



**PLANNING AND ZONING BOARD
AUGUST 4, 2022
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. 07-07-2022 Regular Meeting
 - B. 07-21-2022 Special Meeting
- III. New Business
 - A. VILLAGE PLACE FORM BASED CODE AND ZONING UPDATES

The purpose of this meeting is for the Planning and Zoning Board to discuss the draft Form Based Code elements and potential Pinehurst Development Ordinance (PDO) text amendment and base zoning district changes to implement the Village Place Small Area Plan.

This meeting is work session format and no action will be taken by the Board.
- IV. General Business
 - B. Village Place Regulating Plan Version 2

Review of the Village Place Regulating Plan Version 2.
- V. Next Meeting Date
 - C. Next Meeting Dates

08-18-2022 Special Meeting - Work Session
09-01-2022 Regular Meeting
09-15-2022 Special Meeting - Work Session
- VI. Motion to Adjourn

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



**07-07-2022 REGULAR MEETING
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Darryn Burich; Alex Cameron

DATE OF MEMO:

7/27/2022

MEMO DETAILS:

Attached is a draft copy of the 07-07-2022 Regular Meeting minutes for your review.

ATTACHMENTS:

Description

📎 07-07-2022 Regular Meeting Minutes



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, JULY 07TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Jeremy Hooper, Chair
Jack Farrell, 1st Vice-Chair
Julia Latham, 2nd Vice-Chair
Matt Jones
David Alzamora
Phillip Shumaker
Sonja Rothstein
Paul Roberts

Board Members Absent:

Louise Mercuro

Staff Present:

Darryn Burich, Planning Director
Alfred Cassidy, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician

Approximately 13 member(s) of the public in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 04:00 PM, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and Mr. Hooper introduced Mr. Burich. Mr. Hooper noted the absence of Ms. Mercuro and Mr. Alex Cameron, Planning Supervisor.

II. Approval of Minutes

A. 06-02-2022 Regular Meeting Minutes

Ms. Rothstein moved to approve the minutes of the June 02nd, 2022 Regular Meeting. Seconded by Mr. Alzamora. Approved by a vote of 7-0.

Mr. Alzamora moved to recess the Regular Meeting and enter into the Public Hearing. Seconded by Ms. Rothstein. Approved by a vote of 7-0.

III. Public Hearing

- A.** *The purpose of this public hearing is to consider an Official Zoning Map Amendment for approximately 6.85 acres of Moore County PID# 00025800. The proposal would zone the property H-CD (Hotel – Conditional District) from RD (Recreation Development District). The proposed rezoning and associated General Concept Plan would allow for development of a two-level parking structure and approved uses from the previously approved Resort Lodge. The applicant and the property owner is the Resorts of Pinehurst Inc.*

Mr. Burich introduced the proposed conditional rezoning and reviewed a PowerPoint presentation prepared by Staff outlining details of the proposal. In addition, Mr. Burich reviewed a proposed condition to be added to the previously approved conditions listed in Ordinance 21-07 regarding Use.

Mr. Farrell asked for clarification on item #12 relating to the impervious surface and open space. Mr. Burich deferred to the Applicant for clarification to Mr. Farrell's question.

Mr. Farrell asked for clarification on the acreage proposed for conditional re-zoning.

Mr. Bob Koontz provided clarification on item #12 regarding impervious surface and open space (meant to provide a degree of flexibility due to code requiring absolute numbers for approval) and the acreage proposed for conditional re-zoning (total acreage of 6.85 acres, original 2.65 acres and additional 4.2 acres).

Mr. Hooper thanked Mr. Koontz for his responses and asked Mr. Koontz to introduce the other members of his team. Mr. Koontz stated Mr. Dick Higginbotham, of Pinehurst Resort, would first give a statement.

Mr. Higginbotham provided a statement from the Resort of Pinehurst on the proposed conditional rezoning and proposed parking terrace outlining the need for seeking the conditional rezoning and intentions behind the proposed projects for the property, with the proposed parking terrace primarily being done to meet the required additional 125 parking spaces as set forth by Village Council.

Mr. Koontz introduced the other members of his team: Mr. Jay Hugo, architect from Three North, and, Mr. Tim Carpenter, from LKC engineering.

Mr. Koontz reviewed a PowerPoint presentation outlining the proposed conditional rezoning and the proposed parking terrace structure and location in relation to the proposed Lodge project and the existing Carolina Vista Drive access. Mr. Koontz stated the entire area to be zoned H-CD will be +/- 6.8 acres. Mr. Koontz reviewed the parking requirements to be met as part of the previous approval for the proposed Lodge project and the different types of parking solutions discussed as a means of meeting those requirements. Mr. Koontz reviewed proposed condition #12, which would preserve the previously approved Uses listed in Ordinance 21-07.

Mr. Hooper moved discussion forward to questions from the Board.

Mr. Roberts asked for clarification on the impact and criteria to have additional parking spaces being tied to the Lodge, which is on hold. Mr. Higginbotham reviewed the reason for the Lodge being on hold and the Lodge plans being adjusted to more accurately reflect the needs and desires of the residents of the Village. The additional parking terrace is a solution to future parking requirements. Mr. Higginbotham stated the interest in protecting the Uses as outlined in Condition #12 is to ensure the

possibility of building a locker room for use by the USGA remains. Mr. Koontz reviewed the location of the proposed parking terrace in relation to the proposed Lodge and the intention behind the parking terrace being to meet the required additional parking spaces over and above what is required for the Lodge.

Mr. Roberts questioned access for the Lodge construction if parking terrace is constructed first. Mr. Koontz and Mr. Higginbotham stated access to the Lodge may need to be adjusted once construction of the parking terrace is complete, but the parking terrace is being designed in a way to prevent encroachment of the parking terrace onto the Lodge footprint.

Ms. Rothstein expressed concerns over approving the conditional rezoning without further details being given about the potential future uses or development. Ms. Rothstein further expressed concerns over storm water mitigation measures being taken and the amount of trees / landscaping being removed for development.

Mr. Shumaker and Mr. Hooper asked for clarification on lighting both above and below the structure. Mr. Koontz stated there have been many advancements in lighting, the fixtures used would allow for directional lighting that would minimize light spill either up or out from the structure helping to meet dark sky requirements, and the fixtures would be similar to what is already in use at the Resort. Mr. Hugo further elaborated on the lighting design and fixtures being soft / warm LED lighting with fixtures that will largely not be visible from the exterior of the structure.

Mr. Shumaker asked for clarification on the impervious surface increase as a result of the proposed parking terrace. Mr. Koontz reviewed the impervious surface percentages and storm water mitigation measures being used to meet a 25 year storm requirement.

Mr. Farrell expressed concern over the structure not mimicking the clubhouse, potentially land locking the construction site for the Lodge, the various potential uses proposed impacting design based on what use for the property is chosen, the change in the number of parking spaces proposed, storm water runoff management, ADA access from both deck levels, notification / indication system for parking availability, golf cart access to the parking structure, the size of parking stalls, the current location of golf cart parking along the railroad, and the use of the lower structure access road for parking. Mr. Koontz and Mr. Higginbotham stated there will be alternative points of access to the Lodge construction site, the number of parking spaces changed as a result of the reviews done by Village Council, storm water would largely be managed by underground systems on the property, and ADA access is accommodated by parking spaces on both levels with the lower level spaces exiting the structure on grade with the surrounding walkway.

Mr. Alzamora expressed approval of a private entity being willing to address a repeated public problem (parking) and of maintaining the potential future uses for the property, which will update and improve the possibilities for the site.

Ms. Latham agreed with many of the prior comments made, expressed approval of the proposed parking terrace design and concern over ADA accessibility (specifically guardrails on stairs or lift alternatives to stairs) and golf cart traffic.

Mr. Jones asked for clarification on the underground storm water management system, the right of way for the railroad, the retaining wall depicted along the lower / southern side of the proposed parking structure being necessary for the buildout, and the façade of the proposed parking structure not using elements such as windows to conceal the structure by making it mimic nearby buildings. Mr. Koontz reviewed where the storm water management system would be placed, stated the right of way for the railroad varies along different points of the structure with Mr. Burich stating encroachment and easement agreements are in the works with the railroad, and reviewed how the retaining wall is necessary for development of the ramp access to the upper level with Mr. Hugo reviewing how the façade of the structure pulls elements of the surrounding brick walkways into the design and uses landscaping / grading to soften the edges of the structure in an attempt to conceal the structure and mimic surrounding design elements.

Mr. Higginbotham reviewed a rendering demonstrating ADA access and pathways.

The Board and Mr. Koontz reviewed depictions of the retaining wall as would be seen from Highway 5 and discussed wall height of both the retaining wall and parking structure (retaining wall maximum height of 10' and parking structure wall maximum height of 14') with much of the structure being obscured from view on Highway 5.

Mr. Jones asked for clarification on the width and position of the access stairs from the lower elevation, and verified with Staff the need for Condition #12 in order to preserve the potential future uses for the property. Mr. Koontz stated the location of the stairs did shift from the middle to along the side of the retaining wall to allow for a more open exit from the lower level and to provide handrails.

Mr. Hooper asked for clarification on the current grade of the site compared to what the grade of the site will be after construction of the parking structure, and expressed concern over airflow within the structure, parking availability for larger vehicles, emergency vehicle access, golf cart safety amongst vehicles within the parking structure area, only having one point of entry / egress, and the need for a parking structure given the Lodge project is in question.

