned by the National Property Owners Association in Southern Pines' jurisdiction, with developed single-family properties beyond.

The proposal includes one connection to Midland Road, near the center of the frontage. NCDOT has reviewed the plans and are not permitting a new cut through the Midland Road median but are requiring that a 100' long paved taper be included to allow easier ingress. The drive will have a right in/right out only condition. A new sidewalk will be installed along the road frontage and monument signage is anticipated in a small, curbed median in the center of the drive. Additional sidewalks are proposed between parking areas and building entrances. The applicant provided a Trip Generation Memorandum indicating 260 average daily trips in and out of the facility, primarily at non-peak hours with peak morning hour having a total number of 18 trips in and out and afternoon peak hour trips totaling 24.

For uses which require this site plan approval, the location, area, massing, and number of structures are dictated by required dimensional criteria including buffers, setbacks, impervious surface limits, maximum building height, and parking. The project proposes only 36.5% impervious surface of the total lot area (over 11 acres). The NC Zoning District allows up to 70%. The building meets all applicable setback and buffer requirements as well as the maximum building height for the zoning district.

The project is not located within a watershed protection district, flood zone or has any other potential negative environmental impacts.

The site is bounded to the east and west by other NC-zoned properties, to the north (across Midland Road) by R-MF zoned properties, and to the south by a 30' vegetated plated buffer as part of the residential single-family development (Pinehurst National No.9 neighborhood) which lies within Southern Pines' jurisdiction.

Infrastructure and Zoning Criteria

The PDO classifies Residential Care Facilities, Medical Clinics, Medical Offices, and Professional Services as uses allowed by right in the NC District.

In accordance with PDO Sec. 9.5.2.3, the project proposes 30-foot-wide landscape buffers along the western and southern property boundaries. Much of the existing vegetation along the southern boundary is outside of the limits of disturbance and can remain intact to wholly or partially satisfy buffer requirements. With a change in elevation of over 45 feet across the site, grading will be extensive and necessitates the removal of a significant number of trees within the western buffer area. The buffer here will be comprised of newly planted vegetation. All required landscaping and buffer requirements will be met.

A Sediment and Erosion Control Permit will need to be obtained from NCDEQ due to the area of disturbance exceeding one acre and is required to be obtained prior to approval of the construction drawings by the TRC.

Staff and TRC Review

The approval for Major Subdivisions is a multi-step process. An application, General Concept Plan (GCP) and other supplementary material is submitted to the Village Planner. The Village Planner then distributes the material to the TRC for review. The TRC is comprised of staff from the Village's Planning and Inspections Department, Administration Department, Public Services and Engineering Department, Fire Department and Moore County Public Works. The TRC reviews the proposal for compliance with applicable codes and requirements and issues comments to the applicant on items that need to be addressed. The applicant makes revisions and corrections to the material and resubmits. This process repeats until all items are addressed and conformance with all applicable codes and requirements are confirmed by the TRC. The Village Planner schedules the public hearing(s) as required by the PDO. Following approval of a GCP by the Village Council, an applicant may submit fully comprehensive construction documents (CD's) for a more detailed review by the TRC. Construction documents must show that all components of the project will be constructed in accordance with the Village of Pinehurst Engineering Standards Specifications Manual, the Pinehurst Development Ordinance (PDO), and standards for Moore County Public Works before site construction may begin.

Planning and Zoning Board Review

The Planning and Zoning Board held a public hearing on July 11, 2024, and unanimously recommended approval of the proposed Major Site Plan.

Village Council Action

Village Council shall hold a public hearing and review the proposal, the recommendation of the Planning and Zoning Board, and the report and recommendation of staff. After holding a public and receiving any public comment, the Village Council may approve, approve with conditions, or reject the site plan. If the Village Council rejects a General Concept Plan, the reasons shall be stated in the record of action and can only be related to non-compliance with an adopted regulation. Failure of the Village Council to act on the proposal within 90 days of being placed on an agenda for consideration, the recommendation from the Planning and Zoning Board shall be deemed approval of the request, authorizing the applicant to proceed with preparing full site plan drawings for final approval of the TRC.

Staff Recommendation

The general concept plan, and other submitted documents, have undergone a thorough review by the Technical Review Committee as required by the PDO. Through the review of the TRC, all comments have been addressed and resolved by the applicant and the proposal meets all the provisions of the PDO. As this decision is administrative and approval must be granted if all requirements have been met, staff recommends approval of the Major Site Plan associated with the SanStone Midland project.

GENERAL CONCEPT PLAN DRAWINGS:

SANSTONE MIDLAND

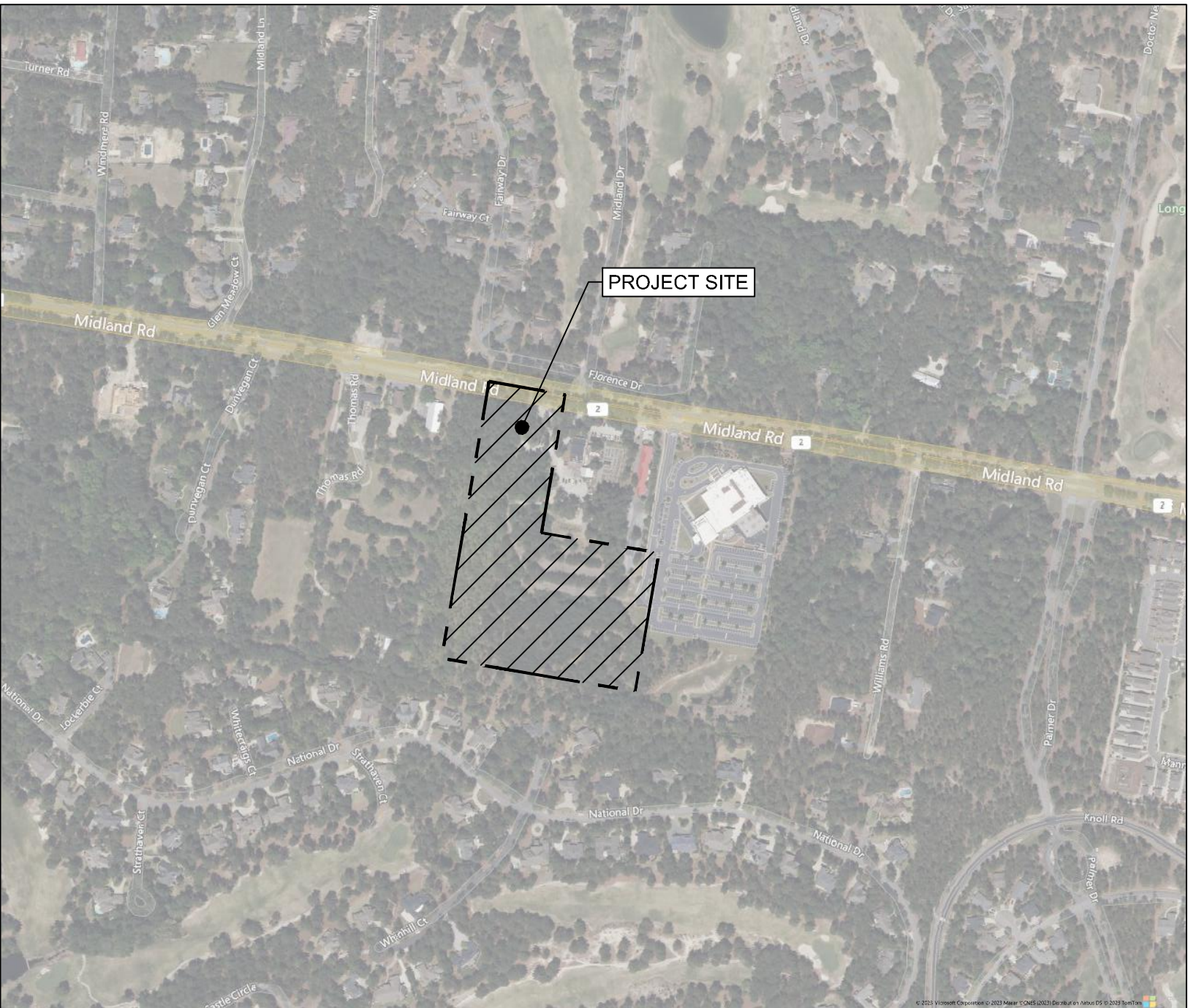
MOORE COUNTY, NC 28387



OUR PASSION *Makes Us Different*

SITE DATA TABLE

PROJECT NAME:	SANSTONE HEALTH & REHABILITATION PINEHURST
SITE PLAN NUMBER:	(TBD)
PROPERTY OWNER/ DEVELOPER:	SANSTONE HEALTH & REHABILITATION TOM MALONEY
PIN ID(s):	857205073994, 857205076992 (PARTIAL), 857200079603
PID(s):	00033365, 00033680 (PARTIAL), 00035839
DEED ACRES:	11.19 (RECOMBINATION PLAT)
DEED BOOK & PAGE:	DB, 1340 PG. 101 DB, 4821 PG. 373 DB, 4821 PG. 379
PLAT BOOK & PAGE:	PB, 20 PG. 12
PROPERTY ADDRESS:	2178 MIDLAND ROAD PINEHURST, NC 28374
PROPERTY ZONING:	NC: NEIGHBORHOOD COMMERCIAL
OVERLAY DISTRICT	N/A
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL CARE FACILITY
EXPECTED COMPLETION:	SUMMER 2025
DISTURBED AREA:	10.0 ACRES
EXISTING IMPERVIOUS:	38,333-SF / 0.88 ACRES
PROPOSED IMPERVIOUS:	177,725-SF / 4.08 ACRES
FEMA FLOOD HAZARD MAP:	SITE NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER FEMA MAP#: 3710857200J (EFFECTIVE: 10/17/2006)
IMPERVIOUS AREAS:	ROADWAYS / PARKING: 87,402-SF SIDEWALKS: 12,104-SF BUILDINGS: 76,503-SF TOTAL ON-SITE IMPERVIOUS AREA: 176,009-SF TOTAL ON-SITE IMPERVIOUS PERCENTAGE: 36%
RIVER BASIN:	LUMBER
SURFACE WATER CLASSIFICATION:	C
WATERSHED AREA:	SITE IS NOT LOCATED IN A PROTECTED WATERSHED AREA.
BUILDING/STRUCTURE SETBACKS:	
PRIMARY STREET:	25-FT
SIDE STREET:	15-FT
SIDE LOT LINE:	10-FT
REAR LOT LINE:	20-FT
ACCESSORY STRUCTURE SETBACKS:	
PRIMARY STREET:	15-FT
SIDE / REAR:	10-FT
PROPOSED BUILDING HEIGHT:	23'-8"
LANDSCAPE BUFFERS:	
MIDLAND ROAD:	30-FT CLASS 3
ADJACENT RESIDENTIAL:	30-FT CLASS 3
PARKING SUMMARY:	
REQUIRED VEHICULAR SPACES:	1 SPACE PER 4 RESIDENTS & 1 SPACE PER STAFF MEMBER OF LARGEST SHIFT 1 X 100 BEDS/4 = 25 SPACES 1 X 50 STAFF = 50 SPACES MINIMUM NUMBER OF REQUIRED SPACES: 75
PROVIDED VEHICULAR SPACES:	100 SPACES PROVIDED
ADA PARKING SUMMARY:	
ADA SPACES REQUIRED:	4 ADA SPACES (2 VAN)
ADA SPACES PROVIDED:	5 ADA SPACES (2 VAN)



VICINITY MAP
SCALE 1"=500'

PROJECT TEAM

OWNER

SANSTONE HEALTH & REHABILITATION
CONTACT: JENNIFER ROBINSON
PHONE: (828) 606-2286
229 AIRPORT RD, SUITE 7-104
ARDEN, NC 28704

CIVIL ENGINEER

TIMMONS GROUP
CONTACT: BLAKE HALL, PLA, PE, LEED AP BD+C
PHONE: (919) 866-4933
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607

ARCHITECT

MCMILLAN PAZDAN SMITH ARCHITECTURE
CONTACT: SCOTT A. HENDRIX, AIA, LEED-AP
PHONE: (843) 566-0771
121 CALHOUN STREET, SUITE 200
CHARLESTON, SC 29401

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	OVERALL SITE PLAN & KEY MAP
C0.2	SURVEY
C0.3	SURVEY
C0.4	SURVEY
C0.5	SURVEY
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C1.2	TREE DEMOLITION PLAN
C1.3	TREE DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SITE PLAN
C2.2	SIGNAGE & STRIPING PLAN
C2.3	SIGNAGE & STRIPING PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	UTILITY PLAN
C4.2	FIRE APPARATUS ACCESS PLAN
C6.0	SITE DETAILS
C6.1	SITE DETAILS
C6.2	SITE DETAILS
C6.3	SITE DETAILS
C6.4	SITE DETAILS
L0.1	OVERALL LANDSCAPE PLAN & SITE KEY
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.7	LANDSCAPE NOTES, CALCULATIONS, & DETAILS
W1.6	HYDRAULIC ANALYSIS LAYOUT AND RESULTS
A1.0	OVERALL PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS

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5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866-4931 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
1ST VILLAGE OF PINEHURST GCP REVIEW
2ND VILLAGE OF PINEHURST GCP REVIEW
3RD VILLAGE OF PINEHURST GCP REVIEW
4TH VILLAGE OF PINEHURST GCP REVIEW

DATE
01/09/2024
02/27/2024
05/09/2024
06/13/2024

DATE
10/24/2023

DRAWN BY
LMB

DESIGNED BY
BH

CHECKED BY
BH

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SANSTONE MIDLAND
MOORE COUNTY, NC 28387

COVER SHEET

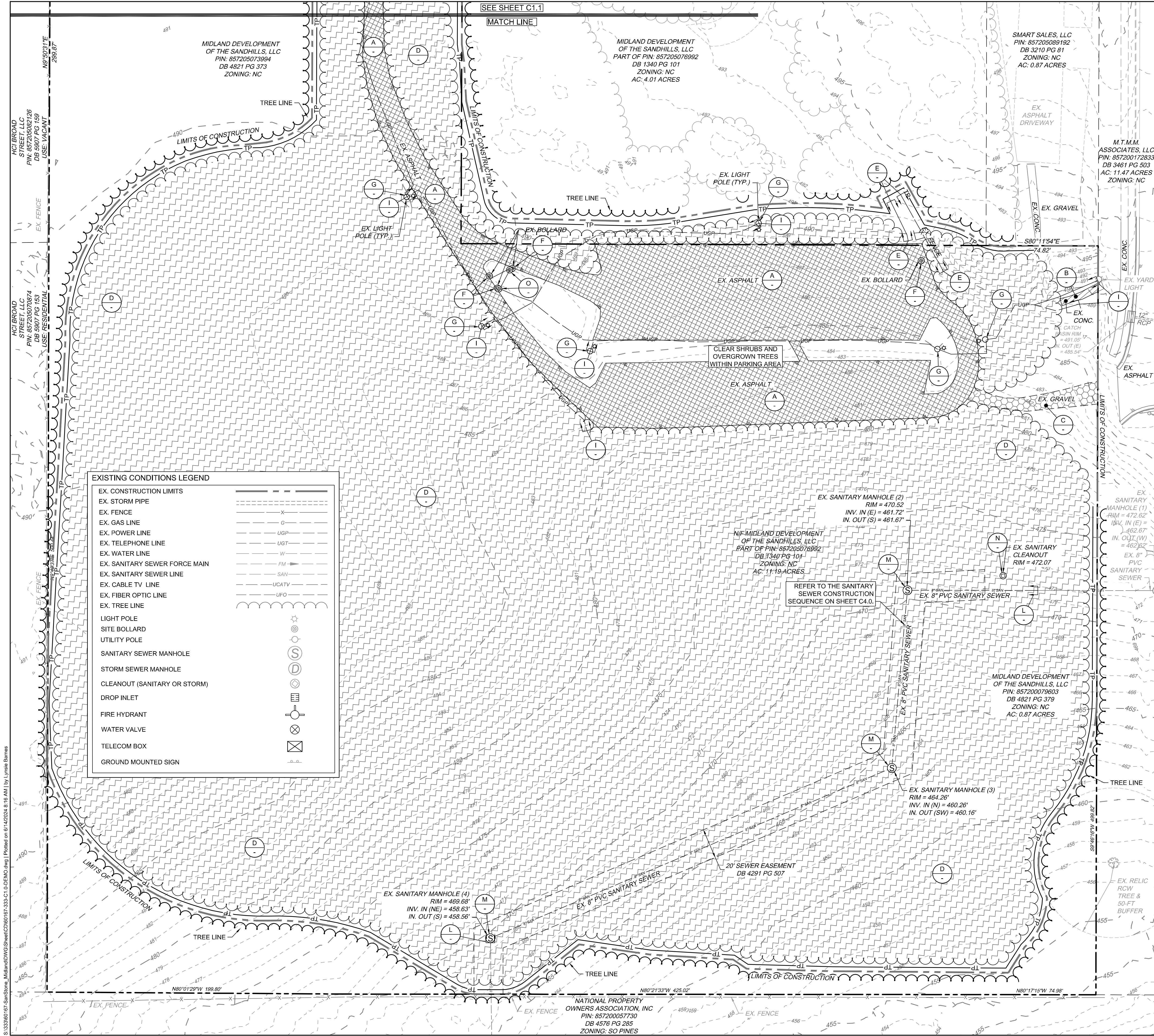
JOB NO.
60167

SHEET NO.
C0.0

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SANSTONE MIDLAND MOORE COUNTY, NC 28387 OVERALL SITE PLAN & KEY MAP	JOB NO.	60167
	SHEET NO.	C0.1



- EXISTING CONDITIONS NOTES
- ON SITE BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION WAS OBTAINED FROM A SURVEY BY TIMMONS GROUP ON AUGUST 25, 2023.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
 - BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2011).
 - VERTICAL DATUM SHOWN HEREON IS NAVD88.
 - NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3710857200J (EFFECTIVE 10-17-2016)
 - RECORDED PROPERTY DATA: PB 20 PG 12

- DEMOLITION NOTES
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
 - ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH WITH ALL MOORE COUNTY AND VILLAGE OF PINEHURST RULES AND REGULATIONS. CONTRACTOR SHALL SALVAGE ALL SIGNAGE, METERS, ETC. TO OWNER. COORDINATE WITH OWNER PRIOR TO DEMOLITION.
 - CLEAR AND GRUB AS NEEDED WITHIN CONSTRUCTION LIMITS PER SPECIFICATIONS AND DRAWINGS. EXISTING TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS) FOLLOWING APPROVAL OF ENGINEER. BY SUBMITTING A BID, CONTRACTOR ACKNOWLEDGES THAT THE SITE HAS BEEN INVESTIGATED TO DETERMINE TYPE, SIZE AND QUANTITY OF CLEARING REQUIRED FOR ALL CONSTRUCTION.
 - ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, NOTIFY ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE, FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
 - VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
 - EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERTY WITH THE PROPOSED FINISHED GRADES (WETHER OR NOT INDICATED TO BE MODIFIED).
 - ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- KEY NOTES
- | | | |
|---|--------------------------------|---|
| A | REMOVE ASPHALT AND STONE BASE | ⊙ |
| B | REMOVE CONCRETE PAVEMENT | ⊙ |
| C | REMOVE GRAVEL PAVEMENT | ⊙ |
| D | REMOVE TREES | ⊙ |
| E | REMOVE FENCE | ⊙ |
| F | REMOVE BOLLARD | ⊙ |
| G | REMOVE LIGHT POLE | ⊙ |
| H | REMOVE YARD LIGHT | ⊙ |
| I | REMOVE POWER LINE | ⊙ |
| J | REMOVE COMMUNICATION STRUCTURE | ⊙ |
| K | REMOVE COMMUNICATION LINE | ⊙ |
| L | REMOVE SANITARY SEWER LINE | ⊙ |
| M | REMOVE SANITARY SEWER MANHOLE | ⊙ |
| N | REMOVE CLEANOUT | ⊙ |
| O | REMOVE SECURITY GATE POST | ⊙ |

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	2ND VILLAGE OF PINEHURST GCP REVIEW
	3RD VILLAGE OF PINEHURST GCP REVIEW

YOUR VISION ACHIEVED THROUGH OURS.	DATE
	01/09/2024
	02/27/2024
	05/09/2024
	06/13/2024

DATE	10/24/2023
DRAWN BY	LMB
DESIGNED BY	BH
CHECKED BY	BH
SCALE	AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
SANSTONE MIDLAND
MOORE COUNTY, NC 28387
EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO.	60167
SHEET NO.	C1.0

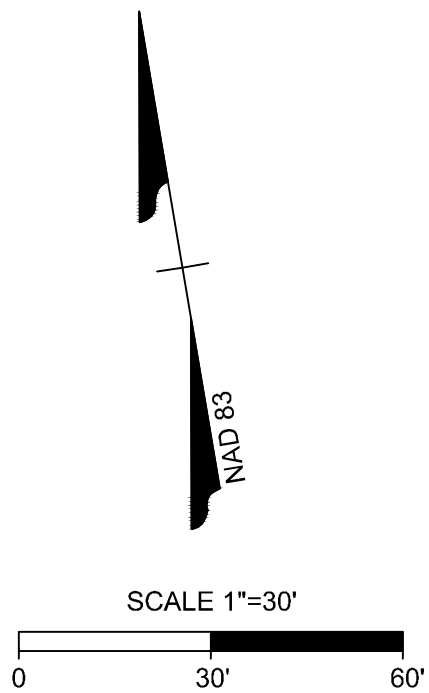
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EX. CONSTRUCTION LIMITS	
EX. STORM PIPE	
EX. FENCE	
EX. GAS LINE	
EX. POWER LINE	
EX. TELEPHONE LINE	
EX. WATER LINE	
EX. SANITARY SEWER FORCE MAIN	
EX. SANITARY SEWER LINE	
EX. CABLE TV LINE	
EX. FIBER OPTIC LINE	
EX. TREE LINE	
LIGHT POLE	
SITE BOLLARD	
UTILITY POLE	
SANITARY SEWER MANHOLE	
STORM SEWER MANHOLE	
CLEANOUT (SANITARY OR STORM)	
DROP INLET	
FIRE HYDRANT	
WATER VALVE	
TELECOM BOX	
GROUND MOUNTED SIGN	

