



**PLANNING AND ZONING BOARD
SPECIAL MEETING
AUGUST 7, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Planning and Zoning Board held a Special Meeting at 4:00 p.m., Wednesday, August 7, 2019, in the Assembly Hall, at 395 Magnolia Road, Pinehurst, North Carolina.

Board Members in Attendance:

Leo Santowasso, Chair
Jeremy Hooper, Board Member
Sonja Rothstein, Board Member
Cyndie Burnett, Board Member

Board Members with Excused Absences:

David Kelley, Vice-Chair
Joel Shriberg, Board Member
Julia Latham, Board Member
Paul Roberts, Board Member

Staff in Attendance:

Natalie Hawkins, Assistant Village Manager
Darryn Burich, Planning and Inspections Director
Kelly Brown, Planning Administrative Assistant

There were no additional attendees.

I. Call to Order

Chair Leo Santowasso called the meeting to order. He stated a quorum was not required as no decisions were being made during the work session.

II. General Business

Planning and Inspections Director Darryn Burich explained the purpose of the meeting was to continue to discuss the Implementation Strategies of the 2019 Draft Comprehensive Plan, as reviewed by the Village Council.

In reference to Guiding Principle #1, Board Member Cyndie Burnett recommended emphasizing landscape design and to make sure the plan has strong indicators to maintain Pinehurst's National Historic Landmark status. Ms. Burnett recommended creating a glossary of terms.

In reference to Guiding Principle #2, Ms. Burnett recommended when referencing zoning districts the same terminology be used in the Implementation Strategies as is used on the zoning map. The Board discussed more broadly defining pedestrian crossings in strategy 2.7.

In reference to Guiding Principle #3, the Board discussed additional offices and parking space at Village Hall, as well as the support by residents for high-speed broadband internet.

In reference to Guiding Principle #4, the Board discussed the need for safe pedestrian crossings and made a general recommendation to consider parking issues beyond just the Village Center.

In reference to Guiding Principle #5, Ms. Burnett recommended clarifying the terms Village Core, Village Place, and Village Center, or use one of those terms and define it as current or future for consistency. Mr. Santowasso recommended further incorporating how the Pinehurst Resort can affect the Village of Pinehurst in reference to the Implementation Strategies. Ms. Rothstein recommended hosting dinner theaters at the Fair Barn to generate revenue in support of the arts. The Board discussed considering the Fair Barn area as more than a preservation zone, by promoting the arts or shops in the area.

In reference to Guiding Principle #6, the Board discussed how preserving and enhancing neighborhoods was a very important issue to Pinehurst residents.

In reference to Guiding Principle #7, the Board discussed support for land conservation and protecting wildlife, and reaching out to organizations for guidance or direction on these issues.

Assistant Village Manager Natalie Hawkins stated Board member comments on the new proposed Draft Comprehensive Plan are due by the end of the day on Thursday, August 15, 2019.

Ms. Hawkins stated that a tentative date of Monday, September 9, 2019 is being considered for a joint Planning & Zoning Board and Village Council presentation on the Draft Comprehensive Plan. The time is TBD.

The Board cancelled the Special Planning and Zoning meeting scheduled for August 14, 2019. The Board plans to hold a special meeting in late September to discuss the Draft Comprehensive Plan. The date and time is TBD.

III. Next Meeting Date

Regular Meeting on September 5, 2019

IV. Motion to Adjourn

Mr. Santowasso made a motion to adjourn the special meeting at 5:41 pm.

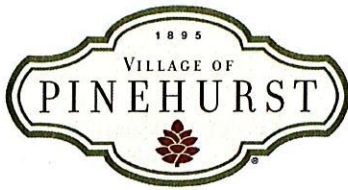
Respectfully Submitted,

Kelly Brown
Planning Administrative Assistant
Village of Pinehurst

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

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values:
Service, Initiative, Teamwork, and Improvement.

DRAFT



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.

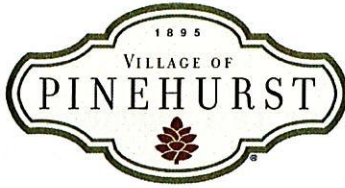
This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org.

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.

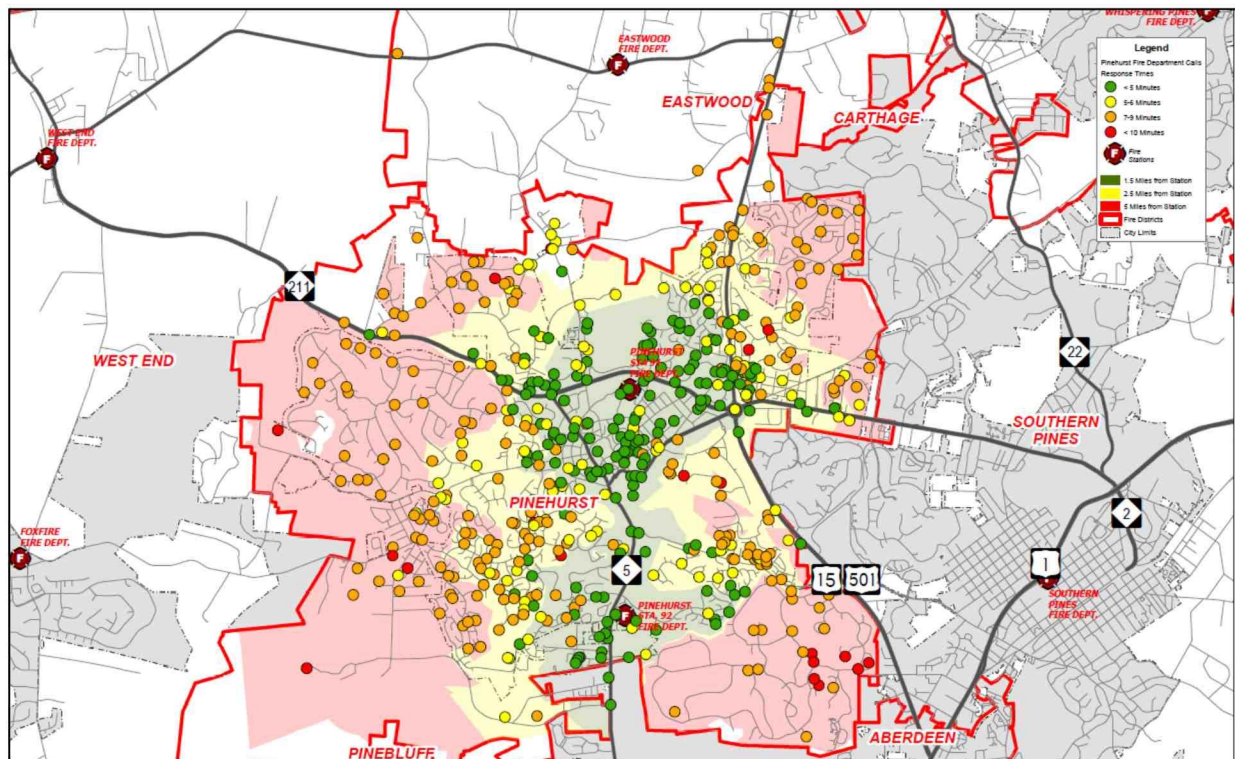
Proposed Changes to Pinehurst Municipal Code

§ 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



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.

