Council Member to Report	Partners & Collaborators
John Strickland	Moore County Transportation Committee
	Neighborhood Advisory Committee
	Pinehurst Resort
Judy Davis	Tri-Cities Work Group (Pinehurst, So. Pines, Aberdeen)
	FirstHealth
	Moore County
Lydia Boesch	Pinehurst Business Partners
	Convention and Visitors Bureau
	Bicycle and Pedestrian Advisory Committee
Kevin Drum	Triangle J. COG
	Partners in Progress
	NCDOT/TARPO
Jane Hogeman	Beautification Committee
	Moore County Schools

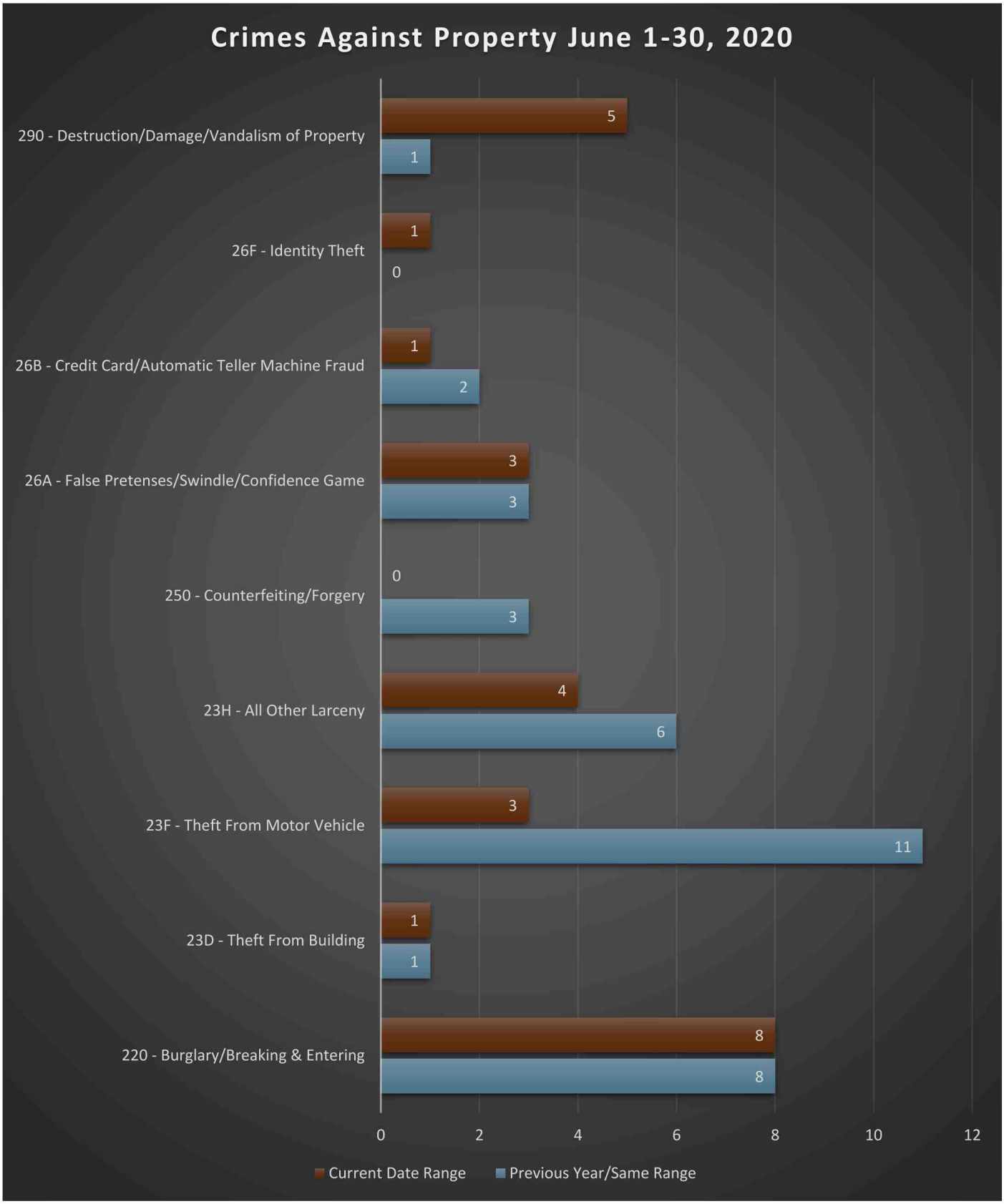
Police Department Monthly Report to Council
June 2020

Prepared by

Chief Earl L. Phipps

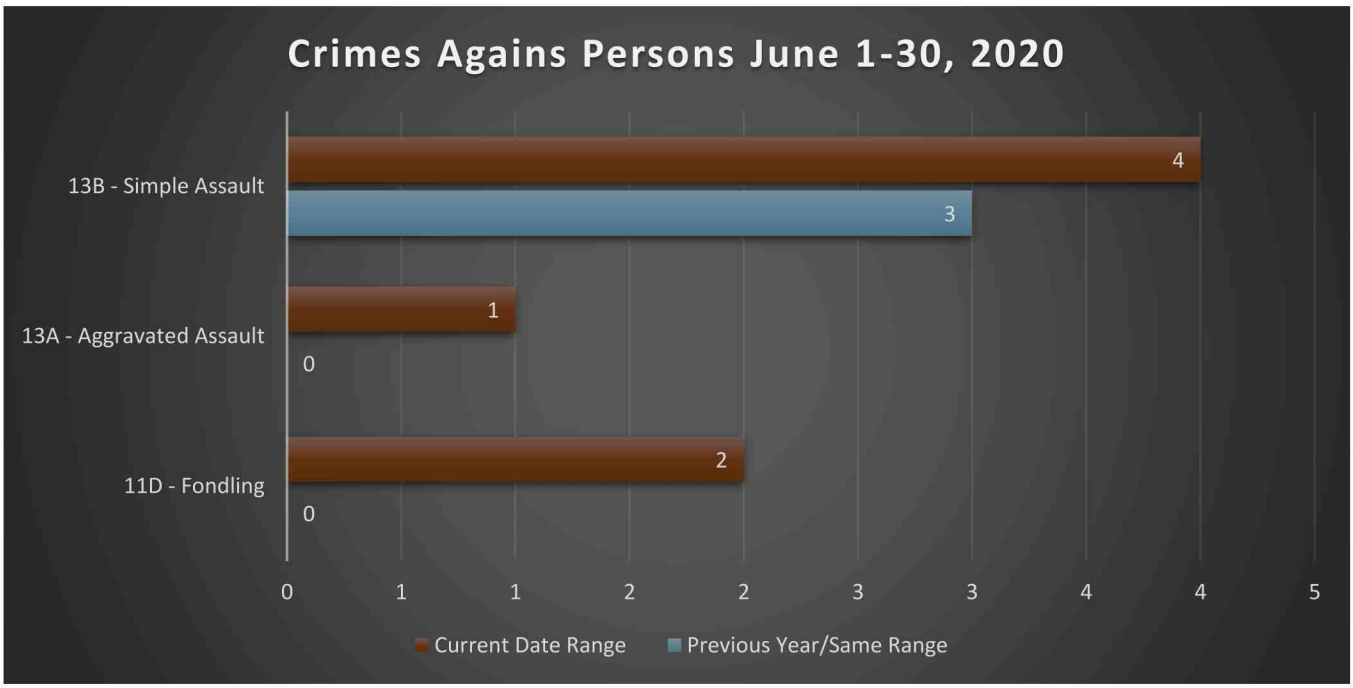
07/13/2020

Monthly Report June 1 through 30, 2020 (With Previous Year / Same Month Range)



June 2020 Total Crimes Against Property: 26

June 2019 Total Crimes Against Property: 35



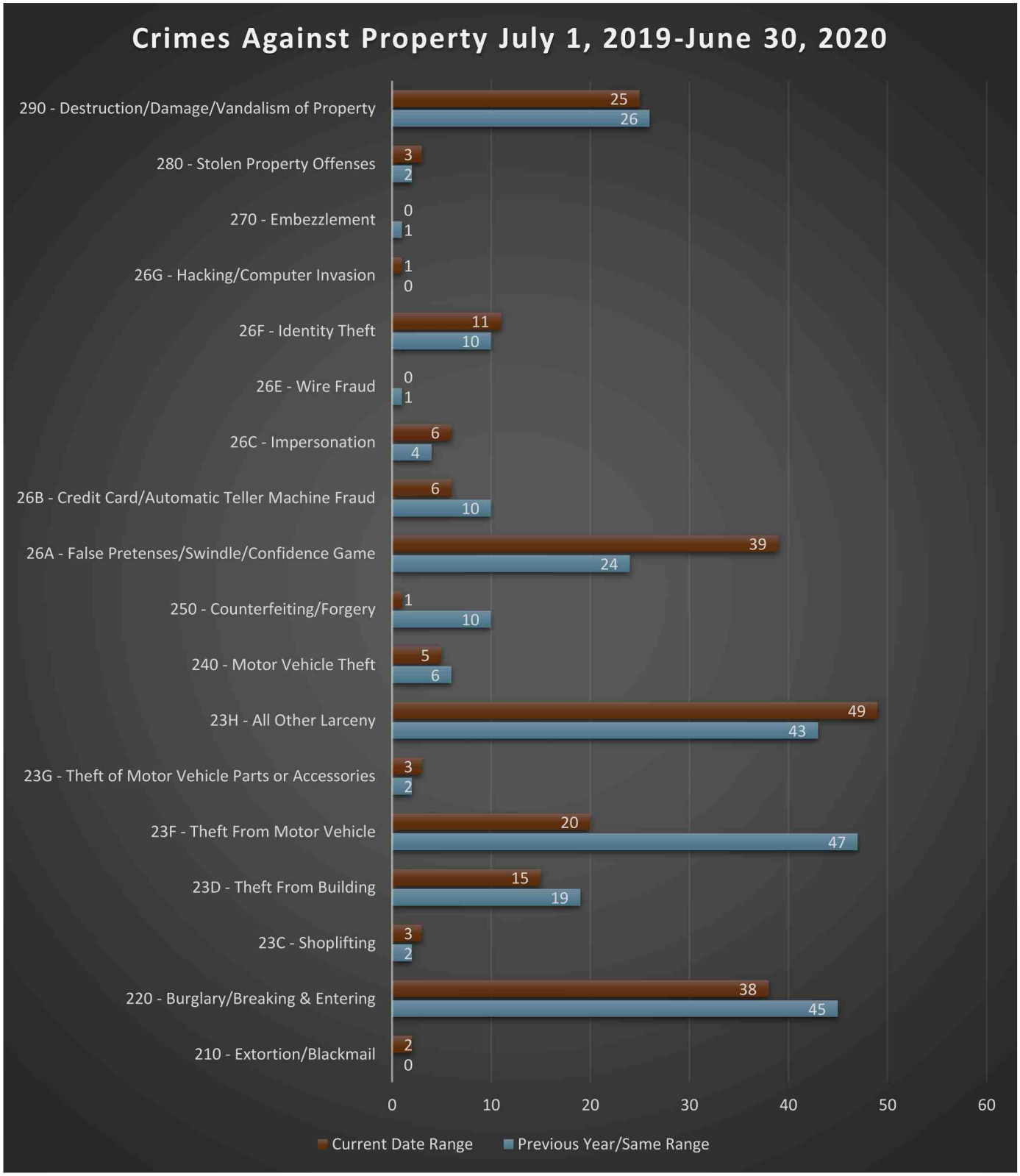
June 2020 Total Crimes Against Persons: 7

June 2019 Total Crimes Against Persons: 3

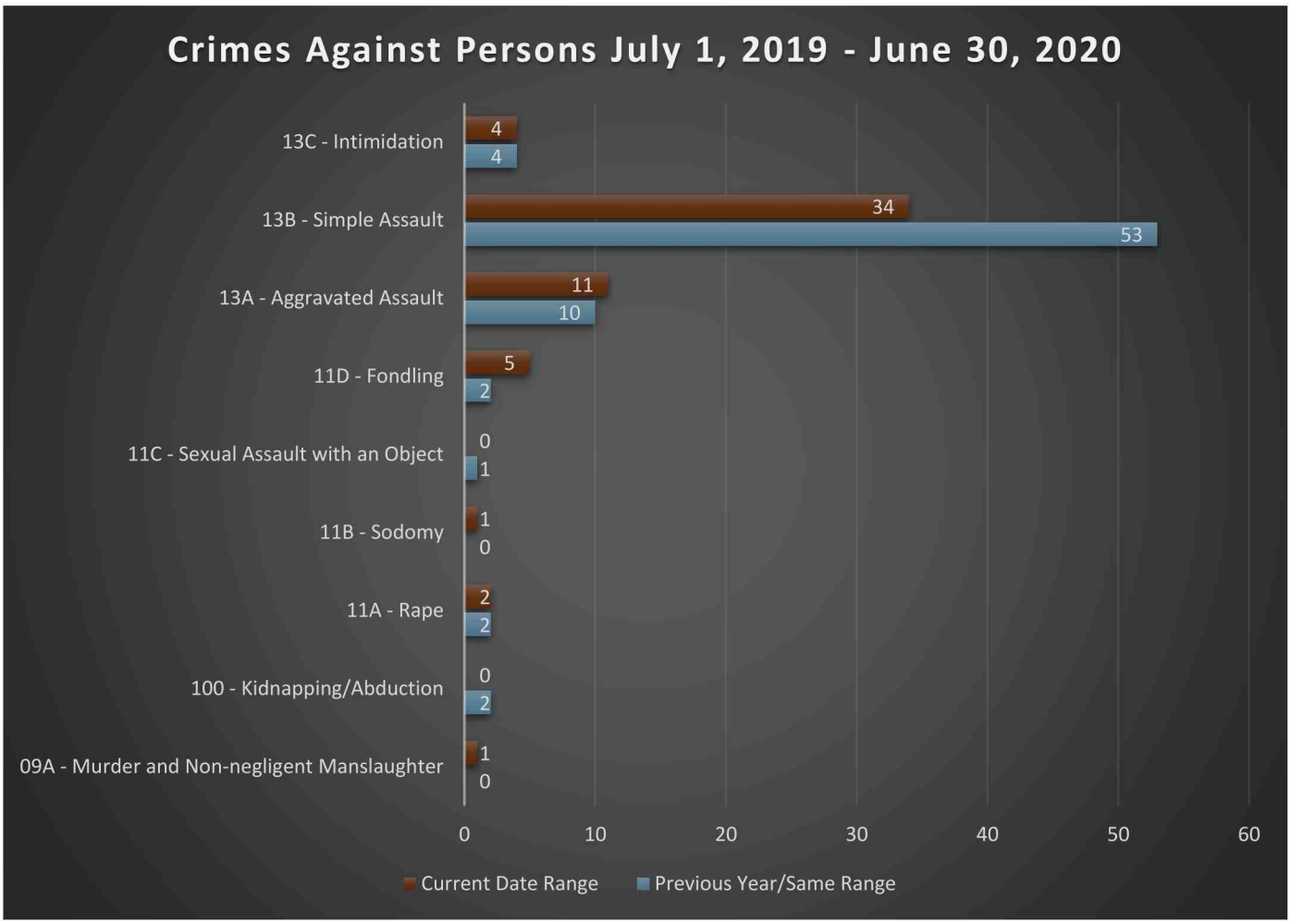
June 2020 Total Crimes Against Society: 17

June 2019 Total Crimes Against Society: 38

Rolling 12 Month Crimes Reported, July 1, 2019- June 30, 2020
(With Previous Year 12 Month Total)

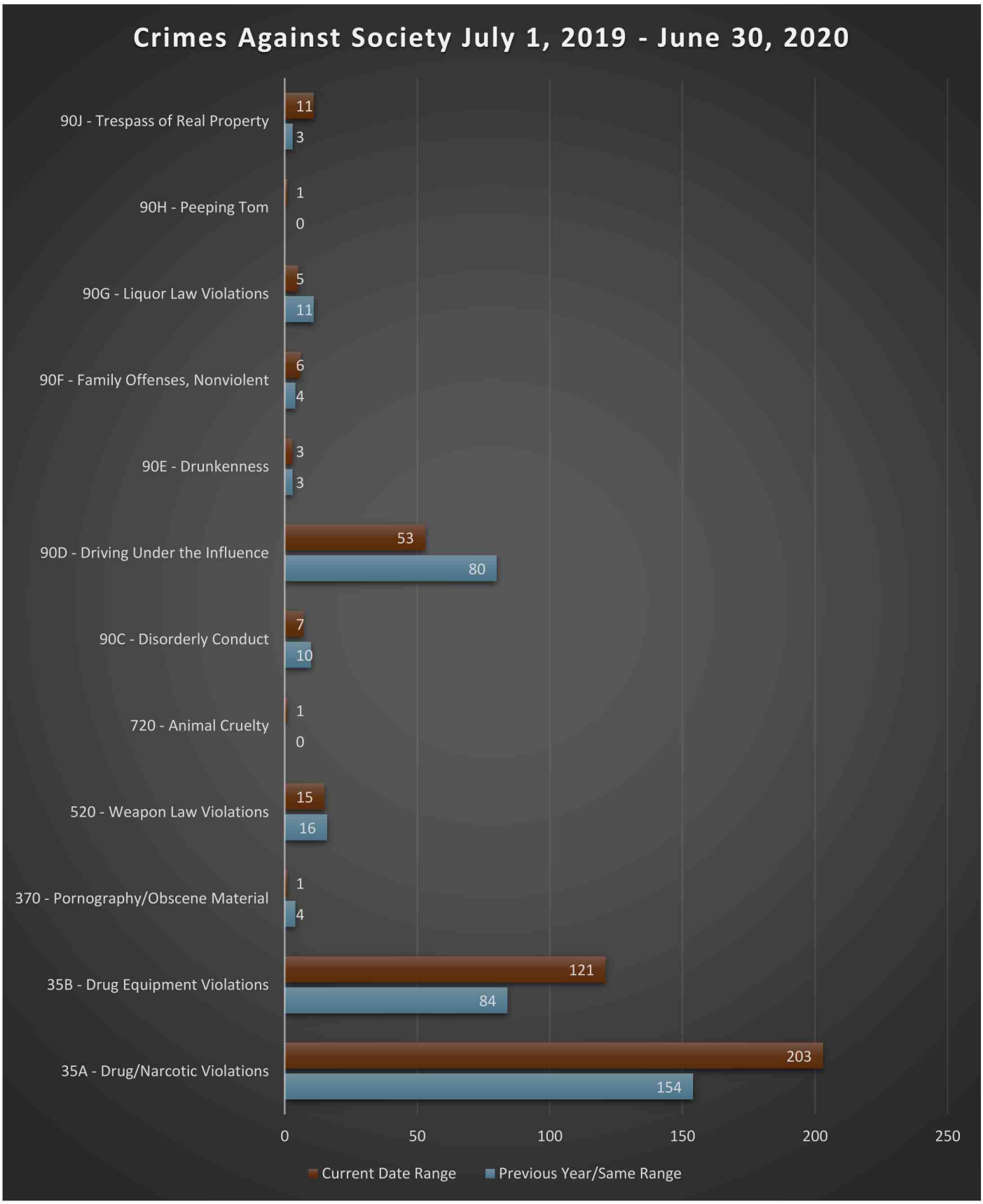


Rolling 12 Month Total Crimes Against Property 2020: 227
Rolling 12 Month Total Crimes Against Property 2019: 252



Rolling 12 Month 2020 Total Crimes Against Persons: 58

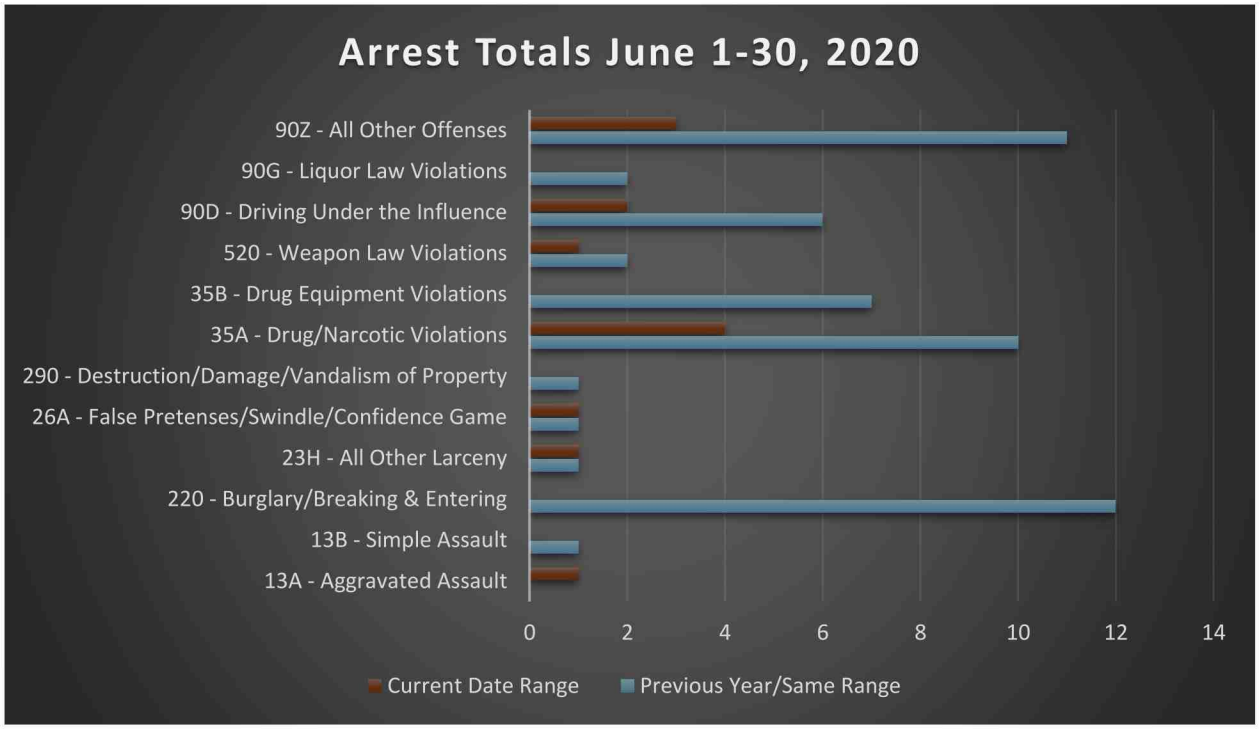
Rolling 12 Month 2019 Total Crimes Against Persons: 74



Rolling 12 Month Total Crimes Against Society 2020: 427

Rolling 12 Month Total Crimes Against Society 2019: 369

Arrest Totals June 1 through 30, 2020 (With Previous Year / Same Month Range)

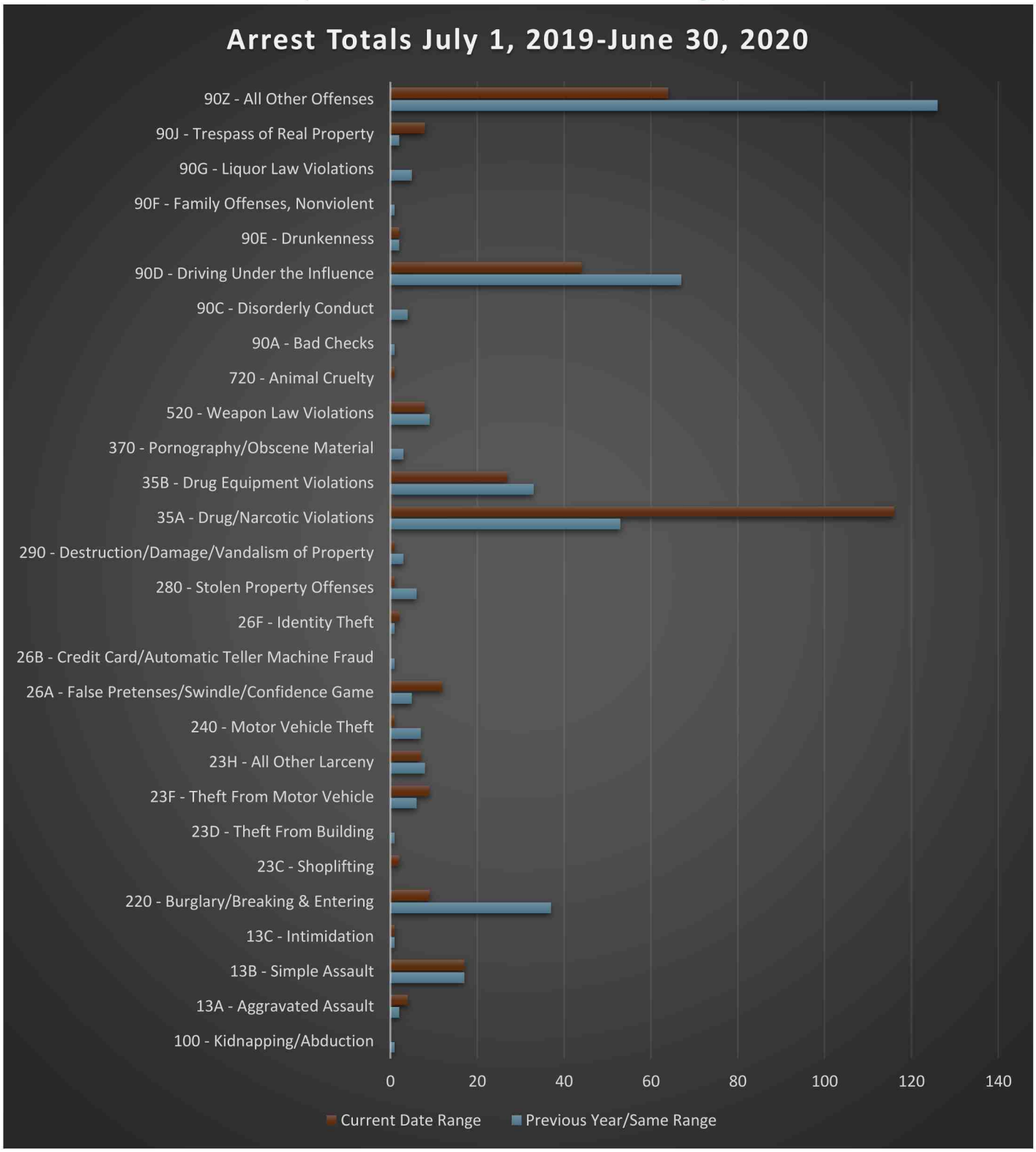


June 2020 Total Arrests: 13

June 2019 Total Arrests: 54

Rolling 12 Month Arrest Totals: July 1, 2019-June 30, 2020

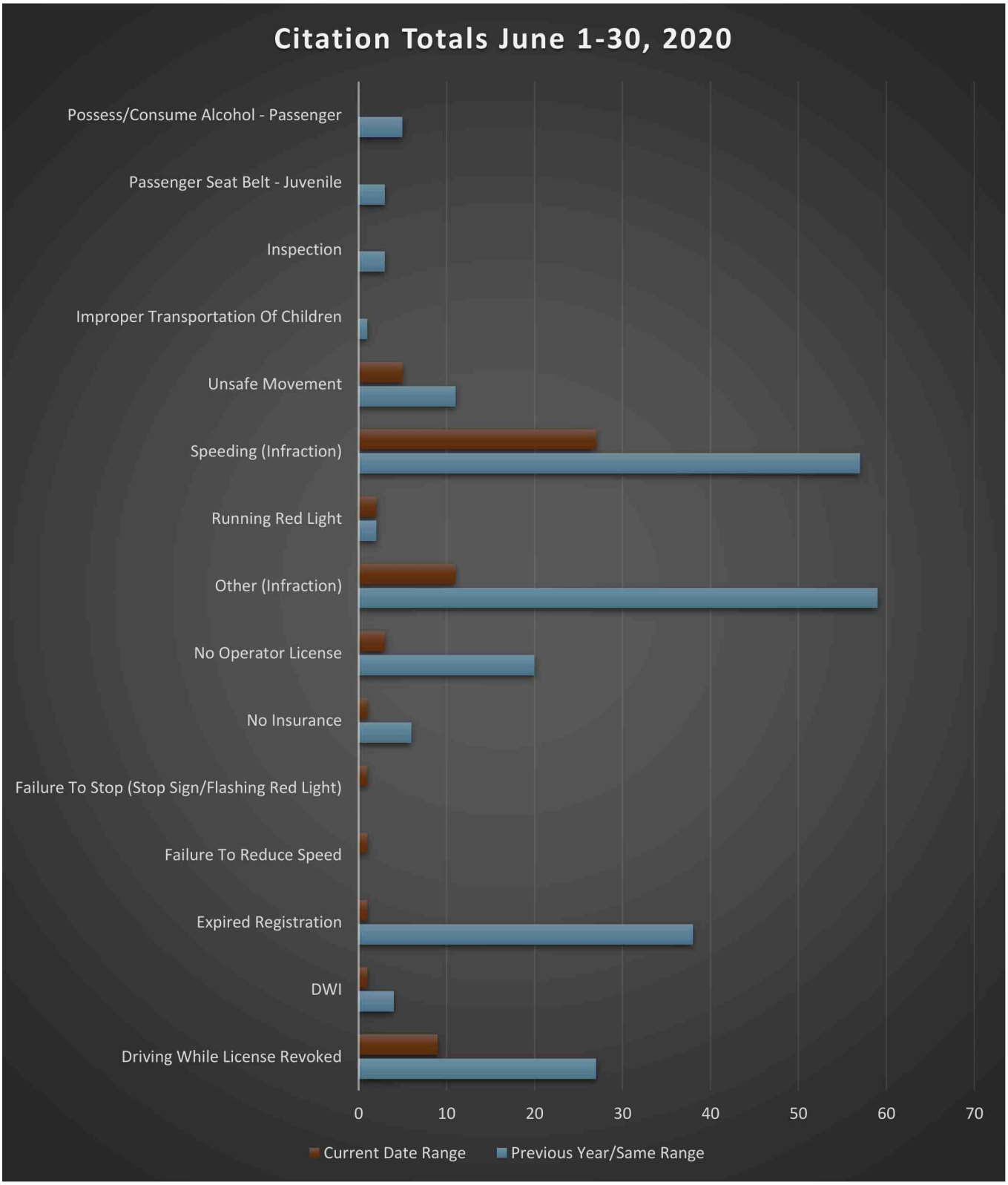
(With Previous Year Same 12 Month Range):



Rolling 12 Month Arrest Totals 2020: 336

Rolling 12 Month Arrest Totals 2019: 402

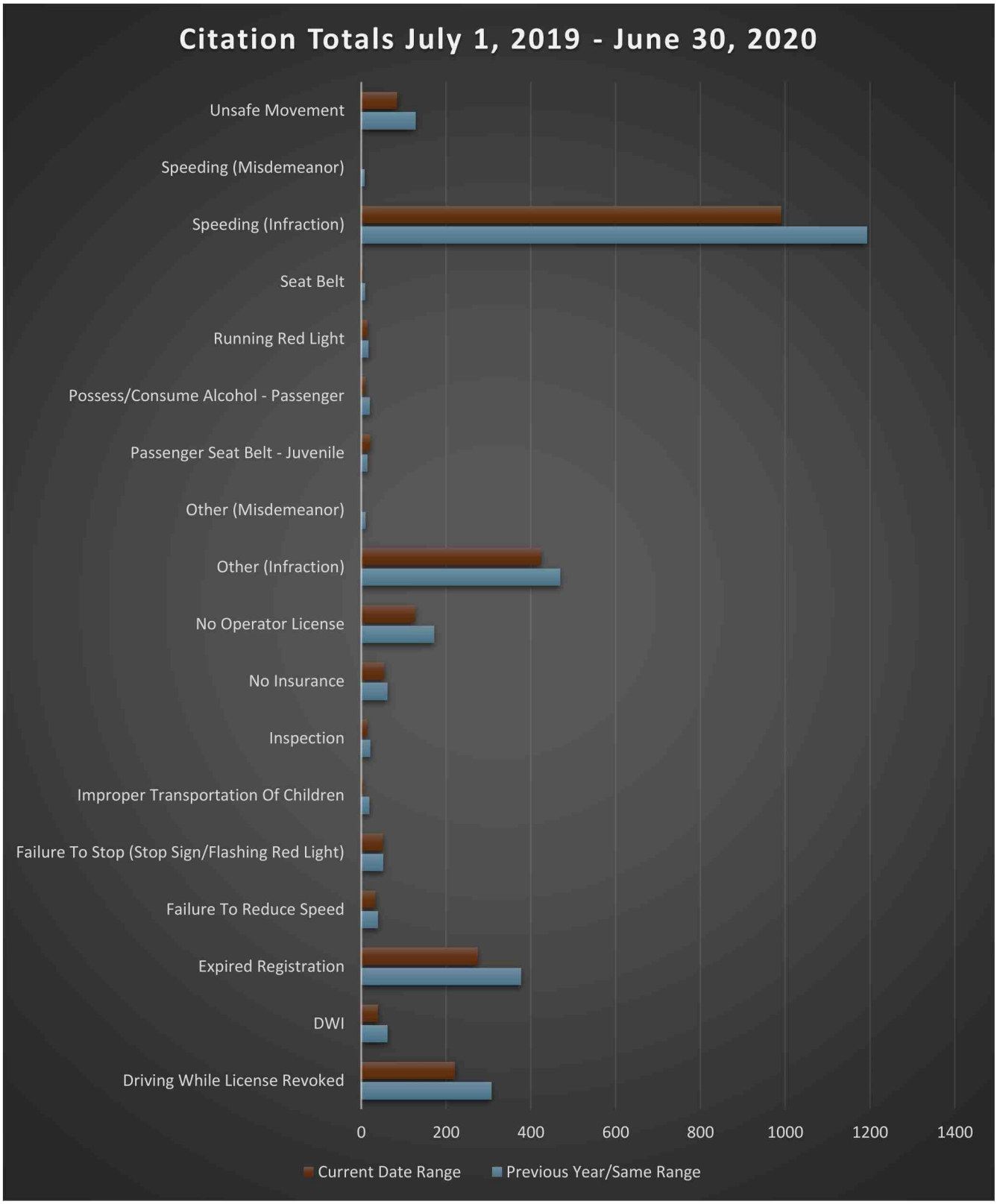
Citation Totals June 1-30, 2020 (With Previous Year / Same Month Range)



June 2020 Total Citations: 62

June 2019 Total Citations: 236

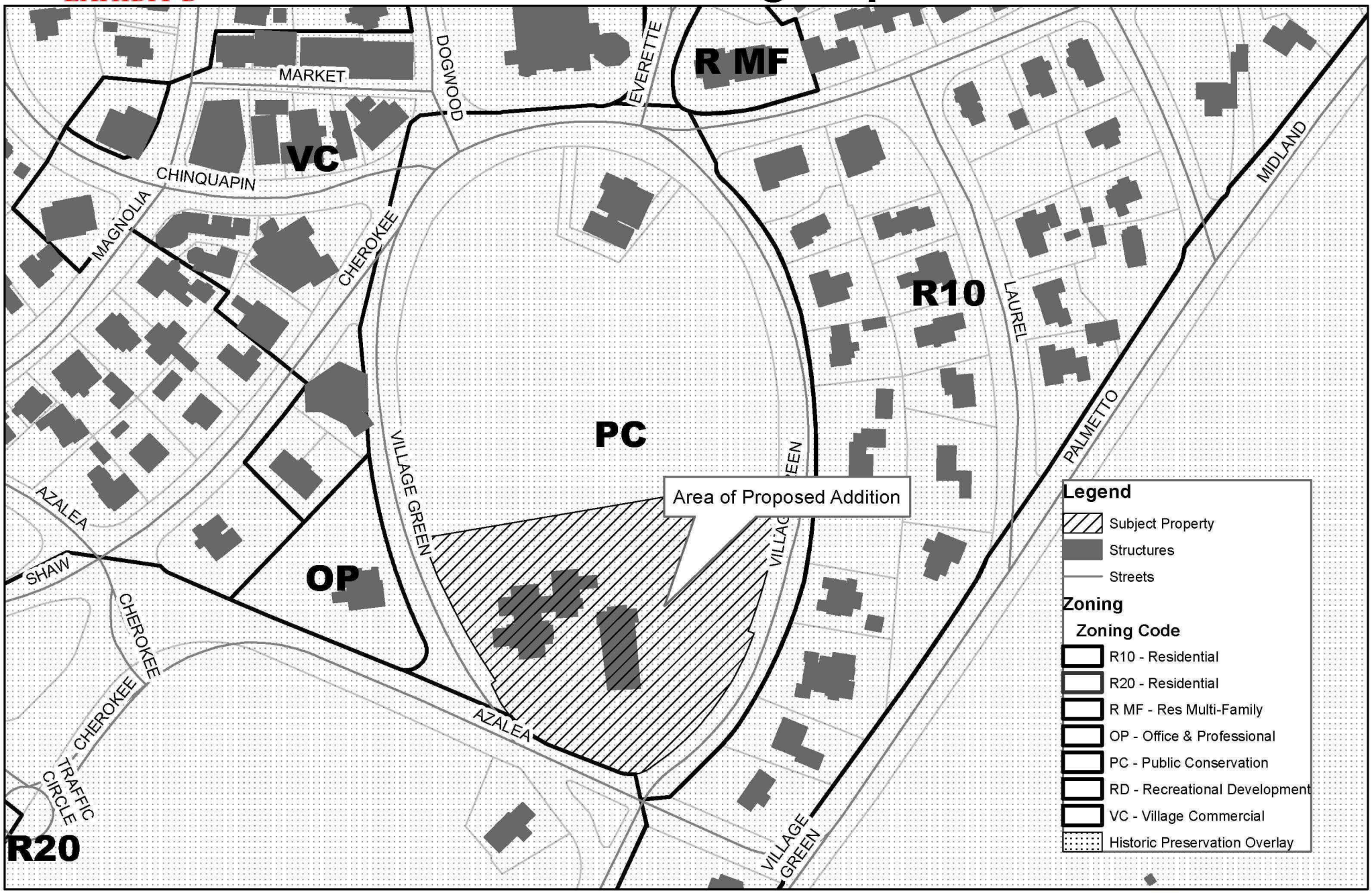
Rolling 12 Month Citation Totals: July 1, 2019- June 30, 2020
(With Previous Year Same 12 Month Range):



Rolling 12 Month 2020 Total Citations: 2369
Rolling 12 Month 2019 Total Citations: 2982

EXHIBIT B

Area Zoning Map



0 65 130 260 390 520 Feet

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Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\esri\Base Map for Boards.mxd
5/26/2020

June 4, 2020
Planning and Zoning Board
Public Hearing for Conditional Rezoning

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT A

00029682
PC
USE: VILLAGE GREEN
OWNER: VILLAGE OF PINEHURST
OWNER'S ADDRESS:
395 MAGNOLIA ROAD
PINEHURST, NC 28374
DEED BOOK: 498
DEED PAGE: 614

00029674
PC
USE: CHURCH
OWNER: VILLAGE CHAPEL, INC.
OWNER'S ADDRESS:
10 AZALEA ROAD
PINEHURST, NC 28374
DEED BOOK: 494
DEED PAGE: 126

METES AND BOUNDS FROM SURVEY

LINE	BEARING	DISTANCE
L 1	N 52ø36'46"E	11.23'
L 2	S 64ø47'47"E	8.52'

CURVE	ANGLE	RADIUS	ARC	TAN.	CHORD	CHORD BEAR'G
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C 7	60ø25'00"	39.10'	41.23'	22.76'	39.35'	S 83ø55'53"W
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NOTES:

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2. SITE HAS RECEIVED APPROVAL TO PROCEED FROM U.S. FISH AND WILDLIFE SERVICE PERTAINING TO RED-COCKADED WOODPECKERS, PER LETTER FROM SUSAN LADD MILLER DATED APRIL 3, 2020.

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LANDSCAPE BUFFERS:
EXISTING TREES & LANDSCAPING:
TREES TO BE REMOVED:
TYP. GROUND COVER: PINESTRAW
PROPOSED DRYWELL LOCATIONS

EXIST'G BRICK PAVERS:
EXIST'G BUILDINGS:
DEMO PAVING:
NEW BUILDING:
NEW BRICK PAVERS:
NEW ASPHALT:
REPAVED DRIVE:
NEW PLAYGROUND:
NEW HVAC YARD:
NEW FENCE:

GENERAL CONCEPT PLAN:

GOAL:
- CONSTRUCTION OF "HERITAGE HALL" - NEW CHRISTIAN EDUCATION BUILDING
- ADJUST PARKING AND DRIVES AS NEEDED FOR NEW BUILDING.

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- REMOVAL OF 47 TREES TOTAL (40 PINES)
- CONSTRUCTION OF "HERITAGE HALL" EDUCATION BUILDING
- INSTALLATION OF STORM WATER DRYWELLS
- WATERLINE EXTENSION FROM OFF-SITE TO PROVIDE FIRE LINE TO SITE
- ASSOCIATED HARDSCAPING, LANDSCAPING, AND PAVING
- FENCED PLAYGROUND AREA IN SIDE YARD TOWARD VILLAGE GREEN EAST

ZONING:
EXISTING BASE ZONING = PC "PUBLIC CONSERVATION"
ADD CONDITIONAL DISTRICT OVERLAY (CD)
ALLOWABLE USES IN PC DISTRICT:
- RELIGIOUS INSTITUTIONS = BY RIGHT
- PLAYGROUND = SPECIAL REQUIREMENTS
- PARKING LOT (PRIMARY USE) = BY RIGHT
- CEMETERY = SPECIAL REQUIREMENTS
- CONCEALED WIRELESS = SPECIAL REQ.
- ACCESSORY BUILDING = SPECIAL REQ.
- ACCESSORY STRUCTURES = SPECIAL REQ.

CONDITIONS FOR CD
1. IMPERVIOUS SURFACES LIMIT INCREASE TO 35%. THIS REQUESTED AMOUNT ALLOWS FOR 5.40% (10,624 SF) MORE PAVED SURFACES THAN ARE IDENTIFIED PER THIS PLAN.
2. REQUEST THAT SIDEWALK INSTALLATIONS PER 9.16.1.8 (A) (4) ARE NOT REQUIRED FOR THIS PROPERTY. SIDEWALKS DO NOT EXIST ON THIS SITE AND MAY NOT BE IN KEEPING WITH THE HISTORICAL NATURE OF THE VILLAGE GREEN PROPERTY.
3. LIMIT THE ALLOWABLE USE MATRIX TO INCLUDE ONLY THE FOLLOWING:
   - 3.1. RELIGIOUS INSTITUTIONS
   - 3.2. PLAYGROUNDS (WITH S.R.)
   - 3.3. PARKING LOT
   - 3.4. CONCEALED WIRELESS (WITH S.R.)
   - 3.5. ACCESSORY BUILDINGS (WITH S.R.)
   - 3.6. ACCESSORY STRUCTURES (WITH S.R.)
   - 3.7. RETAIN ALL TEMPORARY USES AS PERMITTED BY THE ORDINANCE.

NOTE: NO TOPOGRAPHY CHANGES WILL OCCUR ON THE SITE OTHER THAN MINOR GRADING ABOUT THE NEW BUILDING PAD. TOPO LINES ON THE SURVEY SHOW THAT THERE IS NO MORE THAN 2 FEET OF ELEVATION DIFFERENCE ACROSS THE ENTIRE SITE.

CALLED NORTH
ACTUAL NORTH

CD1-1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

CONDITIONAL DISTRICT SITE PLAN

GENERAL CONCEPT PLAN
PROPOSED SITE MASTER PLAN

REVISED 6.3.20:
THE FOLLOWING REVISIONS WERE MADE PER COMMENTS FROM VILLAGE PLANNING AND ENGINEERING STAFF FROM T.R.C. REVIEW OR CHURCH DECISION:
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- LANDSCAPE BUFFER ADDED TO VILLAGE GREEN EAST
- SIGHT TRIANGLES PLACED ALONG PAVEMENT EDGE & EXISTING TREE NOTED TO BE TRIMMED UP TO REQUIRED CLEARANCE HEIGHT
- PUBLIC SEWER LINES SHOWN CROSSING CAMPUS WITH PRESCRIPTIVE 20' EASEMENTS
- SHOWING CLOSEST EXISTING FIRE HYDRANT (#2-56)
- SHOWING PROPOSED NEW FIRE LINE AND NEW HYDRANT LOCATIONS ON CAMPUS
- ADDED SURVEY METES & BOUNDS
- NOTE ON TOPOGRAPHY ADDED

HERITAGE HALL

THE VILLAGE CHAPEL
PINEHURST, NC

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 5.5.20
PROJECT #: XX

SHEET NUMBER
CD1
OF: 2

RESOLUTION #20-26:

A RESOLUTION APPOINTING A CHAIR TO THE VILLAGE OF PINEHURST BEAUTIFICATION COMMITTEE.

WHEREAS, the Village of Pinehurst established the Village of Pinehurst Beautification Committee by Resolution #10-35 on November 16, 2010; and

WHEREAS, Village Council adopted Resolution #17-24 on September 12, 2017 amending the Beautification Committee; and

WHEREAS, there is a need to appoint a new Chair for the Beautification Committee; and

WHEREAS, Ms. Dee Johnson and the Village Council of Pinehurst are desirous of her serving as the Chair of the Beautification Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of Pinehurst, North Carolina in a regular meeting assembled this 28th day of July, 2020, as follows:

SECTION 1. That the following appointment is hereby made to the Village of Pinehurst Beautification Committee for the term indicated:

Ms. Dee Johnson shall be appointed as Chair of the Pinehurst Beautification Committee effective July 1, 2020, said term expiring on June 30, 2022.

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

THIS RESOLUTION passed and adopted this 28th day of July, 2020.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
John C. Strickland, Mayor

Attest:

_____
Beth Dunn, Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

DRAFT

PINEHURST FIRE DEPARTMENT

By The Numbers - June 2020

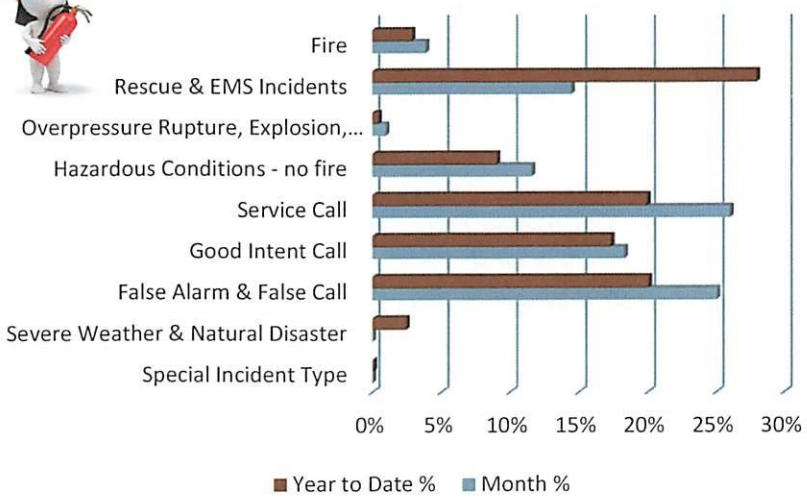
Month

Calls for Service	104
% Overlapping Incidents	6.73%
Busiest Day of Week	THURS
Busiest Hour of Day	12 pm
# of Times Staff Recalled	1

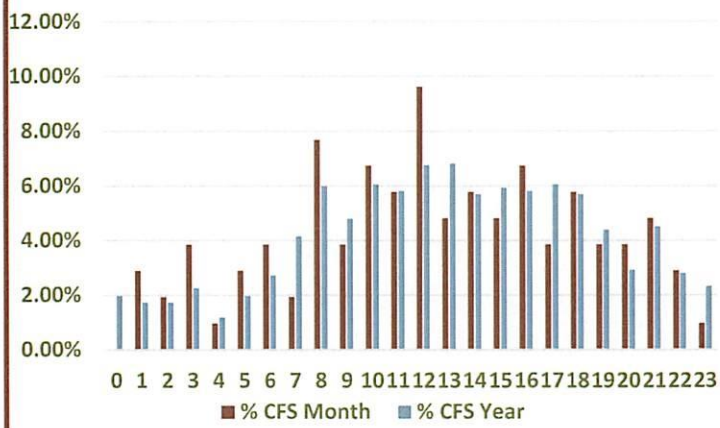
Year

Calls for Service	1686
% Overalpping Incidents	10.10%
Busiest day of Week	MON
Busiest Hour of Day	1 pm
# of Times Staff Recalled	18

% of Calls for Service (CFS)



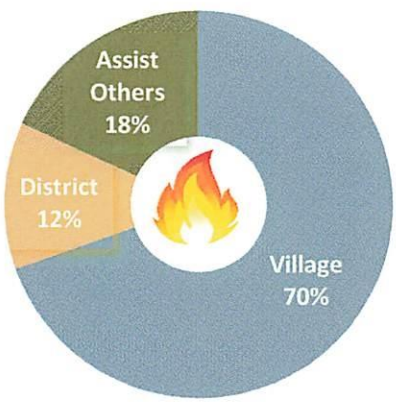
% CFS BY HOUR OF DAY



5 Year Comparison Through this Month of Year

LOCATION OF CFS

FOR FY20



Inspections Completed this

MONTH	88
YEAR	513

Code Violations Found this

MONTH	35
YEAR	236

Percentage of Violations

Corrected YTD	62%

Days Since Last Lost Time Accident in FD 138

YTD Training Hours

IN HOUSE	6177
OUTSIDE	1341

Public Awareness Contacts

MONTH	160
YTD	54,826

SUMMARY FOR THE MONTH OF JUNE 2020

SUMMARY OF INCIDENT CALLS

TYPE OF INCIDENT	*NUMBER THIS MONTH*	*NUMBER FYTD*	*NUMBER THIS MONTH LAST YEAR*	*NUMBER FYTD LAST YEAR*	*PERCENTAGE YTD*
Fire	4	48	4	45	7%
Overpressure Rupture, Explosion, Overheat - no fire	1	7	1	3	133%
Rescue & EMS Incidents	15	471	49	569	-17%
Hazardous Conditions - no fire	12	152	13	184	-17%
Service Call	27	336	28	321	5%
Good Intent Call	19	292	20	308	-5%
False Alarm & False Call	26	338	27	365	-7%
Severe Weather & Natural Disaster	0	41	1	96	-57%
Special Incident Type	0	1	0	0	100%
TOTAL INCIDENTS	**104**	**1686**	**143**	**1891**	**-11%**

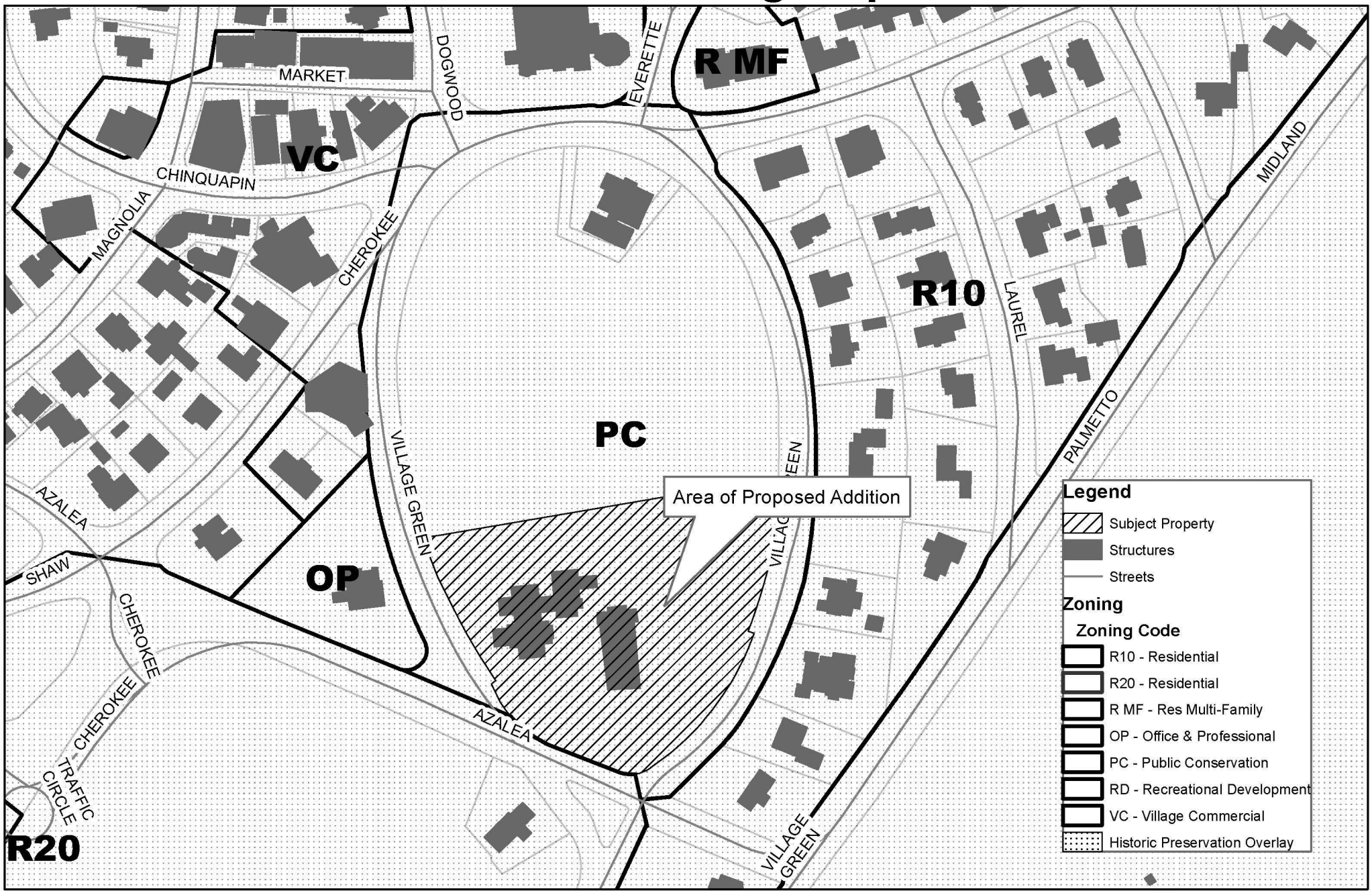
SUMMARY OF INSPECTION

TYPE OF INSPECTIONS	*NUMBER THIS MONTH*	*NUMBER FYTD*	*NUMBER THIS MONTH LAST YEAR*	*NUMBER FYTD LAST YEAR*	*PERCENTAGE YTD*
Residential	8	134	126	227	-41%
Residential New Systems	0	0	0	0	0%
Residential Fire Sprinkler	0	3	0	11	-73%
Commercial	38	170	15	204	-17%
Plan Review/Site Inspections	25	58	6	52	12%
Reinspection	17	127	8	182	-30%
Occupancy Certificates	0	21	0	1	2000%
TOTAL INSPECTIONS	**88**	**513**	**155**	**677**	**-24%**
Violations Found:	35	236	36	505	-53%
YTD Violations to be Corrected:		202		481	
YTD Violations Corrected:		125		385	
Correction Percentage:		62%		80%	

July 13, 2020

J. Carlton Cole, Fire Chief

Area Zoning Map



0 65 130 260 390 520 Feet

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June 4, 2020
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Public Hearing for Conditional Rezoning

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N W E S

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ARCHITECTURE
110 N. MAIN ST
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00029682
PC
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OWNER: VILLAGE OF PINEHURST
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395 MAGNOLIA ROAD
PINEHURST, NC 28374
DEED BOOK: 498
DEED PAGE: 614

00029674
PC
USE: CHURCH
OWNER: VILLAGE CHAPEL, INC.
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10 AZALEA ROAD
PINEHURST, NC 28374
DEED BOOK: 474
DEED PAGE: 126

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EXIST'G BRICK PAVERS:
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NEW BRICK PAVERS:
NEW ASPHALT:
REPAVED DRIVE:
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NEW FENCE:

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- ACCESSORY STRUCTURES = SPECIAL REQ.

CONDITIONS FOR CD
1. IMPERVIOUS SURFACES LIMIT INCREASE TO 35%. THIS REQUESTED AMOUNT ALLOWS FOR 5.40% (10,624 SF) MORE PAVED SURFACES THAN ARE IDENTIFIED PER THIS PLAN.
2. REQUEST THAT SIDEWALK INSTALLATIONS PER 9.16.1.8 (A) (4) ARE NOT REQUIRED FOR THIS PROPERTY. SIDEWALKS DO NOT EXIST ON THIS SITE AND MAY NOT BE IN KEEPING WITH THE HISTORICAL NATURE OF THE VILLAGE GREEN PROPERTY.
3. LIMIT THE ALLOWABLE USE MATRIX TO INCLUDE ONLY THE FOLLOWING:
   - 3.1. RELIGIOUS INSTITUTIONS
   - 3.2. PLAYGROUNDS (WITH S.R.)
   - 3.3. PARKING LOT
   - 3.4. CONCEALED WIRELESS (WITH S.R.)
   - 3.5. ACCESSORY BUILDINGS (WITH S.R.)
   - 3.6. ACCESSORY STRUCTURES (WITH S.R.)
   - 3.7. RETAIN ALL TEMPORARY USES AS PERMITTED BY THE ORDINANCE.

NOTE: NO TOPOGRAPHY CHANGES WILL OCCUR ON THE SITE OTHER THAN MINOR GRADING ABOUT THE NEW BUILDING PAD. TOPO LINES ON THE SURVEY SHOW THAT THERE IS NO MORE THAN 2 FEET OF ELEVATION DIFFERENCE ACROSS THE ENTIRE SITE.

CD1-1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

CALLED NORTH
ACTUAL NORTH

DRAWN BY: DRB	SHEET NUMBER
CHECKED BY: DRB	CD1
DATE: 5.5.20	OF: 2
PROJECT #: XX	

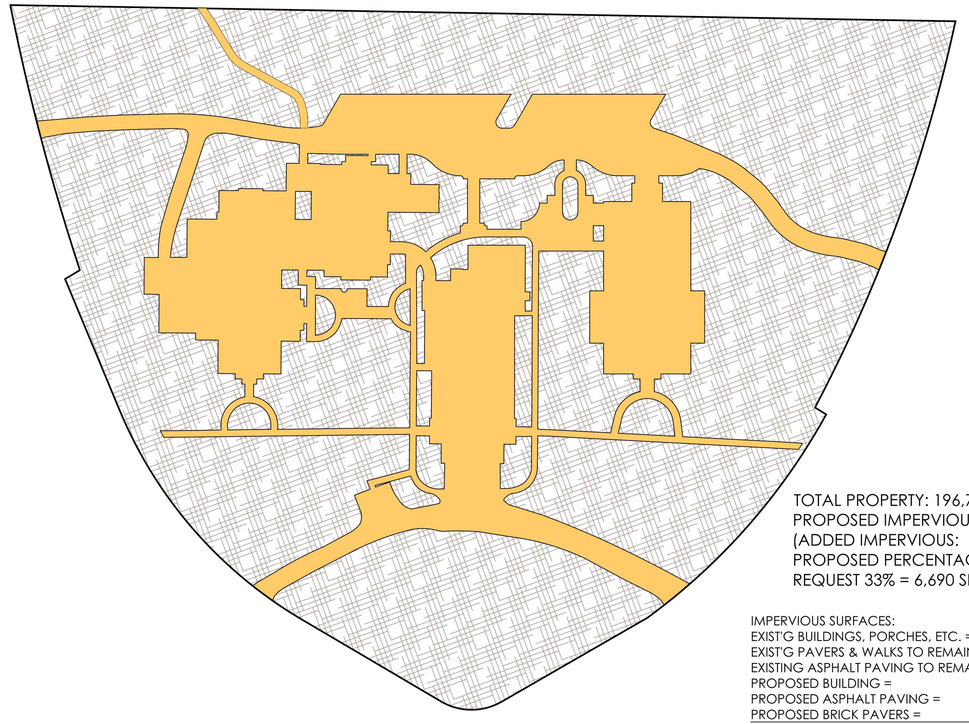
TOTAL SITE: 196,702 sf
EXISTING IMPERVIOUS: 43,646 SF
EXISTING PERCENTAGE: = 22.2%

ALLOWABLE PER PC ZONE = 12%

CALLED NORTH ACTUAL NORTH

CD2-1 EXISTING IMPERVIOUS SITE

SCALE: 1" = 40'-0"



TOTAL PROPERTY: 196,702 sf
PROPOSED IMPERVIOUS: 58,178 SF
(ADDED IMPERVIOUS: 14,532 SF)
PROPOSED PERCENTAGE = 29.6%
REQUEST 33% = 6,690 SF GROWTH

IMPERVIOUS SURFACES:

EXIST'G BUILDINGS, PORCHES, ETC. =	21,711 SF
EXIST'G PAVERS & WALKS TO REMAIN =	6,457 SF
EXISTING ASPHALT PAVING TO REMAIN =	7,033 SF
PROPOSED BUILDING =	7,197 SF
PROPOSED ASPHALT PAVING =	11,325 SF
PROPOSED BRICK PAVERS =	4,455 SF
TOTAL PROPOSED IMPERVIOUS =	58,178 SF

CALLED NORTH ACTUAL NORTH

CD2-2 PROPOSED IMPERVIOUS SITE

SCALE: 1" = 40'-0"

FIRE & RESCUE — Page 1/3
ISO Fire Flow Worksheet
Needed Fire Flow Work Sheet (ISO formulas) — NFF = (Ci)(Oi)(Xi+Pi) C=18F(Ai)^0.5

Address:	**10 Azalea Road**		
Project Name:	**Heritage Hall at the Village Chapel**	Occupancy Type:	**Church**
Construction Type:	**Ordinary**	Number of Stories:	**2**

STEP 1 Take the area, which is 100% sq. ft. of the first floor plus the following percentage of the total area of the other floors.

