ORDINANCE #21-06

AN ORDINANCE AMENDING THE VILLAGE OF PINEHURST DEVELOPMENT ORDINANCE AS IT PERTAINS TO CHAPTER 9, DESIGN AND DEVELOPMENT STANDARDS AND PROCESSES

Whereas, development impacts adjoining uses and properties and can be impacted by adjoining uses and properties through an absence or elimination of vegetative buffering; and

Whereas, development can be impacted by the impacts from activities that occur in adjacent rights-of-way including traffic, noise, dust, and odor through and absence or elimination of vegetative buffering; and

Whereas, development impacts the overall visual character of the Village and the ETJ through the elimination or absence of vegetative buffering: and

Whereas, these regulations will help to mitigate the aforementioned development impacts through creation of vegetated tree lined buffer yards; and

Whereas, these regulations also contain provisions to incentivize the use of existing qualifying vegetation to provide buffering; and

Whereas, these regulations are consistent with Guiding Principle 1 of the 2019 Comprehensive Plan to retain the small-town charm, scale, and character of the community to ensure a high quality life; and

Whereas, these regulations are consistent with Guiding Principle 3 of the 2019 Comprehensive Plan to protect and enhance the quality and character of existing residential neighborhoods; and

Whereas, these regulations are consistent with Guiding Principle 7 of the 2019 Comprehensive Plan to preserve, conserve, and feature Pinehurst's natural resources; and

Whereas, the 2019 Comprehensive Plan was adopted by the Pinehurst Village Council on October 22, 2019 after undergoing a planning process supported by extensive and robust public participation that included residents, business owners, local interest groups, and elected and appointed officials; and

Whereas, the 2019 Comprehensive Plan is the result of thoughtful public conversations spanning over one year and represents a path forward for the Village of Pinehurst to achieve its vision.

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NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in the regular meeting assembled on the _____~~23rd~~ day of ~~_____March~~, 2021, makes the following amendments to the Pinehurst Development Ordinance:

Section 1. The Village of Pinehurst Development Ordinance Chapter 9 Section 9.5 Landscaping Requirements, Section 9.14.6 Tree Conservation and Newly Installed Trees and Plants is amended as follows.

Section 9.5 Landscaping and Buffering Requirements

Part 1. General Standards

9.5.1. Purpose and Scope

The regulations of this Section are intended to create buffer yards associated with development of parcels within the Village of Pinehurst and its ETJ. Buffer yards help to moderate visual contact, create spatial separation, and minimize adverse impacts on adjacent properties resulting from development activity. Buffer yards also help to reduce the visual effects and the impacts of traffic, noise, dust, and odor as well as to protect the privacy of neighbors. The Village values its existing tree canopy, and these regulations also provide incentives that allow existing qualifying trees to be used as part of the buffers required by this Section. By doing so, these regulations will preserve and enhance the visual character of Village and the ETJ and lessen the impacts of the development.

9.5.1.1 Definitions.

(A) Clearing and Grading: any use of the land by any person in residential, industrial, educational, institutional, or commercial development, highway and road construction and maintenance that results in a change in the natural cover or topography.

(B) Development: Unless the context clearly indicates otherwise, the term means any of the following:

a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
b. The excavation, grading, filling, clearing, or alteration of land.
c. The subdivision of land as defined in N.C.G.S. 160D-802.
d. The initiation or substantial change in the use of land or the intensity of use of land.

(C) Qualifying ~~Protected~~ Tree~~s~~: Any healthy living tree with a diameter breast height of eight inches or greater.

(D) Redevelopment: For the purpose of this section, redevelopment is the physical change to a parcel of land through building additions or reconstruction that ~~results~~

~~in the increase of the floor area~~ increase the building footprint of the principal building by 50% or more.

(E) Specimen tree is any healthy living tree that:

a. Has a trunk diameter at breast height (DBH) of twenty-four (24) inches or more;
b. A trunk DBH of twelve (12) inches or more in the case of the following species:
    i. Ilex species (holly);
    ii. Magnolia species;
    iii. Longleaf Pine species;
c. Is listed as a State or National Champion by the North Carolina Forest Service or the American Forestry Association;
d. Provides unique habitat for any endangered or threatened wildlife species protected by Federal law; or
e. Has been cited by the Village Council as being historically significant.

(F) Buffer Yards: for the purposes of Sections 9.5 and 9.14.6, buffer yards are defined as follows. Yard lengths are based on the most interior length of the setback line.

a. Front: the front buffer yard is equal to the depth of the front yard setback of the zoning district extended to the side property lines.
b. Rear: the rear buffer yard is equal to the depth of the rear yard setback of the zoning district extended to the side property lines.
c. Side: the side buffer yard is equal to the width of the side yard setback from where it intersects both the front and the rear yard.
d. Side Street: the side street buffer yard is equal to the width of the side street setback from where it intersects both the front and the rear yard.

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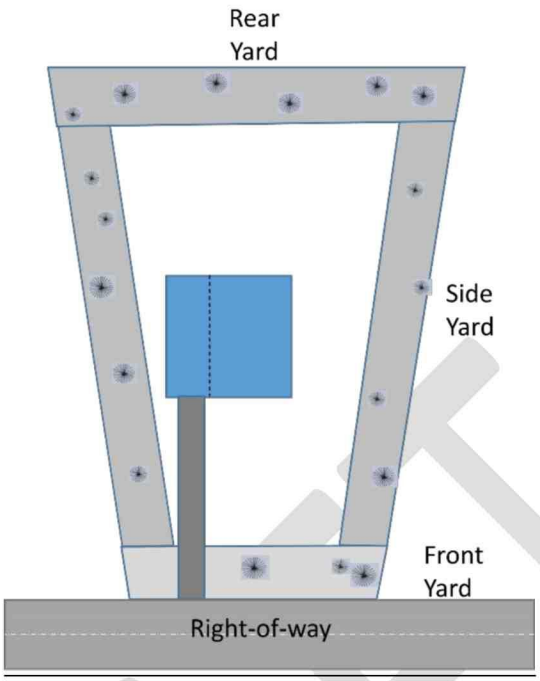


Figure 1. Standard lot yards

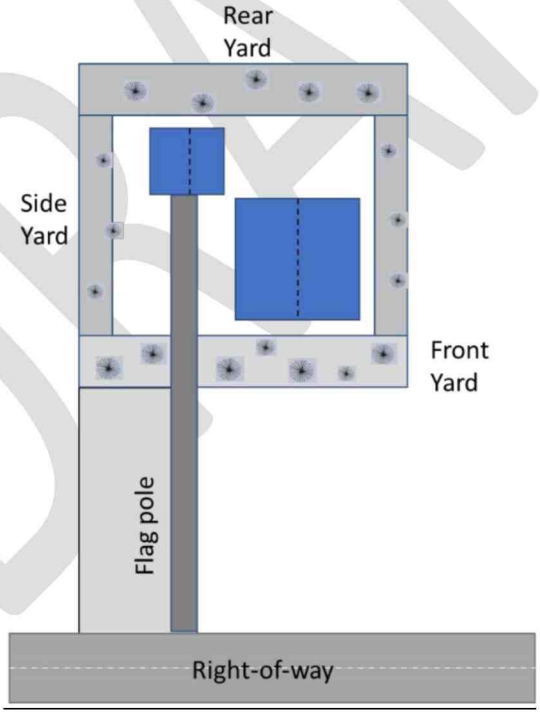


Figure 2. Flag Lot Yards

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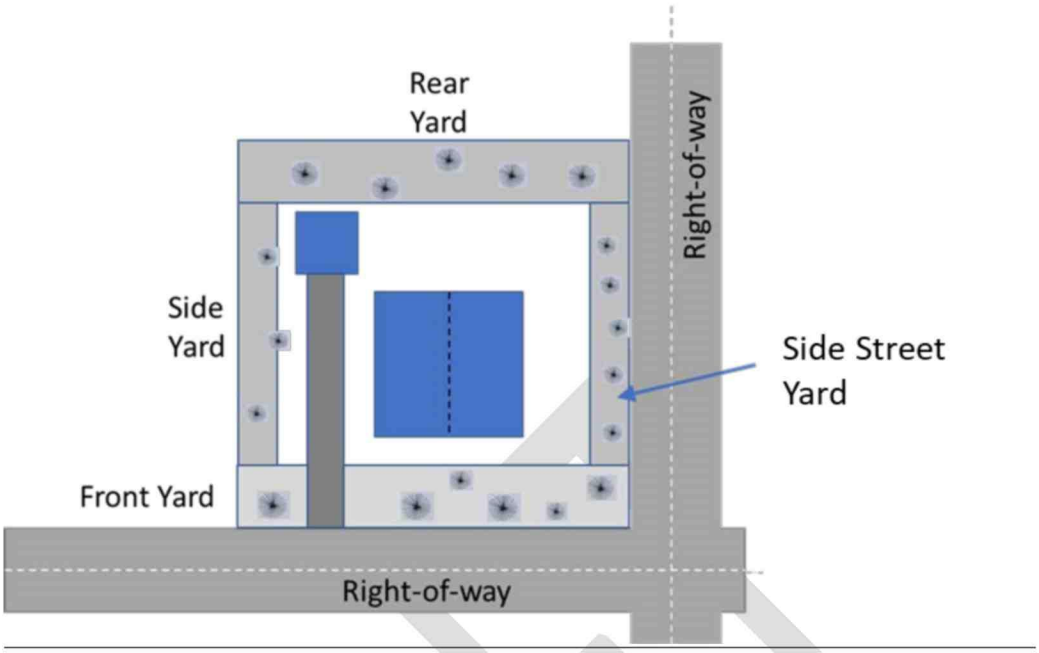


Figure 3. Side Street Buffer Yard

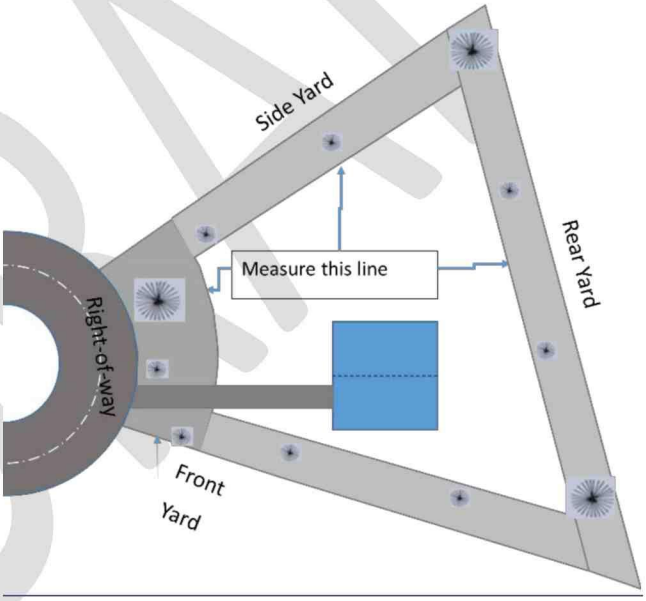


Figure 4. Where to Take Linear Measurements

~~(G) Tree Removal: "Tree removal" shall include, but not be limited to, trees removed by clearing, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction; changing the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting fungus~~

~~infection or pest infestation; paving with concrete, asphalt or other impervious material within the drip line or such proximity as to be harmful to the tree; or any act of malicious damage to a tree.~~

9.5.1.2 Clearing and Grading Applications and Permits

(A) When clearing and grading activity is proposed on a vacant parcel and there is no active application for a development permit pursuant to this Ordinance (e.g. Major or Minor Site Plan, Major or Minor Subdivision, Single Family Development), a clearing and grading application must be submitted and a permit issued per the requirements of this Section.

~~(A)~~(B) A clearing and grading application shall be accompanied by a landscape plan when the applicant intends to replant a buffer or a tree survey when the applicant seeks to request credit for tree preservation in lieu of planted buffer.

~~If there is no tree survey on file for the property, then a tree survey must be prepared before any tree removal occurs unless it is subject to the exemptions listed in Section 9.5.1.6. If a landscape plan or tree survey has been prepared that is no older than five (5) years and is on file with the Village, it may be used whenever tree removal/replacement is planned.~~

~~(B)~~(C) In addition to ensuring that Village standards are met, Village staff may use clearing and grading applications as an educational tool to provide helpful insight to the developer regarding the costs of removing and replanting trees that will be required for buffering uses as well as to provide protection to specimen trees.

9.5.1.3 Landscape Plans and Tree Surveys

~~(A) Each application for a development or clearing and grading permit shall be accompanied by a tree survey. If a clearing and grading application accompanies an application for any other development permit, the tree survey shall be of the same scale as, and superimposed on, a development site plan or preliminary plat.~~

(A) Landscape plans may be prepared by anyone with sufficient knowledge to complete a plan consistent with Appendix B of this Ordinance.

a. The plan shall contain the following information.

i. Dimensions of the property lines;
ii. Location of all required buffer yards;
iii. Location of construction access/driveways;
iv. Location of trees to be planted;
v. Types of trees to be planted;
vi. Size of trees to be planted; and
vii. Tree spacing.

(B) Tree surveys shall be prepared by a surveyor licensed in the state of North Carolina. Tree surveys shall reflect the following.

a. Dimensions of the property lines;
b. Location of all required buffer yards;
c. Location of construction access/driveways;
d. Locate all trees to be protected within required buffer yards to achieve the following;
    i. Retention of any tree greater than 3" that may be used for 1 to 1 credit when qualifying trees are not present in the buffer.
    ii. Retention of any tree greater than 12" that may be used for higher credit ratios.
e. If the survey incorporates any qualifying trees, they must be shown;
f. Identify all tree types and sizes;
g. Any other information that would be helpful in documenting compliance with this section.

(C) Tree surveys may be incorporated into concept, major and minor site plans, landscape plans and preliminary plats.

~~(B) Trees to be surveyed include all trees greater than or equal to 8" DBH. Identification of trees smaller than 8" DBH is encouraged if the applicant determines that trees smaller than 8" DBH but larger than 3" DBH may be needed for credit. All tree surveys shall include location, number, size (DBH), qualifying trunks and species with a scaled graphic representation of each protected tree, and the trunk location shall be provided. All required tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of North Carolina. The survey shall include all trees to be protected or preserved, and those scheduled to be removed, including dead and damaged trees. Construction access shall be shown on the survey. In cases where a previously approved recorded plat is utilized for the purpose of tree survey, the name, address, phone number, signature and seal of the licensed landscape architect, civil engineer, or surveyor registered in the State of North Carolina shall be provided. A scaled infrared or high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Village Planner determines that it would provide sufficient information from which a decision may be made. This is typically the case when large contiguous areas of preservation are proposed, and the trees will not need to be counted towards credit.~~

~~(C)~~(D) Existing Lots of record. Existing lots of record are lots created by final plat prior to the effective date of this Section.

(1) If an existing lot of record is undeveloped as of the effective date of this section, a landscape plan ~~tree survey~~ shall be prepared prior to clearing or development.
(2) If an existing lot is developed for single-family residential purposes and is proposed for redevelopment, additions, or modifications, a landscape plan shall be submitted. ~~consistent with the requirements of Appendix B. A tree survey is not required.~~

(3) If an existing lot is developed for nonresidential purposes and is proposed for redevelopment, additions, or modifications, submittal requirements shall comply with Section 9.5, Part 2 and a tree survey is not required.
(4) In the event trees are damaged or destroyed on an existing lot of record ~~is damaged or destroyed~~ due to disasters such as windstorms, ice storms, fire, or hurricanes, the requirements of this section shall not apply.

9.5.1.4 Buffer Yard Standards

(A) When a clearing and grading application is required and additional changes to the land are not proposed through a Major or Minor Site Plan or Major or Minor Subdivision, a minimum planted perimeter buffer must be preserved and or created per the Table 9.5.1.4 unless a tree preservation credit is provided as allowed under this Section.

Table 9.5.1.4

Location	Number of Required Trees
Front Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 25~~15~~ Linear Feet of Street Frontage
Side Street Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 25 ~~15~~ Linear Feet of Street Frontage
Side Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 35 Linear Feet
Rear Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 25 Linear Feet

*If a lot is a flag lot or an irregularly shaped lot, the linear feet of street frontage is based on the widest street facing dimension of the front yard.

The number of required trees shall be measured in whole numbers. The applicant shall round down when calculating the number of trees.

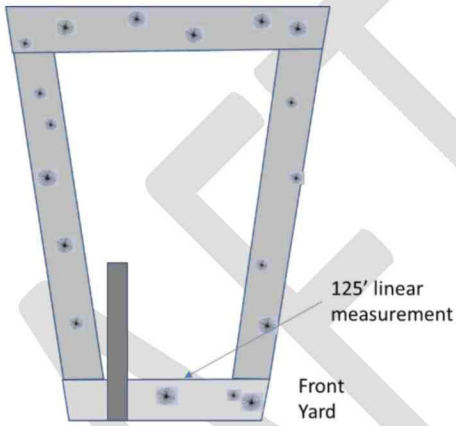
Planted Tree Minimum Size

Tree Type	Minimum Planting Height	Minimum Caliper
Evergreen Trees	6 Feet	2 Inches
Tall Trees from Appendix F	8 Feet	2 Inches
Short Trees from Appendix F	6 Feet	1.25 Inches

(B) Driveway Allowance

Each parcel shall be given an allowance for one 20' driveway connection. In the event a driveway intersects two different yards, the property owner shall select which yard receives the credit. This allowance shall be applied by subtracting twenty (20) feet from the linear foot calculation for number of required trees as shown in Table 9.5.1.4 for the yard through which the connection is made.

Example



125' – 20' = 105'

105/15 = 7 trees

(C) Existing Tree Preservation Credits.

To help maintain the existing overall tree canopy within the community and to encourage preservation of existing specimen trees, credits may be given towards the requirements of Table 9.5.1.4 for existing ~~preserved protected~~ trees in the buffer yards as follows.

(1) Tree credits shall apply to the ~~particular~~ buffer yard in which the tree is located.
(2) One additional tree credit will be granted for every four (4) inch increase in tree girth above 12" DBH in the buffer yard in which the tree is located.

Example. The front tree preservation yard contains a 24" oak. Preservation of this tree grants credits in the front yard for four (4) trees.

Trees subject to the preservation credit may be grouped and are not required to meet spacing requirements in the side and rear yards. In order to ensure adequate street yard buffer and to maintain street tree canopy, trees may be grouped in the front yard; however, there shall be no space less than one tree per every 35 linear feet.

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(D) Credit for Trees Less than 8" DBH

~~Credit may be provided for trees smaller than 8 inches DBH but no less than 3 inches DBH w~~When there are insufficient trees present on the property to meet the requirements of Table 9.5.1.4 credit may be provided for trees smaller than 8 inches DBH but no less than 3 inches DBH.

(E) Minor Modifications for Alternate Spacing and Grouping

The Village Planner may authorize a minor modifications to encourage the preservation of existing trees in lieu of planting subject to the following.

(1) To satisfy tree preservation credits described in 9.5.1.4 (C).
(2) To allow the preservation of trees within the building envelope if they are within a distance no greater than the required buffer yard depth when insufficient trees are available for preservation.

9.5.1.5 Buffer Yard Standards for Developed Lots

(A) Single-family lots undergoing redevelopment shall comply with Section 9.5.1.4(A).

(B) Single-family lots undergoing redevelopment that is less than 50% of the floor area of the principal structure shall comply with the landscape table below.

Zoning District	# of Trees per Dwelling	Size of Tree
R-5, R-8 and R-10	4	3" DBH
R-15, R-20, R-30	8	3" DBH
R-210	16	3" DBH

(C) All other lots shall comply with 9.5 Part 2.

9.5.1.6 Exemptions

(A) This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing utility lines, and existing easements in accordance with applicable state laws.

(B) Removal of dead or naturally fallen or severely damaged trees or vegetation, or the removal, by an approved method, or trees or vegetation that are a threat to the public health, safety, or welfare based on photographic documentation, observation by the Village Planner, or by the submittal of a~~n arborist's~~ report prepared by an arborist or other landscape professional.

(C) Removal of trees for the purpose of conducting bona fide agricultural and forestry operations shall be exempt from the provisions of this Article. This exemption applies to forestry activity on forestland that is taxed on the basis of its present-use value as forestland under Article 12 of Chapter 105 of the North Carolina General Statutes (NCGS) and activities conducted in accordance with an approved forestry management plan subject Chapter 89B of NCGS and extends to any activity defined as a bona fide farm operation in NCGS 160D-903 within the extraterritorial jurisdiction of the Village. If an exempt timber harvest occurs as described above, the Village may withhold approval of a building permit, site plan, or subdivision plat for the site for three (3) years following the harvest and up to five (5) years if the removal is deemed willful.

(D) Properties located in the VC, PC, RD, and VMU Zoning Districts are exempt.

(E) The North Carolina Department of Transportation (NCDOT) shall be exempt from the tree protection and preservation requirements of this Ordinance within NCDOT rights-of-way. Tree removal in the Village rights-of-way must be approved by the Village Manager or designee.

(F) All real properties owned by the Village of Pinehurst ~~are exempt if tree removal is authorized by the Village Manager or designee~~.

9.5.1.7 Trees Removed In Violation

(A) ~~Protected Trees Removed in Violation. When trees of 8 inches DBH or greater have been removed in violation of this Ordinance, r~~Replacement trees shall be planted according to Section/Table 9.5.1.4 when the following occurs.

a. Clearing without an approved clearing and grading plan.
b. Clearing without an approved landscape plan or tree survey.
c. Failing to follow an approved landscape or clearing and grading plan.

(B) In addition, other remedies up to and including penalties may apply in accordance with Chapter 7 of this Ordinance.

Tree preservation standards are incorporated in 9.5 Part 2 Landscape Requirements for Multi-family, Commercial and Industrial projects and in 9.14.6 for Single Family Residential Use.

Section 2. Amend Section 9.5 to insert a new part and renumber the existing text.

Part 2. Landscaping Requirements for All Development Requiring a Permit Other than Single-Family Residential and Clearing and Grading

9.5.2.1 Landscape Plan Required

A landscape plan shall be submitted to the Village Planner and its approval is a prerequisite for the issuance of a development permit where required.

9.5.2.2 Planted Buffers

(A) Permitted Uses Within Planted Buffer Areas: Planted Buffers should be left in an undisturbed natural vegetative state and provided with supplemental plantings. Selective thinning of vegetation and removal of dead vegetation may be permitted as long as the intent of the planted buffer requirement is maintained. Driveways and utilities may cross a planted buffer at or as near a perpendicular angle as practical. Paths and walkways may pass through the planted buffer and pedestrian walkways (greenways) may be installed within the buffer area. Grading in the designated planted buffer may be allowed with site plan approval, if the re-vegetation plan is determined to meet the intent of this Section;

(B) Location of Planted Buffers: Required planted buffers shall be provided along the perimeter of development unless alternate locations are approved by the Village Planner. Planted buffers shall be designated and dimensioned on all site plans and subdivisions plans, where applicable;

(C) Public Pedestrian Easement Required: The full width of all buffer areas shall be designated as a public pedestrian easement and shown on a recorded plat;

(D) Application:

(1) These standards apply to all non-residential and multi-family uses (including townhouse unit development) located within the Village of Pinehurst and its extraterritorial jurisdiction except for properties containing only museums and/or libraries as the primary use and located within the PC zoning district. Additionally, the Village Council may waive some or all of these standards for developments and uses located within the VC, VMU, VCP and VR Zoning Districts when determined to be in the best interest of the public. In waiving these standards, the Village Council may require an alternate means of buffering if agreed upon by the property owner. When nonresidential and multi-family uses submit a site plan for locations next to property zoned for primarily residential use, planted buffers shall be provided near the perimeter of the nonresidential or multi-family property. One half of the planted buffers requirements shall apply when a public street or railroad right-of-way separates a nonresidential or multi-family uses from a residential property. If a greenway passes through a landscape buffer the area of the greenway shall be subtracted from the total buffer area for plant count purposes.

(2) The required planted buffer width is based on the classification shown on Table 9.5.2.2;

(3) If said project is adjacent to property that is zoned non-residential or multi-family but is used for single family purposes, half the required planted buffer width along the perimeter of the property adjoining that property shall be required;

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(4) A class 3 planted buffer shall be installed along and adjacent to NC 2, Midland Road east of the Traffic Circle to the zoning jurisdictional boundary of Pinehurst, on the west side of Hwy. 15/501 from the northern extent of the zoning jurisdictional boundary of Pinehurst southward to the western extent of the traffic circle and the intersection with Hwy. 211, Hwy. 211 from the intersection of Mckenzie Rd. to the western extent of the zoning jurisdictional boundary of Pinehurst, Murdocksville Rd. from the intersection of Hwy. 211 to the northern extent of the zoning jurisdictional boundary of Pinehurst and on the west side of Hwy 5 from the intersection of Lake Hills Rd. south to the intersection with Trotter Hills for all non-single family residential uses.

(5) If the adjacent property is zoned for residential use but is vacant at the time of the proposed development, the full required planted buffer width shall be provided;

(6) If the proposed development is non-residential and the adjacent property is zoned or used for multi-family dwellings, one-half of the planted buffer width shall be provided, but not less than ten (10) feet;

(7) If the proposed development is for multi-family dwellings adjacent to property zoned or used for multi-family dwellings, one-half of the planted buffer width shall be provided, whether the property is occupied or not.

(E) Planted Buffer Classifications and Width:

(1) Planted buffer width is based on uses in the following classifications:

(a) Class 1 - 10 feet: Cemeteries, golf courses, passive recreational areas, and;

(b) Class 2 - 20 feet: Offices, churches, schools, public facilities including playgrounds, ball fields, community swimming pools, and similar facilities, day care facilities, multi-family, residential, hotels;

(c) Class 3 - 30 feet: Neighborhood commercial and service activities including, but not limited to, retail operations, funeral homes, restaurants, banks, convenience stores;

(d) Class 4 - 50 feet: Commercial activities with higher vehicle activities including, but not limited to, vehicle repair, theatres, outdoor recreation centers, and outdoor storage

Table 9.5.2.2

REQUIRED PLANTED BUFFER WIDTH IN FEET BASED ON BUFFER CLASSIFICATION AND ADJACENT PROPERTY USE AND ZONE				
ADJACENT PROPERTY USE AND ZONE				
Planted Buffer Class	**Developed Residential Zone**	**Principal Residential Use in Nonresidential Zone**	**Developed Multi-Family Zone**	**Vacant Multi-Family Zone**
Class 1	10 feet	10 feet	10 feet	10 feet
Class 2	20 feet	20 feet	10 feet	10 feet
Class 3	30 feet	30 feet	15 feet	15 feet
Class 4	50 feet	50 feet	25 feet	25 feet

(2) The required setbacks may be used to meet landscape planted buffer width requirements in all districts. When planted buffers are required for residential uses, the planted buffer requirements shall be designated open space, or common area;

(3) Planted buffer widths and required plantings may be reduced by thirty percent (30%) if the site plan indicates berming, alternate landscaping, walls, opaque fencing in combination with landscaping or topographic features which will, in the opinion of the Village Planner, achieve the intent of this Section as outlined in Section 9.5.1 and result in equal or better performance. In no case shall a buffer width be less than ten (10) feet. Berms may not have a slope steeper than two (2) horizontal to one (1) vertical and must have a crown width of at least two (2) feet and a minimum height of two (2) feet;

(F) Requirements for Planted Buffer Areas:

(1) Existing Vegetation. Existing vegetation, regardless of species, shall be used to meet all or part of the requirements of this Section wherever possible, if it provides the same level of obscurity as the planted buffer required below. Vegetation to be saved shall be identified on site plans, along with protection measures to be used during grading and construction. (See Section 9.5.2.7 for protection measures and calculation of credits for existing trees);

(2) Planting requirements: Planting requirements for planted buffers include both trees (large and small) and shrubs as described below. (See Appendix F for a listing of native/water conserving trees and shrubs.) In calculating buffer planting requirements, areas of driveways are excluded;

(a) Tree Standards: This requirement may be satisfied as follows:

1. One longleaf pine tree with a minimum size of three (3) inch caliper at planting are required per two hundred (200) square feet of buffer area.
2. Two Understory trees a minimum of two-inch caliper are required per five hundred (500) square feet of buffer area, one of which is to be an evergreen species that is not a pine tree.
3. Trees shall be distributed along the entire length and width of the planted buffer. Due to unique characteristics of a site, or design objectives, alternative plant mixes and spacing may be approved by the Village Planner.

(b) Shrub Standards: Shrubs, a minimum of twenty-four (24) inches in height, of a variety that can be expected to reach four (4) to five (5) feet in height and three (3) feet in width within three (3) years of planting, shall be provided. Shrubs shall not be planted closer than six (6) feet to newly planted trees, nor within the drip line of existing hardwood trees. Shrubs shall be distributed along the entire length and width of the planted buffer, preferably in naturalistic groupings so as not to create a hedge-like condition. Shrubs shall be provided at one per seventy-five (75) square feet of buffer area.

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9.5.2.3 Landscape Screens

(A) The purpose of a screen is to use plants and/or other landscape or architectural elements to obscure views from all corridors or adjacent properties.

Structures such as loading docks, mini-warehouses, service courts, dumpster areas, mechanical equipment, and outside storage of material stocks or equipment, either for sale or not for sale on the premises, such as, but not limited to, motor vehicles, equipment, or construction equipment shall be screened from unobstructed off-site views. Uses requiring screening as noted in this Ordinance shall be screened according to the requirements of this Section. This screening requirement does not pertain to outdoor display of merchandise located within the Historic Preservation Overlay District that complies with the regulations and design guidelines of that district.

(1) Landscape Screen Standards: Features and uses specified above and/or others requiring screens shall provide a visual obstruction from all corridor and adjacent properties in conformance with the following standards: The screen may be composed of view-obscuring vegetation, wall, fence, or berm. The items may be used individually or in combination. The minimum result shall be a semi- opaque seventy-five percent (75%) screen that obscures views from the ground to a height of the object being screened. Evergreen screening plants shall be at least five (5) feet tall at the time of installation and reach the desired height within three (3) years of planting. Additionally, screen areas shall be sufficient size to allow for the mature growth of plant materials when used.

9.5.2.4 Parking Area Landscaping

(A) Purpose: In order to reduce reflected sunlight and headlight glare from parked vehicles, as well as to maintain a separation between vehicles and other uses and to reduce the effects on the environment of vehicle parking facilities, the following standards apply.

(B) Required Perimeter Landscape Plants:

(1) Large trees (unless subject to overhead power lines): Longleaf pines shall be planted at the rate of one three (3) inch caliper tree per twenty (20) linear feet of property line abutting a street and/or adjoining property, less driveways and sight distance triangles. Trees must be a minimum of five (5) feet and a maximum of twenty (20) feet from the parking lot edge to meet this requirement.

(2) Credit given for existing, healthy, protected trees, regardless of species, shall be according to 9.5.2.7 of this Section;

(3~~2~~) Evergreen shrubs at the rate of one (1) 24-inch height minimum shrub per three (3) linear feet of parking lot edge abutting streets and adjoining property, less driveways, of a species expected to reach a minimum height of 36 inches and a minimum spread of thirty (30) inches within three (3)

years of planting. This rate may be varied based upon size of installed plant materials. Shrubs must be a minimum of five (5) feet and a maximum of ten (10) feet from the parking lot edge to meet this requirement.

Shrubs shall be planted such that no less than seventy-five percent (75%) of the length of the parking lot edge, to a height of thirty-six (36) inches, is obscured from view after three (3) years of growth. Shrubs planted within sight distance triangles shall be of a type with a maximum mature height of eighteen (18) inches.

Additionally, shrubs shall not be planted within six (6) feet of the trunk of a tree;

(~~4~~3) A brick or stone wall, or fence, at least thirty-six (36) inches tall and of a material compatible with the building, may be substituted for the requirements of shrubs.

~~(4)~~ (5) Berms may be installed within the highway (front) or interior (side or rear) yards with a minimum two (2) foot height, two (2) foot minimum crown width, and side slopes of not steeper than two horizontal to one vertical. Berms shall be planted with live vegetation, and may be used with smaller plants to meet the required screening area, provided that the combination of the berm and the shrubs obscures no less than seventy-five percent (75%) of the length of the parking area, to a minimum height of thirty-six (36) inches after three (3) years of growth;

~~(5)~~ (6) Areas used for vehicle sales and/or service, parking, and business transactions such as areas adjacent to gasoline pumps (even if under a canopy) and areas for drive-up service, shall be considered parking areas and shall comply with the requirements of this Section.

(C) Landscaping Within Parking Areas:

(1) Location: Parking areas shall provide and maintain landscaped areas based upon the parking area. Areas under canopies, loading and service areas, and portions of drives with no parking on either side for a distance longer than twenty-five (25) feet and/or used exclusively as access to loading or service areas, are exempt from this requirement. The landscaping within parking areas shall be provided in addition to planted buffer requirements of this Ordinance.

Areas used for landscaping shall be provided in the amount equivalent to at least ten (10) percent of the parking area, and shall be used for planting either trees and/or shrubs according to the requirements below. Tree planting areas shall be located such that no parking space is farther than seventy-five (75) feet from a tree trunk.

(2) Required Landscape Plants: Trees shall be used at the following rates, either in combinations of small and large trees, or with large trees only, to add up to the required landscape area:

(a) One three (3) inch caliper, large hardwood or pine tree per two hundred fifty (250) square feet of required landscaped area. Each large tree shall be

located within a minimum growing area of two hundred fifty (250) square feet un-encroached upon by shrubs or impervious pavement, with a minimum dimension of ten (10) feet;

(b) One understory tree less than three (3) inch caliper at the rate of one eight (8) foot tall tree per one hundred twenty-five (125) square feet of required landscaped area. Understory and evergreen trees shall be located within a minimum growing area of one hundred twenty-five (125) square feet, with a minimum dimension of seven and one half (7½) feet, un-encroached upon by shrubs or impervious pavement. Understory trees may be used to fulfill up to one third (1/3) of the required trees.

(3) Islands and Medians:

(a) Minimum curb radii of five (5) feet are required on the corners of all tree islands and medians to allow for free movement of motor vehicles around planting materials. (See the Village of Pinehurst Engineering Standards and Specifications Manual). All islands shall have raised curbing around them meeting the Village of Pinehurst Engineering Standards and Specifications Manual to further protect plants from being run over by motor vehicles. Medians without curbing shall include devices to stop vehicles from driving into the planted areas;

(b) No more than one tree may be provided per island, unless there is at least the minimum growing area per tree as required above. Large trees shall not normally be planted less than eighteen (18) feet apart, and small trees/large shrubs shall not normally be planted less than twelve (12) feet apart.

(4) Existing Trees:

(a) Credit given for existing, healthy, protected trees shall be according to 9.5.2.7 of this Section. Trees used to meet other requirements of this Ordinance may not be used to meet the requirements of this Section.

(5) Sight Distances: ~~Trees and shrubs shall be either pruned or located to facilitate safe sight distances within parking lots.~~ To facilitate driver safety, vegetation shall be pruned to be less than 42" in height. Trees are allowed but should have no branches lower than 72" in height.

(D) Parking Area Landscaped Yards: Any new or expanded off-street parking areas shall provide landscaped areas meeting the requirements below:

(1) New or expanded parking areas shall provide a landscaped area, adjacent to and outside of the street right-of-way, and/or adjacent residential property line edge, less driveways, of a minimum of ten (10) feet in width and adjacent non-residential property line edge, less driveways, of a minimum of five (5) feet. Proposed locations of plants and parking spaces shall be arranged to protect plants from vehicles;

(2) Planted buffers and/or screens provided adjacent to right-of-way, as required under Sections 9.5.2.2 and/or 9.5.2.3 of this Section, and located between

parking lots and streets and/or adjoining residential property may be considered in fulfilling these requirements.

(E) Street Trees Required

(1) For all non single-family developments one three (3) inch caliper, large hardwood or pine tree per forty (40) lineal feet of street frontage minus driveways shall be planted in the road right of way. These street trees shall be approved by the Village Engineer as being acceptable street trees. These trees shall be planted outside of site triangles and not conflict with any utilities. Alternate type and size trees may be approved by the village engineer based on existing site conditions and constraints.

9.5.2.5 Maintenance Responsibility

Unless otherwise stated, the owner of any property where landscaping is required shall be responsible for the maintenance of all required plant material and continued compliance with this Section.

9.5.2.6 Request for Extension of Compliance

(A) A letter of request for extension of compliance with landscaping requirements may be filed with the Village Planner that states the reasons why the request is being made. If the Village Planner finds that there are unfavorable conditions for planting, an extension of compliance with landscaping requirements may be allowed for a period not longer than ninety (90) days. The letter shall also acknowledge that the property owner is aware of all landscaping and screening requirements, and will comply with those requirements within ninety (90) days, or discontinue use of the property;

(B) If an extension is allowed by the Village Planner, the applicant shall provide to the village a financial guarantee as set forth in Section 9.17.1.26 sufficient to cover one hundred twenty-five percent (125%) of the installed landscaping costs based on an estimate from a nursery or qualified landscape professional;

(C) If the initial letter of request for extension of compliance with landscaping requirements has expired and conditions are still deemed unsuitable for planting, the applicant may request one (1) additional extension of up to ninety (90) days. Failure to comply with the provisions of this Section within the time noted in the letter of request for the extension of compliance with landscaping requirements shall be deemed a violation of this Ordinance. In addition, failure to perform in accordance with this Section shall result in default and the forfeiture of the financial guarantee as set forth in Section 9.17.1.26.

9.5.2.7 Existing Vegetation Credits

(A) Existing healthy trees and shrubs ~~shall be retained when possible and~~ may be credited toward landscape requirements. Vegetation to be saved shall be identified

on submitted plans. Protection measures shall be installed to maintain tree health and such protective measures shall be shown on the submitted plan.

(B) Credit shall be given for existing, healthy, protected trees shall be on a tree-for-tree basis, for planted buffer areas, and on the basis of fulfilling the requirements for parking areas. When trees exceed 12" in diameter, credit may be granted in accordance with Section 9.5.1.4(C). Existing trees will not be allowed to be counted towards landscape screen requirements. Trees so credited must be at least three (3) inch caliper.

9.5.2.8 Specimen Trees

(A) Specimen trees include all of the following:

A specimen tree is any healthy living tree that:

(1) Has a trunk diameter at breast height (DBH) of twenty-four (24) inches or more;

(2) A trunk DBH of twelve (12) inches or more in the case of the following species:

(a) Ilex species (holly);

(b) Magnolia species;

(c) Longleaf Pine species;

(3) Is listed as a State or National Champion by the North Carolina Forest Service or the American Forestry Association;

(4) Provides unique habitat for any endangered or threatened wildlife species protected by Federal law; or

(5) Has been cited by the Village Council as being historically significant.

9.5.2.9 Preservation and Removal on Private Property

(A) Specimen Trees On Private Land:

(1) Specimen trees shall be shown on all preliminary commercial and residential site plans submittals and located by survey on final site or Landscape Protection Plans. The Village Planner can inspect ~~may visit~~ the site to determine the accuracy of identification. The location and identification of specimen trees shall be required if such trees are within one hundred (100) feet of areas of a development site where soil disturbance or construction activity is proposed;

(2) Proposed development shall be designed to maximize the preservation of specimen trees. Where specimen trees exist, flexible approaches such as adjustments to lot layout, placement of buildings and paved surfaces and location of utilities shall be pursued in order to save them;

(3) Notwithstanding any provision of this Ordinance to the contrary, saving of a specimen tree shall constitute evidence that the requirements for a case have been met for a variance application;

(4) No soil disturbance from construction, trenching or grading, or paving, or storage of equipment or materials shall take place within the critical root zone of any specimen tree to be preserved unless during the review of the site and/or

Landscape Protection Plan it is determined there is no reasonable way the property can be developed without such disturbance.

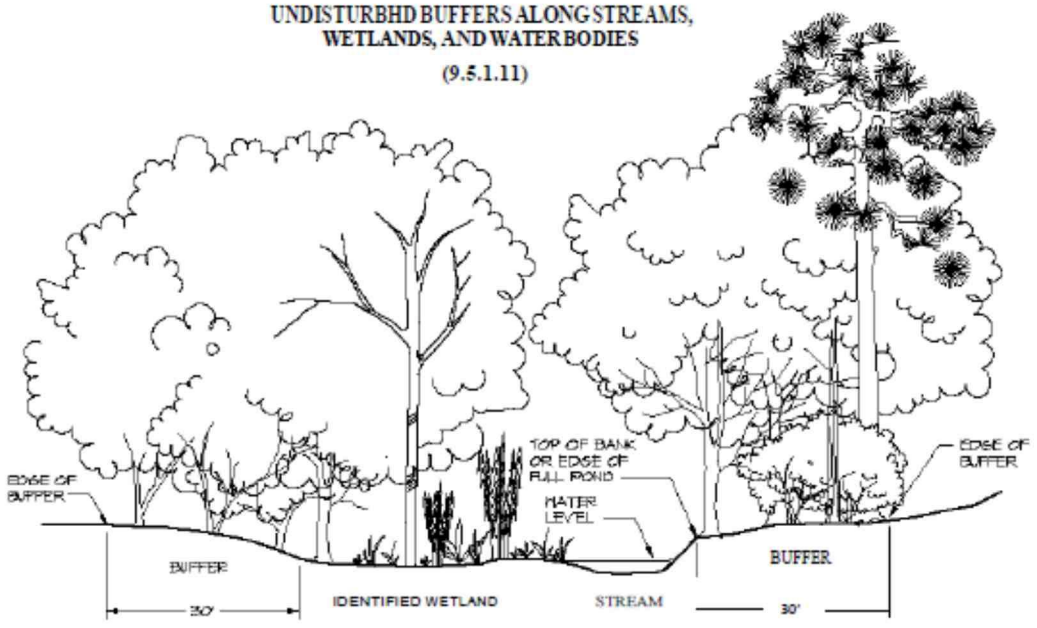
(B) Voluntary Protection Of Specimen Trees On Existing Residential Lots:

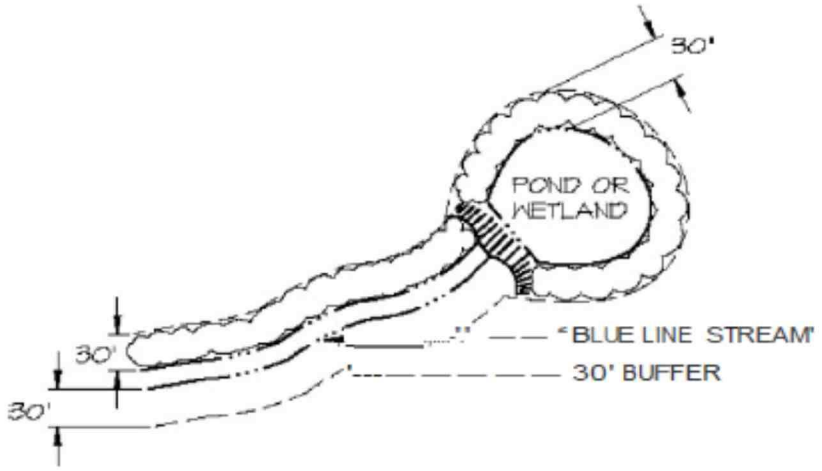
(1) Specimen trees which are located on individual lots with single homes shall be protected if voluntarily registered by the property owner;

(2) Registration of such trees shall render the owner of the lot the following privileges: If a permitted accessory structure or addition to a house is being planned, notwithstanding any provision of the Ordinance to the contrary, saving of a specimen tree may constitute evidence that requirements for a case have been met for a variance application.

9.5.2.10 Undisturbed Buffers Along Streams, Wetlands, and Water Bodies

(A) Notwithstanding any other provisions of this Ordinance regarding buffers, landscaping or setbacks, all development, other than development of existing single family lots shall maintain a thirty (30) foot undisturbed buffer measured from the top of the bank along all streams that are shown as "blue lines" on the most recent versions of U.S. Geologic Survey 1:24,000 scale topographical maps; along the edge of identified wetlands as established by the North Carolina Department of Environmental Resources as defined by N.C.G.S. §143.212(6); and along the edge of the full pond of any water body that is fed by or connected to a "blue-line" stream, other setbacks such as wetland and watershed (Section 8.3.3) may also apply;





PLAN VIEW

(B) The Village Council may permit as a special exception water dependent structures, pedestrian facilities and other similar structures where the Council finds that only minimal disturbance will result. In permitting such facilities, the Council may attach such reasonable conditions as the Council deems appropriate.

Section 3. Amend Chapter 10 of the Pinehurst Development Ordinance to replace the definition of "development" and alphabetically insert the following additional definitions.

Clearing and Grading: Any use of the land by any person in residential, industrial, educational, institutional, or commercial development, highway and road construction and maintenance that results in a change in the natural cover or topography.

Development: Unless the context clearly indicates otherwise, the term means any of the following:

a. The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
b. The excavation, grading, filling, clearing, or alteration of land.
c. The subdivision of land as defined in N.C.G.S. 160D-802.
d. The initiation or substantial change in the use of land or the intensity of use of land.

Protected Trees: Any tree with a diameter breast height of eight inches or greater.

Redevelopment: For the purpose of Section 9.5, redevelopment is the physical change to a parcel of land through building additions or reconstruction that increase the building footprint ~~that results in the increase of the floor area~~ of the principal building by 50% or more.

Specimen tree is any healthy living tree that:

a. Has a trunk diameter at breast height (DBH) of twenty-four (24) inches or more;

b. A trunk DBH of twelve (12) inches or more in the case of the following species:
    i. Ilex species (holly);
    ii. Magnolia species;
    iii. Longleaf Pine species;
c. Is listed as a State or National Champion by the North Carolina Forest Service or the American Forestry Association;
d. Provides unique habitat for any endangered or threatened wildlife species protected by Federal law; or
e. Has been cited by the Village Council as being historically significant.

Buffer Yards: for the purposes of Sections 9.5 and 9.14.6, buffer yards are defined as follows. Yard lengths are based on the most interior length of the setback line.

a. Front: the front buffer yard is equal to the depth of the front yard setback of the zoning district extended to the side property lines.
b. Rear: the rear buffer yard is equal to the depth of the rear yard setback of the zoning district extended to the side property lines.
c. Side: the side buffer yard is equal to the width of the side yard setback from where it intersects both the front and the rear yard.
d. Side Street: the side street buffer yard is equal to the width of the side street setback from where it intersects both the front and rear yard.

Section 4. The Village of Pinehurst Development Ordinance Chapter 9, Section 9.14.6 Tree Conservation and Newly Installed Trees and Plants is amended as follows.

General Intent. The regulations of this Section are intended to preserve trees along the outer perimeter of development sites such that buffer yards are retained/created to buffer uses from adjacent properties and to reduce visual effects and the impacts of traffic, noise, dust, and odor. Where buffer yards do not exist or have been previously cleared, the planting requirements of this section apply.

(A) All development, including clearing and grading activities, shall consider conservation of existing specimen and protected trees. Where such trees exist, flexible approaches such as adjustment to placement of buildings and paved surfaces and location of utilities may be permitted by the Village Planner to preserve them. The conservation of existing trees that do not conflict with the placement of buildings, drives, walks, patios, or other site amenities is encouraged. ~~A tree survey shall be submitted with an application for development approval that identifies all protected, heritage and specimen trees in accordance with Section 9.5. Part 1.~~

(B) Buffer Yard Standards

~~(1)~~ A minimum planted perimeter buffer must be planted or preserved per the requirements of Table 9.14.6 below which establishes the minimum number of trees per buffer yard within an individual lot or parcel. If a buffer yard does not contain enough qualifying trees per Table 9.14.6, then the required number of trees shall be installed per the requirements of 9.14.6 (C). Tree preservation credits may be provided per Section 9.14.6 (B) (2). ~~Buffer Yards are as defined in Section 9.5.1.1 (F)~~

(1)

Table 9.14.6

Setback Location	Quantity
Front Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 25~~15~~ Linear Feet of Street Frontage
Side Street Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 25~~15~~ Linear Feet of Street Frontage
Side Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 35 Linear Feet
Rear Buffer Yard	1 Qualifying ~~Protected~~ Tree Per 25 Linear Feet

*If a lot is a flag lot or an irregularly shaped lot, the linear feet of street frontage is based on the widest street facing dimension of the front yard.

(2) Tree Preservation Credits.

Tree preservation credits shall be in accordance with 9.5.1.4. (C) and (D).

(3) Driveway Credit.

Driveway credit shall be in accordance with Section 9.5.1.4 (B).

(C) Tree Placement and Planting.

~~(1)~~ Planted trees shall ~~be evenly spaced within required yards and may~~ be staggered in alignment throughout the length of the required buffer yards provided that no spacing between trees exceeds thirty-five (35) feet. ~~based on the spacing in Table 9.14.6 unless otherwise provided in this ordinance.~~

~~(2)~~(1) At least one-half of the planted trees in front and side-street yards shall be Longleaf Pines. The remaining trees shall be selected from Appendix F of the Pinehurst Development Ordinance. Tall trees shall be used in the front protected yard; however, short trees may be used under power line easements. Tall or short trees may be used in the side and rear yards. Substitutions may be allowed by the Village Planner that will result in equal or better performance.

~~(3)~~(2) Landscaping should be of sufficient size so that mature appearance will be achieved within five (5) years of installation of trees.

DRAFT

Planted Tree Minimum Size

Tree type	Minimum Planting Height	Minimum Caliper
Evergreen trees	6 feet	2 inch
Tall trees from Appendix F	8 feet	2 inch
Short trees from Appendix F	6 feet	1.25 inch

~~(4)~~(3) The Village Planner may authorize a minor modification to encourage the preservation of existing trees in lieu of planting subject to the following.

a. To satisfy tree preservation credits described in 9.5.1.4 (C).
b. To allow the preservation of trees within the building envelope if they are within a distance no greater than the required buffer yard depth when insufficient trees are available for preservation.
c. Small trees as identified in Appendix C may be used to avoid conflicts with overhead infrastructure.

(D) ~~Protected~~ Trees Removed ~~in Violation~~. ~~When trees of 8 inches DBH or greater have been removed in violation of this Ordinance, replacement trees shall be planted in the according to Section/Table 9.14.6.~~ When required trees are removed, they shall be replaced in accordance with Table 9.14.6 and the provisions of this Section such that the total number of required trees is always maintained.

(E) Unless otherwise stated, the owner of any property where landscaping is required shall be responsible for the continual maintenance of all required plant material and continued compliance with this Section. This requirement shall run with the property and shall be binding upon all future property owners.

(F) As part of the required single-family site plan approval process, the approximate location, size and type of trees to be used to meet this standard shall be shown on a landscape plan.

(G) All trees used to meet the intent of this section shall be healthy and well protected during construction. See Appendix F for a listing of trees which are known to be adaptive and naturalized in the Sandhills of North Carolina. Any of these trees can be used in meeting the tree conservation standards of this section.

(H) HVAC units, pool equipment, well houses, and other structures on the property shall be screened with landscaping material or fencing so as to be seventy-five percent (75%) opaque.

(I) Foundation Plantings Required: Foundation plantings shall be provided for all principal and accessory buildings and structures, including storage sheds. The number of plants

or plant groupings shall be provided based on the linear footage of foundation along ~~the front and~~ all sides of each structure minus doorways, and steps at a rate of one (1) shrub or plant grouping per six (6) linear foot of foundation. A minimum of fifty percent (50%) of the required plantings shall be five (5) gallon or larger at the time of planting, the remainder shall be a minimum of three (3) gallon in size. Said plantings are not required to be placed in a uniform, linear arrangement when installed and plant groupings or ground cover beds may be used to meet the intent of this section.

(J) The site shall be designed to minimize the removal of mature specimen trees, for example, Longleaf Pine, Dogwood, American Holly and Southern Magnolia.

SECTION 5. That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
John C. Strickland, Mayor

Attest:

_____
Kelly Chance, Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

DRAFT

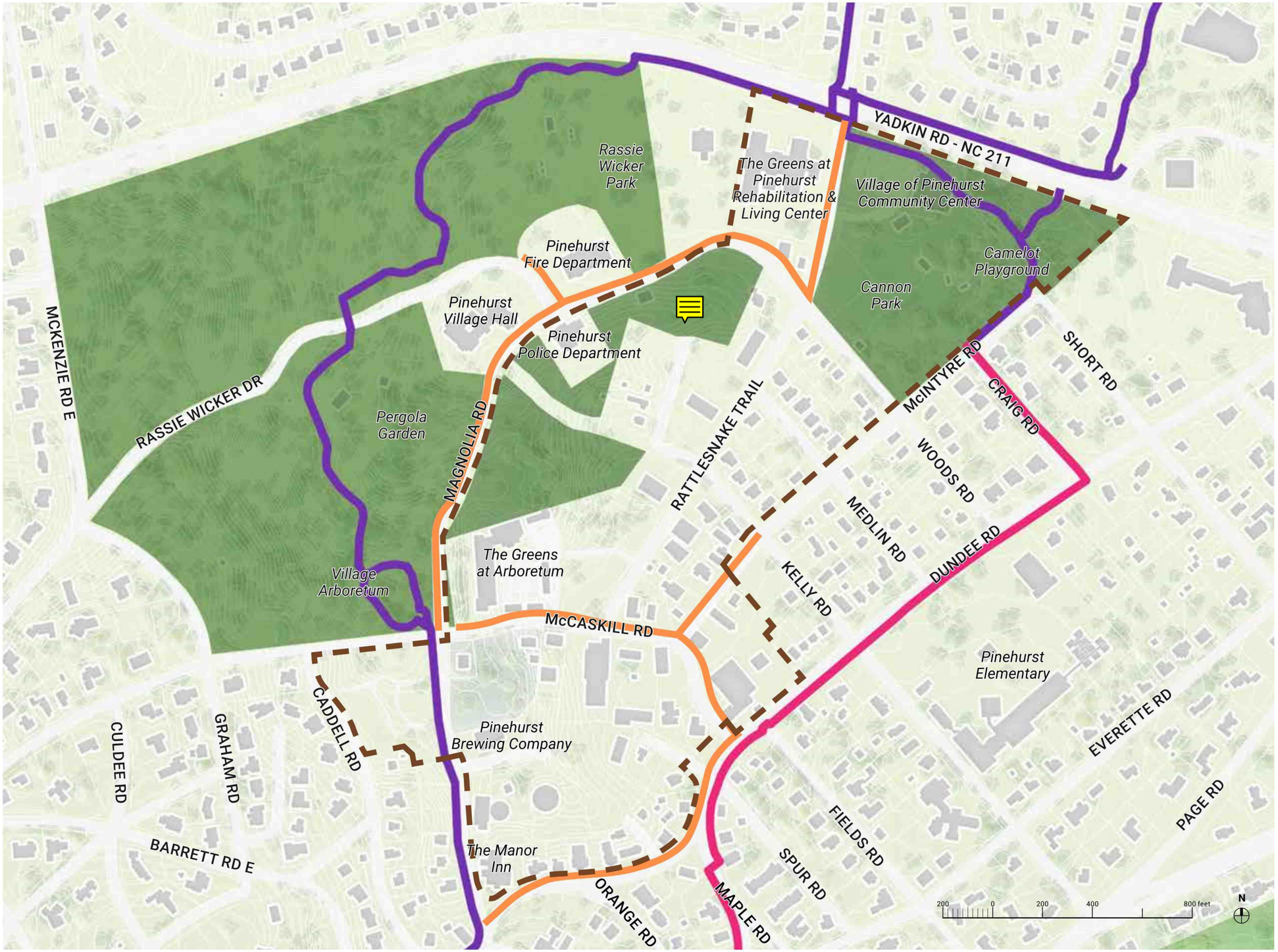
VILLAGE PLACE

Existing Open Space + Pedestrian Network

- Variety of active and passive parks and gardens
- Cannon Park is 15-acre recreation and play space
- Rassie Wicker Park is 103 acres with recreational amenities, 33-acre arboretum, and gardens
- Network of greenway trails, walkway trails, and sidewalks

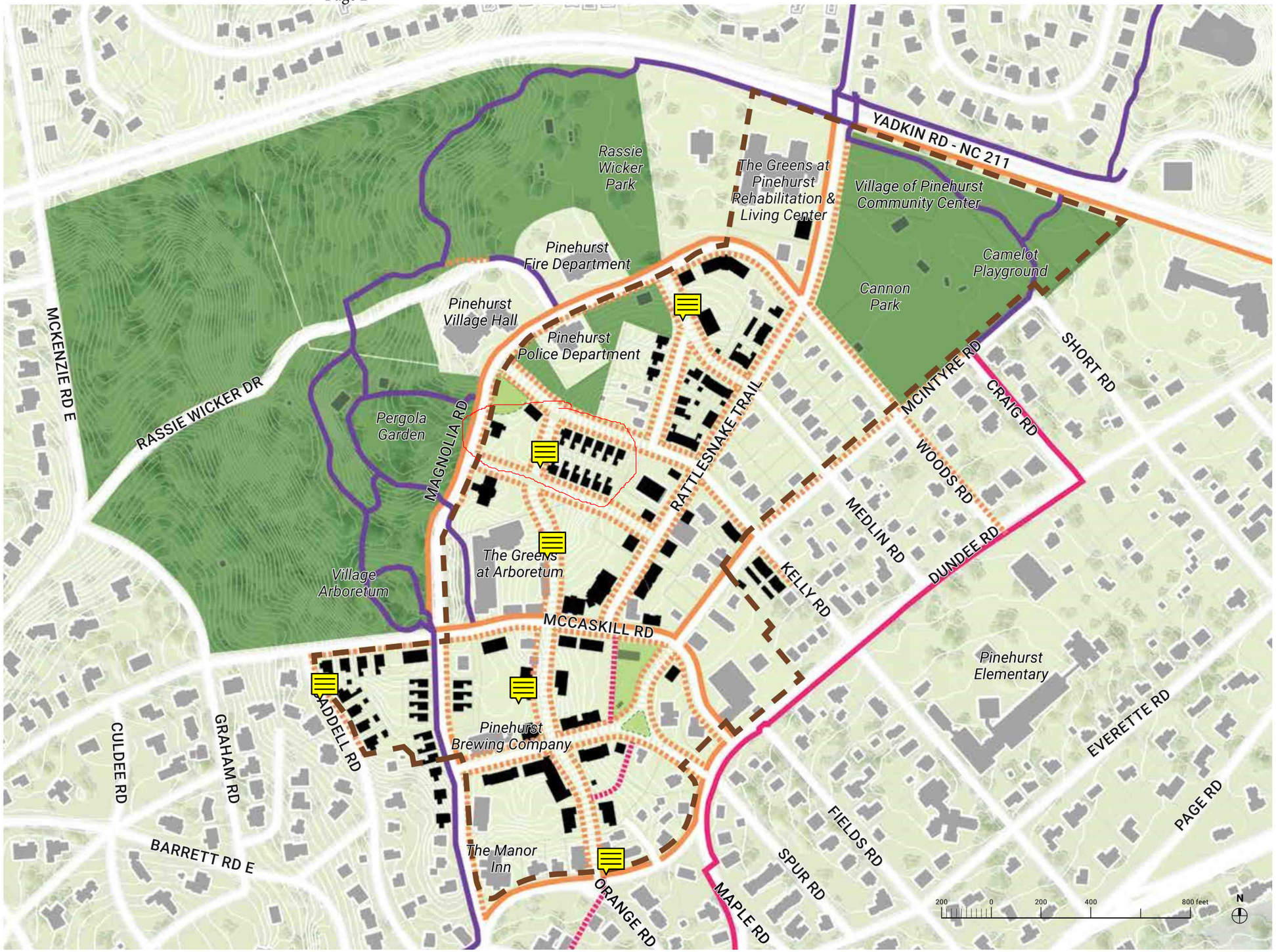
KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- EXISTING SIDEWALKS
- EXISTING PARKS/ OPEN SPACE



Proposed Open Space + Pedestrian Network

- While the existing area of Village Place is well served by Open Space, new development should add to the network, creating new publicly-accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

VILLAGE PLACE

Proposed Open Space + Pedestrian Network

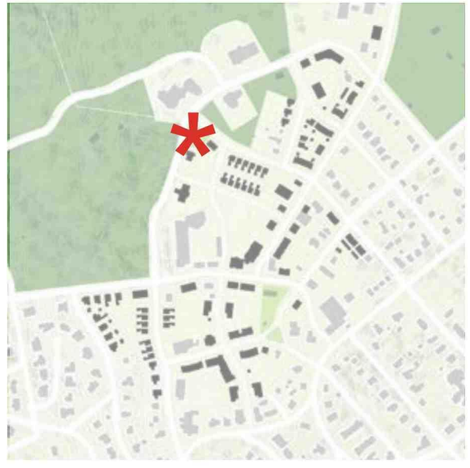
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This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

Proposed Amphitheater

- An amphitheater is envisioned near the Village Hall and Arboretum, taking advantage of the sloping topography
- Deep tiers cascade towards a performance area, providing seating for spectators or for reflection and rest
- Trees are placed within the tiers to offer shade and a park-like feel





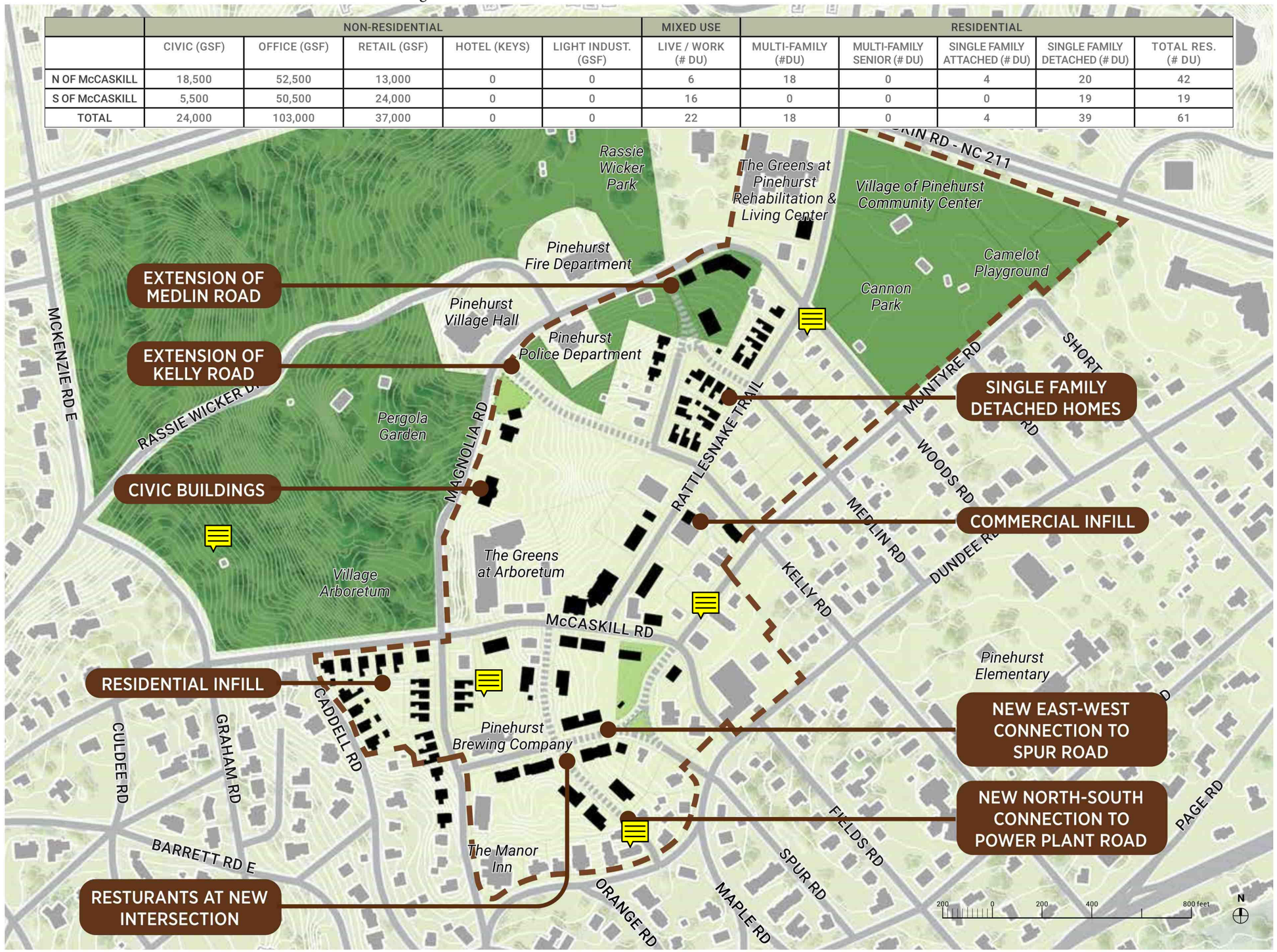
This rendering is illustrative only and subject to change. Source: Design Collective, Inc.

VILLAGE PLACE

Low Intensity Plan Option

- The Low Intensity Plan illustrates the potential build-out of Village Place over 20+ years.
- Small scale commercial and residential infill vacant or underutilized parcels, reflective of the character of the Village with a focus south of McCaskill Road, near the Brewery and the Village Center.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF McCASKILL	18,500	52,500	13,000	0	0	6	18	0	4	20	42
S OF McCASKILL	5,500	50,500	24,000	0	0	16	0	0	0	19	19
TOTAL	24,000	103,000	37,000	0	0	22	18	0	4	39	61



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

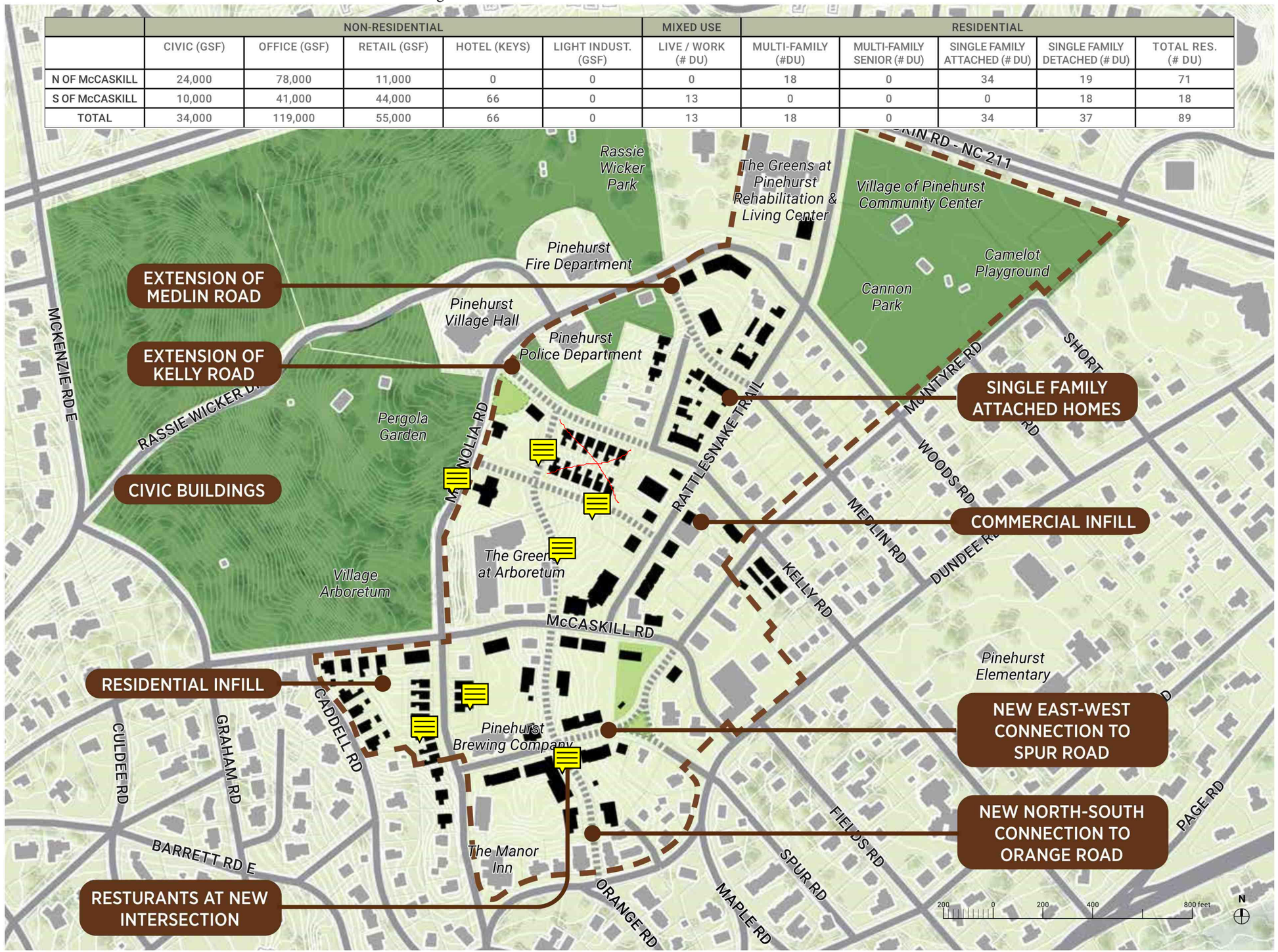
This plan is illustrative only and subject to change. Source: Design Collective, Inc.

VILLAGE PLACE

High Intensity Plan Option

- The High Intensity Plan illustrates the potential build-out of Village Place over 30 years.
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels.
- This option differs in the new street alignments, a higher percent of SFA, and moderately increased commercial infill

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF McCASKILL	24,000	78,000	11,000	0	0	0	18	0	34	19	71
S OF McCASKILL	10,000	41,000	44,000	66	0	13	0	0	0	18	18
TOTAL	34,000	119,000	55,000	66	0	13	18	0	34	37	89



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Residential A1



Multi-Family

Residential A2



Single Family Attached House

Residential A3



Single Family Detached House

Residential A4



Single Family Detached House

Residential A5



Single Family Detached House

ARCHITECTURE

Commercial: Mixed-Use B1



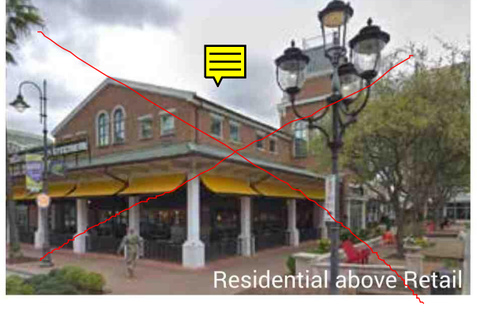
Live/Work Units

Commercial: Mixed-Use B2



Live/Work Units

Commercial: Mixed-Use B3



Residential above Retail

Commercial: Mixed-Use B4



Mixed-Use - Hotel above Retail/Restaurant

Commercial: Retail B5



Retail

ARCHITECTURE

Streetscape C1



Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2



Mashpee Commons MA

Streetscape C3



Mashpee Commons MA

Parking: Angled C4



Market Square

Parking: Parallel C5



Market Square

STREETSCAPE/ PARKING

Open Space: Amphitheater D1



Open Space: Attached Green D2



Open Space: Plaza D3



Open Space: Market D4



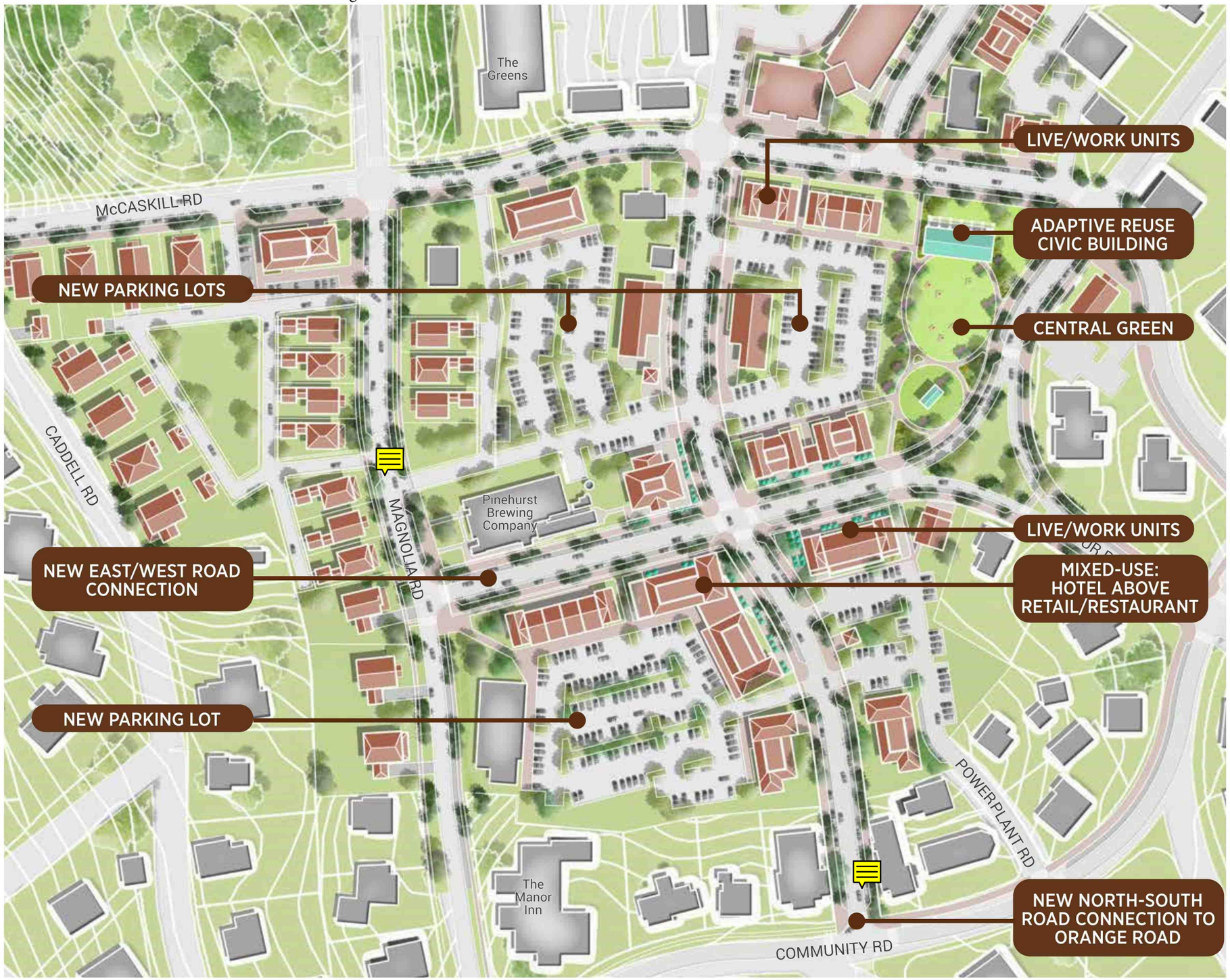
Open Space: Plaza D5



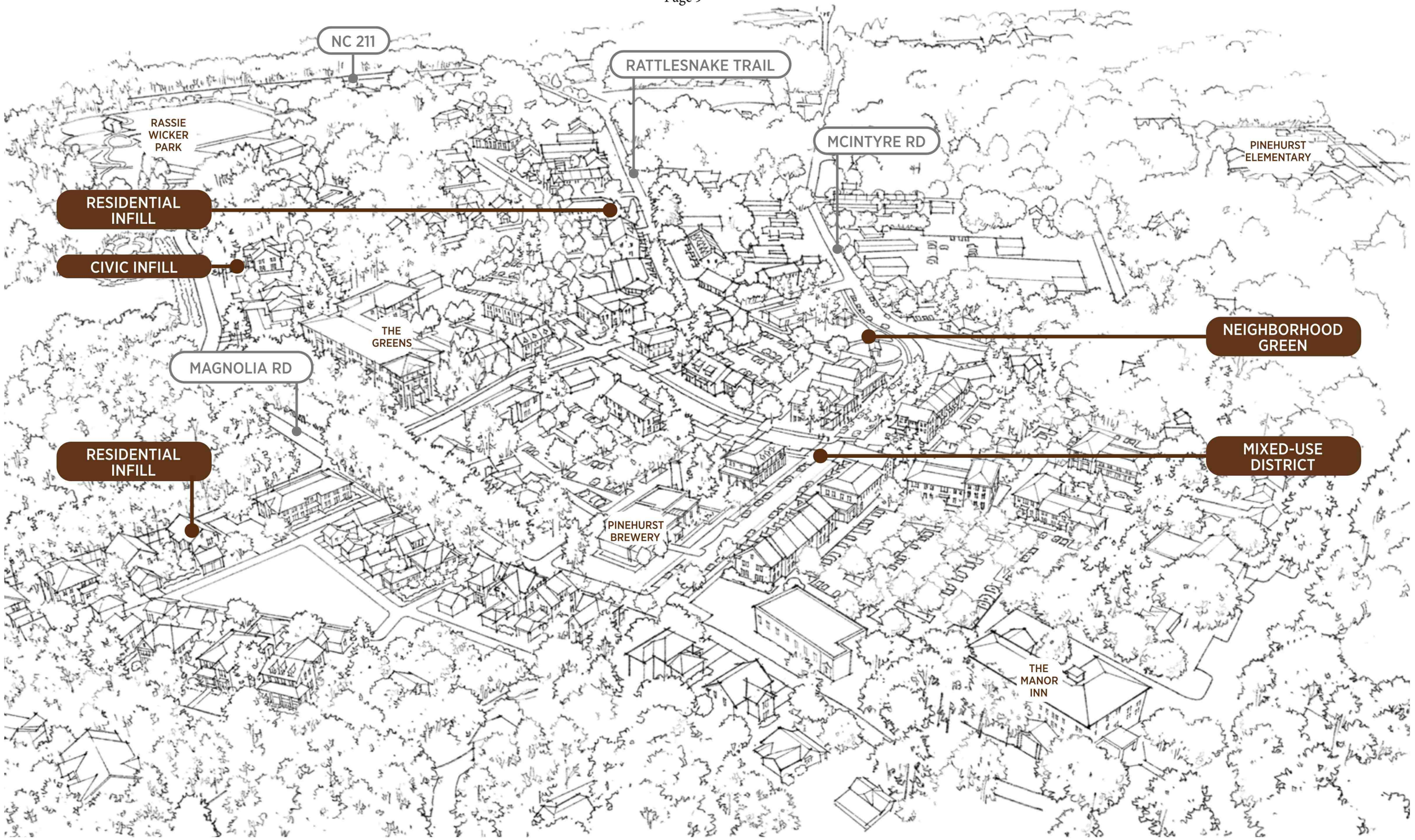
PARKS/ OPEN SPACE

Detail Plan

- The Detail Plan illustrates the potential build-out on the area south of McCaskill Road, showing new buildings, streets, parking, open and landscape
- At the core, two new streets cross the area; at their intersection, new Restaurants, a Hotel, Live/Work units, and Professional Offices congregate

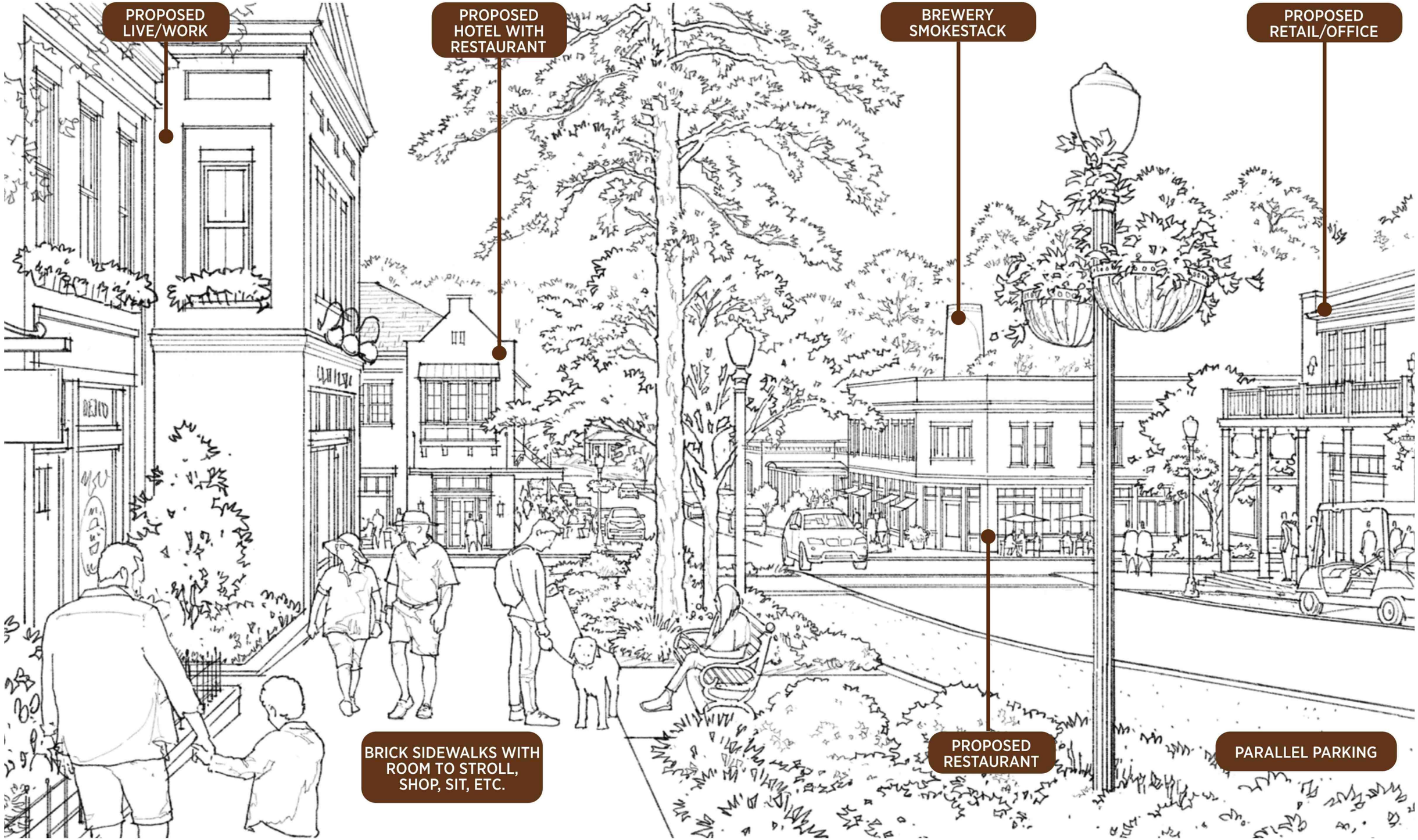


This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*



VILLAGE PLACE - AERIAL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*



VILLAGE PLACE - EYE LEVEL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

PINEHURST SOUTH

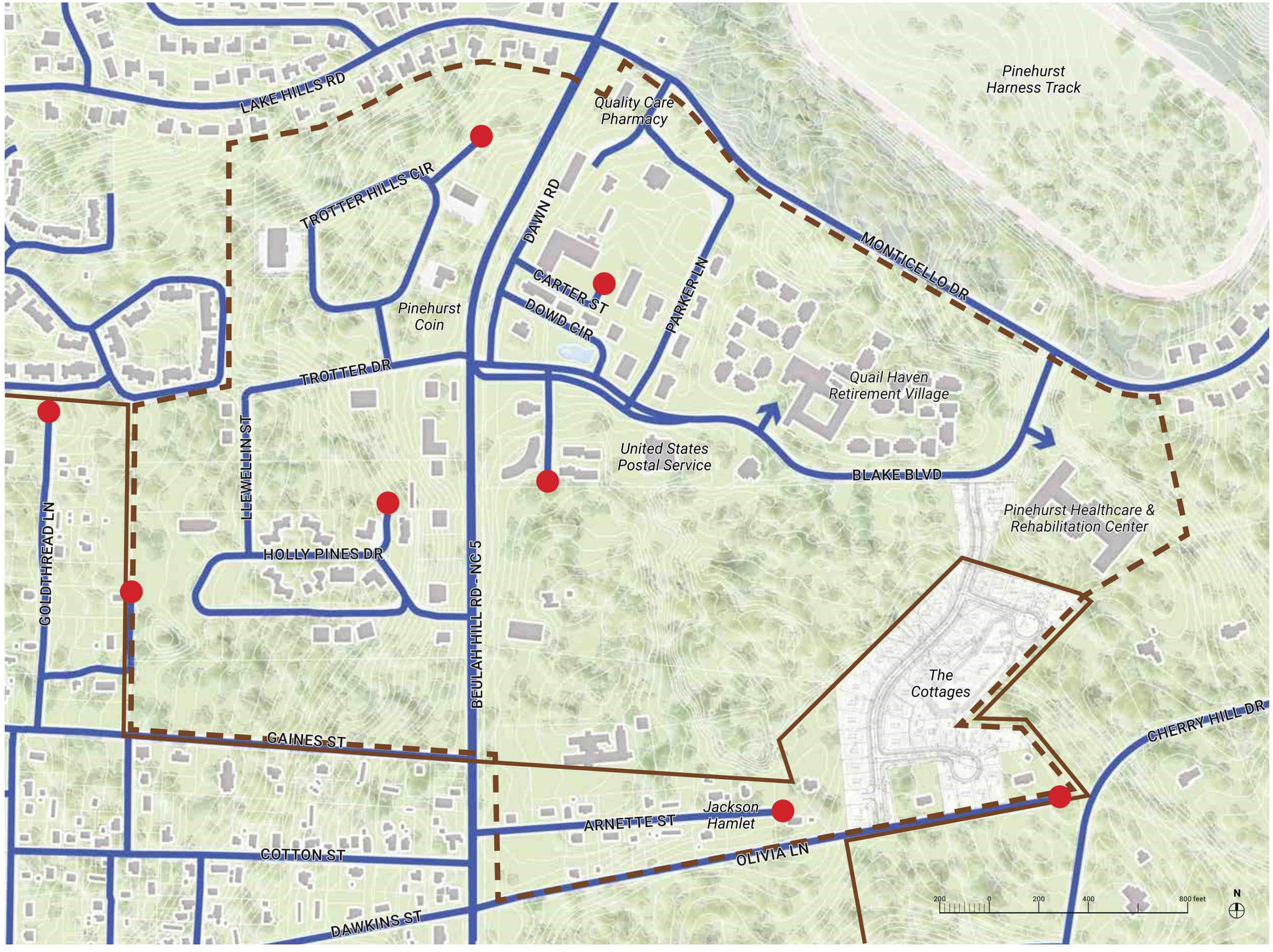
PINEHURST SOUTH

Existing Street Network

- The Pinehurst South study area spans Beulah Hill Road - NC 5, a Major Thoroughfare, that provides direct access to the Village Center to the north and US 501 to the south.
- Neighborhood streets are organic and disconnected with dead-end conditions throughout the study area.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- EXISTING DEAD END