1. ON SITE BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION WAS
OBTAINED FROM A SURVEY BY TIMMONS GROUP ON AUGUST 25, 2023.
2. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND
DISTANCES UNLESS OTHERWISE NOTED.
3. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
4. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NRSR 2011).
5. VERTICAL DATUM SHOWN HEREON IS NAVD88.
6. NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #371085720J
(EFFECTIVE 10-17-2016).
7. RECORDED PROPERTY DATA: PB 20 PG 12

1. ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
2. ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH WITH ALL MOORE COUNTY AND VILLAGE OF PINEHURST RULES AND REGULATIONS. CONTRACTOR SHALL SALVAGE ALL SIGNAGE, METERS, ETC. TO OWNER. COORDINATE WITH OWNER PRIOR TO DEMOLITION.
3. CLEAR AND GRUB AS NEEDED WITHIN CONSTRUCTION LIMITS PER SPECIFICATIONS AND DRAWINGS. REMOVE TREES, SHRUBS OR OTHER LANDSCAPE MATERIAL WHICH WILL CONFLICT WITH NEW CONSTRUCTION SHALL BE REMOVED (WHETHER OR NOT SHOWN ON THE DRAWINGS) FOLLOWING APPROVAL OF ENGINEER. BY SUBMITTING A BID, CONTRACTOR ACKNOWLEDGES THAT THE SITE HAS BEEN INVESTIGATED TO DETERMINE TYPE, SIZE AND QUANTITY OF CLEARING REQUIRED FOR ALL CONSTRUCTION.
4. ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. REMOVE AND PATCH PAVEMENT, CURB, GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
5. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, NOTIFY ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE, FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
7. VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
9. EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERTY WITH THE PROPOSED FINISHED GRADES (WETHER OR NOT INDICATED TO BE MODIFIED).
10. REMOVE ALL LANDSCAPE AND UTILITIES TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR UTILIZING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

A	REMOVE ASPHALT AND STONE BASE	
B	REMOVE CONCRETE PAVEMENT	
C	REMOVE GRAVEL PAVEMENT	
D	REMOVE TREES	
E	REMOVE FENCE	
F	REMOVE BOLLARD	
G	REMOVE LIGHT POLE	
H	REMOVE YARD LIGHT	
I	REMOVE POWER LINE	
J	REMOVE COMMUNICATION STRUCTURE	
K	REMOVE COMMUNICATION LINE	
L	REMOVE SANITARY SEWER LINE	
M	REMOVE SANITARY SEWER MANHOLE	
N	REMOVE CLEANOUT	
O	REMOVE SECURITY GATE POST	



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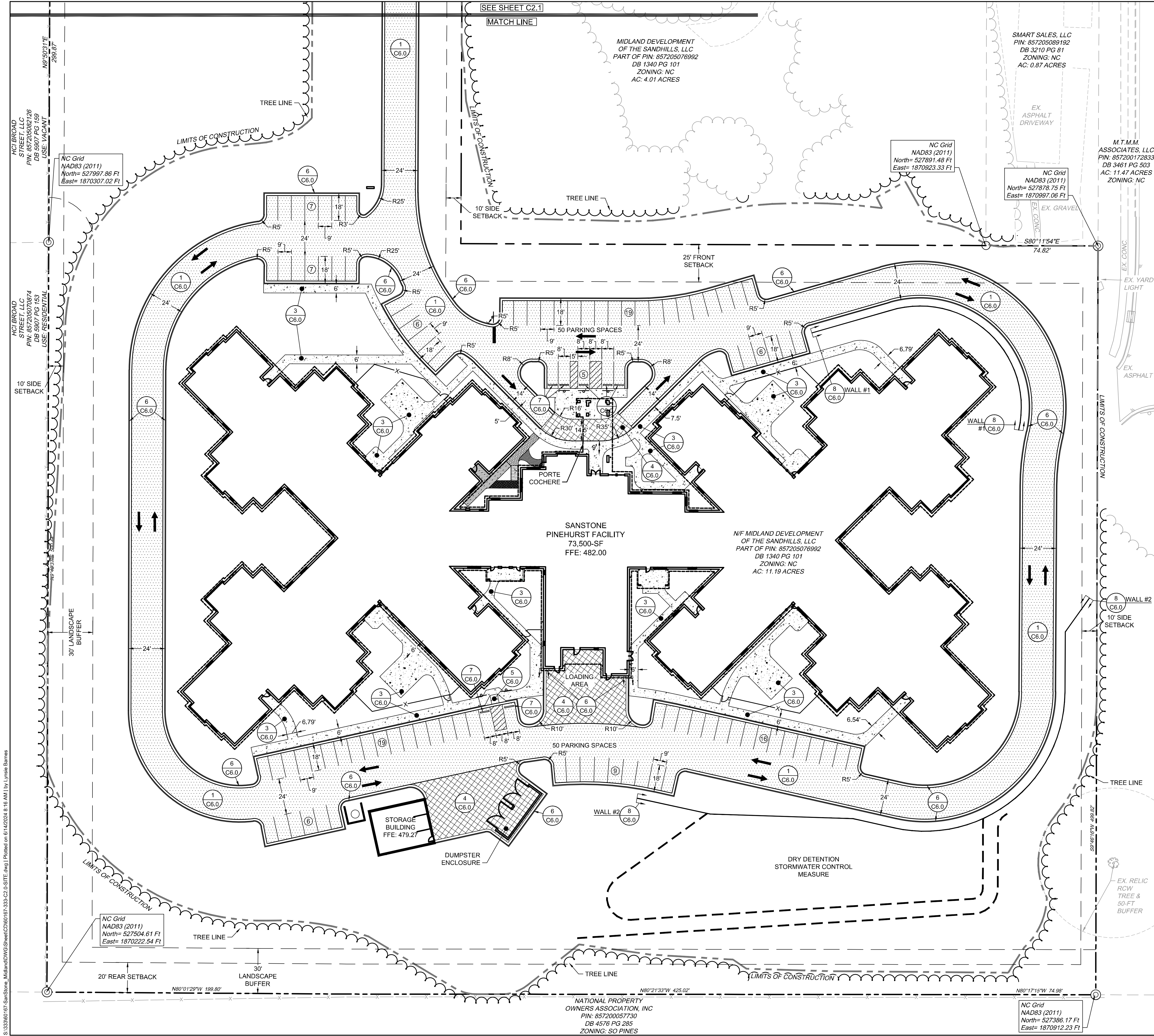
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MOORE COUNTY, NC 28387

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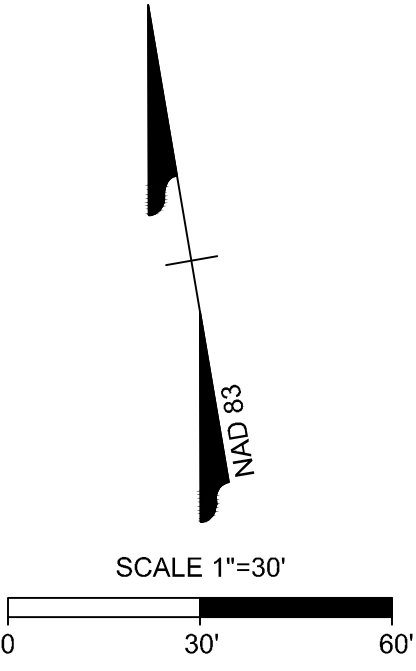
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- SITE LAYOUT NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE MOORE COUNTY, VILLAGE OF PINEHURST, NCDOT AND OSHA STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE DIMENSIONED FROM BACK OF CURB. IF NOT STATED, RADII DIMENSION IS 5'.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
 - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED. ALL PRIVATE UTILITIES SHALL BE LOCATED AS NEEDED BY A PRIVATE UTILITY LOCATE COMPANY EMPLOYED BY THE CONTRACTOR.
 - ALL CURB AND GUTTER SHALL BE 30" WIDE UNLESS NOTED OTHERWISE.
 - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER PROJECT DETAILS AND NCDOT STANDARDS AND SPECIFICATIONS.
 - RAISE ALL STRUCTURES AT NO ADDITIONAL COST TO THE OWNER SO THAT THE TOP OF THE STRUCTURE EQUALS THE FINISH GRADE OF THE NEW ASPHALT. STORM INLETS SHALL BE AN EXCEPTION.
 - COORDINATE THE PROJECT SCHEDULE WITH THE CIVIL ENGINEER AND OWNER IN ACCORDANCE WITH THE OWNER'S ONGOING ONSITE OPERATIONS. ANY UTILITY INTERRUPTIONS SHALL BE COORDINATED WITH THE OWNER AT LEAST 72 HOURS PRIOR TO THE INTERRUPTION.
 - PROVIDE A SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING ASPHALT SURFACES.
 - ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK. NOTIFY ENGINEER IF THIS CANNOT BE ACHIEVED.
 - EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISH GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
 - LANDSCAPING AREAS WILL BE PROVIDED IN COMPLIANCE WITH PDO SEC. 9.5.2.

KEY NOTES

1 C6.0	STANDARD DUTY ASPHALT PAVEMENT	
2 C6.0	NCDOT ASPHALT (>6' WIDTH)	
3 C6.0	STANDARD DUTY CONCRETE PAVEMENT	
4 C6.0	HEAVY DUTY CONCRETE PAVEMENT	
5 C6.0	ACCESSIBLE CURB RAMP	
6 C6.0	24" CONCRETE CURB AND GUTTER	
7 C6.0	PRECAST CONCRETE WHEEL STOP (TYP.)	
8 C6.0	MODULAR BLOCK RETAINING WALL	
A C6.0	1.5" MILL & LAP JOINTS WHERE PROPOSED ASPHALT MEETS EXISTING (MINIMUM 18" WIDTH; SEE PLAN FOR WIDTH)	
B C6.0	PROVIDE FLUSH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT	
C C6.0	10-FT X 70-FT SIGHT TRIANGLE	



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REVISION DESCRIPTION

DATE	01/09/2024
1ST VILLAGE OF PINEHURST GCP REVIEW	02/27/2024
2ND VILLAGE OF PINEHURST GCP REVIEW	05/09/2024
3RD VILLAGE OF PINEHURST GCP REVIEW	06/13/2024
4TH VILLAGE OF PINEHURST GCP REVIEW	

TIMMONS GROUP

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NORTH CAROLINA LICENSE NO. C-1652

SANSTONE MIDLAND

MOORE COUNTY, NC 28387

SITE PLAN

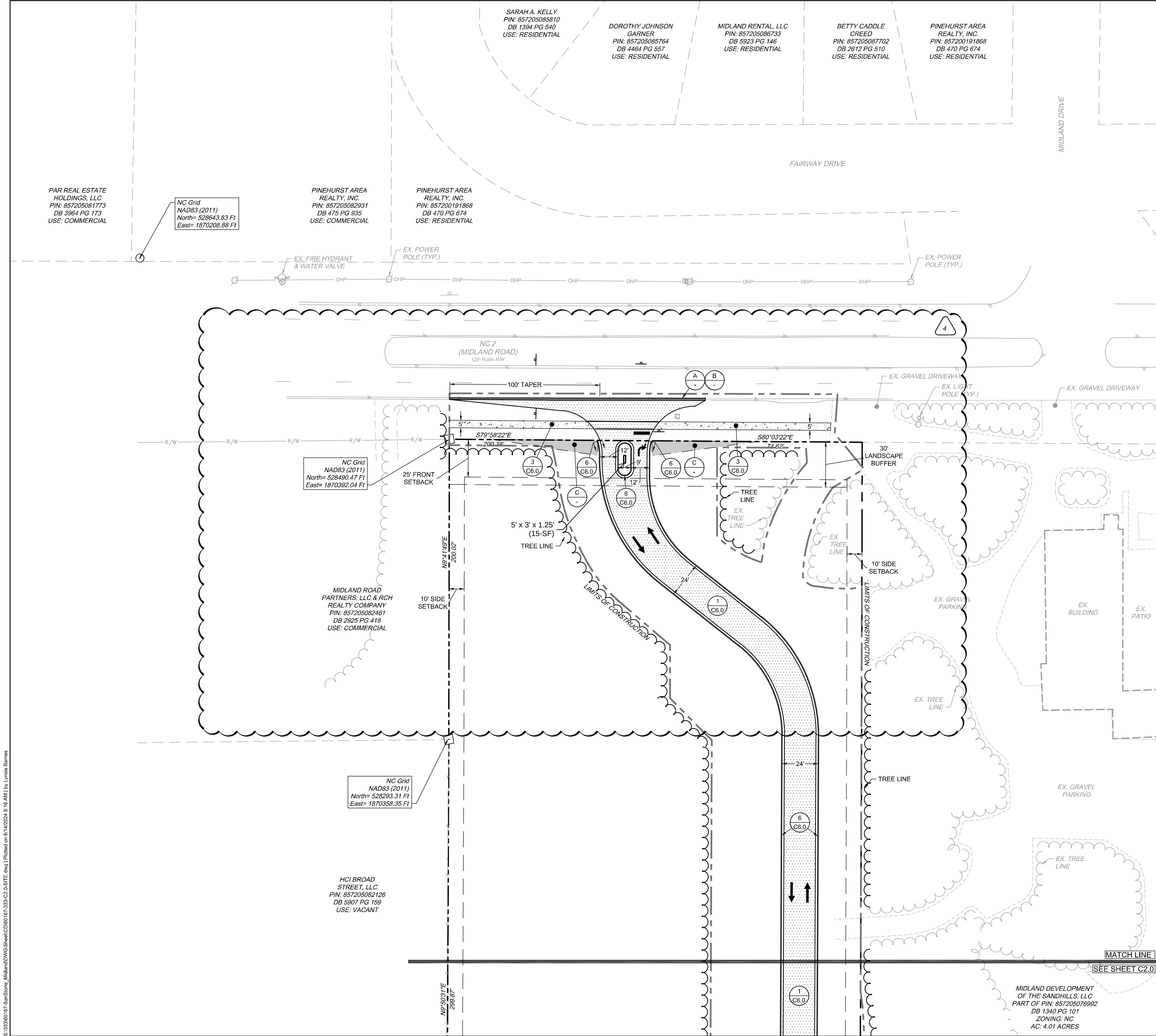
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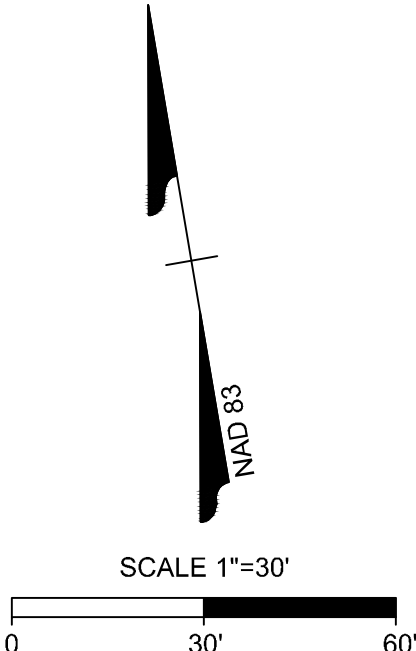
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- SITE LAYOUT NOTES**
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 - LANDSCAPING AREAS WILL BE PROVIDED IN COMPLIANCE WITH PDO SEC. 9.5.2.

- KEY NOTES**
- | | | |
|-----------|--|--|
| 1
C6.0 | STANDARD DUTY ASPHALT PAVEMENT | |
| 2
C6.0 | NCDOT ASPHALT (>6' WIDTH) | |
| 3
C6.0 | STANDARD DUTY CONCRETE PAVEMENT | |
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| C
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	DESIGNED BY	BH
	CHECKED BY	BH
REVISION DESCRIPTION	DATE	SCALE
	01/09/2024	AS SHOWN
	02/27/2024	
	05/09/2024	
	06/13/2024	
	1ST VILLAGE OF PINEHURST GCP REVIEW	
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TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

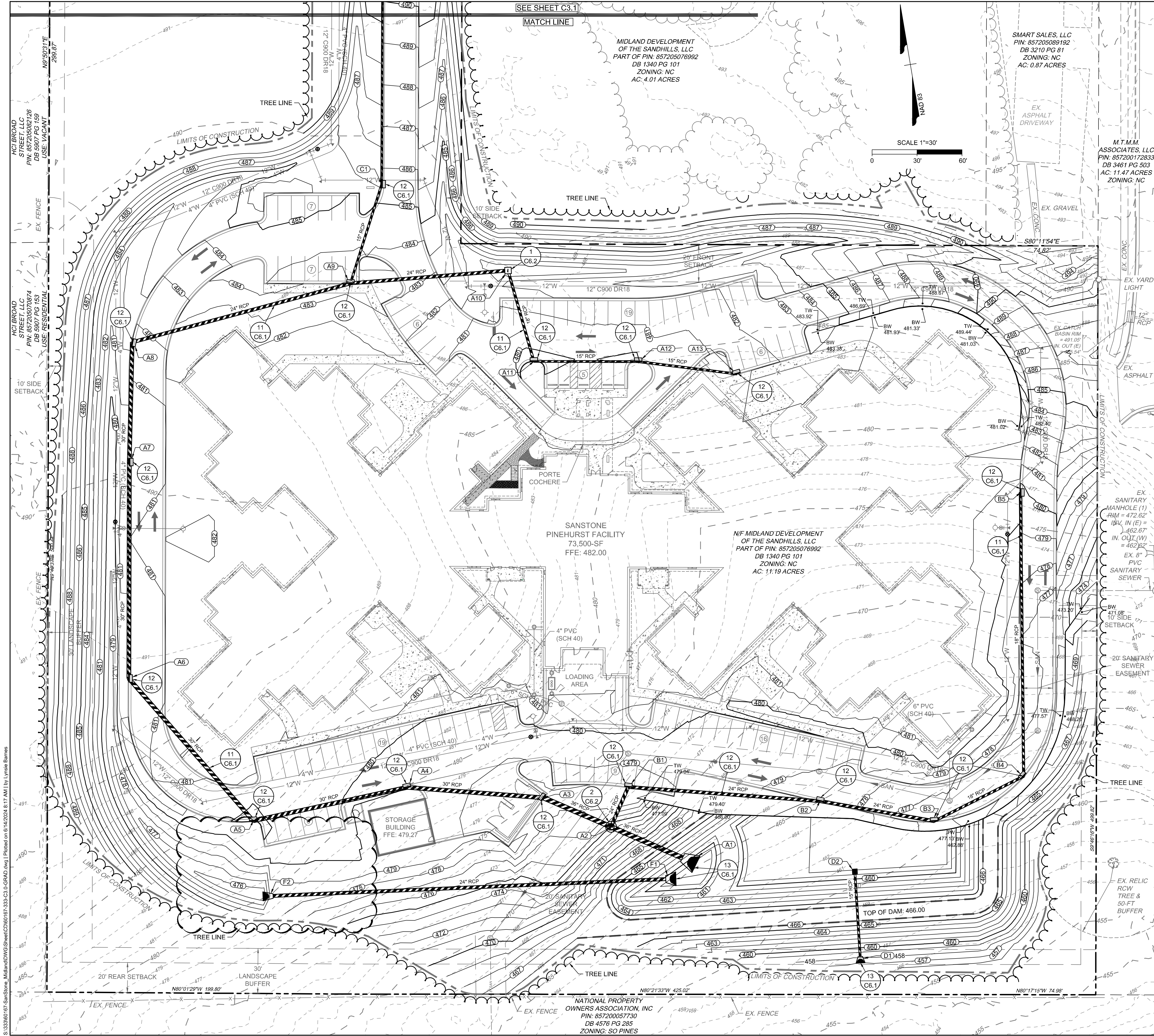
SANSTONE MIDLAND
MOORE COUNTY, NC 28387

SITE PLAN

JOB NO.
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- GRADING & DRAINAGE NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE MOORE COUNTY, NCDOT AND OSHA STANDARDS.
 - COORDINATE THE PROJECT SCHEDULE WITH THE OWNER, AND ADJACENT USERS OF THE PROPERTY. MAINTAIN TRAFFIC FLOW AND DO NOT INTERRUPT UTILITIES AROUND THE SITE. DO NOT DISTURB OPERATIONS OF ADJACENT SITES AND FACILITIES AND/OR THEIR OWNER'S ONGOING OPERATIONS.
 - ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
 - ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
 - ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE.
 - SPOT GRADE ABBREVIATIONS:
 - 6.1. TC: TOP OF CURB
 - 6.2. BC: BOTTOM OF CURB
 - 6.3. EP: EDGE OF PAVEMENT
 - 6.4. EX GND: MATCH EXISTING
 - 6.5. SWK: SIDEWALK
 - 6.6. FFE: FINISHED FLOOR ELEVATION
 - 6.7. TW: TOP OF WALL
 - 6.8. BW: BOTTOM OF WALL
 - SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
 - ALL ELEVATIONS ARE BASED ON NC GRID NORTH (NAD 83).
 - THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES. PRIVATE UTILITIES SHALL BE LOCATED BY A PRIVATE LOCATE SERVICE AT THE EXPENSE OF THE CONTRACTOR.
 - INSTALL ALL STORM SEWERS TO PROVIDE REQUIRED CLEARANCES TO CROSSING UTILITIES AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS.
 - JOINT FILL AND CAULK EACH CONCRETE EXPANSION JOINT AND WHERE CONCRETE PAVEMENT ABUTS OTHER PAVEMENTS, SIDEWALKS, OR HARD SURFACES.
 - MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT IN ACCORDANCE WITH NCDOT LAND QUALITY REQUIREMENTS AND AS DIRECTED BY THE NCDOT AND CIVIL ENGINEER.
 - FLUSH ALL SEDIMENT OUT OF STORM DRAINAGE PIPES AND STRUCTURES FOLLOWING SITE STABILIZATION AND AT THE END OF CONSTRUCTION. FLUSH OUT PIPES AS NEEDED THROUGHOUT CONSTRUCTION TO MAINTAIN PROPER FUNCTIONING OF THE DRAINAGE SYSTEM.
 - IN DISTURBED AREAS, AMEND THE TOP 6 INCHES OF LAWN AREAS WITH TOP SOIL FROM THE SITE.
 - ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
 - IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER & ENGINEER PRIOR TO POURING ANY CONCRETE.
 - PRIOR TO FINAL PROJECT ACCEPTANCE, PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY SYSTEMS AND STORM SEWERS.
 - ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- KEY NOTES**
- 10 STANDARD CLEANOUT
 - 11 STORM SEWER TRENCHES
 - 12 CONCRETE CATCH BASIN
 - 13 CONCRETE FLARED END SECTION
 - C6.1 CONCRETE DROP INLET
 - C6.2 STORMWATER MANHOLE
 - A PROVIDE SMOOTH PAVING TRANSITION

LEGEND		
	EXISTING	PROPOSED
FENCE	X	X
GAS LINE	G	G
POWER LINE	UGP	UGP
TELEPHONE LINE	UGT	UGT
WATER LINE	W	W
SANITARY SEWER LINE	SAN	SAN
CABLE TV LINE	UCATV	UCATV
FIBER OPTIC LINE	UFO	UFO
RCP STORM PIPE		
HDPE STORM PIPE	N/A	
CONSTRUCTION LIMITS		
LIGHT POLE	LP	LP
SITE BOLLARD	BP	BP
UTILITY POLE	PP	PP
SANITARY SEWER MANHOLE	MH	MH
STORM SEWER MANHOLE	MH	MH
CLEANOUT (SANITARY OR STORM)	CO	CO
DROP INLET	DI	DI
FIRE HYDRANT	FH	FH
WATER VALVE	WV	WV
TELECOM BOX	XB	XB
DRAINAGE STRUCTURE ID:		A1

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REVISION DESCRIPTION

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DATE

10/24/2023

DRAWN BY

LMB

DESIGNED BY

BH

CHECKED BY

BH

SCALE

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NORTH CAROLINA LICENSE NO. C-1652

SANSTONE MIDLAND

MOORE COUNTY, NC 28387

GRADING & DRAINAGE PLAN

JOB NO.