First Floor Area in Sq. Ft 7197 Sq. Ft. @ 100%

Additional Floors
Enter total area in sq. ft for all other floors 3238

Total Area Entire Building 8816

STEP 2

F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI

Construction Type	Class	F Value
Frame	1	1.5
Joist Masonry	2	1
Non-combustible	3	0.8
Heavy Timber	4	0.8
Modified fire resistance	5	0.6
Fire resistive	6	0.6

Construction Class 3

Square Root of the Area x F x 18 1250 = C Value

FIRE & RESCUE — Page 2/3
ISO Fire Flow Worksheet
Needed Fire Flow Work Sheet (ISO formulas)

STEP 3 Multiply result of rounded off GPM by the Occupancy Factor (Oi) — **Occupancy Factor**

Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products. — **0.75**

Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses. — **0.85**

Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies. — **1.0**

Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wrax products, and wood working shops. — **1.15**

Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage. — **1.25**

Occupancy Class Selected (1 thru 5) 2

GPM x Oi 1062.5

FIRE & RESCUE — Page 3/3
ISO Fire Flow Worksheet
Needed Fire Flow Work Sheet (ISO formulas)

STEP 4 Now consider the exposure factor (Xi) - (Separation between buildings)

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building 42

Xi (from table) 0.13

Multiply GPM from step 4 by (1+Xi)

Total From Step 4 1201

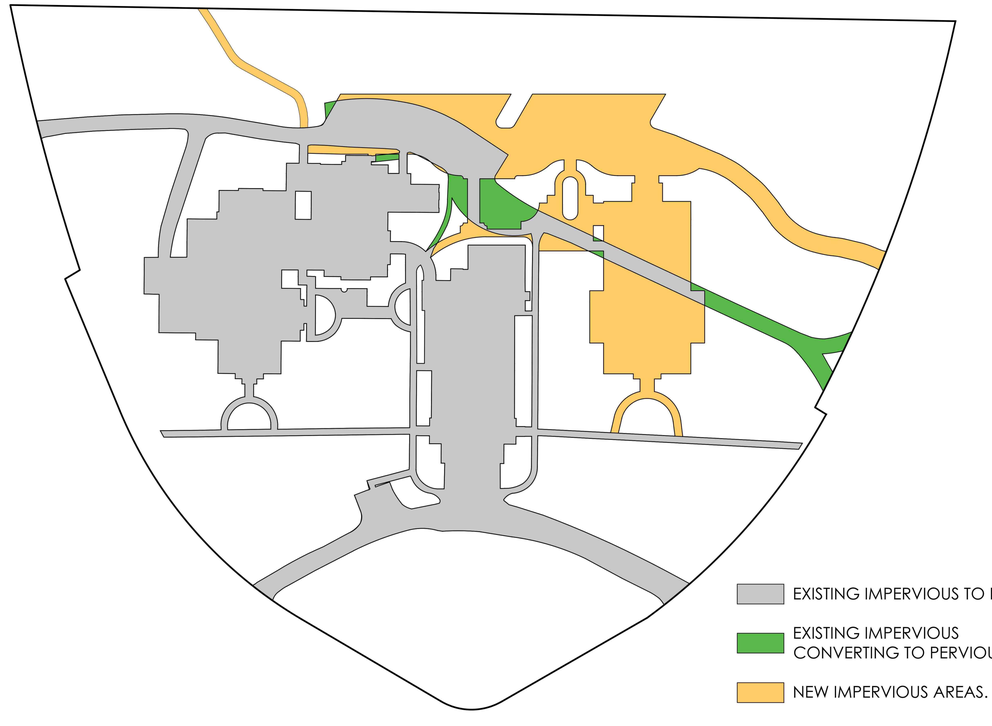
STEP 5 **Approved Fire Sprinkler System? (Y or N)** y

Take fire flow from step 5 and multiply by sprinkler credit of 0.25
Sprinkler credit 300

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW	1000 GPM

MINIMUM ALLOWABLE PER NCFC = 1,500 GPM



EXISTING IMPERVIOUS TO REMAIN

EXISTING IMPERVIOUS CONVERTING TO PERVIOUS

NEW IMPERVIOUS AREAS.

CALLED NORTH ACTUAL NORTH

CD2-3 EXIST'G / PROPOSED COMP.

SCALE: 1" = 40'-0"

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST
SUITE 200
SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

CONDITIONAL DISTRICT SITE PLAN

GENERAL CONCEPT PLAN
IMPERVIOUS CALCS

REVISED 6.3.20:
THE FOLLOWING REVISIONS WERE MADE PER COMMENTS FROM VILLAGE PLANNING AND ENGINEERING STAFF FROM T.R.C. REVIEW OR CHURCH DECISION:

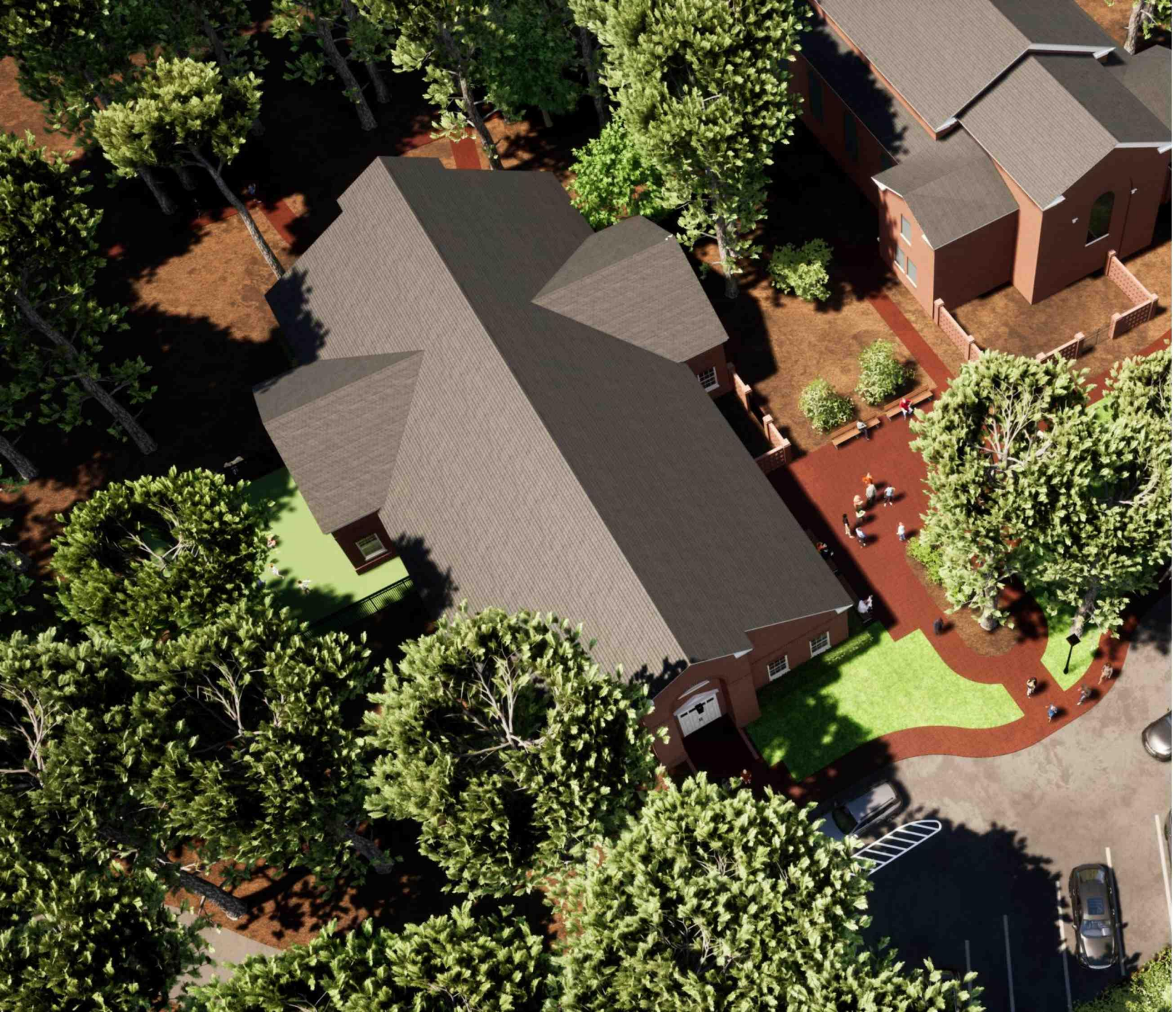
- ADDED BREAKDOWN OF TOTAL IMPERVIOUS SURFACES
- REDUCED IMPERVIOUS REQUEST FROM 35% TO 33%.

HERITAGE HALL

THE VILLAGE CHAPEL
PINEHURST, NC

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 5.5.20
PROJECT #: XX

SHEET NUMBER
CD2
OF: 2



REVISED 06-04-2020

The Village Chapel

THE BOGLE FIRM,
ARCHITECTURE

REVISED 06-04-2020

Conditional District Rezoning Submittal to the Planning and Zoning Board of the Village of Pinehurst

The Village Chapel
Heritage Hall

Proposed New Construction at
The Village Chapel, Pinehurst, NC

May 6, 2020
REV. June 3, 2020

The Bogle Firm Architecture, PLLC
110 N. Main Street, Suite 200
Salisbury, NC 28144 • 704.638.2015

REVISED 06-04-2020

Index

1) Application for Rezoning / Conditional District
2) Description of Project
3) Attachments:
    1. CD-1: General Concept Plan
    2. CD-2: Impervious Calculations and ISO Calcs
    3. Floor Plans
    4. Building Elevations
    5. Renderings
    6. US Fish and Wildlife Letter
    7. Neighborhood Meeting Documents
        a. Letter to Adjacent Property Owners
        b. List of Adjacent Property Owners
        c. Affidavit of Responses
    8. Pinehurst, LLC Email, Deed Restrictions

REVISED 06-04-2020

Rezoning/Rezoning – Conditional

Fee: $1300 - Rezoning
Fee: $5000 – Conditional Rezoning
(Revised 09/2019)

Permit Information

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	10 Azalea Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00029674

Owner Information	
Name	The Village Chapel
Street Address	10 Azalea Road
City, State, Zip Code	Pinehurst, NC 28374
Mobile Phone #	-
Business Phone #	910.295.6003
Other Phone #	-
Email	jwood008@nc.rr.com

Applicant	
Name	Pete Bogle, AIA
Street Address	110 N. Main Street, Ste. 200
City, State, Zip Code	Salisbury, NC 28144
Mobile Phone #	704.213.4553
Other Phone #	704.638.2015
Email	pete@boglefirm.com

REVISED 06-04-2020

Rezoning/Rezoning – Conditional

Fee: $1300 - Rezoning
Fee: $5000 – Conditional Rezoning
(Revised 09/2019)

General Information

☐ Rezoning ☒ Conditional District Rezoning			
Project Description	New Construction of 1-1/2 story Christian Education Building on the campus of The Village Chapel, with associated adjustments to parking, landscaping, hardscaping, storm water management, and tree removal		
Current Zoning District	PC		
Proposed Zoning District	PC		
Reason for Rezoning Request	Request is to increase allowable impervious surfaces to 35%		
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	1	Number of Acres to be Rezoned 4.5	
Existing Use		Proposed Use	
☐ Vacant		☐ Vacant	
☐ Single Family Low Density		☐ Single Family Low Density	
☐ Single Family Medium Density		☐ Single Family Medium Density	
☐ Single Family High Density		☐ Single Family High Density	
☐ Multi-Family Development		☐ Multi-Family Development	
☐ Office		☐ Office	
☐ Retail		☐ Retail	
☐ Lodging		☐ Lodging	
☐ Recreational		☐ Recreational	
☒ Institutional Church		☒ Institutional Church	
☐ Medical		☐ Medical	
☐ Industrial		☐ Industrial	
☐ Services Church		☐ Services Church	
Conditions of Rezoning - Requested (If Any)	1) Increase allowable impervious surfaces to 35% 2) Delete required sidewalk along Village Green East.		
Rezoning Results in an Increase in Density or Intensity of Uses	☒ Yes ☐ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	April 2, 2020
Other Information			

REVISED 06-04-2020

Rezoning/Rezoning – Conditional

Fee: $1300 - Rezoning
Fee: $5000 – Conditional Rezoning
(Revised 09/2019)

Location Information

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

Required Documents

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

Certification

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

Applicant Signature: _____ Date: 5.6.2020

REVISED 06-04-2020

GOALS FOR CONDITIONAL DISTRICT REZONING

The existing PC zoning district allows a maximum of 12% impervious area. The existing campus has a total impervious area of 22.3%, making the site non-conforming. The existing buildings, pavement, and sidewalks preceded the impervious area limitations that were applied when the site was zoned PC by the Village.

- The main goal of this Conditional District Rezoning is to request an impervious limit of 33% for the site.
- A secondary and minor goal is to also request that the sidewalk required by PDO 9.16.1.8(a)(4) not be required as it is not in keeping with the historic nature of the Village Green.

Project Background

The proposed "Heritage Hall" addition to the Village Chapel will provide much needed space for The Village Chapel congregation. Bogle Firm Architecture, of Salisbury, utilized the Village's Historic District Design Standards as a central guide and consulted with Village Planning Department staff throughout the design process to ensure compliance with the Pinehurst Development Ordinance Review Criteria for Certificates of Appropriateness. As proposed, the Heritage Hall addition is in congruity with the Village of Pinehurst Historic District and the existing Village Chapel campus.

The Village Chapel was constructed in 1924, approximately thirty years after the Village Green was laid out. New York architect, Hobart Upjohn, designed the original 6,800 square foot brick Colonial Revival structure. Over the years two additional buildings were added to the Chapel campus: the Administration Building built on the west side of the chapel in 1961; and the Chapel Hall, constructed in 1991. The 1961 and 1991 buildings contain 3,844 square feet and 7,558 square feet, respectively.

The design presented in the attached plans and documents preserves the status of the 1924 Village Chapel sanctuary as the focal point of the complex.

Heritage Hall will be a 1 ½ story building with a footprint of 7,197 square feet and an unfinished second floor of 3,238 square feet. The second floor will be used as storage space until a point in the future when additional classroom or meeting spaces may be needed.

Massing and Building Placement

Using a matching roof pitch to other secondary campus buildings, the Heritage Hall will measure 32 feet, 8 inches in height at the roof ridge. Its height is close to that of the 1961 and 1991 buildings (± 30 feet). The highest point of Heritage Hall will be roughly 7 feet lower than the ridgeline of the 1924 sanctuary, and considerably lower than its steeple. The multi-gabled roofline of the proposed Heritage Hall reflects similar elements found in the Administration and Chapel Hall buildings.

Site layout will preserve the sanctuary building as the primary focal point and will add symmetry to the overall campus. The front of the proposed Heritage Hall is set back 70 feet from the front steps of the sanctuary and aligns with the front facade of the existing Chapel Hall building on the west side of the campus. The western wing of the proposed building is sited 42 feet away from the nearest existing wing of the sanctuary building. This provides a clear distance of roughly 58 feet from the main body of the sanctuary to the main body of the proposed building. No physical connections will be made to the existing sanctuary and no work is planned on any of the existing buildings. This also provides a clear distance of nearly 100 feet to from the closest point of the building to Village Green Road East.

The overall result is a bilaterally balanced plan with all of the additions (1961, 1991 and proposed 2020) in subservient positions to Upjohn's original design.

Architectural Detailing

The exterior brickwork and other architectural details proposed for the Heritage Hall will be similar to those used on the Administration Building and Chapel Hall in order to maintain the established architectural language of the entire site. Architectural details compliment, but do not replicate, the 1924 sanctuary, as the historic Chapel needs to stand out as the focal point of the complex. The exterior of the Heritage Hall will be Flemish bond pattern brick with jack arches over the door and window openings. Brick size, color, and mortar color will closely match the 1961 and 1991 buildings. Details such as the cast stone windowsills and eave trim will be replicated, although contemporary materials may be used (painted fiber cement). A slate roof will be installed. New clad wood windows will match the construction and style of the Administration and Chapel Hall buildings. Proportions of window opening dimensions and grid configurations will be similar.

Site Configuration & Landscaping

The Village Chapel sits on a 4.5-acre parcel at the south end of the Village Green. The oval-shaped Village Green is characterized by an abundance of tall, evergreen Longleaf Pines and has long-served as the central open space to the Village of Pinehurst. Together, the lands of The Village Chapel, The Village Green, and the Given Memorial Library parcels comprise a contiguous area of 12 ¼ acres. When viewed from various vantage points, the Chapel campus is seen through a filter of pines, hollies, dogwoods and other plantings. Pinehurst's evergreen setting is a character defining feature of the village.

The 1-1/2 story proposed design for the Heritage Hall minimizes the addition's footprint to 7,197 square feet, and is designed to meet the church's immediate and future Christian education space needs. The building, hardscaping, underground drywells, and parking/driveways have been carefully designed to limit necessary tree removal. As proposed, 47 trees (40 pines) will be required to be removed. The total campus has roughly 430 trees across the 4.5 acres.

Landscaping will be designed to meet PDO buffering standards along the parking lot. Other landscaping design will be ornamental around the building foundations and within the rear courtyard areas. Historically appropriate flora selections will include Long Leaf Pines, Dogwoods, Redbuds, Camellias, Azaleas, and Holly Varieties that are of common use on the site and in the Old Town portion of the Village.

The proposed playground for small kids on the east side of the building will be enclosed with a wrought-iron picket style fence to meet PDO standards. Fencing will likely be aluminum construction and 4 feet tall to keep young kids from wandering off of the play yard.

The parking area will be slightly reconfigured to generate a net gain of five (5) parking spaces, for a total of eighteen (18) parking spaces without significantly altering the appearance of the property. The existing traffic pattern will remain as one-way flow with a driveway entrance from Village Green West. Traffic will continue to use the existing driveway located on the western side of the property and exit the property on the east. The proposed driveway exiting the site is designed with two bends to minimize the loss of pine trees and to create a visual break when looking into the campus from Village Green East.

REVISED 06-04-2020

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com www.boglefirm.com 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

CONDITIONAL DISTRICT SITE PLAN

GENERAL CONCEPT PLAN
PROPOSED SITE MASTER PLAN

REVISED 6.3.20:
THE FOLLOWING REVISIONS WERE MADE PER COMMENTS FROM VILLAGE PLANNING AND ENGINEERING STAFF FROM T.R.C. REVIEW OR CHURCH DECISION:

- CEMETERY USE HAS BEEN DELETED
- LANDSCAPE BUFFER ADDED TO VILLAGE GREEN EAST
- SIGHT TRIANGLES PLACED ALONG PAVEMENT EDGE & EXISTING TREE NOTED TO BE TRIMMED UP TO REQUIRED CLEARANCE HEIGHT
- PUBLIC SEWER LINES SHOWN CROSSING CAMPUS WITH PRESCRIPTIVE 20' EASEMENTS
- SHOWING CLOSEST EXISTING FIRE HYDRANT (#2-56)
- SHOWING PROPOSED NEW FIRE LINE AND NEW HYDRANT LOCATIONS ON CAMPUS
- ADDED SURVEY METES & BOUNDS
- NOTE ON TOPOGRAPHY ADDED

HERITAGE HALL

THE VILLAGE CHAPEL
PINEHURST, NC

00029682
PC
USE: VILLAGE GREEN
OWNER: VILLAGE OF PINEHURST
OWNER'S ADDRESS: 395 MAGNOLIA ROAD PINEHURST, NC 28374
DEED BOOK: 498
DEED PAGE: 614

00029674
PC
USE: CHURCH
OWNER: VILLAGE CHAPEL, INC.
OWNER'S ADDRESS: 10 AZALEA ROAD PINEHURST, NC 28374
DEED BOOK: 494
DEED PAGE: 126

CHURCH OFFICES
CHAPEL HALL
VILLAGE CHAPEL SANCTUARY
HERITAGE HALL 7,317 SF FOOTPRINT
BRICK PAVER GATHERING PATIO WITH LANDSCAPING, BENCHES, ETC.
PLAYGROUND ±1,400 SF
PROPOSED DRYWELL
STORM SEWER — DRYWELL (APPROX. LOCATION)
HVAC
DEMO EXISTG ASPHALT
DEMO PAVERS
NEW BRICK PAVERS
REPAVE WITH H.D. ASPHALT (FIRE)
H.D. ASPHALT (FIRE)
PARKING LOT LANDSCAPE BUFFER
LINE OF DEEDED RESTRICTIONS
PROPERTY LINE
SANITARY SEWER
20' R.O.W. (ASSUMED)
25' REAR SETBACK
25' SIDE SETBACK
50' FRONT SETBACK
VILLAGE GREEN ROAD WEST
VILLAGE GREEN ROAD EAST
AZALEA ROAD
PROPOSED FIRE HYDRANT, FINAL LOCATION T.B.D.
NEW FIRE LINE (BEST LOCATION TO MINIMIZE TREE LOSS T.B.D.)
TAP EXTENDED WATERLINE TO SUPPLY ON-CAMPUS FIRE HYDRANT AND FIRE SUPPRESSION SYSTEM
10' LANDSCAPE BUFFER PER PDO 9.5.1.2 (CLASS 2 = 20', 50% ALLOWED ALONG ROAD)
TRIM LOW LIMBS FROM EXISTING MAGNOLIA UP TO 7 FEET ABOVE GRADE (SIGHT TRIANGLE)
10:70 SIGHT TRIANGLE AT EDGE OF PAVEMENT
PROPOSED NEW DRIVEWAY (EXIT ONLY)
EXISTING DRIVE EXITS TO BE CLOSED. ADD PINESTRAW.
EXTEND WATERLINE IN R.O.W. TO NORTH SIDE OF PROPERTY. FINAL LOCATION T.B.D., MINIMIZING TREE REMOVAL.
APPROX. EXISTING WATER LINE LOCATION PER VOP MAPPING
NEAREST EXISTING FIRE HYDRANT

GENERAL CONCEPT PLAN:

GOAL:
- CONSTRUCTION OF "HERITAGE HALL" - NEW CHRISTIAN EDUCATION BUILDING
- ADJUST PARKING AND DRIVES AS NEEDED FOR NEW BUILDING.

PROPOSED WORKS:
- REMOVAL OF 47 TREES TOTAL (40 PINES)
- CONSTRUCTION OF "HERITAGE HALL" EDUCATION BUILDING
- INSTALLATION OF STORM WATER DRYWELLS
- WATERLINE EXTENSION FROM OFF-SITE TO PROVIDE FIRE LINE TO SITE
- ASSOCIATED HARDSCAPING, LANDSCAPING, AND PAVING
- FENCED PLAYGROUND AREA IN SIDE YARD TOWARD VILLAGE GREEN EAST

ZONING:
EXISTING BASE ZONING = PC "PUBLIC CONSERVATION"
ADD CONDITIONAL DISTRICT OVERLAY (CD)
ALLOWABLE USES IN PC DISTRICT:
- RELIGIOUS INSTITUTIONS = BY RIGHT
- PLAYGROUND = SPECIAL REQUIREMENTS
- PARKING LOT (PRIMARY USE) = BY RIGHT
- CEMETERY = SPECIAL REQUIREMENTS
- CONCEALED WIRELESS = SPECIAL REQ.
- ACCESSORY BUILDING = SPECIAL REQ.
- ACCESSORY STRUCTURES = SPECIAL REQ.

CONDITIONS FOR CD
1. IMPERVIOUS SURFACES LIMIT INCREASE TO 35%. THIS REQUESTED AMOUNT ALLOWS FOR 5.40% (10,624 SF) MORE PAVED SURFACES THAN ARE IDENTIFIED PER THIS PLAN.
2. REQUEST THAT SIDEWALK INSTALLATIONS PER 9.16.1.8 (A) (4) ARE NOT REQUIRED FOR THIS PROPERTY. SIDEWALKS DO NOT EXIST ON THIS SITE AND MAY NOT BE IN KEEPING WITH THE HISTORICAL NATURE OF THE VILLAGE GREEN PROPERTY.
3. LIMIT THE ALLOWABLE USE MATRIX TO INCLUDE ONLY THE FOLLOWING:
   - 3.1. RELIGIOUS INSTITUTIONS
   - 3.2. PLAYGROUNDS (WITH S.R.)
   - 3.3. PARKING LOT
   - 3.4. CONCEALED WIRELESS (WITH S.R.)
   - 3.5. ACCESSORY BUILDINGS (WITH S.R.)
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   - 3.7. RETAIN ALL TEMPORARY USES AS PERMITTED BY THE ORDINANCE.

NOTE: NO TOPOGRAPHY CHANGES WILL OCCUR ON THE SITE OTHER THAN MINOR GRADING ABOUT THE NEW BUILDING PAD. TOPO LINES ON THE SURVEY SHOW THAT THERE IS NO MORE THAN 2 FEET OF ELEVATION DIFFERENCE ACROSS THE ENTIRE SITE.

METES AND BOUNDS FROM SURVEY

LINE	BEARING	DISTANCE
L 1	N 52ø36'46"E	11.23'
L 2	S 64ø47'47"E	8.52'

CURVE	ANGLE	RADIUS	ARC	TAN.	CHORD	CHORD BEAR'G
C 1	36ø55'14"	283.88'	182.93'	94.77'	179.78'	N 47ø24'00"W
C 2	04ø17'19"	1487.05'	111.31'	55.68'	111.28'	N 22ø21'09"W
C 3	02ø34'32"	1487.05'	66.85'	33.43'	66.84'	N 18ø55'14"W
C 4	11ø05'39"	977.31'	189.24'	94.91'	188.94'	S 11ø19'20"W
C 5	04ø36'38"	977.31'	78.64'	39.34'	78.62'	S 19ø10'28"W
C 6	25ø03'39"	405.62'	177.41'	90.15'	176.00'	S 34ø57'52"W
C 7	60ø25'00"	39.10'	41.23'	22.76'	39.35'	S 83ø55'53"W
C 8	06ø10'10"	977.31'	105.24'	52.67'	105.18'	S 13ø47'04"W
C 9	04ø36'38"	977.31'	78.64'	39.34'	78.62'	S 19ø10'28"W

NOTES:

1. REAR PROPERTY WAS GIFTED TO THE VILLAGE CHAPEL BY PINEHURST, LLC WITH DEEDED RESTRICTIONS THAT LIMITED ALLOWABLE BUILT-UPON AREAS. PINEHURST, LLC HAS AGREED TO REVISE THE LINE OF DEEDED RESTRICTIONS IN ORDER TO BUILD HERITAGE HALL AND PARKING AREAS PER THIS PLAN.
2. SITE HAS RECEIVED APPROVAL TO PROCEED FROM U.S. FISH AND WILDLIFE SERVICE PERTAINING TO RED-COCKADED WOODPECKERS, PER LETTER FROM SUSAN LADD MILLER DATED APRIL 3, 2020.

KEY:

PROPERTY LINE:
SETBACK LINE:
LANDSCAPE BUFFERS:
EXISTING TREES & LANDSCAPING:
TREES TO BE REMOVED:
TYP. GROUND COVER: PINESTRAW
PROPOSED DRYWELL LOCATIONS
EXIST'G BRICK PAVERS:
EXIST'G BUILDINGS:
DEMO PAVING:
NEW BUILDING:
NEW BRICK PAVERS:
NEW ASPHALT:
REPAVED DRIVE:
NEW PLAYGROUND:
NEW HVAC YARD:
NEW FENCE:

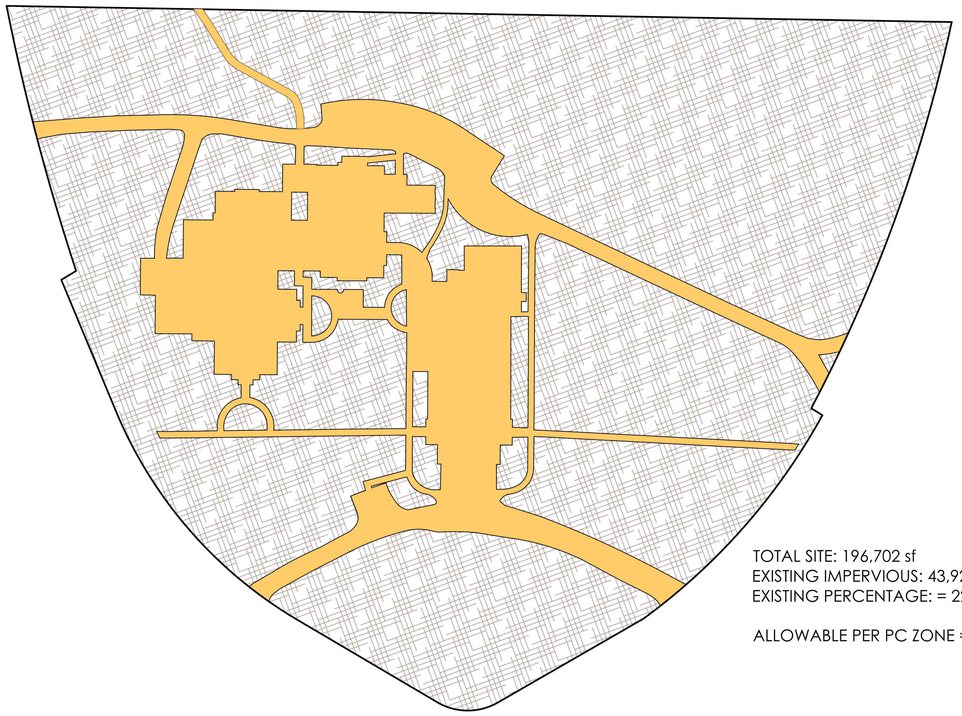
CALLED NORTH
ACTUAL NORTH

CD1-1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 5.5.20
PROJECT #: XX

SHEET NUMBER CD1
OF: 2

REVISED 06-04-2020



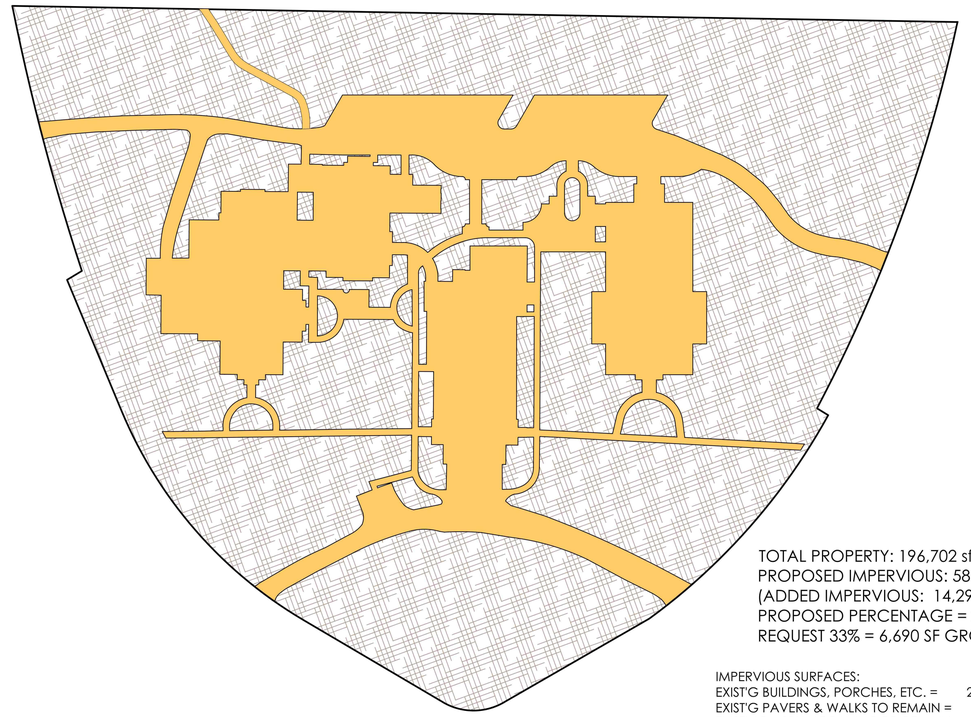
TOTAL SITE: 196,702 sf
EXISTING IMPERVIOUS: 43,928 sf
EXISTING PERCENTAGE: = 22.3%

ALLOWABLE PER PC ZONE = 12%

CALLED NORTH ACTUAL NORTH

CD2-1 EXISTING IMPERVIOUS SITE

SCALE: 1" = 40'-0"



TOTAL PROPERTY: 196,702 sf
PROPOSED IMPERVIOUS: 58,222 SF
(ADDED IMPERVIOUS: 14,294 SF)
PROPOSED PERCENTAGE = 29.6%
REQUEST 33% = 6,690 SF GROWTH

IMPERVIOUS SURFACES:

EXIST'G BUILDINGS, PORCHES, ETC. =	21,711 SF
EXIST'G PAVERS & WALKS TO REMAIN =	6,501 SF
EXISTING ASPHALT PAVING TO REMAIN =	7,033 SF
PROPOSED BUILDING =	7,197 SF
PROPOSED ASPHALT PAVING =	11,325 SF
PROPOSED BRICK PAVERS =	4,455 SF
TOTAL PROPOSED IMPERVIOUS =	58,222 SF

CALLED NORTH ACTUAL NORTH

CD2-2 PROPOSED IMPERVIOUS SITE

SCALE: 1" = 40'-0"

FIRE & RESCUE — Page 1/3

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas) — NFF = (Ci)[(Oi)(Xi+Pi)] C=18F(Ai)^0.5

Address:	**10 Azalea Road**		
Project Name:	**Heritage Hall at the Village Chapel**	Occupancy Type:	**Church**
Construction Type:	**Ordinary**	Number of Stories:	**2**

STEP 1 Take the area, which is 100% sq. ft. of the first floor plus the following percentage of the total area of the other floors.

First Floor Area in Sq. Ft 7197 Sq. Ft. @ 100%

Additional Floors
Enter total area in sq. ft for all other floors 3238

Total Area Entire Building 8816

STEP 2

F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI

Construction Type	Class	F Value
Frame	1	1.5
Joist Masonry	2	1
Non-combustible	3	0.8
Heavy Timber	4	0.8
Modified fire resistance	5	0.6
Fire resistive	6	0.6

Construction Class 3

Square Root of the Area x F x 18 1250 = C Value

FIRE & RESCUE — Page 2/3

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 3 Multiply result of rounded off GPM by the Occupancy Factor (Oi) — **Occupancy Factor**

Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products. — **0.75**

Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses. — **0.85**

Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales ocuppancies. — **1.0**

Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops. — **1.15**

Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage. — **1.25**

Occupancy Class Selected (1 thru 5) 2

GPM x Oi 1062.5

FIRE & RESCUE — Page 3/3

ISO Fire Flow Worksheet

Needed Fire Flow Work Sheet (ISO formulas)

STEP 4 Now consider the exposure factor (Xi) - (Separation between buildings)

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.09	0.34

Distance, in feet, to the exposed building 42

Xi (from table) 0.13

Multiply GPM from step 4 by (1+Xi)

Total From Step 4 1201

STEP 5 **Approved Fire Sprinkler System? (Y or N)** Y

Take fire flow from step 5 and multiply by sprinkler credit of 0.25
Sprinkler credit 300

Now subtract sprinkler credit from fire flow in step 4

NEEDED FIRE FLOW **1000 GPM**

MINIMUM ALLOWABLE PER NCFC = 1,500 GPM

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST
SUITE 200
SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

CONDITIONAL DISTRICT SITE PLAN

GENERAL CONCEPT PLAN
IMPERVIOUS CALCS

REVISED 6.3.20:
THE FOLLOWING REVISIONS WERE MADE PER COMMENTS FROM VILLAGE PLANNING AND ENGINEERING STAFF FROM T.R.C. REVIEW OR CHURCH DECISION:

- ADDED BREAKDOWN OF TOTAL IMPERVIOUS SURFACES
- REDUCED IMPERVIOUS REQUEST FROM 35% TO 33%.

HERITAGE HALL

THE VILLAGE CHAPEL
PINEHURST, NC

DRAWN BY: DRB
CHECKED BY: DRB
DATE: 5.5.20
PROJECT #: XX

SHEET NUMBER
CD2
OF: 2

REVISED 06-04-2020

FIRST FLOOR PLAN 6.3.20

1ST FLOOR = 7,197 SF
FULLY SPRINKLERED
ASSEMBLY SPACE, NURSERY,
5 CLASSROOMS, TOILETS,
STORAGE.

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ARCHITECTURE

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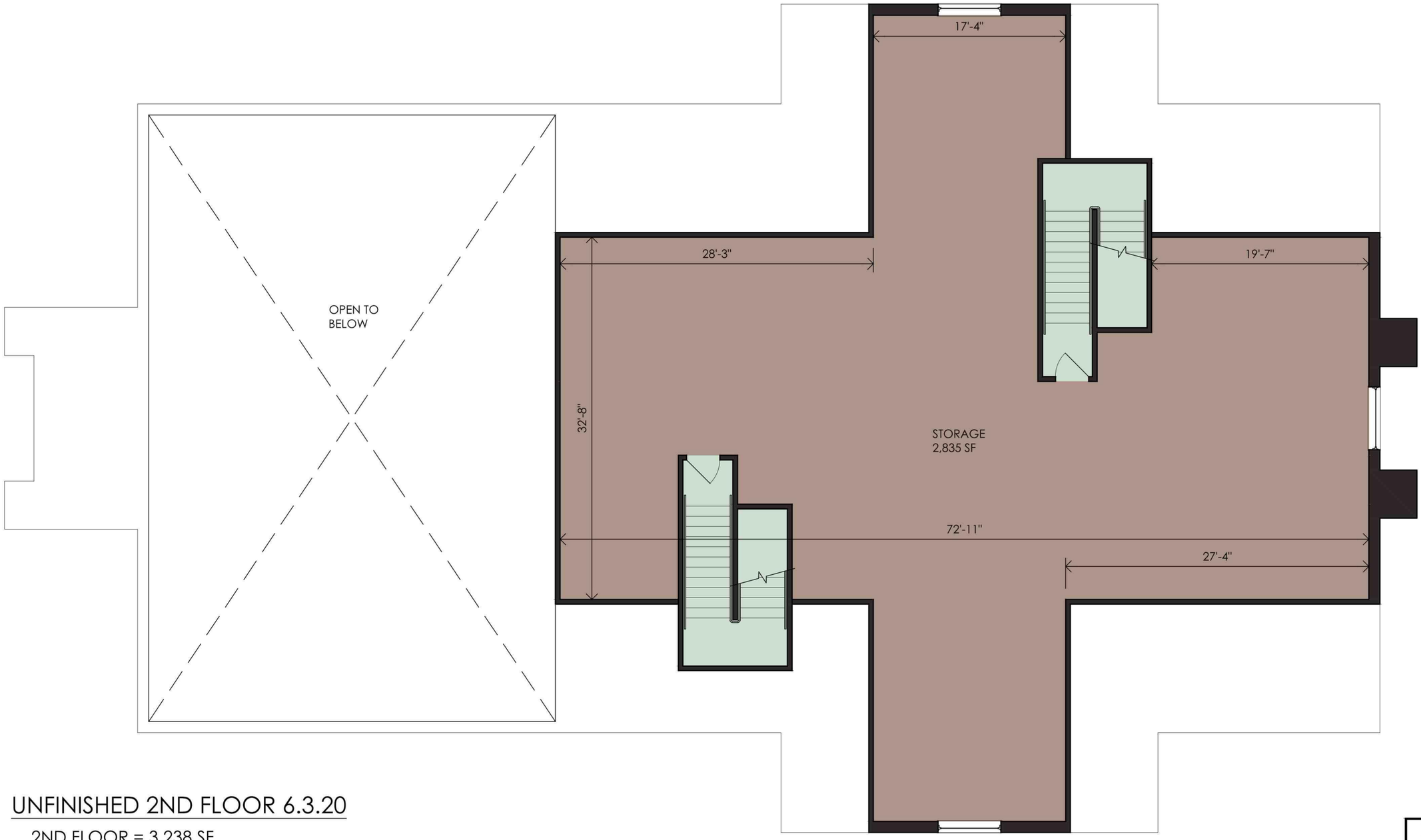

UNFINISHED 2ND FLOOR 6.3.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
STORAGE

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FUTURE FINISHED 2ND FLOOR 6.3.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
4 CLASSROOMS, TOILETS,
STORAGE.

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EAST ELEVATION 6.3.20

NORTH ELEVATION 6.3.20

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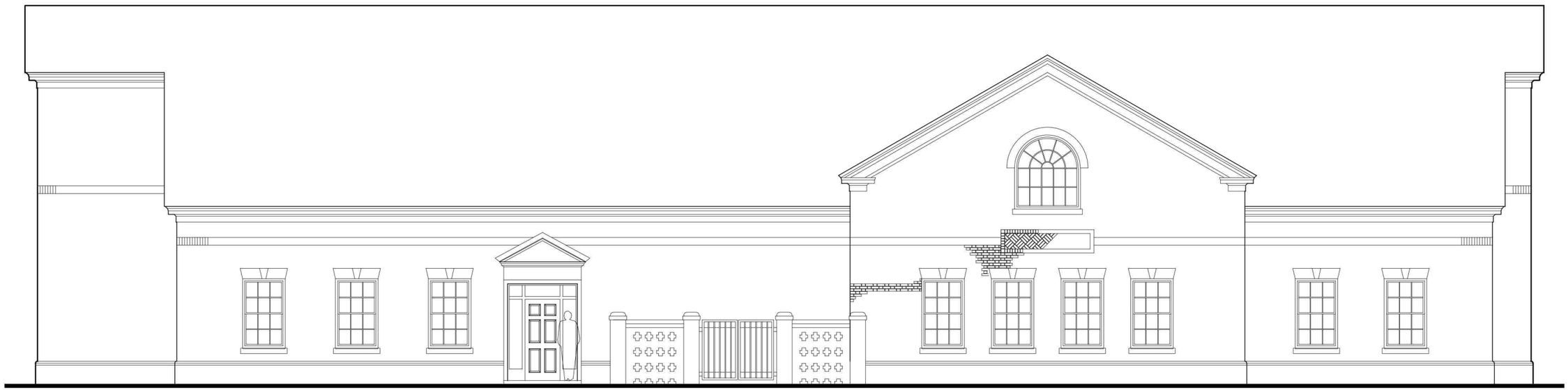

WEST ELEVATION 6.3.20

SOUTH ELEVATION 6.3.20

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STOP
MV-852-SN
The BOGLE Firm
ARCHITECTURE

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STOP
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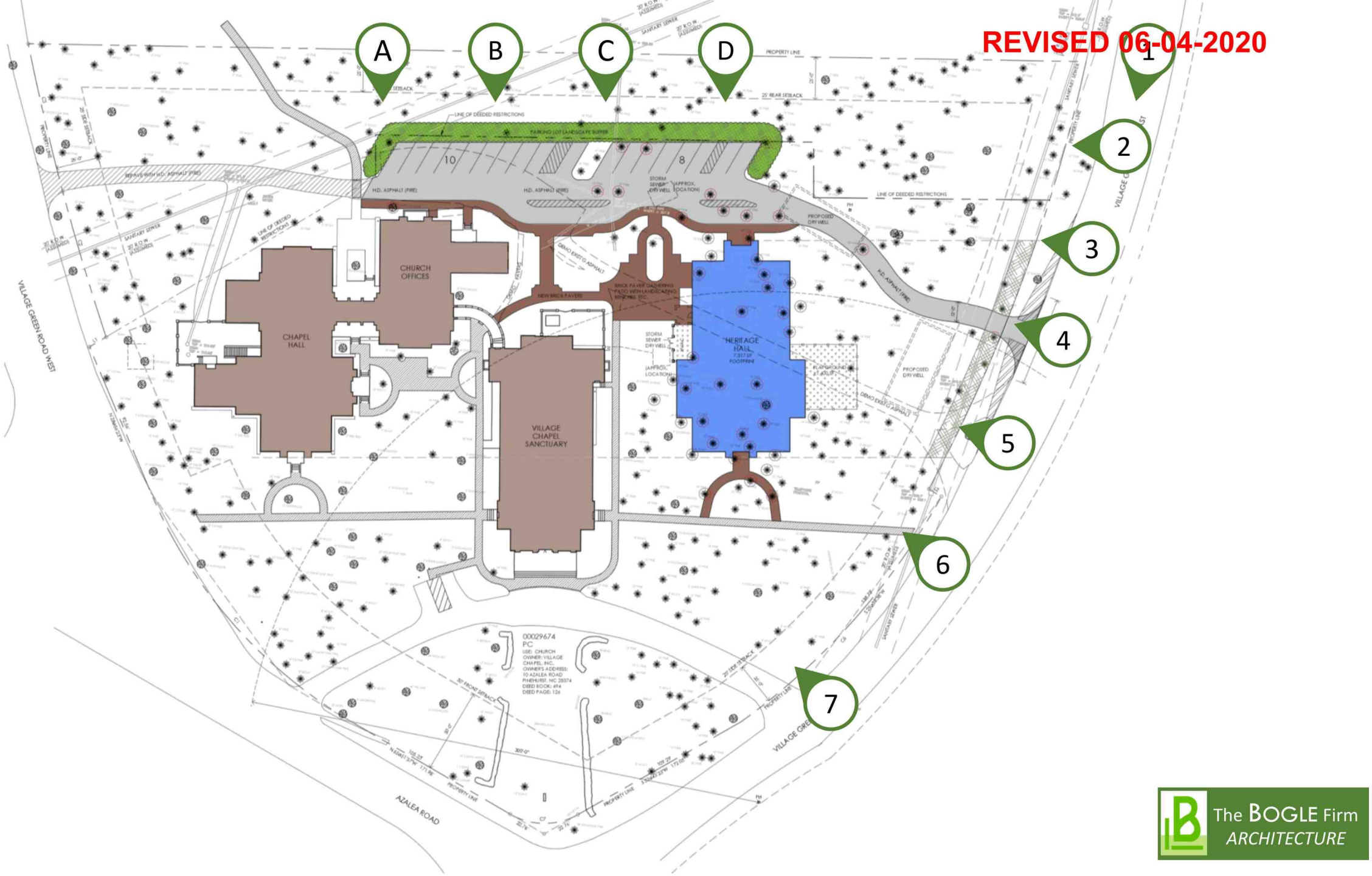
REVISED 06-04-2020
A
B
C
D
1
2
3
4
5
6
7
CHURCH OFFICES
CHAPEL HALL
VILLAGE CHAPEL SANCTUARY
HERITAGE HALL
7,317 SF FOOTPRINT
VILLAGE GREEN ROAD WEST
AZALEA ROAD
PROPERTY LINE
LINE OF DEEDED RESTRICTIONS
PARKING LOT LANDSCAPE BUFFER
H.D. ASPHALT (FIRE)
DEMO EXIST'G ASPHALT
NEW BRICK PAVERS
PROPOSED DRY WELL
STORM SEWER DRY WELL (APPROX. LOCATION)
SANITARY SEWER
25' REAR SETBACK
25' SIDE SETBACK
50' FRONT SETBACK
00029674
PC
USE: CHURCH
OWNER: VILLAGE CHAPEL INC.
OWNER'S ADDRESS: 10 AZALEA ROAD PINEHURST, NC 28374
DEED BOOK: 494
DEED PAGE: 126
The BOGLE Firm
ARCHITECTURE

REVISED 06-04-2020
View A
The BOGLE Firm
ARCHITECTURE

REVISED 06-04-2020
View B
The BOGLE Firm
ARCHITECTURE

REVISED 06-04-2020
View C
The BOGLE Firm
ARCHITECTURE

REVISED 06-04-2020
View D
The BOGLE Firm
ARCHITECTURE

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View 1
The BOGLE Firm
ARCHITECTURE

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View 2
The BOGLE Firm
ARCHITECTURE

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View 3
The BOGLE Firm
ARCHITECTURE

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AK-779-AR
View 4
The BOGLE Firm
ARCHITECTURE

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View 5
The BOGLE Firm
ARCHITECTURE

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View 6
The BOGLE Firm
ARCHITECTURE

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View 7
The BOGLE Firm
ARCHITECTURE

REVISED 06-04-2020

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sandhills Sub Office
Post Office Box 119
Southern Pines, N. C. 28388

April 3, 2020

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

Re: Village Chapel Heritage Hall Project, Pinehurst, Moore County, North Carolina

Dear Ms. Sabo:

This is in response to your request on behalf of your client for an assessment of any potential impacts to red-cockaded woodpeckers (*Dryobates borealis* = *Picoides borealis*) associated with the construction of the Heritage Hall building and attached playground. The U.S. Fish and Wildlife Service (Service) offers the following comments in support of Section 9 of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543) (Act) and the Service's Private Lands Guidelines found in Appendix 5 of the Service's Recovery plan for the red-cockaded woodpecker (*Picoides borealis*): second revision (U.S. Fish and Wildlife Service 2003).

The purpose of the proposed project is to construct a 7,317 square foot building with an attached 1,400 square foot playground, small mechanical area, associated access roads and parking area on the 4.5 acre Village Chapel grounds located south of the Village Green and north of Azalea Road in Pinehurst, Moore County, North Carolina.

Based upon a survey completed by staff of Dr. J.H. Carter and Associates Inc. in March of 2020 there were no red-cockaded woodpecker cavity trees found on the project site. The project will remove approximately 37 pines ≥ 10 inches in diameter at breast height (dbh). The project site is located outside of any known red-cockaded woodpecker clusters therefore no impacts to red-cockaded woodpeckers are anticipated.

Recovery efforts for this species are underway and may result in groups becoming reestablished in areas currently unoccupied by this species. The cumulative loss of foraging and nesting habitat caused by residential and commercial construction is one of the primary threats to the continued existence of the red-cockaded woodpecker in the Pinehurst/Southern Pines area. Therefore, as plans are made to develop this property, I encourage your client to minimize the removal of mature pine trees greater than 8 inches in diameter, take measures to prevent damage to the bole and root system of the remaining pines and to landscape with plant species native to the Sandhills ecosystem.

While the Service has determined that the project, as proposed, is not likely to result in a "take" of red-cockaded woodpecker habitat, this determination must be reconsidered if the project design is subsequently modified in a manner which was not addressed in this report, or if new information becomes available. Therefore, based on the information provided, you

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have satisfied Fish and Wildlife Service guidelines related to red-cockaded woodpecker responsibilities under the Endangered Species Act. If you have any questions regarding the comments in this letter, please contact me at (910) 695-3323 ext. 10.

Sincerely,

Susan Ladd Miller
Fish and Wildlife Biologist

REVISED 06-04-2020

The Village Chapel

10 Azalea Road
Pinehurst, North Carolina 28374

March 18, 2020

Dear Neighbor,

The Village Chapel is in the process of submitting an application to various regulatory agencies in the Village for a permit to construct an additional building on the east side of our campus at 10 Azalea Road in Pinehurst. As required by the Pinehurst Municipal Code we are advising you about our application.

Pinehurst demographics have evolved and changed over the years. Every institution in the Village is affected by these changes. The Village Chapel congregation is now much younger and serves many more families with younger children. Our educational programs and our physical space requirements are impacted by this significant change.

The Village Chapel and its predecessor, The Pinehurst Religious Association founded in 1898, have occupied a unique role as an interdenominational church in the history of the Village. Today we are the spiritual home to not only our members, the majority of whom reside in Pinehurst, but also to thousands of visitors from all over the world. In addition to our primary spiritual role, our resources are a centerpiece in the Pinehurst cultural, educational and civic community. We are a well-known venue to a wide variety of well-attended secular and religious events throughout the year.

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The Village Chapel is funded solely by membership contributions. To continue to be spiritually relevant to our membership and financially viable, we need the resources to meet their needs. Our existing campus does not provide the appropriate space to permit us to do that. Our planned addition is in response to that need.

Our sanctuary, built in 1924, is on the register of National Historic Places. It has long been recognized for its excellence in architecture and design. Responding to changes within the church as members became increasingly full-time rather than seasonal residents, the Chapel added architecturally compatible space in 1961 and again in 1991. Our proposed addition, Heritage Hall, continues in that historic design tradition. When completed and landscaped it will look like it has always been here.

We have scheduled a meeting to give you an opportunity to learn more about our plans and ask questions, and for us to listen to any issues or concerns you might have. Illustrative drawings and video models will be available at the meeting which will be held at:

Chapel Hall

The Village Chapel

10 Azalea Road

Thursday, April 2, 2020

2 PM

You or a designated representative are invited to attend. No prior acknowledgement is necessary.

Realizing that this meeting schedule may not work for some of you, we will be pleased to arrange a mutually convenient time to meet with you individually. We must, however, have those discussions not later than April 15, 2020.

REVISED 06-04-2020

For more information or to arrange an alternative individual meeting time please contact LuAnn Kinney, our church administrator, at the Village Chapel offices between 9AM and 4PM weekdays. Her phone number is (910) 295-6003 and her email is luann@tvcpinehurst.com. An appropriate representative will respond to your inquiry or request.

Sincerely yours,

The Village Chapel

John Rowerdink

Chairman

Board of Trustees

REVISED 06-04-2020

The Village Chapel - Adjacent Property

Parcel ID#	Street Address	Owner Name	Address	City	State	ZIP	Memo
00029862	1 Village Green Rd	VOP					
00022544	60 Village Green Rd E	Fownes Cottage LP	5956 Sherry Lane Suite 1800	Dallas	TX	75225	
00020098	50 Village Green Rd E	Paul, Stuart Watson & Alison Jane	8/2 Great Stuart St	Edinburgh	Scotland UK	EH3 7TN	
00030068	40 Village Green Rd E	Robert C Anderson Jr & Anne M Anderson	40 Village Green Rd E	Pinehurst	NC	28374	
10001623	35 Village Green Rd E	G Roydon Goodson & Martha W Goodson	102 Riverside Drive	Newport News	VA	23606	
00017239	10 Village Green Rd E	Village Green East LLC	352 Courtyard Ln	Fayetteville	NC	28303	
00245527	10 Village Green Rd	Dion J Arthur	15 Heron Street	Wrightsville Beach	NC	28480	
87000260	Azalea Rd (Island)	VOP					
00026417	15 Azalea Rd	Sandhills Woman's Exchange	15 Azalea Rd	Pinehurst	NC	28374	
00025800	1 Carolina Vista	Resorts of Pinehurst Inc	ATTN: Richard Higginbotham PO Box 4000	Pinehurst	NC	28374	
00025426	5 Village Green Rd W	Orion Venture BOA LLC	% Bank of America NC 1-001-03-81 101 N Tryon St	Charlotte	NC	28255	
							3/12/2020

REVISED 06-04-2020

AFFIDAVIT

May 4, 2020

In conjunction with the permit application of The Village Chapel submitted to the Village of Pinehurst regarding its property at 10 Azalea Road, the following actions were taken as prescribed in § 6.1.3 of the Development Ordinance:

- With ten days written advance notice, a letter was sent by US mail to all adjacent property owners (excluding theVillage of Pinehurst) announcing an informative meeting at 2PM April 2, 2020 regarding a presentation about our plans and application. A copy of the letter is enclosed as Appendix A. A list of the adjacent property owners is included as Appendix B. The letter was sent to the address of record of each adjacent property owner as it appeared in Moore County records. In addition to the meeting, interested parties were advised in the letter that upon request individual meetings could also be arranged.

- On April 2, 2020 the meeting was conducted as scheduled. No invited adjacent property owner or their representative attended. After one hour from the announced start time, the meeting was adjourned.

- Prior to the meeting Stuart Paul, an out of town adjacent property owner, requested additional information by email. The requested information was promptly sent by return email and acknowledged by the recipient. In our reply to that inquiry an offer was made to answer any questions. We have received and answered additional questions from Mr. Paul and a neighbor but not adjacent property owner, James Spoonhour. Information provided consisted of architectural rendering, site plans, and answers to specify questions. There has been no response to our last communication providing these materials.

- After more than month from the date of our initial letter, other than the contacts noted, there has been no other communication to us initiated by any adjacent property owner or their representative.

For the Village Chapel

Ralph S. Newman, Jr
Coordinator
Community Liaison

REVISED 06-04-2020

Dear Ambassador Trail:

Below is Pinehurst's decision regarding the request you presented this week:

"Pinehurst will approve parking to be allowed as shown on the 2020 project map contingent on approval by the Village of the overall plan. So, Village Chapel is welcome to submit and we will provide VOP necessary "contingent approvals" as shown. However, if subsequently VOP for any reason turns down the project, the restrictions on the two acres remain as noted in the original document."

Mr. John May, Esq. has also been made aware of this decision. Good luck and have a great weekend!

Warm Regards,

Cindy Ciorra
Executive Assistant to
Richard Higginbotham, SVP/CFO
Pinehurst Resort & Country Club
P.O. Box 4000 | Carolina Vista | Village of Pinehurst, NC 28374
p. 910 235-8703 | |f. 910 255-3273 | Cindy.Ciorra@Pinehurst.com |www.pinehurst.com
"It's a beautiful day at Pinehurst"

(from email)

Subject: Village Chapel
Date: Fri, 21 Feb 2020 15:39:34 +0000
From: Cindy Ciorra <Cindy.Ciorra@pinehurst.com>
To: trail@nc.rr.com <trail@nc.rr.com>
CC: Dick Higginbotham <Dick.Higginbotham@pinehurst.com>

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Darryn Burich, Planning & Inspections Director
Date: May 28, 2020
Subject: Staff Report for the Proposed Conditional District Rezoning of Parcel ID# 00029674 addressed as 10 Azalea Rd.

Applicant:	Pete Bogle, AIA The Bogle Firm Architecture, PLLC
Owner:	The Village Chapel, Inc.
Current Zoning	PC (Public Conservation District) is established as a district in which the primary use of the land is reserved for the general public for recreation, parks, natural or man-made bodies of water, forests and other similar open space uses, and other government uses that provide public services to the residents of Pinehurst. This district is intended to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for public recreational use.
Proposed Zoning:	PC-CD (Public Conservation – Conditional District) is established as a district in which the primary use of the land is reserved for the general public for recreation, parks, natural or man-made bodies of water, forests and other similar open space uses, and other government uses that provide public services to the residents of Pinehurst. This district is intended to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for public recreational use.
Current Land Use:	Religious Institution
Proposed Land Use:	Religious Institution

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of one parcel of land currently zoned PC (Public Conservation District) to PC-CD (Public Conservation – Conditional District). The proposed use of the area would remain as a religious institution with the addition of an approximate 7,197 square foot Christian education building on the Village Chapel campus with associated features including access, parking and a playground. The proposed rezoning would only change the existing zoning of the property to a Conditional Zoning District. A General Concept Plan is required as part of a Conditional District rezoning application. If the Conditional District rezoning and General Concept Plan is approved, the plan then becomes a site-specific zoning plan and a condition of the rezoning. Any substantial changes to an approved General Concept Plan as stated in Section 6.2.3 (B) of the Pinehurst Development Ordinance (PDO) shall be reviewed by the Planning and Zoning Board and approved or denied by the Village Council. All other changes to an approved General Concept Plan that are not substantial and do not alter the basic development concept may be approved by the Village Planner.

The main goal for the applicant to pursue a conditional district rezoning is to request a condition to allow for a maximum impervious coverage of 35% for the property. The PC Zoning District allows for a maximum of 12% impervious coverage. The existing site has an impervious coverage of 22.3% making the site non-conforming to this regulation. The buildings and related site features were constructed prior to the PC Zoning being placed on the property after the incorporation of the Village of Pinehurst and adopting of zoning and development regulations. Therefore the property is "grandfathered" and this creates a legal non-conformity. However, the non-conformity would not be allowed to increase which would limit the site from any future development that would increase the impervious coverage on the lot. The development as depicted on the General Concept Plan indicates a proposed new impervious surface of 29.6%. If the proposed Conditional District Rezoning and associated General Concept Plan were to be approved with the proposed conditions, development could occur on the property on the basic concept of the General Concept Plan and also allow future development up to the 35% impervious threshold.

Included with this conditional district rezoning request are an application, General Concept Plan, project narrative, floor plans, elevations, renderings, neighborhood meeting summary, trip generation, hydrant flow test, ISO calculations and a biological assessment for red-cockaded woodpecker impacts from the United States Fish and Wildlife Service.

The applicant is asking for the following conditions:

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Maximum impervious coverage	35%	12% (22.3% existing)	9.2a
2	Installation of sidewalks along existing street frontage of the development	Not be required	Required	9.16.1.8(a) (4)
3	Allowable Uses and SR's (Special Requirements)	**Limit to:** Religious Institution (waive SR-18) Parking Lot Playgrounds with SR-107 Cemetery with SR-101 Concealed Wireless with SR-103 Accessory Buildings with SR-108 Accessory Structures with SR-110 All Temporary Uses with all SR's	All uses allowed per Table 8.5 with applicable SR's and all Temporary Uses	8.5, 8.6, 8.7 & 8.8

Surrounding properties contain multiple zoning designations and land uses. See the table below and attached "Area Zoning Map".