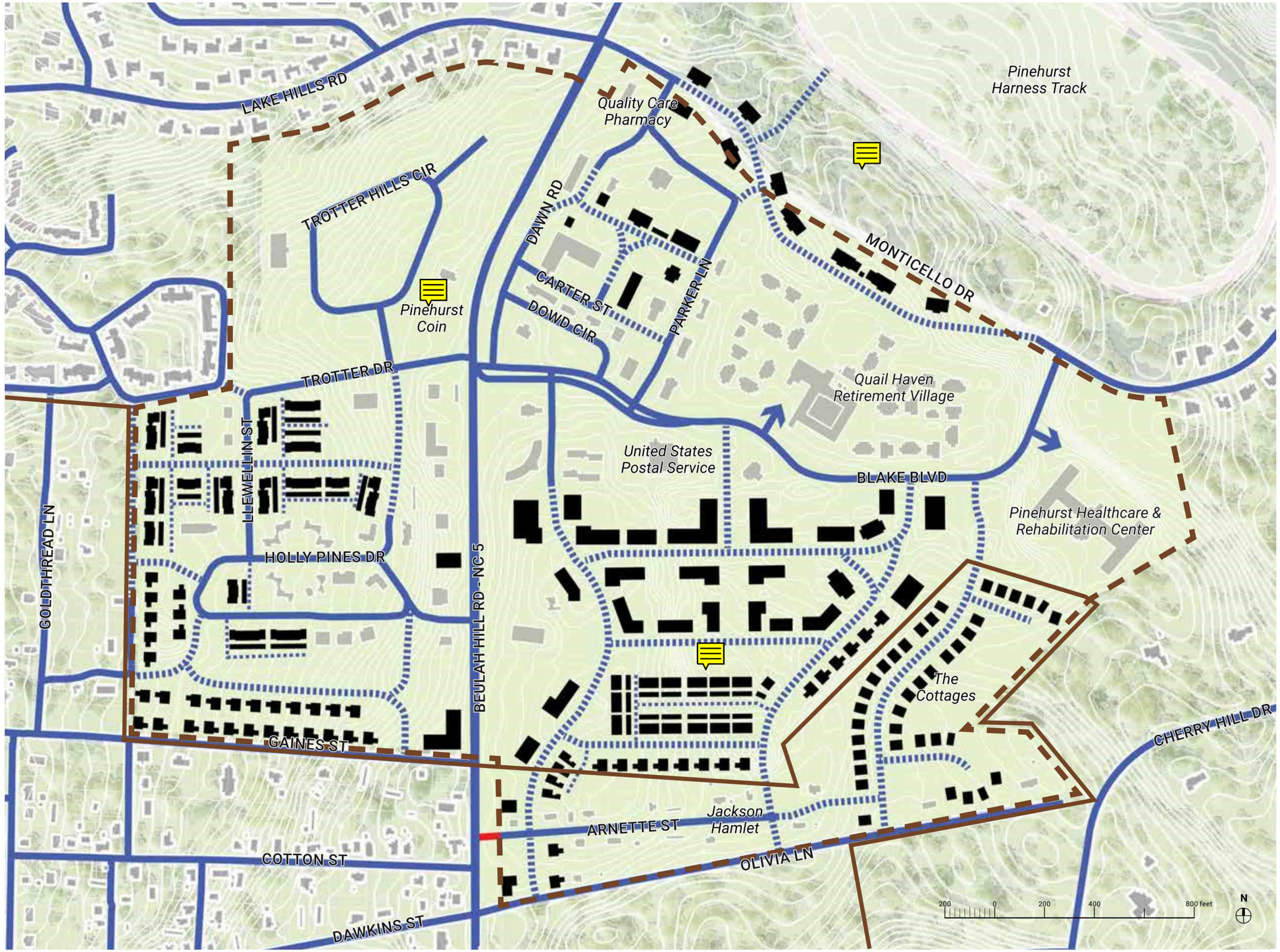
PINEHURST SOUTH

Proposed Street Network

- Increases the local street connections, to reduce reliance on NC 5
- Coordinates with NCDOT planned improvements
- Advocates for the improvement of Olivia as a full, signalized NC 5 intersection, connected to Arnette St. (closed to NC 5)
- Improves pedestrian, bicycle, and golf cart crossings of NC 5 with crosswalks added at signalized intersections

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ROAD CLOSURE



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

PINEHURST SOUTH

Existing Open Space + Pedestrian Network

- No dedicated public open space exists in the study area
- The Pinehurst Harness Track is located just north of the study area boundary
- Small park west of Trotter Hills
- Only two segments of sidewalks exist within the plan area

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- GREENWAY TRAILS
- WALKWAY TRAILS
- SIDEWALKS
- PARKS/ OPEN SPACE

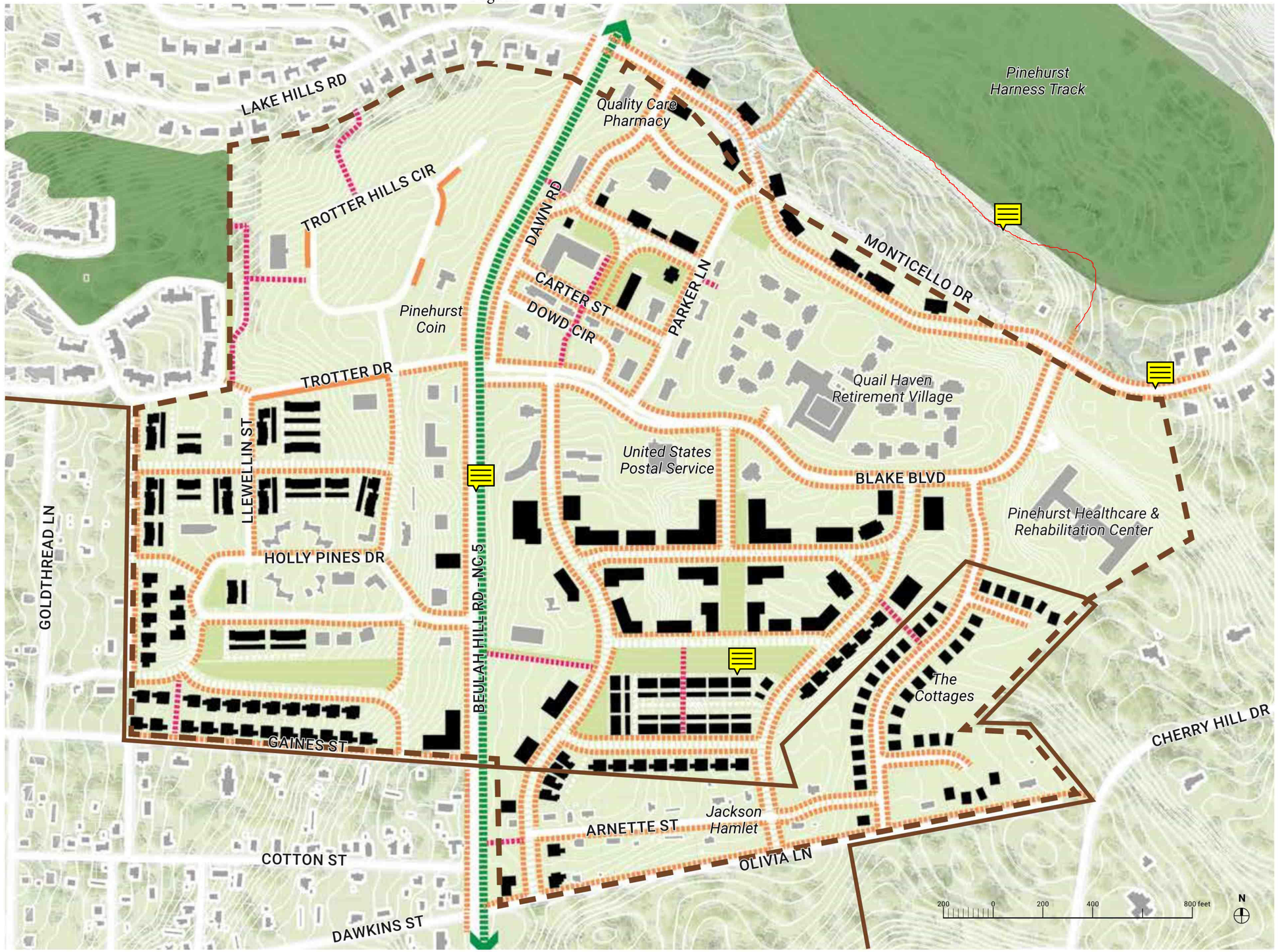


Proposed Open Space + Pedestrian Network

- Shows the addition of a Shared-Use Path (SUP) and sidewalk along NC 5
- Incorporates variety of open space types
- Advocates for a new Central Green and Market Plaza in the core area between Monticello Dr. and Blake Blvd.
- Additional small and large greens throughout

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- PROPOSED WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED BRICK SIDEWALKS
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED SHARED-USE PATH



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

PINEHURST SOUTH

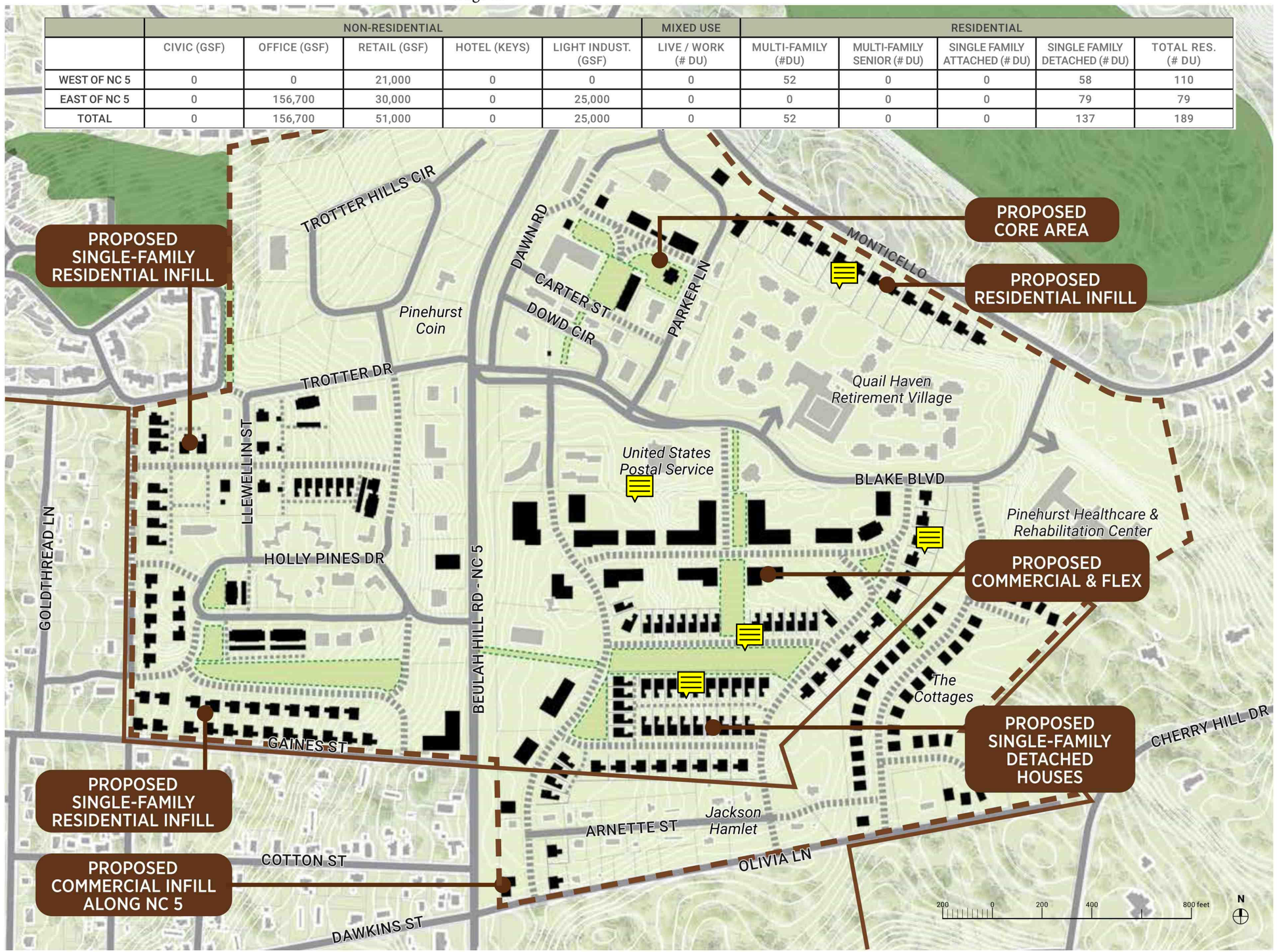
Proposed Low Intensity Plan

- The Low Intensity Plan illustrates the potential build-out of Pinehurst South over 30+ years
- Small scale commercial and residential infill vacant or underutilized parcels
- Monticello Dr. remains in its current alignment
- Includes a higher percentage of Single-Family Detached than the High Intensity option

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	0	21,000	0	0	0	52	0	0	58	110
EAST OF NC 5	0	156,700	30,000	0	25,000	0	0	0	0	79	79
TOTAL	0	156,700	51,000	0	25,000	0	52	0	0	137	189



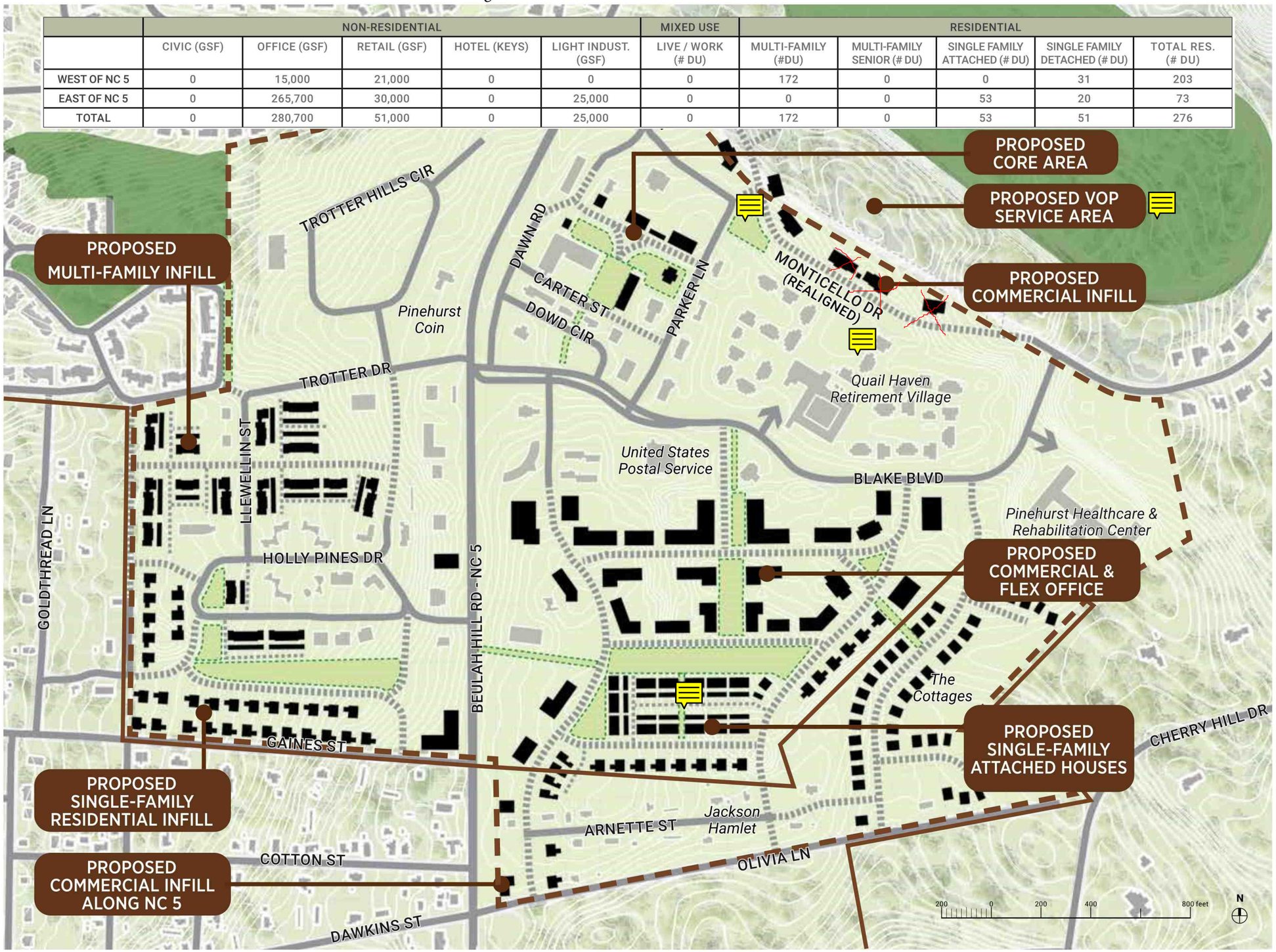
Proposed High Intensity Plan

- The High Intensity Plan illustrates the potential build-out of Pinehurst South over 50+ years
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels
- This option differs with the realignment of Monticello Dr. to allow for a new location for the VOP Service Area (currently in the VP core)

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC 5	0	265,700	30,000	0	25,000	0	0	0	53	20	73
TOTAL	0	280,700	51,000	0	25,000	0	172	0	53	51	276



Residential A1



Single Family Attached House

Residential A2



Single Family Attached House

Residential A3



Single Family Detached House

Residential A4



Single Family Detached House

Residential A5



Single Family Detached House

ARCHITECTURE

Commercial: Retail B1



Commercial: Office B2



Commercial B3



Market/Business Incubator

Commercial: Retail B4



Coffee Shop

Commercial: Grocer B5



The Fresh Market

ARCHITECTURE

Streetscape C1



Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2



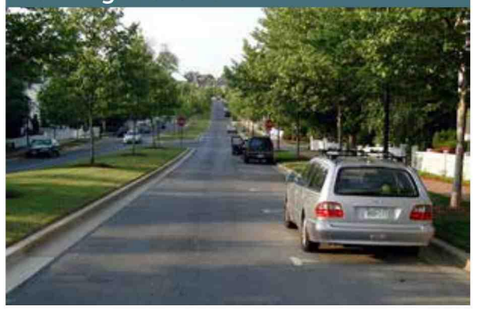
Kentlands - MD

Streetscape C3

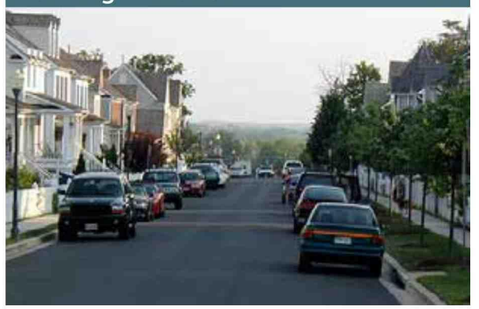


Carlton Landing - OK

Parking: Parallel C4

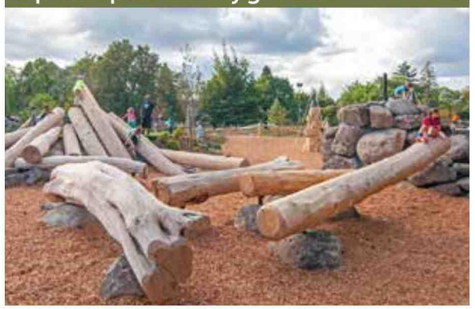


Parking: Parallel C5

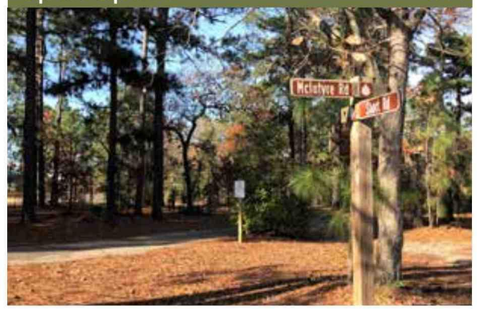


STREETSCAPE/ PARKING

Open Space: Playground D1



Open Space D2



Open Space: Green D3



Open Space: Market D4



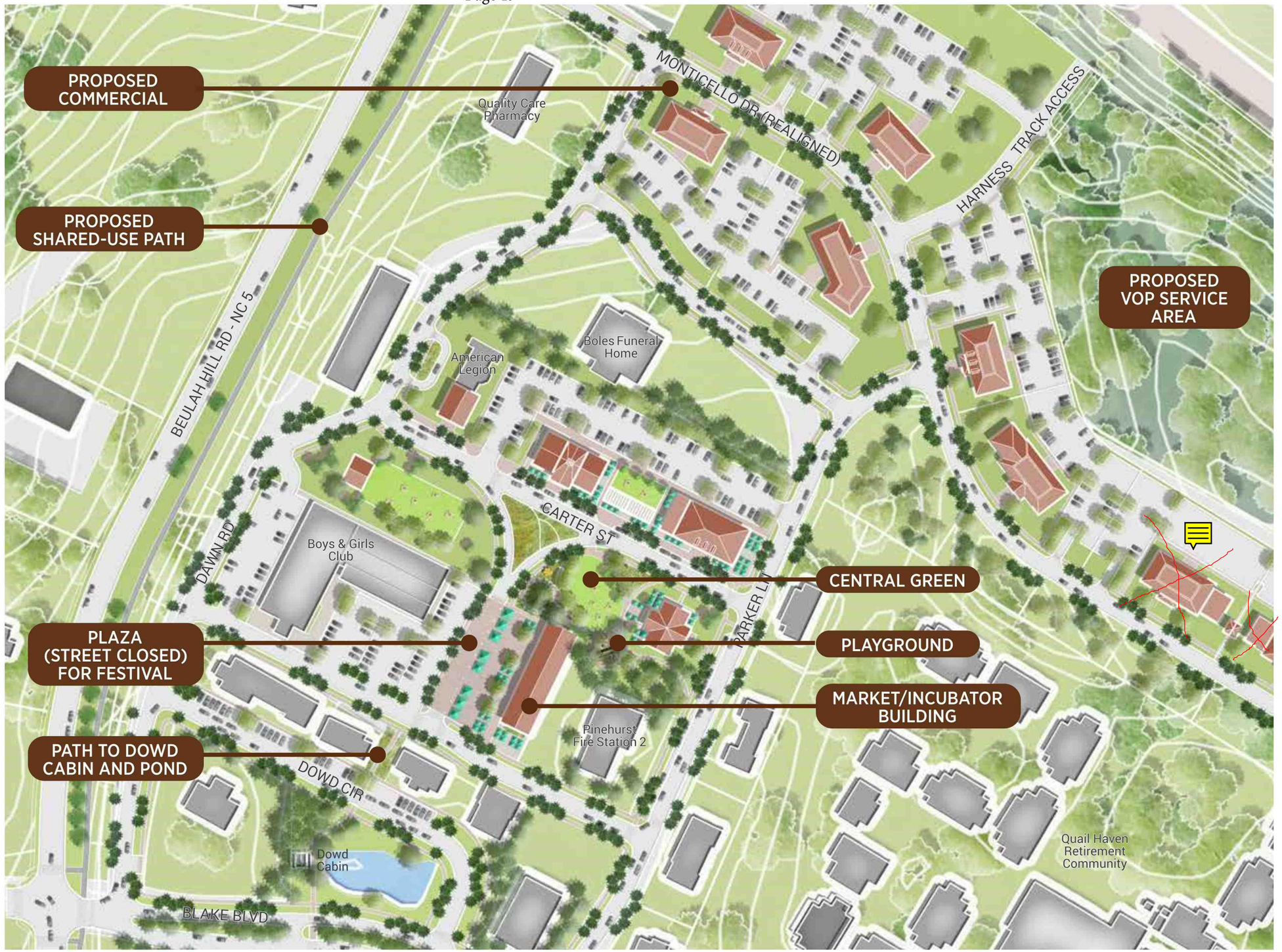
Open Space: Plaza D5



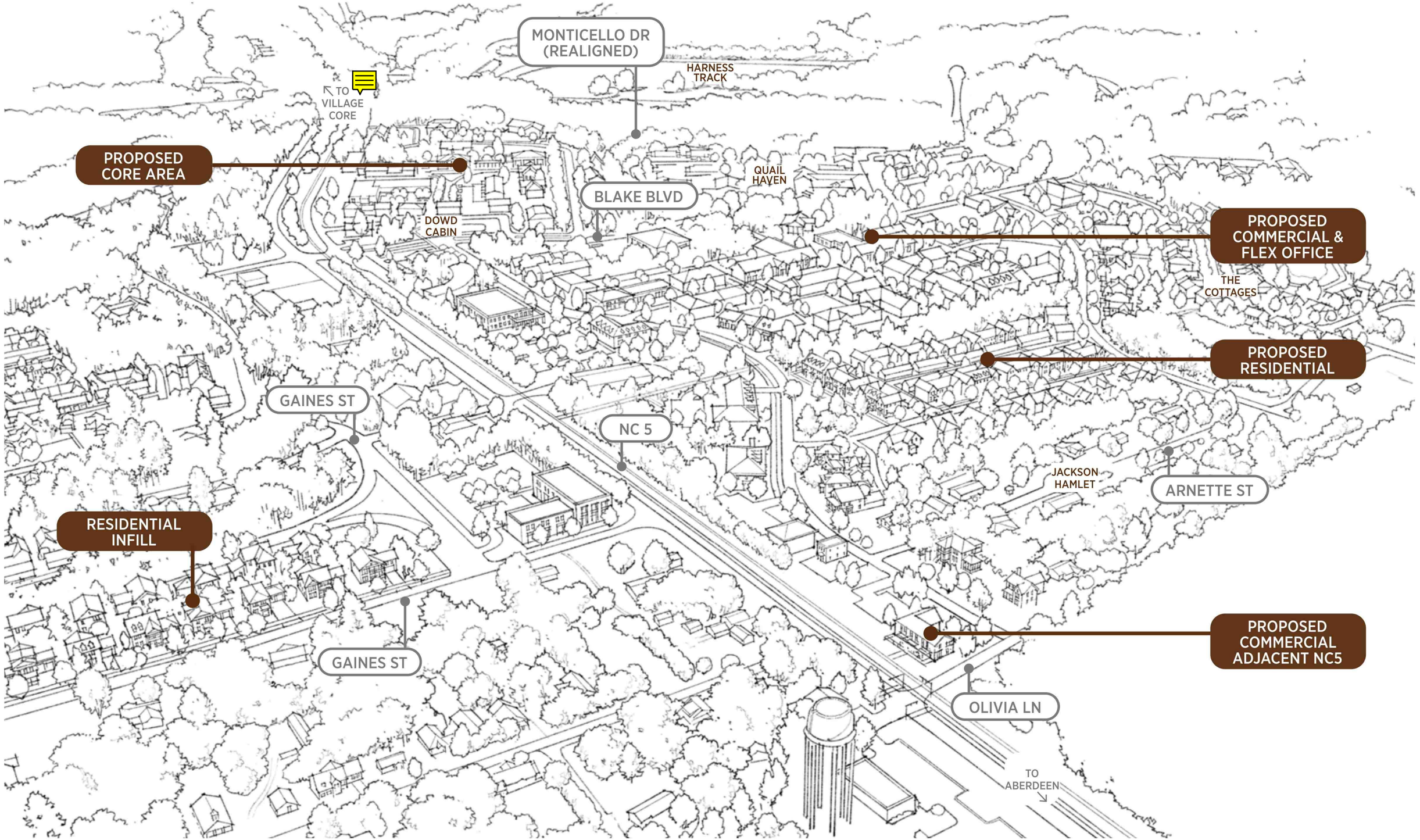
PARKS/ OPEN SPACE

Detail Plan

- The Detail Plan illustrates the potential build-out of the core area south of Monticello Dr. and north of Blake Blvd.
- Builds off the existing Post Office, Pharmacy, ABC, and Dowd Cabin as well as the planned Girls & Boys Club and HBAC
- New open spaces include a Market Plaza, Central Green, playground, and path south to Dowd Cabin



This plan is illustrative only and subject to change. Source: Design Collective, Inc.



PINEHURST SOUTH - AERIAL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

Summary of Comments/Feedback on Core Renderings

This document is an excerpt of all the comments that staff has placed on the core renderings and includes the previous comments as well as changes made from the feedback provided by Council at the work session on 7/13/21. Text has been highlighted to show where adjustments have been proposed or made. I have also identified areas where additional feedback or direction is required and have I identified that as requiring Council direction or consensus. Because the sticky note #s did not format over, you will need to use the document identified as **Summary of Comments on Core Renderings with Illustrations.** On each page of that document you will find an illustration from the core renderings with the following page being a summary of comments or changes made. The "sticky notes" you can cross-reference back by sticky note # from the previous illustration. The 11x17 illustrations are easier to read and include staff edits where line drawings were added, however, I cannot get the sticky notes to show on the prints but you can see them on the digital files.

Based on the Council work session on 7/13/21 staff has identified 11 items where consensus is needed prior to directing the consult to revise the latest set of draft plans. This document should assist in helping identify Council preferences in that regard. This document is a supplement to the information included in Novus Agenda. The two primary documents that will assist you are this document and:
Core Renderings with Edits. Staff has used, and previously shared both hard copy and digital, this document that shows the various proposed edits to the plans. Scrolling through the pages you should see various "sticky" notes with comments that if you select or hover over with your cursor will highlight the associated note. You will also note the various red circles or other markings where staff is identifying a particular concern or edit.

Staff is also working on a decision document that should assist Council when discussing these items. That document will be posted and sent to Council as soon as it is completed and before the work session on 8/10/21.

The 11 items described below are areas that I have excerpted and require additional direction and understand that other changes may be discussed at the work session as well.

Item 1 Page 3: Need to confirm removal of amphitheater.

Item 2 Page 3: Move amphitheater and make all the VOP property open space. Council direction needed.

Item 3 Page 4: Do we remove all references to the amphitheater in this plan? Council direction needed.

Item 4 Page 5: Confirm with Council whether to keep civic buildings?

Item 5 Page 6: Make VOP lands open space and move amphitheater if possible. Unless Council wishes to retain amphitheater.

Item 6 Page 8: Confirm Council does not prefer this connection as a through street. A proposed pedestrian path should be placed and then cul-de-sac the street to maintain pattern.

Item 7 Page 16: Need to confirm with Council shown land building pattern. Should this be commercial type office (e.g. Turnberry) or retained as residential?

Item 8 Page 16: Change this to the high intensity land form.

Item 9 Page 16: Need to confirm with Council regarding residential in this area. This residential can provide support for the new commercial in this area.

Item 10 Page 17: Need Council consensus as to whether the VOP Public Services use is retained or removed. If retained it does not move this forward. It just is a potential indicator of what may occur on the property.

Item 11 Page 17: Need Council consensus on this type of landform. This residential form represents townhouse style development. This land form does not set future land use density. Staff supports this land use form.

Summary of Comments on Core Renderings Public Workshop 2 DB edits.pdf

Page: 1

Author: dburich Subject: Oval Date: 7/21/2021 8:54:49 AM

Author: dburich Subject: Sticky Note Date: 7/8/2021 4:54:57 PM

this is currently used by Pinehurst Buildings and Grounds so at that label and change the shading to the light green.

Page: 2

Author: dburich Subject: Oval Date: 7/20/2021 3:18:56 PM

Author: dburich Subject: Sticky Note Date: 7/20/2021 3:20:25 PM
Remove extension of Medlin Road. Remove new building in middle of block.

Author: dburich Subject: Pencil Date: 7/8/2021 3:49:23 PM

Author: dburich Subject: Line Date: 7/8/2021 3:53:04 PM

Author: dburich Subject: Line Date: 7/8/2021 3:52:55 PM

Author: dburich Subject: Sticky Note Date: 7/20/2021 3:16:42 PM
Make this area open space as it is VOP property. Keep Kelly Road coming through. Remove new residential structures. Remove municipal structures.

Author: dburich Subject: Oval Date: 7/21/2021 8:55:14 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 8:55:50 AM
Remove these two streets. keep the Kelly Road extension.

Author: dburich Subject: Oval Date: 7/20/2021 3:17:05 PM

Author: dburich Subject: Sticky Note Date: 7/20/2021 3:18:27 PM
Remove brick sidewalks from Caddell and from McCaskill west of Magnolia.

Author: dburich Subject: Oval Date: 7/21/2021 8:58:24 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 8:59:00 AM
Change these to a commercial footprint

Author: dburich Subject: Sticky Note Date: 7/21/2021 10:17:45 AM
Council concerned about the amount of brick sidewalks being shown. May need to scale back the amount shown as "brick" because sand clay paths are preferred in residential areas.

Author: dburich Subject: Oval Date: 7/21/2021 8:56:11 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 8:58:24 AM
Cul-de-sac this street and propose a walkway trail to connect with with the proposed path at Orange Road.

Page: 3

Author: dburich Subject: Oval Date: 7/21/2021 9:02:27 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:03:50 AM

Need to confirm removal of amphitheater.

Council Direction Needed

Author: dburich Subject: Oval Date: 7/20/2021 3:21:00 PM

Author: dburich Subject: Sticky Note Date: 7/20/2021 3:21:53 PM

Change building type to commercial type along frontage. This could be future medical office, etc.

Author: dburich Subject: Line Date: 7/8/2021 3:54:01 PM

Author: dburich Subject: Sticky Note Date: 7/8/2021 3:55:37 PM

Move amphitheater and make all the VOP property open space.

Council Direction Needed

Author: dburich Subject: Line Date: 7/8/2021 3:53:41 PM

Author: dburich Subject: Line Date: 7/8/2021 3:53:22 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:32:26 AM

Should we include an image of the proposed pathways?

Page: 4

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:33:05 AM

Do we remove all references to the amphitheater in this plan? Confirm with Council.

Page: 5

Author: dburich Subject: Oval Date: 7/20/2021 3:23:17 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:38:13 AM
Change footprint to reflect commercial office type footprints similar to pattern to the south along Rattlesnake.

Author: dburich Subject: Oval Date: 7/20/2021 3:23:23 PM

Author: dburich Subject: Oval Date: 7/21/2021 9:33:17 AM

Author: dburich Subject: Line Date: 7/8/2021 3:57:02 PM

Author: dburich Subject: Oval Date: 7/21/2021 9:33:29 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:35:08 AM
Confirm with Council whether to keep civic buildings? Keeping them does no harm from a land use standpoint as the Village controls any development of this land. **Council Direction Needed**

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:40:48 AM
Add bubble showing commercial infill or redevelopment. Add similar bld. footprint to show how pattern could look in both low and high intensity plans.

Author: dburich Subject: Sticky Note Date: 7/8/2021 4:07:17 PM
Given the adjacent uses, let's show this as a commercial structure.

Author: dburich Subject: Oval Date: 7/8/2021 4:06:09 PM

Author: dburich Subject: Oval Date: 7/21/2021 9:47:02 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:48:44 AM
Can we add commercial footprints on both sides of the road to show the potential pattern? Maintain the two existing Community Road frontage buildings that include the mortgage office and the SFD home.

Author: dburich Subject: Oval Date: 7/22/2021 2:51:55 PM

Page: 6

Author: dburich Subject: Pencil Date: 7/8/2021 4:09:03 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:56:36 AM
Make VOP lands open space and move amphitheater if possible. **Need to confirm with Council**

Author: dburich Subject: Pencil Date: 7/8/2021 4:09:10 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:57:44 AM
Confirm with Council whether to retain or remove the civic buildings.

Author: dburich Subject: Sticky Note Date: 7/8/2021 4:15:07 PM
Remove this street.

Author: dburich Subject: Sticky Note Date: 7/8/2021 4:14:57 PM
Remove this street.

Author: dburich Subject: Oval Date: 7/8/2021 4:15:36 PM

Author: dburich Subject: Oval Date: 7/8/2021 4:18:29 PM

Author: dburich Subject: Sticky Note Date: 7/8/2021 4:15:56 PM
Make this a commercial building.

Author: dburich Subject: Oval Date: 7/8/2021 4:43:20 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:58:33 AM
Because this is high intensity show the frontage in commercial footprints along both sides of Magnolia. Confirm with Council.

Author: dburich Subject: Sticky Note Date: 7/21/2021 9:59:30 AM
This is the only area where we would support a 3 story structure but not along the Magnolia Road frontage. How can the FBC allow only in this area? Potentially other areas but maybe only through special use permit?

Author: dburich Subject: Oval Date: 7/22/2021 2:52:25 PM

Page: 7

Author: dburich Subject: Oval Date: 7/9/2021 5:12:59 PM

Author: dburich Subject: Oval Date: 7/9/2021 5:12:54 PM

Author: dburich Subject: Pencil Date: 7/9/2021 4:46:53 PM

Author: dburich Subject: Pencil Date: 7/9/2021 4:46:43 PM

Author: dburich Subject: Sticky Note Date: 7/9/2021 4:47:40 PM
Do not feel this one representative.

Author: dburich Subject: Pencil Date: 7/9/2021 4:46:47 PM

Author: dburich Subject: Sticky Note Date: 7/9/2021 4:47:24 PM
Do not feel this one is representative.

Page: 8

Author: dburich Subject: Oval Date: 7/9/2021 4:48:23 PM

Author: dburich Subject: Sticky Note Date: 7/9/2021 4:56:56 PM

Have this reflect changes previously identified in the High Intensity plan and show commercial footprints.

Author: dburich Subject: Sticky Note Date: 7/21/2021 10:02:18 AM

Confirm Council does not prefer this connection as a through street. A proposed pedestrian path should be placed and then cul-de-sac the street to maintain pattern.

Page: 13

Author: dburich Subject: Sticky Note Date: 7/21/2021 10:10:37 AM
Will have to change the footprints to match recommended changes in the hight intensity plan.

Author: dburich Subject: Sticky Note Date: 7/21/2021 10:13:52 AM
Change label to Pinehurst Coins not Coin.

Author: dburich Subject: Oval Date: 7/9/2021 5:01:54 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 10:09:50 AM

Page: 10

Author: dburich Subject: Pencil Date: 7/9/2021 5:00:20 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 11:56:39 AM
Show pedestrian path connecting through here. Show this all as a proposed walkway trail.

Author: dburich Subject: Oval Date: 7/21/2021 11:57:04 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 11:57:26 AM
I don't think we need to show sidewalks here?

Author: dburich Subject: Oval Date: 7/21/2021 11:54:01 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 11:54:55 AM
Add a couple of images of what a rails with trails path could look like based on some of the input from ACWR.

Author: dburich Subject: Sticky Note Date: 7/21/2021 10:20:27 AM
All the proposed sidewalks do not need to be brick. Possibly only in the "core" area the rest can be shown just as sidewalks.

Author: dburich Subject: Oval Date: 7/21/2021 11:55:14 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 11:55:42 AM
Add image what this open space could look like.

Page: 16

Author: dburich Subject: Oval Date: 7/21/2021 11:46:26 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 11:47:21 AM

Need to confirm with Council shown land building pattern. Should this be commercial type office (e.g. Turnberry) or retained as residential?

Author: dburich Subject: Oval Date: 7/21/2021 1:24:59 PM

Author: dburich Subject: Oval Date: 7/21/2021 11:48:09 AM

Author: dburich Subject: Sticky Note Date: 7/21/2021 1:27:04 PM

For Council's edification, the landforms simply represent commercial style uses and how they could relate to street placement. These do not represent floor area ratios or parking or quality at this level of planning. That is what the FBC will do.

Author: dburich Subject: Sticky Note Date: 7/21/2021 11:53:17 AM

Change this to the high intensity land form.

Author: dburich Subject: Oval Date: 7/9/2021 5:04:03 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 1:24:59 PM

For Council's edification, the landforms here only represent single family detached and do not establish residential density.

Author: dburich Subject: Sticky Note Date: 7/21/2021 11:46:22 AM

Need to confirm with Council regarding residential in this area. This residential can provide support for the new commercial in this area.

Page: 17

Author: dburich Subject: Oval Date: 7/9/2021 5:09:10 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 1:31:05 PM

Need Council consensus as to whether the VOP Public Services use is retained or removed. If retained it does not move this forward. It just is a potential indicator of what may occur on the property.

Author: dburich Subject: Sticky Note Date: 7/9/2021 5:09:41 PM

Keep these given proximity of other like uses so SW.

Author: dburich Subject: Oval Date: 7/9/2021 5:08:20 PM

Author: dburich Subject: Pencil Date: 7/9/2021 5:07:56 PM

Author: dburich Subject: Pencil Date: 7/9/2021 5:08:03 PM

Author: dburich Subject: Pencil Date: 7/9/2021 5:08:08 PM

Author: dburich Subject: Sticky Note Date: 7/9/2021 5:09:02 PM

Remove these buildings to add to buffer area for potential public services facility.

Author: dburich Subject: Oval Date: 7/21/2021 1:19:32 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 1:23:19 PM

Need Council consensus on this type of landform. This residential form represents townhouse style development. This land form does not set future land use density. Staff supports this land use form.

Page: 18

Author: dburich Subject: Sticky Note Date: 7/9/2021 5:07:39 PM
I think we generally feel all these could work.

Author: dburich Subject: Rectangle Date: 7/9/2021 5:06:30 PM

Author: dburich Subject: Sticky Note Date: 7/9/2021 5:07:06 PM
Like the concept for SFA but not the character or architecture for Pinehurst.

Page: 19

Author: dburich Subject: Oval Date: 7/9/2021 5:11:01 PM

Author: dburich Subject: Pencil Date: 7/9/2021 5:10:57 PM

Author: dburich Subject: Sticky Note Date: 7/21/2021 1:35:08 PM

Confirm that these two structures are removed and incorporate into proposed VOP service area.

Page: 20

Author: dburich Subject: Sticky Note Date: 7/9/2021 5:11:56 PM
Change to Village Center



VILLAGE OF PINEHURST SMALL AREA PLANS

Public Workshop #2 Presentation

JUNE 2, 2021 | FINAL

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

1895 VILLAGE OF PINEHURST

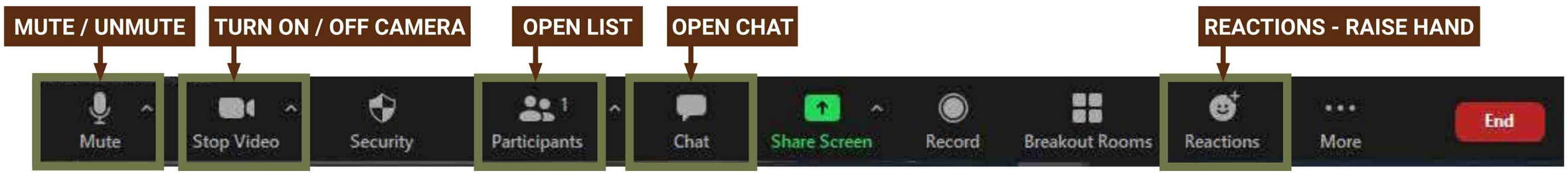


AGENDA

Workshop Start/Admission	5:30-5:35 PM
Presentation: Overview (20 minutes)	5:35-5:55 PM
Presentation: Village Place (20 minutes)	5:55-6:15 PM
Breakout Rooms: Village Place (40 minutes)	6:15-6:55 PM
Presentation: Pinehurst South (20 minutes)	6:55-7:15 PM
Breakout Rooms: Pinehurst South (40 minutes)	7:15-7:55 PM
Conclusion/Next Steps	7:55-8:00 PM

HOW TO PARTICIPATE - ZOOM

- This meeting is being recorded.
- If you have an urgent question during the Presentation, please use the Chat feature, accessed from the bottom toolbar, to send your question to the host and co-host(s).
- The 2 Breakout Room sessions will be the time to ask questions, give input, and listen to other stakeholders. One facilitator from our team will be in each room.
- If you logged into Zoom on two devices (e.g., laptop and mobile phone), click Participants, locate your name/number in the list, and click More to link your devices. Or, send us a Chat message with your two name(s)/number(s).



PROJECT TEAM



TEAM ORGANIZATION

VILLAGE OF PINEHURST

MANAGEMENT / DESIGN TEAM

Design Collective, Inc.

Principal-in-Charge
Matt D'Amico, PLA, ASLA

Project Manager
Cecily Bedwell, AICP, LEED AP BD+C

Planner/Urban Designer
MacKenzie Twardus, PLA

Landscape Architect
Brian Reetz, PLA, ASLA

CONSULTANT TEAM

Duggal Real Estate Advisors, LLC

Market Consultant
Melina Duggal, AICP

Ramey Kemp Associates, Inc.

Transportation Consultant
Adam Fischer, PE
Jessica McClure, PE

PROJECT OVERVIEW

Locator Map

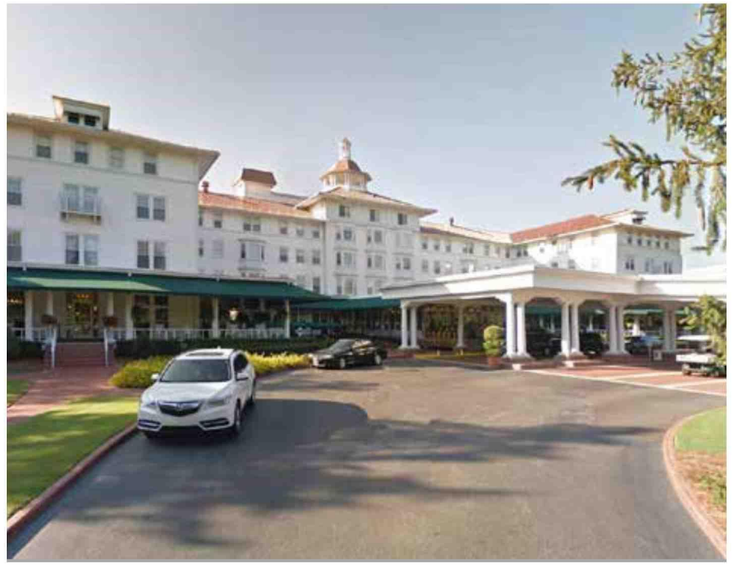
- Village of Pinehurst boundary encompasses approximately 17.3 square miles
- Village Center is the historic hub of the community
- Two Small Area Plan (SAP) boundaries
  - » Village Place
  - » Pinehurst South

KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARIES



PROJECT GOALS + OBJECTIVES









- Create two Small Area Plans and Form-Based Codes (FBC)
- Reference the newly adopted 2019 Comprehensive Plan
- Provide recommendations and an implementation strategy
- Focus on planning, landscape, transportation, streetscape, and market & economic improvements
- Build support through a robust engagement process

Site Aerial

- Village Place Small Area Plan (SAP)
- Approx. 100 Acres
- Bounded primarily by Yadkin Road - NC 211, Magnolia Road, and McIntyre Road
- Characterized by single-family detached residential and a mix of non-residential and undeveloped properties

KEY

SMALL AREA PLAN (SAP) BOUNDARY

VILLAGE OF PINEHURST



2019 COMPREHENSIVE PLAN - VILLAGE PLACE





- Redevelopment to focus on a mixed use, walkable destination that is an extension of the historic core
- Existing industrial, retail, and multi-family uses to be redeveloped into destinations that reinforce the Village character
- New buildings: 1-3 Stories
- Parking to be addressed by a new parking deck, parking lots, and on-street parking
- Golf by Day/Arts by Night

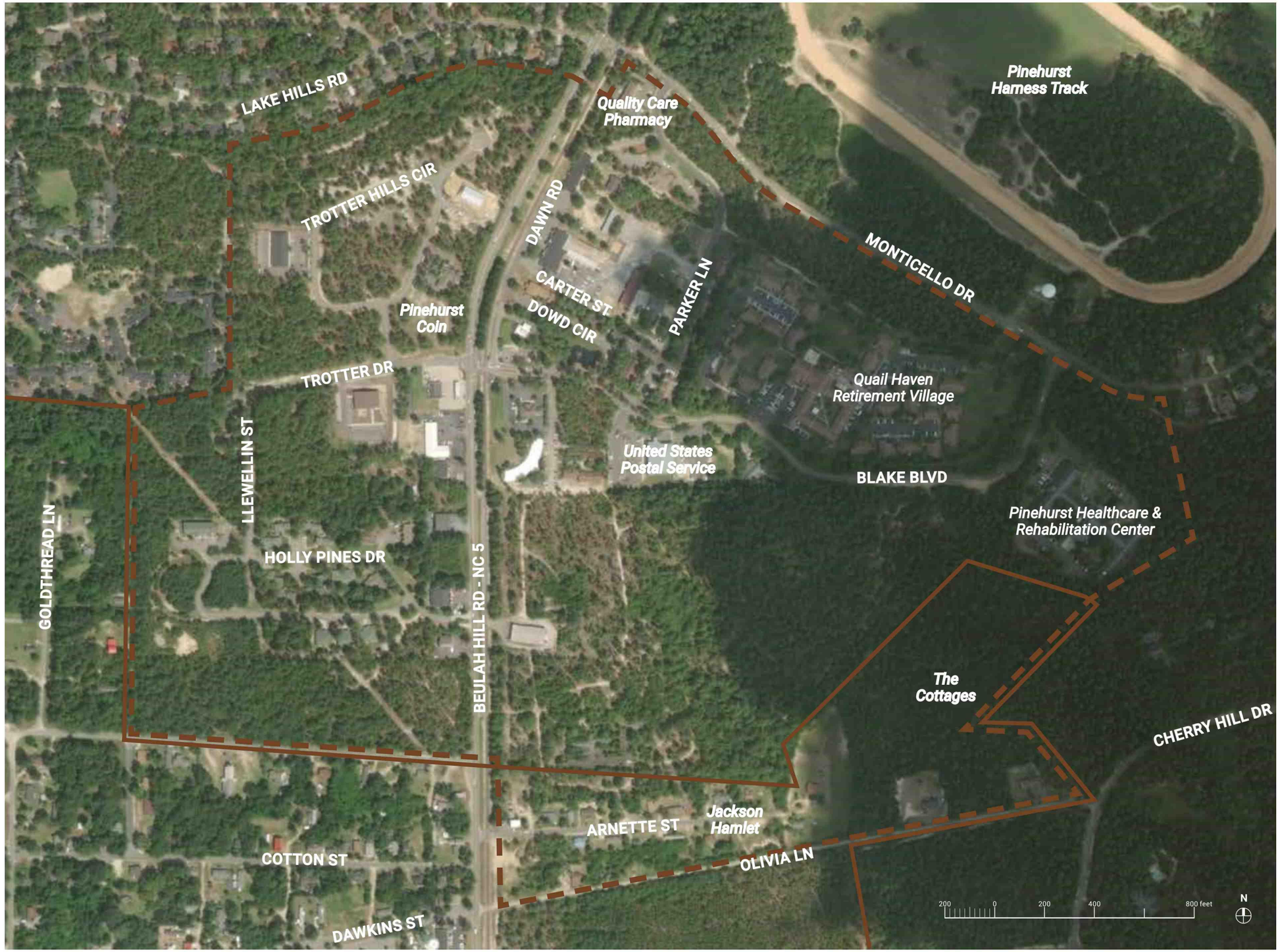
PINEHURST SOUTH

Site Aerial

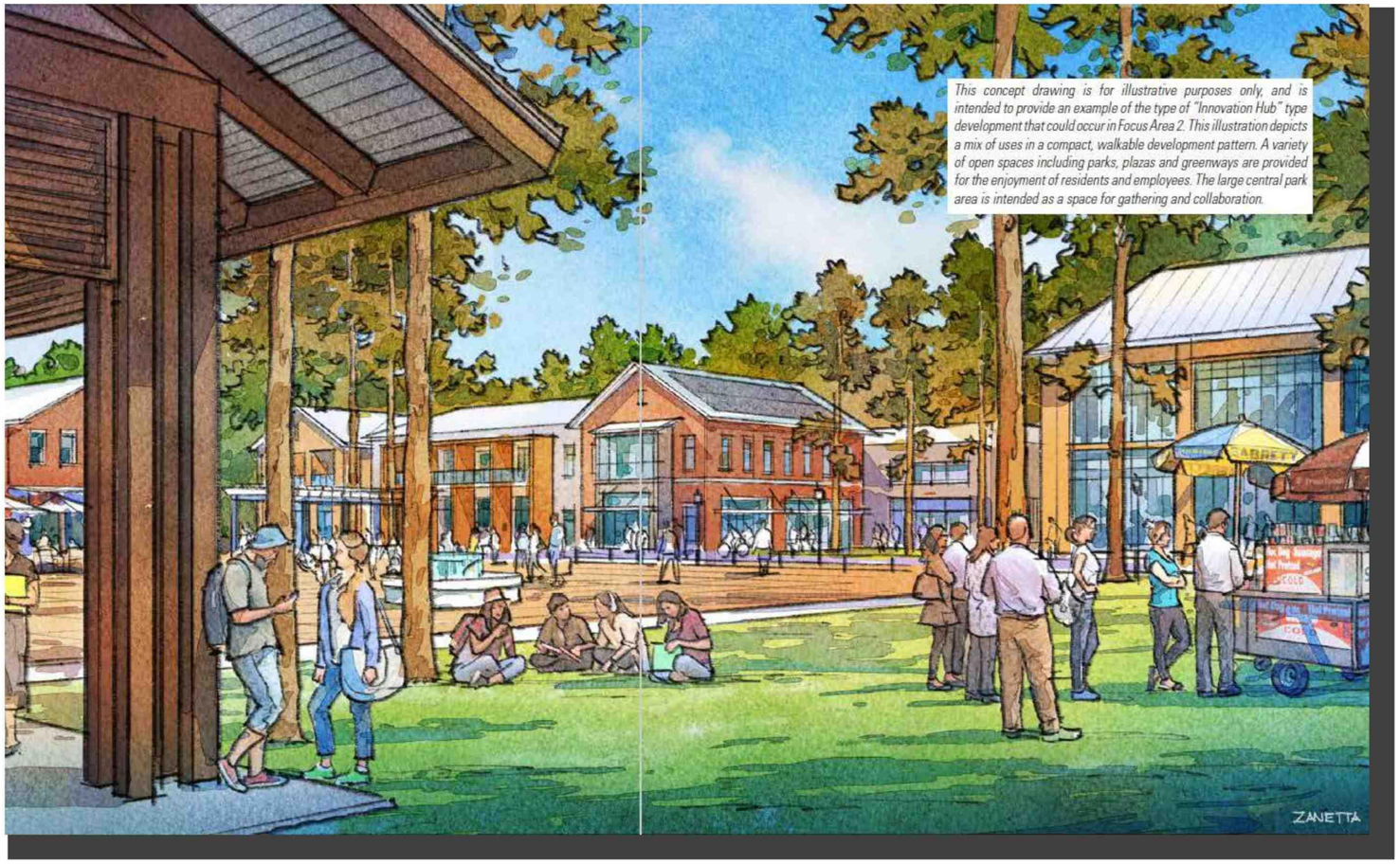
- Pinehurst South Small Area Plan (SAP)
- Approx. 290 Ac.
- Flanks Beulah Hill Road - NC 5 south of the Pinehurst Harness Track and north of Pinehurst Plaza
- Characterized by commercial uses along Beulah Hill Road - NC 5 and residential and undeveloped parcels to either side

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST



2019 COMPREHENSIVE PLAN - PINEHURST SOUTH



- Develop an Innovation HUB
- Target Greenfield, Infill and Re-development within one connected master plan
- Primary use targeted towards medical, life science, and research facilities
- Supporting uses may include retail, service and low rise mixed use
- New Buildings: 1-2 Stories
- Connect residential neighborhoods via grid of walkable streets

PROJECT SCHEDULE + SCOPE

DECEMBER 2020	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE 2021

PHASE 1: BACKGROUND, DATA COLLECTION & ANALYSIS
Collect and document existing neighborhood conditions, analyze previous plans, conduct market demand and transportation analysis, and collect stakeholder input.

PROJECT KICK-OFF MEETING
DEC 8, 2020

STAKEHOLDER INTERVIEWS
DEC-JAN

PW #1

ONLINE SURVEY
> FEB 22

WE ARE HERE

PHASE 2: PLANNING, URBAN DESIGN AND PLAN(S) EVALUATION
Explore community concerns, issues, opportunities, ideas and prepare/ refine a variety of plan options for each small Area

PW #2

ONLINE SURVEY
TBD

PHASE 3 STARTS DIRECTLY AFTER PW #2 AND WILL CONCLUDE BY OCT 2021

PHASE 3: FINAL SMALL AREA PLANS & REPORT(S)
Complete the final Small Area Plans and report(s), including: existing conditions, background data, goals, implementation strategies, supporting narrative, tables, illustrations/exhibits

PW #3

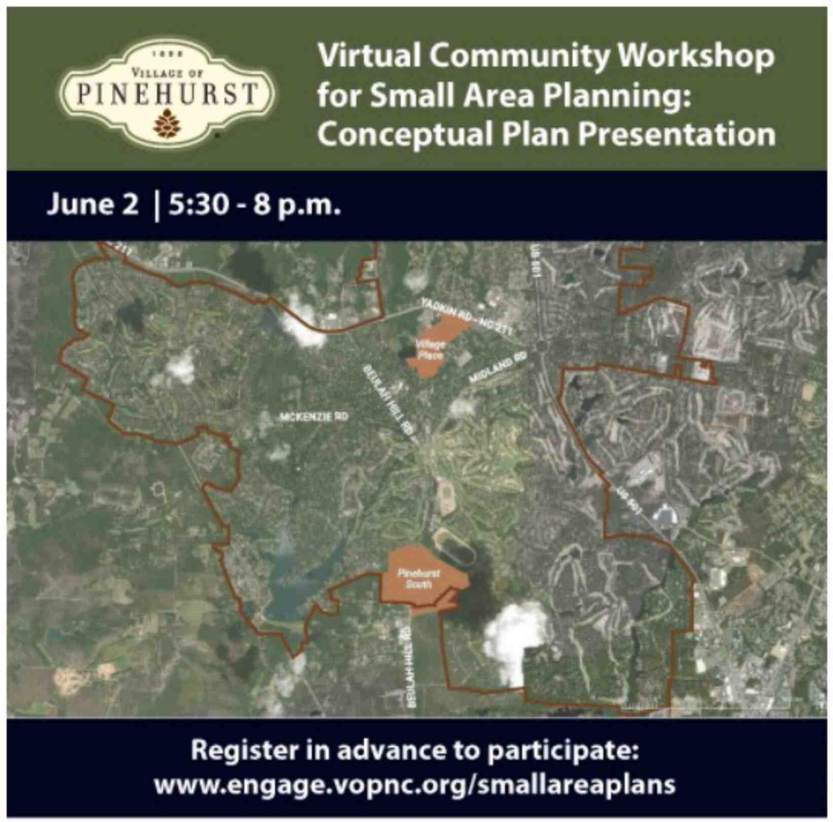
ENGAGE PINEHURST - PROJECT WEBSITE

HTTPS://ENGAGE.VOPNC.ORG/SMALLAREAPLANS



Home » Small Area Plans

Small Area Plans



The Village of Pinehurst invites the community to participate in the second virtual public workshop to gather feedback for the future two Small Area Plans; Village Place and Pinehurst South areas. The virtual workshop takes place Wednesday, June 2, at 5:30 p.m.

During this workshop, Village staff and consultants will present concept draft plans to the community for consideration. The conceptual drafts to be presented were guided by community ideas from previous public engagement.

Register here to participate in the second virtual workshop. Individuals will receive an

Important Links

- Register for the 2nd virtual workshop
- View the workshop presentation slides!

Key Dates

Second Public Workshop
June 02 2021

First Public Workshop
February 11 2021

Documents

- June Small Area Plans Workshop (611 KB) (pdf)
- Small Area Plans - Public Workshop #1 Summary (6.23 MB) (pdf)
- Small Area Plans - Public Workshop #1 Presentation (4.88 MB) (pdf)
- Small Area Plan Market Analysis Report Final.pdf (65.5 MB) (pdf)
- Existing Conditions Diagrams.pdf (2.92 MB) (pdf)

PHASE 1 COMMUNITY ENGAGEMENT

SUMMARY

PHASE 1: COMMUNITY ENGAGEMENT

Overview

Stakeholder input and feedback are critical to creating a community-supported vision for Village Place and Pinehurst South.

- In November 2020, the consultant team led by Design Collective, Inc. was engaged by the Village of Pinehurst.

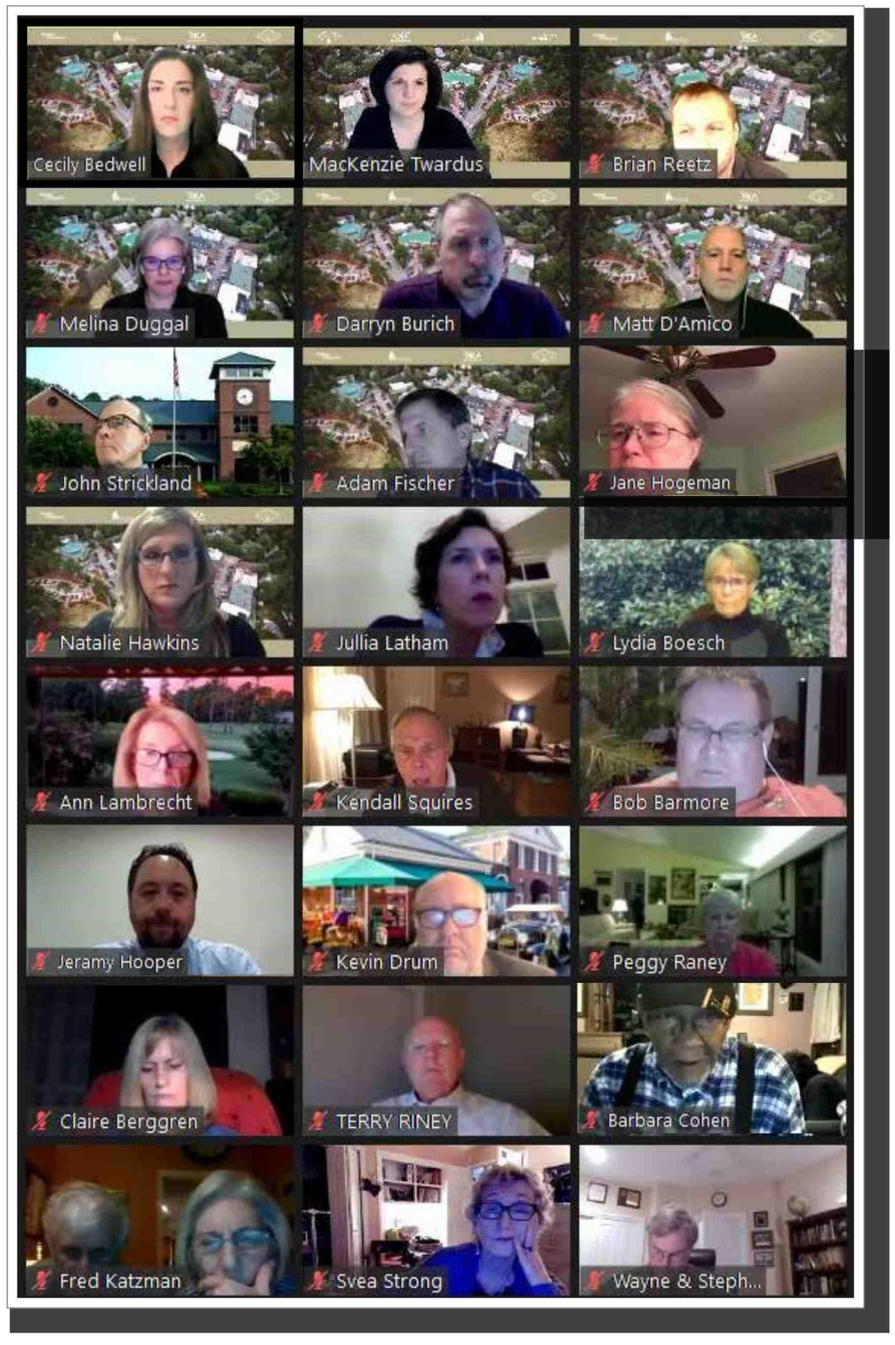
- Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others.

- In February 2021, the consultant team and Village of Pinehurst held Public Workshop 1 (of 3) to outline a vision for the future of the two Small Area Plans with public input and guidance. The Public Workshop was held virtually due to COVID-19. There were 148 registrants (including consultant and Village staff team members), and approximately 100 participants.

- During Public Workshop 1, Breakout Rooms were used to give participants the opportunity to ask questions, give input, and listen to other stakeholders.

- Additionally, the project website offered those who were not able to attend the workshop an opportunity to view the materials, take an Online survey, and give additional feedback.



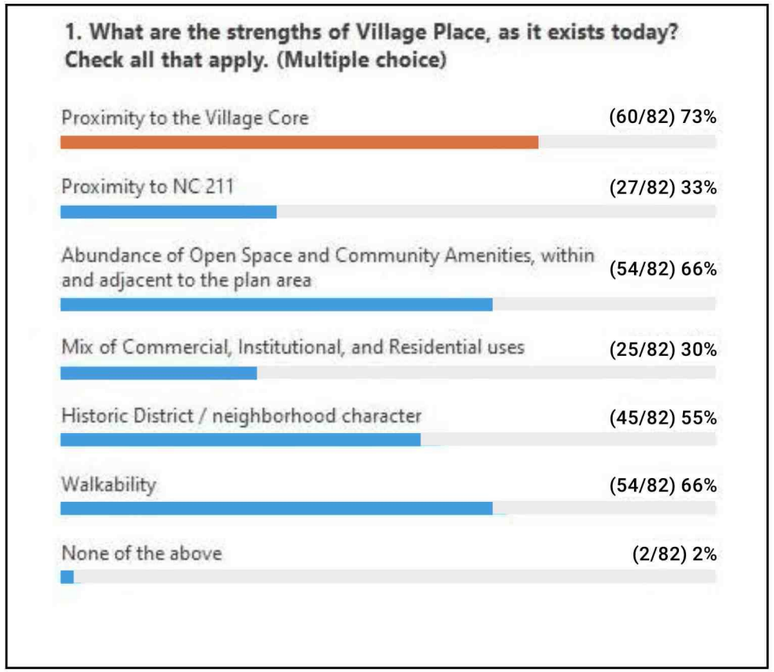


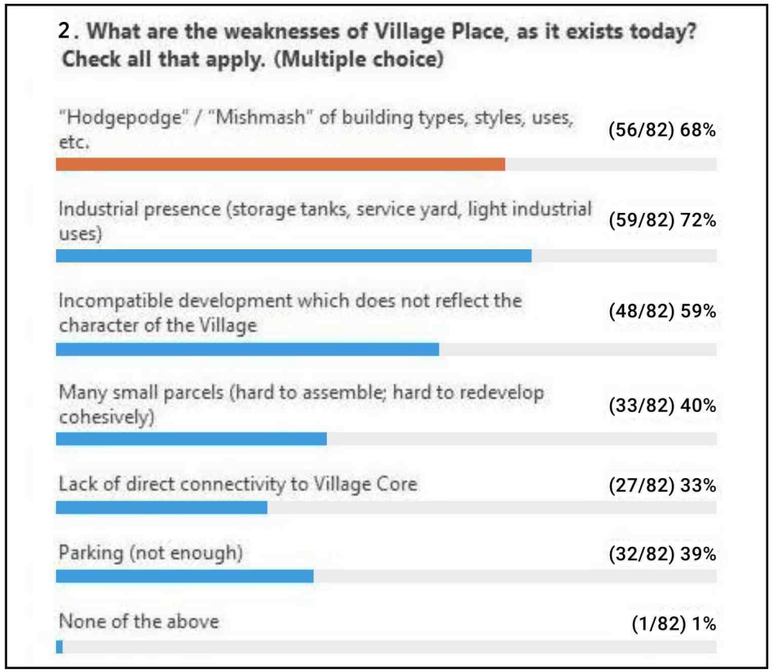
SCREENSHOTS FROM THE VIRTUAL PUBLIC WORKSHOP PRESENTATION

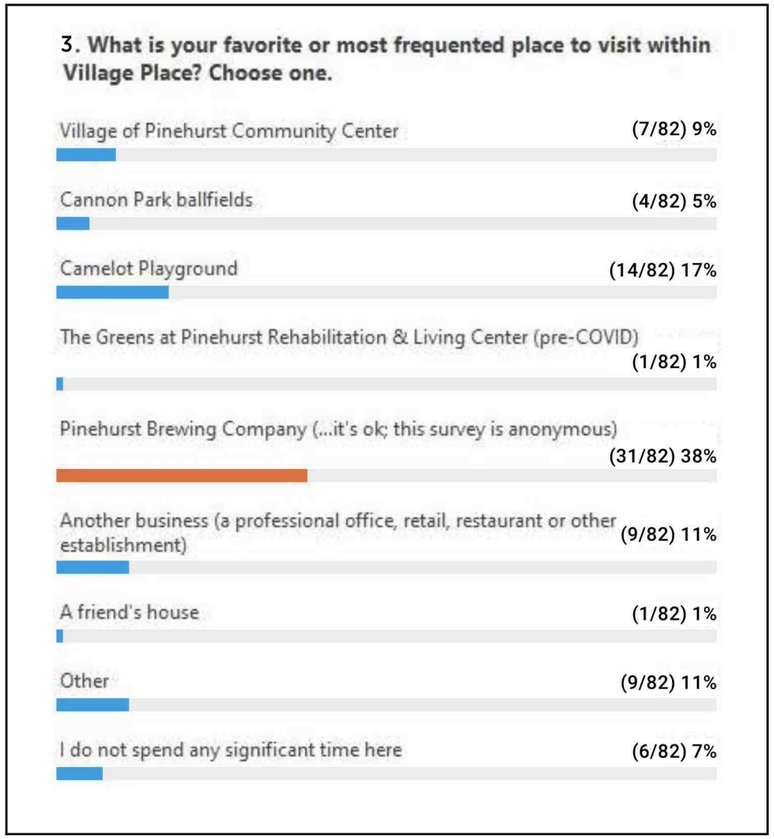
Village Place Polling Results

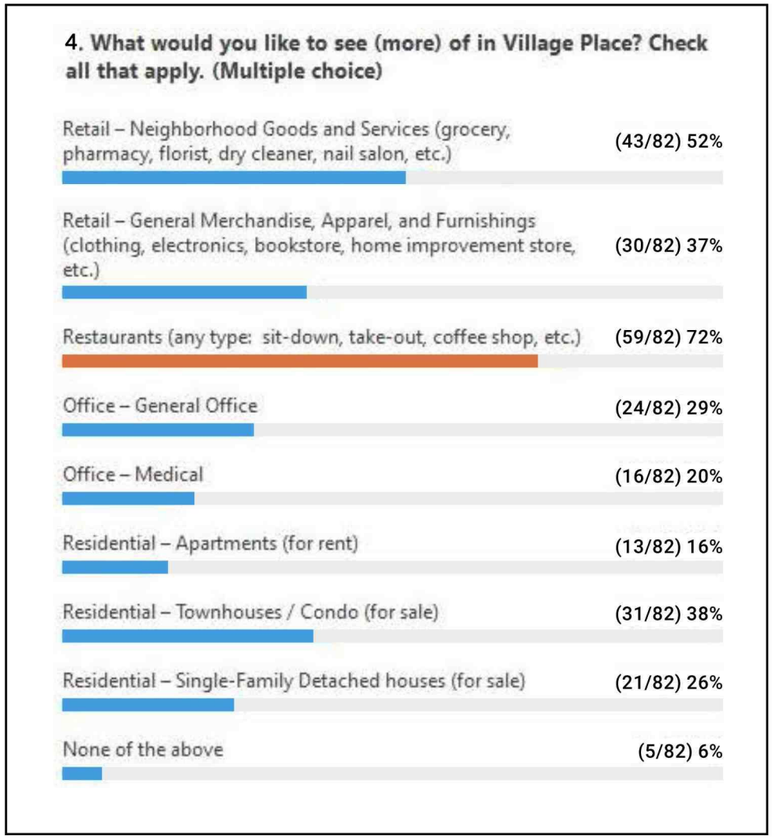
The Public Workshop included two rounds of Polling Questions, one for Village Place and one for Pinehurst South. The polls were available live during the Public Workshop and also on the Project website for 10 days following the event. Participants were encouraged to use the polling questions to express their views on the strengths, weaknesses, and opportunities relating to each Small Area Plan.

This page shows the cumulative results of the Polling Questions for Village Place.









Village Place Input Summary

The Public Workshop offered the community an opportunity to voice their observations and concerns about the future of Village Place and Pinehurst South. The list below is a compilation of the comments received during Public Workshop 1, as well as additional comments received by staff post workshop. For a full list of comments recorded during Public Workshop 1, please reference the document's Appendix posted on the website.

Land Use

- Village Place lacks a sense of place and is currently a hodgepodge of uses
- Pinehurst is established as a destination resort for golfers, therefore the needs and desires of visitors should be taken into account as it is a major source of revenue for businesses. Consider amenities or retail options that support these users – i.e. golf related retail
- Desires:
  - A library to be located in this area, particularly across from Village Hall - 2-story building
  - Uses that serve the community; i.e. personal services, neighborhood serving retail, open space, library
  - Live/work or other creative solutions for residential. However, some stakeholders are concerned that apartments above retail currently do not work well in VC (most likely due to parking)
  - Multi-family or townhouses (mixed opinions from stakeholders)
  - There are mixed opinions about restaurants in this area. Some stakeholders feel they are needed, as there is nowhere to go right now, however there is concern for character, competition with the VC and more traffic
  - Village Place would be a good opportunity for retail space if not in competition with VC
  - The uses in this area should complement the VC, be an extension of it and serve the community, not compete with the VC
- Concerns:
  - Apartments may attract residents who are not invested in the community
  - Concern about industrial uses – safety for children, truck traffic
  - The Public Service area is an eyesore, this area would be better as mixed use for the public







PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

The pages above are examples of notes taken in various Breakout Rooms during the Public Workshop. For a full reference of these comments, please see the Appendix.

Character

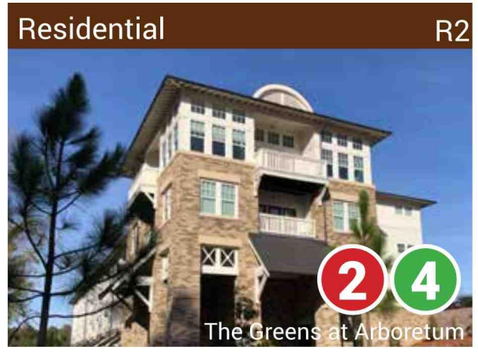
- Village Place lacks an overall plan
- Architecture:
  - Concern for existing uses that do not match the character of VOP, overall the entire area needs better architectural character.
  - Architectural character should blend in with the Village, more traditional
  - Desire for adaptive reuse, not for new construction or cheap construction
  - Maintain scale and character of older single family detached homes, preserve historic character
  - "New England Small Town"
- Landscaping & open space are very important to the character of Pinehurst
- Concern for protecting existing trees
- Some stakeholders believe this area should have no more rental units and no new construction over 2 stories

Transportation

- Need for an independent, professional traffic study
- Overall need for improvement in pedestrian circulation in this area. Pedestrians currently walk but it is not safe. If it were safer, more people (families) would walk between destinations as opposed to drive
  - Connecting to the schools
  - Connecting various open spaces
  - Connecting to VC (residents already bike/ walk from here to VC)
  - Paths along Rattlesnake Trail , esp. west side
  - Consider a bike-share program
- Considerations for paths:
  - Consider longevity of sidewalks – brick sidewalks and sand sidewalks require a lot of maintenance - mixed opinions about desired sidewalk material
  - Maintain clay paths where it makes sense in the historic district
  - Consider visual interest along pathways – i.e. buildings that are visually interesting, buildings lining the street
  - Need crosswalks along Rattlesnake, not just at 211
  - Consider use by golf carts
  - Desire for a singular path that links everything together
  - Leverage public/private partnerships to improve sidewalks/trail connectivity
- Traffic is an overall concern in the area, roads are stressed, current infrastructure will not support increase in traffic
  - Pinehurst Brewery is attracting outside traffic. Some stakeholders find this traffic concerning
  - Cut through traffic on the side streets – i.e. Woods Rd, Fields Rd to get to the Village Core
- Rattlesnake Trail
  - There needs to be a better gateway from 211 – although some stakeholders think the opposite, do not want to entice visitors
  - This road should feel like a Pinehurst street, not a commercial street, i.e. improve landscape and streetscape to be consistent with streets in VC
  - Mixed opinions about a cut-through for Rattlesnake – a pedestrian connection would be beneficial, not sure about vehicular
  - Rattlesnake could be a better entrance, a big connector to the hospital as well
- Parking is a major concern:
  - If there is more development, will need even more parking.
  - Parking needs to be convenient and safe
  - Need parking south of McCaskill to support the Brewery, Manor Inn and Village Center parking needs
  - No parallel parking on residential streets, walking paths on every street
  - Opportunity in this area for an aesthetic parking garage
- Concern that widening roads which will displace existing trees
- Extension of Kelly Road could be a good idea if "cleaned up" and leading to a destination

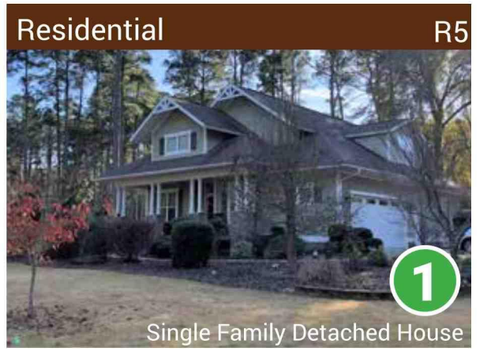
ARCHITECTURE





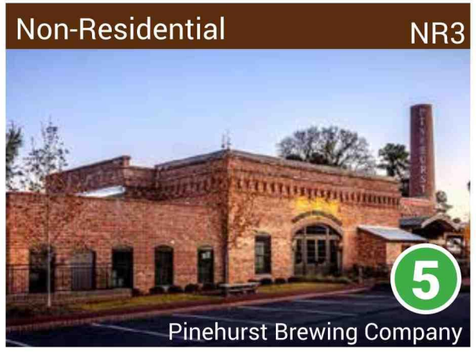












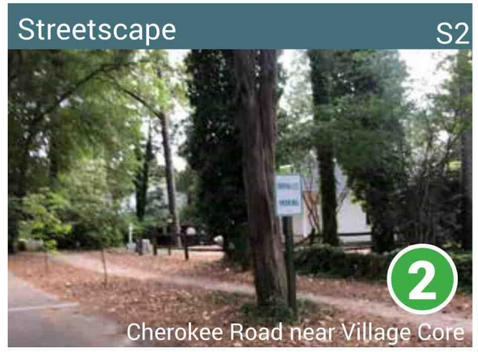


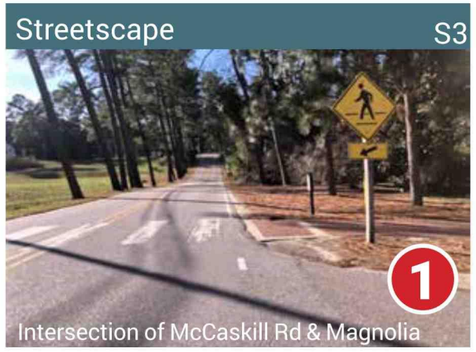


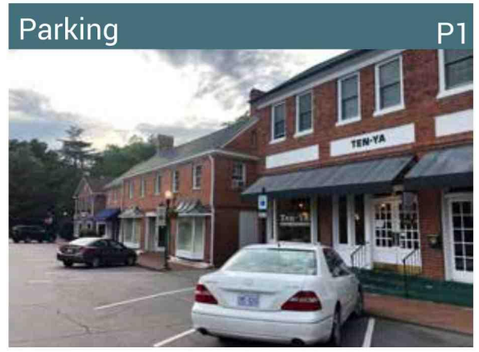
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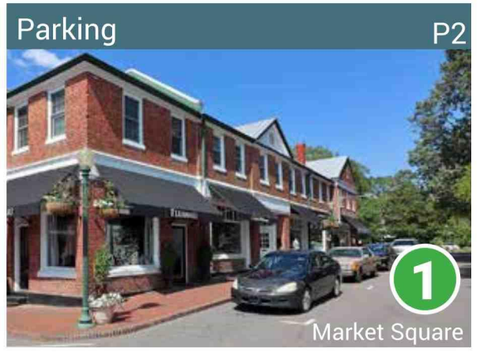
STREETSCAPE/ PARKING



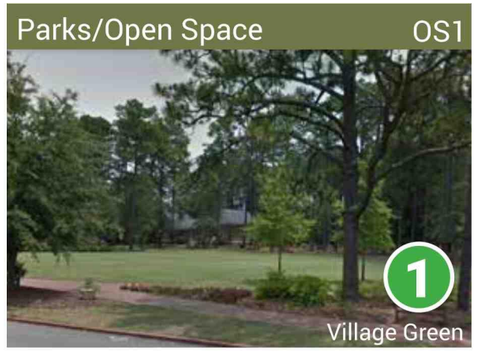


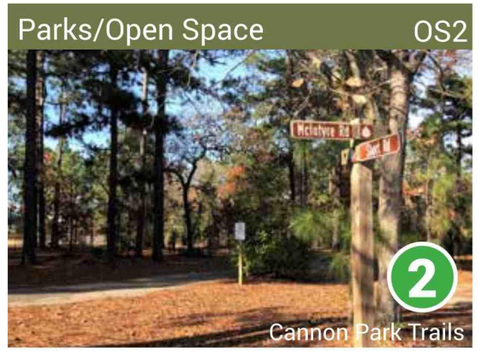


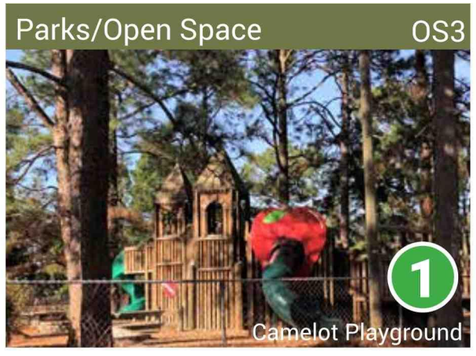


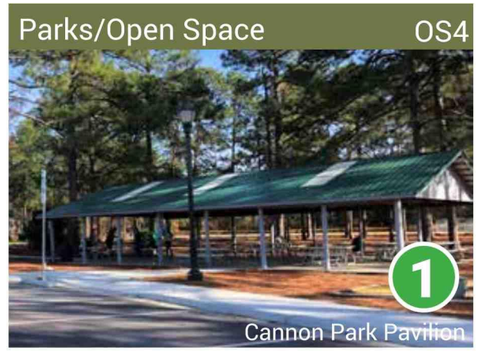


PARKS/ OPEN SPACE











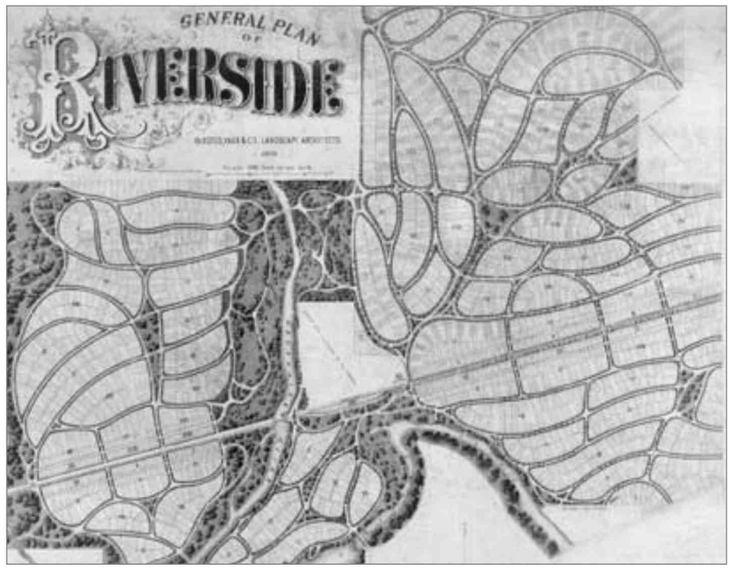
SMALL AREA PLAN PRECEDENTS

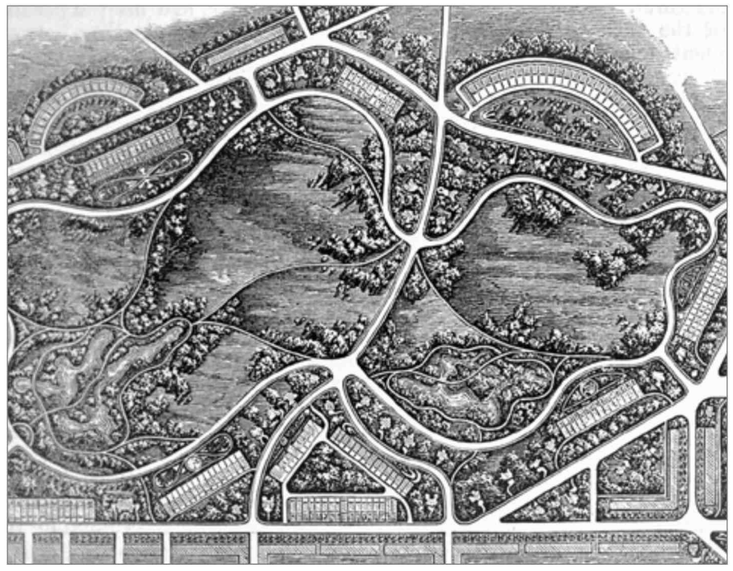
PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

The feedback above is a summary of all Breakout Rooms. Participants were encouraged to respond to "like" (green) or "dislike" (red) for each photo.