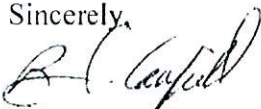
The Neighborhood Meeting will be held Tuesday, July 23, 2019, from 6 to 7p.m. at the Moore Regional Hospital Conference Center in Room C. The Conference Center is located at the intersection of NC 211 and Page Road with parking available at the building. Please see the enclosed campus map for directions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

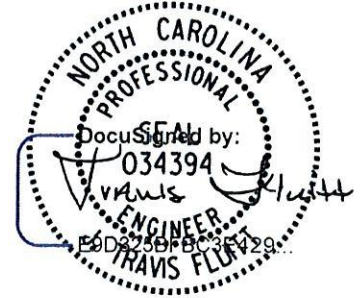
Mr. Picerno-It will tie into the site drainage system which is anticipated to utilize underground storage detention. Explained the post-development runoff rate must be equal to or less than the pre-development runoff rate for a 10-year design storm.

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-

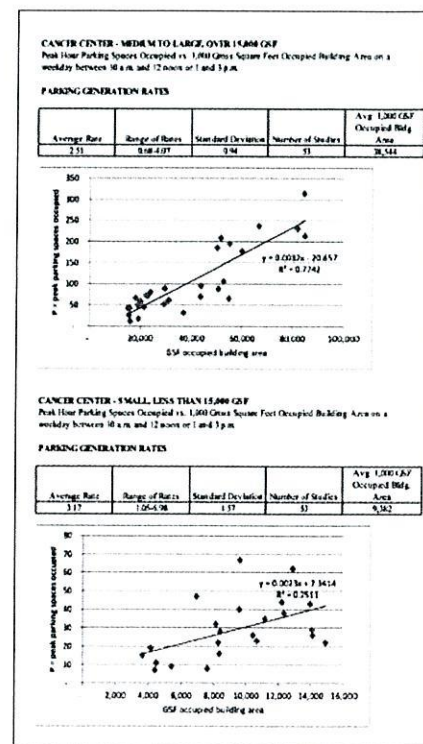


Figure 1. Data plot and statistical summary.

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:

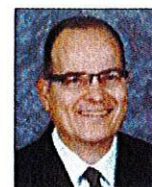
- Medium- to large-sized outpatient cancer care centers, defined as those with at least 15,000 GSF of building area, generate parking demand at a rate that is less than the rate generated by the typical medical office building.
- Small outpatient cancer care centers, defined as those with less than 15,000 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

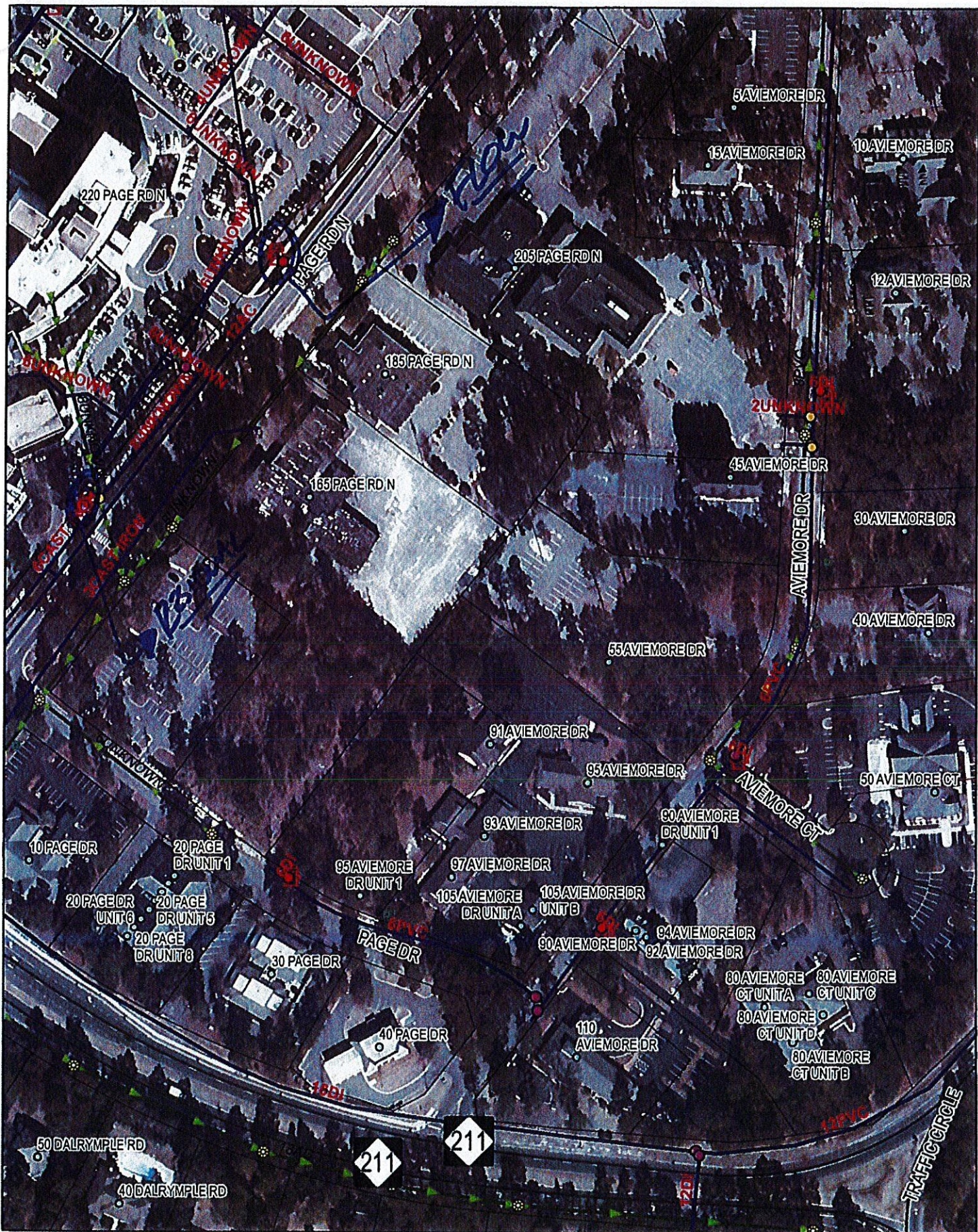
RESIDUAL _B 64 PSI

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
 real 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 primary 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)

$F = 1$ (Class 2 - Jointed Masonry)
 $A = 120000$ sf
 $C = 18 * F(A^{0.5}) = 6235.383$

$Oi = 0.85$
 Table 330A(1) for X = 0
 $P = 0$

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

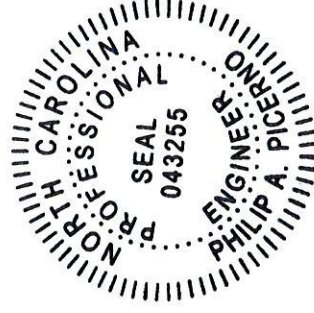
Calculations by:

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.