Mr. Koontz stated the current grade is roughly 10-12', which will be cut flat / level with the entry drive up to the point of the upper level access where the grade will go up to 14' allowing for a significant portion of the parking structure to be kept underground. Mr. Hugo reviewed the open space design elements of the parking structure, which will allow for airflow within and around the structure. Mr. Higginbotham stated most of the Resort shuttles will not have access to the parking structure area and will be stored at the greenhouse facility or parked in the sand area between the proposed parking structure and the railroad as is the case currently. Mr. Koontz stated wayfinding signage will be used to help direct general traffic in the

parking structure area, emergency vehicles will have access through the courtyard area of the site with Mr. Higginbotham adding that a lot of the issues seen with golf carts and vehicle traffic during the holidays was caused due to confusion over the secondary exit being blocked by the USGA construction, once construction of the USGA site is complete an additional point of entry / egress will be available through the USGA parking area, and the Lodge project has been placed on hold, not eliminated, but was approved in good faith that additional parking would be provided and now the Resort is asking the Board to allow for the additional parking to be approved in good faith prior to the Lodge project being started.

The Board, Mr. Koontz, Mr. Higginbotham, and Mr. Burich discussed whether a parking analysis / study would be beneficial in making a decision and whether making a parking analysis / study a condition of rezoning approval would be within the Board's power.

Ms. Rothstein expressed concern over construction traffic within surrounding residential areas. Mr. Koontz, Mr. Higginbotham, and Mr. Burich verified construction traffic is directed by wayfinding signs and contractors provide instructions to crews as to what routes they may follow in and out of work sites.

Mr. Hooper asked if any member of the public wished to speak as no one had signed up. One member of the public asked to speak.

Ms. Collette Kolinski spoke in support of the proposed parking structure project, which will provide much needed additional parking and is designed in an unobtrusive way.

Mr. Hooper left the public hearing open and asked the Board to begin deliberation.

Mr. Jones stated agreement with approval of Condition #12 as outlined in the proposal, asked for clarification on the acreage calculation, and stated disagreement with applying a condition requiring a parking study to the approval of the proposed conditional rezoning. Mr. Burich stated acreage could be calculated both ways, either with the conditional rezoning proposal separate from (4.2) or combined with (6.85) the original conditional rezoning parcel as approved in Ordinance #21-07.

Ms. Latham stated agreement with Mr. Jones and she had no further comments to add.

Mr. Alzamora stated agreement with Mr. Jones, the proposal takes into consideration the issues presented by the Village as much as possible, and agreement with approval of Condition #12.

Mr. Farrell stated the parking terrace is a good solution and well designed. Mr. Farrell re-iterated the desire to have a parking analysis / study done and the possibility of applying a condition to approval requiring a parking analysis / study be done within a certain timeframe.

Mr. Shumaker stated he had no further comments to add.

Ms. Rothstein stated agreement with Mr. Farrell.

Mr. Roberts stated taking the proposed project into consideration separate from the Lodge project the parking structure is an adequate solution to the parking issues and expressed approval of the parking structure design.

The Board, Mr. Koontz, Mr. Higginbotham, and Mr. Burich again discussed whether a parking analysis / study would be beneficial in making a decision and whether making a parking analysis / study a condition of rezoning approval would be within the Board's power. It was determined the Applicant would not agree to such a condition and imposing such a condition would be outside the scope of the Board's power.

Mr. Alzamora moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Jones. Approved by a vote of 7-0.

Mr. Jones asked whether a parking analysis / study is relevant to the proposed conditional rezoning. Mr. Burich stated, in the future a parking analysis / study could be useful, however, a parking analysis / study in relation to the proposed conditional rezoning before the Board would not be useful in making a determination as the parking requirements are built into the PDO.

Consistency Statement: Mr. Jones moved the Planning and Zoning Board adopt the Statement of Consistency and authorize its Chair to execute the document as the proposed zoning map amendment is consistent with the Village of Pinehurst 2019 Comprehensive Long Range Plan, as described in the Staff Report prepared by Alex Cameron dated June 30, 2022. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and is in the best interest of the public. Seconded by Mr. Alzamora. Approved by a vote of 7-0.

Council Recommendation: Mr. Jones moved the Planning and Zoning Board recommend approval with conditions to the Pinehurst Village Council of the conditional rezoning of approximately 6.85 acres of Parcel ID # 00025800 from RD (Recreation Development District) to H-CD (Hotel-Conditional District). Condition: #12 as listed in the Staff Report (Previously approved uses and conditions will be maintained within the general building envelope. Design standards will be maintained for the structure(s) within the building envelope indicated. Any modification to the structure(s) will be required to obtain a Certificate of Appropriateness from the Village of Pinehurst Historic Preservation Commission. Modifications to the overall open space may not be reduced by more than fifteen (15%). Impervious surface may not be increased by more than fifteen (15%). Any increase in impervious surface will be managed per Condition number 5). Seconded by Shumaker. Approved by a vote of 5-2, with Mr. Farrell and Ms. Rothstein voting "Nay".

Ms. Latham clarified the motion was permissible under Robert's Rules in relation to the condition language. Mr. Burich stated the motion is permissible and the PDO will address issues of intensity or density of any future development on the site.

IV. General Business

A. Discuss Availability and Schedule for Future Work Sessions

Mr. Burich and the Board reviewed an “Implementation Matrix” for the Small Area Plans provided by Staff and agreed to meet Thursdays at 04:00 PM every other week starting July 21, 2022.

V. Next Meeting Date

A. 08-04-2022 Regular Meeting

VI. Motion to Adjourn

Mr. Farrell moved to adjourn the Regular Meeting. Seconded by Mr. Rothstein. Approved by a vote of 7-0 at 06:45 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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**07-21-2022 SPECIAL MEETING
ADDITIONAL AGENDA DETAILS:**

FROM:

Shannon Konstantinou

CC:

Darryn Burich; Alex Cameron

DATE OF MEMO:

7/27/2022

MEMO DETAILS:

Attached is a draft copy of the 07-21-2022 Special Meeting minutes for your review.

ATTACHMENTS:

Description

▣ 07-21-2022 Special Meeting Minutes



**PLANNING AND ZONING BOARD
SPECIAL MEETING
THURSDAY, JULY 21, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Jeremy Hooper, Chair
Jack Farrell, 1st Vice-Chair
Matt Jones
Phillip Shumaker
Louise Mercuro

Board Members Absent:

Julia Latham, 2nd Vice-Chair
Paul Roberts
David Alzamora
Sonja Rothstein

Staff Present:

Darryn Burich, Planning Director
Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician

Approximately 2 member(s) of the public in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 04:00 PM, confirmed a quorum was present, asked the Board to introduce themselves, introduced Staff, and explained the purpose of this meeting.

II. Village Place Form Based Code and Zoning Updates

The purpose of this work session is for the Planning and Zoning Board to discuss the draft Form Based Code elements and potential Pinehurst Development Ordinance (PDO) text amendments and base zoning district changes required to implement the Village Place Small Area Plan.

This meeting is work session format and no action will be taken by the Board.

Mr. Burich outlined the goals for the upcoming meetings covering Form Based Code and PDO amendments necessary for implementation of the Small Area Plans.

Mr. Burich reviewed materials providing an overview of the future potential development and played a drone video of the current state of development in the Village Place area.

Mr. Shumaker asked if there had been any discussion about burying electrical lines running through the Village Place area. Mr. Burich stated this is something that will need to be looked at during the process of implementing the plans but had not been discussed thus far.

Mr. Burich reviewed and discussed with the Board the Zoning map showing the underlying uses of the Village Place area, discussed the prevalence of each type of use and location within the area, and discussed the elements of the various types of zoning use districts within the area. Mr. Burich stated a challenge of implementing Form Based Code is accounting for the different underlying zoning uses.

Mr. Cameron reviewed and discussed with the Board the Building Types materials providing an overview of the different building types to be considered when developing Form Based Code.

Mr. Burich reviewed and discussed with the Board the Regulating Plan materials providing an overview of the blocks of development and uses along with the proposed building types according to the proposed Form Based Code implementation. The Board and Staff made the following determinations regarding the blocks listed in the Regulating Plan:

- Block A: Limit area to Mixed Use (1) and Retail (3) with no change to frontage or building height.
- Block B: Limit area to Mixed Use (1), Retail (3), and Hotel (9) with frontage along Magnolia changed to Active and no change to building height.
- Block C: Limit area to Mixed Use (1), Office (2), Retail (3), and Live-Work (4) with no change to frontage or building height.
- Block D: Limit area to Mixed Use (1), Retail (3), and Live-Work (4) with no change to frontage or building height.
- Block E: Limit area to Office (2), Retail (3), and Live/Work (4) with no change to frontage or building height.
- Block F: Limit area to Mixed Use (1), Office (2), and Retail (3) with frontage along McIntyre to McCaskill changed to Active and no change to building height.
- Block G: Limit area to Mixed Use (1), Office (2), Retail (3), and Live/Work (4) with no change to frontage or building height.
- Block H: Limit area to Office (2) and Retail (3) with no change to frontage and building height changed to 1-2 story.
- Blocks I and K: Limit area to Mixed Use (1) and Office (2) with no change to frontage and building height changed to 1-2 story for both blocks.
- Block J: Limit area to SFA-Townhouse (5), SFD-Cottage (6), SFD-Villa (7), and SFD-Manor (8) with no change to frontage or building height. The depicted extension of Medlin Rd. running through blocks I, J, and K will be removed from the map.
- Block L: Limit area to Mixed Use (1), Office (2), Retail (3), and Live-Work (4) with no change to frontage or building height.
- Block M: Limit area to Mixed Use (1) with no change to frontage and building height changed to 1-2.
- Block N: Limit area to Multi-Family (10) with no change to frontage or building height.