60167

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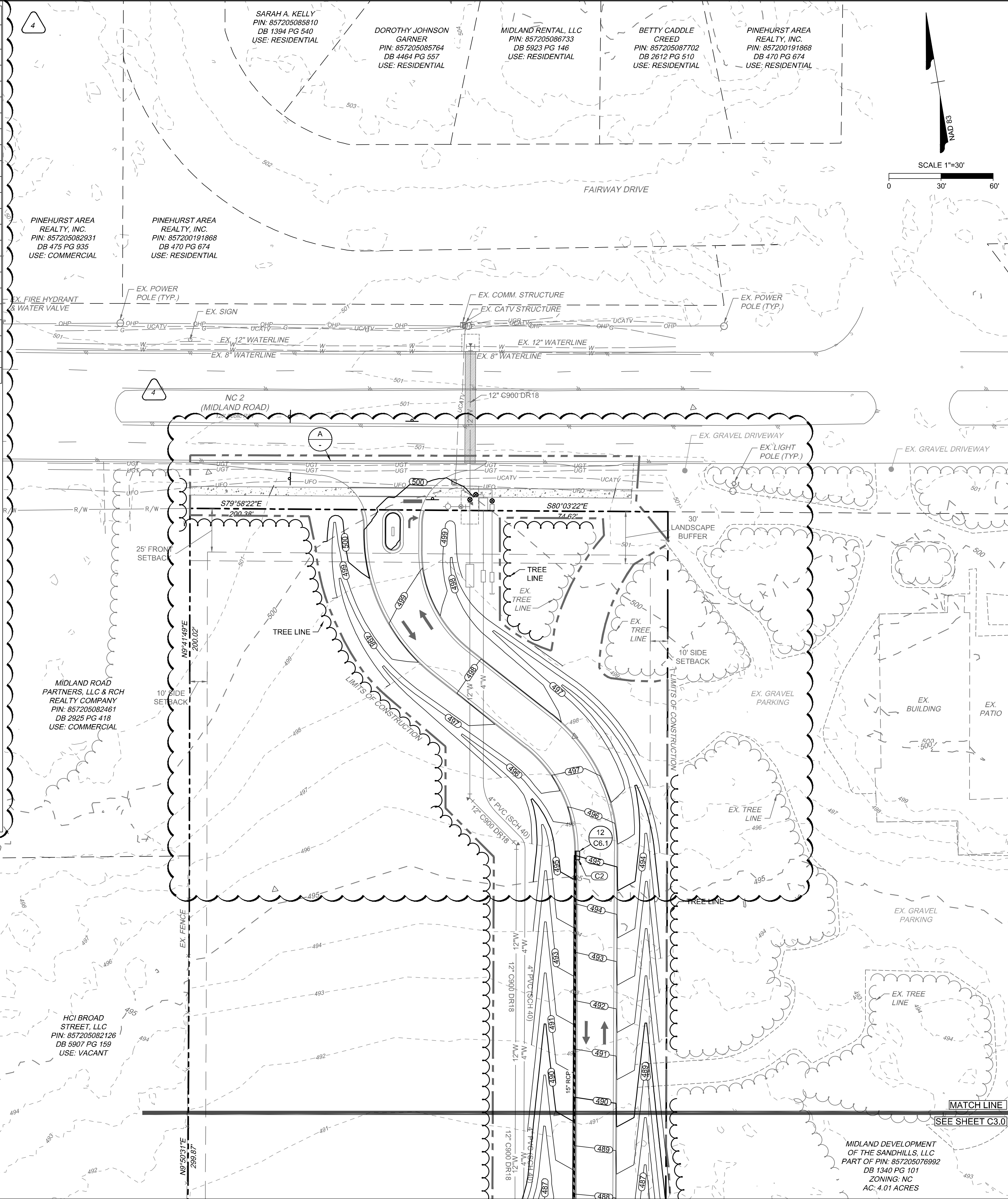
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STORM PIPE TABLE						
PIPE #	DIA	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
A2 - A1	36"	459.91	459.00	1.62%	56.21 LF	36" RCP
A3 - A2	36"	460.90	460.11	1.62%	48.94 LF	36" RCP
A4 - A3	30"	462.58	461.10	1.62%	91.36 LF	30" RCP
A5 - A4	30"	464.48	462.78	1.62%	105.05 LF	30" RCP
A6 - A5	30"	466.72	464.68	1.62%	126.26 LF	30" RCP
A7 - A6	30"	469.26	466.92	1.62%	144.37 LF	30" RCP
A8 - A7	30"	470.75	469.46	1.62%	79.98 LF	30" RCP
A9 - A8	24"	473.39	470.95	1.62%	150.84 LF	24" RCP
A10 - A9	24"	475.30	473.59	1.62%	105.51 LF	24" RCP
A11 - A10	18"	475.85	475.50	0.55%	63.02 LF	18" RCP
A12 - A11	15"	476.05	476.43	-0.55%	69.59 LF	15" RCP
A13 - A12	15"	476.63	477.00	-0.55%	66.36 LF	15" RCP
B1 - A2	24"	465.95	465.52	1.50%	28.97 LF	24" RCP
B2 - B1	24"	468.08	466.15	1.50%	128.23 LF	24" RCP
B3 - B2	24"	469.44	468.28	1.50%	77.46 LF	24" RCP
B4 - B3	18"	470.64	469.64	1.50%	66.79 LF	18" RCP
B5 - B4	18"	473.68	470.84	1.50%	189.41 LF	18" RCP
C1 - A9	15"	480.44	477.75	3.87%	69.41 LF	15" RCP
C2 - C1	15"	490.75	480.64	3.87%	261.36 LF	15" RCP
D2 - D1	15"	458.00	456.88	1.91%	58.65 LF	15" RCP
F2-F1	24"	475.00	459.00	5.97%	267.94 LF	24" RCP

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
A1	462.33	N/A	36" FES
A2	474.92	15.01'	MANHOLE
A3	478.00	17.10'	CONCRETE CATCH BASIN
A4	479.50	16.92'	CONCRETE CATCH BASIN
A5	479.75	15.28'	CONCRETE CATCH BASIN
A6	480.26	13.54'	CONCRETE CATCH BASIN
A7	480.32	11.06'	CONCRETE CATCH BASIN
A8	481.65	10.90'	CONCRETE CATCH BASIN
A9	482.88	9.49'	CONCRETE CATCH BASIN
A10	480.00	4.70'	CONCRETE DROP INLET
A11	479.77	3.92'	CONCRETE CATCH BASIN
A12	480.12	3.69'	CONCRETE CATCH BASIN
A13	481.25	4.25'	CONCRETE CATCH BASIN
B1	478.20	12.25'	CONCRETE CATCH BASIN
B2	478.41	10.33'	CONCRETE CATCH BASIN
B3	476.25	6.81'	CONCRETE CATCH BASIN
B4	476.26	5.62'	CONCRETE CATCH BASIN
B5	479.75	6.07'	CONCRETE CATCH BASIN
C1	485.61	5.18'	CONCRETE CATCH BASIN
C2	495.00	4.25'	CONCRETE CATCH BASIN
D1	458.32	N/A	15" FES
D2	464.00	6.00'	RISER
F1	461.25	N/A	24" FES
F2	472.25	N/A	24" FES



GRADING & DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE MOORE COUNTY, NCDOT AND OSHA STANDARDS.

2. COORDINATE THE PROJECT SCHEDULE WITH THE OWNER, AND ADJACENT USERS OF THE PROPERTY. MAINTAIN TRAFFIC FLOW AND DO NOT INTERRUPT UTILITIES AROUND THE SITE. DO NOT DISTURB OPERATIONS OF ADJACENT SITES AND FACILITIES AND/OR THEIR OWNER'S ONGOING OPERATIONS.

3. ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.

4. ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.

5. ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE.

6. SPOT GRADE ABBREVIATIONS:

6.1. TC: TOP OF CURB

6.2. BC: BOTTOM OF CURB

6.3. EP: EDGE OF PAVEMENT

6.4. EX GND: MATCH EXISTING

6.5. SWK: SIDEWALK

6.6. FFE: FINISHED FLOOR ELEVATION

6.7. TW: TOP OF WALL

6.8. BW: BOTTOM OF WALL

7. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.

8. ALL ELEVATIONS ARE BASED ON NC GRID NORTH (NAD 83).

9. THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES. PRIVATE UTILITIES SHALL BE LOCATED BY A PRIVATE LOCATE SERVICE AT THE EXPENSE OF THE CONTRACTOR.

10. INSTALL ALL STORM SEWERS TO PROVIDE REQUIRED CLEARANCES TO CROSSING UTILITIES AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS.

11. JOINT FILL AND CAULK EACH CONCRETE EXPANSION JOINT AND WHERE CONCRETE PAVEMENT ABUTS OTHER PAVEMENTS, SIDEWALKS, OR HARD SURFACES.

12. MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT IN ACCORDANCE WITH NCDEQ LAND QUALITY REQUIREMENTS AND AS DIRECTED BY THE NCDEQ AND CIVIL ENGINEER.

13. FLUSH ALL SEDIMENT OUT OF STORM DRAINAGE PIPES AND STRUCTURES FOLLOWING SITE STABILIZATION AND AT THE END OF CONSTRUCTION. FLUSH OUT PIPES AS NEEDED THROUGHOUT CONSTRUCTION TO MAINTAIN PROPER FUNCTIONING OF THE DRAINAGE SYSTEM.

14. IN DISTURBED AREAS, AMEND THE TOP 6 INCHES OF LAWN AREAS WITH TOPSOIL FROM THE SITE.

15. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.

16. IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER & ENGINEER PRIOR TO POURING ANY CONCRETE.

17. PRIOR TO FINAL PROJECT ACCEPTANCE, PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY SYSTEMS AND STORM SEWERS.

18. ANY AND ALL LANDSCAPING AND EXISTING TREES & SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

KEY NOTES

10

C6.1

11

C6.1

12

C6.1

13

C6.1

1

C6.2

2

C6.2

A

-

STANDARD CLEANOUT

STORM SEWER TRENCHES

CONCRETE CATCH BASIN

CONCRETE FLARED END SECTION

CONCRETE DROP INLET

STORMWATER MANHOLE

PROVIDE SMOOTH PAVING TRANSITION

LEGEND

	EXISTING	PROPOSED
FENCE	X	X
GAS LINE	G	G
POWER LINE	UGP	UGP
TELEPHONE LINE	UGT	UGT
WATER LINE	W	W
SANITARY SEWER LINE	SAN	SAN
CABLE TV LINE	UCATV	UCATV
FIBER OPTIC LINE	UFO	UFO
RCP STORM PIPE		
HDPE STORM PIPE	N/A	
CONSTRUCTION LIMITS		
LIGHT POLE	LP	LP
SITE BOLLARD		
UTILITY POLE	PP	PP
SANITARY SEWER MANHOLE	MH	MH
STORM SEWER MANHOLE	MH	MH
CLEANOUT (SANITARY OR STORM)	CO	CO
DROP INLET	DI	DI
FIRE HYDRANT	FH	FH
WATER VALVE	WV	WV
TELECOM BOX		
DRAINAGE STRUCTURE ID:		A1

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REVISION DESCRIPTION

1ST VILLAGE OF PINEHURST GCP REVIEW

2ND VILLAGE OF PINEHURST GCP REVIEW

3RD VILLAGE OF PINEHURST GCP REVIEW

4TH VILLAGE OF PINEHURST GCP REVIEW

DATE

01/09/2024

02/27/2024

05/09/2024

06/13/2024

DATE

10/24/2023

DRAWN BY

LMB

DESIGNED BY

BH

CHECKED BY

BH

SCALE

AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SANSTONE MIDLAND

MOORE COUNTY, NC 28387

GRADING & DRAINAGE PLAN

JOB NO.

60167

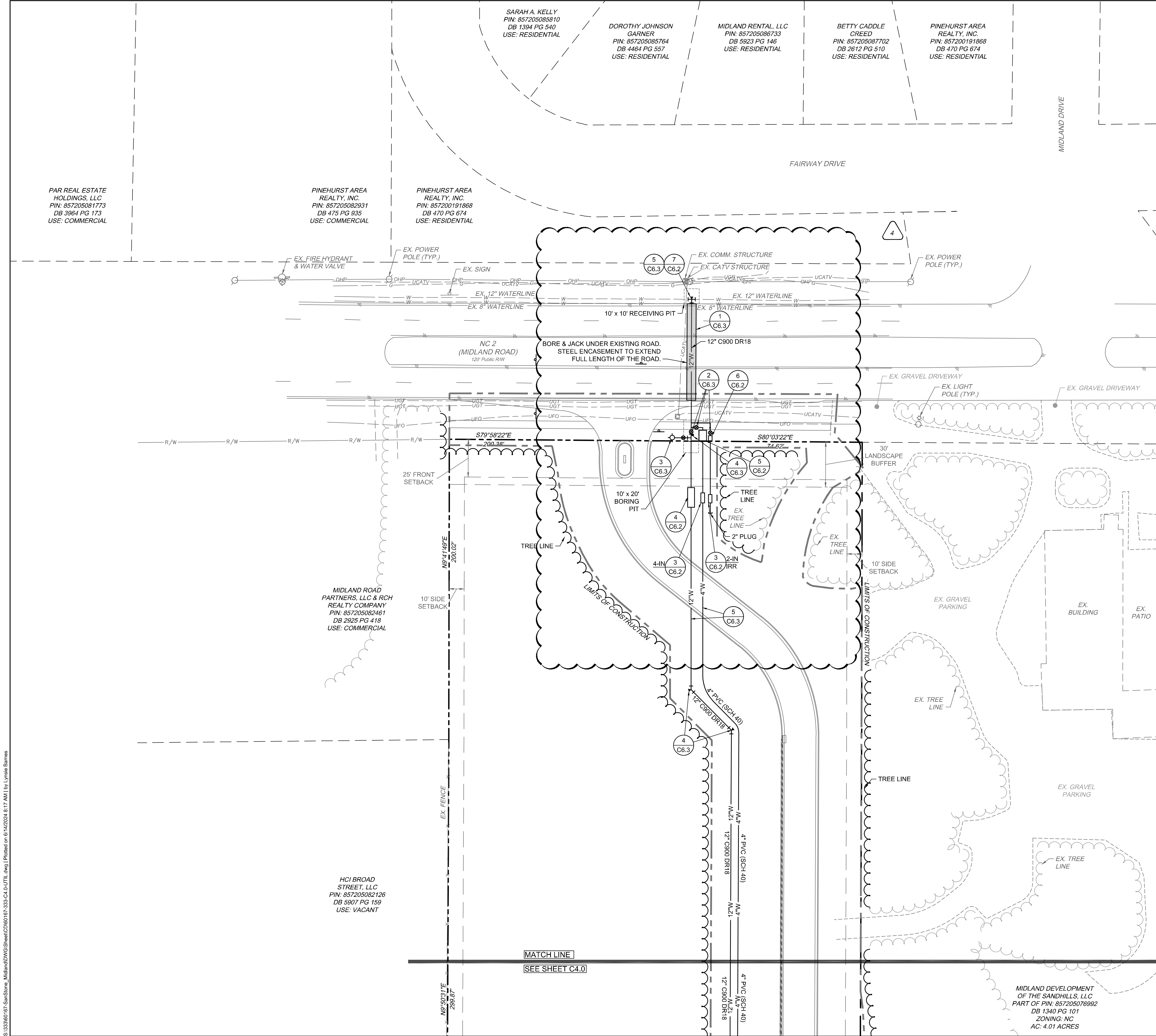
SHEET NO.

C3.1

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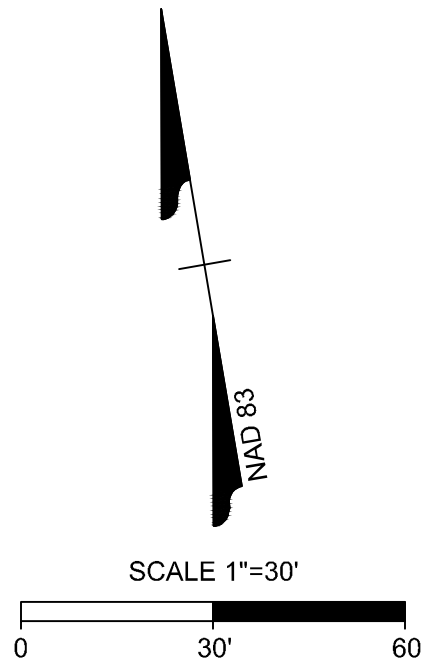
Page 44 of 88

S:\33360\167-SunStone_MidlandDWG\Sheet\CD\60167-333-C4-D\UTL.dwg | Plotted on 6/14/2024 8:17 AM | By Lynise Barnes



- UTILITY NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL VILLAGE OF PINEHURST, MOORE COUNTY AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.
 - INSTALL WATERMAINS WITH A COVER OF NO LESS THAN 3-FT.
 - ALL ROOF DRAINS SHALL BE 6" PVC (SCH 40) @ 1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36-IN.
 - ALL SANITARY SEWER SERVICES SHALL BE 6" PVC (SCH 40) @1.04% MIN. SLOPE UNLESS INDICATED OTHERWISE. USE DUCTILE IRON WHEN COVER IS LESS THAN 36-IN.
 - INSTALL SEWER MAINS WITH A COVER OF NO LESS THAN 36-IN TO FINISH GRADE IN NON-TRAFFIC AREAS, 48-IN TO FINISH GRADE IN TRAFFIC AREAS.
 - SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM VERTICAL CLEARANCE OF 18-IN TO STORM DRAINAGE PIPES. INSTALL ALL UTILITIES TO PROVIDE REQUIRED CLEARANCES AS INDICATED IN THE SPECIFICATIONS.
 - WATERLINES AND SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10-FT.
 - COORDINATE AND SCHEDULE INSTALLATION OF ALL UTILITIES WITH OTHER PRIME CONTRACTORS, UTILITY COMPANIES AND OTHER TRADES INCLUDING BUT NOT LIMITED TO: NATURAL GAS, ELECTRICITY, TELEPHONE AND CATV.
 - VERIFY EXISTING CONDITIONS AND CONNECTIONS TO EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT NO EXPENSE TO THE OWNER.
 - THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF ALL UTILITY AND STORM DRAINAGE IMPROVEMENTS FOLLOWING CONSTRUCTION.
 - CONTRACTOR SHALL PHASE DEMOLITION AND NEW CONSTRUCTION TO ENSURE UNINTERRUPTED ACCESS AND UTILITY SERVICE TO ADJACENT FACILITIES. COORDINATE SHORT-TERM, OFF-HOUR, TEMPORARY SHUT-DOWNS WITH THE OWNER.
 - SEE GENERAL NOTES ON EXISTING CONDITIONS AND DEMOLITION PLAN FOR REQUIREMENTS FOR REMOVAL AND PATCHING OF PAVEMENT FOR UTILITY INSTALLATION.
 - METALLIC LINES SHALL BE IDENTIFIED WITH DURABLE PRINTED PLASTIC WARNING TAPES, MINIMUM 3 INCHES WIDE WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
 - NON-METALLIC PIPES, OTHER THAN GAS LINES, SHALL BE IDENTIFIED BY DETECTABLE WARNING TAPE, MINIMUM 2 INCHES WIDE, WITH LETTERING TO IDENTIFY BURIED LINE BELOW.
 - FOR PLASTIC SEWER PIPING, 12 GAUGE TRACER WIRE SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEANOUT BETWEEN THE BUILDING DRAIN AND BUILDING SEWER. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL.
 - A 12 GAUGE TRACER WIRE SHALL BE INSTALLED ADJACENT TO UNDERGROUND NONMETALLIC PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVEGROUND AT THE END OF THE NONMETALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18AWG AND THE INSULATION TYPE SUITABLE FOR DIRECT BURIAL.