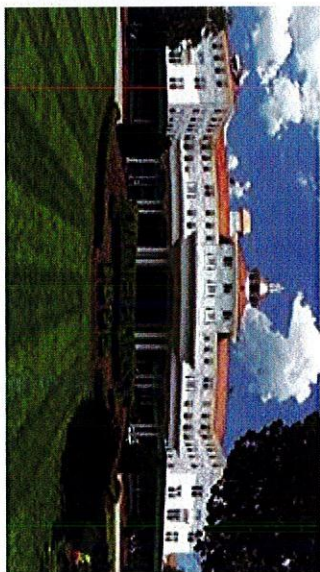
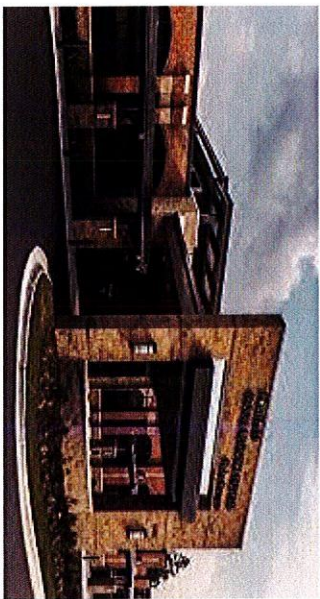
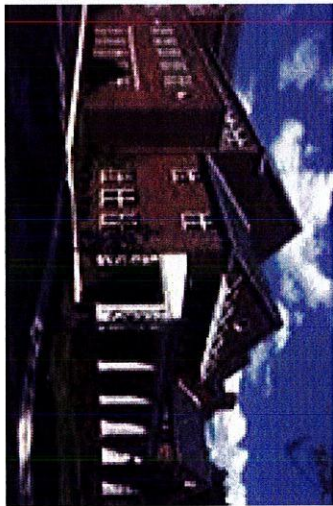
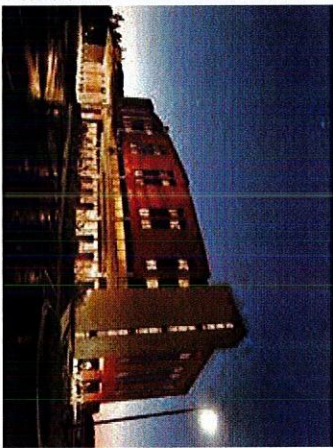
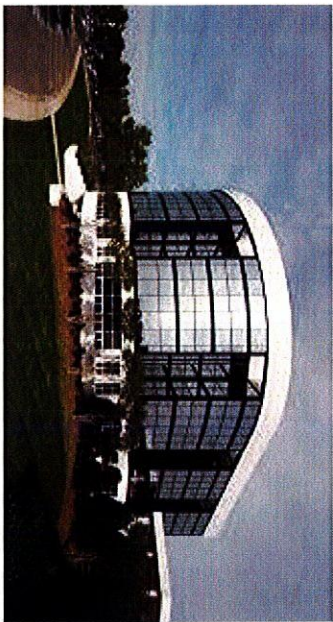
While the Service has determined that the project, as proposed, is not likely to result in a "take" of red-cockaded woodpecker habitat, this determination must be reconsidered if the project design is subsequently modified in a manner which was not addressed in this report, or if new information becomes 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 cursive script that reads "Susan Ladd Miller".

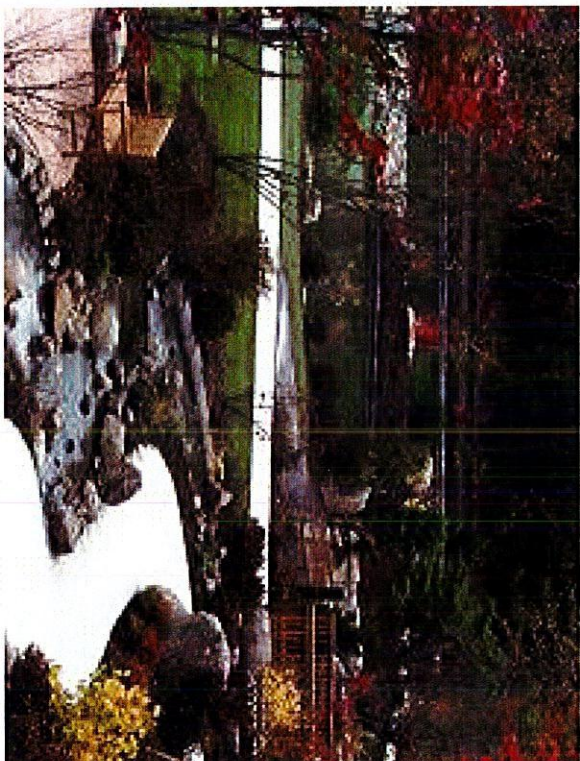
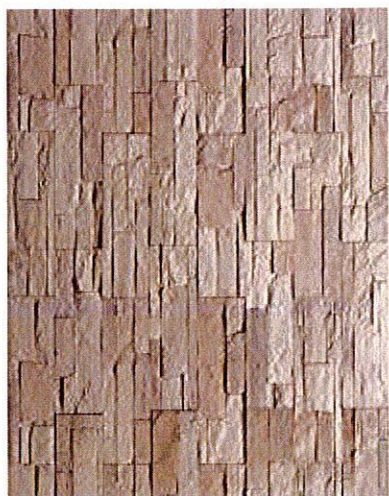
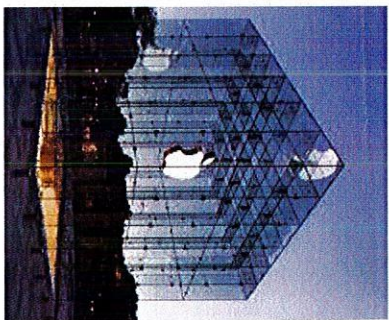
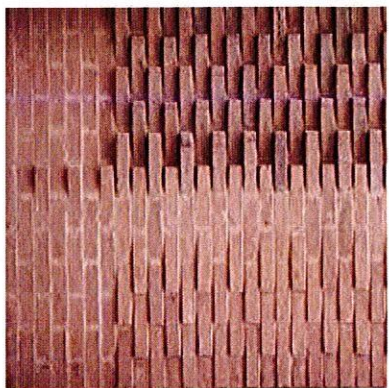
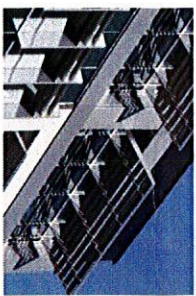
Susan Ladd Miller
Fish and Wildlife Biologist

FirstHealth Cancer Center

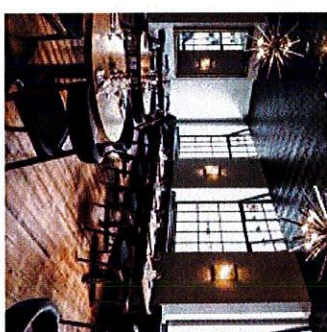
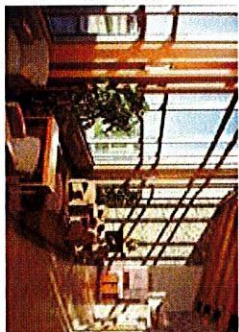


