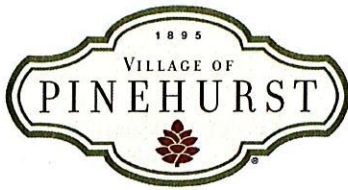




Council Member to Report	Partners & Collaborators
Nancy Fiorillo	Neighborhood Advisory Committee
	Moore County Schools
	Pinehurst Resort
John Bouldry	First Health
	NCDOT/MCTC/TARPO
	Triangle J. COG
	Moore County
Judy Davis	Pinehurst Business Partners
	Beautification Committee
	Given Memorial Library Working Group
Kevin Drum	Tri-Cities Work Group (Pinehurst, So. Pines, Aberdeen)
	Partners in Progress
Jack Farrell	Bicycle and Pedestrian Advisory Committee
	Convention and Visitors Bureau



Zoning Text Amendment

(Revised 04/01/19)

Zoning Text Amendment Information

Section 6.1 of the Pinehurst Development Ordinance (PDO) identifies the process and requirements for a Zoning Text Amendment. All text amendments are reviewed by the Planning and Zoning Board, who make a recommendation to the Village Council. An amendment to the text of the PDO may be initiated by the Village Council, Planning and Zoning Board, or by anyone who owns property or resides in the Village of Pinehurst corporate limits or its extra-territorial jurisdiction or their agent, lessee, or any contract purchaser specifically authorized by all of the owners to file such application for a zoning text amendment, or any owner of a legal equitable interest in land located in Village corporate limits or extra-territorial jurisdiction.

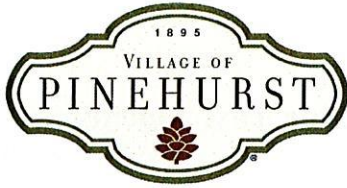
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	395 Magnolia Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	

Owner Information			
Name	VOP	Home Phone #	
Street Address		Mobile Phone #	
City, State, Zip Code		Business Phone #	
Email			

Applicant			
Name	VOP (Lauren Craig)	Other Phone #	910-295-1900
Email	lcraig@vopnc.org	Street Address	395 Magnolia Road
Mobile Phone #		City, State, Zip Code	Pinehurst, NC 28374



Zoning Text Amendment

(Revised 04/01/19)

General Information

Ordinance Section Reference	9.7.1.6 (G) occupant/street Number signs
Ordinance Text (Verbatim)	Attachment A 9.7.1.6 (G) Occupant/street Number Signs
Proposed Text Change	Attachment B
Reason for Text Amendment Request	Attachment C
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction

Required Documents

☐ Written authorization of the property owner (If not filed by owner)

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to obtain approval of a zoning text amendment.

Applicant Signature: Lauren M. Craig Date: 8/14/19

[Print](#)

Pinehurst, NC Municipal Code - Development Ordinance

9.7.1.6 Signs Not Requiring a Permit

The following signs are allowed in all zoning districts, without a development permit except where stated, subject to the standards set forth in this section and elsewhere in this Ordinance:

(A) Governmental Signs

(1) Signs posted by the village, county, state, and federal agencies in the performance of their duties such as regulatory signs, development/wayfinding signs, welcome signs and traffic signs. Such signs are exempt from these conditions.

(2) Signs installed under governmental authority which note the donation of buildings, structures or streetscape materials (such as, but not limited to benches, park facilities, etc.).

(B) Flags, Etc.

Any flag, badge or insignia customarily displayed by any government, governmental agency, or charitable, civic, fraternal, patriotic, religious or similar organization provided such flag, badge or insignia does not exceed a total size of twenty-five (25) square feet and provided that flags in residential zoning districts are not flown at a height greater than twenty (20) feet and flags in non-residential zoning districts are not flown at a height greater than thirty-five (35) feet.

(C) Window Displays

(1) Window signs in non-residential or commercial buildings denoting hours of operation, emergency telephone numbers, credit card acceptance information, or non- neon-like, (including LED lights) "Open" signs shall be no larger than one (1) square feet in total. No window sign type shall be duplicated.

(2) Merchandise, pictures or models of products or services that are incorporated as an integral part of a window display.

(D) Building Marker Signs

A sign cut or etched into masonry, bronze or similar material on a building.

(E) Historical marker signs

(1) Historical markers, monuments, or signs approved by the Village Council.

(2) Historical signs that have been designated as having historic significance by the Historic Preservation Commission. These signs may also be given special non-forming status allowing them to be repaired, replaced in like kind, etc.

(3) Signs, corner stones, plaques, and/or similar signs that identify the name, date, or historical information about the structure no larger than one and one-half (1½) square feet.

(F) Legal and Warning Signs

(1) Standard Signs denoting the location of underground utilities.

(2) Signs erected to warn of danger or hazardous conditions such as signs erected by public utility companies or construction companies.

(3) Signs posted in association with municipal, county, state or federal authorities for crime prevention and public safety and health.

(4) Signs that are posted upon property to identify private parking areas, or to warn the public against trespassing or danger from animals, or to warn of a private security system provided that no such sign shall exceed 8 inches by 10 inches surface area per side and provided that the color shall be dark (i.e. forest) green and white. No advertising may be affixed to such a sign.

(G) Occupant/Street Number Signs

Signs that give the name or address of the occupant of a building, mailboxes, newspaper tubes, and similar uses customarily associated with residential and non-residential structures. No development permit is required, provided that the sign complies with the following standards:

(1) All dwellings and non-residential buildings shall have address numbers that are easily readable from the fronting road by a person with normal vision (corrected if necessary) and are conspicuously located as to provide good visibility from the road on which the building fronts.

(2) All such signs are of contrasting color to their background material.

(3) All buildings in the Local Historic District Overlay may have a one (1) square foot sign identifying the name of the structure in letters not larger than four (4) inches in height.

(H) Vending Machine/Automatic Teller and Gasoline Pump Signs

Signs attached to and made an integral part of a vending machine, automatic teller machine or gasoline pump if advertising or giving information about the products or services dispensed or vended by that machine.

(I) Development Identification signs

Development identification signs containing the name and/or logo of a subdivision, multi-family development, or planned development, provided such signs meet the standards of Section 9.7.1.4. A development permit is required.

(J) Directional Signs

(1) Parking Lot Signs

Only one (1) sign identifying the entrance and exit to a parking lot, with a surface area no greater than two (2) square feet, and only one (1) non-illuminated sign prescribing parking regulations, with a surface area no greater than four (4) square feet may be erected at each entrance or exit to the parking lot. No other signs shall be erected in conjunction with the parking lot except for handicapped signs, parking time limits, and reserved spaces.

(2) Civic Activities Signs

One (1) ground sign identifying direction to the schedule, rules, and regulations for municipal, school, churches, recreational, and club-sponsored activities, provided that:

(a) The surface area of the sign is no more than six (6) square feet per side.

(b) The sign is located at least five (5) feet from any public or private street right-of-way. Such sign may use manually changeable copy.

(c) A development permit is required. May be separate or incorporated into a ground sign.

(3) All Other Directional Signs

(a) No more than two (2) signs per entrance or exit shall be permitted.

(b) Directional signs must be located on the premises to which directions are indicated.

(c) Such signs may not exceed three (3) feet in height if freestanding.

(d) Directional signs may not exceed four (4) square feet per face.

(e) Such signs may contain no copy (i.e., company name or logo) other than directional information.

(f) Illumination of such signs shall be as permitted for on-premises signs in the land development district where the sign is located.

(K) Incidental Signs

(1) Signs containing information necessary or convenient for persons coming on premises shall be located on the premises to which the information pertains.

(2) No advertising may be affixed to such a sign.

(3) Such signs must be single-faced only and wholly attached to a building (may be located on windows or doors).

Address Signage Requirements

Pinehurst Development Ordinance

9.7.1.6 Signs Not Requiring a Permit

(G) Occupant/Street Number Signs

(1) Signs that give the name or address of the occupant of a building, mailboxes, newspaper tubes, and similar uses customarily associated with residential and non-residential structures. No development permit is required, ~~provided that the sign complies with the following standards:~~

~~(12)~~ All dwellings and non-residential buildings shall ~~have address numbers that are easily readable from the fronting road by a person with normal vision (corrected if necessary) and are conspicuously located as to provide good visibility from the road on which the building fronts.~~ have address numbers posted in accordance with Section 95.018 of the Pinehurst Municipal Code.

~~—(2) All such signs are of contrasting color to their background material.~~

(3) All buildings in the Local Historic District Overlay may have a one (1) square foot sign identifying the name of the structure in letters not larger than four (4) inches in height.

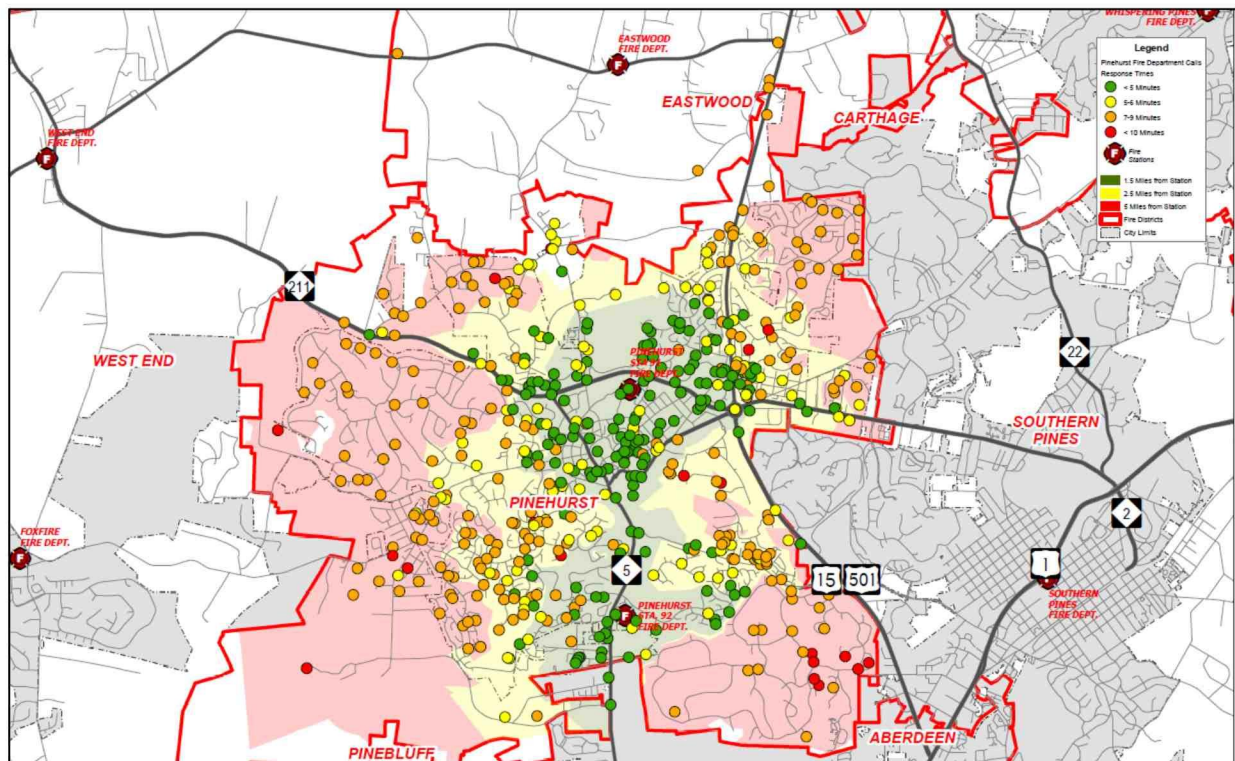
Proposed Changes to Pinehurst Municipal Code

§ 95.018 STREET ADDRESSES; NUMBERING OF BUILDINGS.

(C) All residential and commercial properties shall post the address numbers and shall be legible from the road to which the property is assigned. ~~in a conspicuous location as to provide good visibility from the road to which the property address is assigned to.~~ All numbers shall be sized according to NC State Building Codes and ~~of~~ a contrasting color to the background material in which they are posted. ~~and easily readable from the fronting road by a person with normal vision (corrected if necessary).~~

Ultimately, the team concluded that the road system in and around the Village is not conducive to quick response from the two current fire station locations. Since the road system cannot be easily changed or influenced, the team determined adding a third fire station would significantly impact response times that do not meet the performance goal.

The BIRDIE team recommends the Village form a separate evaluation team to study the need for a third fire station, Fire Station 93, and potential locations. In addition, results of the Long Range Comprehensive Plan could influence the location on the next fire station and should be considered during the next evaluation.



Response Times by Location

Recommendation #4 – Amend the Pinehurst Development Ordinance and the Pinehurst Municipal Code regarding minimum signage requirements for addressing residential properties.

When responding to emergencies, it is critical to have a visible posting of the address, street names, or landmark identification for the emergency location. The Fire Department recalled several occasions when the address was not posted and/or visible for the first responders. Upon reviewing the requirements from the NC State Fire Codes, NC State Building Codes, Pinehurst Development Ordinance, and Pinehurst Municipal Code, the team identified several opportunities for improvement to ensure consistent wording and requirements for addressing residential properties.

The team has worked with the Planning and Inspections Department to recommend text amendments to the Pinehurst Development Ordinance and the Pinehurst Municipal Code. The proposed text amendments are as follows:

Pinehurst Development Ordinance

9.7.1.6 Signs Not Requiring a Permit

(G) Occupant/Street Number Signs

(1) Signs that give the name or address of the occupant of a building, mailboxes, newspaper tubes, and similar uses customarily associated with residential and non-residential structures. No development permit is required; ~~provided that the sign complies with the following standards:~~

~~(12)~~ All dwellings and non-residential buildings shall ~~have address numbers that are easily readable from the fronting road by a person with normal vision (corrected if necessary) and are conspicuously located as to provide good visibility from the road on which the building fronts;~~ have address numbers posted in accordance with Section 95.018 of the Pinehurst Municipal Code.

~~—(2)— All such signs are of contrasting color to their background material.~~

(3) All buildings in the Local Historic District Overlay may have a one (1) square foot sign identifying the name of the structure in letters not larger than four (4) inches in height.

Municipal Code

§ 95.018 STREET ADDRESSES; NUMBERING OF BUILDINGS.

(C) All residential and commercial properties shall post the address numbers and shall be legible from the road to which the property is assigned. in a conspicuous location as to provide good visibility from the road to which the property address is assigned to. All numbers shall be sized according to NC State Building Codes and of a contrasting color to the background material in which they are posted. ~~and easily readable from the fronting road by a person with normal vision (corrected if necessary).~~

Once the text amendments go through the appropriate channels of approval with the Planning and Zoning Board and the Village Council, Village staff will coordinate a public awareness campaign to promote these requirements.

Recommendation #5 – Implement real-time route selection technology for fire apparatus using current the supplier, Southern Software, Inc.

Over the last several years, the Village has experienced an increase in traffic and a rise in residential development, producing large construction vehicles on small Village roadways. Also running through the corporate limits is an active railroad track, occasionally disrupting travel along thoroughfares.

Although many firefighters use their local knowledge of the Village's roadways and are frequently tested on this, real-time data would benefit the department to respond to emergencies as efficiently as possible. If firefighters have real-time traffic data, they can determine the most time efficient

ORDINANCE #19-18:

AN ORDINANCE AMENDING SECTION 95.018 STREET ADDRESSES; NUMBERING OF BUILDINGS IN THE VILLAGE OF PINEHURST MUNICIPAL CODE.

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.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled this 8th day of October, 2019 as follows:

SECTION 1. That the following amendments be made to Section 95.018 Street Addresses; Numbering of Buildings:

(C) All residential and commercial properties shall post the address numbers **and shall be legible from the road to which the property is assigned.** ~~in a conspicuous location as to provide good visibility from the road to which the property address is assigned to.~~ All numbers shall be **sized according to NC State Building Codes and of** a contrasting color to the background material in which they are posted. ~~and easily readable from the fronting road by a person with normal vision (corrected if necessary).~~

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

THIS ORDINANCE passed and adopted this 8th day of October, 2019.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Beth Dunn, Village Clerk

Michael J. Newman, Village Attorney

ORDINANCE #19-19:

AN ORDINANCE AMENDING THE PINEHURST DEVELOPMENT ORDINANCE AS IT PERTAINS TO SECTION 9.7.1.6 SIGNS NOT REQUIRING A PERMIT (G) OCCUPANT/STREET NUMBER SIGNS.

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

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

WHEREAS, a public hearing was held at 4:30 p.m. on October 8, 2019, in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering proposed amendments to the Pinehurst Development Ordinance, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed text amendments; and

WHEREAS, the Planning and Zoning Board recommended, on September 5, 2019, the Village Council amend 9.7.1.6 Signs Not Requiring a Permit (G) Occupant/Street Number Signs; and

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

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in the regular meeting assembled on the 8th day of October, 2019, as follows:

SECTION 1. That the Pinehurst Development Ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by adding the following text amendments to Section 9.7.1.6, "Signs Not Requiring a Permit (G) Occupant/Street Number Signs":

Amend Section 9.7.1.6, Signs Not Requiring a Permit (G) Occupant/Street Number Signs to read as follows:

(1) Signs that give the name or address of the occupant of a building, mailboxes, newspaper tubes, and similar uses customarily associated with residential and non-

residential structures. No development permit is required, ~~provided that the sign complies with the following standards:~~

(12) All dwellings and non-residential buildings shall ~~have address numbers that are easily readable from the fronting road by a person with normal vision (corrected if necessary) and are conspicuously located as to provide good visibility from the road on which the building fronts.~~ **have address numbers posted in accordance with Section 95.018 of the Pinehurst Municipal Code.**

(2) All such signs are of contrasting color to their background material.

(3) All buildings in the Local Historic District Overlay may have a one (1) square foot sign identifying the name of the structure in letters not larger than four (4) inches in height.

SECTION 2. That all ordinances or sections thereof in conflict herewith are hereby repealed and declared null and void from and after the date of adoption of this ordinance.

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

THIS ORDINANCE passed and adopted this 8th day of October, 2019.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Beth Dunn, Village Clerk

Michael J. Newman, Village Attorney



Rezoning/Rezoning - Conditional

(Revised 04/01/19)

Permit Information

Section 6.1 of the Pinehurst Development Ordinance (PDO) describes the process and requirements to amend the Official Zoning Map, or re-zone property. Applications for rezoning to a conditional district may only be initiated by the owner(s) of the property (or their representatives) and includes proposed conditions and/or use limitations that are more restrictive than would otherwise be allowed in the corresponding general use district.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	165 Page Road N.
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	2019001147

Owner Information			
Name	FirstHealth of the Carolinas, Inc.	Home Phone #	
Street Address	155 Memorial Drive	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910-715-1000
Email	BCanfield@firsthealth.org		

Applicant			
Name	FirstHealth of the Carolinas, Inc.	Other Phone #	910-715-1000
Email	BCanfield@firsthealth.org	Street Address	155 Memorial Drive
Mobile Phone #		City, State, Zip Code	Pinehurst, NC 28374

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Rezoning/Rezoning - Conditional

(Revised 04/01/19)

General Information

☐ Rezoning ☒ Conditional District Rezoning			
Project Description	Construction of a 4-Floor, 120,000 SF Outpatient Cancer Center and 4-Level, 400 space Parking Deck.		
Current Zoning District	OP		
Proposed Zoning District	HD-CD		
Reason for Rezoning Request	The community need for a larger outpatient cancer center. Also, to be consistent with the 86 acres of HD Zoning that FirstHealth's campus currently occupies.		
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	1	Number of Acres to be Rezoned	6.32
Existing Use		Proposed Use	
☒ Vacant / Parking		☐ Vacant	
☐ Single Family Low Density		☐ Single Family Low Density	
☐ Single Family Medium Density		☐ Single Family Medium Density	
☐ Single Family High Density		☐ Single Family High Density	
☐ Multi-Family Development		☐ Multi-Family Development	
☐ Office		☐ Office	
☐ Retail		☐ Retail	
☐ Lodging		☐ Lodging	
☐ Recreational		☐ Recreational	
☐ Institutional		☐ Institutional	
☐ Medical		☒ Medical	
☐ Industrial		☐ Industrial	
☐ Services		☐ Services	
Conditions of Rezoning - Requested (If Any)	1. Maximum building height of 75' for HD Zoned Property to be increased to 100'. 2. Parking Deck maximum of 3 levels for HD Zoned Property to be increased to 4 levels. 3. Parking Space requirement of 1 Space / 200sf Bldg. to be reduced to .71 Space / 200sf Bldg. 4. Minimum lot size of 15 Acres for HD Zoned Property to be reduced to 6.32 Acres. 5. Minimum rear setback of 75' for HD Zoned Property to be reduced to 50'. 6. Minimum lot width at setback of 400' for HD Zoned Property to be reduced to 260'.		
Rezoning Results in an Increase in Density or Intensity of Uses	☒ Yes ☐ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	7/23/19
Conditions of Rezoning - Continued	7. The accessory building located within the building envelope setbacks for accessory structures to be allowed in the front yard. Development Ordinance currently permits rear or side yard only. 8. No screening of Solar Panels on rooftop Parking Deck.		



Rezoning/Rezoning - Conditional

(Revised 04/01/19)

Location Information

Overlay District	☐ Historic Preservation Overlay District ☒ N/A ☐ Pinehurst South Overlay District
Roads	☒ Public ☐ Private
Water Provider	Moore County Public Utilities
Sewer Provider	Moore County Public Utilities

Required Documents

- ☒ Summary Report of Meeting with Adjacent Property Owners (If Increased Density/Intensity of Uses)
- ☒ General Concept Plan Application, with Required Documents (If a Conditional District Rezoning)
- ☐ Written authorization of property owner (If submitted by an owner's representative)

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to obtain approval for a rezoning.

Applicant Signature:

Date:

7-25-19

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org
Page 3 of 3



General Concept Plan

(Revised 04/01/19)

General Concept Plan Information

A general concept plan is required prior to a Major Site Plan approval, per Section 9.16.1.5 of the Pinehurst Development Ordinance (PDO). Appendix C of the PDO indicates required information for a General Concept Plan.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

Intake Information

Property Address	
Street Address	165 Page Road N.
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	2019001147

Owner Information			
Name	FirstHealth of the Carolinas, Inc.	Home Phone #	
Street Address	155 Memorial Drive	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910-715-1000
Email	BCanfield@firsthealth.org		

Licensed Professionals		
(License #s must include all letters and numbers as filed with the NC Licensing Board)		
	Engineer	
License #	043255	
Name	Philip A. Picerno	
Street Address	140 Aqua Shed Court	
City, State, Zip	Aberdeen, NC 28315	
Phone #	910-420-1437	
Email	philip@lkcengineering.com	



General Concept Plan

(Revised 04/01/19)

Applicant			
Name	FirstHealth of the Carolinas, Inc.	Other Phone #	910-715-1000
Email	BCanfield@firsthealth.org	Street Address	155 Memorial Drive
Mobile Phone #		City, State, Zip Code	Pinehurst, NC 28374

General Information

Project Description	Construction of a 4-Floor, 120,000 SF Outpatient Cancer Center and 4-Level, 400 Space Parking Deck.	Associated with: ☒ Major Site Plan ☐ Subdivision
Existing Use		Proposed Use
☒ Vacant / Parking		☐ Vacant
☐ Single Family Low Density		☐ Single Family Low Density
☐ Single Family Medium Density		☐ Single Family Medium Density
☐ Single Family High Density		☐ Single Family High Density
☐ Multi-Family Development		☐ Multi-Family Development
☐ Office		☐ Office
☐ Retail		☐ Retail
☐ Lodging		☐ Lodging
☐ Recreational		☐ Recreational
☐ Institutional		☐ Institutional
☐ Medical		☒ Medical
☐ Industrial		☐ Industrial
☐ Services		☐ Services

Project Information

Site Description	6.32 Acre Site with access to Page Road N., Page Drive, and Aviemore Drive. Currently Zoned OP (Office Professional) with proposed Zoning of HD-CD (Hospital District - Conditional District).		
Total Acres of Project Area	6.32	Number of Acres Disturbed	Majority of the Site will be disturbed.
Number of Lots - Existing	1 Parcel	Number of Lots - Proposed	1 Parcel
Number of Non-Residential Units - Existing	0	Number of Non-Residential Units - Proposed	1 Outpatient Cancer Center and 1 Parking Deck
Number of Residential Units - Existing	0	Number of Residential Units - Proposed	0
Number of Parking Spaces - Required	426 - Condition 600 per PDO	Number of Parking Spaces - Proposed	632
Impervious Surface % - Existing	42%	Impervious Surface % - Proposed	68%
Non-Residential Building Floor Area - Existing	0	Non-Residential Building Floor Area - Proposed	120,000 SF



General Concept Plan

(Revised 04/01/19)

Special Conditions (If Any)	See General Concept Plan and Rezoning Application for Conditions being requested with this rezoning.
Other Information	

Location Information

Zoning District	Existing - OP , Proposed - HD-CD
Overlay District	☐ Historic Preservation Overlay District ☒ N/A ☐ Pinehurst South Overlay District
Watershed Protection Overlay District	☐ WS-II ☒ WS-III ☐ N/A
Project Requires a Special Intensity Allocation	☐ Yes ☒ No
In a Flood Zone	☐ Yes ☒ No
Site Contains Wetlands	☐ Yes ☒ No
Red Cockaded Woodpecker on Site	☐ Yes ☒ No
Roads	☒ Public ☐ Private
Water Provider	MCPU
Sewer Provider	MCPU

Required Documents (See Appendix C of the PDO for Requirements)

☒ General Concept Plan ☒ ISO Calculations ☒ Trip Generation Calculations ☒ Building Elevations *

*Requirement may be waived by the Village Planner

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements for a General Concept Plan approval.