- KEY NOTES**
- | | |
|-----------|---|
| 3
C6.2 | 4" RPZ BACKFLOW PREVENTER (DOMESTIC SERVICE) |
| 4
C6.2 | 12" RPDA BACKFLOW PREVENTER (FIRE PROTECTION) |
| 5
C6.2 | 4" WATER METER |
| 6
C6.2 | 2" WATER METER |
| 7
C6.2 | TAPPING SLEEVE & VALVE |
| 1
C6.3 | STEEL BORE ENCASEMENT |
| 2
C6.3 | GATE VALVE |
| 3
C6.3 | FIRE HYDRANT ASSEMBLY |
| 4
C6.3 | THRUST BLOCK |
| 5
C6.3 | UTILITY TRENCHING AND BACKFILL |
| 1
C6.4 | SANITARY MANHOLE |
| 2
C6.4 | SANITARY SEWER MANHOLE RING & COVER |
| 3
C6.4 | SANITARY SEWER CONNECTION AND CLEANOUT |
| 4
C6.4 | DOGHOUSE MANHOLE |
| A
- | 2,000 GAL GREASE TRAP (SEE MEP) |



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4TH VILLAGE OF PINEHURST GCP REVIEW	06/13/2024

DATE	
10/24/2023	
DRAWN BY	
LMB	
DESIGNED BY	
BH	
CHECKED BY	
BH	
SCALE	
AS SHOWN	

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

SANSTONE MIDLAND
MOORE COUNTY, NC 28387

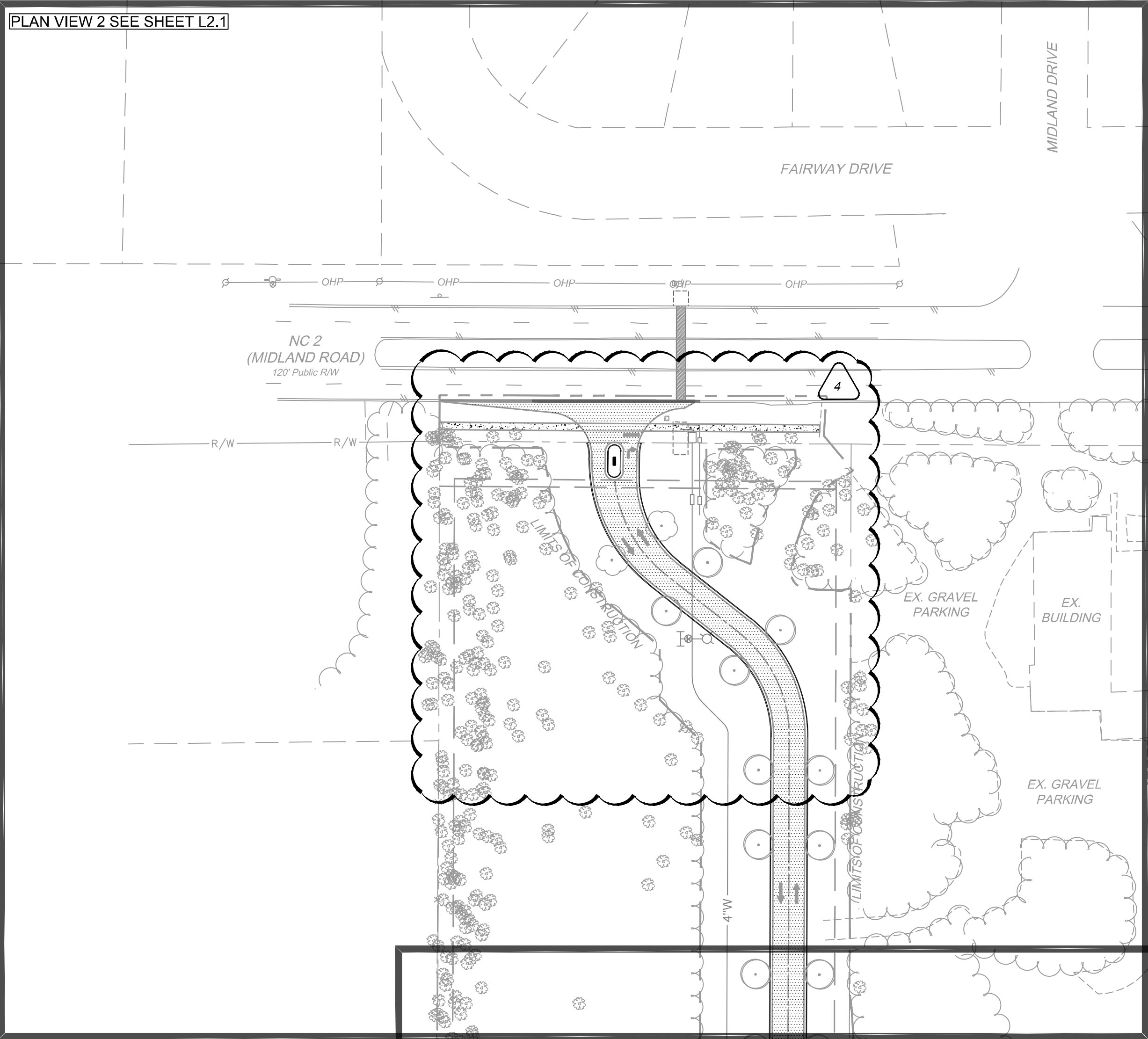
UTILITY PLAN

JOB NO.
60167
SHEET NO.
C4.1

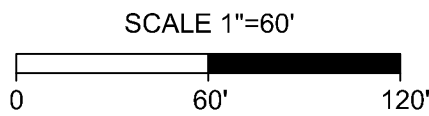
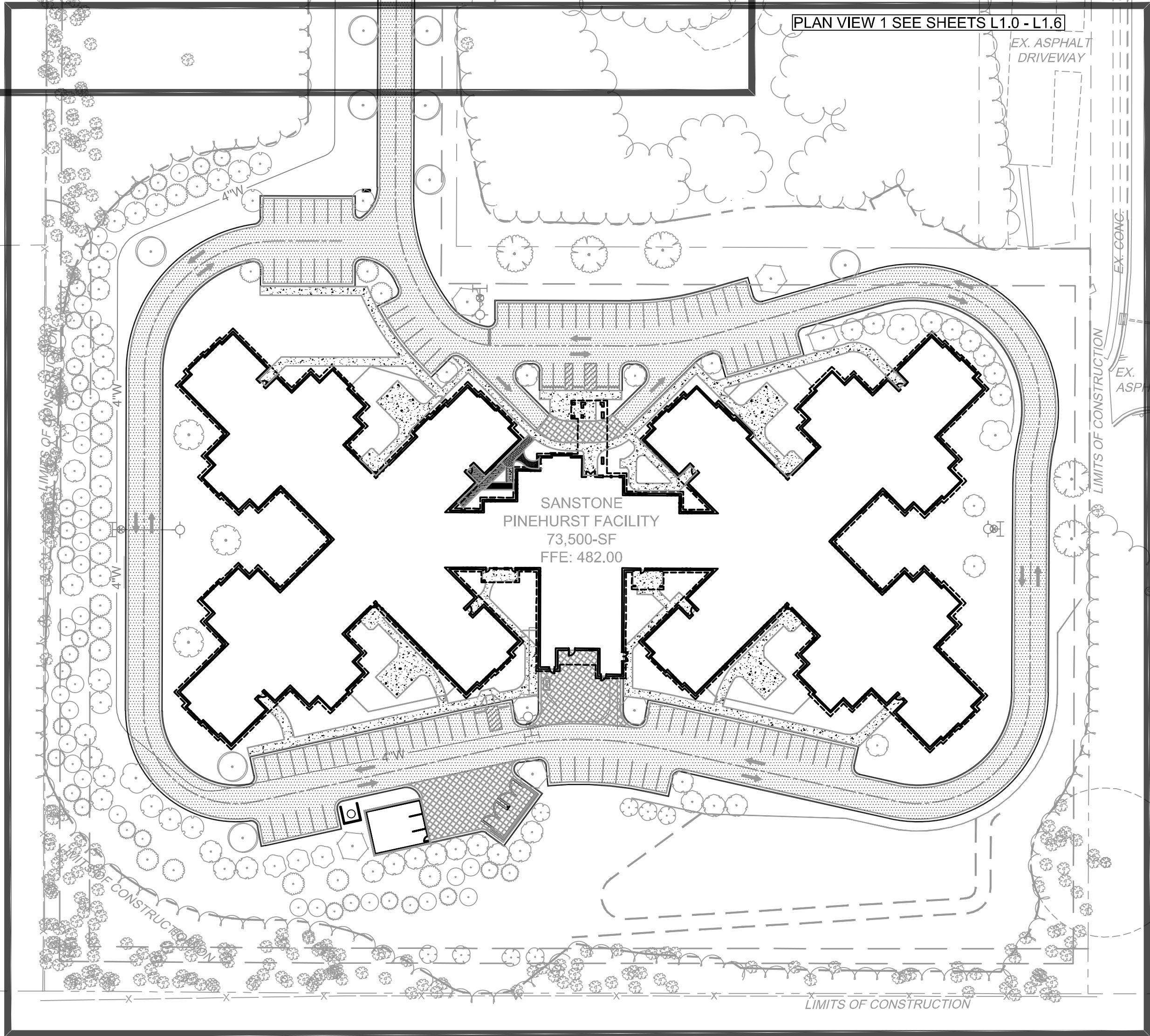
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PLAN VIEW 2 SEE SHEET L2.1



PLAN VIEW 1 SEE SHEETS L1.0 - L1.6



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

SANSTONE MIDLAND

MOORE COUNTY, NC 28387

OVERALL LANDSCAPE PLAN & SITE KEY

JOB NO.
60167

SHEET NO.
L0.1

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D



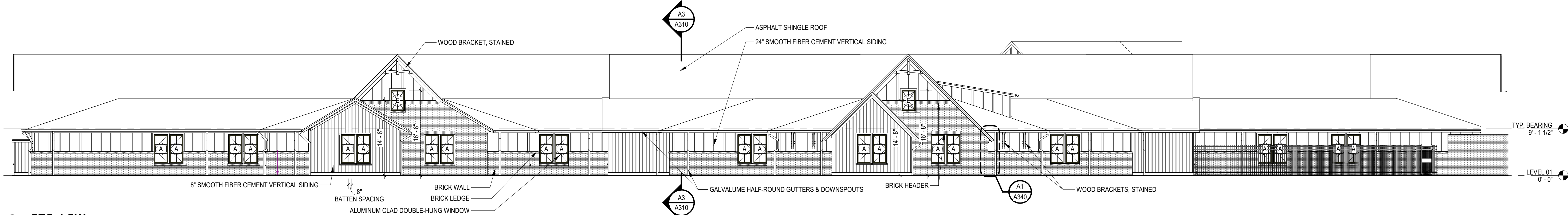
D5.1 STC-2 SW
A301 1" = 10'-0"

4



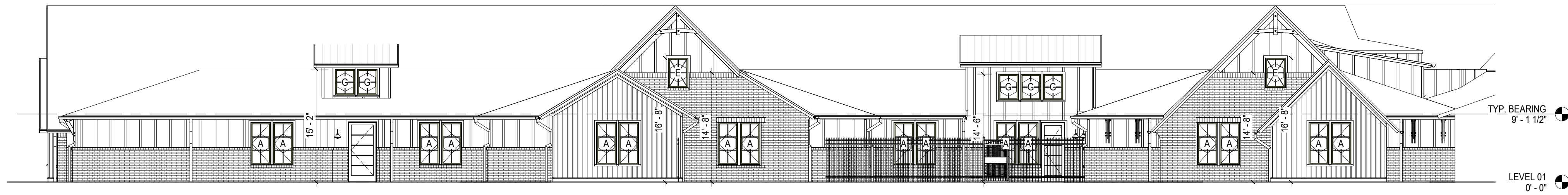
D3.1 STC-1 SE
A301 1" = 10'-0"

3



D5 STC-4 SW
A301 1" = 10'-0"

C

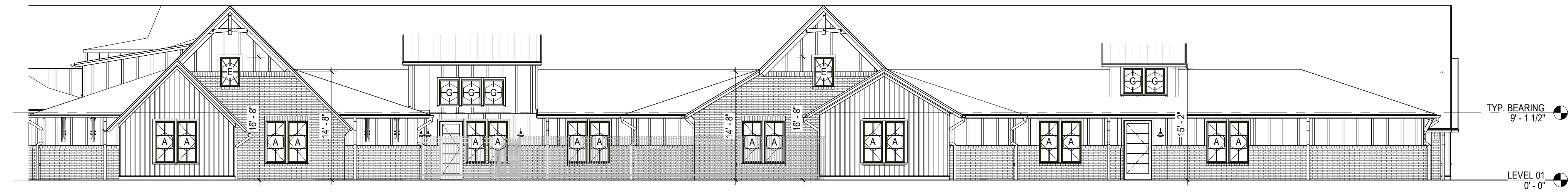


C5.1 STC-4 SE
A301 1" = 10'-0"



C2.1 STC-3 NE
A301 1" = 10'-0"

B

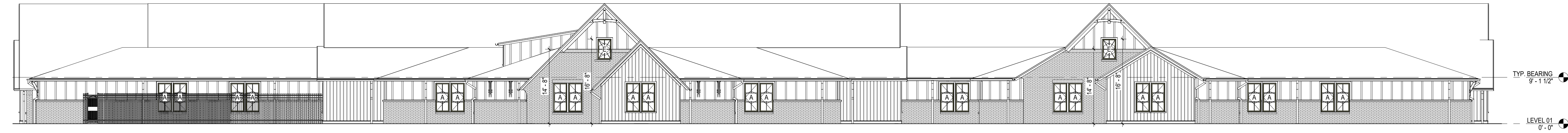


C5 STC-3 SW
A301 1" = 10'-0"

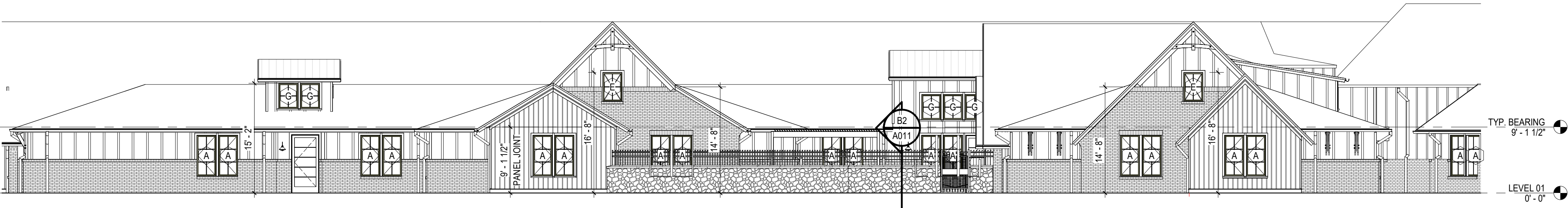


C2 STC4 - NW
A301 1" = 10'-0"

A



B5 STC-3 SE
A301 1" = 10'-0"



A5 STC-2 NW
A301 1" = 10'-0"

5

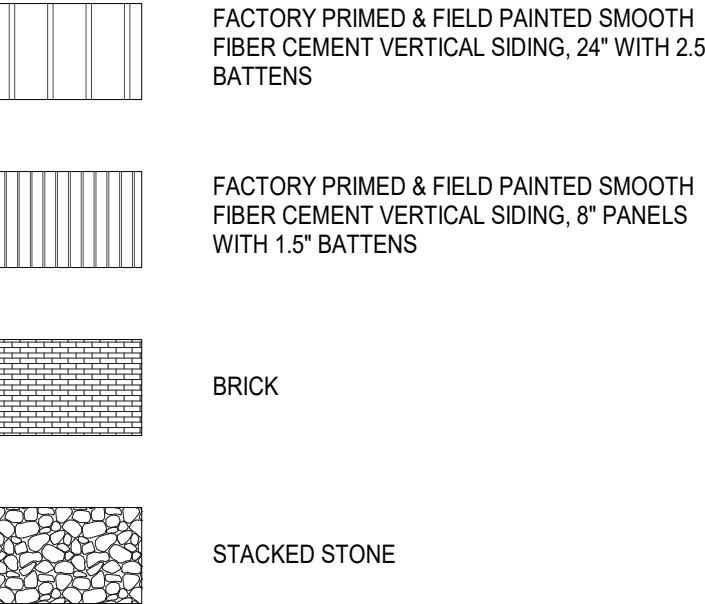
4

3

2

1

EXT. ELEVATION LEGEND



EXT. ELEVATION NOTES

- DIMENSIONS SHOWN ARE FROM FIRST FLOOR (0' - 0")
- COLOR SELECTIONS SHALL BE CHOSEN DURING CONSTRUCTION. LEAVE ADEQUATE TIME TO NOTIFY ARCHITECT FOR SELECTIONS WITH OWNER
- ALL EXPOSED TO THE EXTERIOR (OUTSIDE OF INSULATION ENVELOPE) STEEL ARE TO BE GALVANIZED AND PAINTED
- DIMENSIONS SHOWN AT WINDOWS INDICATE DESIRED HEAD HEIGHT
- ADD EXPANSION JOINT IN BRICK VENEER WHERE WALL EXCEEDS 14' IN LENGTH. TYP. LOCATE JOINTS AT ONE SIDE OF WINDOW/DOOR OPENING OR BEHIND DOWNSPOUT
- FRT PLYWOOD TO BE INSTALLED 4' ON EACH SIDE OF 2-HR FIRE WALL



CONSULTANT LOGO

SEALS

SanStone Health & Rehabilitation

SANSTONE 100 BEAD STC FACILITY

2178 Midland Rd, Pinehurst, NC 28374

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	08/18/2023	SD SUBMITTAL	
B	12/01/2023	DD SUBMITTAL	MPS
D	03/01/2024	CD SUBMITTAL	MPS

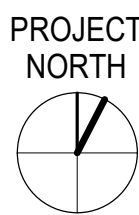
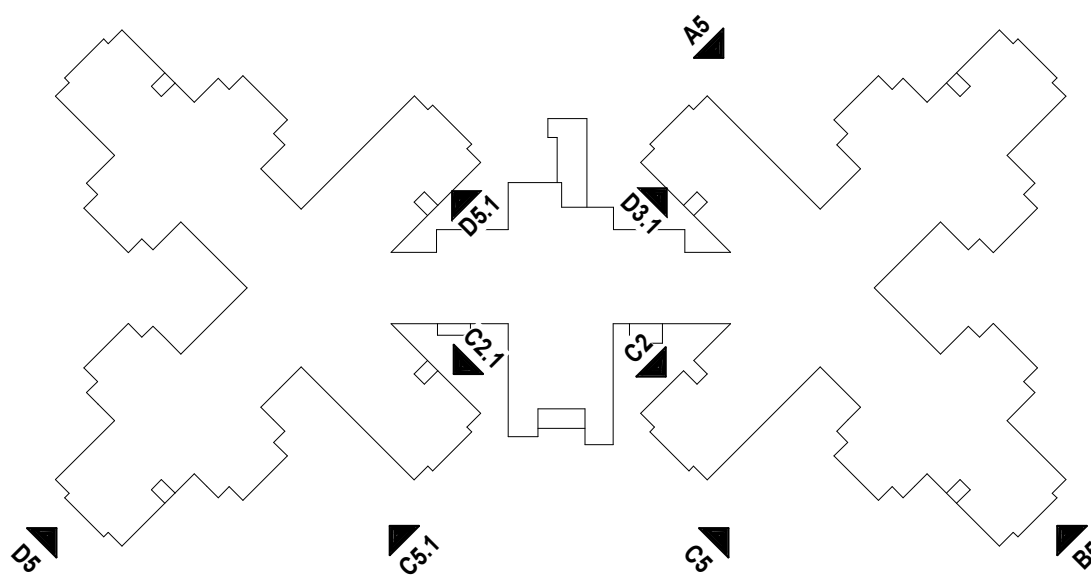
PRINCIPAL IN CHARGE: SMB
PROJECT ARCHITECT: SAH
DRAWN BY: DBUD