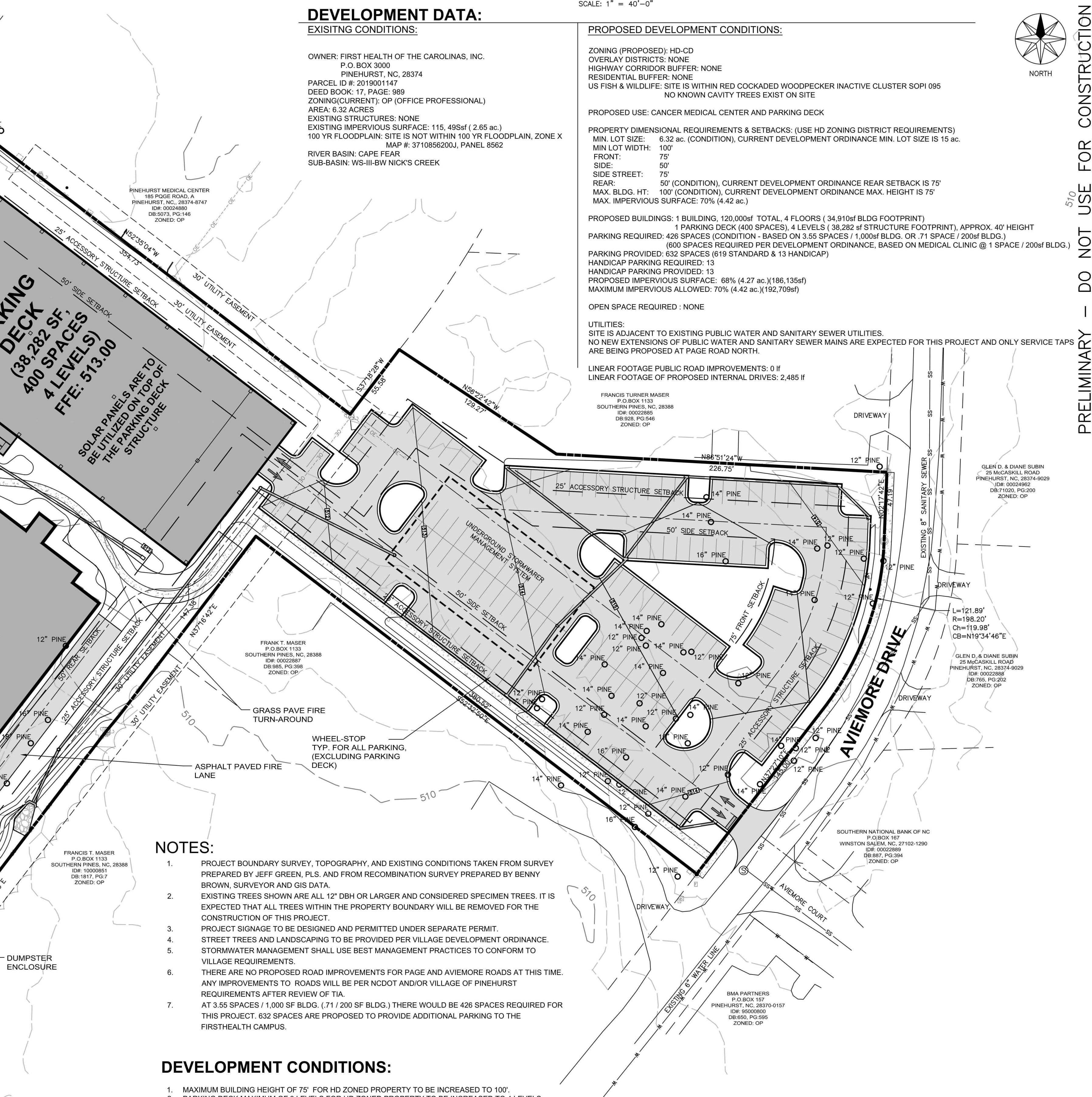
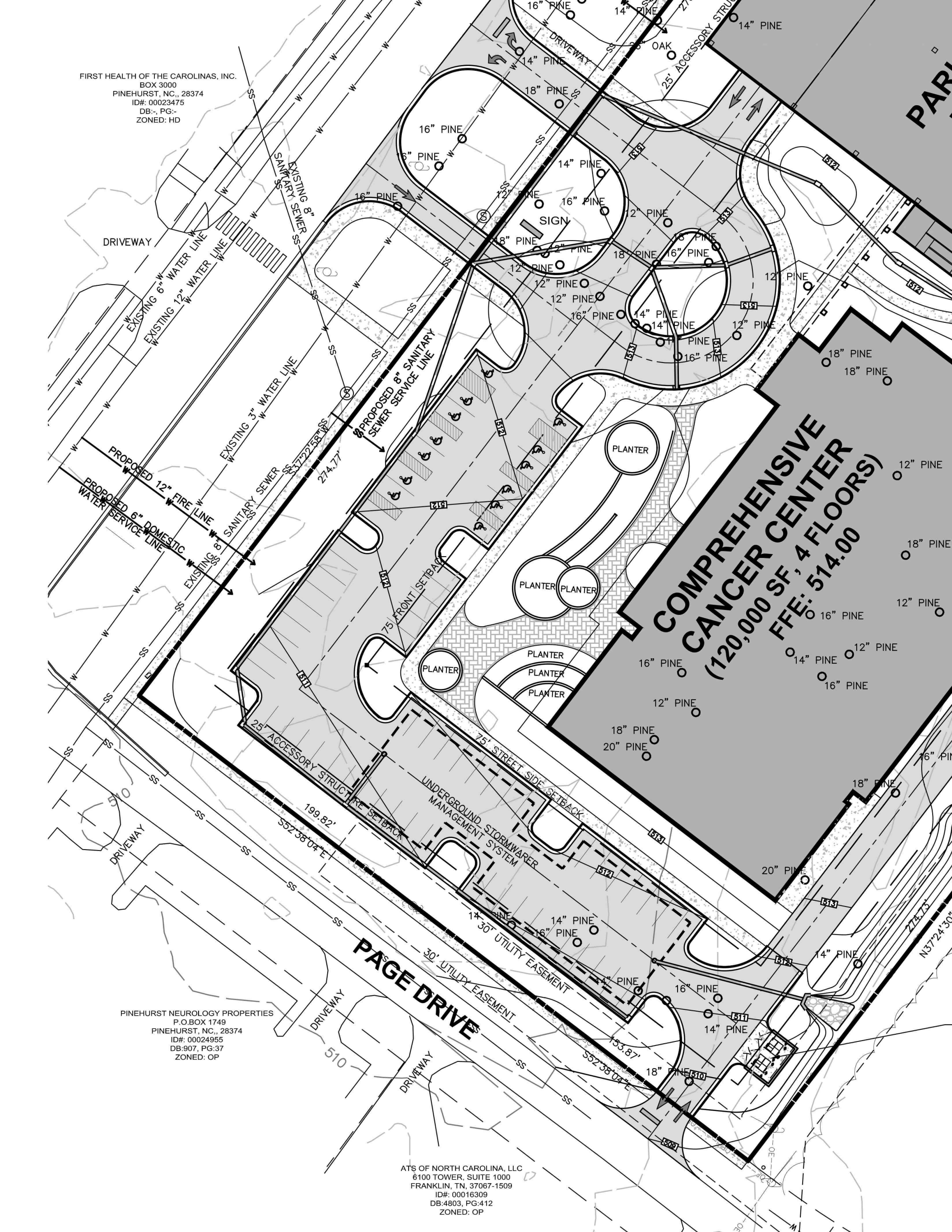
Context

Material



Inspiration



[illegible]

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

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 SOPS 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.

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 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, 2838
ID#: 00022885
DB:928, PG:546
ZONED: OP

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

LEN D. & DIANE SUBIN
25 McCASKILL ROAD
EHURST, NC, 28374-9029
ID#: 00022888
DB:765, PG:202
JAN 1998

SOUTHERN NATIONAL BANK OF NC
P.O. BOX 167
WINSTON SALEM, NC, 27102-1290
ID#: 00022889
DB:887, PG:394
ZONED: OR

BMA PARTNERS
P.O.BOX 157
PINEHURST, NC, 28370-0157
ID#: 95000800
DB:650, PG:595
ZONED: OR

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.

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 1/4 ACRES FOR HD ZONED PROPERTY TO BE REDUCED TO .632 ACRES.
5. MINIMUM REAR SETBACK OF 40' FOR HD ZONED PROPERTY TO BE REDUCED TO 30'.
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 PANEL ON ROOFTOP PARKING DECK.

510
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

CKL

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



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
CC: Darryn Burich, Planning & Inspections Director
Date: August 27, 2019
Subject: **Proposed Text Amendment for Section 9.7.1.6 (G) Occupant/Street Number Signs of the Pinehurst Development Ordinance and Statement of Text Amendment Consistency with the 2010 Comprehensive Long-Range Village Plan.**

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

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 Village Council at their 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 all be consistent with their language and requirements. You can find an excerpt from the BIRDIE team's report included with your packet labeled as "Attachment C". The BIRDIE team also plans to propose the change to the Municipal Code as shown in Attachment C to Village Council.