Applicant Signature:

Date:

7-25-19



Engineering
Landscape Architecture
Planning

FIRSTHEALTH OF THE CAROLINAS, INC. – 165 PAGE ROAD NORTH – 6.32 ACRES REZONING July, 2019

Project Narrative

The development of the FirstHealth property as provided in the exhibits and attached to this application will blend the intent of the Future Land Use Plan as shown in the Pinehurst 2011 Comprehensive Long Range Plan (CLRP) with the neighboring parcels. The 6.32-acre tract currently lies within the Village's Limits, as shown on the "Official Zoning Map". This parcel is currently zoned as Office Professional (OP). This proposal requests the property be zoned Hospital District Conditional District (HD-CD) establishing a Conditional District to allow for Development Conditions associated with the project. The 6.32-acre tract is located opposite FirstHealth Hospital on Page Road North. The rezoning to HD – Hospital District will be consistent with the 86.35-acre tract FirstHealth's campus currently occupies.

The Village of Pinehurst is in the process of completing a new Comprehensive Plan. The Draft Comprehensive Plan currently available to the public, lists the Medical District as a Focus Area. Alternative Scenario No.2, which allows for new buildings in the area to be four to six stories tall, received the most support and favorable feedback. It should be noted that the Comprehensive Plan is a draft and has not officially been adopted by the Village of Pinehurst.

The design of this project will adhere to the Pinehurst Development Ordinance (PDO) and will follow the HD zoning conditions as well as establishing a Conditional District.

Existing Conditions

The site is located on the eastern side of the intersection of Page Road North and Page Drive and extends east to Aviemore Drive. The site is relatively flat with most elevations ranging from 514' to 510', gently sloping from north to south, with a small draw at the sound end of the site at an elevation of 507'. There is currently a parking lot located at the intersection of Page Road N. and Page Dr. (96 parking spaces), accessed from Page Dr., and a parking lot on the eastern side of the site (72 parking spaces) accessed from Aviemore Dr. Recently a building was demolished on the portion of the site that is accessed from Page Road N. Aside from the two parking lots, the site is vacant with approximately 2.5 ac. of a mix of pines, hardwoods, and undergrowth.

No existing structures, wetlands, streams, flood zones, or high-quality water areas exist on site. A portion of the site is in watershed WS-III-BW, which is not considered high-quality water. The site is located within an active partition of SOPI 50 cluster of the red-cockaded woodpecker (RCW), however a Biological Assessment performed by Dr. J.H. Carter III & Associates, Inc. concluded "since SOPI Cluster 50 meets the SMS guidelines post-project using both suitable and potentially suitable habitat and no RCW cavity trees will be impacted, this project may affect, but is no likely to adversely affect the RCW." US Fish and Wildlife

Service has concurred with Dr. Carter's report. There are no other known significant wildlife resources on site.

Project Design

The proposed development would include a 4-story, 120,000 sf Outpatient Cancer Center with an adjacent 4-level, 400 space Parking Deck. The Outpatient Cancer Center will face Page Road N. with the Parking Deck connected via a covered walkway located just to the north. There will be additional ground-level parking in front of and to the side of the Cancer Center, and at the eastern portion of the site, connecting to Avimore Drive.

Streets and Access

The main entrance to the site will be from Page Road North. This entrance is proposed as a single-lane ingress and dual-lane egress. This access will lead to the Parking Deck and will also connect to the drop-off at the main entrance of the Outpatient Cancer Center. There is a proposed access off Page Dr. that can access ground-level parking but will mainly be used as the service yard entrance. The access at Avimore Dr. will be used primarily for the ground-level parking lot. Internal site circulation will be via 24' drive isles that will adhere to Village of Pinehurst Standards. All radii and turn arounds will be constructed to accommodate emergency service vehicles. Interior to the site pavement sections will have turned down sidewalks and curb and gutter sections.

Page Road N. is a NCDOT maintained roadway, while Page Dr. and Avimore Dr. are maintained by the Village of Pinehurst. A Trip Generation Analysis was completed by Kimley-Horn and Associates, Inc. for the proposed development. The Report concluded that during the AM Peak Hour the development would generate an additional 119 trips coming into the site and 34 trips leaving. The PM Peak Hour shows 72 incoming trips and 182 leaving. The Report indicated an additional 2,882 daily trips (1,441 coming in and 1,441 leaving) but went on to say, "It should be noted that the proposed Cancer Center building will contain a significant amount of non-usable area (e.g. 8,000 SF atrium, etc.) that is not present in the current buildings. Since the ITE rates are based on gross floor area, no reduction was applied to account for this space; however, because of this the trip totals shown below are expected to be very conservative."

NCDOT has recently indicated that a more robust Traffic Impact Analysis (TIA) would be required for this development.

Parking

The Parking requirements were established based on the anticipated use of the site. The square footage of the proposed building is 120,000 sf. The required parking calculation was based on one space per 200 square feet of building that equates to a required parking of 600 spaces. The Concept Plan depicts 632 spaces provided, 13 of which are ADA Handicap spaces. However, Walker Parking Consultants, experts in the parking industry, have provided industry research and data relating to parking demand for Outpatient Cancer Centers. The resulting data indicates 3.55 spaces needed per 1,000 sf of building, thus making the requirement 426 spaces for the 120,000 sf building. FirstHealth will ask for a condition of the rezoning to include this industry research data.

Pedestrian Connectivity

New sidewalks will be provided along property frontage and internal sidewalks will be utilized within the site. The sidewalk along Page Road N. will tie-in to the existing crosswalk that leads to the hospital. Access to other FirstHealth facilities were not considered to be used as primary access corridors since the Cancer Center will be self-contained and function as a stand-alone facility.

Open Space

In the Hospital District, Open Space is not required, however with the required street trees, landscaping, and setbacks there will be well landscaped open areas throughout the site and outdoor spaces will be provided.

Setbacks and Building Height

Setbacks are proposed as follows (HD Zoning District Requirements):

Front:	75'
Side:	50'
Side Street:	75'
Rear:	50' Condition (75' by Code)
Max Bldg. Ht.:	100' Condition (75' by Code)

Lighting

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

Utility Service

This project will connect to the existing Moore County Public Utilities 12" Water Main and 8" Sanitary Sewer Main at Page Road North. No new extensions of Public Water Mains or Sanitary Sewer Mains are expected for this project. Service and fire line taps will be made to the existing main lines.

Moore County Public Utilities recently performed a hydrant flow test that yielded an adequate projected fire flow for this project.

Stormwater

Stormwater runoff will meet the requirements of the State and Village as required. The post-development runoff rate will be equal to or less than the pre-development runoff rate for a 10-year design storm. The project proposes underground stormwater control measures on-site to meet these requirements. The stormwater management devices are intended to be located on the southern side and eastern side of the property. Runoff will be collected on-site via a network of catch basins and directed to one of the two stormwater devices. The discharge will be at the southern low point of the site with flared end sections and rip-rap velocity dissipaters. The property

is not located in “High Quality Waters”. Additional impervious areas will be accounted for in the detailed design phase of stormwater control measures.

Impervious Surface:

The maximum impervious area for site is 70% of the site or 4.42 ac. It is not anticipated that the impervious area will exceed the maximum allowable impervious for the HD-CD District.

Soil Erosion and Sediment Control

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

Development Conditions

The following Conditions are being requested as part of this Conditional District rezoning:

1. Maximum Building height of 75’ for HD Zoned Property to be increased to 100’.
2. Parking Deck maximum of 3 levels for HD Zoned Property to be increased to 4 levels.
3. Parking Space requirement of 1 Space / 200sf Bldg. to be reduced to .71 Space / 200sf Bldg.
4. Minimum lot size of 15 Acres for HD Zoned Property to be reduced to 6.32 Acres.
5. Minimum Rear Setback of 75’ for HD Zoned Property to be reduced to 50’.
6. Minimum Lot Width at setback of 400’ for HD Zoned Property to be reduced to 260’.
7. The accessory building located within the building envelope setbacks for accessory structures to be allowed in the front yard. Development Ordinance currently permits rear or side yard only.
8. No Screening of Solar Panels on rooftop Parking Deck.

165 Page Road North - Rezoning Neighborhood Meeting Address List								
Sir Name	Last Name	First Name	Title	Business	Address	City	State	zip
Dr.	Grine	Carter		Pinehurst Dermatology	185 Page Road	Pinehurst	NC	28374
Ms.	Johnson	Cassidy	Practice Manager	Pinehurst Neurology Properties	PO Box 1749	Pinehurst	NC	28374
MR.	Brandon	Enfinger	CEO	Pinehurst Medical Center	205 Page Road	Pinehurst	NC	28374
Mr.	Maser	Frank		ATS of North Carolina, LLC	6100 Tower Circle, Ste. 1000	Franklin	TN	37067-1509
Mr.	Rhodes	Rocky	Sr. Vice President	Page Drive Property Owner	PO Box 1133	Southern Pines	NC	28388
Mr.	Stockham	Charles E.	Certified Wealth Strategist	First-Citizens Bank & Trust Co.	PO Box 1649	Pinehurst	NC	28370
Mr.	McVay	Robert		CSKS Investment Group, LLC	90 Aviemore Drive	Pinehurst	NC	28374
Dr.	Melley	Ofelia		BMA Partners	PO Box 157	Pinehurst	NC	28370-0157
Mr.	Gary	VonCannon	Market President	The Laser Institute of Pinehurst	80 Aviemore Ct., Suite A	Pinehurst	NC	28374
Dr.'s	Subin	Glen & Diane		BB&T Bank	50 Aviemore	Pinehurst	NC	28374
Mr.	Burleigh	Dave	Property Manager Realty Service Operation	Page Drive Property Owner	25 McCaskill Road W	Pinehurst	NC	28374-9029
Dr.	Ward	Oakley	Owner	PNC Bank	200 Providence Road, Ste 300	Charlotte	NC	28207
Ms.	Tighe	Jessica	Director	Oakley Properties	P.O. Box 2226	Pinehurst	NC	28370
				Pinehurst Comprehensive Treatment Center	20 Page Drive	Pinehurst	NC	28374

July 15, 2019

Dr. Carter Grine
Pinehurst Dermatology
185 Page Road
Pinehurst, NC 28374

COPY

SUBJECT: Neighborhood Meeting Notice for Proposed Outpatient Health Clinic and Parking Facility,
165 Page Road (Parcel ID# 00022886)

Dear Dr. Grine,

FirstHealth of the Carolinas is in the early stages of discussions with the Village of Pinehurst regarding rezoning Parcel ID# 00022886. As owners of the subject parcel, located at 165 Page Road, we are required by the Village to notify and engage the surrounding business owners and community about our proposed plans. As part of the pending rezoning process, FirstHealth will host a Neighborhood Meeting to discuss the plans for the property. This is an opportunity for you to ask any questions you may have about the rezoning request and FirstHealth's plans for site development.

FirstHealth's rezoning request changes the current zoning from OP (Office Professional Development District) to HD-CD (Hospital Development District – Conditional District). The change in zoning with the "Conditional District" will provide for specific uses and conditions for the Property within the requested Zoning District.

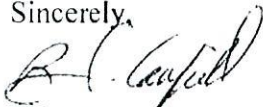
The Neighborhood Meeting will be held Tuesday, July 23, 2019, from 6 to 7p.m. at the Moore Regional Hospital Conference Center in Room C. The Conference Center is located at the intersection of NC 211 and Page Road with parking available at the building. Please see the enclosed campus map for directions and additional parking locations.

The design team representing McColloch England Associates Architects will conduct the meeting. They will provide an overview of site plan, as well as provide architectural renderings of the proposed structures for public viewing.

Please plan to attend this meeting if your schedule allows. Your comments and feedback are important to us as this process continues.

If you have any questions, please contact Ron Whitley, Project Manager at (910) 715-1590 or rwhitley@firsthealth.org.

Sincerely,



Brian T. Canfield
Chief Operating Officer
FirstHealth Moore Regional Hospital

**Moore Regional Hospital
Page Road Neighborhood Meeting
7/23/19**

[illegible]

**FirstHealth of the Carolinas Page Road Rezoning Neighborhood Meeting Minutes
July 23rd, 2019 6-7pm Conference Room C**

Attendees:

Mr. Ron Whitley - FirstHealth
Mr. Philip Picerno - LKC
Ms. Shannon Stroud - FirstHealth

Mr. Frank Maser
Mr. Gary Von Cannon - BB&T
Dr. Carter Grime - Pinehurst
Dermatology

Mr. Brian Canfield - FirstHealth

Meeting called to order.

Mr. Whitley- Welcome to the Neighborhood Meeting to discuss the request we will be submitting for rezoning Page Road to build a four-story Outpatient Cancer Center and parking deck. Everything we show you today is conceptual and only in the application phase.

Mr. Picerno presents the draft layout of the Cancer Center and parking deck.

Mr. Maser- When do you plan to build the Cancer Center?

Mr. Canfield- This is still in the planning and rezoning phase. The rezoning application will need to go through the proper process with the Village of Pinehurst and the project will need to be approved by the appropriate FirstHealth boards.

Mr. Von Cannon- This is still a fluid situation and when to start is still to be determined.

Dr. Grime- When you conducted the deconstruction of the building that was previously located on Page Road our building was shaking and it sounded like guns going off. Will this be the case with the building of the parking deck?

Mr. Picerno-We can certainly talk with the contractor to see what we can do to reduce the amount of disturbance created during the construction phase. Shaking comes from the use of the vibration tools, which will only be used in the early phases.

Mr. Whitley-The majority of the noise would take place during the creation of the foundation. Once complete, the rest of the noise should be minimal.

Mr. Canfield-We ran into the same issue with the renovation of the 2nd and 3rd floor of our hospital. We experienced several lessons learned on how to minimize the noise and disturbance of our patients. We will do what we can to mitigate the impacts on our neighboring organizations.

Mr. Maser-I notice that you have the lot emptying out to Avimore Drive. Avimore is not meant to handle the amount of traffic coming from a parking deck.

Mr. Picerno-The village has not said whether we will need to do a Traffic Impact Analysis (TIA). Still waiting on word from DOT on whether a TIA will be required for the project.

Mr. Maser-Will there be a basement in the Cancer Center?

Mr. Canfield-Not currently due to the limitation with funding as well as our requirements for use of the Linear Accelerators. We do have plans to add solar panels to the top of the parking deck.

Mr. Maser-Does the Pinehurst Fire Department have anything to accommodate a 100-foot building?

Mr. Picerno-The building will be fully sprinkled and the fire line will tie into the 12-inch main on Page Road. A recent flow test performed by Moore County Public Utilities indicated plenty of pressure/flow in their main line.

Mr. Picerno presents conceptual drawings of the elevation of the parking deck and Cancer Center.

Mr. Canfield-Everything is conceptual and could change over time.

Mr. Maser-A 100-foot building next to my four buildings with a 50% reduction in set-back is going to overshadow us. Can you use some of the green space to keep the set-back in place?

Mr. Picerno-Unfortunately that would impact the drop off location designed for the patients.

Mr. Canfield-The 1st floor of the parking deck is designed for patients which will help with the traffic flow. It is also important to note that the design of this building is very intentional. We added lots of windows and comforts for those receiving treatment so that they have a first-class, top-grade Cancer Center.

Mr. Maser-How many parking spots are in the lot leading to Aviemore?

Mr. Picerno-Approximately 150, but I can get exact numbers. The total number of ground spots are 232.

Dr. Grimes-Where will the drainage go from the parking deck?

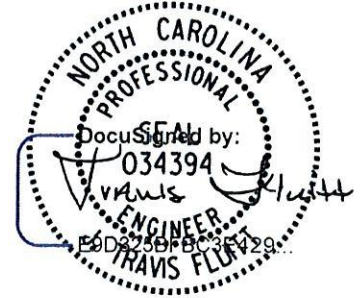
Mr. Picerno-It will tie into the site drainage system which is anticipated to utilize underground storage detention. Explained the post-development runoff rate must be equal to or less than the pre-development runoff rate for a 10-year design storm.

Mr. Canfield-Thanks to everyone who joined us and for voicing your concerns. We will send you a copy of the minutes and the draft schematic of our plans.

Meeting adjourned.

July 11, 2019

Ron Whitley
FirstHealth of the Carolinas
P.O. Box 3000
Pinehurst, NC 28374



RE: *FirstHealth Cancer Center, Pinehurst, NC - Trip Generation Analysis*

7/11/2019

Kimley-Horn has prepared an analysis of the trip generation potential of the proposed new First Health Outpatient Cancer Center in Pinehurst, NC. As currently envisioned, the development will include 120,000 square feet (SF) of medical office space, but not all of this will be new space. Approximately 45,000 SF of existing space will be relocated to this building from the existing Cancer Center and hospital buildings.

Traffic for the development was generated using ITE 10th Edition rates based on the difference between the existing Cancer Center uses and the proposed center. It should be noted that the proposed Cancer Center building will contain a significant amount of non-usable area (e.g. 8,000 SF atrium, etc.) that is not present in the current buildings. Since the ITE rates are based on gross floor area, no reduction was applied to account for this space; however, because of this the trip totals shown below are expected to be very conservative. The trip generation is summarized in Table 1 below, and detailed trip generation calculations are attached.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM		PM	
		In	Out	In	Out	In	Out
Medical Office Building (LUC 720)	45,000 S.F.	821	821	86	24	43	112
Medical Office Building (LUC 720)	120,000 S.F.	2,262	2,262	205	58	115	294
Total New Trips (Difference)		1,441	1,441	119	34	72	182

Table 1 shows that the proposed development is projected to generate approximately 2,882 new daily trips with 153 new trips in the AM peak hour and 254 new trips in the PM peak hour.

Please let me know if you have any questions or require any further information. We appreciate the opportunity to provide these services to you.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Travis Fluitt, P.E.
Senior Project Manager

FirstHealth Cancer Center											
Table 1 - Trip Generation											
Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour			
		Total	In	Out	Total	In	Out	Total	In	Out	
720 Medical Office Building - Existing Cancer Center Uses	45,000 s.f.	1,642	821	821	110	86	24	155	43	112	
720 Medical Office Building - Proposed Cancer Center	120,000 s.f.	4,524	2,262	2,262	263	205	58	409	115	294	
Total New Trips (Proposed - Existing)		2,882	1,441	1,441	153	119	34	254	72	182	

PARKING REQUIREMENTS FOR OUTPATIENT CANCER CARE CENTERS



INDUSTRY RESEARCH AND DATA

Parking Requirements for Outpatient Cancer Care Centers

A parking demand study of outpatient cancer centers was conducted to determine the peak period range, mean, median, and 85th percentile values of parked cars per 1,000 gross square feet (GSF) of building space. Providing 3.5 or 4.5 spaces per 1,000 GSF for medium/large ($\geq 15,000$ GSF) or small ($< 15,000$ GSF) outpatient cancer centers, respectively, is an 85th percentile recommendation consistent with recognized and published industry standards.

Study Purpose

The development of cancer care centers continues in response to our aging population and consequent increased demands for health care. One particular challenge for planners is to properly determine the number of parking spaces needed without any preexisting or published data regarding parking requirements for outpatient cancer care centers. In response to this challenge, Walker Parking Consultants conducted a study documenting the parking requirements of this land use type. A major component of this study includes new primary research.

This study gathers data from various cancer centers, calculates parking demand ratios per 1,000 gross square feet (GSF), and provides a database that can be used for project planning purposes.

The following are the objectives of this research project:

- To identify and report on outpatient cancer center peak hour parking demand ratios;
- To create a database of outpatient cancer center peak hour parking demand ratios that employ the number of parking spaces needed per 1,000 GSF, the variable most commonly referenced by municipal codes; and
- To summarize findings by mean, median, and 85th percentile values.

Meeting these objectives provides information useful to planners who project outpatient cancer center parking demand.

One limitation of this study is that it focuses on outpatient cancer care center

parking demand and not parking demand for other types of cancer care centers.

Cancer care centers can be classified into the following three categories:

- National Cancer Institute (NCI)–designated cancer centers are institutions that are dedicated to research into more effective approaches to prevent, diagnose, and treat cancer. Most of

the 67 NCI-designated cancer centers are affiliated with university medical centers, while others are freestanding centers that engage only in cancer research. Their missions typically include cancer research, clinical programs, training for researchers and caregivers, and public education and outreach.

- Community-based outpatient cancer centers, which tend to be smaller, community-based treatment centers that often range from 5,000 to 50,000 ft.² and in some cases are larger. All care is provided on an outpatient basis.
- Cancer hospitals, which tend to be larger, more comprehensive treatment centers that attract patients from several hundred miles and focus on clinical treatment on both an inpatient and outpatient basis. These facilities tend to be about 250,000 ft.². Typical services include surgery, radiation therapy, chemotherapy, and supportive therapies including pain management, nutrition therapy, naturopathic medicine, oncology rehabilitation, mind-body medicine, and spiritual support.

The application of this study's results should be limited to outpatient cancer care centers and should not be used for NCI-designated cancer centers or cancer hospitals.

Methodology

This study is important to health care planners and developers because prior to this study, there were no published data regarding parking requirements for outpatient cancer centers. To complete our primary research, we performed the following steps:

- Identified 53 standalone outpatient cancer centers located throughout the United States.
- Researched the following variables for each property:

BY JOHN W. DORSETT, AICP, CPP

- Freestanding location dedicated exclusively to oncology care;
- City, state, and ZIP code;
- Building GSF; and
- Parking space supply.
- Calculated the number of spaces provided per 1,000 GSF.
- Counted the number of parked vehicles during the peak time of a weekday.
- Determined the number of spaces per 1,000 GSF based on the occupied building GSF and the numbers of vehicles counted at the peak accumulation or occupancy.
- Summarized, by spaces per 1,000 GSF of occupied building space, the mean, median, and 85th percentile, for the following:
 - Parking space supply; and
 - Observed peak period parking occupancy.
- Developed recommendations regarding the number of spaces to be provided by outpatient cancer care centers.

Internet searches were conducted to identify freestanding cancer care centers, which in this study are defined as centers that specialize in cancer care treatment; occupy a building that exclusively houses a cancer care center; and have adjacent parking that meets the parking needs of the cancer care center, while at the same time, is not used by occupants of adjacent buildings. Freestanding centers were identified and selected for study to protect the integrity of the data. Many cancer care centers are integrated into existing medical centers, and it is not practical, and in many cases not feasible, to accurately determine the parking requirements of these integrated centers.

The Internet search focused on metropolitan areas where Walker Parking Consultants has offices. These geographic areas were selected because of the convenient proximity offered to Walker staff members, who then performed field visits to collect the following information: (a) verification of the existence of a freestanding cancer center and confirmation of the likely integrity of the data to be collected; (b) inventory of the existing on-site parking spaces; and (c) count of the number of on-site parked cars between the hours of 10:00 a.m. to noon or 1:00 to 3:00 p.m. on a weekday.

Table 1. Number of outpatient cancer centers by size.

15,000–85,000 GSF	30
< 15,000 GSF	23

Previous studies by Walker indicate that parking demand at medical centers peaks on a weekday during the late morning hours up to the lunch hour and carries on until mid-afternoon. This was confirmed through a parking accumulation study performed at St. Vincent Center for Cancer Care, Indianapolis, IN, USA, on September 25, 2012. During this study, the numbers of parked cars were counted at 9:30 and 11:00 a.m. and 1:30 and 3:00 p.m., with little difference in the four counts.

Data Collection Results Profile of Cancer Centers Included in This Study

Fifty-three freestanding outpatient cancer centers were included within this study. These centers range in size from 3,650 to 85,000 GSF, with properties in Arizona (1), California (3), Colorado (6), Florida (14), Illinois (8), Indiana (6), Maine (1), Massachusetts (1), Michigan (8), New Jersey (1), New York (1), and Texas (3).

The median square footage of the 53 centers is 16,076 GSF. Centers focus on outpatient cancer care, which can include patient consultations and check-ups, chemotherapy, and radiation treatments.

Number of Buildings by Size

The outpatient cancer centers identified were then compared on the basis of occupied GSF. Table 1 shows that 57 percent of the buildings surveyed occupied 15,000 or more GSF of occupied floor area, and 43 percent of the buildings surveyed were less than 15,000 GSF.

Parking Supply

Each individual outpatient cancer center's parking supply was inventoried. The mean, median, and 85th percentile number of parking spaces supplied per 1,000 square feet of GSF were 5.46, 5.02, and 7.81, respectively. Figure 1 illustrates the number of parking spaces supplied per 1,000 GSF.

Most of the facilities surveyed provide an overabundance of parking and sig-

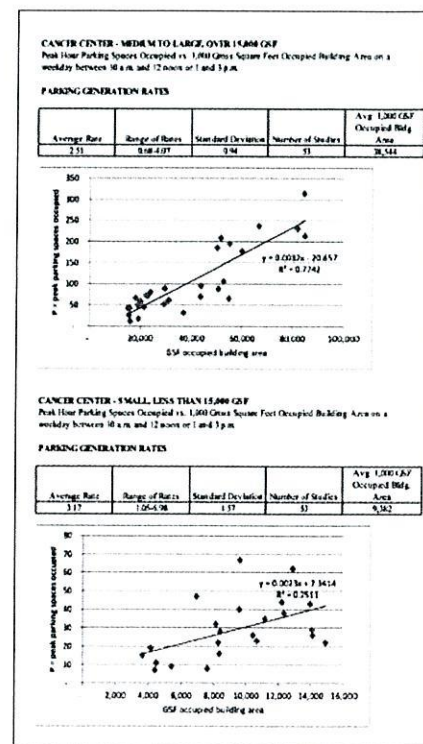


Figure 1. Data plot and statistical summary.

nificantly more spaces than are demanded by users. The mean, median, and 85th percentile parking occupancies recorded for the 53 properties were 55 percent, 54 percent, and 74 percent.