Adjacent Land Uses and Zoning		
Area	**Existing Uses**	**Zoning**
North	Government – Public/Recreational (Village Green)	PC and LHD (Local Historic Preservation Overlay
South	Single Family Residential, Sandhills Women's Exchange and Pinehurst Resort Clubhouse, Tennis and Pool Facility	R-10 , RD and LHD
East	Single Family Residential	R10 and LHD
West	Bank and Pinehurst Resort Clubhouse, Tennis and Pool Facility	OP, RD and LHD
Comprehensive Plan Land Use Designation		
Parcel ID # 00029674	Non-Residential "Village Core"	

Analysis:

The subject property is defined as being Moore County Parcel ID# 00029674, is addressed as 10 Azalea Rd. and totals approximately 4.5 acres in size. It is currently within the Village's corporate limits and within the Local Historic Preservation Overlay District (LHD) and the National Historic Landmark District.

As mentioned previously, the property is the site of The Village Chapel campus. The Village Chapel is a historic structure and was first established in 1898 by James Walker Tufts. The main chapel was constructed in 1924 and is approximately 6,800 square feet. Two additional buildings were constructed on the property. In 1961 the Administration building consisting of approximately 3,844 square feet was built and the Chapel Hall was constructed in 1991 containing approximately 7,558 square feet.

The applicant indicates that the proposed addition of the "Heritage Hall" on the east side of the site will provide for needed space for the church and will be primarily used as a children's Christian education center. The proposed building is a 1 ½ story building with an approximate footprint of 7,317 square feet with approximately 3,238 square feet of unfinished second story which can be used as storage space and potential future classroom or meeting space if needed. The proposed height of the building is just under 33 feet, meeting the maximum height requirement of 35 feet. The Heritage Hall will be roughly seven feet shorter than the ridgeline of the main sanctuary and compatible with the height of the other structures on the site. The applicant has designed the roofline to reflect similar elements found in the other buildings on the site. The exterior materials and features (brick, roof, windows, doors and other details) will also match those found on the other buildings on the site. There are no physical connections to the existing sanctuary. The Heritage Hall is setback about 70 feet from the sanctuary and aligning with the front façade of the Chapel Hall building. This placement creates a more balanced site and keeps the original chapel as the focal point of the property. An approximate 1,400 square foot playground is also proposed and shown on the east (right) side of the Heritage Hall. The playground will be fenced with a wrought-iron style fence and is indicated to be four feet in height. Any fencing will need to meet the requirements of the PDO. Due to the site being located within the Local Historic District, a Certificate of Appropriateness (COA) will need to be issued by the Historic Preservation Commission (HPC) for the proposed additions to the site. The HPC decided to grant the request for a COA in a public hearing held at its regular meeting on May 28th.

A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. The applicant notified all adjacent property owners. However, due to the current COVID-19 pandemic, absentee property owners and one property being a corporation, no one attended. One adjacent property owner requested information on the proposal to be sent via email. According to the applicant, materials were sent via email and acknowledged by the neighbor. Please find the results of that meeting as reported by the applicant including an affidavit of other contacts from neighbors on this request included with the applicant's submitted materials.

This site contains no floodplains, wetlands or active partition cluster or impacts for red-cockaded woodpeckers (RCW) as stated in the submitted letter from the United States Fish and Wildlife Service (USFW). A majority of the site is located within the WS-II Watershed Protection District which limits non-residential development to 12% built-upon area unless a Special Intensity Allocation (SIA) is granted by Village Council. This proposal includes the addition approximately 7.3 % of built-upon or impervious area. Therefore, due to existing development prior to June 21, 1993 and the proposed new development not exceeding 12% a Special Intensity Allocation will not be required for this proposal.

A planted landscape buffer will be required with this proposal where development is occurring along the property edge abutting the adjacent properties across Village Green Rd. E. Parking area landscaping will also be provided in accordance with Section 9.5.1.4 of the PDO. The submitted General Concept Plan is only required to show the general location and dimensions of the required landscaping while the construction documents will have the total required number, sizes and species of plant material.

The site contains many mature trees native to the Sandhills and typical of the Longleaf Pine Ecosystem. A survey indicates there are roughly 430 trees across the 4.5 acre site. This proposal indicates that 47 trees, 40 of which are pines, will need to be removed to allow for the proposed structure and associated site features. The applicant indicates that the required landscaping will be met by installing longleaf pines, dogwoods, redbuds, camellias, azaleas and holly varieties. These species are both required and recommended in the PDO. Existing healthy trees can also be met to meet the required number of plantings.

The proposed access to the site will remain as a one-way ingress off Village Green Rd. W. The existing exit off Village Green Rd. E is proposed to be removed while providing a new exit off Village Green Rd. E. slightly to the north of the existing exit. A new, slightly reconfigured parking area is being proposed containing a total of 18 spaces resulting in a net gain of 5 parking spaces. All paved areas will be paved with heavy duty asphalt in order to support a fire apparatus. The PC District does not have an off-street parking requirement. A trip generation based on ITE standards was completed and included with this submittal. Based on the use, Village staff does not feel that this proposal will necessitate a Traffic Impact Analysis (TIA) or any additional roadway or signal improvements.

New internal brick paver sidewalks/access isles are proposed across the property to allow for pedestrian connectivity within the campus itself. A new brick paver patio is also shown near the back corner of the new structure and adjacent to the new parking area. No new sidewalks are proposed along the existing street frontage of the development as required by the PDO. The applicant is asking that this requirement be waived and is included as a proposed condition of the rezoning. Currently there are sidewalks along both sides of Village Green Rd. W up to the Village Chapel property. The sidewalk on the opposite side of Village Green Rd. W continues to Azalea Rd. and heads west toward the small traffic circle. Also, there is existing sand paths along the Village Green property currently owned by the Village which provides pedestrian movement around the Village Green and Village Core.

The applicant is proposing a few drywells on site to manage the post-development stormwater. The proposed approximate location of the drywells are indicated on the General Concept Plan. Per the Village's Engineering Standards and Specifications Manual (ESSM), the proposed drywells shall be designed such that the post-development runoff does not exceed the pre-development runoff rate for a 10-year storm event. If the rezoning and General Concept Plan are ultimately approved, calculations demonstrating this requirement will be met will be required at the time of construction document submittal.

Public water and sewer are available and will be provided by Moore County Public Utilities (MCPU). MCPU have reviewed the General Concept Plan and deemed it be satisfactory at the conceptual stage of review and approval with more details to be worked out during the construction document phase. A hydrant flow test was also performed to determine what the current available flow nearby would be. The flow test resulted in a theoretical fire flow of 1,988 gallons per minute (GPM). This would meet the required fire flow for the building. A new hydrant will have to be installed and located closer to the site, within 300 feet within

all portions of the building and within 50 feet of the FDC connection, before final approval of the site plans during the construction document phase. This will necessitate a new water line extension to the site. A full hydraulic model of the water system will need to be performed at that stage as well to ensure there is adequate flow to the site after this extension.

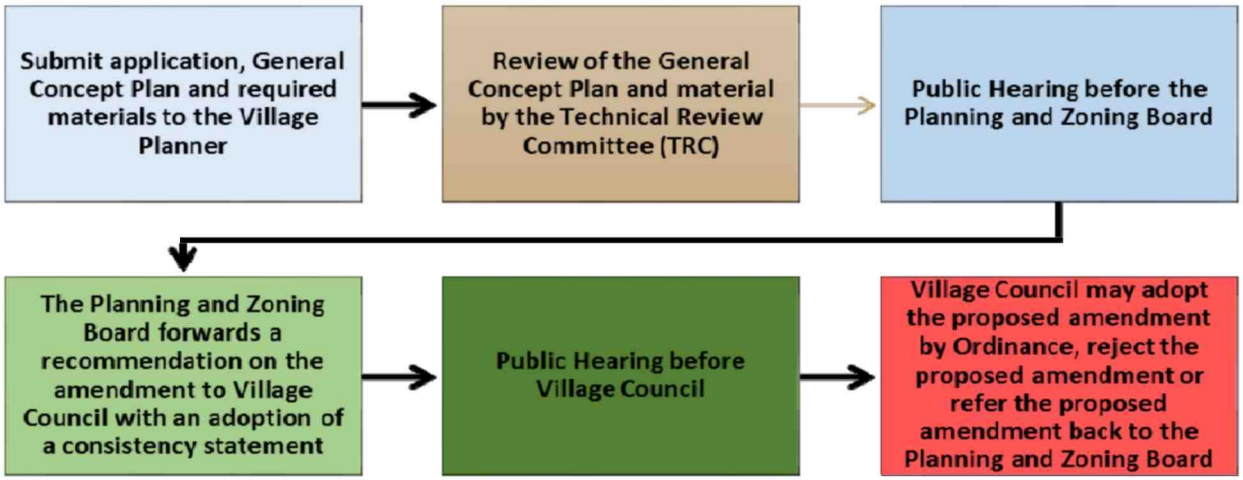
The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. Most of the comments can will need to be addressed at the construction document phase of the project. The TRC is comfortable with the General Concept Plan moving forward to review and consideration of the Planning and Zoning Board.

Planning and Zoning Board Action and Conditional District Rezoning Process:

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

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

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



Plan Consistency:

The base zoning of the property will not change with this proposed amendment. The use that is proposed as part of this project is consistent with the existing use as a religious institution and is a permitted use in the PDO. The only deviation from the requirements of the PDO is the increase in impervious surface. The property is currently not compliant with the impervious surface limitation of the PC Zoning District. The proposed condition to allow the lot's maximum impervious surface coverage to reach 35%, a 12.7% increase, would allow the church to expand and continue providing its service to the residents of Pinehurst.

The proposed zoning district is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as "Village Core". Due to the fact that the base zoning and proposed use is not changing with this request, the proposed amendment is consistent with the "Village Core" designation on the Conservation and Growth Map in the 2019 Comprehensive Plan.

Guiding Principle #1 on page 30 of the 2019 Comprehensive Plan under Village Character and Authenticity states that the Village should retain the small-town charm, scale, and character of the community to ensure a high quality of life. As stated on page 31 of the Comprehensive Plan, the three most distinctful physical factors contributing to character in Pinehurst are its 1) well-maintained landscaping and natural environment, 2) architecture, and 3) curvilinear streets. These all are vitally important to the overall appearance of the Village especially along major roads and gateways to the Village. This proposal creates a more bi-lateral and balanced site and will provide for all the required landscaping requirements of the PDO and minimize the removal of mature, specimen trees on the site. The design and architecture of the proposed building will also match other buildings on the site which will preserve the existing character of the property and the area. Implementation Strategy 1.1 identified on page 45 is to promote private preservation efforts in the historic Village Center and support the efforts of the Historic Preservation Commission. The Historic Preservation Commission issued a Certificate of Appropriateness for the proposed building in its regular meeting held on May 28, 2020.

The Village's vision is to "Promote, enhance, and sustain the quality of life for residents, businesses, and visitors." page 32 identifies means that the Village can maintain and enhance quality of life including preserving the historic character of the Village Center, expanding arts, culture and entertainment in Pinehurst and adapting to change as residents become more diverse in age, interests and backgrounds and as their needs are expected to change as the composition of the community changes. This request would allow the church to expand services to a growing community and could help enhance the quality of life for residents and visitors.

Staff Recommendation:

Planning staff recommends approval of the rezoning request for PID # 00029674 to PC-CD (Public Conservation – Conditional District) as submitted and recommends the Board adopt the consistency statement below.

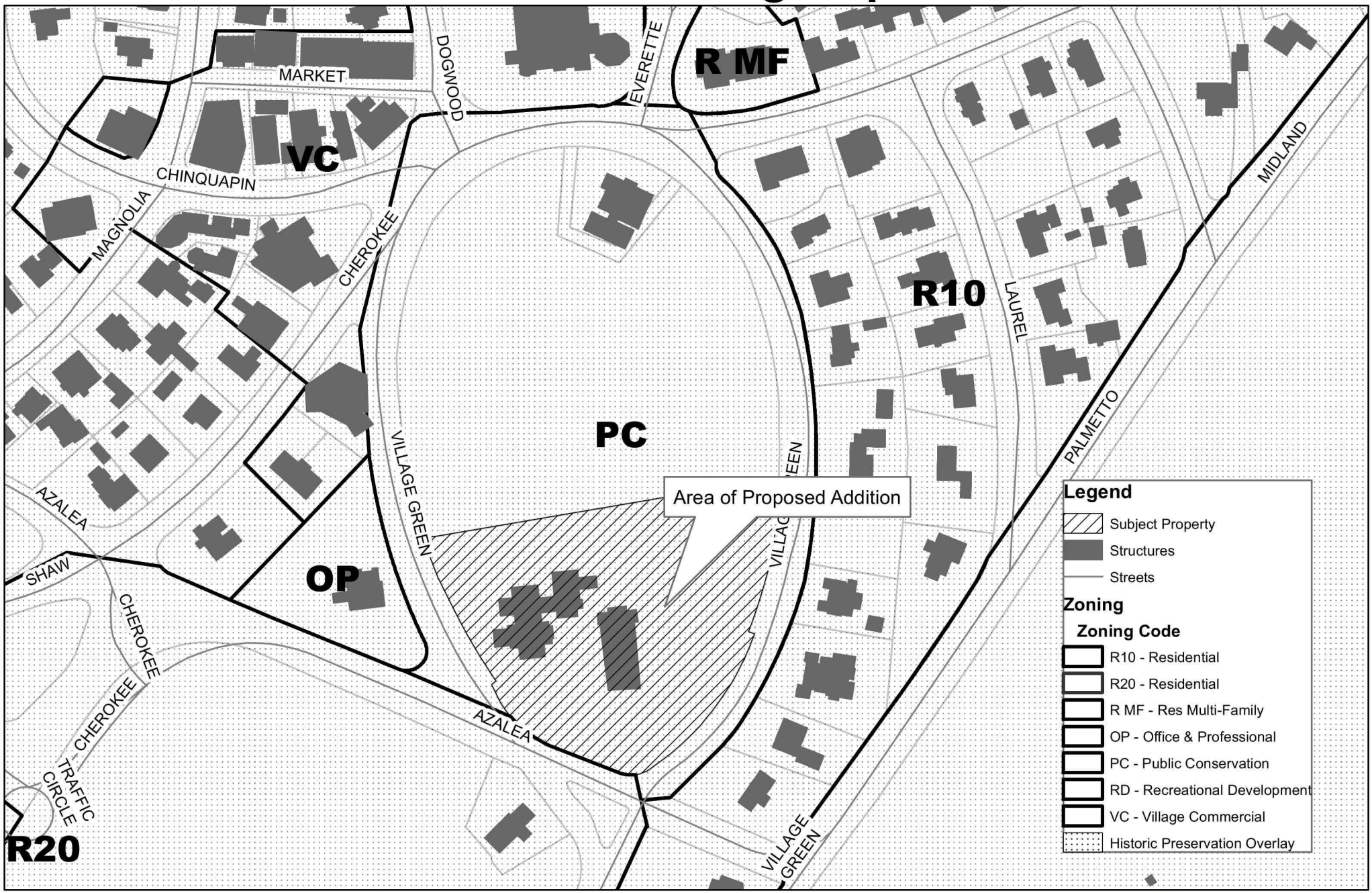
Comprehensive Plan Consistency Statement:

The proposed rezoning is consistent with the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as "Village Core" and that the proposed zoning district of PC-CD is consistent with "Village Core" designation as the base zoning and permitted use will not change. Additionally, the proposed rezoning will help enhance quality of life for Village of Pinehurst by expanding religious services to residents and visitors and preserving the Village's Character and Authenticity as stated on pages 31, 32 and 45 of the 2019 Comprehensive Plan. Therefore, this amendment is consistent with the goals of the 2019 Comprehensive Plan and achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Attachments:

- Area Zoning Map
- Aerial Map
- Adjacent Property Owner Notification
- Labels of Adjacent Property Owners Notified
- Map of Adjacent Property Owners Notified
- Comprehensive Plan Consistency Statement

Area Zoning Map



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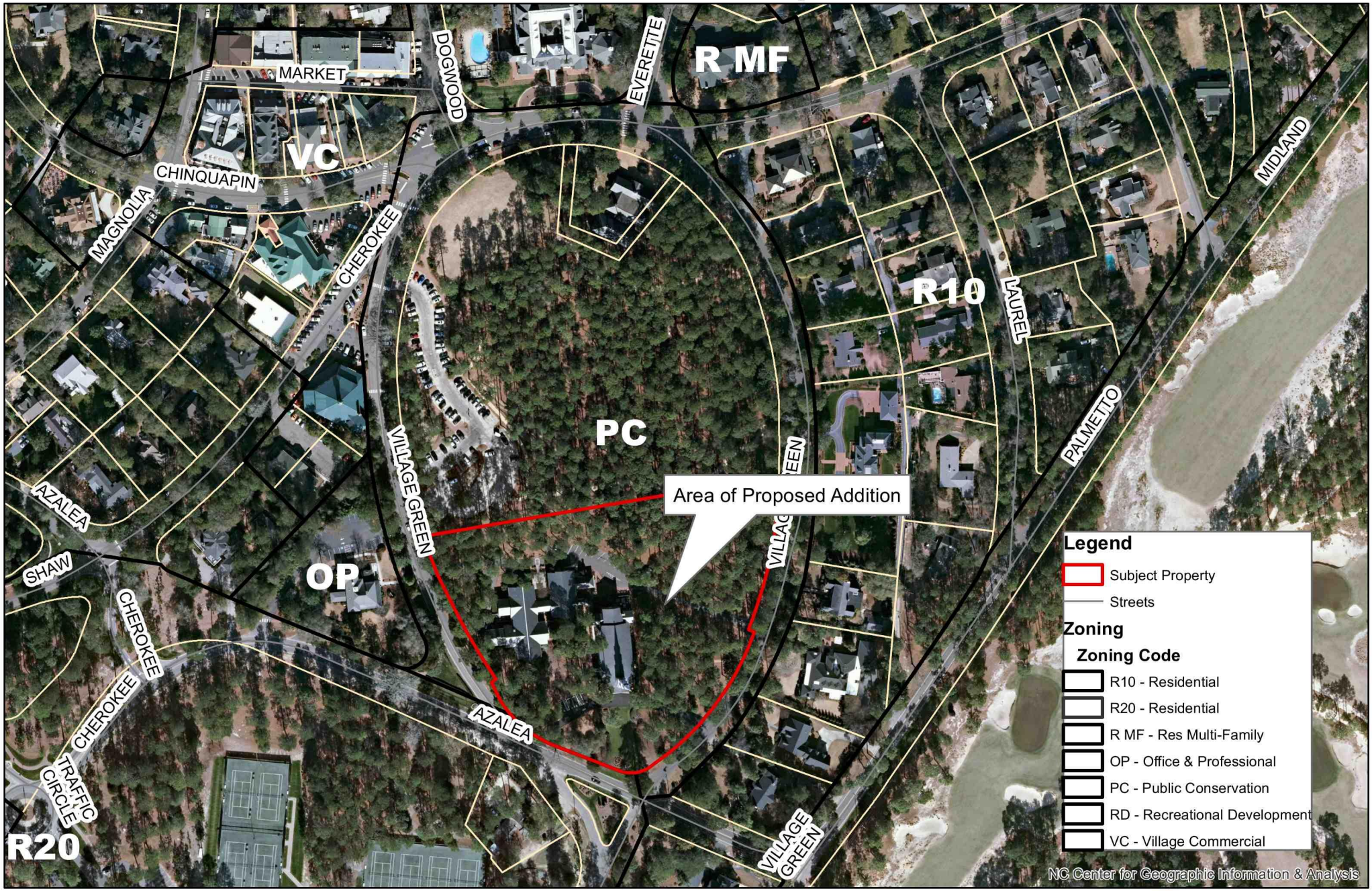
5/28/2020

June 4, 2020
Planning and Zoning Board
Public Hearing for Conditional Rezoning

1895 VILLAGE OF PINEHURST

N W E S

Aerial Map



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5/28/2020

June 4, 2020
Planning and Zoning Board
Public Hearing for Conditional Rezoning

1895 VILLAGE OF PINEHURST

N W E S

NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST

Dear Property Owner:

The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing on:

Thursday, June 4, 2020
4:00 PM
Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment includes one parcel of land consisting of approximately 4.5 acres further identified as Moore County PID # 00029674 and would zone the property PC-CD (Public Conservation – Conditional District). The property is currently zoned PC (Public Conservation District). The proposed rezoning will allow for the addition of an approximately 7,317 square foot Learning Center. The applicant and property owner is the Village Chapel Inc.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this public hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM with the exception of holidays. Information on this request will also be made available the week of the meeting on the Village of Pinehurst's Novus Agenda website at https://pinehurst.novusagenda.com/agendapublic/.

ORION VENTURE BOA, LLC C/O BANK OF AMERICA

NC1-001-03-81

CHARLOTTE NC 28255

ARTHUR, DION J

15 HERON ST

WRIGHTSVILLE BEACH NC 28480

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

VILLAGE GREEN EAST LLC

352 COURTYARD LN

FAYETTEVILLE NC 28303

SANDHILLS WOMAN'S EXCHANGE

PO BOX 215

PINEHURST NC 28370

ANDERSON, ROBERT C JR & ANNE M

40 VILLAGE GREEN RD

PINEHURST NC 28374

FOWNES COTTAGE, LP

5956 SHERRY LANE SUITE 1800

DALLAS TX 75225

PAUL, STUART WATSON & ALISON JANE 8/2 GREAT STUART STREET

EDINBURGH EH3 7TN

VILLAGE CHAPEL INC

10 AZALEA RD

PINEHURST NC 28374

GOODSON, G ROYDEN GOODSON, MARTHA W

102 RIVERSIDE DRIVE

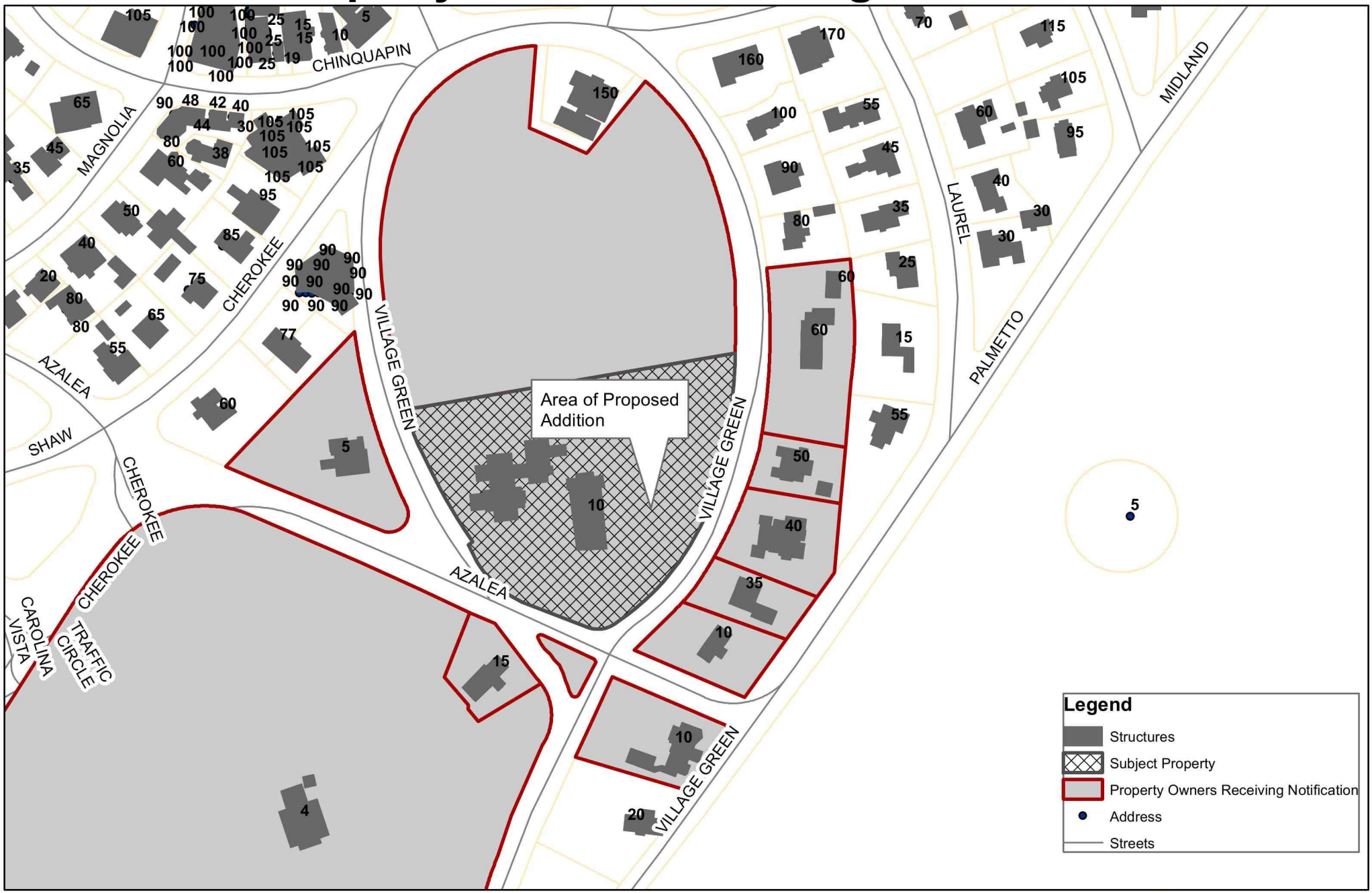
NEWPORT NEWS VA 23606

RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

Property Owners Receiving Notification



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June 4, 2020
Planning and Zoning Board
Conditional District Rezoning Public Hearing

1895 Village of Pinehurst

N W E S

PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN
JUNE 4, 2020 REGULAR MEETING

Conditional District Rezoning Request
PC (Public Conservation District) to
PC-CD (Public Conservation – Conditional District)

Property Location: **10 Azalea Rd.**
Parcel ID#'s: **00029674**

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed conditional rezoning **IS** consistent with the 2019 Comprehensive Plan:

The proposed rezoning is consistent with the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as "Village Core" and that the proposed zoning district of PC-CD is consistent with "Village Core" designation as the base zoning and permitted use will not change. Additionally, the proposed rezoning will help enhance quality of life for Village of Pinehurst by expanding religious services to residents and visitors and preserving the Village's Character and Authenticity as stated on pages 31, 32 and 45 of the 2019 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL** of the conditional rezoning from PC (Public Conservation District) to PC – CD (Public Conservation Conditional District) with conditions.

DRAFT

This is the _____ day of _____ , 20____

_____

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

_____
DATE

_____
Kelly Brown
Clerk to the Planning and Zoning Board

Cc: Darryn Burich
Alex Cameron
Kelly Brown

DRAFT

PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, JUNE 4, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Board Members Present:	**Board Members Absent:**	**Staff Present:**
Leo Santowasso, Chair	Julia Latham	Darryn Burich, Planning and Inspections Director
Sonja Rothstein		Alex Cameron, Senior Planner
Cyndie Burnett		Kelly Brown, Administrative Assistant
Phillip Shumaker		
Paul Roberts		
Joel Shriberg		
Jeramy Hooper		
David Alzamora		

I. Call to Order

Mr. Santowasso confirmed a quorum was present and called the meeting to order at 4:00 pm.

II. Approval of Minutes

A. March 5, 2020 Regular Meeting Minutes

Ms. Burnett moved to approve the March 5, 2020 regular meeting minutes. Seconded by Ms. Rothstein. Carried by unanimously vote of 8-0.

III. Public Hearing

A. Public Hearing No. 1

Mr. Hooper moved to recess the public meeting and enter into Public Hearing No. 1. Seconded by Ms. Rothstein. Carried unanimously by a vote of 8-0

Alex Cameron, Senior Planner, stated the purpose of the public hearing was to consider an Official Zoning Map Amendment. This map amendment includes one parcel of land consisting of approximately 4.5 acres further identified as Moore County PID # 00029674 and would zone the property PC-CD (Public Conservation – Conditional District). The property is currently zoned PC (Public Conservation District). The proposed rezoning will allow for the addition of an approximately 7,317 square foot building that will be used primarily for educational use. The applicant and property owner is the Village Chapel Inc. Mr. Cameron provided background on the rezoning request from the staff report. On June 4th, the applicant submitted a revised application package based on staff technical review comments, which was distributed to the Board. This material is located in the docket file at Village Hall.

Pastor John Jacobs, senior pastor of Village Chapel, discussed the church's need for an additional building for educational purposes. The name of the proposed building is Heritage Hall.

Jack Wood, project manager at Village Chapel, discussed how the church arrived at the proposed design and site plan for Heritage Hall. He gave an estimated timeline for the project: Village Council approval by July, site plan approval by October, construction drawings by November, contractor bids by December, selection of a contractor by January, and begin construction in March 2021, with a six-month construction window.

Pete Bogle, applicant and owner/architect at Bogle Firm, discussed the application package and revisions made to the original application Revisions included:

- Deleting cemetery use as a requested allowable use
- Deleting playground equipment as an accessory use. They are not proposing permanent playground structures
- Requesting an impervious surface limit increase of 33%, instead of 35%. The change was based on staff technical review comments that 35% seemed a little large based on proposed expansion area of almost 11,000 square feet
- Adding a landscape buffer to Village Green East
- Adding sight triangles placed along pavement edge & existing tree noted to be trimmed up to required clearance height
- Showing public sewer lines with easements, existing and proposed fire hydrants, proposed new fire line, and survey metes and bounds

Mr. Bogle stated they are requesting conditional district rezoning to "produce a customized zoning district that adjusts the current base zone to become more fitting to the owner's intent and to the public's expectations for the use of that site." He discussed fencing material options for the play area. He stated the Village Chapel had no interest in a daily preschool. They are requesting to waive the requirement for sidewalks because they are not fitting and out of character for the historic area. Mr. Bogle and the Board discussed the use of sand paths.

Brian Welborn of Neal Smith Engineering stated the submitted trip generation was not generated from a traffic study. Mr. Santowasso expressed the need for peak hour traffic and special event traffic numbers.

Ralph Newman, community liaison for the Village Chapel, discussed the neighborhood meeting held on April 2, 2020.

John Hoffman of Pinehurst provided public comment not in support of the proposal.

Pope Dylan provided public comment in support of the proposal.

Mr. Santowasso discussed imposing a condition to require one-for-one plantings to replace the predicted removal of 47 trees.

Mr. Wood stated the PDO would only require the church to install sidewalks along the proposed site and they would not terminate anywhere. He stated installing more landscaping than required would be an expense. Mr. Bogle stated the church was amenable to adding sidewalks.

Ashley Smith, associate pastor of the Village Chapel, provided public comment in support of the Heritage Hall proposal.

Nancy Smith of Pinehurst provided public comment on sidewalks and storm water runoff.

DRAFT

Motion: Mr. Shriberg moved to close the public hearing and return to the regular meeting. Seconded by Ms. Burnett. Carried unanimously by a vote of 8-0.

The Board discussed potential conditions related to the approval of the conditional rezoning: installation of sidewalks, landscaping around the play area, and one-for-one tree replacement.

Mr. Hooper moved that the Planning & Zoning Board recommend approval to the Pinehurst Village Council of the proposed zoning map amendment as submitted by the applicant, with the following conditions:

1. *One-for-one replacement of each tree removed*
2. *Landscape buffer around playground area*

Seconded by Mr. Shumaker. Carried unanimously by a vote of 8-0.

Roll Call

Mr. Roberts	Aye
Ms. Rothstein	Aye
Mr. Alzamora	Aye
Mr. Hooper	Aye
Ms. Burnett	Aye
Mr. Shriberg	Aye
Mr. Shumaker	Aye
Mr. Santowasso	Aye

IV. New Business

A. Draft Changes to PDO to Implement Electronic Permitting

The Board moved the discussion on the draft changes to the PDO to the July meeting agenda.

V. Next Meeting Date

A. Regular Meeting on July 2, 2020

VI. Motion to Adjourn

Ms. Burnett moved to adjourn the regular meeting. Seconded by Ms. Rothstein. Carried by a vote of 8-0 at 7:08 pm.

Respectfully Submitted,

Kelly Brown
Administrative Specialist
Village of Pinehurst

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

DRAFT

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

DRAFT

PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY WITH THE 2019 COMPREHENSIVE PLAN JUNE 4, 2020 REGULAR MEETING

Conditional District Rezoning Request
PC (Public Conservation District) to
PC-CD (Public Conservation – Conditional District)

Property Location: **10 Azalea Rd.**
Parcel ID#'s: **00029674**

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed conditional rezoning **IS** consistent with the 2019 Comprehensive Plan:

The proposed rezoning is consistent with the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as "Village Core" and that the proposed zoning district of PC-CD is consistent with "Village Core" designation as the base zoning and permitted use will not change. Additionally, the proposed rezoning will help enhance quality of life for Village of Pinehurst by expanding religious services to residents and visitors and preserving the Village's Character and Authenticity as stated on pages 31, 32 and 45 of the 2019 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL** of the conditional rezoning from PC (Public Conservation District) to PC – CD (Public Conservation Conditional District) with conditions.

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

This is the 4th day of June, 2020

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

June 8th, 2020
DATE

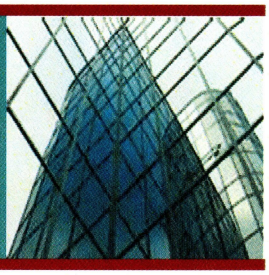
Kelly Brown
Clerk to the Planning and Zoning Board

Cc: Darryn Burich
Alex Cameron
Kelly Brown

NSE

Neal Smith Engineering, Inc.

139 Pinehurst Avenue – Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nsengineering.com
Firm License No. C-1425



May 20, 2020

Pete Bogle
The Bogle Firm Architecture
100 W. Innes St. Suite 200A
Salisbury, NC 28144

Subject: Trip Generation
Village Chapel 7,317 SF Heritage Hall
Pinehurst, North Carolina
NSE Project #2000550

Dear Mr. Bogle:

NSE has determined the following anticipated trip generation for the above-mentioned project.

ITE Code: 560 Church

1st Floor Usable Space = 4602 ft^2
2nd Floor Usable Space = 2082 ft^2
Total = 6.7 KSF

Weekday 9.11 per KSF
Total Generated Trips: 62

Peak (Sunday) 27.63 per KSF
Total Generated Trips: 186

The trip generations were based on ITE rates and not a traffic study. Thank you for this opportunity to serve you. Please contact Neal Smith Engineering, Inc. for any further information.

Sincerely,
NEAL SMITH ENGINEERING, INC.

Neal Smith, PE
President

HYDRANT FLOW TEST REPORT

LOCATION: Village Chapel
DATE: 5/15/2020
TIME:

TEST MADE BY: CF & JL
REPRESENTATIVE OF: MOORE COUNTY PUBLIC UTILITIES
WITNESS: N/A

PURPOSE OF TEST: Fire Flow

CONSUMPTION RATE DURING TEST: N/A GPM
IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING:

FLOW HYDRANT #s	A^1	A^2	A^3
	2-56		
SIZE NOZZLE:	2 1/2	IN	
PITOT READING:	30	PSI	
TOTAL GPM:	920	GPM	

RESIDUAL HYDRANT # 2-51
STATIC $_B$ 45 **PSI**
RESIDUAL $_B$ 39 **PSI**

PROJECTED RESULTS AT 20 **PSI** **RESIDUAL** 1988 **GPM**

REMARKS: Cannon Park at 33.5'

LEGAL NOTICE
NOTICE OF PUBLIC MEETING
VILLAGE OF PINEHURST

NOTICE IS HEREBY GIVEN that a Meeting will be held by the Pinehurst Village Council at 4:30 p.m. on Tuesday July 14, 2020, at Village Hall, 395 Magnolia Rd., Pinehurst, North Carolina, for the following requests:

Public Hearing:

1. The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment includes one parcel of land consisting of approximately 4.5 acres further identified as Moore County PID # 00029674 and would zone the property PC-CD (Public Conservation – Conditional District). The property is currently zoned PC (Public Conservation District). The proposed rezoning will allow for the addition of a 7,317 square foot Education building and associate site features. The applicant and property owner is the Village Chapel Inc.

Additional information on the above item is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM.

PLEASE PUBLISH IN THE PILOT ON:
Wednesday July 1, 2020 and Wednesday July 8, 2020

The Village Chapel

THE BOGLE FIRM,
ARCHITECTURE

Conditional District Rezoning Submittal
to the Village Council
of the Village of Pinehurst

The Village Chapel
Heritage Hall

Proposed New Construction at
The Village Chapel, Pinehurst, NC

May 6, 2020 (Original Submission)
REV. June 3, 2020 (Planning Board Presentation)
REV. July 10, 2020 (Village Council Presentation)

The Bogle Firm Architecture, PLLC
110 N. Main Street, Suite 200
Salisbury, NC 28144 • 704.638.2015

Index

1) Application for Rezoning / Conditional District
2) Description of Project
3) Attachments:
    1. CD-1: General Concept Plan
    2. CD-2: Impervious Calculations and ISO Calcs
    3. Floor Plans
    4. Building Elevations
    5. Renderings
    6. US Fish and Wildlife Letter
    7. Neighborhood Meeting Documents
        a. Letter to Adjacent Property Owners
        b. List of Adjacent Property Owners
        c. Affidavit of Responses
    8. Pinehurst, LLC Email, Deed Restrictions
    9. Average Attendance Records since 2015
    10. List of Current Users of TVC facilities
    11. Recommendations and Proposed Plant List from RLA
    12. Kimly-Horn Trip Generation Analysis
    13. Impervious Surface Areas v/s Off Site Stormwater Run-Off
    14. NSE Report to Women's Exchange regarding flooding, June 2018

GOALS FOR CONDITIONAL DISTRICT REZONING

The existing PC zoning district allows a maximum of 12% impervious area. The existing campus has a total impervious area of 22.3%, making the site non-conforming. The existing buildings, pavement, and sidewalks preceded the impervious area limitations that were applied when the site was zoned PC by the Village.

- The main goal of this Conditional District Rezoning is to request an impervious limit of 33% for the site.
- A secondary and minor goal is to also request that the sidewalk required by PDO 9.16.1.8(a)(4) not be required as it is not in keeping with the historic nature of the Village Green.

Project Background

The proposed "Heritage Hall" addition to the Village Chapel will provide much needed space for The Village Chapel congregation. Bogle Firm Architecture, of Salisbury, utilized the Village's Historic District Design Standards as a central guide and consulted with Village Planning Department staff throughout the design process to ensure compliance with the Pinehurst Development Ordinance Review Criteria for Certificates of Appropriateness. As proposed, the Heritage Hall addition is in congruity with the Village of Pinehurst Historic District and the existing Village Chapel campus.

The Village Chapel was constructed in 1924, approximately thirty years after the Village Green was laid out. New York architect, Hobart Upjohn, designed the original 6,800 square foot brick Colonial Revival structure. Over the years two additional buildings were added to the Chapel campus: the Administration Building built on the west side of the chapel in 1961; and the Chapel Hall, constructed in 1991. The 1961 and 1991 buildings contain 3,844 square feet and 7,558 square feet, respectively.

The design presented in the attached plans and documents preserves the status of the 1924 Village Chapel sanctuary as the focal point of the complex.

Heritage Hall will be a 1 ½ story building with a footprint of 7,197 square feet and an unfinished second floor of 3,238 square feet. The second floor will be used as storage space until a point in the future when additional classroom or meeting spaces may be needed.

Massing and Building Placement

Using a matching roof pitch to other secondary campus buildings, the Heritage Hall will measure 32 feet, 8 inches in height at the roof ridge. Its height is close to that of the 1961 and 1991 buildings (± 30 feet). The highest point of Heritage Hall will be roughly 7 feet lower than the ridgeline of the 1924 sanctuary, and considerably lower than its steeple. The multi-gabled roofline of the proposed Heritage Hall reflects similar elements found in the Administration and Chapel Hall buildings.

Site layout will preserve the sanctuary building as the primary focal point and will add symmetry to the overall campus. The front of the proposed Heritage Hall is set back 70 feet from the front steps of the sanctuary and aligns with the front facade of the existing Chapel Hall building on the west side of the campus. The western wing of the proposed building is sited 42 feet away from the nearest existing wing of the sanctuary building. This provides a clear distance of roughly 58 feet from the main body of the sanctuary to the main body of the proposed building. No physical connections will be made to the existing sanctuary and no work is planned on any of the existing buildings. This also provides a clear distance of nearly 100 feet to from the closest point of the building to Village Green Road East.

The overall result is a bilaterally balanced plan with all of the additions (1961, 1991 and proposed 2020) in subservient positions to Upjohn's original design.

Architectural Detailing

The exterior brickwork and other architectural details proposed for the Heritage Hall will be similar to those used on the Administration Building and Chapel Hall in order to maintain the established architectural language of the entire site. Architectural details compliment, but do not replicate, the 1924 sanctuary, as the historic Chapel needs to stand out as the focal point of the complex. The exterior of the Heritage Hall will be Flemish bond pattern brick with jack arches over the door and window openings. Brick size, color, and mortar color will closely match the 1961 and 1991 buildings. Details such as the cast stone windowsills and eave trim will be replicated, although contemporary materials may be used (painted fiber cement). A slate roof will be installed. New clad wood windows will match the construction and style of the Administration and Chapel Hall buildings. Proportions of window opening dimensions and grid configurations will be similar.

Site Configuration & Landscaping

The Village Chapel sits on a 4.5-acre parcel at the south end of the Village Green. The oval-shaped Village Green is characterized by an abundance of tall, evergreen Longleaf Pines and has long-served as the central open space to the Village of Pinehurst. Together, the lands of The Village Chapel, The Village Green, and the Given Memorial Library parcels comprise a contiguous area of 12 ¼ acres. When viewed from various vantage points, the Chapel campus is seen through a filter of pines, hollies, dogwoods and other plantings. Pinehurst's evergreen setting is a character defining feature of the village.

The 1-1/2 story proposed design for the Heritage Hall minimizes the addition's footprint to 7,197 square feet, and is designed to meet the church’s immediate and future Christian education space needs. The building, hardscaping, underground drywells, and parking/driveways have been carefully designed to limit necessary tree removal. As proposed, 47 trees (40 pines) will be required to be removed. The total campus has roughly 430 trees across the 4.5 acres.

Landscaping will be designed to meet PDO buffering standards along the parking lot. Other landscaping design will be ornamental around the building foundations and within the rear courtyard areas. Historically appropriate flora selections will include Long Leaf Pines, Dogwoods, Redbuds, Camellias, Azaleas, and Holly Varieties that are of common use on the site and in the Old Town portion of the Village.

The proposed playground for small kids on the east side of the building will be enclosed with a wrought-iron picket style fence to meet PDO standards. Fencing will likely be aluminum construction and 4 feet tall to keep young kids from wandering off the play yard.

The parking area will be slightly reconfigured to generate a net gain of five (5) parking spaces, for a total of eighteen (18) parking spaces without significantly altering the appearance of the property. The existing traffic pattern will remain as one-way flow with a driveway entrance from Village Green West. Traffic will continue to use the existing driveway located on the western side of the property and exit the property on the east. The proposed driveway exiting the site is designed with two bends to minimize the loss of pine trees and to create a visual break when looking into the campus from Village Green East.

Rezoning/Rezoning – Conditional

Fee: $1300 - Rezoning
Fee: $5000 – Conditional Rezoning
(Revised 09/2019)

Permit Information

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

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	10 Azalea Road
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	00029674

Owner Information	
Name	The Village Chapel
Street Address	10 Azalea Road
City, State, Zip Code	Pinehurst, NC 28374
Mobile Phone #	-
Business Phone #	910.295.6003
Other Phone #	-
Email	jwood008@nc.rr.com

Applicant	
Name	Pete Bogle, AIA
Street Address	110 N. Main Street, Ste. 200
City, State, Zip Code	Salisbury, NC 28144
Mobile Phone #	704.213.4553
Other Phone #	704.638.2015
Email	pete@boglefirm.com

Rezoning/Rezoning – Conditional

Fee: $1300 - Rezoning
Fee: $5000 – Conditional Rezoning
(Revised 09/2019)

General Information

☐ Rezoning ☒ Conditional District Rezoning			
Project Description	New Construction of 1-1/2 story Christian Education Building on the campus of The Village Chapel, with associated adjustments to parking, landscaping, hardscaping, storm water management, and tree removal		
Current Zoning District	PC		
Proposed Zoning District	PC		
Reason for Rezoning Request	Request is to increase allowable impervious surfaces to 35%		
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	1	Number of Acres to be Rezoned 4.5	

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☒ Institutional Church	☒ Institutional Church
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services Church	☐ Services Church

REDUCED TO 33% BASED ON COMMENTS RECEIVED.

Conditions of Rezoning - Requested (If Any)	1) Increase allowable impervious surfaces to 35% 2) Delete required sidewalk along Village Green East. **CONDITIONS ADDED BY PLANNING BOARD:** **3) REPLACE REMOVED TREES AT A 1:1 BASIS** **4) ADD SCREENING LANDSCAPING AROUND PLAY YARD FENCE**		
Rezoning Results in an Increase in Density or Intensity of Uses	☒ Yes ☐ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	April 2, 2020
Other Information			

Location Information

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

Required Documents

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

Certification

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

Applicant Signature: _____ Date: 5.6.2020

CONDITIONAL DISTRICT APPROACH:

Least obtrusive rezoning method to increase the allowable impervious surface limits.

Base PC district remains unchanged.

Conditional District allows the applicant to LIMIT the approved uses for that site, thus site uses will be considerably more restrictive with the CD in place than without.

CONDITIONAL DISTRICT APPROACH:

Least obtrusive rezoning method to increase the allowable impervious surface limits.

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Conditional District allows the applicant to LIMIT the approved uses for that site, thus site uses will be considerably more restrictive with the CD in place than without.

Allowable uses as listed in CD Application include:

- **Religious Institutions**
- **Playgrounds (SR)**
- **Parking Lot**
- **Concealed Wireless (SR)**
- **Accessory Buildings (SR)**
- **Accessory Structures (SR)**
- **Retain all temporary uses as permitted by the ordinance**

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- Playgrounds (SR)
- Parking Lot
- Concealed Wireless (SR)
- Accessory Buildings (SR)
- Accessory Structures (SR)
- Retain all temporary uses as permitted by the ordinance

Primary Uses DELETED from the use matrix
- Civic/Cultural Facility
- Municipal Public Service Facility
- Public Safety Station
- Recreation Facility (Indoor)
- Park
- Landfill / Waste Recovery Facility
- Recycling Collection Stations, Municipal
- Utilities Station, Municipal and other

Accessory Uses DELETED from use matrix
- Beekeeping
- Cemetery
- Farmer's Market
- Outdoor Swimming Pools and Spas
- Playground Equipment (structures)

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- Cemetery
- Farmer's Market
- Outdoor Swimming Pools and Spas
- Playground Equipment (structures)

END RESULT OF A CONDITIONAL DISTRICT REZONING APPROACH IS TO PRODUCE A CUSTOMIZED ZONING DISTRICT THAT ADJUSTS THE CURRENT BASE ZONE TO BECOME MORE FITTING TO THE OWNER'S INTENT AND THE PUBLIC'S EXPECTATIONS FOR THE USE OF THE SITE.

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00053 Village Chapel, 10 Azalea Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

The Historic Preservation Commissioner may at times determine that a proposed change or design which does not meet the Guidelines is, in fact, more congruous with the special character of the Pinehurst Historic District than if the property owner had followed the Guidelines. Conversely, an application meeting the Guidelines could be determined to be incongruous with the character of the District. Strict adherence to the Guidelines in those cases is not required if the Historic Preservation Commission clearly states on the record the reasons why the proposed design or improvements are congruous or incongruous before issuing or denying a Certificate of Appropriateness.

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☒ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the Pinehurst Historic District and consistent with Historic District Guidelines. Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the 29th of May, 2020.

Kelly Brown — Clerk to the Historic Preservation Commission

Eric Von Salzen — Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

VILLAGE OF PINEHURST

Certificate of Appropriateness

Property Owner: VILLAGE CHAPEL INC

Applicant:

Physical Address: 10 AZALEA Rd PH, 28374

Lot:

PIN: 00029674

COA#: COA-2020-00053

Date Issued: 5/29/2020

Nature of Work: New

Conditions, If Any:

Description of Work:*New Construction of a structure, court yard, driveway, pathways, and play yard*

Approved By:

☐ Staff:_____

☒ HPC, DATE: 5/28/2020

POSTING: WORK REQUIRING A CERTIFICATE OF APPROPRIATENESS SHALL NOT COMMENCE UNTIL THE PROPERTY OWNER OR HIS AGENT POSTS THIS PLACARD IN A CONSPICUOUS PLACE ON THE PREMISES. THE PLACARD SHALL BE MAINTAINED IN POSITION UNTIL THE FINAL INSPECTION IS CONCLUDED BY THE PLANNING DEPARTMENT. PLEASE CALL (910)295-2581 WHEN YOUR PROJECT IS COMPLETE TO SCHEDULE A HISTORIC INSPECTION.

The BOGLE Firm
ARCHITECTURE

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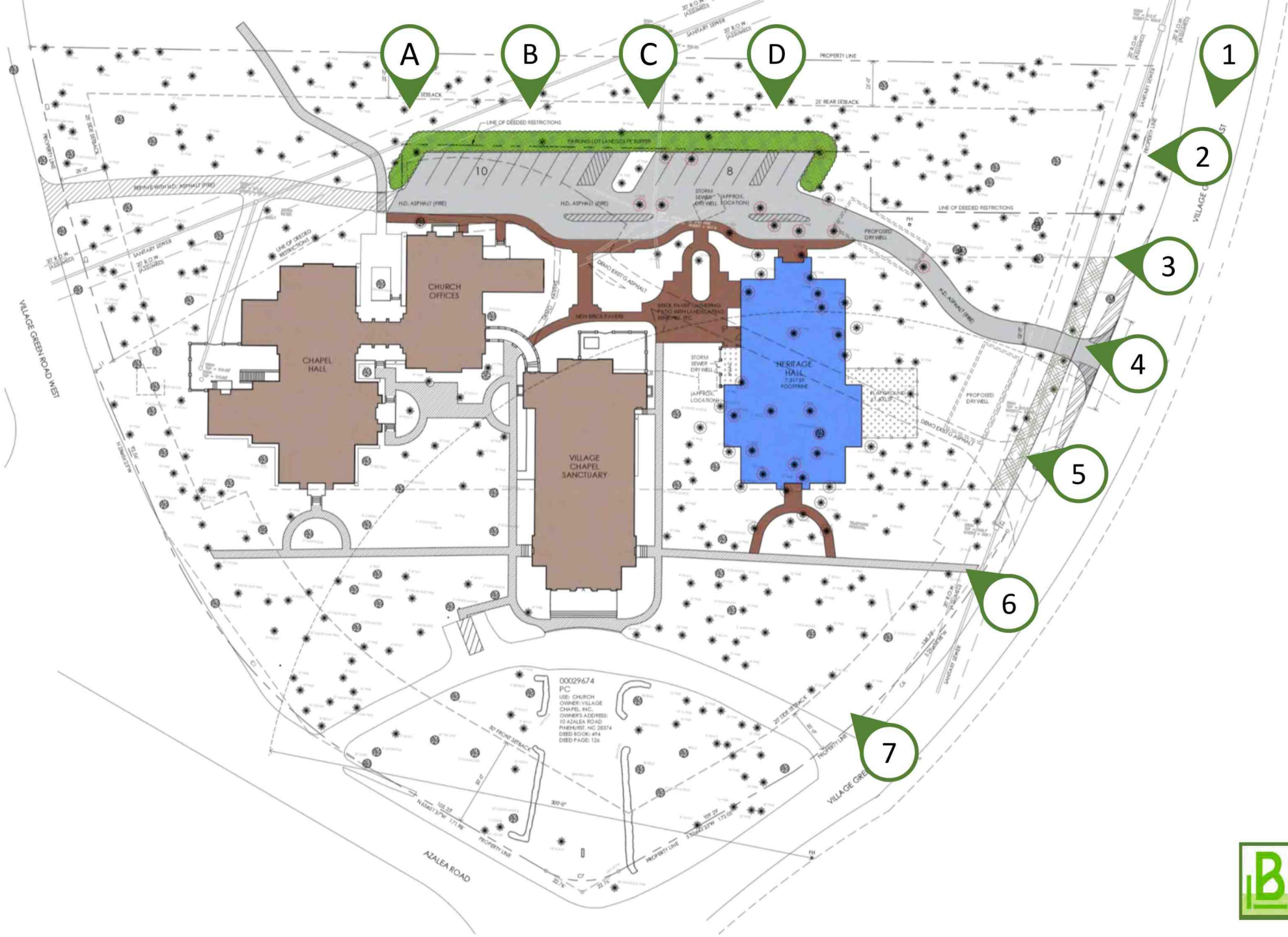

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View A
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View D
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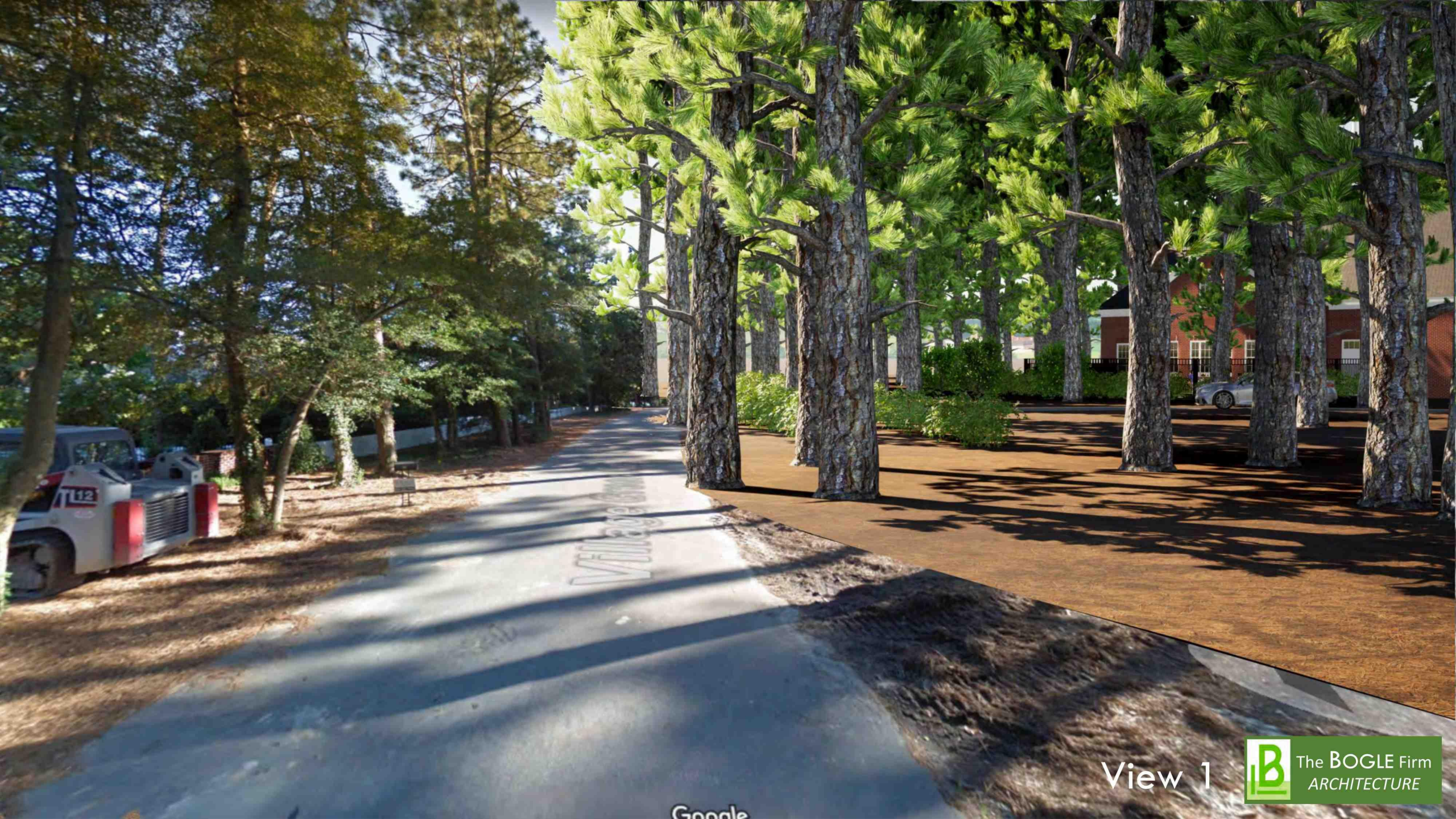

View 1

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View 2
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View 3

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View 4

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View 5

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View 6

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View 7
The BOGLE Firm
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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sandhills Sub Office
Post Office Box 119
Southern Pines, N. C. 28388

April 3, 2020

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

Re: Village Chapel Heritage Hall Project, Pinehurst, Moore County, North Carolina

Dear Ms. Sabo:

This is in response to your request on behalf of your client for an assessment of any potential impacts to red-cockaded woodpeckers (*Dryobates borealis* = *Picoides borealis*) associated with the construction of the Heritage Hall building and attached playground. The U.S. Fish and Wildlife Service (Service) offers the following comments in support of Section 9 of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543) (Act) and the Service's Private Lands Guidelines found in Appendix 5 of the Service's Recovery plan for the red-cockaded woodpecker (*Picoides borealis*): second revision (U.S. Fish and Wildlife Service 2003).

The purpose of the proposed project is to construct a 7,317 square foot building with an attached 1,400 square foot playground, small mechanical area, associated access roads and parking area on the 4.5 acre Village Chapel grounds located south of the Village Green and north of Azalea Road in Pinehurst, Moore County, North Carolina.

Based upon a survey completed by staff of Dr. J.H. Carter and Associates Inc. in March of 2020 there were no red-cockaded woodpecker cavity trees found on the project site. The project will remove approximately 37 pines ≥ 10 inches in diameter at breast height (dbh). The project site is located outside of any known red-cockaded woodpecker clusters therefore no impacts to red-cockaded woodpeckers are anticipated.

Recovery efforts for this species are underway and may result in groups becoming reestablished in areas currently unoccupied by this species. The cumulative loss of foraging and nesting habitat caused by residential and commercial construction is one of the primary threats to the continued existence of the red-cockaded woodpecker in the Pinehurst/Southern Pines area. Therefore, as plans are made to develop this property, I encourage your client to minimize the removal of mature pine trees greater than 8 inches in diameter, take measures to prevent damage to the bole and root system of the remaining pines and to landscape with plant species native to the Sandhills ecosystem.

While the Service has determined that the project, as proposed, is not likely to result in a "take" of red-cockaded woodpecker habitat, this determination must be reconsidered if the project design is subsequently modified in a manner which was not addressed in this report, or if new information becomes available. Therefore, based on the information provided, you

have satisfied Fish and Wildlife Service guidelines related to red-cockaded woodpecker responsibilities under the Endangered Species Act. If you have any questions regarding the comments in this letter, please contact me at (910) 695-3323 ext. 10.

Sincerely,

Susan Ladd Miller
Fish and Wildlife Biologist

The Village Chapel

10 Azalea Road
Pinehurst, North Carolina 28374

March 18, 2020

Dear Neighbor,

The Village Chapel is in the process of submitting an application to various regulatory agencies in the Village for a permit to construct an additional building on the east side of our campus at 10 Azalea Road in Pinehurst. As required by the Pinehurst Municipal Code we are advising you about our application.

Pinehurst demographics have evolved and changed over the years. Every institution in the Village is affected by these changes. The Village Chapel congregation is now much younger and serves many more families with younger children. Our educational programs and our physical space requirements are impacted by this significant change.

The Village Chapel and its predecessor, The Pinehurst Religious Association founded in 1898, have occupied a unique role as an interdenominational church in the history of the Village. Today we are the spiritual home to not only our members, the majority of whom reside in Pinehurst, but also to thousands of visitors from all over the world. In addition to our primary spiritual role, our resources are a centerpiece in the Pinehurst cultural, educational and civic community. We are a well-known venue to a wide variety of well-attended secular and religious events throughout the year.

The Village Chapel is funded solely by membership contributions. To continue to be spiritually relevant to our membership and financially viable, we need the resources to meet their needs. Our existing campus does not provide the appropriate space to permit us to do that. Our planned addition is in response to that need.

Our sanctuary, built in 1924, is on the register of National Historic Places. It has long been recognized for its excellence in architecture and design. Responding to changes within the church as members became increasingly full-time rather than seasonal residents, the Chapel added architecturally compatible space in 1961 and again in 1991. Our proposed addition, Heritage Hall, continues in that historic design tradition. When completed and landscaped it will look like it has always been here.

We have scheduled a meeting to give you an opportunity to learn more about our plans and ask questions, and for us to listen to any issues or concerns you might have. Illustrative drawings and video models will be available at the meeting which will be held at:

Chapel Hall

The Village Chapel

10 Azalea Road

Thursday, April 2, 2020

2 PM

You or a designated representative are invited to attend. No prior acknowledgement is necessary.

Realizing that this meeting schedule may not work for some of you, we will be pleased to arrange a mutually convenient time to meet with you individually. We must, however, have those discussions not later than April 15, 2020.