- Block O and P: Combined into one parcel block, limit area to SFA-Townhouse (5), SFD-Cottage (6), SFD-Villa (7), and SFD-Manor (8) with no change to frontage and building height changed to 1-2 story.

Mr. Shumaker left the meeting at 06:15 PM.

III. Next Meeting Dates

08-04-2022 Regular Meeting

08-18-2022 Special Meeting - Work Session

09-01-2022 Regular Meeting

09-15-2022 Special Meeting - Work Session

IV. Motion to Adjourn

Mr. Farrell moved to adjourn the Special Meeting. Seconded by Mr. Jones. Approved by a vote of 3-0 at 06:25 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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VILLAGE PLACE FORM BASED CODE AND ZONING UPDATES ADDITIONAL AGENDA DETAILS:

The purpose of this meeting is for the Planning and Zoning Board to discuss the draft Form Based Code elements and potential Pinehurst Development Ordinance (PDO) text amendment and base zoning district changes to implement the Village Place Small Area Plan.

This meeting is work session format and no action will be taken by the Board.

FROM:

Darryn Burich and Alex Cameron

CC:

Jeff Sanborn

DATE OF MEMO:

7/29/2022

MEMO DETAILS:

Attached are the items relative to the Board's discussion. All FBC related materials are for draft purposes only and are subject to changes during the code development process.

For the purposes of the work session, the P&Z will be provided with the following documents:

- 1) Staff memo
- 2) Section 5.0 Architectural Design for Commercial Structures
- 3) VP FBC Corner and Frontage Elevation Standards

ATTACHMENTS:

Description

- ☐ Staff Memo
- ☐ Section 5.0 Arch Standards Commercial
- ☐ Section 2.3 Corner Lot & Front Elevation Standards



PLANNING AND INSPECTIONS DEPARTMENT STAFF MEMO

To: Planning and Zoning Board
From: Darryn Burich, Planning & Inspections Director
Alex Cameron, Planning Supervisor
Date: July 28, 2022
Subject: Staff memo for 08/04/22 P&Z work session

On 08/04/22 the P&Z Board will meet in work session to continue work on the Form Based Code (FBC) for Village Place. The focus of the work session will be on architectural design standards for commercial buildings that will be required of structures within the FBC area (residential will be discussed at a future work session). Included with P&Z's material is a draft Section 5, Architectural Design standards. Because the Architectural Design standards refer to additional design criteria pertaining to Corner Lot and Front Elevation Standards those materials are also included in the work session material. Staff will also provide and update to the Regulating Plan based on the 07/21/22 work session.

The proposed design standards will be a mandatory application to all new commercial and mixed-use building types within the FBC overlay area.

The architectural design section contains three main sections:

1. Building Types (covered at the 07/21/22 P&Z work session)
2. Commercial/Mixed-Use Building Types
 - a. General Provisions
 - b. Storefront and Signage
 - c. Exterior Walls
 - d. Building Elements
 - e. Roofs
 - f. Doors and Windows

As a work session, no action will be taken at the meeting.



5.0 ARCHITECTURAL DESIGN

- 5.1 OVERVIEW
- 5.2 BUILDING TYPES
- 5.3 MATERIAL AND ELEMENT STANDARDS

PURPOSE

The primary purpose of the Architectural Criteria in this document is to guide the design and character of all buildings and associated elements in Village Place - *see the Exceptions listed below - in material, configuration, and technique (i.e., what materials are permitted for each component of a building, how materials shall be used, and what finishes or details are acceptable). Importantly, the design and character of the architecture should support the quality goals established for Village Place.

Exceptions:

- » Village of Pinehurst civic buildings and structures;
- » Buildings regulated by the North Carolina Residential Building Code for One- andTwo-Family Dwellings (per Section 160D-702); in such cases, the criteria are encouraged rather than mandated; and
- » Where in conflict with the Village of Pinehurst *Historic District Standards*, life safety codes, or state or federal regulations; in such cases, the *Historic District Standards and Guidelines*, life safety codes, or state or federal regulations will prevail.

COMPONENTS

The Architectural Design Criteria contain two subsections:

- 5.2 Building Types
- 5.3 Material and Element Standards

Section 5.3 Material and Element Standards contain two discreet sets of criteria based on building use. The first set applies to all Commercial/Mixed-Use Building Types and the second set applies to all Residential Building Types (for more information on Building Types, see pages 53-56).

Each set of Material and Element Standards include General Provisions, followed by criteria that apply to specific building components, including:

- » Exterior Walls;
- » Building Elements (such as porches, stoops, bays, and decks);
- » Roofs; and
- » Doors and Windows, as well as criteria specific to
- » Frontage and Yard components.

As noted in Section 1.2 on page 4, precedent images are included within this section to support the criteria, are illustrative only, and are not intended to indicate specific design mandates.

This and the following pages summarize the anticipated Building Types in Village Place as development and build-out, as well as specific criteria that apply per type. For Site Design criteria such as building setbacks, build-to lines, and minimum building widths, see the Lot Standards section on pages 10-16. See the Material and Element Standards on the following pages for additional architectural criteria.

RETAIL (SINGLE-USE)

New stand-alone retail buildings, whether with a single tenant or multiple tenants may be built within Village Place. Small pavilion-scaled buildings with restaurants or shops may be located in or near amenity spaces to provide activity and serve people in adjacent buildings or visiting Pinehurst. Retail buildings may vary in massing but will typically be 1-2 stories in height, up to a maximum of 3 stories, as allowed in the Regulating Plan on page 9 and as their programs' necessitate. Although the programs and designs may vary, the goal for Village Place should be to enliven the streetscape and/or amenity space with significant glazing on the ground and upper floors if applicable.



Precedent Image - One-story Retail
Source: unknown

Standards:

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space. Display cases, semi-transparent glass, or other methods may be used where storefronts with full glazing are not feasible due to specific program requirements. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Significant glazing shall be incorporated, where possible, in all retail building upper-story frontage elevations.
- Canopies, awnings, and storefronts shall vary per building and may vary per tenant.
- Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.
- Vehicular and pedestrian visibility from streets and/or amenity spaces shall be established to ensure the viability of the retail.

See the Material and Element Standards on the following pages for additional criteria.

OFFICE (SINGLE-USE)

New stand-alone office buildings, whether with a single tenant or multiple tenants, either as small residential-scaled buildings or larger, multi-floor buildings, may be built within Village Place. Office buildings may vary in massing but will be 1-3 stories in height, as allowed in the Regulating Plan on page 9. Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot. General as well as Medical Office is anticipated. While many of the type characteristics are similar between General and Medical Office (and both uses may be mixed within one building), Medical Office has some unique design considerations that need to be taken into account and accommodated. For example, Medical Office floor plates may be deeper and/or taller than General Office; drop-off and entry needs to be conveniently located with an elevated focus on accessibility for patients with mobility-, visual-, or hearing-impairments; and parking has a higher demand and turn-over rate compared to General Office.

Standards:

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space (minimum 50% of primary facade frontage and floor area). Also see the Urban Design criteria on page 19 for minimum window requirements.
- Significant glazing shall be incorporated, where possible, in all office building upper-story frontage elevations, to reflect the building's use and to provide more natural daylighting for office workers.
- If multi-storied, walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The office lobby entrance shall be highlighted as a strong, legible element of the façade
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
- Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.



Precedent Image - One-story Office - Turnberry Wood, So. Pines
Credit - Design Collective

See the Material and Element Standards on the following pages for additional criteria.

Draft V1 P&Z Review 08/04/22

HOTEL (SINGLE-USE OR WITH RETAIL)

As a building welcoming visitors to Village Place, a hotel should have a distinctive character from other types. Hotels will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Hotels may (but are not required to) include retail/restaurant space, typically on the ground floor. Guest rooms shall occur only on the upper floor(s) and have a residential fenestration pattern. Direct access from parking to the retail and the hotel lobby is desired and shall be welcoming, safe, and well-lit.

Standards:

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Guest rooms shall have a subdued and regular residential fenestration pattern.
- Architectural bays should read in elevation.
A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The lobby/primary entrance shall have a prominent architectural read and may have a guest drop-off area, either curb-side or with a pull-off lane separated from the street.
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
-

- Access from parking to the hotel lobby shall be welcoming, safe, and well-lit.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story Building
Credit: Google Maps Street View



Precedent Image - Three-story Hotel - Woodstock, VT
Source: jetsetmag.com

COMMERCIAL / MIXED-USE

Commercial/Mixed-Use buildings may include retail, restaurant, office space, and/or residential units within the same structure. In Village Place, Commercial/Mixed-Use buildings will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. In Village Place, mixed-use buildings are encouraged and adaptive reuse is anticipated. Mixed-Use buildings typically have one yard in the rear, though some buildings may include small front plazas or courtyards to provide public space for outdoor seating. This building type, found also in the historic Village Center, as well as the other mixed-use building types envisioned, including Hotel with Retail, Multi-family with Retail, and Live-Work units, will help accommodate changes over time.

Standards:

- The standards listed on page 53 under Retail and Office and on page 55, under Multi-Family apply, as relevant to each use. However, the building elevations are not required to, but may, be altered if tenants transition over time from office to retail or vice-versa.

A Mixed-Use building shall be a minimum of 2 stories in height.

Primary facade entrance shall be designed for the pedestrian and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Three-story Mixed-Use- Mashpee Commons, MA
Credit - buildabetterburb.org



Precedent - Two-Story Mixed Use - Market Square, Pinehurst, NC
Credit: VOP Rentals

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MULTI-FAMILY

Multi-family buildings contain apartments/flats either rented or owned (as condos). Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot. In Village Place, Multi-family building heights will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Where residential units occur on the ground-floor, individual stoop entrances may be incorporated.