Parking Demand

Parking occupancy counts were recorded for the outpatient cancer center parking spaces to determine parking utilization during the peak period of 10:00 a.m. to noon or 1:00 to 3:00 p.m. Care was taken to avoid the noon lunch hour, as some employees spend their lunch hour off site and the number of patient appointments is fewer. These counts were compared with the occupied GSF of the building.

Table 2 lists the total number of parking facilities surveyed (at the peak hour) by range of occupied parking spaces per 1,000 GSF. Observed peak hour parking demand for the sample ranged from 0.68 to 6.98 spaces per 1,000 GSF. The observed mean and median peak hour parking demand rates were 2.80 and 2.76, respectively. The 85th percentile rate was 3.77 spaces per 1,000 GSF.

The data set shows a significant difference in parking generation rates depending on the size of the facility. Smaller centers, those defined as less than 15,000 GSF of

Table 2. Occupied spaces.

per 1,000 GSF	Number of Facilities
0.00 to 1.00	3
1.01 to 2.00	13
2.01 to 3.00	15
3.01 to 4.00	15
4.01 to 5.00	5
5.01 to 6.00	0
6.01 to 7.00	2

building area, generated more parked cars per thousand square feet of GSF than medium and larger centers, those centers that exceed 15,000 GSF of building area.

Table 3 shows the mean, median, and 85th percentile statistics separated by medium/large centers and small centers.

Parking Requirements for Medical Office Buildings

Walker studies parking demand characteristics of medical office buildings as a routine course of its practice, often when it conducts hospital parking studies. Previously, Walker performed a special study of 50 medical office buildings (MOBs), and the results of this study were published by the Institute of Transportation Engineers in 2007. This study served as the basis for the recommended number of parking spaces for MOBs as documented in the second edition of *Shared Parking*, a joint publication of the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC), and an industry standard that was vetted and approved by dozens of parking and transportation consulting professionals. *Shared Parking* recommends 4.50 spaces per thousand square feet of gross floor area.¹ The observed mean peak-hour parking accumulation rate for 50 MOBs is 3.17 spaces per 1,000 GSF of occupied building area. These MOB parking generation rates are greater than those parking generation rates observed for medium and large outpatient cancer centers but comparable to the parking generation rates observed for small outpatient cancer centers.

Parking Supply at Cancer Hospitals

Although limited data on parking requirements for cancer hospitals were collected, enough information was collected to de-

Table 3. Parked cars by size of outpatient cancer center

Type of Center	#	Ratio of Peak Period Parked Cars per 1,000 Occupied GSF		
		Mean	Median	85th Percentile
Medium/Large: 15,000–85,000 GSF	30	2.51	2.69	3.55
Small: < 15,000 GSF	23	3.17	3.08	4.44

termine that cancer hospitals should be excluded from the study of outpatient cancer care centers. Five cancer hospitals operated by Cancer Treatment Centers of America (CTCA) were briefly studied, and these fit the previous profile of cancer hospitals.

Based on information obtained through the Internet, including CTCA's website and Google Maps, these facilities provide 1.80 to 2.66 spaces per thousand square feet of building area. This information suggests that this type of facility generates demand for even fewer spaces than an outpatient cancer center. Further study is recommended for this type of cancer center.

Conclusions

Fifty-three outpatient cancer centers were surveyed as part of this research. The following is a summary of findings:

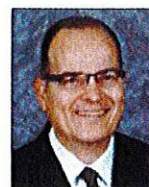
- Medium- to large-sized outpatient cancer care centers, defined as those with at least 15,000 GSF of building area, generate parking demand at a rate that is less than the rate generated by the typical medical office building.
- Small outpatient cancer care centers, defined as those with less than 15,000 GSF of building area, generate parking demand at a rate that is similar to typical medical office buildings.
- An industry-standard 85th percentile-type of recommendation for medium/large and small outpatient cancer care centers is 3.5 and 4.5 parking spaces per 1,000 GSF of building area, respectively. This recommendation can be expected to provide sufficient parking for outpatient cancer centers. This recommendation includes an effective supply cushion of spaces equal to about 10 percent of the supply and is necessary for a number of reasons, including user convenience and compensation for the temporary loss of spaces due

to construction, maintenance, and snow removal.

- The numbers of cars parked at outpatient cancer centers during the 10:00 a.m. to 3:00 p.m. peak hours is almost always exceeded by the number of on-site parking spaces. This suggests that most developers are building more parking spaces than most outpatient cancer centers need. The observed mean parking supply ratio for the 30 medium and large and 23 small outpatient cancer centers is 4.77 and 6.35 spaces per 1,000 GSF of occupied building area, respectively.
- The observed mean peak hour parking accumulation rate for the 30 medium and large and 23 small outpatient cancer centers is 2.51 and 3.17 spaces per 1,000 GSF of occupied building area.
- The observed 85th percentile peak hour parking accumulation rate for the 30 medium and large and 23 small outpatient cancer centers is 3.55 and 4.44 spaces per 1,000 GSF of occupied building area. ■

References

1. Smith, M.S. Urban Land Institute and International Council of Shopping Centers. *Shared Parking*, Second Edition, 2005.

**JOHN W. DORSETT,**

AICP, CPP, is a senior vice president and shareholder of Walker Parking Consultants. He directs the firm's Consulting Resources Group, which

specializes in parking-related engagements including access and revenue control systems, airport landside planning, financial analyses, functional design, operations consulting, planning studies, and traffic engineering. He may be contacted at john.dorsett@walkerparking.com.

Table 4. Outpatient Cancer Center Statistical Data

#	Cancer Ctr. State	Sq. Ft.	Source	# Pkg. Spaces	Spaces/ ksf*	Occupancy	Cars/ksf	Count Date	Time of Day	% Occupancy
1	New Jersey	85,000	Assessor's Office	264	3.11	214	2.52	10/11	10:15	81%
2	Massachusetts	84,678	Assessor's Office	550	6.50	315	3.72	10/15	11:00	57%
3	Arizona	82,000	Facility website	409	4.99	231	2.82	11/1	14:00	56%
4	Illinois	66,655	Assessor's Office	416	6.24	237	3.56	10/11	13:00	57%
5	Maine	59,894	Assessor's Office	244	4.07	177	2.96	10/17	11:00	73%
6	Michigan	55,000	Online ad	230	4.18	195	3.55	10/9	15:00	85%
7	Illinois	54,838	Assessor's Office	130	2.37	65	1.19	10/18	15:00	50%
8	Indiana	52,540	Assessor's website	189	3.60	105	2.00	10/8	14:45	56%
9	Indiana	51,327	Assessor's Office	346	6.74	209	4.07	9/25	11:00	60%
10	Florida	50,426	Assessor's website	391	7.75	88	1.75	10/11	14:00	23%
11	New York	50,000	Facility website	284	5.68	185	3.70	10/10	13:00	65%
12	Michigan	43,664	Assessor's Office	184	4.21	95	2.18	10/23	10:00	52%
13	Colorado	43,460	Assessor's Office	383	8.81	69	1.59	10/11	11:00	18%
14	Illinois	36,842	Assessor's Office	92	2.50	31	0.84	10/12	11:15	34%
15	Michigan	31,068	Assessor's Office	88	2.83	61	1.96	10/23	10:30	69%
16	Michigan	29,539	Assessor's website	99	3.35	89	3.01	10/9	10:15	90%
17	Indiana	29,307	Assessor's Office	81	2.76	52	1.77	10/23	10:00	64%
18	Illinois	24,173	Assessor's Office	112	4.63	80	3.31	10/17	13:45	71%
19	Colorado	23,105	Assessor's Office	118	5.11	72	3.12	10/19	11:15	61%
20	Florida	22,216	Assessor's Office	134	6.03	72	3.24	10/24	10:30	54%
21	Florida	21,503	Assessor's Office	126	5.86	44	2.05	10/24	14:30	35%
22	California	20,100	Assessor's website	74	3.68	59	2.94	10/10	10:30	80%
23	Indiana	19,928	Assessor's Office	100	5.02	55	2.76	10/10	10:00	55%
24	Colorado	19,254	Assessor's Office	97	5.04	17	0.88	10/11	13:30	18%
25	Texas	19,000	Houston Chronicle	112	5.89	49	2.58	10/9	11:45	44%
26	Michigan	18,148	Assessor's Office	108	5.95	66	3.64	10/23	10:00	61%
27	Illinois	16,076	Assessor's Office	14	0.87	11	0.68	10/17	13:30	79%
28	Indiana	16,000	Architect factsheet	118	7.38	42	2.63	10/11	10:00	36%
29	Texas	15,514	Costar	53	3.42	25	1.61	10/9	11:00	47%
30	Michigan	15,061	Assessor's Office	68	4.51	42	2.79	10/23	15:00	62%
31	Michigan	14,929	Assessor's Office	155	10.38	22	1.47	10/23	14:45	14%
32	Colorado	14,142	Assessor's Office	71	5.02	26	1.84	10/18	13:15	37%
33	Michigan	14,100	Assessor's Office	64	4.54	29	2.06	10/9	11:00	45%
34	Illinois	13,977	Assessor's Office	112	8.01	43	3.08	10/18	11:00	38%
35	Colorado	12,882	Assessor's Office	85	6.60	62	4.81	10/11	14:15	73%
36	Indiana	12,340	Assessor's Office	71	5.75	38	3.08	10/10	11:45	54%
37	Florida	12,220	Assessor's website	61	4.99	44	3.60	10/11	14:30	72%
38	Colorado	11,185	Assessor's Office	67	5.99	35	3.13	10/11	13:15	52%
39	Illinois	10,681	Assessor's website	101	9.46	23	2.15	10/10	12:30	23%
40	Texas	10,444	Assessor's Office	46	4.40	26	2.49	10/24	11:30	57%
41	Florida	9,600	Assessor's website	83	8.65	67	6.98	10/22	10:00	81%
42	Florida	9,579	Assessor's Office	77	8.04	40	4.18	10/24	11:15	52%
43	Florida	8,372	Assessor's website	55	6.57	28	3.34	10/19	11:15	51%
44	Florida	8,324	Assessor's Office	31	3.72	16	1.92	10/22	14:00	52%
45	Florida	8,249	Assessor's Office	42	5.09	22	2.67	10/22	11:00	52%
46	Florida	8,104	Assessor's website	23	2.84	32	3.95	10/23	11:15	139%
47	California	7,600	Assessor's website	28	3.68	8	1.05	10/10	11:00	29%
48	Florida	6,923	Assessor's website	52	7.51	47	6.79	10/19	10:45	90%
49	Florida	5,401	Assessor's Office	25	4.63	9	1.67	10/24	13:15	36%
50	California	4,500	Assessor's website	19	4.22	11	2.44	10/10	10:00	58%
51	Florida	4,416	Assessor's website	22	4.98	7	1.59	10/11	14:45	32%
52	Florida	4,168	Assessor's website	42	10.08	19	4.56	10/19	11:45	45%
53	Illinois	3,650	Assessor's website	40	10.96	15	4.11	10/10	10:15	38%

* ksf = 1,000 square feet



Full Span Under Construction Before Panels Installed



Parking Deck - Solar Panels Example

HYDRANT FLOW TEST REPORT

LOCATION: Page Rd N

DATE: 7/18/2019

TIME: 12:22 PM

TEST MADE BY: Robbie Baker

REPRESENTATIVE OF: MOORE COUNTY PUBLIC UTILITIES

WITNESS: Darrell Andrews

PURPOSE OF TEST: Fire Flow

CONSUMPTION RATE DURING TEST: _____ GPM

IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING:

FLOW HYDRANT #s	A ¹	A ²	A ³
	1-205		
SIZE NOZZLE:	2 1/2	IN	
PITOT READING:	42	PSI	
TOTAL GPM:	1090	GPM	

RESIDUAL HYDRANT # 1-204

STATIC _B 65 PSI

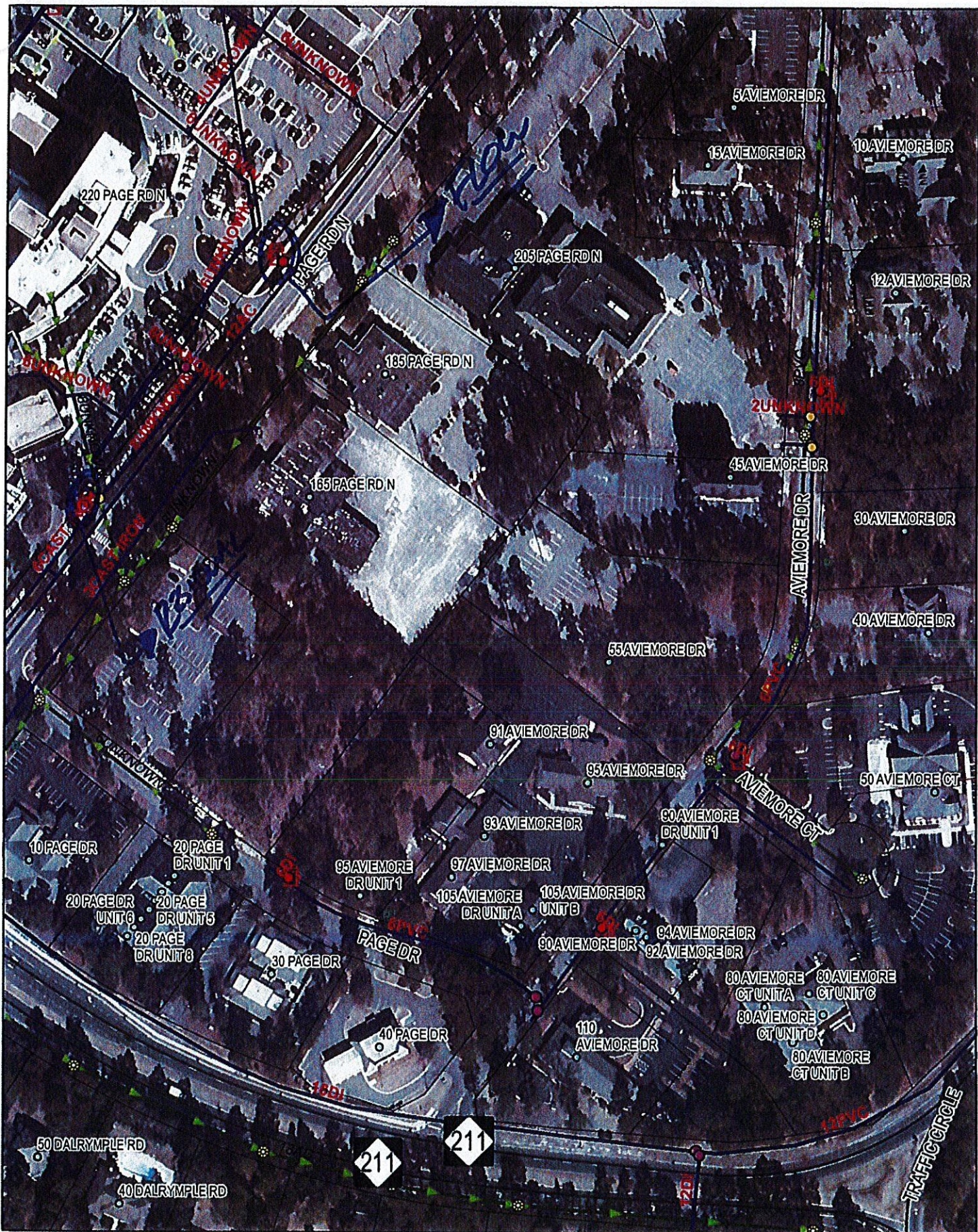
RESIDUAL _B 64 PSI

PROJECTED RESULTS AT 20 PSI RESIDUAL 8515 GPM

REMARKS: Tank Levels: Cannon 31.4

BPS status: Dawkins, Midland running, 211 1 pump running

Well 5 running



Moore County Public Utilities

1 inch = 175 feet

Moore County GIS Data
 All the information contained on this map is prepared for the inventory of
 all property located within Moore County. All data is compiled from recorded
 deeds, plats, and other public records and data. Users of this data are
 hereby notified that the information of public utility information sources
 should be provided for verification of the information. All information
 contained herein was created for the County's internal use. MOORE COUNTY
 ITS OFFICIAL AGENTS AND EMPLOYEES MAKE NO WARRANTY AS TO THE CORRECTNESS
 OR ACCURACY OF THE INFORMATION SET FORTH ON THIS MEDIA WITHIN 800.00
 OR 800.00 IN FACT OR IN LAW INCLUDING WITHOUT LIMITATION THE IMPLIED
 WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE. Any results of
 this data is solely provided as a reference only.
 North Carolina General Statute 123-18
 Grid is based on North Carolina State Plane Coordinate System NAD83 (1993)

FirstHealth Outpatient Cancer Center

Needed Fire Flow Calculation Refer to GUIDE FOR DETERMINATION OF NEEDED FIRE FLOW (EDITION 06-2014)

$$NFFi = (Ci)(Oi)[1.0 + (X+P)i]$$

NFFi = the needed fire flow in gallons per minute
 Ci = a factor related to the type of construction and effective area
 Oi = a factor related to the type of occupancy
 X = a factor related to the exposure hazard of the adjacent buildings
 P = a factor related to the communication hazard with adjacent buildings

F = factors for construction class
 1.5 Class 1 (Frame)
 1 Class 2 (Jointed Masonry)
 0.8 Class 3 (Non-combustible)
 0.8 Class 4 (Masonry Non-combustible)
 0.6 Class 5 (Modified Fire Resistive)
 0.6 Class 6 (Fire Resistive)

- 1 Predominant construction type and the factor (F)
- 2 Effective area (A)
- 3 Substitute values for F and A in the formula $C=18F(A^{0.5})$
- 4 Round Construction factor (C) to nearest 250gpm
- 5 Occupancy Type and factor (O)
- 6 exposure building factor (X)
- 7 factor related to communications between buildings is (P)

O = Occupancy Factors
 0.75 C-1 (Noncombustible)
 0.85 C-2 (Limited Combustibility)
 1 C-3 (Combustible)
 1.15 C-4 (Free Burning)
 1.25 C-5 (Rapid Burning or Flash Burning)

$$F = 1 \text{ (Class 2 - Jointed Masonry)}$$

$$A = 120000 \text{ sf}$$

$$C = 18 * F(A^{0.5}) = 6235.383$$

$$Oi = 0.85$$

$$\text{Table 330A(1) for X} = 0$$

$$P = 0$$

Need Fire Flow: $NFFi = (Ci)(Oi)[1.0 + (X+P)i] = 5,300.1 \text{ gpm}$
Rounded to nearest 250gpm **5,500 gpm**
 0.5 Reduction for Sprinkler
2,750 gpm - Sprinkler Demand

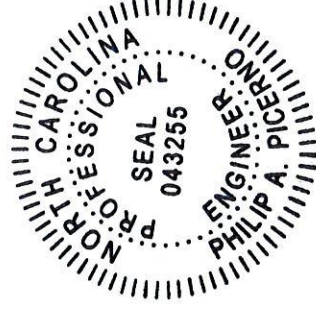
Calculations by:

Philip Picerno

7-31-19

Date

Philip Picerno, PE





United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sandhills Sub Office
Post Office Box 119
Southern Pines, N. C. 28388

July 31, 2019

Jeanette Sabo
Dr. J.H. Carter III & Associates, Inc.
P.O. Box 891
Southern Pines, North Carolina 28388

Re: FirstHealth Comprehensive Cancer Center and Parking Deck Project, Pinehurst, Moore County, North Carolina

Dear Ms. Sabo:

I have reviewed the subject Biological Assessment (BA) which considered project-related impacts to species federally-listed as threatened, endangered, or proposed for such listing. In particular, this document considered impacts to the endangered red-cockaded woodpecker (*Picoides borealis* = *Dryobates borealis*). The U.S. Fish and Wildlife Service (Service) offers the following comments in support of Section 9 of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543) (Act) and the Service's *Private Lands Guidelines* found in Appendix 5 of the Service's *Recovery plan for the red-cockaded woodpecker (Picoides borealis): second revision* (U.S. Fish and Wildlife Service 2003).

The purpose of the proposed project is to construct a Comprehensive Cancer Center totaling approximately 120,000 ft² located adjacent to Page Drive and Page Road N. In addition, a 4-level parking deck totaling approximately 38,282 ft² will provide parking for 400 vehicles and will have solar panels on top of the structure. This project will also provide improvements to another parking area located on Aviemore Drive in order to provide additional parking for FirstHealth Employees. The project site is located within the foraging partition for active red-cockaded woodpecker cluster SOPI 50. There are no red-cockaded woodpecker cavity trees located on the project site.

The BA includes the results of a forage habitat analysis (FHA) for SOPI 50 which was completed in 2003 and updated in 2009, 2016, and 2019. Forage values were based on field data collected using protocols listed in the Service's Bluebook Guidelines and evaluated using the Standard for Managed Stability (SMS). Under the 2003 revision of the Private Lands Guidelines, the Service applies the SMS to assess a landowner's potential forage habitat responsibility. This standard requires that each active red-cockaded woodpecker partition provide at least 3000 ft² of total pine basal area (ba) on a minimum of 75 acres in stands having the following criteria:

- a) pine stands must be at least 30 years old or older;
- b) average pine basal area of pine trees > 10 inches in diameter at breast height is between 40 and 70 ft²/acre;
- c) average pine basal area of pines < 10 inches in diameter at breast height is less than 20 ft²/acre;
- d) pine stands have no hardwood midstory or if a hardwood midstory is present, it is sparse and less than 7 feet in height; and,
- e) the total stand basal area, including overstory hardwoods, is less than 80 ft²/acre;

According to the Guidelines, pine stands can only be considered suitable foraging habitat if they meet criteria a-e above.

The Southern Pines/Pinehurst (SOPI) red-cockaded woodpecker groups have been monitored and studied for approximately 40 years. During that time "follow" data have shown that these groups are utilizing pine stands that contain various densities and heights of hardwood midstory and that many of these woodpecker groups have contained breeding pairs for decades. Therefore, the Service has agreed to classify pine stands in SOPI, and elsewhere in the RCWs range, as "potentially suitable" rather than unsuitable foraging habitat if they meet the SMS acreage and pine criteria, but exceed the Service's midstory height and density criteria. Removal of the midstory hardwood in these pine stands would result in an immediate reclassification from "potentially suitable" to "suitable" habitat. Further clarification of midstory criteria from the Service Recovery Coordinator allows for counting stands with a low midstory height regardless of density or a sparse midstory density regardless of height as "suitable".

Because of the robust source of data documenting foraging behavior of red-cockaded woodpeckers in the SOPI area, the Service agrees that, if sufficient data exists to support the decision, values for potentially suitable forage habitat, as defined above, can be added to those for suitable forage habitat when calculating a partition's forage base. Further, if the total pine basal area per acre exceeds the upper threshold in (b), and the excess is contributed by pine trees > 14 inches in diameter, then the stand can be considered suitable forage habitat. All pine basal area values referenced in this letter are based on half-mile radius forage partitions.

The calculated pre-project forage values for the SOPI 50 half-mile partition are 3,512.04 ft² of pine ba of suitable forage habitat on 43.03 acres and 5,122.99 ft² of pine ba of potentially suitable forage habitat on 60.02 acres. The proposed project will remove 49.59 ft² of pine ba on 0.84 acres of suitable habitat and 127.70 ft² of pine ba on 1.23 acres of potentially suitable habitat in the cluster's foraging area. Post-project forage values for the SOPI 50 half-mile partition will be 3,462.45 ft² of pine ba of suitable habitat on 42.19 acres and 4,995.29 ft² of pine ba of potentially suitable forage habitat on 58.79 acres. The post project totals will remain above the minimum forage habitat requirement listed in the Service Private Lands Guidelines: 3000 square feet of basal area in pine stems greater than 10 inches on a minimum of 75 acres provided that both suitable and potentially suitable habitat are counted and **potentially suitable habitat is made suitable** for the half-mile partition assigned to SOPI 50. Therefore, the Service finds that this project is not likely to result in a habitat-related "take" of red-cockaded woodpeckers occupying cluster SOPI 50.

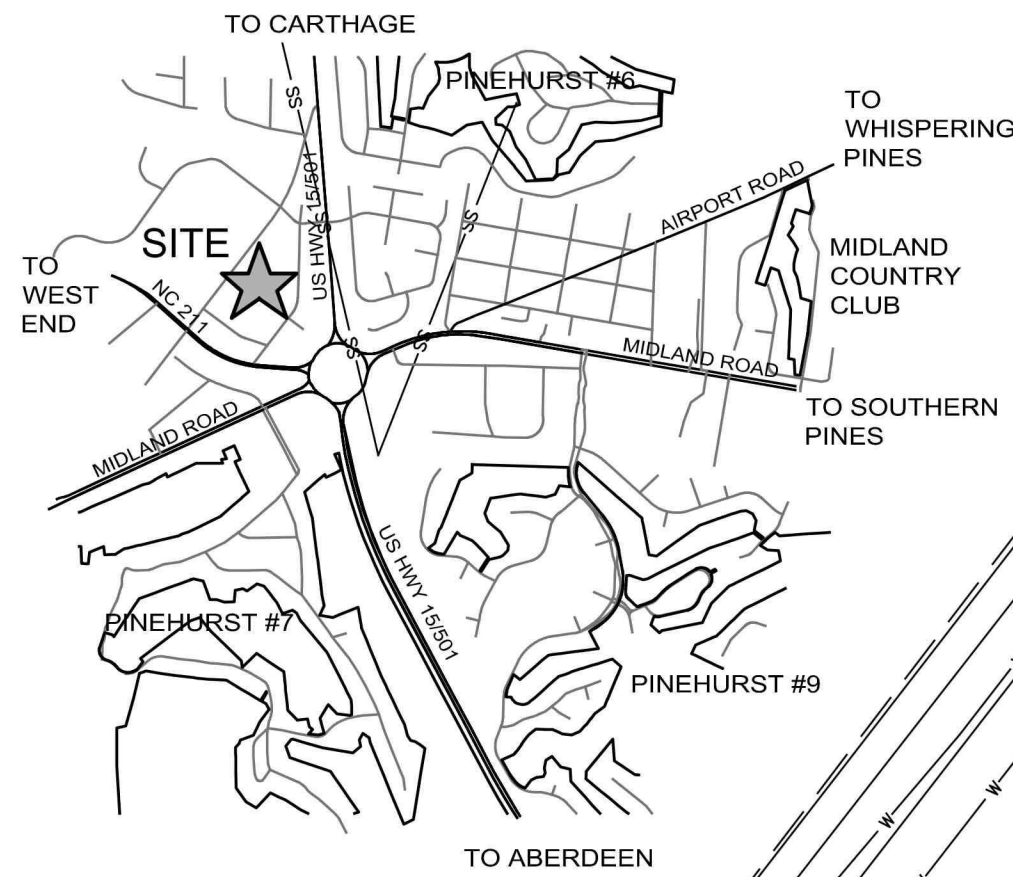
While the Service has determined that the project, as proposed, is not likely to result in a "take" of red-cockaded woodpecker habitat, this determination must be reconsidered if the project design is subsequently modified in a manner which was not addressed in this report, or if new information becomes available. Therefore, based on the information provided, your client has satisfied Fish and Wildlife Service guidelines related to red-cockaded woodpecker responsibilities under the Endangered Species Act. If you have any questions regarding the comments in this letter, please contact me at (910) 695-3323 ext. 10.