For more information or to arrange an alternative individual meeting time please contact LuAnn Kinney, our church administrator, at the Village Chapel offices between 9AM and 4PM weekdays. Her phone number is (910) 295-6003 and her email is luann@tvcpinehurst.com. An appropriate representative will respond to your inquiry or request.

Sincerely yours,

The Village Chapel

John Rowerdink

Chairman

Board of Trustees

The Village Chapel - Adjacent Property

Parcel ID#	Street Address	Owner Name	Address	City	State	ZIP	Memo
00029862	1 Village Green Rd	VOP					
00022544	60 Village Green Rd E	Fownes Cottage LP	5956 Sherry Lane Suite 1800	Dallas	TX	75225	
00020098	50 Village Green Rd E	Paul, Stuart Watson & Alison Jane	8/2 Great Stuart St	Edinburgh	Scotland UK	EH3 7TN	
00030068	40 Village Green Rd E	Robert C Anderson Jr & Anne M Anderson	40 Village Green Rd E	Pinehurst	NC	28374	
10001623	35 Village Green Rd E	G Roydon Goodson & Martha W Goodson	102 Riverside Drive	Newport News	VA	23606	
00017239	10 Village Green Rd E	Village Green East LLC	352 Courtyard Ln	Fayetteville	NC	28303	
00245527	10 Village Green Rd	Dion J Arthur	15 Heron Street	Wrightsville Beach	NC	28480	
87000260	Azalea Rd (Island)	VOP					
00026417	15 Azalea Rd	Sandhills Woman's Exchange	15 Azalea Rd	Pinehurst	NC	28374	
00025800	1 Carolina Vista	Resorts of Pinehurst Inc	ATTN: Richard Higginbotham PO Box 4000	Pinehurst	NC	28374	
00025426	5 Village Green Rd W	Orion Venture BOA LLC	% Bank of America NC 1-001-03-81 101 N Tryon St	Charlotte	NC	28255	
							3/12/2020

AFFIDAVIT

May 4, 2020

In conjunction with the permit application of The Village Chapel submitted to the Village of Pinehurst regarding its property at 10 Azalea Road, the following actions were taken as prescribed in § 6.1.3 of the Development Ordinance:

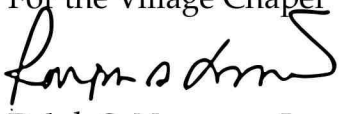
- With ten days written advance notice, a letter was sent by US mail to all adjacent property owners (excluding theVillage of Pinehurst) announcing an informative meeting at 2PM April 2, 2020 regarding a presentation about our plans and application. A copy of the letter is enclosed as Appendix A. A list of the adjacent property owners is included as Appendix B. The letter was sent to the address of record of each adjacent property owner as it appeared in Moore County records. In addition to the meeting, interested parties were advised in the letter that upon request individual meetings could also be arranged.

- On April 2, 2020 the meeting was conducted as scheduled. No invited adjacent property owner or their representative attended. After one hour from the announced start time, the meeting was adjourned.

- Prior to the meeting Stuart Paul, an out of town adjacent property owner, requested additional information by email. The requested information was promptly sent by return email and acknowledged by the recipient. In our reply to that inquiry an offer was made to answer any questions. We have received and answered additional questions from Mr. Paul and a neighbor but not adjacent property owner, James Spoonhour. Information provided consisted of architectural rendering, site plans, and answers to specify questions. There has been no response to our last communication providing these materials.

- After more than month from the date of our initial letter, other than the contacts noted, there has been no other communication to us initiated by any adjacent property owner or their representative.

For the Village Chapel



Ralph S. Newman, Jr
Coordinator
Community Liaison

Dear Ambassador Trail:

Below is Pinehurst's decision regarding the request you presented this week:

"Pinehurst will approve parking to be allowed as shown on the 2020 project map contingent on approval by the Village of the overall plan. So, Village Chapel is welcome to submit and we will provide VOP necessary "contingent approvals" as shown. However, if subsequently VOP for any reason turns down the project, the restrictions on the two acres remain as noted in the original document."

Mr. John May, Esq. has also been made aware of this decision. Good luck and have a great weekend!

Warm Regards,

Cindy Ciorra
Executive Assistant to
Richard Higginbotham, SVP/CFO
Pinehurst Resort & Country Club
P.O. Box 4000 | Carolina Vista | Village of Pinehurst, NC 28374
p. 910 235-8703 | |f. 910 255-3273 | Cindy.Ciorra@Pinehurst.com |www.pinehurst.com
"It's a beautiful day at Pinehurst"

(from email)

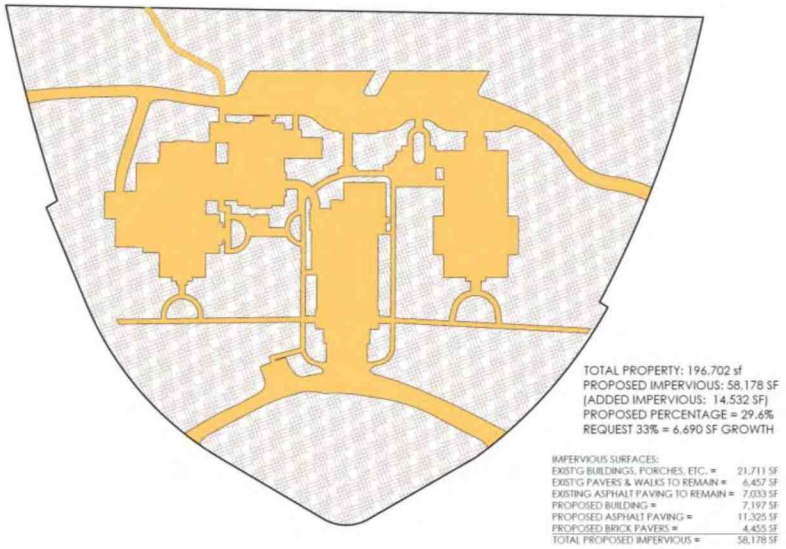
Subject: Village Chapel
Date: Fri, 21 Feb 2020 15:39:34 +0000
From: Cindy Ciorra <Cindy.Ciorra@pinehurst.com>
To: trail@nc.rr.com <trail@nc.rr.com>
CC: Dick Higginbotham <Dick.Higginbotham@pinehurst.com>

Condition #1: Request that allowable Impervious Surfaces be increased to 33%

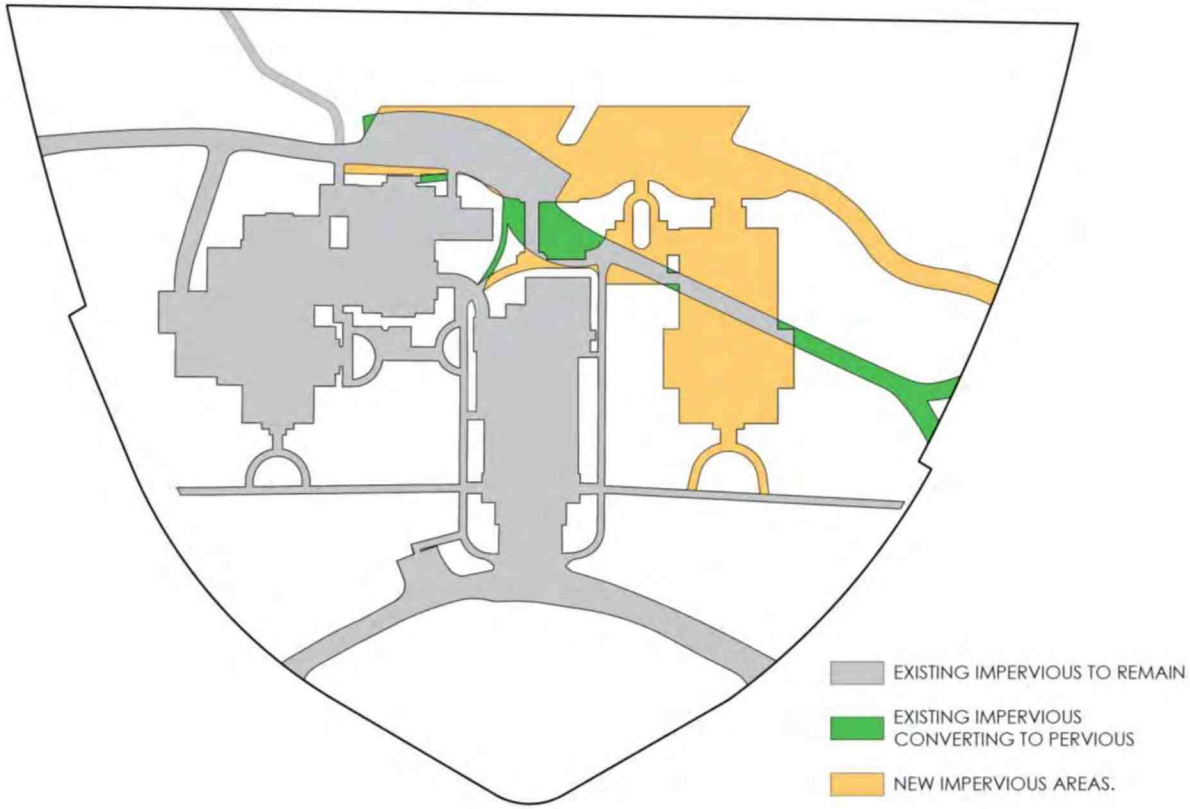
- Increase is needed to become a conforming site
- Increase is needed to construct new facility
  - TOTAL PROPERTY: 196,702 sf
  - PROPOSED IMPERVIOUS: 58,178 SF
  - (ADDED IMPERVIOUS: 14,532 SF)
  - PROPOSED PERCENTAGE = 29.6%
  - REQUEST 33% = 6,690 SF GROWTH = ±11.5% CONTINGENCY

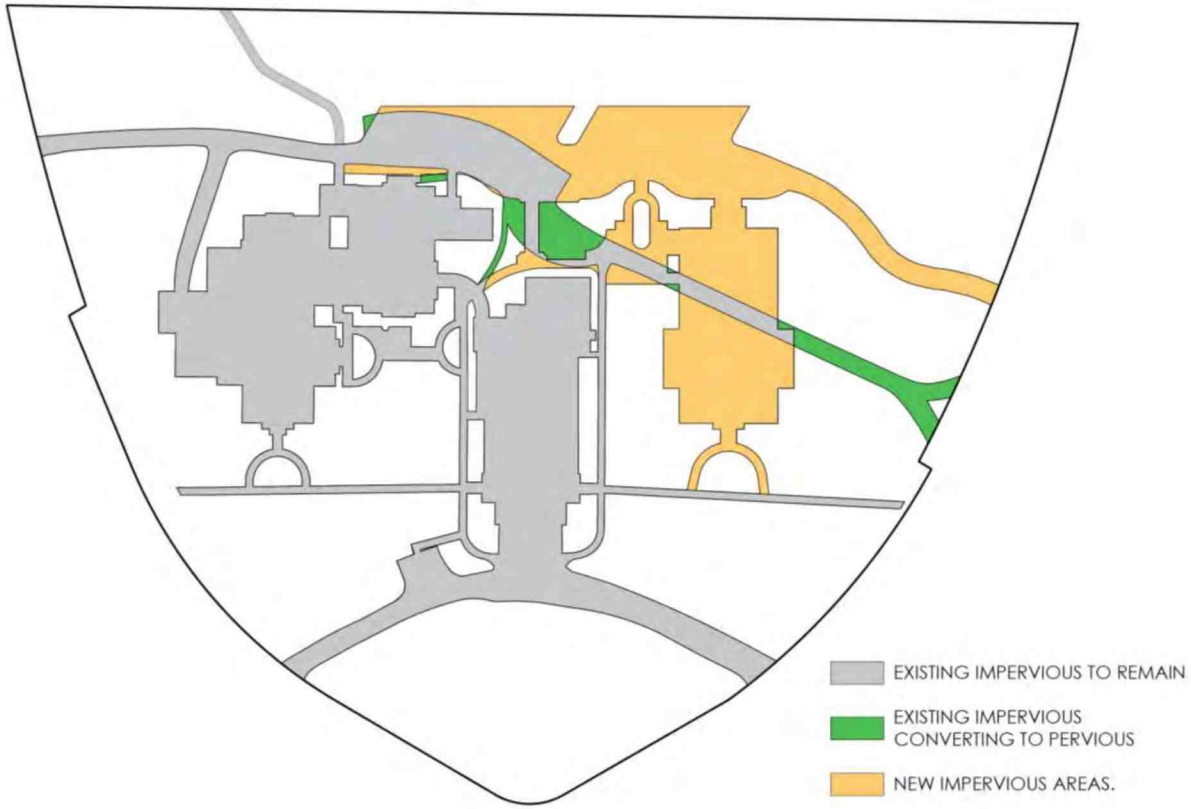
  - REQUEST 32% = 4,720 SF GROWTH = ± 8.1% CONTINGENCY
  - REQUEST 31% = 2,750 SF GROWTH = ± 4.7% CONTINGENCY
  - REQUEST 30% = 790 SF GROWTH = ± 1.4% CONTINGENCY

IMPERVIOUS SURFACES:
EXIST'G BUILDINGS, PORCHES, ETC. = 21,711 SF
EXIST'G PAVERS & WALKS TO REMAIN =6,457 SF
EXISTING ASPHALT PAVING TO REMAIN =7,033 SF
PROPOSED BUILDING =7,197 SF
PROPOSED ASPHALT PAVING =11,325 SF
PROPOSED BRICK PAVERS =4,455 SF
TOTAL PROPOSED IMPERVIOUS = 58,178 SF



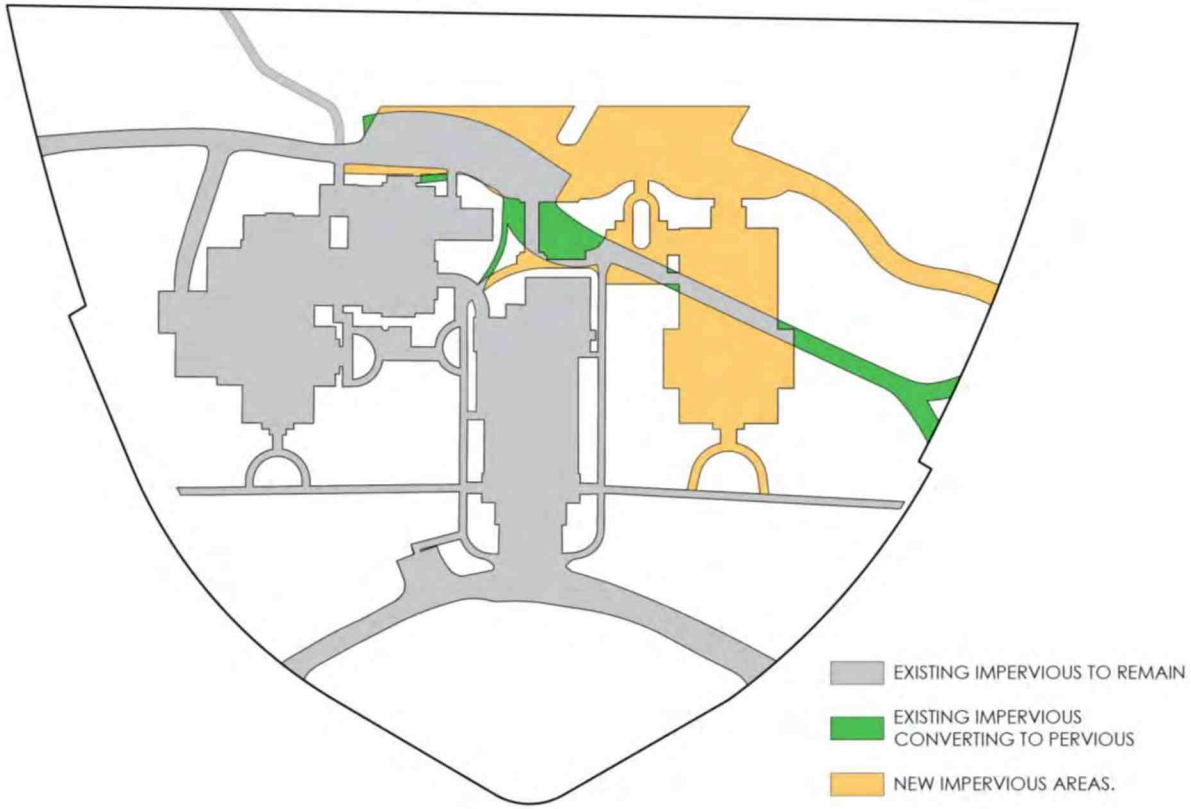
Impervious Surfaces v/s Off Site Run-off & Flooding





Impervious Surfaces v/s Off Site Run-off & Flooding

- IMPERVIOUS SURFACES are surfaces that water can not flow through
- OFF SITE RUN-OFF refers to surface flow stormwater that leaves the site on which it falls



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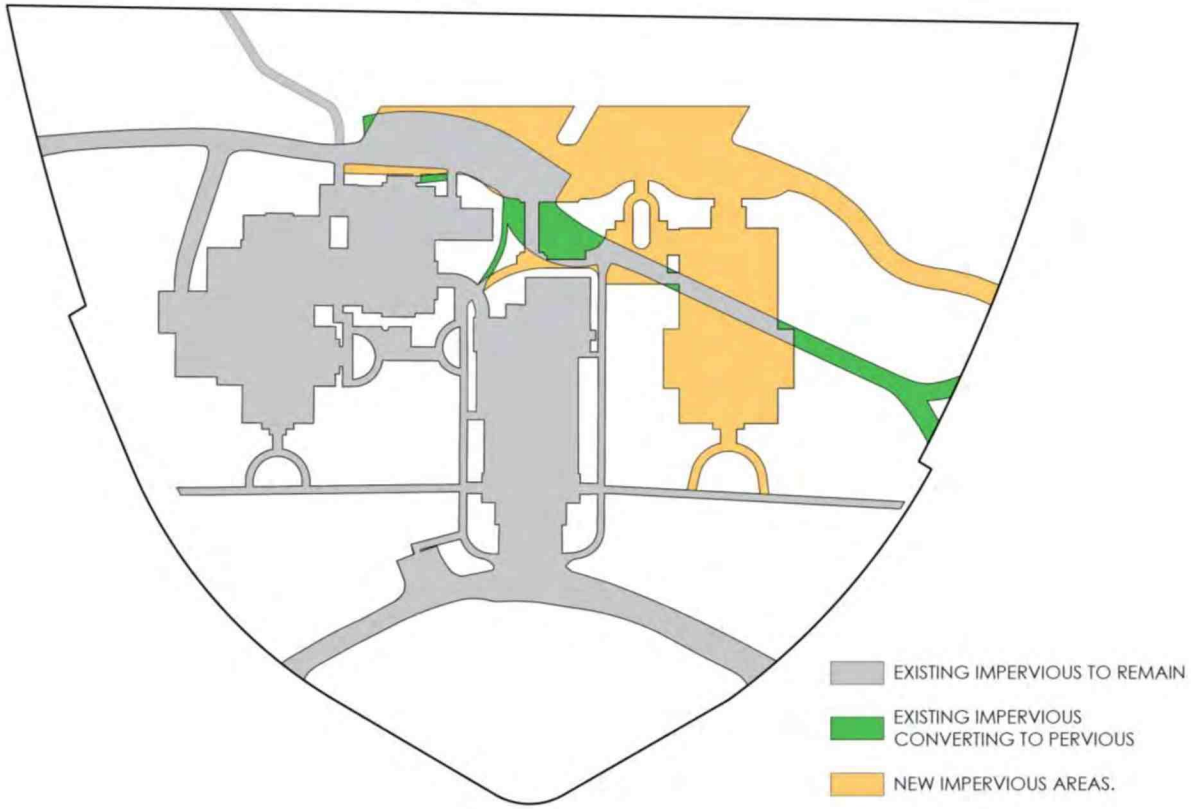

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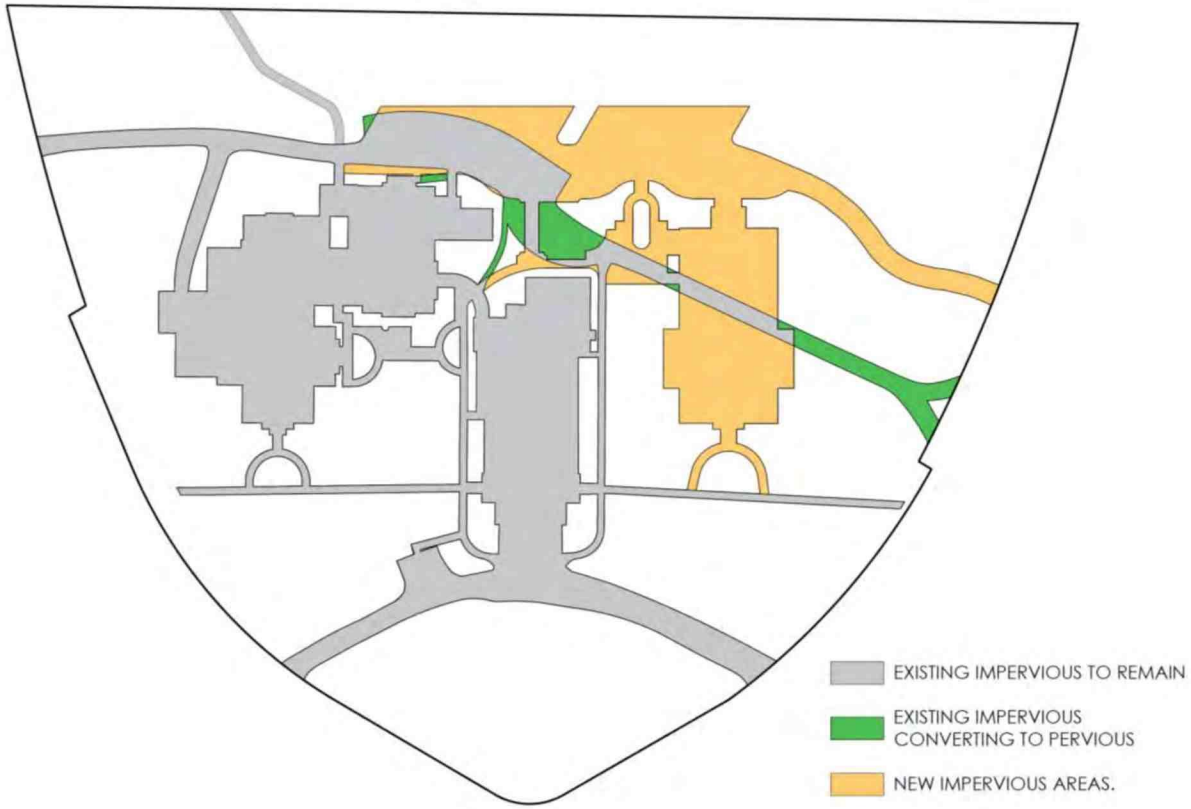
- The PDO requires that stormwater from newly created impervious surfaces must be captured and treated on site.



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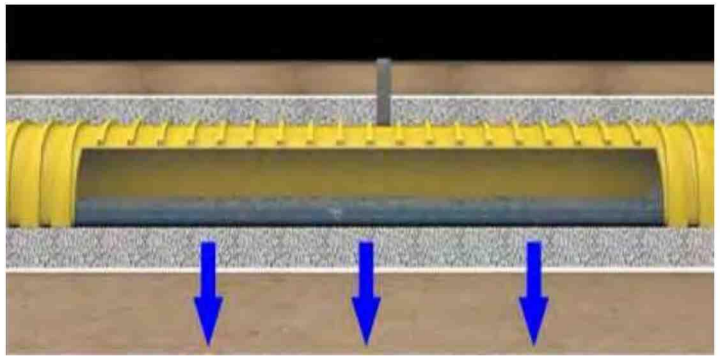
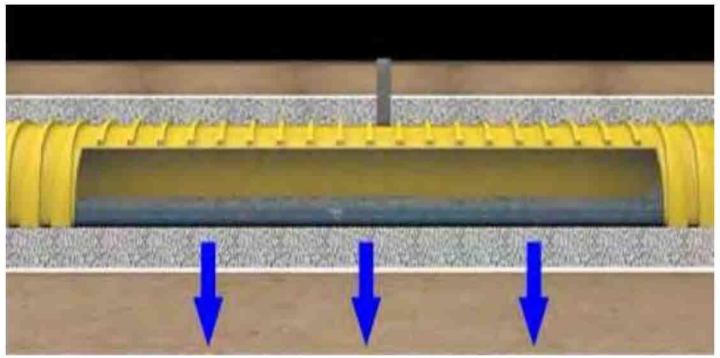
- The PDO requires that stormwater from newly created impervious surfaces must be captured and treated on site.

- This means that no matter what Impervious Surface Percentage is approved, the developer must provide increased stormwater treatment devices on site so that the NET stormwater run-off increase is ZERO.



- Proposed Engineered Solution: Underground storm basins with open bottom infiltration
  - Sized based on catchment area and soil infiltration rates
  - Infiltration goal was approx. 7 inches per hour



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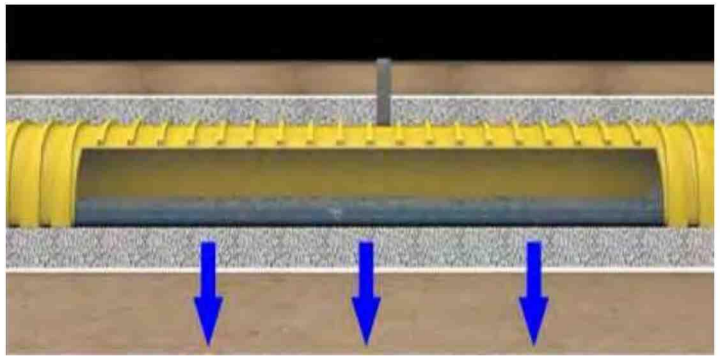
<u>STORMTECH Underground Storm Basins</u>

- *Same system that was installed under the sand parking lot directly north of TVC Campus.*
- *Proven performance in Pinehurst*



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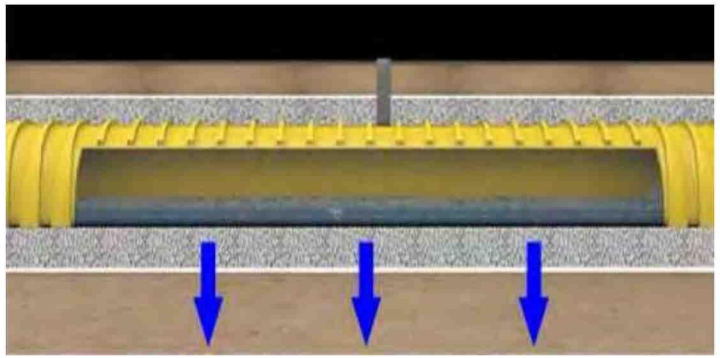
  - 2010 Soils Testing on site = average 13.6 inches per hour
  - Boring P1 (18.1 in/hr) is in same location of proposed new storm basin

Report of Subsurface Exploration and Geotechnical Engineering Services
The Village Chapel, Pinehurst, NC
ECS Project Number 06:16812
January 20, 2010

Based upon the in-situ infiltration testing performed, the following seasonal high water table and infiltration rates were obtained:

Location ID	Seasonal High Water Table	Infiltration Rates	Soils Encountered
P-1	65 inches	18.1 in/hr	Brown, Fine to Medium SAND with some clay below 5 feet Boring Termination Depth: 9' Water Level Observation: 7'1" Infiltration test Performed at: 3'5"
P-2	60 inches	12.8 in/hr	Gray and Brown, Fine to Medium SAND with some Clay from 2 to 3.5 feet and Clayey SAND below 5 feet Boring Termination Depth: 9' Water Level Observation: 7'1" Infiltration test Performed at: 3'
P-3	55 inches	10.0 in/hr	Gray and Brown, Fine to Medium SAND with some Clay below 2 feet Boring Termination Depth: 6' Water Level Observation: 6' Infiltration test Performed at: 2'7"
Average	**60 inches**	**13.6 in/hr**	



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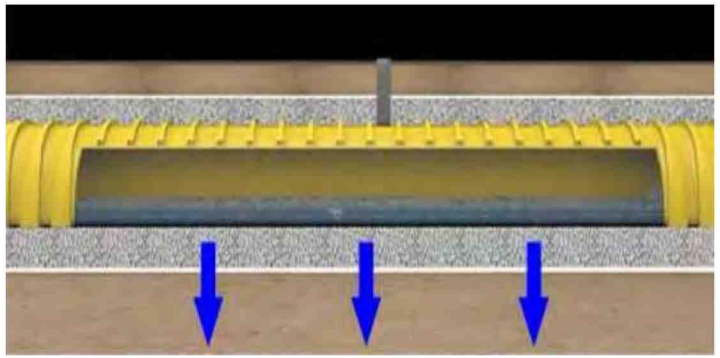
- NET RESULT = ZERO INCREASE OF STORMWATER RUN-OFF FOR 10 YEAR RAIN EVENT – **REQUIRED**
  - This means that the capacity of the system is great enough to capture all stormwater on site and released deep into the ground for up to a 10-year storm event = Net Zero
  - It also means that the capacity is there to capture more of the site stormwater for every rain event smaller than the required 10 year = Net Improvement



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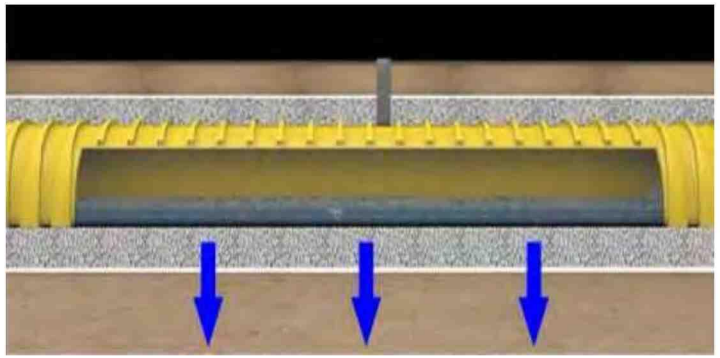
ALLOWABLE IMPERVIOUS SURFACE PERCENTAGE DOES NOT EQUATE TO INCREASED OFF SITE STORMWATER RUN-OFF

The PDO requires a developer to handle stormwater from all new impervious areas on site, which means that no additional off-site run-off is created no matter what total percentage increase is allowed.

Having this requirement in your PDO assures that there is not a direct correlation between an increased allowable impervious and increased stormwater run-off.



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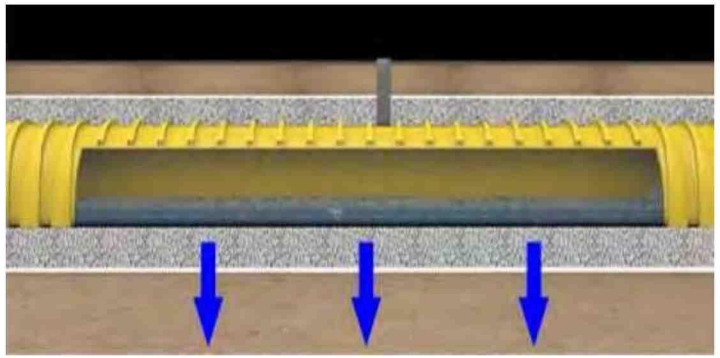
  - Early calculations indicate this increase will fit on site



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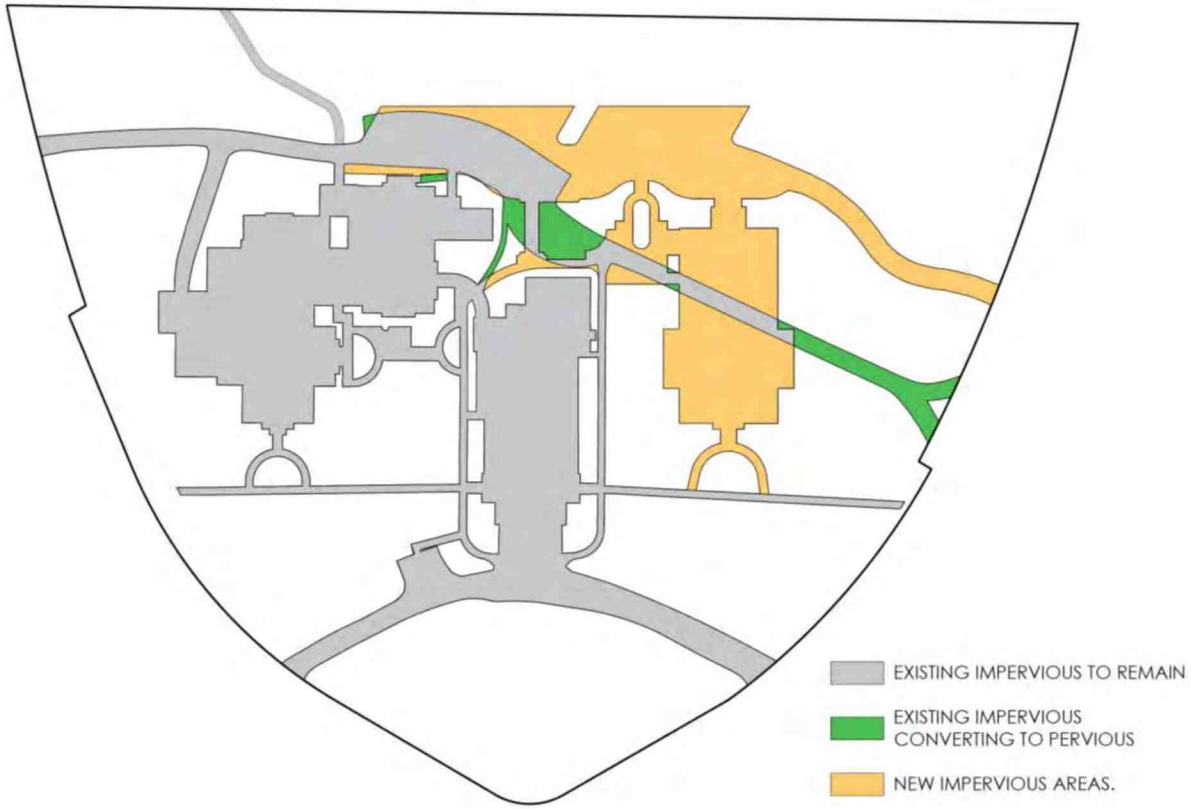
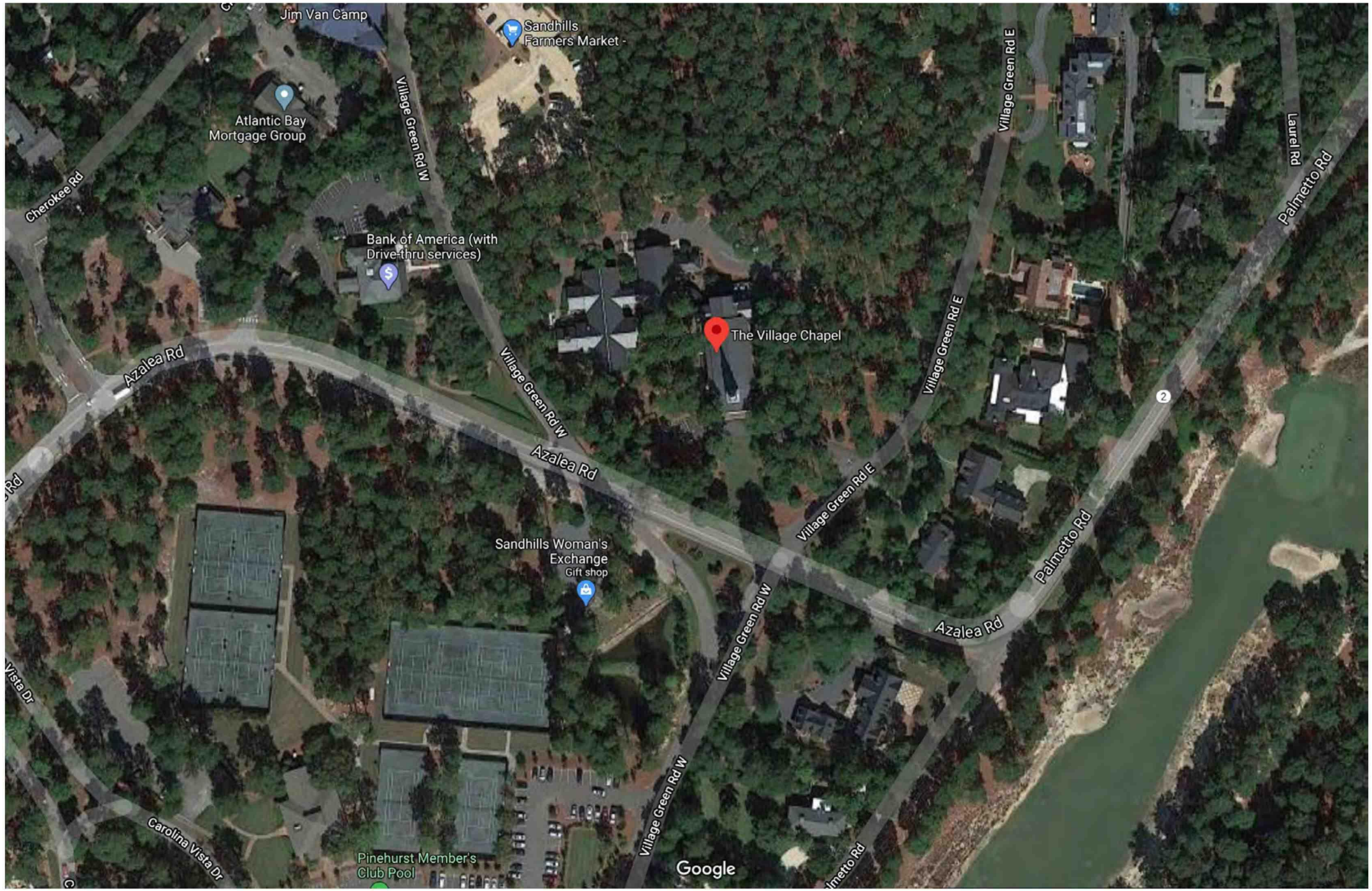
- **OFFER 1:** Size storm basin system for 25 year rain event
  - Early calculations indicate this increase will fit on site
- **OFFER 2:** TVC allows Village to install additional Underground Storm Basins on TVC property to help catch stormwater flow from uphill along Village Green West and/or East, as needed
  - Installation for these added systems would be at the cost of the Village
  - Considerably less expensive to add more during construction
  - Addresses the PRIMARY stormwater run-off issue

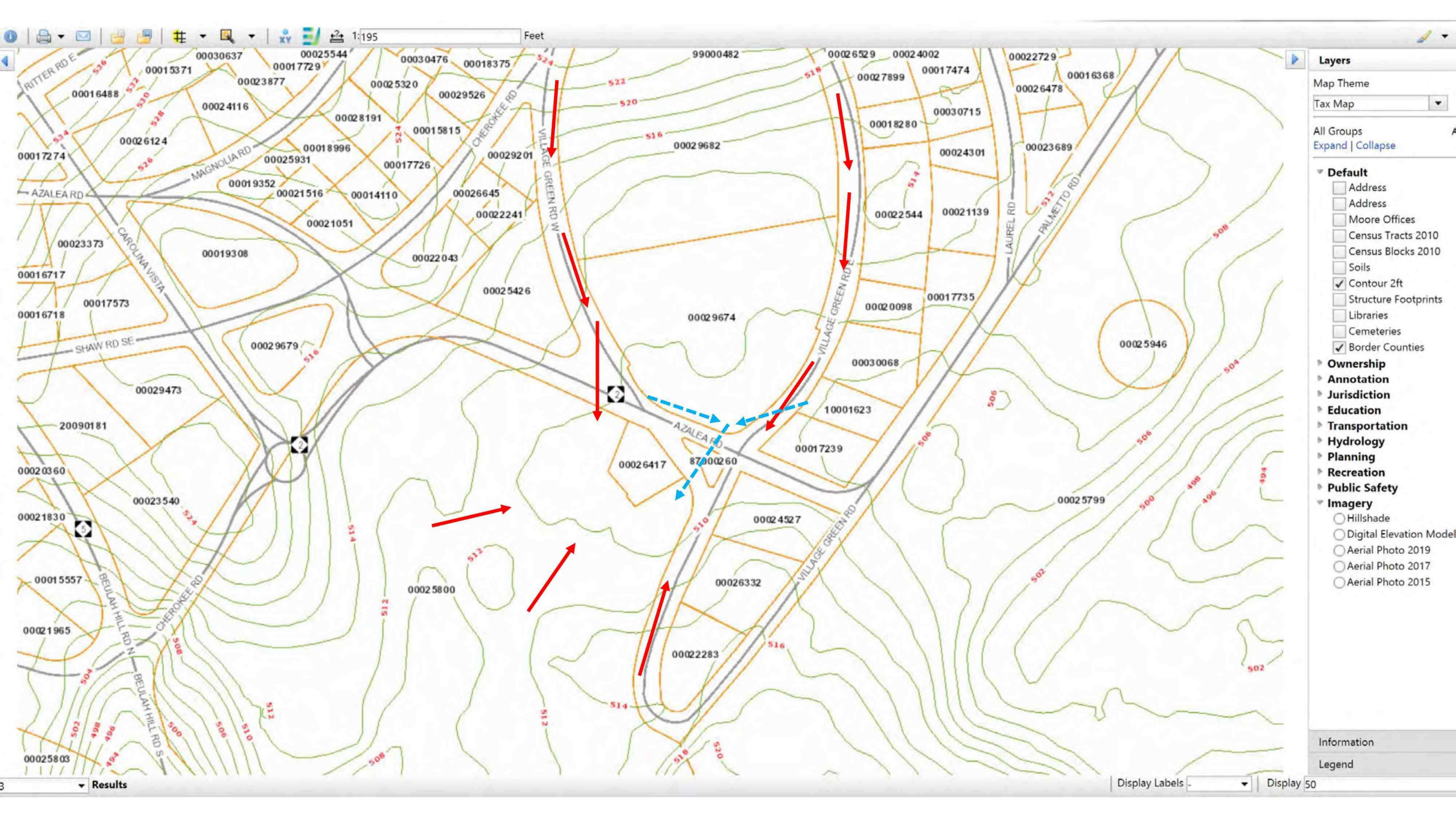


IMPERVIOUS SURFACES:

Three Main Points

1) TVC property is not the leading cause of off site run-off and flooding at the Women's Exchange
    - Flat site, soils with high infiltration rates, covered with pinestraw and vegetation
    - Main flow is along VGW and VGE from north and from tennis courts and club from south


Jim Van Camp
Sandhills Farmers Market -
Atlantic Bay Mortgage Group
Village Green Rd W
Village Green Rd E
Laurel Rd
Palmetto Rd
Cherokee Rd
Bank of America (with Drive-thru services)
The Village Chapel
Azalea Rd
Village Green Rd W
Village Green Rd E
Azalea Rd
Sandhills Woman's Exchange
Gift shop
Palmetto Rd
Azalea Rd
Vista Dr
Village Green Rd W
Carolina Vista Dr
Pinehurst Member's Club Pool
Village Green Rd W
Google


1:195
Feet
RITTER RD E
AZALEA RD
MAGNOLIA RD
CAROLINA VISTA
SHAW RD SE
CHEROKEE RD
VILLAGE GREEN RD W
VILLAGE GREEN RD E
LAUREL RD
PALMETTO RD
BEULAH HILL RD N
BEULAH HILL RD S
00030637
00025544
00017729
00015371
00023877
00030476
00018375
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00029526
00016488
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00025946
10001623
00017239
00025799
00024527
Layers
Map Theme
Tax Map
All Groups
Expand | Collapse
Default
Address
Address
Moore Offices
Census Tracts 2010
Census Blocks 2010
Soils
Contour 2ft
Structure Footprints
Libraries
Cemeteries
Border Counties
Ownership
Annotation
Jurisdiction
Education
Transportation
Hydrology
Planning
Recreation
Public Safety
Imagery
Hillshade
Digital Elevation Model
Aerial Photo 2019
Aerial Photo 2017
Aerial Photo 2015
Information
Legend
Results
Display Labels
Display
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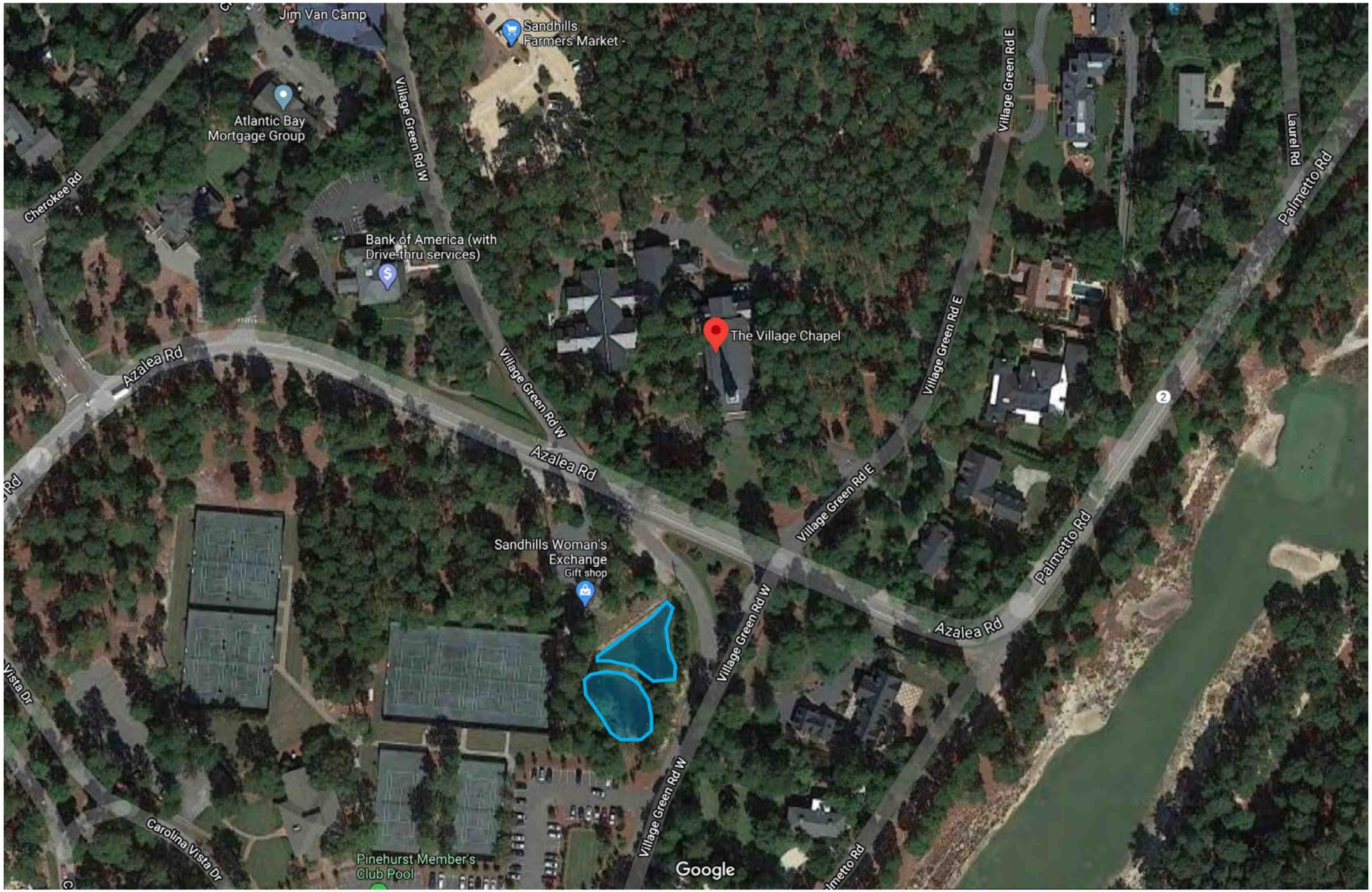
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Vista Dr
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Pinehurst Member's Club Pool
Village Green Rd W
Google
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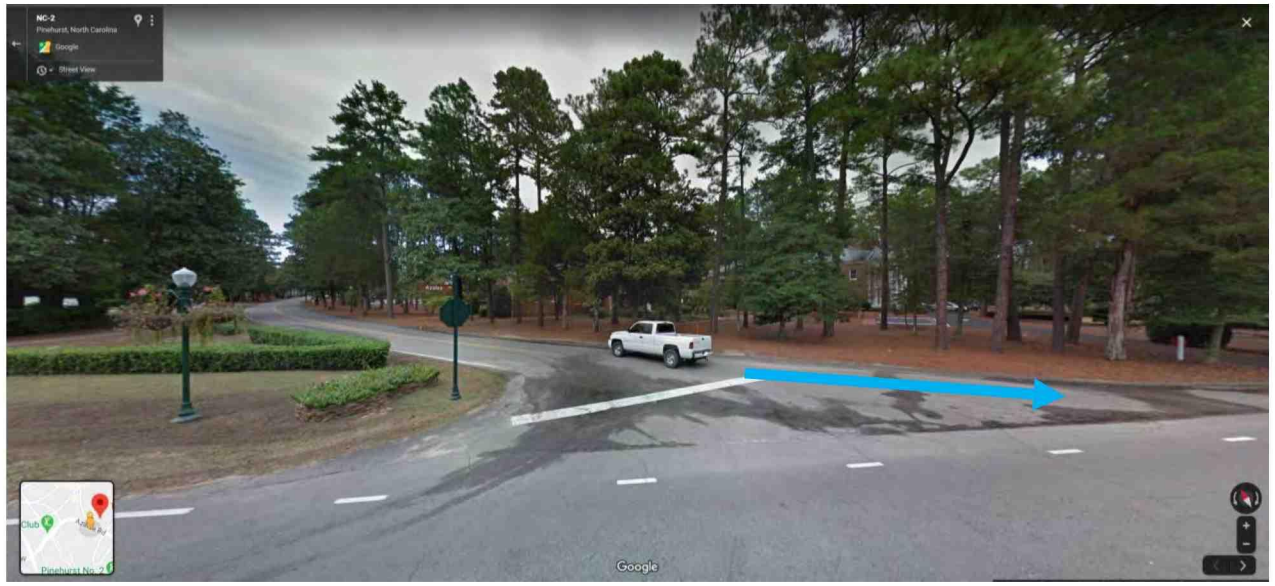
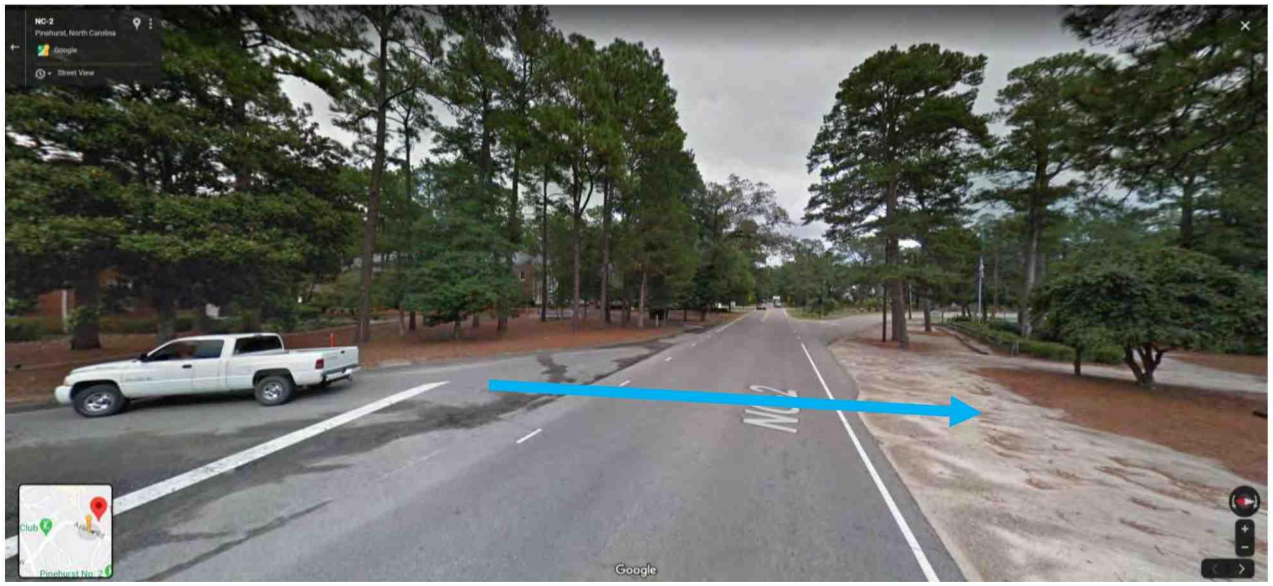
Evidence of Stormwater run-off, September 2016, W.E. property, Azalea Rd., directly across from Village Green West





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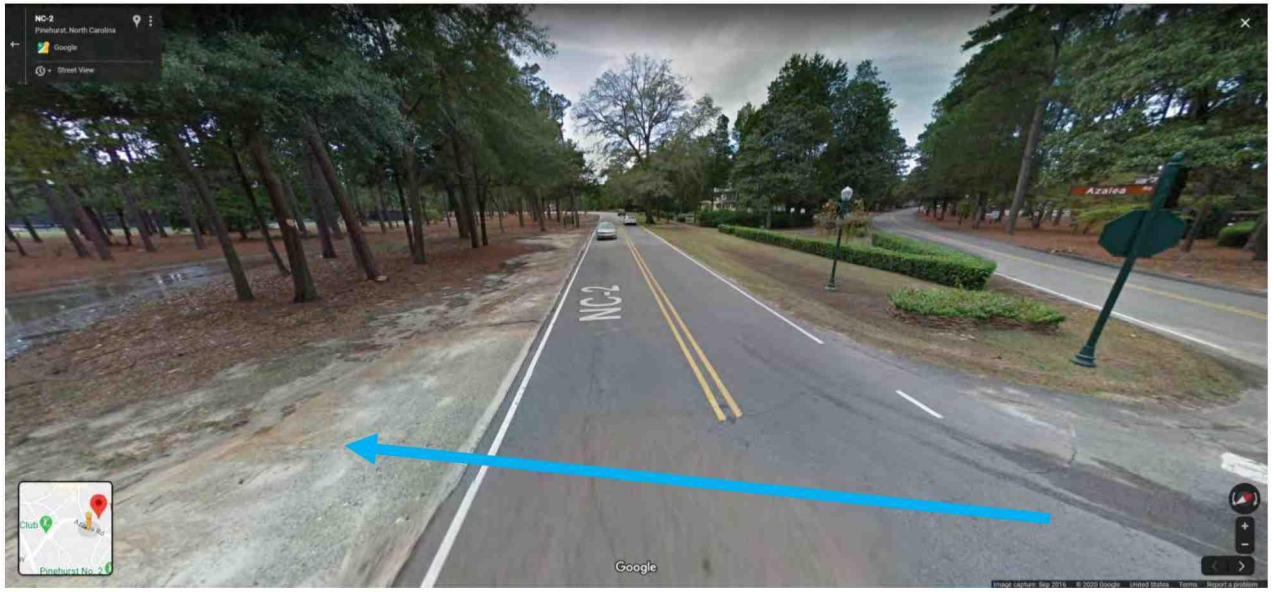
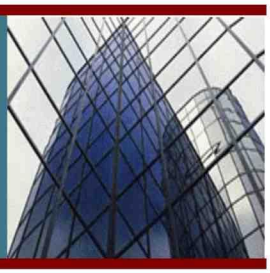


Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nsengineering.com
License No. C-1425



June 13, 2018

Sandhills Women's Exchange
15 Azalea Road
Pinehurst, NC 28374

Attn: Marie Carbrey

Mobile: (910) 420-2917
Email: mcarbrey@aol.com

Subject: **Structural Inspection**
15 Azalea Road
Pinehurst, North Carolina
NSE Project #1800555

Dear Ms. Carbrey:

On June 8, 2018, Neal Smith Engineering, Inc. (**NSE)** performed a structural inspection at the above subject location. The purpose of the inspection was to evaluate flooding potential of the existing structure.

This report summarizes the findings and recommendations based upon the site visit and subsequent engineering evaluation.

Scope of Investigation

The scope of the investigation included the following:

- Observation of the property by a Professional Engineer
- Visual structural investigation with no destructive testing
- Determine the cause of flooding and make mitigation recommendations
- Preparation of report and findings

Description

The property in question is a single-story log wood structure. The original structure was built in 1810 and moved to this location in 1895. The structure has been added on to several times. The surrounding property has been built up considerably in the last 120 years. The property floods during large storm events.

Conclusions and Recommendations

The purpose of stormwater management is to convey water safely downstream. Naturally, this happens with streams, rivers and wetlands. When buildings and parking lots are built water travels faster to the natural areas. Pipes, culverts and ditches are used to convey the water, but sometimes the build-up is too great so stormwater ponds are created.

The idea of a stormwater pond is that the outlet of the pond is smaller than the inlet. This causes water to build up in the pond during a storm event and release the water slowly after the storm to reduce flooding downstream. This is why the upper pond shown in photos 8 and 10 has a 24" inlet pipe and only a 4" outlet pipe.

In a large storm event, weirs are created so that if the stormwater pond fills to capacity it overflows downstream. Usually, the overflow weir is designed for a 100-year storm event. The overflow weir for the upper pond is shown in photo 8. The water flows over into the lower pond. There is no weir for the lower pond. When the capacity for 18" outlet pipe for the lower pond is exceeded, then the water overflows onto the Exchange's property.

A similar situation happens with the north pond. The north pond only drains by infiltration, so when it is over capacity the outlet is also onto the Exchange's property.

The 18" outlet pipe is too small and never should have been installed to begin with. The natural drainage for this property is towards the golf course. The 18" pipe takes the water from one drainage area to another, that is why the pipe is so long.

As the property floods, eventually the water level will rise enough to push the water down Azalea Rd towards the golf course.

Here are the possible solutions with advantages and disadvantages.

1. Raise the elevation of the structure approximately 2 feet. This would get the finished floor above the flood level, and water would flood the street and go down to the golf course before entering the structure. This is the best solution from an engineering stand point and this is **NSE's** recommendation.

2. If item 1 is cost prohibitive, another solution would be to ask the club and the town to fix their infrastructure. **NSE** did preliminary design on the drainage areas. The club's 24" pipe seems reasonable. Analysis of the ponds was beyond the scope of this report, but visually the upper pond seemed to be sized appropriately for the 24" pipe.

   The town's pond has a large drainage area and their 12" pipe is undersized. Visually, the pond seems far too small, but again, no analysis was performed other than drainage area and inlet pipe size. The 18" outlet pipe to HWY 5 is way undersized.

Asking the owner of the 18" pipe to increase the size seems highly unlikely. That would be very cost prohibitive. The pipe is approximately 1200 ft long and could very well be under structures other than the obvious.

T[redacted]the t[redacted]nd. This would lower the likelihood of flooding onto the Exchange's property, but the overflow will still be onto the Exchange's property, it would just take a larger and less frequent storm event before the property floods.

3. The third option would be to create berms around the Exchange's property at a level that would ultimately force any flood waters down Azalea road and towards the golf course. The problem with this is that the water that remains on the property still has no where to go. The water from the drive diverts over to the north pond, but if the north pond overflows it goes right back on the Exchange's property. The outlet would have to be dammed up during a storm event keeping the overflow waters out.

   The water on the south side, really doesn't go anywhere now. A berm would help keep any flood waters out. A berm would also be required along the road so that when the road floods, the flood waters continue down Azalea instead of onto the Exchange's property. Along the rear of the property at the tennis courts, a wall might have to be built, because there is no room for a berm.

Another item that should be addressed is the pump line shown in photo 10 and 11. It is not a good idea to have a sewer pump line laying on top of the ground.

Neal Smith Engineering Inc., uses the generally accepted practices and principles used within the profession, and expresses its opinion based on visual observation of the current condition of the structure relative to its condition as generally constructed. **NSE** does not assume any legal responsibilities of the original designers, developers, architects, engineers, or contractors for the property. If other conditions than those assumed by this report are discovered during repairs, recommendations contained in this report will not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing.

If you have any questions or if we can be of additional assistance, please, contact us.

Sincerely,
NEAL SMITH ENGINEERING, INC.

Neal Smith, PE
President

NORTH CAROLINA PROFESSIONAL SEAL 19311 ENGINEER NEAL SMITH 6/15/18

Observations and Findings

Photo #1 - This is the front of 15 Azalea Road. This side faces approximately east.