Precedent Image - Mulit-family - Daniel Island, SC
Credit - Daniel Parolek / Island Press

Standards:

- Upper floors shall have a subdued and regular residential fenestration pattern, while the ground level may express the individual character of the retail/restaurant tenants if included.
- Architectural bays should read in elevation.
- A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
-
-
-

- Visitable units are encouraged. A residential unit is visitable when it meets the following three basic requirements: on the main living level, one zero-step entrance, doors with 32 inches of clear passage, and one bathroom that you can maneuver into in a wheelchair (to note, a fully accessible bathroom is not required).
- Outside noise from surroundings, including nearby event spaces, should be considered in residential design; Sound Transmission Class (STC) glass or other measures are encouraged where noise is an issue.

See the Material and Element Standards on the following pages for additional criteria.

LIVE/WORK

Live/Work buildings have ground-floor commercial (retail, restaurant, or office) space with residential units above. Historically, the business owner also occupies/owns the residential unit above, i.e., one owner per single vertical unit. Typically, 3-7 vertical units are combined in one building. It is also possible to have the residential units and commercial spaces leased independently, by one building owner. Parking is provided to the rear in a detached, linked, or integral garage; on a driveway; or in a shared surface parking lot.

Within Village Place, Live/Work building heights will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. When retail/restaurant space is incorporated, the dual goals of animating the ground-floor retail while creating a subdued environment for residential living demand thoughtful design.

Standards:

- Storefronts shall be provided in all building ground-floor frontage elevations. Display cases, semi-transparent glass, or other methods may be used where storefronts with full glazing are not feasible due to specific program requirements. See the Urban Design criteria on page 19 for minimum window requirements. See storefront criteria on page 59.
- Upper floors shall have a subdued and regular residential fenestration pattern.
- Individual vertical units (whether under single proprietorship or not) shall read in elevation.
- A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- If incorporated, canopies and awnings shall vary per tenant.
- Flat roofs may be used to incorporate roof decks, mechanical units, and/or green roof systems.
- Access from rear parking to the storefront entrances and exterior residential entries shall be welcoming, safe, and well-lit.



Precedent Image - Three-story Live-Works - Habersham, SC
Source: missingmiddlehousing.com



Precedent Image - Three-story Live/Works - Mashpee Commons, MA
Source: Michigan Municipal League

See the Material and Element Standards on the following pages for additional criteria.

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SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL (TOWNHOUSE)

Single-Family Attached (SFA)/Townhouses are residential buildings with three or more units of 2-3 stories as allowed in the Regulating Plan on page 9. Typically, 3-7 vertical units are combined in one building with each unit on its own lot with parking to the rear in a detached, linked, or integral garage; on a driveway or parking pad; or in a shared surface parking lot. Yard space may occur on 1-3 sides of the lot. While attached rather than detached, a SFA/Townhouse unit is commonly the same size (sf) as a Cottage unit, the smallest of the Single-Family Detached units. SFA/Townhouse units may and are often located to provide a transition between commercial uses and larger (Manor and Villa) Single-Family Detached residential units/lots.

Standards:

- Stoops or porches shall be provided on the front entry elevation of each unit.
- See the Urban Design criteria on page 19 for minimum window requirements.
- All floors shall have a subdued and regular residential fenestration pattern.
- Individual vertical units should read in elevation.

Garage Doors are not permitted on any primary facade

- Access from rear parking lots (if included) to exterior residential entries shall be welcoming, safe, and well-lit.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story SFA - Baxter Village, NC
Credit - Design Collective

SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL

Single-Family Detached (SFD) are residential buildings of 1-3 stories, as allowed in the Regulating Plan on page 9. Each unit sits on a separate lot, typically each with a front, 2 sides, and a rear yard. Cottages are the smallest (in total sf) of the Single-Family Detached units. Manors and Villas are larger and, for the purposes of this FBC, are distinguished from one another by the placement of and access to the garage (and/or driveway). Manors have rear- or side-loaded garages/driveways. Villas have front-loaded garages/driveways.

Standards:

- Stoops or porches shall be provided on the front entry elevation of each unit.
- See the Urban Design criteria on page 19 for minimum window requirements.
- All floors shall have a subdued and regular residential fenestration pattern.
- SFD units should be varied and distinct from neighboring units.
- Primary/main roofs shall be pitched. Portions of flat roof may be used to incorporate roof decks or to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage).

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story SFD - Maple LAwn, MD
Credit - Design Collective



Precedent Image - One+-story SFD - Daniel Island, SC
Source - www.homefinder.com

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COMMERCIAL / MIXED-USE BUILDING TYPES

GENERAL PROVISIONS

The Following General Provisions apply to all Commercial/ Mixed-Use Building Types:

- » Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section on pages 18-19.
- » Commercial/Mixed-Use buildings shall front onto (have primary front entrances on) the primary street or open space. Storefronts shall face the primary street or open space and may turn the corner to receive pedestrian circulation from the secondary street, open space, parking area, or pedestrian passage.
- » Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, enhanced entry ways, or other unique features.
- » Buildings shall align at the front façade along a block. See the Regulating Plan and Lot Standards on pages 9-xx for additional criteria.
- » Commercial structures exceeding 60 feet in any horizontal dimension shall set up an implicit or explicit system of bays. Implicit systems use window groupings in the base, intervening floors and the cornice area to denote bays. Explicit systems use columns or pilasters on the principal facade to accentuate smaller building increments and/or individual storefronts. Implicit systems use material changes horizontally and the base of the building or storefront to accentuate smaller building increments. See Figure 1.
- » Buildings should be designed to reduce apparent mass and accentuate vertical proportions.
- » Entrances should be visually clear within the frontage elevation/facade and special by articulation within the base or bays in which they occur. Through lobbies are preferred, where feasible, to provide direct pedestrian circulation from rear parking areas to the primary street or open space. See pages 53-56 for additional entrance criteria specific to each Building Type.

- » Commercial ground floors shall have a minimum interior ceiling height of 12 feet.
- » The frontage of commercial and mixed-use buildings shall have no less than 20% nor more than 60% of the upper level facade as glazed openings and no less than 60% nor more than 85% of the lower level storefront facade shall be glazed openings. See Figure 8.
- » No more than three colors shall be used on the upper level building facade; two primary colors and one trim or highlight color. One (of the two) primary colors shall not be less than 60% of a primary facade, excluding windows, openings and storefront, etc.
- » Variation in exterior siding colors is encouraged on commercial and mixed-use buildings. The exterior siding color shall not repeat on buildings two lots down or across the street, or around the corner. See the Pinehurst Development Ordinance, Section 9.1 and the *Village of Pinehurst Color Palette* for additional color requirements.
- » A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the Post Office. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building’s architecture, and visible from the street.
- » Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
- » Outdoor lighting fixtures are required on the front building elevation (façade) and on rear building elevations along an alley or off-street parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).

- » Flood lights are permitted on commercial lots, but should be discreet and avoid light trespass onto neighboring residential lots or the night sky. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- » Satellite dishes and accompanying mounting hardware and cables shall be placed on screened flat roofs, the rear or side roof surfaces, or rear elevations only. In instances where signal reception is inadequate in these locations and a satellite dish is still desired, satellite dishes no larger than 18" in diameter may be mounted to a front roof or façade, with Village approval. In such cases, a letter from the installer stating the necessity of the particular location shall be submitted to the Village.
- » Solar panels shall be placed on screened flat roofs surfaces only, out of view from the street or open space.
- » To reduce the visual impact of overhead wires, utility services shall be located underground.

See the following pages for additional criteria.

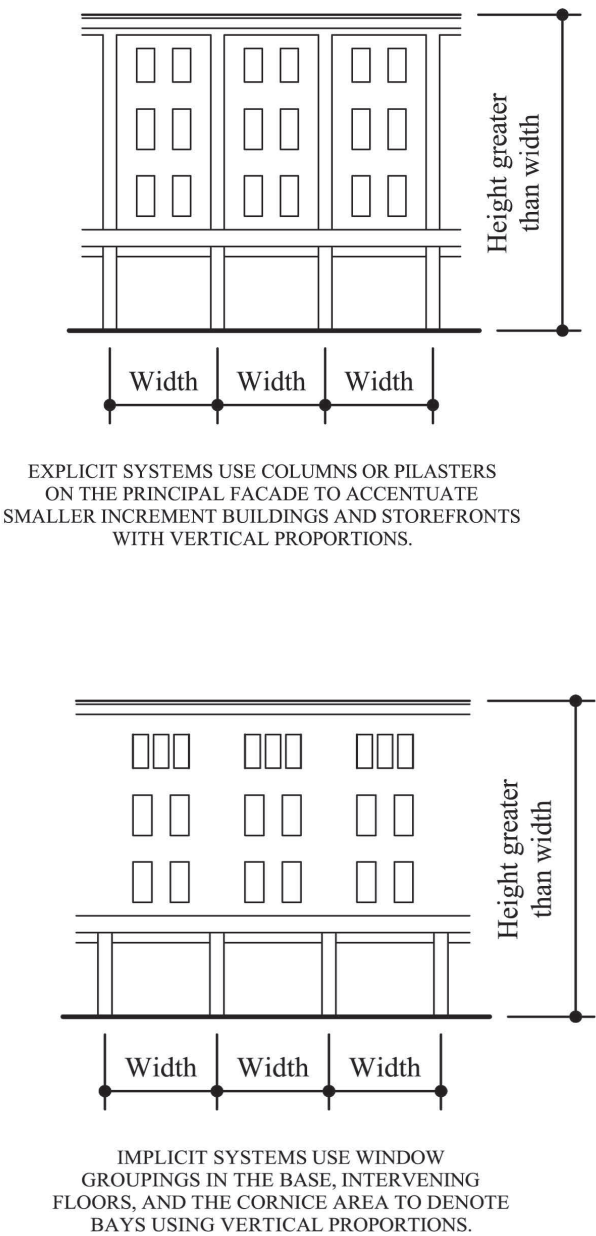


Figure 1

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

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COMMERCIAL / MIXED-USE BUILDING TYPES

STOREFRONT AND SIGNAGE

Construction Materials:

- » Storefront exterior walls shall be stone, precast concrete, wood, simulated wood, aluminum (clear-anodized or powder-coated), or fiberglass.
- » Signs shall be wood, simulated wood, fiberglass, acrylic, cast plastic, aluminum, or enameled steel.
- » Awning frames shall be constructed of metal and covered with canvas, synthetic canvas, or solution-dyed acrylic fabric. All-metal (frame and covering) awnings are permitted with no side or bottom panels.
- » Outside tables, chairs, and benches placed along the building frontage shall be stone, precast concrete, wood, cast aluminum, or powder coated metal.