Sincerely,

A handwritten signature in dark ink, reading "Susan Ladd Miller". The signature is fluid and cursive, with the first name "Susan" being more prominent than the last name "Ladd Miller".

Susan Ladd Miller
Fish and Wildlife Biologist

VICINITY MAP: NOT TO SCALE



FIRST HEALTH OF THE CAROLINAS, INC.
BOX 3000
PINEHURST, NC, 28374
DB: 00023475
ZONED: HD

DRIVEWAY

EXISTING 6" WATER LINE

EXISTING 12" WATER LINE

EXISTING 3" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

ATS OF NORTH CAROLINA, LLC
6100 TOWER, SUITE 1000
FRANKLIN, TN, 37067-1509
DB: 4603, PG: 412
ZONED: OP

DRIVEWAY

EXISTING 6" WATER LINE

EXISTING 12" WATER LINE

EXISTING 3" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PAGE ROAD NORTH

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

PROPOSED 12" FIRE LINE

PROPOSED 6" SANITARY SEWER

COMPREHENSIVE
CANCER CENTER
(120,000 SF, 4 FLOORS)
FFE: 514.00

PARKING
DECK
(38,282 SF,
4 LEVELS)
FFE: 513.00

FRANCIS T. MASER
P.O. BOX 1133
SOUTHERN PINES, NC, 28388
DB: 1817, PG: 7
ZONED: OP

NOTES:

1. PROJECT BOUNDARY SURVEY, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY JEFF GREEN, PLS. AND FROM RECOMBINATION SURVEY PREPARED BY BENNY BROWN, SURVEYOR AND GIS DATA.
2. EXISTING TREES SHOWN ARE ALL 12" DBH OR LARGER AND CONSIDERED SPECIMEN TREES. IT IS EXPECTED THAT ALL TREES WITHIN THE PROPERTY BOUNDARY WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT.
3. PROJECT SIGNAGE TO BE DESIGNED AND PERMITTED UNDER SEPARATE PERMIT.
4. STREET TREES AND LANDSCAPING TO BE PROVIDED PER VILLAGE DEVELOPMENT ORDINANCE.
5. STORMWATER MANAGEMENT SHALL USE BEST MANAGEMENT PRACTICES TO CONFORM TO VILLAGE REQUIREMENTS.
6. THERE ARE NO PROPOSED ROAD IMPROVEMENTS FOR PAGE AND AVIEMORE ROADS AT THIS TIME. ANY IMPROVEMENTS TO ROADS WILL BE PER NCDOT AND/OR VILLAGE OF PINEHURST REQUIREMENTS AFTER REVIEW OF TIA.
7. AT 3.55 SPACES / 1,000 SF BLDG. (.71 / 200 SF BLDG.) THERE WOULD BE 426 SPACES REQUIRED FOR THIS PROJECT. 632 SPACES ARE PROPOSED TO PROVIDE ADDITIONAL PARKING TO THE FIRSTHEALTH CAMPUS.

DEVELOPMENT CONDITIONS:

1. MAXIMUM BUILDING HEIGHT OF 75' FOR HD ZONED PROPERTY TO BE INCREASED TO 100'.
2. PARKING DECK MAXIMUM OF 3 LEVELS FOR HD ZONED PROPERTY TO BE INCREASED TO 4 LEVELS.
3. PARKING SPACE REQUIREMENT OF 1 SPACE / 200 SF BLDG. TO BE REDUCED TO .71 SPACE / 200 SF BLDG.
4. MINIMUM LOT SIZE OF 15 ACRES FOR HD ZONED PROPERTY TO BE REDUCED TO 6.32 ACRES.
5. MINIMUM REAR SETBACK OF 75' FOR HD ZONED PROPERTY TO BE REDUCED TO 50'.
6. MINIMUM LOT WIDTH AT SETBACK OF 400' FOR HD ZONED PROPERTY TO BE REDUCED TO 280'.
7. THE ACCESSORY BUILDING LOCATED WITHIN THE BUILDING ENVELOPE SETBACKS FOR ACCESSORY STRUCTURES TO BE ALLOWED IN THE FRONT YARD. DEVELOPMENT ORDINANCE CURRENTLY PERMITS REAR OR SIDE YARD ONLY.
8. NO SCREENING OF SOLAR PANEL ON ROOFTOP OF PARKING DECK.

DEVELOPMENT DATA:

EXISTING CONDITIONS:

OWNER: FIRST HEALTH OF THE CAROLINAS, INC.
P.O. BOX 3000
PINEHURST, NC, 28374
PARCEL ID #: 2019001147
DEED BOOK: 17, PAGE: 989
ZONING(CURRENT): OP (OFFICE PROFESSIONAL)
AREA: 6.32 ACRES
EXISTING STRUCTURES: NONE
EXISTING IMPERVIOUS SURFACE: 115, 49Ssf (2.65 ac.)
100 YR FLOODPLAIN: SITE IS NOT WITHIN 100 YR FLOODPLAIN, ZONE X
MAP #: 3710856200J, PANEL 8562
RIVER BASIN: CAPE FEAR
SUB-BASIN: WS-III-BW NICK'S CREEK

PROPOSED DEVELOPMENT CONDITIONS:

ZONING (PROPOSED): HD-CD
OVERLAY DISTRICTS: NONE
HIGHWAY CORRIDOR BUFFER: NONE
RESIDENTIAL BUFFER: NONE
US FISH & WILDLIFE: SITE IS WITHIN RED COCKADEE WOODPECKER INACTIVE CLUSTER S0P1 095
NO KNOWN CAVITY TREES EXIST ON SITE

PROPOSED USE: CANCER MEDICAL CENTER AND PARKING DECK

PROPERTY DIMENSIONAL REQUIREMENTS & SETBACKS: (USE HD ZONING DISTRICT REQUIREMENTS)
MIN. LOT SIZE: 6.32 ac. (CONDITION), CURRENT DEVELOPMENT ORDINANCE MIN. LOT SIZE IS 15 ac.
MIN LOT WIDTH: 100'
FRONT: 75'
SIDE: 50'
SIDE STREET: 75'
REAR: 50' (CONDITION), CURRENT DEVELOPMENT ORDINANCE REAR SETBACK IS 75'
MAX. BLDG. HT: 100' (CONDITION), CURRENT DEVELOPMENT ORDINANCE MAX. HEIGHT IS 75'
MAX. IMPERVIOUS SURFACE: 70% (4.42 ac.)

PROPOSED BUILDINGS: 1 BUILDING, 120,000sf TOTAL, 4 FLOORS (34,910sf BLDG FOOTPRINT)
1 PARKING DECK (400 SPACES), 4 LEVELS (38,282 sf STRUCTURE FOOTPRINT), APPROX. 40' HEIGHT
PARKING REQUIRED: 426 SPACES (CONDITION - BASED ON 3.55 SPACES / 1,000sf BLDG. OR .71 SPACE / 200sf BLDG.)
(600 SPACES REQUIRED PER DEVELOPMENT ORDINANCE, BASED ON MEDICAL CLINIC @ 1 SPACE / 200sf BLDG.)
PARKING PROVIDED: 632 SPACES (619 STANDARD & 13 HANDICAP)
HANDICAP PARKING REQUIRED: 13
HANDICAP PARKING PROVIDED: 13
PROPOSED IMPERVIOUS SURFACE: 68% (4.27 ac.)(186,135sf)
MAXIMUM IMPERVIOUS ALLOWED: 70% (4.42 ac.)(192,709sf)
OPEN SPACE REQUIRED : NONE

UTILITIES:
SITE IS ADJACENT TO EXISTING PUBLIC WATER AND SANITARY SEWER UTILITIES.
NO NEW EXTENSIONS OF PUBLIC WATER AND SANITARY SEWER MAINS ARE EXPECTED FOR THIS PROJECT AND ONLY SERVICE TAPS ARE BEING PROPOSED AT PAGE ROAD NORTH.

LINEAR FOOTAGE PUBLIC ROAD IMPROVEMENTS: 0 IF
LINEAR FOOTAGE OF PROPOSED INTERNAL DRIVES: 2,485 IF

FRANCIS TURNER MASER
P.O. BOX 1133
SOUTHERN PINES, NC, 28388
DB: 00022885
DB: 658, PG: 348
ZONED: OP

GLEN D. & DIANE SUBIN
25 McCASKILL ROAD
PINEHURST, NC, 28374-9029
DB: 00024962
DB: 71020, PG: 200
ZONED: OP

L=121.89'
R=198.20'
Ch=119.98'
CB=N19°34'46"E

GLEN D. & DIANE SUBIN
25 McCASKILL ROAD
PINEHURST, NC, 28374-9029
DB: 00022885
DB: 765, PG: 202
ZONED: OP

SOUTHERN NATIONAL BANK OF NC
P.O. BOX 167
WINSTON SALEM, NC, 27102-1290
DB: 00022869
DB: 887, PG: 384
ZONED: OP

BMA PARTNERS
P.O. BOX 157
PINEHURST, NC, 28370-0157
DB: 95010800
DB: 850, PG: 295
ZONED: OP



PRELIMINARY – DO NOT USE FOR CONSTRUCTION

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

Engineering
Landscape Architecture
Surveying

LKC

GENERAL
CONCEPT PLAN

OUTPATIENT CANCER
CENTER and PARKING DECK
FOR
FIRST HEALTH of the CAROLINAS

PINEHURST, NORTH CAROLINA

DATE: JULY, 2019

DESIGNED: LS

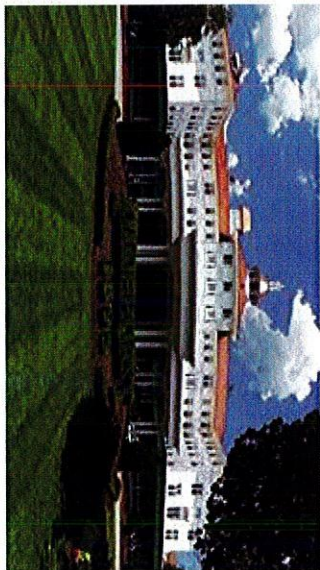
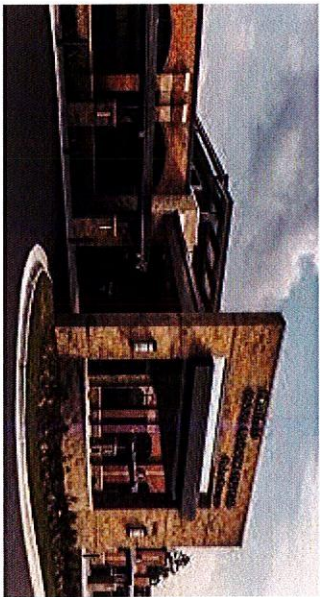
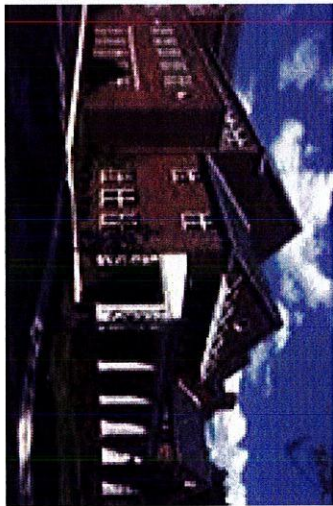
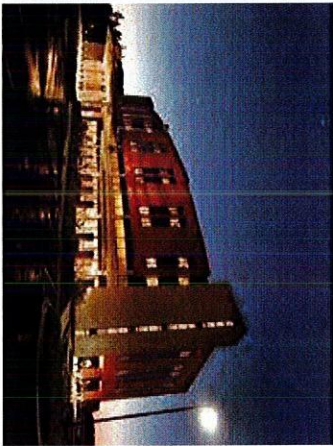
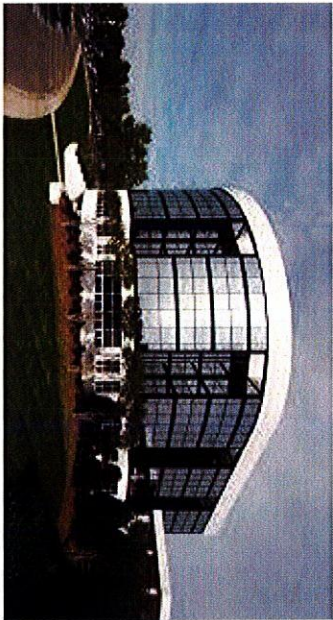
DRAWN: LS

CHECKED: PP

NO.

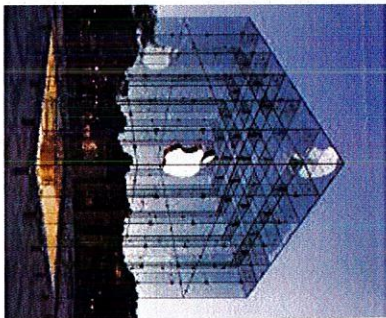
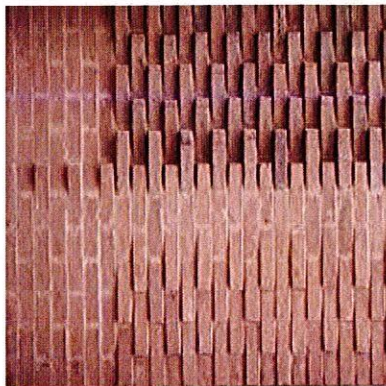
L-01

FirstHealth Cancer Center

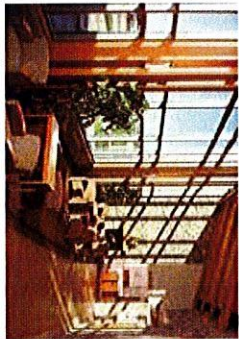


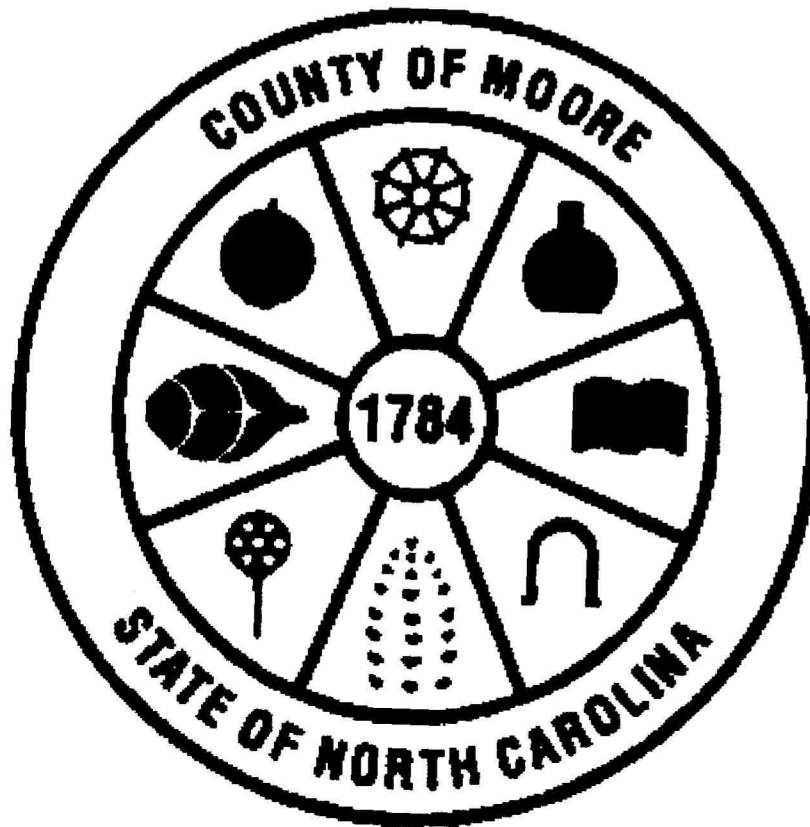
C o n t e x t

M a t e r i a l



I n s p i r a t i o n





Judy D. Martin

Register of Deeds

Moore County, North Carolina

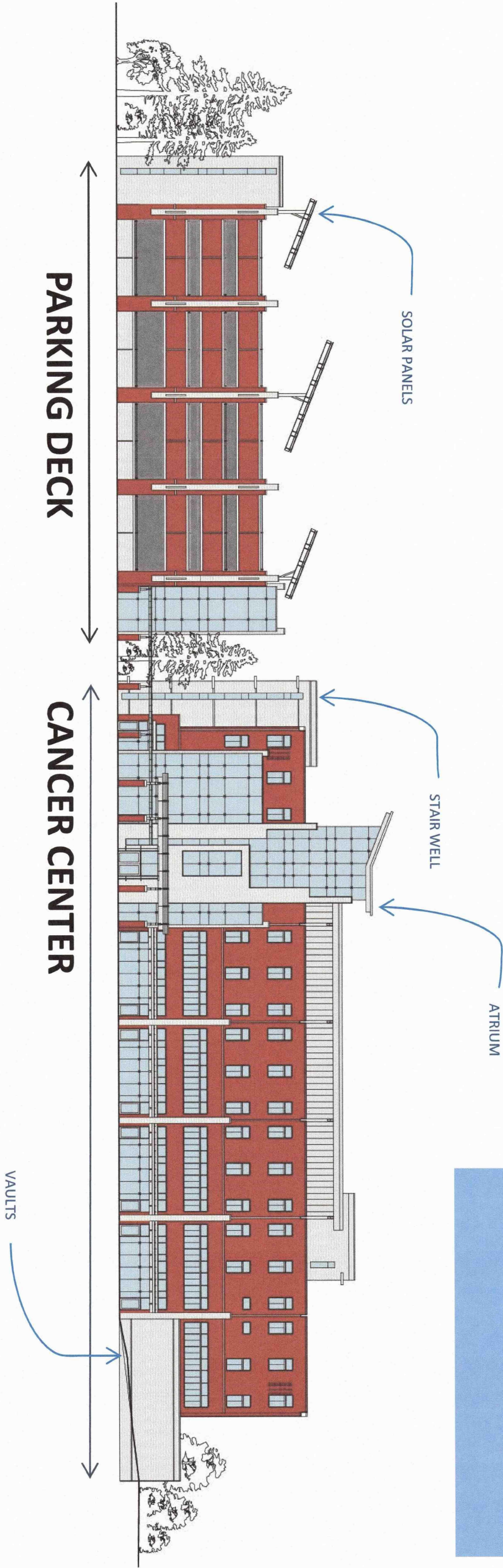
MAP

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
January 30, 2019 02:49:17 PM
Book 17 Page 989-989
FEE: \$21.00
INSTRUMENT # 2019001147



INSTRUMENT # 2019001147

CANCER CENTER



PAGE ROAD ELEVATIONS

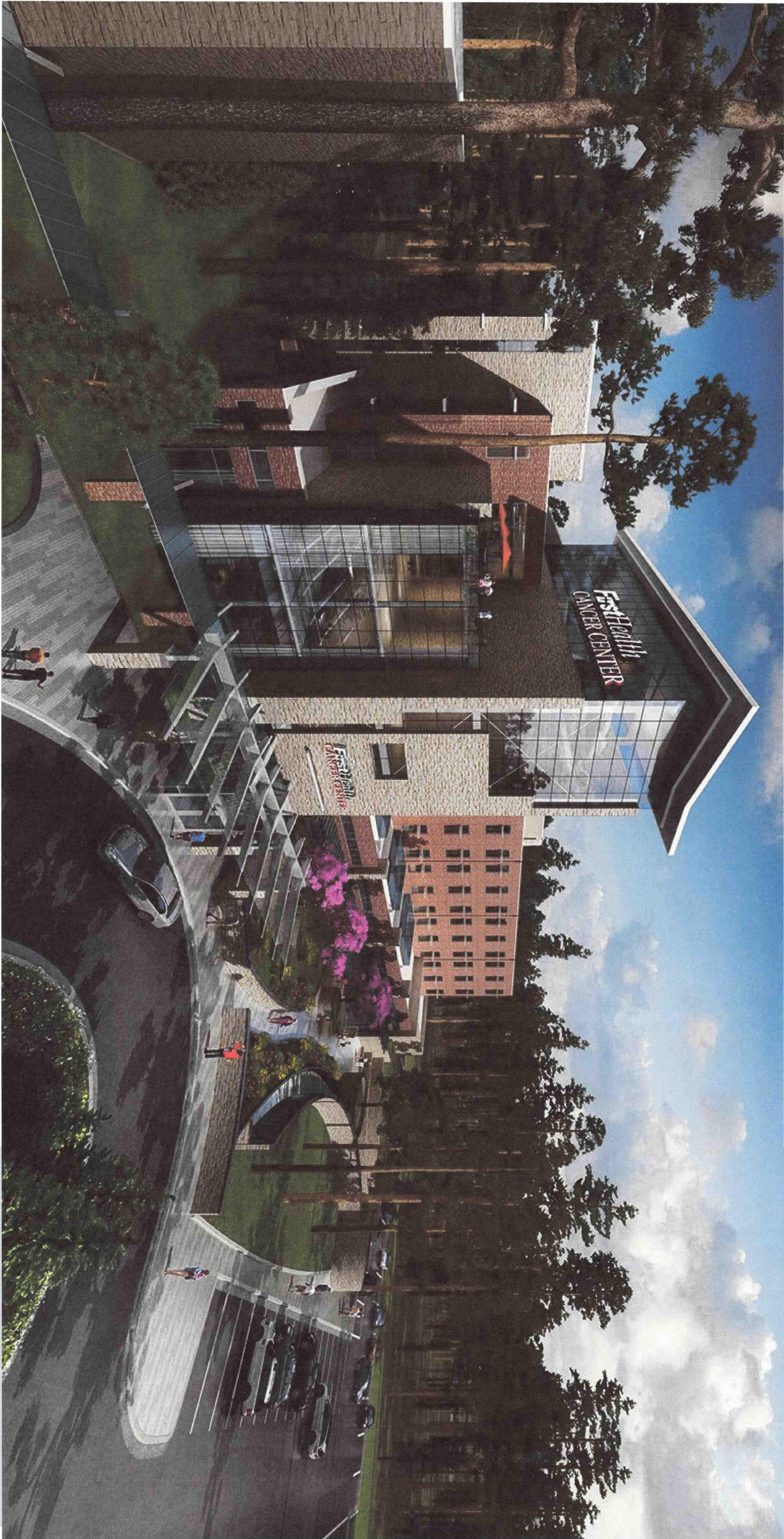
07-16-19

FirstHealth
OF THE CAROLINAS

LKGC

McCULLOCH
ENGINEERS AND
ARCHITECTS

CANCER CENTER



4 FLOOR CANCER CENTER – 120,000 SF

07-22-19

FirstHealth
OF THE CAROLINAS

LKC

MCULLOCH
ENGLAND
ASSOCIATES
ARCHITECTS

RECEIVED
AUG 1 2019



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Darryn Burich, Planning & Inspections Director
Date: August 28, 2019
Subject: Staff Report for the Proposed Conditional District Rezoning of 165 Page Road

Applicant:	FirstHealth of the Carolinas, Inc.
Current Zoning	OP (Office Professional Development District) is intended to provide for limited office and retail development as a spatial development between business districts and residential land uses.
Proposed Zoning:	HD-CD (Hospital Development – Conditional District) is established as a district in which the principal use of land is for hospitals, surgical centers or other health professional services and their supporting uses. This district is further intended to encourage the development of regional and community-wide providers of health care services while minimizing any adverse impacts on neighboring residential and historic areas.

The applicant requests an official zoning map amendment for a conditional district zoning of three parcels of land currently zoned OP (Office Professional Development) to HD-CD (Hospital Development – Conditional District). The proposed use of the area includes a four-story, 120,000 square foot Outpatient Cancer Center, four-level Parking Deck and other off-street surface parking areas.

Included with this conditional district rezoning request are an application for a zoning map amendment, general concept plan application, project narrative, neighborhood meeting summary, trip generation, industry research data for outpatient cancer center parking, hydrant flow test, ISO calculations, Biological Assessment for Red-Cockaded Woodpecker active partition, general concept plan, elevations and material samples and correspondence from NCDOT.

Analysis:

The subject property is defined as being Moore County Parcel ID#'s 00025088, 00019165 & 00022886. The subject parcels total to approximately 6.32 acres in size. It is currently within the Village's corporate limits and borders Page Road North, Page Drive and Aviemore Drive.