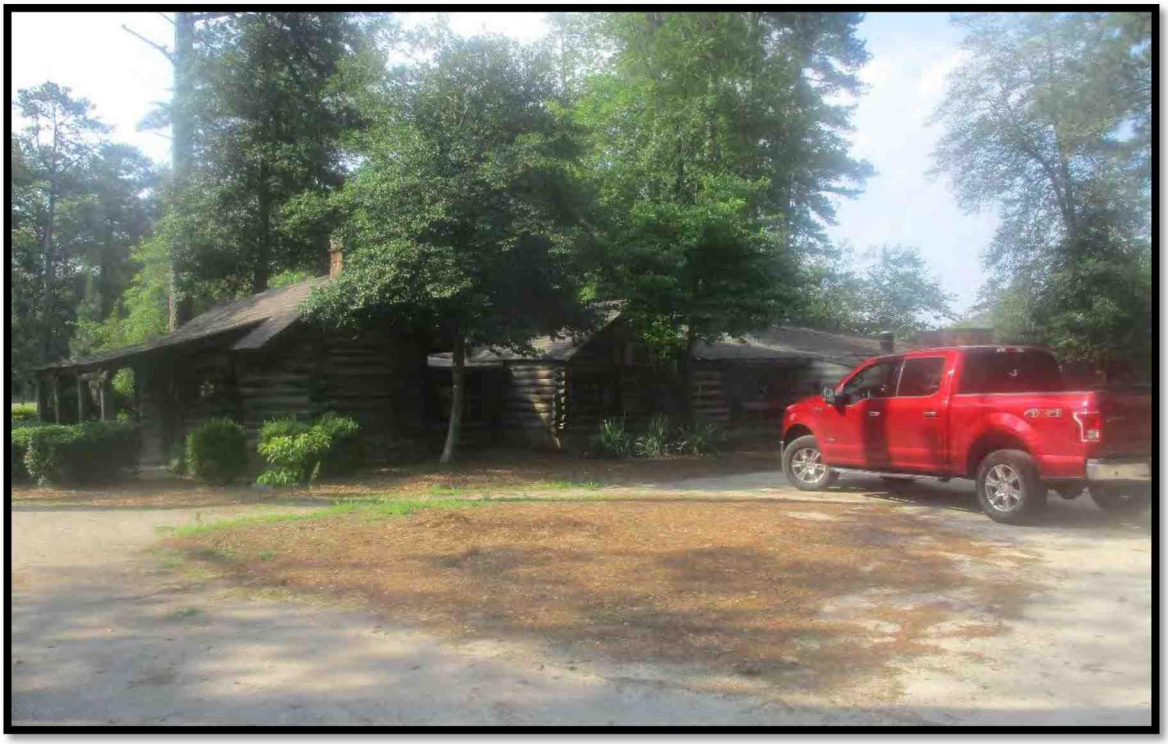


Photo #2 - This is the north face of the building that faces the north drainage pond.

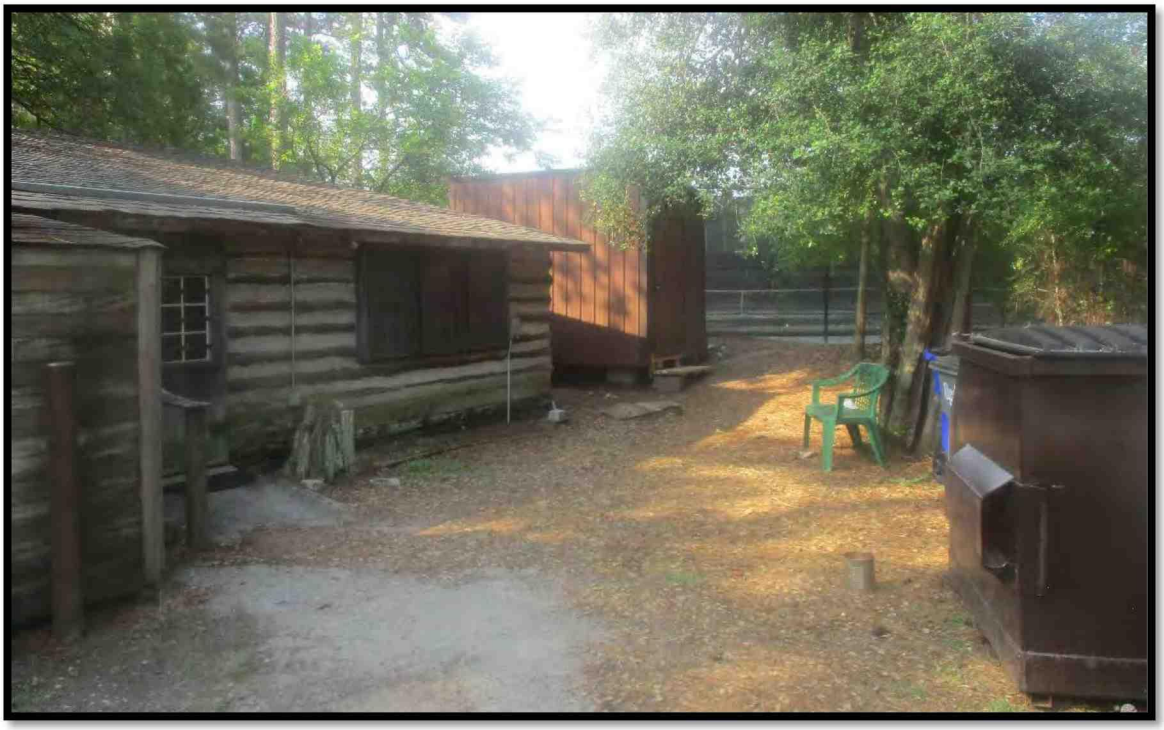


Photo #3 - This is the north wall at the rear.

Photo #4 - This the rear of the building. The tennis courts were placed right up to the property line and the grade is raised 1-2 feet above the finished floor.

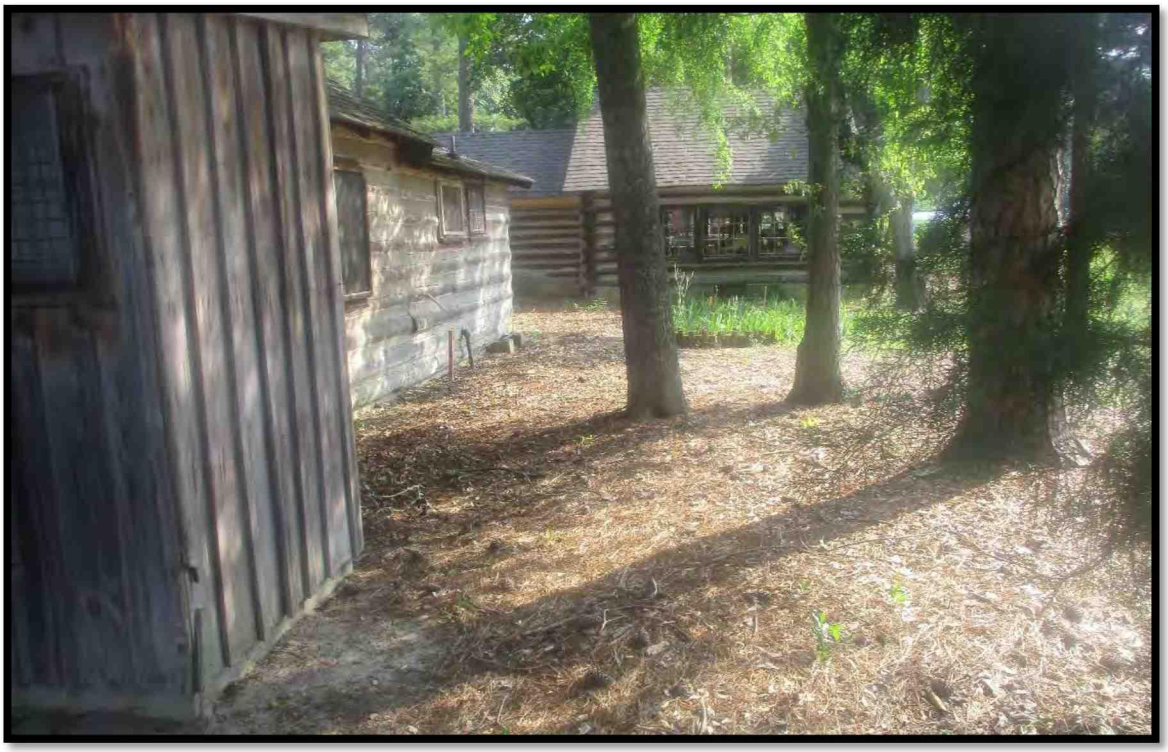


Photo #5 - This is the south face of the building that faces the two south drainage ponds.

Photo #6 – There is a sewer lift station on the property. It wasn't clear who the pump station belongs to.

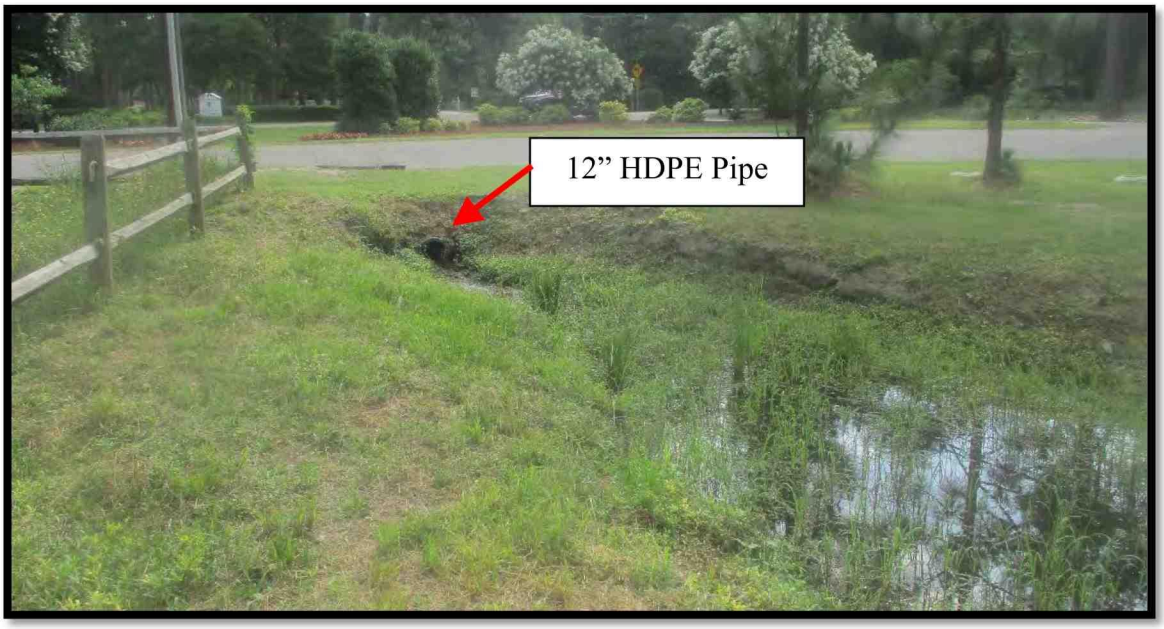


Photo #7 – There is a 12-inch pipe that drains the roads to one of two south ponds. The lower pond belongs to the town if Pinehurst. It is basically a wet pond because there is no way to drain the pond lower. The pond level is near the outlet structure level.

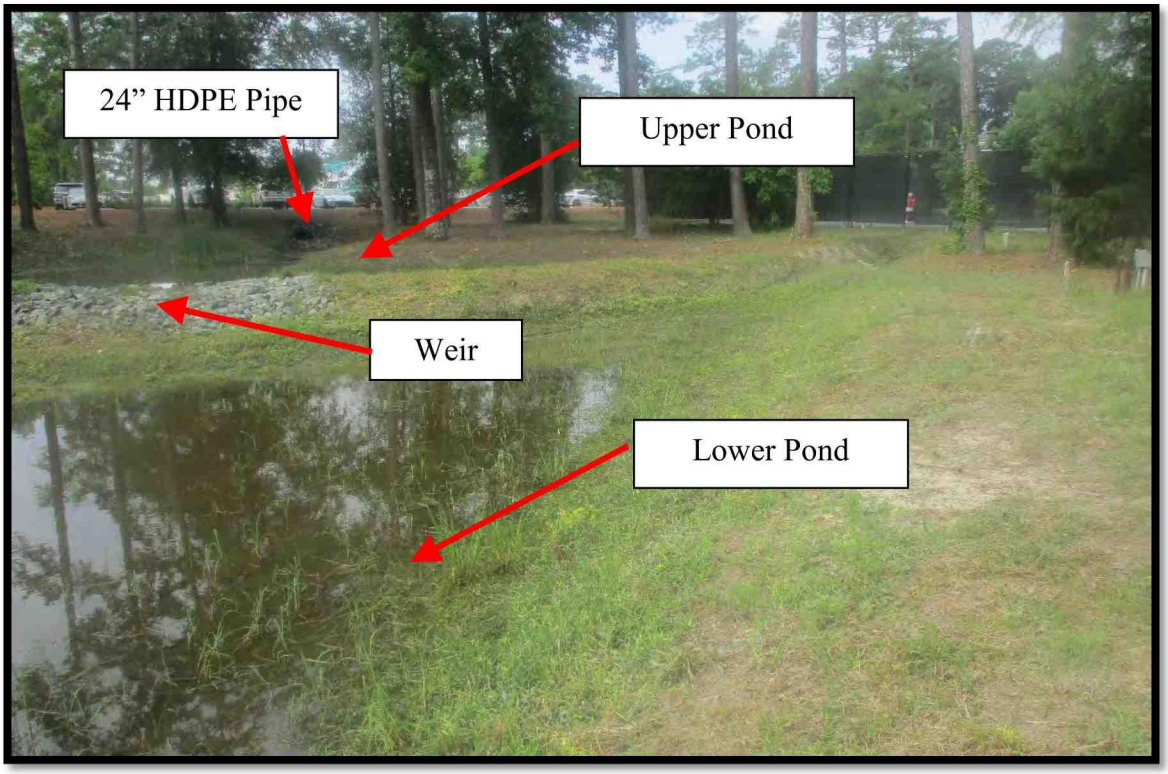


Photo #8 – The club's parking lot drains through a 24" HDPE pipe into the club's upper pond. In a very large storm event the pond flows over the weir into the town's lower pond. The lower pond has no emergency overflow because it is the lowest point of all the surrounding area.

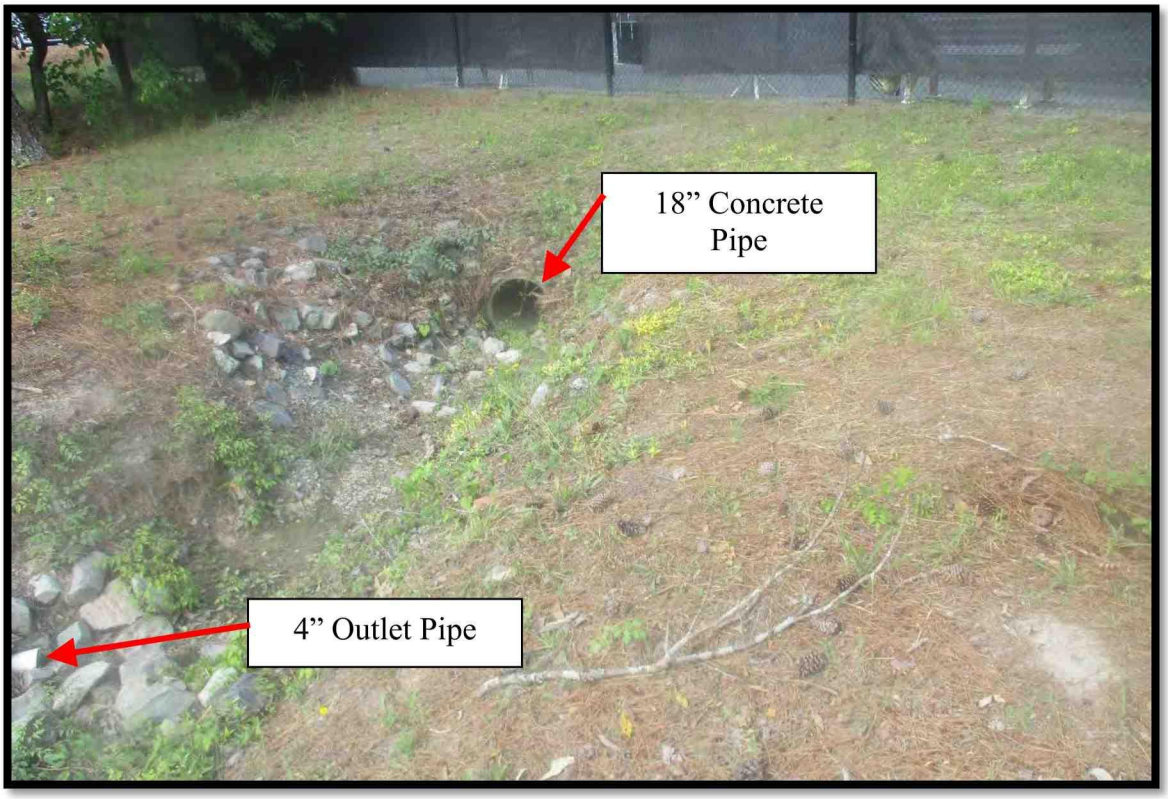


Photo #9 – The 18" concrete pipe is the outlet structure for the entire area. It drains across the club's property near the railroad tracks.

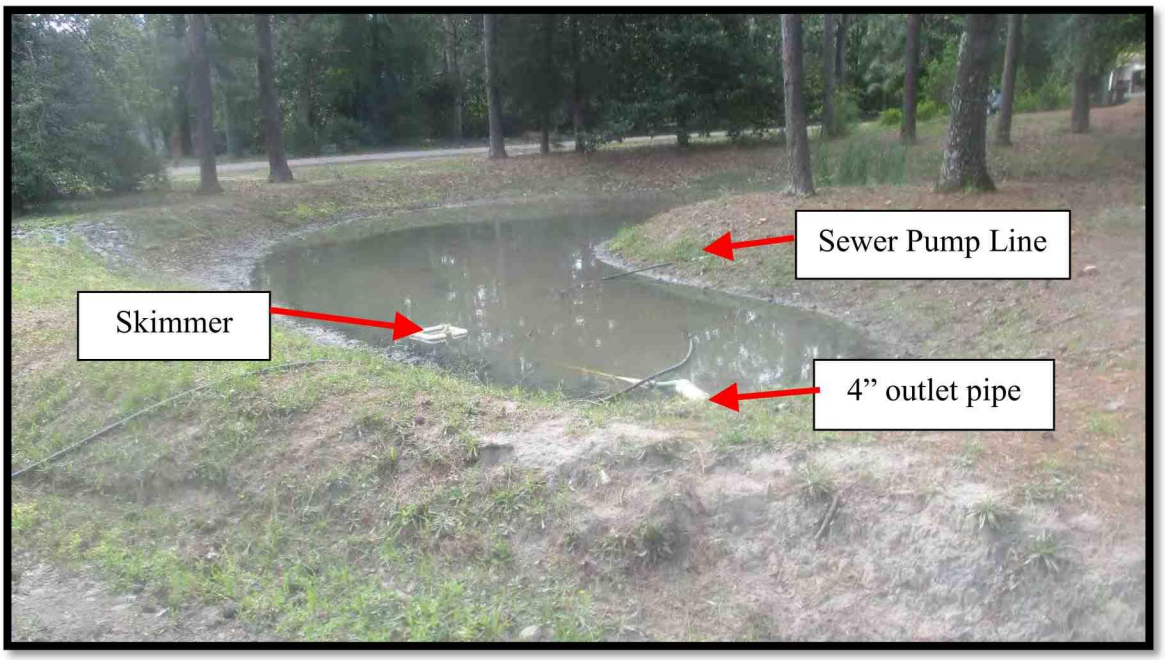


Photo #10 – The skimmer on the upper pond is not working which decreases its capacity. But the 4" outlet shown in photo 9 is near the elevation of the 18" outlet pipe.

Photo #11 – There is a sewer pump line that appears to pop out of the ground at the upper pond and then goes back into the ground at the lower pond.

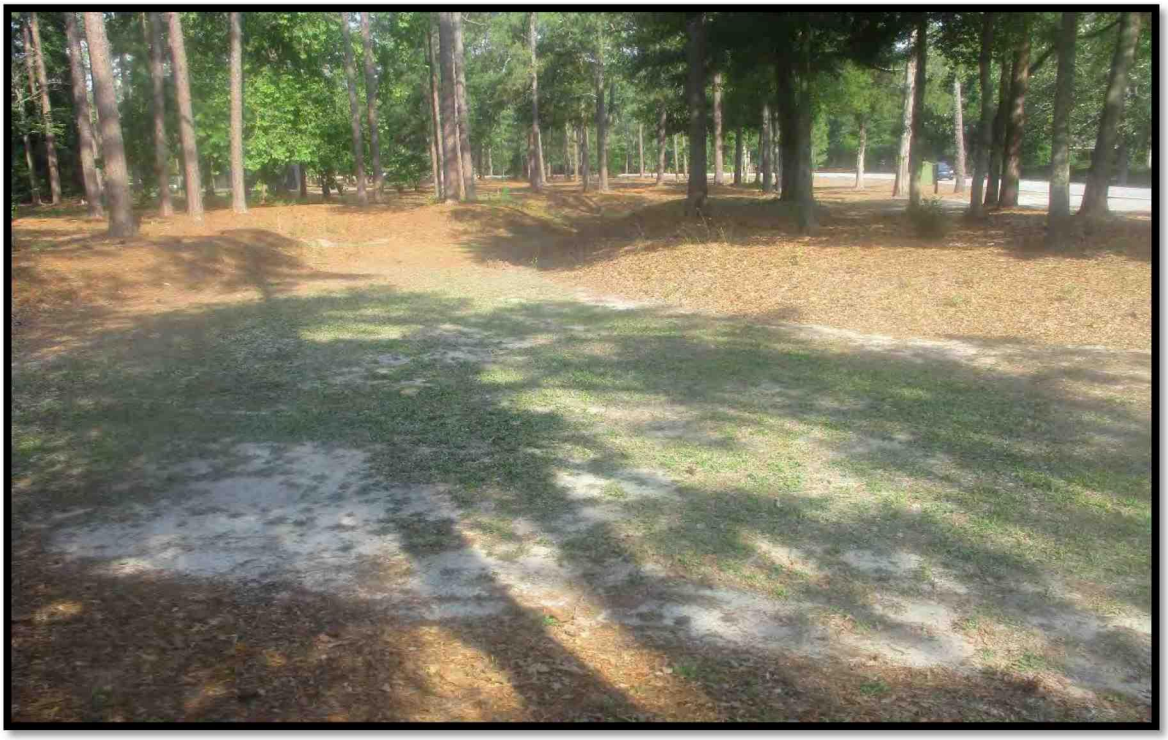
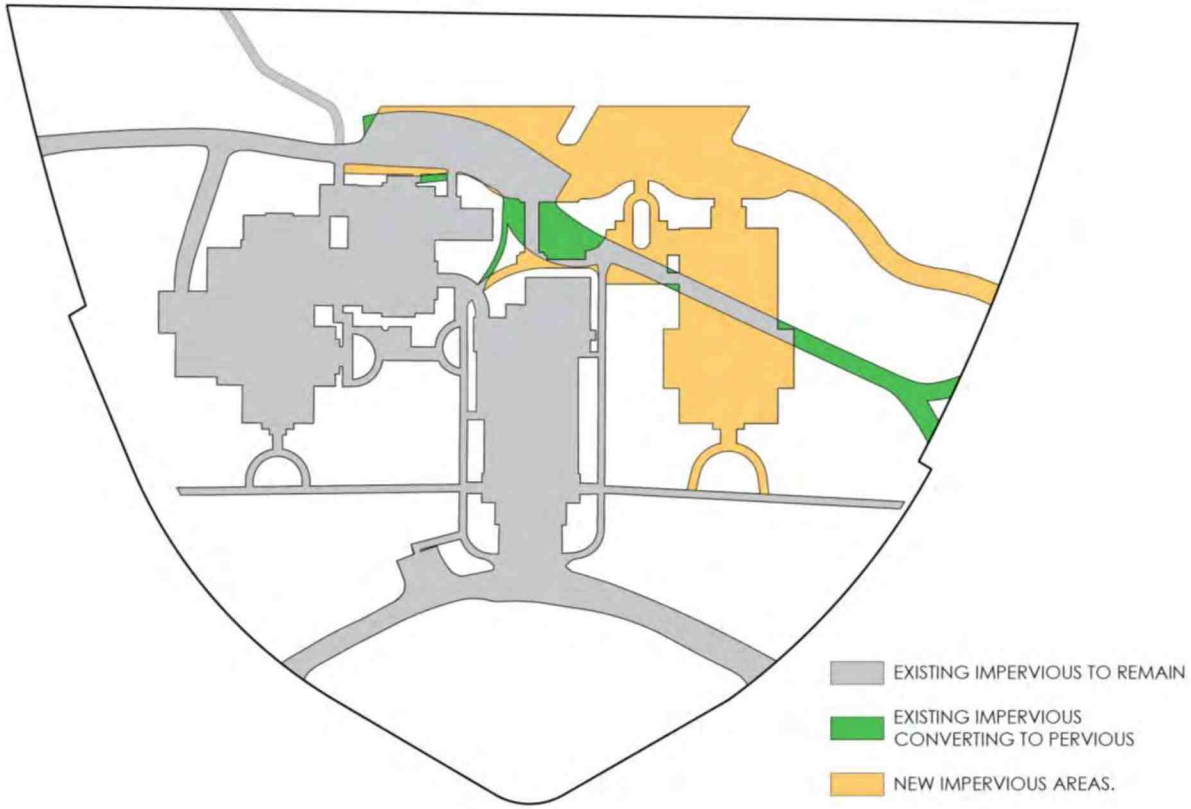


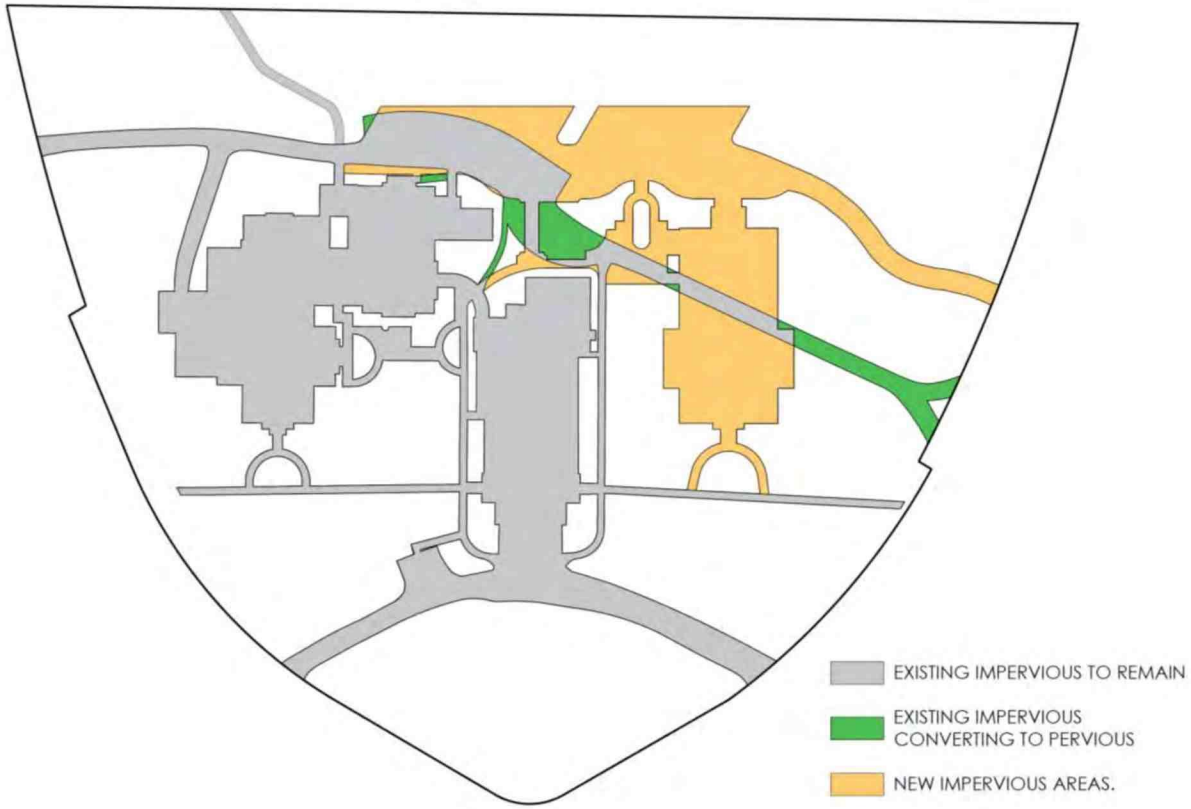
Photo #12 - This is the north side drainage pond. It collects water from the neighboring streets but has no outlet.



IMPERVIOUS SURFACES:

Three Main Points

1) TVC property is not the leading cause of off site run-off and flooding at the Women's Exchange
   - Flat site, soils with high infiltration rates, covered with pinestraw and vegetation
   - Main flow is along VGW and VGE from north and from tennis courts and club from south
2) Proposed Underground Storm Basins will IMPROVE the stormwater collection on the site, and the proposed additional impervious areas will not cause ANY additional off site run-off.
   - 10-year = required by PDO
   - 25-year = offered by TVC



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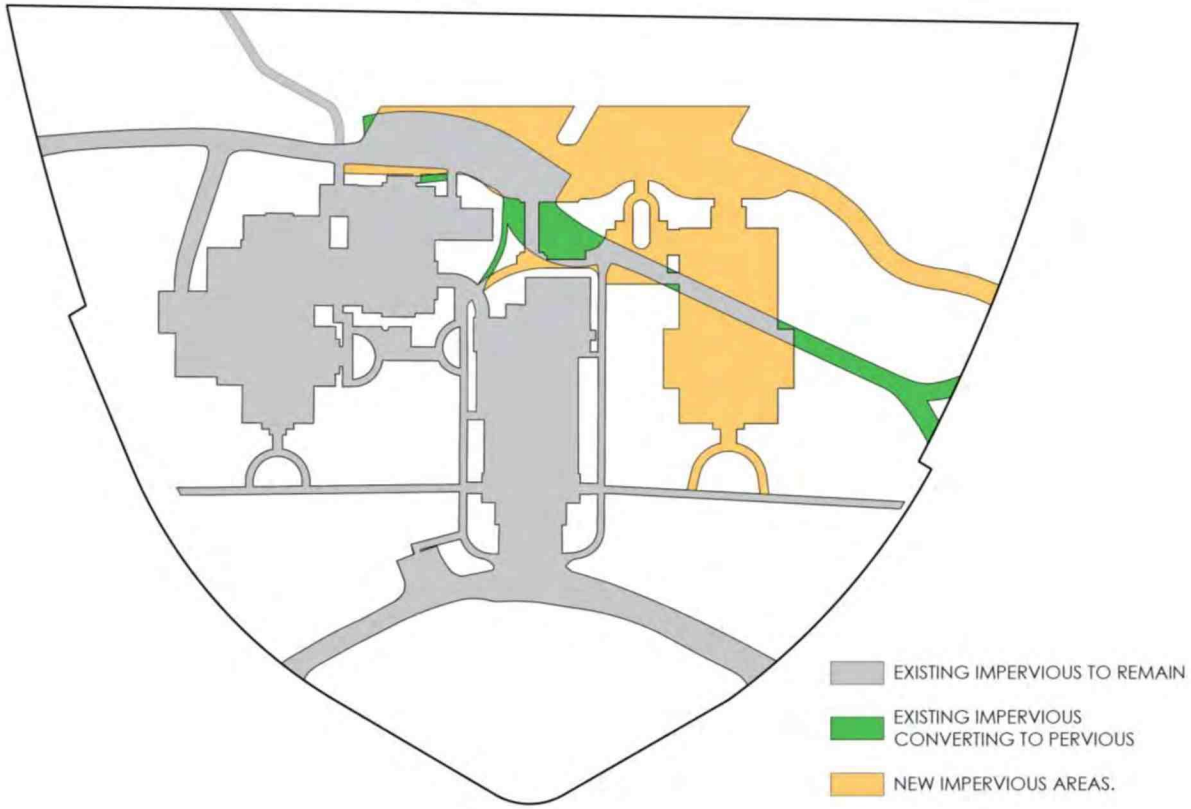
3) TVC is offering land areas for additional underground storm basins to help the Village address primary stormwater run-off issues closer to the source



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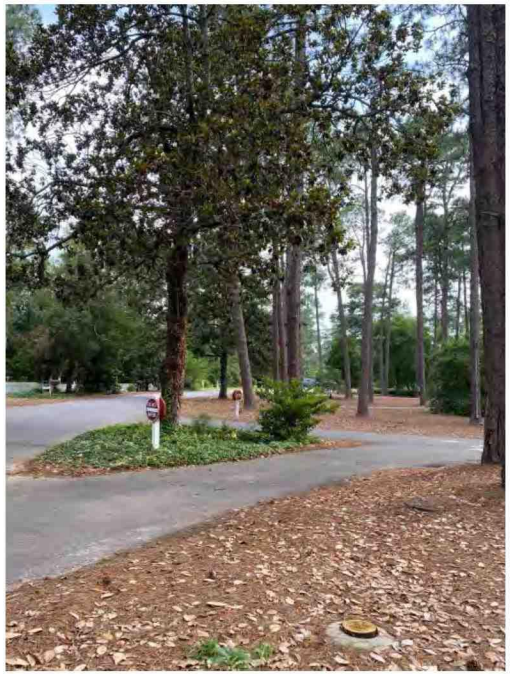
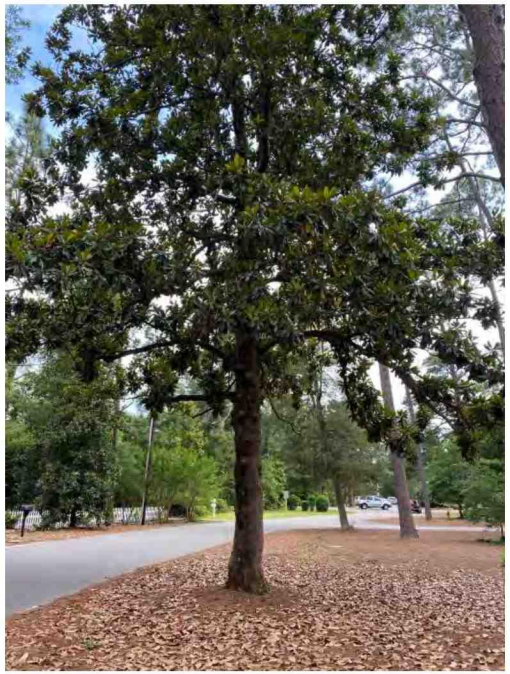
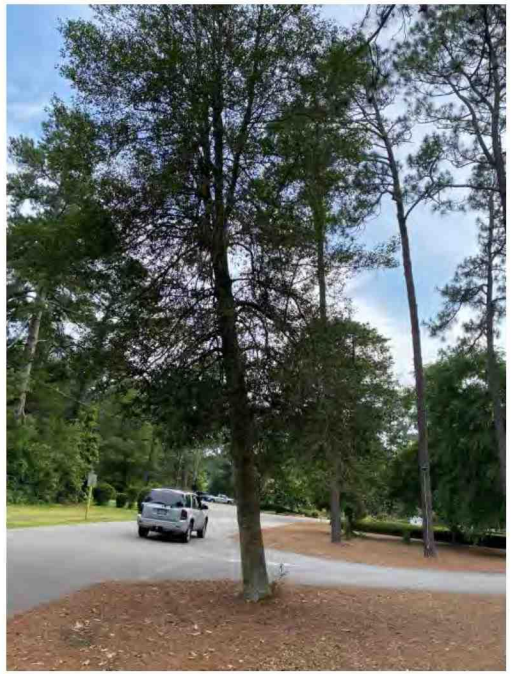
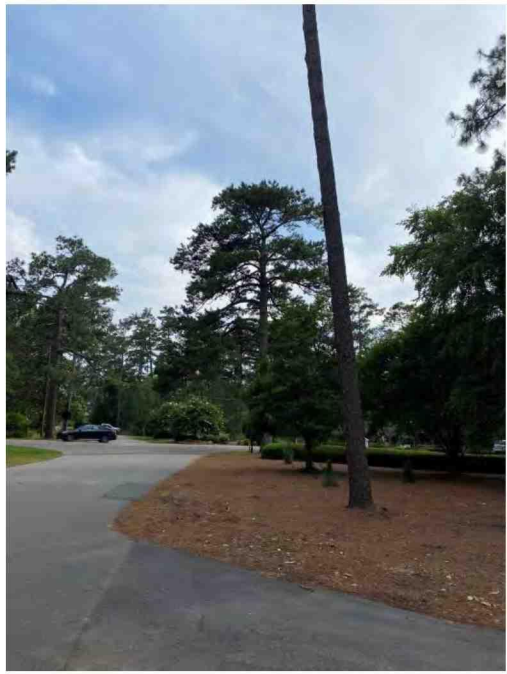
IMPERVIOUS SURFACES:

Since on-site stormwater treatment is a requirement of the PDO, we will NOT BE ALLOWED TO PULL PERMITS until we have presented detailed engineering solutions to the Village Engineering staff that prove that the proposed system will perform as required.

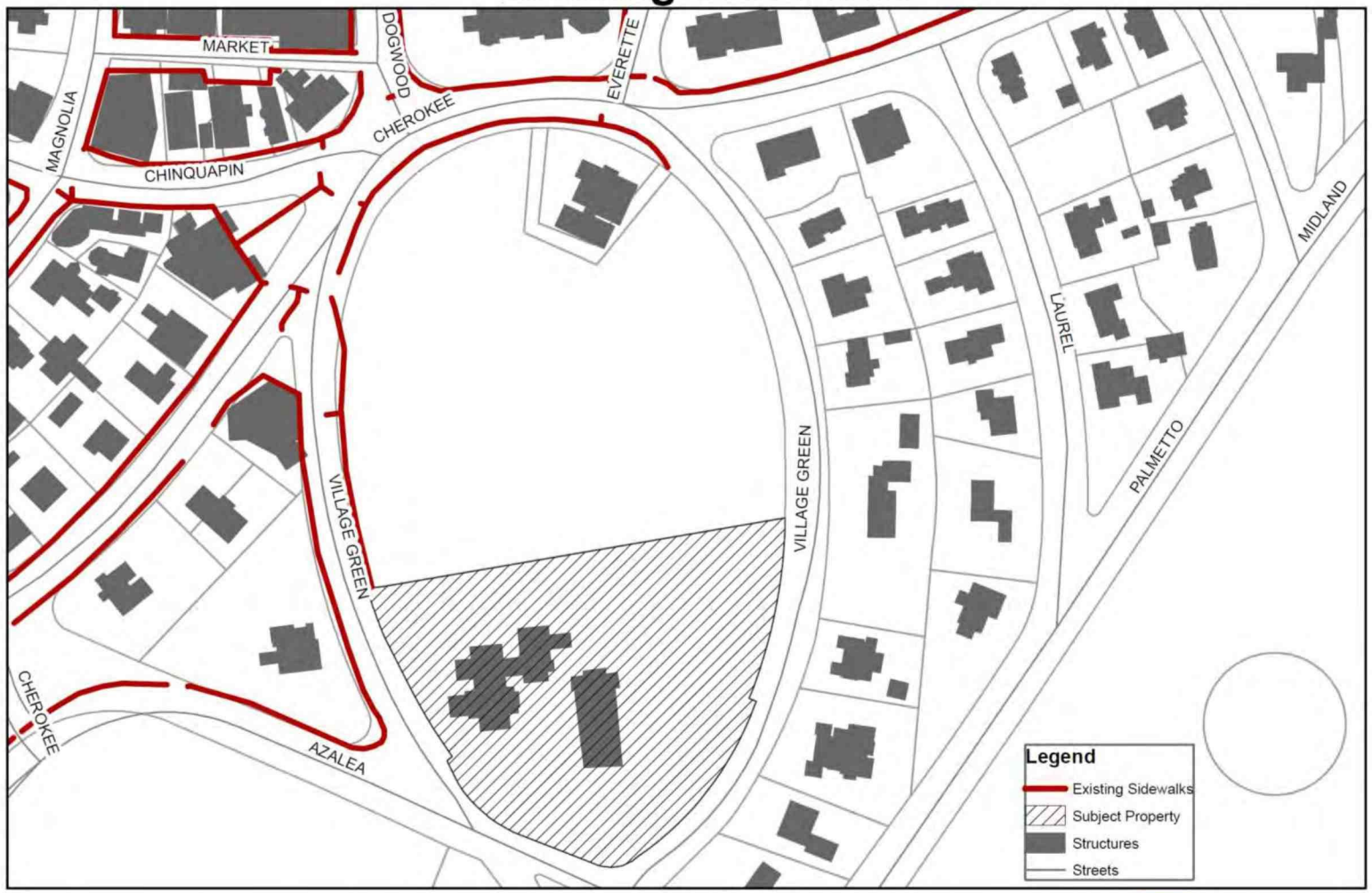
Condition #2: Request that sidewalks required by PDO 9.16.1.8(a)(4) not be required

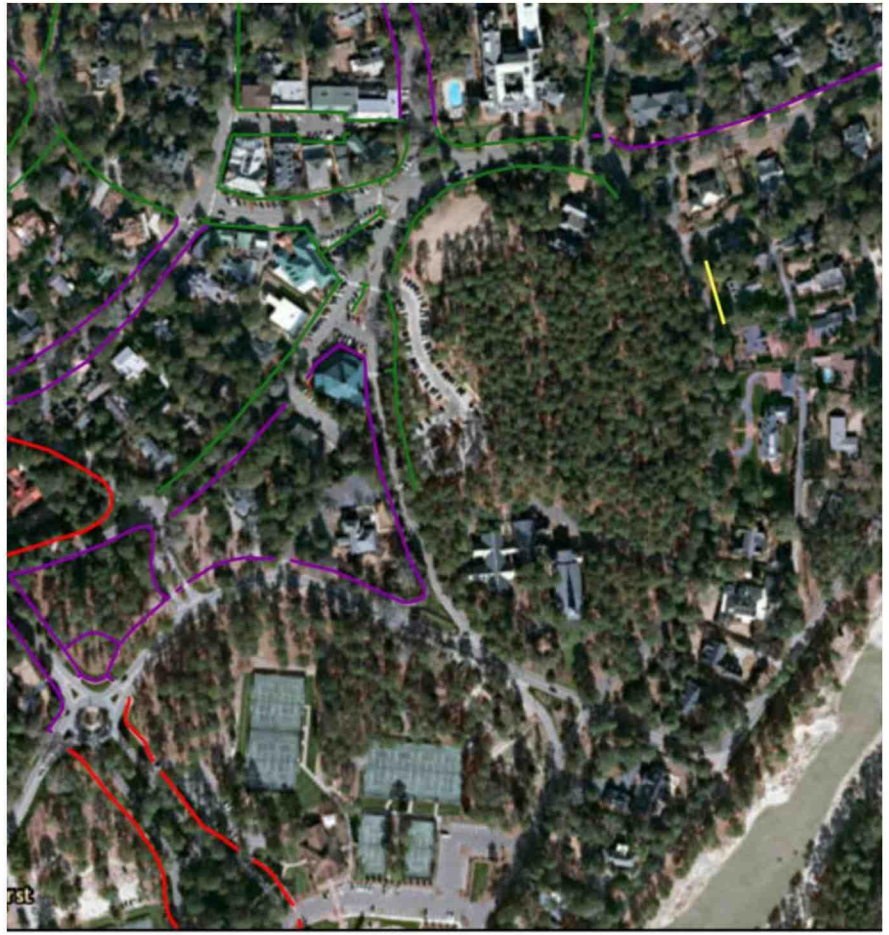
- Origination of this request was from Village Staff
- The 5 foot wide concrete sidewalk required per this section is not in keeping with the historic nature of the Village Green.
- Sidewalk along Village Green East (only area required per the ordinance) would not connect to any other existing or planned sidewalks.
- New sidewalk would require the remove of 6 to 8 additional trees, including a large magnolia
- New sidewalk from property line to southeast driveway entry would create over 2,000 square feet of new impervious surface area. Being in the ROW, these areas would not contribute to the impervious surface calculations, but this concrete strip would create additional off site stormwater run-off.

Condition #2: Request that sidewalks required by PDO 9.16.1.8(a)(4) not be required

Existing Sidewalks





PUBLIC SERVICES
PARKS AND RECREATION
PRIVATE
N/A

0 55 110 220 330 440 Feet

June 4, 2020
Planning and Zoning Board
Public Hearing for Conditional Rezoning

VILLAGE OF PINEHURST

Condition #3: (Planning Board) Replant removed Pines at a 1:1 basis

- Condition was added by Planning Board as a recommendation
- Financially, TVC is agreeable to the recommendation
- However, given the nature of the site, this may not be a feasible solution
  - Existing density of existing pine forest may create issues with new pine growth on site
  - Initial concerns expressed by Alex Cameron during the Planning Board meeting
  - Report from Ramsey Landscaping Associates indicates that there are very few areas on site to add any pine trees – certainly not enough area to do a 1:1 replacement
  - Recommendation:
    - Add understory trees, naturally scattered or used in other required landscaping areas around the site.
    - Understory trees could be a replacement for the ±50 trees to be removed.

RAMSEY LANDSCAPE ASSOCIATES, INC.

910.295.3004 P.O. BOX 5828 PINEHURST, NORTH CAROLINA 28374

PLANT LIST FOR REQUIRED LANDSCAPE PLANTINGS: THE VILLAGE CHAPEL, ***HERITAGE HALL BUILDING***

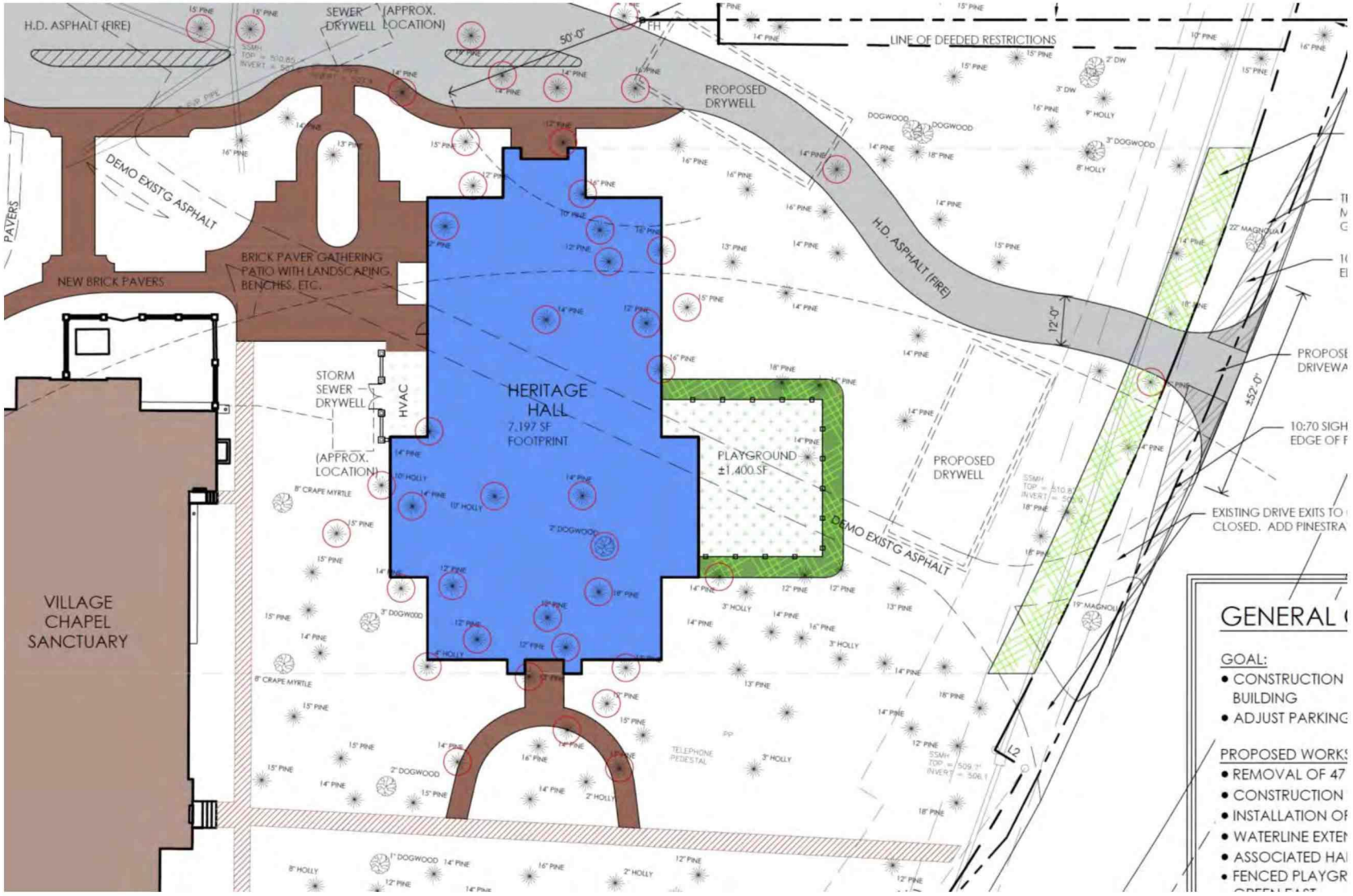
I have been asked to do a site review of the existing landscape plantings existing at The Village Chapel, and offer my recommendations and thoughts as to how to best Landscape the new Heritage Hall Building proposed to be constructed on the church's campus and acheive two goals. One, meet the Village of Pinehurst's Landscape Buffer Requirements and Two, blend the new and existing landscape schemes together so they look as if they were done all at the same time. And a added requirement was added (the hardest to accomplish and still meet the first two goals) plant back on a 1 for 1 basis all Longleaf Pine Trees that have to be removed to build the new building on the campus.

I have compiled a list, or legend, of plantings I would like to incorporate in the Landscape Design for the Village Chapel's proposed new building "Heritage Hall" for the review of the members, Architectural Team, The Village of Pinehurst's Staff and Village Council. I am not introducing anything new to the plant pallet, but adding to the existing plant material that is now existing on the campus of The Village Chapel. Along with the use of the same brick, trim, and roof colors carefully blended by the Architectural team, this is the best way to achieve a homogeneous look for the entire campus.

This is where the problem starts, I have also been asked where to plant a few dozen Long Leaf Pine Trees on the campus to replace the ones that have to be removed due to the new construction. This has become more of a challenge than I expected. As a Landscape Designer for the last 40+ years in this area, I have never had a problem finding a way to add a few (or few dozen) more plants in a Landscape Design for new construction. With age comes wisdom, and if you do it wrong enough you should learn to do it right. This one of those time. I have always commended Pinehurst and Moore County in general for requiring plantings for new construction to give the area a greener and more friendly feel, whether living here or just passing through. That said, since any open space created by construction will be filled with building, which leaves no space for planting new trees that will grow to 60'-80' and may have a 40' diameter canopy when grown. I can only find a home for maybe 12-16 more Longleaf Pines. I feel planting any more than that would be a waste of resources, and will change the caricature of the site with so many small trees (compared in size to the existing pines) planted everywhere a small patch of sunlight can be found. This site is very heavily wooded with Long Leaf Pines, and in the Sandhills area, once a pine canopy has been established the pines under that canopy don't stand much of a chance to grow and compete with the larger more established Pines for water and sunlight.

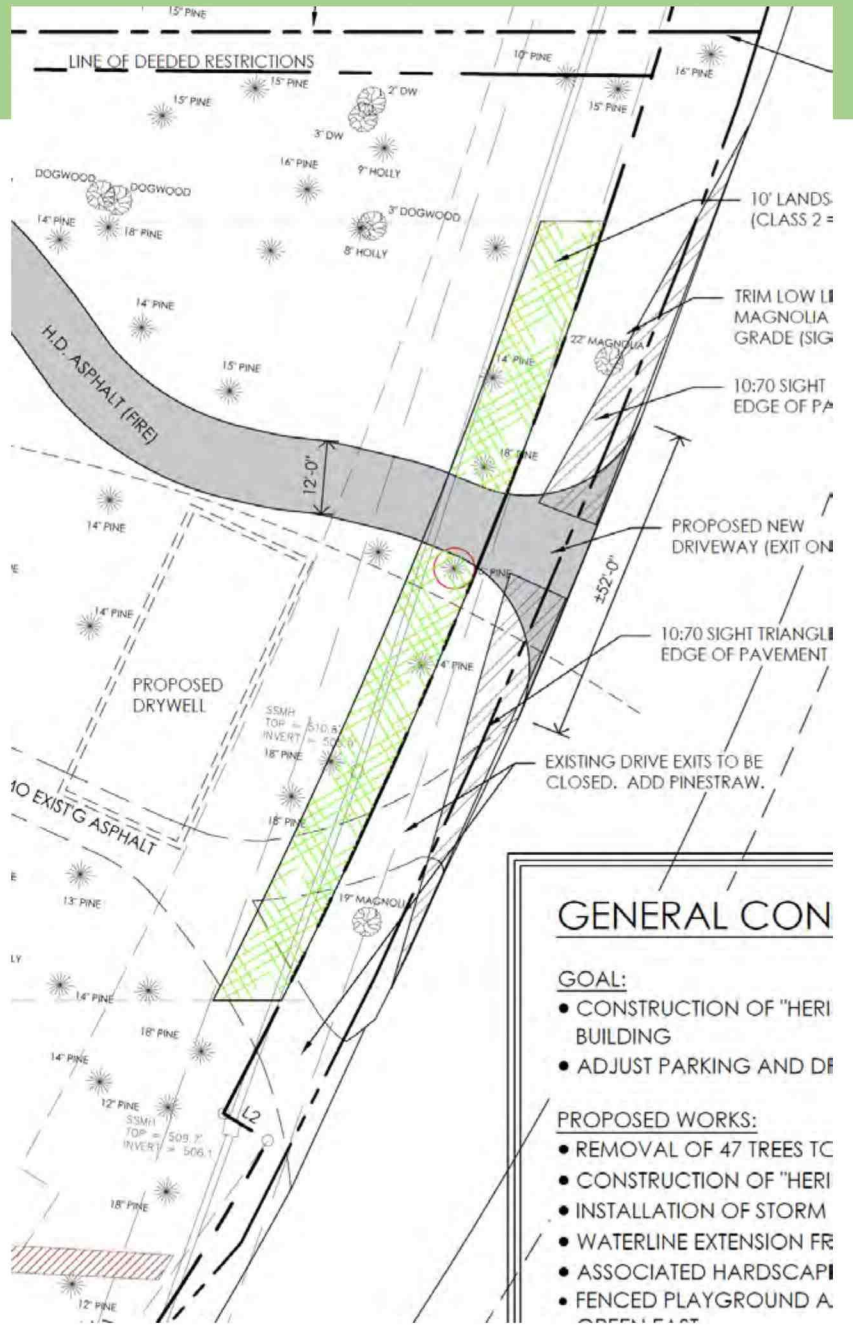
Condition #4: (Planning Board) Add landscaping around play yard fence

- Condition was added by Planning Board as a recommendation
- TVC is agreeable to the recommendation



Other topics for discussion

- Required planted buffer along Village Green East adjacent to development
  - Class 2 buffer required = 20’
  - Can be decreased by 50% along street = 10’ buffer
  - Quick calculations = approximately 7 new pines, 10 new understory trees, 18 new shrubs
  - TVC is financially ok with this requirement
  - However, the character of this landscaping buffer may not be within keeping of the nature of the historic pine forest
    - Recommendations:
    - Install foundation landscaping at building
    - Install screening landscaping at play yard fencing (Condition #4)
    - These installations must at least equal the number of plants that would be required in the buffer, minus the pine trees.



Other topics for discussion

- Types of plants and landscaping to be used
  - Per request of the Planning Board, we have provided a palate of plant species that we plan to use
  - These plants currently exist on the Village Chapel campus and thus, just like the architectural detailing of the building, will maintain the existing design language already present on the site.

A PLANT LIST OF PROPOSED PLANTINGS TO BE USED IN THE LANDSCAPE DESIGN OF HERITAGE HALL.

TREES TREES; NATIVE TO THE SANDHILLS

LONGLEAF PINE

FLOWERING DOGWOOD

EASTERN REDBUD

AMERICAN HOLLY

SOUTHERN MAGNOLIA

SWEETBAY MAGNOLIA

TREES ORNAMENTALS COMMONLY USED IN THE SANDHILLS

VITEX (CHASE TREE)

'NATCHEZ' CRAPE MYRTLE

'MUSKOGEE' CREPE MYRTLE

FOREST PANSEY REDBUD

MIMOSA

NELLIE STEVENS HOLLY

'EVERGREEN GIANT' ARBORVITEA

EMILY BRUNNER HOLLY

YOSHINO CHERRY

MAGNOLIA VARIETIES

RAMSEY LANDSCAPE ASSOCIATES, INC.
POST OFFICE BOX 5828
PINEHURST, NORTH CAROLINA 28374
PHONE OFFICE 9102955004
FAX 9102620459 CELL9108865671
EMAIL: rla2@mcrr.com

PROJECT NAME
PROPOSED PLANTINGS FOR:
HERITAGE HALL AT THE VILLAGE CHAPEL

ISSUED:
DATE DESCRIPTION BY
08/2020 PLANT LIST RAMSEY

RAMSEY REVIEWED APPROVED

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NORTH: N/A

SCALE: 1" = 10'-0"
N.T.S.

SHEET NO:
1 OF 2

A PLANT LIST OF PROPOSED PLANTINGS TO BE USED IN THE LANDSCAPE DESIGN OF HERITAGE HALL.

SHURBS:

HYDRANGEAS

HYDRANGEAS

SASANQUA CAMELLIA

JAPANESE CAMELLIA

SASANQUA CAMELLIA

AZALEAS

AZALEAS

AZALEAS

FERNS

ORNAMENTAL GRASSES

GARDENIAS

LOROPETALUMS

NANDINAS

ORNAMENTAL GRASSES

ORNAMENTAL GRASSES

SMALL SHRUBS AND GROUNDCOVERS:

MONDOGRASS AND LIRIOPE

BOXWOOD

HOLLY

ENGLISH / BALTIC IVY

MONDOGRASS AND LIRIOPE

RAMSEY LANDSCAPE ASSOCIATES, INC.
POST OFFICE BOX 5828
MATTHEWS, NORTH CAROLINA 28104
PHONE: OFFICE 9012953004
FAX: 9012610459 CELL 9012086971
EMAIL: ria2@nc.rr.com

PROJECT NAME:
PROPOSED PLANTINGS FOR:
HERITAGE HALL AT THE VILLAGE CHAPEL

ISSUED:

DATE	DESCRIPTION	BY:
6/8/2020	PLANT LIST	

RAMSEY REVIEWED APPROVED

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NORTH: N/A

SCALE: N.T.S.

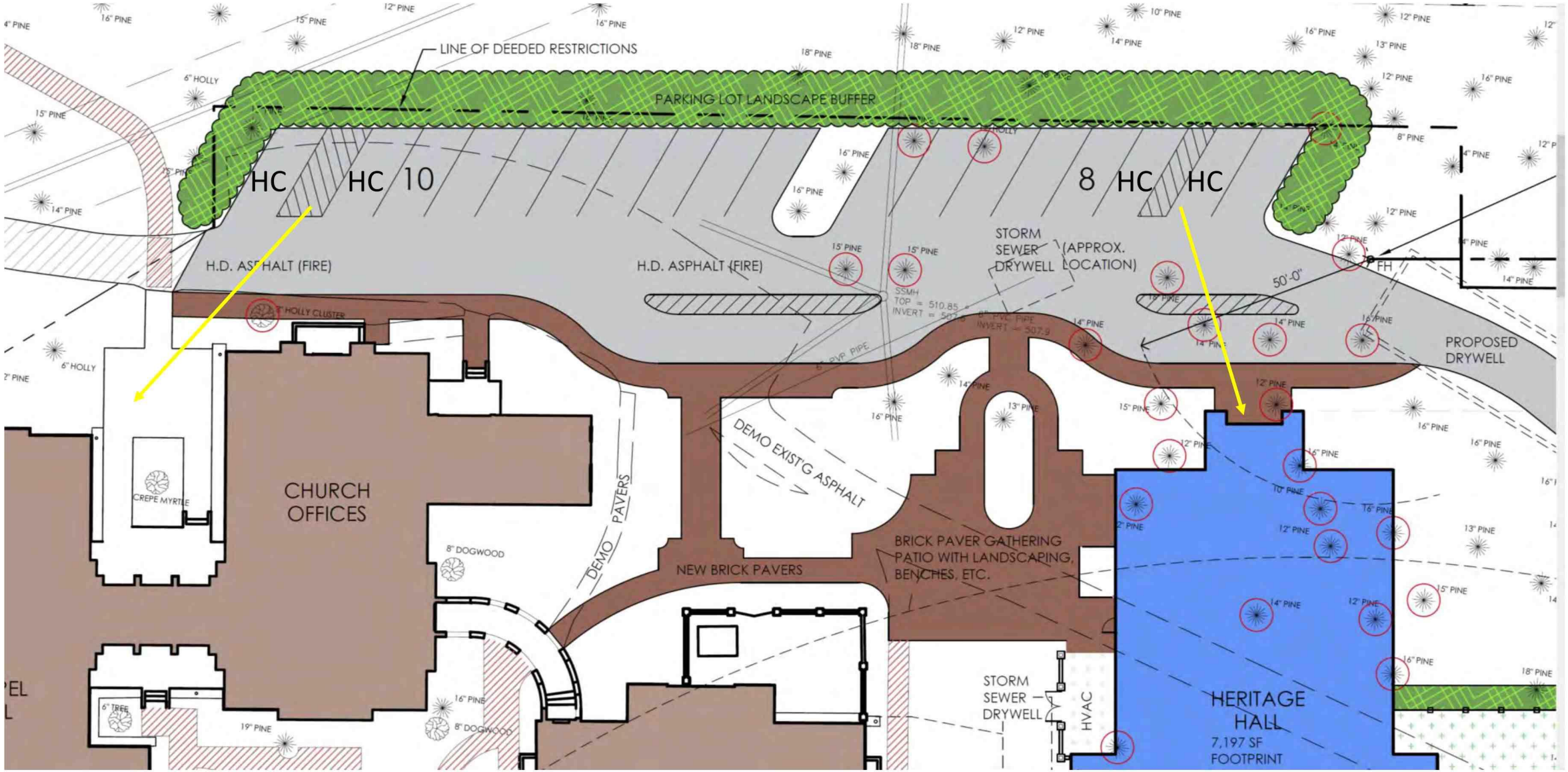
SHEET NO: 2 OF 2

Other topics for discussion

- Parking
  - PC Zoning District does not require any off-street parking
  - NC Building Code does require an accessible path to the building which begins with ADA compliant parking spaces and unloading zones (of which at least one must be van accessible)
  - Proposed approach:
    - Replace two spaces that are currently marked as HC, but do not meet standards, with two true ADA spaces with an unloading zone. These spaces will serve the office and Chapel Hall buildings and are located directly across from the existing ramp into these spaces
    - Add two new ADA compliant spaces with an unloading zone directly across from the main entry to the new Heritage Hall building
    - Replace / build new parking spaces between these ADA compliant spaces. Total provided = 18 spaces.
    - Total existing = 13 spaces. Net increase of 5 spaces.