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NO.
A301

PROJ. NO.
022463.00
DHSR PROJ. NO.
NH-3068-DL/RWW
FID
220736

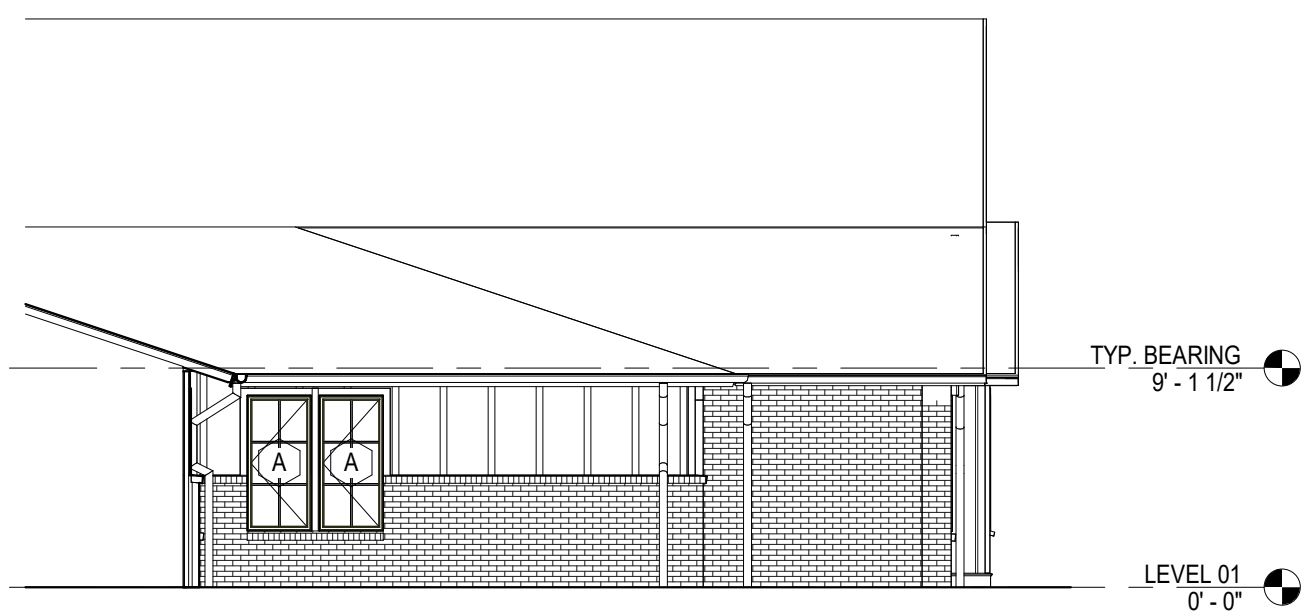
KEY PLAN



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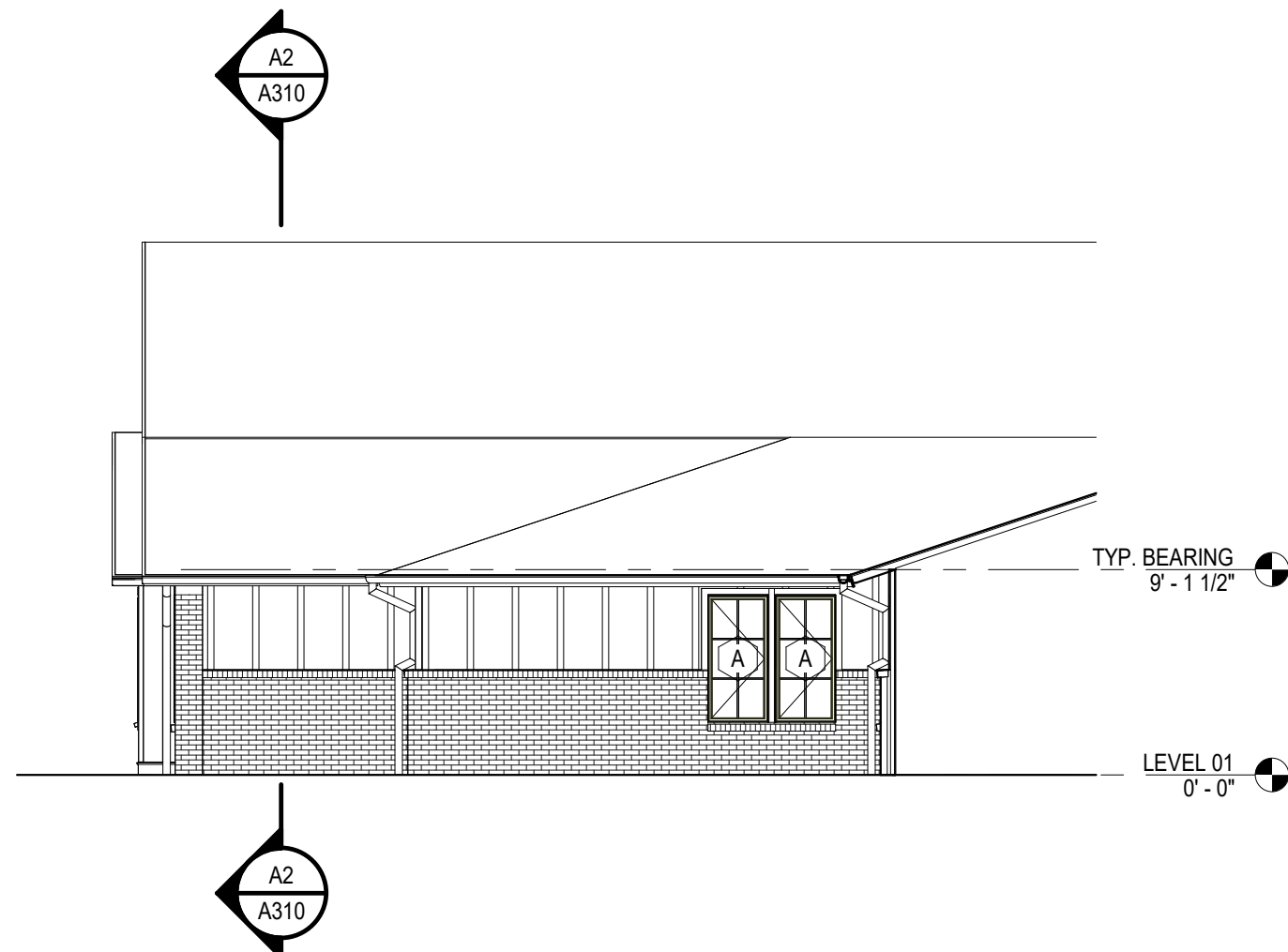
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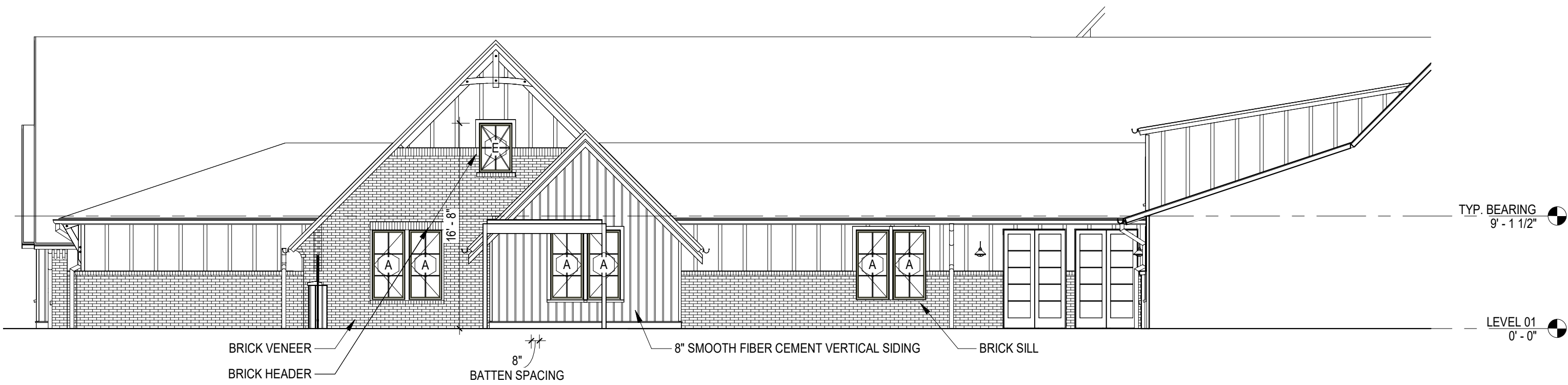
A5
A302
STC-3 NE 2
1/8" = 1'-0"

B



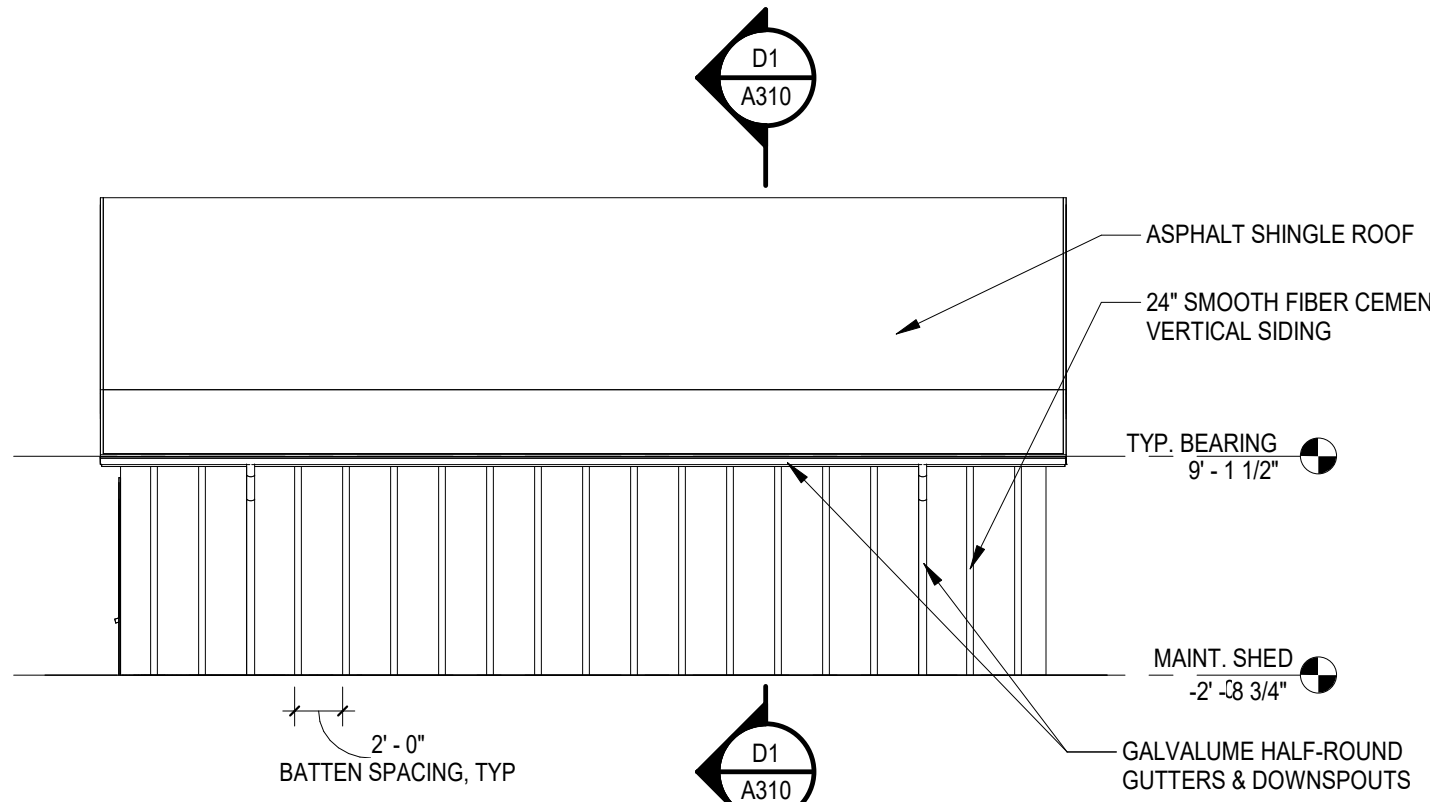
B5
A302
STC-1 SE 2
1/8" = 1'-0"

C



C5
A302
STC-1 NW 2
1/8" = 1'-0"

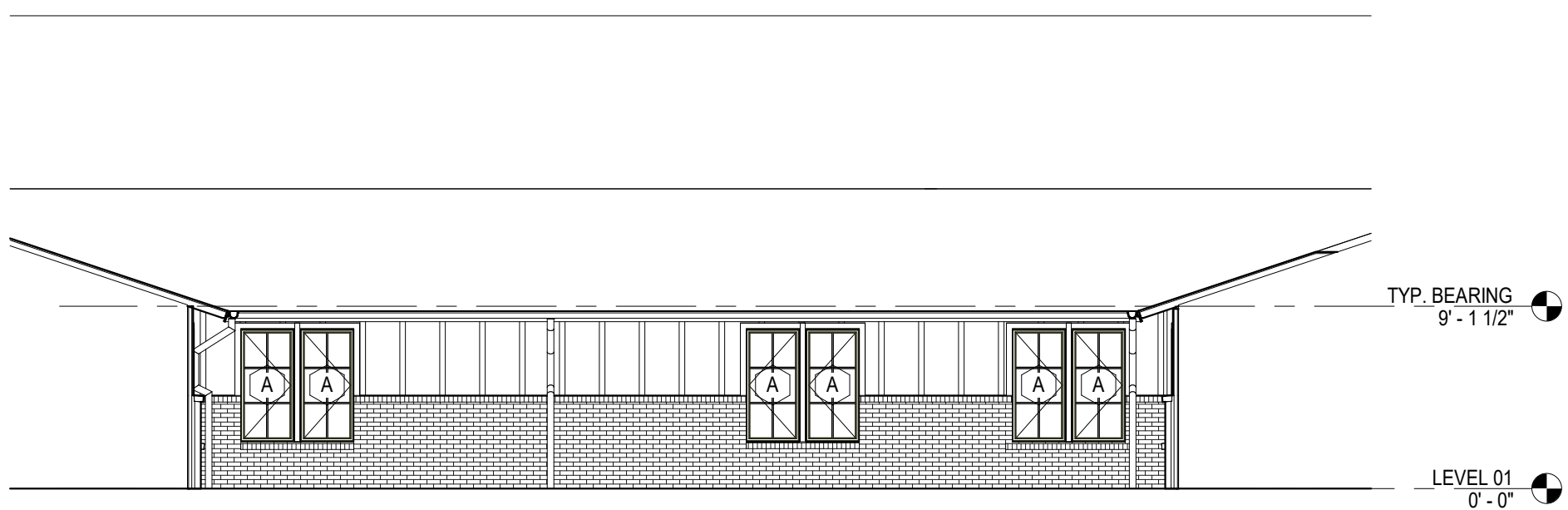
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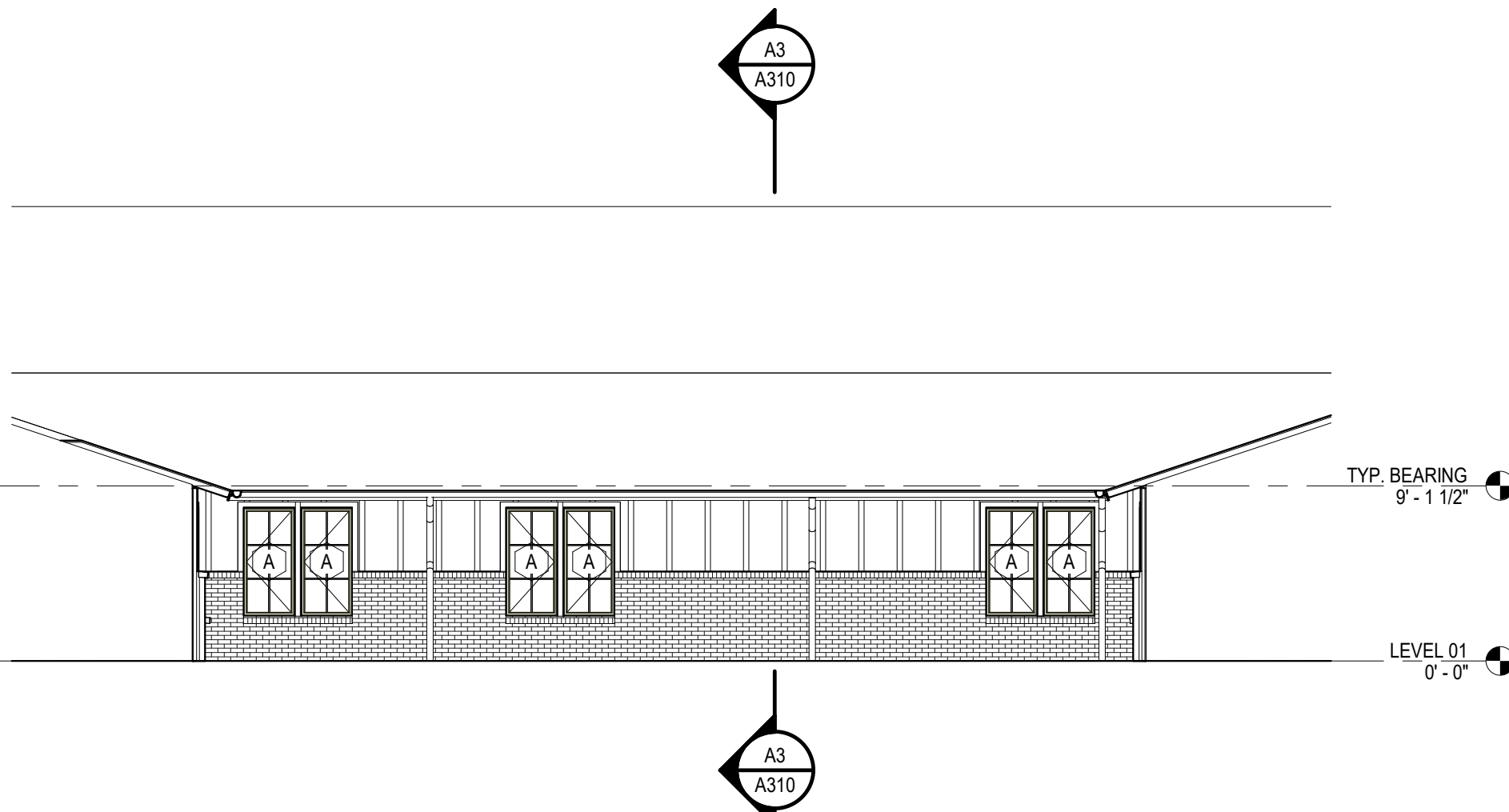
D5
A302
MAINT SHED - NORTH
1/8" = 1'-0"

4

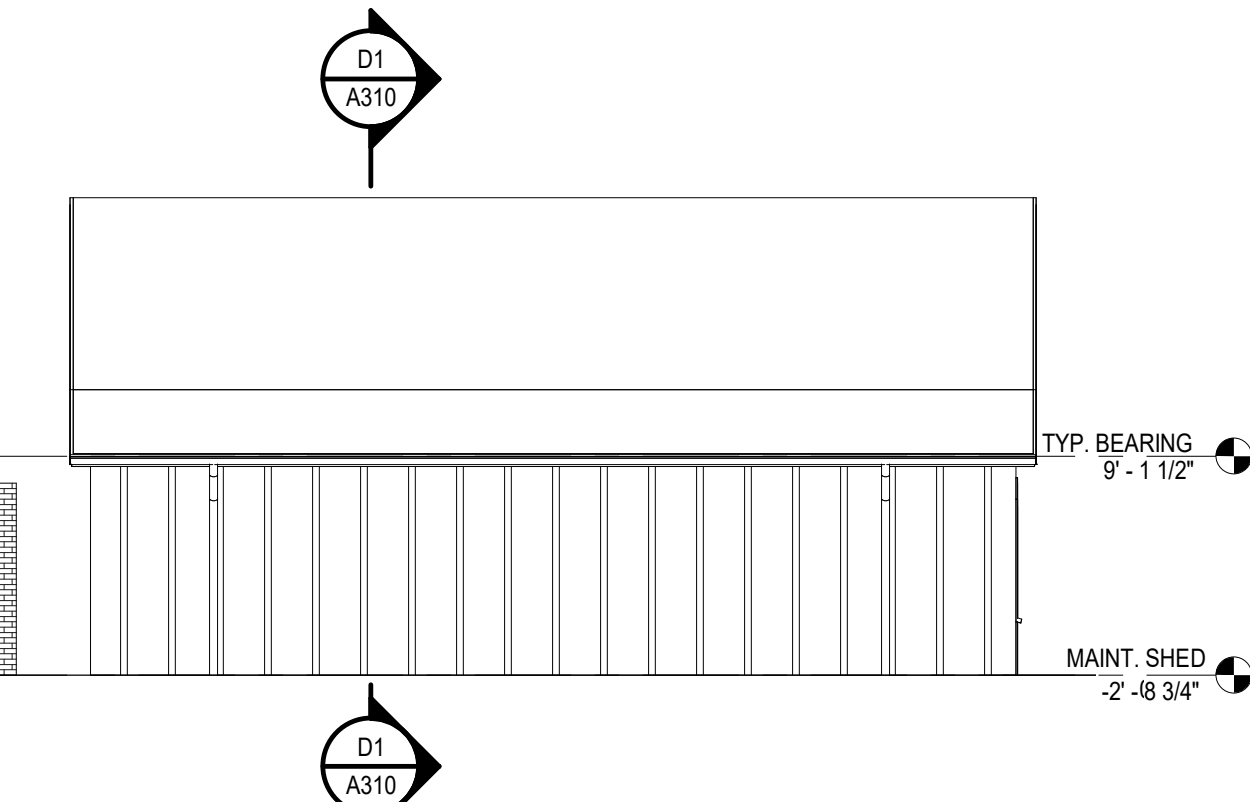
A4
A302
STC-3 NW 2
1/8" = 1'-0"



B4
A302
STC-1 SW 2
1/8" = 1'-0"

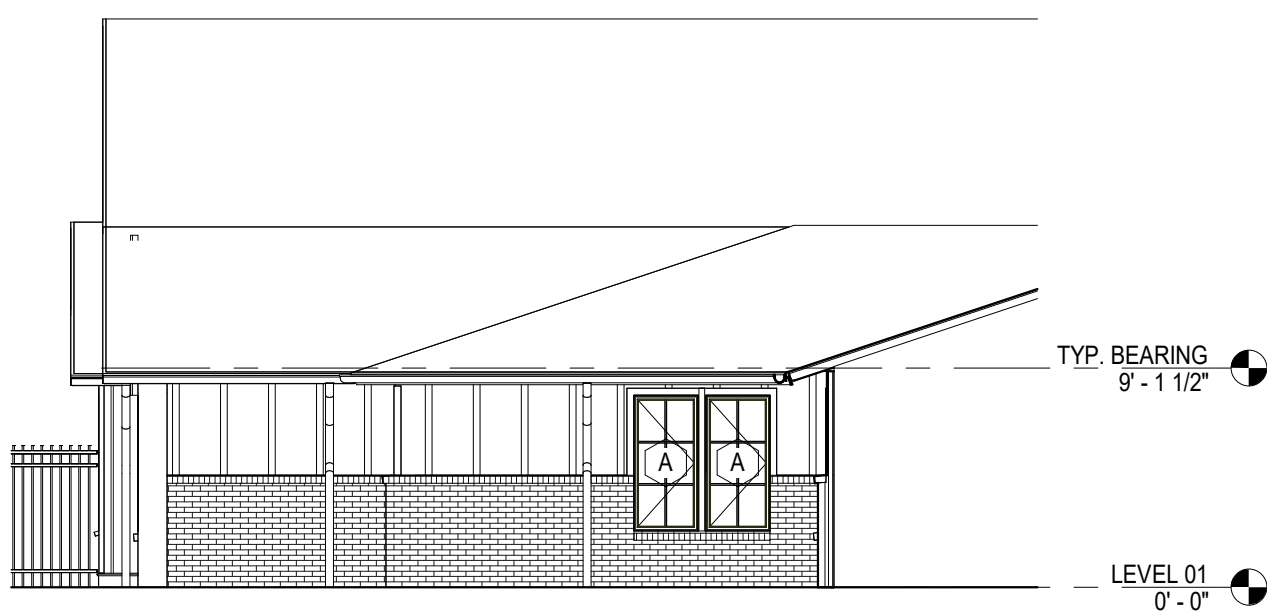


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MAINT SHED - SOUTH
1/8" = 1'-0"