The surrounding properties contain only two zoning designations and land uses. The property across Page Road North is also owned by FirstHealth, is zoned HD and is the site of numerous medical clinics and offices including Moore Regional Hospital and the Reid Heart Center. The properties to the north, south and east (on the same side of Page Road North as the subject properties) are all zoned OP and include many outpatient medical clinics and offices.

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

Two of the parcels currently contain parking lots that front on Page Road North and Aviemore Drive. The remaining, larger parcel once contained a medical clinic/office building that sat vacant for several years before being demolished last year. A recombination plat was submitted, approved and recorded with the Moore County Register of Deeds combining all three subject parcels with the main parcel across Page Road North. The final step in the process to combine all the parcels will be to file the deed with the referenced plat with the Moore County Tax Office.

A planted landscape buffer will not be required with this proposal however, parking area landscaping will need to be provided in accordance with Section 9.5.1.4 of the Pinehurst Development Ordinance (PDO). This will need to be shown on construction drawings (if the proposal is approved) and approved prior to the issuance of site plan approval and building permits.

This site contains no floodplains or wetlands. The site does contain an active partition cluster for Red-Cockaded Woodpeckers (RCW) however, the applicant has received approval from the United States Fish and Wildlife Service (USFW). A portion of the site is located within the WS-III Watershed Protection Overlay District. Due to existing development prior to June 21, 1993, a Special Intensity Allocation will not be required for this proposal.

The proposed main entrance to the site is shown off Page Road North with a single lane ingress and dual lane egress. This access leads to both ground level parking as well as to the proposed parking deck. An access is also proposed off Page Drive and Aviemore Drive which are intended to serve the ground level parking. Page Road North is a NCDOT maintained roadway while Page Drive and Aviemore Drive are Village owned and maintained. A trip generation analysis was completed and included with this submittal and a Traffic Impact Analysis (TIA) is underway beginning the week of August 26, 2019.

New sidewalks are proposed along the property as well as internal sidewalks to allow for pedestrian connectivity within the site. The site also connects to a dedicated pedestrian crosswalk across Page Road North to the adjacent medical campus.

The applicant is proposing underground stormwater control measures on-site. The stormwater management devices are located on the southern and eastern side of the property. A Soil and Erosion Control Permit will

be required since the total site disturbance is greater than one acre and will need to be issued by the North Carolina Department of Environmental Quality (NCDEQ).

Public water and sewer are available and will be provided by Moore County Public Utilities (MCPU). MCPU have reviewed the general concept plan and deemed it be satisfactory at the conceptual stage of review and approval with the caveat that a full model will need to be performed.

The applicant is asking for the following conditions:

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Max Building Height in HD	Up to 100 feet	75 foot max height	9.2a
2	Levels for Parking Deck	4 levels	3 levels max	SR-27 of Section 8.6
3	Parking Space Ratio	.71 Space/200 sf. Building	1 Space per 200 sf. building	9.4a
4	Minimum Lot Size	6.32 Acres	15 Acre minimum lot size	9.2a
5	Rear Yard Setback	50 feet	75 feet	9.2a
6	Lot Width	260 feet	400 feet	9.2a
7	Accessory Building Placement	Front Yard	Side and Rear Yard Only	SR-108 (1)(b) of Section 8.6
8	Screening of Solar Panels	No Screening	Visibly screened or concealed by other roof or wall structures	9.1 (B)(1)

Planning and Zoning Board Action:

After holding a public hearing on the proposed zoning map amendment, the Planning and Zoning Board must adopt a consistency statement describing how the proposed amendment is or is not consistent with the Long Range Comprehensive Plan and may recommend approval or denial of the proposed map amendment to Village Council. If the board recommends approval of the proposed amendment but adopts a statement of inconsistency with the Long Range Comprehensive Plan, then the plan is deemed to be amended.

The Planning and Zoning Board can ask to impose more restrictive conditions that are not included with proposal but the applicant must consider and agree to any additional or different conditions. However, no changes can be made to the proposed conditions that are less restrictive than those stipulated in the proposal.

If there are more questions or concerns that need to be addressed, the Planning and Zoning Board can continue the public hearing to a specific date, place and time but a recommendation to Village Council must be made within 30 days of the first scheduled public hearing of this board.

Plan Consistency:

Per Section 8.2.10 of the PDO, the HD-CD (Hospital Development Conditional District) is established as a district in which the principal use of the land is for hospitals, surgical centers or other health professional services and their supporting uses. This district is intended to encourage the development of regional and community-wide providers of health care services while minimizing any adverse impacts on neighboring residential and historic uses. The uses proposed as part of this project are consistent with the PDO.

The proposed zoning district is consistent with the recommended land use for the subject area as identified on page 85 of the Pinehurst 2010 Comprehensive Long-Range Village Plan which identifies the area as appropriate for “Business Areas”. Business areas are defined by the 2010 Comprehensive Plan as “areas used or intended for development of business uses.” The hospital use proposed is consistent with being in a “Business Area.”

Page 22 of the Comprehensive Plan identifies that enhancing the quality of life is an important goal of the community. The proposed zoning district will help to enhance the quality of life for Pinehurst residents by expanding health care services (basic needs) through the development of a Comprehensive Cancer Center. The development of the parking deck will also provide needed spaces to allow other similar uses to develop in the area. Adding additional health care services, and supporting parking infrastructure should enhance or provide the ability to continue to enhance the quality of life in the community.

The parking deck as currently proposed appears to be somewhat inconsistent with some Comprehensive Plan recommendations especially as they relate to Character/Ambience starting on page 18. The Comprehensive Plan states that “We must maintain and enhance the overall character and ambience of Pinehurst in order to preserve its international reputation on quality of life.” In Business Areas, such as where the subject development is located, the Comprehensive Plan recommends screening parking from adjacent roads and maintaining strong design controls. On page 21 under Major Strategies Section C., the Plan makes the following recommendations with respect **Scale/Orientation and Buildings**.

For Scale/Orientation the Comp Plan recommends

Category	Elements Which May Contribute to Character (Encourage)	Elements Which May Detract From Character (Discourage)
Scale/Orientation	• Attractive Streetscape/Uses/Views • Pedestrian Orientation	• Unattractive streetscape/uses/views • Automobile Orientation
Buildings	• Small Scale/articulated buildings • Sloped Roofs	• Large-scale commercial buildings • Box building/flat roofs • Garages facing street

The parking deck is placed more prominently on the site than the proposed Cancer Center at a 25 foot setback from Page Road. The first image of this site, especially for southbound Page Road traffic, will be the parking deck. It is also a boxy with a flat roof design and open floor spans that makes it appear like a standard parking deck even with the use of matching materials with the principal structure.

Staff understands the reasoning for placement of the parking deck as proposed. The parking deck will provide a broader level of the parking for the hospital campus in general. Having excess parking spaces closer to the main hospital campus to the west of Page Road will provide additional parking inventory in closer proximity to other hospital related uses. Even if the deck could be pushed to the east where the surface parking lot is currently shown on the site plan, it would move potentially excess parking inventory away from the hospital areas that may most benefit by it.

With respect to parking inventory, staff is somewhat concerned about lowering the parking ratio to .71 spaces per 200 square feet versus providing 1 space per 200 square feet. The applicant has provided a study from Walker Consultants to justify the ratio reduction but the Planning and Zoning Board may want more specific parking justification for this market or for the medical campus in general. Another approach would be to not approve the parking ratio condition (Condition #3) at this time, and wait to analyze actual parking utilization once the facility is constructed and stabilized.

Staff's recommendation is that the parking deck be softened in appearance as a parking deck and made to resemble more of an active use building. The Comprehensive Plan on page 51, in its discussion regarding parking in the Village Center states that parking decks designed for that area "Any such facility must be well-designed and screened from view in order to be compatible with the character and ambience (and historic district designation) in the Village Center area." Furthermore, Section 8.6 Special Requirement 27 of the PDO for Parking Structures recommends that a parking deck be wrapped in other active uses or where not feasible that the parking deck building wall or walls facing the public street shall be designed so as to resemble a building in (active) use with elements such as window indentations, brick patterns and articulated surfaces for structures in VC and VMU Districts. While the subject parking deck will be in a HD district, the aforementioned design strategies could be employed and are appropriate given the conditions requested. Staff's specific recommendation is that the parking structure final design be consistent with the design requirements of Special Requirement 27. Staff also recommends the Board discuss more options with the applicant to try to screen the proposed solar panels on the roof of the parking deck.

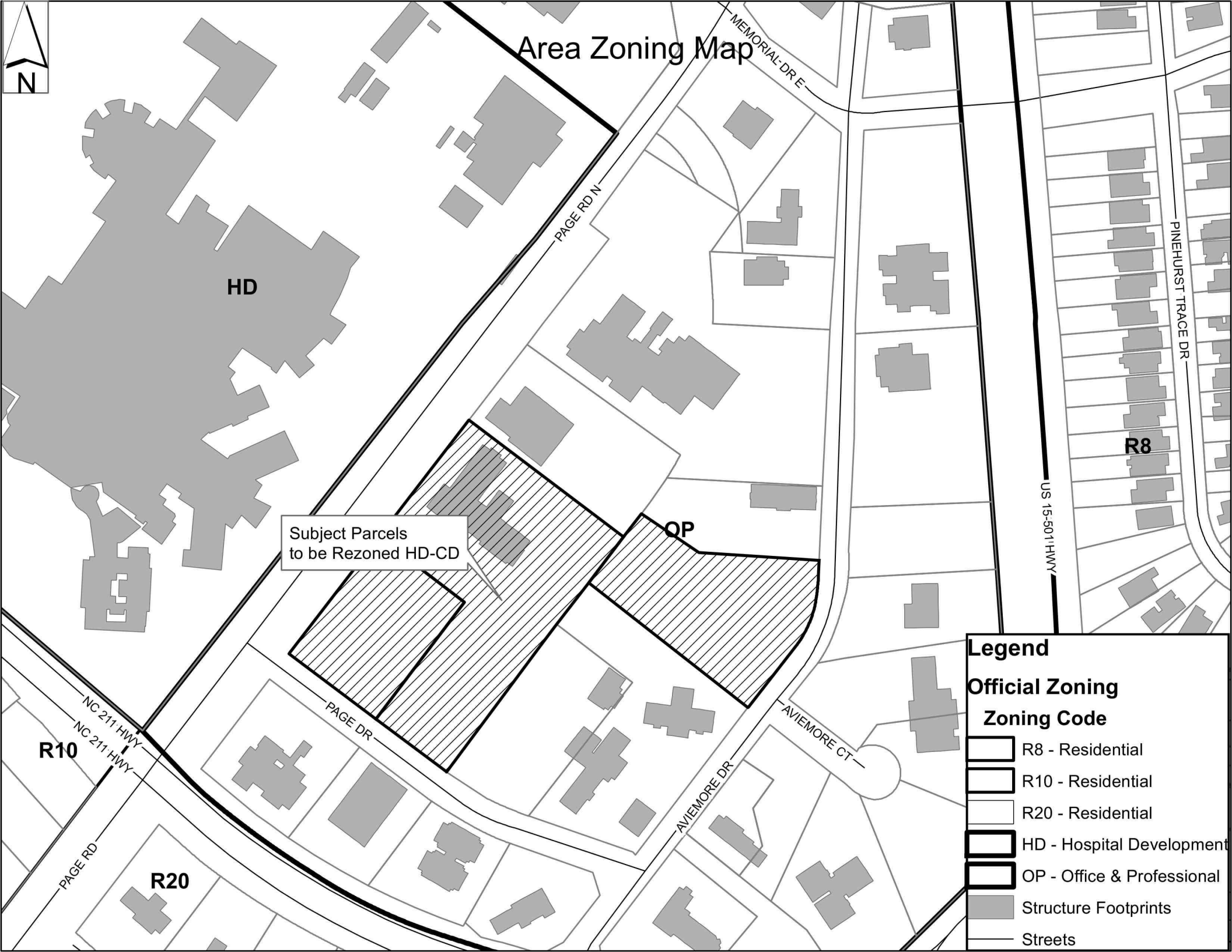
Staff Recommendation:

Planning staff recommends approval of the rezoning request for PID's #'s 00025088, 00019165 & 00022886 to HD-CD (Hospital Development Conditional District) as submitted with conditions and recommends the Board adopt the consistency statement below.

Conditions as requested by applicant				
	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Max Building Height in HD	Up to 100 feet	75 foot max height	9.2a
2	Levels for Parking Deck	4 levels	3 levels max	SR-27 of Section 8.6
3	Parking Space Ratio	.71 Space/200 sf. Building	1 Space per 200 sf. building	9.4a
4	Minimum Lot Size	6.32 Acres	15 Acre minimum lot size	9.2a
5	Rear Yard Setback	50 feet	75 feet	9.2a
6	Lot Width	260 feet	400 feet	9.2a
7	Accessory Building Placement	Front Yard	Side and Rear Yard Only	SR-108 (1)(b) of Section 8.6
8	Screening of Solar Panels	No Screening	Visibly screened or concealed by other roof or wall structures	9.1 (B)(1)
Condition as recommended by staff				
9	Final architectural design of the elevations of the parking structure be consistent with Special Requirement 27 of Section 8.6 of the Pinehurst Development Ordinance.			

Comprehensive Plan Consistency Statement:

The proposed rezoning is consistent with the recommended land use plan for the area as identified on Page 85 of the Pinehurst 2010 Comprehensive Long-Range Village Plan which identifies the subject development site as appropriate for "Business Areas" and that the proposed zoning district of HD-CD is consistent with being in a Business Area. Additionally, the proposed rezoning will help enhance quality of life for Village of Pinehurst by expanding health care services (basic needs) which is an import goal of the community as identified on Page 22 Pinehurst 2010 Comprehensive Long-Range Village Plan. The development of the parking deck will also provide needed spaces to allow other similar health care uses to develop in the area. Adding additional health care services, and supporting parking infrastructure should enhance the quality of life in the community. Therefore, this amendment is consistent with the goals of the 2010 Comprehensive Long Range Plan and achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.



Area Zoning Map

HD

R8

Subject Parcels
to be Rezoned HD-CD

OP

R10

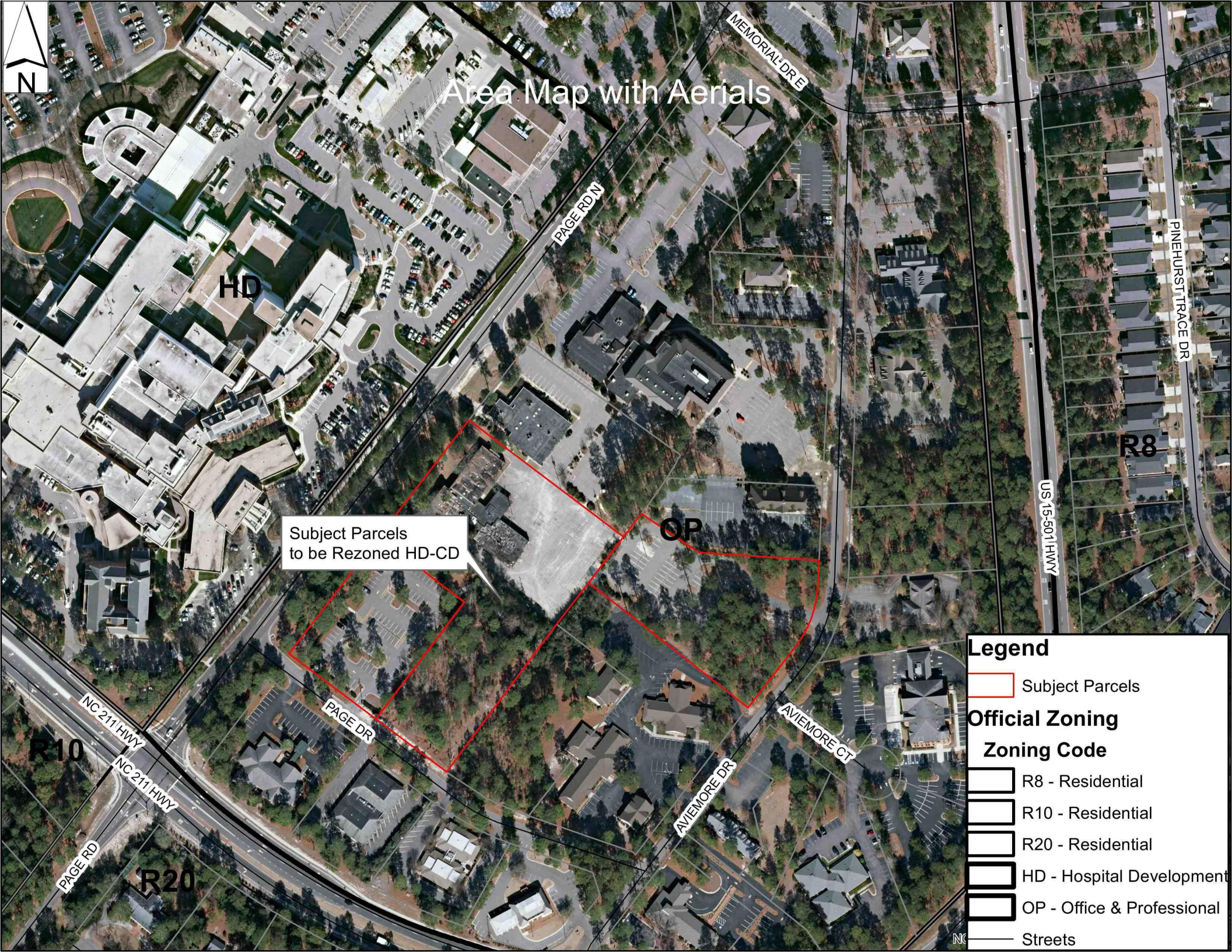
R20

Legend

Official Zoning

Zoning Code

-  R8 - Residential
-  R10 - Residential
-  R20 - Residential
-  HD - Hospital Development
-  OP - Office & Professional
-  Structure Footprints
-  Streets



Area Map with Aerials

Subject Parcels
to be Rezoned HD-CD

Legend

 Subject Parcels

Official Zoning

Zoning Code

 R8 - Residential

 R10 - Residential

 R20 - Residential

 HD - Hospital Development

 OP - Office & Professional

 Streets

**VILLAGE OF PINEHURST
VILLAGE COUNCIL
CLOSED SESSION – SEPTEMBER 24, 2019**

**395 MAGNOLIA ROAD
COUNCIL CONFERENCE ROOM
PINEHURST, NORTH CAROLINA
6:00 P.M.**

MINUTES

At the regular meeting of the Pinehurst Village Council held at 4:30 p.m., Tuesday, September 24, 2019 in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Councilmember Farrell moved to go into Closed Session pursuant to NCGS §143-318.11(a)(5)(i) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. Specifically, the Council will discuss a potential real estate transaction. The motion was seconded by Councilmember Davis and carried unanimously by a vote of 4-0.

The following people were present:

Mr. John Bouldry, Mayor Pro Tem
Ms. Judy Davis, Councilmember
Mr. Kevin Drum, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Jeffrey Sanborn, Village Manager

MAYOR PRO TEM BOULDRY CALLED THE MEETING TO ORDER.

The Village Council and Manager discussed a potential real estate transaction.

Upon a motion by Councilmember Drum, seconded by Councilmember Farrell, Council authorized the Village Manager to negotiate the final terms of a land swap with Clark Campbell, by a vote of 3-1, with Councilmember Davis voting no.

ADJOURNMENT.

Upon the conclusion of the Closed Session, Councilmember Davis moved to adjourn the Closed Session and re-enter the Regular Meeting. The motion was seconded by Councilmember Drum and carried unanimously by a vote of 4-0.

Respectfully Submitted,

Beth Dunn
Village Clerk



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Fiorillo and Village Council
From: Alex Cameron, Senior Planner
CC: Jeff Sanborn, Village Manager, Natalie Hawkins, Assistant Village Manager
Darryn Burich, Planning and Inspections Director & Beth Dunn, Village Clerk
Date: October 1, 2019
Subject: Proposed Text Amendment to the Pinehurst Development Ordinance (PDO)

Applicant:	Village of Pinehurst
PDO Section:	9.7.1.6 Signs Not Requiring a Permit
Current Text:	(G) Occupant/Street Number Signs Signs that give the name or address of the occupant of a building, mailboxes, newspaper tubes, and similar uses customarily associated with residential and non-residential structures. No development permit is required, provided that the sign complies with the following standards: (1) All dwellings and non-residential buildings shall have address numbers that are easily readable from the fronting road by a person with normal vision (corrected if necessary) and are conspicuously located as to provide good visibility from the road on which the building fronts. (2) All such signs are of contrasting color to their background material. (3) All buildings in the Local Historic District Overlay may have a one (1) square foot sign identifying the name of the structure in letters not larger than four (4) inches in height.
Proposed Text:	(G) Occupant/Street Number Signs (1) Signs that give the name or address of the occupant of a building, mailboxes, newspaper tubes, and similar uses customarily associated with residential and non-residential structures. No development permit is required. (2) All dwellings and non-residential buildings shall have address numbers posted in accordance with Section 95.018 of the Pinehurst Municipal Code. (3) All buildings in the Local Historic District Overlay may have a one (1) square foot sign identifying the name of the structure in letters not larger than four (4) inches in height.
P&Z Board Action:	Recommend approval of the text amendment as submitted.

Proposal and Background:

The Village of Pinehurst is proposing this text amendment to the Pinehurst Development Ordinance (PDO). This amendment would change section 9.7.1.6 Signs Not Requiring a Permit (G) Occupant/Street Number Signs. This amendment would change the text in the PDO to be consistent with language in the Pinehurst Municipal Code and the North Carolina Building Code. A BIRDIE team was assembled to identify ways to improve both the efficiency and effectiveness of the Fire Department's Emergency Response processes. The team met over a period of approximately seven months and delivered a report to Council at the July 23, 2019 regular meeting. The team indicated that due to the road system in and around the Village, there is even more of a critical need to have a visible posting of addresses, street names and landmark identifications of the emergency location. The team reviewed the requirements from the NC State Fire Codes, NC Building Codes, Pinehurst Development Ordinance and the Pinehurst Municipal Code and ultimately concluded that they should all be consistent with their language and requirements. An excerpt from the BIRDIE team's report is included with the application and your agenda packet labeled as "Attachment C". The attachment also has the proposed change to the Municipal Code.

Planning and Zoning Board Action:

The Planning and Zoning Board considered this request and conducted a duly advertised public hearing at their regular meeting on September 5, 2019. Planning staff presented the proposal and Fire Chief Cole was present to answer any questions or concerns of the Planning and Zoning Board. There were no concerns from the Board or anyone present at the public hearing. Planning staff and Chief Cole affirmed that these proposed changes also reflect the language in the current North Carolina Building Code.

After holding the public hearing on the proposed zoning map amendment, the Planning and Zoning Board voted to unanimously to adopt the attached statement of consistency with the 2010 Comprehensive Long Range Plan and recommend approval of the text amendment.

Review and Action by the Village Council:

A text amendment may be adopted by Village Council after Council has conducted a public hearing on the proposed amendment, at which parties interested in the proposed amendment shall have an opportunity to be heard. Before acting on any proposed amendment, the Village Council shall consider the recommendation of the Planning and Zoning Board, the report and recommendation submitted by the Village Planner and the comments made at the public hearing. Upon reviewing the information, Village Council may:

1. Adopt the proposed amendment by Ordinance.
2. Reject the proposed amendment.
3. Refer the proposed amendment back to the Planning and Zoning Board or a committee of the Village Council for further consideration.

At the time of any action to either approve or deny the proposed amendment, Village Council shall make a statement on if the proposed amendment is consistent with the Comprehensive Long Range Plan.

Staff Recommendation and Comprehensive Plan Consistency Statement:

Planning Staff recommends *approval* of the proposed text amendment and recommends Council adopt the statement of consistency with the 2010 Comprehensive Long Range Plan below.

The proposed text amendment will be in accordance with the 2010 Comprehensive Long Range Plan as a key strategic element listed on page 11 of the 2010 Comprehensive Long Range Plan is to enhance the quality of life for Pinehurst residents. Also, page 23 states that physical safety is a community contributor to people's perception of their overall quality of life in Pinehurst and the Village should continue to enhance and improve the quality of life for our residents. Therefore, the Village Council finds this amendment *is consistent* with the above mentioned goal outlined in the 2010 Comprehensive Long Range Plan. Achieving goals in accordance with the Comprehensive Plan and to help ensure public safety is considered reasonable and in the best interest of the public.

Attachments:

- Executed Planning and Zoning Board Statement of Consistency with the Comprehensive Long Range Plan
- Application for Zoning Text Amendment
- Current PDO text
- Proposed PDO text changes in redline and ~~striketrough~~ format
- Excerpt from the BIRDIE team report



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE LONG RANGE COMPREHENSIVE PLAN
SEPTEMBER 5, 2019 REGULAR MEETING**

**TEXT AMENDMENT TO THE
PINEHURST DEVELOPMENT ORDINANCE for
SECTION 9.7.1.6 Signs Not Requiring a Permit
(G) Occupant/Street Number Signs**

New Text:

**9.7.1.6 Signs Not Requiring a Permit
(G) Occupant/Street Number Signs**

- (1) Signs that give the name or address of the occupant of a building, mailboxes, newspaper tubes, and similar uses customarily associated with residential and non-residential structures. No development permit is required.**
- (2) All dwellings and non-residential buildings shall have address numbers posted in accordance with Section 95.018 of the Pinehurst Municipal Code.**
- (3) All buildings in the Local Historic District Overlay may have a one (1) square foot sign identifying the name of the structure in letters not larger than four (4) inches in height**

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed rezoning **IS** consistent with the recommended land use plan for the area as identified on Page 11 of the 2010 Comprehensive Long Range Plan which states that a key strategic element of the Plan is to enhance quality of life for Pinehurst residents. Page 23 of the 2010 Comprehensive Long Range Plan states that physical safety is a community contributor to people's perception of their overall quality of life in Pinehurst. Overall, the residents of Pinehurst reported that the quality of life in Pinehurst was good or very good but the Village should continue to enhance and improve the quality of life for our residents.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL** of the text amendment to the Pinehurst Development Ordinance.