Other topics for discussion

- Parking



Other topics for discussion

- Outside User Groups
  - See next slide for list of outside groups who use the Village Chapel facilities
  - Note: TVC does not charge any fees to these groups for the use of their facilities and has no plans of doing so with the new building.

Community Groups Meeting at TVC

On-campus of The Village Chapel

Weekly:

1. Dementia Care Giver Support Group 1 x per week, Conference room Tuesday
2. AA Meeting 1 x per week Thursday Conference Room
3. AA Meeting – Women's 1 x per week Monday Conference Room
4. HOPE Homeschool 1 x per week Monday, Chapel Hall, Conference Room, nursery, short time in Sanctuary, sometimes Board Room.
5. Farm to Table Distribution 1 x per week Atrium

Monthly:

6. Women's Discussion Group 1 x per month Choir Room
7. Hope Homeschool a couple times during the school year may be special event in evening, usually Chapel Hall.
8. Shakespeare Event & Reception 1 x per year Sanctuary and Chapel Hall
9. Junior Cotillion - Weekly, 1 month a year

Yearly:

10. Lake Pinehurst Villa HOA Annual Meeting 1 x per year, Chapel Hall
11. Union Pines Pancake fundraiser 1 x per year, Chapel Hall
12. Nursing Pinning Rehearsal 1 x per year Sanctuary
13. Nurses Pinning Ceremony and Reception 1 x per year, Sanctuary and Chapel Hall
14. Classical Christian School Graduation and Reception, 1 x per year, Sanctuary & Chapel Hall
15. MOAA Memorial Day service 1 x per year, Sanctuary & Chapel Hall
16. Rotary Breakfast 1 x per year Chapel Hall
17. Book Club 1 x per year

Other:

18. Moore Co Band Board 1 x per Quarter
19. Habitat – 1 or 2 x per year, Chapel Hall
20. Choral Society Rehearsal (proposed)
21. Moore Co Faith Communication Consortium (As needed, Conference Room)
22. Moore County Choral Board (?)
23. Mallory Hayes Violin classes, 2 x per week, Choir Room
24. 724 STG Air Force Family Member Support – varies greatly, average Sept – Dec 2019 was 12 x month, Care Cottage – this is sometimes 2 people, sometimes a group, sometimes family groups.

Off-campus at Care Cottage

Weekly:

1. Pinehurst Living Magazine 1 x per week, Library at CC Thursday
2. PAL Support Group 1 x per week Care Cottage

Bi-Weekly

3. Tambra Place Board (Transitional Housing for Youth) Every other week, Care Cottage Library

Monthly

4. ESU Board Meeting 1 x per month, Care Cottage
5. ESU Programs Committee Meeting 1 x per month Care Cottage or Board Room
6. Junior League – Regular meeting, 1 x per month plus occasional special events
7. JR League Committee Meeting, 1 x per month Care Cottage
8. PEO Women (one Chapter), Care Cottage 1 x per month
9. Prancing Horse Regular Board Meeting 1 x per month, Care Cottage
10. MOAA Meeting 1 x per month Care Cottage

Yearly:

11. Prancing Horse Appreciation lunch 1 x per year

Other topics for discussion

- Concerns of whether this facility will be used as a daily preschool
  - TVC has no plans to open a daycare or preschool for weekday use in this building
  - Requested zoning (limited use matrix) would not allow a weekday preschool
  - Therefore, granting this rezoning request would restrict these uses

- Concerns of Playground Equipment
  - General Concept Plan and rezoning request as submitted do not include permanent playground structures
  - Therefore, granting this rezoning request would restrict these structures.
  - The church's intentions for this "play yard" area is specifically for the toddlers and youngest children. Small slides, climbing toys, or other portable items sized for these youngest children will be used in this fenced and landscape screened area.

Other topics for discussion

- Average Attendance and Growth
  - See attached report from The Village Chapel

Sunday Morning Worship Services

Overall Attendance Since 2015

In 2015, the Chapel drew a total attendance of 16,999 for the year, including 824 on Easter Sunday, for a weekly average of 325. The maximum attendance on other Sundays was 425 and the minimum 276. The Chapel attracted 22 new members but lost 26 for net loss of 4.

In 2016, total attendance increased to 17,713, including 836 on Easter Sunday, for a weekly average of 341. Attendance on other Sundays ranged from 234 to 424. The Chapel gained 45 new members and lost 30 for a net gain of 15.

In 2017, total attendance dropped to 16,827, including 866 on Easter Sunday, for a weekly average of 324. Maximum attendance on other Sundays ranged from 257 to 437. New members numbered 41 and losses 22 for a net gain of 19.

Outside of Easter Sundays, there were just four Sundays in the three years when attendance exceeded 400.

Attendance has grown steadily but incrementally since then and youth membership and youth activities have expanded, which explains the need for Heritage Hall, but is not indicative of any substantial traffic growth.

The percent of total weekly attendance at Chapel services breaks out on average to be 8:15 service– 14%, 9:30 service – 51%, and 11:00 service – 35%.

Average Number of Attendees at adult Christian education classes and meetings

Village Chapel, 2019

Held at the Care Cottage (off campus)

Sundays 9:30 AM Bible Study -average attendance - 10 weekly
Sundays 10:45 AM Adult Sunday School -average attendance – 27 weekly
Sundays 5:00 PM Young adult social -average attendance – 22 weekly
Monday 9:30 AM Bible Study - average attendance 15-17 weekly
Monday Book study 11 AM - average attendance – 5 weekly
Tuesday prayer group 7:30 AM average attendance - 7 weekly
Thursday Men's Bible Study – average attendance – 25 weekly
Tuesday Stephen's Ministry , average attendance – 7 monthly

Held on the Chapel campus

Sunday, Young Adults Sunday school 10:30 AM- average attendance - 14 weekly
Sunday Evening women's Bible Study average attendance - 8 weekly
(Children's Sunday school classes occupy Chapel Hall on Sunday mornings)

Other topics for discussion

- Trip Generation Analysis
  - See attached report from Kimley-Horn
  - Kimley-Horn report is a second opinion from an expect in this field and backs up the initial findings from Neal Smith Engineering.

KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

DocuSigned by:
Kevin Dean
55FC287F6DDE4DA...
7/9/2020

July 9, 2020

The Village Chapel
c/o Jack Wood, Chairman of Buildings and Grounds
10 Azalea Road
Pinehurst, NC 28374

RE: ***Village Chapel Expansion – Trip Generation Analysis – Pinehurst, NC***

Kimley-Horn has prepared an analysis of the trip generation potential of the proposed expansion of the Village Chapel located north of Azalea Road at Village Green Road in Pinehurst, NC. This expansion proposes the construction of a new 10,435 SF building on-site to accommodate additional church classrooms and storage area. This expansion is anticipated to serve as an extension of existing church operations but is not intended to expand seating for the existing sanctuary or to accommodate higher traffic-generating weekday operations (such as a daycare or school).

Existing Conditions

There are currently three buildings on site: the Village Chapel sanctuary, the "Chapel Hall" (a fellowship hall also being used for children's Sunday School classes), and the church offices. It is our understanding that adult Sunday School classes are currently held at a separate facility off-site, which requires parents to drop-off children on-site and then leave the site for their own classes (and return later for worship services and to pick up children). While Village Chapel organizes or hosts some other events during the week and on weekends, those uses/events do not generate significant traffic volumes and do not occur during the peak traffic times of the adjacent street(s).

Proposed Conditions

As envisioned, the proposed building would provide space for relocated children's classrooms and storage space. With the proposed new classroom space provided for children's rooms, off-site adult Sunday School classes are planned to be moved into the Chapel Hall. No other significant changes to Sunday programming are proposed as part of this expansion, and no increases to sanctuary seating capacity are proposed with this expansion.

Weekend Trip Generation Calculations

Sanctuary seating capacity is typically the appropriate independent variable to consider when assessing weekend trip generation for religious institutions. The Institute of Transportation Engineers *Trip Generation Manual* (10th Edition, 2017) indicates that the "church" land use (land use code 560) is a religious institution that include "an assembly hall or sanctuary [and] meeting rooms, classrooms, and occasionally, dining, catering, or party facilities." Based on that definition, Sunday school classrooms and meeting rooms do not change the nature of the use already on-site. As this proposed expansion will not increase the seating capacity in the primary assembly (the sanctuary), no increase in trip generation is expected on weekends associated with this expansion.

Furthermore, adult Sunday School classes are proposed to be moved on-site, thereby eliminating the need for attendees to regularly make multiple trips for child drop-off/pick-up and worship service attendance. As a result, actual site-generated trips should decrease.

Weekday Trip Generation Calculations

While weekends are the primary trip generation periods for religious uses, weekday AM (7-9am) and PM (4-6pm) peak hours are typically evaluated for uses at which primary site traffic generation occurs on weekdays as those time periods are assumed to coincide with peak periods of adjacent streets. While sanctuary seating capacity is the most appropriate variable for calculating site trip generation for Sunday operations at churches, typical weekday operations are more accurately modeled using building size as the independent variable. For this analysis, weekday site traffic was generated using ITE 10th Edition data for the "church" land use for the proposed 10,435 SF building, with the average rate being used for AM peak hour calculations and regression equations for the PM peak hour calculations, as that approach presents the most-conservative results. Those calculations are summarized in Table 1 below, and detailed trip generation calculations are attached.

Table 1
ITE Trip Generation (Vehicles) - Weekday

Land Use	Size	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Church (LUC 560)	10,435 s.f.	2	1	4	4

Table 1 shows that the expansion is projected to generate 3 new AM peak hour trips and 8 new PM peak hour trips on a typical weekday.

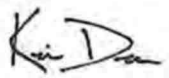
Summary

As the proposed expansion will result in negligible increases in trip generation, this project is not anticipated create traffic congestion in the study area.

Please let me know if you have any questions or require any further information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin Dean, P.E.
Project Manager

Village Chapel Expansion

Table 1 - Weekday Trip Generation

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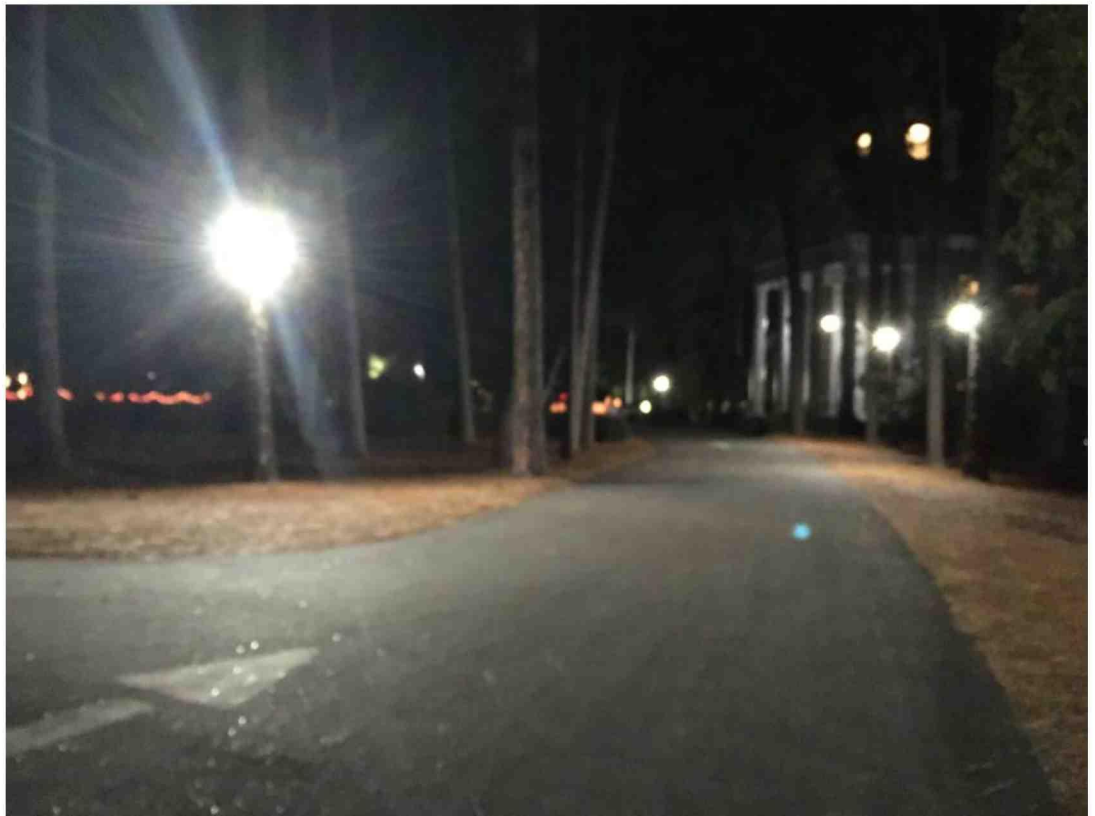
AM Peak Hour: Total Trips = 0.33 * (SF/1000); Entering = 60%, Exiting = 40% - Uses ITE Average Rate to be conservative

PM Peak Hour: Total Trips = 0.37 * (SF/1000) + 3.9; Entering = 45%, Exiting = 55% - Uses ITE Fitted Equation to be conservative

Other topics for discussion

- Site Lighting
  - Existing site lighting does not comply with PDO standards for glare and off-site bleed.
  - New site lighting will all be required to comply and will be reviewed through Village Engineering
  - New fixtures will be similar to those used at Community Presbyterian Church
  - Existing fixtures not impacted by this project will remain in place
  - NET IMPROVEMENT

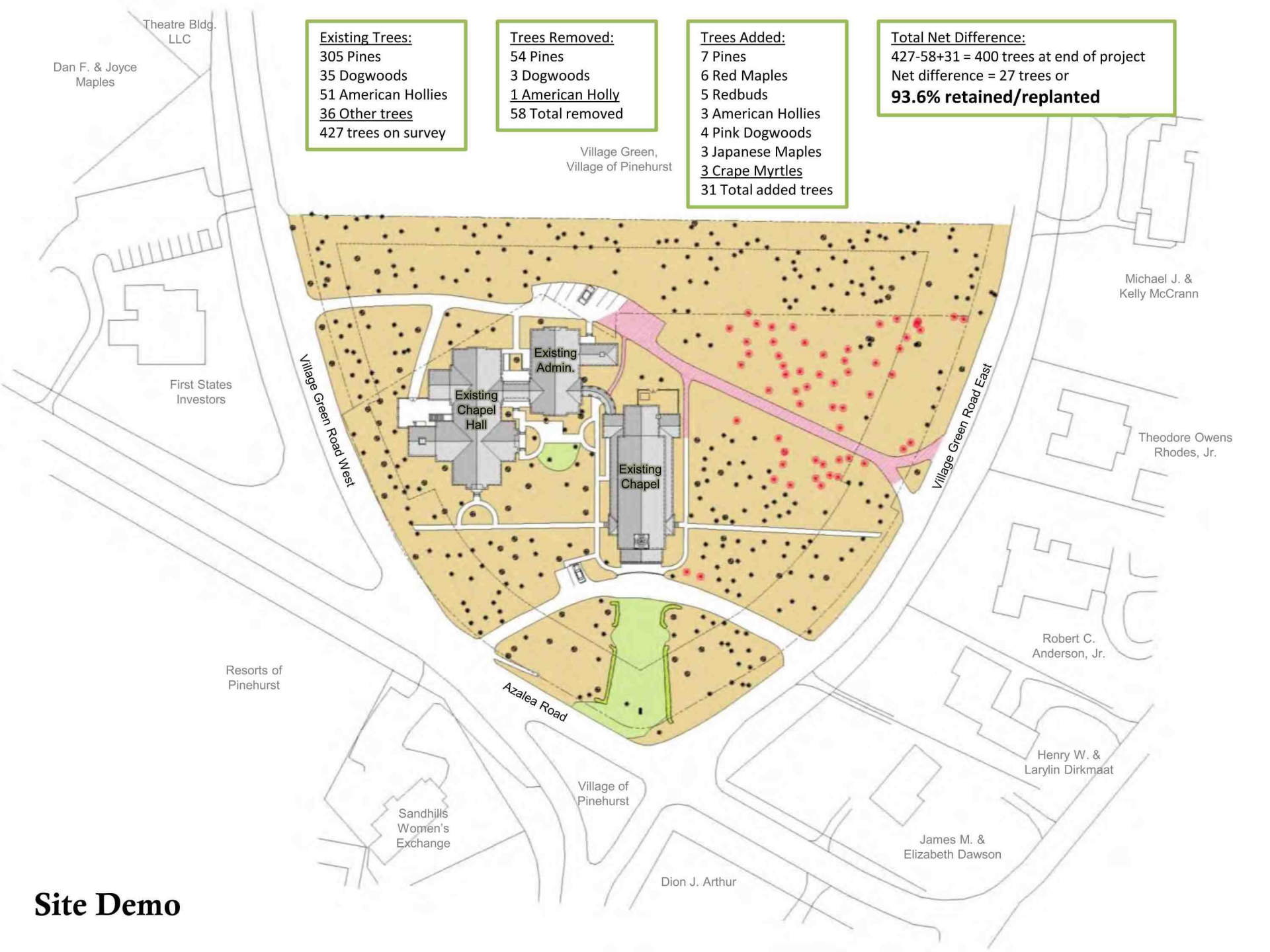


Village Chapel

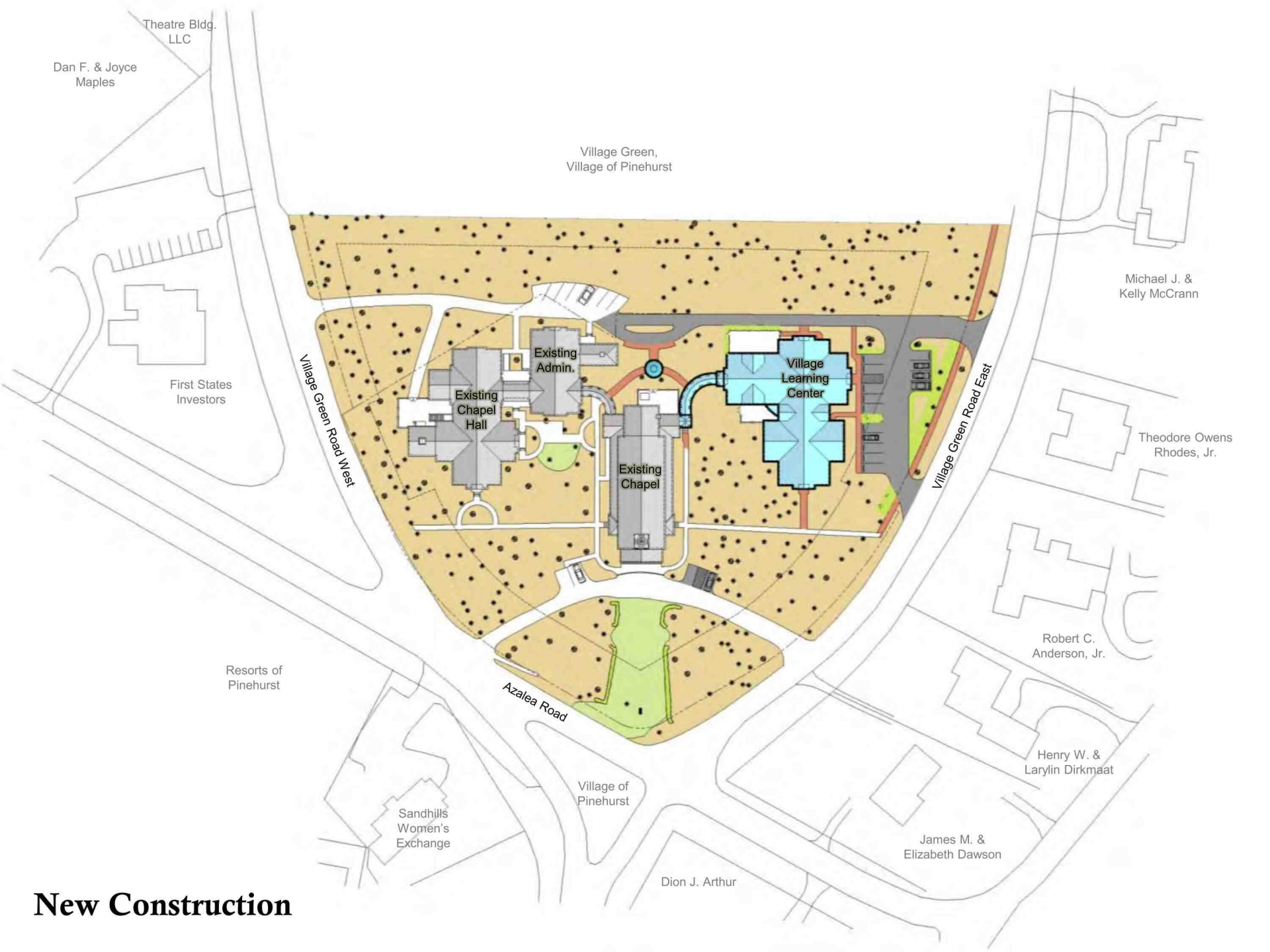
MAJOR SPECIAL USE

RAMSAY BURGIN SMITH ARCHITECT, INC.

July 2, 2010


Existing Trees:
305 Pines
35 Dogwoods
51 American Hollies
36 Other trees
427 trees on survey
Trees Removed:
54 Pines
3 Dogwoods
1 American Holly
58 Total removed
Trees Added:
7 Pines
6 Red Maples
5 Redbuds
3 American Hollies
4 Pink Dogwoods
3 Japanese Maples
3 Crape Myrtles
31 Total added trees
Total Net Difference:
427-58+31 = 400 trees at end of project
Net difference = 27 trees or
93.6% retained/replanted
Theatre Bldg. LLC
Dan F. & Joyce Maples
Village Green, Village of Pinehurst
Michael J. & Kelly McCrann
First States Investors
Village Green Road West
Existing Admin.
Existing Chapel Hall
Existing Chapel
Village Green Road East
Theodore Owens Rhodes, Jr.
Robert C. Anderson, Jr.
Resorts of Pinehurst
Azalea Road
Henry W. & Larylin Dirkmaat
Village of Pinehurst
Sandhills Women's Exchange
James M. & Elizabeth Dawson
Dion J. Arthur

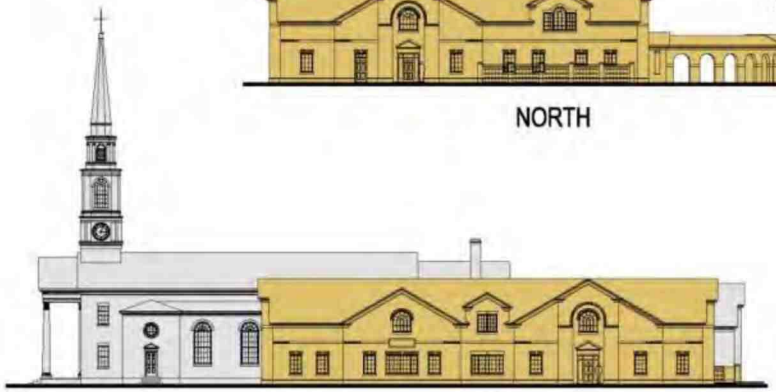
Site Demo



New Construction

ELEVATIONS

NORTH

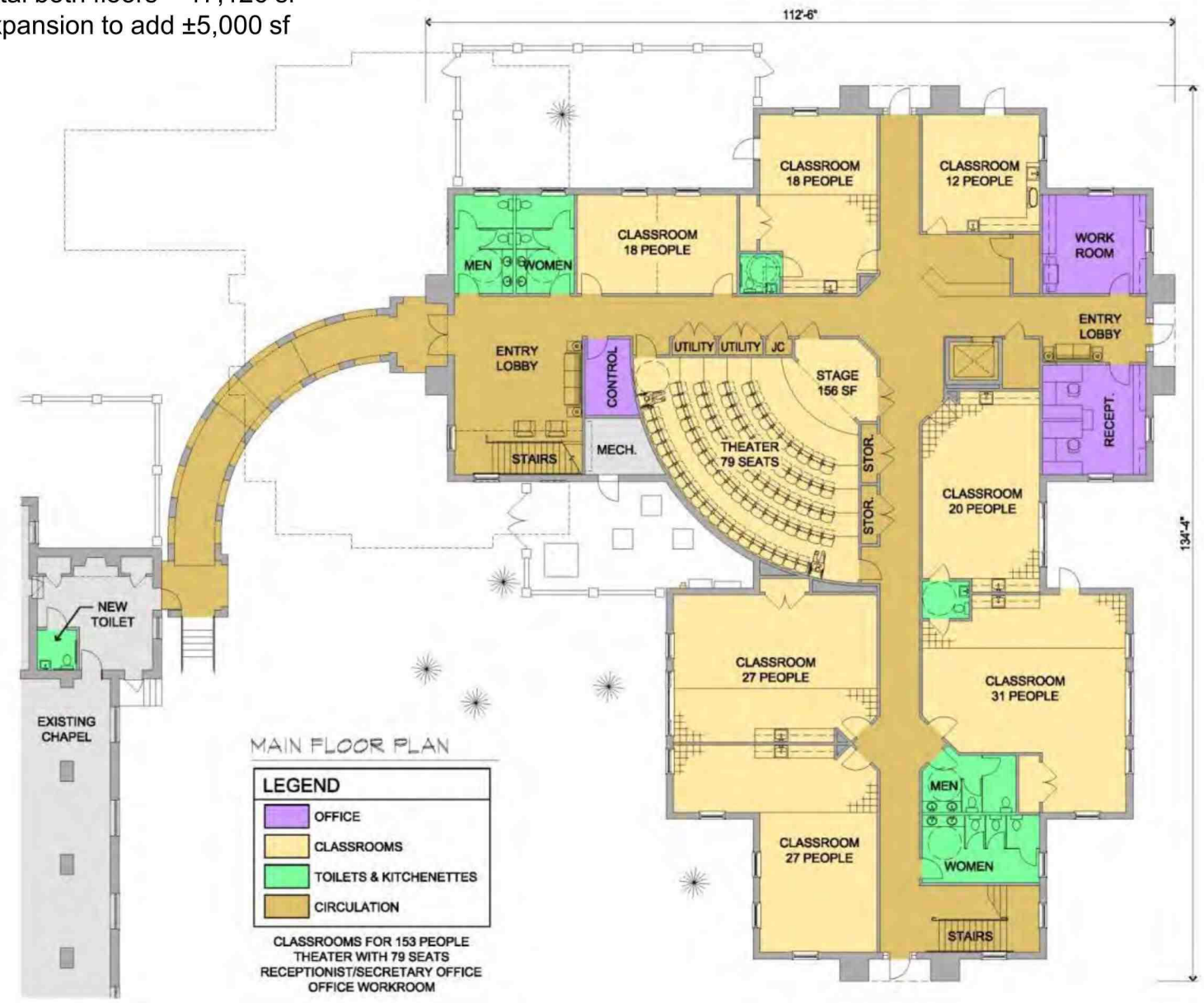


EAST

WEST

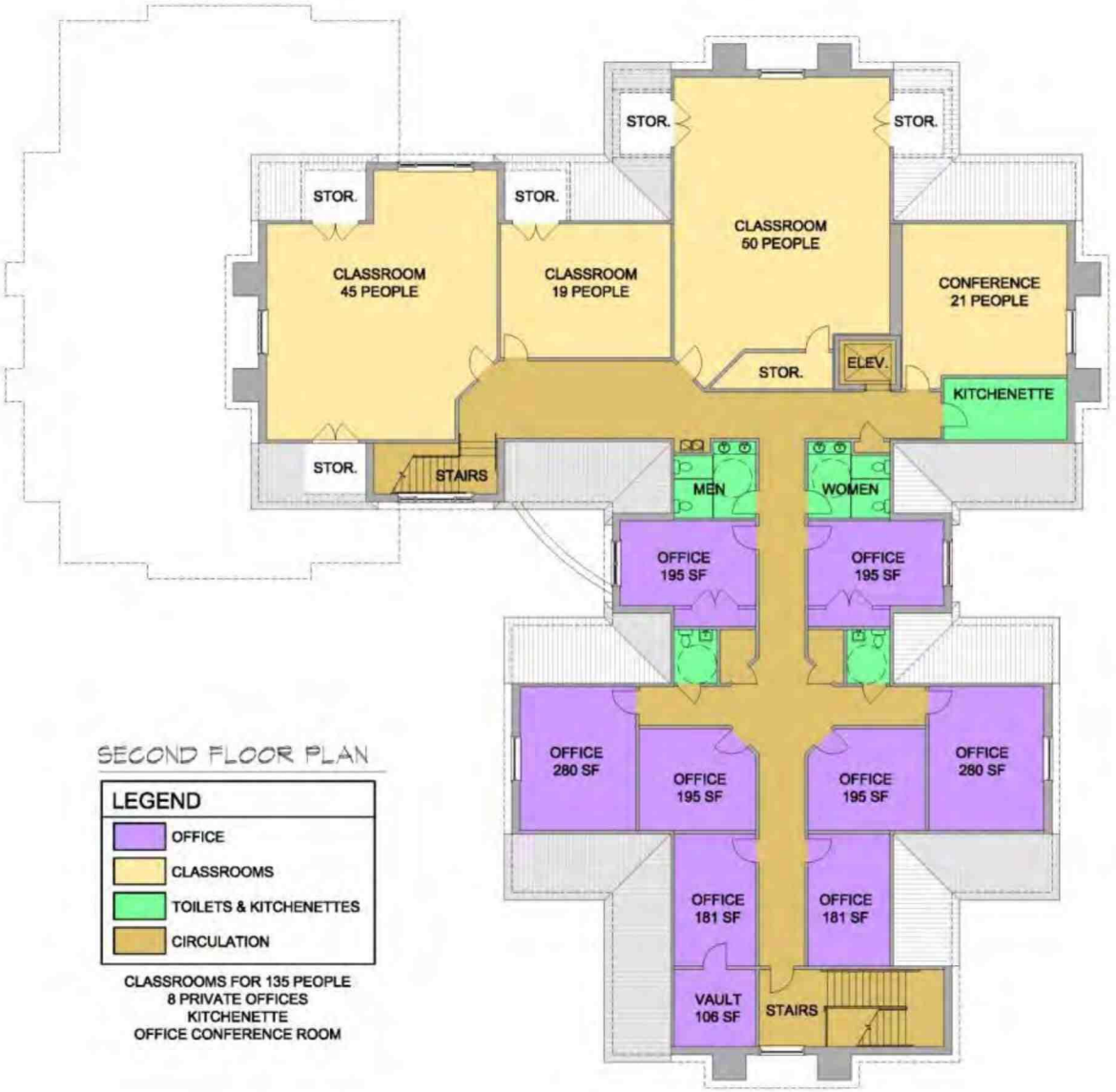
SOUTH

Building Footprint = 9,438 sf
Total both floors = 17,126 sf
Expansion to add ±5,000 sf



NEW BUILDING - 1ST FLOOR

NEW BUILDING - 2ND FLOOR



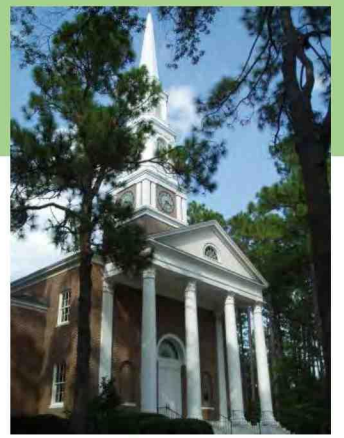
SECOND FLOOR PLAN

LEGEND

- OFFICE
- CLASSROOMS
- TOILETS & KITCHENETTES
- CIRCULATION

CLASSROOMS FOR 135 PEOPLE
8 PRIVATE OFFICES
KITCHENETTE
OFFICE CONFERENCE ROOM

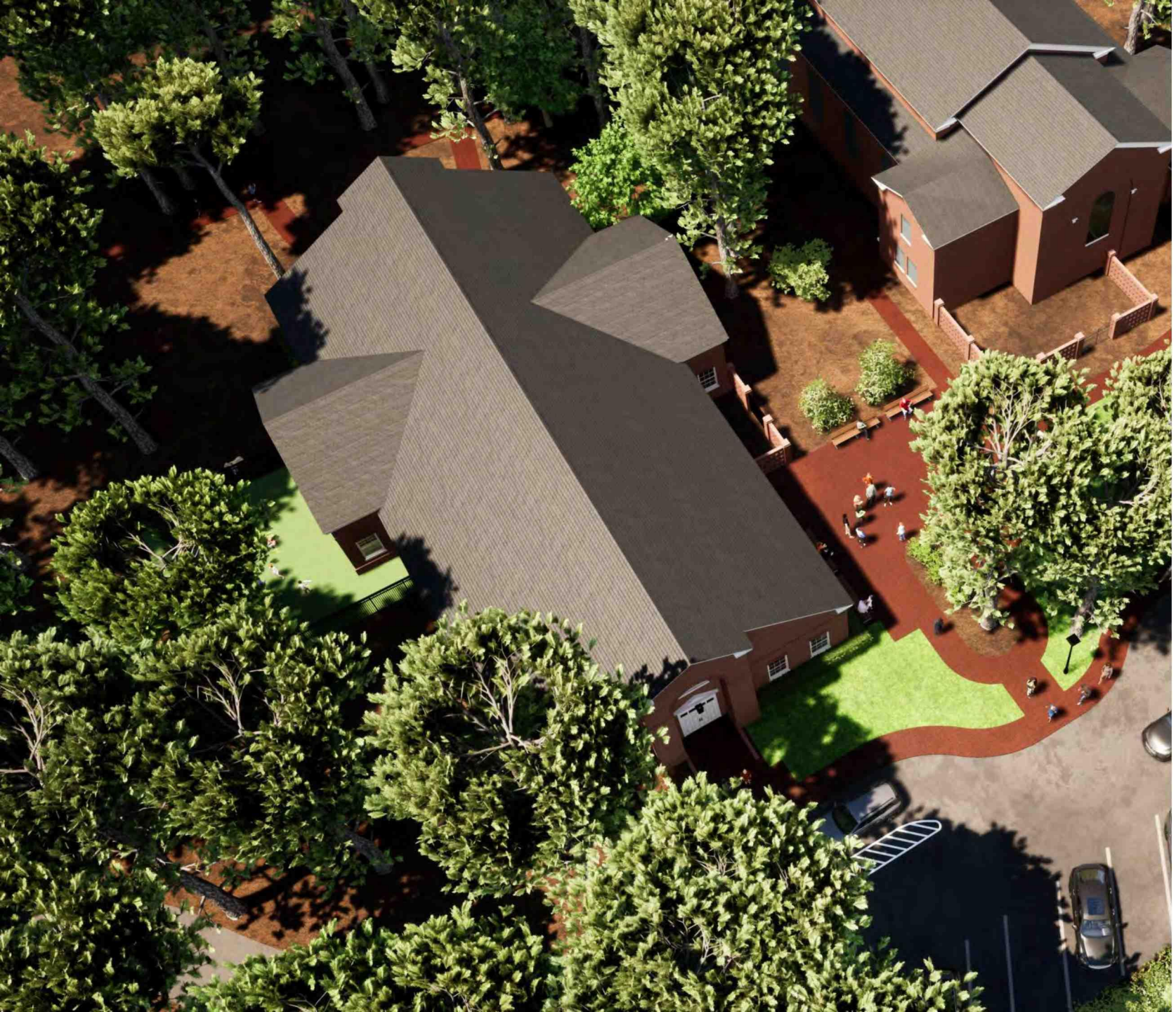
SUMMARY:



- This request is to rezone the existing Village Chapel campus from PC to PC-CD
  - The proposed project has been awarded a COA from HPC – new construction is “congruous”
  - General Concept Plan has been reviewed by TRC and has satisfied their review comments
  - GCP states the limited uses that will be allowed on this site with the adoption of this plan
  - Condition 1: Request to increase the allowable impervious surface area to 33%.
  - Condition 2: Request to remove the PDO required sidewalk along a portion of Village Green East
  - Condition 3: (Added by Planning Board) Replace removed trees on a 1:1 basis
  - Condition 4: (Added by Planning Board) Add landscaping around play yard fence

- The Village Chapel is agreeable to these added conditions, but asks your consideration on Condition 3 based on the concerns of your Planning Staff and the report from our Landscape designer.

- With your approval of this Rezoning Request, we look forward to submitting further engineering details to Village Staff for the next level of reviews as we move forward with this important project.



The Village Chapel

THE BOGLE FIRM,
ARCHITECTURE

KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

July 9, 2020

The Village Chapel
c/o Jack Wood, Chairman of Buildings and Grounds
10 Azalea Road
Pinehurst, NC 28374

DocuSigned by:
SEAL
049146
Kevin Dean
55FC28F6DDE4DA...
NORTH CAROLINA PROFESSIONAL ENGINEER KEVIN S. DEAN
7/9/2020

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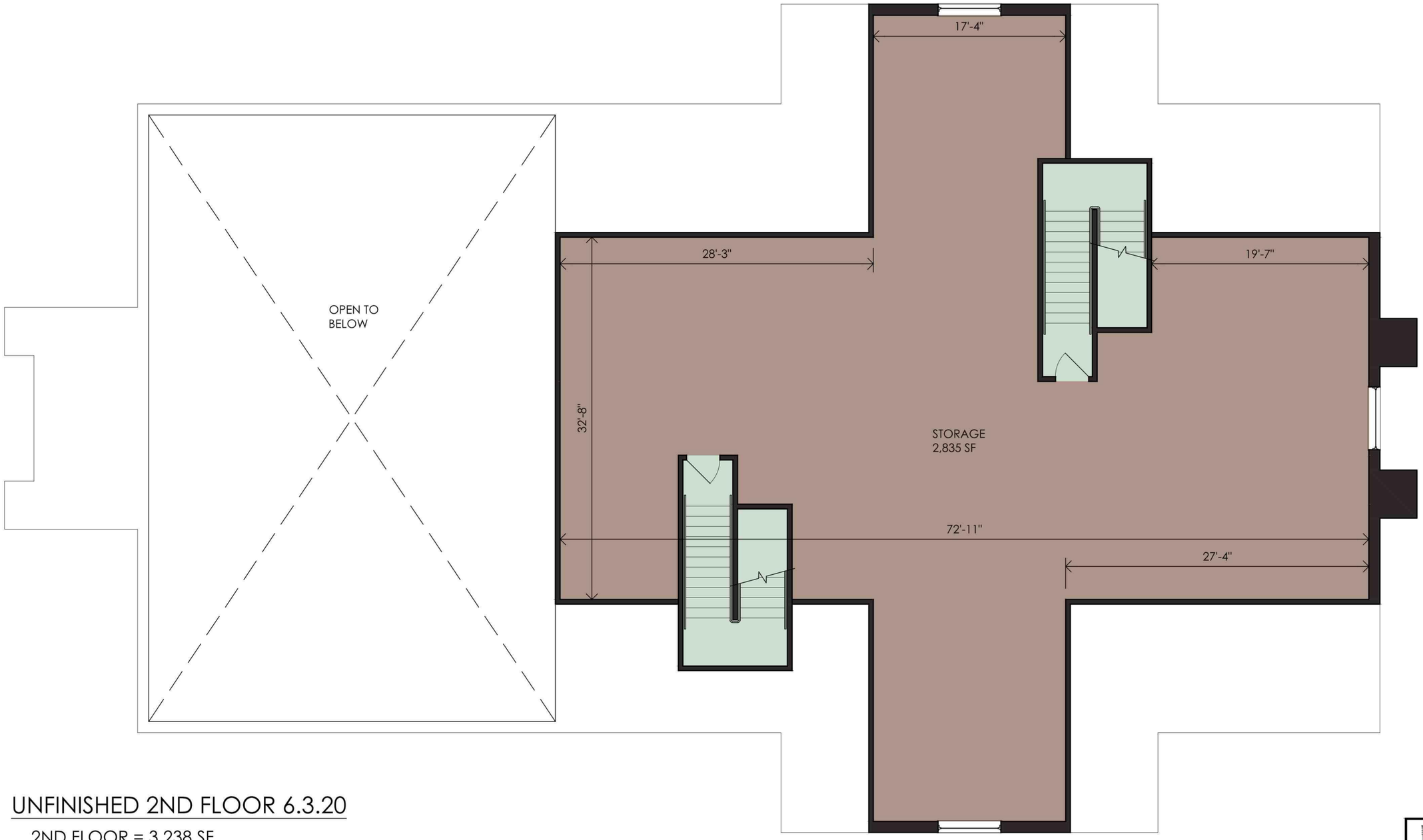
KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Dean, P.E.
Project Manager

FIRST FLOOR PLAN 6.3.20

1ST FLOOR = 7,197 SF
FULLY SPRINKLERED
ASSEMBLY SPACE, NURSERY,
5 CLASSROOMS, TOILETS,
STORAGE.

the BOGLE FIRM
ARCHITECTURE



UNFINISHED 2ND FLOOR 6.3.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
STORAGE

the BOGLE FIRM
ARCHITECTURE

FUTURE FINISHED 2ND FLOOR 6.3.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
4 CLASSROOMS, TOILETS,
STORAGE.

the BOGLE FIRM
ARCHITECTURE

Village Chapel Expansion

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NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST

Dear Property Owner:

The Pinehurst Village Council will be holding a Public Hearing on:

Tuesday July 14, 2020
4:30 PM
Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment includes one parcel of land consisting of approximately 4.5 acres further identified as Moore County PID # 00029674 and would zone the property PC-CD (Public Conservation – Conditional District). The property is currently zoned PC (Public Conservation District). The proposed rezoning will allow for the addition of a 7,317 square foot Education building and associate site features. The applicant and property owner is the Village Chapel Inc.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this public hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM with the exception of holidays. Information on this request will also be made available the week of the meeting on the Village of Pinehurst's Novus Agenda website at https://pinehurst.novusagenda.com/agendapublic/.

Planning and Zoning Board Regular Meeting
June 4, 2020

I. Call to Order

II. Approval of Minutes
   A. March 5, 2020 Minutes

III. Public Hearing
   A. Public Hearing No. 1

IV. New Business
   A. Draft Changes to PDO to Implement Electronic Permitting

V. Next Meeting Date
   A. July 2, 2020

VI. Motion to Adjourn

Public Hearing No. 1

I. Official Zoning Map Amendment for the 4.5 acre property addressed as 10 Azalea Rd., PID# 00029674 owned by The Village Chapel

- Current Zoning PC (Public Conservation District)
- Proposed Zoning PC-CD (Public Conservation – Conditional District)
  - Would allow for the development of 7,197 square foot Christian education building on the Village Chapel campus with associated features such as parking, drive access, walkways and playground.
  - The proposed amendment would not change the base zoning but would create a conditional district overlay.
- The public hearing was duly posted, adjacent owners notified, and hearing published.

Conditional Zoning

- Certain types of zoning districts would be inappropriate at certain locations in the absence of special conditions. Conditional Zoning Districts are a voluntary alternative.
- Typically, additional requirements or standards are placed on the property with Conditional District Zoning. However, the applicant may request some variations from specific standards in the development ordinance.
- A General Concept Plan is required with the application and if approved or adopted the plan then becomes a site-specific conditional zoning plan.

Included with the Rezoning Application:

- Application for a Conditional Rezoning
- Project narrative w/ General Concept Plan, elevations, renderings & floor plans
- Neighborhood meeting summary
- Trip generation
- Hydrant flow test
- ISO calculations
- Biological Assessment for Red-Cockaded Woodpecker impacts from USFW

Request Background

- Main goal for the request is to allow for a higher maximum coverage of impervious surface on the lot.
  - Existing impervious = 22.5%
  - Maximum allowed in PC District = 12%
  - Impervious as shown with this proposal = +/- 29.6%
  - If the 35% request is approved, +/- 5.4% or 10,624 square feet of impervious surface left for future improvements

- The applicant has since revised the proposal to allow for a maximum impervious coverage of 33%.
  - If the 33% request is approved, +/- 3.4% or 6,690 square feet of impervious surface left for future improvements

Applicant's Requested Conditions

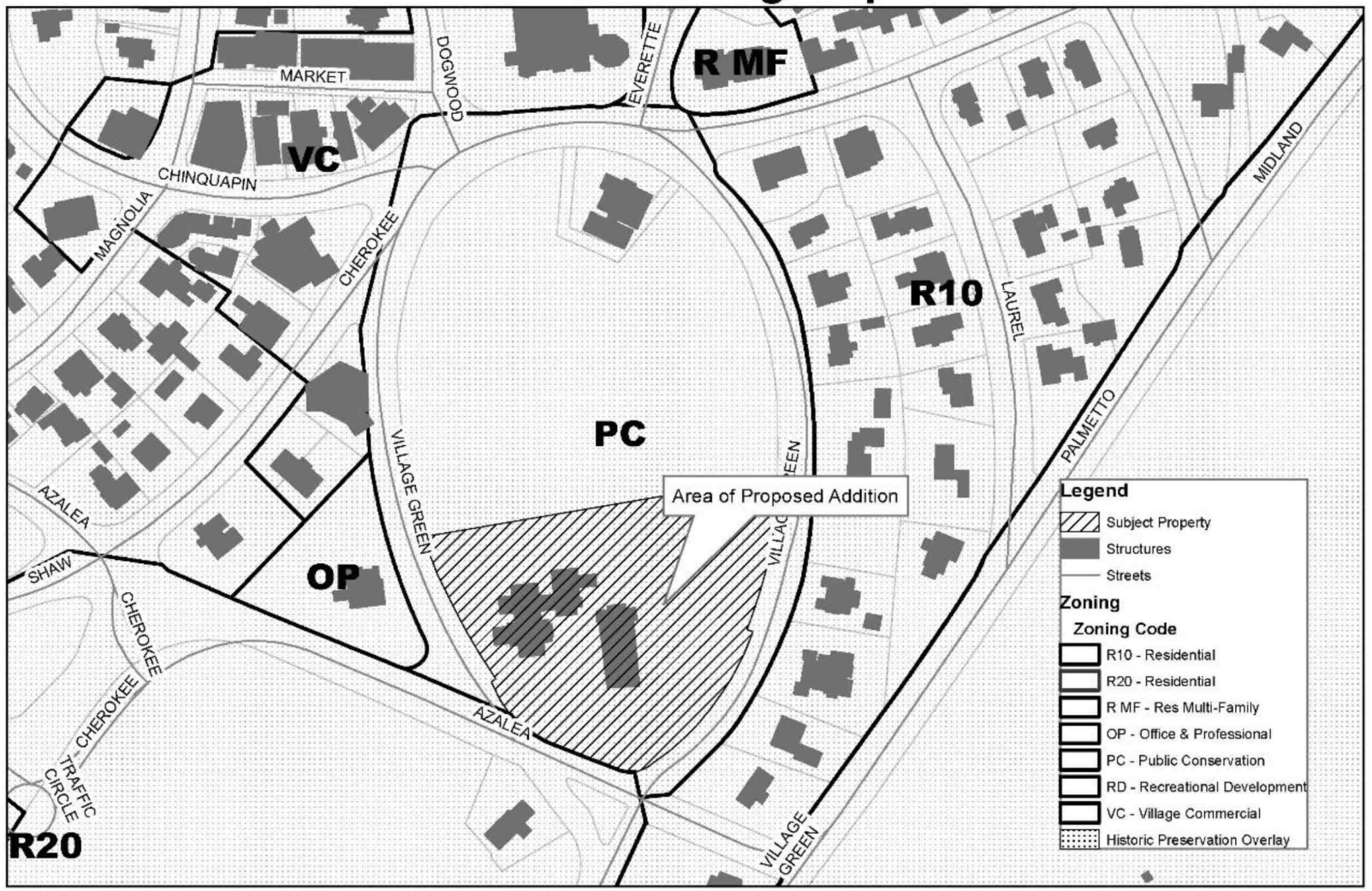
	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Maximum impervious coverage	35% **33% - revised 6/4/2020**	12% (22.3% existing)	9.2a
2	Installation of sidewalks along existing street frontage	**Not** be required	Required	9.16.1.8(a) (4)
3	Allowable Uses and SR's (Special Requirements)	**Limit to:** Religious Institution (waive SR-18) Parking Lot Playgrounds with SR-107 ***Cemetery with SR-101 – removed as of 6/4/2020*** Concealed Wireless with SR-103 Accessory Buildings with SR-108 Accessory Structures with SR-110 All Temporary Uses with all SR's	All uses allowed per Table 8.5 with applicable SR's and all Temporary Uses	8.5, 8.6, 8.7 & 8.8

Adjacent Land Uses and Zoning

- Surrounding properties contain multiple zoning designations and land uses

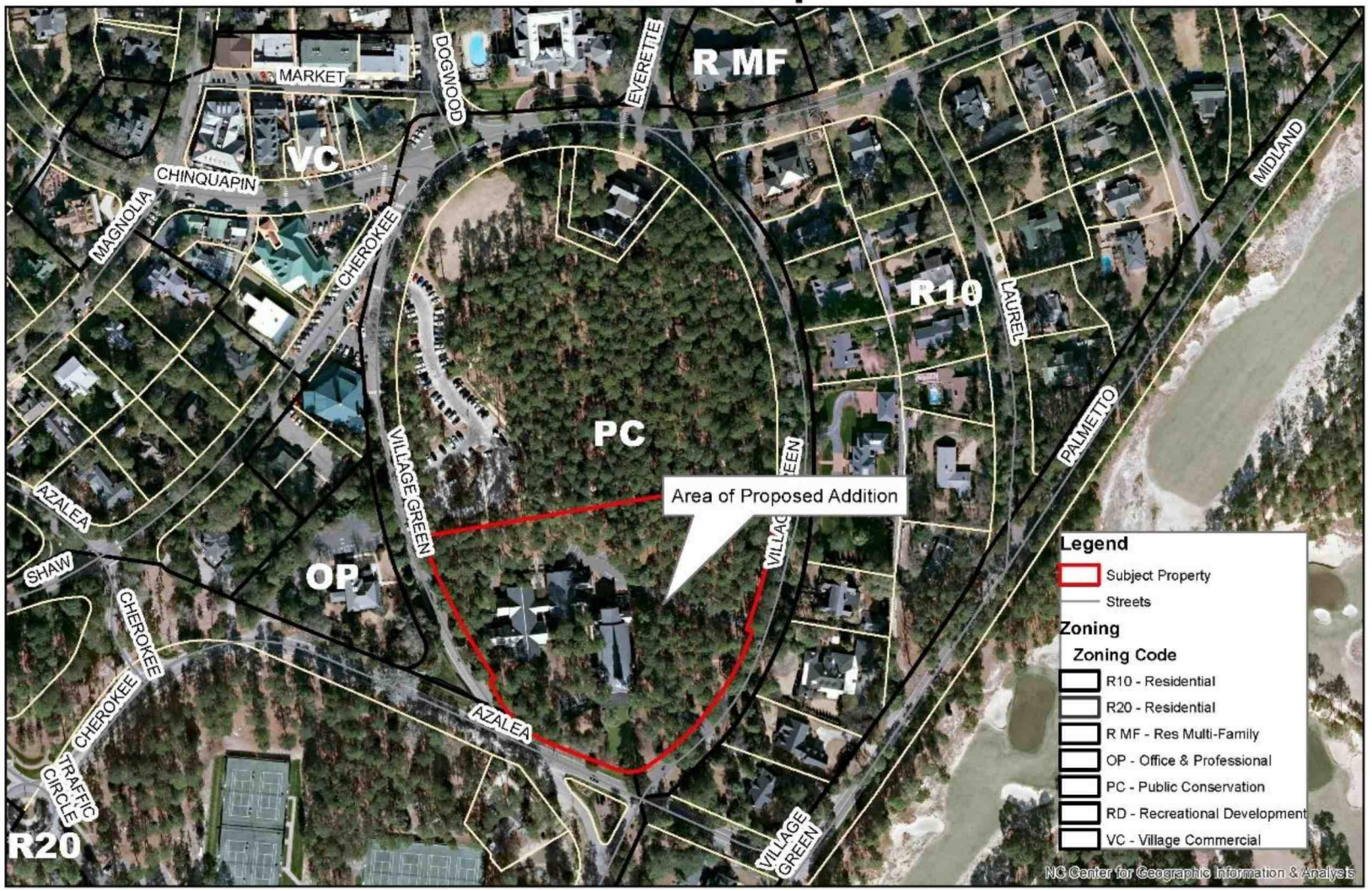
Adjacent Land Uses and Zoning		
Area	Existing Uses	Zoning
North	Government – Public/Recreational (Village Green)	PC and LHD (Local Historic Preservation Overlay)
South	Single Family Residential, Sandhills Women's Exchange and Pinehurst Resort Clubhouse, Tennis and Pool Facility	R-10 , RD and LHD
East	Single Family Residential	R10 and LHD
West	Bank and Pinehurst Resort Clubhouse, Tennis and Pool Facility	OP, RD and LHD
Comprehensive Plan Land Use Designation		
Parcel ID # 00029674	Non-Residential "Village Core"	

Area Zoning Map



June 4, 2020
Planning and Zoning Board
Public Hearing for Conditional Rezoning

Aerial Map



0 55 130 260 390 520 Feet

June 4, 2020
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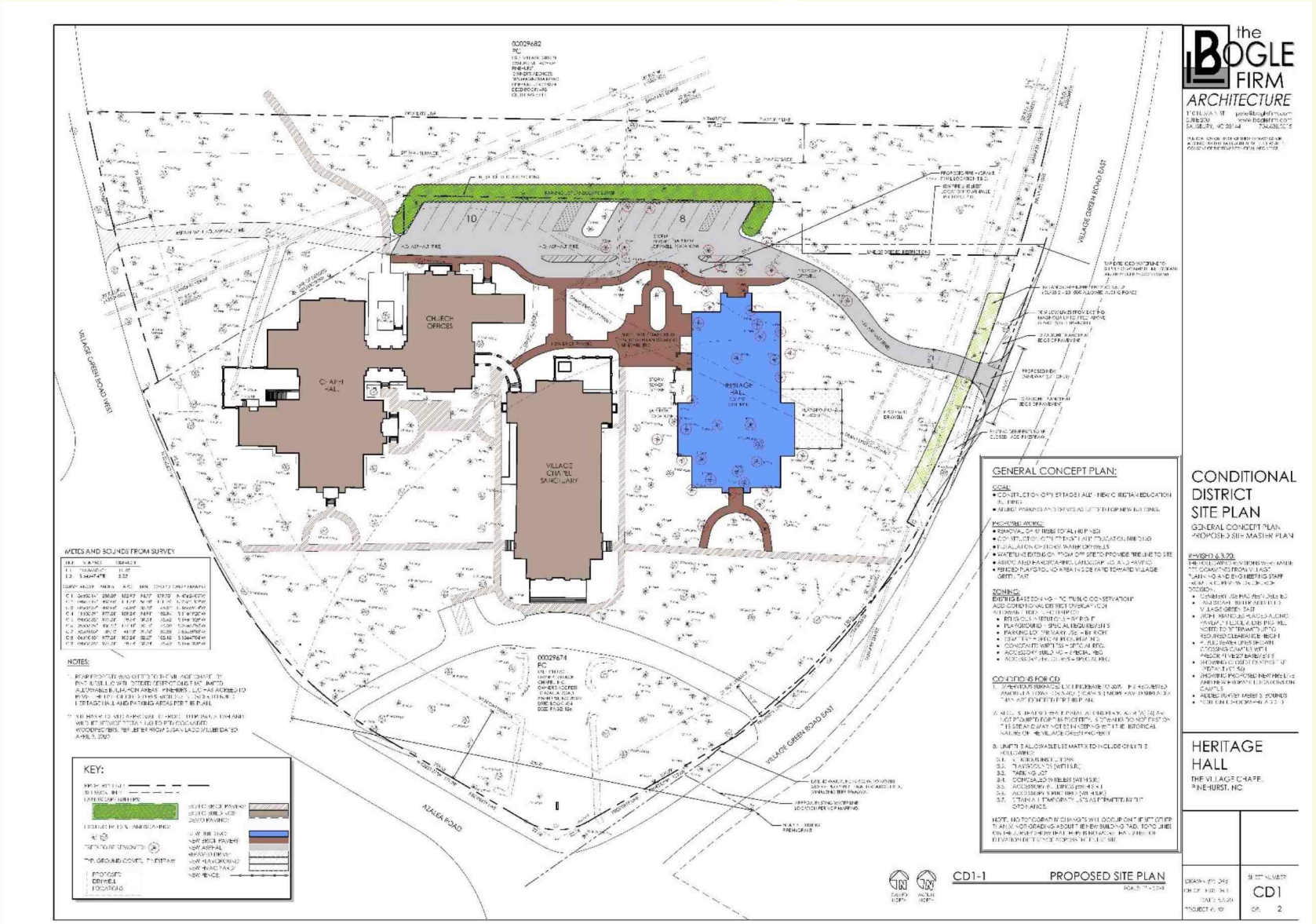
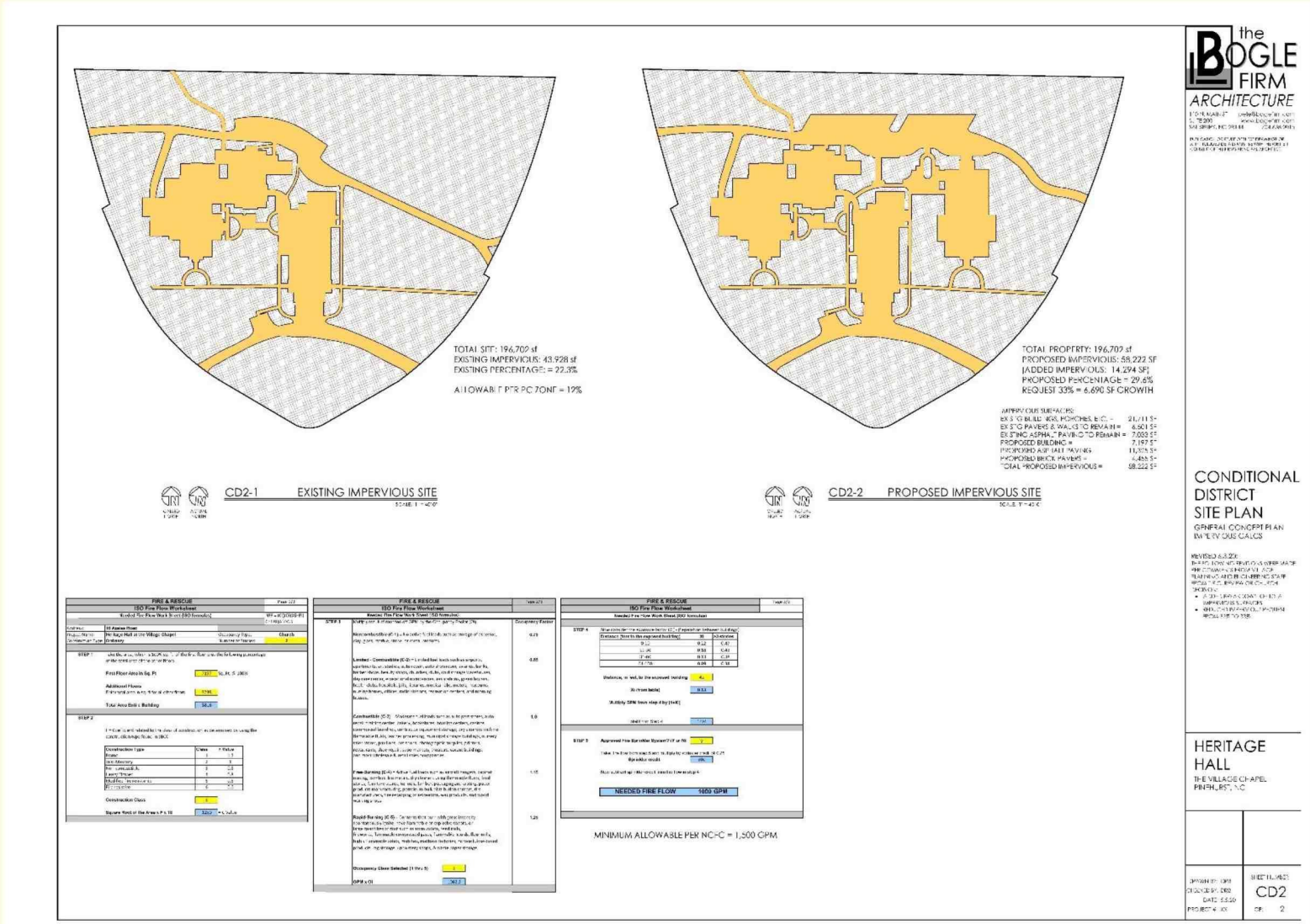
Public Hearing for Conditional Rezoning