All proposed changes are in **red** with deletions having a **~~strikethrough~~** and additions being **underlined**.

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

Planning and Zoning Board Action:

After holding a public hearing on the proposed text 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 text 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.

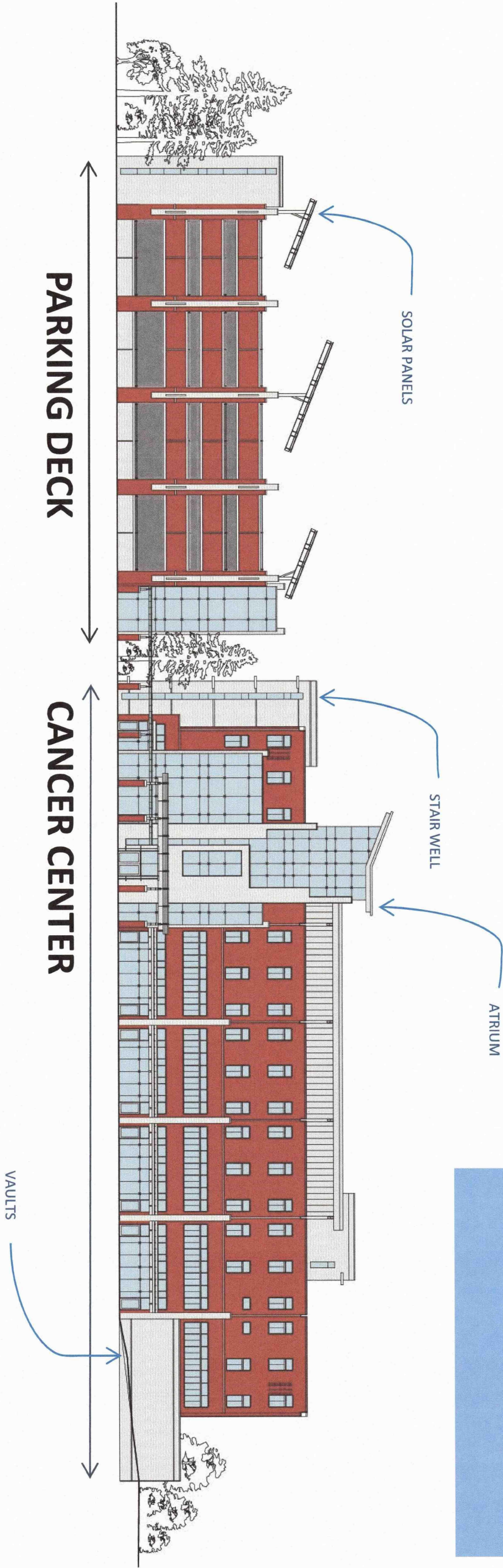
Staff Recommendation and Comprehensive Plan Consistency Statement:

Planning Staff recommends the Planning and Zoning Board recommend approval of the proposed text amendment and adopt the consistency statement below.

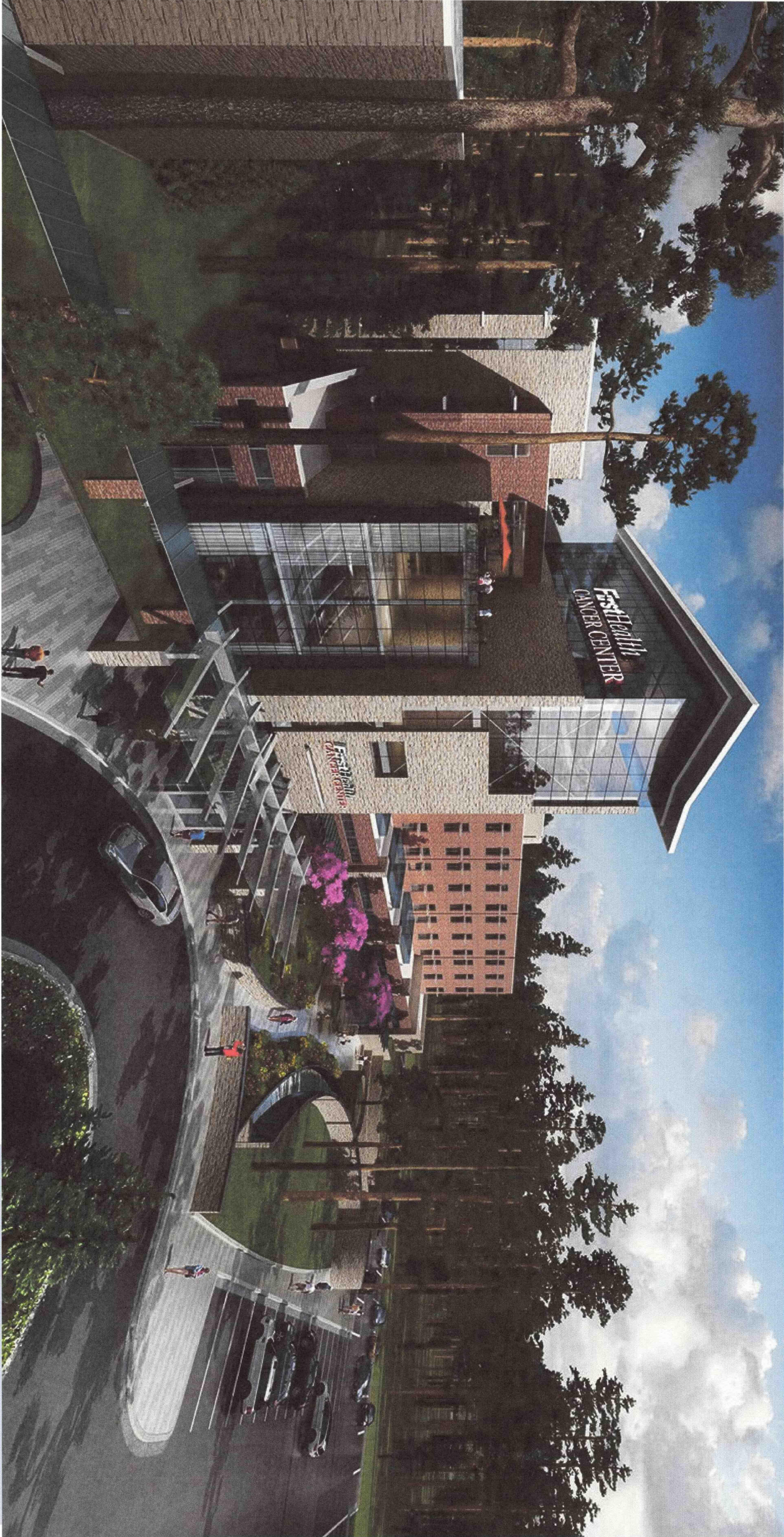
Page 11 of the 2010 Comprehensive Long Range Plan states that a key strategic element of the Plan is to enhance quality of life for Pinehurst residents. Page 23 of the 2010 Comprehensive Long Range Plan states that physical safety is a community contributor to people's perception of their overall quality 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.

The proposed text amendment will be in accordance with the 2010 Comprehensive Plan. 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.