GUIDING PRINCIPLES

Olmsted - Precedents

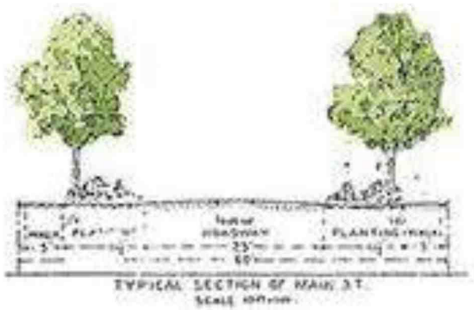


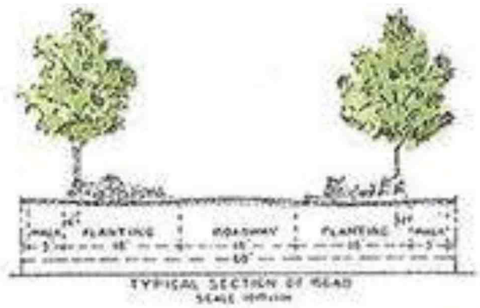






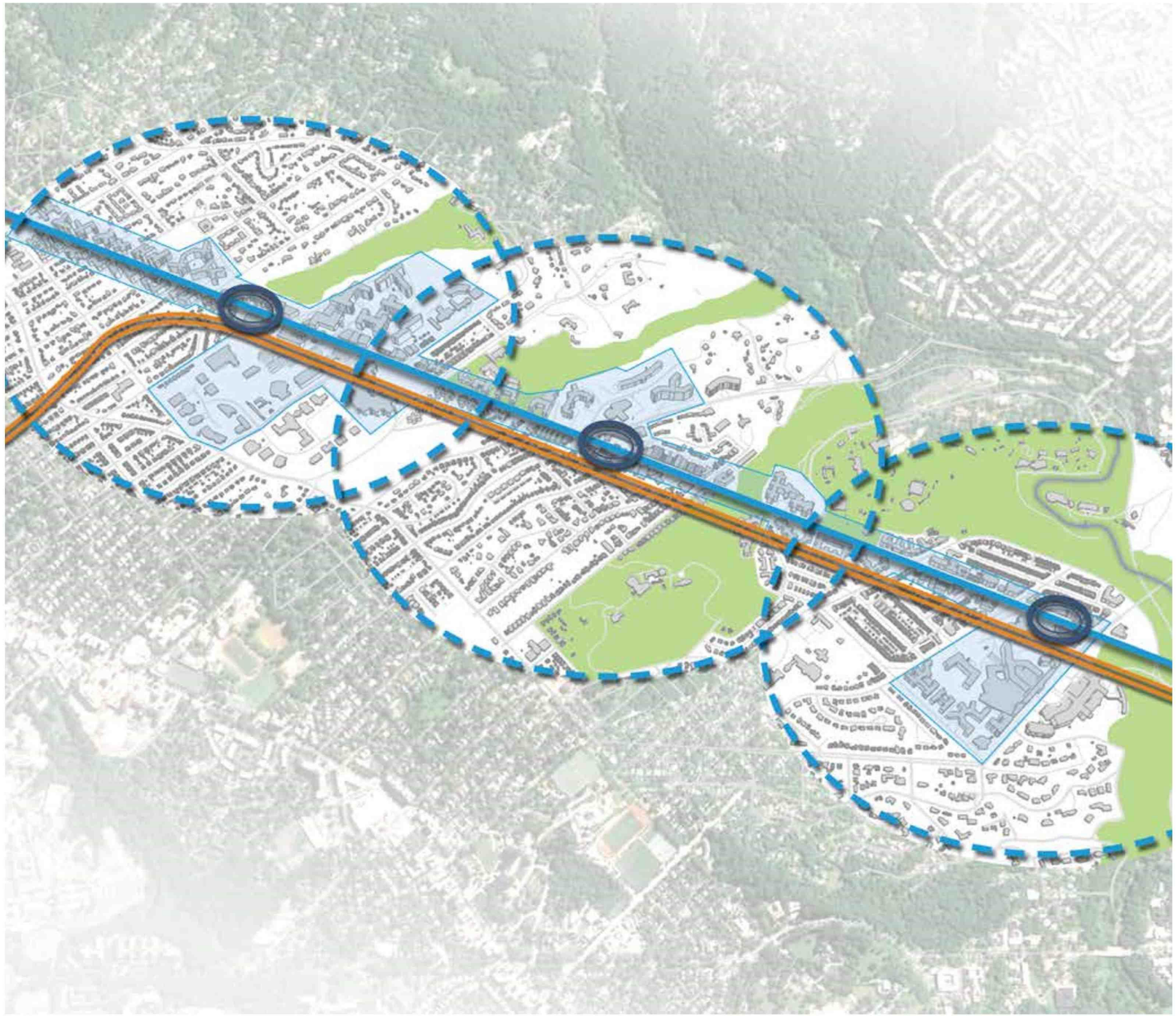
- Curvilinear street forms, following topography and continuously redirecting views
- Triangular medians at curvilinear street intersections
- Organic grid with short, walkable blocks
- No cul-de-sacs
- Consistent building setbacks (except for Civic uses)
- Tree-lined streets; typically with deciduous and regularly spaced trees
- Organic landscape design in Open Spaces







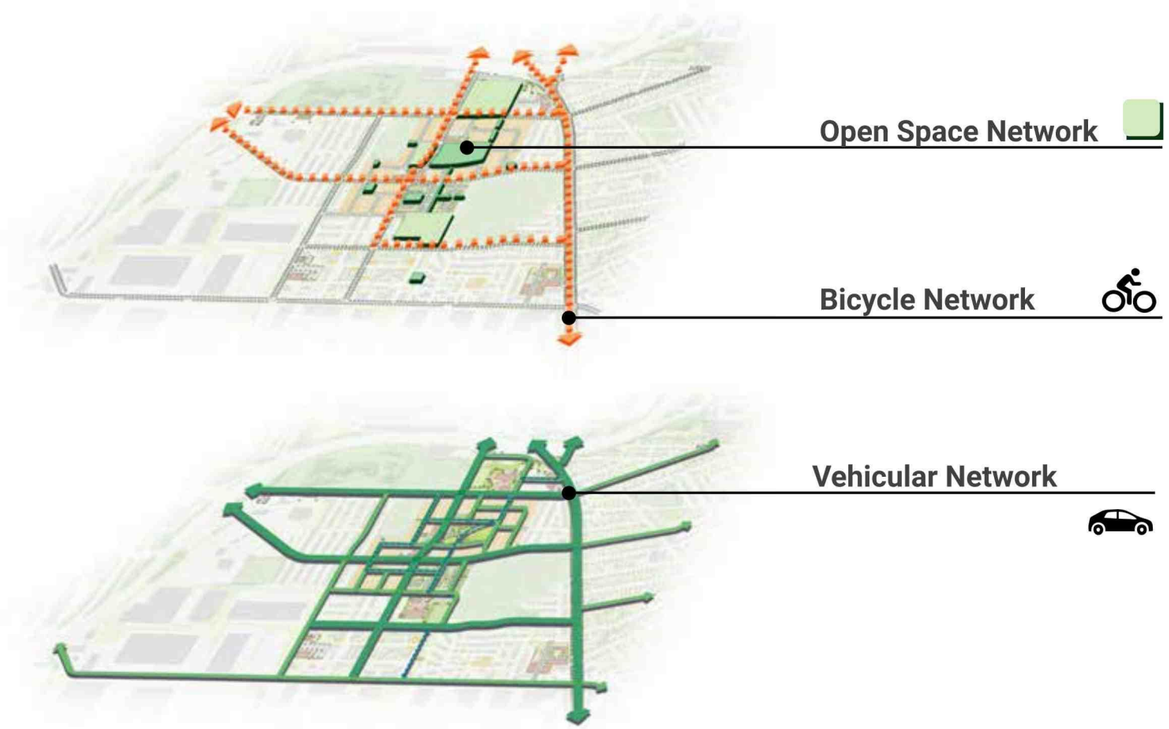
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- Triangular medians at curvilinear street intersections
- Organic grid with short, walkable blocks
- No cul-de-sacs
- Consistent building setbacks (except for Civic uses)
- Tree-lined streets; typically with evergreen trees and shrubs in irregular groupings
- Organic landscape design in Open Spaces

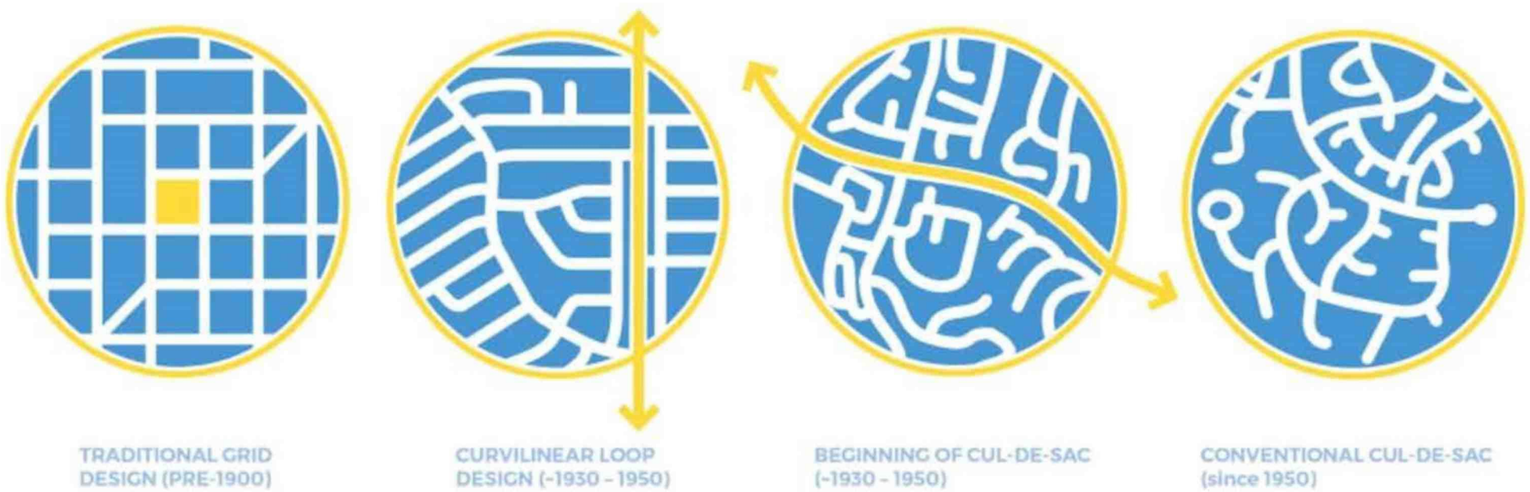


Establish Identifiable Centers/ Nodes

- » Create walkable environments
- » Relates to 5- and 10-minute Walk Radii. A person can typically walk a mile in 20 minutes; the average person will choose to walk (ilo driving), if the destination is </= to a 10-minute walk and is a pleasant experience
- » Each Center/Node should be distinct in character with a physical break and, ideally, has a mix of uses
- » Particularly important along commercial corridors, such as NC 5 in Pinehurst South



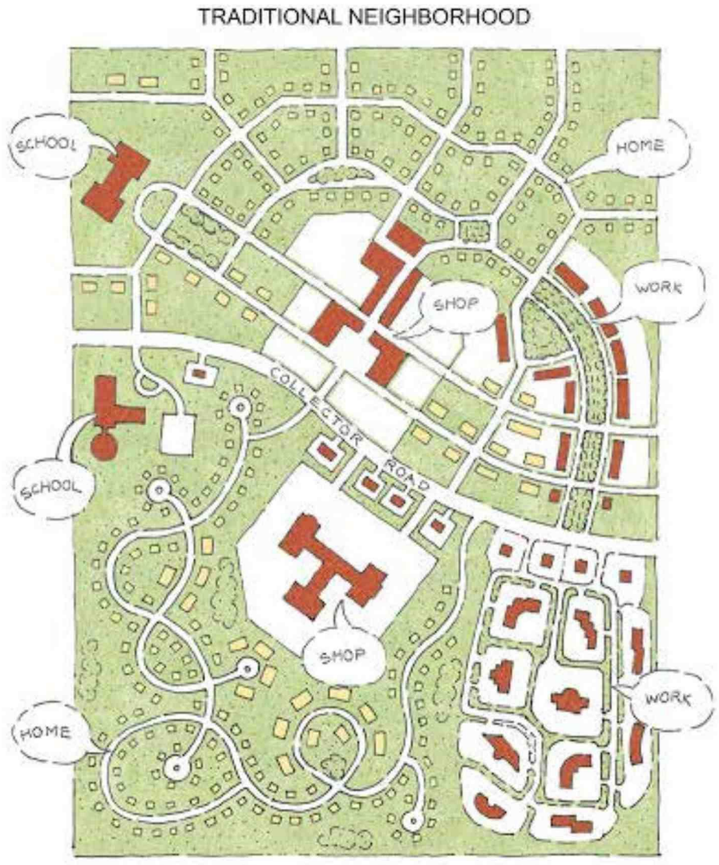




Source: cnu.org

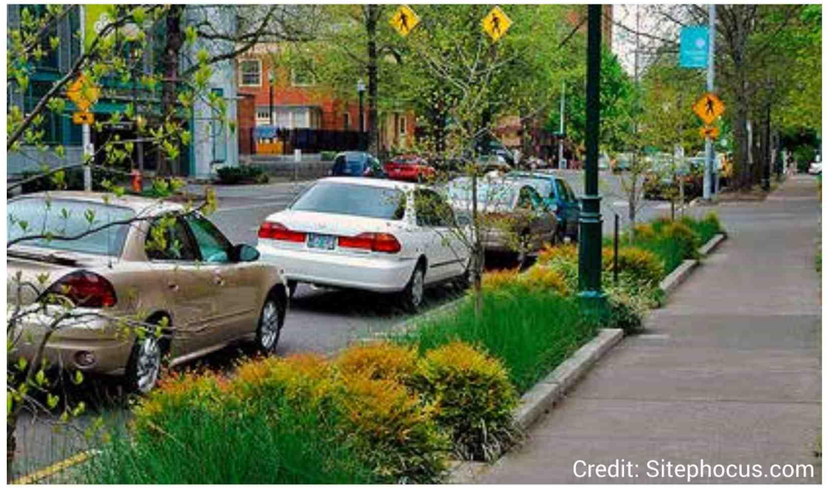
Create a Connected Network

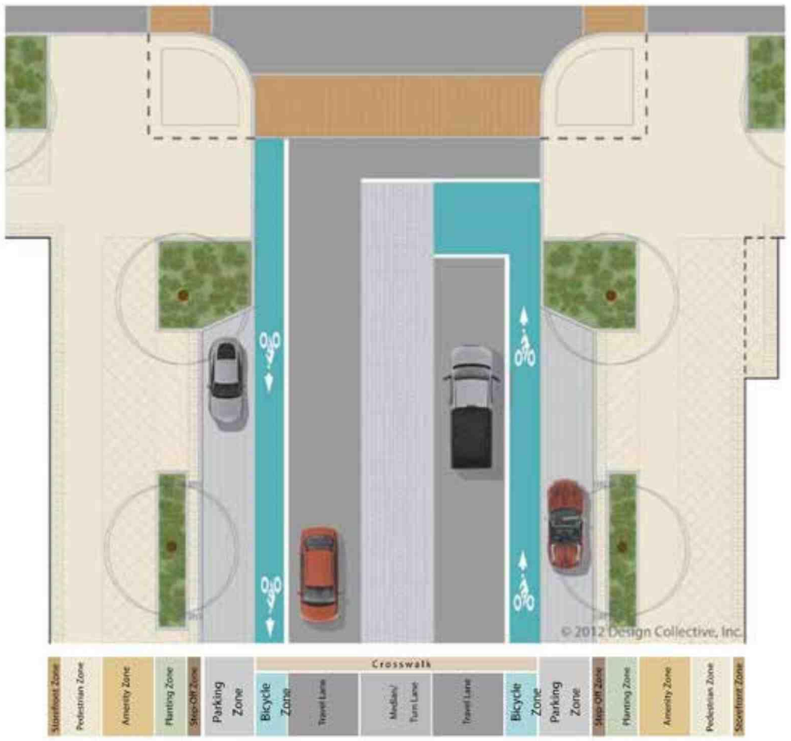
- Provides greater accessibility through more direct routes, compared to a branching system
- Increases overall network efficiency and reliability through added redundancy
- Improves multi-modal transportation and encourages walking and bicycling
- Improves safety and public health

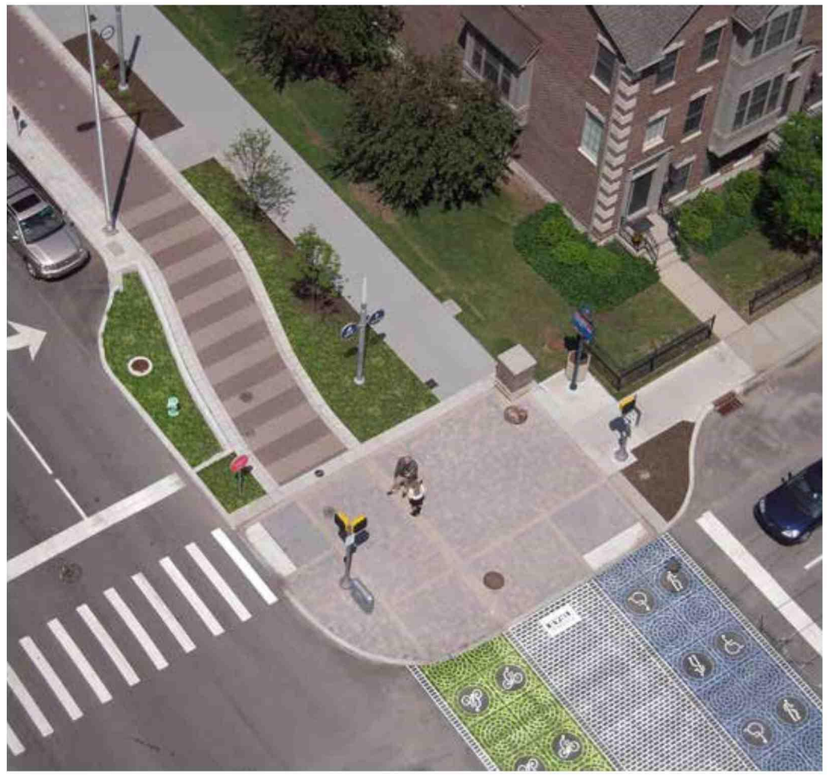


SUBURBAN SPRAWL Source: McGill



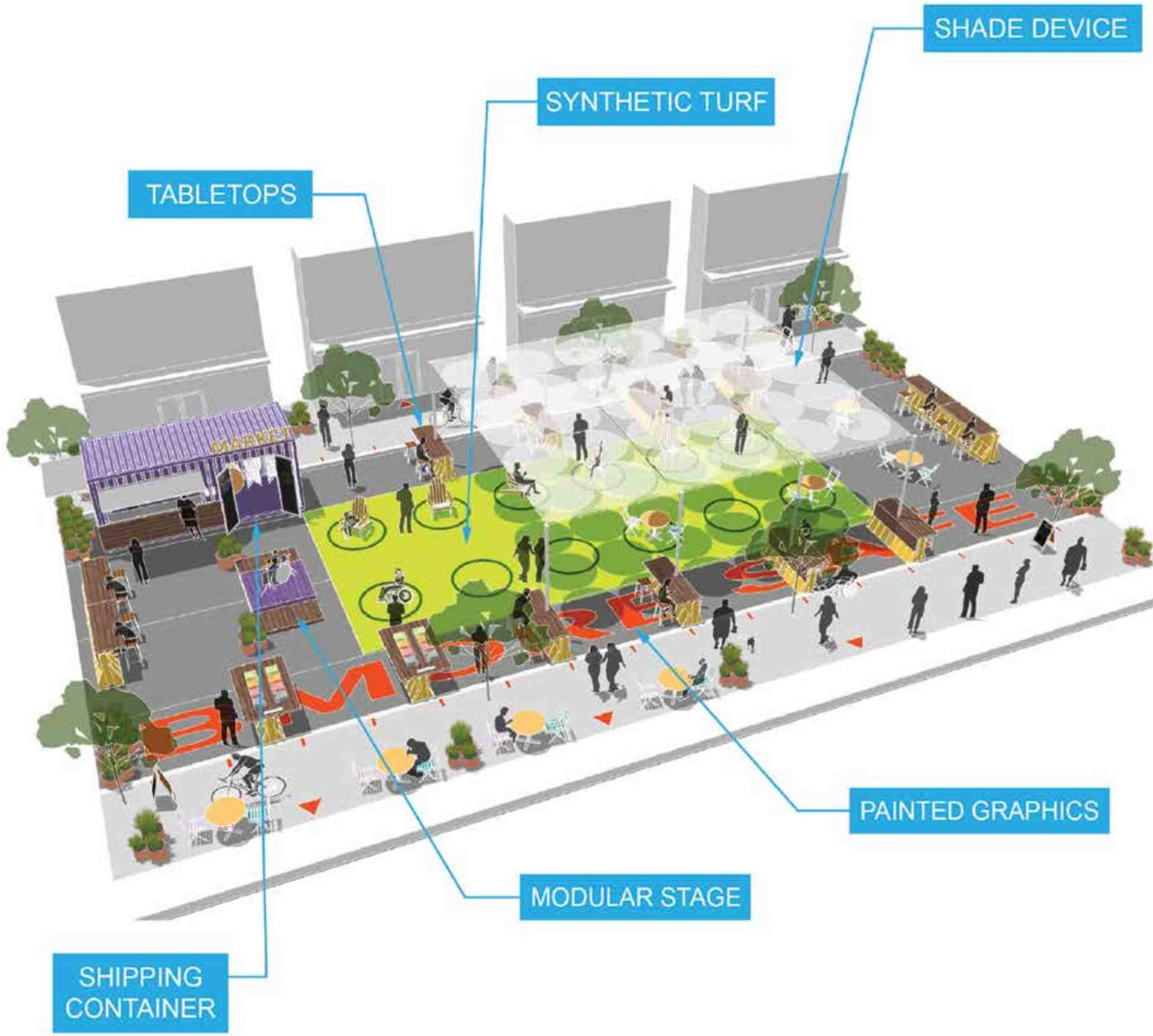


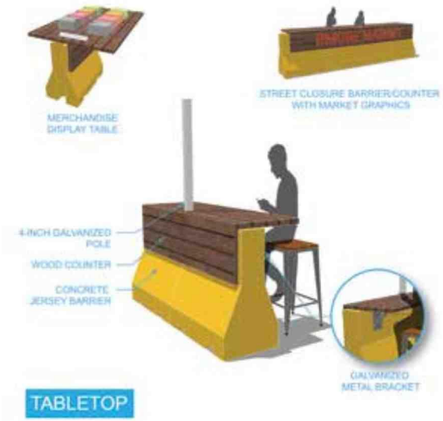


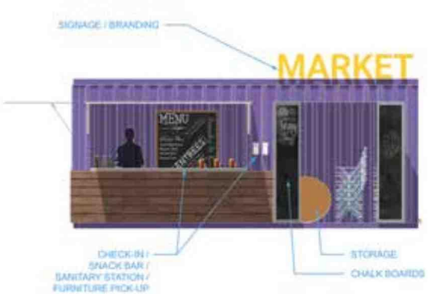


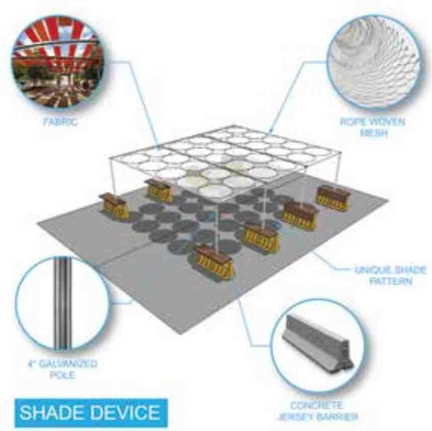
Establish Complete Streets

- Complete Streets are streets that provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, transit riders, and motorists alike.
- Complete Streets recognize that crossing the street, walking to visit neighbors and businesses, and cycling to work are equally important to driving.
- Complete Streets recognize that streets are our most highly-used public open space.
- Complete Streets address the full streetscape, from building face to building face.
- Complete Streets address sustainability, providing tree canopy, integrating innovative stormwater management (SWM), and promoting wellness and walkability.









Design Streets for Flexible Programming

- Streets in core locations should be flexible and adaptable
- Able to carry pedestrians, bicycles, and vehicles on the typical day
- But on event days, or in unique circumstances like the pandemic, be able to close to vehicular traffic to host festivals, in-street dining, provide additional open space, etc.



Strengthen Frontage

- » Define Frontage with Street Trees and Buildings
- » Encourage infill that respects or helps define the street wall
- » Relegate parking to side or rear
- » Explore parking ratio reductions

EXISTING PAD-SITE RETAIL PARCEL



PROPOSED STREET TREES



PROPOSED INFILL DEVELOPMENT





Integrate a Variety of Open Spaces

- » Distribute Open Spaces within the neighborhood / plan area
- » Create usable, memorable spaces that give a sense of place
- » Right-size per open space type (e.g., a square should be 1-2 ac.)
- » Detail the spaces appropriately (e.g., plazas should be largely hardscape; squares and greens should be largely landscape)
- » Provide appropriate amenities such as seating, lighting, shade, etc.

1. PLAZA



2. LINEAR GREEN



3. SQUARE



4. RECREATION



5. NEIGHBORHOOD GREEN



VILLAGE PLACE

Existing Illustrative Site Plan

- Depicts the development and open space patterns
- Indicates 1/4-mile walking radius (5-minute walk)

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE



Existing Land Use

- Residential, Parks, and Open Space uses exist in the northern half
- Retail, civic, and industrial uses are located in the southern half closer to the Village Center
- Vacant parcels are interspersed throughout

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- CIVIC
- RETAIL
- OFFICE
- RESIDENTIAL
- INDUSTRIAL
- VACANT
- PARKS/ OPEN SPACE



Overall, Village Place offers a strong opportunity to develop a variety of land uses. Drawing upon the Village Center as inspiration, Village Place can complement what is already part of the community.

Strengths

- Location close to Village Center provides a strong foundation
- Community Center and Cannon Park
- Walkable to Village Center
- Large number of amenities
- Strong brand of Pinehurst
- Some redevelopment already occurring (Pinehurst Brewery)

Weaknesses

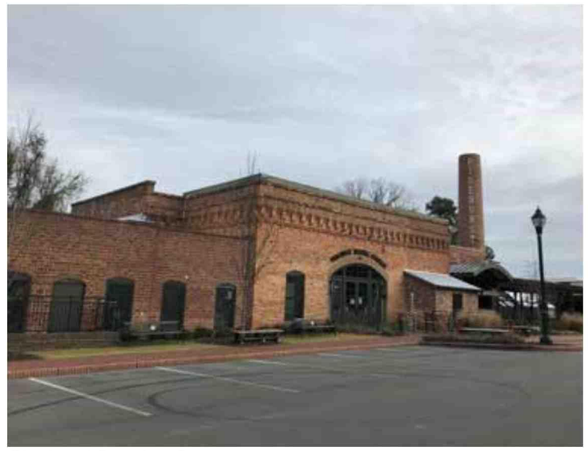
- Some of the properties are older
- Parking challenges
- Limited amount of available land

Opportunities

- Build off the success of historic Village Center
- Growth in nearby neighborhoods
- Redevelopment of public works
- Redevelopment of older properties
- Close to NC 211 – build a better gateway

Threats/Challenges

- Inability to create a strong link between Village Core and Village Place
- Not being able to move the tanks and public works

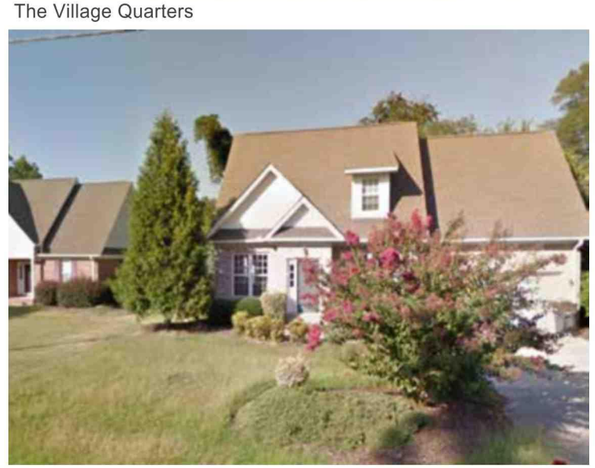

Pinehurst Brewing Company


Old Fire House


Community Center


The Village Quarters


The Greens at Arboretum


Single-family detached home

MARKET ANALYSIS

CONCLUSIONS

Summary of Market Opportunity

Land Use	Overall Market Opportunity	Village Place	Pinehurst South
For-Sale Residential	XXXXX	XXXX	XXXX
For-Rent Residential	XXX	XXX	XXX
Retail	XXXX	XXX	XXX
Office	XX	XX	XX
Hospitality	XXX	XXX	XXX
Golf	XX	O	X

Key: XXXXX = best, X = worst, O = none

Summary of Demand

Land Use	Demand Potential	Locations within Pinehurst
For-Sale Residential	80-120 homes/year	Almost anywhere
For-Rent Residential	15-25 units/year	Major roads, VP, PS, Village Cntr
Retail	20-25,000 SF/ every 5 years	Major roads, VP, PS, Village Cntr
Office	Up to 5,000 SF/year	Medical area, VP, PS, Village Cntr
Hospitality	25 rooms/yr. in Moore Co.	Resort, Village Cntr, PS, VP
Golf	2-3 courses over the next 10 years in Moore Co.	Focus Area 1 is the only area with space

Summary of Demand for Land Uses within Planning Areas

Land Use	Village Place	Pinehurst South
For-Sale Residential	Unlimited at build-out 1 project would sell approximately 15-25 homes per year	Unlimited at build-out 1 project would sell approximately 15-25 homes per year
For-Rent Residential	At build-out, 1 to 2 projects of 70-100 units each Timing depends on where else apartments have been constructed (e.g. Village only has demand for 1 project every 5-10 years)	At build-out, 1-2 projects of up to 200 units each, depending on location Timing depends on where else apartments have been constructed
Retail	25,000-50,000 SF at build-out	Up to 80,000 SF with grocery, 40,000 SF without grocery at build-out
Office	25,000 – 30,000 SF at build-out Limited amount per year. 5,000 SF total in Village. Village Place could capture some of that, but likely less than Pinehurst South	Up to 100,000 SF at build-out Limited amount per year. 5,000 SF total in Village. Pinehurst South could capture some of that. Could increase, depending on impact of USGA
Hospitality	At build-out, 1 hotel with 75-100 rooms as well as bed and breakfasts	At build-out, 1 hotel with approximately 100 rooms
Golf	None	Possibly some support functions (although the land probably has a higher and better use than maintenance for golf)

Character:

- Mixed-use and walkable
- Reflective of Village Center (VC); McCaskill south, in particular, should emulate VC in scale, massing, materials, etc.
- Protect, respect, and connect to, but do not compete with/drain VC
- Address “blighted” character
- 1-2 or 1-3 stories (TBD)

Land Use:

- McCaskill south: Mixed-Use similar scale as VC; focus Restaurants and Retail here, with some office
- New infill development requires the relocation of the VOP Public Services Complex
- Address Parking
- McCaskill north: Mixed-Use along Rattlesnake Trail; explore variety of Residential types (including cottages, townhouses, live-work, and missing middle res.) and infill Commercial (mainly Office)
- Incorporate new small Open Spaces, to supplement and connect to existing larger Open Spaces (well-supplied)

Transportation:

- Interest in connecting area north of McCaskill to VC, but likely not a direct vehicular connection
- Explore crossing streets through McCaskill south area, connecting to Power Plant Road, Spur Road, and McIntyre Road
- Explore street extensions of Medlin Road, Kelly Road, etc. west of Rattlesnake Trail
- Study streetscape improvements along Rattlesnake Trail [gave feedback on VOP Rattlesnake/Woods Sidewalk Plans]
- Connect trails and destinations
- Choose sidewalk locations with consideration of existing Single-Family frontage

Parti/Block Diagram

- The Parti diagram illustrates the Approach in plan form
- The diagram shows the proposed addition of new streets, forming new blocks and creating a more connected street network
- Potential new infill building locations are shown in black and echo the adjacent existing development

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING DEAD END
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED BLOCKS
- PROPOSED PROMINENT BUILDING LOCATION

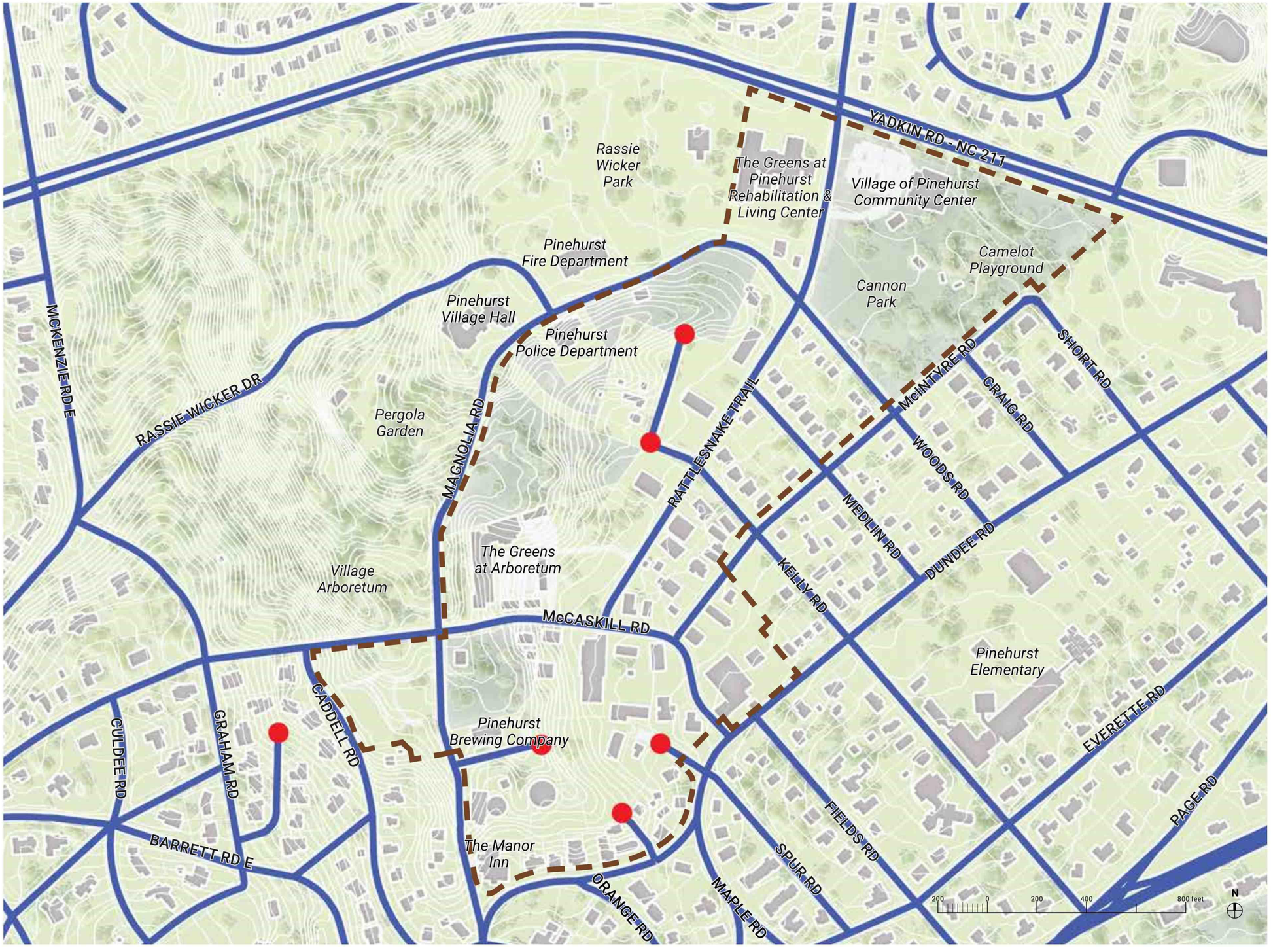


Existing Street Network

- Village Place is well connected to a range of arterials.
- Yadkin Road - NC 211 lines the north side of the study area boundary providing direct access to US 501 just east of the study area.
- Neighborhood streets are organic and somewhat disconnected due to large, undeveloped land areas and topographic conditions in the study area.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- EXISTING DEAD END

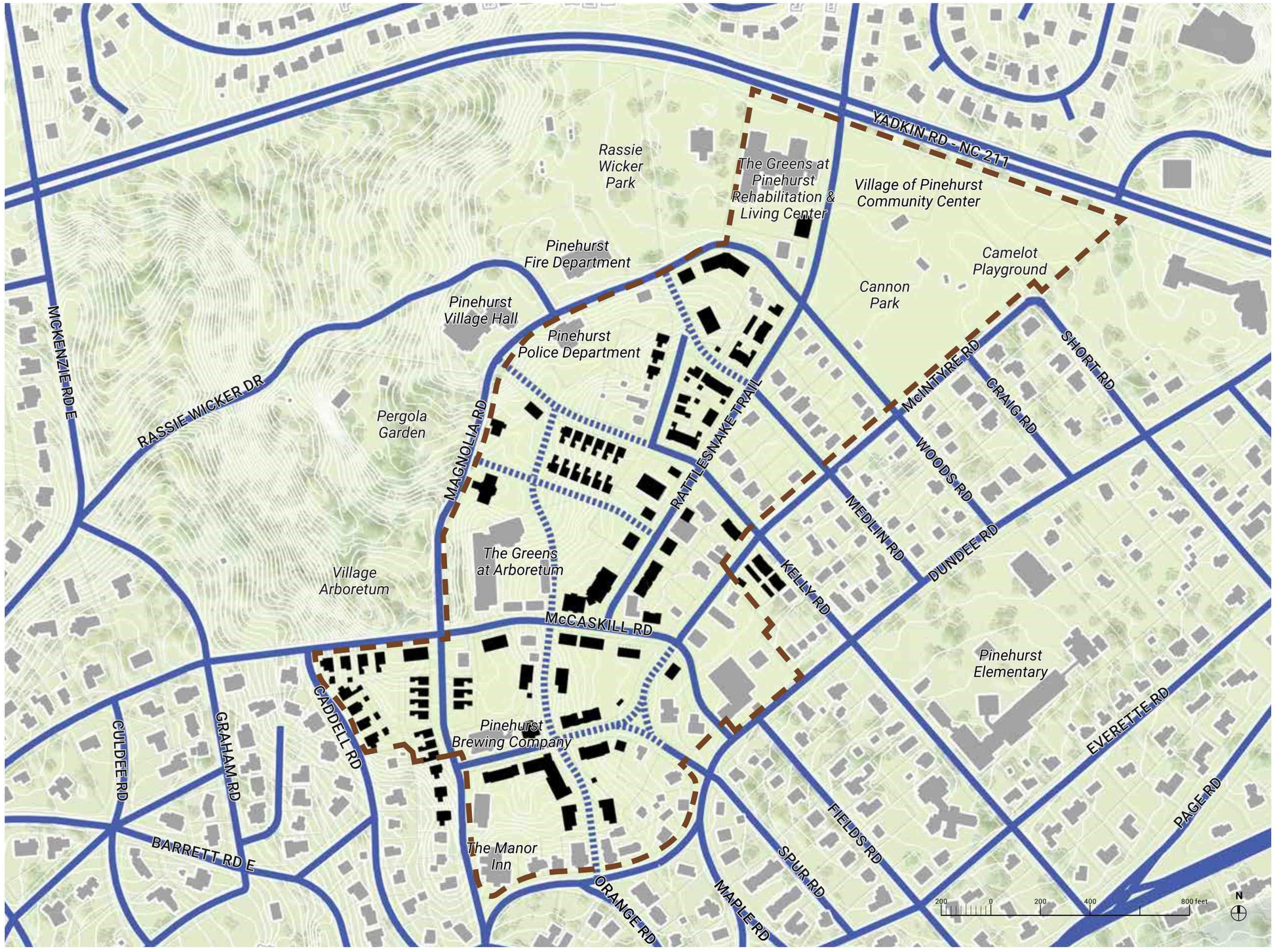


Proposed Street Network

- Extension of Medlin Road and Kelly Road
- Potential connection from The Greens towards Village Hall
- Two new streets south of McCaskill Road. The N-S street offsets from Rattlesnake and connects either to Orange Rd or to Power Plant Rd. The E-W street connects near the Brewery to McIntyre Rd.

KEY

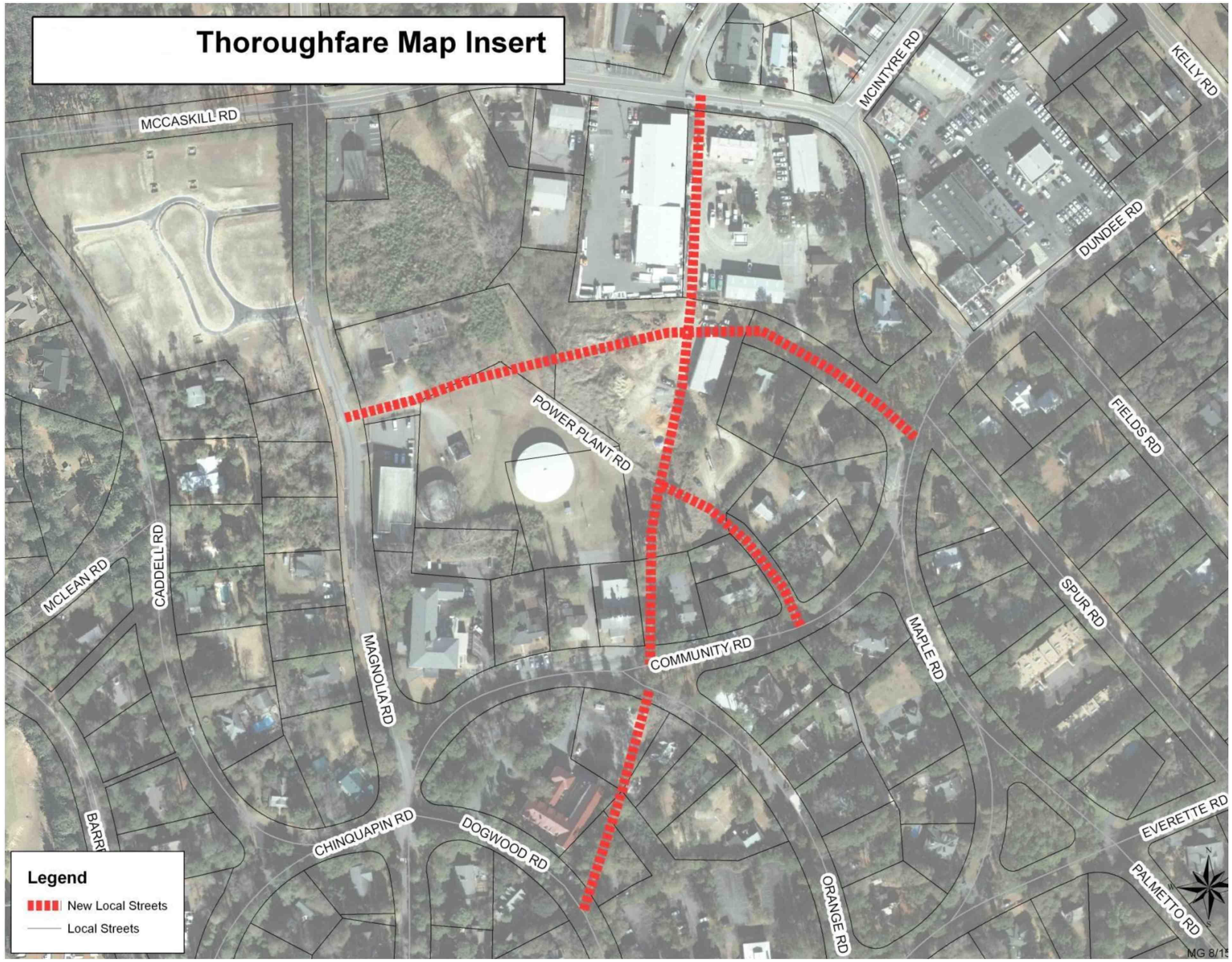
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

2011 Pinehurst Thoroughfare Plan

- While the SAP builds on the 2011 Thoroughfare Plan and the 2019 Comp Plan, showing new streets south of McCaskill Road, there are some key differences
- The proposed N-S street does not directly align with Rattlesnake nor continue to Dogwood and the configuration emulates the Olmsted street and block form



Existing Open Space + Pedestrian Network

- Variety of active and passive parks and gardens
- Cannon Park is 15-acre recreation and play space
- Rassie Wicker Park is 103 acres with recreational amenities, 33-acre arboretum, and gardens
- Network of greenway trails, walkway trails, and sidewalks

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- EXISTING SIDEWALKS
- EXISTING PARKS/ OPEN SPACE

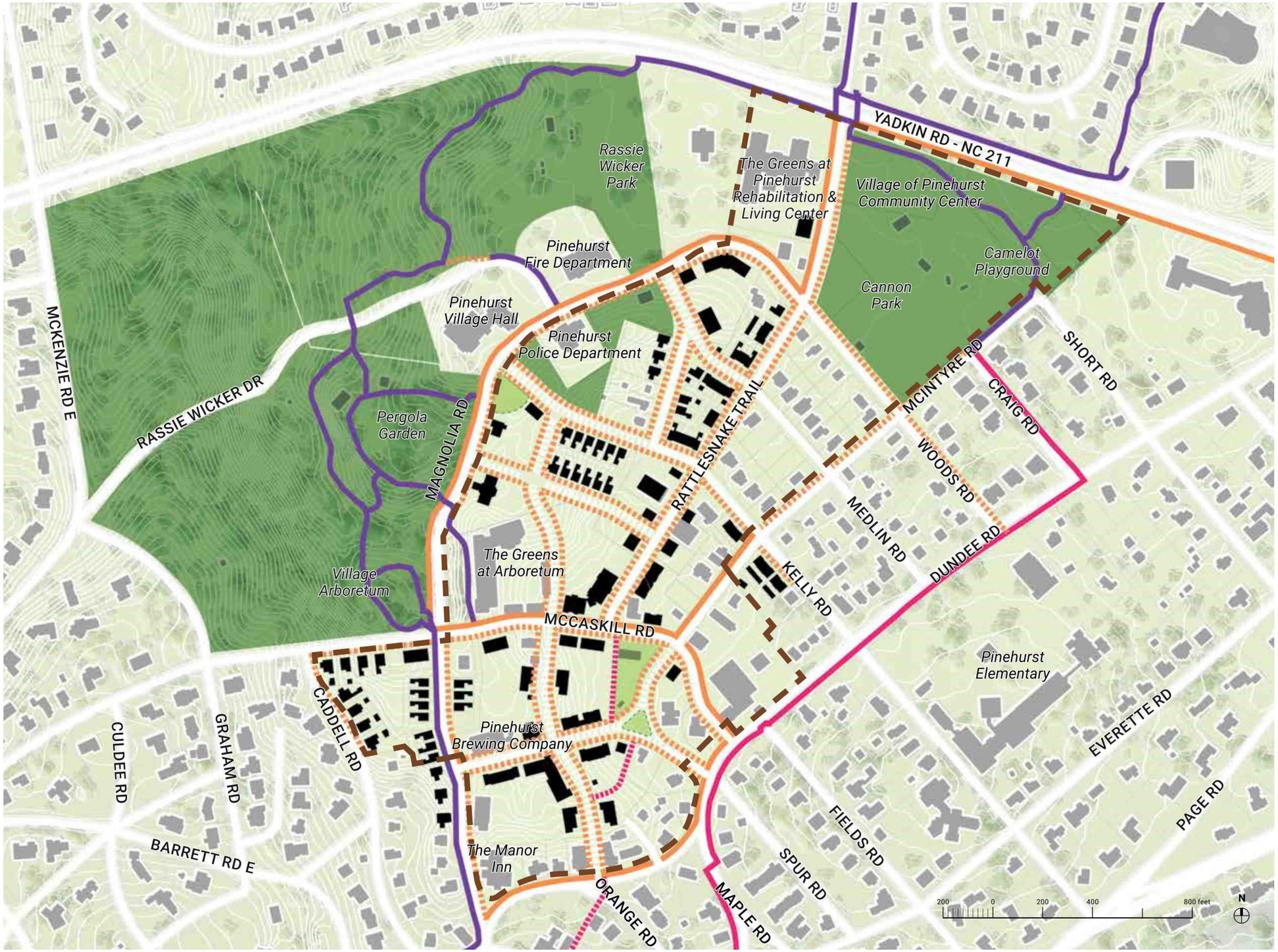


Proposed Open Space + Pedestrian Network

- While the existing area of Village Place is well served by Open Space, new development should add to the network, creating new publicly-accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- PROPOSED WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED BRICK SIDEWALKS
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE



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Proposed Open Space + Pedestrian Network

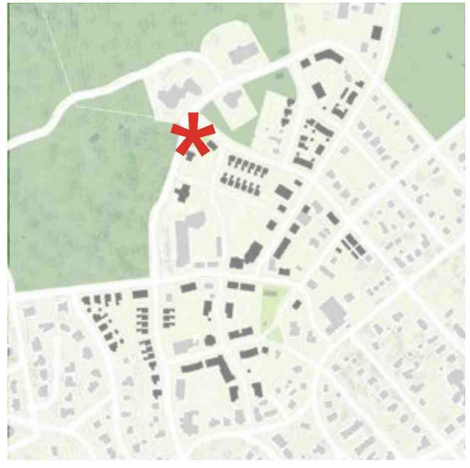
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Proposed Amphitheater

- An amphitheater is envisioned near the Village Hall and Arboretum, taking advantage of the sloping topography
- Deep tiers cascade towards a performance area, providing seating for spectators or for reflection and rest
- Trees are placed within the tiers to offer shade and a park-like feel



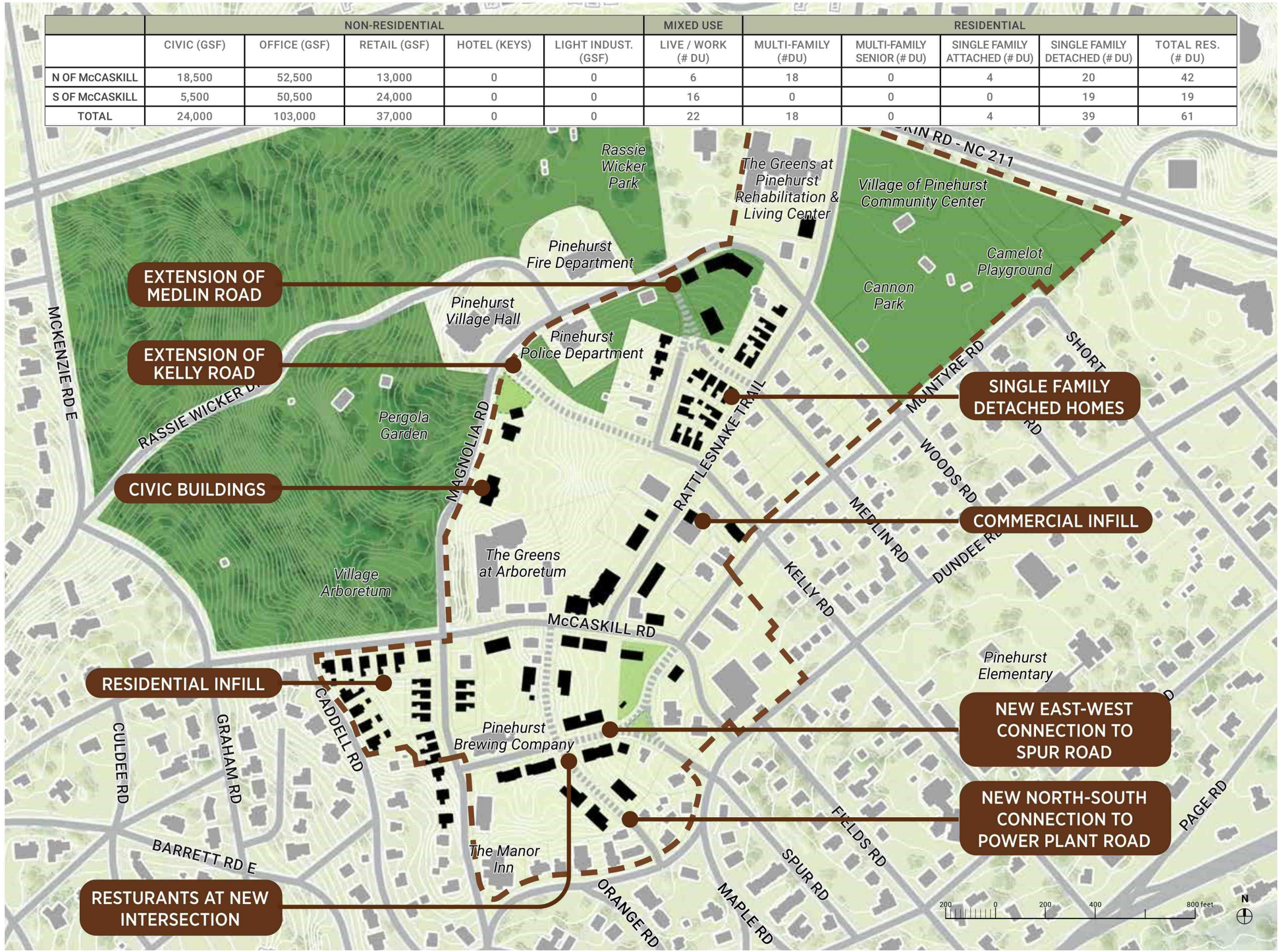


This rendering is illustrative only and subject to change. *Source: Design Collective, Inc.*

Low Intensity Plan Option

- The Low Intensity Plan illustrates the potential build-out of Village Place over 20+ years.
- Small scale commercial and residential infill vacant or underutilized parcels, reflective of the character of the Village with a focus south of McCaskill Road, near the Brewery and the Village Center.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF McCASKILL	18,500	52,500	13,000	0	0	6	18	0	4	20	42
S OF McCASKILL	5,500	50,500	24,000	0	0	16	0	0	0	19	19
TOTAL	24,000	103,000	37,000	0	0	22	18	0	4	39	61



KEY

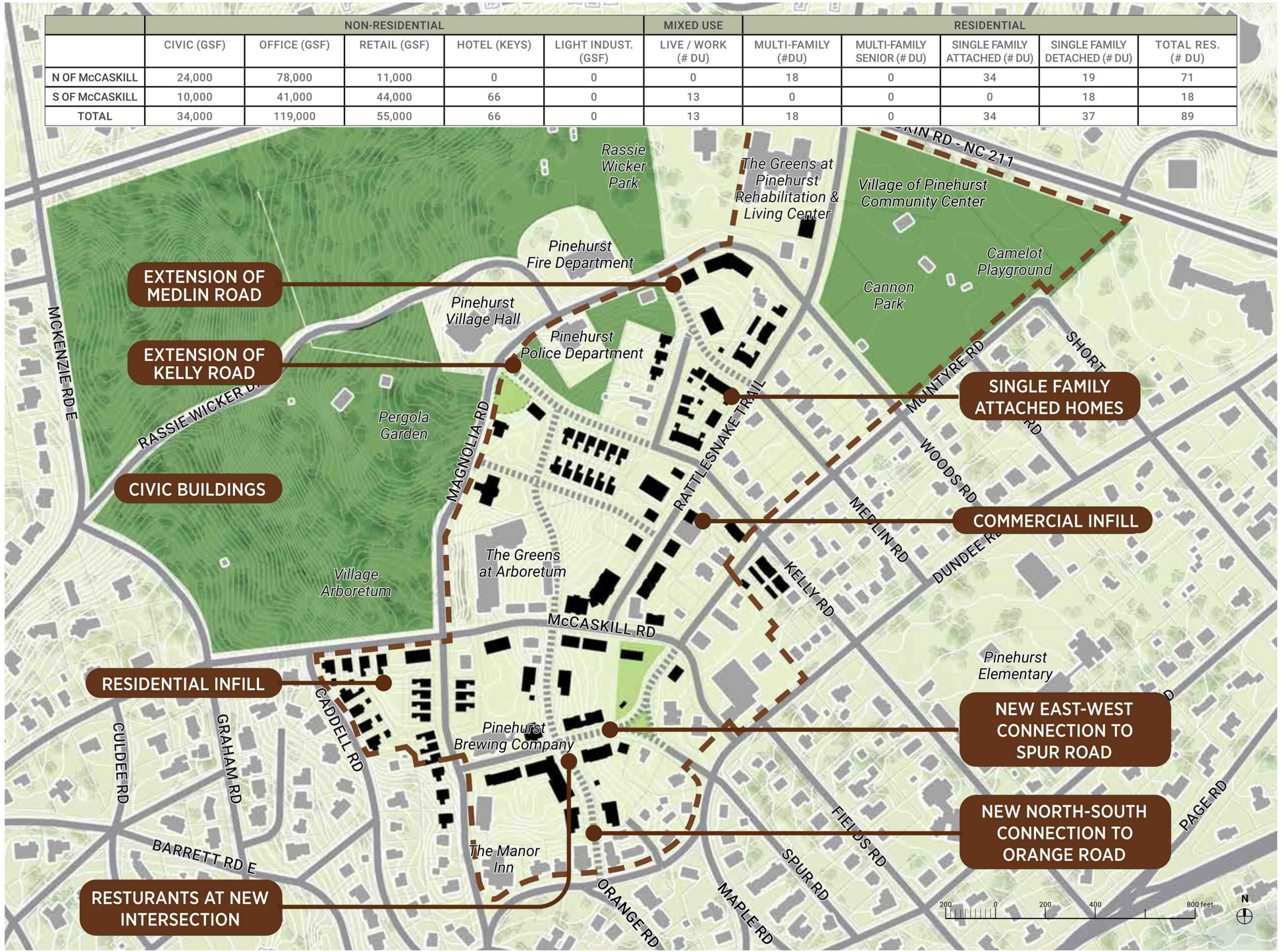
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

High Intensity Plan Option

- The High Intensity Plan illustrates the potential build-out of Village Place over 30 years.
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels.
- This option differs in the new street alignments, a higher percent of SFA, and moderately increased commercial infill

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF McCASKILL	24,000	78,000	11,000	0	0	0	18	0	34	19	71
S OF McCASKILL	10,000	41,000	44,000	66	0	13	0	0	0	18	18
TOTAL	34,000	119,000	55,000	66	0	13	18	0	34	37	89



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Phasing Absorption Plan

- This plan diagram shows the likely absorption time frames for the High Intensity Plan option, based on the SAP Market Analysis

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- 0-5 YEARS
- 5-10 YEARS
- 10-20 YEARS
- 20-30 YEARS



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Residential A1



Multi-Family

Residential A2



Single Family Attached House

Residential A3



Single Family Detached House

Residential A4



Single Family Detached House

Residential A5



Single Family Detached House

Commercial: Mixed-Use B1



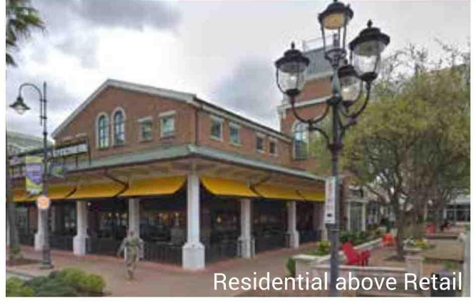
Live/Work Units

Commercial: Mixed-Use B2



Live/Work Units

Commercial: Mixed-Use B3



Residential above Retail

Commercial: Mixed-Use B4



Mixed-Use - Hotel above Retail/Restaurant

Commercial: Retail B5



Retail

Streetscape C1



Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2



Mashpee Commons MA

Streetscape C3



Mashpee Commons MA

Parking: Angled C4



Market Square

Parking: Parallel C5



Market Square

Open Space: Amphitheater D1



Open Space: Attached Green D2



Open Space: Plaza D3



Open Space: Market D4



Open Space: Plaza D5



Detail Plan

- The Detail Plan illustrates the potential build-out on the area south of McCaskill Road, showing new buildings, streets, parking, open and landscape
- At the core, two new streets cross the area; at their intersection, new Restaurants, a Hotel, Live/Work units, and Professional Offices congregate



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

Typical Commercial Street Section

- The Typical Commercial Street Section is a two-way, two-lane street with parallel parking, street trees and groundcover in SWM planters or tree pits, a 5’ min. clear pedestrian zone, and a storefront zone for tables, chairs, potted plants, and displays.
- To reflect the character of the Village Center, within the Village Place area, brick sidewalks are recommended, along with the Village’s standard benches and street lights
- Within Pinehurst South, brick sidewalks are preferred (not required), uniform street lights and furnishings shall be installed but may be of a compatible, contemporary design of durable materials (to be selected)

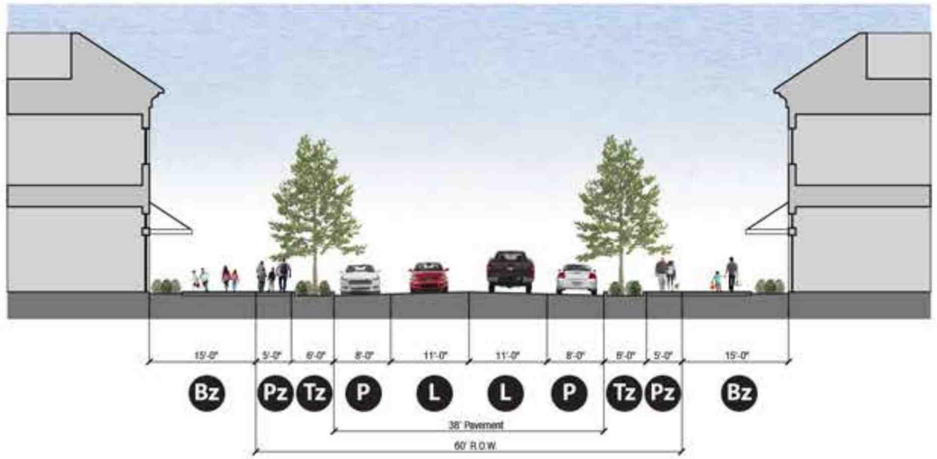
STREET SECTION KEY

- BZ — BUILDING ZONE
- S — SHOULDER
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)
- D — DRIVEWAY





Typical Commercial





Typical Residential Street Section

- The Typical Residential Street Section is a two-way, two-lane street with parallel parking, street trees and groundcover in SWM planters or tree lawns, a 5’ min. clear pedestrian zone.
- To reflect the character of the Village Center, within the Village Place area, brick sidewalks are recommended, along with the Village’s standard street lights
- Within Pinehurst South, brick sidewalks are preferred (not required), uniform street lights and furnishings shall be installed but may be of a compatible, contemporary design of durable materials (to be selected)

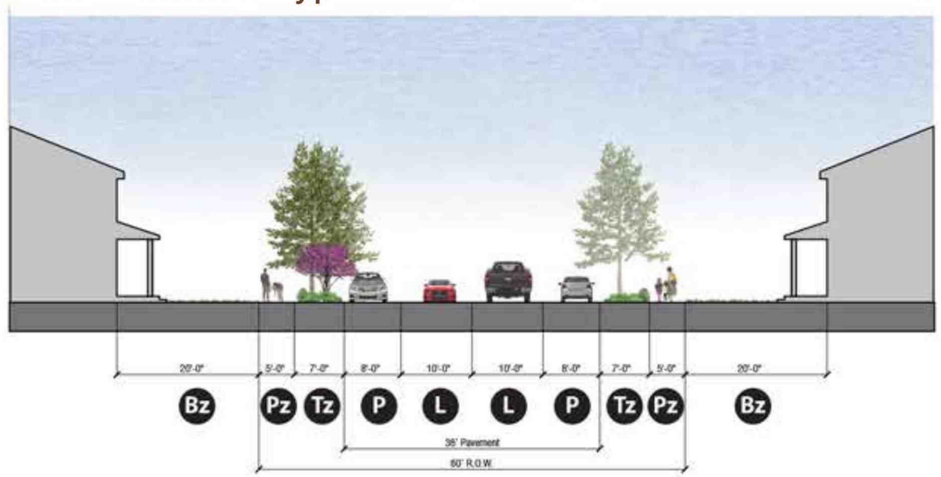
STREET SECTION KEY

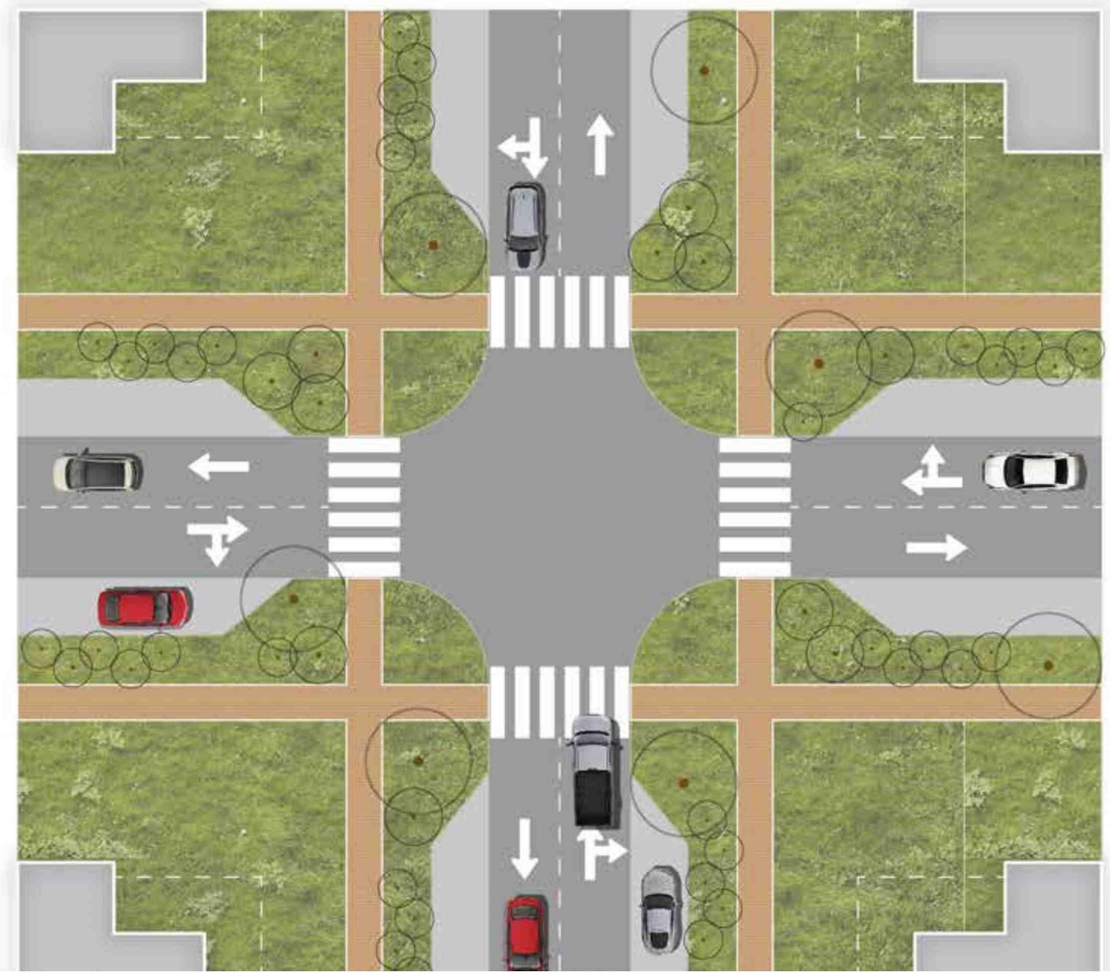
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- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)
- D — DRIVEWAY





Typical Residential





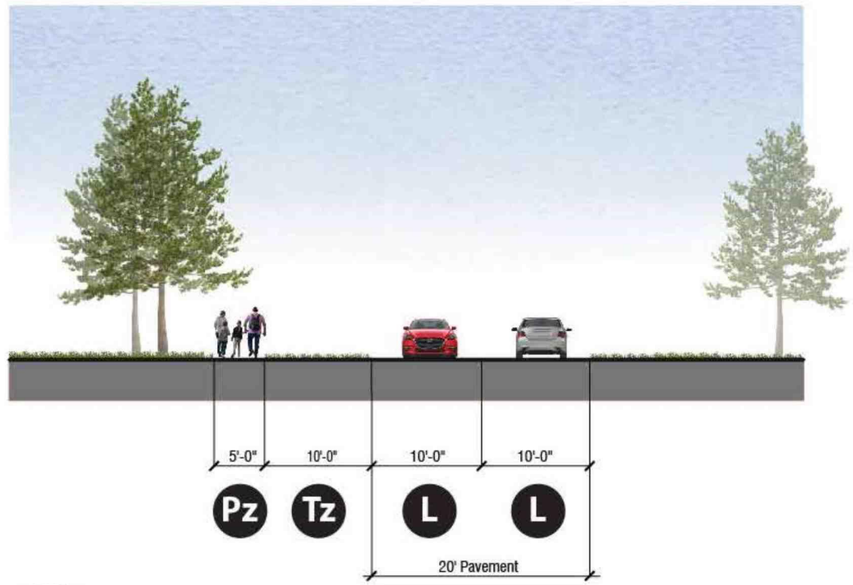
Rattlesnake Trail Street Section

- The proposed Rattlesnake Trail section envisions adding a brick sidewalk to the east side, along with clustered evergreens and deciduous trees and groundcover plantings in a tree lawns
- Parallel parking may be incorporated along Cannon Park

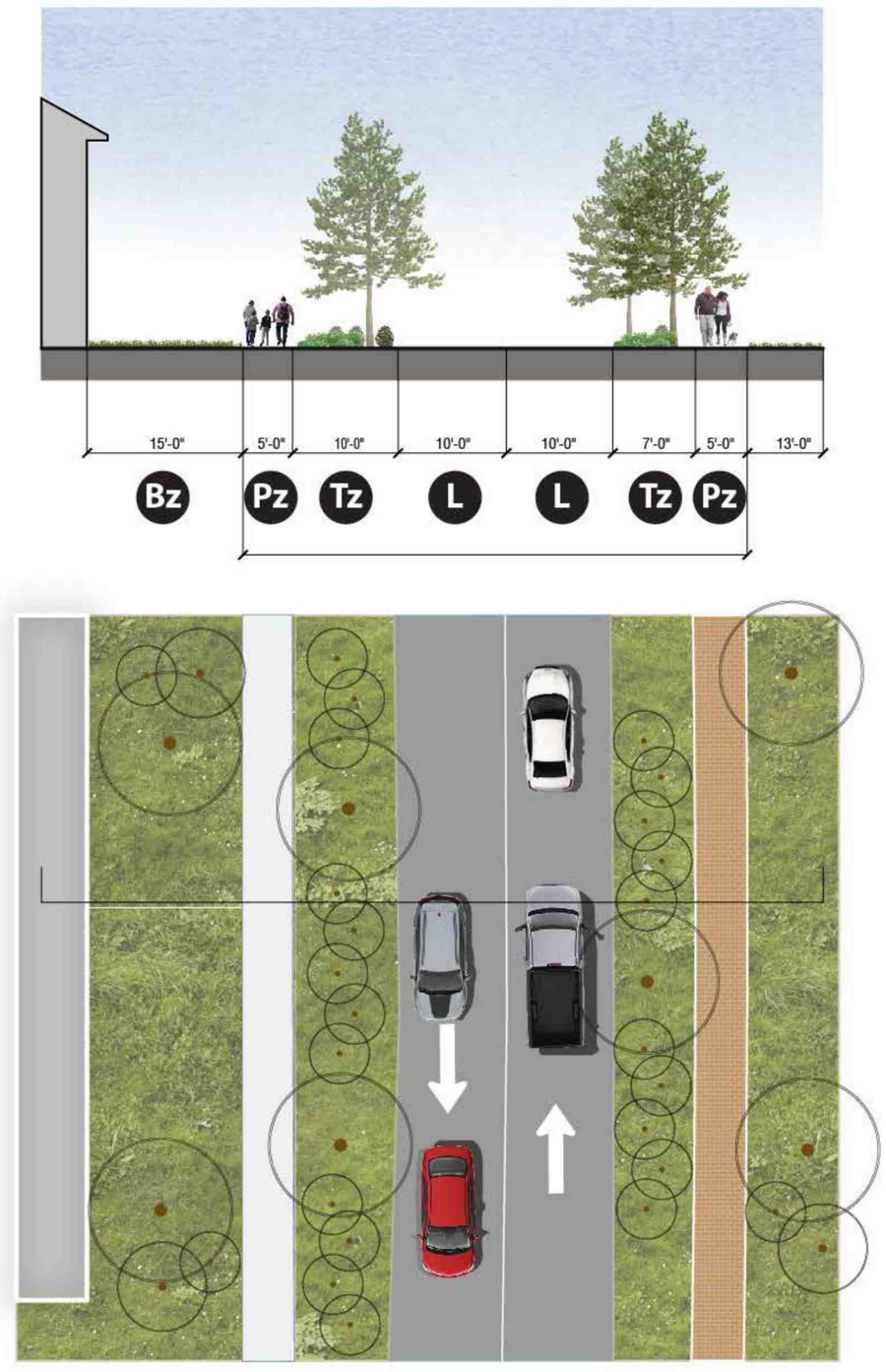
STREET SECTION KEY

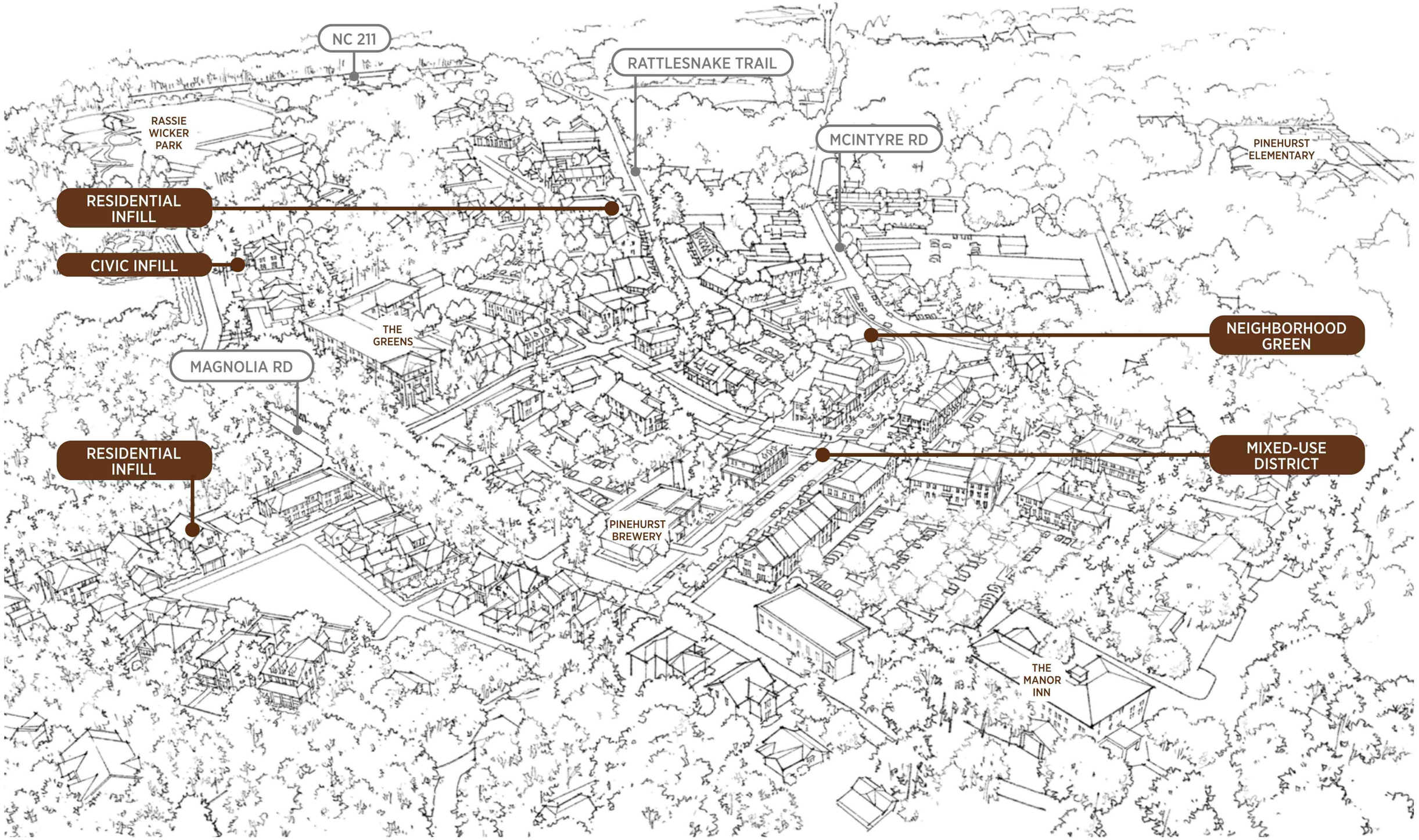
- **BZ** BUILDING ZONE
- **S** SHOULDER
- **PZ** PEDESTRIAN ZONE (SIDEWALK)
- **TZ** TREE ZONE (PLANTING STRIP)
- **P** PARKING (PARALLEL)
- **L** TRAVEL LANES (VEHICULAR)
- **D** DRIVEWAY

Existing



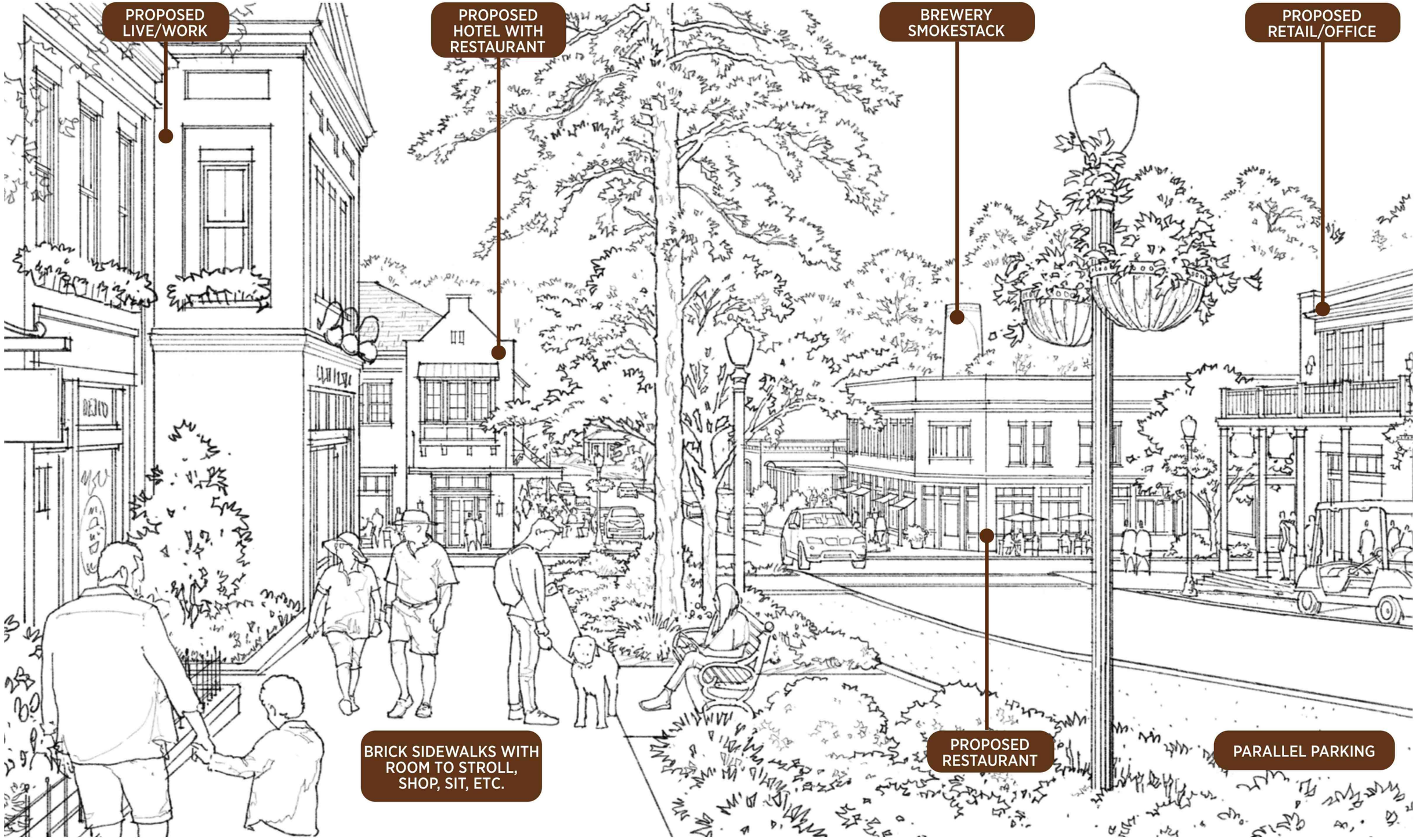
Proposed





VILLAGE PLACE - AERIAL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*



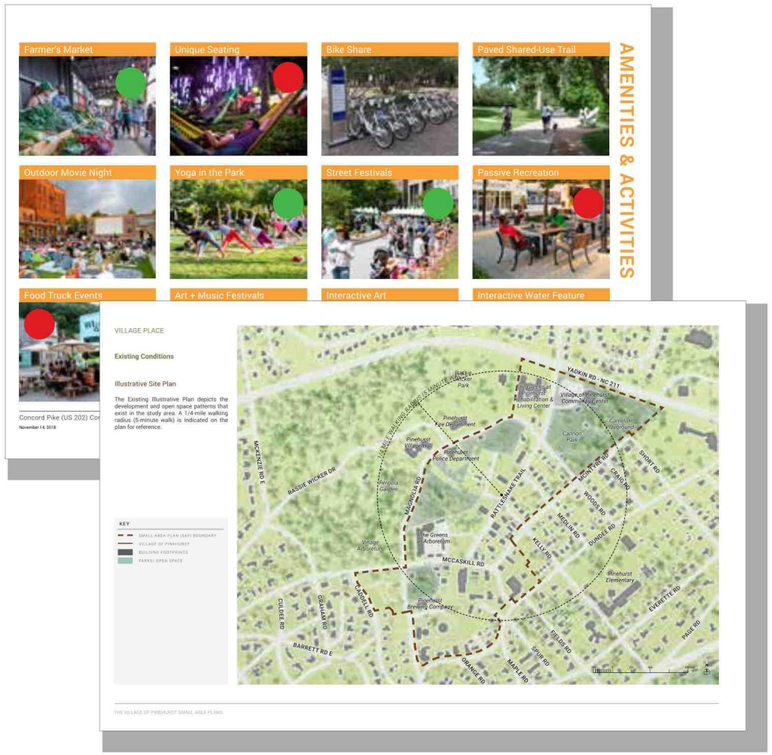
VILLAGE PLACE - EYE LEVEL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

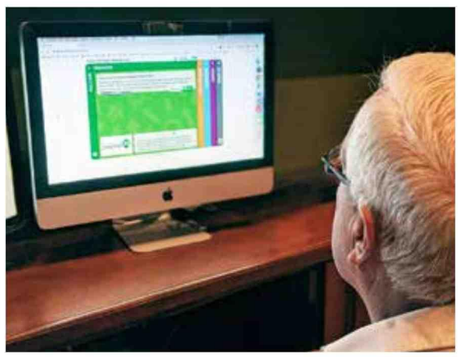
BREAK-OUT ROOM DISCUSSIONS

BREAK-OUT ROOM DISCUSSIONS









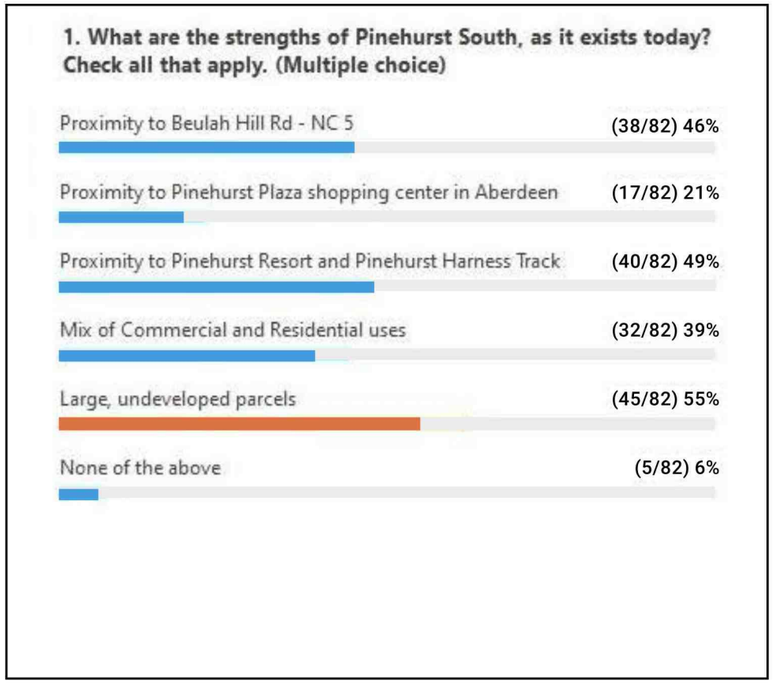
- 8-10 people per break-out room
- Facilitator in each break-out room
- Plan options, street sections, and precedent images in each break-out room
- 30 to 40-minute discussion
- Goal: Tell us your thoughts on the proposed plan options, street sections, and precedent images; listen to other stakeholders' input; and determine consensus.

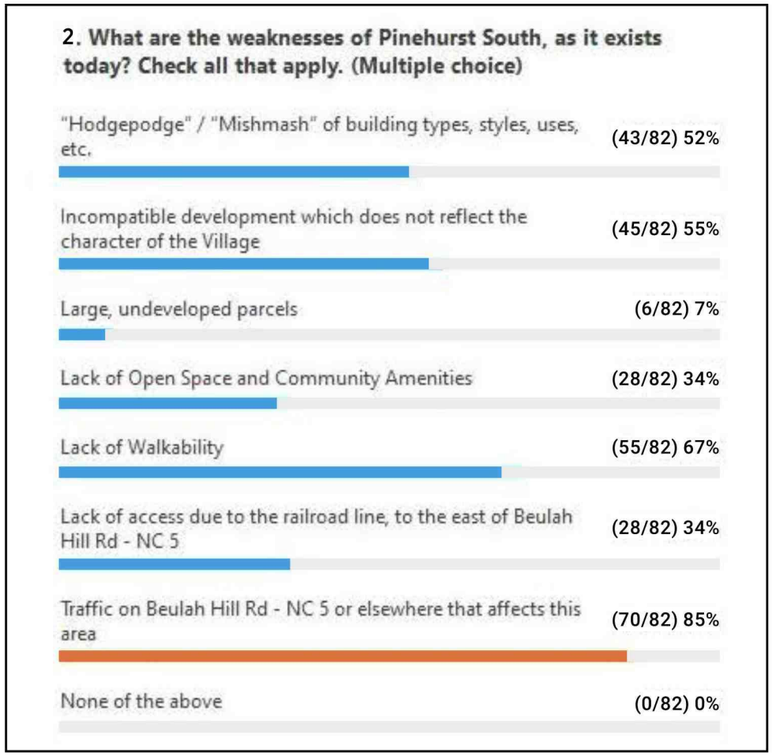
PINEHURST SOUTH

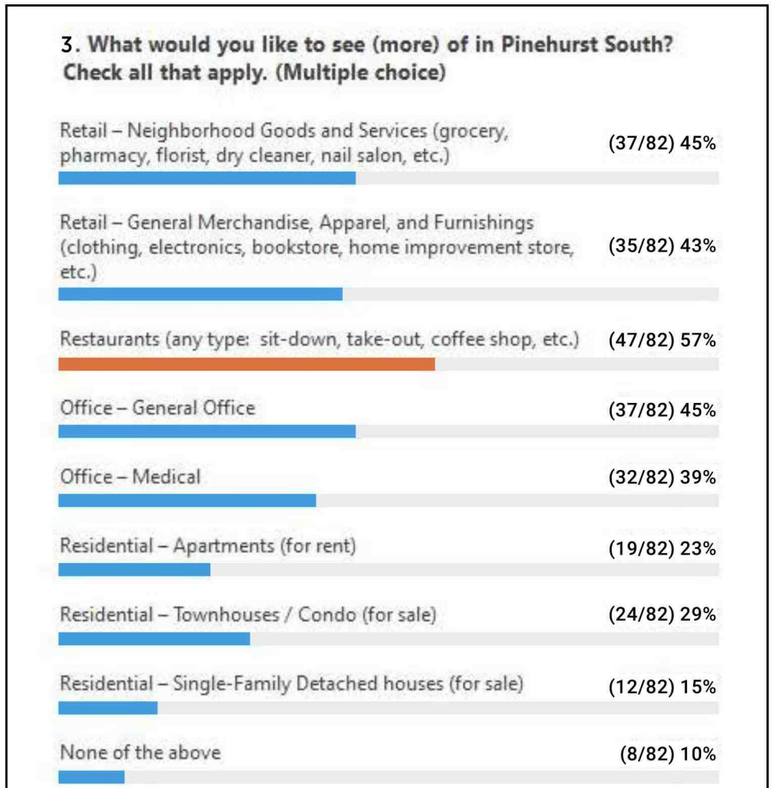
Pinehurst South Polling Results

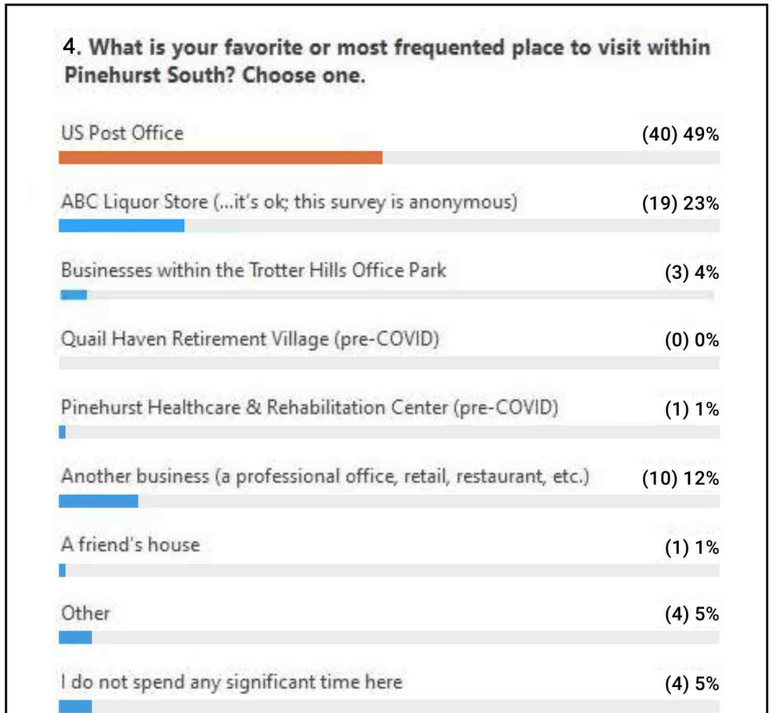
The Public Workshop included two rounds of Polling Questions, one for Village Place and one for Pinehurst South. The polls were available live during the Public Workshop and also on the Project website for 10 days following the event. Participants were encouraged to use the polling questions to express their views on the strengths, weaknesses, and opportunities relating to each Small Area Plan.