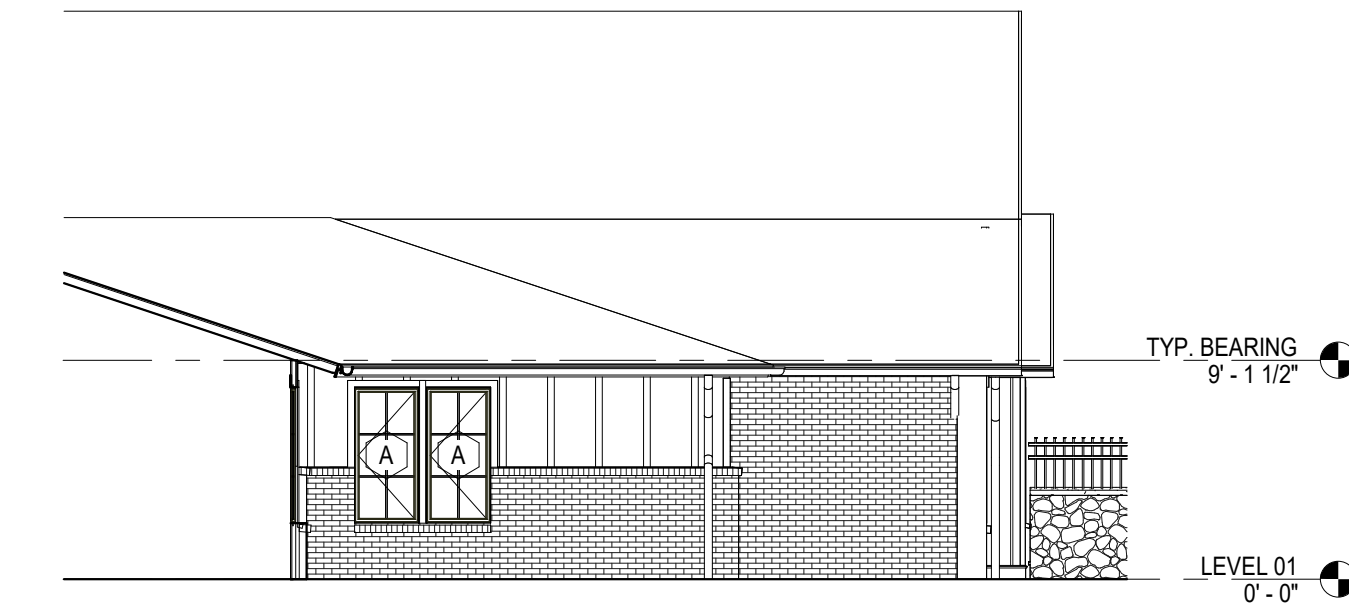


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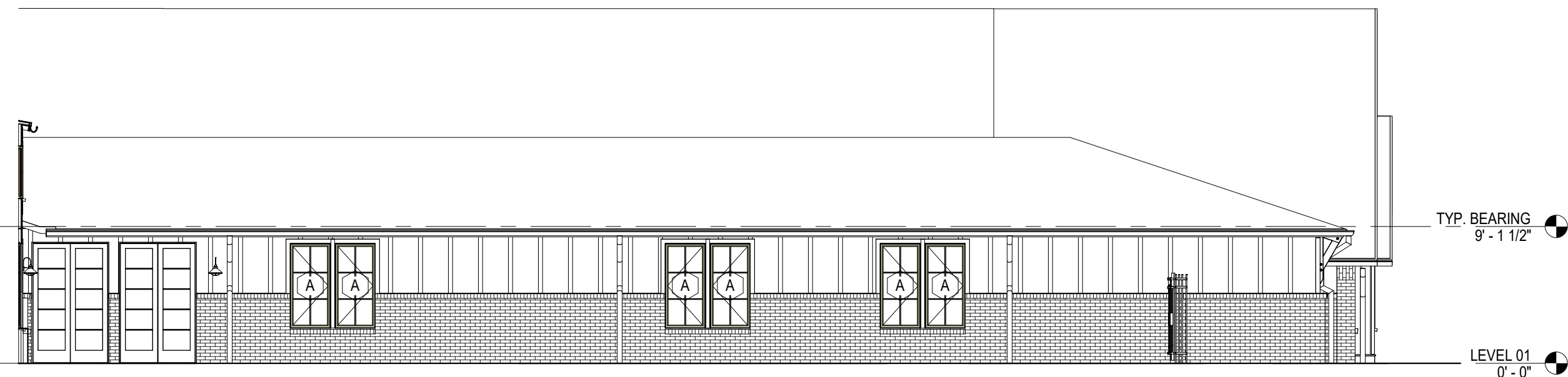
A2
A302
STC-3 NE 3
1/8" = 1'-0"



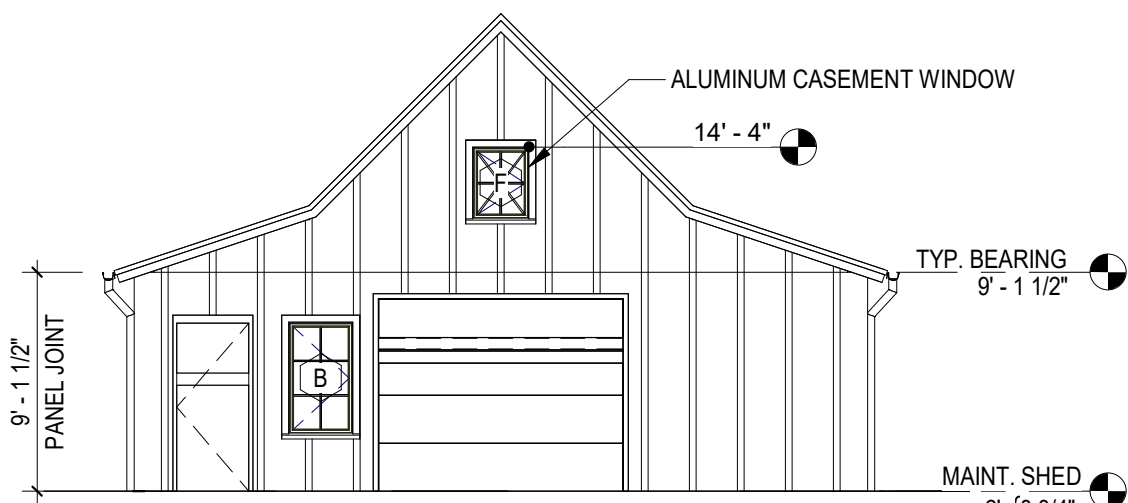
B2
A302
STC-1 SE 3
1/8" = 1'-0"



C2
A302
STC-4 SW 2
1/8" = 1'-0"



D3
A302
MAINT SHED - EAST
1/8" = 1'-0"



1

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NO.

A302

PROJ. NO.
022463.00
DMSR PROJ. NO.
NH-3068-DL/RWW
FID
220736

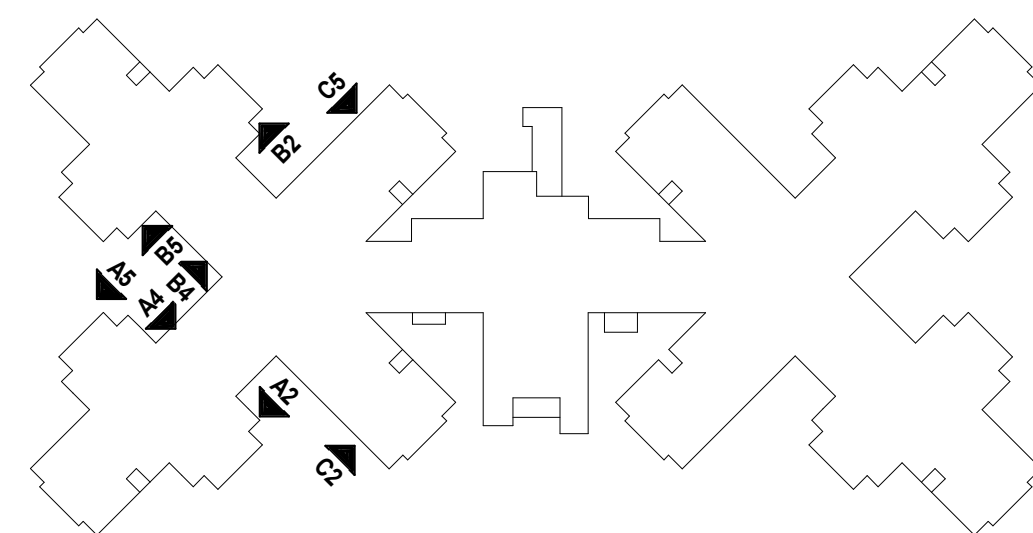
2178 Midland Rd, Pinehurst, NC 28374

SanStone Health & Rehabilitation

SANSTONE 100 BEAD STC FACILITY

NOT FOR CONSTRUCTION

KEY PLAN



EXT. ELEVATION LEGEND

- FACTORY PRIMED & FIELD PAINTED SMOOTH FIBER CEMENT VERTICAL SIDING, 24" WITH 2.5" BATTENS
- FACTORY PRIMED & FIELD PAINTED SMOOTH FIBER CEMENT VERTICAL SIDING, 8" PANELS WITH 1.5" BATTENS
- BRICK
- STACKED STONE

EXT. ELEVATION NOTES

- DIMENSIONS SHOWN ARE FROM FIRST FLOOR (0'-0")
- COLOR SELECTIONS SHALL BE CHOSEN DURING CONSTRUCTION. LEAVE ADEQUATE TIME TO NOTIFY ARCHITECT FOR SELECTIONS WITH OWNER.
- ALL EXPOSED TO THE EXTERIOR (OUTSIDE OF INSULATION ENVELOPE) STEEL ARE TO BE GALVANIZED AND PAINTED
- DIMENSIONS SHOWN AT WINDOWS INDICATE DESIRED HEAD HEIGHT
- ADD EXPANSION JOINT IN BRICK VENEER WHERE WALL EXCEEDS 14' IN LENGTH. TYP. LOCATE JOINTS AT ONE SIDE OF WINDOW/DOOR OPENING OR BEHIND DOWNSPOUT
- FRT PLYWOOD TO BE INSTALLED 4" ON EACH SIDE OF 2-HR FIRE WALL.

September 24th, 2023

Garrett Frank, PE, PLA
Project Manager
Timmons Group
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Raleigh, NC 27607
919.866.4503

RE: Sanstone Health & Rehabilitation Trip Generation Memorandum

Dear Mr. Frank,

Timmons Group is providing traffic engineering services for the proposed Sanstone Health & Rehabilitation Development in Pinehurst, NC. The proposed development will consist of 73,500 square-feet (SF) (100 bed) short-term rehabilitation facility with one site access connection to NC-2 (Midland Road).

The site-generated trips shown in **Table 1** are based on trip generation information provided in the Institute of Transportation Engineers' (ITE's) *Trip Generation Manual* (11th Edition) and the anticipated development size. The trip generation was calculated using the proposed number of beds as the independent variable and the provided rate. As no ITE Land Use Code (LUC) exists for short-term rehabilitation facilities, LUC 254 (Assisted Living) was utilized. Additional data collection might be required to help project future trips

Table 1: Trip Generation Summary

ITE Land Use Code	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
254 – Assisted Living	100 Bed	260	11	7	18	9	15	24

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 11th Edition (2021)

AM peak hour trips totaled 11 incoming and 7 outgoing where PM peak hour trips totaled 9 incoming and 15 outgoing. Average daily traffic (ADT) volumes generated by the development totaled 260 vehicles per day (VPD). No trip reductions were included due to internal capture or pass-bys.

The projected trips fall below both the NCDOT's daily threshold (3,000 VPD) for requiring a Traffic Impact Analysis.

Should you have any questions regarding this memorandum, do not hesitate to contact me.

Sincerely,



Jeffrey P. Hochanadel, PE, PTOE
Principal | North Carolina Transportation Group Leader



**Discuss and Consider Ordinance 24-16 Amending the FY 2025 Budget for
Reappropriations from FY 2024
ADDITIONAL AGENDA DETAILS:**

FROM: Dana Van Nostrand, Financial Services Director
CC: Village Council;
DATE OF MEMO: 07/31/2024

MEMO DETAILS

Please see the attached ordinance and memo requesting the reappropriation of unspent FY 2024 budgeted funds in FY 2025.

ATTACHMENTS

1. Ordinance #24-16 Reappropriation Amendment FY 2025
2. FY 2025 Budget Reappropriation Amendment Memo

ORDINANCE #24-16:

AN ORDINANCE AMENDING THE ORDINANCE APPROPRIATING FUNDS FOR OPERATIONS OF THE VILLAGE OF PINEHURST FOR FISCAL YEAR 2025, REGARDING REVENUES AND EXPENDITURES OF THE GENERAL FUND (RE-APPROPRIATE UNSPENT FY 2024 FUNDS IN FY 2025).

THAT WHEREAS, funds that were restricted to specific uses were received by the Village in the fiscal year ending June 30, 2024 that were not expended but are expected to be expended in the fiscal year ending June 30, 2025 including Police donations, Fire donations, Library & Archives donations, Recreation donations, greenway wildlife habitat donations, Police controlled substance taxes, and Police equitable sharing funds; and

WHEREAS, the Village budgeted for expenditures in the fiscal year ending June 30, 2024 for various other projects that were not incurred, but are expected to be incurred in the fiscal year ending June 30, 2025; and

WHEREAS, the Village did not appropriate these funds in the original budget adopted for the year ended June 30, 2025 in Ordinance #24-11;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 13th day of August 2024, as follows:

SECTION 1. To amend the General Fund budgeted expenditures, the following amounts are to be added to the original expenditure appropriations for FY 2025:

GENERAL FUND EXPENDITURES:

Governing Body	\$ 16,776
Administration	18,246
Financial Services	3,000
Human Resources	9,000
Police	101,173
Fire	158,090
Inspections	2,700
Public Services Administration	4,500
Streets & Grounds	1,176,119
Solid Waste	3,000
Planning	332,700
Recreation	61,081
Library & Archives	8,725
Harness Track	12,982
Fair Barn	<u>41,950</u>

TOTAL EXPENDITURES REAPPROPRIATION **\$ 1,950,042**

SECTION 2. To amend the General Fund budgeted revenues, the following amount should be added to the original estimated revenues for FY 2025:

GENERAL FUND REVENUES:

Fund Balance Appropriated	<u>\$ 1,950,042</u>
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TOTAL GENERAL FUND REVENUES	<u>\$ 1,950,042</u>
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SECTION 3. Copies of this budget amendment shall be furnished to the Village Clerk, Village Manager and to the Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 13th day of August 2024.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney



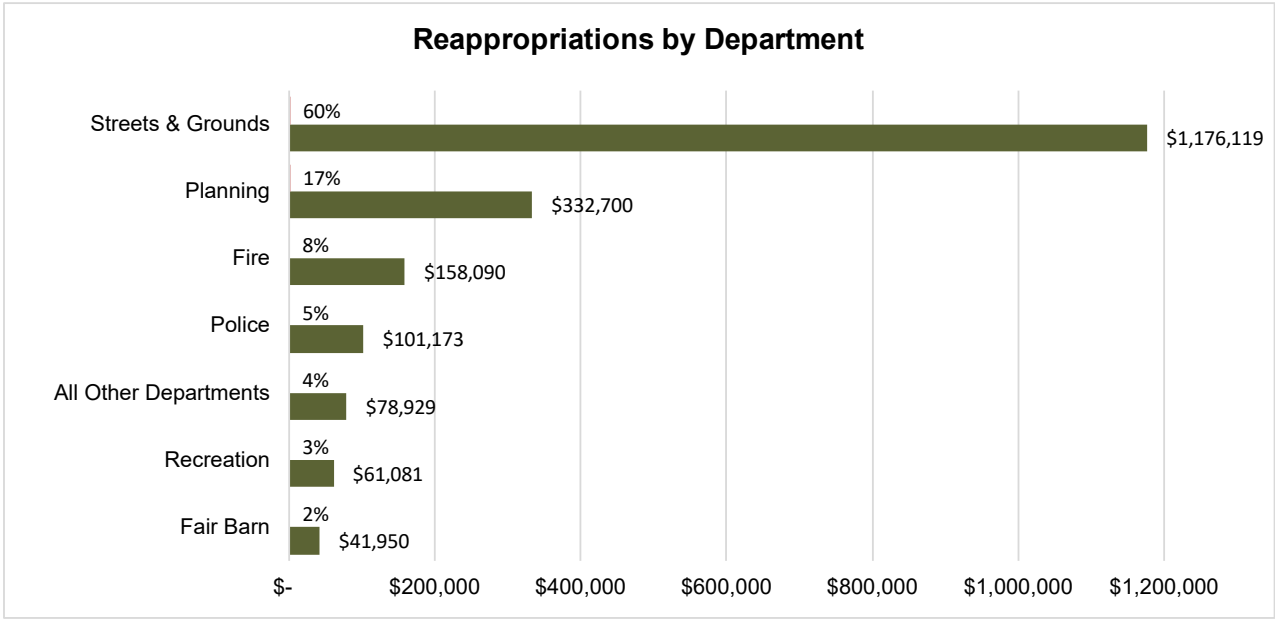
Memo

To: Village Council
From: Dana Van Nostrand
CC: Village Managers
Date: July 31, 2024
Re: Ordinance #24-16 Amending the FY 2025 Budget for the Reappropriation of Unspent Funds from the FY 2024 Budget

The Village had various projects and purchases underway that were budgeted in FY 2024 but not complete as of June 30, 2024. The unexpended funds from FY 2024 need to be carried over to the next fiscal year. Per NCGS, the appropriations for these projects lapse at the close of the fiscal year and the funds are added to the Village’s fund balance. Funds to complete these projects must be reappropriated in the current fiscal year since they were not included in the FY 2025 budget that was initially adopted on June 4, 2024. Ordinance #24-16 presents the budget amendment required to amend the FY 2024 General Fund Budget for these projects.

Thank you for your consideration of these important requests that will continue to advance the Village’s strategic priorities and services to its residents. Please contact me if you have any questions.

The graph below illustrates the reappropriation requests by department:



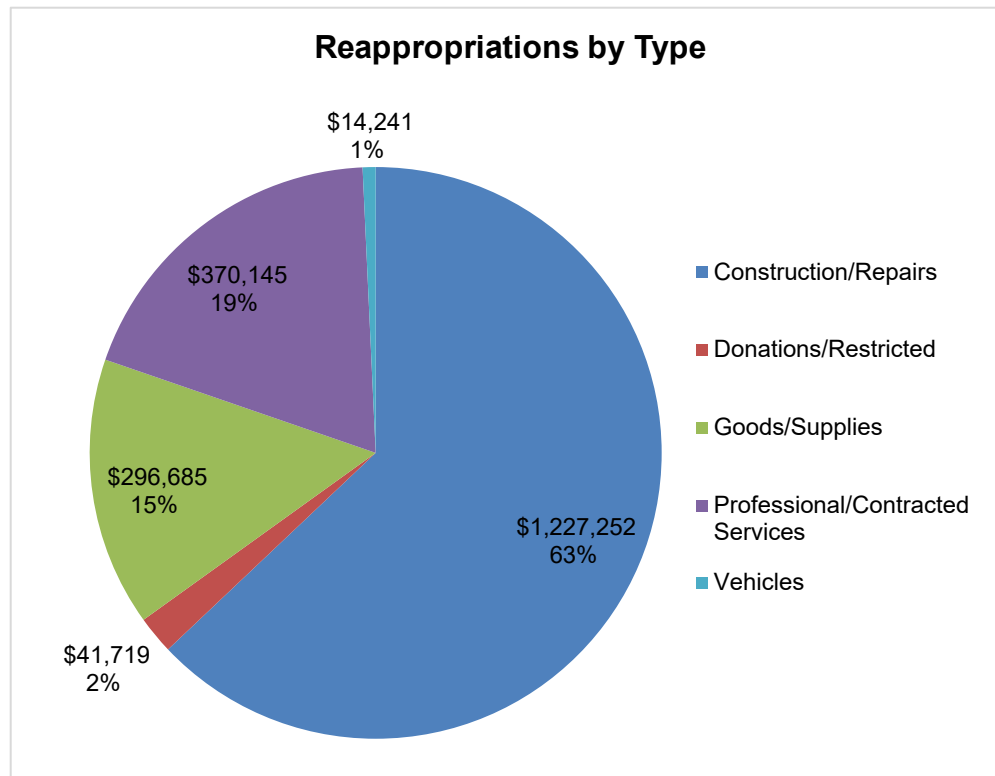
The significant dollars reappropriated for the Streets & Grounds department fund capital investments that support Council’s strategic objectives to enhance the appearance of public spaces, maintain high quality streets, and manage stormwater systems.



The summary below identifies the projects and purchases included in the budget amendment ordinance:

<u>Department</u>	<u>Project</u>	<u>Amount</u>
Governing Body	Open meetings law lawsuit legal services	\$ 16,776
Governing Body Total		16,776
Administration	Production company rescheduled PD recruitment video	8,300
Administration	Allocation of IT document imaging project in progress	9,946
Administration Total		18,246
Financial Services	Allocation of IT document imaging project in progress	3,000
Financial Services Total		3,000
Human Resources	Allocation of IT document imaging project in progress	9,000
Human Resources Total		9,000
Police	Ammo expected to ship in August	3,591
Police	Unspent donations and Controlled Substance Tax funds	9,293
Police	Replace carpet in Police Department	5,151
Police	Allocation of IT document imaging project in progress	19,000
Police	Unspent Equitable Sharing funds	11,484
Police	Dispatch radio not received yet	38,413
Police	Upfit of four police vehicles in progress	14,241
Police Total		101,173
Fire	Fire hose and radio replacements	57,807
Fire	Unspent donations	6,836
Fire	Document imaging project implementation in progress	14,500
Fire	Breathing air compressor delivery expected by December	78,947
Fire Total		158,090
Inspections	Allocation of IT document imaging project in progress	2,700
Inspections Total		2,700
Public Services Administration	Allocation of IT document imaging project in progress	4,500
Public Services Administration Total		4,500
Streets & Grounds	Allocation of IT document imaging project in progress	4,000
Streets & Grounds	Streetscape improvements	117,274
Streets & Grounds	Stormwater, intersection, and pedestrian facilities projects	1,054,845
Streets & Grounds Total		1,176,119
Solid Waste	Allocation of IT document imaging project in progress	3,000
Solid Waste Total		3,000
Planning	Small Area Plans printing	5,200
Planning	PDO rewrite, multi-modal plan, and STR monitoring services	320,000
Planning	Allocation of IT document imaging project in progress	7,500
Planning Total		332,700
Recreation	New funds donated in FY 2024	500
Recreation	Rassie Wicker/Arboretum/Community Shelter Security Cameras	11,600
Recreation	Unspent Greenways Wildlife Habitat Program funds	8,481
Recreation	Genius system for Cannon Park turf field	40,500
Recreation Total		61,081
Library & Archives	Unspent library & archives donations	5,125
Library & Archives	Allocation of IT document imaging project in progress	3,600
Library & Archives Total		8,725
Harness Track	Barn 11 windows not available yet for replacements	11,982
Harness Track	Allocation of IT document imaging project in progress	1,000
Harness Track Total		12,982
Fair Barn	Fair Barn security camera and document imaging project implemei	3,950
Fair Barn	Fair Barn dimmer panel replacement not completed in FY 2024	38,000
Fair Barn Total		41,950
Grand Total		\$ 1,950,042

The graph below illustrates the reappropriation requests by type of expenditure:



Construction/Repair: There were multiple construction and repair projects in progress at the turn of the fiscal year, including ongoing investments in downtown streetscape, stormwater, and intersection enhancements and pedestrian facilities (sidewalks, pathways, crosswalks, etc.), carpet replacement in the Police building, window replacements to one barn at the Harness Track, and the replacement of the dimmer panel in the Fair Barn. The carpet, window, and dimmer panel replacement projects will be completed in FY 2025.