Configurations and Techniques:

- » The storefront, doors, awnings and signage shall be a unified design to establish an architectural language for the base of the building facade. Also see the Urban Design criteria on page 19 for minimum window requirements.
- » In general, the storefront should be more detailed while the rest of the building should be more restrained.
- » Storefront glazing shall a minimum of 8" above the sidewalk grade.
- » Storefront glass shall be clear.
- » Sliding doors and windows are not permitted on frontage elevations (facades).
- » Storefront entry doors shall be recessed a minimum of 30" or have an awning installed overhead and located near the center of the storefront, except at corners. See Figure 2.
- » Individual retail or office signage is encouraged to create visual interest for the pedestrian. See Figure 3.
- » A single external sign may be applied flush with the elevation above the ground-floor level. The sign shall be a maximum of 24" in height by a length proportional to the storefront opening width.

- » Additionally, a single external blade sign may be hung below the second floor window sill perpendicular to the building. These signs may extend from the building a maximum of 42" and may be a max. of 24" in height.
- » Signs may contain multiple individual signs which refer to tenants of the building. See Figure 3.
- » Signs shall be externally lit with decorative visible light sources. Pin letters with concealed halo backlighting are also permitted.
- » Fabric awnings may have side panels but shall not have a bottom (soffit) panel. The vertical drip of an awning may be stenciled with signage a maximum of 8" in height. Awnings shall not be backlit. See Figure 3.
- » Street elevations of corner buildings may be externally lit with decorative visible light sources.
- » Signs flush with a facade shall be designed to be integral with the building, a maximum of 24" in height, and externally lit.

See General Provisions for additional criteria.

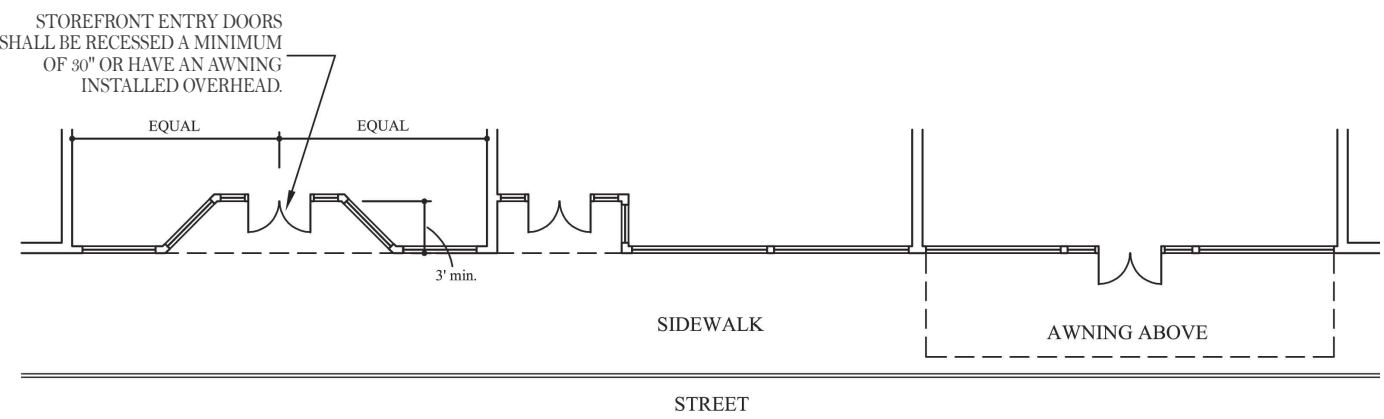


Figure 2

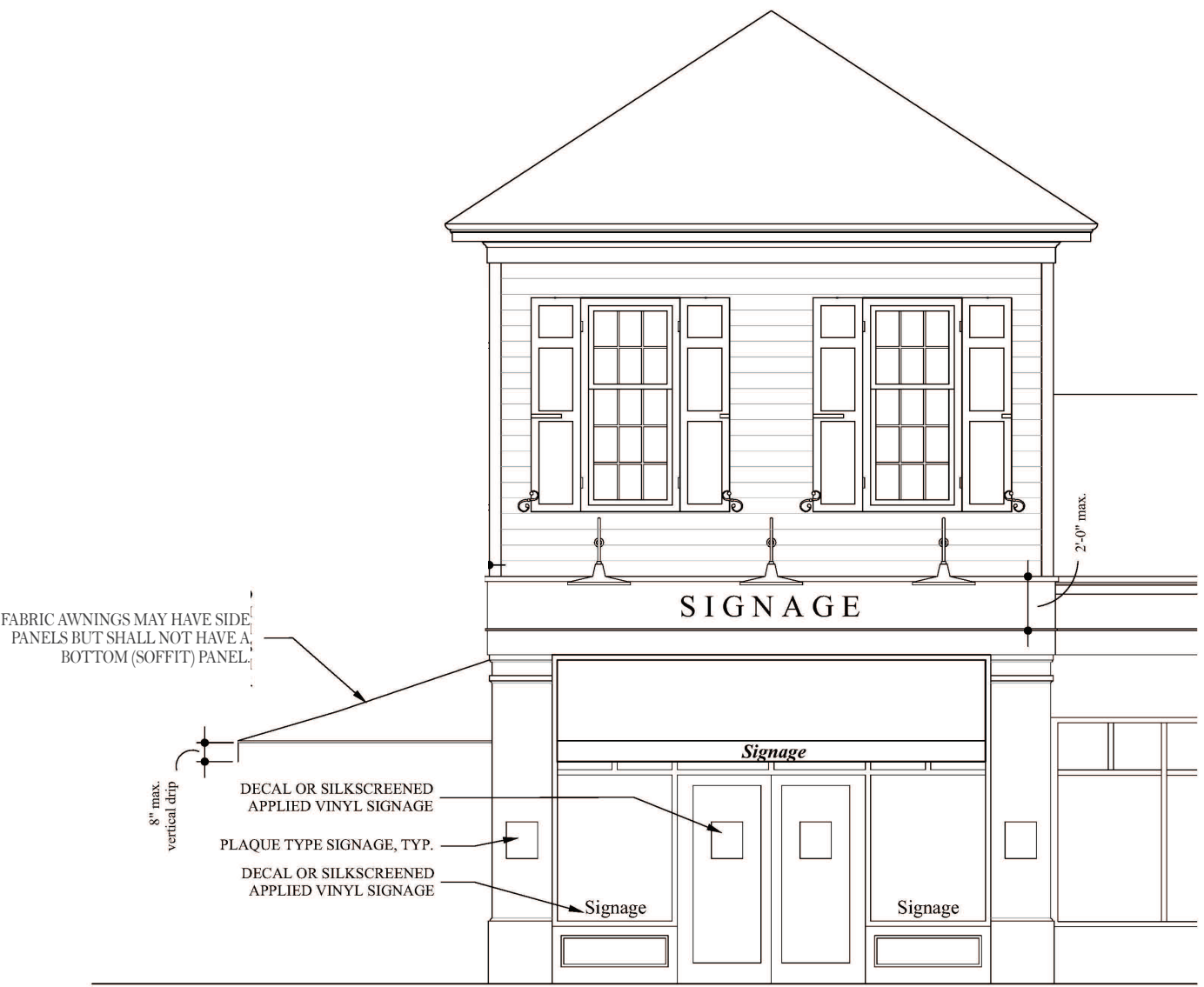


Figure 3

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

EXTERIOR WALLS

Construction Materials:

- » Walls shall be stone, cast stone, architectural concrete block, brick, wood clapboard siding, or cementitious siding.
- » Foundation walls shall be stone, brick, or poured concrete with a brick pattern or painted finish.

Configurations:

- » See the Corner Lot and Frontage Elevation Standards on pages 18-19, for additional criteria.
- » Building walls between the foundation and the eave shall be no more than two materials. Material changes shall occur along a horizontal datum or common line. Additionally, the lighter material shall be used above the heavier materials. See Figures 4 and 5.
- » Where and as used on the frontage entry elevation (façade), masonry (brick or stone to 8" below grade) is required on the side/non-entry frontage elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/or rear elevation or at an inside corner of a protruding element on the main/entry facade. Accessory buildings may have a masonry watertable in lieu of full brick on the frontage elevation(s). See Figure 9.
- »
- » Walls of siding shall have all openings trimmed in wood (or simulated wood) boards of a minimum 4" nominal width and corners trimmed in wood (or simulated wood) boards of 4"-8" nominal width. Doors may have wider trim.
- » Trim is required where there is a change in material or a change in plane.
- » The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the *Pinehurst Development Ordinance*, (PDO) for additional information on and requirements related to the *Village of Pinehurst Color Palette*.