This page shows the cumulative results of the Polling Questions for Pinehurst South.







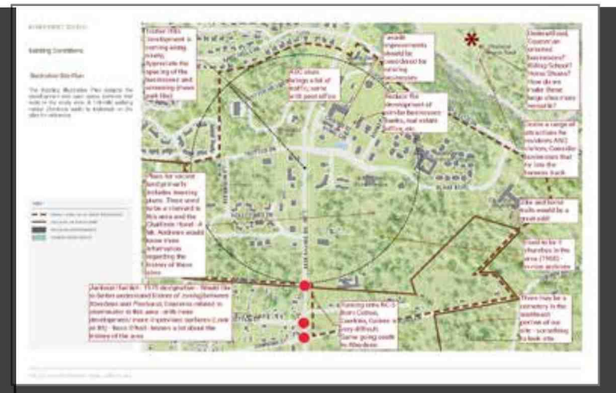


Pinehurst South Input Summary

PUBLIC WORKSHOP 1

The Public Workshop offered the community an opportunity to voice their observations and concerns about the future of Village Place and Pinehurst South. The list below is a compilation of the comments received during Public Workshop 1, as well as additional comments received by staff post workshop. For a full list of comments recorded during Public Workshop 1, please reference the document's Appendix posted on the website.







PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

The pages above are examples of notes taken in various Breakout Rooms during the Public Workshop. For a full reference of these comments, please see the Appendix.

Land Use

- Development right now is inconsistent
- Strong desire for a public open space in this area
  - Some stakeholders mentioned open space like Tufts Park
  - Build/extend recreational amenities for families in the area
- Low density residential desired by some stakeholders
- Desire for mixed-use:
  - Consider mixed use that disperses traffic, encourages internal circulation
  - This area is currently a bedroom community, needs businesses to help tax base
  - The area between Dawn Rd and Parker Lane is seen as an opportunity for mixed-use, it is missing retail right now. A coffee shop or deli would be great – it is easily accessible
- Office space is needed in Moore County – Class A and B is lacking – which would fit this area. Although some stakeholders noted cautioning too much office space as COVID has altered the need for it and the future of office is undetermined
- Given proximity to Aberdeen, Rt. 1 and the railroad, Light Industrial may be attracted to this area
- Opportunity for retail:
  - Along Gaines street
  - Desire for retail uses along Monticello
  - Some stakeholders would like to see a grocery store in this area, while others are happy to go elsewhere
  - Small scale businesses, golf businesses, golf centers?
- Desire for office space – clinical/research businesses
- The Innovation HUB as planned in the New Core masterplan does not resonate with some stakeholders, they are confused by this concept and think it is too much development

Character

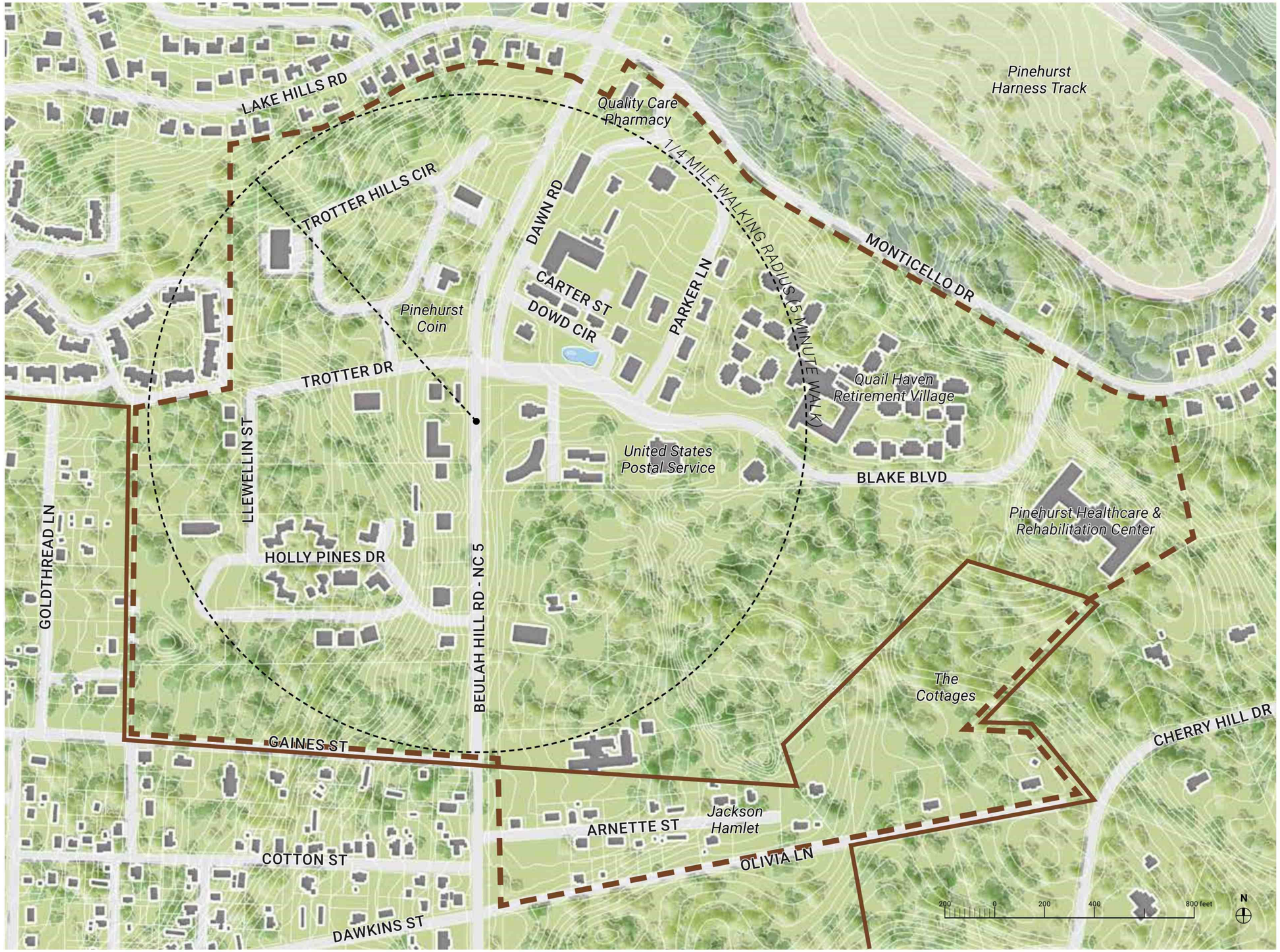
- Pinehurst has numerous neighborhoods that are unique, it is okay to keep them different, but connected to each other
- There is no cohesiveness to character in this area
- Keep country area look
- Trotter Hills coming along nicely, a great opportunity for more development, stakeholders like the park-like setting
- Desire for development like Turnberry Wood
- Landscape:
  - Consider buffers along NC5 – keep greenery and protect the pines, set development back from the road.
- Future development needs to fit in with the pines and the gateway and the tone of VOP – growth and change need to be monitored.
- Consider façade improvements for Existing Businesses near Carter St, future businesses should vary, not be the same types of uses
- Concern about new vinyl sided homes and large homes – not sure they match VOP character
- No chain restaurants, no strip centers
- Reuse existing buildings such as Elmore Furniture

Transportation

- Need for an independent, professional traffic study
- Pedestrian:
  - Promote pedestrian circulation over vehicular, make more walkable
  - Walking from residences to retail is desired
  - Desire to cross NC5
- Vehicular:
  - Traffic on NC5 is a nightmare, corridor is littered with trash
  - Trucks on NC5 from the Aberdeen landfill are a concern, a lot of truck traffic
  - NC5 intersections of Cotton, Dawkins, Gaines, very difficult turns on both sides
  - Doral Woods exit onto Morganton is very traffic heavy
  - Monticello is used as a cut through
  - The future development off Blake Blvd for 38 homes raises traffic concerns for some stakeholders
  - Residential would need to be low density due to traffic concerns
  - ABC Store and Post Office bring lots of traffic
  - Concern for how to solve traffic, railroad limits widening the roadway.
  - Need for another entrance off Blake Rd past the new liquor store
- Need to connect back to the VC to make this area feel like it is part of VOP, not isolated/disconnected
- Consider bike and horse trails near Pinehurst Rehab Center

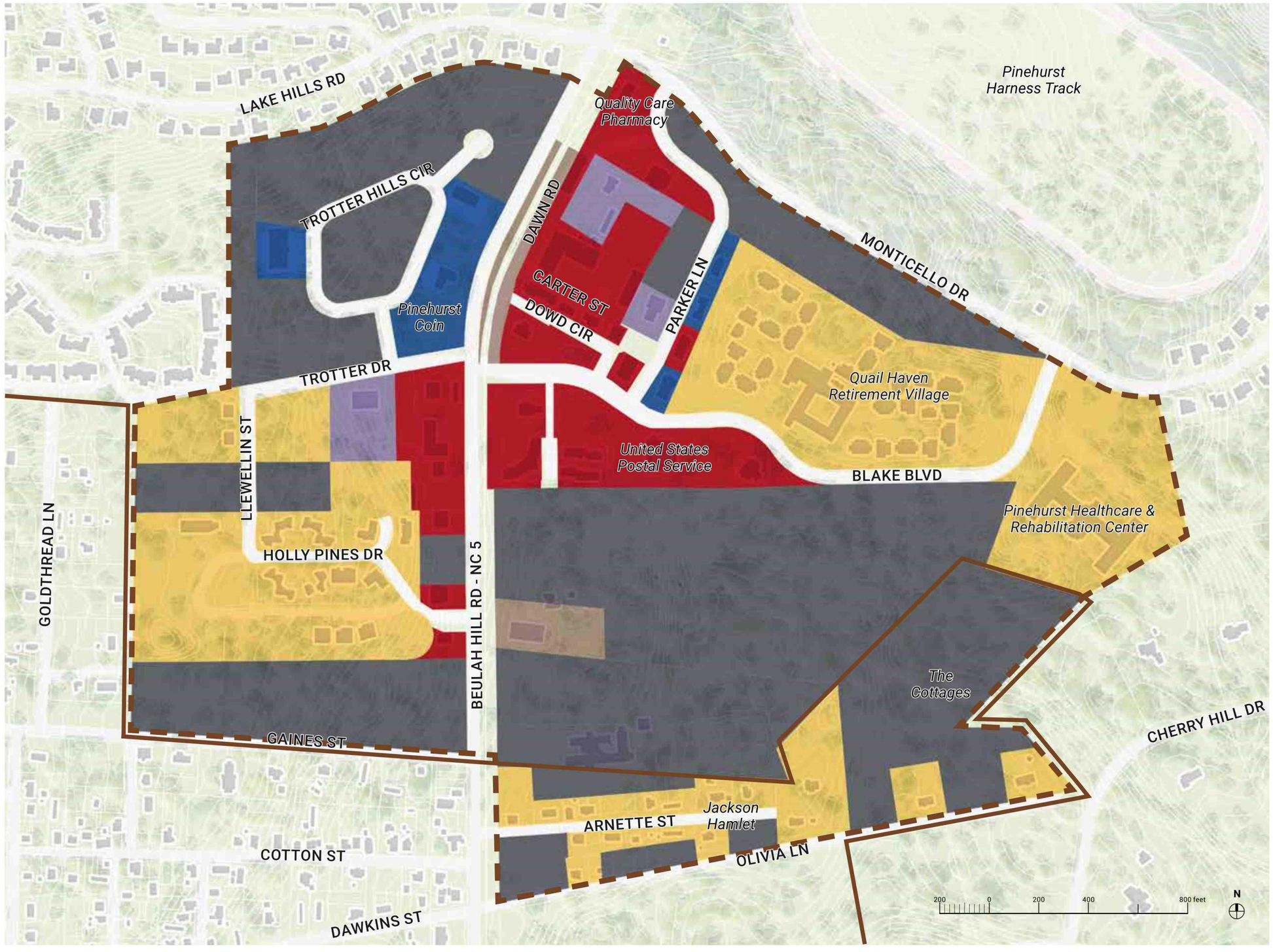
Illustrative Site Plan

- Depicts the development and open space patterns
- Indicates 1/4-mile walking radius (5-minute walk)



Land Use

- Commercial uses exist along Beulah Hill Road - NC 5
- A mix of residential and large vacant properties exist to either side
- A large percentage of the study area is vacant or underutilized



Overall, Pinehurst South is best suited for residential and office uses. Hospitality could be an option as well. Large-scale retail would be challenging given the access issues, but locally-serving retail would be viable.

Strengths

- Land availability
- Direct access to Pinehurst Resort via NC 5
- New development in area
- Strong businesses in area (such as Quail Haven Retirement Village)

Weaknesses

- No common theme to buildings
- Unrelated land uses
- Traffic issues

Opportunities

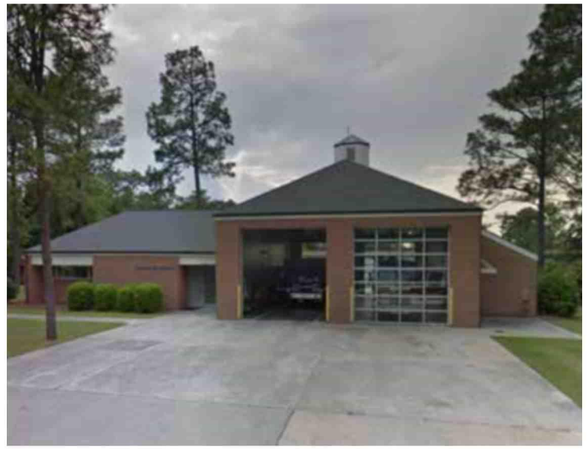
- Capitalize on growth along NC 5
- Concentration of public and semi-public services (post office, fire station, VA services)
- Create a distinct identity for area
- Build off of USGA
- Infill development

Threats/Challenges

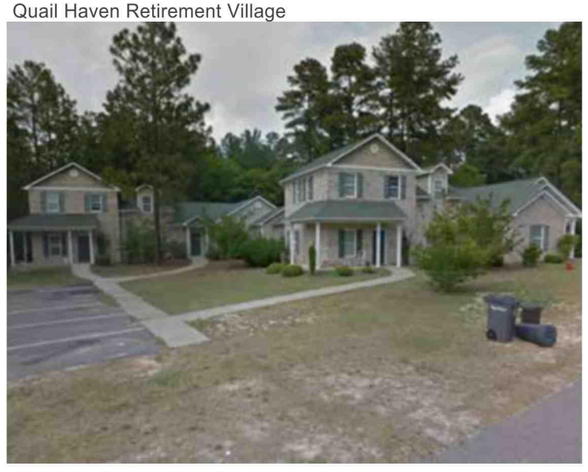
- RR crossings & limited access
- Significant amount of vacant land south of the study area along NC Hwy 5 that could take demand potential away



Quail Haven Retirement Village



Fire station



Abingdon Square Townhomes



Retail



Veterans Guardian Claim Consulting



Open space along Blake Blvd.

MARKET ANALYSIS

CONCLUSIONS

Summary of Market Opportunity

Land Use	Overall Market Opportunity	Village Place	Pinehurst South
For-Sale Residential	XXXXX	XXXX	XXXX
For-Rent Residential	XXX	XXX	XXX
Retail	XXXX	XXX	XXX
Office	XX	XX	XX
Hospitality	XXX	XXX	XXX
Golf	XX	O	X

Key: XXXXX = best, X = worst, O = none

Summary of Demand

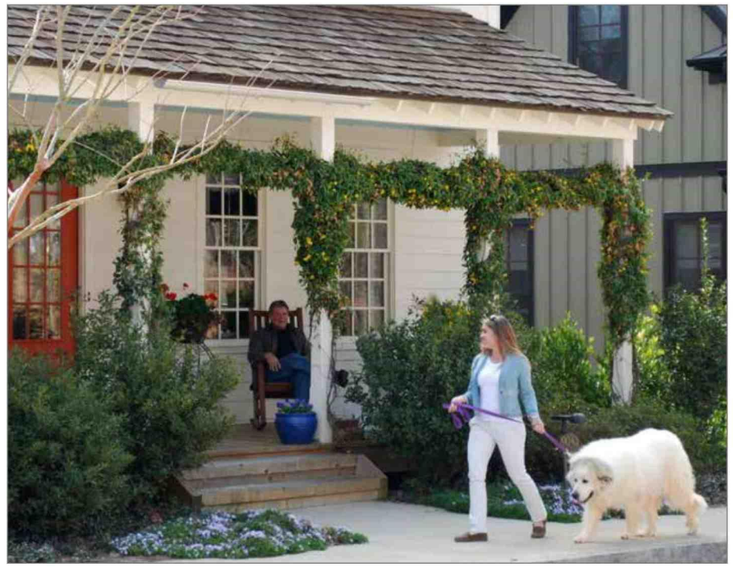
Land Use	Demand Potential	Locations within Pinehurst
For-Sale Residential	80-120 homes/year	Almost anywhere
For-Rent Residential	15-25 units/year	Major roads, VP, PS, Village Cntr
Retail	20-25,000 SF/ every 5 years	Major roads, VP, PS, Village Cntr
Office	Up to 5,000 SF/year	Medical area, VP, PS, Village Cntr
Hospitality	25 rooms/yr. in Moore Co.	Resort, Village Cntr, PS, VP
Golf	2-3 courses over the next 10 years in Moore Co.	Focus Area 1 is the only area with space

Summary of Demand for Land Uses within Planning Areas

Land Use	Village Place	Pinehurst South
For-Sale Residential	Unlimited at build-out 1 project would sell approximately 15-25 homes per year	Unlimited at build-out 1 project would sell approximately 15-25 homes per year
For-Rent Residential	At build-out, 1 to 2 projects of 70-100 units each Timing depends on where else apartments have been constructed (e.g. Village only has demand for 1 project every 5-10 years)	At build-out, 1-2 projects of up to 200 units each, depending on location Timing depends on where else apartments have been constructed
Retail	25,000-50,000 SF at build-out	Up to 80,000 SF with grocery, 40,000 SF without grocery at build-out
Office	25,000 – 30,000 SF at build-out Limited amount per year. 5,000 SF total in Village. Village Place could capture some of that, but likely less than Pinehurst South	Up to 100,000 SF at build-out Limited amount per year. 5,000 SF total in Village. Pinehurst South could capture some of that. Could increase, depending on impact of USGA
Hospitality	At build-out, 1 hotel with 75-100 rooms as well as bed and breakfasts	At build-out, 1 hotel with approximately 100 rooms
Golf	None	Possibly some support functions (although the land probably has a higher and better use than maintenance for golf)

HEALTH/WELLNESS/FITNESS PRINCIPLES



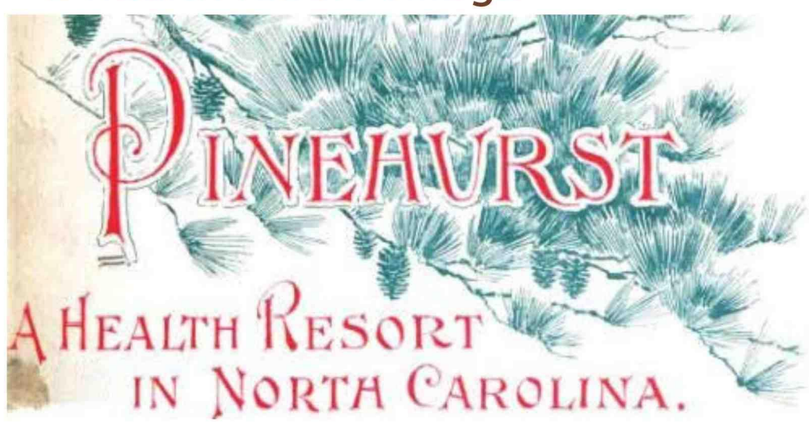




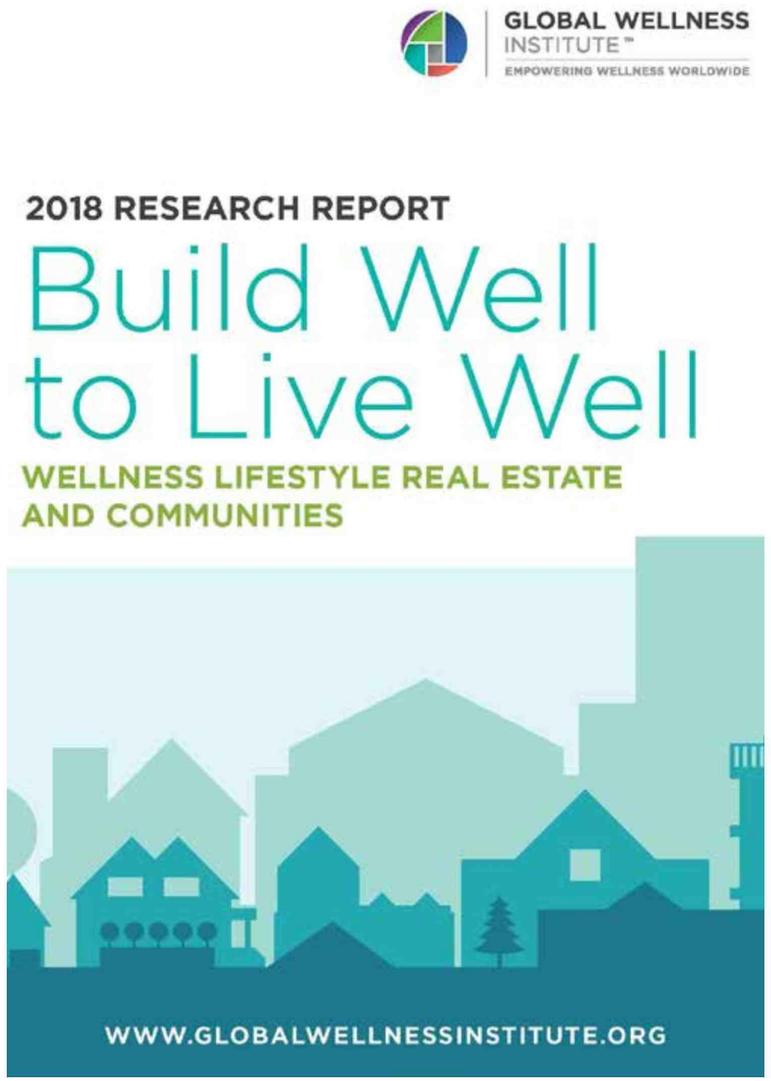


- Connect people with health, fitness, and wellness through daily engagement and activity
- Create places to Live-Work-Play-Eat-Shop-Learn in an enriched natural setting that promotes healthy lifestyles
- Promote walkable, mixed-use neighborhoods

Celebrate Pinehurst's founding as a health resort village



HEALTH/WELLNESS/FITNESS PRINCIPLES





Wellness Lifestyle Real Estate and Communities Address Multiple Dimensions of Wellness

From "Me"
WELLNESS LIFESTYLE REAL ESTATE
AIMS TO ADDRESS:

To "We"
WELLNESS COMMUNITY
***ALSO** AIMS TO ADDRESS:*

Physical Wellness
Both passive and active design features enhance residents' physical health and encourage physical activity. Materials, fixtures, and furnishings are non-toxic and health-enhancing, ensure clean air and water, and support good sleep. Design, amenities, and services encourage exercise, active recreation, active transportation (walking, biking, etc.), and other healthy behaviors. Residents have easy access to healthy foods as well as preventive health/wellness services.

For example: fitness/wellness facilities, walking trails, parks & playgrounds, car share, circadian lighting, thermal comfort, air circulation.

Social Wellness
Design of living spaces, public/common spaces, and amenities/services facilitates social connections with family, friends, and neighbors. Residents are encouraged to get to know their neighbors. Location, transportation, and convenience features in the project design may provide residents with more time to spend on social activities.

For example: layout & circulation of floor plans, multigenerational units, common/public spaces, community events.

Mental/Emotional/Spiritual Wellness
Project design, amenities, and services facilitate residents' mental, emotional, and spiritual wellness by encouraging connection with nature and animals (biophilia), connection with culture and traditions, connection with beauty, and connection with a greater purpose. The design may also provide space and support for rest and solace; encourage residents to pursue personal hobbies, interests, and spiritual practices; and support residents in managing technology and work/life balance.

For example: natural, biophilic, or aesthetic design and materials; green space & water features; public art; meditation space.

Environmental Wellness
Materials, design, and construction are non-toxic, renewable, waste-reducing, energy efficient, natural/organic, and/or locally-sourced. The community encourages residents to adopt a lifestyle that is sustainable and even regenerative, supporting behaviors such as use of public and alternative transit (less driving), reduce/reuse/recycle, community gardening and local food production, conservation of natural resources, and preservation of green space and animal habitats.

For example: preserved open space/wetlands, recycling & composting program, native/edible landscaping, community garden or CSA.

Community Wellness
The community supports and embraces diversity (e.g., mixed use, mixed-incomes, races, or ages) by design. Residents are encouraged to engage with and care about the wider community and people outside their immediate social spheres. Design of living spaces, public/common spaces, and amenities/services facilitates strong social capital, trust, and civic engagement.

For example: scale/situation of homes relative to others; connectivity/flow of streets; diverse housing types/prices; public spaces/parks; community center/events; intranet.

Economic/Financial Wellness
The community enables residents to conduct their daily activities, such as work, school, shopping, recreation, etc., within a short distance and with different transportation options. Housing in the community is affordable at a variety of income levels, and residents have an opportunity for upward mobility over time.

For example: mixed-use planning/zoning, walkable "town center" & schools, live-work units, co-working facilities, affordable housing policy, public transit planning.

Potential homebuyers, tenants, and developers increasingly invest in neighborhoods dedicated to holistic health and wellness. According to a new report by the Global Wellness Institute titled Build Well to Live Well: Wellness Lifestyle Real Estate and Communities, in North America alone, the market is worth $52.5 billion and is growing by 6.4% annually. This growing industry is worth $134 billion worldwide and is expected to grow to $180 billion in 2022.

A recent World Health Organization study that found that 80% to 90% of our health outcomes are intimately tied to where and how we live. The Gallup Active Living Study found that residents of places that score highest for an "active living environment" experience significantly lower rates of issues such as smoking, obesity, diabetes, high blood pressure, high cholesterol, and depression.

Prospective homeowners are willing to pay an average of a 10% to 25% premium for residential units within wellness communities. There are, as of 2018, roughly 350 wellness community projects in the pipeline in North America alone.

Wellness communities share the same general commitments—to health, to nature, to environmental sustainability—but each boasts a unique character to appeal to different markets.

APPROACH

Character:

- Gateway at NC5 & Blake Blvd. important
- Architecture does not need to emulate the Village Center (VC), but should reflect the overall character of VOP
- New streets should reflect the curvilinear character of Olmsted plan where practical, in response to topography, etc.
- 1-2 stories
- Jackson Hamlet: respect this historically Black neighborhood and its residents' history
- Chalfonte Hotel and Ambassador 's Club – lost history; explore ways of tying in

Land Use:

- Explore placemaking/center east of NC5, between Monticello and Blake Blvd, nexus of Post Office, Pharmacy, ABC, Dowd Cabin, and new Girls & Boys Club
- Explore variety of residential types (including cottages, townhouses, live-work, and missing middle res.) and infill commercial
- Departure from 2019 LRCP (Innovation District better suited to Focus area 3: Medical District; needs anchor institution: medical, university, etc.); could be anchored by Golf
- Incorporate new Open Spaces

Transportation:

- Help alleviate traffic congestion on NC 5 by providing network/ expanding connectivity
- Explore "Rail along Trail" Shared-Use Path (SUP) east of NC5, between roadway and rail (no golf carts)
- Coordinate with NCDOT Sidewalk and roadway improvements along west side on NC 5
- Study golf cart connections (west to east) and NC 5 and railway crossings (2 existing)

Parti/Block Diagram

- The Parti diagram illustrates the Approach in plan form
- The diagram shows the proposed addition of new streets, forming new blocks and creating a more connected street network
- Potential new infill building locations are shown in black and echo the adjacent existing development

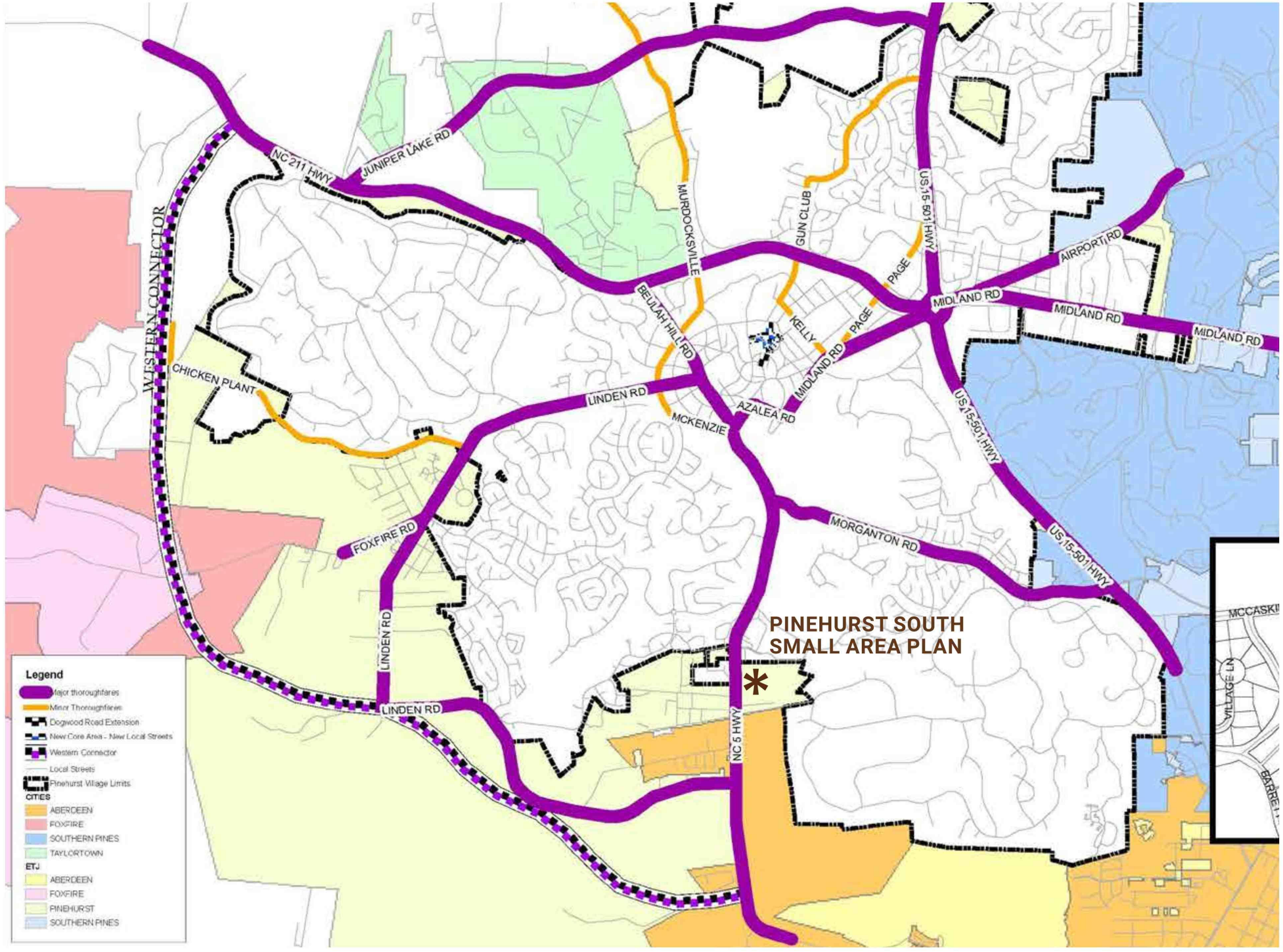
KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING DEAD END
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED BLOCKS
- PROPOSED PROMINENT BUILDING LOCATION



2011 Pinehurst Thoroughfare Plan

- The Thoroughfare Plan illustrates the lack of both Major and Minor Thoroughfares through Pinehurst South
- Without alternatives and a connected network of local streets, NC 5 and Morganton Road are overburdened with traffic

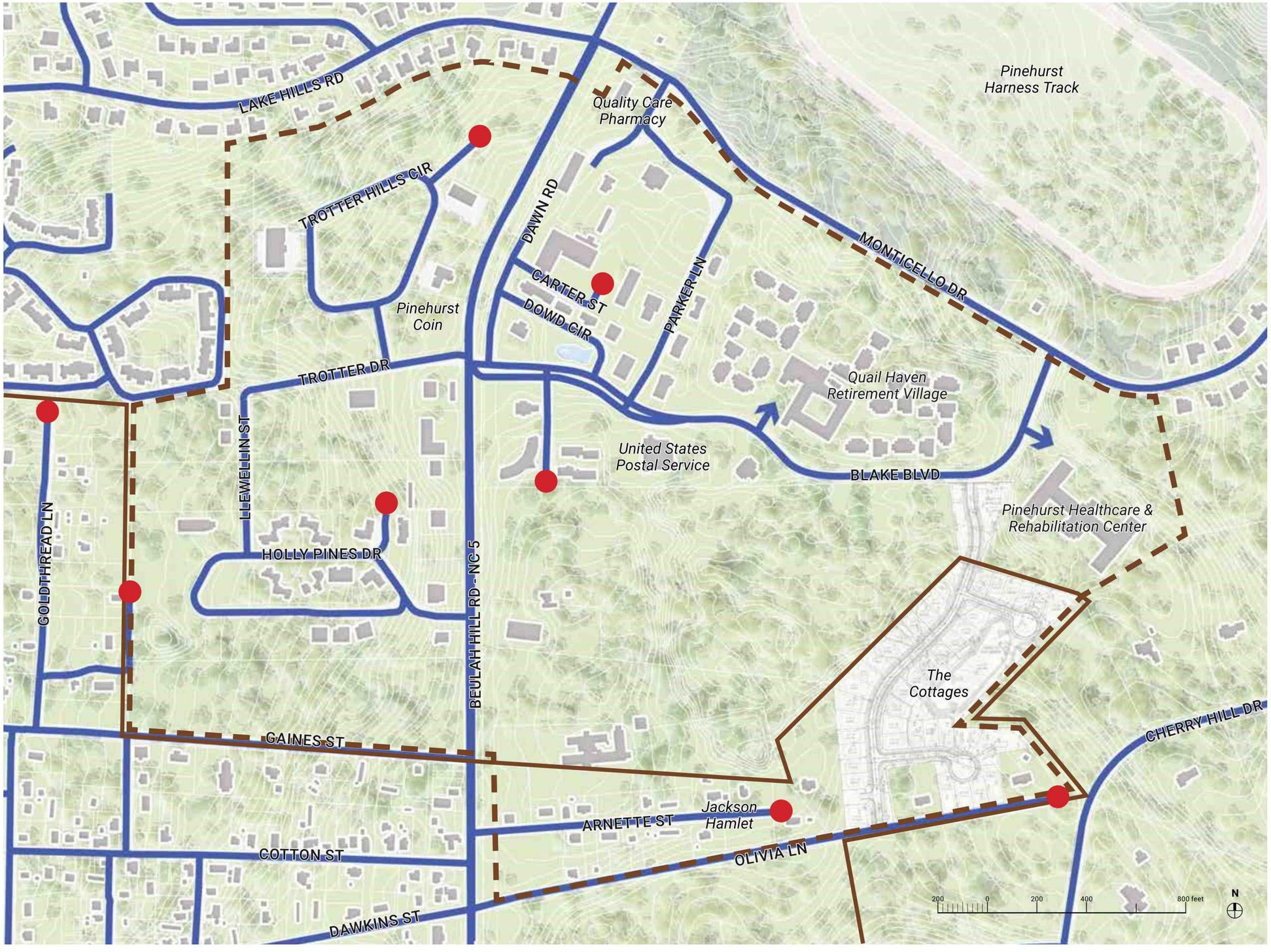


Existing Street Network

- The Pinehurst South study area spans Beulah Hill Road - NC 5, a Major Thoroughfare, that provides direct access to the Village Center to the north and US 501 to the south.
- Neighborhood streets are organic and disconnected with dead-end conditions throughout the study area.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- EXISTING DEAD END

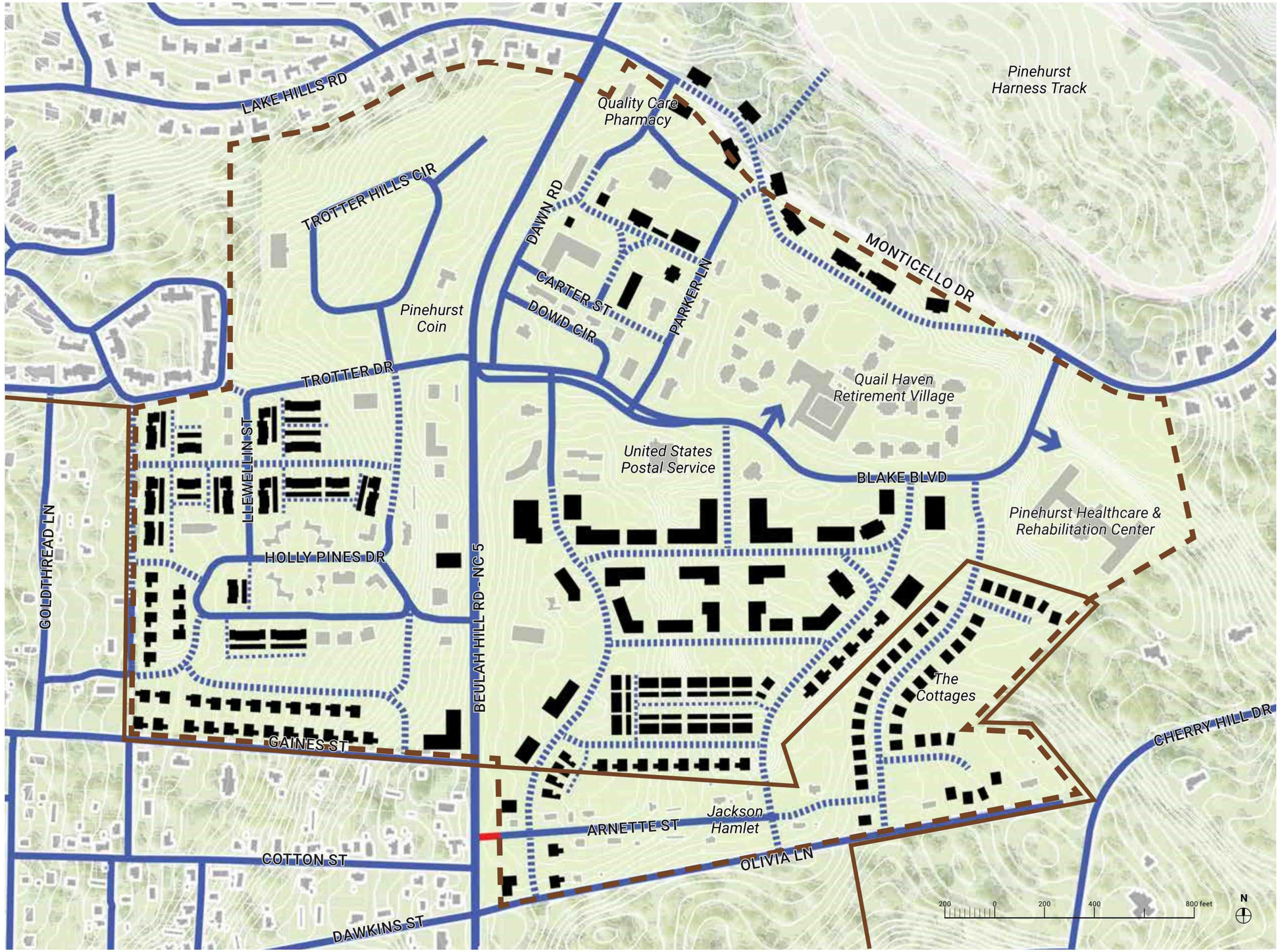


Proposed Street Network

- Increases the local street connections, to reduce reliance on NC 5
- Coordinates with NCDOT planned improvements
- Advocates for the improvement of Olivia as a full, signalized NC 5 intersection, connected to Arnette St. (closed to NC 5)
- Improves pedestrian, bicycle, and golf cart crossings of NC 5 with crosswalks added at signalized intersections

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ROAD CLOSURE



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Existing Open Space + Pedestrian Network

- No dedicated public open space exists in the study area
- The Pinehurst Harness Track is located just north of the study area boundary
- Small park west of Trotter Hills
- Only two segments of sidewalks exist within the plan area

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- GREENWAY TRAILS
- WALKWAY TRAILS
- SIDEWALKS
- PARKS/ OPEN SPACE

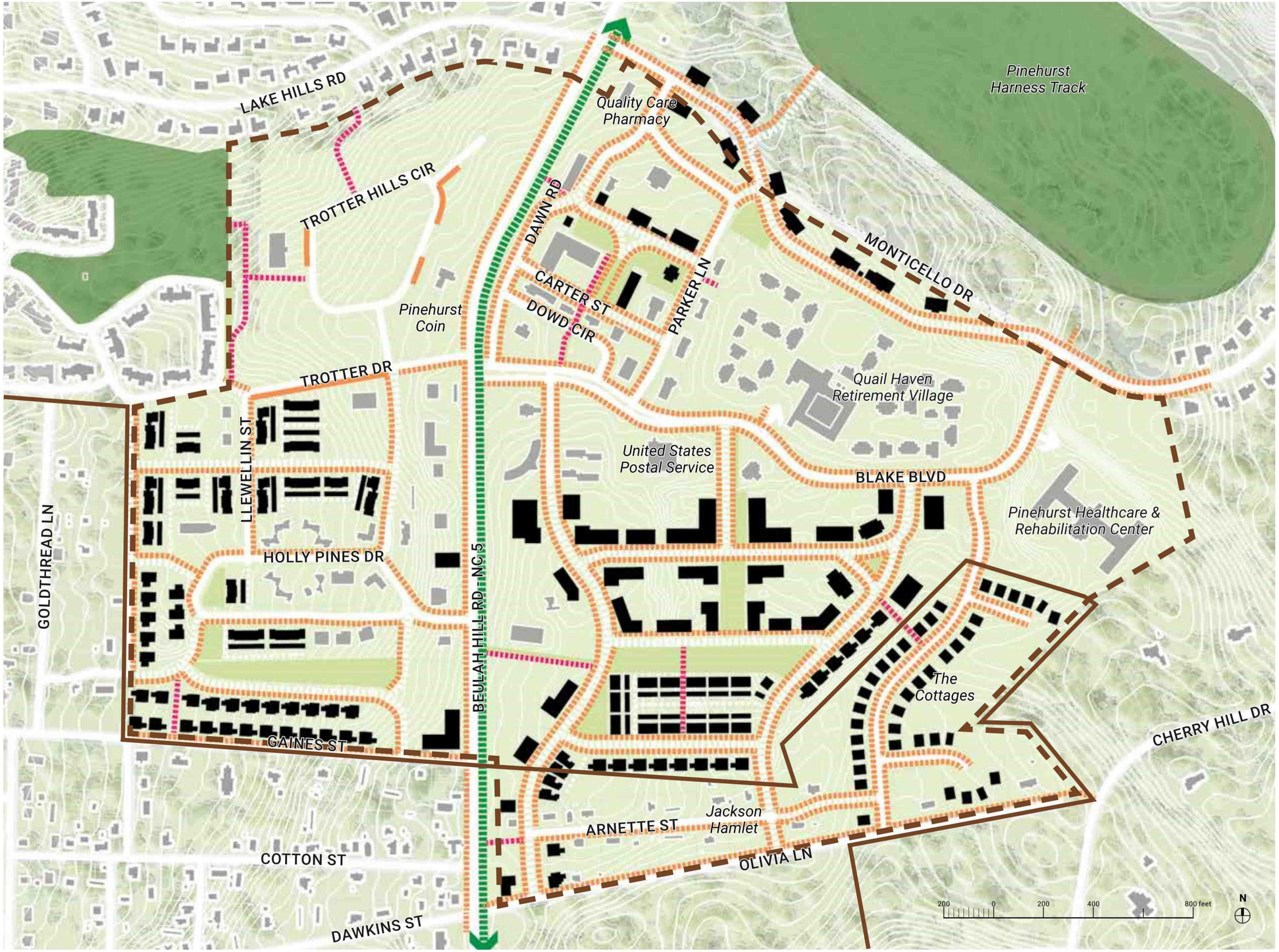


Proposed Open Space + Pedestrian Network

- Shows the addition of a Shared-Use Path (SUP) and sidewalk along NC 5
- Incorporates variety of open space types
- Advocates for a new Central Green and Market Plaza in the core area between Monticello Dr. and Blake Blvd.
- Additional small and large greens throughout

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- PROPOSED WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED BRICK SIDEWALKS
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED SHARED-USE PATH



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

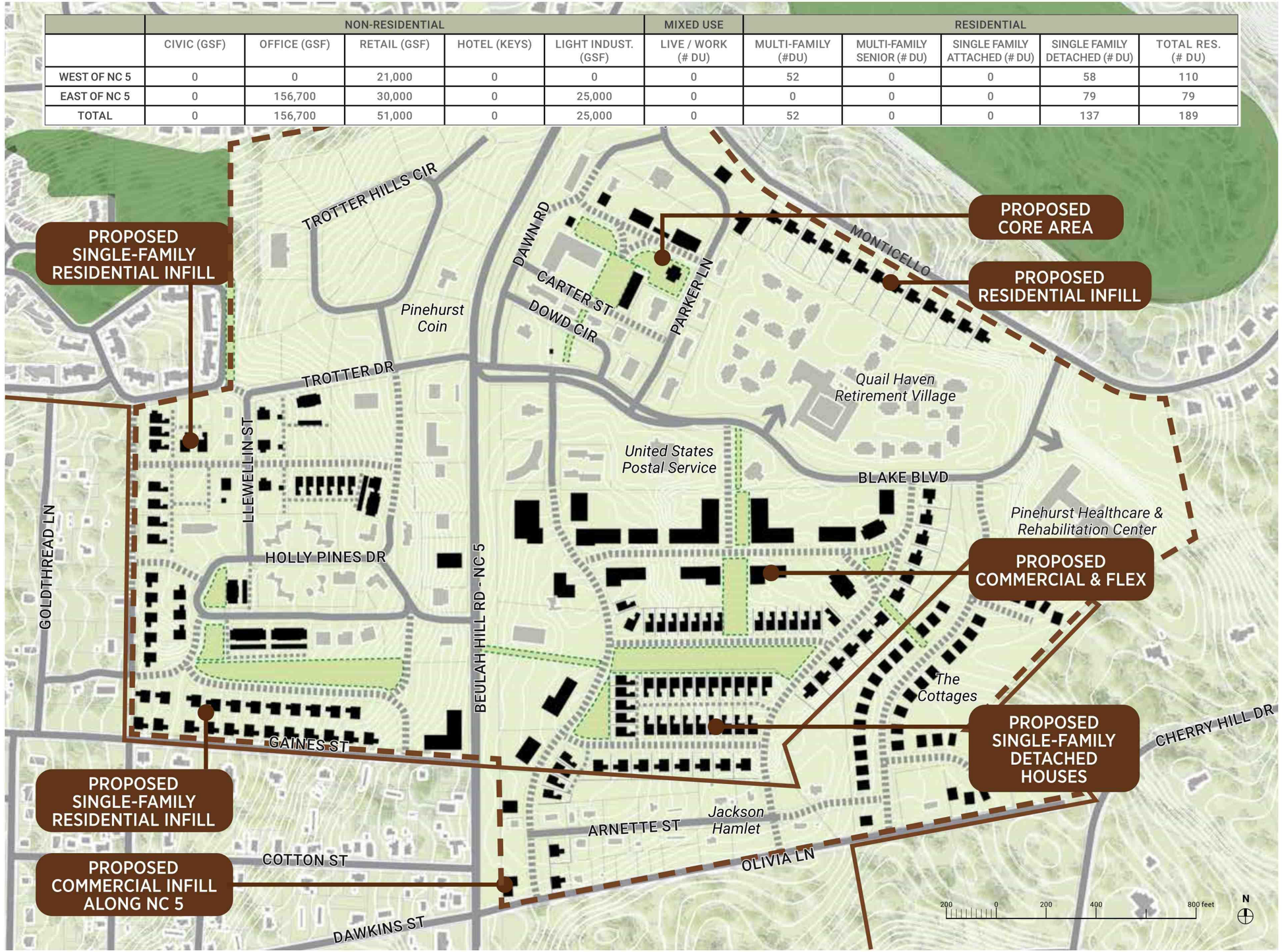
Proposed Low Intensity Plan

- The Low Intensity Plan illustrates the potential build-out of Pinehurst South over 30+ years
- Small scale commercial and residential infill vacant or underutilized parcels
- Monticello Dr. remains in its current alignment
- Includes a higher percentage of Single-Family Detached than the High Intensity option

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

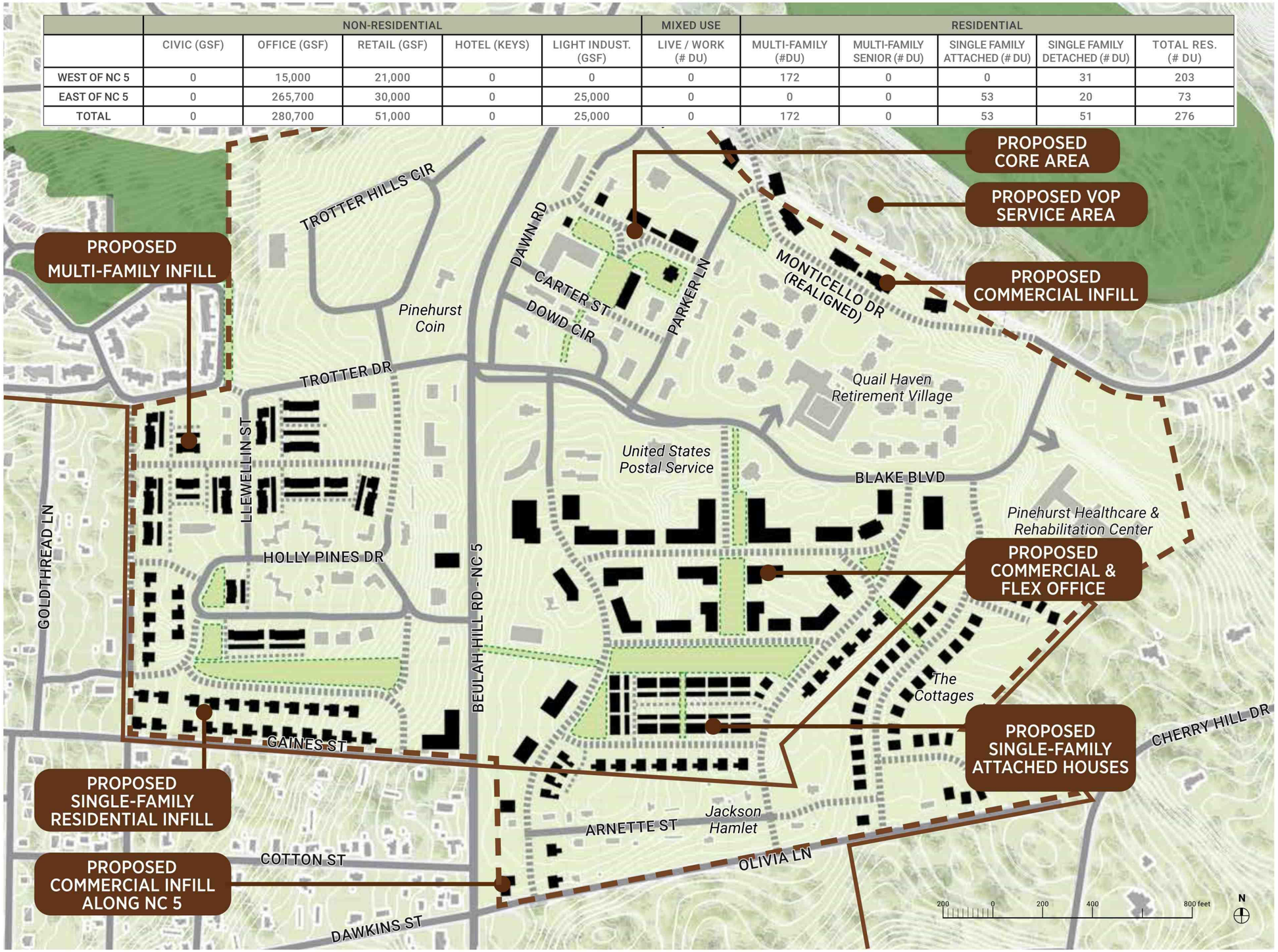
	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	0	21,000	0	0	0	52	0	0	58	110
EAST OF NC 5	0	156,700	30,000	0	25,000	0	0	0	0	79	79
TOTAL	0	156,700	51,000	0	25,000	0	52	0	0	137	189



Proposed High Intensity Plan

- The High Intensity Plan illustrates the potential build-out of Pinehurst South over 50+ years
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels
- This option differs with the realignment of Monticello Dr. to allow for a new location for the VOP Service Area (currently in the VP core)

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC 5	0	265,700	30,000	0	25,000	0	0	0	53	20	73
TOTAL	0	280,700	51,000	0	25,000	0	172	0	53	51	276



KEY

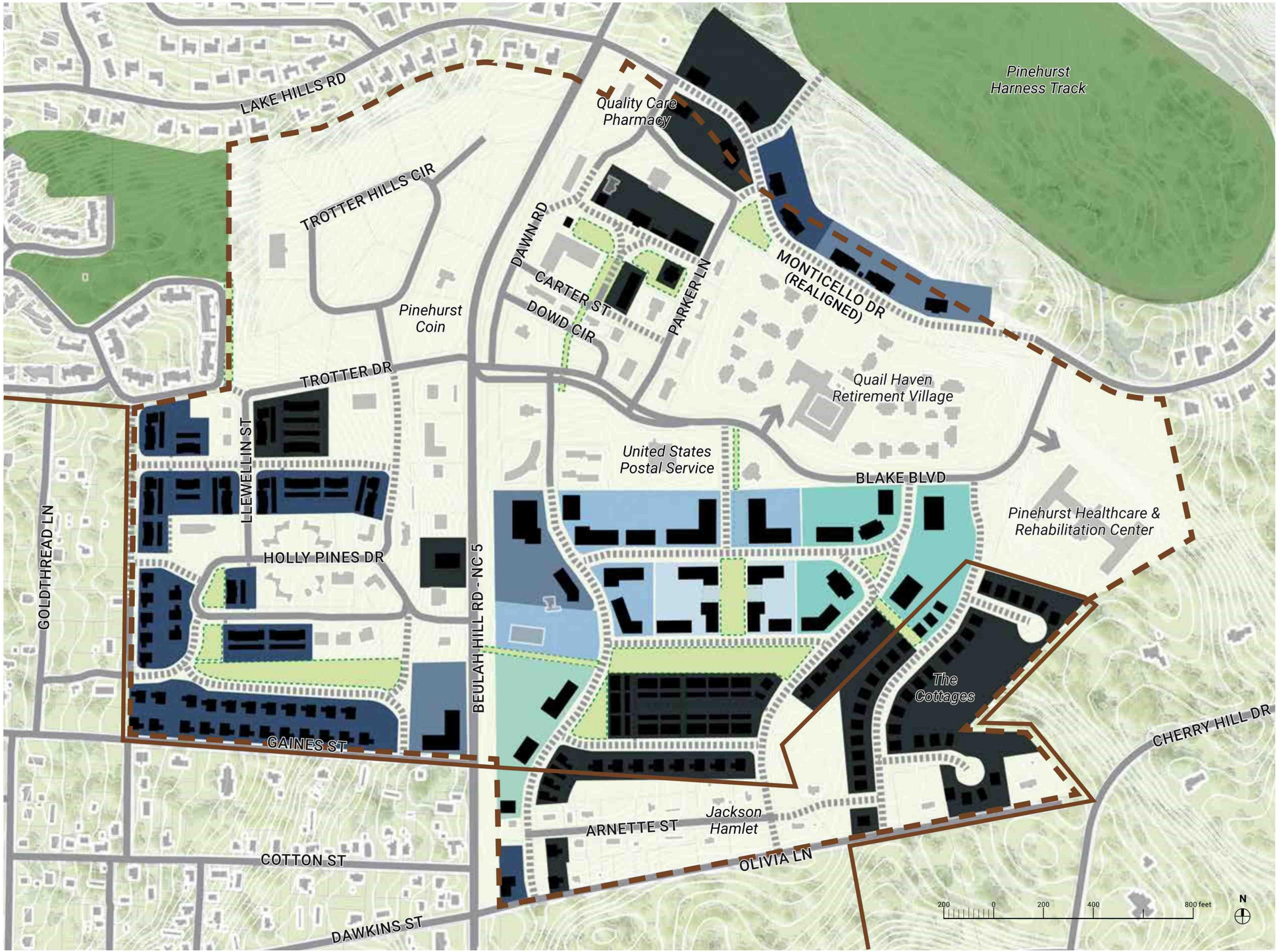
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

Proposed Absorption Plan

- This plan diagram shows the likely absorption time frames for the High Intensity Plan option, based on the SAP Market Analysis

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- 0-5 YEARS
- 5-10 YEARS
- 10-20 YEARS
- 20-30 YEARS
- 30-40 YEARS
- 40-50 YEARS
- 50 + YEARS



Residential A1



Single Family Attached House

Residential A2



Single Family Attached House

Residential A3



Single Family Detached House

Residential A4



Single Family Detached House

Residential A5



Single Family Detached House

Commercial: Retail B1



Commercial: Office B2



Commercial B3



Market/Business Incubator

Commercial: Retail B4



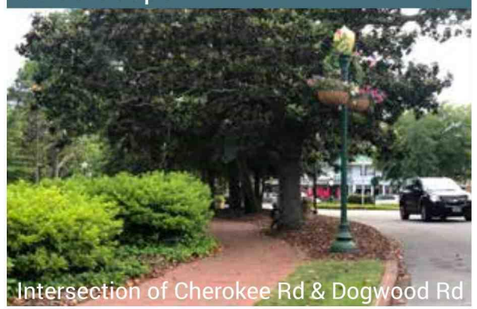
Coffee Shop

Commercial: Grocer B5



The Fresh Market

Streetscape C1



Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2



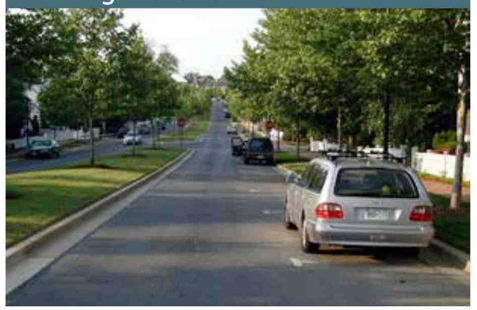
Kentlands - MD

Streetscape C3

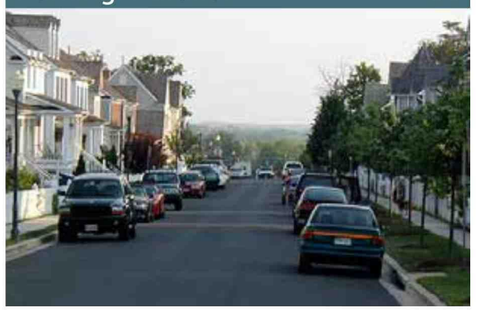


Carlton Landing - OK

Parking: Parallel C4



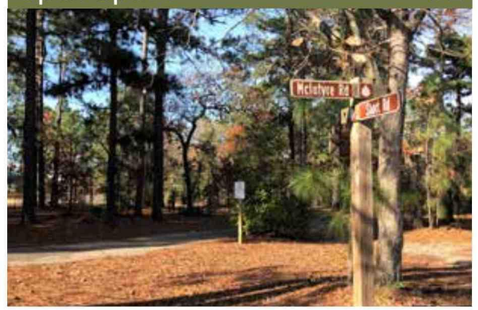
Parking: Parallel C5



Open Space: Playground D1



Open Space D2



Open Space: Green D3



Open Space: Market D4

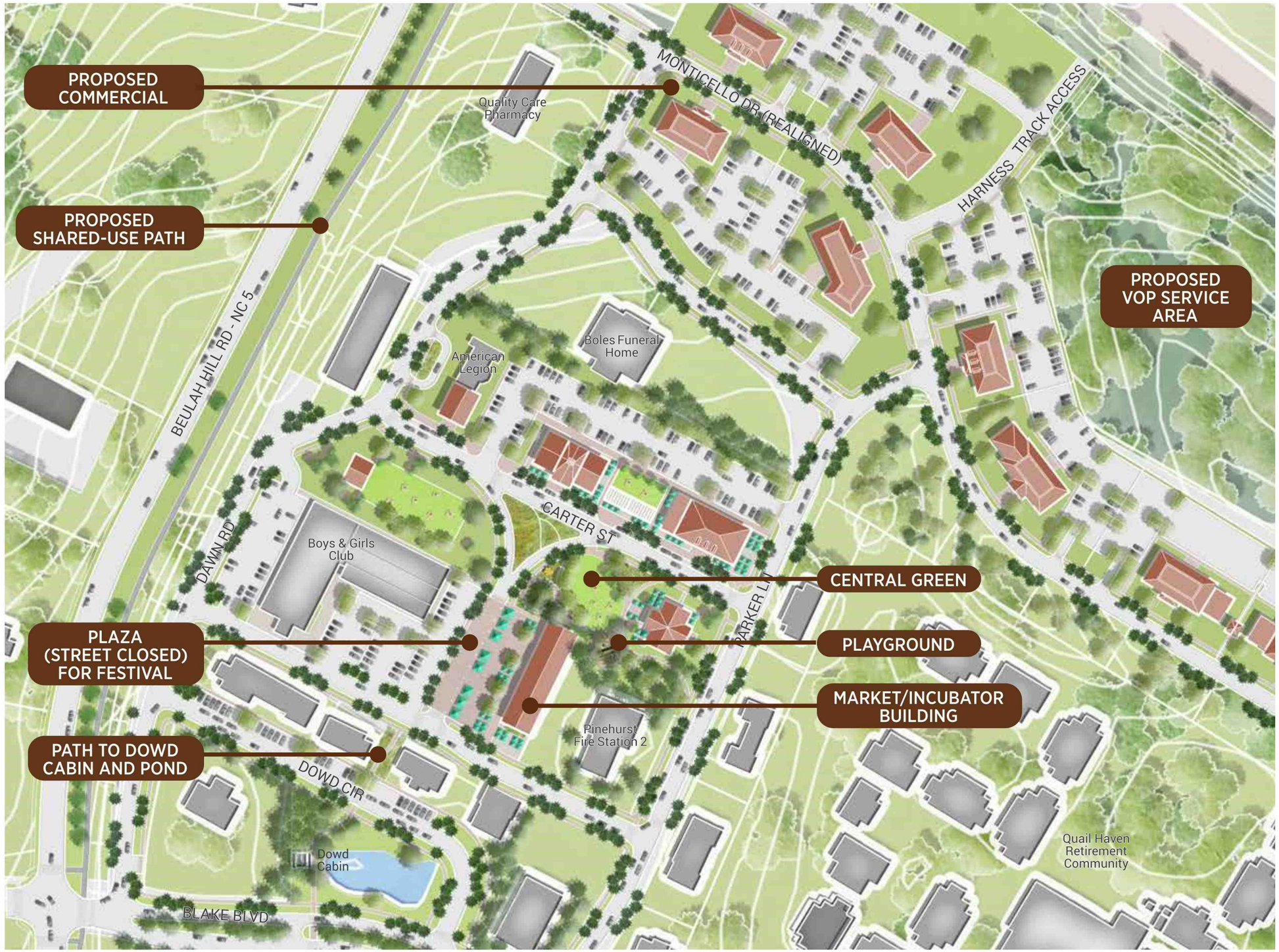


Open Space: Plaza D5



Detail Plan

- The Detail Plan illustrates the potential build-out of the core area south of Monticello Dr. and north of Blake Blvd.
- Builds off the existing Post Office, Pharmacy, ABC, and Dowd Cabin as well as the planned Girls & Boys Club and HBAC
- New open spaces include a Market Plaza, Central Green, playground, and path south to Dowd Cabin



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

- ## Typical Commercial Street Section

- The Typical Commercial Street Section is a two-way, two-lane street with parallel parking, street trees and groundcover in SWM planters or tree pits, a 5’ min. clear pedestrian zone, and a storefront zone for tables, chairs, potted plants, and displays.
- To reflect the character of the Village Center, within the Village Place area, brick sidewalks are recommended, along with the Village’s standard benches and street lights
- Within Pinehurst South, brick sidewalks are preferred (not required), uniform street lights and furnishings shall be installed but may be of a compatible, contemporary design of durable materials (to be selected)

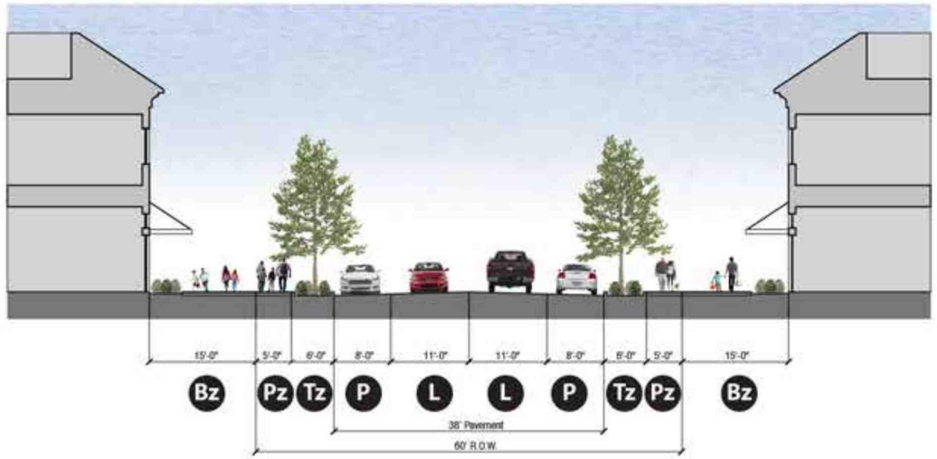
STREET SECTION KEY

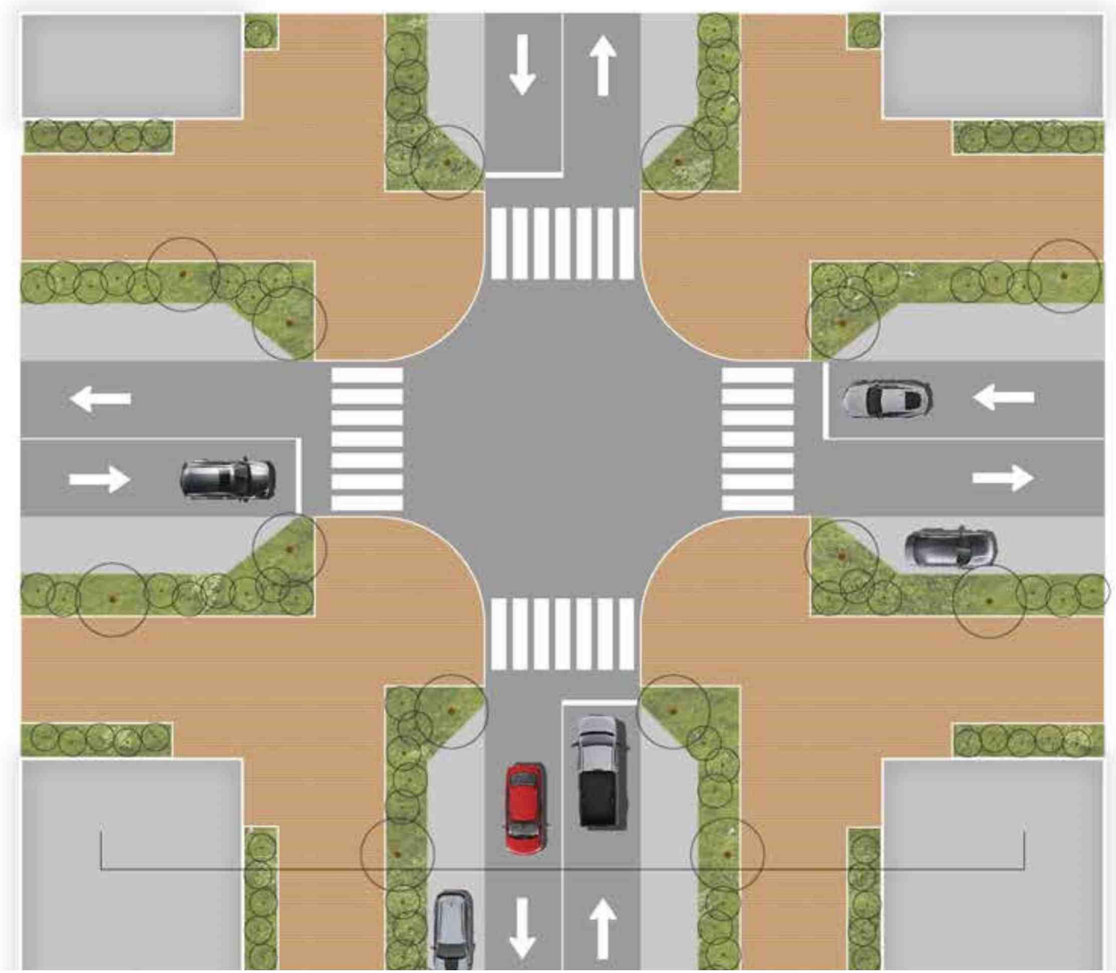
- BZ — BUILDING ZONE
- S — SHOULDER
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)
- D — DRIVEWAY





Typical Commercial





- ## Typical Residential Street Section

- The Typical Residential Street Section is a two-way, two-lane street with parallel parking, street trees and groundcover in SWM planters or tree lawns, a 5’ min. clear pedestrian zone.
- To reflect the character of the Village Center, within the Village Place area, brick sidewalks are recommended, along with the Village’s standard street lights
- Within Pinehurst South, brick sidewalks are preferred (not required), uniform street lights and furnishings shall be installed but may be of a compatible, contemporary design of durable materials (to be selected)

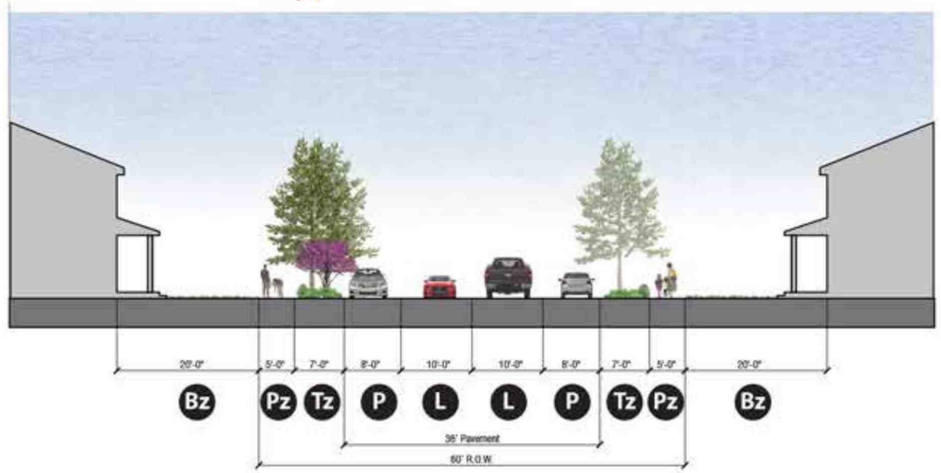
STREET SECTION KEY

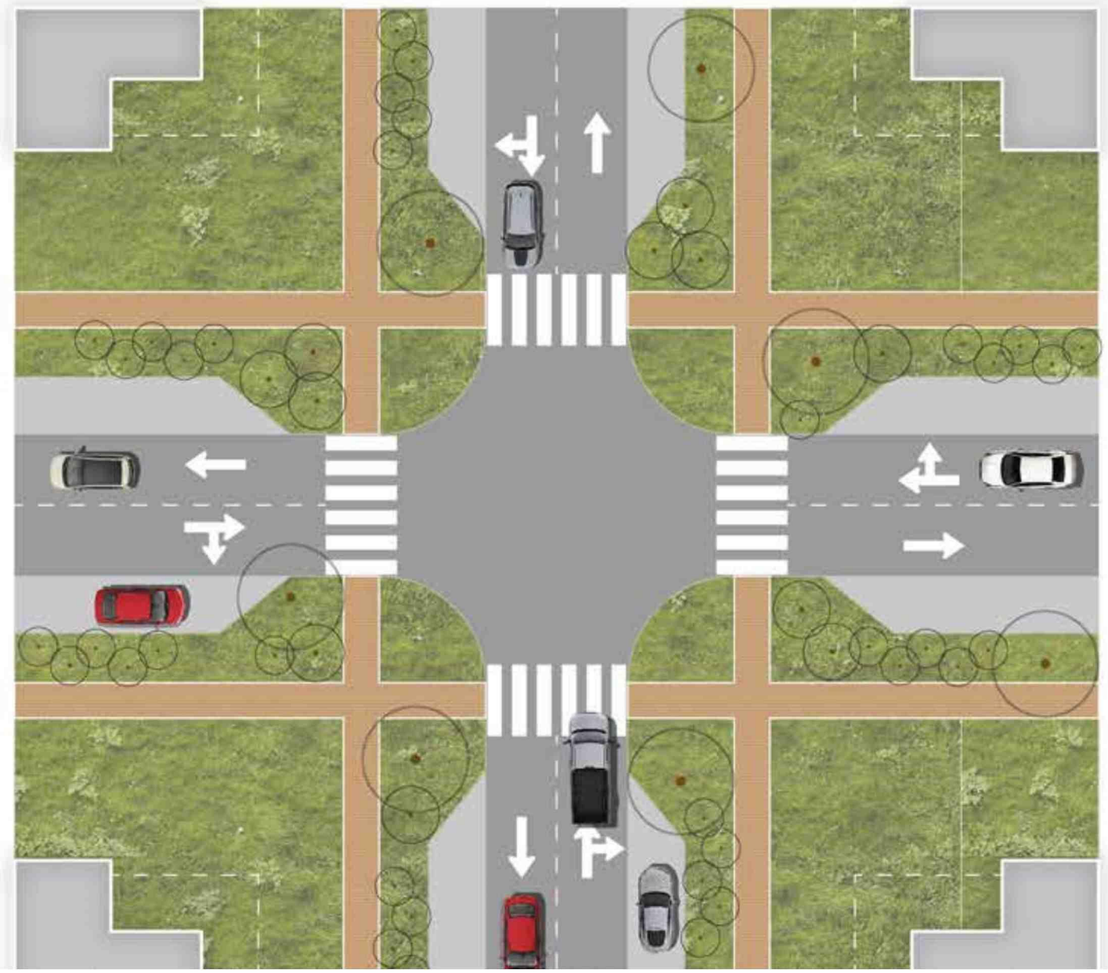
- **BZ** BUILDING ZONE
- **S** SHOULDER
- **PZ** PEDESTRIAN ZONE (SIDEWALK)
- **TZ** TREE ZONE (PLANTING STRIP)
- **P** PARKING (PARALLEL)
- **L** TRAVEL LANES (VEHICULAR)
- **D** DRIVEWAY





Typical Residential





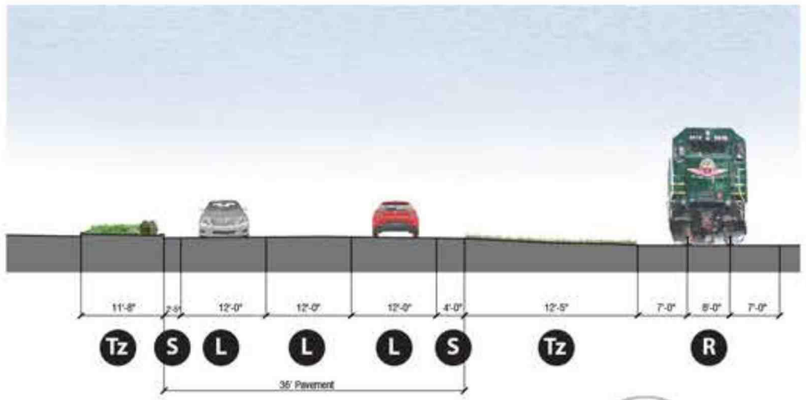
- NC 5 / Blake Blvd. Street Section

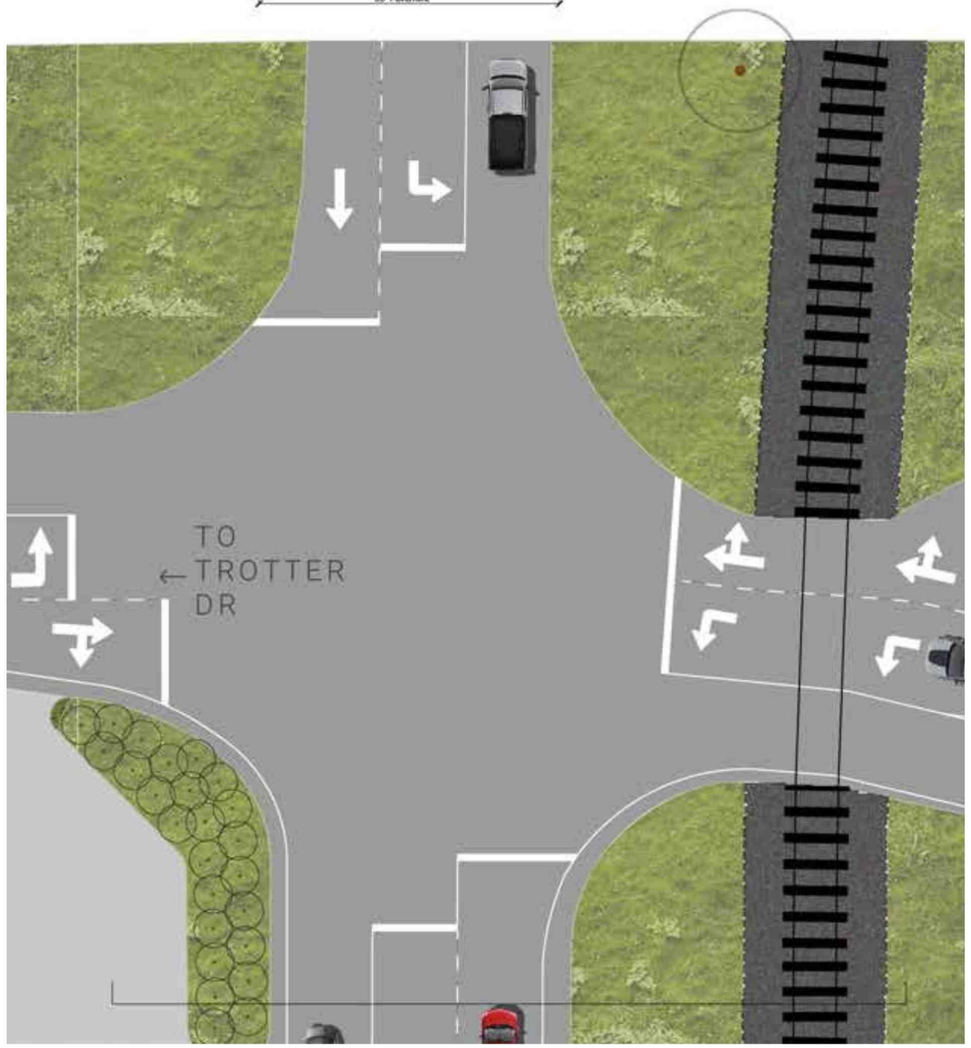
- Coordinates with NCDOT planned improvements to add a sidewalk to the west side of NC 5
- Proposes a Shared-Use Path (SUP) between the highway and rail line, under the Rails-to-Trail program; where the trail is close to the rail a physical barrier will be required

STREET SECTION KEY

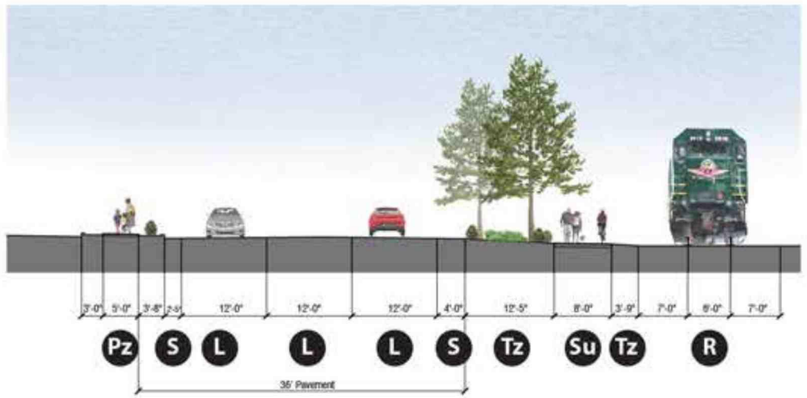
- BZ BUILDING ZONE
- S SHOULDER
- PZ PEDESTRIAN ZONE (SIDEWALK)
- TZ TREE ZONE (PLANTING STRIP)
- P PARKING (PARALLEL)
- L TRAVEL LANES (VEHICULAR)
- D DRIVEWAY

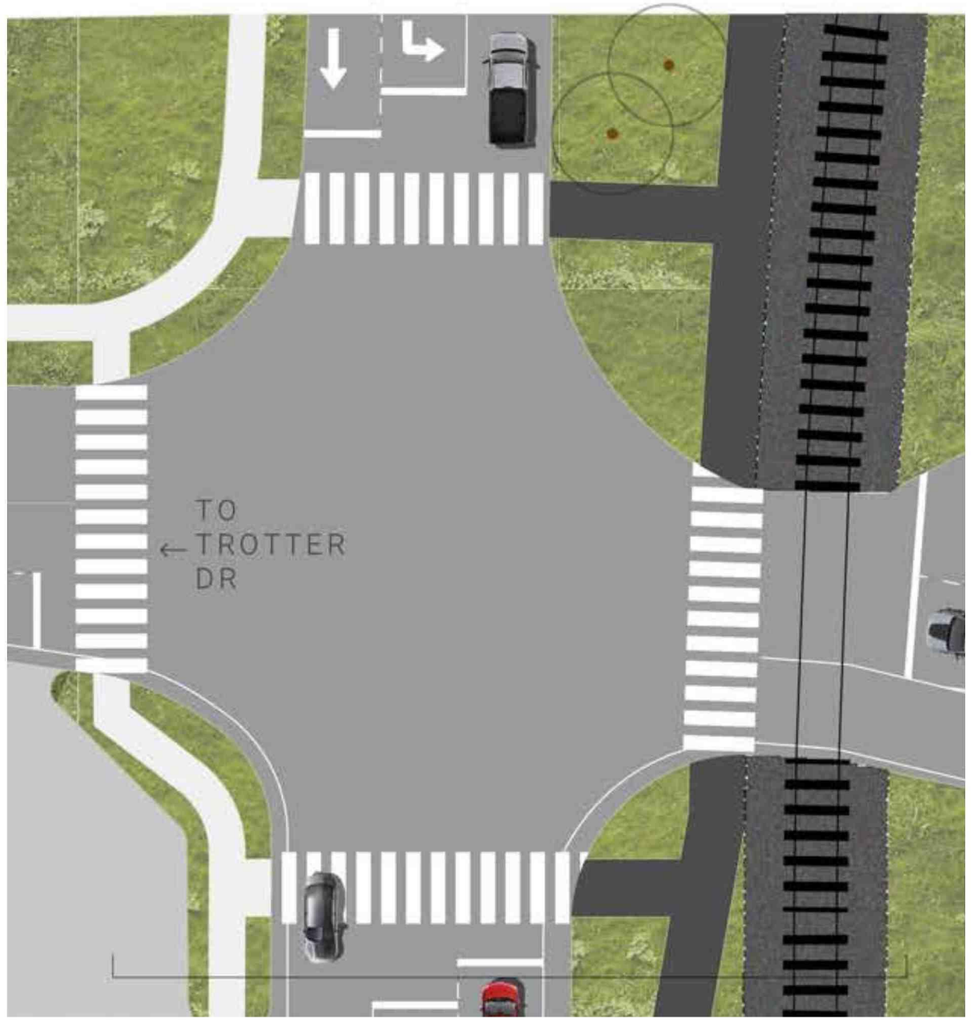
Existing

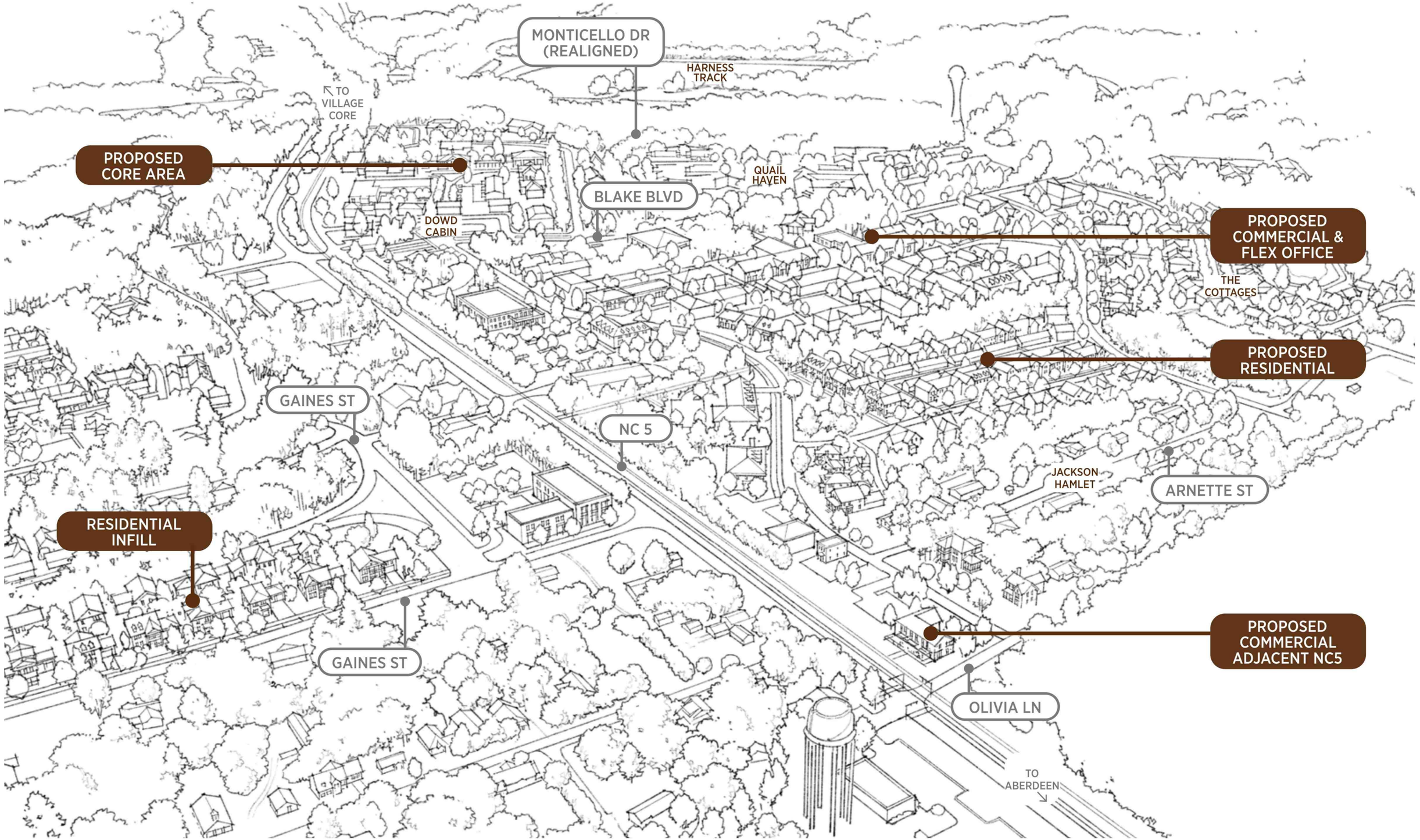




Proposed

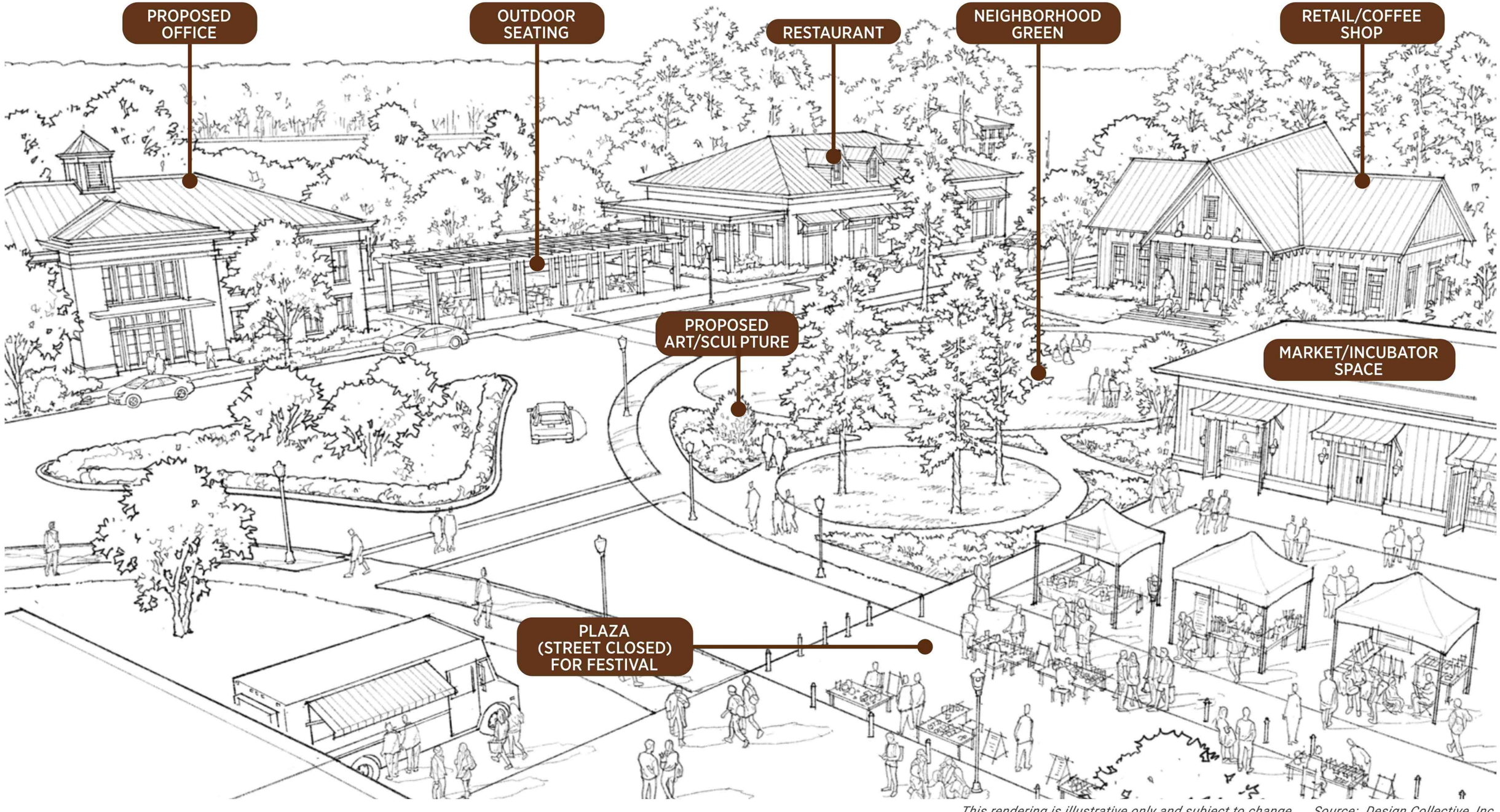






This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

PINEHURST SOUTH - AERIAL RENDERING



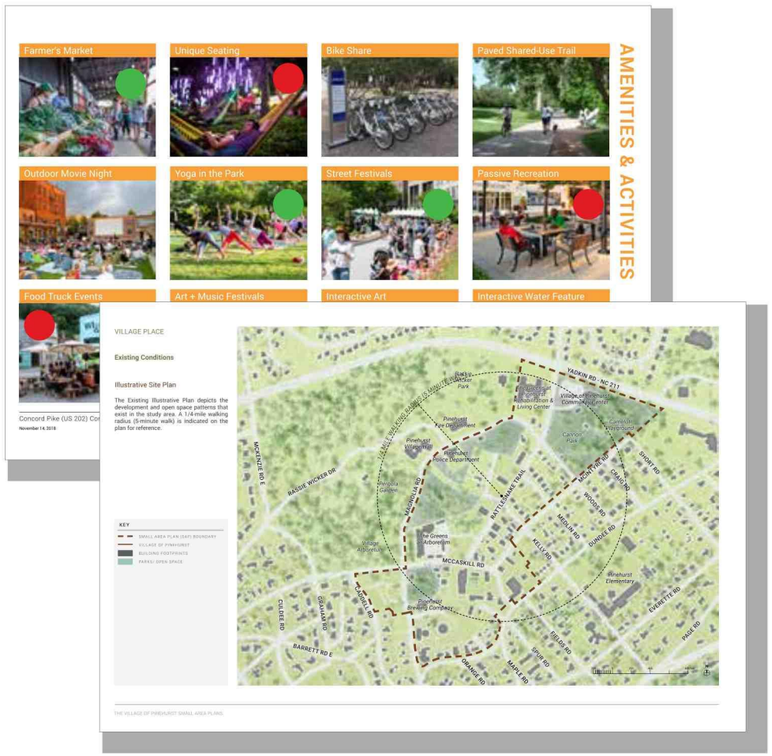
PINEHURST SOUTH - BIRD'S EYE RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

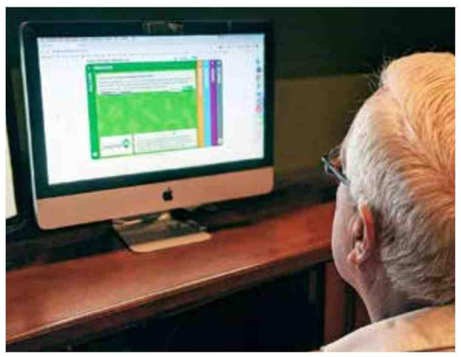
BREAK-OUT ROOM DISCUSSIONS

BREAK-OUT ROOM DISCUSSIONS



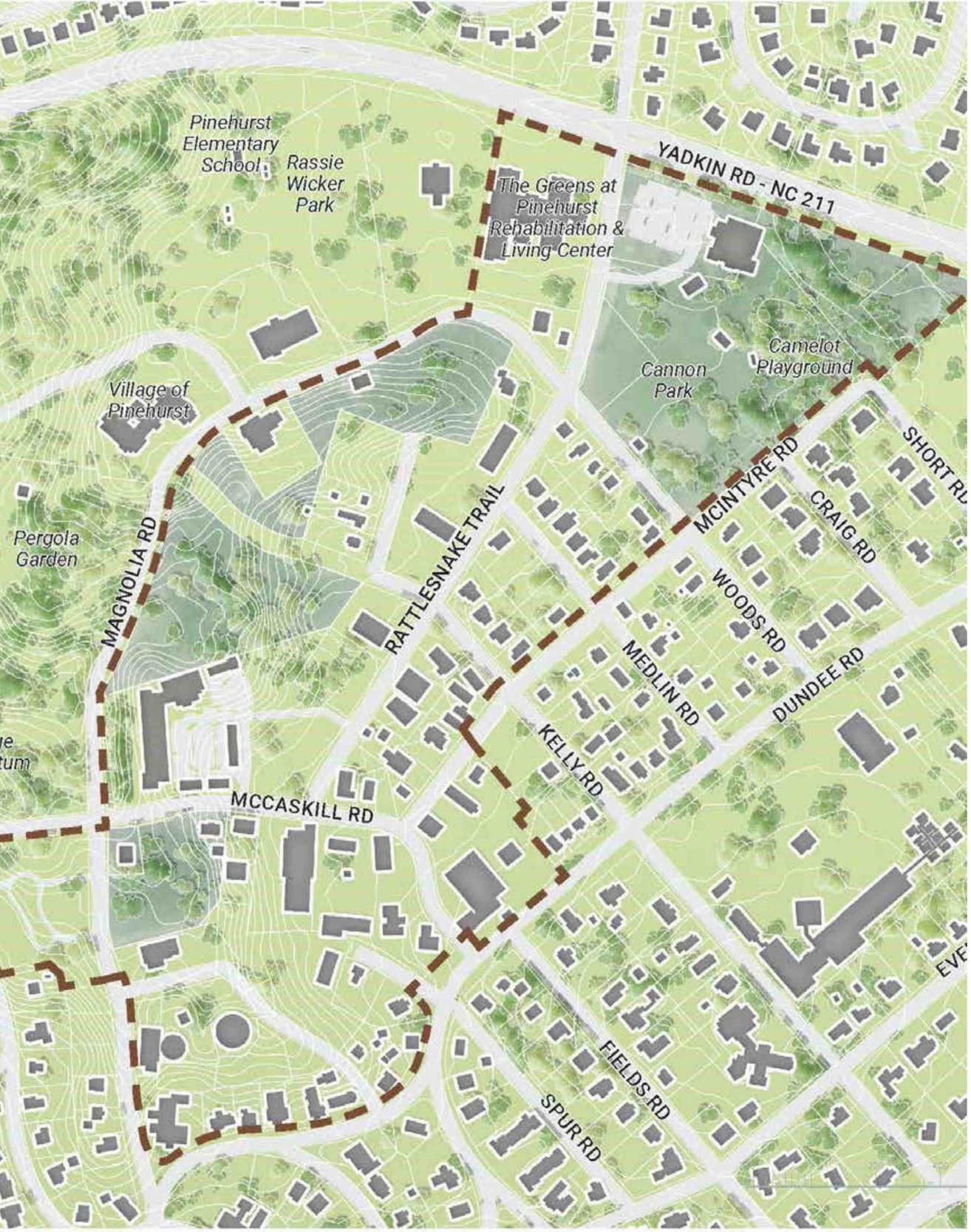






- 8-10 people per break-out room
- Facilitator in each break-out room
- Plan options, street sections, and precedent images in each break-out room
- 30 to 40-minute discussion
- Goal: Tell us your thoughts on the proposed plan options, street sections, and precedent images; listen to other stakeholders' input; and determine consensus.