The FY 2024 appropriations for downtown streetscape improvements, stormwater and intersection enhancements, and pedestrian facilities projects, totaling \$2.2 million (nearly \$1.1 million in FY 2024 funding plus \$1.1 million reappropriation from FY 2023), were not fully expended in FY 2024. The large reappropriations for these projects we have experienced the last two years should be spent and caught up by the end of FY 2025:

- Of the total FY 2024 budget of \$329 thousand, \$117 thousand was unspent for downtown streetscape improvements. This reappropriation, plus the \$200 thousand of new funding in FY 2025, will be spent in FY 2025 on the Magnolia and Chinquippin four-way stop project.
- Of the total FY 2024 budget of \$785 thousand for stormwater and intersection enhancement projects, \$462 thousand was unspent in FY 2024. This reappropriation will be used in FY 2025 for the downtown stormwater project that will be completed in conjunction with the Magnolia and Chinquippin four-way stop project.
- Of the total FY 2024 budget of \$1.1 million for pedestrian facilities, \$592 thousand was unspent in FY 2024. This reappropriation, along with the \$460 thousand appropriation in FY 2025, will be spent on the Juniper Creek Road sidewalks in No. 6. This project has been in the design phase and will begin construction in FY 2025.

Donations/Restricted: Several departments (Police, Fire, Recreation, and Library & Archives) receive donations or other funds from external parties that have use restrictions. The unspent balance of these funds, including new donations received during FY 2024, need to be rolled forward to comply with the restrictions.

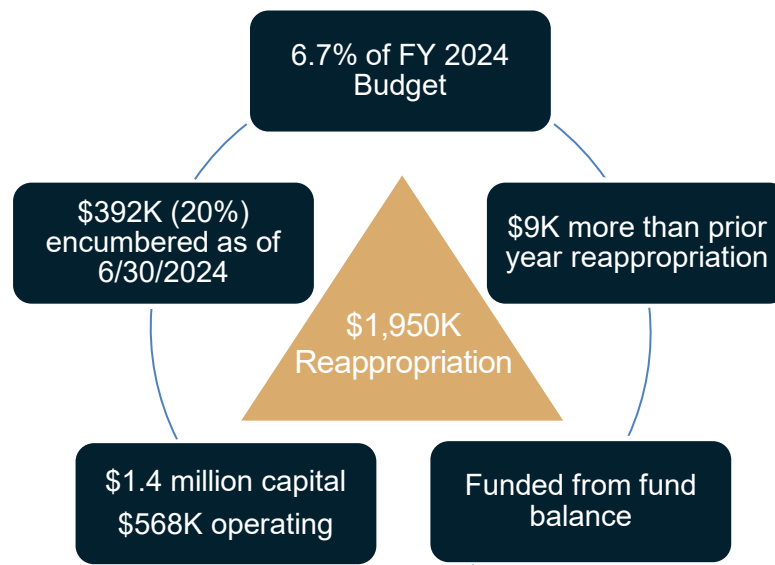
Goods/Supplies: Various uniform and equipment items for the Police and Fire departments were not received in FY 2024 due to supply chain delays. The synthetic turf field at Cannon Park was completed in FY 2024, but one element of the project, the Genius system, which monitors field conditions and collects data on usage and maintenance, is not ready for installation by the vendor. We anticipate this being completed in FY 2025. Security cameras for Rassie Wicker Park, the Arboretum, the Cannon Park shelter, and the Fair Barn were not purchased or installed in FY 2024 as planned. Additionally, the IT department has started the implementation of the document imaging system but the project is ongoing into FY 2025, requiring the rollforward of \$64 thousand in software funds.

Professional/Contracted Services: As of June 30, 2024, there were also several professional services and consulting projects underway that will be completed in FY 2025. These include:

- \$200 thousand for the Pinehurst Development Ordinance (PDO) rewrite which was originally appropriated in FY 2022 and rolled forward to FY 2023 and FY 2024. The RFP for the PDO rewrite was issued in July 2024 and the work is expected to begin in FY 2025.
- \$100 thousand for the multi-modal plan which was appropriated in FY 2024 but not started. Due to other higher priority projects, this project is planned to start in FY 2026.
- \$20 thousand for STR monitoring software. The Planning department will re-evaluate options for STR software in FY 2025.
- \$25 thousand for the document imaging implementation consultant. This project was started in FY 2024 and is ongoing.
- \$16 thousand for legal services for the open meetings law lawsuit which was appealed in June 2024.
- \$8 thousand for a Police Department recruitment video.

Vehicles: Despite placing orders for vehicles early in the fiscal year, some items were not received by June 30 due to supply chain delays. The four Police vehicles budgeted in FY 2024 were all received within the fiscal year however they were not received in time to complete the upfit work by June 30.

The total reappropriation of \$1.95 million will be funded from fund balance. This is very similar to last year's reappropriation from FY 2023 to FY 2024 of \$1.94 million, primarily due to the large reappropriation for the stormwater, intersection enhancements, and pedestrian facilities projects in both years.





**Discuss and Consider Ordinance 24-17 Amending the FY 2025 General Fund
Budget for a New SBITA
ADDITIONAL AGENDA DETAILS:**

FROM: Dana Van Nostrand, Financial Services Director
CC: Village Council;
DATE OF MEMO: 08/05/2024

MEMO DETAILS

The original FY 2025 Budget Ordinance #24-11 was based on subscription-based information technology arrangements (SBITAs) in place at the time. Per GASB Statement No. 96, SBITAs are accounted for as a long-term financing (debt) with the annual payments budgeted as principal and interest debt service. Accounting for these agreements as a financing does not increase what the Village pays for the subscription. It allocates the total subscription payment per the agreement between principal and interest for financial reporting purposes. The SBITAs are not actually financed as debt with the vendor or any other party.

Funds were appropriated for the purchase of a new time and attendance software in the FY 2025 budget, however, since we did not have a signed contract we could not determine whether it would need to be accounted for under GASB 96 as a SBITA. We will be executing the contract with the vendor, UKG, and now know it must be accounted for as a SBITA. The attached ordinance to amend the FY 2025 General Fund budget for this SBITA includes the following:

- Adding \$26,600 of appropriations to the Financial Services department to cover the capital outlay for the SBITA asset which is funded from the issuance of the debt (other financing source revenue);
- Transferring \$6,400 of the \$15,000 that was originally appropriated for the electronic timekeeping system in the Financial Services department to the Debt Service appropriation to cover the principal and interest payments expected in FY 2025; and
- Adding \$26,600 of anticipated revenues from the Other Financing Source for the issuance of the subscription liability which funds the capital outlay for the asset.

Please contact me if you have any questions regarding this arrangement.

ATTACHMENTS

1. Ordinance 24-17 FY 2025 UKG GASB 96 SBITA Budget Amendment

ORDINANCE #24-17:

AN ORDINANCE AMENDING THE ORDINANCE APPROPRIATING FUNDS FOR OPERATIONS OF THE VILLAGE OF PINEHURST FOR FISCAL YEAR 2025, REGARDING REVENUES AND EXPENDITURES OF THE GENERAL FUND (SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS REPORTING REQUIREMENTS UNDER GASB STATEMENT NO. 96)

THAT WHEREAS, the Governmental Accounting Standards Board (GASB) released Statement No. 96 entitled *Subscription-Based Information Technology Arrangements* which was adopted in the fiscal year beginning July 1, 2022 (FY 2023); and

WHEREAS, Ordinance 24-11, adopted on June 4, 2025, appropriated funds for the FY 2025 General Fund budget based on the subscription-based information technology arrangements (SBITAs) known at the time; and

WHEREAS, an amendment is needed to increase expenditure appropriations and amend anticipated revenues in the General Fund for a new SBITA that was not included in Ordinance 24-11 for a new time and attendance software subscription;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 13th day of August, 2024, as follows:

SECTION 1. To amend the FY 2025 General Fund budgeted expenditures, the following amounts are to be added to the expenditure appropriations:

GENERAL FUND EXPENDITURES:

Financial Services	\$ 20,200
Debt Service	<u>6,400</u>

TOTAL EXPENDITURES AMENDMENT	<u>\$ 26,600</u>
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SECTION 2. To amend the General Fund budgeted revenues, the following amount should be added to the original estimated revenues for FY 2025:

GENERAL FUND REVENUES:

Other Financing Sources	<u>\$ 26,600</u>
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TOTAL REVENUES AMENDMENT	<u>\$ 26,600</u>
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SECTION 3. Copies of this budget amendment shall be furnished to the Village Clerk, Village Manager, and Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 13th day of August, 2024.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney

DRAFT



FY 2024 End of Year Summary Reports for the Police Department and Fire Department

ADDITIONAL AGENDA DETAILS:

Presentations of the Fiscal Year 2024 Safety Reports from the Police Department and Fire Department.

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Jeff Sanborn
DATE OF MEMO: 07/24/2024

MEMO DETAILS

Please, see the attached material related to this item.

ATTACHMENTS

1. FY24 PD Report
2. FY24 PD PowerPoint
3. FY24 FD Report

Police Department FY24 Report to Council

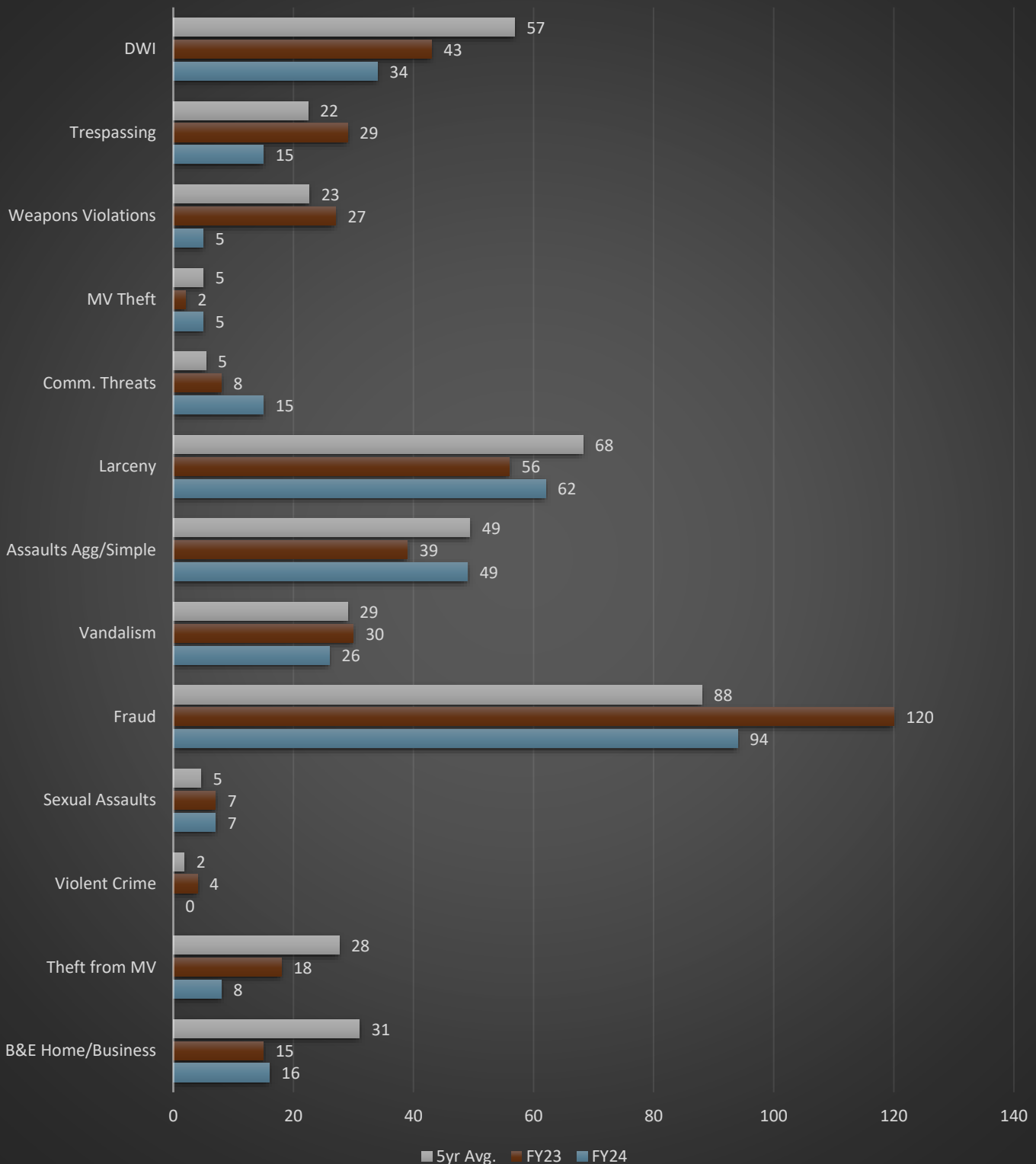


Prepared by
Chief Glen Webb

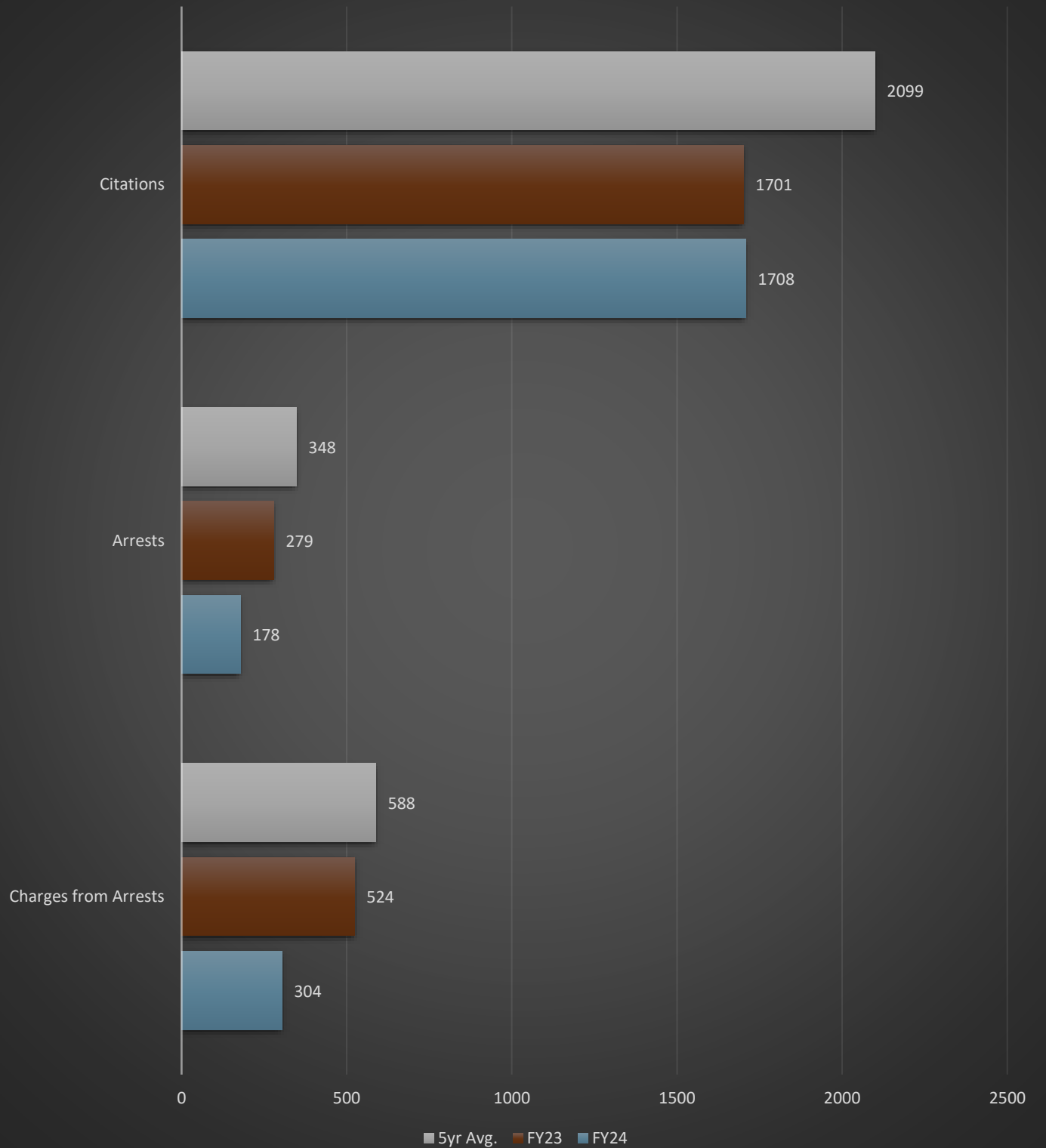
7.1.2024

Pinehurst Police FY24 Report (With FY23 & 5-Year Avg.)

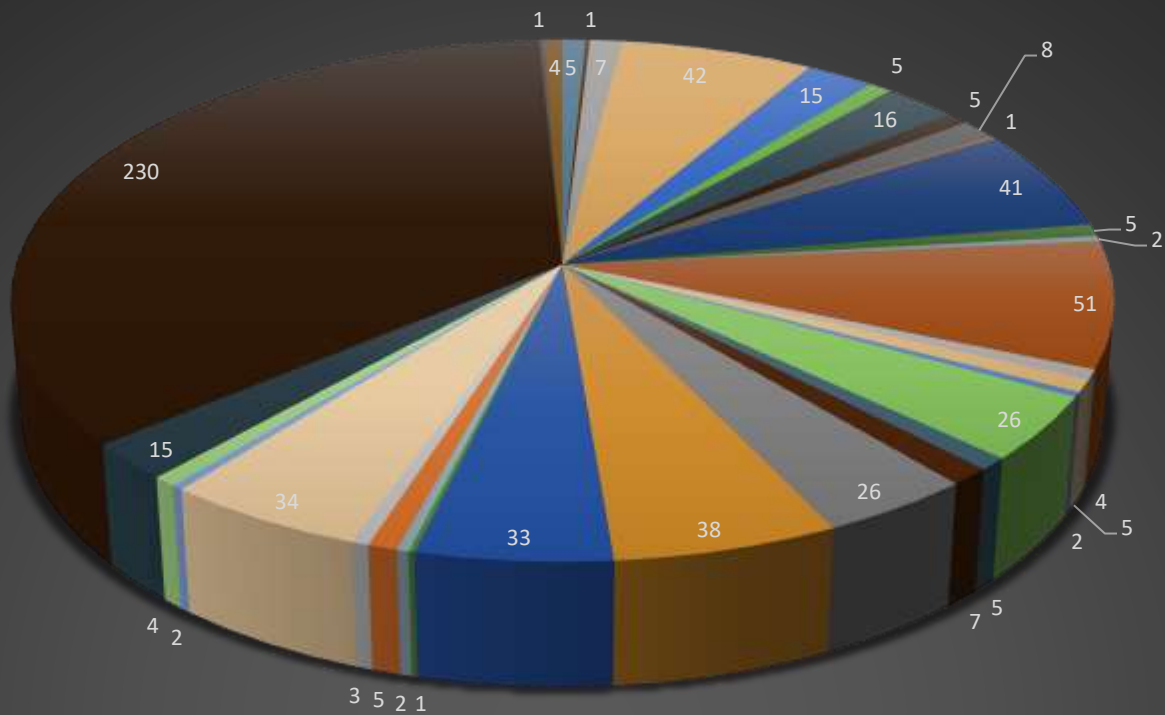
Crime Report FY24



FY24 Citations and Arrests



FY24 Proportions



- 11A Rape
- 13A Aggravated Assault
- 13C Intimidation
- 220 Burglary/Breaking & Entering
- 23F Theft From Motor Vehicle
- 23H All Other Larceny
- 250 Counterfeiting/Forgery
- 26B Credit Card/Automatic Teller Machine Fraud
- 26E Wire Fraud
- 26G Hacking/Computer Invasion
- 290 Destruction/Damage/Vandalism of Property
- 35B Drug Equipment Violations
- 370 Pornography/Obscene Material
- 90C Disorderly Conduct
- 90F Family Offenses, Nonviolent
- 90J Trespass of Real Property
- B&E Veh. Breaking and/or Entering a Motor Vehicle
- 11D Fondling
- 13B Simple Assault
- 210 Extortion/Blackmail
- 23D Theft From Building
- 23G Theft of Motor Vehicle Parts or Accessories
- 240 Motor Vehicle Theft
- 26A False Pretenses/Swindle/Confidence Game
- 26C Impersonation
- 26F Identity Theft
- 280 Stolen Property Offenses
- 35A Drug/Narcotic Violations
- 36B Statutory Rape
- 520 Weapon Law Violations
- 90D Driving Under the Influence
- 90G Liquor Law Violations
- 90Z All Other Offenses
- IDTheft Identity Theft

Summary

For the fiscal year ending June 30, 2024, crime has remained low. We saw decreases in Theft from Motor Vehicles, Violent Crime, as well as Vehicle Breaking and Entering. Fraud is still a concern as our population is often the target of scams. What we see are not scams that require interaction with our citizens which makes them nearly impossible to stop on our end because they aren't behavior related. Most are discovered after the fact and are products of international networks, for example, data breaches that result in new accounts being open.

Below I have inserted our customer satisfaction rating. We have continued using Power Engage which sends text messages to callers who request police services. Our response rate for FY2024 is 46% with a 93% positivity rate. Normally in surveys, people who have a negative experience are more motivated to respond. This rating is a testament to the performance of our officers and their commitment to our core values of Service, Initiative, Teamwork, and Improvement.

The department continues to seek Accreditation through the North Carolina Education, Training, and Standards Division. This pursuit will continue into FY25.