Techniques:

- » Cast stone, stone, architectural concrete masonry units and brick shall be on a running bond pattern. Rustication may occur at the base of the exterior wall using one of the above materials.
- » Cast stone masonry units shall have an etched finish. Pre-cast panels shall be further articulated by reveals with coursing to appear as smaller masonry units.
- » Wood clapboard, or cementitious siding shall have a smooth finish and be pre-finished or (field) painted.
- » Butt joints may be caulked or covered and shall be painted to match the adjacent material color.
- » Brick shall be in a horizontal running bond pattern with weathered, concave, V-shaped, or grapevine mortar joints not greater than ½" in height. Patterned brick detailing and special brick shapes may be used.
- »
- » Stone shall be set in an uncoursed, ledgerrock pattern or roughly squared pattern. See Figure 14

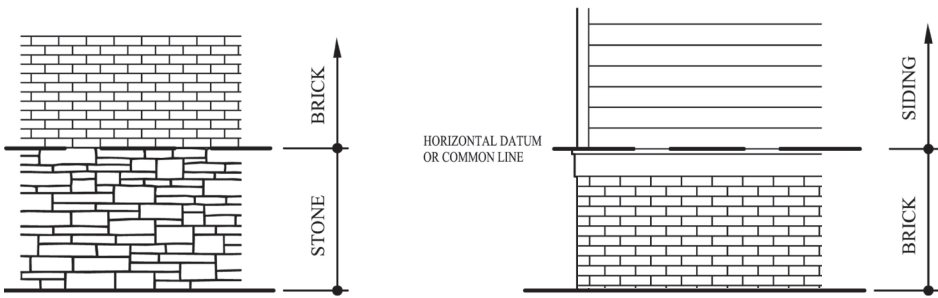
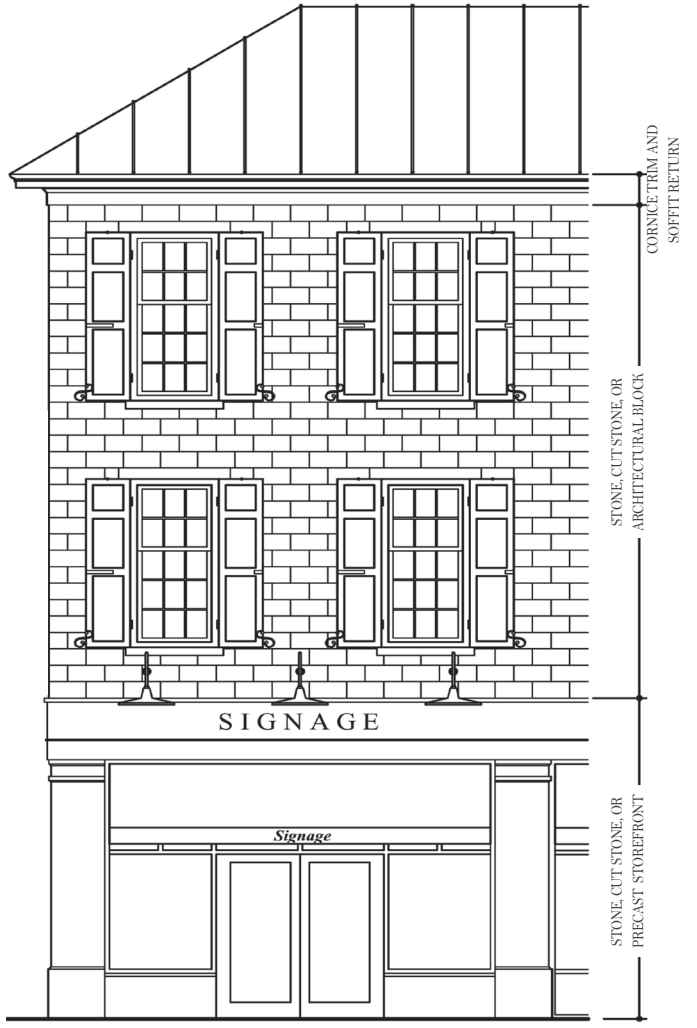


Figure 4

LIGHTER MATERIALS ARE USED ABOVE HEAVIER MATERIALS



Figure 5



Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

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COMMERCIAL / MIXED-USE BUILDING TYPES

BUILDING ELEMENTS

Construction Materials:

- » Cornices may be made of stone, cast stone, brick, precast concrete, wood, solid PVC, cementitious fiberboard, fiberglass composite, or polymer composite.
- » Columns and posts shall be made of natural quarry stone, wood, polymer composite, or fiberglass, subject to approval by the Village.
- » Piers and arches shall be stone, precast concrete, cast stone, or brick. Architectural concrete block may be permitted, subject to approval by the Village.
- » Porch railings shall be wood or wood composite.
- » Walking surfaces of porches shall be wood or simulated wood such as “Trex” deck or equal.
- » Stoops shall be stone, brick, or concrete. Wood or simulated wood may be used at secondary, non-frontage entrances, with Village approval.
- » Stoop and other metal railings shall be made of steel, wrought iron, or electro-static painted (ESP) aluminum.
- » Sills shall be cut stone, precast, rowlock brick, sill brick,.
- » Balconies may be made of steel, wrought iron, painted aluminum, stone, cast stone, or precast.
- » Railings shall be made of steel, wrought iron, or ESP aluminum.
- » Piers and arches shall be brick, stone, or rusticated block.

Configurations:

- » Arches made of masonry shall not be less than 8" in thickness.
- » Keystones in arches shall have sides radial to the arch.
- » Piers in arches shall be no less than 18" in width and 12" in depth and shall conform to The American Vignola.
- » Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola.
- » Cornices shall project a maximum of 36” inches from the exterior wall and shall conform to The American Vignola. See additional criteria, under Roofs, on page 62.
- » Porches shall be a minimum of 8’ in depth. Porch openings between columns and piers shall be vertical in proportion.
- » Ballusters shall not exceed 4-1/2" on center.
- » Lintels made of stone or pre-case concrete shall extend horizontally beyond the opening a minimum of 2” but not greater than the dimension equal to the height of the lintel.
- » Brick soldier lintels shall extend a minimum of one brick beyond the opening. See Figure 16.

Techniques:

- » Wood shall be painted or stained, except walking surfaces which may be left unfinished.
- » Railings of steel, aluminum, or wrought iron shall be pre-finished or painted black or dark green.

See General Provisions on page 58 for additional criteria.

*Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective*

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COMMERCIAL / MIXED-USE BUILDING TYPES

ROOFS

Construction Materials:

- » Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
- » Gutters and downspouts shall be aluminum, pre-finished metal, or copper. Copper anodized aluminum is not permitted.
- » Splash blocks shall be stone, brick, concrete, or vinyl. Gravel may be approved by the Village.
- » Glazing in windows, skylights, and stained-glass shall be glass.

Configurations:

- » Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Flat roofs may be used to incorporate terraces, mechanical units, and/or green roof systems.
- » On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, as well as on garage and link roofs, may have shallower pitches but shall relate to the principal structure's roof (hips with hips and gables with gables). See Figure 18.
- » Eaves shall have no more than six outside corners. See Figure 19.
- » Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
- » Balustrades on flat roofs are permitted only when the flat roof is occupiable and accessible.
- » Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of building wall.
- » Rake returns are required at gable ends and shall have 2' minimum return of cornice trim. See Figures 12a and 12b.

- » Gable ends shall have profile trim.
- » Skylights shall be flat in profile and not directly visible from a street or open space.
- » Solar Panels: See General Provisions on page 58.
- » Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.
- » Vents, flues, turbines, and other roof penetrations on pitched roofs shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.
- » Gutters shall be half-round or ogee ("K") profile.
- » Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall (preferably on non-frontage elevations).

Techniques:

- » Roofs built of standing seam metal shall be pre-finished.
- » Shingle color may be dark green, dark gray, charcoal, black or black blend.
- » Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.
- » Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions on page 58 for additional criteria.