NEXT STEPS



NEXT STEPS

Following the Workshop:

- Materials will be posted to the Engage Pinehurst Project Website:

HTTPS://ENGAGE.VOPNC.ORG/SMALLAREAPLANS

- A brief survey will be available for those who were not able to attend the Workshop or who would like to give additional input
- Workshop 3: Preview of Final Reports and FBCs

Existing Open Space + Pedestrian Network

- Variety of active and passive parks and gardens
- Cannon Park is 15-acre recreation and play space
- Rassie Wicker Park is 103 acres with recreational amenities, 33-acre arboretum, and gardens
- Network of greenway trails, walkway trails, and sidewalks

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- EXISTING SIDEWALKS
- EXISTING PARKS/ OPEN SPACE

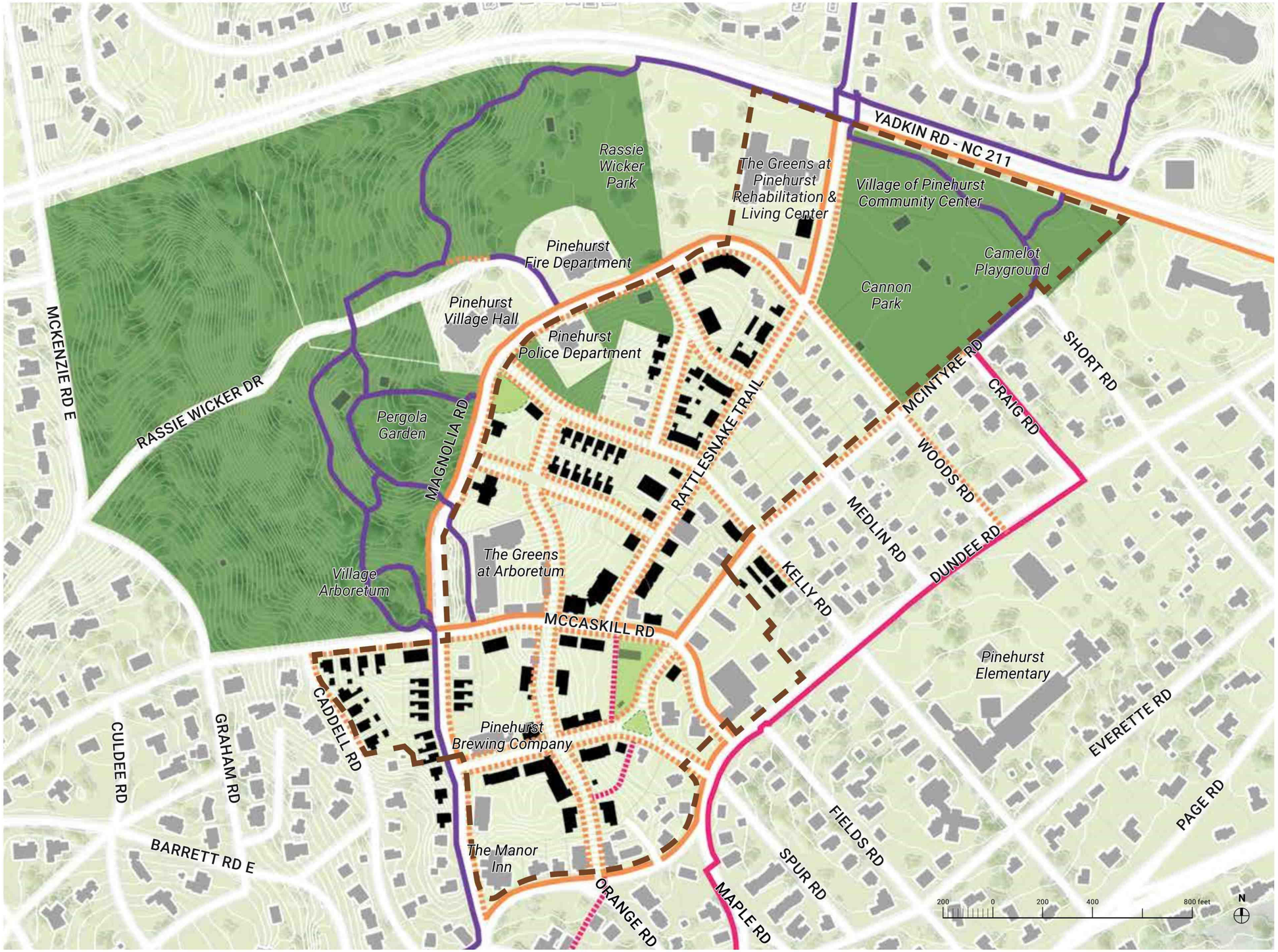


Proposed Open Space + Pedestrian Network

- While the existing area of Village Place is well served by Open Space, new development should add to the network, creating new publicly-accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- PROPOSED WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED BRICK SIDEWALKS
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

Proposed Open Space + Pedestrian Network

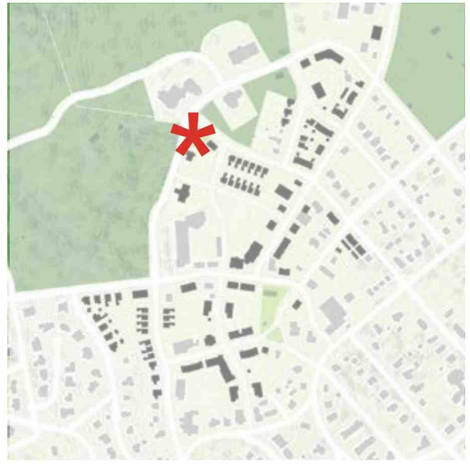
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This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

Proposed Amphitheater

- An amphitheater is envisioned near the Village Hall and Arboretum, taking advantage of the sloping topography
- Deep tiers cascade towards a performance area, providing seating for spectators or for reflection and rest
- Trees are placed within the tiers to offer shade and a park-like feel



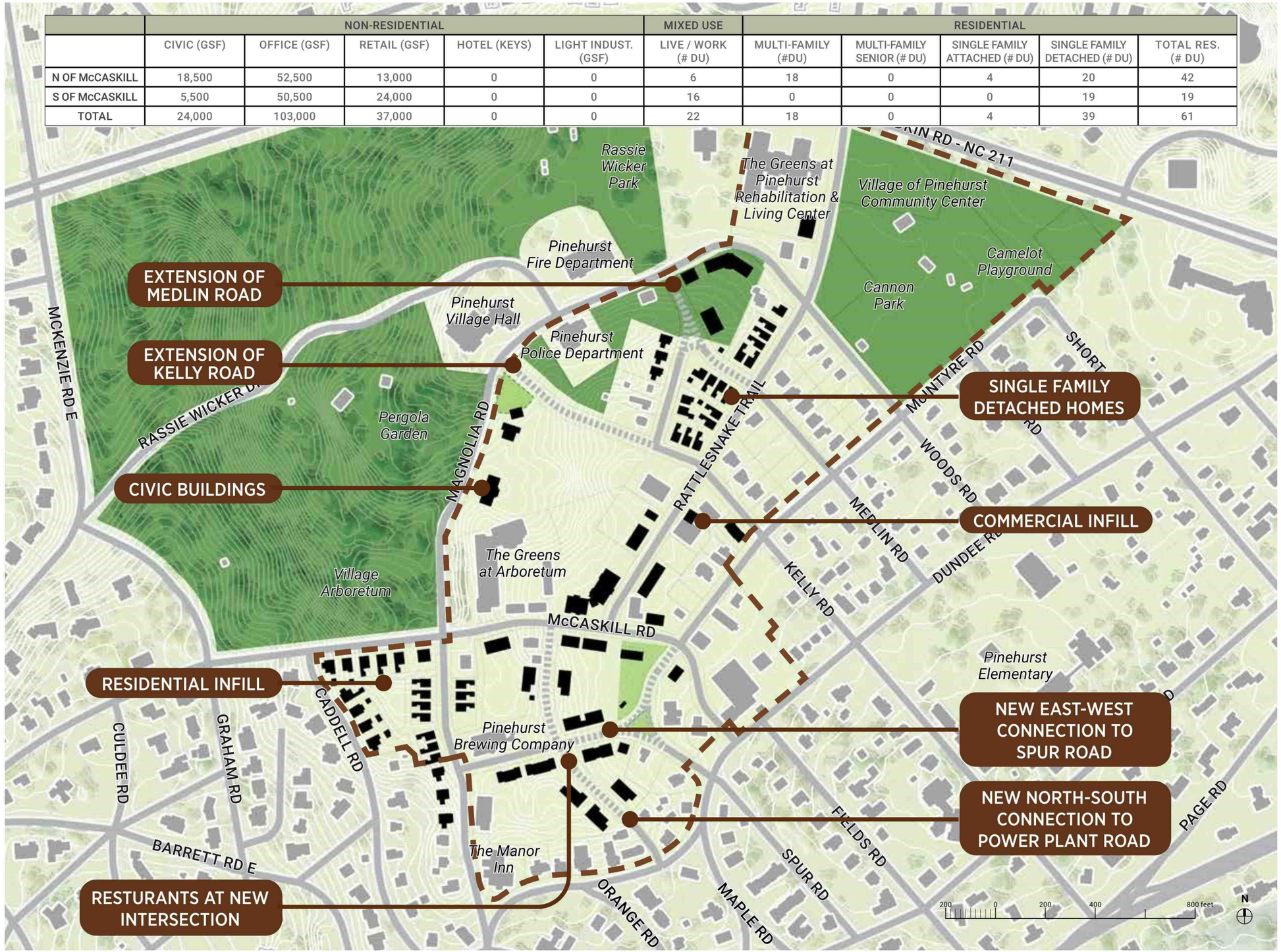


This rendering is illustrative only and subject to change. *Source: Design Collective, Inc.*

Low Intensity Plan Option

- The Low Intensity Plan illustrates the potential build-out of Village Place over 20+ years.
- Small scale commercial and residential infill vacant or underutilized parcels, reflective of the character of the Village with a focus south of McCaskill Road, near the Brewery and the Village Center.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF McCASKILL	18,500	52,500	13,000	0	0	6	18	0	4	20	42
S OF McCASKILL	5,500	50,500	24,000	0	0	16	0	0	0	19	19
TOTAL	24,000	103,000	37,000	0	0	22	18	0	4	39	61



KEY

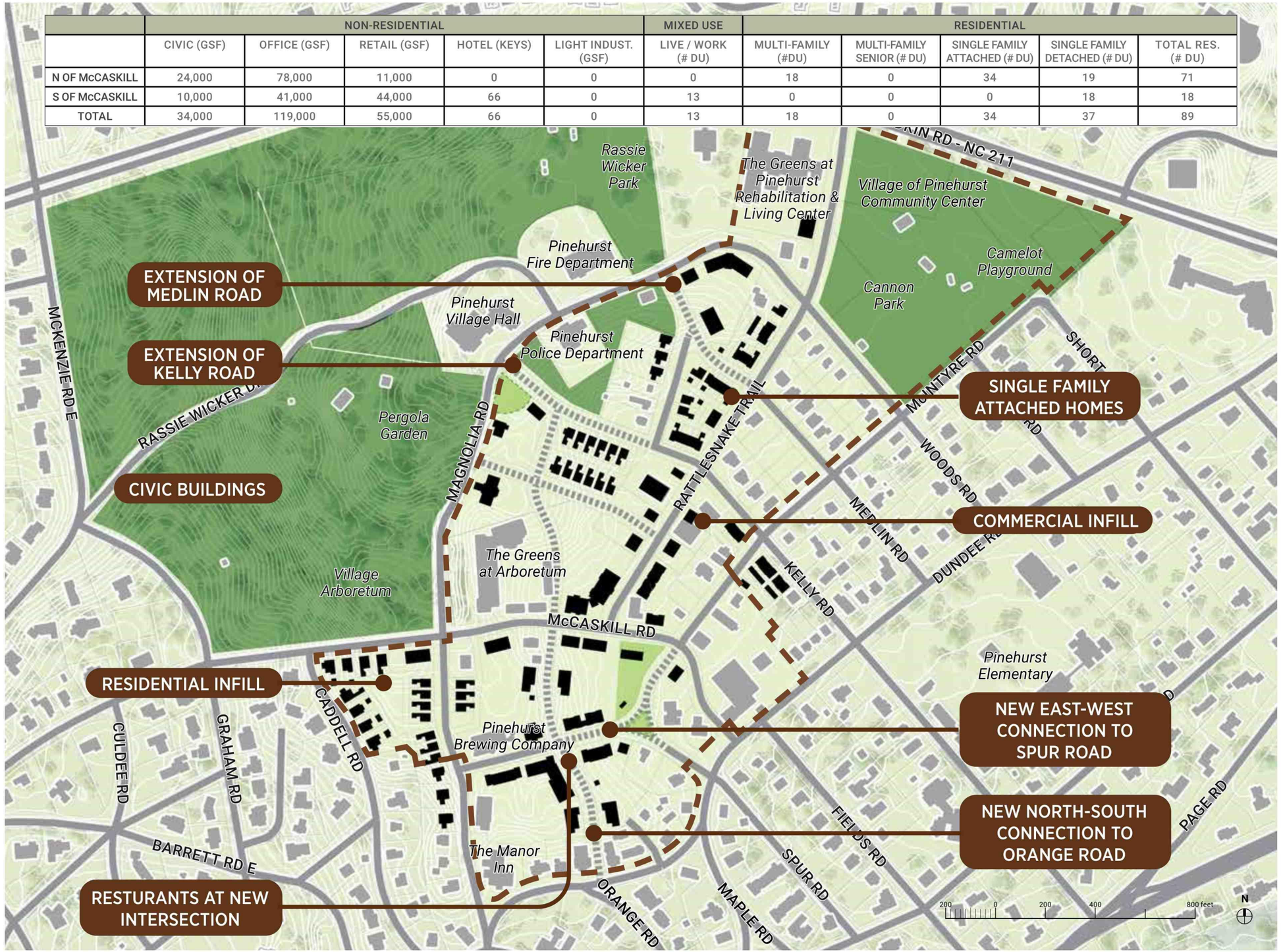
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

High Intensity Plan Option

- The High Intensity Plan illustrates the potential build-out of Village Place over 30 years.
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels.
- This option differs in the new street alignments, a higher percent of SFA, and moderately increased commercial infill

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF McCASKILL	24,000	78,000	11,000	0	0	0	18	0	34	19	71
S OF McCASKILL	10,000	41,000	44,000	66	0	13	0	0	0	18	18
TOTAL	34,000	119,000	55,000	66	0	13	18	0	34	37	89



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Residential A1



Multi-Family

Residential A2



Single Family Attached House

Residential A3



Single Family Detached House

Residential A4



Single Family Detached House

Residential A5



Single Family Detached House

Commercial: Mixed-Use B1



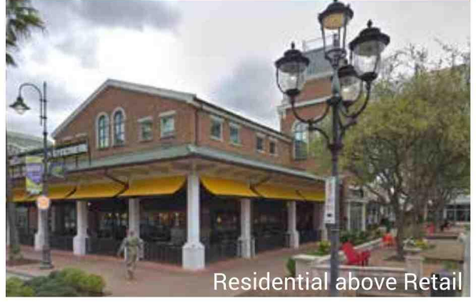
Live/Work Units

Commercial: Mixed-Use B2



Live/Work Units

Commercial: Mixed-Use B3



Residential above Retail

Commercial: Mixed-Use B4



Mixed-Use - Hotel above Retail/Restaurant

Commercial: Retail B5



Retail

Streetscape C1



Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2



Mashpee Commons MA

Streetscape C3



Mashpee Commons MA

Parking: Angled C4



Market Square

Parking: Parallel C5



Market Square

Open Space: Amphitheater D1



Open Space: Attached Green D2



Open Space: Plaza D3



Open Space: Market D4



Open Space: Plaza D5

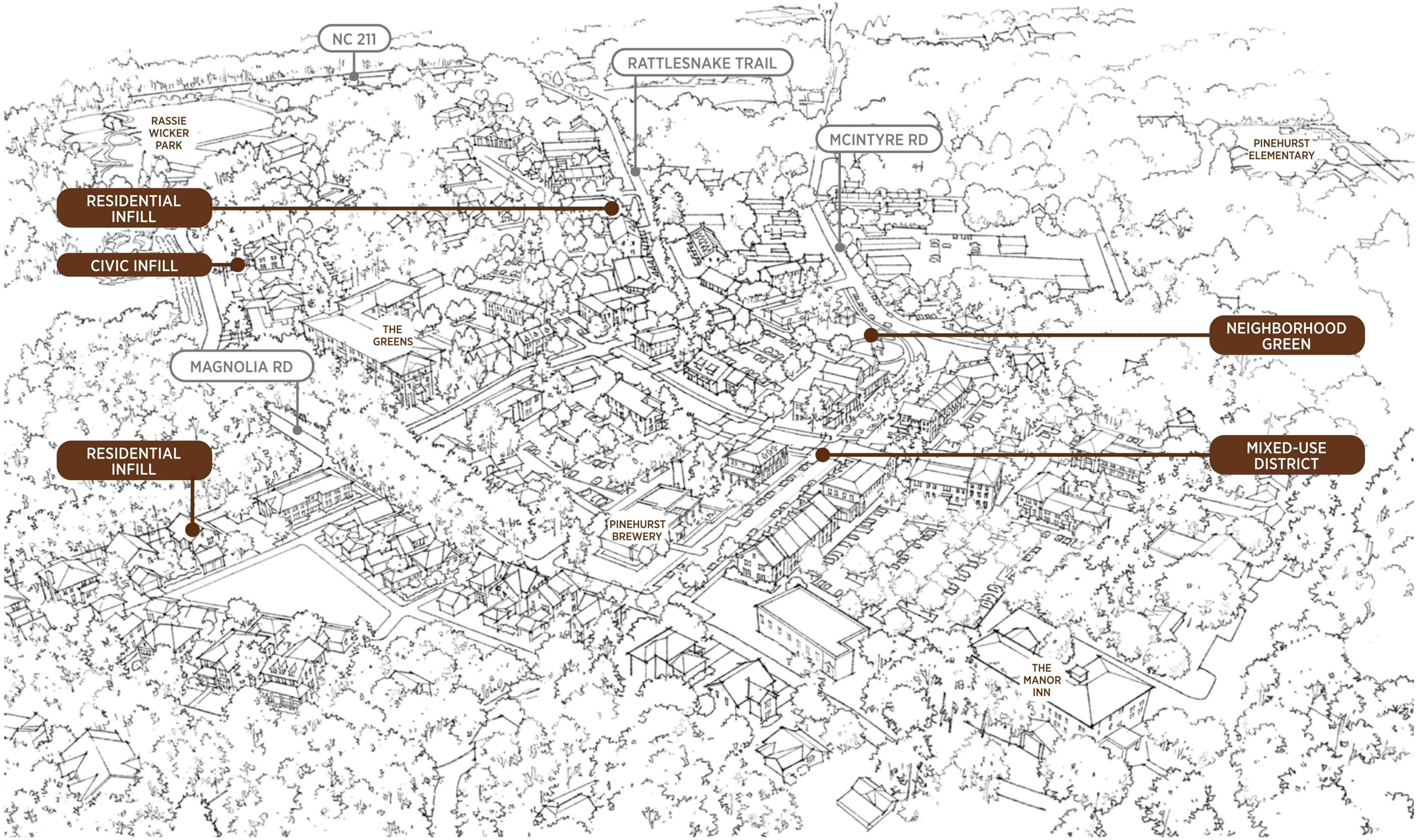


Detail Plan

- The Detail Plan illustrates the potential build-out on the area south of McCaskill Road, showing new buildings, streets, parking, open and landscape
- At the core, two new streets cross the area; at their intersection, new Restaurants, a Hotel, Live/Work units, and Professional Offices congregate

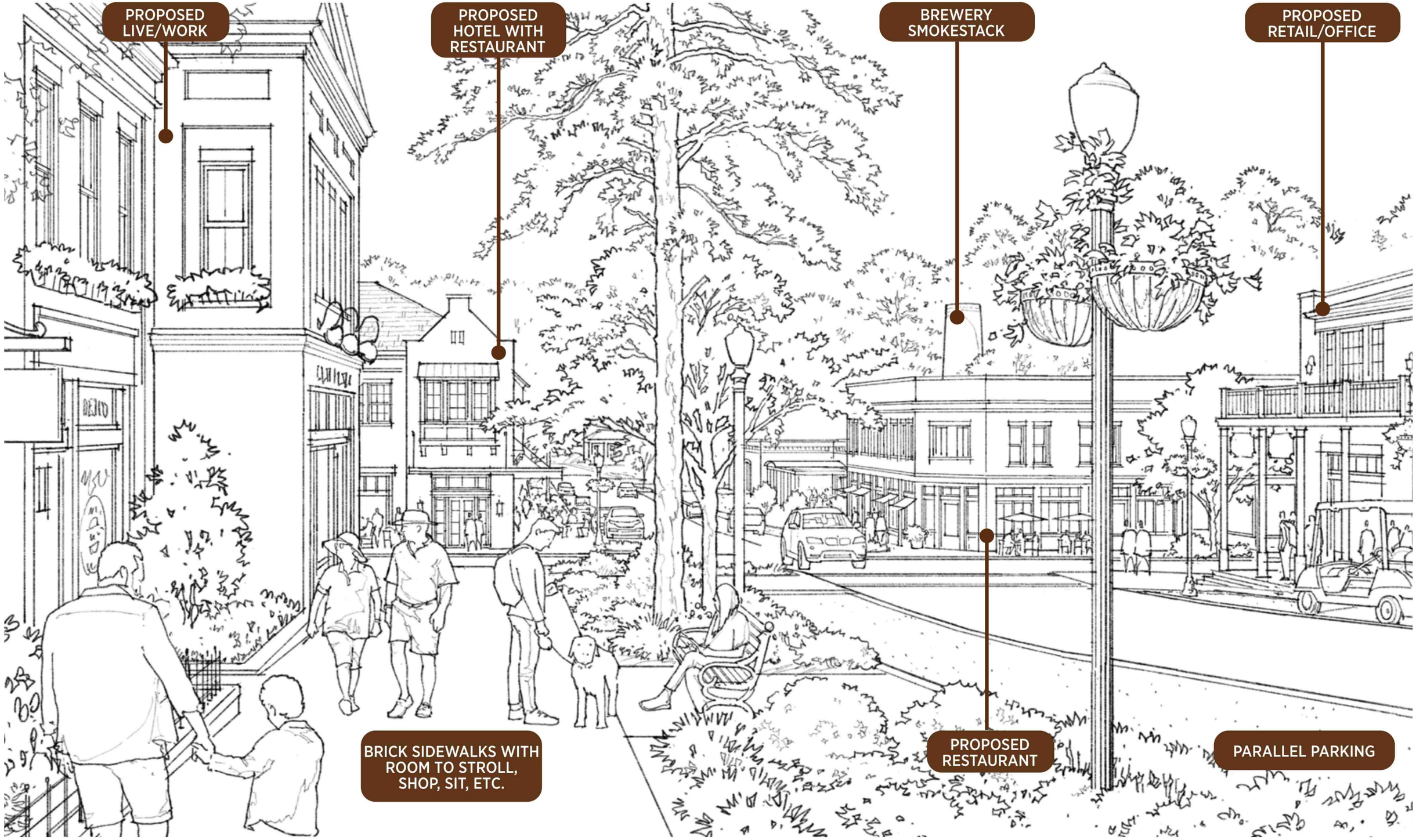


This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*



VILLAGE PLACE - AERIAL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*



VILLAGE PLACE - EYE LEVEL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

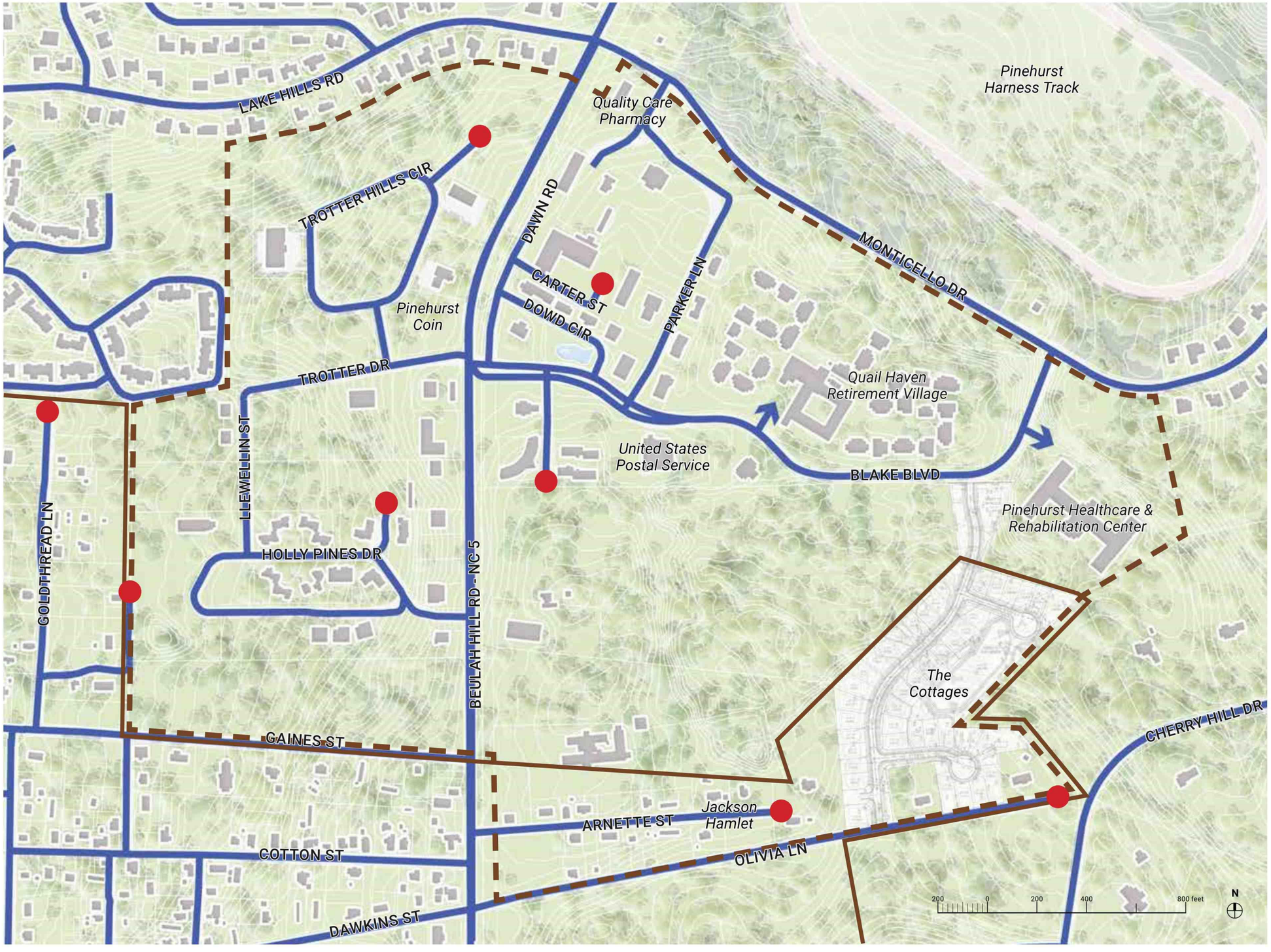
PINEHURST SOUTH

Existing Street Network

- The Pinehurst South study area spans Beulah Hill Road - NC 5, a Major Thoroughfare, that provides direct access to the Village Center to the north and US 501 to the south.
- Neighborhood streets are organic and disconnected with dead-end conditions throughout the study area.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- EXISTING DEAD END

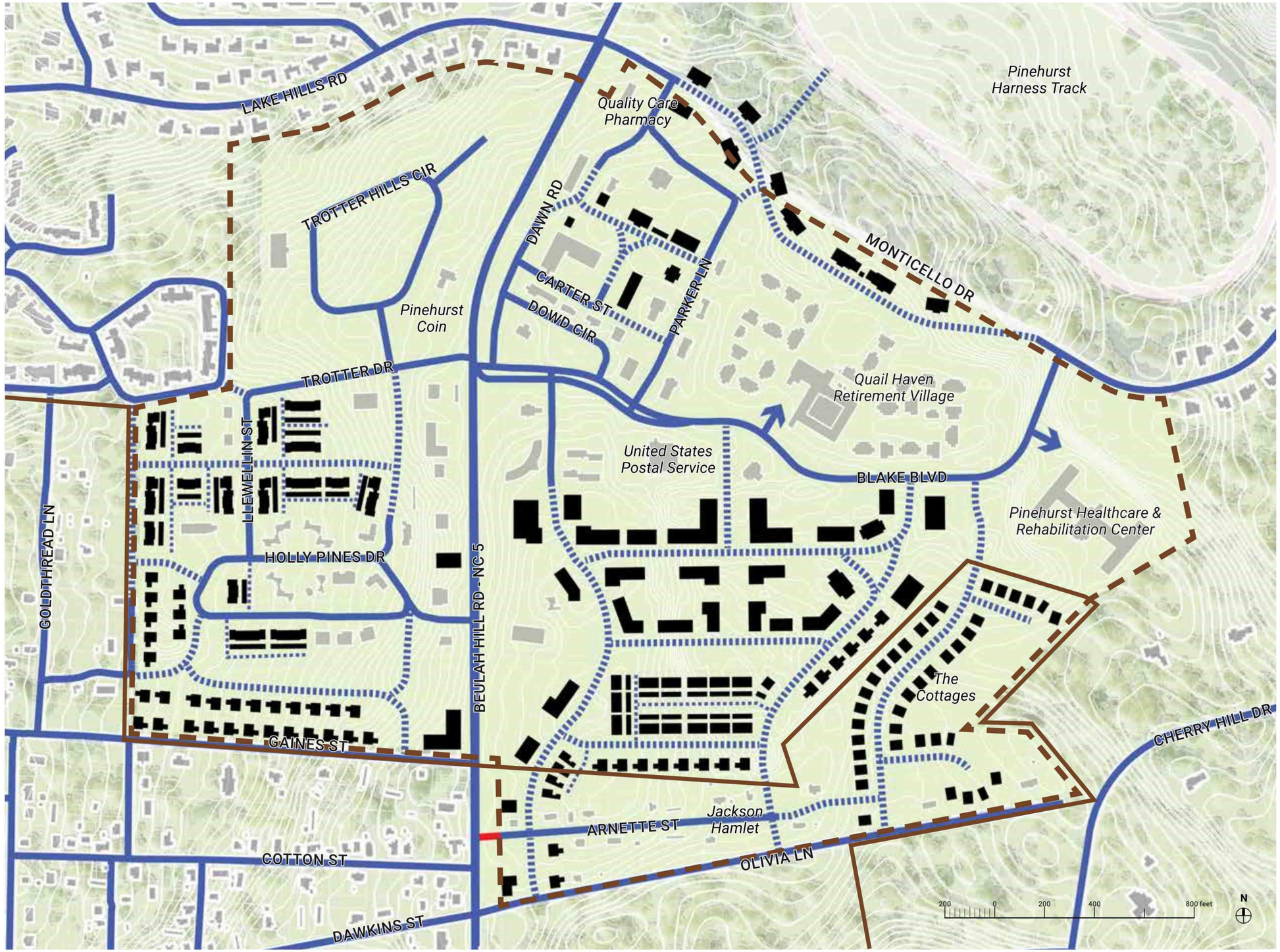


Proposed Street Network

- Increases the local street connections, to reduce reliance on NC 5
- Coordinates with NCDOT planned improvements
- Advocates for the improvement of Olivia as a full, signalized NC 5 intersection, connected to Arnette St. (closed to NC 5)
- Improves pedestrian, bicycle, and golf cart crossings of NC 5 with crosswalks added at signalized intersections

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ROAD CLOSURE



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Existing Open Space + Pedestrian Network

- No dedicated public open space exists in the study area
- The Pinehurst Harness Track is located just north of the study area boundary
- Small park west of Trotter Hills
- Only two segments of sidewalks exist within the plan area

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- GREENWAY TRAILS
- WALKWAY TRAILS
- SIDEWALKS
- PARKS/ OPEN SPACE

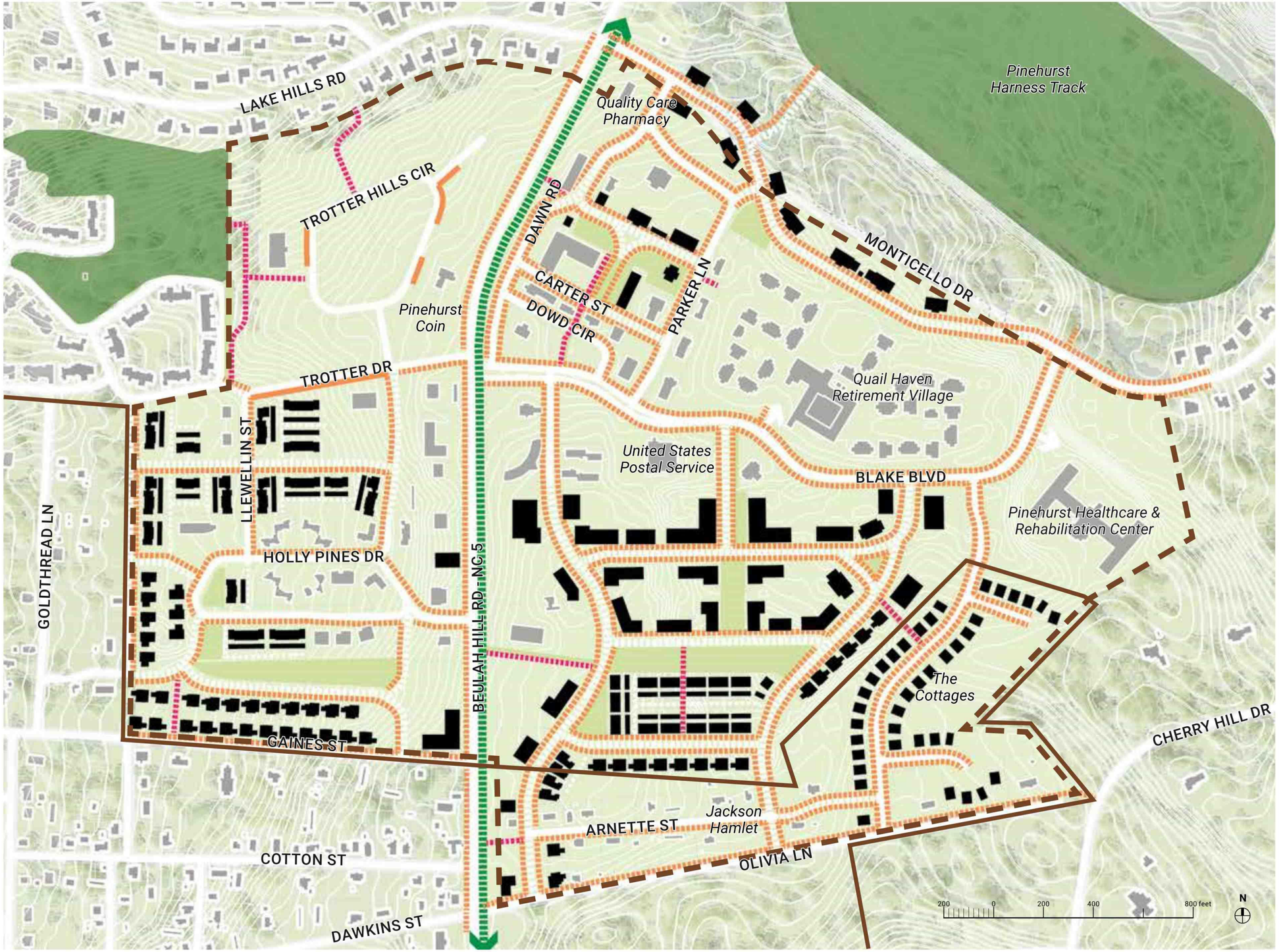


Proposed Open Space + Pedestrian Network

- Shows the addition of a Shared-Use Path (SUP) and sidewalk along NC 5
- Incorporates variety of open space types
- Advocates for a new Central Green and Market Plaza in the core area between Monticello Dr. and Blake Blvd.
- Additional small and large greens throughout

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- PROPOSED WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED BRICK SIDEWALKS
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED SHARED-USE PATH



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

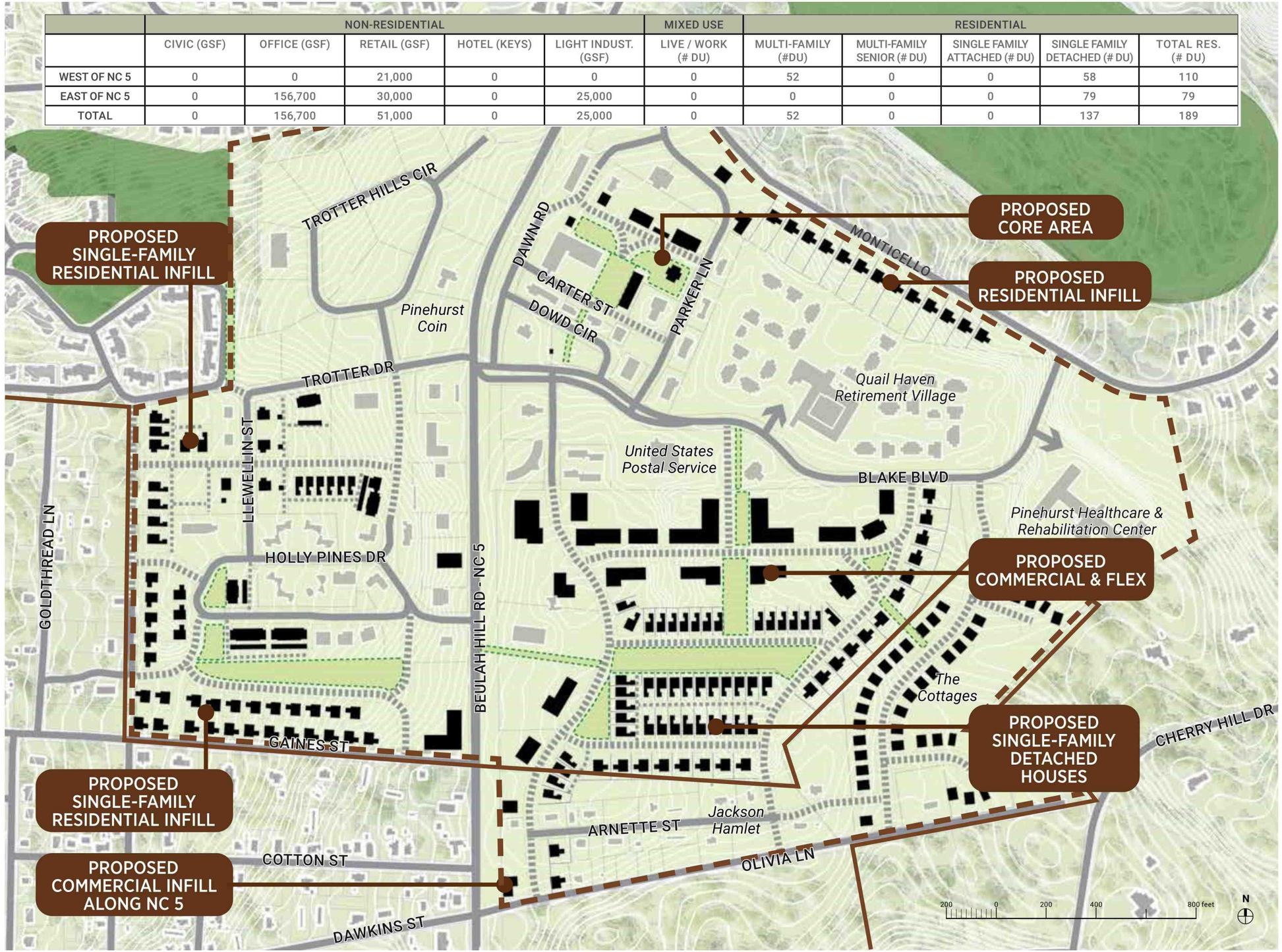
Proposed Low Intensity Plan

- The Low Intensity Plan illustrates the potential build-out of Pinehurst South over 30+ years
- Small scale commercial and residential infill vacant or underutilized parcels
- Monticello Dr. remains in its current alignment
- Includes a higher percentage of Single-Family Detached than the High Intensity option

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

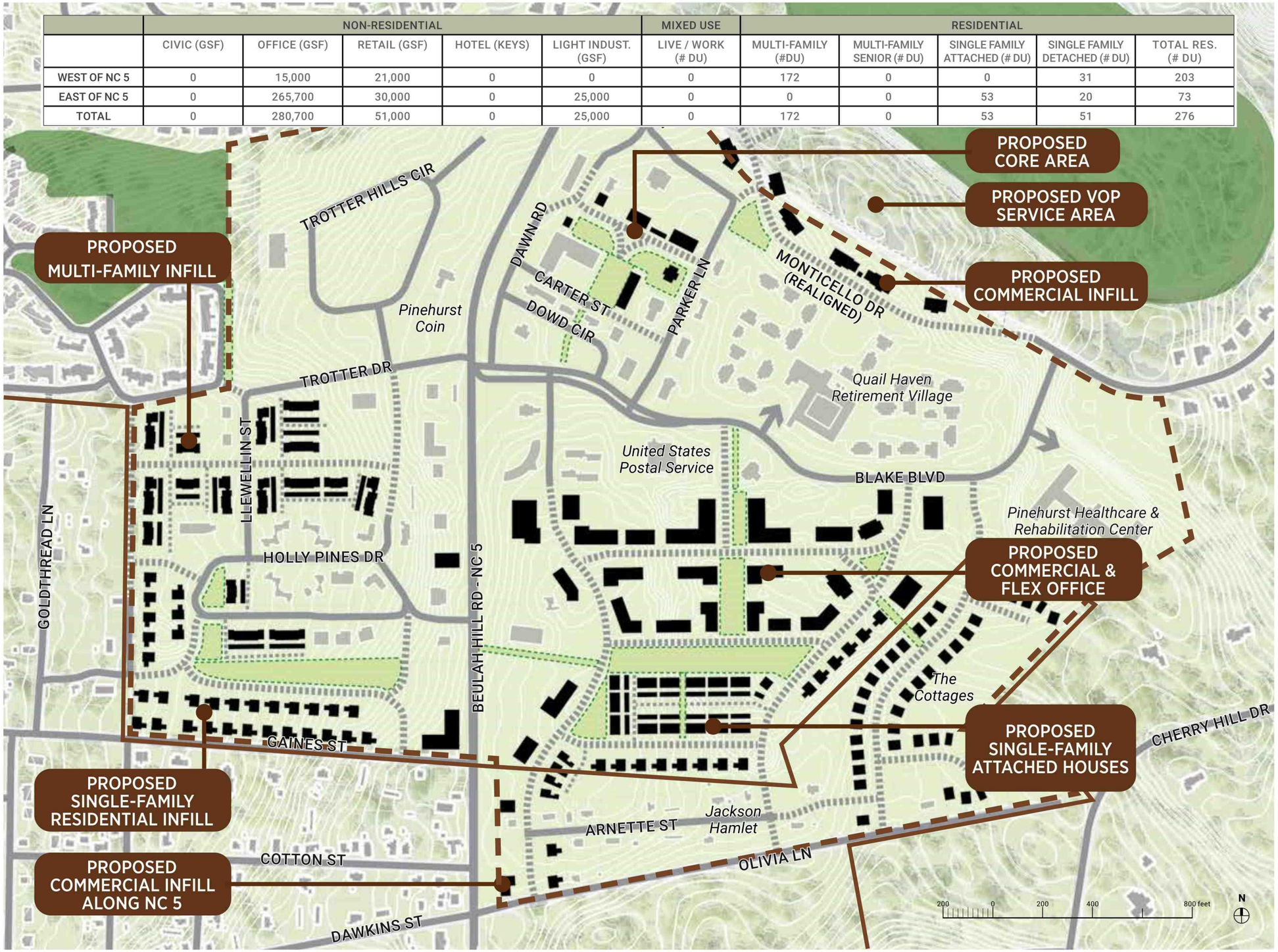
	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	0	21,000	0	0	0	52	0	0	58	110
EAST OF NC 5	0	156,700	30,000	0	25,000	0	0	0	0	79	79
TOTAL	0	156,700	51,000	0	25,000	0	52	0	0	137	189



Proposed High Intensity Plan

- The High Intensity Plan illustrates the potential build-out of Pinehurst South over 50+ years
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels
- This option differs with the realignment of Monticello Dr. to allow for a new location for the VOP Service Area (currently in the VP core)

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WEST OF NC 5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC 5	0	265,700	30,000	0	25,000	0	0	0	53	20	73
TOTAL	0	280,700	51,000	0	25,000	0	172	0	53	51	276



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

Residential A1



Single Family Attached House

Residential A2



Single Family Attached House

Residential A3



Single Family Detached House

Residential A4



Single Family Detached House

Residential A5



Single Family Detached House

Commercial: Retail B1



Commercial: Office B2



Commercial B3



Market/Business Incubator

Commercial: Retail B4



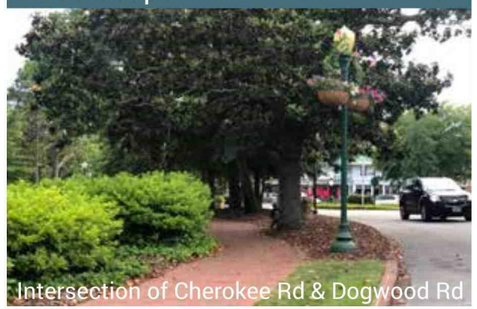
Coffee Shop

Commercial: Grocer B5



The Fresh Market

Streetscape C1



Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2



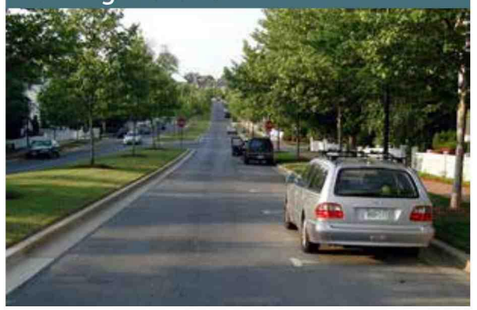
Kentlands - MD

Streetscape C3

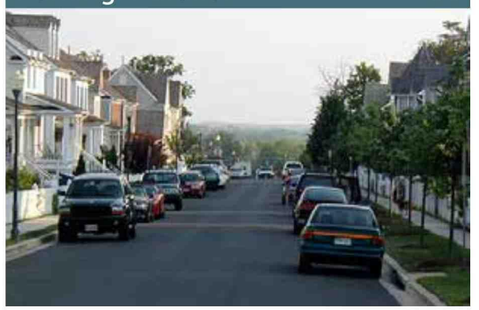


Carlton Landing - OK

Parking: Parallel C4



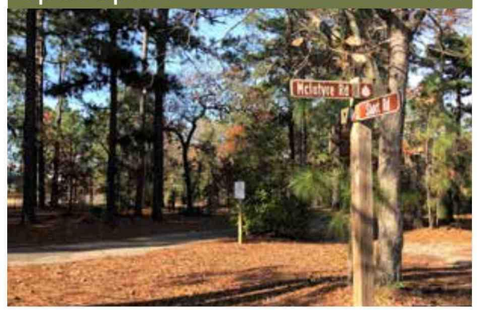
Parking: Parallel C5



Open Space: Playground D1



Open Space D2



Open Space: Green D3



Open Space: Market D4

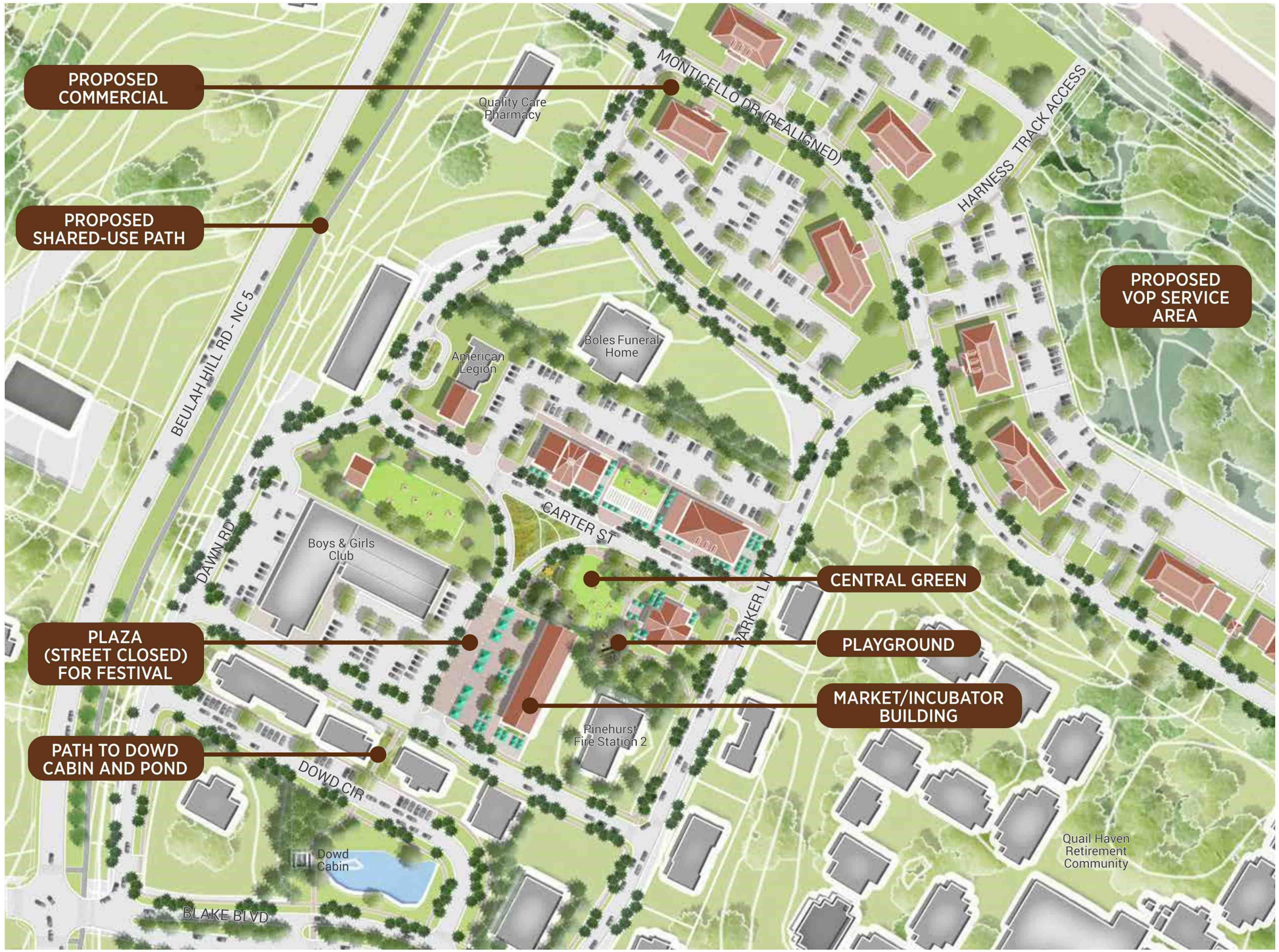


Open Space: Plaza D5

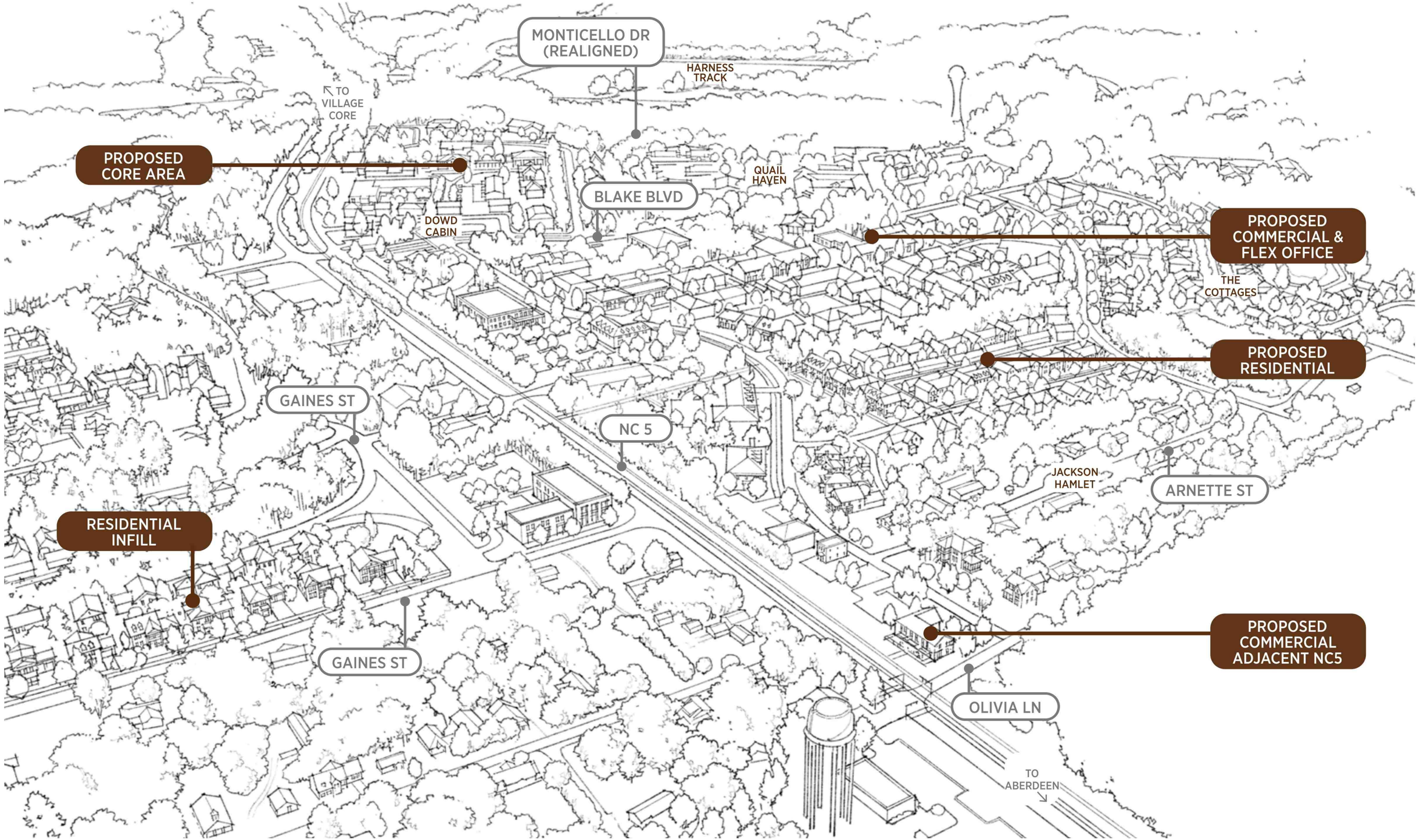


Detail Plan

- The Detail Plan illustrates the potential build-out of the core area south of Monticello Dr. and north of Blake Blvd.
- Builds off the existing Post Office, Pharmacy, ABC, and Dowd Cabin as well as the planned Girls & Boys Club and HBAC
- New open spaces include a Market Plaza, Central Green, playground, and path south to Dowd Cabin



This plan is illustrative only and subject to change. Source: Design Collective, Inc.



This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

PINEHURST SOUTH - AERIAL RENDERING

Design Collective

Village of Pinehurst Small Area Plans (VOP SAP)
Design Collective Project #273-20

Public Workshop 2 (PW2): Village Place (VP) Facilitator Notes Combined
June 8, 2021

Workshop Date: June 2, 2021

VILLAGE PLACE

Breakout Room #1 Comments
Facilitator: Sebastian Velez-Lopez, Design Collective

Low/High Intensity Plan Options:
- Planning likes the additional road connections and the higher intensity plan
- Planning prefers scaling down to office and then residential. Likes creation of sense of place.
- One participant prefers the lower intensity scheme

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- Amphitheater has been talked about a lot

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- Make sure to match scale of the commercial in Village Center (VC)
- If sidewalks are too wide, concern over stormwater management (SWM)
- Likes the parks, likes the Low Density Plan Option
- There should be plenty of Open Space (more)

Precedent Images:

- A1 and A3: preferred images; reflects image of VOP (2p)
- B1 and B4: attractive but no landscape
- B2 and B3: good character
- B4: good, but maybe out of scale
- B5: not Pinehurst (3p)

Breakout Room #5 Comments
Facilitator: Anna Dennis, Design Collective

Low Intensity Plan Option:

- Street network and density looks natural, looks like it fits in well and was always this way
- Prefer single family over condo/apt/rental
- Better use of land - mixed use - ok to have more density but needs to include natural pine - repurpose/preserve existing trees
- Save existing pines replant/ repurpose
- Preference for low intensity alignment for Power Plant road
- Prefer to have fewer intersections - wouldn't want to see multiple stop lights, more dangerous the more intersections

- Would be more walkable and reduce traffic conflicts
- More development brings more drivers bring more cars
- Are stop lights going to be timed? Four way stops aren't effective
- With development just seeing more traffic - traffic nightmare for people who are living on these roads - existing single family residences
- Sandhill car festival this weekend - US Open - big events - influx of people

High Intensity Plan Option:

- Concerns about traffic - how to maintain character of Pinehurst
- Love idea of connecting streets and having opportunities to walk and bike
- Character of area is very unique
- Community is growing
- High density residential - struggling to support existing traffic - how to support with additional development?
- Plan needs to show sensitivity to Private property and generations of land ownership - future plan with retail/etc on private property can be a problem
- Have experience where family member witnessed their home showing up on a planning map as future industrial
- Make sure to confirm property owners are ok with the proposed development - reconciliation between plans that we show and people who are impacted by that at a human level
- How to accommodate high density residential with tiny curved street
- Curving roads are unique to character of Pinehurst - accommodating growth that has to happen while maintaining character of the community

Other Comments/Thoughts:

- Do we need to plan for the people who might move here, or, worry about the people who are here now?
- Not anti-growth but [planning] needs to be done thoughtfully and development should serve existing population
- Don't want eminent domain! If that were to happen, development would be held up in legal battles
- Extra sewer, water, electricity - existing people will pay taxes for additional infrastructure for future development - utility assessments; builders will pay some of this out of pocket
- Are elected officials who are pushing this going to be here when development comes?
- What is funding all of this? More services, more fire, police, public works, power lines, internet - all of this development is at a cost; vote for low intensity
- [Elected officials] are not here to talk about personal input, but here to listen and to support community. With the rise in remote work, knowledge of Apple and Google going to Raleigh, USGA coming to Pinehurst - as a county, we need to consider that growth
- Can't stop the future
- Raleigh will impact Pinehurst and Moore County. Pinehurst will be a community that people want to live in, working remotely
- Like more retail and more events and things good for business; we don't have to build the houses, let people buy houses in Seven Lakes or Carthage
- Keep this community the way it is; affluent places; keep character
- Weekenders can come, spend their money, and then leave

Connections/Street Network:

- Would want to see a hybrid model. What is going to give the nicest Olmstedian experience consistent with existing character and support growth gracefully

Breakout Room #6 Comments
Facilitator: Melina Duggal, Duggal Real Estate Advisors

Low/High Intensity Plan Options - Connections/Street Network:

- Was hoping for more residential near Power Plant Road and intersection with McIntire Road, in the area bounded by Magnolia, Dundee, Spur, and McCaskill; commercial creeping too close to residential areas (participant lives close to the area)

- Hard to project 20-30 years down the road; not clear about why we are developing roads – too many; no particular traffic study done yet
- Impressed with sidewalk recommendations
- Does not think 3 story buildings are appropriate in this area. Has a tough time envisioning parking for additional hotels and stuff
- Wants less commercia; prefers it to be Single-Family Detached (SFD)
- New elementary school; lots of kids walking
- Expand Pinehurst Resort; it will be expanding over the next few years; traffic and parking. Might have to remove and relocate tennis, etc. Looking for property in the vicinity near the club. Would this be a good land use?
- Likes shrubs, trees, etc.
- More interested in low intensity option.
- Agrees about 3 story buildings; they shouldn't be near the Village Center (VC). It would be fine by the Brewery – needs to be near other bigger buildings. Would look like a giant in a small situation; likes the pictures of the 3 story precedents – where are you putting them?
- N-S Street Connection: prefers it to not hit Orange Road because of traffic
- Likes the Low Intensity Option better
- Agreement with others. Easy, safe, looks good. Let's make sure we know what's going where. 3 story is fine in the right spots. Look at traffic and traffic patterns. How do we train people to not cut through? Likes not connecting to Orange. Participant doesn't live near here – lives near NC 5. Spends a lot of time in the Village. Would like development to happen sooner than 20 years.
- Low Intensity is safest of the options. Can always add. High Intensity you are stuck.
- More opportunities for travel, more opportunity for people to drive through. Helps to disperse traffic. Makes sense to have the extra roads. Leads to more road options.
- Roads interrupting residential areas; further residential development with more roads
- Question: traffic generation numbers? A study is necessary to see impact of new development. Concerned about the amount of traffic that comes with any new development. Likes the sidewalks. Make you drive more carefully.

Proposed Open Space & Pedestrian Circulation:

- Likes triangular open spaces, south of McCaskill; likes it very much
- Likes amphitheater idea; maybe put new library in that area.

- Likes the sidewalk recommendations. Likes the green space. Library, amphitheater, etc. all add to the traffic. Likes idea of amphitheater.
- Likes trails and walks and how VOP has handled it

Precedent Images:
- A1 and A2: don't like them
- A3: looks Pinehurst 'Villagey'

Breakout Room #7 Comments
Facilitators: Adam Fischer and Jessica McClure, Ramey Kemp Associates

Low/High Intensity Plan Options - Connections/Street Network:
- Need to focus on High Intensity Plan; very supportive of this option
- Supportive of the overall roadway connectivity, but unsure of the appropriateness of density
- Concerned that the new N-S Street would disrupt more buildings/property if connected to Orange Road; prefer a connection to the stub road
- Overall, need a mix of Single-Family units and Multi-Family units, including ownership and rental opportunities
- Concerned about Single-Family density for infill between Caddell Rd and Magnolia Rd, on both the High and Low Intensity Plan Options)
- Any infill needs to be 'tasteful'
- 3 story buildings depends on topo (such as showing 3 levels in back and 2 on front due to the slope of the property), but 3 story is more appropriate for Mixed-Use buildings rather than just residential

Precedent Images:
- Row A (A1-A5): look good; want to see more bungalow style housing options
- Row B (B1-B5): look good
- Row C: streetscape precedents all look good; much better than what is out there now; C1 is preferred
- Row D: open spaces look good

End of PW2 Village Place Facilitator Notes.

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Precedent Images:

- A1 and A3: preferred images; reflects image of VOP (2p)
- B1 and B4: attractive but no landscape
- B2 and B3: good character
- B4: good, but maybe out of scale
- B5: not Pinehurst (3p)

Breakout Room #5 Comments
Facilitator: Anna Dennis, Design Collective

Low Intensity Plan Option:

- Street network and density looks natural, looks like it fits in well and was always this way
- Prefer single family over condo/apt/rental
- Better use of land - mixed use - ok to have more density but needs to include natural pine - repurpose/preserve existing trees
- Save existing pines replant/ repurpose
- Preference for low intensity alignment for Power Plant road
- Prefer to have fewer intersections - wouldn't want to see multiple stop lights, more dangerous the more intersections

- Would be more walkable and reduce traffic conflicts
- More development brings more drivers bring more cars
- Are stop lights going to be timed? Four way stops aren't effective
- With development just seeing more traffic - traffic nightmare for people who are living on these roads - existing single family residences
- Sandhill car festival this weekend - US Open - big events - influx of people

High Intensity Plan Option:

- Concerns about traffic - how to maintain character of Pinehurst
- Love idea of connecting streets and having opportunities to walk and bike
- Character of area is very unique
- Community is growing
- High density residential - struggling to support existing traffic - how to support with additional development?
- Plan needs to show sensitivity to Private property and generations of land ownership - future plan with retail/etc on private property can be a problem
- Have experience where family member witnessed their home showing up on a planning map as future industrial
- Make sure to confirm property owners are ok with the proposed development - reconciliation between plans that we show and people who are impacted by that at a human level
- How to accommodate high density residential with tiny curved street
- Curving roads are unique to character of Pinehurst - accommodating growth that has to happen while maintaining character of the community

Other Comments/Thoughts:

- Do we need to plan for the people who might move here, or, worry about the people who are here now?
- Not anti-growth but [planning] needs to be done thoughtfully and development should serve existing population
- Don't want eminent domain! If that were to happen, development would be held up in legal battles
- Extra sewer, water, electricity - existing people will pay taxes for additional infrastructure for future development - utility assessments; builders will pay some of this out of pocket
- Are elected officials who are pushing this going to be here when development comes?
- What is funding all of this? More services, more fire, police, public works, power lines, internet - all of this development is at a cost; vote for low intensity
- [Elected officials] are not here to talk about personal input, but here to listen and to support community. With the rise in remote work, knowledge of Apple and Google going to Raleigh, USGA coming to Pinehurst - as a county, we need to consider that growth
- Can't stop the future
- Raleigh will impact Pinehurst and Moore County. Pinehurst will be a community that people want to live in, working remotely
- Like more retail and more events and things good for business; we don't have to build the houses, let people buy houses in Seven Lakes or Carthage
- Keep this community the way it is; affluent places; keep character
- Weekenders can come, spend their money, and then leave

Connections/Street Network:

- Would want to see a hybrid model. What is going to give the nicest Olmstedian experience consistent with existing character and support growth gracefully

Breakout Room #6 Comments
Facilitator: Melina Duggal, Duggal Real Estate Advisors

Low/High Intensity Plan Options - Connections/Street Network:

- Was hoping for more residential near Power Plant Road and intersection with McIntire Road, in the area bounded by Magnolia, Dundee, Spur, and McCaskill; commercial creeping too close to residential areas (participant lives close to the area)

- Hard to project 20-30 years down the road; not clear about why we are developing roads – too many; no particular traffic study done yet
- Impressed with sidewalk recommendations
- Does not think 3 story buildings are appropriate in this area. Has a tough time envisioning parking for additional hotels and stuff
- Wants less commercia; prefers it to be Single-Family Detached (SFD)
- New elementary school; lots of kids walking
- Expand Pinehurst Resort; it will be expanding over the next few years; traffic and parking. Might have to remove and relocate tennis, etc. Looking for property in the vicinity near the club. Would this be a good land use?
- Likes shrubs, trees, etc.
- More interested in low intensity option.
- Agrees about 3 story buildings; they shouldn't be near the Village Center (VC). It would be fine by the Brewery – needs to be near other bigger buildings. Would look like a giant in a small situation; likes the pictures of the 3 story precedents – where are you putting them?
- N-S Street Connection: prefers it to not hit Orange Road because of traffic
- Likes the Low Intensity Option better
- Agreement with others. Easy, safe, looks good. Let's make sure we know what's going where. 3 story is fine in the right spots. Look at traffic and traffic patterns. How do we train people to not cut through? Likes not connecting to Orange. Participant doesn't live near here – lives near NC 5. Spends a lot of time in the Village. Would like development to happen sooner than 20 years.
- Low Intensity is safest of the options. Can always add. High Intensity you are stuck.
- More opportunities for travel, more opportunity for people to drive through. Helps to disperse traffic. Makes sense to have the extra roads. Leads to more road options.
- Roads interrupting residential areas; further residential development with more roads
- Question: traffic generation numbers? A study is necessary to see impact of new development. Concerned about the amount of traffic that comes with any new development. Likes the sidewalks. Make you drive more carefully.

Proposed Open Space & Pedestrian Circulation:

- Likes triangular open spaces, south of McCaskill; likes it very much
- Likes amphitheater idea; maybe put new library in that area.

- Likes the sidewalk recommendations. Likes the green space. Library, amphitheater, etc. all add to the traffic. Likes idea of amphitheater.
- Likes trails and walks and how VOP has handled it

Precedent Images:
- A1 and A2: don't like them
- A3: looks Pinehurst 'Villagey'

Breakout Room #7 Comments
Facilitators: Adam Fischer and Jessica McClure, Ramey Kemp Associates

Low/High Intensity Plan Options - Connections/Street Network:
- Need to focus on High Intensity Plan; very supportive of this option
- Supportive of the overall roadway connectivity, but unsure of the appropriateness of density
- Concerned that the new N-S Street would disrupt more buildings/property if connected to Orange Road; prefer a connection to the stub road
- Overall, need a mix of Single-Family units and Multi-Family units, including ownership and rental opportunities
- Concerned about Single-Family density for infill between Caddell Rd and Magnolia Rd, on both the High and Low Intensity Plan Options)
- Any infill needs to be 'tasteful'
- 3 story buildings depends on topo (such as showing 3 levels in back and 2 on front due to the slope of the property), but 3 story is more appropriate for Mixed-Use buildings rather than just residential

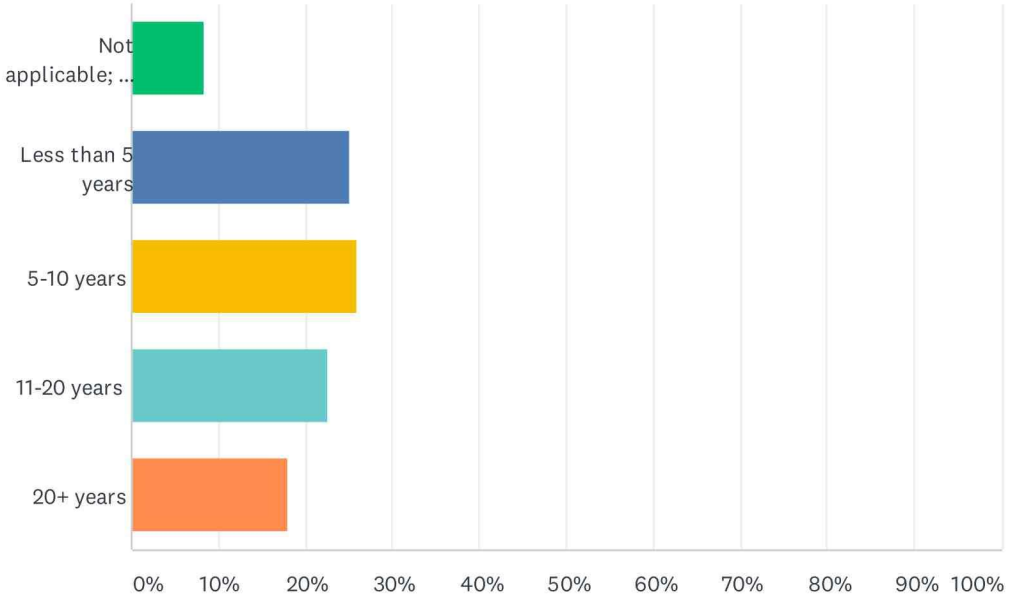
Precedent Images:
- Row A (A1-A5): look good; want to see more bungalow style housing options
- Row B (B1-B5): look good
- Row C: streetscape precedents all look good; much better than what is out there now; C1 is preferred
- Row D: open spaces look good

End of PW2 Village Place Facilitator Notes.

X:\1data\1 PROJECT\273-20-00 Village of Pinehurst Small Area Plans\REFERENCE\27320_PW2 Feedback\Facilitator Notes\27320_210608_PinehurstSAP_PW2-Facilitator-Notes_VP-combined.docx

Q1 Approximately how many years have you lived in the Village of Pinehurst? [Select one]

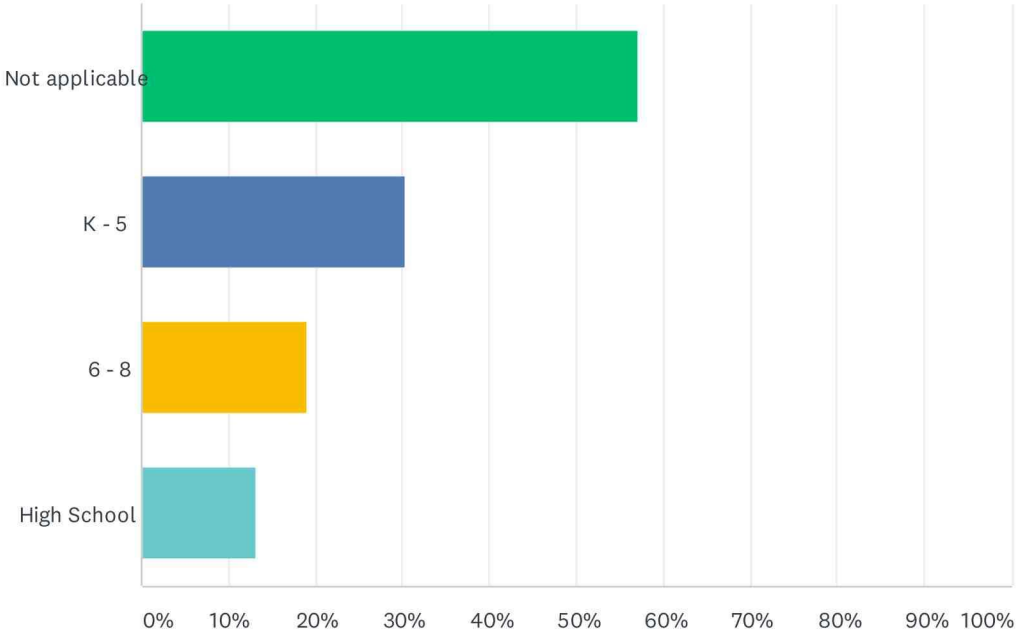
Answered: 362 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not applicable; I do not live in Pinehurst	8.29%	30
Less than 5 years	25.14%	91
5-10 years	25.97%	94
11-20 years	22.65%	82
20+ years	17.96%	65
TOTAL		362

Q2 What grade level(s) are your school-age children? [Select all that apply]

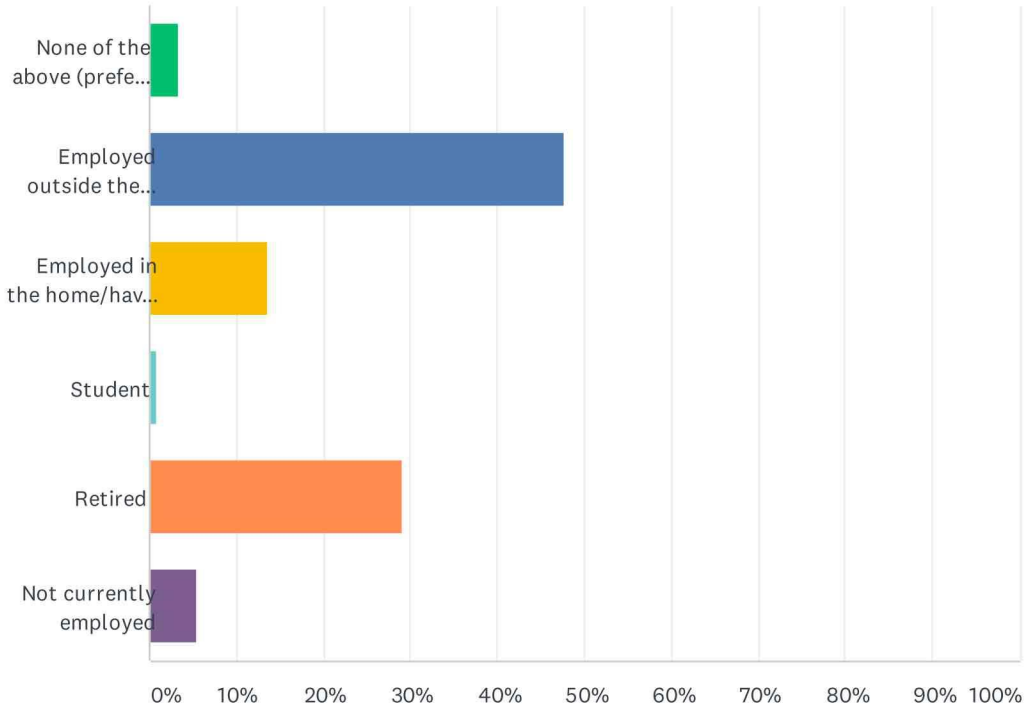
Answered: 362 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not applicable	57.18%	207
K - 5	30.39%	110
6 - 8	19.06%	69
High School	13.26%	48
Total Respondents: 362		

Q3 Which of the following best describes your current employment status? [Select one]

Answered: 362 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above (prefer not to answer)	3.31%	12
Employed outside the home	47.79%	173
Employed in the home/have a home-based business	13.54%	49
Student	0.83%	3
Retired	29.01%	105
Not currently employed	5.52%	20
TOTAL		362

Q4 If employed outside the home, what is the zip code where you work?