Highlights

During this FY, each officer, in addition to their normal duties, completed state mandated training in the following subjects: Subject Control and Arrest, Firearms, Hazardous Materials, Bloodborne Pathogens, CPR, Officer Safety, How to Render Aid Under Gunfire, Juvenile Justice Issues, Ethics, Domestic Violence and Elder Abuse, Active Shooter Response, Citizens with Firearms, 2024 Legal Update, and 2024 Legislative Update.

Officers also sought training in other specialized areas such as Drug Recognition Expert, Standardized Field Sobriety Testing, Radar, Intox, Criminal Investigations, Traffic Crash Investigations, and Instructor Training.

During FY24 Lt. Jason Caulder completed the Administrative Officers Management Program (AOMP) at North Carolina State University. Lieutenants Washington and Gatling also began AOMP at the end of FY24 and will wrap up in the next few weeks. AOMP is a nationally recognized and respected program for law enforcement leaders.

During FY24 the department-initiated body cam live streaming for officers and dispatchers, allowing them to view each other's cameras that are on and recording to increase officer safety. License Plate Readers (LPRs) were activated in our dash cameras which has led to several arrests for various offenses. Virtual Reality Training has been initiated as well, allowing officers to receive more immersive training while on duty.

Pinehurst was also ranked the safest place to retire during FY24. <https://www.nasdaq.com/articles/25-safest-and-most-affordable-places-to-retire-across-america>. According to Safewise.com, Pinehurst is the safest city in North Carolina <https://www.safewise.com/blog/safest-cities-north-carolina/>.

Customer Satisfaction



Lt. Cauder and Chief Webb
AOMP Graduation



Sgt. Amanda Lopez
VR Training



Pinehurst Police Department Police Department Report FY-24



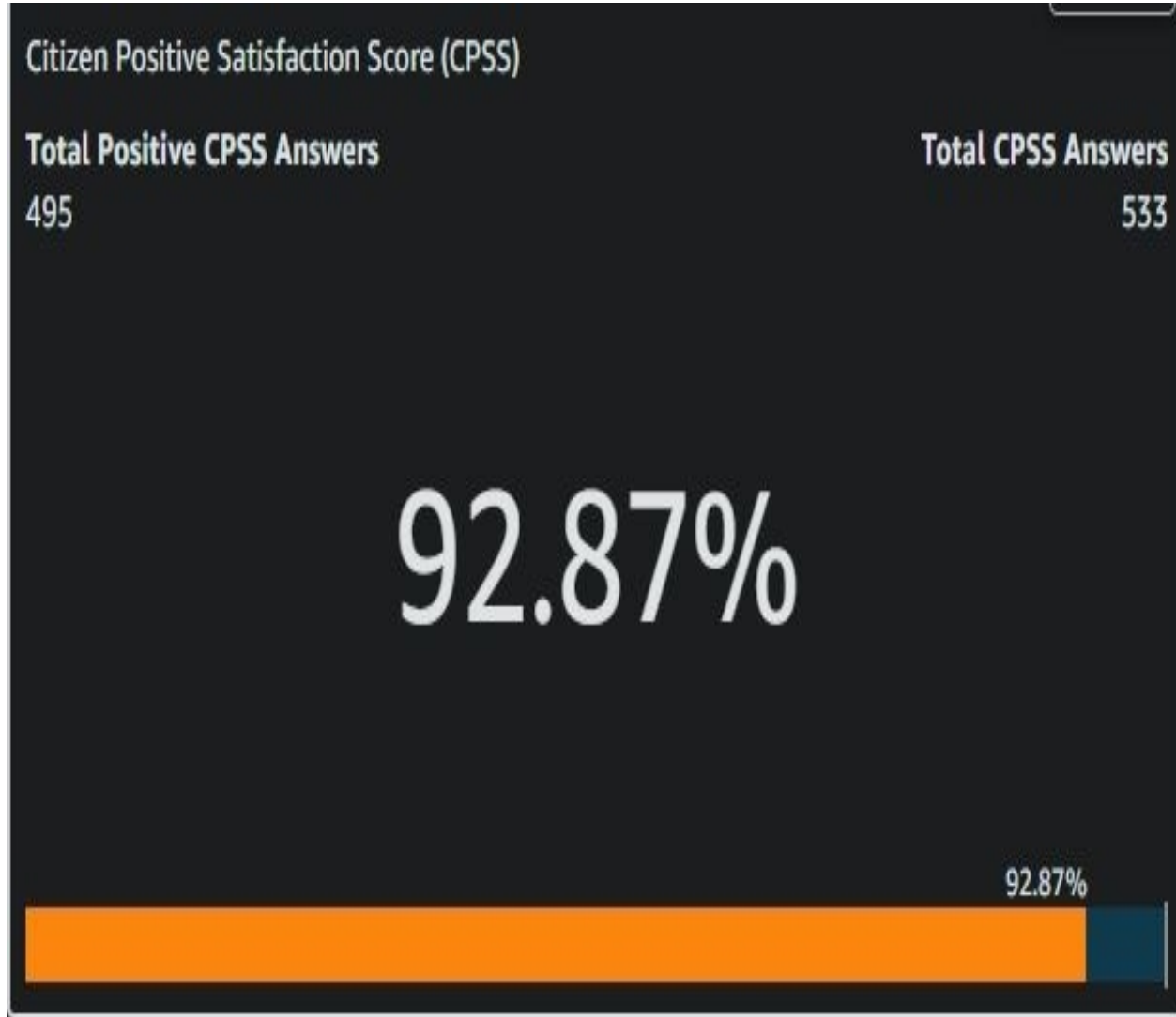
FY2024 Highlights

- 0 Violent Crimes Reported
- Fraud Reports Down
- Theft from MV Down
- B&E Down from the Avg.
- 23,125 CFS

Citations and Arrests

- 1708 Citations Issued
- 178 Arrests
- 304 Charges on Arrests





Community Satisfaction

Through Power Engage our citizens are sent text surveys for transparency purposes to solicit feedback on performance. For FY-24 our response rate was 46% with just under 93% rating our service as positive.

Training

- Officers completed 14 mandatory annual classes
- Officers attended several specialized trainings
- 3 Completed AOMP
- Virtual Reality Training Initiated
- License Plate Readers Activated
- Bodycam Live Streaming utilized



Safest City to retire in the U.S.



Fraud Tips

- Freeze your Credit
- Use Credit instead of Debit or Check
- Do Not put your SS# on Checks
- Shred Credit Solicitations
- Check Credit Reports
- Call or Come see us, we will help.



QUESTIONS?





PINEHURST FIRE DEPARTMENT

Year By The Numbers - FY 2024



Calls for Service

2409

Overlapping Incidents

22.62%

Busiest Day of Week

FRI

Busiest Hour of Day

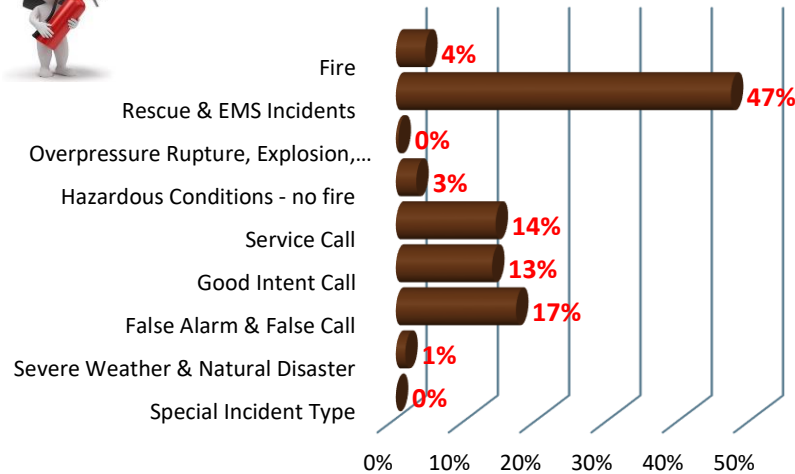
10a/2p

Times Staff Recalled

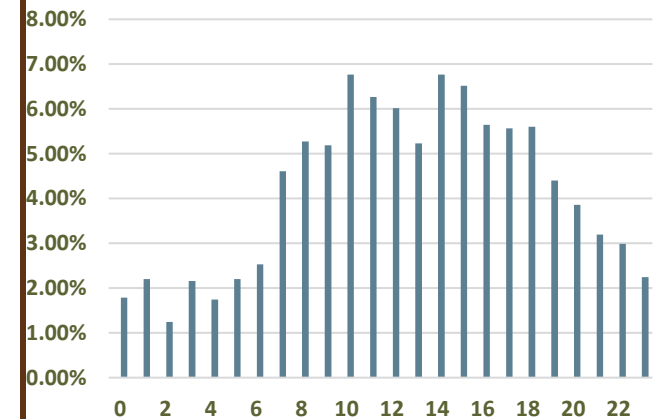
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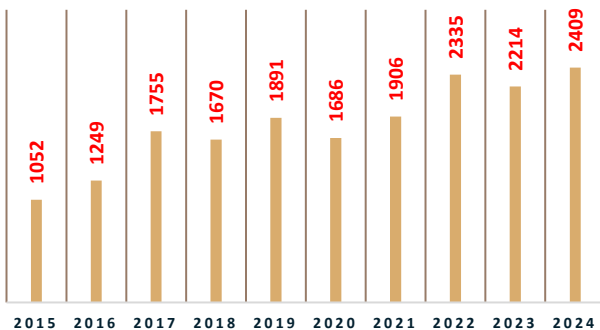
% of Calls for Service (CFS)



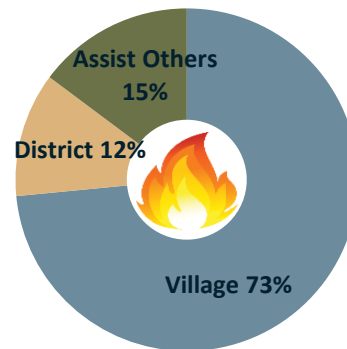
% CFS BY HOUR OF DAY



10 YEAR COMPARISON



LOCATION OF CFS



State
Mandated
Inspections
Completed

724

*499 US OPEN
Plan Reviews,
Compliance,
Consultations,
Reinspections

1115

Days Since Last Lost Time
Accident in FD **1599**



YTD Training Hours

IN HOUSE



ADVANCE

7135

1710

Public Awareness Contacts



47,222



Overview of Fundraising Report from the Given Tufts Organization and Capital Development

ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Assistant Village Manager
CC: Village Council;
DATE OF MEMO: 07/16/2024

MEMO DETAILS

Representatives from the Given Tufts Organization and Capital Development will provide a brief overview of their fundraising report for expansion and renovation of the library and archives. As highlighted earlier, the report suggests focusing fundraising efforts on the archives and its expansion into the full building on the Village Green. This could include expanded archives space and a history of the Village of Pinehurst component.

ATTACHMENTS

None



Parks and Recreation Overview ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 08/05/2024

MEMO DETAILS

Please see the attached memo regarding the Parks and Recreation Department. Director Angie Whisnant will be in attendance to review the memo and answer any questions.

ATTACHMENTS

1. FY25 Dept Overview

Village of Pinehurst

Parks & Recreation Department Overview FY25

- I. Introduction
 - A. The Parks & Recreation Department consists of 4 divisions
 - 1) Buildings & Grounds 2) Fair Barn 3) Harness Track 4) Recreation approximately 19 FTE, 10 PTE
 - B. FY 2025 Budget-\$5,745,200 approx. Operating/Capital
 - C. Additional Staff-Summp Camp, Instructors & Event Staff
- II. Buildings & Grounds
 - A. Park Properties approximately 145 developed acres
 - B. Total Park Acres 200.41 excluding the HT
 - C. Facilities-28 buildings totaling 140,296 Sq. Ft.
 - D. 13.2 miles of combined sidewalks, greenways & walking trails
- III. Fair Barn
 - A. 7300 Rental Sq. Ft.
 - B. 130-160 Annual Rentals
- IV. Harness Track
 - A. 3 Tracks- ½ mile, 5/8 mile, 1-mile
 - B. 15 Barns with 285 rentable stalls
 - C. 28 RV hookups (20 w/water)
 - D. 15 Grooms Quarters
 - E. 111 Acres
- V. Recreation
 - A. 332 Programs Offered/4,027 Participated
 - B. 68 Athletics Programs Offered/3,085 Participants
 - C. 12 Annual Events/30,000 Attendance
 - D. 8 Annual Village Partnered Events

*Recreation numbers are Jan.-Dec. 2023



Approval of Village Manager Contract

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Jeff Sanborn; Angela Kantor
DATE OF MEMO: 08/05/2024

MEMO DETAILS

Village Council will vote on approval of the contract for the new Village Manager.

ATTACHMENTS

1. Doug Willardson Employment Agreement 2024

STATE OF NORTH CAROLINA

EMPLOYMENT AGREEMENT

COUNTY OF MOORE

THIS AGREEMENT made and entered into this 13th day of August 2024, by and between the Village of Pinehurst, North Carolina, a political subdivision of the State of North Carolina, hereinafter referred to as "Employer," and Douglas C. Willardson, hereinafter referred to as "Employee", both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, pursuant to North Carolina General Statutes §160A-147 and §160A-148, the Employer desires to employ Employee to serve as the Village Manager of the Village of Pinehurst, North Carolina; and

WHEREAS, Employee desires to be employed as the Village Manager of the Village of Pinehurst, North Carolina; and

WHEREAS, in his position as Village Manager, Employee will serve at the pleasure of the Village Council of the Village of Pinehurst; and

WHEREAS, it is the desire of the Employer to:

1. Retain the services of Employee and to provide inducement for him to remain in such employment;
2. To make possible full work productivity by assuring Employee's morale and peace of mind with respect to future job security; and
3. To provide a just means for terminating Employee's services at such time as he may be unable to fully discharge his duties for any reason or when Employer may otherwise desire to terminate his employ.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1. Effective Date. Employee shall fulfill the responsibilities, and duties of Village Manager on September 7, 2024.

Section 2. Duties. Employee shall perform all duties of a Village Manager as provided by law consistent with the direction, consent, and authority of the Employer, and any other lawful duties as may be assigned and directed to him from time to time by the Employer.

Section 3. Term. Employer and Employee each agree that this Employment Agreement shall be for a term of five (5) years and shall terminate on September 6, 2029. Provided however, this agreement is deemed to be continuing in nature unless and until the Employer or Employee shall terminate it as hereinafter provided. As an employee serving at the will and pleasure of the Employer, it is understood that the Employer may terminate the employment provided for herein at any time, with or without cause.

Section 4. Termination and Severance Pay. At any time after the execution of the contract and in the event Employee is terminated by the Employer without cause other than it being the will and pleasure of the Employer, and the Employee has not violated any of the terms and conditions of employment, and at the time Employee is willing and able to perform his duties under this Agreement, then, in that event, Employer agrees to pay Employee an amount equal to his monthly compensation effective September 7, 2024 plus any periodic adjustments made, on a bi-weekly basis, for a period of six (6) months or as otherwise extended as set forth below, or until Employee obtains other permanent employment at a rate of compensation equal to or greater than his compensation at termination, whichever occurs first, at which time payments shall cease; provided, however, that in the event that after the start date if Employee obtains other permanent employment at a rate of compensation which is less than his compensation at termination, Employer agrees to pay Employee an amount equal to the difference in his compensation, on a monthly basis, for a period not to exceed six (6) months or as otherwise extended as set forth below from the date of termination or until Employee obtains other permanent employment at a rate of compensation equal to or greater than his compensation at termination, whichever occurs first, at which time payments shall cease. For purposes of this Section 4, the term "compensation" shall include salary plus the monetary value of other fringe benefits for which Employee is eligible, including automobile allowance, cell phone stipend and the monetary value of the monthly premium for employee medical, dental and vision insurance; life insurance; long term disability insurance, including increases in the premiums for all of the aforementioned insurance coverage that may occur during the period, not to exceed six (6) months, that Employee receives Severance Pay from Employer; all deferred compensation; Employer contributions to the State of North Carolina 401 (k) Plan and the Local Government Employee's Retirement System ("grossed up" so that Employee receives the net amount that was previously contributed on his behalf in a "pre-tax" manner to the State of North Carolina 401 (k) Plan and the Local Government Employee's Retirement System), and any other benefits (qualified or non-qualified) which may be implemented from time to time during the existence of this agreement. Should any component of said compensation hereafter be amended or increased during the severance period, such change shall apply to Employee as they would to other employees of Employer.

Employer may terminate this Agreement for cause upon the Employee's conviction for a crime directly or indirectly involving his employment (other than a traffic violation), an act of moral turpitude directly and substantially impairing his ability to reasonably perform his duties, an act contrary to his employment involving personal gain to him, or for any act in violation of this Employment Agreement. In that event, Employer shall have no obligation to pay severance in any amount.

Section 5. Disability. If Employee becomes permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity or health for a period of ninety (90) successive days beyond any accrued leave or family or medical leave benefits, Employer shall have the option to terminate this Agreement, subject to the severance pay requirements of Section 4 of this Agreement and any rules and/or regulations imposed by the Local Government Retirement System regarding eligibility for retirement/disability

benefits.

Section 6. Salary. Effective September 7, 2024, Employer agrees to pay Employee for his services rendered pursuant hereto an initial annual base salary of \$190,812, which may be periodically adjusted as provided for herein. Employee will receive payments in installments at the same time as other employees of the Employer are paid.

Section 7. Hours of Work. Because of the unique nature of this employment, it is recognized that Employee will be required to devote considerable time outside the normal office hours of business of the Employer. To the extent practicable, the Employee will be expected and encouraged to adhere to the normal office hours established for the Village.

Section 8. Residency. The Employee shall maintain residency within the Village of Pinehurst during the term of this agreement.

Section 9. Automobile Allowance. Employer agrees to pay an automobile allowance to the Employee in the amount of \$505.92 per month, which will be adjusted according to CPI increases effective July 1 of each year. Employer will have no other responsibility for direct or indirect costs of operating an automobile of employee's, or for the regular replacement of the automobile.

Section 10. Travel Expenses. Employee may be reimbursed, or Employer may pay directly, at the election of the Employee, for the actual travel expenses, excluding mileage or fuel costs related to employee's use of his own automobile, of Employee's travel on behalf of Employer.

Section 11. Benefits. All provisions of the Village personnel rules and regulations relating to vacation and sick leave use (excepting accrual rates which are enumerated below), holidays, retirement, Social Security, longevity, cell phone stipend and other fringe benefits and working conditions as they now exist or hereafter may be amended, shall apply to Employee as they would to other employees of Employer, in addition to said benefits enumerated specifically for the benefit of Employee as provided in this Agreement.

Employee shall accrue vacation leave at the rate of four (4) weeks per year and sick leave at the rate of twelve (12) days per year.

Section 12. No Reduction in Benefits. Employer shall not at any time during the term of the Agreement reduce the salary, compensation or other financial benefits of Employee, except to the degree of such reduction across-the-board for all employees of the Employer.

In the event Employer reduces the salary, compensation or other financial benefits of Employee in a greater degree than applicable across-the-board reduction for all employees or in the event of Employer's substantial failure, after written notice, to comply with a material provision benefiting Employee herein, then, in that event, Employee may, at his option, be deemed to be "terminated" within the meaning and context of the severance pay provision under Section 4 of this Agreement as of the date of such reduction or such substantial failure to comply. For purposes of this Section 12, Employee shall give Employer written notice of any failure to comply, and Employer shall have ten (10) business days within which to substantially comply

with the terms of this Agreement before Employee may deem the Agreement "terminated."

Section 13. Performance Appraisal. At least once annually after adoption of the annual operating budget, but no later than October 1 of each year, the Village Council of the Village of Pinehurst shall conduct with the Employee an evaluation of his work performance during the immediately preceding fiscal year and shall provide an adequate opportunity for Employee to discuss his performance with Employer. As a result of this annual performance appraisal, the Employer may award a salary and/or benefits increase or bonus incentive in such amount(s) and to such extent as Employer may determine that it is desirable to do based on the performance appraisal. Said salary and/or benefits increase or bonus shall be effective on October 1, after the end of the performance year evaluated. The maximum base salary allowable under this contract will be \$205,996 adjusted annually by the federally calculated CPI inflation rate starting July 1, 2025. The balance of any Village Council approved salary increase that would result in an annual salary exceeding the CPI adjusted maximum will be paid out as a bonus or as a mutually agreed upon benefit.

Section 14. Notice of Termination. Except as otherwise provided in this Agreement, in the event that Employee accepts other employment or otherwise intends to terminate his services to the Employer, he shall give at least sixty (60) days notice of his intention to do so prior to his last day of employment.

Section 15. Civic Club Membership. Employer recognizes the desirability of representation in and before local civic and other organizations, and Employee is authorized to become a member of one (1) such civic club or organization for which Employer shall pay all expenses. Employee shall report to the Employer on each membership that he has taken out at Employer's expense.

Section 16. Membership and Participation in Professional Organizations. Employer recognizes the desirability of membership and participation in Professional Organizations and continuing education, and Employee is authorized and encouraged to become a member at Employer's expense in the North Carolina City and County Managers Association and the International City and County Managers Association, and to attend their respective conferences and training, and other appropriate and mutually agreed upon training and continuing education at Employer's expense, as approved in the travel and training appropriation of the annual village budget.

Section 17. Governing Law. This Agreement shall be governed by and in accordance with the laws of the State of North Carolina. All actions relating in any way to this Agreement shall be brought in the General Court of Justice in the County of Moore and the State of North Carolina.

Section 18. Headings. The subject headings of the sections are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. This Agreement shall be deemed to have been drafted by both parties and no purposes of interpretation shall be made to the contrary.

Section 19. General Provisions. This Agreement shall constitute the entire understanding between the parties and shall supersede all prior understandings and agreements relating to the subject matter hereof and may be amended only by written mutual agreement of the parties. If any provision, or any portion, thereof,

contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the Village Council of the Village of Pinehurst has caused this Agreement to be signed and executed in its behalf by its Mayor and duly attested by the Clerk, and by the Employee in duplicate originals, on the day and year first above written.

VILLAGE OF PINEHURST

By: _____
Patrick Pizzella, Mayor

ATTEST:

(SEAL)

Shannon Konstantinou, Village Clerk

EMPLOYEE:

Douglas C. Willardson

CERTIFICATE OF FINANCE OFFICER:

This instrument has been pre-audited in the manner prescribed by the Local Government Budget and Fiscal Control Act.

 8.8.24
Finance Officer