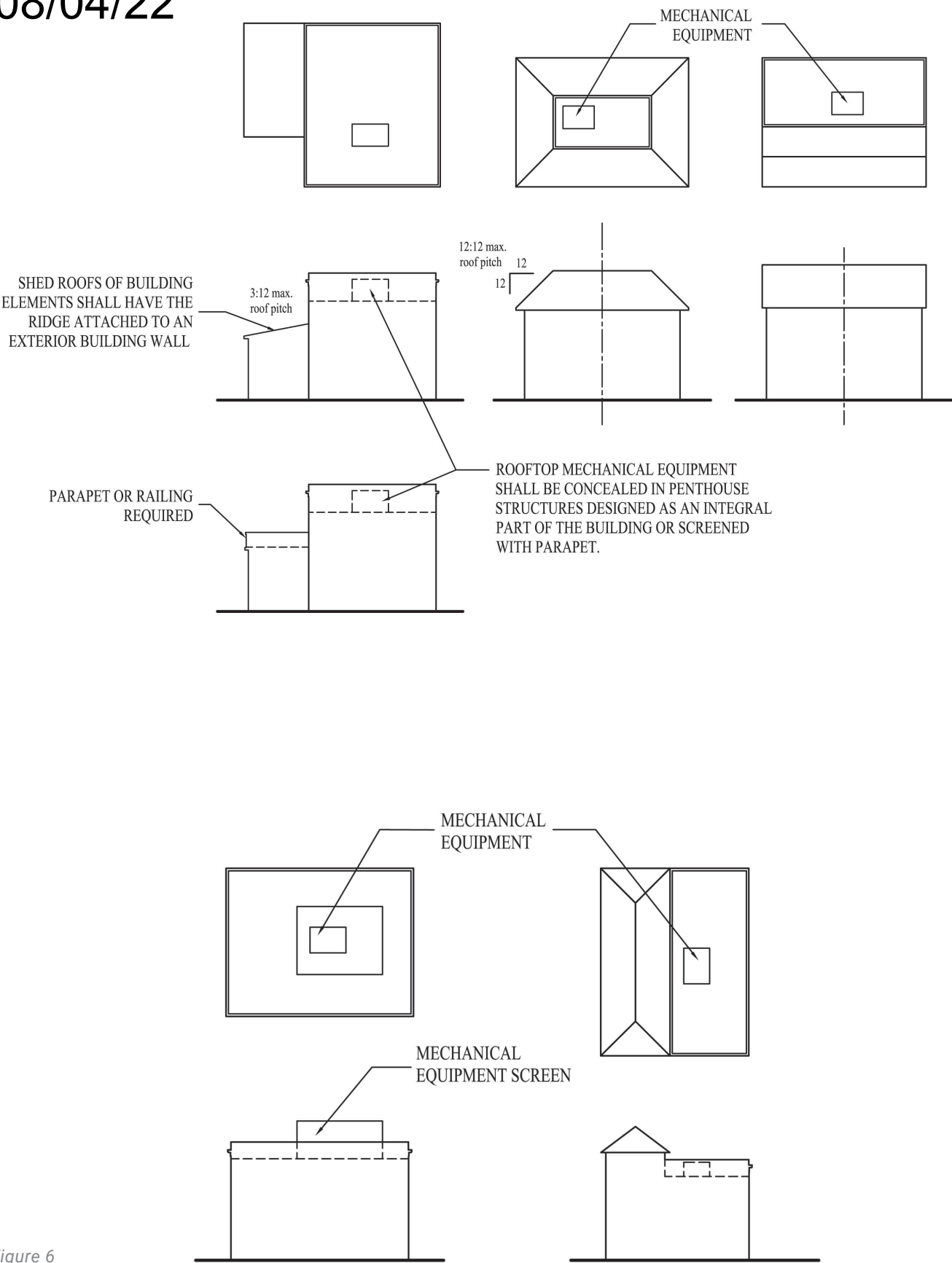


Figure 6

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

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COMMERCIAL / MIXED-USE BUILDING TYPES

DOORS AND WINDOWS

See the Storefront & Signage section on page 59, for criteria specific to Storefronts. The following criteria apply to non-storefront windows and doors.

Construction Materials:

- » Window frames shall be embossed steel, extruded aluminum clad, wood, fiberglass or vinyl clad.
- » Glass shall be clear and free of color. One window in each building may be stained glass or art glass. False windows may have a dark film or dark neutral paint applied to the interior.
- » Shutters shall be wood or solid cellular PVC.
- » Doors shall be built of wood, embossed steel, embossed aluminum, or fiberglass with a brushed paint finish.

Configurations:

- » See the Corner Lot and Frontage Elevation Standards on pages 18-19, for additional criteria.
- » Centerlines of windows shall align vertically within any given facade. See Figure 7.
- » Windows and window lites shall be no wider than square in proportion, accentuating the vertical proportion.
- » Bay windows on facades facing a street shall extend to the ground or be structurally or visually supported by brackets. See Figure 8.
- » Two or more windows paired in the same rough opening shall be separated by a minimum 4" nominal post. See Figure 24.
- » Windows shall be no closer than 2' to building corners, except where windows are paired, one on each wall at the corner with a maximum 8" nominal post.

- » Shutters shall be shaped, sized and proportioned to the windows they serve. See Figures 8 and 25.
- » Shutters shall be operable or provided with adequate hardware to make them appear operable and shall be mounted as if hinged to the window frame or brick surround. See Figures 8 and 25.
- » Doors shall be attached by hinges.
- » A minimum of 18" shelter shall be provided at all public entry doors.

Techniques:

- » Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
- » Shutters shall be painted or prefinished a dark neutral color. White shutters may be used against a dark masonry exterior wall material, with Village approval.

See General Provisions on page 58 for additional criteria.

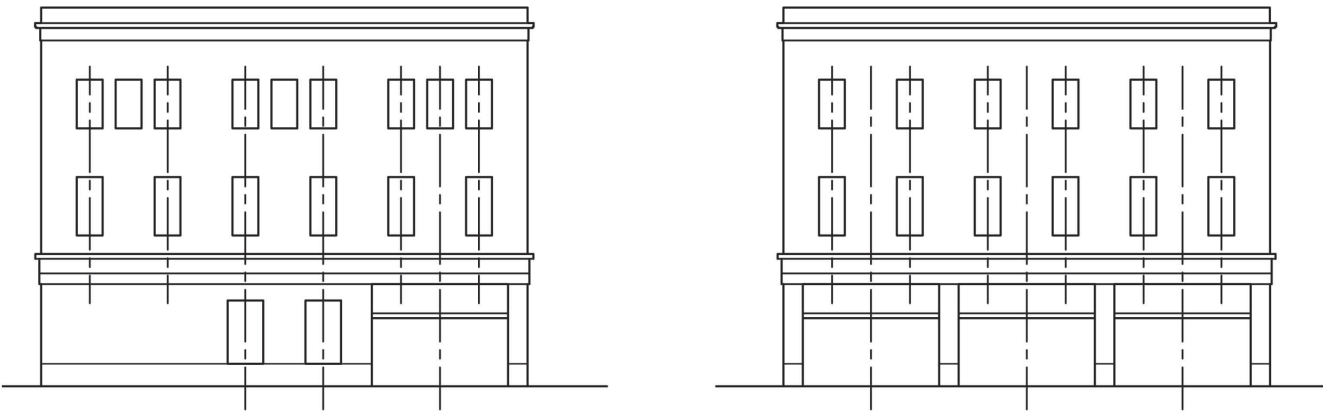


Figure 7



Figure 8

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

2.3 Corner Lot and Front Elevation Standards

Given the importance of the public realm in Village Place and proximity to the Village Center, certain lots will require additional design attention due to their street exposure along a block face and unique criteria will apply to corner lots (see below). The diagram on the following page is an illustrative example of lot hierarchy and elevation types.

Lots that front on two streets (i.e., where two of the lot lines run along streets) or a street and a primary open space are known as Corner Lots and have two “frontages” for the application of the Form-Based Code criteria. All other lots are known as standard Mid-Block Lots; no unique criteria apply to these lots, however, all other relevant design criteria apply.

Further, any building elevation, regardless of lot hierarchy, that fronts a street is known as a "frontage elevation" and requires particular design attention; specific criteria apply to these elevations (see the following pages). For non-frontage side elevations and rear elevations, no unique criteria apply, however, all other relevant design criteria apply (see the Architectural Design criteria on pages 52-70).

See the Corner Lot and Frontage Elevation Requirements on the following page.