This is the 5th day of September, 2019.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

Les Sentmane

Chair of the Planning and Zoning Board

Kelly Brown

Kelly Brown
Clerk to the Planning and Zoning Board

Cc: Darryn Burich
Alex Cameron
Kelly Brown



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF SEPTEMBER 24, 2019
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, September 24, 2019 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Mr. John Bouldry, Mayor Pro Tem
Ms. Judy Davis, Treasurer
Mr. Kevin Drum, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

Excused Absence: Ms. Nancy Roy Fiorillo, Mayor

And approximately 25 attendees, including 9 staff and 1 press.

1. Call to Order.

Mayor Pro Tem Bouldry, called the Village Council meeting to order.

2. Invocation and Pledge of Allegiance.

Invocation by Dr. Matt Stillman of Trinity Christian Fellowship.

3. Reports:

Village Manager

- Reported on the change orders he has executed for the Community Center. The sewer line had to be upgraded to a larger size, to accommodate the flow requirements, which was \$26,212. A RPZ valve had to be installed, required by the County, which was \$18,722. A couple minor changes are expected, an addition of a child sized free throw line in the gym and to add snow guards to the roof. Also, the bid for landscaping came in \$12,000 higher than expected and they are currently negotiating that price down to the budgeted price.
- The Village received letter from Moore County Board of Elections (BOE) requesting to use the Community Center for the 2020 Presidential Primary one stop voting site, from February 12th through February 29th. We have sent a letter requesting that the BOE continue to use the Fire Department as the one stop voting site, as the Community Center program rooms will be used for various programs, which would have to be canceled and generate a loss of revenue if they used this site.

Village Council

- Councilmember Drum stated he attended a TriCities meeting today.
- Councilmember Davis stated the League of Women Voters is hosting a Candidates Forum, for the upcoming Village election, on October 1st at 7:00pm and also the Pinehurst Civic Group in hosting one on October 15th, both will be held in Assembly Hall.
- Mayor Pro Tem Bouldry stated he had the pleasure of meeting with Boy Scout Troop 7.

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.

- Public Safety Reports for August, 2019.
- Approval of Draft Village Council Meeting Minutes.
 - September 10, 2019 Regular Meeting
 - September 10, 2019 Work Session
 - September 10, 2019 Closed Session

End of Consent Agenda.

Upon a motion by Councilmember Drum, seconded by Councilmember Davis, Council unanimously approved the Consent agenda by a vote of 4-0.

5. Presentation of Herman Drake Award for Solid Waste Operator of the Year by APWA.

Mike Apke, Public Services Director, introduced Chip Vanderzee, President of the American Public Works Association-NC Chapter Solid Waste Division. Mr. Vanderzee presented the 2019 Herman Drake Award, for North Carolina Solid Waste Operator of the Year, to Rodney Sutton. He noted this award has been given for the past forty years and this year 14 individuals across the State were submitted for this award. Mr. Sutton thanked everyone for their support.

6. Consider a Request from Retiring Police Captain Ray Evans to Purchase his Service Weapon.

Angie Kantor, Human Resources Director, stated that staff has received a request from Police Captain, Ray Evans, to purchase his service weapon and be awarded his badge upon his retirement. The Village's Retirement Recognitions and Gifts policy sets the price for the weapon and badge for an officer with more than 10 years of service at \$1. If Council approves this request by motion, the sale would be completed after his retirement. Ms. Kantor stated that Captain Ray Evans has already obtained the proper licenses and permits for the weapon.

Upon a motion by Councilmember Davis, seconded by Councilmember Farrell, Council unanimously approved the request for retiring Captain, Ray Evans, to purchase his service revolver and be awarded his badge upon retirement, by a vote of 4-0.

7. Presentation of the 2019 Community and Business Survey Results.

Lauren Craig, Organizational Management Director, introduced Jason Morado, Project Manager with ETC Institute who prepared and administered the Community and Business Surveys. Mr. Morado explained the Community Survey was seven pages long and was administered through mail and online to a random sample of Village residents. 716 completed surveys were received and overall residents have a very positive perception of the Village. Satisfaction ratings are among the highest in the Country with ratings above the U.S. average in 49 of 53 areas, and above the regional average in 50 of the 53 areas that were compared. Satisfaction increases were seen in areas such as winter weather responses, quality of indoor facilities, Village website and quality of adult recreation programs. Top priorities in the Community were efforts at maintaining the quality of neighborhoods, street and right-of way maintenance, and enforcement of Village codes and ordinances. Councilmember Farrell asked if we have found a common similarity to open ended questions and comments in the survey. Ms. Craig stated staff will have that completed before the retreat in December. Councilmember Davis asked if the survey question about service was used in other communities. Mr. Morado stated yes, in various ways.

Mr. Morado explained the purpose of the Business Survey was to assess the quality of Village services that are provided to Village businesses and identify ways to improve the quality of service provided. The survey was 4 pages long and was administered by mail, phone and online, 80 responses were received. The majority of business are satisfied with the level of customer service and how well the Village communicates with their business. The Village services that businesses rated as the most important were police emergency response, police patrol, and fire emergency response. The most important reasons for businesses locating in Pinehurst were safety and security, overall image of the Village, and the overall quality of life in the Village.

Councilmember Farrell asked if businesses such as FirstHealth and the Resort only received one survey, as they are 80% of the employment in Pinehurst. Mr. Morado stated that was correct, each business would have only received one survey to complete. Mayor Pro Tem Bouldry stated he was surprised that the impact of the events in the Village Center was not higher. Village Manager Jeff Sanborn stated that only 31 of the 80 respondents were in the Village core and maybe we could splice that data out to get a true sense of the impact of the events in the Village core.

8. Discuss and Consider Resolution 19-19 Adopting a Council Vacancy Appointment Policy.

Beth Dunn, Village Clerk, explained, that at the last work session, Council discussed a draft Council Vacancy Appointment Policy, to help create a process for Village Council to appoint a replacement in the event of a vacancy on Village Council. The policy outlines the same procedure used to fill a vacancy when Councilmember Farrell was appointed to Council in December of 2018.

Upon a motion by Councilmember Davis, seconded by Councilmember Drum, Council unanimously approved Resolution 19-19 adopting a Council Vacancy Appointment Policy, by a vote of 4-0.

9. Discuss and Consider Resolution Amending the Village of Pinehurst Fees and Charges Schedule - Community Center Fees.

Mark Wagner, Parks and Recreation Director, stated that he is bringing back the recommendations made at the previous work session for the Community Center fees. The only changes made since that time was an addition of a \$50 cleaning fee for the kitchen, for facility rentals, as discussed.

Upon a motion by Councilmember Drum, seconded by Councilmember Farrell, Council unanimously approved Resolution 19-20 amending the Village of Pinehurst Fees and Charges Schedule, by a vote of 4-0.

10. Other Business.

Councilmember Davis asked what the projected open date is for the Community Center. Mr. Wagner stated currently the date is between November 14th and November 20th.

11. Comments from Attendees.

- John Hoffman, Everett Rd., explained he is seeking proper enforcement of the ordinances in regards to the Community Presbyterian Church.

12. Motion to go Into Closed Session.

Upon a motion by Councilmember Farrell, seconded by Councilmember Davis, Council unanimously approved to recess the work session and enter into a closed session pursuant to NCGS §143-318.11(a)(5)(i) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. Specifically, the Council will discuss a potential real estate transaction, by a vote of 4-0.

13. Motion to Adjourn the Closed Session and Re-enter the Regular Meeting.

Upon a motion by Councilmember Davis, seconded by Councilmember Drum, Council unanimously approved to adjourn the closed session and re-enter the regular meeting by a vote of 4-0.

14. Motion to Adjourn.

Upon a motion by Councilmember Davis, seconded by Councilmember Farrell, Council unanimously approved to adjourn the regular meeting by a vote of 4-0 at 6:45 pm.

Respectfully Submitted,

Beth Dunn,
Village Clerk

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

From: webmaster@vopnc.org
To: [Beth Dunn](#)
Subject: Village of Pinehurst, NC: Volunteer Program Application
Date: Monday, November 26, 2018 2:23:24 PM

A new entry to a form/survey has been submitted.

Form Name: Volunteer Program Application
Date & Time: 11/26/2018 2:22 PM
Response #: 96
Submitter ID: 2338
IP address: 172.24.96.111
Time to complete: 26 min. , 37 sec.

Survey Details

Page 1

1. Date of Application:

11/26/2018

2. Board/Committee Interest (Check all that apply):

For information more information, please see the list of boards/committees on the [Volunteer Opportunities](#) page.

☒ Board of Adjustment/Planning and Zoning Board

☒ Neighborhood Advisory Committee

☒ Risk Management Committee

3. Contact Info

First Name: Phillip
Middle Initial: A
Last Name: Shumaker
Mailing Street Address: PO Box 4811
Physical Street Address: 2 Tandem Drive
Preferred Phone #: 3017529391
Birthday (month and day only): April 21
Email Address: shumaker.phillip@gmail.com
Pinehurst Resident Since: 2013

4. Summarize your educational background, volunteer, or work experience that would be helpful as a volunteer.

Current employment: Economic Development Partnership of North Carolina (EDPNC) - Business Retention

& Expansion for South Central NC (10 counties; 2017-Present); Prior Employment: , K2 Solutions, Inc. Marketing Manager/Business Development (2016-2017), Family-Owned/Operated Property Management (2013-2016), Active Duty U.S. Air Force (2009-2013).

Education: Master of Business Administration (MBA) - Strategy, Marketing, & Entrepreneurship - Kenan-Flagler Business School, UNC Chapel Hill (2015); Associate of Applied Science - Operational Meteorology - Community College of the Air Force (2011). Bachelor of Science - Management Information Systems/Business Management - High Point University (2006).

Volunteer: Food Bank of NC (2018); Congressional Sportsmen's Foundation (2014 - 2018); Union Pines High School, Career Management Adviser (2015); Episcopal Day School, Student Learning (2015); American Foundation for Suicide Prevention (2010-2013); Adopt-a-Highway (2009-2013).

5. **I certify that all statements made by me on this application are true and complete to the best of my knowledge. I understand that any false statement, misrepresentation, or omission may cause me to be excused from volunteer service.**

Please initial for certification. PAS

6. **STATE OF NORTH CAROLINA**

COUNTY OF MOORE

RELEASE AND ACKNOWLEDGEMENT

The undersigned ("volunteer") is an adult person of sound mind who wishes to serve the Village of Pinehurst as a volunteer.

In consideration of the Village's acceptance of the volunteer, the Village allows the volunteer to engage in volunteer activity and the volunteer does hereby acknowledge that he/she is not entitled to any Worker's Compensation benefits, medical benefits, sick leave benefits, pension benefits, or any other benefits which accrue to employees of the Village of Pinehurst and hereby releases the Village of Pinehurst from any claims for any such benefits or for any other claim arising from the activities of the volunteer for the Village of Pinehurst.

The volunteer has read this document thoroughly and there are no other agreements, oral, or written, which are inconsistent with this document.

Date 11/26/2018

Please initial for release and acknowledgement. PAS

Thank you,
Village of Pinehurst, NC

directly to this email.

WebMaster,

RESOLUTION #19-21:

A RESOLUTION REGARDING AN APPOINTMENT TO THE PINEHURST PLANNING AND ZONING BOARD AND BOARD OF ADJUSTMENT.

WHEREAS, the Village of Pinehurst has established a Planning and Zoning Board and a Board of Adjustment as required by its Development Ordinance and authorized by North Carolina General Statutes 160A-361 and 160A-388; and

WHEREAS, on the 13th day of March, 2012, the Pinehurst Village Council adopted Ordinance #12-10 to amend Chapter 31 of the Pinehurst Municipal Code to combine the Planning and Zoning Board and the Board of Adjustment; and

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

WHEREAS, Mr. Phillip Shumaker and the Village Council of Pinehurst are desirous of Mr. Shumaker serving as a member of the Board of Adjustment and the Planning and Zoning Board.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled this 8th day of October, 2019, as follows:

SECTION 1. That the following appointment is hereby made to the Board of Adjustment and the Planning and Zoning Board for the term indicated:

Mr. Shumaker is appointed as a member of the Board of Adjustment and the Planning and Zoning Board, effective November 1, 2019, said term expiring on October 31, 2022.

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

THIS RESOLUTION passed and adopted this 8th day of October, 2019.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Beth Dunn, Village Clerk

Michael J. Newman, Village Attorney



VILLAGE OF PINEHURST
APPOINTED BOARD MEMBERS

TITLE	LAST NAME	BOARD/COMMITTEE	CURRENT APPOINTMENT	TERM EXPIRATION
CYNDIE	BURNETT	BOA/P&Z	12/1/2016	11/30/2019
DAVID	KELLEY	BOA/P&Z	4/30/2017	3/31/2020
JOEL	SHRIBERG	BOA/P&Z	2/1/2018	1/31/2021
JULIA	LATHAM	BOA/P&Z	8/1/2017	7/31/2020
LEO	SANTOWASSO	BOA/P&Z	7/1/2017	6/30/2020
SONJA	ROTHSTEIN	BOA/P&Z	7/1/2019	06/30/2022
JERAMY	HOOPER	BOA/P&Z	11/1/2018	10/31/2021
PAUL	ROBERTS	BOA/P&Z	12/1/2018	11/30/2021
CHARLES	RUSSELL	BOA/P&Z	3/1/2019	UNFULFILLED



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Fiorillo and Village Council
From: Darryn Burich, Planning & Inspections Director
Cc: Jeff Sanborn, Village Manager
Natalie Hawkins, Assistant Village Manager
Date: October 1, 2019
Subject: Staff Report for the Proposed Conditional District Rezoning of 165 Page Road

Applicant:	FirstHealth of the Carolinas, Inc.
Current Zoning	OP (Office Professional Development District) is intended to provide for limited office and retail development as a spatial development between business districts and residential land uses. 6.32 acres.
Proposed Zoning:	HD-CD (Hospital Development – Conditional District) is established as a district in which the principal use of land is for hospitals, surgical centers or other health professional services and their supporting uses. This district is further intended to encourage the development of regional and community-wide providers of health care services while minimizing any adverse impacts on neighboring residential and historic areas. 6.32 acres.
P&Z Board Action:	Recommended with total of 11 conditions (7 conditions as requested by applicant and 4 conditions recommended by P&Z and agreed to by applicant at 9/5/19 meeting). One applicant originally requested condition was removed at meeting.

The applicant requests an official zoning map amendment for a conditional district zoning of three parcels of land currently zoned OP (Office Professional Development) to HD-CD (Hospital Development – Conditional District) totaling approximately 6.32 acres. The proposed use of the area includes a four-story, 120,000 square foot Outpatient Cancer Center, four-level Parking Deck and other associated off-street surface parking areas.

Included with this conditional district rezoning request are an application for a zoning map amendment, general concept plan application, project narrative, neighborhood meeting summary, trip generation, industry research data for outpatient cancer center parking, hydrant flow test, ISO calculations, Biological Assessment for Red-Cockaded Woodpecker active partition, general concept plan, elevations and material samples and correspondence from NCDOT.

Analysis:

The subject property is defined as being Moore County Parcel ID#'s 00025088, 00019165 & 00022886. The subject parcels total approximately 6.32 acres in size. The subject properties are currently located within the Village's corporate limits and border Page Road North, Page Drive and Aviemore Drive.

The surrounding properties contain only two zoning designations and land uses. The property across Page Road North is also owned by FirstHealth, is zoned HD and is the site of numerous medical clinics and offices including Moore Regional Hospital and the Reid Heart Center. The properties to the north, south and east (on the same side of Page Road North as the subject properties) are all zoned OP and include many outpatient medical clinics and offices.

A neighborhood meeting was required of the applicant prior to submitting the request. Please find the summary minutes of that meeting as reported by the applicant attached to this staff report.

Two of the parcels currently contain parking lots that front on Page Road North and Aviemore Drive. The remaining, larger parcel once contained a medical clinic/office building that was vacant for several years before being demolished last year. A recombination plat was submitted, approved and recorded with the Moore County Register of Deeds combining all three subject parcels with the main parcel across Page Road North.

A planted landscape buffer will not be required with this proposal, however, parking area landscaping will need to be provided in accordance with Section 9.5.1.4 of the Pinehurst Development Ordinance (PDO). This will need to be shown on construction drawings (if the proposal is approved) and approved prior to the issuance of site plan approval and building permits.

This site contains no floodplains or wetlands. The site does contain an active partition cluster for Red-Cockaded Woodpeckers (RCW) however, the applicant has received approval from the United States Fish and Wildlife Service (USFW). A portion of the site is located within the WS-III Watershed Protection Overlay District. Due to existing development prior to June 21, 1993, a Special Intensity Allocation will not be required for this proposal.

The proposed main entrance to the site is shown off Page Road North with a single lane ingress and dual lane egress. This access leads to both ground level parking as well as to the proposed parking deck. An access is also proposed off Page Drive and Aviemore Drive which are intended to serve the ground level parking. Page Road North is a NCDOT maintained roadway while Page Drive and Aviemore Drive are Village owned and maintained. A trip generation analysis was completed and included with this submittal and a Traffic Impact Analysis (TIA) is began the week of August 26, 2019 which results have not yet been provided.

New sidewalks are proposed along the property as well as internal sidewalks to allow for pedestrian connectivity within the site. The site also connects to a dedicated pedestrian crosswalk across Page Road North to the adjacent medical campus.

The applicant is proposing underground stormwater control measures on-site. The stormwater management devices are located on the southern and eastern side of the property. A Soil and Erosion Control Permit will be required since the total site disturbance is greater than one acre and will need to be issued by the North Carolina Department of Environmental Quality (NCDEQ).

Public water and sewer are available and will be provided by Moore County Public Utilities (MCPU). MCPU have reviewed the general concept plan and deemed it be satisfactory at the conceptual stage of review and approval with the caveat that a full model will need to be performed.

The applicant is asking for the following conditions:

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Max Building Height in HD	Up to 100 feet	75 foot max height	9.2a
2	Levels for Parking Deck	4 levels	3 levels max	SR-27 of Section 8.6
3	Parking Space Ratio	.71 Space/200 sf. Building	1 Space per 200 sf. building	9.4a
4	Minimum Lot Size	6.32 Acres	15 Acre minimum lot size	9.2a
5	Rear Yard Setback	50 feet	75 feet	9.2a
6	Lot Width	260 feet	400 feet	9.2a
7	Accessory Building Placement	Front Yard	Side and Rear Yard Only	SR-108 (1)(b) of Section 8.6
8*	Screening of Solar Panels	No Screening	Visibly screened or concealed by other roof or wall structures	9.1 (B)(1)

*Requested condition removed by applicant at P&Z meeting on 9/5/19

Comprehensive Plan Consistency:

Per Section 8.2.10 of the PDO, the HD-CD (Hospital Development Conditional District) is established as a district in which the principal use of the land is for hospitals, surgical centers or other health professional services and their supporting uses. This district is intended to encourage the development of regional and community-wide providers of health care services while minimizing any adverse impacts on neighboring residential and historic uses. The uses proposed as part of this project are consistent with the PDO.

The proposed zoning district is consistent with the recommended land use for the subject area as identified on page 85 of the Pinehurst 2010 Comprehensive Long-Range Village Plan which identifies the area as

appropriate for “Business Areas”. Business areas are defined by the 2010 Comprehensive Plan as “areas used or intended for development of business uses.” The hospital use proposed is consistent with being in a “Business Area.”

Page 22 of the Comprehensive Plan identifies that enhancing the quality of life is an important goal of the community. The proposed zoning district will help to enhance the quality of life for Pinehurst residents by expanding health care services (basic needs) through the development of a Comprehensive Cancer Center. Development of the parking deck will also provide needed spaces to allow other similar uses to develop in the broader campus area by adding additional parking capacity. Adding additional health care services, and supporting parking infrastructure should enhance or provide the ability to continue to enhance the quality of life in the community.

The parking deck as currently proposed appears to be somewhat inconsistent with some Comprehensive Plan recommendations especially as they relate to Character/Ambience starting on page 18. The Comprehensive Plan states that “We must maintain and enhance the overall character and ambience of Pinehurst in order to preserve its international reputation on quality of life.” In Business Areas, such as where the subject development is located, the Comprehensive Plan recommends screening parking from adjacent roads and maintaining strong design controls. On page 21 under Major Strategies Section C., the Plan makes the following recommendations with respect **Scale/Orientation and Buildings**.

For Scale/Orientation the Comp Plan recommends

Category	Elements Which May Contribute to Character (Encourage)	Elements Which May Detract From Character (Discourage)
Scale/Orientation	• Attractive Streetscape/Uses/Views • Pedestrian Orientation	• Unattractive streetscape/uses/views • Automobile Orientation
Buildings	• Small Scale/articulated buildings • Sloped Roofs	• Large-scale commercial buildings • Box building/flat roofs • Garages facing street

The parking deck is placed more prominently on the site than the proposed Cancer Center at a 25 foot setback from Page Road. The first image of this site, especially for southbound Page Road traffic, will be the parking deck. It is also a boxy with a flat roof design and open floor spans that makes it appear like a standard parking deck even with the use of matching materials with the principal structure.

Staff understands the reasoning for placement of the parking deck as proposed. The parking deck will provide a broader level of the parking for the hospital campus in general. Having excess parking spaces closer to the main hospital campus to the west of Page Road will provide additional parking inventory in closer proximity to other hospital related uses. Even if the deck could be pushed to the east where the surface parking lot is currently shown on the site plan, it would move potentially excess parking inventory away from the hospital areas that may most benefit by it.

With respect to parking inventory, staff is somewhat concerned about lowering the parking ratio to .71 spaces per 200 square feet versus providing 1 space per 200 square feet. The applicant has provided a study from Walker Consultants to justify the ratio reduction but Council may want more specific parking justification for this market or for the medical campus in general. Another approach would be to not approve the parking ratio condition (Condition #3) at this time, and wait to analyze actual parking utilization once the facility is constructed and stabilized.

Staff's proposed added recommendation is that the parking deck be softened in appearance as a parking deck and made to resemble more of an active use building and less as a parking deck outright. As an example, the Comprehensive Plan on page 51, in its discussion regarding parking in the Village Center states that parking decks designed for that area "Any such facility must be well-designed and screened from view in order to be compatible with the character and ambience (and historic district designation) in the Village Center area." Furthermore, Section 8.6 Special Requirement 27 of the PDO for Parking Structures recommends that a parking deck be wrapped in other active uses or where not feasible that the parking deck building wall or walls facing the public street shall be designed so as to resemble a building in (active) use with elements such as window indentations, brick patterns and articulated surfaces for structures in VC and VMU Districts. While the subject parking deck will be in a HD district, the aforementioned design strategies could be employed and are appropriate given the significant PDO related conditions requested. Staff's specific recommendation is that the parking structure final design be consistent with the design requirements of Special Requirement 27. **The Planning and Zoning Board approved a modified condition that would not "wrap" the entire structure per Special Requirement 27 but limited linear footage would be wrapped in the western part of the structure near Page Road North.**

Planning and Zoning Board Action:

The Planning and Zoning Board considered this conditional rezoning request and conducted a duly noticed and advertised public hearing on September 5, 2019. The applicant, and representatives from LKC and Walker Consultants, were present to answer questions regarding the rezoning request and associated conditions. Due to P&Z concerns raised about the condition related to not screening the proposed solar panels, the applicant asked to remove that requested condition during the meeting.

Additionally, there were several other items of concern that resulted in the applicant agreeing to additional conditions at the September 5, P&Z meeting that are being recommended for Village Council to consider. Those additional conditions include:

1. Final architectural design of the parking structure from the front building line of the Outpatient Cancer Center building along the Page Rd. side to the first bay on the north side (approximately 36 feet) be consistent with Special Requirement (SR) 27 of Section 8.6 of the Pinehurst Development Ordinance.
2. A sight distance study be completed for the Aviemore Drive area.
3. A Traffic Impact Analysis be included as part of the initial Site Plan submittal.
4. A Class 1, 10 foot wide planted buffer be added along the rear property line of the Outpatient Cancer Center building.

Following discussion, the P&Z Board voted unanimously to recommend approval of the zoning map amendment to Village Council with 7 of the 8 originally requested conditions as well as the 4 additional

conditions agreed to by the applicant at the meeting. The P&Z Board also recommended to adopt the Long Range Comprehensive Consistency Statement as detailed in this staff report.

Village Council Action:

After holding a public hearing on the proposed zoning map amendment, the Village Council may adopt the proposed conditional rezoning amendment by Ordinance or reject the proposed amendment. The Village Council may adopt the conditions as proposed by the applicant as well as those additional conditions as recommended by the Planning and Zoning Board and agreed to by the applicant at the September 5th meeting. The Village Council may choose to add conditions but those conditions must be agreed to by the applicant. Additionally, the Village Council may refer the matter back to the Planning & Zoning Board, or another committee, for additional consideration or may continue the item to a future meeting.

The Village Council must also adopt a statement of consistency with the Long Range Comprehensive Plan. Such statement could be one that the proposed amendment is or is not consistent with the Long Range Comprehensive Plan. Action resulting in approval of the amendment with adoption of a statement that the proposal is not consistent with the Long Range Comprehensive Plan is also deemed an amendment to the Long Range Comprehensive Plan.

Staff Recommendation and Comprehensive Plan Consistency Statement:

Planning staff recommends approval of the rezoning request for PID's #'s 00025088, 00019165 & 00022886 to HD-CD (Hospital Development Conditional District) as submitted with conditions and recommends the Village Council adopt the consistency statement below.