CANCER CENTER



CANCER CENTER



4 FLOOR CANCER CENTER – 120,000 SF

07-22-19

FirstHealth
OF THE CAROLINAS

LKGC

MCULLOCH
ENGLAND
ASSOCIATES
ARCHITECTS

RECEIVED
AUG 1 2019



**PLANNING AND ZONING BOARD
MINUTES FOR THE SPECIAL MEETING OF JULY 31, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Planning and Zoning Board held a special meeting at 4:00 p.m., Wednesday, July 31, 2019, in the Assembly Hall, at 395 Magnolia Road, Pinehurst, North Carolina. The following

Board members in Attendance:

Leo Santowasso, Chair
Paul Roberts, Board Member
Julia Latham, Board Member
Sonja Rothstein, Board Member
Jeremy Hooper, Board Member
Cyndie Burnett, Board Member

Board Members with Excused Absences:

Joel Shriberg, Board Member
David Kelley, Vice-Chair

Staff in Attendance:

Darryn Burich, Planning and Inspections Director
Alex Cameron, Senior Planner
Kelly Brown, Planning Administrative Assistant

In addition, there was one member of the public in attendance.

I. Call to Order

Leo Santowasso, Chairman, confirmed that a quorum was present and called the meeting to order.

II. General Business

A. Discuss 2019 Draft Comprehensive Plan Recommendations

Planning and Inspections Director Darryn Burich explained the purpose of the work session is to discuss the revised Comprehensive Plan Implementation Strategies, which were recently reviewed by the Village Council. Mr. Burich explained that the reason they are going over the priority Implementation Strategies was because they contain future work programs that the Planning and Zoning Board may be involved in. He asked that while going over the strategies, the Board look for red flags and points of clarification, and stated the need for group consensus if recommending to remove strategies.

Mr. Burich explained the strategies in Guiding Principle #1: Village Character and Authenticity. He stated the Village Council agreed to remove strategy 1.3 as it was redundant. In reference to

section 1.5, Mr. Burich stated that Council recommended partners be able to acquire properties within the Pinehurst Local Historic District, along with the HPC.

Mr. Burich explained the strategies in Guiding Principle #2: Balancing and Regulating Conservation and Growth. He stated that Council added strategy 2.1 based on the Focus Area 1, the ETJ. He explained that character-based zoning could occur with major rewrites of the PDO and developing those standards. Mr. Burich explained the intent of character-based zoning is to largely control how development looks in an area, and does not have to apply to the entire community. Board Member Julia Latham questioned whether character-based zoning would allow uses which are currently not allowed in the ETJ if it met a certain aesthetic, and Mr. Burich answered it would not. Mr. Burich stated that the Council added strategies 2.2 through 2.12 based on Focus Area selections and removed strategy 2.13. In reference to strategy 2.15, Board Member Jeramy Hooper questioned what the Village of Pinehurst could implement for minimum square footage requirements based on recent state bills. Mr. Burich explained that they would reconcile what we can be done to execute and implement this recommendation based on the state law at that time. In reference to strategy 2.14, Ms. Latham emphasized not losing sight of use, especially when it concerns quality of life. In reference to strategy 2.20, Mr. Burich explained it was added to explore how to work with HOA's to develop covenants and requirements to improve housing standards.

Mr. Burich explained the strategies in Guiding Principle #3: Supporting Infrastructure. Mr. Burich noted that stormwater is an important concern in the community based on the number of votes. Board Member Sonja Rothstein questioned why the Council changed strategy 3.8 from coordinating generally with service providers to specifically Moore County Public Utilities. Mr. Burich explained the Village has to coordinate most of their activity for development with Moore County as a public entity, as private utility contractors are generally able to serve most development areas. Mr. Burich stated Council removed strategy 3.10. Mr. Santowasso and Ms. Latham noted strategy 3.15 could potentially be two separate strategies, bringing high-speed and wireless internet to Pinehurst and targeting areas that support recruitment initiatives for tech and medical industries.

Mr. Burich explained the strategies in Guiding Principle #4: Moving Around the Village. He noted that strategy 4.3 concerning the traffic circle and strategy 4.4 protecting the Western Connector were high vote getters. Mr. Burich noted strategy 4.17 about encouraging employees to park off-street was also a popular strategy. Mr. Santowasso stated additional parking would need to be considered if there is an expansion of Village Hall.

Mr. Burich explained the strategies in Guiding Principle #5: Taking Care of Business. Mr. Burich stated Council removed strategy 5.9 as it was covered in Focus Area 5.

Mr. Burich explained the first few strategies in Guiding Principle #6: Places to Live. Mr. Santowasso asked Mr. Burich to point out the changes made by the Council throughout the rest of the Implementation Strategies. Mr. Burich stated strategy 6.9 came down to reporting home sale trends, that Council proposed combining strategies 7.17 and 7.18, and proposed adding incentivizing energy conservation measures to strategy 7.27.

The Board discussed recommending to Village Council to keep the deleted strategies as low priority, instead of removing them completely.

The Board agreed to meet August 7, 2019 to review the latest draft of the Implementation Strategies and August 14, 2019 at 4:00 pm to review deleted items and provide comments for Council's consideration.

III. Next Meeting Date

Regular Meeting August 1, 2019 at 4:00 pm.

IV. Motion to Adjourn

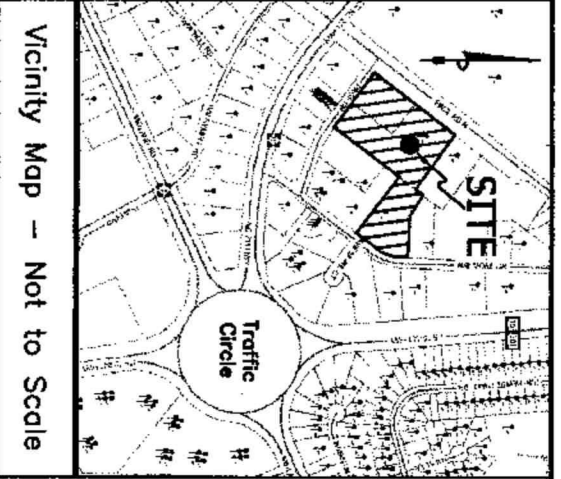
Mr. Santowasso adjourned the special meeting at 5:48 pm.

Respectfully Submitted,

Planning Administrative Assistant
Village of Pinehurst

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

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.



Notes: This map is prepared for recording in accordance with GS 47-30.

Area by coordinate method.