Answered: 220 Skipped: 142

#	RESPONSES	DATE
1	27376	6/29/2021 7:52 AM
2	N/a	6/29/2021 7:29 AM
3	28387	6/29/2021 6:44 AM
4	44632	6/29/2021 5:33 AM
5	28374	6/29/2021 4:52 AM
6	na	6/29/2021 4:15 AM
7	0	6/29/2021 12:10 AM
8	22408	6/28/2021 10:55 PM
9	28374	6/28/2021 10:53 PM
10	28310	6/28/2021 10:33 PM
11	28379	6/28/2021 10:19 PM
12	28326	6/28/2021 10:06 PM
13	28374	6/28/2021 9:55 PM
14	Southern pines	6/28/2021 9:47 PM
15	28303	6/28/2021 9:46 PM
16	28387	6/28/2021 9:36 PM
17	28374	6/28/2021 9:33 PM
18	28315	6/28/2021 9:27 PM
19	N/a	6/28/2021 9:25 PM
20	12345	6/28/2021 1:08 PM
21	28387	6/28/2021 8:44 AM
22	28307	6/27/2021 12:29 PM
23	28374	6/27/2021 9:50 AM
24	28374	6/26/2021 10:54 AM
25	28314	6/26/2021 9:27 AM
26	28310	6/26/2021 9:24 AM
27	28387	6/26/2021 8:52 AM
28	28374	6/26/2021 8:50 AM
29	28387	6/26/2021 8:38 AM
30	28374	6/26/2021 8:05 AM
31	28315	6/26/2021 8:00 AM
32	28379	6/26/2021 7:27 AM
33	28374	6/26/2021 7:07 AM

34	28327	6/26/2021 6:44 AM
35	28374	6/26/2021 6:29 AM
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41	28387	6/25/2021 5:33 PM
42	28379	6/25/2021 3:03 PM
43	none	6/25/2021 11:51 AM
44	28387	6/25/2021 10:40 AM
45	28387	6/25/2021 10:18 AM
46	28144	6/25/2021 8:52 AM
47	NA	6/25/2021 8:02 AM
48	28374	6/25/2021 7:12 AM
49	28374	6/24/2021 11:32 PM
50	28374	6/24/2021 9:22 PM
51	28374	6/24/2021 8:44 PM
52	28374	6/24/2021 8:35 PM
53	28387	6/24/2021 8:27 PM
54	28374	6/24/2021 6:56 PM
55	28374	6/24/2021 6:29 PM
56	28310	6/24/2021 4:33 PM
57	28387	6/24/2021 3:50 PM
58	27376	6/24/2021 3:23 PM
59	28374	6/24/2021 12:58 PM
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99	28374	6/22/2021 6:02 PM
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101	28374	6/22/2021 5:45 PM
102	28374	6/22/2021 3:43 PM
103	28374	6/22/2021 2:10 PM
104	28387	6/22/2021 1:59 PM
105	28315	6/22/2021 1:52 PM
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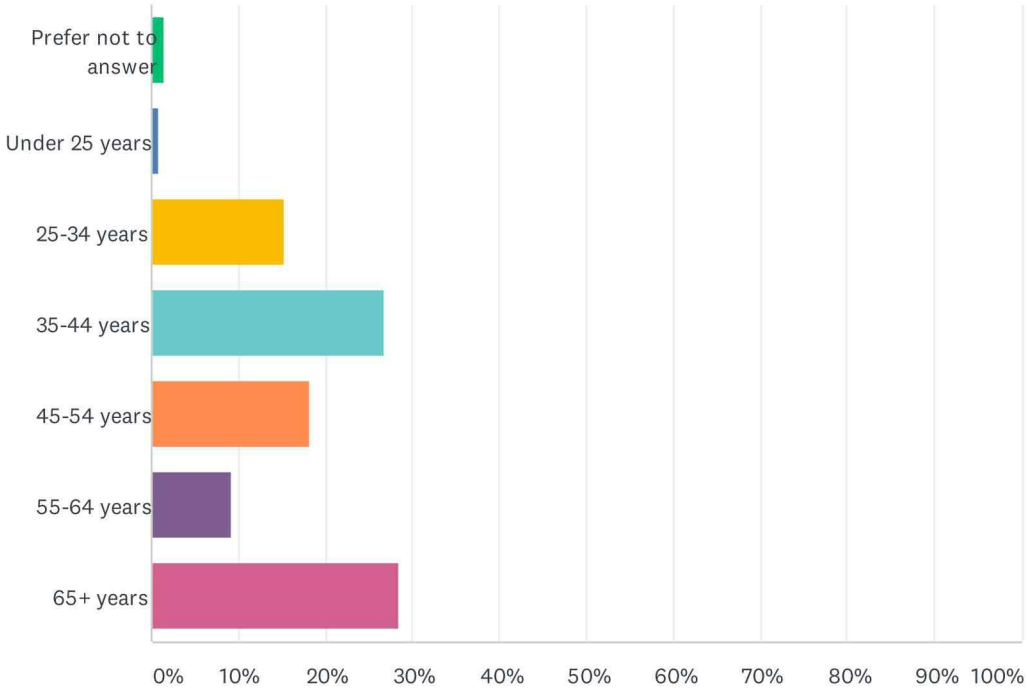
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137	28387	6/21/2021 2:36 PM
138	28310	6/21/2021 2:23 PM
139	28374	6/21/2021 2:12 PM
140	0	6/21/2021 2:08 PM
141	28374	6/21/2021 1:32 PM
142	28374	6/21/2021 12:59 PM
143	28315	6/21/2021 12:57 PM
144	28374	6/21/2021 12:55 PM
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213	27376	6/18/2021 11:57 AM
214	28374	6/18/2021 11:56 AM
215	28374	6/18/2021 11:52 AM
216	28374	6/18/2021 11:44 AM
217	28374	6/18/2021 11:42 AM
218	Na	6/18/2021 11:32 AM
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Q5 Which of the following best describes your age? [Select one]

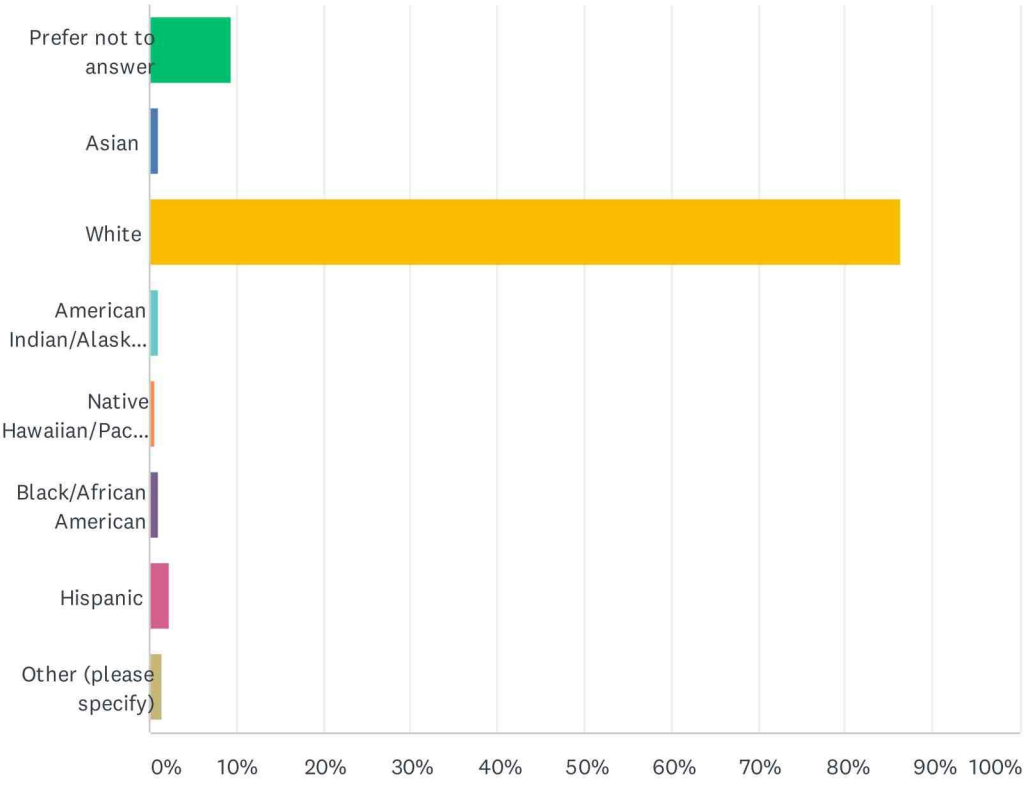
Answered: 362 Skipped: 0



ANSWER CHOICES	RESPONSES	
Prefer not to answer	1.38%	5
Under 25 years	0.83%	3
25-34 years	15.19%	55
35-44 years	26.80%	97
45-54 years	18.23%	66
55-64 years	9.12%	33
65+ years	28.45%	103
TOTAL		362

Q6 Which of the following describes your race? [Select all that apply]

Answered: 362 Skipped: 0



ANSWER CHOICES	RESPONSES	
Prefer not to answer	9.39%	34
Asian	1.10%	4
White	86.46%	313
American Indian/Alaskan Native	1.10%	4
Native Hawaiian/Pacific Islander	0.55%	2
Black/African American	1.10%	4
Hispanic	2.21%	8
Other (please specify)	1.38%	5
Total Respondents: 362		

#	OTHER (PLEASE SPECIFY)	DATE
1	American	6/22/2021 8:03 AM
2	I	6/21/2021 12:57 PM
3	American mutt	6/18/2021 2:58 PM
4	Latino	6/18/2021 12:38 PM
5	German/Swedish American	6/18/2021 12:09 PM

Q7 Generally, do you feel that the illustrated infill buildings and streets within Village Place are compatible with the surrounding area? If not, why? [Open comment field, please limit to 100 words]

Answered: 107 Skipped: 255

#	RESPONSES	DATE
1	If we keep growing as we are we will need these areas.	6/29/2021 8:37 AM
2	yes	6/29/2021 8:09 AM
3	The low intensity plan is more in keeping with the Village.	6/29/2021 7:15 AM
4	They may be compatible, however, if successfully accepted and developed, how do we handle traffic. Or does it remain underutilized like other areas such as the plaza near Lowes	6/29/2021 5:53 AM
5	yes	6/29/2021 4:19 AM
6	No. Overcrowding is already happening. This just promotes more overcrowding.	6/29/2021 12:28 AM
7	Yes	6/28/2021 11:03 PM
8	As a resident in the heart of Village Place, I am eager to see the further growth and a greater sense of connection to the Village itself. There are so many opportunities for this area!	6/28/2021 10:51 PM
9	Dpw needs to be relocated outside of commercial area	6/28/2021 10:08 PM
10	Yes they are great idea and needed	6/28/2021 10:05 PM
11	Yes	6/28/2021 10:03 PM
12	Yes; this space should be better utilized to suit community growth	6/28/2021 9:49 PM
13	Yes	6/26/2021 10:14 AM
14	Yes	6/26/2021 8:48 AM
15	No, I don't think the location will be successful due to it being a less popular area. Also, overcrowding that area.	6/26/2021 7:23 AM
16	Yes	6/25/2021 10:40 PM
17	If the residential infill along McCaskill were viable, someone would have grabbed them up by now. That land should hold 2-4 good sized homes that meet the stately character of the area. Do we really want another restaurant next to Hughes supply with four eateries on McIntyre? No sidewalks proposed as in the other plan? The firehouse, police dept and town hall have a nice modern feel (like Cary). Why can't the long range plan continue that look and feel?	6/25/2021 2:30 PM
18	high density is for developers not residents	6/25/2021 11:59 AM
19	Yes	6/25/2021 10:20 AM
20	Yes	6/25/2021 7:13 AM
21	No. As a continuation of the Village and close proximity to the Arboretum, commercial infill is counterproductive.	6/24/2021 4:01 PM
22	Yes	6/24/2021 3:41 PM
23	Yes.	6/24/2021 8:45 AM
24	In general, yes. Since I live right next to the plan (Dundee Rd), it should be walkable to these businesses/restaurants. So, some type of walkway would be a good idea. Some areas of the downtown have it, some don't. Make it consistent throughout the downtown village area.	6/24/2021 8:32 AM
25	I think it’s a great concept but the idea of bringing more and more people to the area will make	6/24/2021 6:46 AM

	the historic village lose the historic feel. And, traffic getting into the village on HWY is already a mess	
26	Is it intended that the infill buildings, and the streets, will closely resemble the overall look of the Village Center and adjoining streets? This will be desirable: the existing buildings in Village Place are by no means of the same quality and trees are sparse in some areas. It must be a goal to preserve the "village" look, else the area risks being "not Pinehurst" and Pinehurst's core appearance is the Village's great asset.	6/24/2021 12:33 AM
27	Yes	6/24/2021 12:05 AM
28	Yes	6/23/2021 10:19 PM
29	Yes, if they match the appropriate village aesthetic	6/23/2021 9:12 PM
30	No. Too much growth and loosing small town charm. This place is turning into Fayetteville.	6/23/2021 9:03 PM
31	Yes, but the number of new streets is probably not necessary. Any plan should include more space for pedestrian and bicycle traffic. Facilitating pedestrian access from the village acres area.	6/23/2021 8:08 PM
32	I do like bot the low and high intensity plans.	6/23/2021 7:10 AM
33	Yes	6/23/2021 12:20 AM
34	Low intensity looks fine, growth and progress are fine. The high looks crowded, as someone who lives on that side of town it would make traffic like Cary/Apex. Yuck.	6/22/2021 10:34 PM
35	The low intensity plan is very much compatible and welcome	6/22/2021 9:37 PM
36	Yes	6/22/2021 8:48 PM
37	There is no need to infill every inch of space.	6/22/2021 7:53 PM
38	I like the idea of adding the roads and the over all layout. I really believe their needs to be some sort of hidden parking garage. Check out what Hudson Ohio did to add more stores and parking to their historical town. It looks good and flows well. Also I don't think having town homes fits into the look of the village	6/22/2021 6:18 PM
39	Yes, the new concept seems integrated with existing usage.	6/22/2021 2:41 PM
40	Looks good	6/22/2021 2:06 PM
41	Too many houses in the section next to Police Station	6/22/2021 1:57 PM
42	I believe that it will become congested, a metropolitan area and no longer a nice village. The traffic is already too much for what currently exists. Destruction of trees is detrimental to village and climate.	6/22/2021 12:10 PM
43	Address more in detail how you are going to handle the traffic on #5 NC. This road has become a nightmare during business hours.	6/22/2021 12:05 PM
44	Yes	6/22/2021 10:08 AM
45	No opinion.	6/22/2021 9:54 AM
46	Yes	6/22/2021 9:20 AM
47	The low intensity infill seems more compatible with the residential areas already there. My problem with the nature of the commercial building (restaurants and boutique shopping) is that it could "suck" business from the current downtown which already struggles. Example: the Hutaff real estate should not have been allowed in a building that should have been adapted to boutique shopping; the landlords need to be more proactive with updating spaces and attracting tenants.	6/22/2021 9:08 AM
48	all depends on the actual architecture of the buildings	6/22/2021 7:51 AM
49	Yes.	6/22/2021 12:05 AM
50	More people=more traffic	6/21/2021 11:40 PM
51	Yes	6/21/2021 11:25 PM

52	No	6/21/2021 10:59 PM
53	Sure	6/21/2021 9:09 PM
54	Yes	6/21/2021 5:22 PM
55	I am concerned with the quantity of new build houses. The single family lot sizes and house sizes appear smaller than the norm in the area. The single family attached homes are not common for the area. I think they would be compatible if no greater than 2 stories so they don't tower over the surrounding neighborhoods. I think the new streets make sense.	6/21/2021 3:04 PM
56	No. Every empty space does not need to be filled in. his strikes me more as development plan, rather than a community plan. New roads, new buildings, new homes and new businesses --but not a single new parking lot.	6/21/2021 2:54 PM
57	Low intensity, yes. The high intensity creates to much congestion and takes away from the natural beauty of the area.	6/21/2021 2:35 PM
58	Yes	6/21/2021 1:33 PM
59	Yes	6/21/2021 1:09 PM
60	Yes	6/21/2021 1:00 PM
61	Yes, low density is.	6/21/2021 12:45 PM
62	The roads and developments seem acceptable, but what I don't see is parking. There is already people parking all down the street for the brewery and in the village parking during events is crazy. Have you thought about asking business/offices to allow public parking after 5pm? Or creating park/pay locations?	6/21/2021 11:44 AM
63	I moved to Pinehurst from a suburban area - generic American suburbia. I got tired of them "putting buildings everywhere" for incrementsl tax dollars…instead of putting a value on GREEN SPACE. In my opinion, GREEN SPACE is besatiful and the utmost luxury!!! I would rather pay increased taxes so that we can kerp GREEN SPACE. "WHO" is the person(s) who want infill????? why don't we establish a fund to buy-back properties….and then keep them natural??? Obviously planning should have happened many years ago - so that: —The Murdocksville Road "new houses" could have been left natural - welcoming folks into Pinehurst (you could have purchased the street-facing lots (maybe in partnership with the Resort) —also, you could have bought the lots on Morganton Road - between CCNC and Doral Drive; wouldn't that have befn a lovely greenspace/natursl entry into Pinehurst???? If I had my way :))) I would establish a fund - put money into it annually - and slowly buy the Murdocksville Road and that one Morganton Road-area homes. Sure it would take a while, but eventually Pinehurst could have beautiful natursl entryways. If I was a billionaire I would do it for you!!! SO please think carefully before allowing "infill." We need more GREEN SPACE not more filler. GREEN SPACE has great value!!!	6/21/2021 10:17 AM
64	Yes	6/21/2021 9:37 AM
65	Yes, looks good!	6/21/2021 9:30 AM
66	Yes. They add to the desirability of the Village. More traffic drawn to the area to better the businesses therein.	6/21/2021 8:06 AM
67	Yes, I do!	6/20/2021 2:16 PM
68	No. Strong consideration must be given to the maintenance and sustainment required for these buildings. Additional landscaping vehicles, delivery vehicles, trash pick-up, maintenance equipment and vehicles, and future requirements to support electric vehicles will cause unforeseen requirements on a very limited infrastructure.	6/20/2021 1:34 PM
69	Sure	6/20/2021 12:40 PM
70	Yes	6/20/2021 5:28 AM
71	Sure	6/19/2021 4:20 PM
72	They are fine as long as you hold a higher standard for the quality of the buildings and houses. The builders grade houses are crap that are being built around town now and it degrades the character of our town.	6/19/2021 3:22 PM

73	I understand that construction activity fuels economic growth and provides employment. However, with respect to Pinehurst, I believe enough is enough. Traffic, narrow streets and no room for joggers, etc. are major problems. Lack of buildings for whatever use is not a problem.	6/19/2021 1:43 PM
74	Generally, yes, but must be compatible with the Village with no franchise such as McDonalds, etc.	6/19/2021 12:05 PM
75	yes	6/19/2021 11:08 AM
76	prefer low intensity plan	6/19/2021 11:02 AM
77	Hard to say without pictures. If they are like the Pinehurst Village buildings and streets I would say compatible.	6/19/2021 10:46 AM
78	no comment	6/19/2021 9:21 AM
79	Yes	6/19/2021 7:43 AM
80	Yes	6/18/2021 10:50 PM
81	Generally I feel this is fair use of land and roadways.	6/18/2021 6:59 PM
82	Absolutely not! Extending the roads, more homes, more restaurants… The small quietness of the village is being destroyed little by little!	6/18/2021 6:26 PM
83	Yes	6/18/2021 4:59 PM
84	Don't need more traffic in those areas.	6/18/2021 4:57 PM
85	Yes absolutely and much needed	6/18/2021 4:42 PM
86	No. We need to keep space between buildings. Cramming more houses in is not ideal. Larger lots is more desirable	6/18/2021 3:50 PM
87	Yes. And, I think a parking garage is viable in this area using a model like Colonial Williamsburg.	6/18/2021 3:47 PM
88	I think we need to slow down development of this area. More Roads and restaurants are Not compatible with the Village of Pinehurst that I knew and loved. I'm okay with some development but our growth is out of control and more Roads and restaurants that welcome more people is not what our small Town needs.	6/18/2021 3:35 PM
89	Yes	6/18/2021 3:28 PM
90	Yes	6/18/2021 3:27 PM
91	Yes	6/18/2021 3:19 PM
92	Not seeing enough parking. We need more rental units. One of the residential allocation should be 2 or 3 story apartments.	6/18/2021 3:14 PM
93	I think so.	6/18/2021 2:27 PM
94	Extension of Orange and Spur roads, will completely change traffic patterns in the current Village.	6/18/2021 2:19 PM
95	Yes.	6/18/2021 1:36 PM
96	Yes	6/18/2021 1:07 PM
97	yes	6/18/2021 1:06 PM
98	No. Increase of traffic through residential areas	6/18/2021 1:00 PM
99	No, it looks too congested.	6/18/2021 12:59 PM
100	I think so.	6/18/2021 12:53 PM
101	The streets make sense, I'm worried about cheaply constructed residential infill with little landscaping to transition into the historic village	6/18/2021 12:39 PM
102	Yes	6/18/2021 12:32 PM
103	Yes	6/18/2021 12:18 PM

104	Yes	6/18/2021 12:17 PM
105	Concerned about water runoff	6/18/2021 12:12 PM
106	Yes, it allows for smart growth. There are unsightly, unused parcels of land that could be put towards better use while keeping as much green space as possible.	6/18/2021 12:00 PM
107	yes	6/18/2021 11:42 AM

Q8 Compare the alignment of the N-S street, shown as connecting to Power Plant Road in the Low-Intensity option and to Orange Road in the High-Intensity option. Is there a preference for either alignment or are both acceptable? If there is a preference, why? [Open comment field, please limit to 100 words]

Answered: 96 Skipped: 266

#	RESPONSES	DATE
1	Low intensity please at this time.	6/29/2021 8:37 AM
2	Both are acceptable	6/29/2021 8:09 AM
3	Low intensity option	6/29/2021 7:15 AM
4	Low density preferred for reasons above.	6/29/2021 5:53 AM
5	N/A	6/29/2021 12:28 AM
6	Both acceptable	6/28/2021 11:03 PM
7	I think that the high-intensity option makes more sense if there is going to be a connector either way.	6/28/2021 10:51 PM
8	No preference	6/28/2021 10:08 PM
9	High intensity option, it should connect to orange	6/28/2021 10:05 PM
10	Both acceptable	6/28/2021 10:03 PM
11	Straight road in high intensity option looks safer	6/28/2021 9:49 PM
12	No preference	6/26/2021 10:14 AM
13	Low intensity is more preferable	6/26/2021 7:23 AM
14	Both fine	6/25/2021 10:40 PM
15	That area is already chopped up. The new streets chop it up more. Should plan larger statelier buildings with shops or food outlets that locals and tourists will want to go to. What about parking>	6/25/2021 2:30 PM
16	Skatepark	6/25/2021 10:20 AM
17	Has the number of emergency calls per day for the Fire and Rescue Departments been considered? Access in case of emergencies seems not to have been considered.	6/24/2021 4:01 PM
18	No preference	6/24/2021 3:41 PM
19	Both are acceptable.	6/24/2021 8:45 AM
20	Well, you have to have some type of way for major traffic flow. Just adding more interior streets to flood the main throughfares (211, 5) is very problematic in my opinion.	6/24/2021 8:32 AM
21	No preference.	6/24/2021 6:46 AM
22	The Low Intensity connection to Power Plant Road is preferable, in part because that design appears to incorporate a slightly greater curvature, an element of many roads in the Village Center	6/24/2021 12:33 AM
23	Looks good	6/24/2021 12:05 AM
24	Prefer the low intensity one only because I believe the Orange Rd intersection would be a mess with the high intensity option	6/23/2021 9:12 PM

25	High intensity option seems more logical	6/23/2021 8:08 PM
26	both are acceptable	6/23/2021 7:10 AM
27	No preference	6/23/2021 12:20 AM
28	The curve of the low version is more appealing and I do think will help keep speeds down.	6/22/2021 10:34 PM
29	Both are acceptable but I prefer the high intensity plan for this road	6/22/2021 9:37 PM
30	No preference	6/22/2021 8:48 PM
31	low intensity	6/22/2021 7:53 PM
32	I like it	6/22/2021 6:18 PM
33	Aligning the new N-S Street with Orange Road would allow for better traffic flow in the future.	6/22/2021 2:41 PM
34	both	6/22/2021 2:06 PM
35	Both acceptable	6/22/2021 1:57 PM
36	no preference	6/22/2021 12:10 PM
37	Both are acceptable.	6/22/2021 12:05 PM
38	Both accepted	6/22/2021 10:08 AM
39	Both acceptable	6/22/2021 9:54 AM
40	Acceptable	6/22/2021 9:20 AM
41	Low intensity only.	6/22/2021 9:08 AM
42	Both would be acceptable	6/22/2021 7:51 AM
43	Both are good	6/22/2021 12:05 AM
44	None	6/21/2021 11:40 PM
45	Both ok	6/21/2021 11:25 PM
46	Do not like	6/21/2021 10:59 PM
47	Both are fine	6/21/2021 9:09 PM
48	!	6/21/2021 5:22 PM
49	It makes sense to connect to power plant Rd since that is a pre-existing road unless the properties on that street don't want to be connected. Otherwise, connecting to orange seems like a good idea assuming something interesting is going to happen with the old fire station.	6/21/2021 3:04 PM
50	Neither are acceptable as presented. Orange Road does not need to be connected to anything. It is a quiet street and should remain that way--not a connector for people turning off 211 onto Rattlesnake Trail. The end of Orange road is at the Holly Inn and about 100 yards to Given Library.	6/21/2021 2:54 PM
51	Both are acceptable, but the Orange Rd alignment would be a straighter shot through the area. Increased visibility, safety, etc as a result.	6/21/2021 2:35 PM
52	Both are acceptable.	6/21/2021 1:33 PM
53	Both. More connection the better	6/21/2021 1:00 PM
54	either	6/21/2021 12:45 PM
55	The low intensity option seems to make more sense as there is already part of a road built there. Less waste and construction to use a partial road already constructed.	6/21/2021 11:44 AM
56	fewer roads are better! leave Green Space intact! Raise my taxes - buy the property - and avoid unsightly infill!!	6/21/2021 10:17 AM
57	I prefer the low-intensity option.	6/21/2021 9:37 AM

58	Both acceptable	6/21/2021 9:30 AM
59	Both are acceptable.	6/21/2021 8:06 AM
60	I like the connection to Orange Road in the high intensity option better, if there were some realignment of the intersection to make it easier to turn onto Orange.	6/20/2021 2:16 PM
61	No preference	6/20/2021 1:34 PM
62	High intensity	6/20/2021 12:40 PM
63	Yes	6/20/2021 7:29 AM
64	I think that they are both acceptable.	6/20/2021 5:28 AM
65	Both are acceptable	6/19/2021 4:20 PM
66	Both are fine as long as you hold high standards for quality and character.	6/19/2021 3:22 PM
67	No preference.	6/19/2021 1:43 PM
68	No preference.	6/19/2021 12:05 PM
69	both are acceptable	6/19/2021 11:08 AM
70	no preference	6/19/2021 11:02 AM
71	Low- intensity. I have thought that there were enough roads around the Village as it is now.	6/19/2021 10:46 AM
72	no comment	6/19/2021 9:21 AM
73	Orange road connector better as it impacts the privacy of two Less homes on spur	6/19/2021 7:43 AM
74	The low intensity option seems to fit with the character of Pinehurst.	6/18/2021 4:59 PM
75	Do not think either option is acceptable.	6/18/2021 4:57 PM
76	Both acceptable	6/18/2021 4:42 PM
77	If you just do this, I'd choose the one that'll impact the homeowners the least. No one wants a street going in where there used to be trees	6/18/2021 3:50 PM
78	Both are acceptable.	6/18/2021 3:47 PM
79	I love the roads and the village how olmstead envisioned it. I don't want you to connect anything.	6/18/2021 3:35 PM
80	Both are acceptable	6/18/2021 3:28 PM
81	Low Intensity option	6/18/2021 3:27 PM
82	Both acceptable	6/18/2021 3:19 PM
83	Both are acceptable	6/18/2021 2:27 PM
84	Both are going to completely change traffic patterns in the current Village, to avoid the traffic circle.	6/18/2021 2:19 PM
85	Both are acceptable since better access and circulation are achieved with both extensions	6/18/2021 1:36 PM
86	Both	6/18/2021 1:07 PM
87	Low intensity - seems to allow more room between buildings	6/18/2021 1:06 PM
88	Low intensity option to avoid a straight shot on Orange that might be more of a speeding issue	6/18/2021 1:00 PM
89	Neither is acceptable.	6/18/2021 12:59 PM
90	Not sure	6/18/2021 12:53 PM
91	No opinion	6/18/2021 12:39 PM
92	No	6/18/2021 12:32 PM
93	I prefer the Low intensity option- I like the green space and prefer less development	6/18/2021 12:18 PM

94	Leave as much natural lawn/grass as possible ..water runoff concerns	6/18/2021 12:12 PM
95	I like the High-Intensity option as it provides more options for traffic to spread out through the area.	6/18/2021 12:00 PM
96	both acceptable	6/18/2021 11:42 AM

Q9 Compare the Residential in the two plan options. Is there a preference for the Single-Family Detached (SFD) as shown in the Low Intensity option, more Single-Family Attached (SFA) as shown in the High Intensity option, or Multi-Family (MF) - not shown? [Open comment field, please limit to 100 words]

Answered: 102 Skipped: 260

#	RESPONSES	DATE
1	SFD	6/29/2021 8:37 AM
2	SFD	6/29/2021 8:09 AM
3	SFD is more in keeping with the Village of Pinehurst.	6/29/2021 7:15 AM
4	We are a proven single family community with pressing traffic issues now.	6/29/2021 5:53 AM
5	N/A	6/29/2021 12:28 AM
6	Single family detached	6/28/2021 11:03 PM
7	Single-family detached. 100%.	6/28/2021 10:51 PM
8	Multi family ie greens	6/28/2021 10:08 PM
9	Sfa and mf are needed in our growing community.	6/28/2021 10:05 PM
10	I think SFA or MF would be beneficial to possibly bringing other socioeconomic groups and/or other age groups closer to downtown which would be healthy for the community. However, I don't think it's generally as attractive as SFD.	6/28/2021 10:03 PM
11	Preference if SFA of MF would add affordable living for local service employees	6/28/2021 9:49 PM
12	SFD	6/26/2021 10:14 AM
13	In this arrangement SFA would look better. It would be more uniform in appearance and yard maintenance would just be one whole area vs multiple different yards	6/26/2021 7:23 AM
14	No more homes. If homes have to be built, make sure they are on a foundation, are detached and share commonalities with other village homes (historical).	6/25/2021 10:40 PM
15	Need data showing the occupancy rates of the various new apartment complexes already built in the Pinehurst/Southern Pines area. Do people want to live there? Obviously, people do want to live in houses with golf access given the market conditions right now.	6/25/2021 2:30 PM
16	no	6/25/2021 11:59 AM
17	Skatepark	6/25/2021 10:20 AM
18	Prefer SFA for multiple reasons related to maintaining the integrity of the Village.	6/24/2021 4:01 PM
19	Multi-family.	6/24/2021 3:41 PM
20	Prob SFD/SFA. I like the idea of townhome-like residences, as well as SFD; would like the SFD to be better executed than the existing, newer SFDs in this area of the Village (I live on Fields and drive through the area toward Rattlesnake daily- that area seems poorly executed to me and not in keeping with the rest of the village). I think that MF would be ok, but executed in a mixed-use fashion- not like the greens at the Aboretum which to me looks like the village attempted to achieve all HUD/Section 8 goals in one fell swoop.	6/24/2021 8:45 AM
21	Single family is preferred. The traffic options seem to not be able to bear the numbers with MF.	6/24/2021 8:32 AM
22	Attached. Houses are going to continue being harder and harder for people to purchase.	6/24/2021 6:46 AM

	Apartments give more young people the opportunity to live in Pinehurst	
23	Single-Family Detached for two reasons: a greater area of each property available for vegetation and trees (hopefully), overall less traffic. Moreover, SFD housing is likely to give more of a visual sense of connection to the existing, adjacent, residential areas.	6/24/2021 12:33 AM
24	Single family detached is best	6/24/2021 12:05 AM
25	Definitely would prefer detached homes for the village	6/23/2021 9:12 PM
26	Single family detached is preferred	6/23/2021 8:08 PM
27	Yes	6/23/2021 7:45 PM
28	I'm okay with SFA as long as the builder and buildings are quality construction.	6/23/2021 7:10 AM
29	No preference	6/23/2021 12:20 AM
30	Single family, like those currently existing and being built in the village.	6/22/2021 10:34 PM
31	Single family detached	6/22/2021 9:37 PM
32	no preference	6/22/2021 8:48 PM
33	Single family detached only. This is heart of Pinehurst and we already have one mistake in The Greens. No need to repeat.	6/22/2021 7:53 PM
34	Single family looks better and flows better with the historical village	6/22/2021 6:18 PM
35	This area is conducive to multi-family housing since that use is consistent with The Greens at the Arboretum, and multi-family and affordable housing is lacking in our town. However, the architecture should blend better with the historic district unlike The Greens.	6/22/2021 2:41 PM
36	detached, or multi family. Need more of these type homes	6/22/2021 2:06 PM
37	Single family or multifamily are fine, but both plans look crowded in the area next to the Police Station.	6/22/2021 1:57 PM
38	single family only. too many people means more traffic.	6/22/2021 12:10 PM
39	Single Family either single or attached.	6/22/2021 12:05 PM
40	More SFD	6/22/2021 10:08 AM
41	Single family detached.	6/22/2021 9:54 AM
42	Single family	6/22/2021 9:20 AM
43	Low intensity will minimize traffic. There are already many SFA's and MF's being built in neighboring towns.	6/22/2021 9:08 AM
44	I like the idea of single family attached to provide affordable (but not cheap) housing for people who want to be in the center of things in the village. Kind of like a Birkdale (Huntersville) atmosphere	6/22/2021 7:51 AM
45	Sfd	6/22/2021 12:05 AM
46	None	6/21/2021 11:40 PM
47	Single fam detached preferred. Too much traffic congestion with the other 2 options.	6/21/2021 11:25 PM
48	Neither	6/21/2021 10:59 PM
49	Low intensity	6/21/2021 9:09 PM
50	!	6/21/2021 5:22 PM
51	Single-family detached is preferred in keeping with the character of the surrounding area. If anything, single family attached should be considered if it is suitably set back from the road and goes no more than two stories. I would absolutely not want to see another MF monstrosity like the Greens which towers over everything in the area and destroyed the scenic beauty of the arboretum.	6/21/2021 3:04 PM
52	Multi-Family homes will only crowd the two lane roads that run throughout this section of the	6/21/2021 2:54 PM

	Village. They would be out of character with the current homes in the area. Single family detached homes are the only form of housing consistent with this part of Pinehurst.	
53	SFD	6/21/2021 2:40 PM
54	Single family detached. Open the area up to high quality, low quantity housing. Keep the charm in the area.	6/21/2021 2:35 PM
55	SFD is preferred.	6/21/2021 1:33 PM
56	SFD definitely…	6/21/2021 1:00 PM
57	SFD	6/21/2021 12:45 PM
58	Single family detached. Preserve market pricing with current detached mode, and demographics for family-friendly neighborhoods.	6/21/2021 11:44 AM
59	SFD	6/21/2021 10:50 AM
60	We want Green Space - truly!!	6/21/2021 10:17 AM
61	I prefer the low-intensity option.	6/21/2021 9:37 AM
62	Prefer single family detached rather than attached.	6/21/2021 9:30 AM
63	No preference	6/21/2021 8:06 AM
64	I think we need some SFA housing product in this location and maybe even some MF too!	6/20/2021 2:16 PM
65	Single family detached.	6/20/2021 1:34 PM
66	High intensity multi family for sure	6/20/2021 12:40 PM
67	Sfd	6/20/2021 7:29 AM
68	Low density preferred	6/19/2021 4:20 PM
69	Single family is best. We are too populated as is.…	6/19/2021 3:22 PM
70	SFD	6/19/2021 1:43 PM
71	Keep as much single-family detached (SFD) as possible.	6/19/2021 12:05 PM
72	single-family detached preferred but some single-family attached is okay	6/19/2021 11:08 AM
73	SFD PREFERRED	6/19/2021 11:02 AM
74	Single-Family Detached as shown in Low intensity option	6/19/2021 10:46 AM
75	single family	6/19/2021 9:21 AM
76	SFD preferred	6/19/2021 7:43 AM
77	As is shown in the low intensity and then I'd like to see multi family.	6/18/2021 4:59 PM
78	More housing in this area is not an ideal situation.	6/18/2021 4:57 PM
79	SFD	6/18/2021 4:42 PM
80	NO multi family. The huge apartment complex is (more than) enough. Detached homes spaced at reasonable intervals is all that should be considered. But I love the greenspace in our community	6/18/2021 3:50 PM
81	There is no preference between SFD and SFA so long as the quality is consistent with the Village. The small houses currently being built in that area really aren't, so high end townhouses may be preferable.	6/18/2021 3:47 PM
82	Single family attached, please! No more apartment buildings downtown	6/18/2021 3:35 PM
83	Preference is for Single Family Detached	6/18/2021 3:28 PM
84	SDF	6/18/2021 3:27 PM
85	Single Family Detached is prefer to reduce burden on traffic and utilities	6/18/2021 3:19 PM

86	See above	6/18/2021 3:14 PM
87	single family detached (SFD)	6/18/2021 2:27 PM
88	What?	6/18/2021 2:19 PM
89	Prefere SFD	6/18/2021 1:51 PM
90	Would prefer to see more SFA in the area, either apts or condos	6/18/2021 1:36 PM
91	Sfa	6/18/2021 1:07 PM
92	First choice: SFD, Second choice SFA. MF is NOT a c hoice	6/18/2021 1:06 PM
93	Preference for low intensity.	6/18/2021 1:00 PM
94	How about there is no necessity for any of these housing types?	6/18/2021 12:59 PM
95	Single family detached	6/18/2021 12:53 PM
96	I would prefer single family detached. The transition to the historic village is already abrupt and I think multi family units would exacerbate that	6/18/2021 12:39 PM
97	Yes	6/18/2021 12:32 PM
98	Single family detached is preferred. It allows for more green space.	6/18/2021 12:18 PM
99	SFD	6/18/2021 12:12 PM
100	Prefer the high density model all the way	6/18/2021 12:00 PM
101	SFD would be preferred. Keeps overall population lower.	6/18/2021 12:00 PM
102	SFD	6/18/2021 11:42 AM

Q10 For (new) commercial, do you agree with the concentration of mixed-use (Restaurants, Retail, some Office, and some Live/Works) south of McCaskill Road, transitioning to more Office just north of McCaskill Road, and then transitioning farther north to Residential (across the street from the existing Residential midway and east along Rattlesnake)? [Open comment field, please limit to 100 words]

Answered: 104 Skipped: 258

#	RESPONSES	DATE
1	Agree	6/29/2021 8:37 AM
2	YES	6/29/2021 8:09 AM
3	We have enough commercial space in Moore County.	6/29/2021 7:15 AM
4	Again, it is hard to imagine with vacancies in many office and commercial locations within the area that this will be needed? While desirable to "fill in" these areas that do not have the character of the Village, we threaten to undermine what makes the Village so unique.	6/29/2021 5:53 AM
5	yes	6/29/2021 4:19 AM
6	No opinion.	6/29/2021 12:28 AM
7	Yes	6/28/2021 11:03 PM
8	Mixed-use throughout and less office as you go farther north. Putting more office spaces near residential neighborhoods is not well-used space. There are too many vacant “spaces” in this area already and look how that turned out! Utilize this opportunity for commercial use as an extension of the Village that caters to its actual residents and will attract tourists as well.	6/28/2021 10:51 PM
9	Yes	6/28/2021 10:08 PM
10	Yes, looks great, residential should be near parks , great job	6/28/2021 10:05 PM
11	It’s acceptable	6/28/2021 10:03 PM
12	Yes	6/28/2021 9:49 PM
13	Restaurants and small local retails would be preferred	6/26/2021 10:14 AM
14	Yes, I think separate and transitioning works better	6/26/2021 7:23 AM
15	Yes, but not in little choppy buildings. Strip malls are bad too. Should be like atrium-type buildings with a mix of shops and eateries.	6/25/2021 2:30 PM
16	there's plenty of room for comerical down 211	6/25/2021 11:59 AM
17	Skatepark	6/25/2021 10:20 AM
18	Yes	6/24/2021 4:01 PM
19	Yes	6/24/2021 3:41 PM
20	Yes.	6/24/2021 8:45 AM
21	Mixed use is fine, but again, the traffic issue.	6/24/2021 8:32 AM
22	Sure	6/24/2021 6:46 AM
23	Yes. However I wonder whether there may be some interest - i.e. demand and market for - Live/Works use within the Office are. (As I recall June the video session discussion of Live? Works spaces implied they would be expected to be in the Retail area.)	6/24/2021 12:33 AM

24	Yes	6/24/2021 12:05 AM
25	mixed use.	6/23/2021 10:25 PM
26	Generally, yes.	6/23/2021 9:12 PM
27	yes	6/23/2021 8:25 PM
28	No opinion	6/23/2021 8:08 PM
29	Sure.	6/23/2021 7:45 PM
30	agree	6/23/2021 7:10 AM
31	Yes but can we make sure rents are semi reasonable so they don't sit empty like Olmsted and the village proper?	6/22/2021 10:34 PM
32	I agree	6/22/2021 9:37 PM
33	i like it	6/22/2021 8:48 PM
34	mixed use retail best. However this area is close to existing Village homes, so not too much.	6/22/2021 7:53 PM
35	Yes I agree but need more parking	6/22/2021 6:18 PM
36	Yes, alot of the occupants of The Greens are employed in the hospitality industry, so a Live/Work neighborhood would add to the quality of life for those residents as well as minimize traffic since employees could walk to work. Progressing to office north of McCaskill and then residential east of Rattlesnake provides a smooth transition to existing residential near Cannon Park.	6/22/2021 2:41 PM
37	agree	6/22/2021 2:06 PM
38	I think it would be better to put businesses in the section next to the police station-not homes	6/22/2021 1:57 PM
39	Again, destroying trees and becoming too congested	6/22/2021 12:10 PM
40	Yes	6/22/2021 12:05 PM
41	Yes	6/22/2021 10:08 AM
42	Would like to see more restaurants/retail space	6/22/2021 9:54 AM
43	I like more restaurants and retail	6/22/2021 9:20 AM
44	Keep first floor offices (RE, Banks, Lawyers, etc) away from the retail - they kill retail.	6/22/2021 7:51 AM
45	Yes	6/22/2021 12:05 AM
46	No preference	6/21/2021 11:40 PM
47	Yes agree	6/21/2021 11:25 PM
48	No	6/21/2021 10:59 PM
49	Yes	6/21/2021 9:09 PM
50	Yes	6/21/2021 5:22 PM
51	I would like to see more mixed use further north to draw attention from 211. There is already a small restaurant and office space on McIntyre which should be better incorporated into the plan.	6/21/2021 3:04 PM
52	I see no need for commercial development along Rattlesnake Trail. SFD or additional park or recreational space would be preferred to anything else.	6/21/2021 2:54 PM
53	Yes	6/21/2021 2:40 PM
54	Agree	6/21/2021 2:35 PM
55	Yes, I agree.	6/21/2021 1:33 PM
56	Yes	6/21/2021 1:09 PM

57	Yes	6/21/2021 1:00 PM
58	Yes	6/21/2021 12:45 PM
59	Yes, the village desperately needs small, family owned restaurants, that provide variety. Lisi is such a great addition to the village!! It wouldn't hurt to consider high end chains like cava, chipotle, poke brothers. As long as the aesthetic of the village building is preserved.	6/21/2021 11:44 AM
60	Yes	6/21/2021 10:50 AM
61	Green Space not commercial	6/21/2021 10:17 AM
62	Yes.	6/21/2021 9:37 AM
63	Yes, prefer to keep residential along Rattlesnake where there is currently residential	6/21/2021 9:30 AM
64	Mixed use.	6/21/2021 8:06 AM
65	Yes. I think that development pattern is appropriate.	6/20/2021 2:16 PM
66	Yes.	6/20/2021 1:34 PM
67	Absolutely	6/20/2021 12:40 PM
68	Yes	6/20/2021 7:29 AM
69	Yes	6/19/2021 4:20 PM
70	Love idea if mixed use. But the people responsible for limiting what business can come into Pinehurst need to get off of their high horse. We don't need anymore banks and real estate offices.	6/19/2021 3:22 PM
71	I do not agree.	6/19/2021 1:43 PM
72	Mixed-use is always better.	6/19/2021 12:05 PM
73	yes	6/19/2021 11:08 AM
74	AGREE	6/19/2021 11:02 AM
75	I agree with limiting new commercial building and to reusing(renovating) any already existing structures for any purposes. Reuse what is already there and refurbish it.	6/19/2021 10:46 AM
76	I agree	6/19/2021 9:21 AM
77	Yes	6/19/2021 7:43 AM
78	Not sure	6/18/2021 10:50 PM
79	Yes	6/18/2021 4:59 PM
80	How many restaurants do we need? How much retail do we need that will eventually close and leave empty buildings?	6/18/2021 4:57 PM
81	I would prefer more of a build out of restaurants, cafes and shops in both areas	6/18/2021 4:42 PM
82	Yes	6/18/2021 3:50 PM
83	Agree with the plans.	6/18/2021 3:47 PM
84	I don't think that area needs mixed use. I'm okay with some additional Homes but not retail along that area near Rassie Wicker.	6/18/2021 3:35 PM
85	Yes	6/18/2021 3:28 PM
86	No	6/18/2021 3:27 PM
87	Yes	6/18/2021 3:19 PM
88	Don't see this location as viable retail. Professional offices? Instead.	6/18/2021 3:14 PM
89	Yes	6/18/2021 2:27 PM
90	What?	6/18/2021 2:19 PM

91	No objection to the mix	6/18/2021 1:36 PM
92	Yes	6/18/2021 1:07 PM
93	yes	6/18/2021 1:06 PM
94	Yes	6/18/2021 1:00 PM
95	No	6/18/2021 12:59 PM
96	Not sure	6/18/2021 12:53 PM
97	Yes, as long as strict appearance codes are enforced	6/18/2021 12:39 PM
98	No	6/18/2021 12:32 PM
99	Yes	6/18/2021 12:18 PM
100	Yes	6/18/2021 12:17 PM
101	No	6/18/2021 12:12 PM
102	Yes, more commercial is needed which will involve less cars traveling outside of pinehurst to conduct day to day business	6/18/2021 12:00 PM
103	Yes, reasonable plan	6/18/2021 12:00 PM
104	agree	6/18/2021 11:42 AM

Q11 Is there is a location where 3-story buildings would be acceptable in your opinion? Where would they be located? [Open comment field, please limit to 100 words]

Answered: 112 Skipped: 250

#	RESPONSES	DATE
1	No 3 story please	6/29/2021 8:37 AM
2	No absolutely not. Put your 3 story buildings outside the Village.	6/29/2021 7:15 AM
3	Not really, Why?	6/29/2021 5:53 AM
4	no	6/29/2021 4:19 AM
5	No.	6/29/2021 12:28 AM
6	No	6/28/2021 11:03 PM
7	NO NO NO NO NO	6/28/2021 10:51 PM
8	Behind Pinehurst Brewery	6/28/2021 10:08 PM
9	Yes, in office, and sfa and mf , retail/mu	6/28/2021 10:05 PM
10	Not sure	6/28/2021 10:03 PM
11	I think off the main roads to keep some of the charm people desire, 3 story buildings are fine and necessary to maintain more green areas in the community	6/28/2021 9:49 PM
12	No	6/26/2021 10:14 AM
13	No	6/26/2021 8:48 AM
14	No, not necessary.	6/26/2021 7:23 AM
15	No… keep Pinehurst, Pinehurst. Historical. It’s gorgeous. Please avoid making Pinehurst a metropolis.	6/25/2021 10:40 PM
16	Yes. Next to The Greens. Behind the brewery. Behind the Manor. Given the hilly terrain, larger atrium style buildings will not look out of place.	6/25/2021 2:30 PM
17	no, the thought sucks	6/25/2021 11:59 AM
18	Skatepark	6/25/2021 10:20 AM
19	No	6/24/2021 4:01 PM
20	No	6/24/2021 3:41 PM
21	Probably not; though maybe it could be done in such a way as to make the Greens at the Arboretum look like less of an eyesore?	6/24/2021 8:45 AM
22	No I don't like 3 story buildings. Jamming more people into smaller spaces is a problem for me.	6/24/2021 8:32 AM
23	There’s no need for three story buildings. And it’s hard to imagine it wouldn’t add to congestion	6/24/2021 6:46 AM
24	Perhaps one or two, if the designs are sensitive to the two-story visual massing. What would be amiss is for a three-story building to stand out like a sore thumb.	6/24/2021 12:33 AM
25	3 story is fine	6/24/2021 12:05 AM
26	rattlesnake	6/23/2021 10:25 PM
27	In lower elevation areas.	6/23/2021 9:12 PM

28	No, there is no need for 3 story buildings in pinehurst.	6/23/2021 9:03 PM
29	no	6/23/2021 8:25 PM
30	Yes that would work on the south end of this planning area, closer to the Manor Inn and low area east of the Brewery (public works site).	6/23/2021 8:08 PM
31	In the commercial area.	6/23/2021 7:45 PM
32	Narrow lots should be allowed to build up, so family homes can be added onto the small lots. Adding more families to the area equals long term success as a community.	6/23/2021 1:46 PM
33	My preference is to keep 2 story max.	6/23/2021 7:10 AM
34	Near the village hall and greens apartments. Really no where else.	6/22/2021 10:34 PM
35	Only along the commercial concentrations	6/22/2021 9:37 PM
36	no preference	6/22/2021 8:48 PM
37	Absolutely not.	6/22/2021 7:53 PM
38	I think three story is fine as long as there is parking	6/22/2021 6:18 PM
39	Perhaps on Hwy-211 road frontage - for example, a 3-story building at the current location of the Nursing Home at the corner of Rattlesnake and Hwy-211 would balance the height of the hospital buildings.	6/22/2021 2:41 PM
40	prefer lower story, but along Rattlesnake would be best for 3 story	6/22/2021 2:06 PM
41	Not sure	6/22/2021 1:57 PM
42	Never	6/22/2021 12:10 PM
43	No	6/22/2021 12:05 PM
44	Near proposed commercial infill	6/22/2021 10:08 AM
45	Na	6/22/2021 9:54 AM
46	No	6/22/2021 9:20 AM
47	Not acceptable.	6/22/2021 9:08 AM
48	No	6/22/2021 7:51 AM
49	No	6/22/2021 6:38 AM
50	No	6/22/2021 12:05 AM
51	No	6/21/2021 11:40 PM
52	Many locations acceptable as long as architecturally they fit in and the property contains a enough parking for what is contained in the buildings.	6/21/2021 11:25 PM
53	No	6/21/2021 10:59 PM
54	Wherever	6/21/2021 9:09 PM
55	Yes	6/21/2021 5:22 PM
56	No.	6/21/2021 3:04 PM
57	No. Out of character with the neighborhood.	6/21/2021 2:54 PM
58	No	6/21/2021 2:40 PM
59	No, there's an image/aesthetic to maintain.	6/21/2021 2:35 PM
60	Prefer no 3 story buildings.	6/21/2021 1:33 PM
61	Not in the quaint village	6/21/2021 1:09 PM
62	Magnolia or the extensions behind old fire station.	6/21/2021 1:00 PM

63	no	6/21/2021 12:45 PM
64	In Aberdeen.	6/21/2021 11:44 AM
65	Anywhere it'll fit architecturally	6/21/2021 10:50 AM
66	No - please NO	6/21/2021 10:17 AM
67	Building height in Village Place should be compatible with the central core. No parking deck.	6/21/2021 9:37 AM
68	No opinion, 3 story is fine	6/21/2021 9:30 AM
69	Near the brewery/bottom of McCaskill.	6/21/2021 8:06 AM
70	3 story buildings south of McCaskill are appropriate. There are three story buildings in the Village Center and I think it would fit in Village Place south of McCaskill, especially given some of the topography.	6/20/2021 2:16 PM
71	No.	6/20/2021 1:34 PM
72	Yes	6/20/2021 12:40 PM
73	No	6/20/2021 5:28 AM
74	No, 3 story will not be appropriate	6/19/2021 4:20 PM
75	No opinion	6/19/2021 3:22 PM
76	We do not need 3-story buildings.	6/19/2021 1:43 PM
77	Across from the Greens but compatible with Village architecture.	6/19/2021 12:05 PM
78	3-story buildings could work in quite a few places, especially with small hotel or work-walk with residences above retail.	6/19/2021 11:08 AM
79	NO 3 STORY BLDGS	6/19/2021 11:02 AM
80	No. I don't think 3-story building are in keeping or compatible with the character and charm of Pinehurst in general for these plans.	6/19/2021 10:46 AM
81	no comment	6/19/2021 9:21 AM
82	No	6/19/2021 7:43 AM
83	Maybe	6/18/2021 10:50 PM
84	It seems that 3-story buildings are out of place with the flavor of our village. Perhaps an area by the current apartment area near Rattlesnake would fit this idea.	6/18/2021 6:59 PM
85	Absolutely not! We are not a metropolitan area. Residents were very upset years ago about the high-rise apartment on McCaskill Road. Elected officials need to listen to their constituents. This is not needed and not wanted!	6/18/2021 6:26 PM
86	Yes. Near the already existing greens at the arboretum and surrounding Pinehurst brewery.	6/18/2021 4:59 PM
87	No	6/18/2021 4:57 PM
88	Closer to the municipal buildings	6/18/2021 4:42 PM
89	Never. The apartments are too much. Keep our village quaint	6/18/2021 3:50 PM
90	Not in this area.	6/18/2021 3:47 PM
91	No way	6/18/2021 3:35 PM
92	Yes. In the restaurant infil or commercial infil areas	6/18/2021 3:28 PM
93	No 3 story	6/18/2021 3:27 PM
94	None	6/18/2021 3:19 PM
95	Given all the noise bedore the last 3 story that has gone away, another will to controversial but eventually accepted.	6/18/2021 3:14 PM
96	I don't know the pros and cons of 3-story buildings, so no comment.	6/18/2021 2:27 PM

97	Why do the planners feel that 3 story is fine but only 2 story in Pinehurst south?	6/18/2021 2:19 PM
98	Three story buildings may be appropriate in and around the Manor Inn and by the Brewpub in the SW intersection of Magnolia and McCaskill	6/18/2021 1:36 PM
99	None	6/18/2021 1:07 PM
100	no	6/18/2021 1:06 PM
101	No. It would detract from the small town feel and cause an influx of traffic with little parking options at the expense of residents	6/18/2021 1:00 PM
102	No	6/18/2021 12:59 PM
103	I don't like the 3 story building at all.	6/18/2021 12:53 PM
104	None	6/18/2021 12:49 PM
105	No	6/18/2021 12:39 PM
106	No	6/18/2021 12:32 PM
107	Three story buildings would take away from the quaintness of our town	6/18/2021 12:26 PM
108	No, it’s not in keeping with the character of the village.	6/18/2021 12:18 PM
109	No	6/18/2021 12:12 PM
110	All	6/18/2021 12:00 PM
111	North of McKaskill Rd.	6/18/2021 12:00 PM
112	NO	6/18/2021 11:42 AM

Q12 Are there any concerns regarding the new and optional streets north of McCaskill Road, as shown in the High-Intensity option and absent in the Low-Intensity option? [Open comment field, please limit to 100 words]

Answered: 100 Skipped: 262

#	RESPONSES	DATE
1	I still prefer low density	6/29/2021 8:37 AM
2	no	6/29/2021 8:09 AM
3	I advocate the low intensity option.	6/29/2021 7:15 AM
4	As before, there have been lots sitting vacant for years in this area. Build it and they will come?	6/29/2021 5:53 AM
5	Let’s focus on finding a solution to the traffic circle before we do anything else.	6/29/2021 12:28 AM
6	No	6/28/2021 11:03 PM
7	Is there a reason why there needs to be more connection to Village Hall and the police department from Rattlesnake? Not to mention the poor deer that have been displaced. Adding more roads will just increase the traffic on Rattlesnake which is already a nightmare for residents who actually live there. Can we address the lack of sidewalks on Rattlesnake instead?	6/28/2021 10:51 PM
8	Keeping with the village character his	6/28/2021 10:08 PM
9	No	6/28/2021 10:05 PM
10	N/a	6/28/2021 10:03 PM
11	No	6/28/2021 9:49 PM
12	No opinion	6/26/2021 10:14 AM
13	No	6/26/2021 7:24 AM
14	Are the roadways going to have sidewalks? Shoulder area? How is flooding in that area? Would there be lights or stop signs? Crosswalks?	6/26/2021 7:23 AM
15	No	6/25/2021 10:40 PM
16	OK with at least 1. What I don't like is the pictured hight density housing plans. They look like the street of homes down by the dump. I feel bad that the layout is so unimaginative and discriminatory. Just because they are lower cost doesn't mean they have to be lined up, almost touching. Why not at least duplicate the feel of village acres.	6/25/2021 2:30 PM
17	High-Intensity option has no place to me..	6/25/2021 11:59 AM
18	Skatepark	6/25/2021 10:20 AM
19	Yes. Ingress and egress of emergency vehicles being interfered with as well as being detrimental to the integrity (use for walkers/nature lovers, etc.) of the pastoral Arboretum.	6/24/2021 4:01 PM
20	Will there be sidewalk for pedestrians?	6/24/2021 3:41 PM
21	Yeah, I worry about the traffic down Fields since we're a primary thoroughfare off of 2 already; the lack of stop signs, and the lack of speeding enforcement. I would like for the routing of tourist traffic to change so that it doesn't further alter the character of my street (or other residential streets in the area).	6/24/2021 8:45 AM
22	Just do the streets because in time whether low intensity is chosen, we will have high intensity likely in the future.	6/24/2021 8:32 AM

23	Not really. The deer would probably transition towards the other side of the arboretum	6/24/2021 6:46 AM
24	Yes, installing all of these roads cuts through an excessive area of now open land, replacing vegetation with asphalt. This is especially the case with the extension of Orange north of McKaskill Road and pushing Kelly Road beyond Rattlesnake Trail for a resultant connection to Magnolia Road. And such an extension may impede an expansion of the Police Department, should such become desired. At least, stop the extension at the proposed corner with the extension of Orange.	6/24/2021 12:33 AM
25	No	6/24/2021 12:05 AM
26	no	6/23/2021 10:25 PM
27	Just the road butting up to orange rd	6/23/2021 9:12 PM
28	No, but they should connect to existing intersections. Frankly there's nothing you could do to make Pinehurst streets more confusing - the existing layout must have been designed by someone with a schadenfreude issue.	6/23/2021 8:08 PM
29	No	6/23/2021 7:45 PM
30	No	6/23/2021 10:23 AM
31	I prefer the extension of Power Plant Rd in the low intensity - not sure that I like that road splitting The Greens complex	6/23/2021 7:10 AM
32	I'm not enough of a traffic expert to have concerns.	6/22/2021 10:34 PM
33	No	6/22/2021 9:37 PM
34	no	6/22/2021 8:48 PM
35	No need for all theses streets....lots of extra maintenance	6/22/2021 7:53 PM
36	More parking	6/22/2021 6:18 PM
37	No, extending the streets would take pressure off of Rattlesnake and allow for more in-fill development in those areas.	6/22/2021 2:41 PM
38	traffic concerns	6/22/2021 2:06 PM
39	No. Seem reasonable.	6/22/2021 1:57 PM
40	not at this time	6/22/2021 12:10 PM
41	Not right now	6/22/2021 12:05 PM
42	No	6/22/2021 10:08 AM
43	None	6/22/2021 9:54 AM
44	No	6/22/2021 9:20 AM
45	Overall congestion.	6/22/2021 9:08 AM
46	As long as it is all walkable and interconnected with sidewalks and paths, I don't have concerns	6/22/2021 7:51 AM
47	Traffic	6/22/2021 6:38 AM
48	No	6/22/2021 12:05 AM
49	None	6/21/2021 11:40 PM
50	No	6/21/2021 11:25 PM
51	Leave it alone	6/21/2021 10:59 PM
52	No	6/21/2021 9:09 PM
53	No	6/21/2021 5:22 PM
54	No	6/21/2021 3:04 PM

55	If the optional streets are for SFD homes--that would be OK. Otherwise I believe it would be unnecessary.	6/21/2021 2:54 PM
56	No concerns	6/21/2021 2:35 PM
57	Prefer low-intensity option to keep traffic to a minimum.	6/21/2021 1:33 PM
58	No	6/21/2021 1:00 PM
59	Yes, too much.	6/21/2021 12:45 PM
60	No	6/21/2021 10:50 AM
61	Grern Space please - raise my taxes and buy the land	6/21/2021 10:17 AM
62	As with Pinehurst South, the Village Place plan (both options) contemplates an ambitious number of street connections that will require right-of-way acquisition. That, in turn, could stymie implementation of the plan in either option.	6/21/2021 9:37 AM
63	No	6/21/2021 9:30 AM
64	No	6/21/2021 8:06 AM
65	No concerns at all. I think the additional streets will help divert and diffuse traffic in various locations.	6/20/2021 2:16 PM
66	Too much traffic and speed	6/20/2021 1:34 PM
67	No	6/20/2021 12:40 PM
68	The new road from Orange to the extended Kelly Road will make a thorough fare that will be a safety concern for residents living in the area and for children walking to the new elementary school. Kelly is already a straight road from Page to Rattlesnakes to 211.	6/19/2021 11:42 PM
69	No opinion	6/19/2021 3:22 PM
70	Adding narrow streets just adds to a problem that seems impossible to address.	6/19/2021 1:43 PM
71	Generally prefer the low-intensity version.	6/19/2021 12:05 PM
72	no	6/19/2021 11:08 AM
73	I think Pinehurst has enough streets already for either option. Keep things the way they are. Just add sidewalks where possible for walkways and the Rails to Trails option for bikes along route 5.	6/19/2021 10:46 AM
74	no	6/19/2021 9:21 AM
75	No	6/19/2021 7:43 AM
76	No	6/18/2021 10:50 PM
77	I wonder if these new and optional roads have any impact on fire, police and school?	6/18/2021 6:59 PM
78	I think the keyword here is optional. Not necessary.	6/18/2021 6:26 PM
79	No	6/18/2021 4:59 PM
80	To much traffic.	6/18/2021 4:57 PM
81	No concerns. Build them.	6/18/2021 4:42 PM
82	You should not take down any trees and install streets at the detriment of home owners. If you can do these things while still preserving home values, that’s fine. Although, I don’t think we have enough traffic to justify additional streets.	6/18/2021 3:50 PM
83	No. The problem with traffic is in part perception. These are residential streets and the posted speed limits are appropriate, but not enforced. This area is access to the Village—not a thoroughfare. It is supposed to take more time to get through this area so that it is safe for pedestrians, bikes, and golf carts.	6/18/2021 3:47 PM
84	Yes!! Have you ever tried to cross over highway 5 near here? It’s ridiculous and takes a long time. We should not add more restaurants and work sites and expect traffic not to be horrible.	6/18/2021 3:35 PM

	There are many cross roads and we don’t need 8 stoplights from 211 down to Morganton.	
85	No	6/18/2021 3:28 PM
86	No concerns	6/18/2021 3:27 PM
87	No	6/18/2021 3:19 PM
88	Include sidewalks in proposed new road from Orange to Kelly extension at a minimum. Village hotel visitors can safely walk to Brewery and other proposed restaurant.	6/18/2021 3:14 PM
89	N/A	6/18/2021 2:27 PM
90	see above.	6/18/2021 2:19 PM
91	No concerns here. I like it.	6/18/2021 1:36 PM
92	None	6/18/2021 1:07 PM
93	yes - the increased density and traffic on Rattlesnake when added to The Greens, The Community center, etc.	6/18/2021 1:06 PM
94	Great concern for increased speed and number of cars going through residential neighborhoods	6/18/2021 1:00 PM
95	I need to ponder this question and its impact .	6/18/2021 12:53 PM
96	I’m worried about them interfering with the quiet of the arboretum	6/18/2021 12:39 PM
97	No	6/18/2021 12:32 PM
98	My opinion is the less new streets, the better	6/18/2021 12:18 PM
99	Water runoff	6/18/2021 12:12 PM
100	No, prefer high-intensity option	6/18/2021 12:00 PM

Q13 What are your thoughts on the Open Spaces shown – the new Central Green and Amphitheater? [Open comment field, please limit to 100 words]

Answered: 102 Skipped: 260

#	RESPONSES	DATE
1	I like this - an Amphitheater would be perfect fit for our sweet Village	6/29/2021 8:37 AM
2	More open space is always good but this seems to be in existing open space .	6/29/2021 7:15 AM
3	Pedestrian space is always nice. Not sure what usage that area actually gets. To what degree will this space usage takeaway from the Village Green and even resort areas?	6/29/2021 5:53 AM
4	please provide more entertainment options and less restaurants and bars	6/29/2021 4:19 AM
5	Sidewalks are most important.	6/29/2021 12:28 AM
6	Would like as many open spaces as possible	6/28/2021 11:03 PM
7	All for it!!!	6/28/2021 10:51 PM
8	Need more green space ,not skate parks or splash pads. Trees and flowers	6/28/2021 10:08 PM
9	Looks great	6/28/2021 10:05 PM
10	Seems like too few/small	6/28/2021 10:03 PM
11	Looks great. Sidewalks are a huge plus	6/28/2021 9:49 PM
12	Need more!	6/26/2021 10:14 AM
13	New green spaces are great and will make the walking paths more desireable. Née amphitheater will allow for outdoor events.	6/26/2021 7:24 AM
14	What work will be done to keep brick sidewalks level and from being a tripping hazard? What is to take place in the new green spaces? How will this buildup impact rassie wicker park? Will Tufts park still be used for events & farmers market?	6/26/2021 7:23 AM
15	This sounds beautiful	6/25/2021 10:40 PM
16	The Camelot playground is already crowded. With this many small homes planned, there needs to be more play areas.	6/25/2021 2:30 PM
17	yes, keep open space...	6/25/2021 11:59 AM
18	Skatepark	6/25/2021 10:20 AM
19	Approve	6/24/2021 4:01 PM
20	There’s not enough parking for an amphitheater	6/24/2021 3:41 PM
21	Anyway there's room for a dog park???? I'd be willing to pay a membership/maintenance fees.	6/24/2021 8:45 AM
22	love any open spaces...	6/24/2021 8:32 AM
23	Open Spaces in the area proposed will help preserve the Village appearance, an important consideration.	6/24/2021 12:33 AM
24	Great	6/24/2021 12:05 AM
25	love it	6/23/2021 10:25 PM
26	More park/green areas	6/23/2021 9:12 PM
27	This is very important - current sidewalks in Pinehurst are inadequate throughout the village	6/23/2021 8:08 PM

	and surrounding neighborhoods. BUILD MORE SIDEWALKS!	
28	Looks good.	6/23/2021 7:45 PM
29	I think it will be good!	6/23/2021 10:23 AM
30	I like the idea of a new CG and Amp - would like to see more details here	6/23/2021 7:10 AM
31	Green spaces and walking trails are always a plus.	6/22/2021 10:34 PM
32	I think it’s a good idea	6/22/2021 9:37 PM
33	no comment	6/22/2021 8:48 PM
34	Open spaces are great. Like the amphitheater a lot.	6/22/2021 7:53 PM
35	I like the idea of amphitheater	6/22/2021 6:18 PM
36	I agree with the Open Space areas in this concept plan, and the addition of an amphitheater meets the desires of many residents who voiced this need through the Comprehensive Plan community input activities.	6/22/2021 2:41 PM
37	love it!	6/22/2021 2:06 PM
38	Please have sidewalks	6/22/2021 1:57 PM
39	open areas are needed	6/22/2021 12:10 PM
40	Very nice	6/22/2021 12:05 PM
41	More the merrier! I love the greenway trails	6/22/2021 10:08 AM
42	Great	6/22/2021 9:54 AM
43	Good	6/22/2021 9:20 AM
44	If your color codes are accurate, then the "new" pale green spots proposed only appear to be 'pocket' parks that will have very little impact. However, better that they be saved as "parks" than developed with buildings.	6/22/2021 9:08 AM
45	Open space is always good	6/22/2021 7:51 AM
46	Open spaces ok	6/22/2021 6:38 AM
47	Good	6/22/2021 12:05 AM
48	Green space is good.	6/21/2021 11:40 PM
49	I’m not seeing those noted on the above map	6/21/2021 11:25 PM
50	Fine	6/21/2021 10:59 PM
51	Nice	6/21/2021 9:09 PM
52	!	6/21/2021 5:22 PM
53	I'd love to see an ampitheater near the Arboretum. I think that would be an excellent addition. Lot sizes for the proposed single detached family homes look very small. Will there be space for lawns and vegetation in front of those homes? If not, perhaps add a small green space in that area.	6/21/2021 3:04 PM
54	Amphitheater must have ample parking available.	6/21/2021 2:54 PM
55	Would love to see an exceptional amount of investment in growing these areas. Long term, a totally connected Greenway system enabling all residents of Pinehurst to bike/walk to all areas safely would be amazing!	6/21/2021 2:35 PM
56	Looks good.	6/21/2021 1:33 PM
57	I like the idea of an amphitheater so long as the arboretum and pergola area remain nature-like.	6/21/2021 1:09 PM
58	Don’t see need for amphitheater	6/21/2021 1:00 PM
59	Looks good	6/21/2021 12:45 PM

60	As much open space as possible	6/21/2021 10:50 AM
61	i don’t see them - sorry - gish, where are they ;))	6/21/2021 10:17 AM
62	These green spaces are very nice. Clearly more thought was given here than to Pinehurst South, where green space appears to be an afterthought.	6/21/2021 9:37 AM
63	Love it, definitely would be an asset!	6/21/2021 9:30 AM
64	Like them both! Also like sidewalks on both sides of the streets. They are greatly needed… coming from someone who lives in this area and frequently walks these streets.	6/20/2021 2:16 PM
65	Where will vehicles park?	6/20/2021 1:34 PM
66	We need this badly	6/20/2021 12:40 PM
67	Concerned about parking	6/20/2021 7:29 AM
68	The 3 new open spaces are good as are the plans for an amphitheater.	6/19/2021 11:42 PM
69	Great idea	6/19/2021 3:22 PM
70	The more open areas, the better.. Hopefully, those areas will be designed to encourage use by walkers.	6/19/2021 1:43 PM
71	keep as much open space as possible.	6/19/2021 12:05 PM
72	excellent	6/19/2021 11:08 AM
73	AGREE	6/19/2021 11:02 AM
74	Keep the open spaces mostly open. It keeps Pinehurst green with open spaces and trees. The Central Green and Amphitheater are nice if the development is minimal with not too much building or concrete so the green open nature isn't ruined.	6/19/2021 10:46 AM
75	good	6/19/2021 9:21 AM
76	Great	6/19/2021 7:43 AM
77	Great	6/18/2021 10:50 PM
78	As long as there are programs from Park and Rec and lots of parking for events.	6/18/2021 6:59 PM
79	Open space means exactly what it says. Open space. No additional development is needed	6/18/2021 6:26 PM
80	The addition of an amphitheater would be a great resource for all ages in Pinehurst. Especially since we lost the auditorium in the elementary school.	6/18/2021 4:59 PM
81	I’m not sure that we need all this.	6/18/2021 4:57 PM
82	Love it!	6/18/2021 4:42 PM
83	Open spaces and sand paths/brick sidewalks should be installed wherever possible	6/18/2021 3:50 PM
84	Love it! The amphitheater is freakin’ genius.	6/18/2021 3:47 PM
85	I don’t mind more landscaped green space but a big NO to an amphitheater. If I want that, I’ll go to Raleigh. Why do you think PInehurst is lacking anything?? We were just fine as we were, and I fear for our future because some people want to make us a big town when we just aren’t set up for that.	6/18/2021 3:35 PM
86	Preference is for the amphitheater	6/18/2021 3:28 PM
87	Leave the completely open and wild as they are now.	6/18/2021 3:27 PM
88	I would be fine with Central green and Amphitheater, depending on size and parking	6/18/2021 3:19 PM
89	Brick sidewalks look great but do they last as safe even surfaces?	6/18/2021 3:14 PM
90	Good!	6/18/2021 2:27 PM
91	Do not see these 2 areas marked.	6/18/2021 2:19 PM
92	Approve	6/18/2021 1:51 PM

93	Good ideas. Object to new brick walkways; make them sand clay.	6/18/2021 1:36 PM
94	The more open space the better	6/18/2021 1:06 PM
95	Not sufficient to temper increased growth and maintain a green hometown feel	6/18/2021 1:00 PM
96	They’re existing so nothing new is being added	6/18/2021 12:59 PM
97	Yes I like the idea	6/18/2021 12:53 PM
98	Should remain open	6/18/2021 12:32 PM
99	The central green is good. Not sure about the need for an amphitheater	6/18/2021 12:18 PM
100	Like the idea of these...concerns for water runoff	6/18/2021 12:12 PM
101	Amphitheater would be fantastic to provide additional cultural options and bigger venue for entertainment	6/18/2021 12:00 PM
102	Need more open spaces	6/18/2021 11:42 AM

Q14 What images do you feel are appropriate for the character of new buildings, streetscapes, and open spaces in Village Place? Indicate the image by the row/column label to the upper right of the image, e.g., A1, A2, A3, etc. [Open comment field, please limit to 100 words]

Answered: 106 Skipped: 256

#	RESPONSES	DATE
1	Changed my mind about 3 story buildings! A3, B1, C2, D 1 & 5	6/29/2021 8:37 AM
2	B1, B2, D1, D3, D5	6/29/2021 8:09 AM
3	A3, B3, C4, D2	6/29/2021 7:15 AM
4	All are acceptable, although pushing with the three story ones. Again, how do we think we can duplicate/expand the character of our existing established areas when others remain underutilized?	6/29/2021 5:53 AM
5	B4, D1, D2, D3, D4, D5	6/29/2021 4:19 AM
6	A3, B1, C1, D3	6/29/2021 12:28 AM
7	A3-5 B5	6/28/2021 11:03 PM
8	A3,A4, B2, B5, C1, C3, C4, D1, D4, and D5 (D options are amazing!)	6/28/2021 10:51 PM
9	A1; B2;C1;D2	6/28/2021 10:08 PM
10	All	6/28/2021 10:05 PM
11	Any	6/28/2021 10:03 PM
12	A2, a3, a4, b1, b2, c1, c2, c3, c4, d1, d2, d4	6/28/2021 9:49 PM
13	D1 D4 A3 A5 B2 B5 C1 C5	6/26/2021 10:14 AM
14	A3, C4, D1, C1,C2	6/26/2021 8:48 AM
15	A1,A3,A5 B2,B5 C1,C3,C5 D1,D2,D3	6/26/2021 7:24 AM
16	A2, B2, C4, D3	6/26/2021 7:23 AM
17	None of the residential. B4, B5 C1, C4, C5 D1, D2, D3	6/25/2021 10:40 PM
18	A2, B2, C1, D3	6/25/2021 2:30 PM
19	no new buildings D2	6/25/2021 11:59 AM
20	Skatepark	6/25/2021 10:20 AM
21	Most except for B4, B1 and B2 are acceptable.	6/24/2021 4:01 PM
22	B2 shows a variety of building styles and would fit with the current feel of the village	6/24/2021 3:41 PM
23	A1, A3, B1, C1-5, D1-5 B5 with some modifications	6/24/2021 8:45 AM
24	D1-D5, C1, A3, For mixed use B2	6/24/2021 8:32 AM
25	A3, b3, d1, d2, d4, d5 and b2	6/24/2021 6:46 AM
26	A2,A3, residential (recognizing A3 is two to three residential units in a single structure(. B1,B2 commercial mixed-use are akin, in form, to the Village Center. C1 and C3 are attractive streets. D2 is visually appealing, D3 and D4 provide for public use, other than grass, in open spaces B-1 and B-2	6/24/2021 12:33 AM

27	A3,A4,A5,B1,C1,C2,C4,C5,D1,D5	6/24/2021 12:05 AM
28	i like them all- the open spaces are all fantastic	6/23/2021 10:25 PM
29	A3, B1, C1, D1	6/23/2021 9:12 PM
30	They all look good	6/23/2021 8:08 PM
31	A1, A5, B3, B5, C1, C4, C5, D1, D3, D4	6/23/2021 7:45 PM
32	C1 D1 B5	6/23/2021 10:23 AM
33	Row A: A2, Row B: B3 or B4 Row C: Street C3, Parking Angled Row D: D1	6/23/2021 7:10 AM
34	A3, B3, C1, C4, D2	6/23/2021 12:20 AM
35	I don't like the design of most of the B row, but I'm not against the idea. Should mirror existing main village. But with wider walkways to allow more outdoor dining, etc.	6/22/2021 10:34 PM
36	I think all are good	6/22/2021 9:37 PM
37	no preference	6/22/2021 8:48 PM
38	A 3	6/22/2021 7:53 PM
39	Did not love love any of the residential . I liked A3, A4,A5, B1, B2 C1,C2 Look at the the houses and area done in palmetto bluff resort. Very upscale but still looks historical.	6/22/2021 6:18 PM
40	A1, A3, A4 B3, B5 C1 D1, D2, D3, D4 No opinion on angled versus parallel parking	6/22/2021 2:41 PM
41	C1-C4, D3-D5,B2-B3	6/22/2021 2:06 PM
42	I like C1-5 and D1-5. I do not like A4-5 and B4-5. I do feel they fit the character of the area.	6/22/2021 1:57 PM
43	A3,A4,A5, C3,C4,D1	6/22/2021 12:10 PM
44	D2 or D1; C4; houses are a demographic choice as if retirees are looking for smaller, one floor and not much outside upkeep versus family that requires 2 floors.	6/22/2021 12:05 PM
45	All of them	6/22/2021 10:08 AM
46	A3, B2, B5, C4, D1, D4	6/22/2021 9:54 AM
47	A4, B3, C4, D5	6/22/2021 9:20 AM
48	A2, B4, C1, C3, C4, D2, D3, D5	6/22/2021 7:51 AM
49	None	6/22/2021 6:38 AM
50	All but multi family. Like the parks.	6/22/2021 12:05 AM
51	A1, C1, D1	6/21/2021 11:40 PM
52	For residential only A3 and A4. All B images are OK, all C except c-5. All D images ok	6/21/2021 11:25 PM
53	Leave the charm the way it is	6/21/2021 10:59 PM
54	A1, B1, C2, D1	6/21/2021 9:09 PM
55	All	6/21/2021 5:22 PM
56	Residential A2 and A3 are appropriate. The others appear too tall for the area. Homes with a 3rd floor are not in keeping with the character of the area and would tower over neighbors. B3and B5 are appropriate commercial buildings. The others are all too large for the area and would look out of character. The streetscape, parking, and open space are all appropriate.	6/21/2021 3:04 PM
57	A3 and A4; C1; D1,D2 and D3. C-2.	6/21/2021 2:54 PM
58	A3, B1, C2-4, D1-5	6/21/2021 2:35 PM
59	A3 - B2 but 2 story - C3 - D1 & D5	6/21/2021 1:33 PM
60	A3 A5 b1 b3 b4 c3 d1 d2 d3 d4 d5	6/21/2021 1:09 PM
61	Ok	6/21/2021 1:00 PM

62	A2 and 3, B3 and 4, C1-4, and D1-5	6/21/2021 12:45 PM
63	C1, D3, A4,B5 these feel small town with a historic heritage that has some modern retail vendors.	6/21/2021 11:44 AM
64	D3 C1	6/21/2021 10:17 AM
65	All except B5	6/21/2021 9:37 AM
66	I like all of them except the multi family one	6/21/2021 9:30 AM
67	B3, B5, D1, D3, A3	6/21/2021 8:06 AM
68	I like them all. Please design the sidewalks large enough to accommodate outdoor dining, unlike what we have in the Village Center now!!!!	6/20/2021 2:16 PM
69	A3, C3,D3, and D4	6/20/2021 1:34 PM
70	All the pictures look good to me	6/20/2021 12:40 PM
71	C1 D3 C4	6/20/2021 7:29 AM
72	B5 I don't think is appropriate for the existing architecture of our village, too modern. All other possibilities are acceptable. The Live/Work architecture is interesting. If it is on a new construction area, the 3 story would work as long as it doesn't abutt an existing residential area of small homes.	6/19/2021 11:42 PM
73	B2, B3, C1, C2, D3	6/19/2021 3:22 PM
74	A1, A2, A3, A4, B1, B4, C1, C4, C5, D1, D2, D3, D4, D5	6/19/2021 12:05 PM
75	all could work	6/19/2021 11:08 AM
76	ALL IMAGES APPROPRIATE	6/19/2021 11:02 AM
77	A3, A4, A5, C1, C2, C3, C4, C5, D1, D2,	6/19/2021 10:46 AM
78	a3 a4 a5	6/19/2021 9:21 AM
79	More historic cottage look for SFH and stores that resemble the village commercial store fronts	6/19/2021 7:43 AM
80	All of the above as long as there is parking for our village as we support our establishments and events.	6/18/2021 6:59 PM
81	A3. c4	6/18/2021 6:26 PM
82	A1, A2, A3, B1, B2,B4,B5, C1, C2, C4, C5, D1, D2, D3, D5	6/18/2021 4:59 PM
83	Parking is already a problem and now you want to add to the problem. Let’s use are heads and not contribute to the parking problem. You build more residential areas and commercial areas, you creat more parking problems.	6/18/2021 4:57 PM
84	A1,A5,B1,B4,C1,C2,C5,D1,D5	6/18/2021 4:42 PM
85	B3, B4, C1, C2, C3, C4, D1-5	6/18/2021 3:50 PM
86	A1, 2, and 5, B2, 3,4, and 5; C1, 3, 4, and 5; D1-5.	6/18/2021 3:47 PM
87	A3 or A4	6/18/2021 3:35 PM
88	A4, B5, C3, D1 and D5	6/18/2021 3:28 PM
89	A4,B2,C1, C5	6/18/2021 3:27 PM
90	I prefer the single detached family houses that are small to moderate in size and not very large mansions, so A3 and A4. I prefer the retail by itself without mixed use, to reduce crowding B5. The street scape with lots of greenery and some street lamps looks most appropriate for the village so C1. The trees are very important for Pinehurst so D1 and D2.	6/18/2021 3:19 PM
91	B2 b3 c4	6/18/2021 3:14 PM
92	A3, B4, C1, C4, D1-5	6/18/2021 2:27 PM

93	C5 and parking deck under the area where the county tanks are.	6/18/2021 2:19 PM
94	A1, B1, B2, B4. Too large	6/18/2021 1:51 PM
95	A1, A2, A4, B1, C1, D2, D3	6/18/2021 1:36 PM
96	C2 C3	6/18/2021 1:07 PM
97	A2,A3 B2, B5, C1, C2, C5, D1, D2, D3, D4, D5	6/18/2021 1:06 PM
98	A3, a4, b3, b4, c1, c4, d1, d2, d4 , d5 Any buildings or streets that increase light and noise pollution for residents, also multi-house buildings and multi story buildings that congested the area, reduce parking and decrease the small town atmosphere	6/18/2021 1:00 PM
99	A3, A4, B1, B3, C3, C4, D1,2,3,4	6/18/2021 12:59 PM
100	A5	6/18/2021 12:53 PM
101	B2 A3 C4	6/18/2021 12:39 PM
102	C 3	6/18/2021 12:32 PM
103	I like B4, C1, D1	6/18/2021 12:26 PM
104	A2,D1	6/18/2021 12:12 PM
105	A2, A3, A5, B1, C1, C2, C3, any of the row D options	6/18/2021 12:00 PM
106	A-1 - A-5	6/18/2021 11:42 AM

Q15 Are there any images that you feel are not reflective of the envisioned character of Village Place? Why/What about the image isn't right? Indicate the image by the row/column label to the upper right of the image, e.g., A1, A2, A3, etc. [Open comment field, please limit to 100 words]

Answered: 96 Skipped: 266

#	RESPONSES	DATE
1	I'd probably be fine with any of the above. Pinehurst seems to get it right every tim - as long as there is PARKING!!!	6/29/2021 8:37 AM
2	A1A2 A5 B1 B2 B4. These are not in keeping with the architecture of Pinehurst . Just take a lead from the Village buildings. We are not Cary NC.	6/29/2021 7:15 AM
3	B1, B2	6/29/2021 4:19 AM
4	Please don't load the Village with tacky subdivisions where all houses look the same. Also, please don't take away the trees. Too much pavement is not attractive. A modern/contemporary vibe does not represent the Village.	6/29/2021 12:28 AM
5	A1, A2 I would not want to see higher density housing in the Village	6/28/2021 11:03 PM
6	A1 - Reminds me of visiting up north and the congested lifestyle of multi family homes.	6/28/2021 10:51 PM
7	D1 C2 B3B4	6/28/2021 10:08 PM
8	No	6/28/2021 10:05 PM
9	N/a	6/28/2021 10:03 PM
10	A1 - more beach style, gaudy in this area B4 -same D3 - prefer the greenery	6/28/2021 9:49 PM
11	Na	6/26/2021 10:14 AM
12	No	6/26/2021 8:48 AM
13	A1, B4, B5, C2, C3, D1, D4 are too industrial and city in appearance. It does not mesh/flow with Pinehursts known beautification efforts	6/26/2021 7:23 AM
14	All of row A… Too "cookie-cutter"	6/25/2021 10:40 PM
15	A1 looks like another old hotel (Manor, Holy, Pinecrest, etc). Frankly, we have enough tourists. Village place should be more for the residents. B4 is the only option that shows an escape from the sun...it's hot here. C1, again, the only shady area. D5 has places to sit.	6/25/2021 2:30 PM
16	There must be dollar signs to some young developers to want more buildings. The more development, the more worthless the community becomes.	6/25/2021 11:59 AM
17	Skatepark	6/25/2021 10:20 AM
18	C5/Parallel parking takes up more space and causes traffic and pedestrian problems	6/24/2021 4:01 PM
19	B4 is too "Deep South" and reminds me of Savannah's or New Orleans. B5 is too modern industrial.	6/24/2021 3:41 PM
20	B5 is almost there- it's just a little too modern with the angularity; I think it can be better executed to fit within character of village, but i like the concept of the storefront. B3 doesn't resonate well with me, either. Maybe it's the yellow awnings, but it looks very closed off. A4 and A5 look very boring and have little character. Would like to see whatever SFA/SFD etc development allow for SUBSTANTIVE character and not have this cookie cutter look that is so pervasive. Different colors, facades, even styles- Colonial, Dutch Colonial, Craftsman- all are in keeping with the village. Please don't have it all white.	6/24/2021 8:45 AM
21	Any not listed above. I think and it looks like this has been thought about, it needs to follow	6/24/2021 8:32 AM

	the theme within the area it is being built. Smaller use buildings keep it charming to the period. I don't like the newer style that sticks out like a sore thumb for the area.	
22	A1, b1, b4. They’re massive	6/24/2021 6:46 AM
23	A1,A2 I'm not a fan of those looks, feels too crowded.	6/24/2021 12:05 AM
24	B3 - too nautical looking to me B5 - I personally love this style, and maybe it would be good in a different part of the village, but I think it’s a bit too off brand	6/23/2021 9:12 PM
25	No	6/23/2021 8:08 PM
26	D2 and D5 look like the Triangle. A4 looks like a cookie cutter home.	6/23/2021 7:45 PM
27	A4 A5 B3 B5	6/23/2021 10:23 AM
28	A4, B3-5. A3 is too Cary.	6/22/2021 10:34 PM
29	No	6/22/2021 9:37 PM
30	no	6/22/2021 8:48 PM
31	most of the rest look like every other town in the state. Pinehurst is different	6/22/2021 7:53 PM
32	Don't like the town homes	6/22/2021 6:18 PM
33	A5 - too large of a residence for this area (looks more like an estate or large-lot subdivision home) B1, B2 too overpowering C3 - too modern commercial appearance D5 - not enough green space	6/22/2021 2:41 PM
34	A4,A5 To modern, like the vintage look better	6/22/2021 2:06 PM
35	A4-5 and B4-5 are too tall for the area.	6/22/2021 1:57 PM
36	B1,B2 TOO MANY PEOPLE IN A SMALL AREA	6/22/2021 12:10 PM
37	B3 and B5	6/22/2021 12:05 PM
38	No	6/22/2021 10:08 AM
39	Na	6/22/2021 9:54 AM
40	No	6/22/2021 9:20 AM
41	A1 - too boxy. B1 & B2 - too tall. B5 - too contemporary and signage way too big	6/22/2021 7:51 AM
42	All	6/22/2021 6:38 AM
43	They are the right style.	6/22/2021 12:05 AM
44	No	6/21/2021 11:40 PM
45	A1, A2 and A5 look like too big of residential houses for small lots.	6/21/2021 11:25 PM
46	Leave it	6/21/2021 10:59 PM
47	No	6/21/2021 9:09 PM
48	No	6/21/2021 5:22 PM
49	A1, A4, and A5 are all too tall and therefore not in keeping with the character of the surrounding area. B1, B2, and B4 are also too large. I live next to Canon Park and do not want to have the residential feel of our neighborhood sacrificed.	6/21/2021 3:04 PM
50	A1 & A2; B1-5	6/21/2021 2:54 PM
51	All would work. Some betters than others.	6/21/2021 2:35 PM
52	A1, B1, C2, D2	6/21/2021 1:33 PM
53	Pinehurst should reflect the quaint, southern charm we all love. Not the ultra modern look.	6/21/2021 1:09 PM
54	No	6/21/2021 1:00 PM
55	A4 & 5 density B-5 style C5 parallel parking	6/21/2021 12:45 PM