Recommended Conditions				
As requested by applicant				
	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Max Building Height in HD	Up to 100 feet	75 foot max height	9.2a
2	Levels for Parking Deck	4 levels	3 levels max	SR-27 of Section 8.6
3	Parking Space Ratio	.71 Space/200 sf. Building	1 Space per 200 sf. building	9.4a
4	Minimum Lot Size	6.32 Acres	15 Acre minimum lot size	9.2a
5	Rear Yard Setback	50 feet	75 feet	9.2a
6	Lot Width	260 feet	400 feet	9.2a
7	Accessory Building Placement	Front Yard	Side and Rear Yard Only	SR-108 (1)(b) of Section 8.6
Conditions as recommended by staff and the Planning & Zoning Board				
8	Final architectural design of the elevations of the parking structure be consistent with Special Requirement 27 of Section 8.6 of the Pinehurst Development Ordinance.			
9	A sight distance study be completed for the Avimore Drive area.			
10	A Traffic Impact Analysis be included as part of the initial Site Plan submittal.			
11	A Class 1, 10 foot wide planted buffer be added along the rear property line of the Outpatient Cancer Center building.			

Comprehensive Plan Consistency Statement:

The proposed rezoning is consistent with the recommended land use plan for the area as identified on Page 85 of the Pinehurst 2010 Comprehensive Long-Range Village Plan which identifies the subject development site as appropriate for “Business Areas” and that the proposed zoning district of HD-CD is consistent with being in a Business Area. Additionally, the proposed rezoning will help enhance quality of life for Village of Pinehurst by expanding health care services (basic needs) which is an import goal of the community as identified on Page 22 of the Pinehurst 2010 Comprehensive Long-Range Village Plan. The development of the parking deck will also provide needed spaces to allow other similar health care uses to develop in the hospital campus. Adding additional health care services, and supporting parking infrastructure should enhance the quality of life in the community. Therefore, this amendment is consistent with the goals of the 2010 Comprehensive Long Range Plan and achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.



FirstHealth Proposed Rezone



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy.

The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.

Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
 F:\My Documents\Working\Projects\FirstHealth_SitePlan\FirstHealth_Area_Zoning_8.5x11_Landscape.mxd
 10/1/2019





Subject Parcels

FirstHealth Proposed Rezone

0 62.5 125 250 375 500 Feet



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy.

The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). F:\My Documents\Working\Projects\FirstHealth_SitePlan\FirstHealth_Aerial_8_5x11_Landscape.mxd 10/1/2019



 Subject Parcels

FirstHealth Proposed Rezone

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy.

The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

F:\My Documents\Working\Projects\FirstHealth_SitePlan\FirstHealth_Site_Plan_8_5x11_Landscape.mxd
10/1/2019

0 62.5 125 250 375 500 Feet



ORDINANCE #19-20:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF THREE CURRENT PARCELS OF LAND CONSISTING OF APPROXIMATELY 6.32 ACRES FURTHER IDENTIFIED AS MOORE COUNTY PID 00025088, 00019165 & 00022886.

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

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

WHEREAS, a public hearing was held at 4:30 p.m. on October 8, 2019 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of approximately 6.32 acres and further identified as Moore County PID #'s 00025088, 00019165 & 00022886, from OP (Office Professional Development District) to HD-CD (Hospital Development District – Conditional District), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the Planning and Zoning Board has recommended the zoning map be amended and the general concept plan be approved; and

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

- 1) The maximum building height be allowed to be 100 feet.
- 2) Parking deck have a maximum of 4 levels.
- 3) Parking for the Outpatient Cancer Center be provided at .71 spaces per 200 square feet.
- 4) Minimum lot size be reduced to 6.32 acres.
- 5) Rear yard setback of fifty (50) feet.
- 6) Lot width of two-hundred sixty (260) feet.
- 7) Allow accessory building in front yard.
- 8) Final architectural design of the parking structure from the front building line of the Outpatient Cancer Center building along the Page Road side to the first bay on the north side (approximately 36 feet) be consistent with Special Requirement (SR) 27 of Section 8.6 of the Pinehurst Development Ordinance.
- 9) A sight distance study be completed for the Aviemore Drive area.
- 10) Traffic impact analysis to be submitted with site plan submittal.
- 11) A Class 1, 10 foot wide planted buffer be added along the rear property line of the Outpatient Cancer Center building.

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 8th day of October, 2019 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by rezoning of approximately 6.32 acres and further identified as Moore County PID #'s 00025088, 00019165 & 00022886, from OP (Office Professional Development District) to HD-CD (Hospital Development District – Conditional District).

SECTION 2. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 8th day of October, 2019.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Beth Dunn, Village Clerk

Michael J. Newman, Village Attorney



***FY 2019
State of the Village
Report Presentation***

FY 2019 State of the Village Report Presentation Village Council



Mayor Pro Tem John Bouldry, Councilmember Treasurer Judy Davis, Mayor Nancy Fiorillo, Councilmember Kevin Drum, Councilmember Jack Farrell (From left to right)

FY 2019 State of the Village Report Presentation

Message from the Office of the Village Manager



This year, the Village successfully accomplished several key objectives set forth by the Village Council and overall we exceeded our FY 2019 goals. We establish annual goals and objectives to ensure we achieve the Village Mission to “Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.” This year, 98% of residents and 100% of businesses rate the overall quality of life in the Village as excellent or good.

Using the Baldrige Performance Excellence Framework, we have successfully created a culture of continuous improvement at the Village. Each year we undertake multiple initiatives aimed to enhance resident and business satisfaction levels as measured in our annual surveys.

This year, we focused on seven initiative action plans and our residents and businesses continue to indicate high satisfaction levels with the vast majority of Village services. Since adopting the Baldrige Framework in 2013, the Village has seen improved resident satisfaction in 73% of our service areas and we currently exceed the national averages in 49 out of 53 service areas. We have also achieved the highest annual satisfaction ratings in the nation in 12 different service areas over the last seven years in our benchmark group.

We are extremely proud of our staff’s accomplishments and efforts to continuously improve the efficiency and effectiveness of Village services to promote, enhance, and sustain the quality of life for our customers.



Jeff Sanborn
Village Manager



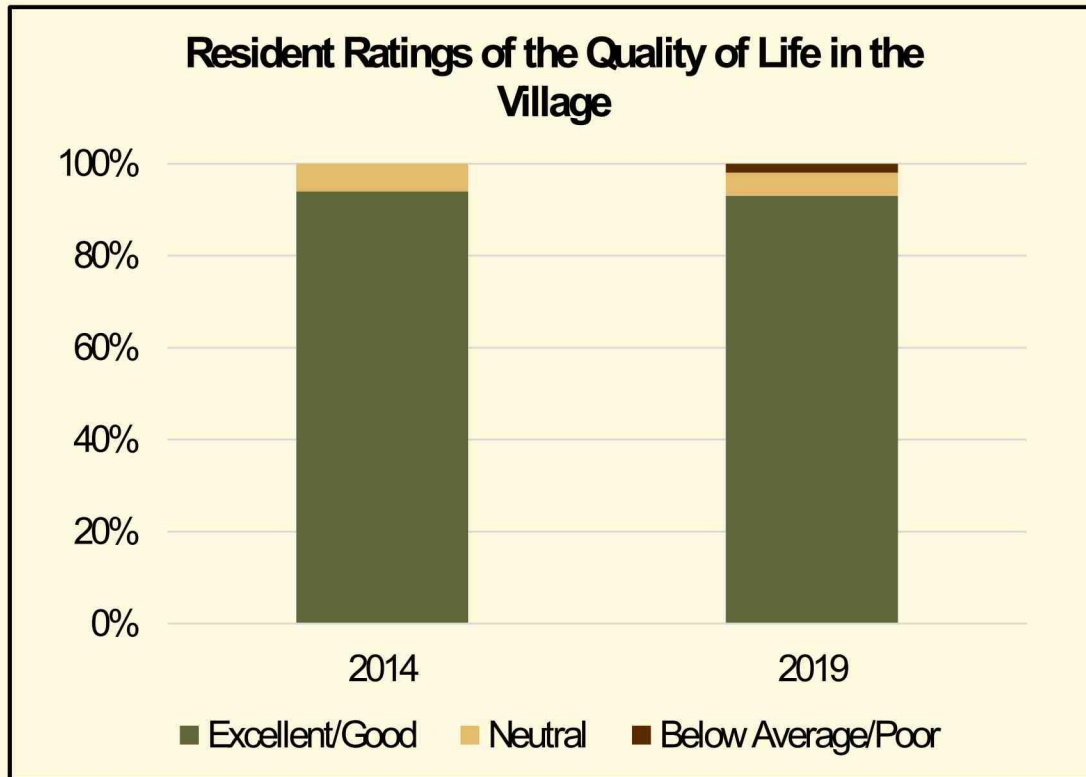
Natalie Dean Hawkins
Assistant Village Manager



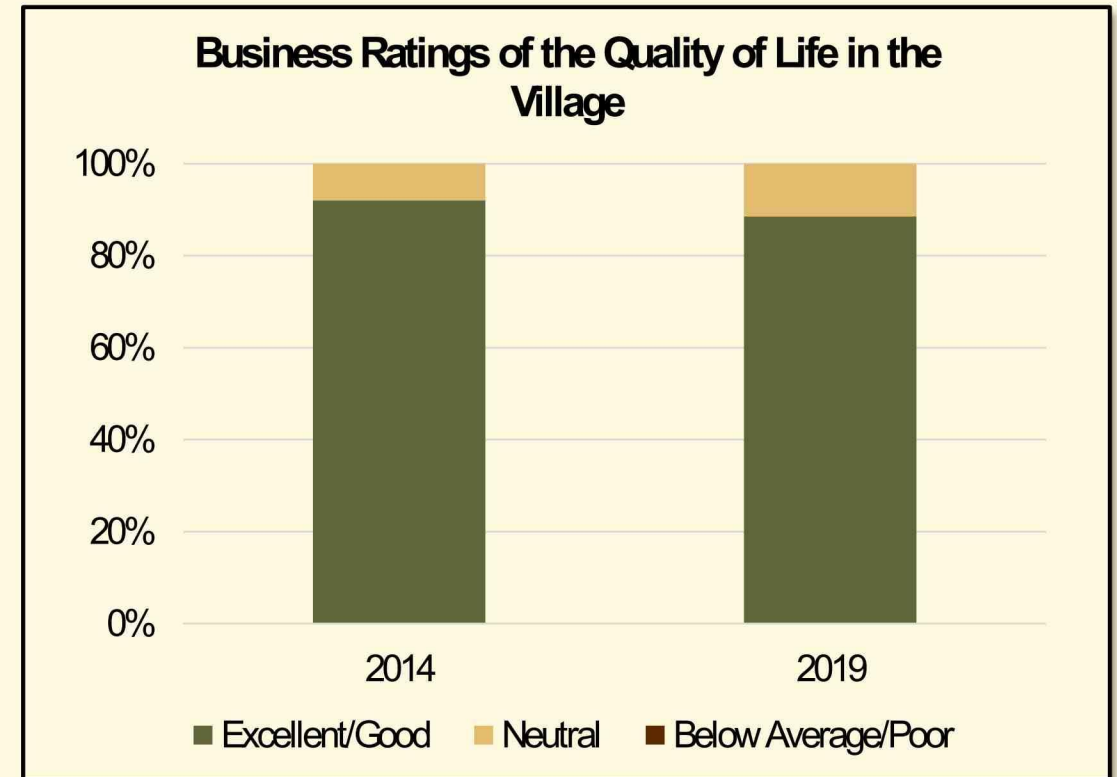
Jeff Batton
Assistant Village Manager

FY 2019 State of the Village Report Presentation

Quality of Life



98% of residents rate the quality of life in the Village as good or excellent



100% of businesses are satisfied with the quality of life in the Village

FY 2019 State of the Village Report Presentation

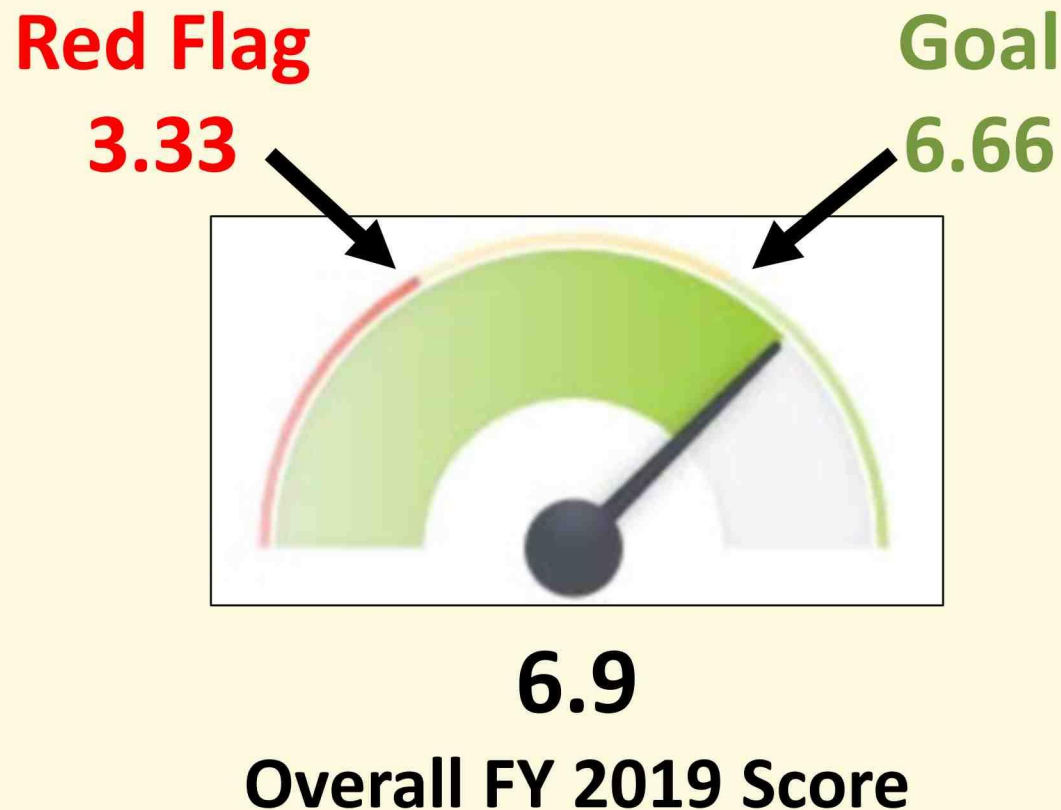
National High Satisfaction Ratings Achieved



Since 2012, the Village has achieved the highest annual satisfaction rating in the United States for twelve different areas in our benchmark group

Highest National Satisfaction Rating Service Area	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Village efforts to prevent crime	92%			93%	93%	92%	91%	91%
Maintenance of major streets in the village	88%	89%	91%	92%	91%		90%	
Curbside recycling services	92%		92%	92%		94%	96%	
Residential trash collection services		94%	96%				96%	
Overall effectiveness of Village communications			88%					
Feeling of safety in your neighborhood during the day				99%				
Overall image of the Village					95%	95%		
The Village as a place to retire					94%		94%	
Yard waste					89%	90%	91%	
Number of parks in your community						90%		
Effectiveness of Village Manager & appointed staff							68%	
Landscaping in medians and other public areas								90%

Overall, in FY 2019, the Village exceeded the goals set forth by the Village Council on the FY 2019 Balanced Scorecard





Balanced Scorecard Results by Goal



Noticeable improvement in FY 2019

Customer Focus

FY 2019 State of the Village Report Presentation

Safeguard the Community



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
% of residents whose overall feeling of safety in the Village is good or excellent	100%	100%	99%	95%
% of residents satisfied with how quickly fire personnel respond to emergencies	100%	100%	99%	95%
% of residents satisfied with the enforcement of local traffic laws	91%	88%	86%	90%

The Police Department began the accreditation process through the Commission on Accreditation for Law Enforcement Agencies (CALEA) by updating policies, procedures, physical rooms, and equipment at the station to meet required standards. The department has prioritized crime investigations and prevention, clearing 97% of the incidents that occurred in FY 2019.

The Fire Department has focused efforts on reaction and response times in FY 2019. The department reported achieving a reaction time of 90 seconds or less 85% of the time and an inter-departmental process improvement team evaluated the emergency response process to determine way to improve response time.



FY 2019 State of the Village Report Presentation

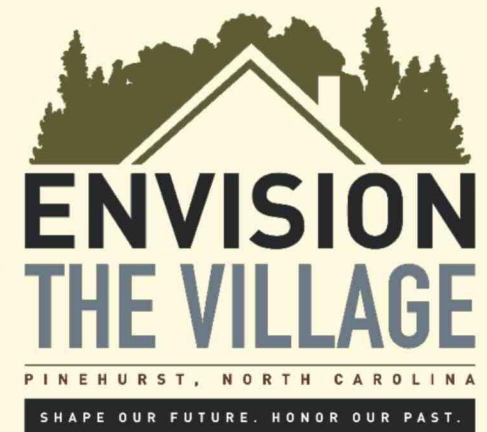
Ensure an Attractive Residential Community



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
% of residents who rate the overall appearance of the Village as good or excellent	99%	99%	98%	95%
% of residents satisfied with the enforcement of codes and ordinances	84%	85%	84%	85%
% of residents satisfied with Village efforts to maintain the quality of neighborhoods	87%	88%	84%	90%

The Village focused on an Initiative Action Plan to update the Long-Range Comprehensive Plan, which kicked off in June 2018. Adoption of the Plan is anticipated for fall 2019.

The Planning and Inspections Department issued 122 new single-family residential permits and investigated over 1,000 code violations, 94% which were resolved within 45 days. Of the 7,008 building inspections completed, 100% were completed within one business day in FY 2019.



FY 2019 State of the Village Report Presentation

Ensure a Thriving Business Community



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
1st floor occupancy rate in the Village Center	95%	88%	85%	90%
% of businesses likely to recommend the Village as a business location	95%	88%	93%	90%



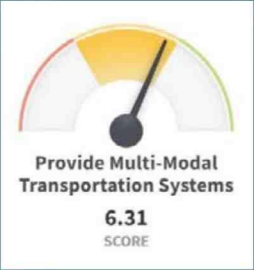
Non-residential development saw another strong year with 29 non-residential permits issued at a value of \$14,758,871.

In this year's business survey, 97% were satisfied with the overall image of the Village; compared to two years ago, 88% described the overall business atmosphere in the Village today as either better or no change but good; and 88% indicated they were satisfied with the Village's efforts to support business growth and development.



FY 2019 State of the Village Report Presentation

Provide Multi-Modal Transportation Systems



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
% of residents satisfied with the availability of walkways	71%	72%	70%	70%
% of residents satisfied with availability of greenway / walking trails	95%	93%	94%	90%
% of residents satisfied with the adequacy of street lighting	72%	71%	75%	70%
% of residents satisfied with street and right of way maintenance	84%	88%	85%	90%



Maintaining high quality streets is a top objective each year in the Village of Pinehurst. In FY 2019, 85% of residents indicated satisfaction with street and right-of-way maintenance. In FY 2019, 3.89 miles of Village roadways were resurfaced or sealed out of the 107 centerline miles of roads.



The Village set the national high satisfaction rating in our benchmark group in FY 2019 with 90% of residents satisfied with landscaping in medians and other public areas.



FY 2019 State of the Village Report Presentation

Protect the Environment



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
% of residents satisfied with solid waste services	96%	98%	92%	95%
% of refuse diverted from the landfill	34%	34%	27%	35%

The Village recognizes the importance of providing timely and accurate services for households participating in solid waste collection. Over the last year, the Public Services Department reported 100% of solid waste routes were completed on schedule. With the use of the MY VOP app, staff responded to 0.61 solid waste complaints per 1,000 collection points for the fiscal year and 99% of the complaints were addressed on time, providing outstanding and timely service.



FY 2019 State of the Village Report Presentation

Maintain an Active, Healthy Community



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
% of residents satisfied with P&R programs	98%	97%	98%	95%
% of residents satisfied with Village sponsored cultural arts events	98%	94%	93%	95%

The Recreation and Cultural Facilities Initiative Action Plan made significant progress throughout the year, including replacement of playground equipment and surfacing at Rassie Wicker Park and construction of the new Cannon Park Community Center located at the corner of Highway 211 and Rattlesnake Trail.

Recreation programs saw another very successful year with 92% of residents satisfied with the quality of youth recreation programs and 93% satisfied with the quality of adult recreation programs. Over the last year, the department served 4,343 participants in athletic and recreation programs.



Internal Focus

FY 2019 State of the Village Report Presentation

Professionally Manage a High Performing Organization



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
% of residents satisfied with Village communications	94%	96%	93%	95%
% of residents satisfied with the level of public involvement in local decisions	79%	87%	85%	85%
Full-time equivalents per million \$ of revenue	7.62	7.65	7.31	8
% of residents satisfied with the value received for taxes paid	94%	92%	90%	90%

To increase transparency, the Village launched online performance dashboards to show real-time performance data for key performance indicators throughout the year. In addition, new permitting and inspections software launched in FY 2019, a recommendation of the process improvement team. This new web-based solution tracks and manages land use and development activities. The Village also continued its journey using the Baldrige Excellence Framework and began efforts to complete an application for the National Malcolm Baldrige Quality Award in FY 2020.



Workforce Focus

FY 2019 State of the Village Report Presentation

Attract & Retain an Engaged Workforce



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
% of employees who agree that overall they like their job	97%	98%	97%	95%
% of volunteers satisfied with the volunteer experience	100%	98%	100%	95%

This year, the Village continued working on a Workforce Learning and Development initiative. The initiative's goal is to develop workforce skills and abilities through a new Learning and Development System and incorporate this system into the succession planning process.

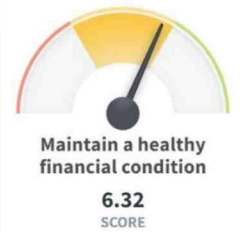
Vacancies filled with internal candidates can be an indicator of successfully developing the workforce. This year, 36% of vacancies were filled with internal candidates, exceeding the goal of 35%. Also, 93% of employees agreed they are offered training to enhance their skills and 98% were satisfied with the internal training program offered to employees.



Financial Focus

FY 2019 State of the Village Report Presentation

Maintain a Healthy Financial Condition



Key Performance Indicators	FY 2017	FY 2018	FY 2019	FY 2019 Goal
Unassigned General Fund (GF) balance as a % of actual expenditures	43%	25%	29%	30%
Capital Asset Condition Ratio	45%	45%	42%	50%

The Village continues to maintain a healthy financial condition year after year through diligent financial oversight. For the 26th consecutive year, we received the GFOA Certificate of Achievement for Excellence in Financial Reporting and for the 12th consecutive year we received the GFOA Distinguished Budget Award.

All Village departments and divisions contribute significantly to the goal of maintaining a healthy financial condition. The Harness Track and Fair Barn contribute with facility utilization; Buildings and Grounds, Fleet Maintenance, and Information Technology when maintaining capital assets; and other departments with recovering service costs through fees and consistent financial management.



FY 2019 State of the Village Report Presentation

Conclusion



The Village is a ***High Performing Organization***, as demonstrated by:

- ✓ 98% of residents and 100% of businesses indicate the quality of life as good or excellent
- ✓ 90% of residents are satisfied with the value received for taxes paid
- ✓ We have achieved the highest national satisfaction ratings of our benchmark group in 12 areas in the last 7 years- 2 areas in FY 2019 alone
- ✓ We exceed 49 of 53 US average satisfaction ratings
- ✓ Resident satisfaction ratings have improved in 73% of our service areas since 2013
- ✓ Our workforce indicates high levels of engagement
- ✓ We are in excellent financial condition

We are a ***High Performing Organization*** because we have adopted the Baldrige Performance Excellence Framework and have embedded a culture of continuous improvement to better serve residents, businesses, and visitors.