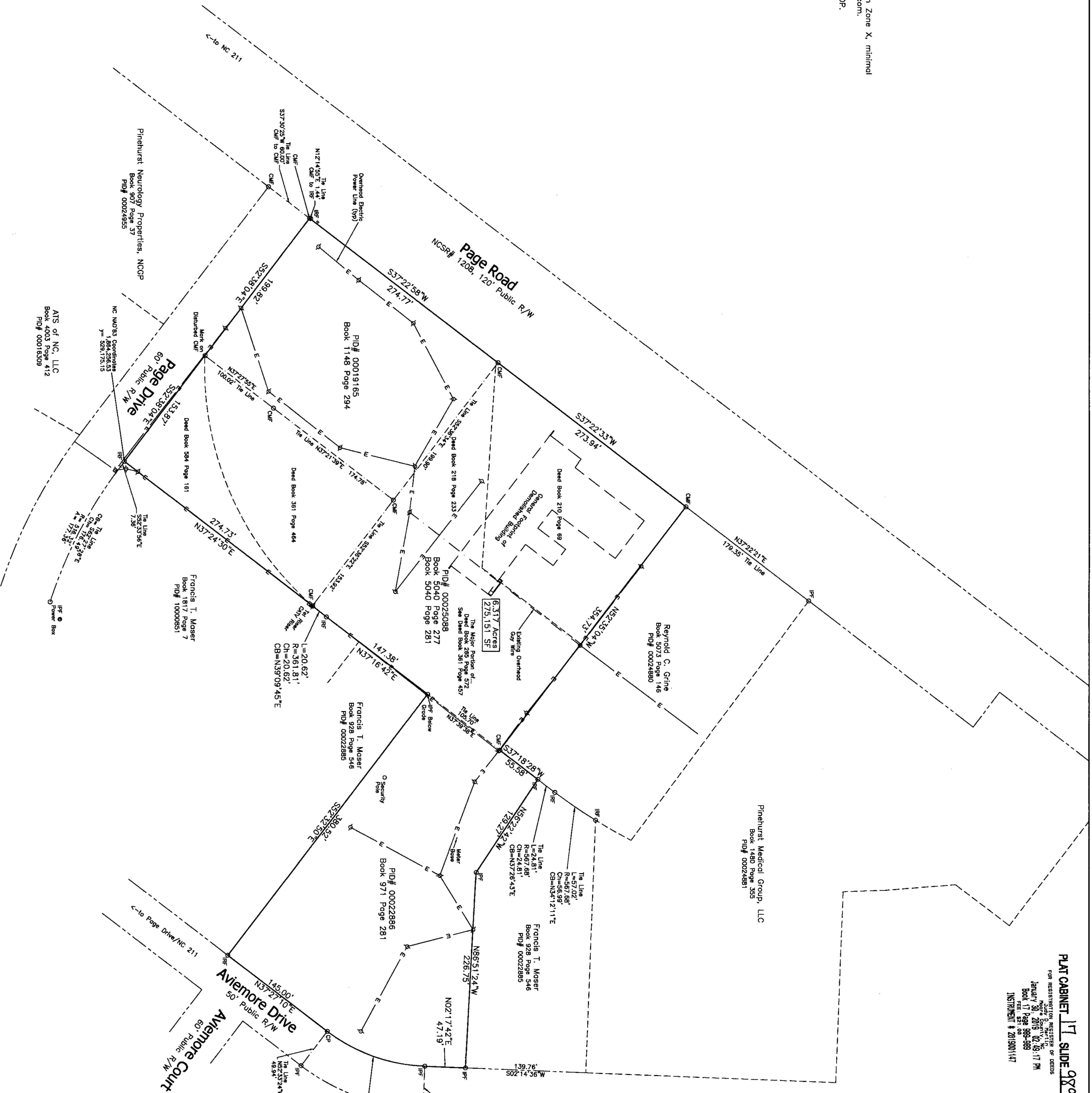
The property shown hereon lies within Zone X, minimal flood hazard area, per mflloodmaps.com.

Subject property is currently zoned OP.

Legend:

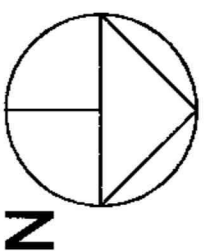
IRP= Iron Pipe Found
 IRF= Iron Rod Found
 ISF= Iron Stake Found
 CMW= Concrete Monument Found
 IRS= Iron Rod Set
 CP= Computed Point
 p = Power/Utility Pole
 MH= Sewer Manhole
 WM= Water Meter
 FH= Fire Hydrant
 S/T= Sewer Top

Reference:
Book 5040 Page 277
Book 5040 Page 281
Book 5040 Page 285
Book 971 Page 281
Moore County Registry



PLAT CABINET 17 SLIDE 989

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



Geoid 2012B
By GPS RTK/RTN Means
Carlson BRx6 Receiver


Emmett S. Roynor,
Surveyor, L-2521

Witness my signature, seal, and registration number this
~~20th~~ Day of January, 2019.

1. Theresa M. Thompson, Review Officer of the State and County aforesaid, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Signature: Therese Brown
Review Officer

Date: 1/30/2019

Property Owner's Address
FirstHealth of the Carolinas, Inc.
P. O. Box 3000
Pinehurst, NC 28374

I, EMMETT S. RAYNOR, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY HEREMITH THAT THE SURVEY IS OF A PARCEL OF LAND IN AN AREA OF MOORE COUNTY, NORTH CAROLINA THAT HAS AN ORDINANCE THAT CONTROLS THE DEVELOPMENT OF LAND.

Emmett S. Roynof
Emmett S. Roynof PLS L-2521

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the plot shown hereon complies with Chapter 10, Part 3, Reservoir Watershed Protection Overlay Districts of the Pinehurst Development Ordinance and is approved for recording in the Register of Deeds office.

NOTICE: A small part of this property is located within a public drinking water supply watershed....development restrictions may apply.

Watershed Administrator _____
Date 11/30/19

CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE

I certify that the plot is exempt from the subdivision ordinance under the definitions of subdivision contained in N.C. General Statute Section 376 and Section 2.1.4 of the Village of Pinhurst Ordinance for the following reason:

THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOT IS EQUAL TO OR EXCEEDS THE STANDARDS SET FORTH IN THIS ORDINANCE.

Village Manager [Signature]
Date 1/30/19

01.28.2019
Date

Emmett S. Roynor, L-2521

01.28.2019

Emmett S. Raynor, PLS
265 East Connecticut Avenue
Southern Pines, NC 28387
Office (910) 295-1703

DATE: 01.14.2019
DWG. NO.:

PROJ. NO. _____
DWG. FH01.01.28.19.dwg

REVISIONS

PID# 00022886 added 01.28.2019.

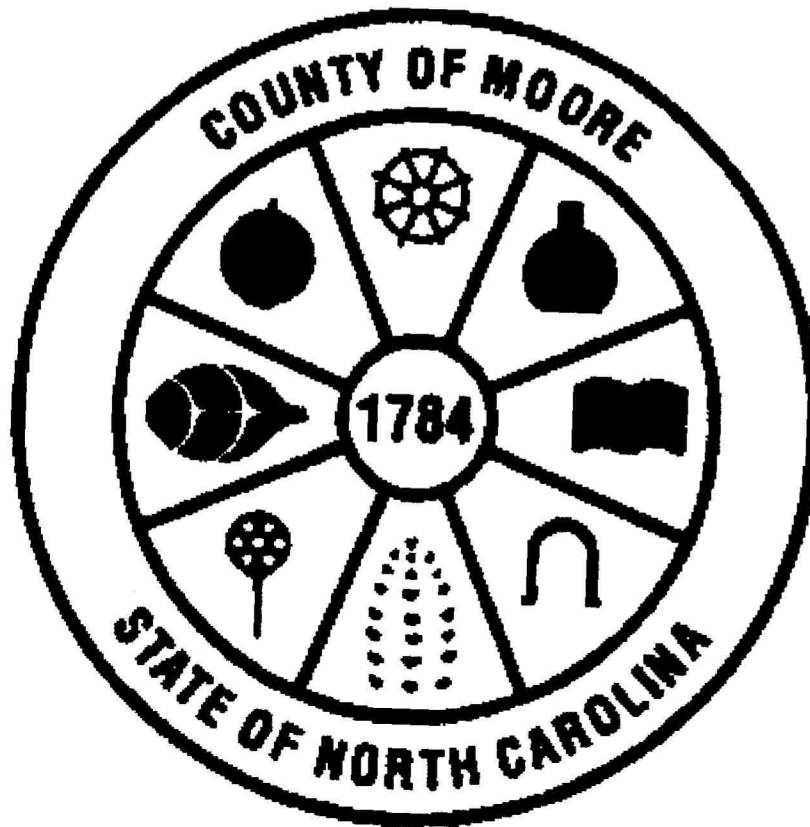
Parcel Numbers 00025088, 00019165 & 00022886

Combined Area= 6.317 Acres, More or Less
 Mineral Springs Township, Moore County,

STILL, I'M NOT
A
MAY

The Property of
FirstHealth of the Carolinas, Inc.