General Concept Plan



Existing and Proposed Impervious Breakdown

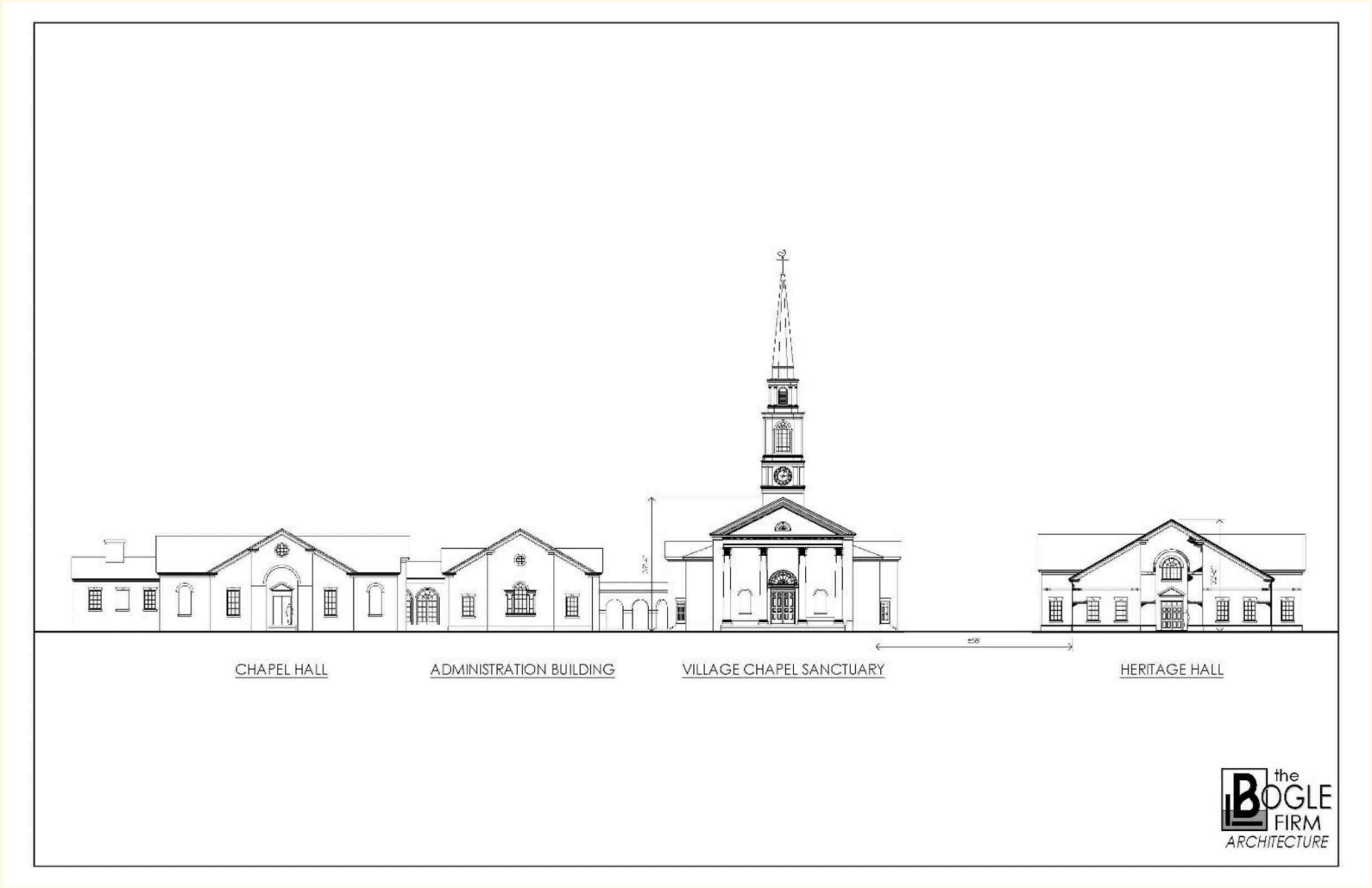


Proposed Use and Building

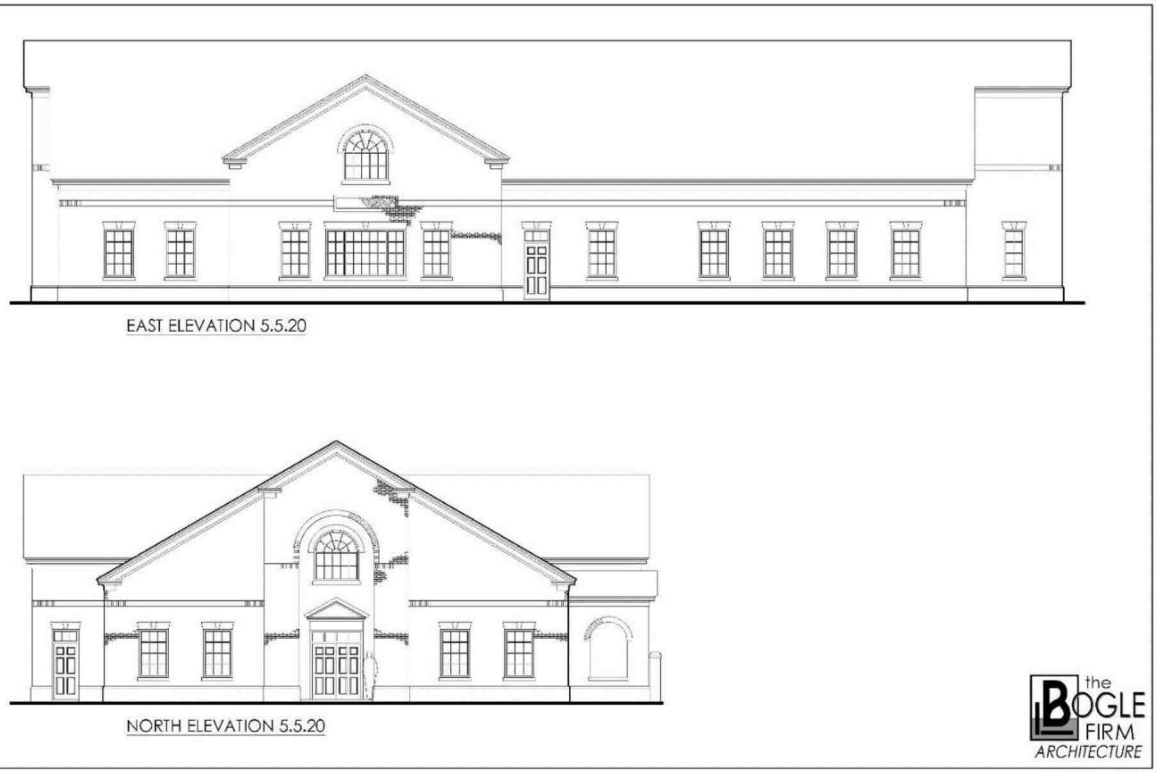
- 7,197 square foot “Heritage Hall” is intended for educational purposes of The Village Chapel
- The applicant proposed to limit the allowed uses for the property as listed in the proposed conditions
- 1.5 stories and approximately 33 feet tall
- Exterior features and materials will match as close as possible to the existing structures on the site
- No connections to the sanctuary
- Proposed playground on the east (right) side of the building
- The Historic Preservation Commission (HPC) has issued a Certificate of Appropriateness (COA) for the proposed construction

Allowable Uses and SR’s (Special Requirements)
Limit to:
Religious Institution (waive SR-18)
Parking Lot
Playgrounds (with SR-107)
**Cemetery (with SR-101)*
****(Removed as an allowed use 6/4/2020)***
Concealed Wireless (with SR-103)
Accessory Buildings (with SR-108)
Accessory Structures (with SR-110)
All Temporary Uses (with all applicable SR’s)

Front Building Elevation



Building Elevations



Renderings

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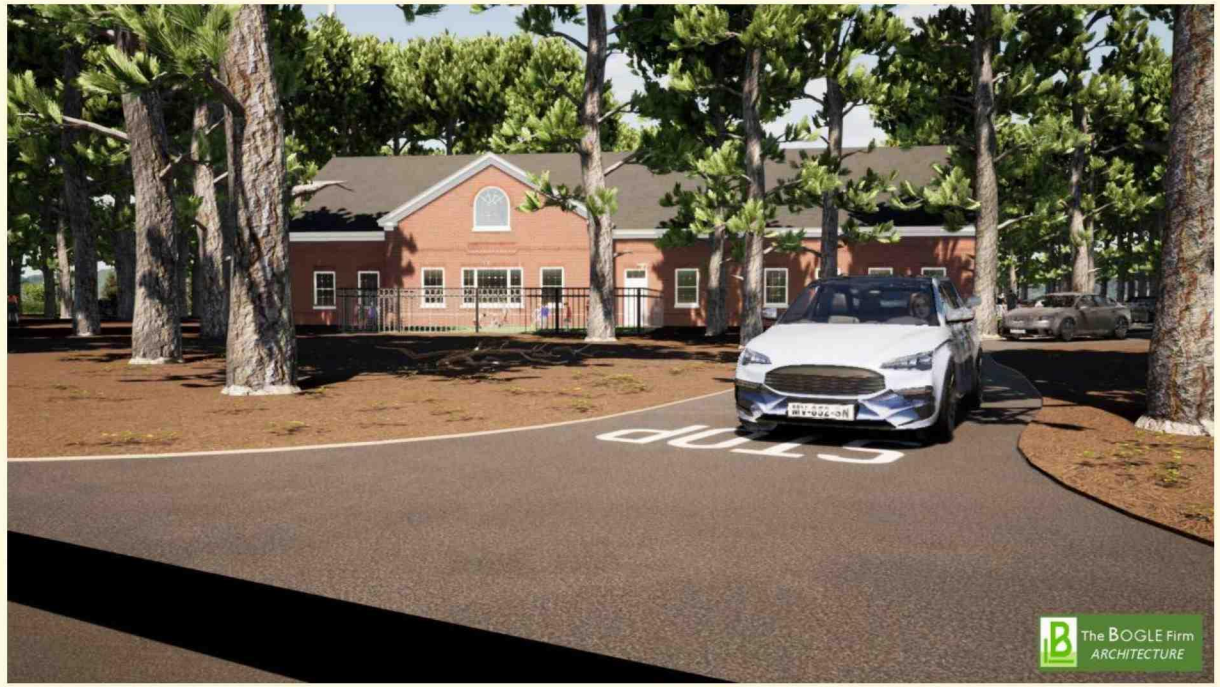
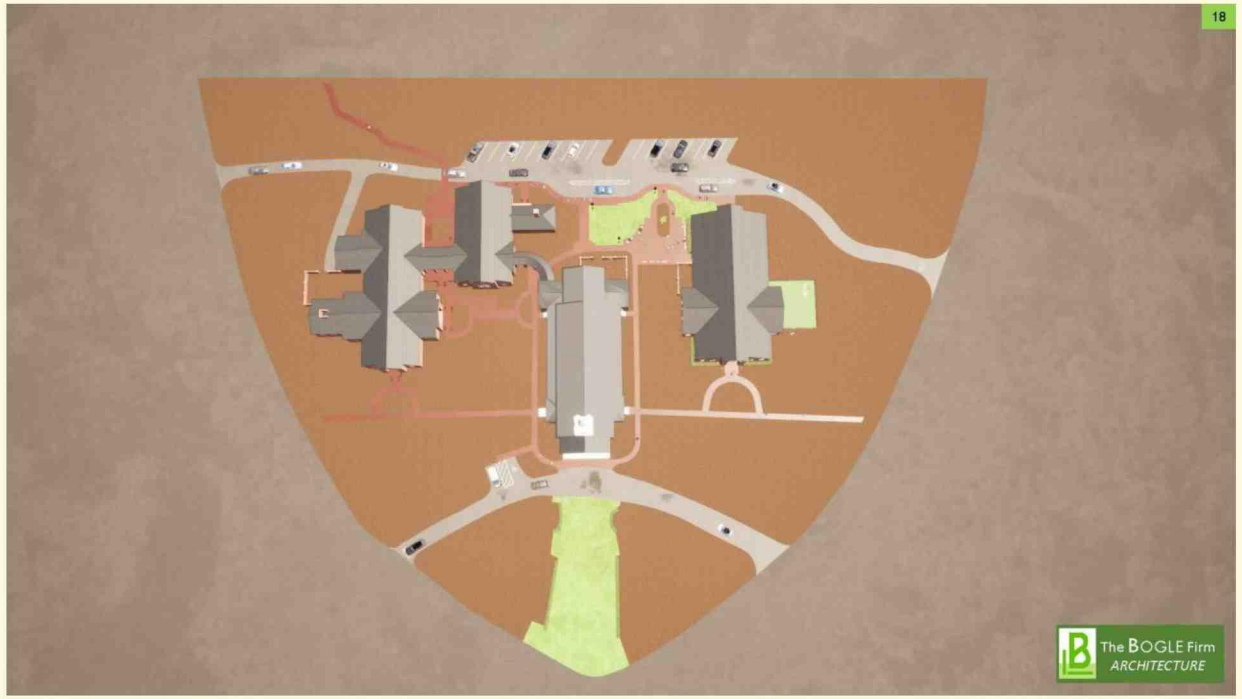


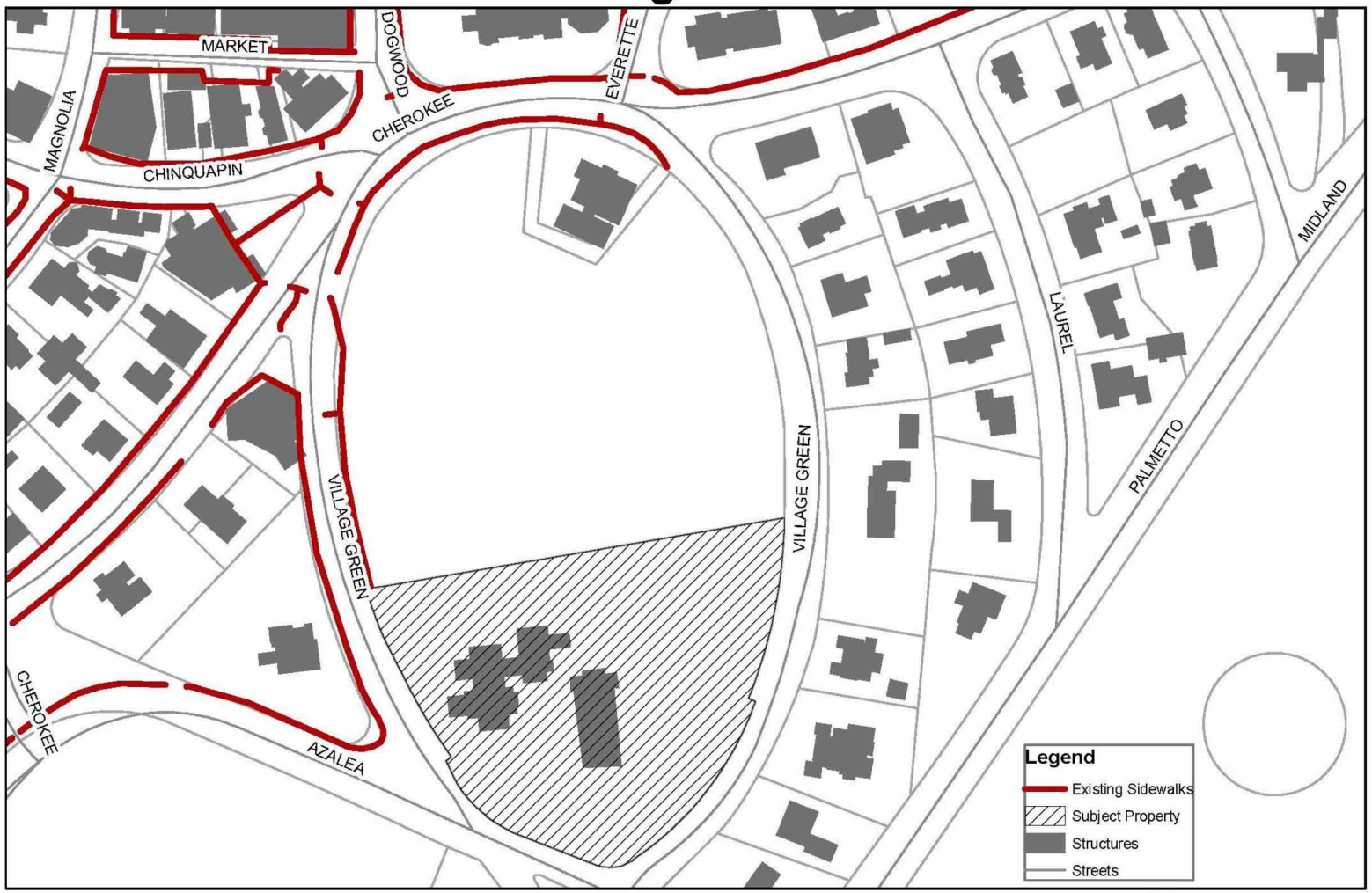
Site Features

- A redesigned access is proposed and remains a one-way flow with an entrance off Village Green Rd. W and a new exit off Village Green Rd E just north of the existing exit.
- New parking spaces provided netting 5 additional spaces.
- New internal brick paver sidewalks are proposed across the property.
- Applicant is seeking a condition to not install sidewalks

Site Renderings



Existing Sidewalks



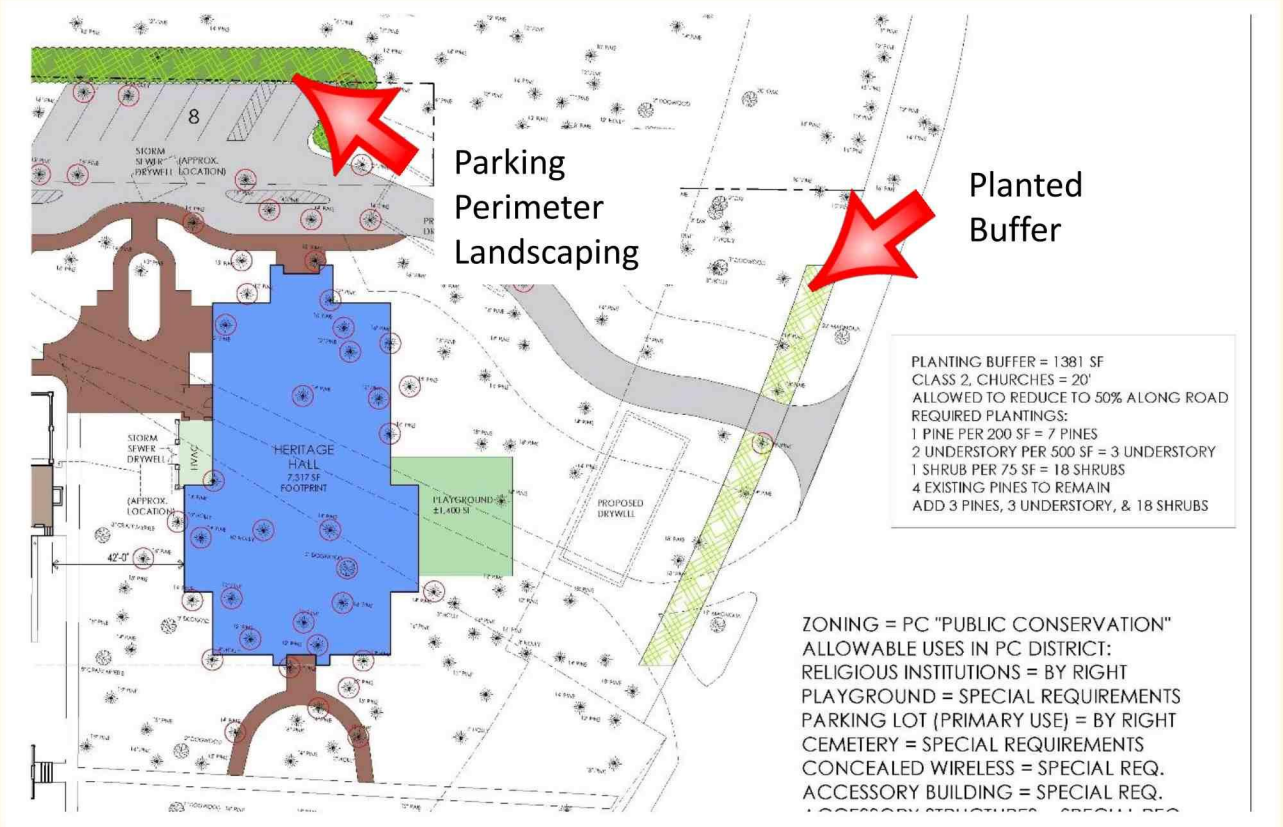
0 55 110 220 330 440 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD 83 (feet).
P:\esri\Base Map for Boards.mxd
6/2/2020

June 4, 2020
Planning and Zoning Board
Public Hearing for Conditional Rezoning

Landscaping

- A 10’ planted buffer required along the east of the property.
  - Plantings will include longleaf pines, understory trees and shrubs
- Parking area will require perimeter plantings
- Recent survey shows approximately 430 trees on the site
  - This proposal indicates 47 trees (40 pines) would need to be removed



Aerial Rendering of Proposal with Tree Canopy

Environmental Impacts

- No floodplains or wetlands
- No impacts for red-cockaded woodpeckers (letter issued from the USFW)
- Located within the WS-II Watershed Protection District
  - Proposed built-upon area does not exceed 12% (+/- 7.3%)
  - No Special Intensity Allocation (SIA) needed for this proposal
- Drywells are proposed to manage post-development stormwater and are depicted on the General Concept Plan

Staff Technical Review

- The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. Most of the comments can will need to be addressed at the construction document phase of the project. The TRC is comfortable with the General Concept Plan moving forward to review and consideration of the Planning and Zoning Board.

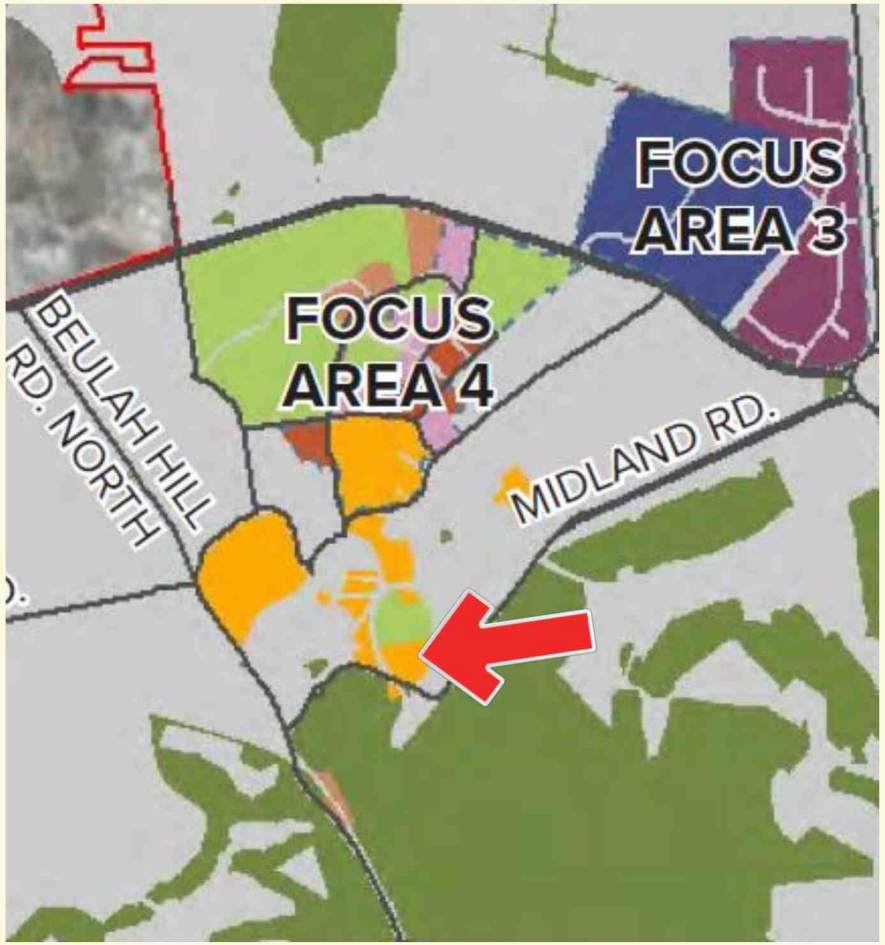
Planning and Zoning Board Action

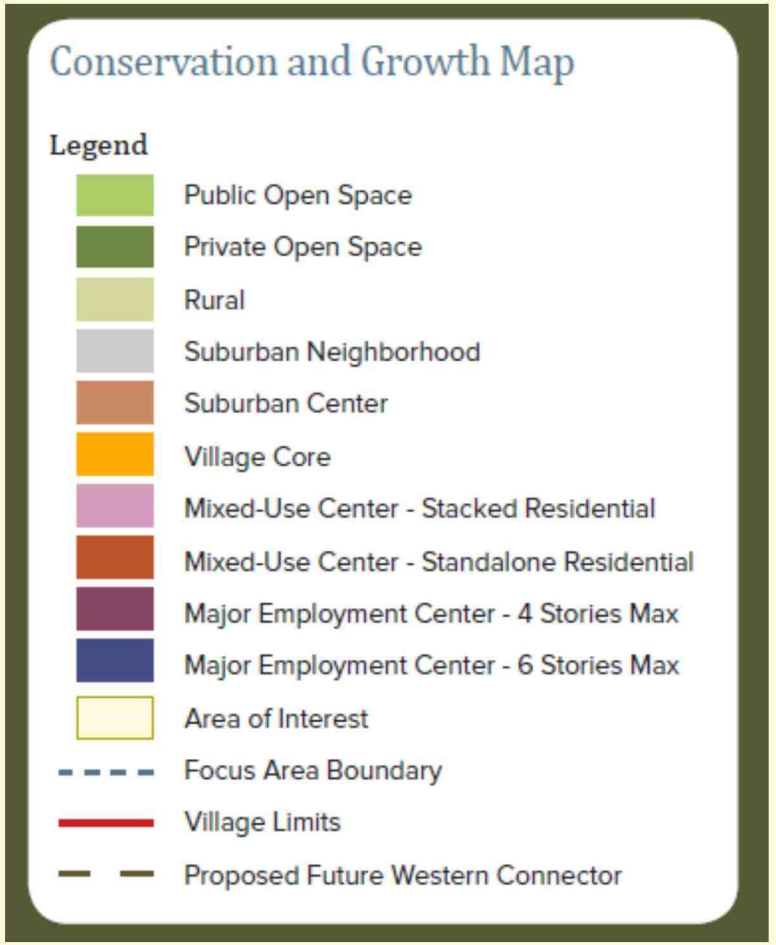
- After holding the public hearing the Board should take the following actions:
  - Must adopt a statement of consistency with the Comprehensive Plan
  - Recommend approval or denial of the proposed map amendment to Village Council
  - Continue the public hearing
- The Board can ask to impose more restrictive conditions that are mutually agreed upon by the Board and applicant

2019 Comprehensive Plan Consistency

- The proposed zoning district is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Village Core”. Due to the fact that the base zoning and proposed use is not changing with this request.
- Page 32 identifies means that the Village can maintain and enhance quality of life including preserving the historic character of the Village Center, expanding arts, culture and entertainment in Pinehurst and adapting to change as residents become more diverse in age, interests and backgrounds and as their needs are expected to change as the composition of the community changes. This request would allow the church to expand services to a growing community and could help enhance the quality of life for residents and visitors.

2019 Comprehensive Plan Consistency





Staff Recommendation

- Staff recommends approval of the conditional zoning request as submitted and recommends the Planning and Zoning Board adopt the statement of consistency with the 2019 Comprehensive Plan included in the Board's packet.

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Peter Hughes, Senior Planner
CC: Darryn Burich, Planning and Inspections Director
Kelly Brown, Administrative Specialist
Date: May 20, 2020
Subject: **Major COA Request for Village Chapel, 10 Azalea Road (COA-2020-00053)**

Applicant:	Pete Bogle
Owners:	Dale and Mary Carey
Professional:	Bogle Architecture
Property Location:	10 Azalea Road (Village Chapel)
Zoning:	Public Conservation (PC)
Current Land Use:	Religious Institution
Proposed Land Use:	Religious Institution
PID#	856209053600

Request and Background:

Pete Bogle of Bogle Architecture is requesting a Major Certificate of Appropriateness, on behalf of the Village Chapel, for construction of a new accessory structure located within the Pinehurst Historic District at 10 Azalea Road. The property can be further identified in the Moore County Tax Registry by Moore County PIN Number # 856205079778.

The Village Chapel is a historic structure and is very much a part of Pinehurst's rich history. The church was first established in 1898 by James Walker Tufts, when he invited his friend Dr. Hale to be the first minster of the church and serve the Pinehurst community. The construction of the main chapel building was completed in 1925. Since 1925, the Village Complex has expanded to include administration offices (dedicated 1961) and a chapel hall (dedicated in 1991).

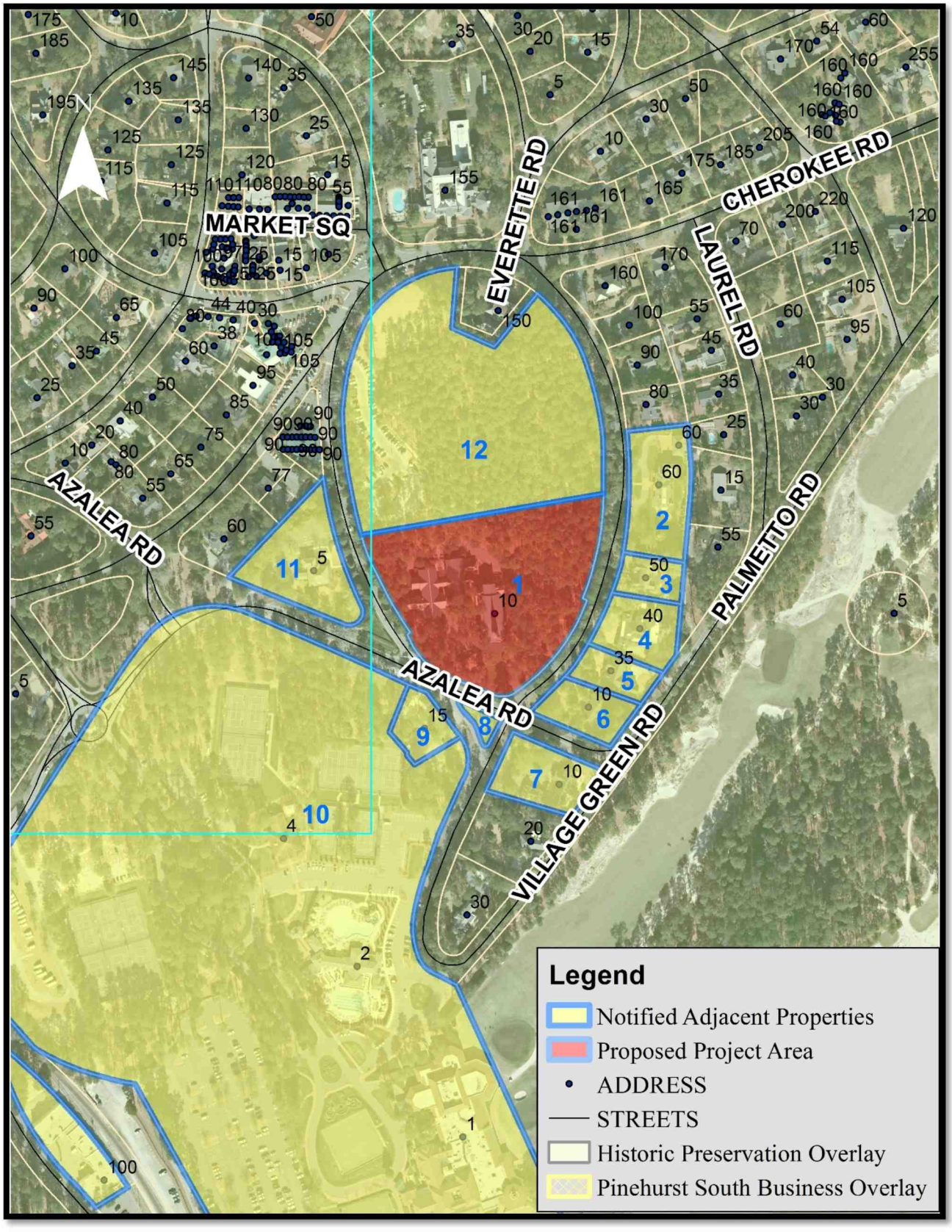
Village Chapel has received two previous Major COAs. In 2009, Village Chapel was issued a Major COA to replace the top 34 feet of the existing chapel steeple with composite materials to match the existing style. In 2010, a Major COA was issued for the construction of a new 16,000 square foot learning center. The 2010 COA expired when no work was performed. Village Chapel has also received six additional minor COAs for the removal of five trees (2011), addition of a wood louver (2012), outdoor lighting (2012), brick sidewalk (2013), a paved driveway (2013), and repairs to the roof (2017).

The Village Chapel (10 Azalea Road) is located in the heart of the Historic District, directly adjacent to the Village Green and is listed as a contributing structure within the National Historic Landmark Survey. All of the adjacent properties within the public hearing notification area are all listed as contributing structures. The tables and map on the following pages indicate which, adjacent properties where notified and each property's National Historic Landmark survey Status.

National Historic Landmark Survey Table for COA 2020-00053				
#*	**Address**	**Year Built**	**Contributing**	**Structure History**
1	10 Azalea	1924	Yes	Vacant Land not listed in the National Historic Landmark Survey
2	60 Village Green	1911	Yes	In 1913 Mr. Fownes bought 3 lots on which he would erect a vast, rambling house, one of the largest in Pinehurst. The two-story dwelling is shingle-clad and has a hipped roof with shaped rafter ends, hipped dormers, multiple chimneys, and several porches, including a classical entrance porch. Mr. Fownes was the founder and long-time president of the Oakmont Country Club
3	50 Village Green	1920	No	It is a one-and-a-half-story frame dwelling with a gable roof, a shed wall dormer, and a central hooded entrance bay flanked by one-story front ells with gable-end chimneys facing the road.
4	40 Village Green	1916	Yes	Whispering Pines was built by Dr. J. S. Brown. It is an expansive one-story shingle-clad frame house with a central pyramidal roof with widely overhanging eaves, a recessed front porch, and secondary pyramidal-roofed blocks with chimneys at each corner.
5	35 Village Green	1996	No	Not listed in the National Historic Landmark Survey
6	10 Village Green East	1920	Yes	The Casements was built by Mrs. Dorothy Campbell Hurd from the design of a shooting lodge in England. It is an eccentric two-story frame house with a tower at the center of the facade next to the Tudor-arched entrance. Each room has either a row of windows or a bay window. At the south gable end is a rock chimney.
7	10 Village Green	1920s	Yes	This one-and-a-half-story frame stuccoed house has a steep gable roof, gable-end chimneys, multiple dormers, and a one-story rear ell.
8	Vacant Land	NA	NA	Not listed in the National Historic Landmark Survey.

National Historic Landmark Survey Table for COA 2020-00053				
#*	Address	Year Built	Contributing	Structure History
9	15 Azalea	Early 19th C.E.	No	In 1895 James Walker Tufts was charmed by the cabin and built a new kitchen for the McKenzie family in exchange for it. Though several log additions were made in subsequent years, the original log cabin remained at the forefront. It was moved piece-by-piece to Pinehurst and placed in the Pine Grove. For some years thereafter the cabin served as a tiny museum for the village and exhibited miscellaneous early tools and equipment. As time went on, however, and golf became more popular, the museum was rarely visited, and eventually it closed. In 1923 it was offered free of rent to the directors of the Women's Exchange for their shop.
10	2 Carolina Vista	1922	No	Although large additions from recent years--including the octagonal pro shop and the Members' Club wing--have doubled the size of the clubhouse, its 1922 Mediterranean-style character is still dominant. This is a one- and two-story structure with a variety of roof types, rough concrete finishes, and terraced porches flanked by Tuscan columns which provide sweeping views of the golf courses. Bronze statues of Donald Ross and Richard Sise Tufts stand east of the clubhouse near the 18th hole of the Number 2 course.
11	5 Village Green West	1905	Yes	This was the first lot in Pinehurst that Leonard Tufts sold to a private owner, and the house which W. C. Peet of New York built on the lot was the first privately owned residence. The house looks today much as it did when it was built, although it now serves as a branch of NationsBank. It is a two-story house sheathed in a combination of drop siding and wood shingles, with a hipped roof, widely overhanging bracketed eaves, and a wrap-around porch with Tuscan columns and a plain balustrade.
12	Village Green	1895	Yes	The Village Green was part of the original Olmsted, Olmsted and Eliot design for Pinehurst. It is an egg-shaped piece of land in the center of the village filled with tall pines, interspersed hollies, and dogwoods. The floor is carpeted in pine needles, and sand walks lead through the green.
*The numbers refer to the location of each property on the following notification map				

Notification Map for COA 2020-00053: Village Chapel (10 Azalea Road)

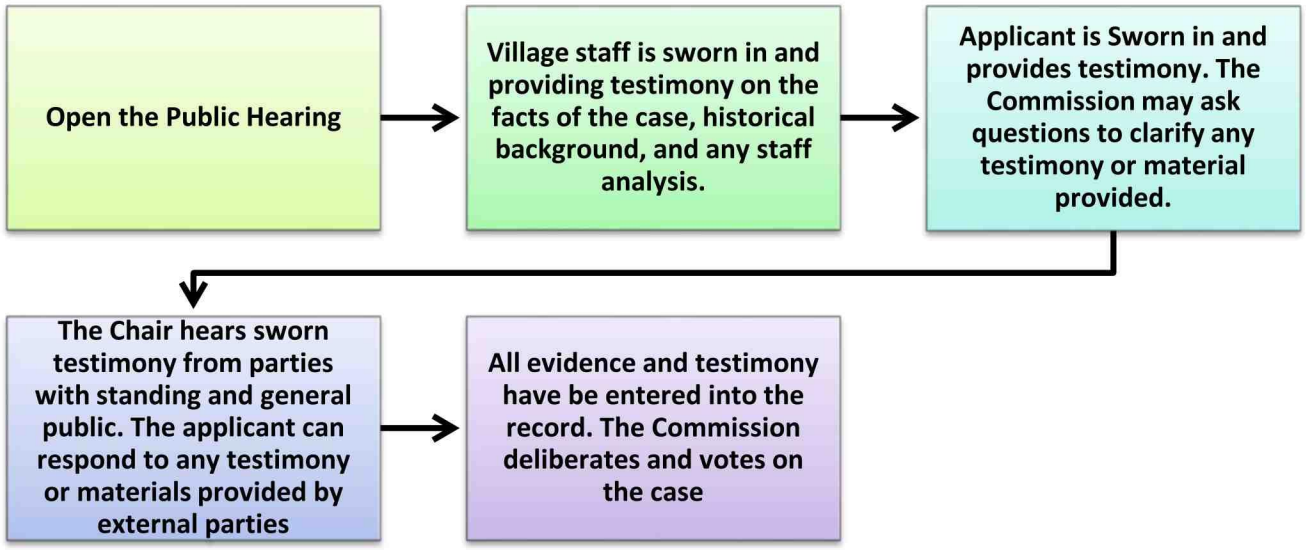


Evidentiary Hearing Process:

The purpose of an evidentiary hearing is to gather factual evidence, not hearsay or public opinion about the popularity of the proposed project.

The hearing will begin with a staff presentation of the case, which explains ordinance requirements, the application, any information on file about the property (previous COAs issued), and any staff analysis that has been made. Following staff's presentation, the applicant will be asked by the Commission to provide additional testimony. The Commission may ask questions during an applicant's testimony to clarify any testimony provided or any material that has been submitted into the record.

The Commission will also hear testimony from parties with standing or general public, at the discretion of the Chair. The applicant has the right to respond to any testimony or material submitted by external parties. When all of the evidence is in, the Commission moves to deliberation and decision of the case. All of this is done in a public hearing



Roles:

Staff acts as the initial witness providing a brief overview of the case and factual information as it relates to the application, and Historical District Guidelines. Staff, like any other witness, **must** be sworn in and is subject to cross-examination.

The Chair is responsible for calling witnesses, following established procedures, ensuring that witnesses present relevant evidence only, and limits repetitious testimony.

Board Members listen and ask relevant questions, assess the credibility of all testimony, remain impartial, and vote on the case.

The applicant, or other witnesses, provide factual testimony for the Commission to consider before ruling on the outcome of the case. All witnesses need to be sworn in by the Chair.

Action by the Historic Preservation Commission:

In considering the application, the Historic Preservation Commission shall review the application materials, the general purpose and standards set forth in the relevant sections of the Historic Guidelines for the granting of COAs, all testimony and evidence received at the public hearing, and most importantly the congruency of the proposal with the Historic District.

After conducting the public hearing, the Commission may:

(1) Have the authority to subpoena witnesses and may request additional information;
(2) Continue the public hearing on the requested variance;
(3) Conduct an additional public hearing on the application;
(4) Grant the requested COA with conditions. In granting a COA, the Commission may attach appropriate conditions, provided that the conditions are reasonably related to the request.
(5) Deny the request COA.

Any approval or denial of the request shall be by motion during the public hearing, accompanied by written findings of fact that the COA request meets or does not meet each of the standards set forth in Historic Guidelines.

This staff report along with material submitted by the applicant shall also be included as submitted evidence and made part of the record.

Standards of Review

This request is before the Commission because new construction is considered Major Work. The applicant is proposing construction of a new structure and the proposed work **must** be approved by the Commission.

The Pinehurst Historic Overlay District was established by the Pinehurst Village Council in 2006 under authority cited in North Carolina General Statue 160A-400, which grants a municipality the authority to "safeguard its heritage by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory." The Pinehurst Historic District is not the same as the National Historic Landmark (NHL). The NHL is an honorary designation that was awarded to the Village of Pinehurst by the National Park Service in 1996. The Pinehurst Historic District includes properties that are included in the NHL, but also includes several other streets and many other properties. The National Historic Landmark Status and Historic District are two different beings

The HPC is to base its decision to approve or deny a COA application on whether the project is congruous with the historic character of the Pinehurst Historic District, A project, including a renovation, addition, or new construction, must be congruous with the character, density, scale, and setting of the surrounding properties. Changes or additions to an existing building must be sufficiently compatible with the primary structure and congruous with the Pinehurst Historic District. The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Guidelines and satisfies the burden of proof that the proposed request is congruous with the Historic District.

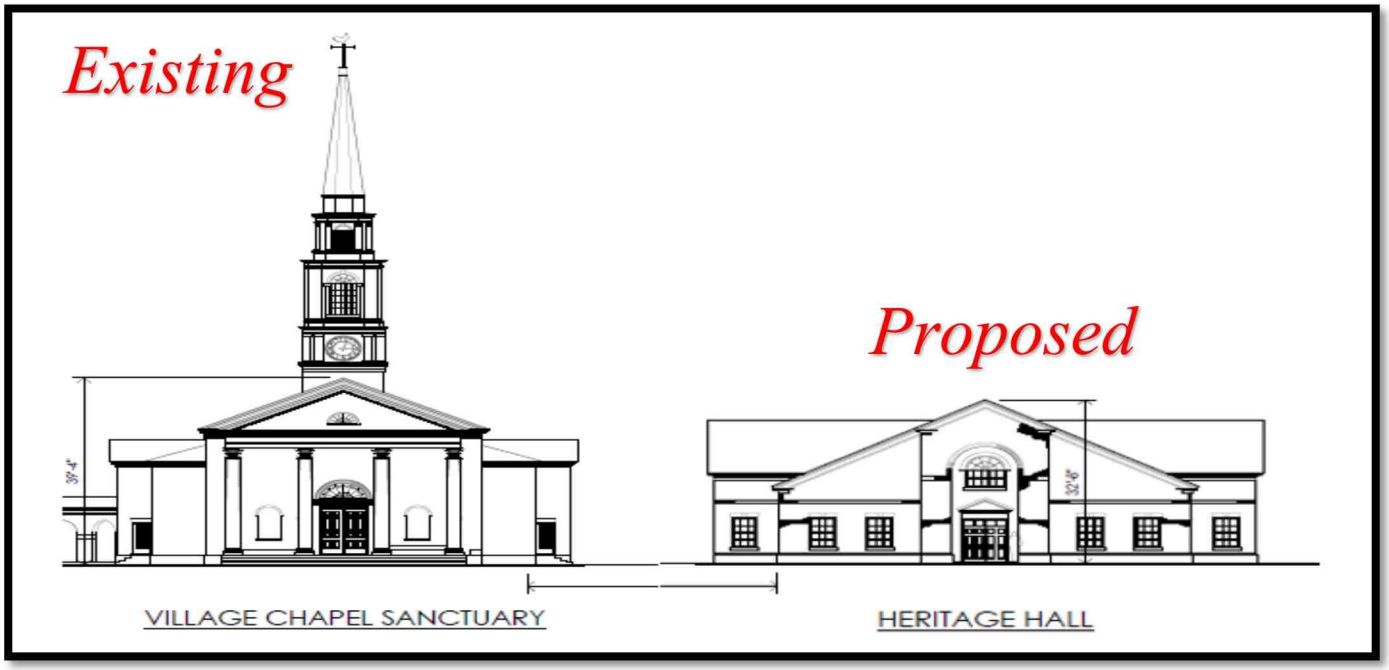
Applicable Guidelines Requirements:

For the purposes of this case and staff report the Village Chapel was reviewed based on the guidelines established for commercial structures. The Village Chapel while not a commercial structure is considered to be a non-residential structure and should be reviewed using non-residential standards.

GENERAL GUIDELINES FOR NEW CONSTRUCTION

1. Section VI.B.1 - New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.

   The proposed Heritage Hall will match the existing colonial revival style of the existing architecture of Village Chapel complexes. The graphic below illustrates the proposed Heritage Hall against the existing architecture of the existing buildings. The architect has incorporated many of the existing architecture details on site within the design for Heritage Hall and a design that maintains the congruous look while also providing for originality.



2. Section VI.B.3 - Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.

   The proposed windows are either an exact match of existing windows to existing windows on site or have clear elements of influence. The proposed windows are compatible and congruous with the existing architecture.

3. Section VI.B.4 - Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.

   Based on the application materials the proposed windows will not be tinted or painted.

Applicable Recommendations from the Historic District Guidelines:

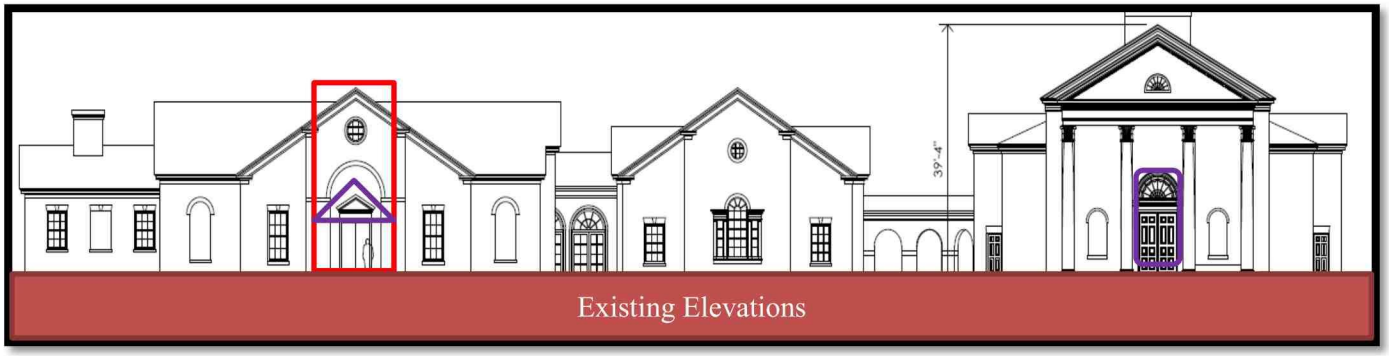
GENERAL

1. Section VI.B.2 - New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.

   The proposed Heritage Hall does reflect the character of the existing structures on the Village Chapel campus. The proposed addition of this new structure should not detract from the existing character and should be congruous with the special character of the Village of Pinehurst and the Village Chapel.

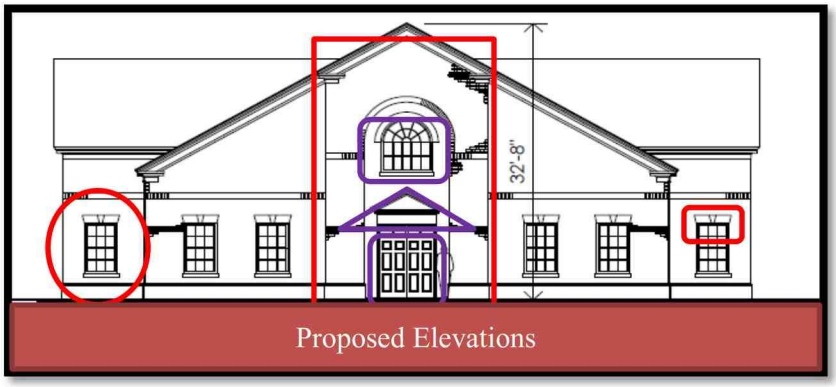
   Scale: the proposed Heritage Hall is to be a 1-1/2 story building with a footprint of 7,317 square feet. Village Chapel is 6800 square feet, the administration building is 3,844 square feet (built 1961), and Chapel Hall is 7,588 square feet (built 1991).

   Fenestration (the arrangement of openings on a building): looking at the graphics below, the proposed Heritage Hall emulates many of the same architectural characteristics of the existing structures. The design for Heritage Hall has incorporated the arched entry way from Chapel Hall and 6 over 6 glass pane windows. The brick trim detail around the windows is seen on both Chapel Hall and the Admin building. The arched window style from the admin building is similar to the arched window above the entry of Heritage Hall. Lastly, the proposed front door of Heritage Hall has incorporated the design style of the front door from Village Chapel.



Existing Elevations

Windows from the Admin Building



Proposed Elevations

Massing and Material: The proposed Heritage Hall is keeping in the same mass of the other buildings on the Village Chapel campus. The architect was thoughtful to give this building a unique design, but also made sure it blended in with the existing campus. Ensuring the compatibility of this structure's architecture to the rest of the structures is important because it will keep Village Chapel as the focal point and maintain historic significance of the site. The proposed Heritage Hall is to be just under 33 feet in height and the main roof line of Village Chapel is just under 40 feet (not including the spire). By designing the roofline of the new structure to be below the roofline of the Village Chapel, the architect has ensured the front façade mass of this new building doesn't overwhelm. The applicant has indicated the intent to use building material that will match existing material on site as much as possible.

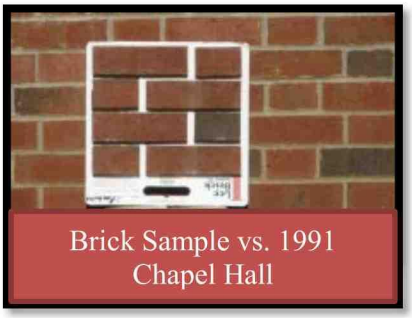
2. Section VI.B.3 - Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.

   The proposed windows match existing windows on the administration and Chapel Hall buildings or have clear elements of influence from existing windows on site. The proposed windows are compatible and congruous with the existing architecture.

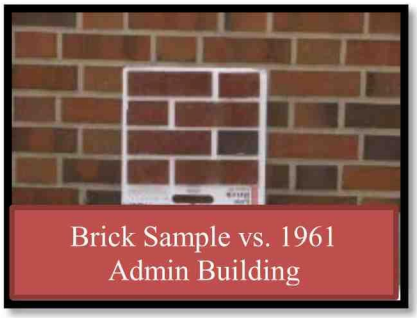
Existing Windows

3. Section VI.B.5 - Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material

The proposed building material for the façade is brick to match existing.



Brick Sample vs. 1991 Chapel Hall



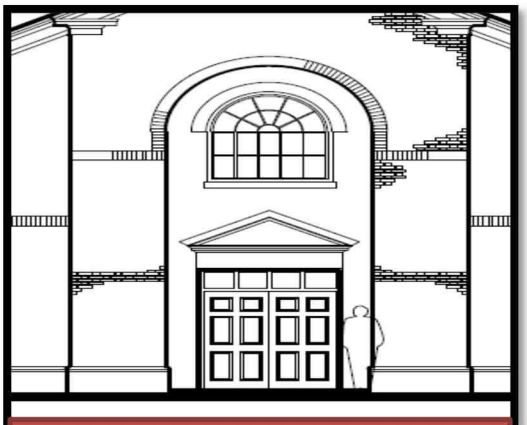
Brick Sample vs. 1961 Admin Building

Brick Sample vs. 1924 Village Chapel

4. Section VI.B.6 - Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.

As previously stated, the proposed entrance to the Heritage Hall is reflective of the existing entrance to the Chapel Hall Building and is congruous with the character of the Pinehurst Historic District.

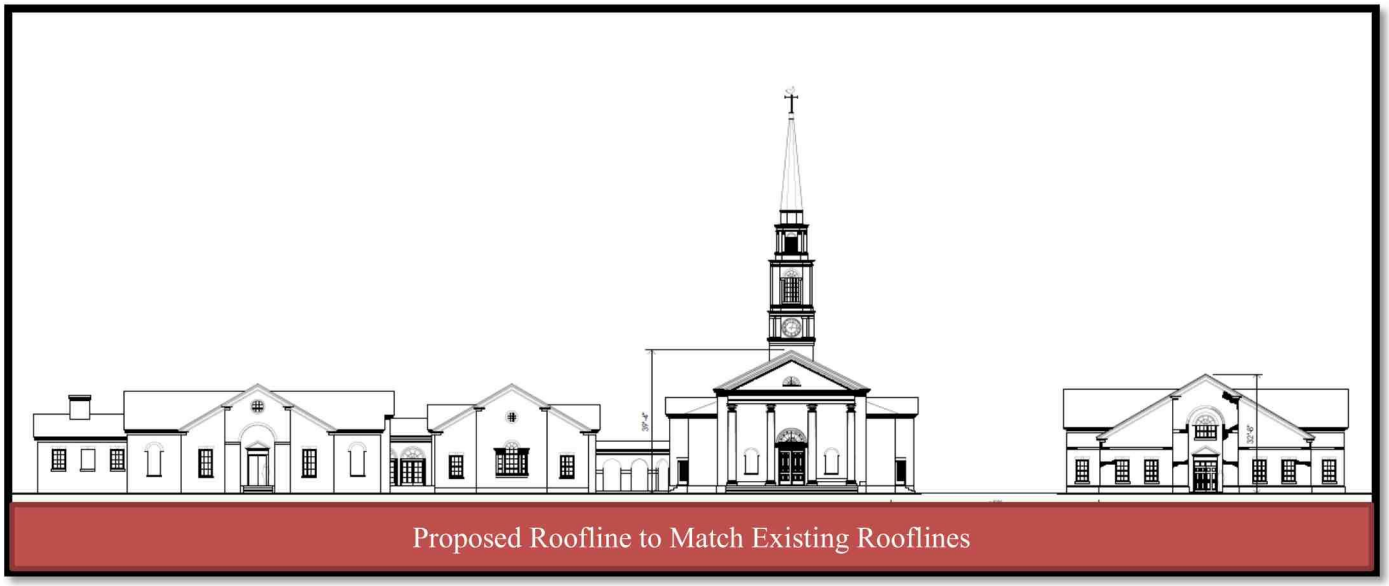
Chapel Hall Entrance



Heritage Hall Proposed Entrance

5. Section VI.B.7 - Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.

The proposed roof line mirrors the existing rooflines on all other buildings on site. The only difference in the proposed roofline is that it may be slightly taller than the other buildings, but is smaller in scale than Village Chapel.



Proposed Roofline to Match Existing Rooflines

6. Section VI.B.8 - New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

   According to the application the only architectural detail to be painted is the Roof Exhaust Vents. The proposed color is gray, which would be congruous with the Village of Pinehurst Color Palette.

EXTERIOR	MATERIAL	COLOR
Front Elevation	Brick, flemish bond	matching
Rear Elevation	Brick, flemish bond	matching
Right Elevation	Brick, flemish bond	matching
Left Elevation	Brick, flemish bond	matching
Trim	Painted Exterior Trim	matching
Windows	Clad Wood	matching
Chimney	N/A	N/A
Foundation	Brick water-table course	matching
Front Door	Wood / Clad Wood	matching
Shutters	N/A	N/A
Garage Door	N/A	N/A
Roof	Slate	matching
Roof Exhaust Vents	Minimal VTRs as req'd	Painted gray to match shingles
Front Porch	Concrete slab w/ brick edging	matching
Deck	N/A	N/A
Patio	N/A	N/A
Sidewalk	Brick pavers in matching pattern	matching
Sky Lights	N/A	N/A
Driveway	Asphalt paving	asphalt
House Number	N/A	N/A

FINAL ORDER
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION
COA 2020-00053 Village Chapel, 10 Azalea Road
Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on May 28, 2020. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

Order

The Historic Preservation Commissioner may at times determine that a proposed change or design which does not meet the Guidelines is, in fact, more congruous with the special character of the Pinehurst Historic District than if the property owner had followed the Guidelines. Conversely, an application meeting the Guidelines could be determined to be incongruous with the character of the District. Strict adherence to the Guidelines in those cases is not required if the Historic Preservation Commission clearly states on the record the reasons why the proposed design or improvements are congruous or incongruous before issuing or denying a Certificate of Appropriateness.

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☒ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the Pinehurst Historic District and consistent with Historic District Guidelines. Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the Pinehurst Historic District. Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the Pinehurst Historic District.

Hereby ordered the 29th of May, 2020.

Kelly Brown — Clerk to the Historic Preservation Commission

Eric Von Salzen — Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

VILLAGE OF PINEHURST

Certificate of Appropriateness

Property Owner: VILLAGE CHAPEL INC

Applicant:

Physical Address: 10 AZALEA Rd PH, 28374

Lot:

PIN: 00029674

COA#: COA-2020-00053

Date Issued: 5/29/2020

Nature of Work: New

Conditions, If Any:

Description of Work:*New Construction of a structure, court yard, driveway, pathways, and play yard*

Approved By:

☐ Staff:_____

X HPC, DATE: 5/28/2020

POSTING: WORK REQUIRING A CERTIFICATE OF APPROPRIATENESS SHALL NOT COMMENCE UNTIL THE PROPERTY OWNER OR HIS AGENT POSTS THIS PLACARD IN A CONSPICUOUS PLACE ON THE PREMISES. THE PLACARD SHALL BE MAINTAINED IN POSITION UNTIL THE FINAL INSPECTION IS CONCLUDED BY THE PLANNING DEPARTMENT. PLEASE CALL (910)295-2581 WHEN YOUR PROJECT IS COMPLETE TO SCHEDULE A HISTORIC INSPECTION.

VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JULY 14, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA

IMMEDIATLEY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a Work Session at 8:45 p.m., Tuesday, July 14, 2020, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Treasurer
Mr. Kevin Drum, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

And approximately 4 attendees, including 3 staff.

1. **Call to Order.**
   Mayor John Strickland, called the Council work session to order.

2. **Discuss the Malcolm Baldrige National Quality Award Process.**
   Natalie Hawkins, Assistant Village Manager of Administration, stated this agenda item was to review and discuss the Village's Malcolm Baldrige National Quality Award (MBNQA) application and what to expect during the anticipated site visit. Ms. Hawkins explained the national application was submitted in April, 2020 and we expect a site visit the first week of October, 2020.

   Ms. Hawkins stated that the MBNQA was created in the 1980's by the U.S. Congress and is the nation's highest quality award given by the President of the United States. The Village applied for the MBNQA to seek feedback from experts to make us more successful and sustainable and to develop our staff. Ms. Hawkins explained the results achieved by the process include quality feedback from qualified experts, increased understanding and use of the framework, increased public trust that the Village is professionally managed, and increased recognition for our dedicated staff. Ms. Hawkins reviewed the award process timeline and stated the examiners will conduct a site visit in October and a final decision would be made in November, 2020. Ms. Hawkins explained the process of the site visit and noted that more than likely the visit will be conducted remotely due to COVID-19. The Village has prepared a Baldrige Site Visit Project Team to prepare the facility and staff for the onsite visit. Ms. Hawkins explained Council's role in the award process and what they need to be prepared to share with the examiner. Jeff Sanborn, Village Manager, explained Council's focus will be on a couple of categories and training will be provided on those.