56	D1, this looks like Cary... but there is a major parking lot that supports the hundreds of cars that attend things at these venues. There is 1 tiny gravel parking lot in town that is usually used for vending during large events. C2 and C3- this should not look like a major city up north. There isn't enough twin planning that went into anticipating the layout of space to support three story city centers.	6/21/2021 11:44 AM
57	A1 and A2 B1 B3 and B4 Too damn big	6/21/2021 10:50 AM
58	all the A's and sll the B's are too large please keep the scale small	6/21/2021 10:17 AM
59	B5	6/21/2021 9:37 AM
60	A1	6/21/2021 9:30 AM
61	A1, B2, B4	6/21/2021 8:06 AM
62	B2 is probably my least preferred because the face of the building is so flat.	6/20/2021 2:16 PM
63	A1, A2, A5, and D5	6/20/2021 1:34 PM
64	No	6/20/2021 12:40 PM
65	No	6/20/2021 7:29 AM
66	B5 is too modern architecture for our existing village architecture.	6/19/2021 11:42 PM
67	All are nice. Just picked the ones I liked the best	6/19/2021 3:22 PM
68	Scale is a problem with A5, B2, C2, C3, and large brick buildings (B2, B3) are out of place. B5 isn't compatible.	6/19/2021 12:05 PM
69	no	6/19/2021 11:08 AM
70	NONE	6/19/2021 11:02 AM
71	A1, A2,Any of the commercial images,D3, D4, D5. The other better ones are greener.	6/19/2021 10:46 AM
72	No	6/19/2021 7:43 AM
73	NA	6/18/2021 6:59 PM
74	B1 A2 It does not fit in the community	6/18/2021 6:26 PM
75	A5, we have plenty of oversized homes in other locations throughout Pinehurst.	6/18/2021 4:59 PM
76	All of them	6/18/2021 4:57 PM
77	A3,B5. Not Pinehurst style	6/18/2021 4:42 PM
78	All the others I did not name in the above question	6/18/2021 3:50 PM
79	A3 house too small to Village quality without being an historic cottage; B1 style does not seem consistent.	6/18/2021 3:47 PM
80	A1, B4–any kind of giant building is not right for Village Place	6/18/2021 3:35 PM
81	Multi family or attached homes like A1 and A2 are not representative of Village Place. B3 and B4 are not modern enough for the Village Place.	6/18/2021 3:28 PM
82	A1,B3,B5,C2,C3,D1,D2,D3,D4,D5	6/18/2021 3:27 PM
83	Mixed use properties with residential above retail does not appeal to the aesthetic. Multi family homes would feel crowded and cramped	6/18/2021 3:19 PM
84	A2 a3	6/18/2021 3:14 PM
85	No B1, B2, B3 or B5: Looks like Birkdale in Charlotte. It looks contrived and "fake."	6/18/2021 2:27 PM
86	with the roof on 2 story buildings make them to large, flat roof.	6/18/2021 2:19 PM
87	Don't like any of the rest.	6/18/2021 1:36 PM
88	A1, A4, A5 - too large B1, B3, B4 - too large C3, C4 - too large	6/18/2021 1:06 PM

89	A1, a2, b1, b5, c2, c5,	6/18/2021 1:00 PM
90	B5 It looks too “modern”	6/18/2021 12:59 PM
91	A1	6/18/2021 12:53 PM
92	A1 B1 B4	6/18/2021 12:39 PM
93	No	6/18/2021 12:32 PM
94	B1 thru B4...do not like the idea of mixed use in village	6/18/2021 12:12 PM
95	A1, B4, B5	6/18/2021 12:00 PM
96	B-5	6/18/2021 11:42 AM

Q26 Additional Comments [Open comment field, please limit to 200 words]

Answered: 53 Skipped: 309

#	RESPONSES	DATE
1	Please have a traffic plan for Route 5	6/29/2021 8:43 AM
2	Keep the character of the Village of Pinehurst. Develop Rt 211 for commercial buildings and multi family housing.	6/29/2021 7:34 AM
3	Y'all have done a very nice and thoughtful job. Like many, we are part time residents of Pinehurst and hope to do so for many years. We came for golf, not more people. Many of these projections are beyond our time, but our kids will use our place and are unlikely to see the character and population of the Village change. That is why we came to Pinehurst. It is extremely desirable to see these areas "fixed up" or "cleaned up" but we are obviously feeling huge traffic issues from surrounding areas. We are a resort town, and an obviously expanding resort. It has always been my observation that satellite businesses or restaurants do OK, but is there a demand or tolerance for more?	6/29/2021 6:09 AM
4	This survey has made me sad. I moved to Pinehurst to escape overdevelopment in a larger area, but I'm about to be faced with overdevelopment all over again. The Pines should contain masses of pines, not masses of people.	6/29/2021 12:36 AM
5	Please continue to work with the residents and gain their input. This is the most beautiful area and we all want it to grow into something even more special!	6/28/2021 10:53 PM
6	Nice job!	6/28/2021 10:15 PM
7	No	6/28/2021 10:05 PM
8	Avoid overcrowding... Think about our schools…the traffic…the wait times at restaurants…the length of wait for an appt to your MD or hair appt, dentist. Keep Pinehurst quaint… don't overcrowd.	6/25/2021 10:45 PM
9	I applaud the effort to plan the future of these two areas. I feel bad about the lack of planning in the neighborhood by the dump. Let's not "plan" another one of those lines of houses to maximize some builder's revenue.	6/25/2021 3:25 PM
10	We need a skatepark	6/25/2021 10:21 AM
11	Thank you for allowing input	6/24/2021 4:08 PM
12	In general, pedestrians have to share the road with traffic in the village. It's awful. There also isn't enough parking that's walkable for events.	6/24/2021 3:46 PM
13	My main concern on all of this change is Traffic. I feel that we don't really address it and just keep building and adding housing. Please tell us the plan for traffic flow. It's just not being addressed whatsoever in my opinion.	6/24/2021 8:39 AM
14	please build! we need more art open spaces-don't listen to all of these we don't want to grow people-it's going to happen-they will have to move to the country somewhere not here.	6/23/2021 10:28 PM
15	VOP should invest in more pedestrian connectivity in its neighborhoods and between them and the village center. Moving the public works and developing that area will make a huge impact on the north end of the village.	6/23/2021 8:39 PM
16	Hope to see the village grow in a responsible and beautiful way! Love all the sidewalks and green spaces, hopefully with more kid friendly spaces.	6/22/2021 10:41 PM
17	In general, the consultants and developers are trying to put 10 pounds in a 5 pound bag	6/22/2021 8:00 PM
18	We don't want to look like southern pines. So please make it look more historical. Also must add parking garage. You can add a hidden one	6/22/2021 6:29 PM
19	Thank you for the opportunity to provide input.	6/22/2021 3:03 PM

20	The most important part of this plan is keeping the quaintness of the Village which brought us here in the first place. I understand progress and I'm at the end of my life but this is a very special place that the next generation should be able to enjoy. Thanks for all your well thought out plans, time and communication to us the residents.	6/22/2021 12:12 PM
21	It would be great to have more restaurants both sit-down and fast food in "pinehurst south" off 5. Think the area around the Post Office could be better used for retail shops	6/22/2021 10:13 AM
22	I feel like Pinehurst has forgotten that is started as a resort and recreational area. We still need that in Moore County. Diamondhead chopped it up, and we cannot go back. But what is wrong with being the low density oasis in Moore County? We have enough underutilized commercial/office space. There is so much happening in our area of Moore County that building owners and landlords may soon be pressured into making the improvements to their facilities that will attract tenants. What is wrong with any projected vision that takes Pinehurst closer to its roots -- not with more private club golf courses and hotels, but with lower impact uses and larger lots for single family tax payers.	6/22/2021 9:50 AM
23	Walkability and golf cart access to these areas I believe will be critical to be successful and draw people. And they both have to remain in character for Pinehurst - quaint, historic looking, attractive	6/22/2021 8:05 AM
24	Stop building!!!	6/22/2021 6:40 AM
25	Keep the charm and stop trying to change it. We like it just the way it is.	6/21/2021 11:03 PM
26	No	6/21/2021 9:12 PM
27	Many of the parcels of land being speculated about in this survey are privately owned and a map in future should indicate that on it and identify government owned vs. privately owned real estate.	6/21/2021 2:58 PM
28	Please, for the love of God, keep the natural beauty, charm, etc. of the area the best you can. Keep as many trees, greenery, etc. in the area. Development and nature can coexist peacefully.	6/21/2021 2:45 PM
29	N/A	6/21/2021 1:33 PM
30	This survey design is terrible: difficult to navigate, poorly worded questions, giving the impression it is intended to reinforce pre-determined conclusions.	6/21/2021 9:39 AM
31	I want to strongly encourage our elected officials to make these developments happen. If we sit back and wait for developers to come it will be too long. Our Council needs to make public investments in the needed transportation improvements to spur development so we can achieve this vision in my lifetime. Let's not take the approach of incremental development. We need a concerted effort by the government to make this happen, so our residents have the access they desire to the residential and commercial spaces they need to enhance our quality of life!!!	6/20/2021 2:30 PM
32	PLEASE consider density, traffic, parking, when managing growth.	6/20/2021 12:52 PM
33	We need growth.	6/20/2021 12:47 PM
34	Sideways need to run the entire length of the Pinehurst side of Morganton and Monticello before you allow more houses and businesses to come into the area. Younger/ active families continue to move here and it is unsafe for them to walk/run/ bike because the roads do not have space to allow this as cars speed by even though the speed limit is marked as 25mph or 35 mph.	6/20/2021 5:35 AM
35	Please be thoughtful of the architecture that is used in the development of these 2 areas. Pinehurst is a very special place. It has a God given beauty as well as art, music and sports. Pinehurst can be successful if clever thought and purposeful development is used in our future growth and development. We moved here because of its beauty, calmness and atmosphere. We want Pinehurst to be adaptable and successful in the 21 century. We don't want the God given beauty, calm and peaceful way of life that broght us here, that we call our home, to be destroyed by inappropriate development.	6/20/2021 12:33 AM
36	You don't have the right mindset for what needs to happen with Pinehurst. You should look at how Williamsburg or Mt. Pleasant, SC did vs. what you have in mind. This is the biggest waste of time with what you guys are planning.	6/19/2021 3:34 PM

37	traffic on #5 must be controlled. re routing or by pass is needed now!! Additional traffic will only make for accidents.	6/19/2021 3:02 PM
38	Please keep future development as low as possible to keep the small village charm of Pinehurst like it has been and to limit the increasing traffic congestion. Please keep Village Place and Pinehurst South as much like the Village as possible rather than seeming like increasing urban sprawl. Reuse existing buildings and refurbish them similar to Pinehurst architecture.	6/19/2021 11:14 AM
39	Growth for the next 10 years must include the number of Pinehurst residents along with the golfers who visit each year plus world-wide tournaments and lastly the new facilities for the Pinehurst Resort and those workers. How do we all get around town with our current road situation?	6/18/2021 7:42 PM
40	Continue to make Pinehurst more accessible by bicycle and walking!!!	6/18/2021 5:16 PM
41	Please develop village place with shops and outdoor residential shopping. It has fantastic potential with all the green space	6/18/2021 4:45 PM
42	Please do proper traffic studies	6/18/2021 3:57 PM
43	A long time ago, I worked for York County, Virginia (Yorktown to Williamsburg). We had a LOT of planning, zoning, and regulations to preserve the historic quality of the area. From that experience, I think this plan is excellent. Kudos to the designers. Money well spent.	6/18/2021 3:54 PM
44	Please please reconsider and think carefully before you act. I think a lot of these developers and planners and architects don’t live here and don’t know what we are talking about it when we say we value our quality of life. It was good when I moved here in the 1990s but has been deteriorating as of late. My idyllic town is no more but it’s not too late to save it. Please help! Fix up our existing buildings over by the post office, put some restaurants in there, but let’s not keep adding to our town. We don’t need or want it.	6/18/2021 3:49 PM
45	None	6/18/2021 3:39 PM
46	Is this the 3rd. try at moving public workshop? What is it public workshop or public services, makes a large difference.	6/18/2021 2:37 PM
47	Thank you for the opportunity to comment. This is exciting! ~ Maggie Bonecutter, 840 Burning Tree Rd.	6/18/2021 2:36 PM
48	No additional growth is needed in any of these areas. Pinehurst has already been ruined by the village's constant looking for increased tax base. Crime has increased, traffic is horrendous, wildlife has been affected; all this for what?	6/18/2021 2:33 PM
49	Can't wait for the public hearing on these plans!!	6/18/2021 2:17 PM
50	very difficult to respond by looking at computer when direct side by side comparison is not possible; cntrl + did not work on my computer	6/18/2021 1:18 PM
51	What is the mission statement for Village growth? In 5-10 years, is the goal to have everything built up to the point where we’ve lost the small town specialness that makes Pinehurst unique and have become another Apex?	6/18/2021 1:07 PM
52	Project should not be built	6/18/2021 12:42 PM
53	Please attach plans for water runoff	6/18/2021 12:17 PM

Q16 Generally, do you feel that the illustrated infill buildings and streets within Pinehurst South are compatible with the surrounding area? If not, why? [Open comment field, please limit to 100 words]

Answered: 83 Skipped: 279

#	RESPONSES	DATE
1	I feel more commercial is appropriate - residential concerns me as the traffic on Route 5 from this area to 211 on both ends is already very heavy. Is there a plan to get around that?	6/29/2021 8:42 AM
2	No. No multi-family buildings in Pinehurst. They are not compatible with the area. Just look.	6/29/2021 7:32 AM
3	Compatible, fine. But how do you handle traffic that is already a nightmare?	6/29/2021 6:02 AM
4	No opinion.	6/29/2021 12:33 AM
5	Yes	6/28/2021 11:11 PM
6	Yes	6/28/2021 10:14 PM
7	Yes	6/28/2021 9:56 PM
8	Yes but we need more side walks and paths for running/biking along the roads	6/26/2021 10:31 AM
9	I would not realign Monticello to allow for commercial buildout. I prefer single family detached for the home areas.	6/26/2021 7:29 AM
10	No issues here	6/25/2021 10:44 PM
11	No! Just a few blocks in and you have a nice feel along St. Andrews. Lining houses up like the street at the dump make for neighborhoods to get out of as soon as you can find a proper house. Too unimaginative. The planners of St. Andrews and Village Acres were more imaginative. They just forgot sidewalks, parks and the occasional corner grocery. This is a builders dream and a homebuyer's nightmare. Might as well make row houses.	6/25/2021 3:23 PM
12	Skatepark	6/25/2021 10:21 AM
13	Yes but not allowing commercial businesses that rely on large tractor trailers	6/24/2021 4:08 PM
14	Yes. It’s already mixed use	6/24/2021 3:45 PM
15	Route 5 is too busy today! No additional development should be undertaken until the current traffic issues are addressed.	6/24/2021 9:04 AM
16	Yes	6/24/2021 8:49 AM
17	It's compatible, but my goodness. Traffic on the 5 is already horrible. Better figure that out before you move forward with more traffic entering and leaving the 5.	6/24/2021 8:38 AM
18	Good fit if NC 5 can be widened. Need more lanes so people can get here. Traffic already backs up trying to get into the village past master cuts on 5 at green lights. No bueno.	6/24/2021 7:04 AM
19	Somewhat compatible. The size of the conceptual commercial and flex office buildings are larger than the majority of the existing buildings of similar use in the area. And the proposed housing density in far greater that the houses now in Terrytown and across NC 5 in the areas of Cotton Street and Dawkins Street, areas where houses are spaced relatively close to one another but with a number of open spaces behind the houses.	6/24/2021 1:07 AM
20	The single family detached houses are fine.	6/24/2021 12:15 AM
21	yes	6/23/2021 10:27 PM
22	Yes	6/23/2021 9:19 PM
23	No. Too much growth. Hwy 5 is too congested as is with people cutting through. New	6/23/2021 9:05 PM

	developments are not needed.	
24	This looks great but what are you going to do about traffic? NC-5 is already a disaster and will only get worse with more development further south. Low intensity option is preferred because of lower impact on traffic	6/23/2021 8:31 PM
25	yes	6/23/2021 8:28 PM
26	Something needs to be done to better control the speed of drivers and even out the amount of traffic on Beulah Hill prior to anything else being added to this area.	6/23/2021 1:47 PM
27	Yes	6/23/2021 7:31 AM
28	Just worry if route 5 can handle more traffic? Already backed up a lot. Otherwise looks good.	6/22/2021 10:40 PM
29	I do	6/22/2021 9:42 PM
30	Do not need to infill every inch of space. A few SFH are OK	6/22/2021 7:58 PM
31	Yes	6/22/2021 6:28 PM
32	Yes, this area is currently mixed residential and commercial	6/22/2021 3:03 PM
33	I feel the high intensity plan has less crowding of homes.	6/22/2021 2:14 PM
34	there are a lot of homes packed in a small area.	6/22/2021 12:20 PM
35	Okay	6/22/2021 12:09 PM
36	Yes	6/22/2021 10:11 AM
37	There aren't any parks or green areas proposed, and none in this area. Would be nice to see a park or two, and better sidewalks in the area.	6/22/2021 10:05 AM
38	Yes	6/22/2021 9:26 AM
39	Depends on what your are trying to make it. If you put in all the residential, then you want more restaurants and retail. If it is lower density housing, you can go with more offices and general commercial.	6/22/2021 8:04 AM
40	No. Traffic nightmare	6/22/2021 6:40 AM
41	Yes	6/22/2021 12:09 AM
42	Looks congested.	6/21/2021 11:39 PM
43	No	6/21/2021 11:01 PM
44	Sure	6/21/2021 9:12 PM
45	Yes	6/21/2021 3:21 PM
46	Low intensity yes, high intensity no. High intensity overloads that area.	6/21/2021 2:44 PM
47	Yes	6/21/2021 1:33 PM
48	Low density only	6/21/2021 12:49 PM
49	Yes	6/21/2021 10:54 AM
50	In which plan? They are compatible in the low intensity plan, which doesn't contemplate realignment of Monticello. I don't favor the high intensity plan for a variety of reasons, including the street layout.	6/21/2021 9:37 AM
51	yes	6/21/2021 9:32 AM
52	Yes. I think this are should provide expanded commercial space to the East of Highway 5, along with some residential.	6/20/2021 2:27 PM
53	Yes	6/20/2021 1:48 PM
54	No. The growth of commercial and residential infill is too much to be supported by local streets and Hwy 5.	6/20/2021 12:51 PM

55	Yes	6/20/2021 12:46 PM
56	Yes	6/20/2021 5:33 AM
57	Yes. The plan has a nice mix of uses and open spaces. The High Intensity plan has more commercial use areas which I feel our village needs to support our growth needs. We have been too residential as we continue to grow. As a bedroom community, our future is in danger because a high residential village will tax residents causing people to no longer be able to live here on an average middle income level. High taxes will have people selling and moving to a more reasonal tax area.Many of our current residents are from the northeast where taxes are unreasonable. Commercial tax dollars are important to maintaining our current population and be able to serve all residents, commercial and residential.	6/20/2021 12:17 AM
58	We don't need more residential. We dont have the infrastructure for what we have now.	6/19/2021 3:33 PM
59	The closer they are to the nature of the Village of Pinehurst buildings and streets the better.	6/19/2021 11:10 AM
60	NO COMMENT	6/19/2021 11:08 AM
61	Yes	6/19/2021 7:50 AM
62	Due to lack of roads to allow flow in our village, I feel more residential homes and commercial infill would be a poor idea. Highway 5 now has an influx of traffic that needs attention now so if these plans are approved traffic could flow.	6/18/2021 7:38 PM
63	No it's too crowded and concentrated	6/18/2021 6:30 PM
64	Yes	6/18/2021 5:15 PM
65	Let's solve the traffic problems first. More residential and commercial building will only make route 5 a worse mess than it is now. You want to solve the road problem,move the railroad to the proposed west connector. Then you can widen route 5.	6/18/2021 5:02 PM
66	No preference	6/18/2021 4:44 PM
67	Yes. That area isn't very desirable, though	6/18/2021 3:57 PM
68	Yes.	6/18/2021 3:52 PM
69	Absolutely not!! Highway 5 is a mess with no hope of widening it. That means all of those houses have to feed either onto highway 5, Monticello or Morganton. That's it. There is no way to cut through since the rest is gated CCNC land. Developers are greedy and aren't thinking of the long-term effects on our community. Traffic is awful and we are already going to increase that with the addition of the USGA building and employees.	6/18/2021 3:46 PM
70	Yes	6/18/2021 3:39 PM
71	Yes	6/18/2021 3:29 PM
72	Beulah Hill cannot tolerate anymore traffic. Serious study needs to be done to bust a road from The Pit to 15/501.	6/18/2021 3:20 PM
73	Yes. It's not very appealing now.	6/18/2021 2:36 PM
74	yes	6/18/2021 2:36 PM
75	The existing streets west of NC 5 are too narrow to handle increased traffic volumes. Available ROW most likely has to be increased.	6/18/2021 2:16 PM
76	Yes	6/18/2021 1:22 PM
77	yes	6/18/2021 1:16 PM
78	No, please stop thinking if there's empty space it needs to be filled	6/18/2021 1:05 PM
79	the traffic is going to be horrendous on 5. What are your plans to alleviate	6/18/2021 12:57 PM
80	No, traffic	6/18/2021 12:42 PM
81	No! Any development, without a plan for traffic on Beulah Hills, should not be considered.	6/18/2021 12:32 PM
82	No…water runoff concerns	6/18/2021 12:16 PM

83	Too many	6/18/2021 11:45 AM

Q17 Compare the alignment of Monticello Drive, shown in its existing alignment in the Low-Intensity option and realigned, bowing south in the High-Intensity option. Is there a preference for either alignment or are both acceptable? If there is a preference, why? [Open comment field, please limit to 100 words]

Answered: 75 Skipped: 287

#	RESPONSES	DATE
1	I don't live in that area - I am by the lake - traffic would definitely be impacted - I have mixed feelings - what do the people on Monticello area think?	6/29/2021 8:42 AM
2	Low intensity option.	6/29/2021 7:32 AM
3	Low	6/29/2021 6:02 AM
4	No opinion.	6/29/2021 12:33 AM
5	No	6/28/2021 11:11 PM
6	N/a	6/28/2021 10:14 PM
7	Both acceptable	6/28/2021 9:56 PM
8	Yes but we need more side walks and paths for running/biking along the roads	6/26/2021 10:31 AM
9	Prefer a realignment for residential vs commercial.	6/26/2021 7:29 AM
10	No issues	6/25/2021 10:44 PM
11	Don't really see much difference. All these small detached houses will have lots of kids (retirees can afford better). Where are the parks, corner grocery, sandwich shop, pool, playground, etc.?	6/25/2021 3:23 PM
12	Skatepark	6/25/2021 10:21 AM
13	No opinion	6/24/2021 4:08 PM
14	Both are acceotable	6/24/2021 3:45 PM
15	Both are acceptable	6/24/2021 8:49 AM
16	Are multifamily units necessary? I don't like cramming more people into areas of Pinehurst. This is what makes the city unique.	6/24/2021 8:38 AM
17	No preference.	6/24/2021 7:04 AM
18	In my view the existing path of Monticello Drive is preferable, chiefly because of the vegetation which parallels Monticello. However it may be that the relocation of the Village Service Area is an acceptable trade-off. Hopefully, the perimeter of the Service Area will retain a significant portion of the existing vegetation, although with the addition of retail buildings along a relocated Monticello suggests the hope is forlorn.	6/24/2021 1:07 AM
19	I prefer to leave Monticello as is	6/24/2021 12:15 AM
20	both	6/23/2021 10:27 PM
21	Definitely prefer the low intensity for the road placement but not the line of houses on that one	6/23/2021 9:19 PM
22	It's not clear what that would accomplish.	6/23/2021 8:31 PM
23	I prefer the high intensity bow of Mont Dr.	6/23/2021 7:31 AM
24	Don't have a preference.	6/22/2021 10:40 PM

25	No preference	6/22/2021 9:42 PM
26	low intensity	6/22/2021 7:58 PM
27	It looks good	6/22/2021 6:28 PM
28	No opinion - both seem acceptable	6/22/2021 3:03 PM
29	Do not like moving Monticello Dr as in the high intensity option. Leave Monticello Dr the way it is. When Morganton Rd is blocked at Rt 5, Monticello acts as an alternate route around traffic even though it is slow through that residential area.	6/22/2021 2:14 PM
30	no preference	6/22/2021 12:20 PM
31	No comment	6/22/2021 12:09 PM
32	Both accepted	6/22/2021 10:11 AM
33	Low intensity plan. More single family detached dwellings as opposed to multi family/attached.	6/22/2021 10:05 AM
34	Low intensity better. Even though Monticello is a high traffic area, keeping residential single family along that strip will be better for the residential single families already in the area. they have already seen an influx of traffic from being used as a by-pass route back to Morganton (though the stop signs, added a few years ago did help).	6/22/2021 9:37 AM
35	No	6/22/2021 9:26 AM
36	Don't have a preference as it really wouldn't impact me.	6/22/2021 8:04 AM
37	Low or no I tensity	6/22/2021 6:40 AM
38	No	6/22/2021 12:09 AM
39	I’m not clear where it is online intensity plan	6/21/2021 11:39 PM
40	Neither	6/21/2021 11:01 PM
41	No	6/21/2021 9:12 PM
42	Both are acceptable. The realignment provides the opportunity to add commercial properties on Monticello which seems to be a good use of space.	6/21/2021 3:21 PM
43	Both are acceptable	6/21/2021 2:44 PM
44	Low-Intensity option preferred due to there is no reason to move the road, it’s fine as is.	6/21/2021 1:33 PM
45	existing alignment	6/21/2021 12:49 PM
46	Both ok	6/21/2021 10:54 AM
47	The only reason for the realignment appears to be to accommodate relocation of the VOP service facility. During the workshop, no explanation was provided as to the activities that take place in the service facility. As such, it's impossible to determine whether that's a desirable option for Pinehurst South.	6/21/2021 9:37 AM
48	both acceptable	6/21/2021 9:32 AM
49	I prefer the high intensity realignment because it puts commercial space adjacent to the relocated VOP public services site.	6/20/2021 2:27 PM
50	High-intensity is preferred. Impact on work day traffic is the consideration.	6/20/2021 1:48 PM
51	The high-density alignment disallows all of that same-looking residential mess, so maybe it's better.	6/20/2021 12:51 PM
52	High intensity	6/20/2021 12:46 PM
53	Both are acceptable.	6/20/2021 5:33 AM
54	The high density alignment is better because more commercial use space is shown verses residential use. With the core area being close to this area commercial is a better choice.	6/20/2021 12:17 AM
55	We don’t need anymore structured period in that area until we have infrastructure FIRST to	6/19/2021 3:33 PM

	support it.	
56	Low-intensity preference	6/19/2021 11:10 AM
57	LOW OPTION	6/19/2021 11:08 AM
58	Both work	6/19/2021 7:50 AM
59	Currently residents of Monticello Drive asked that two stop signs be added to slow traffic, it is unlikely now they would accept an alignment. It's density not alignment that's the problem.	6/18/2021 7:38 PM
60	Both are acceptable	6/18/2021 5:15 PM
61	Both	6/18/2021 4:44 PM
62	There should not be any commercial built in Monticello. That is a residential area	6/18/2021 3:57 PM
63	Both are acceptable.	6/18/2021 3:52 PM
64	No preference	6/18/2021 3:46 PM
65	Low-intensity is preferable	6/18/2021 3:39 PM
66	Both acceptable	6/18/2021 3:29 PM
67	No preference	6/18/2021 2:36 PM
68	Also include the movement of service area. Not a good idea.	6/18/2021 2:36 PM
69	Recommend realignment to better accommodate more area to the south for development and to provide space for the DPW relocation.	6/18/2021 2:16 PM
70	2nd option seems to encroach on the retirement community increasing light and noise pollution to residents	6/18/2021 1:22 PM
71	if service area is relocated, then facing with business rather than residential makes sense and thus changes road	6/18/2021 1:16 PM
72	No preference	6/18/2021 1:05 PM
73	No...why realign?	6/18/2021 12:42 PM
74	Whatever uses less concrete...concern for water runoff	6/18/2021 12:16 PM
75	existing	6/18/2021 11:45 AM

Q18 Compare the Residential in the two plan options. Is there a preference for more Single-Family Detached (SFD) as shown in the Low Intensity option or more Single-Family Attached (SFA) and Multi-Family (MF) as shown in the High Intensity option? If there is a preference, why? [Open comment field, please limit to 100 words]

Answered: 74 Skipped: 288

#	RESPONSES	DATE
1	SFA or SFD would be fine. Again, TRAFFIC concerns	6/29/2021 8:42 AM
2	SFD is more in keeping with Pinehurst.	6/29/2021 7:32 AM
3	Single family if any.	6/29/2021 6:02 AM
4	This area already contains many houses that look exactly the same, so I have no opinion. Nothing can improve the current aesthetic.	6/29/2021 12:33 AM
5	Single family attached Highway 5 cannot handle high density residential. Too much traffic already	6/28/2021 11:11 PM
6	No preference	6/28/2021 10:14 PM
7	SFA and multifamily homes	6/28/2021 9:56 PM
8	Yes but we need more side walks and paths for running/biking along the roads	6/26/2021 10:31 AM
9	Sfd	6/26/2021 7:29 AM
10	No issues..I do not consider this village	6/25/2021 10:44 PM
11	Multifamily...but condo's with nice amenities like pools for retirees who don't want to care for a house but don't want assisted living.	6/25/2021 3:23 PM
12	Skatepark	6/25/2021 10:21 AM
13	More single family detached	6/24/2021 4:08 PM
14	Multi family	6/24/2021 3:45 PM
15	No preference- maybe this could be the MF that I don't want in the village place area.	6/24/2021 8:49 AM
16	SFD is preferred. One reason: TRAFFIC on 5, 2, 211 and Morganton.	6/24/2021 8:38 AM
17	I think more homes brings more wealthy people and military which can be good.	6/24/2021 7:04 AM
18	More Single-Family homes are preferable, as are Single-Family Attached, my reasoning being that such housing arrangements have the potential to create a stronger sense of community than would Multi-Family.	6/24/2021 1:07 AM
19	Single family detached please	6/24/2021 12:15 AM
20	Single family detached always. Sick of multi family units everywhere	6/23/2021 9:19 PM
21	No new development is needed especially apartments.	6/23/2021 9:05 PM
22	More SFA for reasons stated above (lower traffic impact).	6/23/2021 8:31 PM
23	I am drawn to the Low option. More because of there are few people and cars impacting this area	6/23/2021 7:31 AM
24	I think either is good in that area except for traffic concerns.	6/22/2021 10:40 PM
25	Sfd	6/22/2021 9:42 PM

26	Low density	6/22/2021 7:58 PM
27	I think this is where you can have the multi family versus in the village	6/22/2021 6:28 PM
28	Single family detached is definitely preferred in this area due to the limited capacity of Highway 5 and railroad constraints.	6/22/2021 3:03 PM
29	No preference, just do not want crowding if neighborhoods.	6/22/2021 2:14 PM
30	Single family detached. Less people	6/22/2021 12:20 PM
31	Where is the demand? Is it families, military, or retirees.	6/22/2021 12:09 PM
32	SFD	6/22/2021 10:11 AM
33	Low intensity plan. More single family detached dwellings as opposed to multi family/attached	6/22/2021 10:05 AM
34	SFD preferred.	6/22/2021 9:37 AM
35	No	6/22/2021 9:26 AM
36	I think it would be better served with attractive town homes and more retail and restaurants than single family homes. But they can't be high end to exclude the average person (but not cheap either)	6/22/2021 8:04 AM
37	Single family detached	6/22/2021 6:40 AM
38	More detached. Too much congestion and a parking lot sea of cars with other options.	6/21/2021 11:39 PM
39	Neither	6/21/2021 11:01 PM
40	No opinion	6/21/2021 9:12 PM
41	This area is a good candidate for higher density development.	6/21/2021 3:21 PM
42	I believe that both would be nice and bring amenities that could be used by all. I prefer less congestion/housing, but the thought of driving a golf cart to an area where there is a lot to do is promising. A compromise between the two would be best. Single family detached with some single family attached mixed in. Daniel Island, SC comes to mind.	6/21/2021 2:44 PM
43	No preference.	6/21/2021 1:33 PM
44	SFD	6/21/2021 12:49 PM
45	SFD	6/21/2021 10:54 AM
46	I prefer the low intensity option.	6/21/2021 9:37 AM
47	no preference	6/21/2021 9:32 AM
48	My vote is for SFD and MF….housing product we severely lack in Pinehurst.	6/20/2021 2:27 PM
49	MF is preferred as it will be easier to restrict covenants.	6/20/2021 1:48 PM
50	I'm a proponent of SFD, but this looks like a bunch of little boxes and just too much, and multi-family will make Pinehurst look like Fayetteville.	6/20/2021 12:51 PM
51	SFA and MF	6/20/2021 12:46 PM
52	Single Family Detached	6/20/2021 5:33 AM
53	The high Intensity plan is better because the space is bringing in both commercial and residential tax dollars. Increasing our commercial tax dollars is important for our future stability to maintain our budgets and services to our population both residential and commercial my	6/20/2021 12:17 AM
54	Neither. See above	6/19/2021 3:33 PM
55	Single-Family Detached Low intensity	6/19/2021 11:10 AM
56	SFD PREFERRED	6/19/2021 11:08 AM
57	SFH preferred	6/19/2021 7:50 AM
58	The lowest density as our population doesn't fit our current road system.	6/18/2021 7:38 PM

59	Single family detached and some multi family	6/18/2021 5:15 PM
60	MF	6/18/2021 4:44 PM
61	Single family detached is preferred	6/18/2021 3:57 PM
62	This seems like an appropriate area for high quality condos/townhomes.	6/18/2021 3:52 PM
63	Single family only as I don't think apartment buildings have a place there. Too much traffic. Perhaps a few condos could be built but not too many as traffic needs to be limited	6/18/2021 3:46 PM
64	SDF	6/18/2021 3:39 PM
65	Low Intensity SFD	6/18/2021 3:29 PM
66	Single family detached (SFD)	6/18/2021 2:36 PM
67	What?	6/18/2021 2:36 PM
68	Prefer High Intensity to be able to support heavy developmental costs.	6/18/2021 2:16 PM
69	sfd again because of worry of traffic through the area	6/18/2021 1:22 PM
70	As for Village Place	6/18/2021 1:16 PM
71	No	6/18/2021 1:05 PM
72	No…all building should be rejected based on traffic and population increase	6/18/2021 12:42 PM
73	Sfd	6/18/2021 12:16 PM
74	SFD	6/18/2021 11:45 AM

Q19 For (new) Commercial, do you agree with the concentration of mixed-use (Restaurants, Retail, and Office) in the core area east of NC 5 and between Monticello Drive and Blake Blvd, transitioning to more Office and Light Industrial south of Blake Blvd., and then transitioning farther south to Residential? [Open comment field, please limit to 100 words]

Answered: 75 Skipped: 287

#	RESPONSES	DATE
1	Yes I agree	6/29/2021 8:42 AM
2	It depends on the architecture.	6/29/2021 7:32 AM
3	This serves to create an entire area that competes with the already planned expansion, separated by traffic issues that are already overwhelming.	6/29/2021 6:02 AM
4	No opinion.	6/29/2021 12:33 AM
5	Yes	6/28/2021 11:11 PM
6	Yes	6/28/2021 10:14 PM
7	Yes	6/28/2021 9:56 PM
8	Yes it's great. Keep it up	6/26/2021 10:31 AM
9	Yes	6/26/2021 7:29 AM
10	Industrial of any type has no place here. Restaurants and retail is better, but there should be something on the west side of Rt 5. Where are all those young families going to get their fast dinners. Where are all those kids going to ride their bikes and skate boards, play/congregate, buy candy? Those lots don't have any space for yards or enough parking for both family cars...much less the teenager's car...park on the street? Look at Village acres...the garage is full of stuff. This feels like the overgrown areas of Florida, not a nice country town where people play golf.	6/25/2021 3:23 PM
11	Skatepark	6/25/2021 10:21 AM
12	Yes	6/24/2021 4:08 PM
13	Yes	6/24/2021 3:45 PM
14	Yes.	6/24/2021 8:49 AM
15	Mixed use is fine.	6/24/2021 8:38 AM
16	Sure	6/24/2021 7:04 AM
17	This seems a logical progression, given the (few) existing uses along Blake Boulevard.	6/24/2021 1:07 AM
18	I agree	6/24/2021 12:15 AM
19	mixed	6/23/2021 10:27 PM
20	Restaurant retail	6/23/2021 9:19 PM
21	No	6/23/2021 9:05 PM
22	No opinion.	6/23/2021 8:31 PM
23	yes	6/23/2021 8:28 PM
24	Yes - I agree	6/23/2021 7:31 AM

25	Sure.	6/22/2021 10:40 PM
26	I agree	6/22/2021 9:42 PM
27	No.	6/22/2021 7:58 PM
28	Yes	6/22/2021 6:28 PM
29	Yes, seems consistent with the current mix with the exception of light industrial which does not seem to integrate with residential/retail/office use.	6/22/2021 3:03 PM
30	Yes	6/22/2021 2:14 PM
31	Access is the issue	6/22/2021 12:20 PM
32	Keep fast food out and prioritize with small restaurants and businesses that help the local population.	6/22/2021 12:09 PM
33	Yes!!	6/22/2021 10:11 AM
34	Would prefer to see more commercial/opportunities for restaurants and retail spaces.	6/22/2021 10:05 AM
35	Yes to (very) light industrial. One story with parking. Already there exists vacant offices; rather than adding more the current landlords should be offered incentives to update what is there.	6/22/2021 9:37 AM
36	I would rather have restaurants and retail	6/22/2021 9:26 AM
37	Generally, yes.	6/22/2021 8:04 AM
38	Mixed use... industrial in pi ehurst? You're on crack	6/22/2021 6:40 AM
39	Yes	6/22/2021 12:09 AM
40	Yes	6/21/2021 11:39 PM
41	No	6/21/2021 11:01 PM
42	Yes	6/21/2021 9:12 PM
43	Yes	6/21/2021 3:21 PM
44	I believe the reverse should happen. Office/light industrial pushed the to Aberdeen/Pinehurst border.	6/21/2021 2:44 PM
45	Yes, agree.	6/21/2021 1:33 PM
46	Yes	6/21/2021 12:49 PM
47	Yes	6/21/2021 10:54 AM
48	Light industrial isn't depicted anywhere on either map. I can't imagine there is any area within VOP where light industrial would be a permitted use.	6/21/2021 9:37 AM
49	yes	6/21/2021 9:32 AM
50	Yes.	6/20/2021 2:27 PM
51	No. Too much traffic will be generated.	6/20/2021 1:48 PM
52	Yes, but there is too much development. Period.	6/20/2021 12:51 PM
53	Yes	6/20/2021 12:46 PM
54	Yes	6/20/2021 5:33 AM
55	Yes, it is a well thought out plan offering a variety of commercial use as well as residential availability that is not going to be encumbered by the commercial use needs and traffic.	6/20/2021 12:17 AM
56	We can’t fill the buildings that are available now. So no. We don’t need anymore buildings.	6/19/2021 3:33 PM
57	Less new Commercial building the better. Reuse existing structures and keep it residential	6/19/2021 11:10 AM
58	DO NOT AGREE	6/19/2021 11:08 AM
59	Agree	6/19/2021 7:50 AM

60	I agree that more concentration of anything on or near Hwy. 5 would be unacceptable.	6/18/2021 7:38 PM
61	Yes	6/18/2021 5:15 PM
62	Yes	6/18/2021 4:44 PM
63	Yes	6/18/2021 3:57 PM
64	Agree with plan.	6/18/2021 3:52 PM
65	Yes	6/18/2021 3:46 PM
66	transitioning to more Office and Light Industrial south of Blake Blvd., and then transitioning farther south to Residential	6/18/2021 3:39 PM
67	Yes	6/18/2021 3:29 PM
68	Yes	6/18/2021 2:36 PM
69	What?	6/18/2021 2:36 PM
70	Agree.	6/18/2021 2:16 PM
71	Yes	6/18/2021 1:22 PM
72	yes	6/18/2021 1:16 PM
73	No	6/18/2021 1:05 PM
74	No	6/18/2021 12:42 PM
75	No	6/18/2021 12:16 PM

Q20 Do you support the relocation of the VOP Service Area from VP to PS north of Monticello Drive? [Open comment field, please limit to 100 words]

Answered: 73 Skipped: 289

#	RESPONSES	DATE
1	I'm not sure	6/29/2021 8:42 AM
2	Not sure.	6/29/2021 7:32 AM
3	Generally yes, Probably need both for all the traffic problems that will arise to get equipment around town.	6/29/2021 6:02 AM
4	No opinion.	6/29/2021 12:33 AM
5	Yes	6/28/2021 11:11 PM
6	Don't understand	6/28/2021 10:14 PM
7	No preference	6/28/2021 9:56 PM
8	Indifferent	6/26/2021 10:31 AM
9	Yes	6/26/2021 7:29 AM
10	Sure	6/25/2021 10:44 PM
11	I think it should go further south, like on the road to the landfill. You are proposing a lot of families in very small houses. The neighborhoods should be more imaginative with trees, non-straight streets, open areas and lots large enough to have a home life. If you want trees and shrubs in your yard...so to they. Nobody wants to live on a straight street. Where's the planning in that?	6/25/2021 3:23 PM
12	Skatepark	6/25/2021 10:21 AM
13	Yes	6/24/2021 4:08 PM
14	Don't care	6/24/2021 3:45 PM
15	YES!!!!!!!!!!	6/24/2021 8:49 AM
16	Not sure. Probably would be a good idea.	6/24/2021 8:38 AM
17	I do not oppose the relocation	6/24/2021 7:04 AM
18	Relocation of the Service Area is something of a balancing act: the shift to other uses in the Village Place development area is a plus; but what effect (negative?) will the Service Area have on the proposed commercial and residential areas adjacent to the new yard? And on the HarnessTrack and adjacent stables?	6/24/2021 1:07 AM
19	Sure	6/24/2021 12:15 AM
20	yes	6/23/2021 10:27 PM
21	Yes	6/23/2021 9:19 PM
22	No	6/23/2021 9:05 PM
23	Yes	6/23/2021 8:31 PM
24	yes	6/23/2021 7:31 AM
25	Sure.	6/22/2021 10:40 PM
26	I like the move	6/22/2021 9:42 PM

27	That would be Ok if screened	6/22/2021 7:58 PM
28	Yes	6/22/2021 6:28 PM
29	As long as there is a buffer along Monticello for aesthetics	6/22/2021 3:03 PM
30	Yes, so long as there is enough tree cover so unsightly items and odors are contained.	6/22/2021 2:14 PM
31	not sure	6/22/2021 12:20 PM
32	Yes	6/22/2021 10:11 AM
33	Na	6/22/2021 10:05 AM
34	As long as it is well-hidden and does not impact the stable and track areas.	6/22/2021 9:37 AM
35	Fine	6/22/2021 9:26 AM
36	Yes. That would allow the core part of the Village to expand yet the PS area would still be relatively convenient to everything they need access to - particularly the landfill.	6/22/2021 8:04 AM
37	No	6/22/2021 6:40 AM
38	Keep VOP service area where it is.	6/21/2021 11:39 PM
39	No	6/21/2021 11:01 PM
40	Sure	6/21/2021 9:12 PM
41	Yes	6/21/2021 3:21 PM
42	I have no recommendation for the relocation	6/21/2021 2:44 PM
43	Yes	6/21/2021 1:33 PM
44	Yes	6/21/2021 12:49 PM
45	Sure	6/21/2021 10:54 AM
46	It looks to me like one of the principal elements of Village Place has become to effect the relocation of the service are to Pinehurst South (I know that technically it isn't in Pinehurst South, but it's just outside, and will undoubtedly have a significant impact. Before I could express an opinion about the desirability of relocation, I would need to know what activities occur in the service area. That question was asked at the workshop, and the consultants didn't know the answer.	6/21/2021 9:37 AM
47	yes	6/21/2021 9:32 AM
48	Yes. Think it is a great location and helps advance Village Place redevelopment.	6/20/2021 2:27 PM
49	No.	6/20/2021 1:48 PM
50	Yes, especially if it gets it out of where it is now.	6/20/2021 12:51 PM
51	This should've been done years ago. The library money should be used to get rid of the public services area tomorrow.	6/20/2021 12:46 PM
52	Yes	6/20/2021 5:33 AM
53	Yes it is a reasonable area for the needs of the VOP Service sector.	6/20/2021 12:17 AM
54	Don't care	6/19/2021 3:33 PM
55	No	6/19/2021 11:10 AM
56	SUPPORT	6/19/2021 11:08 AM
57	Yes please it's an eye sore where it is	6/19/2021 7:50 AM
58	NA	6/18/2021 7:38 PM
59	Absolutely not. It's fine right in the heart of the Village where it is.	6/18/2021 6:30 PM
60	Yes	6/18/2021 5:15 PM

61	No preference	6/18/2021 4:44 PM
62	I don’t understand this question	6/18/2021 3:57 PM
63	Absolutely.	6/18/2021 3:52 PM
64	No preference	6/18/2021 3:46 PM
65	No	6/18/2021 3:39 PM
66	Yes	6/18/2021 3:29 PM
67	I don't know the pros and cons of each option, so no preference.	6/18/2021 2:36 PM
68	Would depend on what activities are moved there.	6/18/2021 2:36 PM
69	Yes. Good "out of the way" location that can be easily hidden	6/18/2021 2:16 PM
70	yes	6/18/2021 1:16 PM
71	No	6/18/2021 1:05 PM
72	No	6/18/2021 12:42 PM
73	No comment	6/18/2021 12:16 PM

Q21 Are there any concerns with the streets or connection points shown? If yes, why/what is the concern? [Open comment field, please limit to 100 words]

Answered: 72 Skipped: 290

#	RESPONSES	DATE
1	No.	6/29/2021 8:42 AM
2	Seems like you could reduce the number of connection points or just pave the whole area.	6/29/2021 7:32 AM
3	Again, it is nice to mention the effort to reduce traffic reliance on 5. But that MAY work with no futher development. These traffic issues are hard to imagine being corrected and these plans add to them	6/29/2021 6:02 AM
4	No opinion.	6/29/2021 12:33 AM
5	No	6/28/2021 11:11 PM
6	No	6/28/2021 10:14 PM
7	No	6/28/2021 9:56 PM
8	Crosswalks are great but we need more sidewalk space and bike paths next to the roads. This can easily reduce traffic to allow alternate forms of transportation.	6/26/2021 10:31 AM
9	No	6/26/2021 7:29 AM
10	No	6/25/2021 10:44 PM
11	The streets are too straight. No imagination for a mostly residential area. This is not a layout for people to come, live and thrive. It's a place to land and move on ASAP.	6/25/2021 3:23 PM
12	Skatepark	6/25/2021 10:21 AM
13	No	6/24/2021 4:08 PM
14	None	6/24/2021 3:45 PM
15	no	6/24/2021 8:49 AM
16	Traffic flow no matter where you put connection points that enter the main roads. A BIG problem already.	6/24/2021 8:38 AM
17	I just don't support striving for growth until the area can support the growth. Again, more and more people on the roads that are already overcrowded would suck. People move here to get away from neighborhoods like that in other places.	6/24/2021 7:04 AM
18	How much will traffic back up?	6/24/2021 12:15 AM
19	no	6/23/2021 10:27 PM
20	No	6/23/2021 9:19 PM
21	Traffic. Too much growth and loss of small town charm. Town is becoming too big like Fayetteville.	6/23/2021 9:05 PM
22	No concerns	6/23/2021 8:31 PM
23	I'm good - looks logical	6/23/2021 7:31 AM
24	Route 5- can it handle more?	6/22/2021 10:40 PM
25	No	6/22/2021 9:42 PM
26	No comment	6/22/2021 7:58 PM

27	Looks good	6/22/2021 6:28 PM
28	The new roads would allow residents in this area to avoid Hwy 5 and access Monticello, and ultimately Morganton Road, for shopping on Hwy 15-501. However, Monticello would require upgrades to accommodate the increased traffic volume.	6/22/2021 3:03 PM
29	Please make sure walking and bike paths are incorporated on RT 5 extending up past Lake Hills rd towards the current village.	6/22/2021 2:14 PM
30	I only know that people who now live on Monticello complain about traffic coming through the neighborhood.	6/22/2021 12:20 PM
31	No	6/22/2021 10:11 AM
32	No	6/22/2021 10:05 AM
33	I do not see any solutions to the traffic on route 5 in all these fantasy visualizations !!!	6/22/2021 9:37 AM
34	No	6/22/2021 9:26 AM
35	No	6/22/2021 8:04 AM
36	Traffic	6/22/2021 6:40 AM
37	Traffic already heavy on Beulah Hill. With these streets added will need to make Beulah hill 2 lanes In each direction	6/21/2021 11:39 PM
38	Yes	6/21/2021 11:01 PM
39	No	6/21/2021 9:12 PM
40	No	6/21/2021 3:21 PM
41	No concerns. More crossings for bikes, walking, golf carts is a great thing for the area.	6/21/2021 2:44 PM
42	No need to move Monticello, no reason to add that expense to the project.	6/21/2021 1:33 PM
43	no	6/21/2021 12:49 PM
44	It seems to me that the street layout is very ambitious in terms of the number of new rights of way that will have to be acquired in order to implement it.	6/21/2021 9:37 AM
45	no	6/21/2021 9:32 AM
46	No concerns at all.	6/20/2021 2:27 PM
47	No	6/20/2021 1:48 PM
48	The folks who live on Monticello are going to hate this traffic.	6/20/2021 12:51 PM
49	No	6/20/2021 12:46 PM
50	No	6/20/2021 5:33 AM
51	No	6/20/2021 12:17 AM
52	I would not incorporate Jackson Hamlet into Pinehurst trafffic patterns. They don’t want us there and we don’t want to go down there.	6/19/2021 3:33 PM
53	there can be no access to #5. already overloaded.	6/19/2021 3:00 PM
54	Coordinate with NCDOT	6/19/2021 11:10 AM
55	0	6/19/2021 11:08 AM
56	Orange road impacts less home owners than does spur or power plant roads	6/19/2021 7:50 AM
57	The concern is that Monticello is the only corridor. An other road needs to pass through like Cotton or Dawkins which would increase traffic flow for our village. Too much private golf land is impeding what we need.	6/18/2021 7:38 PM
58	Only concern is taking away “wild” habits that are heavily used by local animals	6/18/2021 5:15 PM
59	None	6/18/2021 4:44 PM

60	Anything involving HWY 5 needs to be carefully planned. Proper street width and traffic lights should be installed	6/18/2021 3:57 PM
61	No concerns.	6/18/2021 3:52 PM
62	Yes!! There is no place for all of those cars To go to exit their neighborhood. Blake boulevard, highway 5 (two lanes) or Monticello—a quiet residential street. This makes no sense	6/18/2021 3:46 PM
63	No	6/18/2021 3:39 PM
64	No	6/18/2021 3:29 PM
65	No concerns. Anything to alleviate traffic on Hwy 5 is a plus.	6/18/2021 2:36 PM
66	Yes, do not connect N/S streets to Olvaln?. they will be short cuts and more traffic.	6/18/2021 2:36 PM
67	See previous comment re: streets west of NC 5. What about comments from ACWRR concerning Olivia and Arnett Sts.	6/18/2021 2:16 PM
68	No, except previous concern over bowing Monticello	6/18/2021 1:22 PM
69	Yes, more traffic will be accessing Rt 5, a 2 lane highway not built to support all the increased traffic	6/18/2021 1:05 PM
70	How are you planning on solving traffic problems?	6/18/2021 12:57 PM
71	Yes	6/18/2021 12:42 PM
72	Concerned about water runoff	6/18/2021 12:16 PM

Q22 What are your thoughts on the Open Spaces shown – the new Central Green, Market Plaza, and trail connection in the core area – the new greens in the Residential areas? [Open comment field, please limit to 100 words]

Answered: 72 Skipped: 290

#	RESPONSES	DATE
1	TRAFFIC!	6/29/2021 8:42 AM
2	Minimal open space. Trail is a good idea. Need more open space.	6/29/2021 7:32 AM
3	Does not matter, unlikely to go to that area with everything else going on.	6/29/2021 6:02 AM
4	great idea	6/29/2021 4:19 AM
5	Sidewalks should be prioritized.	6/29/2021 12:33 AM
6	As much open space as possible	6/28/2021 11:11 PM
7	Awesome	6/28/2021 10:14 PM
8	Love the sidewalks!	6/28/2021 9:56 PM
9	Fantastic ideas. Can't wait to see them come to fruition.	6/26/2021 10:31 AM
10	Good	6/26/2021 7:29 AM
11	Appears crowded	6/25/2021 10:44 PM
12	Those are not open spaces anybody can use. They're like an island on a divided road. All those houses will have kids with bikes and skate boards. Mothers with strollers. What have you planned for them? It would seem this plan is to line some builder's pocket with maximum sales but no thoughts about the people who actually might live there.	6/25/2021 3:23 PM
13	Skatepark	6/25/2021 10:21 AM
14	Approve	6/24/2021 4:08 PM
15	Finally - sidewalks!	6/24/2021 3:45 PM
16	Would like the ability to get there by golf cart from the rest of the village/old village.	6/24/2021 8:49 AM
17	Looks fun	6/24/2021 7:04 AM
18	Establishing Open Spaces will be important to avoid a "subdivision" look to the area.	6/24/2021 1:07 AM
19	Great	6/24/2021 12:15 AM
20	Like it all	6/23/2021 9:19 PM
21	These development plans should show how pedestrian infrastructure connects with other areas. Islands of sidewalks need to be connected to each other.	6/23/2021 8:31 PM
22	I like this plan -	6/23/2021 7:31 AM
23	Think it’s great to add some green space and paths to that side of town. Whole neighborhoods over there have very few walking options.	6/22/2021 10:40 PM
24	I like the open space idea	6/22/2021 9:42 PM
25	Greens are good	6/22/2021 7:58 PM
26	Open spaces look good but look so.commercial. maybe more curves and not as many right angles	6/22/2021 6:28 PM

27	The green spaces are terrific! More is better.	6/22/2021 3:03 PM
28	Looks good	6/22/2021 2:14 PM
29	there is a need for sidewalks and bike paths to get people off the streets	6/22/2021 12:20 PM
30	Okay	6/22/2021 12:09 PM
31	That would be awesome	6/22/2021 10:11 AM
32	Enjoy all the sidewalks. Still no proposed parks	6/22/2021 10:05 AM
33	Adding a sidewalk to extremely congested route 5 seems unnecessary. Widening route 5 at that point and south of it is only a temporary fix because it will have to narrow again north of Morganton, all the way to 211. Perhaps the answer is to up-zone to larger single family parcels. If we have fewer residents, our town services and schools can stop expanding.	6/22/2021 9:37 AM
34	Good	6/22/2021 9:26 AM
35	I like it. Would be inviting to people to go and shop and eat there it it is attractive with green space	6/22/2021 8:04 AM
36	Yes trail	6/22/2021 6:40 AM
37	Good	6/22/2021 12:09 AM
38	I’m not seeing those areas noted on the map	6/21/2021 11:39 PM
39	None	6/21/2021 11:01 PM
40	Nice	6/21/2021 9:12 PM
41	They look great.	6/21/2021 3:21 PM
42	Would be a great addition to the area. Accessibility is key.	6/21/2021 2:44 PM
43	Looks good.	6/21/2021 1:33 PM
44	look good	6/21/2021 12:49 PM
45	More new greens	6/21/2021 10:54 AM
46	There are not enough green space and public park areas designed into Pinehurst South, especially as compared to Village Place (which already has Rassie Wicker, a significant open space asset.	6/21/2021 9:37 AM
47	looks good	6/21/2021 9:32 AM
48	Love the shared path along the railway and connectivity shown here.	6/20/2021 2:27 PM
49	What does the shared path connect to?	6/20/2021 1:48 PM
50	The more open space the better. the idea of a trail connection is great, but can't imagine how that will work when what's needed is widening Hwy 5, not taking up more space with a trail that likely will not move much traffic other than a few walkers and bikers.	6/20/2021 12:51 PM
51	Ok	6/20/2021 12:46 PM
52	It looks good. My only concern is the trail along NC 5. I understand there is to be a fence separating the trail from the train tracks. How high a fence? How does emergency services, police, fire department or rail personnel respond with a fence blocking their open availability as it is today? How will trail users be safe from the traffic of NC5 since there is not much footage from tracks to roadway? What happens to all the mature trees in this area? The trees should be kept since they are mature and their canopy is not going to be in the way of trail users. The tree shade is valuable and the trees clean the air.	6/20/2021 12:17 AM
53	I wouldn’t invest new paths through Jackson Hamlet unless you want trouble.	6/19/2021 3:33 PM
54	I support new Greens area and the trail connections, more green park, less built plaza.	6/19/2021 11:10 AM
55	APPEARS TO BE OK	6/19/2021 11:08 AM
56	Agree	6/19/2021 7:50 AM

57	Unless you plan to add lanes to Hwy 5 and turning lanes there is no need for more of anything. The Jackson hamlet area allows affordable homes for many folks who work. Often improvements increase home taxes or home prices increase which can leave people with the loss of their homes.	6/18/2021 7:38 PM
58	So excited about making Pinehurst south more walkable and connecting it with the core of Pinehurst	6/18/2021 5:15 PM
59	Great!	6/18/2021 4:44 PM
60	Seems ok as long as you appropriately account for traffic	6/18/2021 3:57 PM
61	Very appropriate.	6/18/2021 3:52 PM
62	Against it	6/18/2021 3:46 PM
63	No	6/18/2021 3:39 PM
64	Perfect	6/18/2021 3:29 PM
65	Oooh! I love this!	6/18/2021 2:36 PM
66	OK	6/18/2021 2:36 PM
67	NC	6/18/2021 2:16 PM
68	The more open spaces the better	6/18/2021 1:16 PM
69	Not enough open space	6/18/2021 1:05 PM
70	This project should not be built!	6/18/2021 12:42 PM
71	I like the central green...do not think more concrete is a good answer. Water runoff concerns	6/18/2021 12:16 PM
72	Open spaces are GREAT	6/18/2021 11:45 AM

Q23 What are your thoughts on the Shared-Use Path (SUP), a paved trail for pedestrians and cyclists, shown between NC 5 and the ACWR rail line? [Open comment field, please limit to 100 words]

Answered: 75 Skipped: 287

#	RESPONSES	DATE
1	This seems very dangerous	6/29/2021 8:42 AM
2	Good	6/29/2021 7:32 AM
3	Nice	6/29/2021 6:02 AM
4	That seems dangerous.	6/29/2021 12:33 AM
5	I like the idea	6/28/2021 11:11 PM
6	Awesome	6/28/2021 10:14 PM
7	Yes!	6/28/2021 9:56 PM
8	This is exactly what we need here in PH.	6/26/2021 10:31 AM
9	Love this to connect the south area better	6/26/2021 7:29 AM
10	Love this idea	6/25/2021 10:44 PM
11	8' isn't much. And, no golf cart use. So, you can walk/run/bike a straight line...to what? The track restaurant, get a drink and go back the way you came? Preference will be to go west and walk/run/bike on St. Andrews or Monticello.	6/25/2021 3:23 PM
12	Skatepark	6/25/2021 10:21 AM
13	Bikes and pedestrians need separate trails	6/24/2021 4:08 PM
14	Good idea	6/24/2021 3:45 PM
15	Does it include golf carts? If yes, definitely. If no, then find a way to allow golf carts, too please.	6/24/2021 8:49 AM
16	I like the idea. We need more SUP. This is what our town is lacking.	6/24/2021 8:38 AM
17	Need that space for cars	6/24/2021 7:04 AM
18	A shared use path will be used by many, however in my experience neither bicycles or walkers are comfortable and comparable on the same paths: the disparity in speed is too marked, the manner in which a bicycle and a person menauver is significantly different.	6/24/2021 1:07 AM
19	Will be awesome	6/24/2021 12:15 AM
20	Love this idea	6/23/2021 9:19 PM
21	Great idea!	6/23/2021 8:31 PM
22	I like this option - keeps bikers off the main roads. Safer for all	6/23/2021 7:31 AM
23	Sounds good.	6/22/2021 10:40 PM
24	Really like this idea	6/22/2021 9:42 PM
25	OK	6/22/2021 7:58 PM
26	Will golf carts be allowed. I think they should be	6/22/2021 6:28 PM
27	The Shared Use Path seems dangerous. I can't imagine being wedged between cars on Hwy 5 and a train of the tracks. Also, you'd have to clear out a lot of trees in that space that offer a	6/22/2021 3:03 PM

	buffer against the train track. A better idea is to work with NC DOT to relocate the train track to bypass Moore County and create a multi-modal greenway in place of the track.	
28	I have been asking for this for 10 yrs	6/22/2021 2:14 PM
29	not sure, the space is available. size would be a factor in the consideration	6/22/2021 12:20 PM
30	Very necessary.	6/22/2021 12:09 PM
31	That would be great, as a homeowner in this area, more paved or safe places to go for a run would be really great	6/22/2021 10:11 AM
32	Lovely addition.	6/22/2021 10:05 AM
33	Already addressed above.	6/22/2021 9:37 AM
34	Good	6/22/2021 9:26 AM
35	Great idea. Would give cyclists and walkers (and maybe golf carts?) great access to Pinehurst South with a level of safety	6/22/2021 8:04 AM
36	Yes for path	6/22/2021 6:40 AM
37	Good	6/22/2021 12:09 AM
38	Shared use path is a good idea	6/21/2021 11:39 PM
39	Do not like	6/21/2021 11:01 PM
40	Nice	6/21/2021 9:12 PM
41	I think they sounds like a great idea assuming there is enough space for people to feel safe on it.	6/21/2021 3:21 PM
42	As mentioned earlier, more paths/accessibility should be a priority for the village	6/21/2021 2:44 PM
43	Good idea.	6/21/2021 1:33 PM
44	good idea	6/21/2021 12:49 PM
45	!!!!!! Great	6/21/2021 10:54 AM
46	The SUP is a good idea. It should be extended into the Village proper to accommodate pedestrian and cycle travel all the way to the central core.	6/21/2021 9:37 AM
47	looks good	6/21/2021 9:32 AM
48	Absolutely needed. We need to make this happen to connect Aberdeen and Pinehurst along HWY 5.	6/20/2021 2:27 PM
49	How will these connect? And to what? That is the problem with the present greenway system, it stops and starts with no directions as to how to connect to the next section.	6/20/2021 1:48 PM
50	See above. What's needed is widening Hwy 5 anywhere and everywhere it can be done, not taking up space with what likely will be a lightly-used trail.	6/20/2021 12:51 PM
51	Sounds good	6/20/2021 12:46 PM
52	This is a great idea. We desperately need paths for cyclists and pedestrians.	6/20/2021 5:33 AM
53	My concerns were in my response to question 22. Please review my concerns on fencing, trees, safety of users from vehicular traffic of NC5 and emergency services response with fencing between trail and tracks, assuming the emergency involves the train area.	6/20/2021 12:17 AM
54	That is fine	6/19/2021 3:33 PM
55	I support it.	6/19/2021 11:10 AM
56	AGREE	6/19/2021 11:08 AM
57	Most needed	6/19/2021 7:50 AM
58	The only bike path would be on tracks if they were no longer used. Since there is currently low density of homes on or near Hwy 5 and the shopping center area it seems dangerous to add	6/18/2021 7:38 PM

	more of an influx of people to a high density highway.	
59	It is desperately needed.	6/18/2021 5:15 PM
60	Great!	6/18/2021 4:44 PM
61	Love it!	6/18/2021 3:57 PM
62	We need more of this!	6/18/2021 3:52 PM
63	The trail is unnecessary if development doesn't happen there, in my opinion.	6/18/2021 3:46 PM
64	No problem	6/18/2021 3:39 PM
65	It is a wonderful idea	6/18/2021 3:29 PM
66	And golf carts?	6/18/2021 3:20 PM
67	YES! YES! YAAAAASSSSS!	6/18/2021 2:36 PM
68	Fine if it connects to Village.	6/18/2021 2:36 PM
69	Bad idea. Recommend to locate the SUP along the connector east of the RR between Olivia and Blake.	6/18/2021 2:16 PM
70	Concerned about pedestrian safety and real use by pedestrians along that stretch.	6/18/2021 1:22 PM
71	absolutely	6/18/2021 1:16 PM
72	No opinion	6/18/2021 1:05 PM
73	Should not be built!	6/18/2021 12:42 PM
74	Will this be paved?	6/18/2021 12:16 PM
75	good	6/18/2021 11:45 AM

Q24 What images do you feel are appropriate for the character of new buildings, streetscapes, and open spaces in Pinehurst South? Indicate the image by the row/column label to the upper right of the image, e.g., A1, A2, A3, etc. [Open comment field, please limit to 100 words]

Answered: 71 Skipped: 291

#	RESPONSES	DATE
1	I'm fine with all of these. Very tasteful	6/29/2021 8:42 AM
2	A3 B4 c4 C1 D3	6/29/2021 7:32 AM
3	All are fine if at all	6/29/2021 6:02 AM
4	A3, C1, C2, D2	6/29/2021 12:33 AM
5	A3, A4 B3 C2	6/28/2021 11:11 PM
6	No opinion	6/28/2021 10:14 PM
7	A4, a5	6/28/2021 10:05 PM
8	They all look great	6/28/2021 9:56 PM
9	A2-4, B3-5, D-5	6/26/2021 10:31 AM
10	B3, B4	6/25/2021 10:44 PM
11	A5 - this is a house that a family can thrive in B4 - reminds me of the corner grocery where I grew up C2 - crooked streets with room for sidewalk and trees D1 - area to play or take the kids to get out of the house	6/25/2021 3:23 PM
12	Skatepark	6/25/2021 10:21 AM
13	All seem ok except for the parallel parking as shown in C4	6/24/2021 4:08 PM
14	There are already so many different facades that it doesn't matter	6/24/2021 3:45 PM
15	A2, A3, B3, B4, B5	6/24/2021 8:49 AM
16	B2 and B4, D2	6/24/2021 8:38 AM
17	Beautiful choices	6/24/2021 7:04 AM
18	A2, A3 and A 5 B2, B3 C2, C3 All Ds, in appropriate locations	6/24/2021 1:07 AM
19	A3-5, B4, C1-4, D1,3-5	6/24/2021 12:15 AM
20	any- love d1 and d5	6/23/2021 10:27 PM
21	A3, B3, B4, C2, D1	6/23/2021 9:19 PM
22	All look good	6/23/2021 8:31 PM
23	There is such a hodge podge of buildings there now - but prefer: A2, B2, C2 and D4	6/23/2021 7:31 AM
24	Still not a fan of the A4 Cary common houses, but otherwise fine.	6/22/2021 10:40 PM
25	No issue	6/22/2021 9:42 PM
26	No comment	6/22/2021 7:58 PM
27	C1, again look at the layout is Hudson Ohio when they expanded past main street. The have a very nice high end grocery store	6/22/2021 6:28 PM
28	A3, A4 B2, B3, B4 C1, C4 D2, D4	6/22/2021 3:03 PM

29	No to A4 and A5. The rest are all good options	6/22/2021 2:14 PM
30	A3,A4,A5,C1,C2	6/22/2021 12:20 PM
31	All	6/22/2021 10:11 AM
32	D1 D4 D5 A3 A5 B4 C1	6/22/2021 10:05 AM
33	A5, B3, C1, D5	6/22/2021 9:26 AM
34	A2, B3, B4, B2, C3, C5, D3, D4	6/22/2021 8:04 AM
35	Yuk	6/22/2021 6:40 AM
36	For A only 3 and 4. All others ok except c4 and 5!	6/21/2021 11:39 PM
37	Leave things the way they are	6/21/2021 11:01 PM
38	A1, b1,c2,d1	6/21/2021 9:12 PM
39	Everything except A1 and B5.	6/21/2021 3:21 PM
40	A2, B1-4, C1-C3, D1-5	6/21/2021 2:44 PM
41	A2 & A4 - B2 - C2 & C3 - D4	6/21/2021 1:33 PM
42	same as previous comments	6/21/2021 12:49 PM
43	A3, A4, A5; B2, B3, B4; C1, C4, D1, D2, D3, D4.	6/21/2021 9:37 AM
44	all look good	6/21/2021 9:32 AM
45	B1, B3, B4, B5, A1, D1, D5	6/21/2021 8:10 AM
46	All of these look good to me!	6/20/2021 2:27 PM
47	A1, A3, B3, C2	6/20/2021 1:48 PM
48	A1, A2, A3, A4. B1-B5. C1-C4. D1-D4. This area is different than Village Place and can be of different character than the VoP.	6/20/2021 12:51 PM
49	All good	6/20/2021 12:46 PM
50	A1 is not appropriate for our village architecture. It is a very citified urban architecture . We are a village not a city. All other options are reasonable for our community and would make a very pleasurable area addition to our village.	6/20/2021 12:17 AM
51	None. WE DONT NEED NEW BUILDINGS. WE NEED TO USE THE ONES ALREADY THERE FIRST.	6/19/2021 3:33 PM
52	A3 A4 A5	6/19/2021 3:00 PM
53	A3. A4. A5, No more commercial, reuse/refurbish existing buildings like the Boys and Girls Club, C1 like the Village, Open Space green park space like D2, D3	6/19/2021 11:10 AM
54	ALL EXCEPT A1 AND B5	6/19/2021 11:08 AM
55	B3,a3	6/19/2021 7:50 AM
56	I don't accept any images of progress with out the addition of roadways to support growth.	6/18/2021 7:38 PM
57	A2,A3, A1, B1, B3,B4, C1,C2,C3,C4,D1,D2,D4,D5	6/18/2021 5:15 PM
58	All	6/18/2021 4:44 PM
59	Same as above	6/18/2021 3:57 PM
60	All okay except for design of A1.	6/18/2021 3:52 PM
61	None. Our streets over there can’t handle the additional traffic, thousands of cars per day. We moved here from big cities to avoid traffic congestion, crime, overcrowding. Why are you determined to bring that here??? Go to aberdeen or somewhere that welcomes development and needs the additional funds plus has adequate roads to accommodate the traffic.	6/18/2021 3:46 PM

62	A3,A4,A5,B2,C2,C4,D2,D3	6/18/2021 3:39 PM
63	No apartments please! I prefer the smaller single detached houses of A3 and A4. We do not need a commercial grocery store but would love a local coffee shop or boutique B3 B4. Traditional streets like C1 and parking C4 are very nice. D1 playground would be great!	6/18/2021 3:29 PM
64	If you can deal with traffic load, what is the point?	6/18/2021 3:20 PM
65	B3, B4, C3, C4, D2	6/18/2021 2:36 PM
66	A1, A2, B2, B5, C2, C5, D1, D4	6/18/2021 2:16 PM
67	a1, a3, a4, b1, b2, c1, c3, c4, d1,d2	6/18/2021 1:22 PM
68	All images save B5 and D5 - they are out of proportion	6/18/2021 1:16 PM
69	C1, D2, D3	6/18/2021 1:05 PM
70	Project should not be built	6/18/2021 12:42 PM
71	D1	6/18/2021 12:16 PM

Q25 Are there any images that you feel are not reflective of the envisioned character of Pinehurst South? Why/What about the image isn't right? Indicate the image by the row/column label to the upper right of the image, e.g., A1, A2, A3, etc. [Open comment field, please limit to 100 words]

Answered: 64 Skipped: 298

#	RESPONSES	DATE
1	No	6/29/2021 8:42 AM
2	A1 A2 A5 B2 B5 C5 D 5 not in keeping with the Village.	6/29/2021 7:32 AM
3	Anything modern/contemporary doesn't fit.	6/29/2021 12:33 AM
4	A1, A2 I favor low density	6/28/2021 11:11 PM
5	B4	6/28/2021 10:14 PM
6	No	6/28/2021 10:05 PM
7	No	6/28/2021 9:56 PM
8	NA	6/26/2021 10:31 AM
9	A1 - This is not a city. Let those go to Southern Pines. B5 - Would love a Fresh Market but this area needs a corner grocery or give up 50 of those tiny houses. C5 - depicts street made before there were planners D5 - What is that, a homeless camp?	6/25/2021 3:23 PM
10	Skatepark	6/25/2021 10:21 AM
11	No	6/24/2021 4:08 PM
12	Same as previous	6/24/2021 3:45 PM
13	A1- too industrial.	6/24/2021 8:49 AM
14	Almost all except the ones noted in #25.	6/24/2021 8:38 AM
15	No	6/24/2021 7:04 AM
16	C5	6/24/2021 1:07 AM
17	I don't like attached housing. I don't like parallel parking on both sides of the street.	6/24/2021 12:15 AM
18	B1, B2	6/23/2021 9:19 PM
19	No	6/23/2021 8:31 PM
20	B5	6/23/2021 7:31 AM
21	A4. And B1 is just ugly.	6/22/2021 10:40 PM
22	No	6/22/2021 9:42 PM
23	No comment	6/22/2021 7:58 PM
24	A little too commercial looking have them flow more like the village	6/22/2021 6:28 PM
25	A1, B5, C5, D5	6/22/2021 3:03 PM
26	A4 and A5 are typical of crowded residential neighborhoods. Not favorable.	6/22/2021 2:14 PM
27	A1,B5	6/22/2021 12:20 PM

28	No	6/22/2021 10:11 AM
29	All are fine	6/22/2021 10:05 AM
30	A1, B5. Yo commercial lookinv	6/22/2021 9:26 AM
31	A1 - too institutional looking; D5 - too crowded	6/22/2021 8:04 AM
32	None	6/22/2021 6:40 AM
33	C4 and c5 the parallel parking blocks seeing the street level shops	6/21/2021 11:39 PM
34	Yes	6/21/2021 11:01 PM
35	No	6/21/2021 9:12 PM
36	A1 and B5. A1 is very unattractive. B5 looks out of place with the huge signage.	6/21/2021 3:21 PM
37	No	6/21/2021 2:44 PM
38	A1 - B5 - C3 & C5 - D1 & D3	6/21/2021 1:33 PM
39	same as previous comments	6/21/2021 12:49 PM
40	A2 Too big	6/21/2021 10:54 AM
41	The rest of them.	6/21/2021 9:37 AM
42	no	6/21/2021 9:32 AM
43	Nope.	6/20/2021 2:27 PM
44	D5 and B2	6/20/2021 1:48 PM
45	A5 Scale is wrong. C5 Parallel Parking on both sides make it look overcrowded. D5 Too dense feeling.	6/20/2021 12:51 PM
46	No	6/20/2021 12:46 PM
47	A1 is a very citified urban architecture. We are a village not a city. All other options are a positive architecture to reflect our village legacy.	6/20/2021 12:17 AM
48	NA	6/19/2021 3:33 PM
49	A1 AND B5	6/19/2021 11:08 AM
50	No	6/19/2021 7:50 AM
51	C-4, C-5 parallel parking is like a dinosaur. Just check out Southern Pines some time. I wonder if NC even has it as part of getting a license.	6/18/2021 7:38 PM
52	Yes B5. We don't need ANOTHER GROCERY STORE!!!	6/18/2021 5:15 PM
53	None	6/18/2021 4:44 PM
54	Same as above. This area would not be my first choice, so you need to make it as charming as the village itself to draw people	6/18/2021 3:57 PM
55	Design of A1 seems inconsistent.	6/18/2021 3:52 PM
56	All of then	6/18/2021 3:46 PM
57	A1,A2,B1,B4,B5,D1,D4,D5	6/18/2021 3:39 PM
58	The busy stuff A1, A2, D4, D5	6/18/2021 3:29 PM
59	No B1 (looks like Charlotte). No C5 (too hard to drive between two lanes of parked cars). D1 is neat but looks like the desert. D5 looks too busy.	6/18/2021 2:36 PM
60	A5, B3, C!, C4, D3	6/18/2021 2:16 PM
61	see above	6/18/2021 1:16 PM
62	All but the ones mentioned above	6/18/2021 1:05 PM

63	All	6/18/2021 12:42 PM
64	All commerical buildings and do not think too much concrete/pavement is a good idea	6/18/2021 12:16 PM

SAP Workshop #2 and Survey Communications Summary

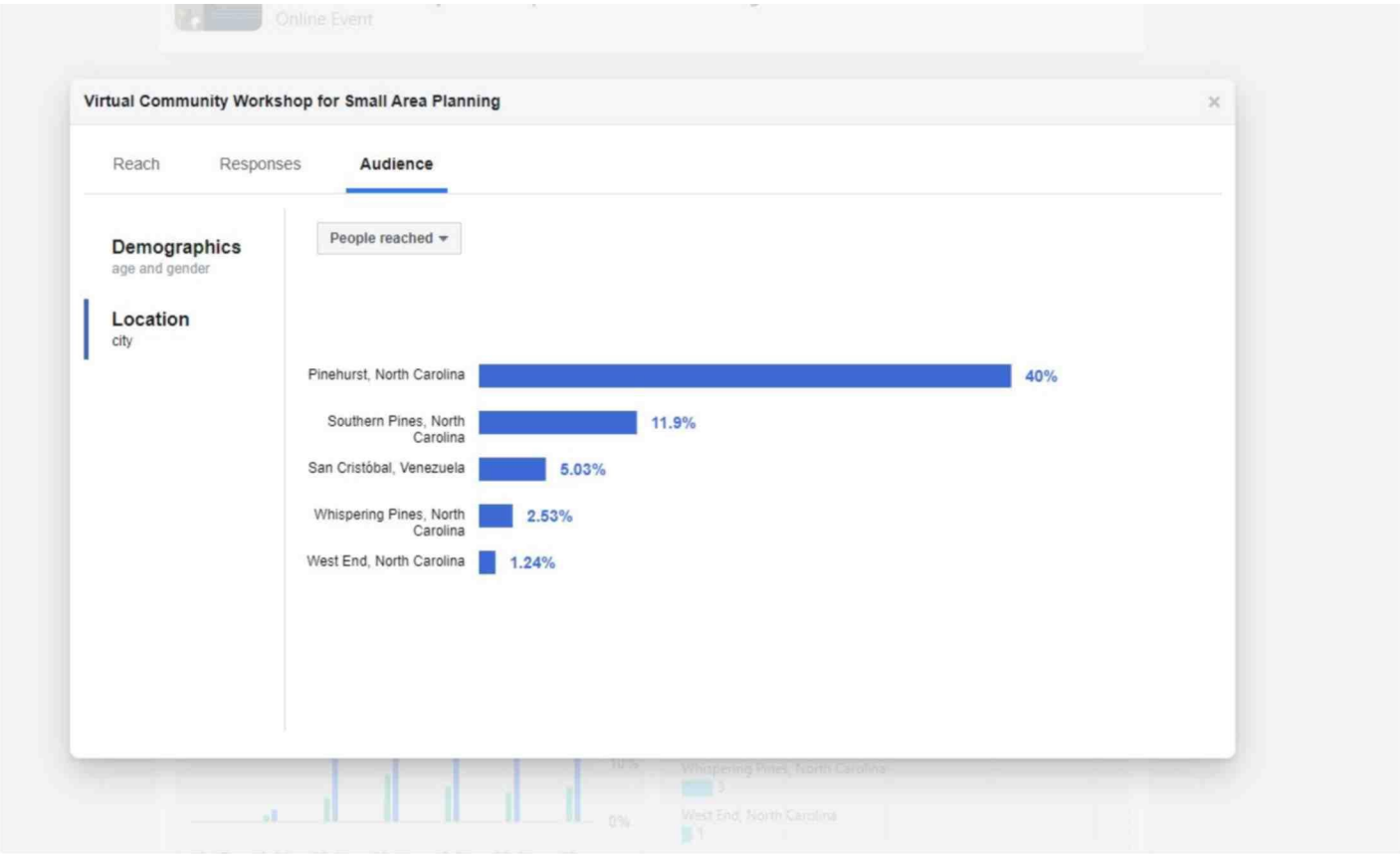
Date of Workshop—June 2, 5:30 – 8 p.m.

Press release sent May 21

VOPNC website

Engage Pinehurst Portal Active with Updated information to include videos of past meetings, reports and summaries. Visits by channel. Visitors report.

Facebook Event Page launched May 18. Reached 4,902 total—see audience analytics below.



Advertisement placed in the Pilot—May 26

Advertisement placed in the Pilot—May 30

Earned media placement in the Pilot May 30

Earned media placement in the Sandhills Sentinel—May 21

E-news blast May 21 (Audience: Commercial Bldg Owners in Village Center, Community

Organizations, Community Resident Groups, Comp Plan List, Contractors, Council, Council e-News, Department Heads, Design Professionals TRC, Homeowners and Property Owners Associations, Library Needs Assessment, NAC, SAP, Village Businesses, Village Center Business e-News, Village e-News, Volunteers)

Code Red call went out June 1 to all Pinehurst Residents.

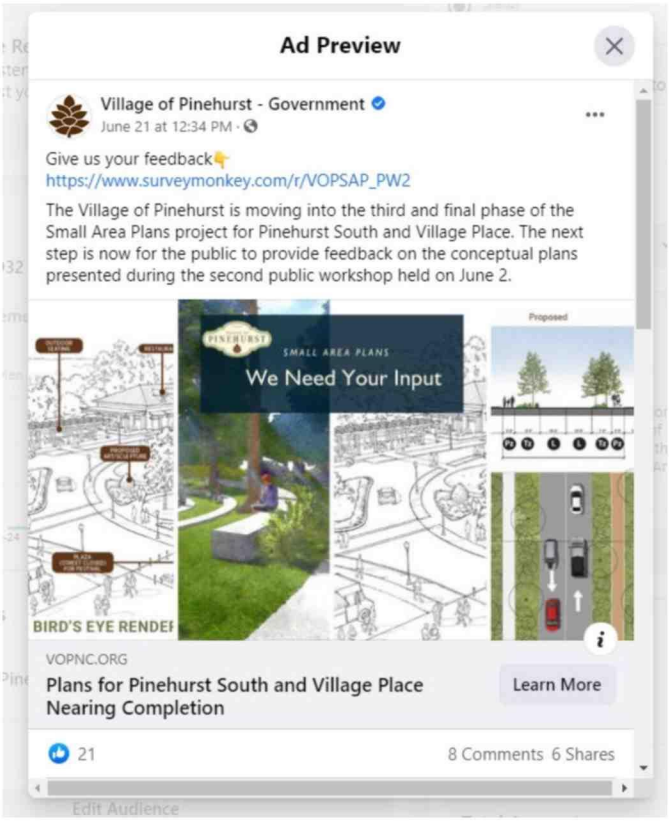
Survey Communications

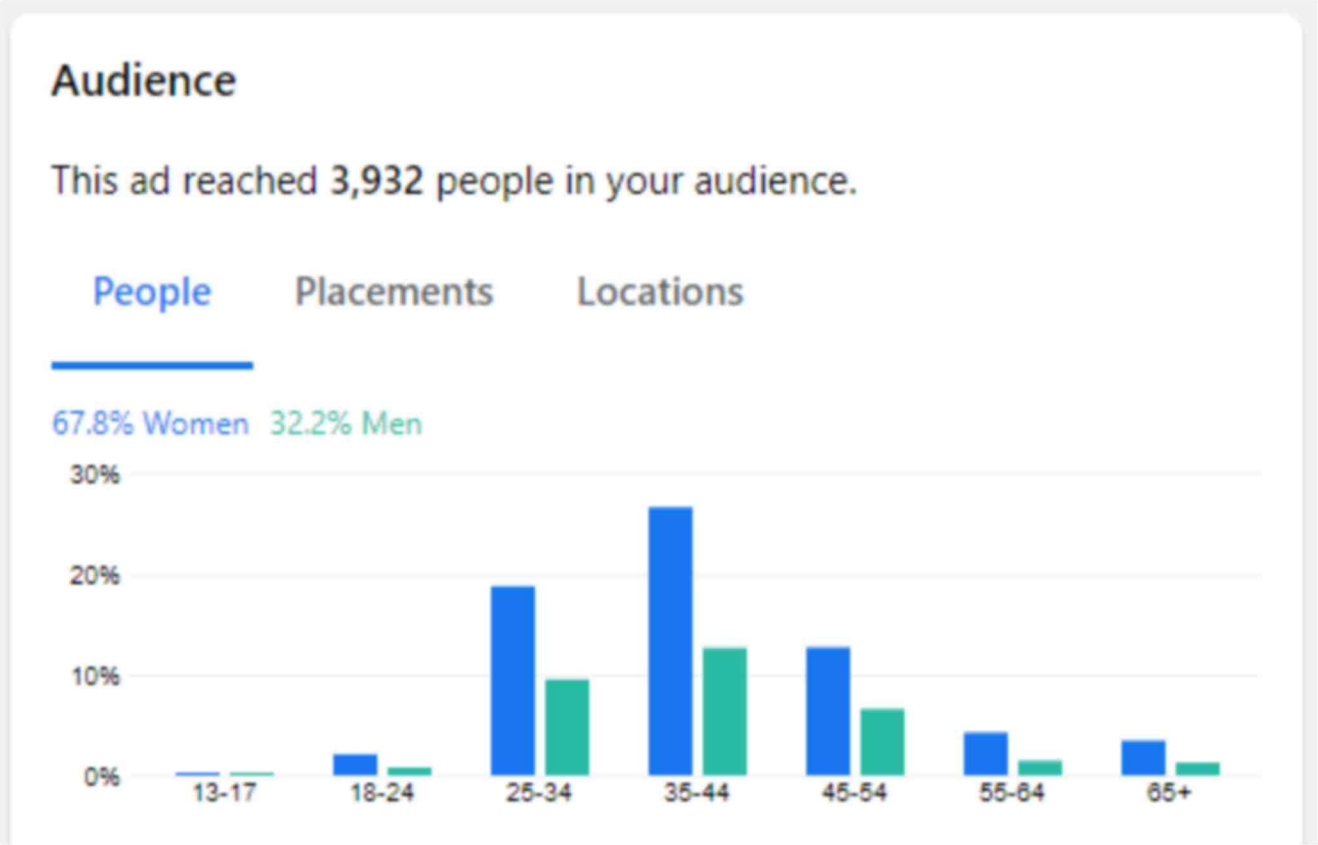
Media release: June 18

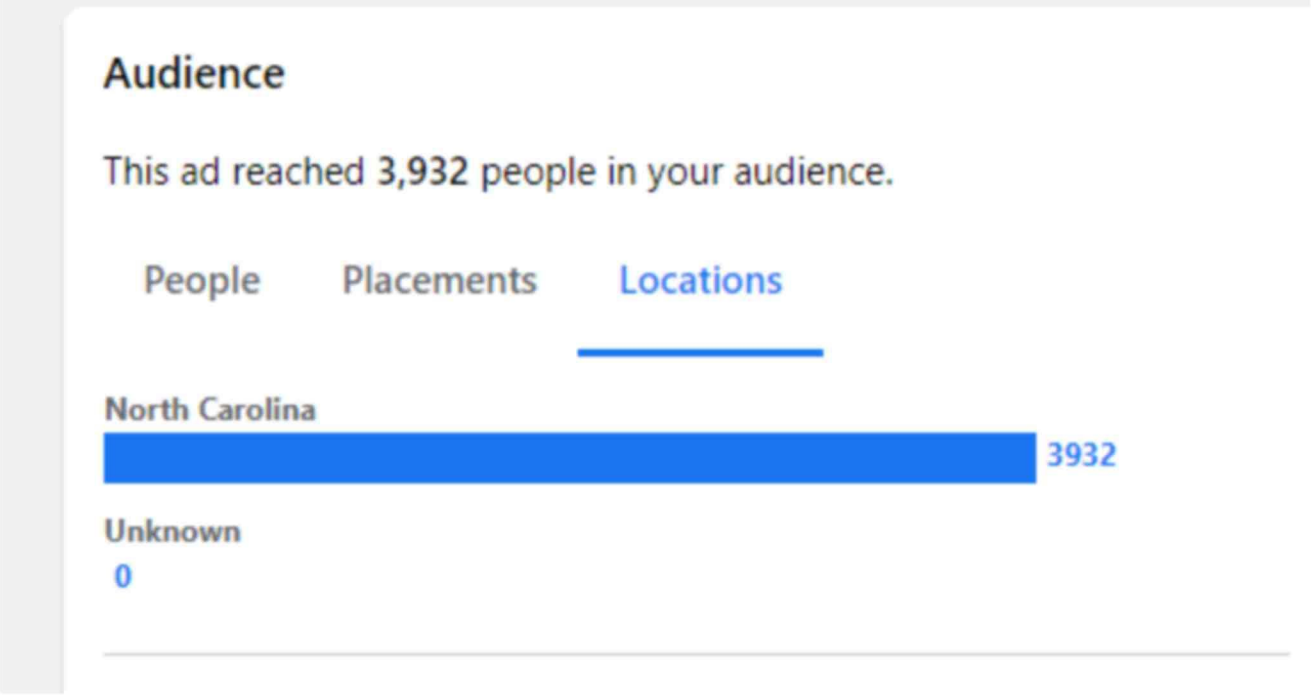
VOPNC website

Enews Blast: Plans for Pinehurst South and Village Place Nearing Completion. Audience: Builders and Developers, Commercial Bldg Owners in Village Center, Comp Plan List, Contractors, Council, Council e-News, Homeowners and Property Owners Associations, Moore County Education, Moore County Govt, Neighboring Incorporated Municipalities, Neighboring Unincorporated Communities, Parks & Recreation e-News, Realtors, SAP, Village Businesses, Village Center Business e-News, Village e-News, Volunteers

Social media ad—placed June 20.