The seal is circular with a double-lined border. The outer ring contains the text "NORTH CAROLINA PROFESSIONAL LAND SURVEYOR" in a circular arrangement. The inner circle contains the text "SEAL" at the top, "L-2521" in the center, and "BENNETT S. RAYNOR" at the bottom.



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



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.

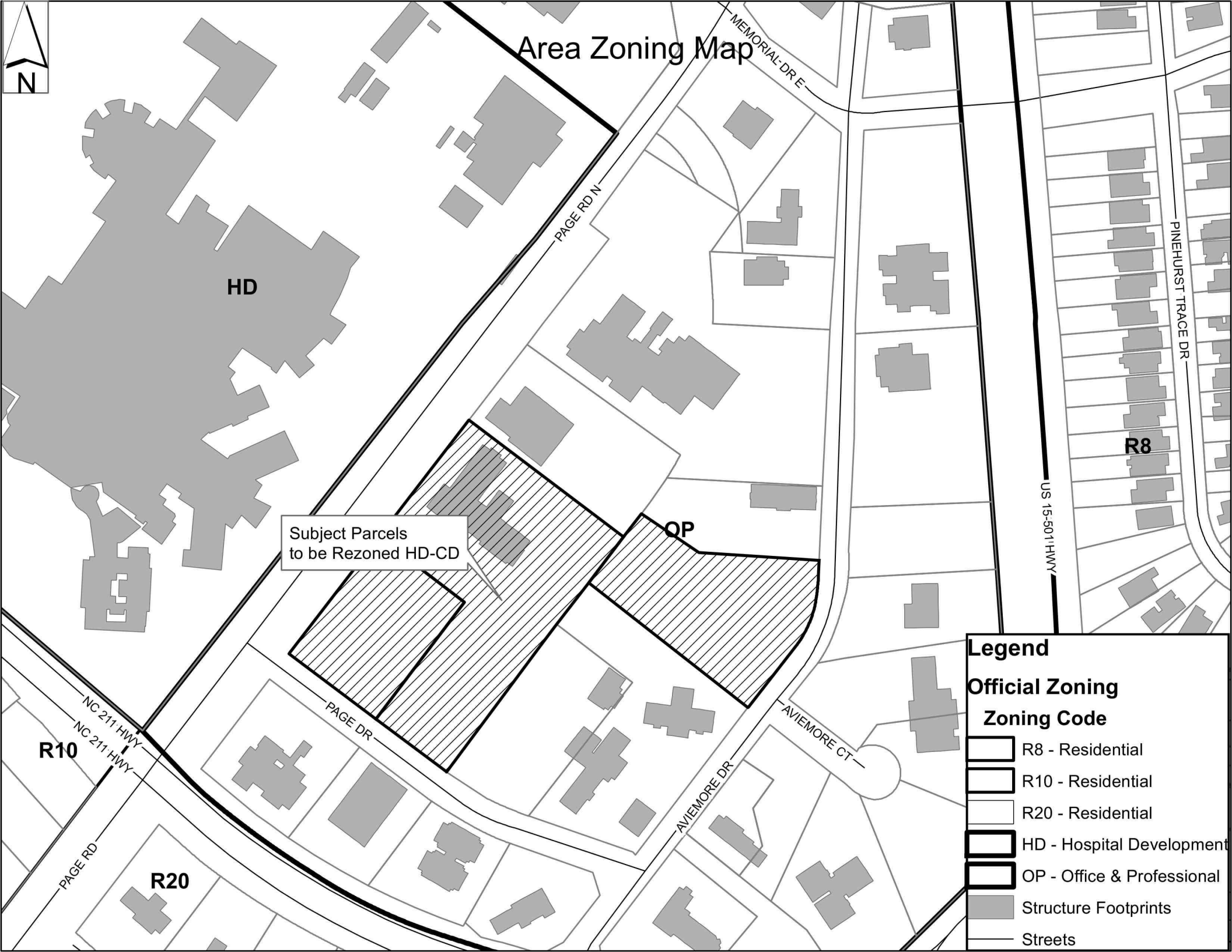
Staff Recommendation:

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

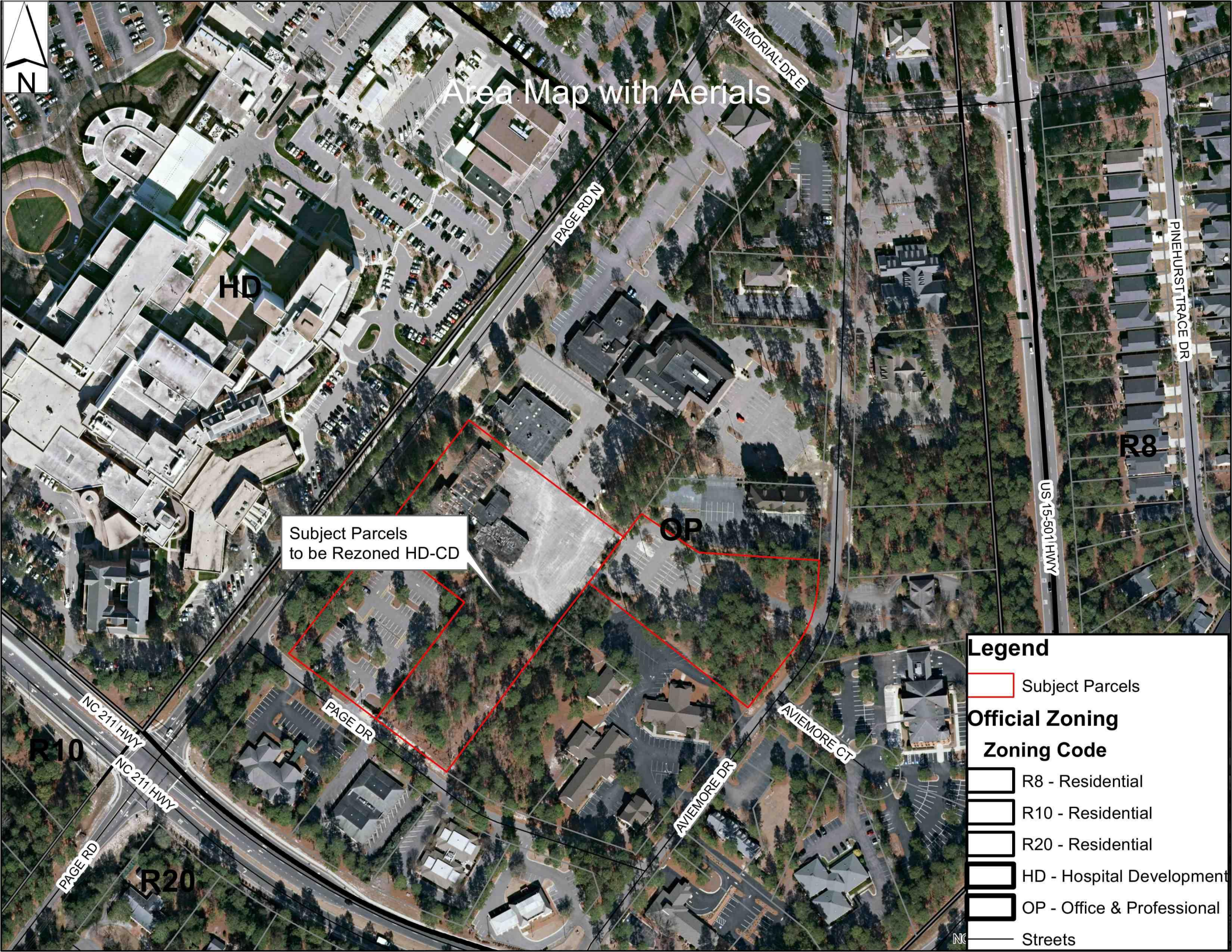
R20

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