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LOT HIERARCHY AND ELEVATION TYPES DIAGRAMS

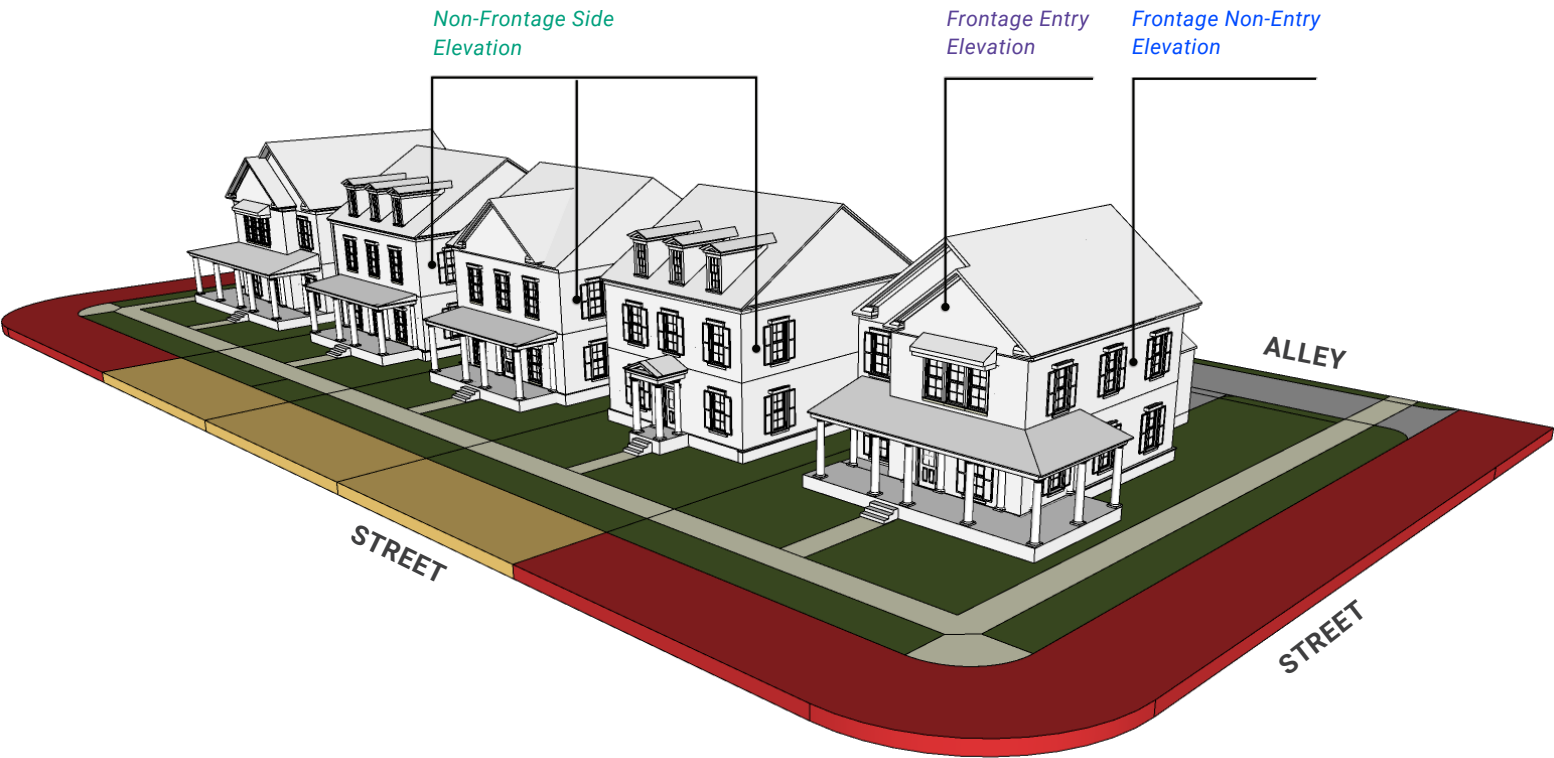


LOT HIERARCHY

- Corner Lot
- Mid-Block Lot

ELEVATION TYPES

- Frontage Entry Elevations
- Frontage Non-Entry Elevations
- Non-Frontage Side Elevations



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Corner Lot and Frontage Elevation Standards, continued

As noted on the previous page, given the importance of the public realm in Village Place and proximity to the Village Center, certain lots require particular attention due to their locations. The following criteria apply to these important lot locations.

Corner Lot and Frontage Elevation Requirements*:

- » Where masonry is the primary facade material: Where and as used on the frontage entry elevation, masonry (brick or stone to 8” below grade) is required on the frontage non-entry elevation. Further, the masonry shall return a minimum of 12” on the non-frontage side and/or rear elevation(s) or at an inside corner of a protruding element on the frontage entry facade. Garages and other secondary structures may have a masonry watertable in lieu of full brick or stone on the frontage elevation(s).
- » Where siding is the primary façade material: A masonry watertable (brick or stone to 8” below grade) is required on the frontage entry elevation and frontage non-entry elevation (if applicable). Further, the masonry watertable shall return a minimum of 12” on the non-frontage side elevation. Garages and other secondary structures fronting streets shall also have a masonry watertable on the frontage elevation. Alternatively, if approved by the Village, a stamped concrete foundation, painted two shades darker than the siding above, may be substituted for the brick/stone watertable.
- » Windows: For primary structures, on frontage elevations (per 30 lineal feet of frontage on mixed-use/commercial buildings), at least 4 windows of 12 sf min. each or 48 sf min. in total are required. Further, all buildings require a minimum of 2 windows of 12 sf min. each or 24 sf min. in total on non-frontage side elevations, located within the front third of the elevation (closest to the street).

- » Head features: Trim or masonry head features are required on all windows on all frontage elevations. Trim or masonry head features are required on all doors on all frontage elevations. See also Figure 25 on page 69.
- » Window grilles and shutters: Where and as used on the frontage entry elevation, window grilles and shutters are required on the frontage non-entry elevation. See also Figure 25 on page 69.
- » Trim: Eave, window, door, base, and other trim shall be consistent, in dimension and detail, on both the frontage entry and the frontage non-entry elevations. Trim may transition appropriately to the minimum criteria requirements on the non-frontage side and rear elevations.
- » Porch: On a Residential Corner Lot, if a porch is installed on the frontage entry elevation, the porch shall wrap two structural bays on the frontage non-entry elevation. See Figures 9 and 10 on page 64.
- » Landscaping: Landscaping shall be required along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) extends to the building facade. For all Mixed-Use/Commercial or Live/Work Lots as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. See Section 4.0 Landscape Design on pages 34-48 for additional requirements.

In addition to the above, all other relevant Form-Based Code criteria apply; in particular, see Section 5.0 Architectural Design on pages 52-70.*

* Except as pre-empted per G.S 160D-702 pertaining to building design elements subject to regulation under the North Carolina Residential Code for One-and Two-Family Dwellings; in such cases, the criteria are encouraged rather than mandated. The Village may also request application of these standards through Conditional Rezoning process.



Precedent - Mixed-Use Corner Lot - Pinehurst, NC

Source: facebook



Precedent - SFD Cottage Mid-Block Lot with stoop - Maple Lawn, MD

Source: Design Collective



Precedent - SFD Manor Mid-Block Lot with full porch - Maple Lawn, MD

Source: Design Collective



VILLAGE PLACE REGULATING PLAN VERSION 2 ADDITIONAL AGENDA DETAILS:

Review of the Village Place Regulating Plan Version 2.

ATTACHMENTS:

Description

📎 VP Regulating Plan V2

2.2 Regulating Plan

The Regulating Plan is a plan diagram that acts as a key for the application of the Site Design and Street Design criteria, linking the criteria with physical locations.

The Regulating Plan defines the boundary within which the FBC criteria apply, as shown by the SAP Boundary as a brown dashed line.

The Regulating Plan also indicates allowed Uses and Building Heights within subareas. For Building Heights for example, "BH: 1-2" indicates that buildings shall be either 1 or 2 stories in height (see Section 8.0 Definitions for information on how building height is measured within Village Place).

Additionally, the Regulating Plan indicates where Active Frontage is required, that is, where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street.

Proposed street alignments and open space locations may vary from those shown to the right, with Village approval.

KEY

SMALL AREA PLAN (SAP) BOUNDARY

VILLAGE OF PINEHURST

GENERAL FRONTAGE

ACTIVE FRONTAGE

PUBLIC CONSERVATION

OPEN SPACE

CIVIC BUILDINGS/ MONUMENTS

RIGHT OF WAY

BUILD-TO LINE

NOT INCLUDED IN PLAN

1

MIXED-USE

2

OFFICE

3

RETAIL

4

LIVE - WORK

5

SFA - TOWNHOUSE

6

SFD - COTTAGE

7

SFD - VILLA

8

SFD - MANOR

9

HOTEL

10

MULTIFAMILY

A detailed map of the Village Place area, showing a network of streets and various land use designations. The map is titled "Draft 2 08/22" in large black text at the top center. The streets shown include MCKENZIE RD E, RASSIE WICKER DR, MAGNOLIA RD, CULDEE RD, GRAHAM RD, BARRETT RD E, CADDELL RD, MCCASKILL RD, RATTLESNAKE TRAIL, KELLY RD, SPUR RD, FIELDS RD, EVERETTE RD, PAGE RD, YADKIN RD - NC 211, MCINTYRE RD, CRAIG RD, SHORT RD, WOODS RD, DUNDEE RD, MEDLIN RD, and KELLIE RD. The map features several green areas labeled "Pergola Garden" and "Village Arboretum", and a black area labeled "Rassie Wicker Park". Subareas are labeled with letters A through O. Building heights (BH) are indicated for various subareas, such as BH: 1-2, BH: 1-3, BH: 2-3, and BH: 2-3, 4. Land use designations are indicated by numbers 1 through 10, such as 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. The map also shows a brown dashed line representing the SAP boundary, a yellow line for general frontage, and a red line for active frontage. A scale bar at the bottom right indicates distances of 200, 400, and 800 feet, and a north arrow is located next to it. The source is cited as "Source: Design Collective, Inc." at the bottom right.

Source: Design Collective, Inc.



NEXT MEETING DATES
ADDITIONAL AGENDA DETAILS:

08-18-2022 Special Meeting - Work Session
09-01-2022 Regular Meeting
09-15-2022 Special Meeting - Work Session

ATTACHMENTS:

Description

▣ Implementation Matrix

P&Z Review of FBC
Meeting

Meeting	Date	Topic	Information Needed (always bring Village Place Small Area Plan)	PDO or ESSM Sections To Review	Goal(s)
1	07/21	I. Regulating Plan Review II. Base Zoning District Review for potential zoning changes to base district III. PDO Text Amendment Discussion	A. Regulating Plan from 2.0 B. FBC Format C. Basics of FBCs D. Basics of Overlay Zoning E. Applicable PDO Provisions F. Zoning Map G. Block Map H. Land Use Map		1. Establish building types by block 2. Establish Active Frontage Areas 3. Review Building Heights 4. Identify Prominent Building Locations 5. Identify what PDO standards will continue to apply versus overlay requirements from FBC 6. Potential base district changes 7. Potential PDO text amendment
2	08/04	IV. Architectural Standards	I. Architectural Design Section 5.0	Review previous work session	8. Review Building Types 9. Review Material and Element Standards 10. Identify standards for prominent building locations if needed
3	08/18	V. Site Design	J. Site Design Chapter 2.0	Review previous work session	11. Review Lot Standards 12. Review Setbacks 13. Review Building Types
4	09/01	VI. Signage Design VII. Landscape Design	K. Signage Design Section 6.0 L. Landscape Design Section 4.0 M. PDO Signage Regs N. PDO Landscape Regs O. Appendix F Plant Species	Review previous work session	14. Review signage design 15. Review landscape design 16. Determine what current signage regulations will continue to apply 17. Determine what current landscape requirements will apply 18. Determine if changes needed to Appendix F
5	09/15	VIII. Street Design	P. Street Design Section 3.0 Q. Applicable PDO Sections R. Applicable ESSM Sections	Review previous work session	19. Review street types 20. Review material and element standards 21. Identify potential PDO changes 22. Identify potential ESSM changes