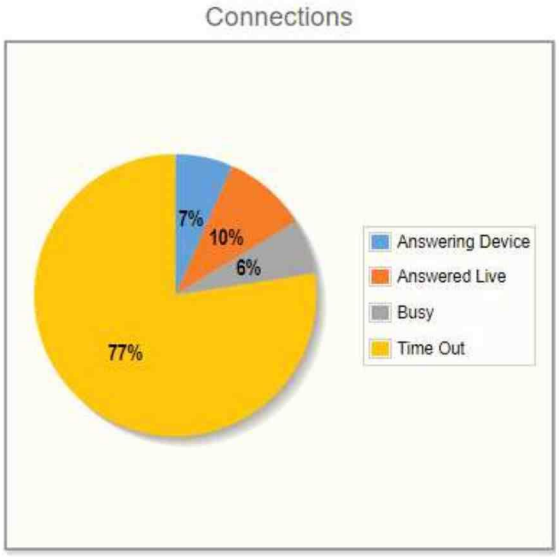




Earned media—[Designs Sharpen Focus for Village Neighborhoods](#) June 23

Recall NonConnects of Scenario 05/27/2021-16:46:13

Launch ID	#2697853
Launched By	Jason Whitaker MPOC
Notification Type	General
Auto Recall	No
Started	5/27/2021 7:30:36 PM
Ended	5/27/2021 7:45:28 PM
Expiration	None
Voice Minutes Used	294
Emails	0
Phone Calls	8352
Text Messages	0
TDD	2
Attempted Calls	17983
Numbers Reached	285
Numbers Not Reached	8067



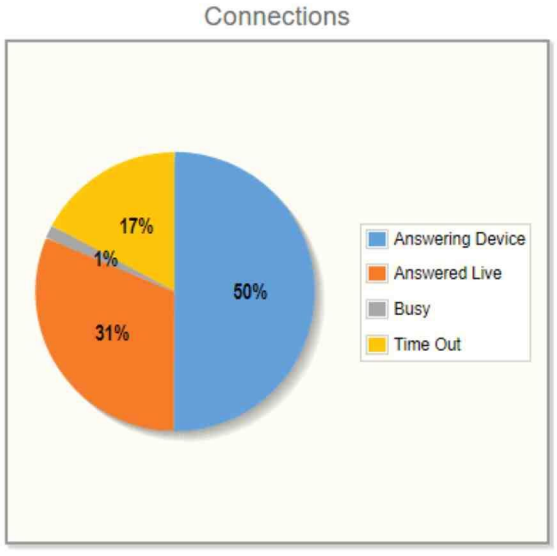
Optional Settings

Caller ID #: 8559694636

CALL SUCCESS

Scenario 05/27/2021-16:46:13

Launch ID	#2697806
Launched By	Jason Whitaker MPOC
Notification Type	General
Auto Recall	Yes
Started	5/27/2021 7:01:57 PM
Ended	5/27/2021 7:30:37 PM
Expiration	None
Voice Minutes Used	8460
Emails	0
Phone Calls	15379
Text Messages	1680
TDD	11
Mobile	Yes
Attempted Calls	25648
Numbers Reached	7027
Numbers Not Reached	8352



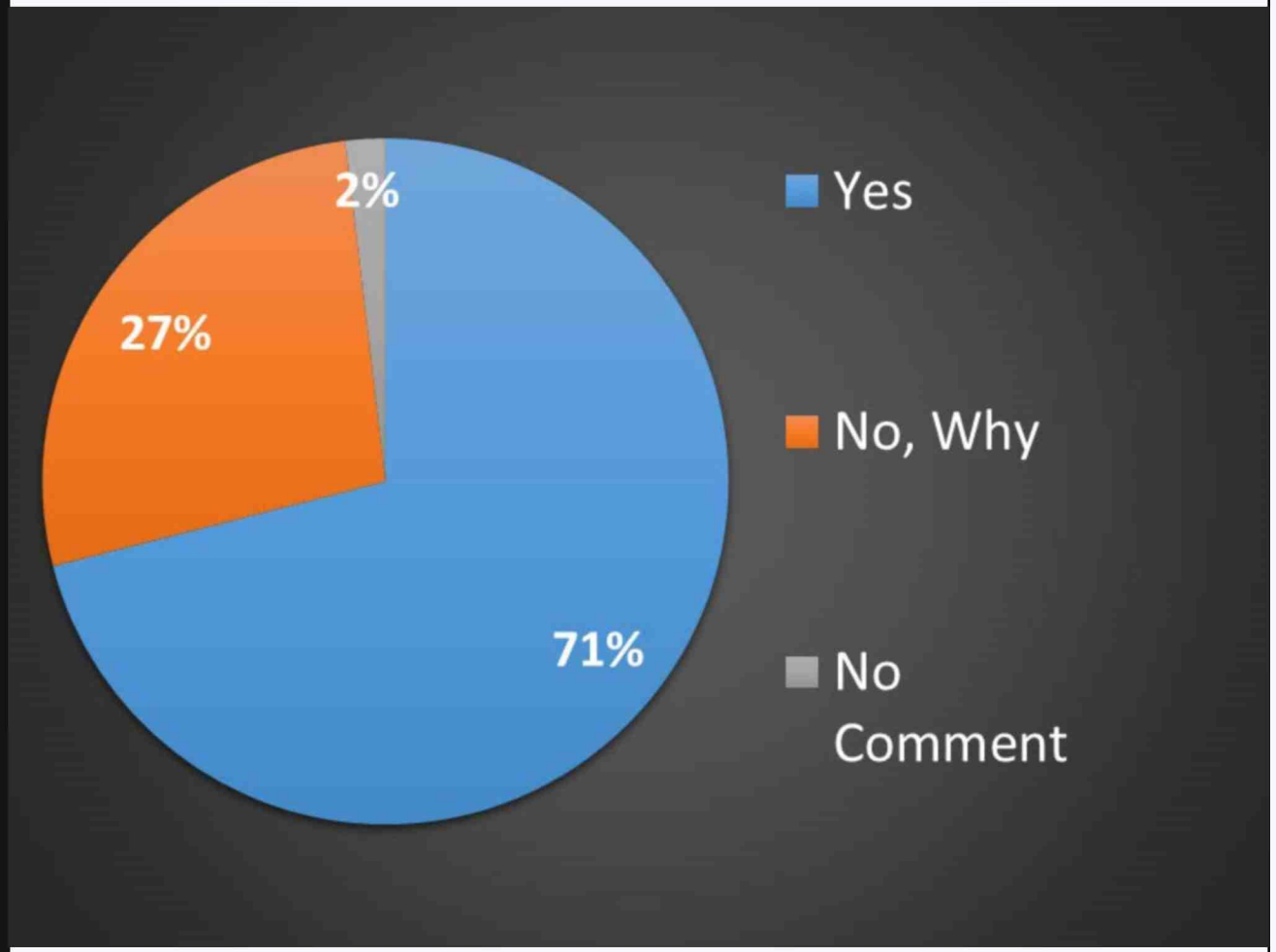
Optional Settings

Caller ID #: 8559694636

CALL SUCCESS

SMALL AREA PLAN SURVEY RESULTS

Public Workshop #2



Q7

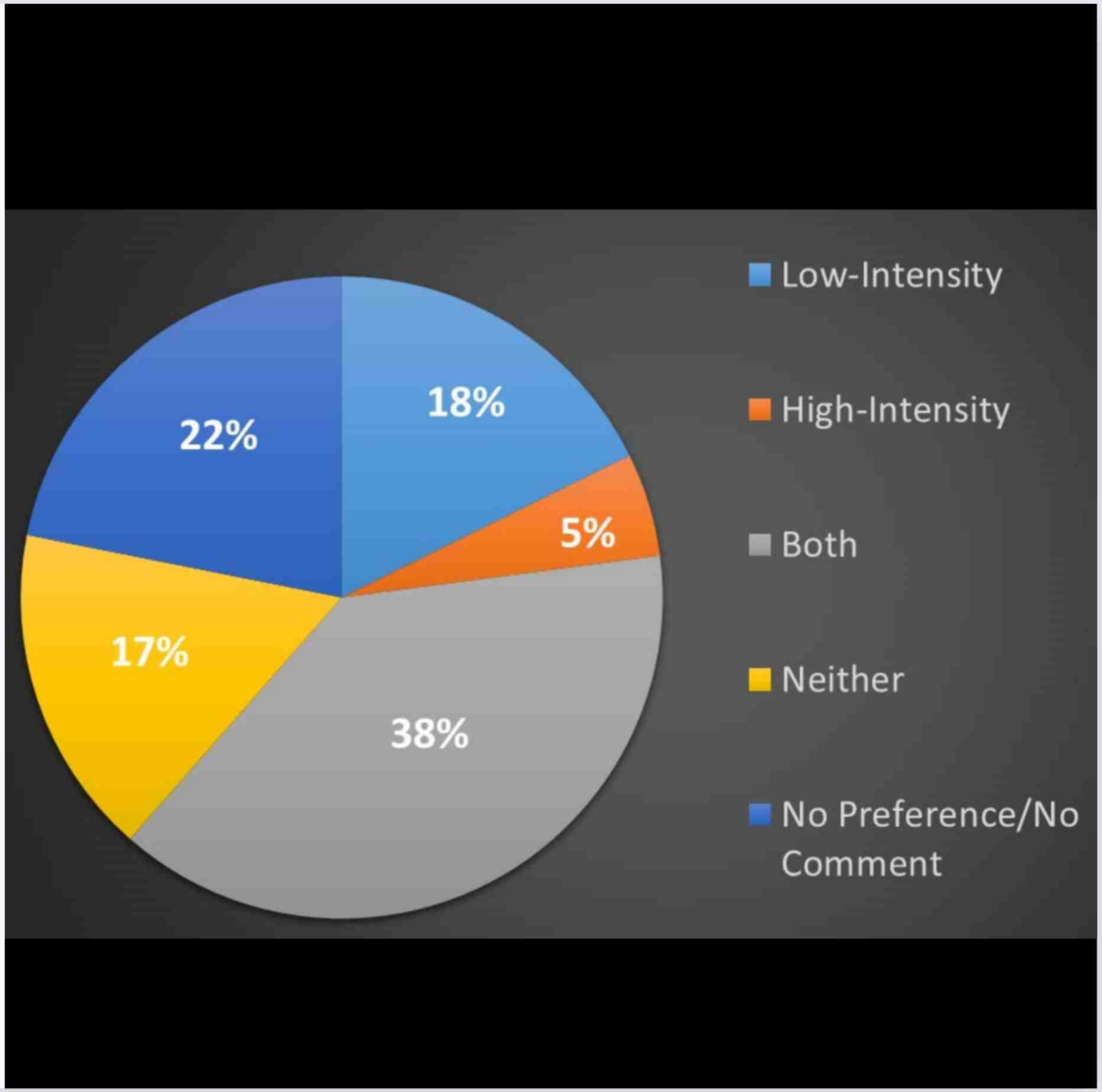
Generally, do you feel that the illustrated infill buildings and streets within Village Place are compatible with the surrounding area? If not, why?

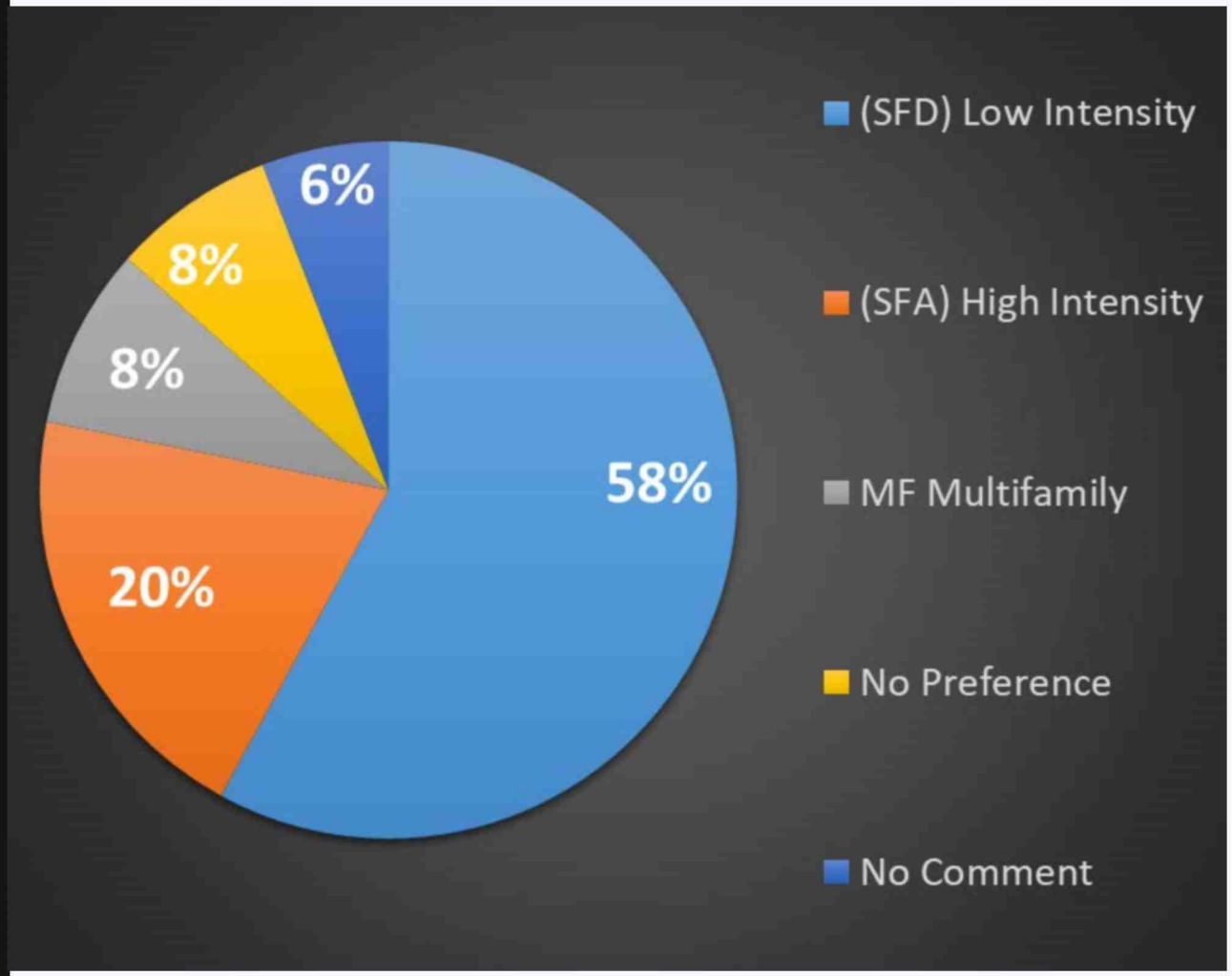
<u>Repeat Comments</u>

- Traffic Concern
- Too Crowded
- Water runoff
- Not enough Parking
- Prefer low intensity

Q8

Compare the alignment of the N-S street, shown as connecting to Power Plant Road in the Low-Intensity option and to Orange Road in the High-Intensity option. Is there a preference for either alignment or are both acceptable? If there is a preference, why?





Q9

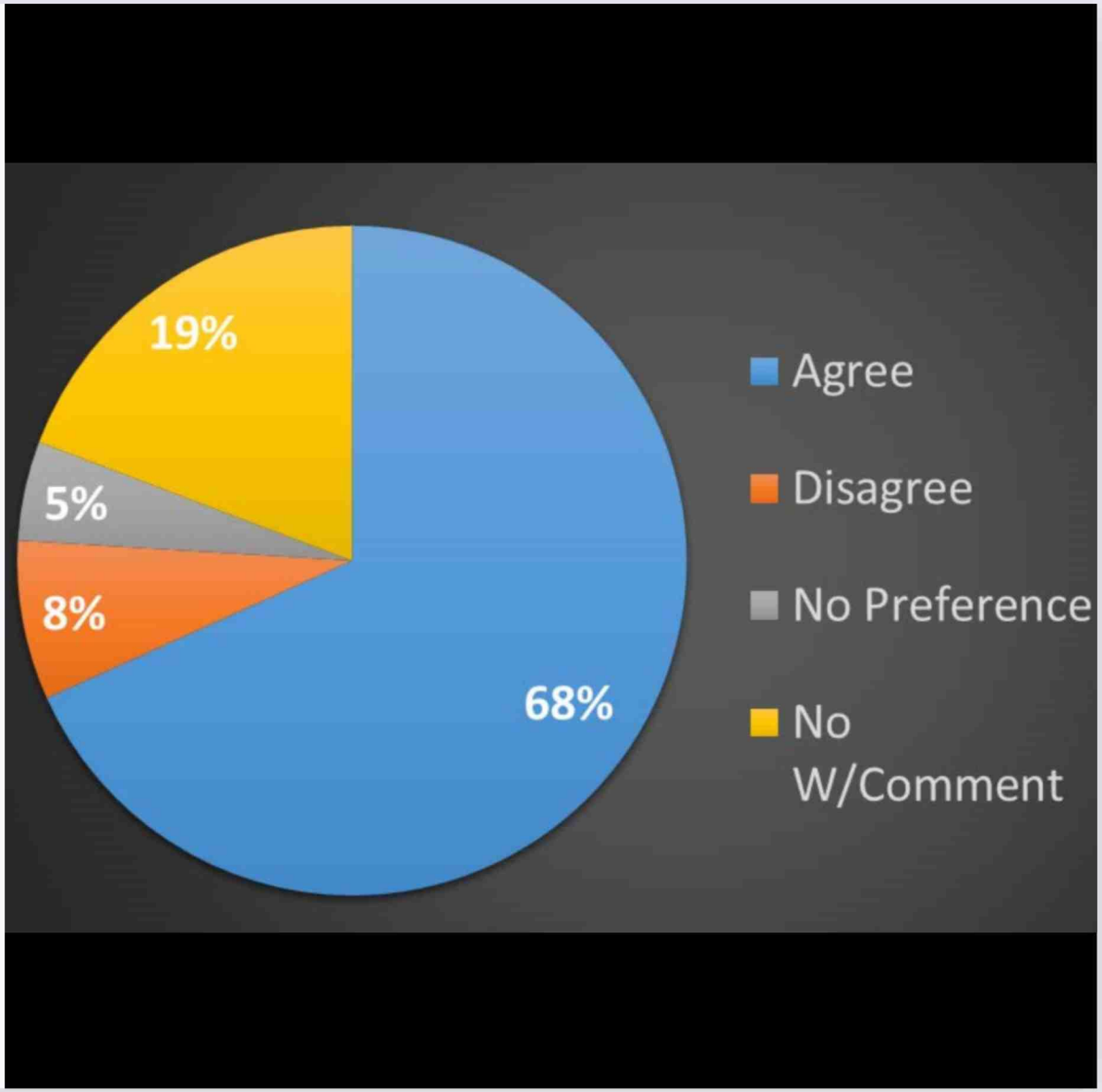
Compare the Residential in the two plan options. Is there a preference for the Single-Family Detached (SFD) as shown in the Low Intensity option, more Single-Family Attached (SFA) as shown in the High Intensity option, or Multi-Family (MF) - not shown?

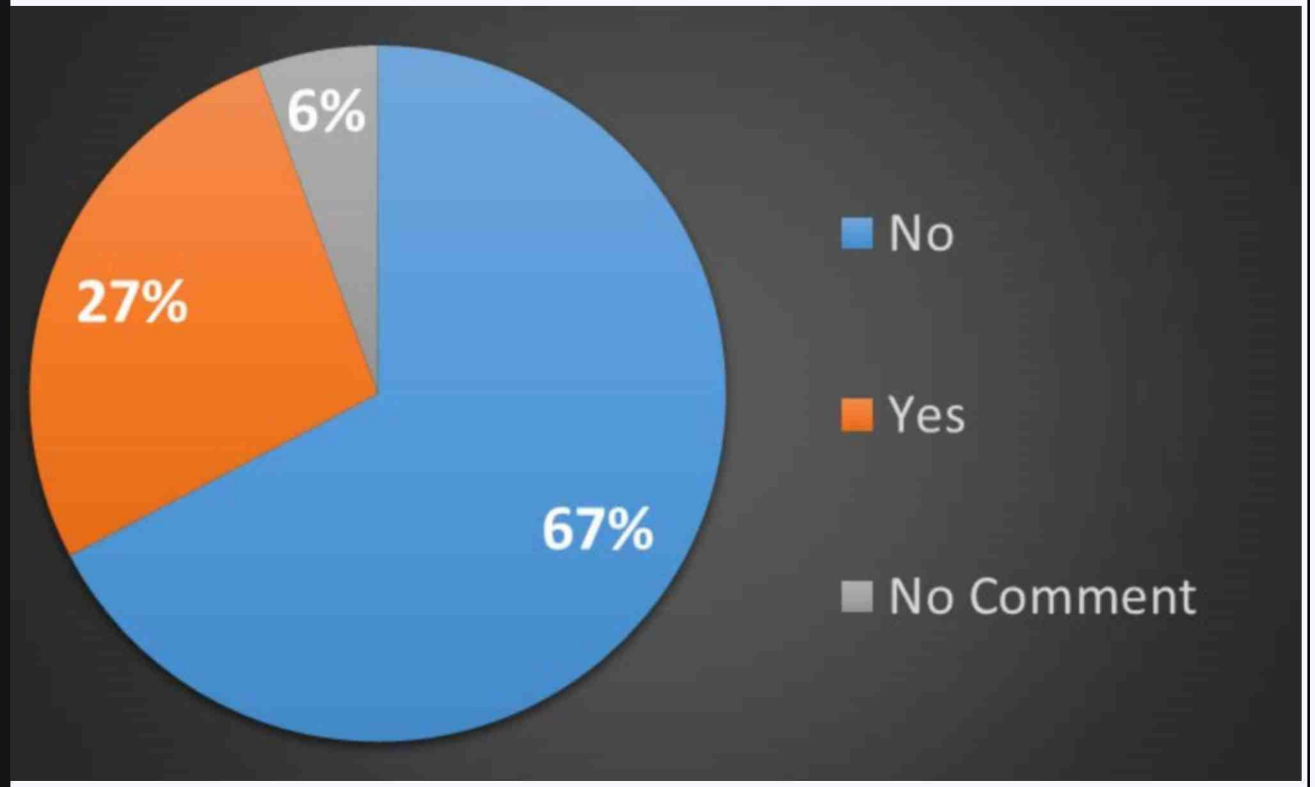
Q10

For (new) commercial, do you agree with the concentration of mixed-use (Restaurants, Retail, some Office, and some Live/Works) south of McCaskill Road, transitioning to more Office just north of McCaskill Road, and then transitioning farther north to Residential (across the street from the existing Residential midway and east along Rattlesnake)?

<u>Repeat Comments</u>

- Traffic Concern
- All Mixed Use
- Not enough Parking
- Prefer low intensity
- More Restaurants
- Strick Design Guidelines





Q11

Is there is a location where 3-story buildings would be acceptable in your opinion? Where would they be located?

Common Responses

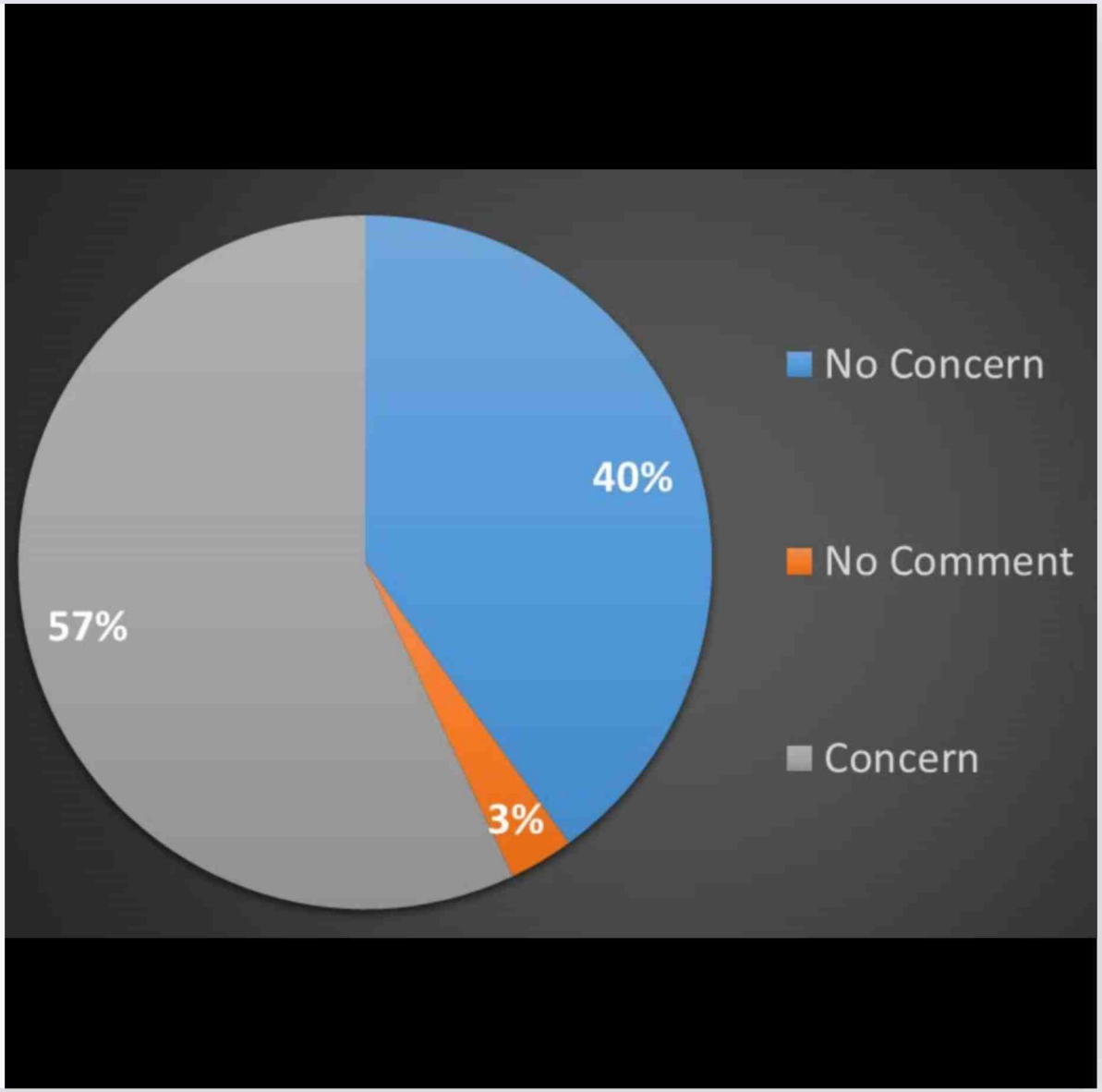
- Near Pinehurst Brewery
- Next to the Greens
- In commercial areas
- Near municipal buildings/along Magnolia
- South of McCaskill

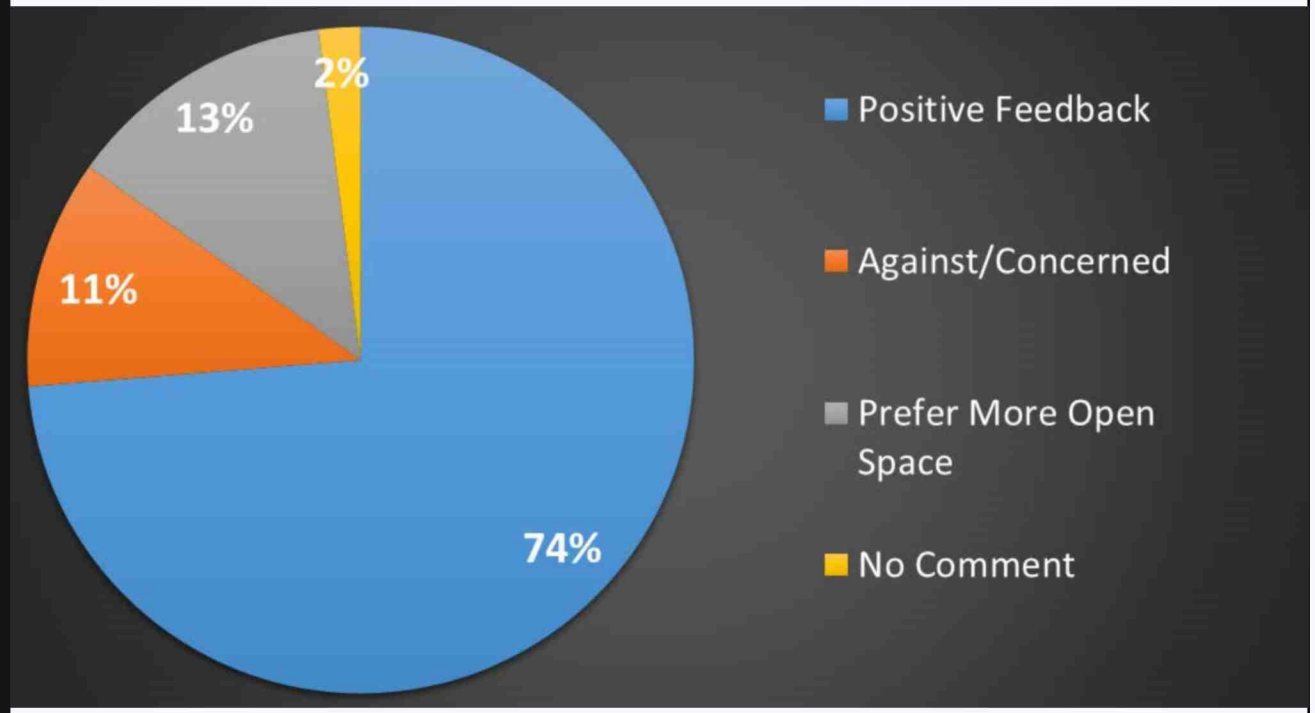
Q12

Are there any concerns regarding the new and optional streets north of McCaskill Road, as shown in the High-Intensity option and absent in the Low-Intensity option?

<u>Other Responses</u>

- Too Much Traffic
- Storm Water Issues
- Traffic
- Transit
- Too many streets
- Prefer Low Density
- No more Development
- More Green Space
- Walkability
- More Parking





Q13

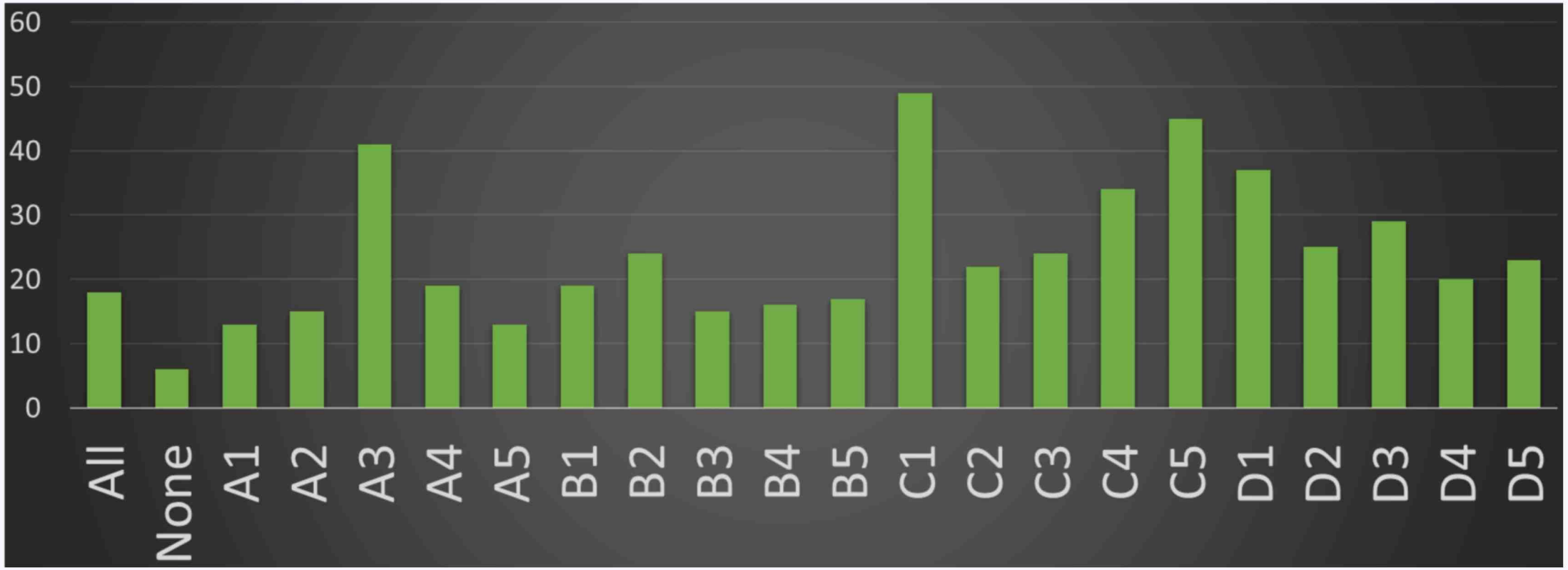
What are your thoughts on the Open Spaces shown – the new Central Green and Amphitheater?

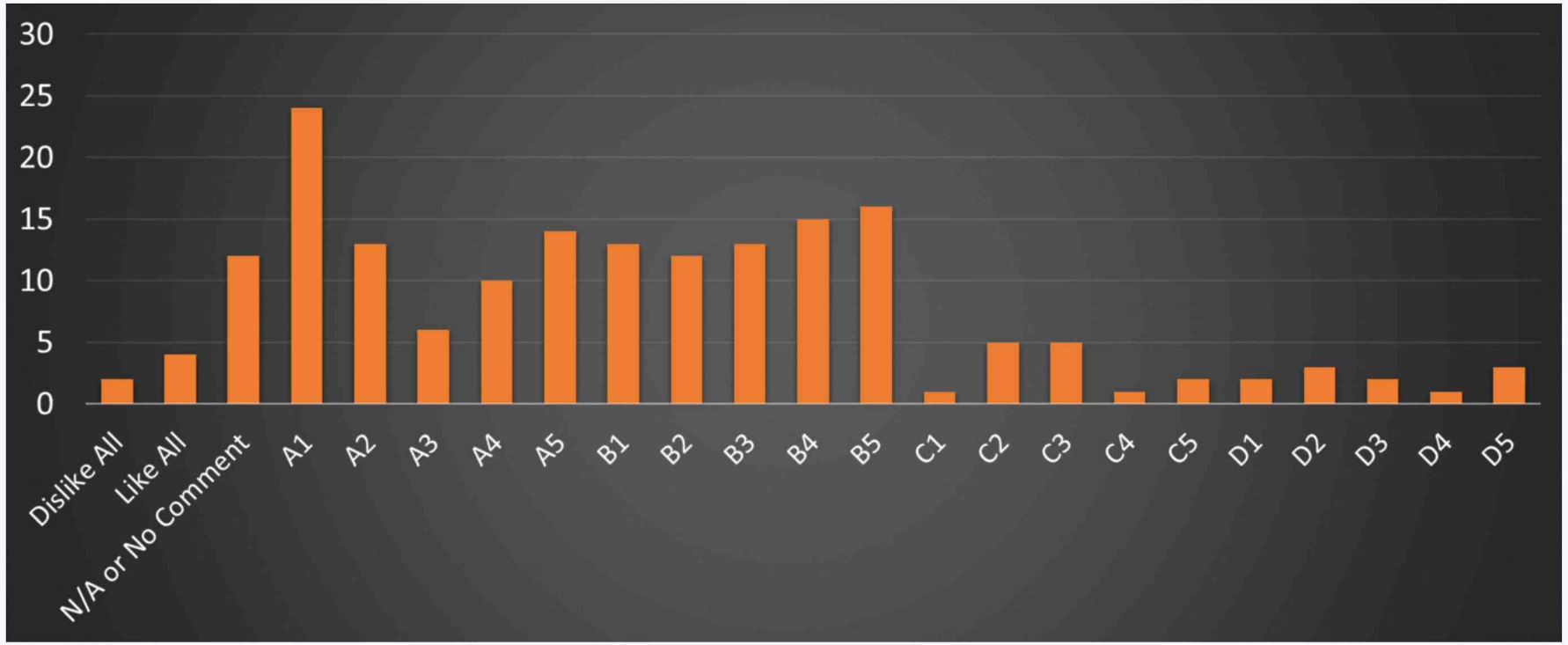
Common Responses

- Parking
- Need more Sidewalks
- Need for Dog park
- Pro-Amphitheater

Q14

What images do you feel are appropriate for the character of new buildings, streetscapes, and open spaces in Village Place? Indicate the image by the row/column label to the upper right of the image, e.g., A1,A2, A3, etc.





Q15

Are there any images that you feel are not reflective of the envisioned character of Village Place? Why/What about the image isn't right? Indicate the image by the row/column label to the upper right of the image, e.g., A1,A2, A3, etc.

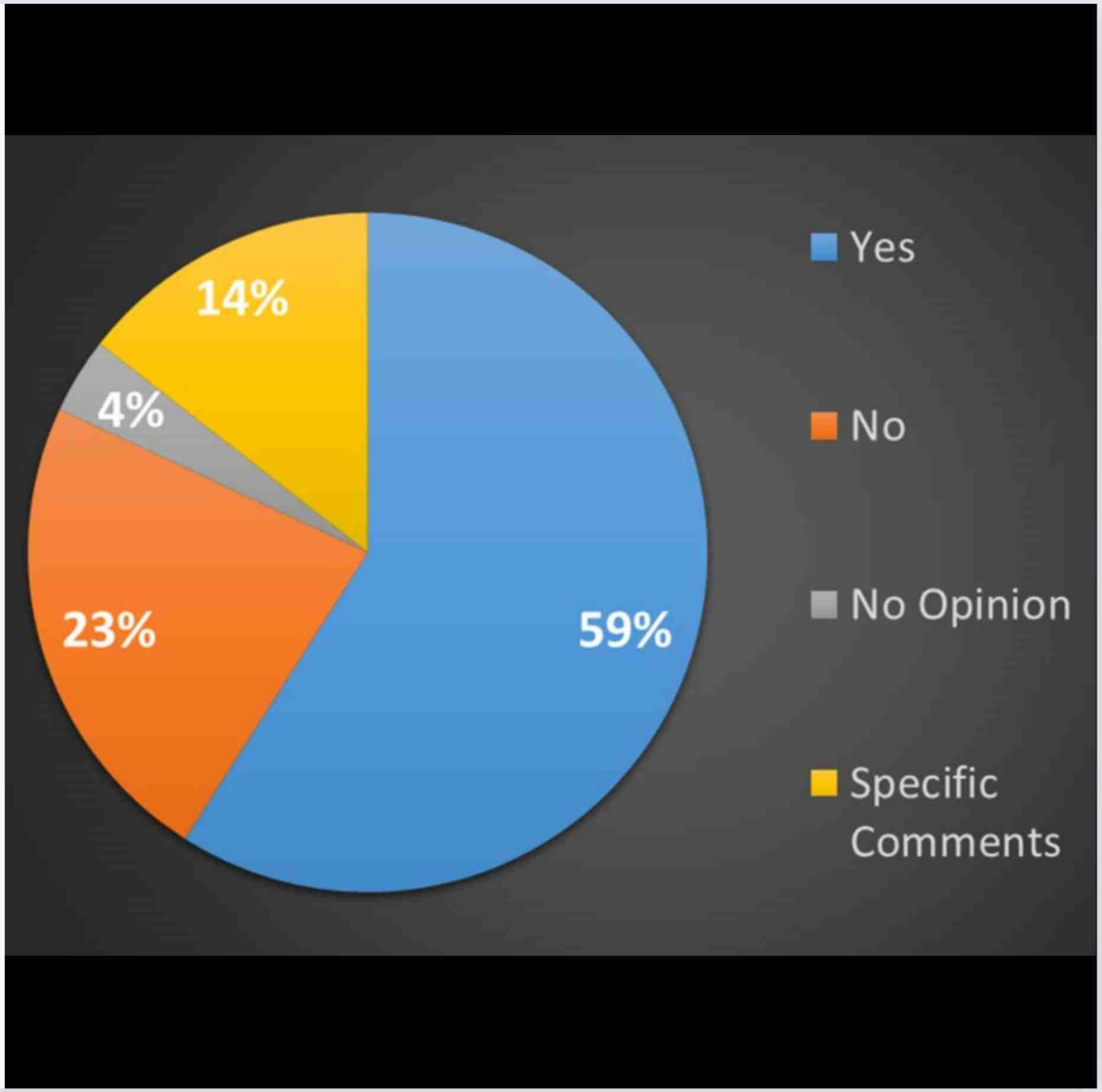
Q7

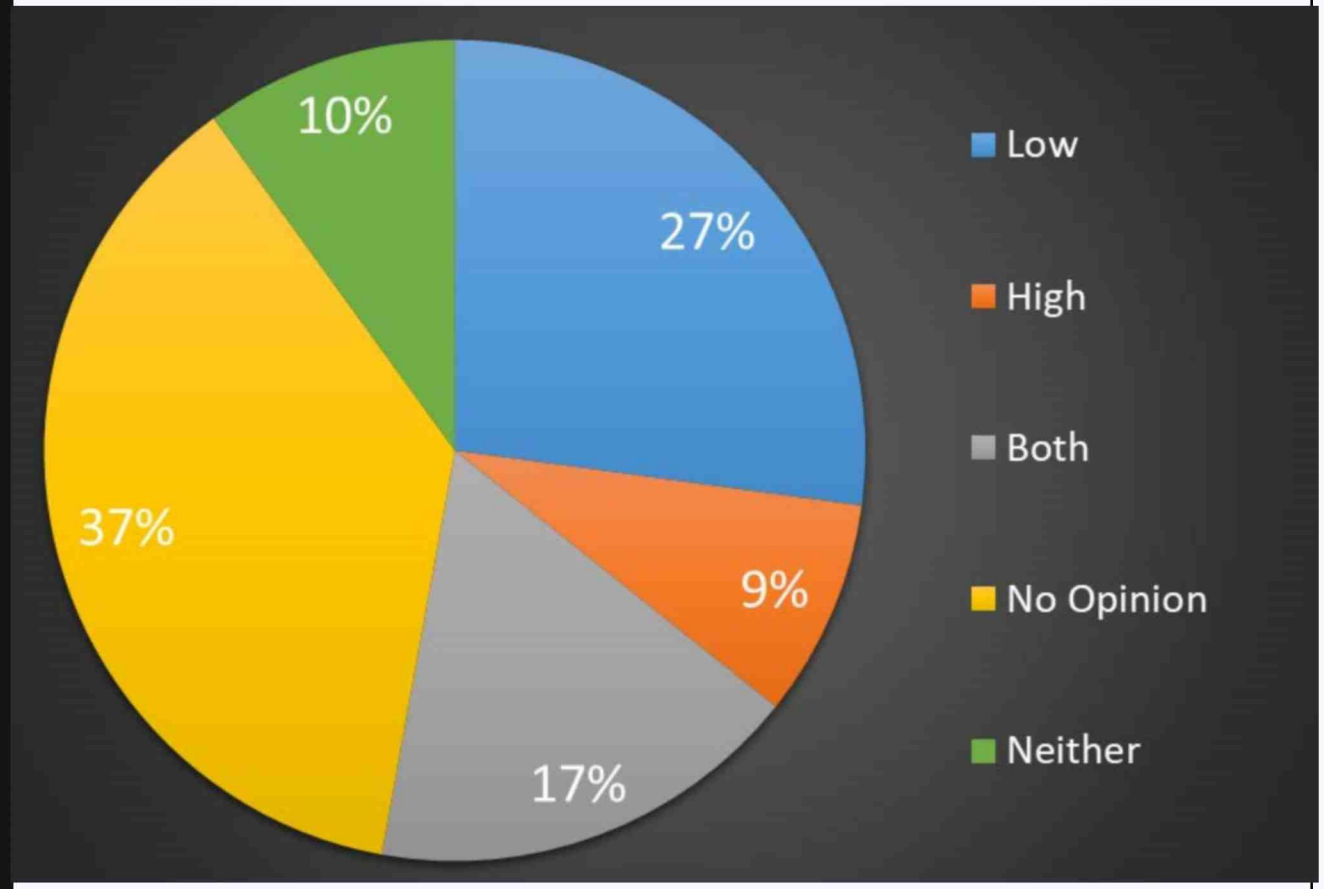
Q16

Generally, do you feel that the illustrated infill buildings and streets within Pinehurst South are compatible with the surrounding area? If not, why?

<u>Repeat Comments</u>

- Parks/Green Space
- Commercial with Quality/Character
- Single Family/Low Intensity
- Traffic





Q17

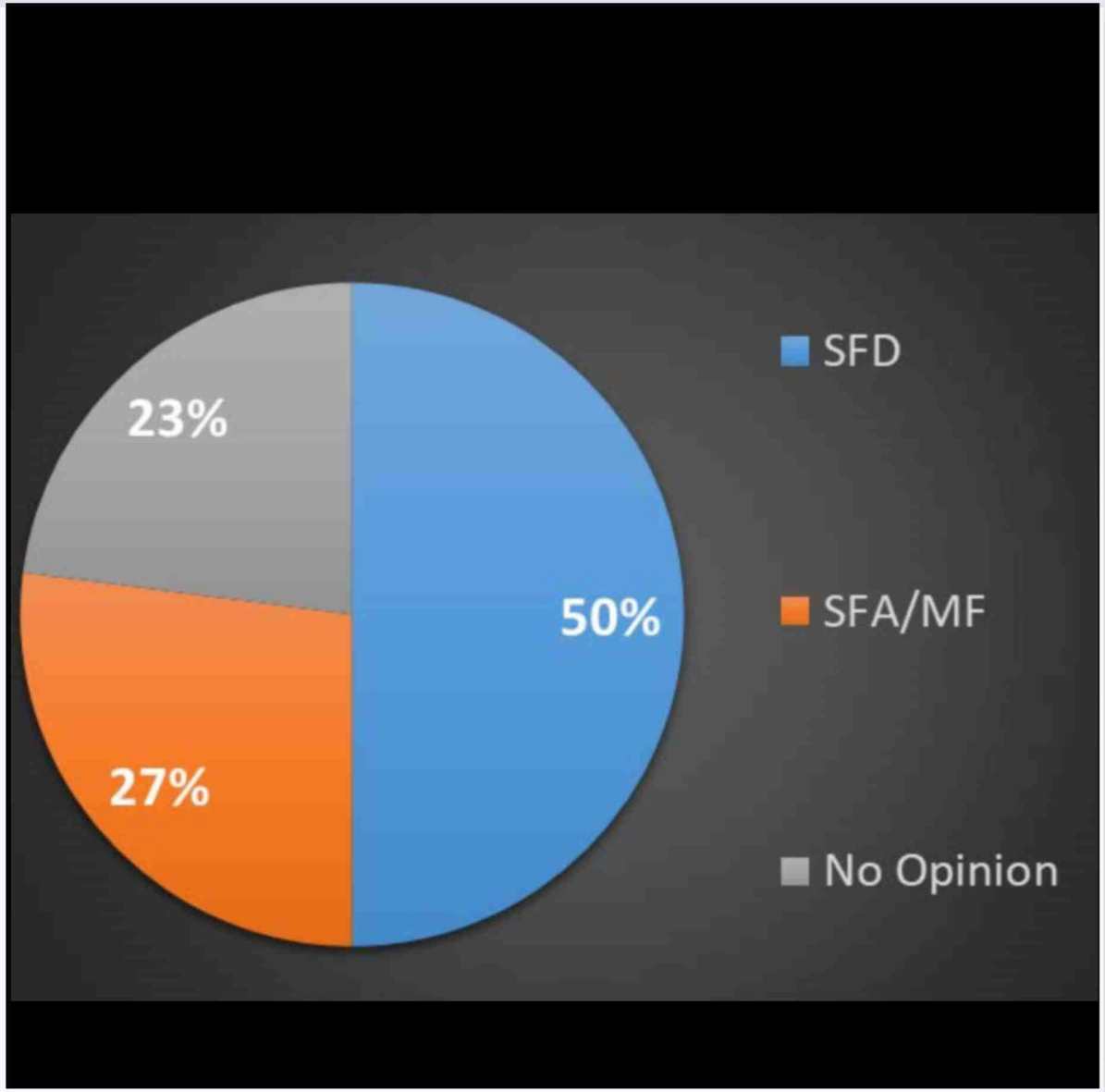
Compare the alignment of Monticello Drive, shown in its existing alignment in the Low-Intensity option and realigned, bowing south in the High-Intensity option. Is there a preference for either alignment or are both acceptable? If there is a preference, why?

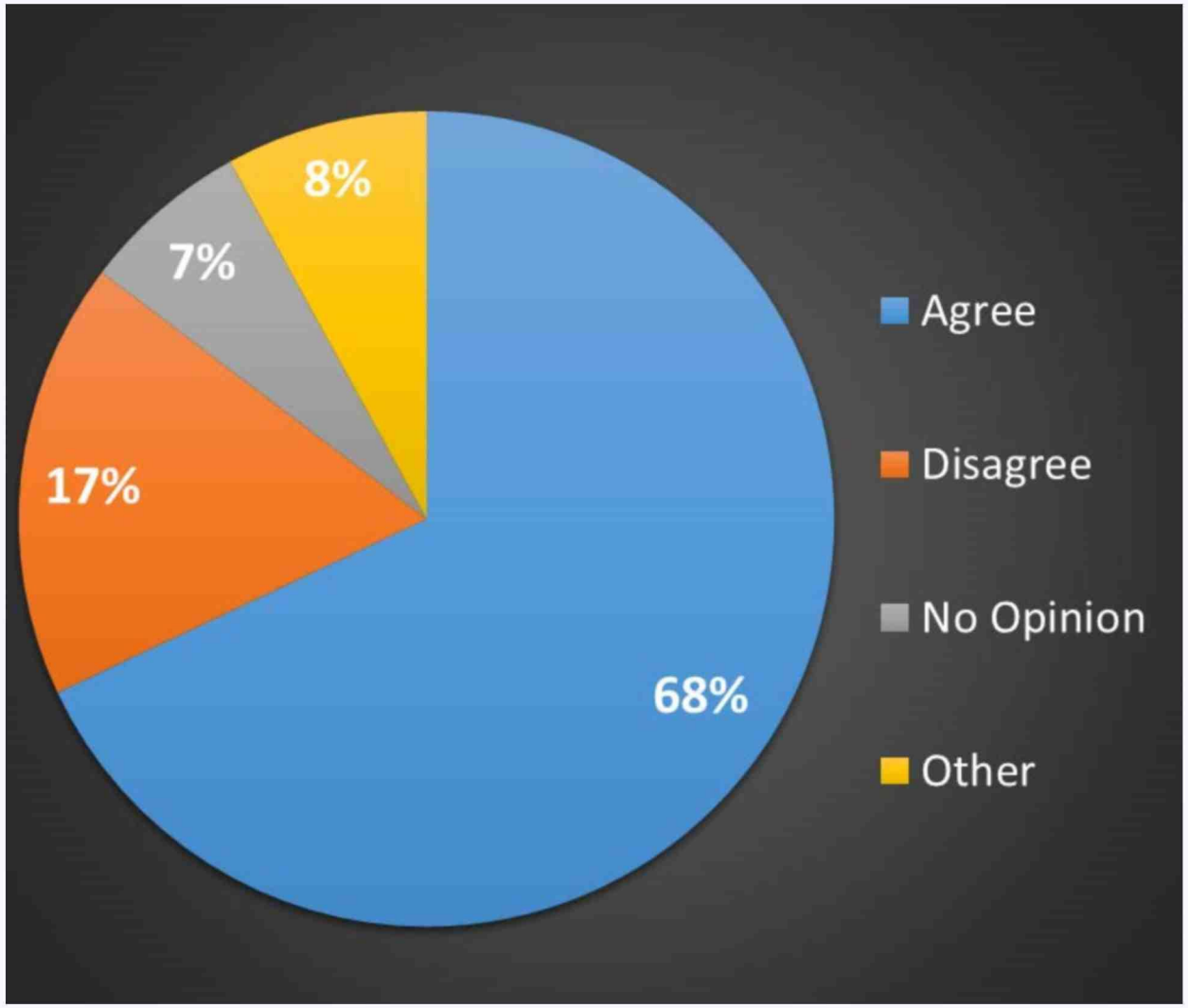
Q18

Compare the Residential in the two plan options. Is there a preference for more Single-Family Detached (SFD) as shown in the Low Intensity option or more Single-Family Attached (SFA) and Multi-Family (MF) a shown in the High Intensity option? If there is a preference, why?

<u>Repeat Comment</u>

- Traffic Concern





Q19

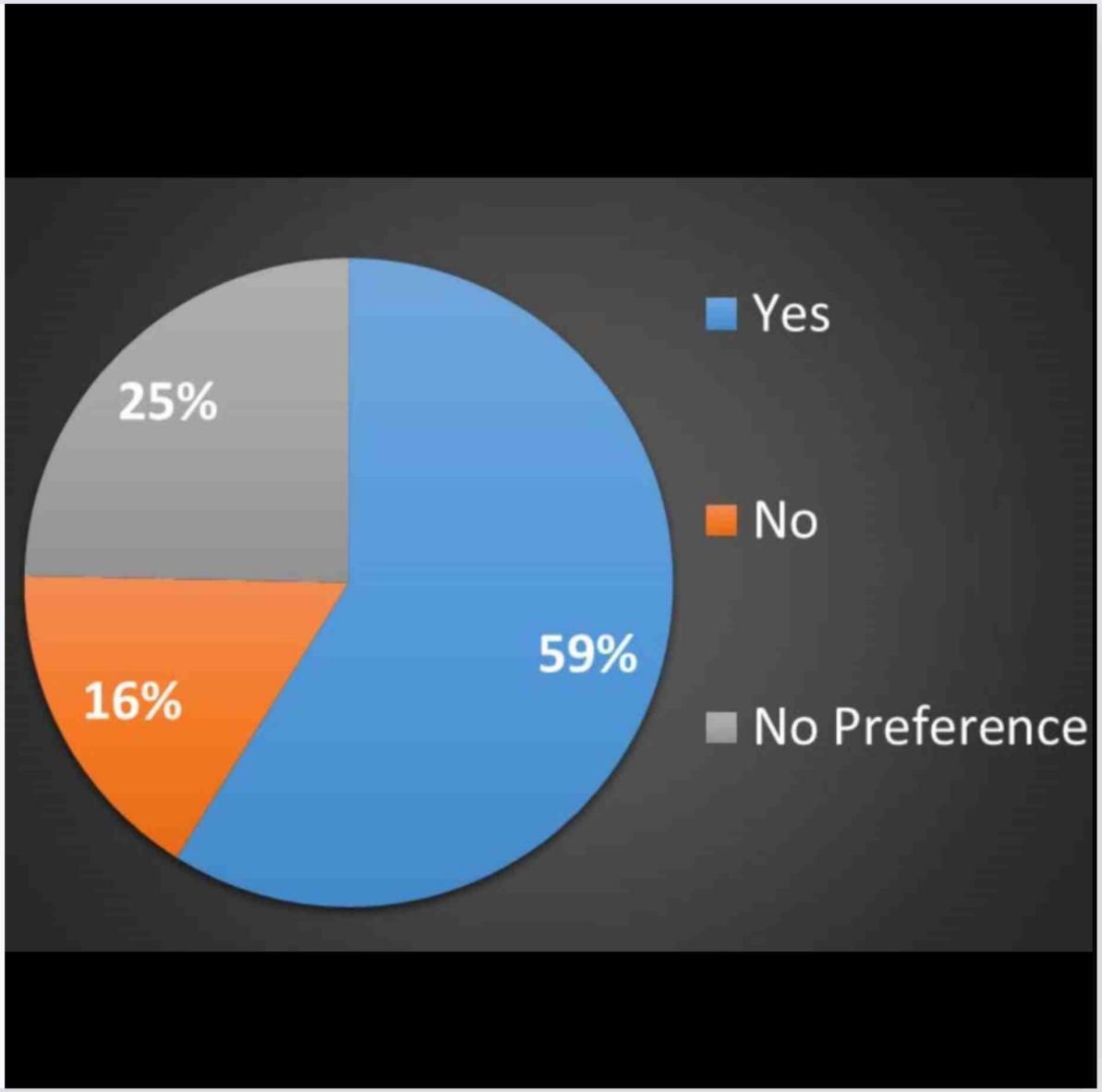
For (new) Commercial, do you agree with the concentration of mixed-use (Restaurants, Retail, and Office) in the core area east of NC 5 and between Monticello Drive and Blake Blvd, transitioning to more Office and Light Industrial south of Blake Blvd., and then transitioning farther south to Residential?

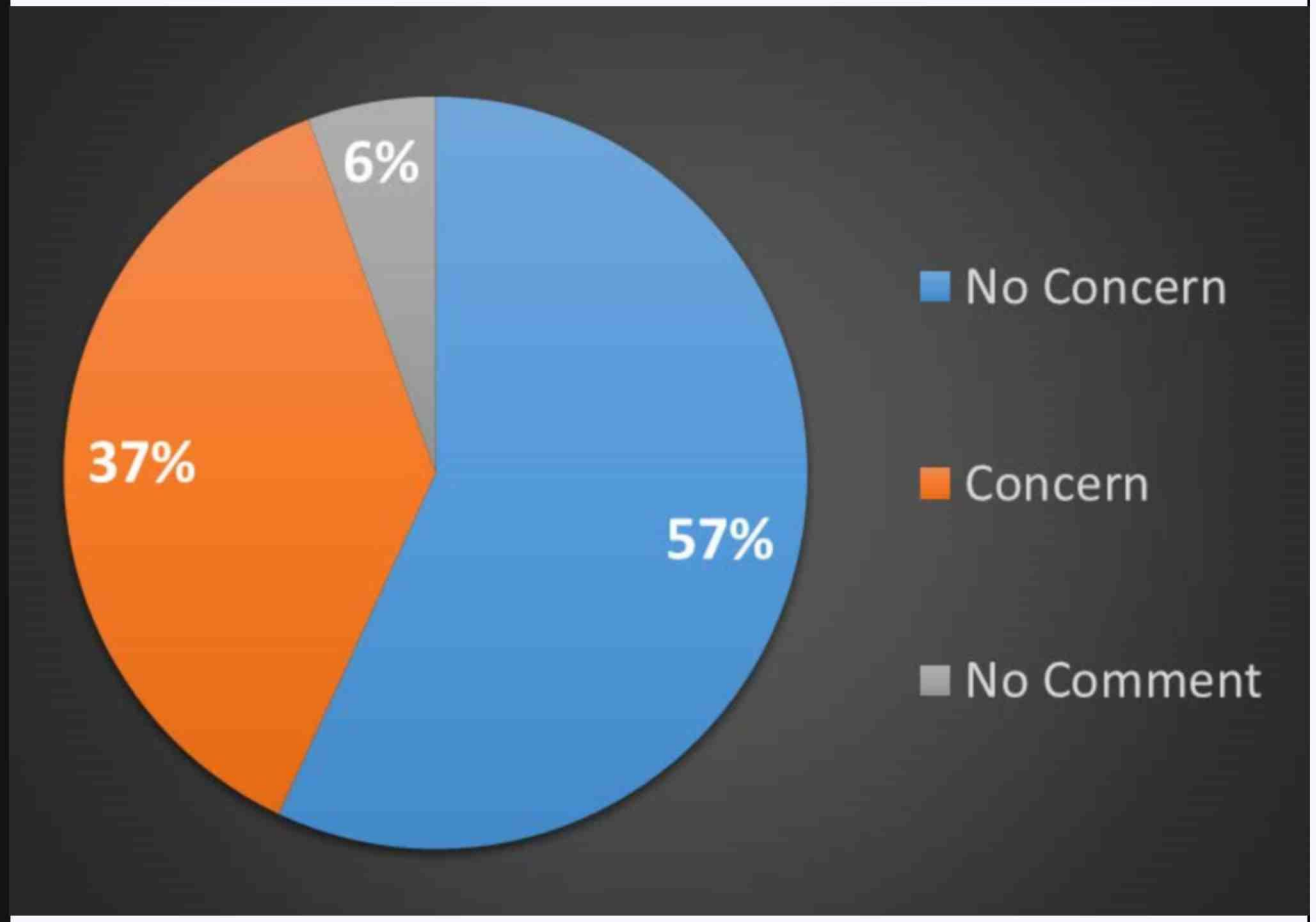
Repeat Comments

- Traffic Concerns

Q20

Do you support the relocation of the VOP Service Area from VP to PS north of Monticello Drive?





Q21

Are there any concerns with the streets or connection points shown? If yes, why/what is the concern?

<u>Primary Concerns & Responses</u>

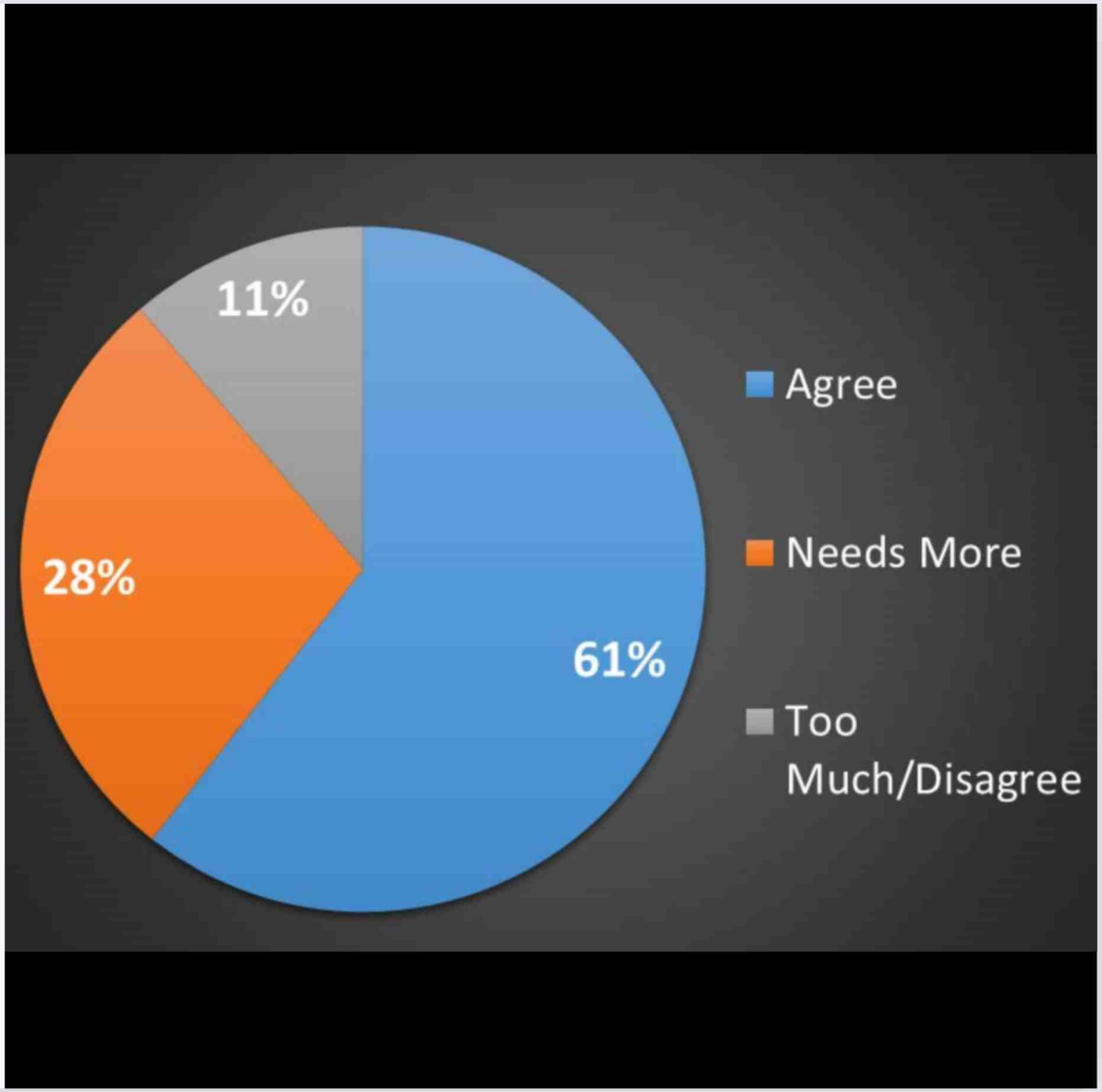
- Traffic Concern
- Water Runoff
- Pedestrian Walkability
- Transit/Connectivity
- Parks and Trails
- Wild Life Concerns

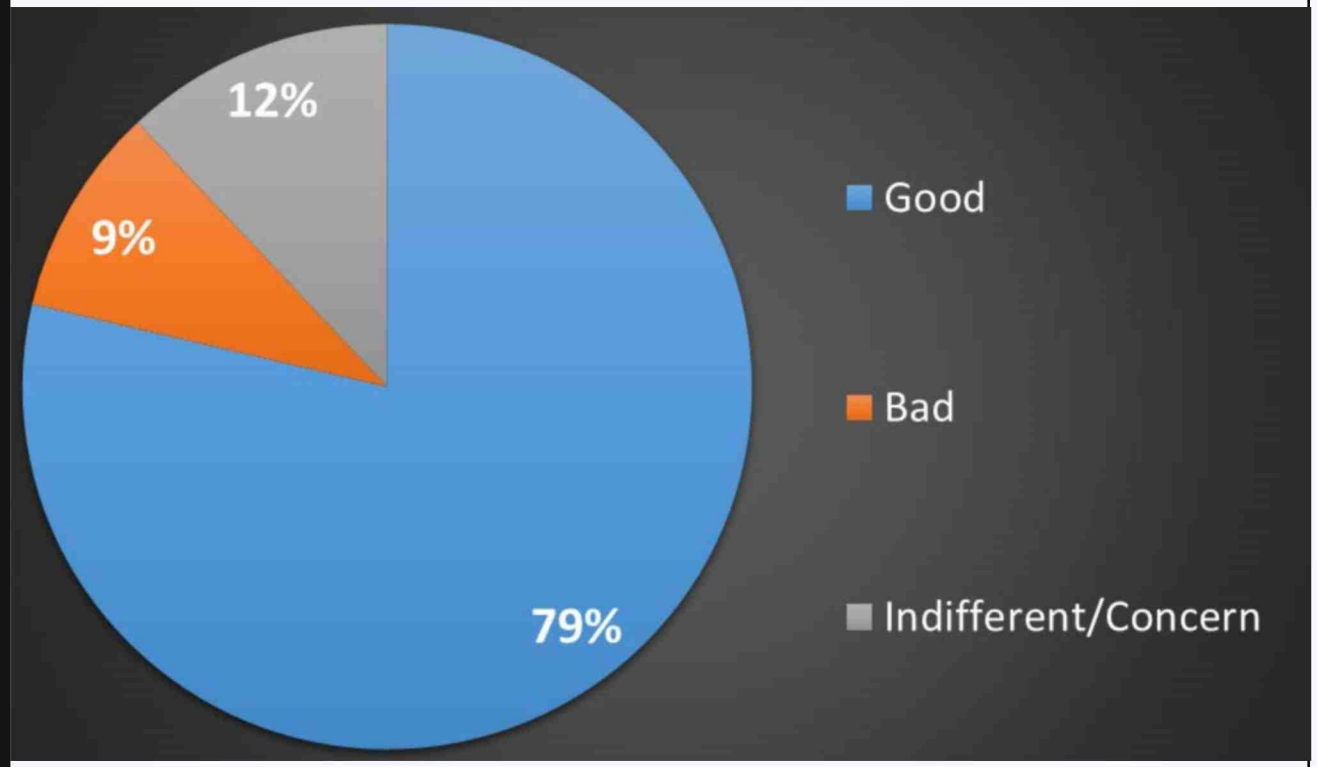
Q22

What are your thoughts on the Open Spaces shown – the new Central Green, Market Plaza, and trail connection in the core area – the new greens in the Residential areas?

<u>Repeat Comments</u>

- Traffic
- No Connectivity
- Needs more Sidewalks
- Better Design
- Storm Water Runoff





Q23

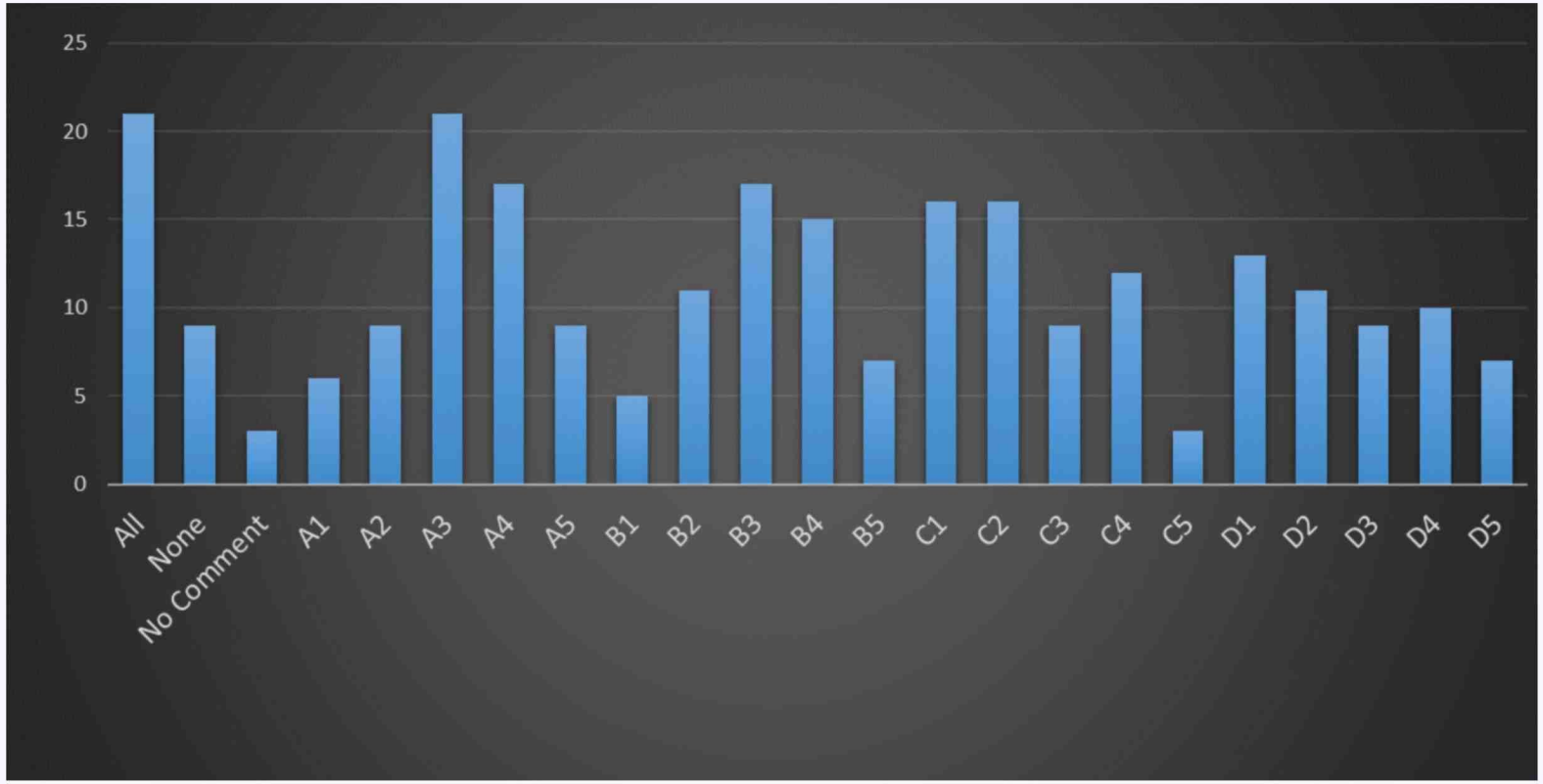
What are your thoughts on the Shared-Use Path (SUP), a paved trail for pedestrians and cyclists, shown between NC 5 and the ACWR rail line?

<u>Repeat Comments</u>

- Design for safety
- Include Golf carts!
- Will it be paved, concerns of storm water issues?

Q24

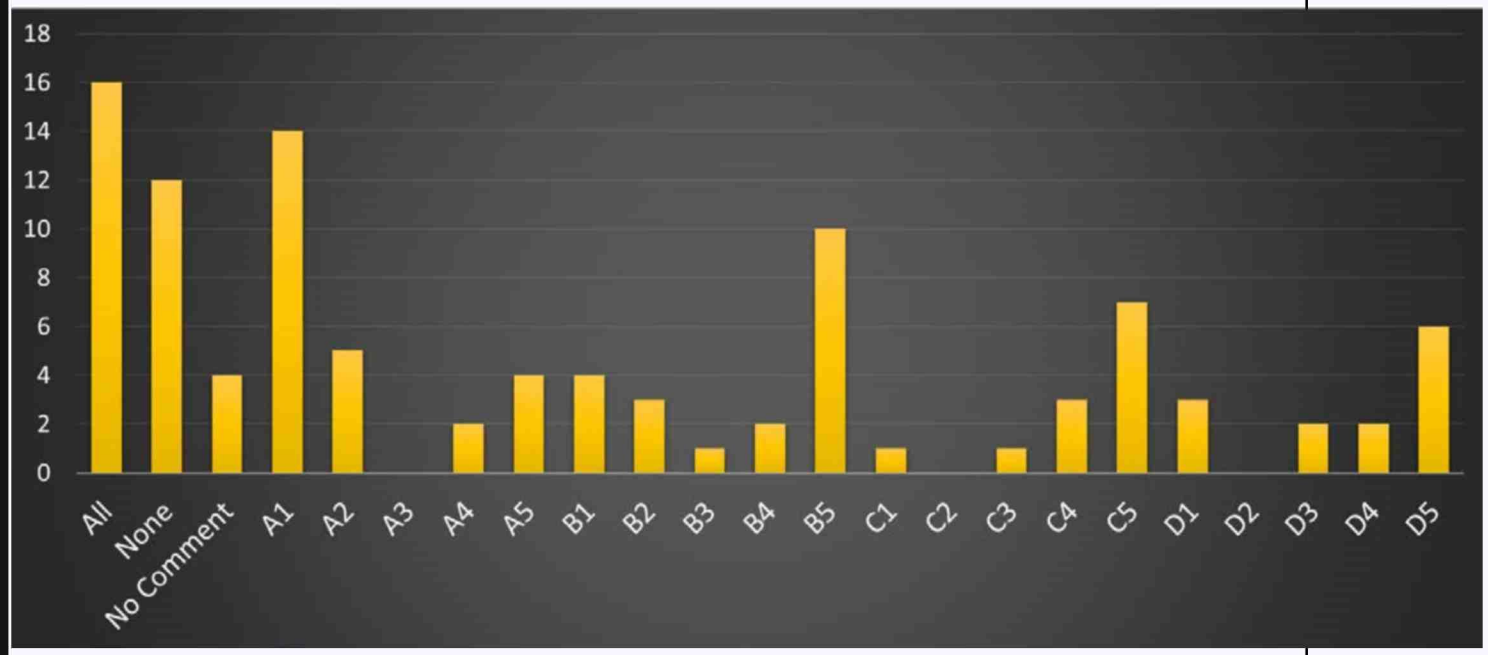
What images do you feel are appropriate for the character of new buildings, streetscapes, and open spaces in Pinehurst South? Indicate the image by the row/column label to the upper right of the image, e.g., A1, A2, A3, etc.



Q7

Repeat Comment

- No A1



Q25

Are there any images that you feel are not reflective of the envisioned character of Pinehurst South? Why/What about the image isn't right? Indicate the image by the row/column label to the upper right of the image, e.g., A1, A2, A3, etc.

Village of Pinehurst Small Area Plans
Additional SAP Revisions Document

Based on the Council work session on 7/13/21 staff has identified 11 items where consensus is needed prior to directing the consult to revise the latest set of draft plans to develop a preferred set of plans. This document should assist in helping identify Council preferences for the proposed revisions. This document is a supplement to the information included in Novus Agenda. The two primary documents that will assist you are:

1. **Core Renderings with Edits**. Staff has used, and previously shared both hard copy and digital, this document shows various proposed edits or concerns identified. Scrolling through the pages you should see various "sticky" notes with comments that if you select or hover over with your cursor will highlight the associated note. You will also note the various red circles or other markings where staff is identifying a particular concern or edit.
2. **Summary of Comments/Feedback on core Renderings**. This document is a summary of all the notes that staff has made on the core renderings. Each page corresponds with the numbered page in the Core Renderings with Edits documented previously discussed. The cover page of this document identifies the 11 items that staff feels needs additional Council direction before making plan revisions. Those items are listed and referenced by page number in the Core Renderings document. Each of the listed concerns is also highlighted in yellow in this document.

Please review the following items described below where staff needs Council consensus and direction. After evaluating alternative options, please indicate with an "X" which option you personally prefer, which can be discussed at the August 10 work session.

<table>
<tr><th colspan="4">Village Place. Item No. 1 (page 3): Need to confirm removal of the amphitheater shown in Village Place
Staff Recommendation: Option 1</th></tr>
<tr><th>Option</th><th colspan="2">Discussion Points</th><th>Indicate Preferred Option with an "X'</th></tr>
<tr><td>Option 1: Leave Unchanged</td><td rowspan="2">• Concept of an amphitheater was well supported in surveys and during workshop.
• Should not be a planning issue if retained. Will allow future property owners in the area to understand potential plans for its development so it won't be a surprise.</td><td rowspan="2">• There is an ability to locate an amphitheater in the Arboretum
• Is shown on VOP property so Council will always control development of the property.
• Plans can always be amended in future if there is a desire to add the amphitheater in the future.
• Should be removed if against the idea.</td><td>Option 1</td></tr>
<tr><td>Option 2: Remove from Illustrations</td><td>Option 2</td></tr>
</table>

Village Place. Item No. 2 (page 3): Move amphitheater and make all VOP property open space. **Staff Recommendation**: Option 2		
Option	**Discussion Points**	**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• Current orientation is to the east and into residential neighborhoods. • May be better oriented to the east on the downslope of the property oriented to the west. • Removing the residential as shown in high intensity in close proximity may be land use conflict. • More community options in the future if retained as Village open space.	Option 1
Option 2: Move and make all open space		Option 2

Village Place. Item No. 3 (page 4): Remove all references to the amphitheater in plan. **Staff Recommendation**: Option 2 only if the concept is removed from illustrations.		
Option	**Discussion Points**	**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• No need for the images or references if the concept illustration is removed? • Could keep the images to show potential of the facility somewhere in the area.	Option 1
Option 2: Remove amphitheater references		Option 2

Village Place. Item No. 4 (page 5): Remove civic buildings shown in Village Place along Magnolia. **Staff Recommendation**: Option 1		
Option	**Discussion Points**	**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• Showing the concept of the civic buildings shows what could be possible if there becomes a need for additional municipal buildings within the next 10-20 years. • VOP controls the property and future development regardless of whether the buildings are shown or not. Like the amphitheater it simply shows what could potentially happen on the property. • Should be removed if there is not any desire to add such uses on the property.	Option 1
Option 2: Remove Buildings		Option 2

Village Place. Item No. 5 (page 6): Make all VOP lands in Village Place open space and move amphitheater to the east. **Staff Recommendation**: Option 2		
Option	**Discussion Points**	**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• Making all the VOP lands provides more municipal use options for the future. • Residential could be in conflict with an amphitheater. • Amphitheater is better suited at the bottom of the hill versus top.	Option 1
Option 2: Make all VOP lands open space and move amphitheater.		Option 2

Village Place. Item No. 6 (page 8): Remove street connection to Community Road? **Staff Recommendation**: Option 1		
Option	**Discussion Points**	**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• A street connection would provide good multimodal access to and through Village Place and provide a better connection to the Village Center. • Helps to maintain the development pattern as shown on plans. • A through street could provide more on street parking for the area. • Street would be narrow between the former Fire Station and Care Cottage. • Could potentially preserve the development pattern by reorienting the Power Plant Road connection and maintaining dedicated pedestrian path. • A dedicated pedestrian path could provide a better, more direct, connection to the Village Center and is recommended. • Resulting intersection may be confusing given the way Orange intersects.	Option 1
Option 2: Remove Street Connection and reorient pattern by reconfiguring the Power Plant Road extension but maintain pedestrian connection through to Community Road.		Option 2

Pinehurst South. Item No. 7 (page 16): Need to confirm residential land use pattern shown south of Blake Boulevard in Pinehurst South **Staff Recommendation**: Option 1		
Option	**Discussion Points**	**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• Stand alone (not stacked) residential is a change from the Comprehensive Plan recommendation. • Market analysis and future absorption as is will be 25-50 years. Adding more residential will simply add to that. • Due to the regulatory climate in NC, the architectural quality of structures regulated by the Residential Building Code cannot be regulated at the local level. Landscaping, setbacks, height, can be regulated. Street design can be regulated. • Housing shown as single family attached is a housing product not widely available in Pinehurst and offers an option for residents wishing to downsize their homes and stay within the community. • Nonresidential architecture can be regulated to create a more uniform style of development (e.g. Turnberry) • Residential shown in the southern area may take longer to develop as it may rely on infrastructure from the north via street connections to Blake Boulevard or NC 5 from the west but would likely need to come through Jackson Hamlet. • Residential may be more compatible with the adjacent Jackson Hamlet neighborhood to the south.	Option 1
Option 2: Change to commercial land use development pattern. Plan can always be amended if needed and based on a firm proposal.		Option 2

Pinehurst South. Item No. 8 (page 16): Change the residential intersecting with proposed street at Blake Boulevard to high intensity (commercial only) **Staff Recommendation**: Option 2			
Option	**Discussion Points**		**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• If regulated as nonresidential have architectural design standards options. • SFA is a housing product not widely available in Pinehurst.	• Area is more immediately developable off of Blake so residential would likely develop earlier and pressure that form of land use.	Option 1
Option 2: Change to high intensity (commercial only)			Option 2
Option 3: Change to Single Family Attached.			Option 3

Pinehurst South. Item No. 9 (page 16): Change the residential intersecting with proposed street at Blake Boulevard to high intensity (commercial only) **Staff Recommendation**: Option 2			
Option	**Discussion Points**		**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• If regulated as nonresidential have architectural design standards options. • SFA is a housing product not widely available in Pinehurst.	• Area is more immediately developable directly off of Blake so residential would likely develop earlier and pressure that form of land use elsewhere.	Option 1
Option 2: Change to high intensity (commercial only)			Option 2
Option 3: Change to Single Family Attached.			Option 3

Pinehurst South. Item No. 10 (page 17): Should the VOP public services references be kept on the plan? **Staff Recommendation**: Option 1			
Option	**Discussion Points**		**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• Leaving Public Services references does not advance the project or relocation of the current facility. • Potentially negates the need to relocate Monticello, however, there could still be a benefit with its relocation for other uses shown on plan.	• Leaving the PS references on the plans shows the community that this is a possibility and is helpful to adjacent property owners for planning purposes.	Option 1
Option 2: Remove references to Public Services shown on the plan.			Option 2

Pinehurst South. Item No. 11 (page 17): In the High Intensity Plan, Single Family Attached is shown north of Arnette Street. Should that land use be retained in the high intensity option? **Staff Recommendation**: Option 1			
Option	**Discussion Points**		**Indicate Preferred Option with an "X'**
Option 1: Leave Unchanged	• Stand alone (not stacked) residential is a change from the Comprehensive Plan recommendation. • If regulated as nonresidential can have architectural design standards options. • SFA is a housing product not widely available in Pinehurst.	• Will take longer for development to occur as non residential with the added square footage. • If regulated by the NC Residential Building Code architectural design requirements can't be applied to the structures.	Option 1
Option 2: Change to single family detached development pattern.			Option 2
Option 3: Change to non residential development pattern			Option 3