For more information, please contact:

Lauren Craig, Organizational Performance Director

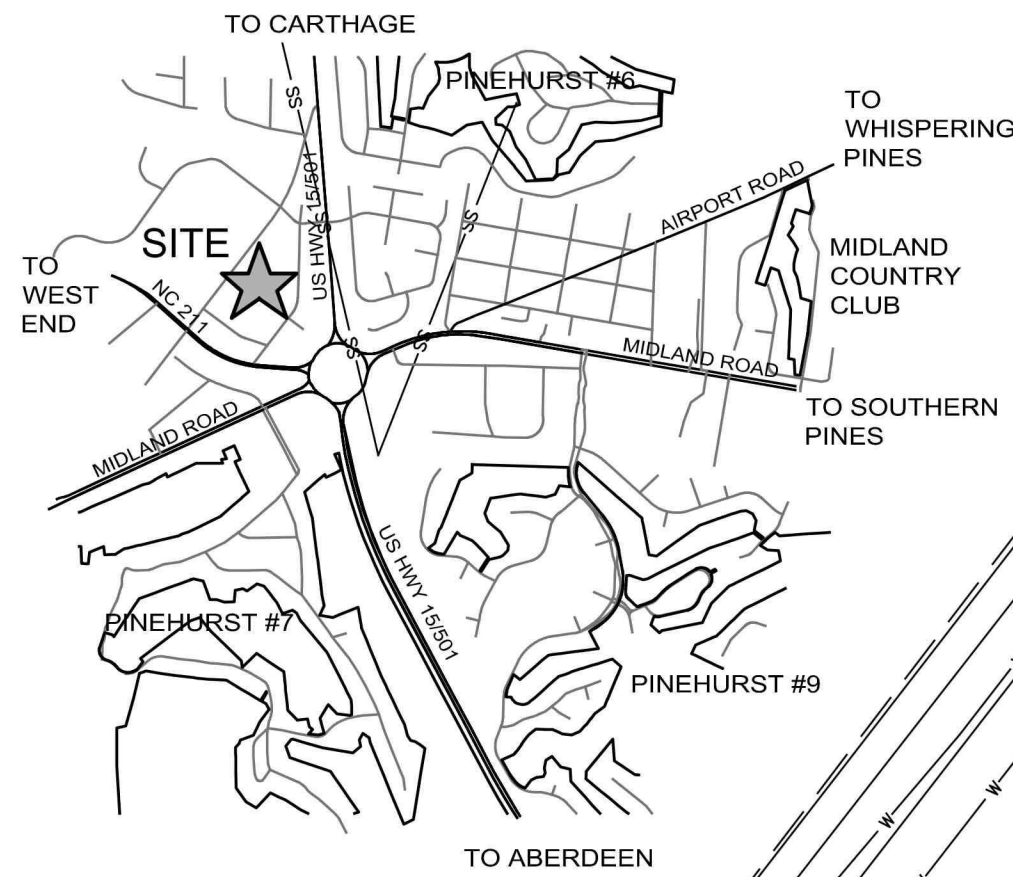
lcraig@vopnc.org

910-295-1900 ext. 1104

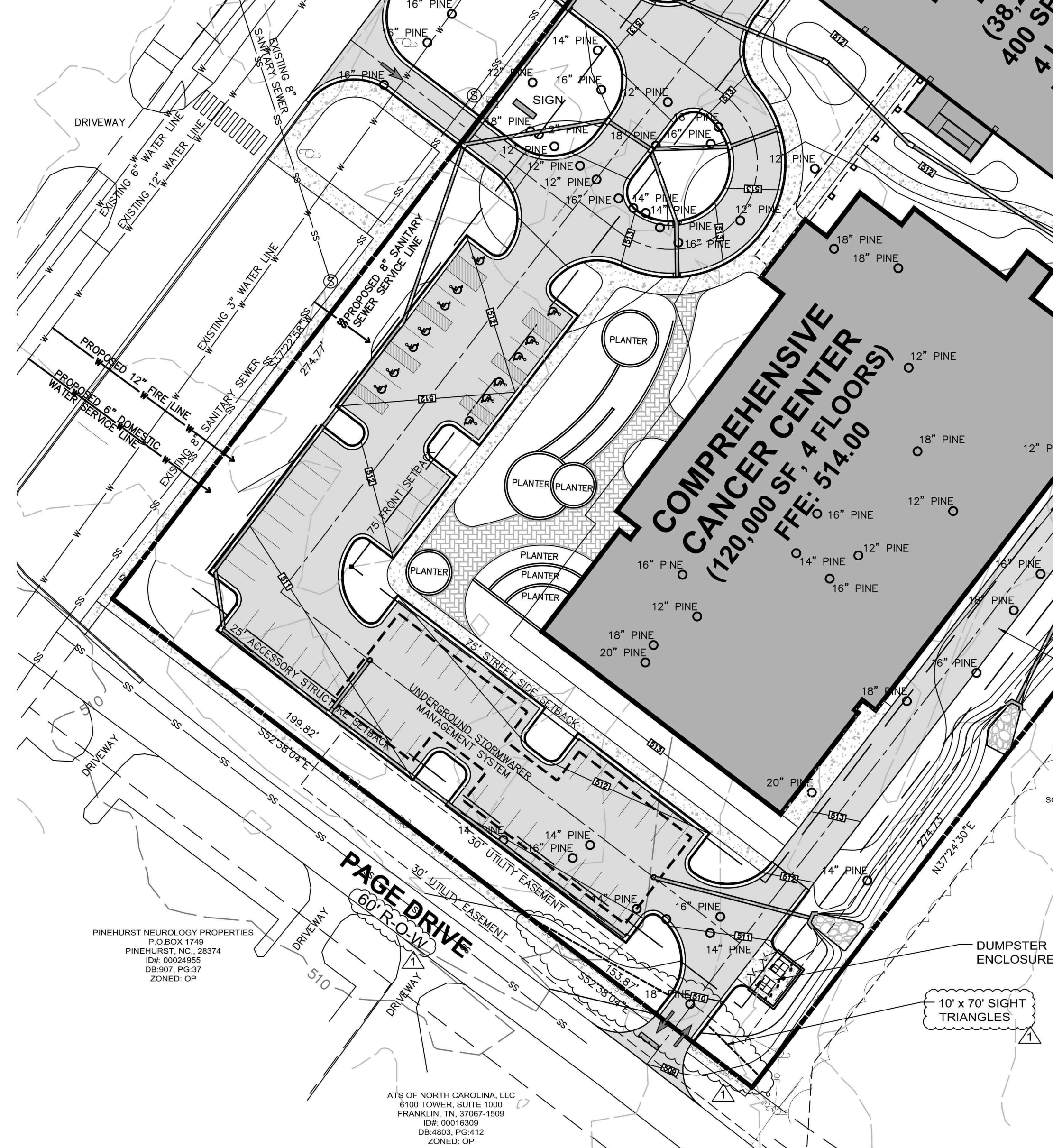
395 Magnolia Road
Pinehurst, NC 28374

www.vopnc.org

VICINITY MAP: NOT TO SCALE



FIRST HEALTH OF THE CAROLINAS, INC.
BOX 3000
PINEHURST, NC, 28374
DB: 00023475
ZONED: HD



ATS OF NORTH CAROLINA, LLC
6100 TOWER, SUITE 1000
FRANKLIN, TN, 37067-1509
DB: 00016309
DB: 4603, PG: 412
ZONED: OP

FRANCIS T. MASER
P.O. BOX 1133
SOUTHERN PINES, NC, 28388
DB: 0002887
DB: 1817, PG: 7
ZONED: OP

WHEEL-STOP
TYP. FOR ALL PARKING,
(EXCLUDING PARKING
DECK)

L=20.62'
R=361.81'
Ch=20.62'
CB=N39°09'45"E

NOTES:

- PROJECT BOUNDARY SURVEY, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY JEFF GREEN, PLS. AND FROM RECOMBINATION SURVEY PREPARED BY EMMETT S. RAYNOR, PLS AND GIS DATA.
- EXISTING TREES SHOWN ARE ALL 12" DBH OR LARGER AND CONSIDERED SPECIMEN TREES. IT IS EXPECTED THAT ALL TREES WITHIN THE PROPERTY BOUNDARY WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT.
- PROJECT SIGNAGE TO BE DESIGNED AND PERMITTED UNDER SEPARATE PERMIT.
- STREET TREES AND LANDSCAPING TO BE PROVIDED PER VILLAGE DEVELOPMENT ORDINANCE.
- STORMWATER MANAGEMENT SHALL USE BEST MANAGEMENT PRACTICES TO CONFORM TO VILLAGE REQUIREMENTS.
- THERE ARE NO PROPOSED ROAD IMPROVEMENTS FOR PAGE AND AVIMORE ROADS AT THIS TIME. ANY IMPROVEMENTS TO ROADS WILL BE PER NCDOT AND/OR VILLAGE OF PINEHURST REQUIREMENTS AFTER REVIEW OF TIA.
- AT 3.55 SPACES / 1,000 SF BLDG. (71 / 200 SF BLDG.) THERE WOULD BE 426 SPACES REQUIRED FOR THIS PROJECT. 637 SPACES ARE PROPOSED TO PROVIDE ADDITIONAL PARKING TO THE FIRSTHEALTH CAMPUS.
- PARKING SPACES AND DRIVE AISLES SHALL BE DESIGNED PER VILLAGE OF PINEHURST ENGINEERING STANDARDS MANUAL REQUIREMENTS.
- IT IS ANTICIPATED THAT THE PARKING DECK WILL BE CONSTRUCTED FIRST FOLLOWED BY THE CANCER CENTER.

DEVELOPMENT CONDITIONS:

- MAXIMUM BUILDING HEIGHT OF 75' FOR HD ZONED PROPERTY TO BE INCREASED TO 100'.
- PARKING DECK MAXIMUM OF 3 LEVELS FOR HD ZONED PROPERTY TO BE INCREASED TO 4 LEVELS.
- PARKING SPACE REQUIREMENT OF 1 SPACE / 200 SF BLDG. TO BE REDUCED TO .71 SPACE / 200 SF BLDG.
- MINIMUM LOT SIZE OF 15 ACRES FOR HD ZONED PROPERTY TO BE REDUCED TO 6.32 ACRES.
- MINIMUM REAR SETBACK, OF 75' FOR HD ZONED PROPERTY TO BE REDUCED TO 50'.
- MINIMUM LOT WIDTH AT SETBACK OF 400' FOR HD ZONED PROPERTY TO BE REDUCED TO 260'.
- THE ACCESSORY BUILDING LOCATED WITHIN THE BUILDING ENVELOPE SETBACKS FOR ACCESSORY STRUCTURES TO BE ALLOWED IN THE FRONT YARD. DEVELOPMENT ORDINANCE CURRENTLY PERMITS REAR OR SIDE YARD ONLY.

DEVELOPMENT DATA:

EXISTING CONDITIONS:

OWNER: FIRST HEALTH OF THE CAROLINAS, INC.
P.O. BOX 3000
PINEHURST, NC, 28374
PARCEL ID #: 2019001147
DEED BOOK: 17, PAGE: 989
ZONING(CURRENT): OP (OFFICE PROFESSIONAL)
AREA: 6.32 ACRES
EXISTING STRUCTURES: NONE
EXISTING IMPERVIOUS SURFACE: 115, 49Ssf (2.65 ac.)
100 YR FLOODPLAIN: SITE IS NOT WITHIN 100 YR FLOODPLAIN, ZONE X
MAP #: 3710856200J, PANEL 8562
RIVER BASIN: CAPE FEAR
SUB-BASIN: WS-III-BW NICK'S CREEK

PROPOSED DEVELOPMENT CONDITIONS:

ZONING (PROPOSED): HD-CD
OVERLAY DISTRICTS: NONE
HIGHWAY CORRIDOR BUFFER: NONE
RESIDENTIAL BUFFER: NONE
US FISH & WILDLIFE: SITE IS WITHIN RED COCKADED WOODPECKER INACTIVE CLUSTER S0P1 095
NO KNOWN CAVITY TREES EXIST ON SITE

PROPOSED USE: CANCER MEDICAL CENTER AND PARKING DECK

PROPERTY DIMENSIONAL REQUIREMENTS & SETBACKS: (USE HD ZONING DISTRICT REQUIREMENTS)
MIN. LOT SIZE: 6.32 ac. (CONDITION), CURRENT DEVELOPMENT ORDINANCE MIN. LOT SIZE IS 15 ac.
MIN LOT WIDTH: 100'
FRONT: 75'
SIDE: 50'
SIDE STREET: 75'
REAR: 50' (CONDITION), CURRENT DEVELOPMENT ORDINANCE REAR SETBACK IS 75'
MAX. BLDG. HT: 100' (CONDITION), CURRENT DEVELOPMENT ORDINANCE MAX. HEIGHT IS 75'
MAX. IMPERVIOUS SURFACE: 70% (4.42 ac.)

PROPOSED BUILDINGS: 1 BUILDING, 120,000sf TOTAL, 4 FLOORS (34,910sf BLDG FOOTPRINT)
1 PARKING DECK (400 SPACES), 4 LEVELS (38,282 sf STRUCTURE FOOTPRINT), APPROX. 40' HEIGHT
PARKING REQUIRED: 426 SPACES (CONDITION - BASED ON 3.55 SPACES / 1,000sf BLDG. OR .71 SPACE / 200sf BLDG.)
(600 SPACES REQUIRED PER DEVELOPMENT ORDINANCE, BASED ON MEDICAL CLINIC @ 1 SPACE / 200sf BLDG.)
PARKING PROVIDED: 637 SPACES (624 STANDARD & 13 HANDICAP)
HANDICAP PARKING REQUIRED: 13
HANDICAP PARKING PROVIDED: 13
PROPOSED IMPERVIOUS SURFACE: 68% (4.27 ac.)(186,135sf)
MAXIMUM IMPERVIOUS ALLOWED: 70% (4.42 ac.)(192,709sf)
OPEN SPACE REQUIRED : NONE

UTILITIES:
SITE IS ADJACENT TO EXISTING PUBLIC WATER AND SANITARY SEWER UTILITIES.
NO NEW EXTENSIONS OF PUBLIC WATER AND SANITARY SEWER MAINS ARE EXPECTED FOR THIS PROJECT AND ONLY SERVICE TAPS ARE BEING PROPOSED AT PAGE ROAD NORTH.

LINEAR FOOTAGE PUBLIC ROAD IMPROVEMENTS: 0 If
LINEAR FOOTAGE OF PROPOSED INTERNAL DRIVES: 2,485 If

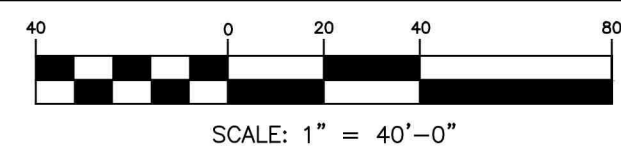
FRANCIS TURNER MASER
P.O. BOX 1133
SOUTHERN PINES, NC, 28388
DB: 0002885
DB: 658, PG: 348
ZONED: OP

GLEN D. & DIANE SUBIN
25 McCASKILL ROAD
PINEHURST, NC, 28374-9029
DB: 00024962
DB: 71020, PG: 200
ZONED: OP

GLEN D. & DIANE SUBIN
25 McCASKILL ROAD
PINEHURST, NC, 28374-9029
DB: 00022988
DB: 765, PG: 202
ZONED: OP

SOUTHERN NATIONAL BANK OF NC
P.O. BOX 167
WINSTON SALEM, NC, 27102-1290
DB: 00022969
DB: 887, PG: 384
ZONED: OP

BMA PARTNERS
P.O. BOX 157
PINEHURST, NC, 28370-0157
DB: 00010800
DB: 850, PG: 295
ZONED: OP



REVISIONS			
SYM.	DESCRIPTION	DATE	BY
1	PER TRC ADDITIONAL COMMENTS	9-4-19	



PRELIMINARY – DO NOT USE FOR CONSTRUCTION

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

Engineering
Landscape Architecture
Surveying

LKC

GENERAL
CONCEPT PLAN

OUTPATIENT CANCER
CENTER and PARKING DECK
FOR
FIRST HEALTH of the CAROLINAS
PINEHURST, NORTH CAROLINA

DATE: JULY, 2019
DESIGNED: LS
DRAWN: LS
CHECKED: PP
NO.

L-01



Public Hearing No. 2

I. Official Zoning Map Amendment for three parcels

- 00025088, 00019165, 00022886 (6.32 acres)
- Applicant/Owner is First Health of the Carolinas

- Current Zoning OP (Office Professional Development District)
- Proposed Zoning HD-CD (Hospital Development District – Conditional District)

- Public Hearing held by P&Z on September 5, 2019
 - Recommended approval with conditions
- Meetings were duly posted, adjacent owners notified, and hearing published.





Included with the rezoning application:

- Application for a zoning map amendment
- General concept plan application
- Project narrative w/ concept plan, elevations, material samples
- Neighborhood meeting summary
- Trip generation
- Industry research data for outpatient cancer center parking
- Hydrant flow test, ISO calculations, Biological Assessment for Red-Cockaded Woodpecker active partition
- Correspondence from NCDOT.





Wedge of Pinehurst, Inc. understands that the data contained herein is subject to modification and is not intended to be a guarantee. The data is provided to you "as is" with no warranty, representation or guarantee. It is the responsibility of the user of this data to be aware of the data's limitations and to verify the data's accuracy. Any use of this data is strictly prohibited in accordance with North Carolina General Statutes 133-6. Data is based on North Carolina State Plane Coordinate System NAD83 (ft). File: D:\Documents\Working\Proposed\FirstHealth_Rezone\FirstHealth_Area_Zoning_N_2017_Landscape.mxd 6/15/2017

FirstHealth Proposed Rezone

0 62.5 125 250 375 500 Feet





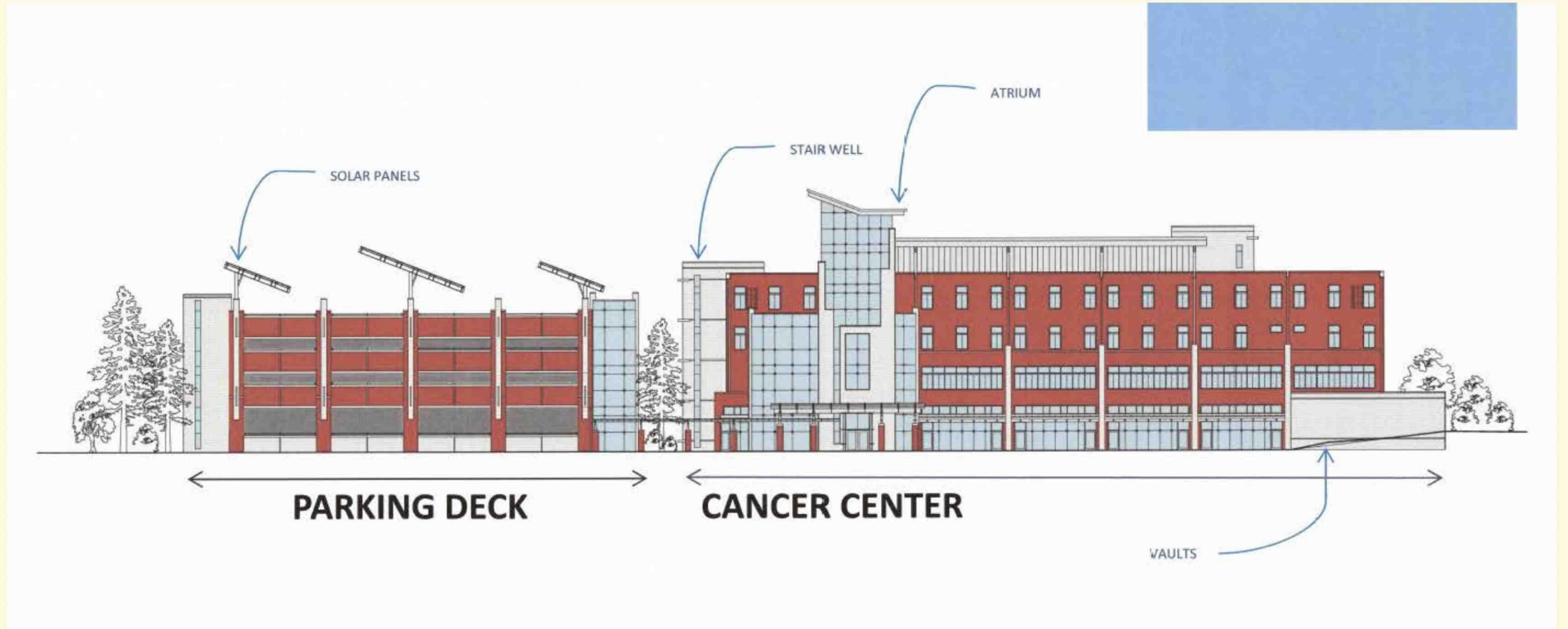
Subject Parcels

Wedge of Pinehurst/Disclaimer: We understand that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. We make no warranty, express or implied, as to the accuracy, reliability, or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to verify the data as appropriate. Any use of this data is strictly prohibited in accordance with North Carolina General Statutes 133-36. Data is based on North Carolina State Plane Coordinate System (NAD83) (9801). File: C:\Documents\1st\Proposed\Rezone\FirstHealth\Rezone\Map_1_2017_1.mxd (02/2017)

FirstHealth Proposed Rezone

0 62.5 125 250 375 500 Feet







Applicant's Original Requested Conditions

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Max Building Height in HD	Up to 100 feet	75 foot max height	9.2a
2	Levels for Parking Deck	4 levels	3 levels max	SR-27 of Section 8.6
3	Parking Space Ratio	.71 Space/200 sf. Building	1 Space per 200 sf. building	9.4a
4	Minimum Lot Size	6.32 Acres	15 Acre minimum lot size	9.2a
5	Rear Yard Setback	50 feet	75 feet	9.2a
6	Lot Width	260 feet	400 feet	9.2a
7	Accessory Building Placement	Front Yard	Side and Rear Yard Only	SR-108 (1)(b) of Section 8.6
8*	Screening of Solar Panels	No Screening	Visibly screened or concealed by other roof or wall structures	9.1 (B)(1)





Recommended Conditions after P&Z Meeting

As requested by applicant

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Max Building Height in HD	Up to 100 feet	75 foot max height	9.2a
2	Levels for Parking Deck	4 levels	3 levels max	SR-27 of Section 8.6
3	Parking Space Ratio	.71 Space/200 sf. Building	1 Space per 200 sf. building	9.4a
4	Minimum Lot Size	6.32 Acres	15 Acre minimum lot size	9.2a
5	Rear Yard Setback	50 feet	75 feet	9.2a
6	Lot Width	260 feet	400 feet	9.2a
7	Accessory Building Placement	Front Yard	Side and Rear Yard Only	SR-108 (1)(b) of Section 8.6

Conditions as recommended by staff and the Planning & Zoning Board

8	Final architectural design of the parking structure from the front building line of the Outpatient Cancer Center building along the Page Rd. side to the first bay on the north side (approximately 36 feet) be consistent with Special Requirement (SR) 27 of Section 8.6 of the Pinehurst Development Ordinance. (Applicant has updated rendering)			
9	A sight distance study be completed for the Aviemore Drive area.			
10	A Traffic Impact Analysis be included as part of the initial Site Plan submittal.			
11	A Class 1, 10 foot wide planted buffer be added along the rear property line of the Outpatient Cancer Center building.			

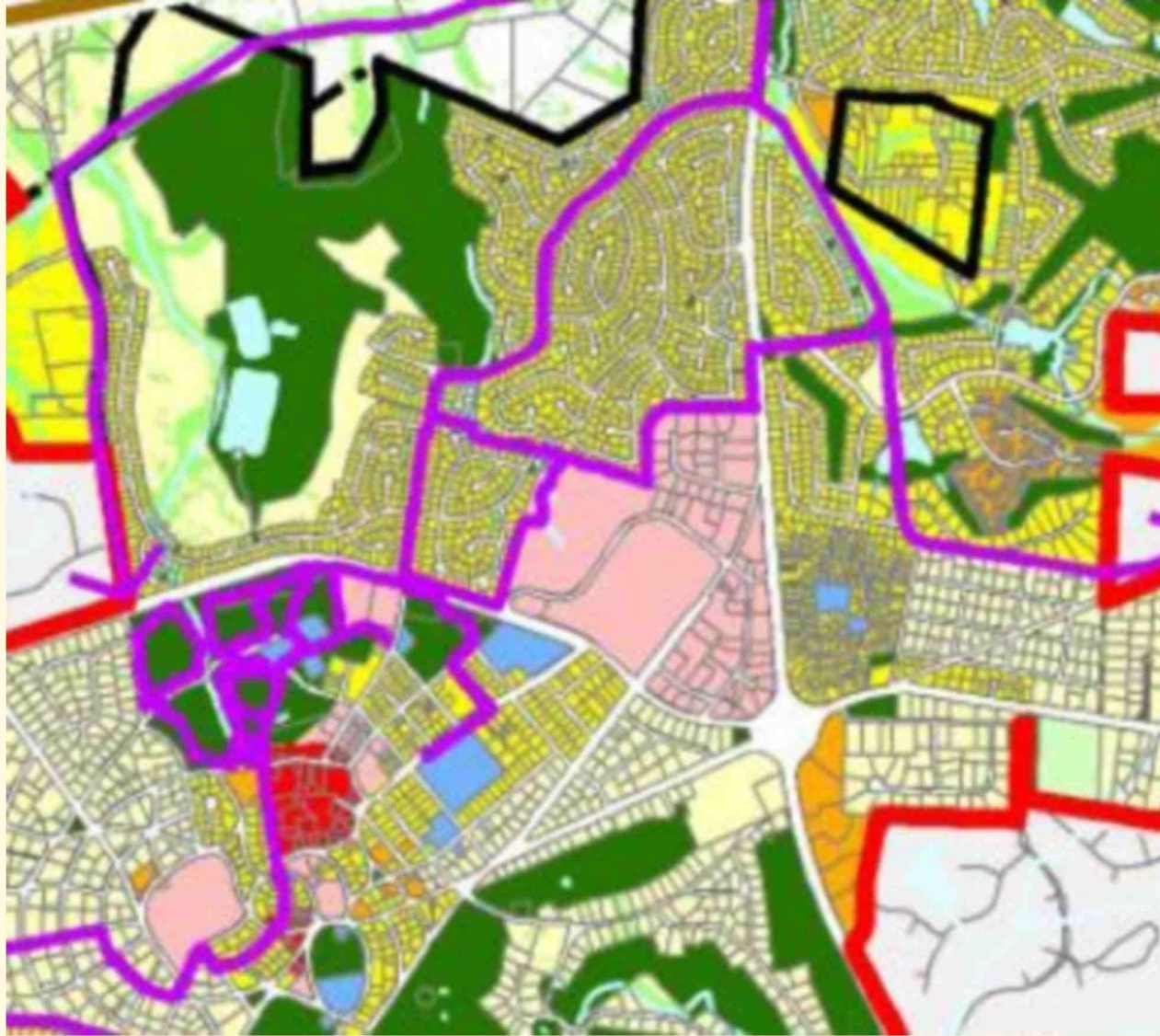




Consistency w/ Comp Plan

- Proposed rezoning is consistent with the recommended land use plan for the area...which identifies subject development site as appropriate for “Business Areas” and that the proposed zoning district of HD-CD is consistent with being in a Business Area. (Page 85)
- Additionally, the proposed rezoning will help enhance quality of life for Village of Pinehurst by expanding health care services (basic needs)... (Page 22)
- The development of the parking deck will also provide needed spaces to allow other similar health care uses to develop in the hospital campus. Adding additional health care services, and supporting parking infrastructure should enhance the quality of life in the community.







Staff Recommendation

- Adopt rezoning as requested with the proposed conditions.