3. **Other Work Session Business.**
   - Village Manager Jeff Sanborn reviewed items being considered after the disturbing party downtown in a short tern rental property. Mr. Sanborn stated we could amend ordinances in a way to incentivize short term rental property owners or all property owners to penalize them if renters or occupants violate Village ordinances. Consider amending ordinances so that the police can issue civil citations for public nuisance code violations, such as noise violations, and amend ordinances to require permits for events that require amplified sound. Mr. Sanborn noted that staff have been looking at ways to data mine to find information on the internet that use key words. Mr. Sanborn stated staff will continue to research the safest approach.

DRAFT

4. **Potential Future Work Session Agenda Items.**
    - Councilmember Hogeman stated that the mowing between Harris Teeter and the Baptist Church, on Hwy 211, looks awful, which is Pinewild's front door. The mowing in this area is in NCDOT's jurisdiction but with budget cuts they only plan to mow one time August and one in September. She would like the Village to consider mowing one more time in August and September and stated that Jeff Batton said the cost of the Village mowing these areas would be in the range of $3,500 and $4,500, each time the area is mowed. Council discussed if mowing this area would be appropriate and if the budget would allow. Councilmember Drum stated he feels we should take care of items already budgeted for first. Mayor Strickland stated we should include this is the Strategic Planning process, as this issue has come up many times over the years.

5. **Motion to Recess Work Session and Enter Closed Session.**
Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to recess the work session and enter a closed session pursuant to NCGS §143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations., by a vote of 5-0.

6. **Closed Session.**
Council held a closed session pursuant to NCGS §143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations.

7. **Motion to Adjourn the Closed Session and Re-enter Work Session.**
Upon a motion by Mayor Pro Davis, seconded by Councilmember Drum, Council unanimously approved to adjourn the closed session and re-enter the work session, by a vote of 5-0.

8. **Motion to Adjourn**
Council unanimously approved to adjourn the work session, by a vote of 5-0, at 10:20 p.m.

Respectfully Submitted,

Beth Dunn,
Village Clerk

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

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

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VILLAGE COUNCIL
MINUTES FOR SPECIAL MEETING OF JULY 10, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
9:00 AM

The Pinehurst Village Council held a Special Meeting at 9:00 a.m., Friday, July 10, 2020 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Judy Davis, Mayor Pro Tem
Mr. Kevin Drum, Councilmember
Ms. Lydia Boesch, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

And approximately 3 attendees, and 2 staff members.

The following were in remote attendance: Mr. John C. Strickland, Mayor

1. **Call to Order.**
   Mayor Strickland, called the Village Council special meeting to order.

2. **Discuss Interviews for the Small Area Plan Consulting Candidates.**
   Darryn Burich, Planning and Inspection Director, reviewed the scoring sheets from the interviews with the Small Area Plan consulting firm candidates. Council discussed their thoughts on their individual scores and overall scores of the firms. Council discussed getting clarification on the price of adding formed based codes to a top scoring firm.

3. **Motion to Adjourn.**
   Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously approved to adjourn the special meeting at 10:30 a.m., by a vote of 5-0.

Respectfully Submitted,

Beth Dunn,
Village Clerk

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
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VILLAGE OF

PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF MEMO

To: Mayor Strickland and Village Council
From: Darryn Burich, Planning & Inspections Director
Cc: Jeff Sanborn, Village Manager and Natalie Dean Hawkins, Assistant Village Manager
Date: July 23, 2020
Subject: Staff Memo on Proposed Conditions for Village Chapel Conditional Rezoning

On July 14 Village Council held a public hearing on the proposed rezoning for the Village Chapel to create a conditional zoning district that would help facilitate improvements on the property that is currently impacted by impervious surface limitations to the extent that no further impervious area can be created. The applicant originally requested three conditions and the Planning & Zoning Board recommended an additional two conditions after conducting its public hearing on June 9. See table below for the list of conditions that were forwarded to Council and included in the originally proposed rezoning ordinance for the July 14 public hearing.

During Council consideration of the rezoning individual concerns were raised on various aspects of the proposed development along with the most appropriate condition to address the concern. Action on the zone change was continued to July 28 to allow for consideration of additional conditions to mitigate concerns. Staff has prepared an updated Ordinance with a list of additional conditions for Council consideration. The staff conditions proposed update the previous conditions that have not yet been discussed fully with or agreed to by the applicant. The conditions proposed are supported by staff (Administration, Public Services, Planning) as discussed in the memo. The additional conditions proposed are also based on staff's interpretation of Council concerns and trying to develop specific implementable wording for the condition. There may not be strong Council consensus on any one condition so further discussion and modification or elimination may be warranted.

Original Proposed and P&Z Recommended Conditions

Applicant Requested Conditions				
	Type	**Requested Condition**	**PDO Requirement**	**PDO Section No.**
1	Maximum impervious coverage	33%	12% (22.3% existing)	9.2a
2	Installation of sidewalks along existing street frontage of the development	Not be required	Required	9.16.1.8(a) (4)
3	Allowable Uses and SR's (Special Requirements)	**Limit to:** Religious Institution (waive SR-18) Parking Lot Playgrounds with SR-107 Cemetery with SR-101 Concealed Wireless with SR-103 Accessory Buildings with SR-108 Accessory Structures with SR-110 All Temporary Uses with all SR's	All uses allowed per Table 8.5 with applicable SR's and all Temporary Uses	8.5, 8.6, 8.7 & 8.8
Conditions as recommended by the P&Z Board				
4	One-for-one replacement of each tree removed			
5	Landscape buffer around the proposed playground area			

Staff Developed Conditions

Staff is proposing the 10 following conditions for Council and applicant consideration. The conditions include staff discussion and rationale in italics.

1. Permit a maximum impervious coverage of 31.0%.
   The 31% cap should provide the ability of the Chapel to increase fire lane size to accommodate a 20 foot wide access drive for the new driveway as well as the ability to increase the size of the existing driveway on the west side if required by the Fire Department in the future.

2. On-site stormwater treatment for newly created impervious surfaces will be captured via installation of underground stormwater catchment devices capable of capturing stormwater from a 25-year storm event.
   This condition was proposed by the applicant to address concerns raised by Village Council regarding the stormwater situation on the site.

3. Not install public sidewalks as required by Section 9.16.1.8(A)(4) along existing street frontages. Village Chapel to provide a 20 foot wide easement for the along existing street frontages around property for the Village to construct and maintain public walkways.
   One of the conditions proposed by the applicant was to not install public sidewalks as required by the aforementioned section of the PDO. Staff was supportive of the condition given that Heritage Hall is not establishing a new use on the site that would drive significantly more pedestrian traffic to the site. However, concerns were raised about there not being a continuous pedestrian network through the Village Chapel site, especially along the Village Green East side of the site and through to the west to connect with the sidewalk network along Village Green West. As an alternative to not requiring construction of sidewalks along the existing frontages at this time, staff is recommending a condition that a 20-foot wide pedestrian easement be provided to allow the Village to extend a Village developed and maintained public walkway in the easement area. There are no current plans to extend the walkway system but the easement would reserve the right to do so should a need develop in the future. A 20-foot wide easement was recommended as it is in the setback area where structures cannot be developed and is wide enough to allow a walkway system that could meander between the trees. This could potentially negatively affect the pine straw parking situation.

   In discussing this concept with the applicant they are open to the concept but do not support a blanket 20 foot wide easement around the entire property. The applicant is suggesting that they would agree to an easement for the Village to install and maintain sand/clay paths on the Chapel property. However, they would reserve the right to approve the design and location of the walkways as related to existing parking patterns, on-site utilities, existing landscaping, or other site elements owned and operated by the Chapel. Given that there is not an actual plan in place or proposed yet by the Village to improve the pedestrian circulation system in the area, this condition represents more of a good faith proposal to be worked out in the future.

4. Conditional zoning limits uses to the following:
   a. Religious Institutions
   b. Playgrounds
   c. Parking Lot
   d. Concealed Wireless Facility
   e. Accessory Buildings
   f. Accessory Structures
   g. All Permitted Temporary Uses

This follows the applicant's original condition and limits the use to only that which is listed and regulated in the PDO. All design standards and Special Requirements remain in place and do not need to be specifically listed.

5. Waive PDO Special Requirement 18 (SR-18) requiring minimum 5 acre site for Religious Institutions.
   This condition outright permits the use of the site as a religious institution on a less than 5 acre site and would allow for reconstruction should damage occur to more than 50% of the site.

6. Plant a minimum of 25 Longleaf Pines to replace trees removed for construction of new facility and parking area.
   This condition will help to ensure that some of the mature specimen trees being removed are replaced and will eventually help to maintain the pine forest condition of the site.

7. Landscape buffers for parking and the playground
   a. Install a Class 1 buffer around the playground and substitute two understory trees for each required Longleaf Pine.
   b. Planted buffer landscaping must be consistent with the palate of shrubs and understory trees identified in the "Village of Pinehurst Planting Guide" as referenced in Appendix E of the "Village of Pinehurst Historic District Guidelines, 2019."

   This will require that the buffer plantings are consistent with other planting in the Historic District as identified in the referenced planting guide.

8. For the required landscape buffer along Village Green East, relocate the required understory trees and shrubs to the east façade area of proposed Heritage Hall.
   This condition moves the buffer closer to the building and will break up the façade visually with more landscaping. There are a large number of mature Longleaf Pines that also enhance the buffer along Village Green East.

9. The Heritage Hall playground surface shall be pervious with no permanent playground equipment.
   This lessens overall imperious coverage on the site.

10. Lighting in the parking lot will be congruent with the "dark skies" character of the Village of Pinehurst.
    a. The light poles and luminaires shall be consistent with the lighting in the adjacent Village Green.
    b. Luminaire's shall be full cutoff per Section 9.8.1.2(B)(2) of the PDO with a maximum mounting height of 16 feet.
    c. Lumens for installed light fixtures shall be no greater than 0.0 lumens at the property lines.

    This will help to ensure that lighting installed is consistent within the area and that there will not be light trespass beyond the property lines.

Staff Recommendation

While staff recommends the conditions as proposed, they are also a response to concerns raised during Council discussions on July 14 and staff understands Council may not have a strong consensus for any one of the proposed conditions and is open to discussing any modification thereto. The applicant will also need to agree to any conditions proposed.

ORDINANCE #20-07:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF ONE CURRENT PARCEL OF LAND CONSISTING OF APPROXIMATELY 4.5 ACRES FURTHER IDENTIFID AS MOORE COUNTY PID 00029674, VILLAGE CHAPEL.

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

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

WHEREAS, a public hearing was held at 4:30 p.m. on July 14, 2020 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of approximately 4.5 acres and further identified as Moore County PID #00029674, from PC (Public Conservation District) to PC-CD (Public Conservation – Conditional District), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

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

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

1. The Village will permit a maximum impervious coverage of 31%.
2. On-site stormwater treatment for newly created impervious surfaces will be captured via installation of underground stormwater catchment devices capable of capturing stormwater from a 25-year storm event.
3. The Village will not require the applicant to install public sidewalks as required by Section 9.16.1.8(A)(4) along existing street frontages. The Village Chapel will provide the Village of Pinehurst with a 20 foot wide easement along existing street frontages around the property for the extension of public walkways.
4. The conditional zoning limits uses of the property are limited to the following:
    a) Religious Institutions
    b) Playgrounds
    c) Parking Lot
    d) Concealed Wireless Facility
    e) Accessory Buildings
    f) Accessory Structures
    g) All Permitted Temporary Uses
5. The Village waives PDO Special Requirement 18 (SR-18) requiring a minimum 5 acre site for Religious Institutions.

6. The Village Chapel will plant a minimum of 25 longleaf pines to replace trees removed for construction of new facility and parking area.
7. The Village Chapel shall install landscape buffers for parking and the playground as follows:
    a) Landscape buffers are intended to be natural and open, less dense and not create structured hedges
    b) Planted buffer landscaping must be consistent with the palate of shrubs and understory trees identified in the "Village of Pinehurst Planting Guide" as referenced in Appendix E of the "Village of Pinehurst Historic District Guidelines, 2019."
8. The Heritage Hall playground surface shall be pervious with no permanent playground equipment installed.
9. Lighting in the parking lot will be congruent with the "dark skies" character of the Village of Pinehurst as follows:
    a) The light poles and luminaires shall be consistent with the lighting in the adjacent Village Green.
    b) Luminaire's shall be full cutoff per Section 9.8.1.2(B)(2) of the PDO with a maximum mounting height of 16 feet.
    c) Lumens for installed light fixtures shall be no greater than 0.0 lumens at the property lines.

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

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 28th day of July, 2020 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by rezoning of approximately 4.5 acres and further identified as Moore County PID #00029674, from PC (Public Conservation District) to PC-CD (Public Conservation – Conditional District).

SECTION 2. The general concept plan as attached hereto as Exhibit A, and made part of hereof, the same as if included verbatim.

SECTION 3. The rezoning map as attached hereto as Exhibit B, and made part of hereof, the same as if included verbatim.

SECTION 4. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 28th day of July, 2020.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
John C. Strickland

Attest:

_____
Beth Dunn, Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

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RESOLUTION #20-27:

A RESOLUTION AMENDING THE POLICY ON RETIREMENT RECOGNITIONS AND GIFTS FOR THE VILLAGE OF PINEHURST.

WHEREAS, the Village Council of Pinehurst, North Carolina, adopted the "Retirement Recognitions and Gifts Policy" on May 8, 2012; and

WHEREAS, the Village Council of Pinehurst, North Carolina, amended the "Retirement Recognitions and Gifts Policy" on March 10, 2015; and

WHEREAS, upon review, the Village's Policy Committee recommends changes to the policy to include recognition of employee service prior to retirement, retirement recognitions and other updates;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled this 28th day of July, 2020 as follows:

SECTION 1. That the aforementioned "Retirement Recognitions and Gifts Policy" is hereby amended to be the Service Awards and Retirement Recognitions policy; said policy attached hereto as Attachment A and made a part hereof; the same as if included verbatim.

SECTION 2. That this resolution shall be and the same is hereby effective from the date of its adoption.

THIS RESOLUTION passed and adopted this 28th day of July, 2020.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
John Strickland, Mayor

Attest:

_____
Beth Dunn, Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

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VILLAGE OF PINEHURST
VILLAGE COUNCIL
CLOSED SESSION – JULY 14, 2020

395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA

MINUTES

At a work session of the Pinehurst Village Council held at 8:45 p.m., Tuesday, July 14, 2020 in Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Mayor Pro Tem Davis moved to go into closed session, pursuant to North Carolina General Statute 143-318.11(a) (4), for Village Council to discuss economic development matters involving a prospective new business or the expansion of an existing business or industry. The motion was seconded by Councilmember Boesch and carried unanimously by a vote of 5-0.

The following people were present:

Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Kevin Drum, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeff Sanborn, Village Manager
Mr. Jeff Batton, Assistant Village Manager of Operations
Ms. Natalie Hawkins, Assistant Village Manager of Administration

MAYOR STRICKLAND CALLED THE MEETING TO ORDER.

The Village Council discussed a potential economic development matter involving a prospective new business in the Village of Pinehurst.

ADJOURNMENT.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Drum, Council unanimously approved to adjourn the closed session and re-enter the work session, by a vote of 5-0.

Respectfully Submitted,

Beth Dunn
Village Clerk

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VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF JULY 14, 2020
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, July 14, 2020 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Mr. Kevin Drum, Councilmember
Ms. Lydia Boesch, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

And approximately 32 attendees, and 5 staff members.

1. Call to Order.

Mayor Strickland, called the Village Council meeting to order.

2. Reports:

Village Manager

- The County will distribute $20,000, of CRF funds, to each municipality for costs associated with COVID-19. We have currently sent the County the bill for $18,000 for those cots to date. A second round of funds, close to 2 million, will be coming to the County with the stipulation that 25% of the overall funds must be distributed to municipalities. The County will distribute a base amount of $20,000 to each municipality and then use a formula based on population to distribute the remaining funds.
- For the 3rd consecutive year the Village was awarded the Certificate of Excellence for Performance Management by the International City Managers Association (ICMA). This award is their highest honor for Performance Management.
- April sales tax numbers came in just .71% down from last year at this time. However, the state overall reported a 13% decrease in sales tax revenue.

Village Council

- Mayor Strickland encouraged the public to continue to practice social distancing.
- Mayor Pro Tem Davis stated the North South Women's Tournament is going on this week, which consists of 126 women from many colleges across the United States. Shredding Day is Saturday, July 18th, at 90 Aviemore Drive from 9:00 a.m. to 11:00 a.m.
- Councilmember Drum welcomed everyone attending and stated it was great to see people attending the meeting.
- Councilmember Boesch stated the community should be proud that the Village was able to satisfy the 10 requirements to receive the Performance Management Award. The kids with the Pinehurst Robotics Club have started Coffee with a Cop, which is a nationwide effort. They want to improve relations between the public and the Police. If the public has questions they can submit those to pinehurstrobtics@gmail.com and the teens at will ask the questions to the police officers and make a

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video. The videos and more information on the program can be found at pinehurstrobotics.com.

3. **Motion to Approve Consent Agenda.**

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- Approval of Village Council Meeting Minutes.
  - June 23, 2020 Regular Meeting
  - June 23, 2020 Work Session
  - June 24, 2020 Special Meeting
  - June 30, 2020 Special Meeting

End of Consent Agenda.
Upon a motion by Councilmember Drum, seconded by Councilmember Hogeman, Council unanimously approved the Consent agenda, by a vote of 5-0.

4. **Presentation of Resolution for David Kelley Honoring His Service on the Board of Adjustment and Planning and Zoning Board.**
Mayor Strickland presented David Kelley with a resolution adopted by Village Council honoring him for his service on the Planning and Zoning Board and Board of Adjustment.

5. **Motion to Recess Regular Meeting and Enter into a Public Hearing.**
Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously approved to recess the regular meeting and enter into a public hearing, by a vote of 5-0.

6. **Public Hearing No. 1**
Darryn Burich, Planning Director, explained the purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment includes one parcel of land consisting of approximately 4.5 acres further identified as Moore County PID # 00029674 and would zone the property PC-CD (Public Conservation – Conditional District). The property is currently zoned PC (Public Conservation District). The proposed rezoning will allow for the addition of a 7,317 square foot education building and associate site features. The applicant and property owner is Village Chapel.

Mr. Burich stated the proposed building is intended for educational purposes of the Village Chapel and is 1.5 stories and approximately 33 feet tall. The Historic Preservation Commission has issued a Certificate of Appropriateness (COA) for the proposed construction. Mr. Burich reviewed the existing zoning surrounding the property and explained the site is currently limited to 12% impervious area. The Village Chapel is requesting a condition to allow an increase in impervious area to a maximum of 33%. The applicant is also requesting to not install a public sidewalk along Village Green Road East and is also limiting future uses of the site. Mr. Burich stated that Planning and Zoning (P&Z) Board held a public hearing on June 4, 2020 and recommended approval of the zoning map amendment and general concept plan. The P&Z Board also recommended one for one tree replacement. Mr. Burich reviewed the building elevations and landscaping plans for the proposed project and explained the parking spaces provided would net 5 additional spaces. Mr. Burich noted staff recommends approval of the conditional zoning request and general concept plan and recommendations of the P&Z Board with an adjustment to the one for one tree replacement, as the P&Z recommendations wasn't specific.

John Jacobs, Senior Pastor of Village Chapel, stated they are the community church of Pinehurst and they can see the growth of Chapel with the growth of the Village. For 35 years the Chapel held service in one building, in 1960 an administration building was added, and in 1991 a fellowship hall was added. He explained that in the last 30 years they have seen growth in young families and now there are youth and children with no facility for Sunday school. The adults have to drive across the Village to the Care Cottage for Sunday school. The new building would allow the children and youth to have a space of their own and adults and stay onsite as well. Pastor Jacobs noted that they are the only church in the area without facilities dedicated to youth and children.

Jack Wood, Heritage Hall Project Manager for Village Chapel, explained that after several studies on how to best meet the needs of children and youth the Chapel determined the only option was to construct a new building. In January in 2019 a committee was

formed to produce a user requirements document, outlining the desires and needs of a new building and site plan. Mr. Wood stated that after 6 months of research and study the committee produced a comprehensive document that the Board of Trustees approved in August 2019 and then the congregation overwhelmingly approved to proceed with design and construction.

Pete Bogle, Bogle Architecture, reviewed the requested and recommended conditions and uses they are requesting be removed. Mr. Bogle reviewed the renderings of the site and the proposed landscaping buffers. He explained the contingency for the impervious surface at 33% is strictly for contingency. He noted that the Fire Marshall may require the driveway to be widened to allow fire apparatuses to fit in the driveway and that would be an additional impervious surface. Without the contingency would require the Chapel to come back through the entire planning approval process. Mr. Bogle stated a net zero increase of storm water run-off for a 10 year rain event is required, so they are proposing to install STORMTECH underground storm basins with open bottom infiltration. Mr. Bogle explained they would be willing to install a 25 year rain event equipment and allow the Village of Pinehurst to install additional underground storm basins on Chapel property if storm water is an issue. Mr. Bogle explained that the condition to not install sidewalks was originated by Village staff which they are agreeable to and Village Chapel is agreeable to the condition to replant all removed pine trees at a one to one basis. However, Ramsey Landscaping indicated that there are very few areas on the site to replant the pines, other plantings would be better suited for the site. Mr. Bogle reviewed the parking requirements and the ADA parking spaces that will be added for compliance with the NC Building Code.

Public Comments:

- John Rowderdink, Chairman of The Board of Trustees for Village Chapel, explained the Board of Trustees are responsible for vision, planning, administration, and operational functions of the church. The fundraising campaign raised, in barely over a year, enough money to fund the entire project. The project received a 94% vote of approval from the congregation. He shared the mission statement of Village Chapel and asked Council for approval of the plan to help meet the needs of the children.
- Vickie Smith, Minster of Children and Youth for Village Chapel, explained that 20 years ago the church had maybe 5 children and now they have a total enrollment of over 100 children and the Chapel has inadequate facilities to meet their needs. They have make shift classrooms with sliding walls which requires tables and chairs to be set up and broke down every week. The new building would allow the children and youth classes to be divided by age or grade, which is currently not an option.
- Lindsey LaShmit, Village Chapel member, the current facility is not conducive to providing the education children deserve. They have a paid off duty officer to safeguard the halls as the classrooms are not secure for children.
- Dee Park, Village Chapel member, explained the children and youth have no space of their own. She stated let's give the children and youth a space of their own.
- John Hoffman, Everett Road, explained that he feels impervious surface, storm water run-off, and parking are all issues that require solutions. He feels the Village Chapel site has reached its impervious surface limit. Asked Council not to destroy the ambiance by approving such a large unnecessary expansion.
- Frieda Powers, Village Chapel member, explained she lives on Linden Road and has a sand/clay path in her yard and has to have gravel brought in now because the water runs off the path and into her driveway.

Mayor Strickland asked why the Chapel didn't consider placing the playground to the rear of the building or between the two buildings. Mr. Wood stated that this playground is for toddlers and preschool age children and having that between buildings could be disturbing during services. Councilmember Drum asked if the storm water issues on Village Green East has been addressed. Jeff Batton, Assistant Village Manager, stated the issue has been addressed. Councilmember Drum asked why the building wasn't connected to the main Chapel. Mr. Bogle stated it was mostly not to touch the main historic building.

Councilmember Hogeman stated the site has some challenges and asked if the underground storm drains count as impervious surface and if you can park on them. Mr. Bogle stated they are not counted as impervious surface and they will have to check on the parking, as they are not paved parking lots where they are being installed. Councilmember Hogeman asked how many parking spaces will be lost by building the new building. Mr. Bogle explained that they will pick up additional spots as they will utilize parking in the rear of the property. Mayor Pro Tem Davis stated she wasn't comfortable with the 33% impervious surface, she would be comfortable with the required amount of 29.6% and then allowing the actual needed amount. Mayor Strickland stated Council will continue to work on the conditions discussed at tonight's meeting.

7. Motion to Adjourn Public Hearing and Re-Enter Regular Meeting.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to adjourn the public hearing and re-enter the regular meeting, by a vote of 5-0.

8. Discuss and Consider an Ordinance Amending the Official Zoning Map.

Council tabled this item until their July 28, 2020 regular meeting.

9. Discuss and Consider a Budget Amendment for FY 2021 Fall and Spring Traffic Circle Plantings.

Jeff Batton, Assistant Village Manager of Operations, explained that the North Carolina Department of Transportation (NCDOT) is in a very strained financial position. As a consequence, the Village stepped in to ensure that the seasonal flower display around the Pinehurst traffic circle continued for the spring and summer of 2020. NCDOT's financial position remains unchanged and in order to continue the plantings for the fall of 2020 and spring of 2021, the Village will need to fund and manage the planting project again.

Mr. Batton explained the requested budget amendment in the amount of $25,000, if approved, would be used to fund the seasonal plantings at the traffic circle. Mr. Batton noted that if the NCDOT's funding position were to change mid-year, which is unlikely, and they are able pay for the spring plantings, then any unused Village funds from this amendment would be returned to the fund balance.

Upon a motion by Mayor Pro Tem Davis, seconded by Hogeman, Council unanimously approved ordinance 20-08 amending the general fund budget, to fund seasonal plantings at the traffic circle, by a vote of 5-0

10. Discuss and Consider an Ordinance Repealing an Established Ordinance and Amending the Municipal Code for the Community Appearance Commission.

Beth Dunn, Village Clerk, explained this agenda items was for Council to consider approving an ordinance to repeal the establishing ordinance for the Community Appearance Commission (CAC) and amending Chapter 31 of the Municipal Code. The CAC was amended many times over the years and eventually dissolved, however, there was never an ordinance approved to repeal the establishing ordinance for the CAC nor removing the organization from the Municipal Code.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Davis, Council approved ordinance 20-29 repealing an established ordinance and amending Chapter 31, Village Organizations, of the Pinehurst Municipal Code, by a vote of 5-0.

11. Discuss and Consider a Resolution Granting an Easement to Verizon Wireless.

Jeff Batton, Assistant Village Manager of Operations, explained that Cellco, D/B/A Verizon Wireless, has requested a 25 year non-exclusive access and underground utility easement along the eastern edge of the Cannon Park property line between McIntyre Road and Highway 211. The purpose of the easement is to establish access to the County water tank property as well as to install underground cabling to the water tank. Verizon intends to place cellular antennas on top of the water tank to improve service in the hospital area of Pinehurst.

Ms. Batton noted that the location of the easement is actually an overlay of an existing easement with Moore County for access to the water tank property and has no impact on the current or future recreational use of the Cannon Park property. A one-time fee of $7,009 would be paid to the Village for the easement. This amount was calculated based on actual tax value less a reasonable discount for the property already being encumbered by an existing easement. The initial offer from Verizon was a one-time payment of $500. Mr. Batton explained that as the negotiated value of the easement is fair and reasonable and as cellular service provision would be enhanced for the hospital and residents in this part of Pinehurst, staff recommends acceptance of the terms and execution of the easement.

Upon a motion by Councilmember Drum, seconded by Councilmember Hogeman, Council approved resolution 20-25 granting an easement to Cellco Partnership, DBA Verizon Wireless, and authorizing the Village Manger to execute any and all documents necessary to facilitate the easement, by a vote of 5-0.

12. Other Business.

Jeff Sanborn, Village Manager, explained the Village reached out to Peter Stillwell to share the precautions put in place to make sure the US Kids Golf Tournament will be held in a safe manner. Mr. Stillwell informed him that the Governor's office had reviewed the plans and suggested improvements, which they have incorporated those into the plans. Members of the Board of Health will come onsite to make sure guidelines are being followed. They have removed the major social functions, such as the parade. Volunteer staff is down, they have 270 volunteers compared to 700 in previous years. Mr. Sanborn stated that Mr. Stillwell expressed concerns about having the capacity to feed everyone with all of the dining restrictions. Council discussed extending the outdoor dining, beyond the current Friday and Saturday limit, for the week of the US Kids Tournament.

13. Comments from Attendees.

- Debbie Lalor, Pinehurst resident, submitted the following comments via email: I hope the Council will consider my comments on the subject of short-term rentals: **Clearer Rules:** Short-term rentals have been largely unregulated in Pinehurst. Clearer rules are needed at a minimum re noise and parking. **Noise:** Pinehurst should adopt a noise ordinance. Optimally, it should be something that both Police and residents can check on any number of free, downloadable decibel meter apps for smart phones. Readings can be recorded as to date and time, information readily communicated to police who may be called to the scene. This way, residents and Police are all on the same page. There are rules, and violations are easily recorded and dealt with. **Parking:** Tenants at short-term rentals should be limited to the number of cars their rental has space for. It is the owner's responsibility to provide parking. **Better Monitoring:** Municipalities across the country have adopted a variety of different ordinances to get control of their short-term rental markets in an effort to maintain the character of their residential neighborhoods. Pinehurst has heretofore favored no regulation or monitoring, at the expense of its neighborhoods. **Registration of Short-Term Rentals:** Any home-owner renting his/her property more than a given number of times/year should be required to register the property with the Village, at no fee. If they do not register, a penalty should be charged. (Neighbors made aware of this new registration policy will no doubt be happy to make sure the property is registered with the Village!) **Police Calls:** The Police should have access to the list of registered properties and use it to keep track of the number of complaints filed against each property. An excessive number of complaints against any one rental should result in a hefty fine to the property owner, perhaps a restriction on parties at the site, number of tenants staying there, number of times property could be rented/year, etc. **More Transparency:** The Village Council, Manager and Police Department need to do a better job of communicating and working with residents re short-term rentals, above and beyond the advice to "call the Police or to call the property manager." **Proactive Communication:** The Village should widely publicize its new registration policy, parking policy, and Noise Ordinance, especially through its NAC meetings. Perhaps a representative of the Police could attend a meeting and explain the use of the noise meters and explain the protocol when making a complaint. **Follow-up:** More follow through is needed when neighbors call the Police to complain of a rowdy party, excessive noise, cars parked all over the neighborhood. The Police need to be more responsive to residents and also to be held accountable for actions taken following the filing of complaints. Were fines charged? Tickets given to illegally parked cars or cars towed? Restrictions put on future rentals? This information should be maintained as part of the public record. Pinehurst is both a resort destination and also a quiet residential Village. Short-term rentals threaten the balance between these two identities. I hope that the Council will take those actions necessary to preserve and protect the quality of life for the Village's many residents.
- Robert and Sharon Wilson, Pinehurst residents, submitted the following comments via email: We have been proud full time residents of the Village since 2008 and believe short term rentals (STRs) need to be effectively regulated to protect a wide variety of interests. Specifically, we think the Council should take actions on STRs which: Respect individual neighborhood wishes regarding STRs, such as shown in the Lake Pinehurst Assn survey submitted to the Council a few years ago; Respect binding and public covenants on subdivision property that provide for only single family occupancy and which people relied upon before building or buying homes in the VOP; Respect current zoning designations, e.g., single family residential; Respect existing commercial high quality hotels who abide by commercial building codes and who are put at an unfair financial disadvantage by STRs; and, respect those (young and older residents both) who wish to avoid rowdy, ever changing new "neighbors" that can destroy communities, neighborhood safety and property values. Pinehurst is somewhat lagging in their response to STRs. In the recent past, we have personally spoken to officials in Blowing Rock and Asheville who have successfully dealt with STRs in their community over the last decade. In short, there is a path forward to successfully dealing with the STR issue. And, within the last year, the UNC School of Government, which the NC legislature and other NC government officials rely upon, confirms their belief that STRs can be dealt with simply by using existing zoning regulations. Please see this web link and its attachment from UNC which I believe every Council member now has seen: Regulation and Taxation of Short-Term Rentals | UNC School of Government https://www.sog.unc.edu/publications/books/regulation-and-taxation-short-term-rentals.

14. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Drum, Council unanimously approved to adjourn the regular meeting, by a vote of 5-0 at 8:41 p.m.

Respectfully Submitted,

Beth Dunn,
Village Clerk

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

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

DRAFT

"ATTACHMENT A"

	VILLAGE OF PINEHURST STANDARD PROCEDURE	
SUBJECT:	**Service Awards and Retirement Recognitions**	Effective: May 8, 2012
Department:	Human Resources	Policy No.: HR-116
Prepared by:	Human Resources	Revised: July 28, 2020
Approved by:	Village Council	# of Pages: 3

I. POLICY:

The Village of Pinehurst values the contributions, knowledge and experience of employees and recognizes the importance of honoring employee service. The purpose of this policy is to recognize and celebrate the dedication and hard work of those employees who reach service milestones or retire from the Village of Pinehurst.

II. ELIGIBILITY:

A. Regular full-time and regular part-time employees are eligible for a service award in the year in which they complete 5, 10, 15, 20, 25, 30, 35, and 40 years of service.
B. Employees must be eligible and apply for retirement benefits under the North Carolina Retirement System and have at least five years of full-time service with the Village of Pinehurst, not including sick time, to be eligible for a retirement gift and recognition. Employees who are injured in the line of duty and qualify for disability retirement will be handled outside the parameters of this policy.

III. DEFINITIONS:

A. A regular full-time employee works at least 37.5 hours per week.
B. A regular part-time employee works at least 20 hours per week.

IV. PROCEDURE:

A. Service Awards: Human Resources maintains a list of employees eligible for service awards and submits the list to payroll in December each year. Awards are included in paychecks in December. Eligible employees will receive a taxable monetary award according to the following schedule. Awards are subject to applicable withholdings and deductions.

5 years	$250	25 years	$1250
10 years	$500	30 years	$1500
15 years	$750	35 years	$1500
20 years	$1000	40 years	$1500

Only regular full-time and regular part-time service will be considered for service awards. Reserve, on-call, seasonal service will not be considered for service awards. If an employee is rehired, prior service will be considered for service awards. Employees will be recognized at the annual holiday luncheon in December.

B. Retirement Recognitions: Department Directors will notify Human Resources of an employee's pending retirement. Human Resources will work with the Department Director and the retiring employee to coordinate an appropriate celebration and the appropriate gift.

Eligible employees will receive a taxable monetary gift according to the following schedule. Gifts are subject to applicable withholdings and deductions.

10 years but less than 15 years	$650
15 years but less than 25	$1300
25 years or more	$1500

Eligible employees with at least 25 years of service will also receive a Village-sponsored, celebratory meal or reception at a Village facility coordinated through Human Resources. Village employees, Council and the retiring employee's immediate family will be invited. Additional people may be invited at the discretion of Human Resources.

Eligible employees with 5 years of service, but less than 25 years will receive a Village-sponsored reception coordinated through Human Resources.

Additional celebrations or gifts, departmental or otherwise, cannot be paid for with Village funds.

V. PUBLIC SAFETY:

The Village of Pinehurst recognizes the bravery and dedication of the public safety employees serving in the Pinehurst Police Department and Pinehurst Fire Department. In addition to the retirement gifts listed above, public safety employees may be awarded the gifts listed below.

A. NCGS 20-187.2 authorizes the Village Council to award, upon request, a retiring law enforcement officer, or a surviving relative of an officer, the basic service side arm, no attachments, and badge of the officer at a price

determined by the governing body. This policy sets the price for qualifying awards of basic side arms to retiring law enforcement officers at one dollar. The law enforcement officer must have at least 10 years of service with the Village of Pinehurst to be eligible for this benefit. If the retiring officer has at least 5 years of service, but less than 10 years, the officer will have the option to purchase the service side arm for $300. The retiring employee must follow all provisions of the statute and other applicable laws.

B. NCGS 160A-294.1 authorizes the Village Council to award, upon request, a retiring firefighter or a surviving relative of the firefighter, the fire helmet of the firefighter at a price determined by the governing body. This policy sets the price for qualifying awards of fire helmets to retiring firefighters at one dollar. The firefighter must have at least 10 years of service with the Village of Pinehurst to be eligible for this benefit. If the retiring firefighter has at least 5 years of service, but less than 10 years, the firefighter will have the option to purchase the helmet for $200. The retiring employee must follow all provisions of the statute and other applicable laws.

Approved by:

_____	07/28/2020
John Strickland, Mayor	Date
Resolution 20-27	07/28/2020

EXHIBIT A

Record Id:	COA-2020-00053
File Date:	5/6/2020
Application Status:	In Review
Application Type:	Historic Certificate of Appropriateness - Major
Description of Work:	New Construction Christian Education Building
Application Name:	Heritage Hall at The Village Chapel
Address:	10 AZALEA Rd, PH 28374
Owner Name:	VILLAGE CHAPEL INC
Owner Address:	10 AZALEA RD PINEHURST PINEHURST
Parcel No:	00029674
Contact Info:	
Name:	
Organization Name:	Bogle Firm Architecture
Contact Type:	Applicant
Contact Primary Address:	
Licensed Professionals Info:	
Primary:	N
License Number:	
License Type:	
Name:	
Business Name :	Bogle Firm Architecture
Business License#:	
Job Value:	0.00
Total Fee Assessed:	500.00
Total Fee Invoiced:	500.00
Balance:	0.00
Custom Fields:	

GENERAL INFORMATION

Description of Changes to the Structure:	New Construction. No modification to existing buildings.	Type of Work:	New
Existing Use:	Services	Proposed Use:	Services
Includes Demolition:	No	Includes Tree Removal:	Yes
Estimated Cost of Construction:	2500000	COA Number:	

PERMIT DATES

Application Expiration Date:	
Permit Issued Date:	
Permit Expiration Date:	

EXHIBIT A

Front Elevation

Existing Material | Proposed Material | Proposed Color

Rear Elevation

Existing Material | Proposed Material | Proposed Color

Right Elevation

Existing Material | Proposed Material | Proposed Color

Left Elevation

Existing Material | Proposed Material | Proposed Color

Trim

Existing Material | Proposed Material | Proposed Color

Windows

Existing Material | Proposed Material | Proposed Color

Chimney

Existing Material | Proposed Material | Proposed Color

Foundation

Existing Material | Proposed Material | Proposed Color

Front Door

Existing Material | Proposed Material | Proposed Color

Shutters

Existing Material | Proposed Material | Proposed Color

EXHIBIT A

Garage Door

Existing Material	Proposed Material	Proposed Color

Roof

Existing Material	Proposed Material	Proposed Color

Roof Exhaust Vents

Existing Material	Proposed Material	Proposed Color

Front Porch

Existing Material	Proposed Material	Proposed Color

Deck

Existing Material	Proposed Material	Proposed Color

Patio

Existing Material	Proposed Material	Proposed Color

Sidewalk

Existing Material	Proposed Material	Proposed Color

Sky Lights

Existing Material	Proposed Material	Proposed Color

Driveway

Existing Material	Proposed Material	Proposed Color

House Number

Existing Material	Proposed Material	Proposed Color

Other

Existing Material	Proposed Material	Proposed Color

EXHIBIT B

Certificate of Appropriateness Submittal to the Historic Preservation Commission of the Village of Pinehurst

The Village Chapel
Heritage Hall

Proposed New Construction at
The Village Chapel, Pinehurst, NC

May 6, 2020

The Bogle Firm Architecture, PLLC
110 N. Main Street, Suite 200
Salisbury, NC 28144 • 704.638.2015

EXHIBIT B

Index

1) Application for Local Historic District
2) Colors and Materials Form
3) Description of Project
4) Attachments:
    1. General Concept Plan
    2. Floor Plans
    3. Building Elevations
    4. Renderings
    5. Materials

EXHIBIT B

Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): The Village Chapel

Business Name (if applicable): The Village Chapel

Tenant Name (if applicable): N/A

Physical Address: 10 Azalea Road, Pinehurst, NC 28374

Mailing Address (if different): N/A

Phone #: 910.295.6003 Mobile #: N/A

Zoning District: PC LRK #: 00029674 PIN #: 856209053600

Applicant/Contractor Data

Name: Pete Bogle, AIA

Contractor License #: NC Architectural License #10100

Phone #: 704.638.2015

E-mail Address)optional): pete@boglefirm.com

Mailing Address: 110 N. Main Street, Suite 200, Salisbury, NC 28144

Estimate Cost of Construction: $ 2,500,000

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☑

EXHIBIT B

Application for Local Historic District

Description of Project:

"Heritage Hall" is the proposed new construction on the campus of The Village Chapel. This stand-alone structure will be primarily used as a children's Christian Education facility to support the church's growing younger population. This 1-1/2 story building has a footprint of 7,317 square feet and includes a main gathering space with high ceilings, a nursery, five classrooms, and an unfinished second floor (within the sloped roof structure) for future classroom expansion. There are no plans for this facility to serve as a licensed preschool and we will not be seeking zoning permission to do so.

The Village Chapel was constructed in 1924, approximately thirty years after the Village Green was laid out. New York architect, Hobart Upjohn, designed the original 6,800 square foot brick Colonial Revival structure. The Administration Building built on the west side of the chapel in 1961 and the Chapel Hall was constructed in 1991. The 1961 and 1991 buildings contain 3,844 square feet and 7,558 square feet, respectively.

The goal of the design of Heritage Hall is to architecturally blend with and complement the existing facilities. This will be accomplished through the use of matching materials and detailing and will include brick masonry exterior walls, slate roof, and painted wood trim. Brick will be selected to closely match existing brick in color, size, and texture, and will be installed in a matching, full flemish bond. Colored mortar will be used to best match the aged, natural sand mortar colors present. Slate roofing will be selected to best match the existing slate in color, size, and profile. Wood trim, clad wood windows, and doors will also closely match materials, shapes, sizes, colors, and rhythms of those same items found on the Chapel Hall and Administration buildings. Thus, the architectural elements of the proposed Heritage Hall will be in keeping with the other secondary buildings on the Village Chapel campus.

Site layout will preserve the sanctuary building as the primary focal point and will add symmetry to the overall campus. The front of the proposed Heritage Hall is set back 70 feet from the front steps of the sanctuary and aligns with the front facade of the existing Chapel Hall building on the west side of the campus. The western wing of the proposed building is sited 42 feet away from the nearest existing wing of the sanctuary building. This provides a clear distance of roughly 58 feet from the main body of the sanctuary to the main body of the proposed building. This also provides a clear distance of nearly 100 feet to from the closest point of the building to Village Green Road East.

The proposed driveway exiting the site is designed with two bends to minimize the loss of pine trees and to create a visual break when looking into the campus from Village Green East. HVAC units will be properly screened from view by buildings and brick fencing.

EXHIBIT B

1895
VILLAGE OF
PINEHURST

Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Brick, flemish bond	matching
Rear Elevation	Brick, flemish bond	matching
Right Elevation	Brick, flemish bond	matching
Left Elevation	Brick, flemish bond	matching
Trim	Painted Exterior Trim	matching
Windows	Clad Wood	matching
Chimney	N/A	N/A
Foundation	Brick water-table course	matching
Front Door	Wood / Clad Wood	matching
Shutters	N/A	N/A
Garage Door	N/A	N/A
Roof	Slate	matching
Roof Exhaust Vents	Minimal VTRs as req'd	Painted gray to match shingles
Front Porch	Concrete slab w/ brick edging	matching
Deck	N/A	N/A
Patio	N/A	N/A
Sidewalk	Brick pavers in matching pattern	matching
Sky Lights	N/A	N/A
Driveway	Asphalt paving	asphalt
House Number	N/A	N/A

Signature: _____ Date: 5/6/2020

EXHIBIT B

Project Background

The proposed "Heritage Hall" addition to the Village Chapel will provide much needed space for The Village Chapel congregation. Bogle Firm Architecture, of Salisbury, utilized the Village's Historic District Design Standards as a central guide and consulted with Village Planning Department staff throughout the design process to ensure compliance with the Pinehurst Development Ordinance Review Criteria for Certificates of Appropriateness. As proposed, the Heritage Hall addition is in congruity with the Village of Pinehurst Historic District and the existing Village Chapel campus.

The Village Chapel was constructed in 1924, approximately thirty years after the Village Green was laid out. New York architect, Hobart Upjohn, designed the original 6,800 square foot brick Colonial Revival structure. Over the years two additional buildings were added to the Chapel campus: the Administration Building built on the west side of the chapel in 1961; and the Chapel Hall, constructed in 1991. The 1961 and 1991 buildings contain 3,844 square feet and 7,558 square feet, respectively.

The design presented in the attached plans and documents preserves the status of the 1924 Village Chapel sanctuary as the focal point of the complex.

Heritage Hall will be a 1 ½ story building with a footprint of 7,317 square feet and an unfinished second floor of 3,238 square feet. The second floor will be used as storage space until a point in the future when additional classroom or meeting spaces may be needed.

Massing and Building Placement

Using a matching roof pitch to other secondary campus buildings, the Heritage Hall will measure 32 feet, 8 inches in height at the roof ridge. Its height is close to that of the 1961 and 1991 buildings (± 30 feet). The highest point of Heritage Hall will be roughly 7 feet lower than the ridgeline of the 1924 sanctuary, and considerably lower than its steeple. The multi-gabled roofline of the proposed Heritage Hall reflects similar elements found in the Administration and Chapel Hall buildings.

Site layout will preserve the sanctuary building as the primary focal point and will add symmetry to the overall campus. The front of the proposed Heritage Hall is set back 70 feet from the front steps of the sanctuary and aligns with the front facade of the existing Chapel Hall building on the west side of the campus. The western wing of the proposed building is sited 42 feet away from the nearest existing wing of the sanctuary building. This provides a clear distance of roughly 58 feet from the main body of the sanctuary to the main body of the proposed building. No physical connections will be made to the existing sanctuary and no work is planned on any of the existing buildings. This also provides a clear distance of nearly 100 feet to from the closest point of the building to Village Green Road East.

The overall result is a bilaterally balanced plan with all of the additions (1961, 1991 and proposed 2020) in subservient positions to Upjohn's original design.

Architectural Detailing

The exterior brickwork and other architectural details proposed for the Heritage Hall will be similar to those used on the Administration Building and Chapel Hall in order to maintain the established architectural language of the entire site. Architectural details compliment, but do not replicate, the 1924 sanctuary, as the historic Chapel needs to stand out as the focal point of the complex. The exterior of the Heritage Hall will be Flemish bond pattern brick with jack arches over the door and window openings. Brick size, color, and mortar color will closely match the 1961 and 1991 buildings. Details such as the cast stone windowsills and eave trim will be replicated, although contemporary materials may be

used (painted fiber cement). A slate roof will be installed. New clad wood windows will match the construction and style of the Administration and Chapel Hall buildings. Proportions of window opening dimensions and grid configurations will be similar.

Site Configuration & Landscaping

The Village Chapel sits on a 4.5-acre parcel at the south end of the Village Green. The oval-shaped Village Green is characterized by an abundance of tall, evergreen Longleaf Pines and has long-served as the central open space to the Village of Pinehurst. Together, the lands of The Village Chapel, The Village Green, and the Given Memorial Library parcels comprise a contiguous area of 12 ¼ acres. When viewed from various vantage points, the Chapel campus is seen through a filter of pines, hollies, dogwoods and other plantings. Pinehurst's evergreen setting is a character defining feature of the village.

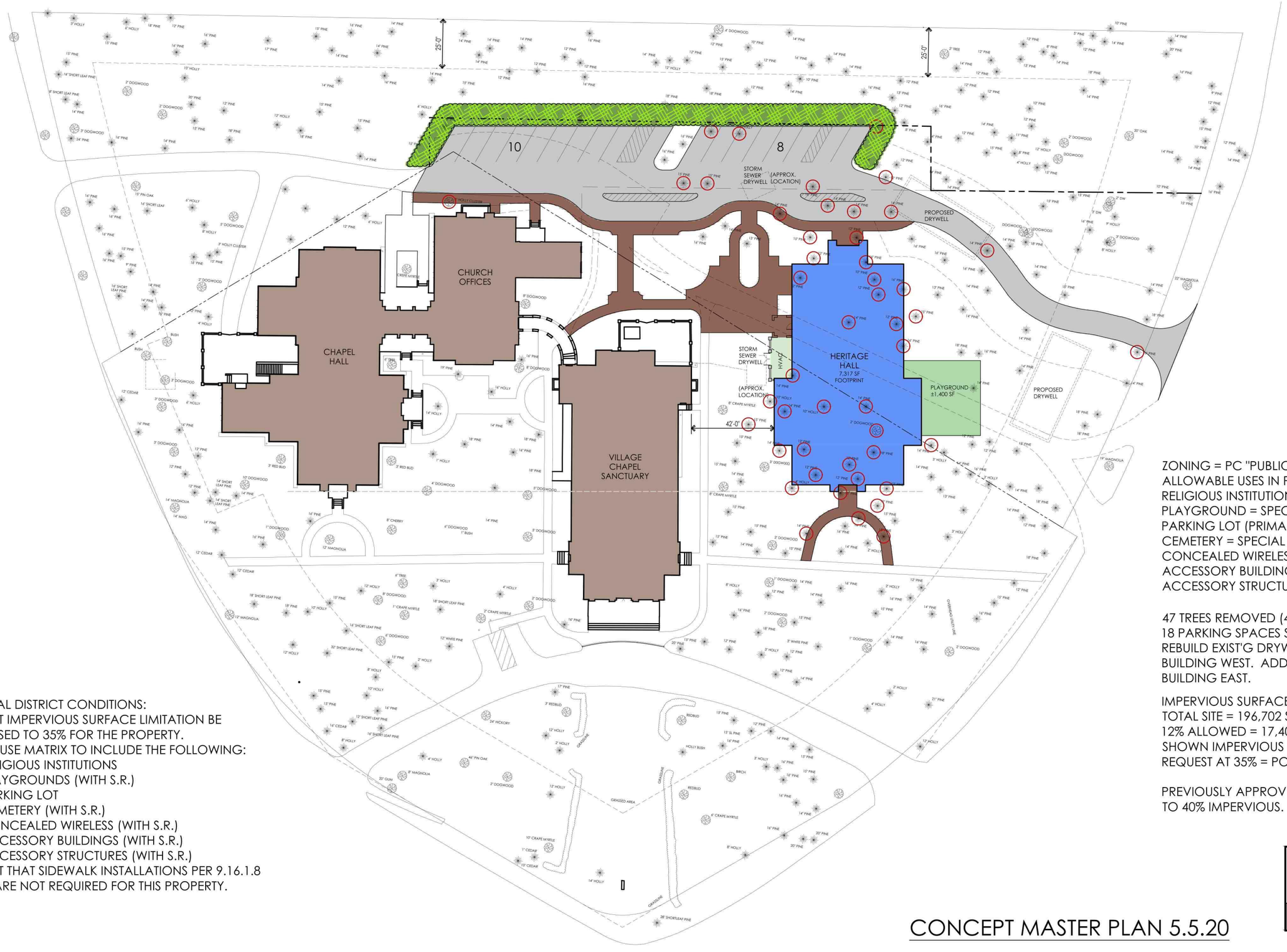
The 1-1/2 story proposed design for the Heritage Hall minimizes the addition's footprint to 7,317 square feet, and is designed to meet the church's immediate and future Christian education space needs. The building, hardscaping, underground drywells, and parking/driveways have been carefully designed to limit necessary tree removal. As proposed, 47 trees (40 pines) will be required to be removed. The total campus has roughly 430 trees across the 4.5 acres.

Landscaping will be designed to meet PDO buffering standards along the parking lot. Other landscaping design will be ornamental around the building foundations and within the rear courtyard areas. Historically appropriate flora selections will include Long Leaf Pines, Dogwoods, Redbuds, Camellias, Azaleas, and Holly Varieties that are of common use on the site and in the Old Town portion of the Village.

The proposed playground for small kids on the east side of the building will be enclosed with a wrought-iron picket style fence to meet PDO standards. Fencing will likely be aluminum construction and 4 feet tall to keep young kids from wandering off of the play yard.

The parking area will be slightly reconfigured to generate a net gain of five (5) parking spaces, for a total of eighteen (18) parking spaces without significantly altering the appearance of the property. The existing traffic pattern will remain as one-way flow with a driveway entrance from Village Green West. Traffic will continue to use the existing driveway located on the western side of the property and exit the property on the east. The proposed driveway exiting the site is designed with two bends to minimize the loss of pine trees and to create a visual break when looking into the campus from Village Green East.

EXHIBIT B



ZONING = PC "PUBLIC CONSERVATION"
ALLOWABLE USES IN PC DISTRICT:
RELIGIOUS INSTITUTIONS = BY RIGHT
PLAYGROUND = SPECIAL REQUIREMENTS
PARKING LOT (PRIMARY USE) = BY RIGHT
CEMETERY = SPECIAL REQUIREMENTS
CONCEALED WIRELESS = SPECIAL REQ.
ACCESSORY BUILDING = SPECIAL REQ.
ACCESSORY STRUCTURES = SPECIAL REQ.

47 TREES REMOVED (40 PINES)
18 PARKING SPACES SHOWN
REBUILD EXIST'G DRYWELL TO ACCEPT NEW BUILDING WEST. ADD DRYWELL FOR NEW BUILDING EAST.

IMPERVIOUS SURFACES
TOTAL SITE = 196,702 SF INSIDE PROP. LINES
12% ALLOWED = 17,408 SF
SHOWN IMPERVIOUS = 57,684 SF (29.33%)
REQUEST AT 35% = POTENTIAL ADD 11,162 SF

PREVIOUSLY APPROVED MSU ALLOWED UP TO 40% IMPERVIOUS.

CONDITIONAL DISTRICT CONDITIONS:

1. REQUEST IMPERVIOUS SURFACE LIMITATION BE INCREASED TO 35% FOR THE PROPERTY.
2. LIMITED USE MATRIX TO INCLUDE THE FOLLOWING:
   - 2.1. RELIGIOUS INSTITUTIONS
   - 2.2. PLAYGROUNDS (WITH S.R.)
   - 2.3. PARKING LOT
   - 2.4. CEMETERY (WITH S.R.)
   - 2.5. CONCEALED WIRELESS (WITH S.R.)
   - 2.6. ACCESSORY BUILDINGS (WITH S.R.)
   - 2.7. ACCESSORY STRUCTURES (WITH S.R.)
3. REQUEST THAT SIDEWALK INSTALLATIONS PER 9.16.1.8 (A) (4) ARE NOT REQUIRED FOR THIS PROPERTY.

CONCEPT MASTER PLAN 5.5.20

the BOGLE FIRM ARCHITECTURE

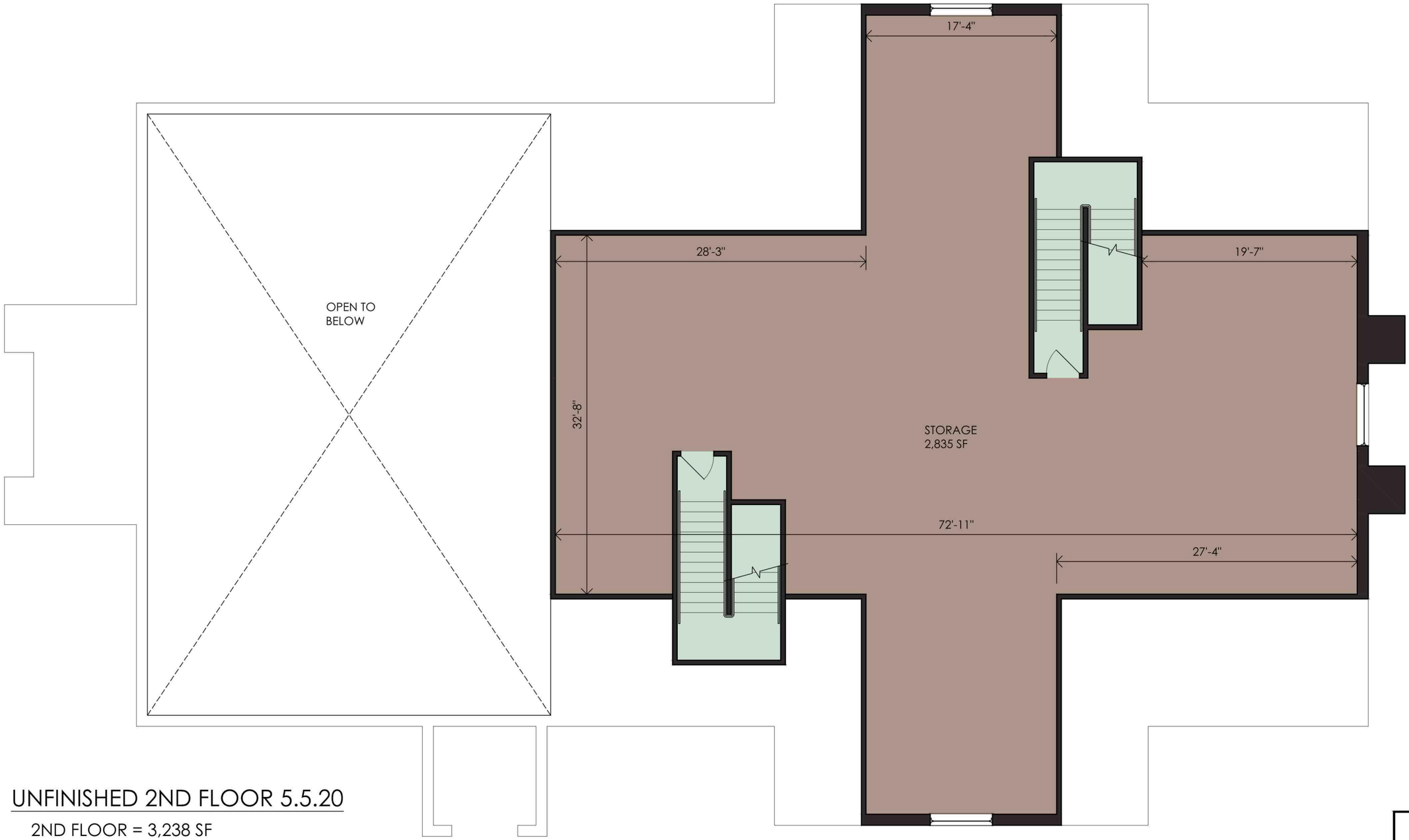
EXHIBIT B

FIRST FLOOR PLAN 5.5.20

1ST FLOOR = 7,197 SF
FULLY SPRINKLERED
ASSEMBLY SPACE, NURSERY,
5 CLASSROOMS, TOILETS,
STORAGE.

the BOGLE FIRM
ARCHITECTURE

EXHIBIT B



UNFINISHED 2ND FLOOR 5.5.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
STORAGE

the BOGLE FIRM
ARCHITECTURE

EXHIBIT B

FUTURE FINISHED 2ND FLOOR 5.5.20

2ND FLOOR = 3,238 SF
FULLY SPRINKLERED
4 CLASSROOMS, TOILETS,
STORAGE.

the BOGLE FIRM
ARCHITECTURE

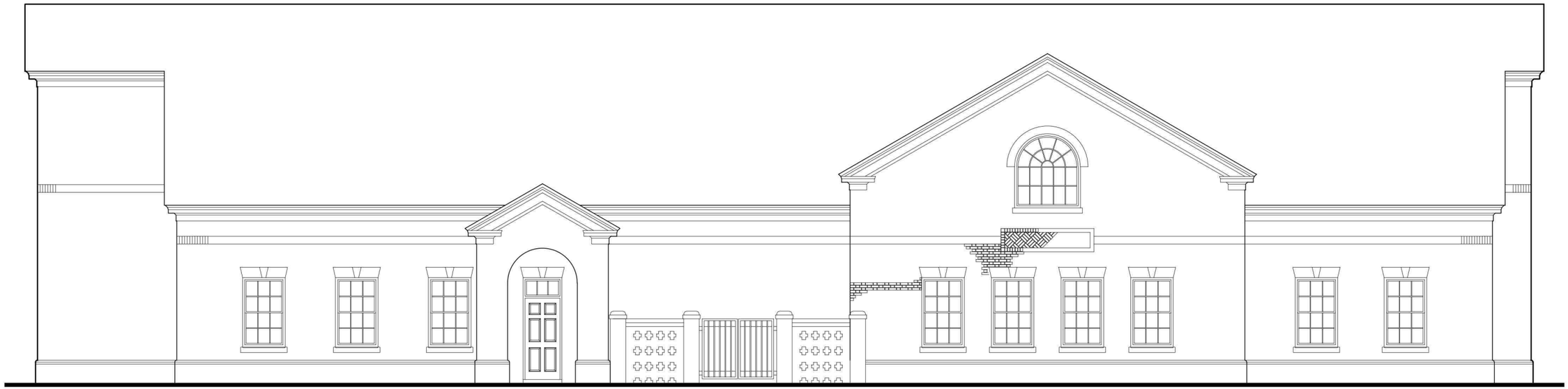
EXHIBIT B

EAST ELEVATION 5.5.20

NORTH ELEVATION 5.5.20

the BOGLE FIRM
ARCHITECTURE

EXHIBIT B



WEST ELEVATION 5.5.20

SOUTH ELEVATION 5.5.20

the BOGLE FIRM
ARCHITECTURE

EXHIBIT B

CHAPEL HALL | ADMINISTRATION BUILDING | VILLAGE CHAPEL SANCTUARY | HERITAGE HALL

the BOGLE FIRM
ARCHITECTURE

EXHIBIT B

The BOGLE Firm
ARCHITECTURE

EXHIBIT B

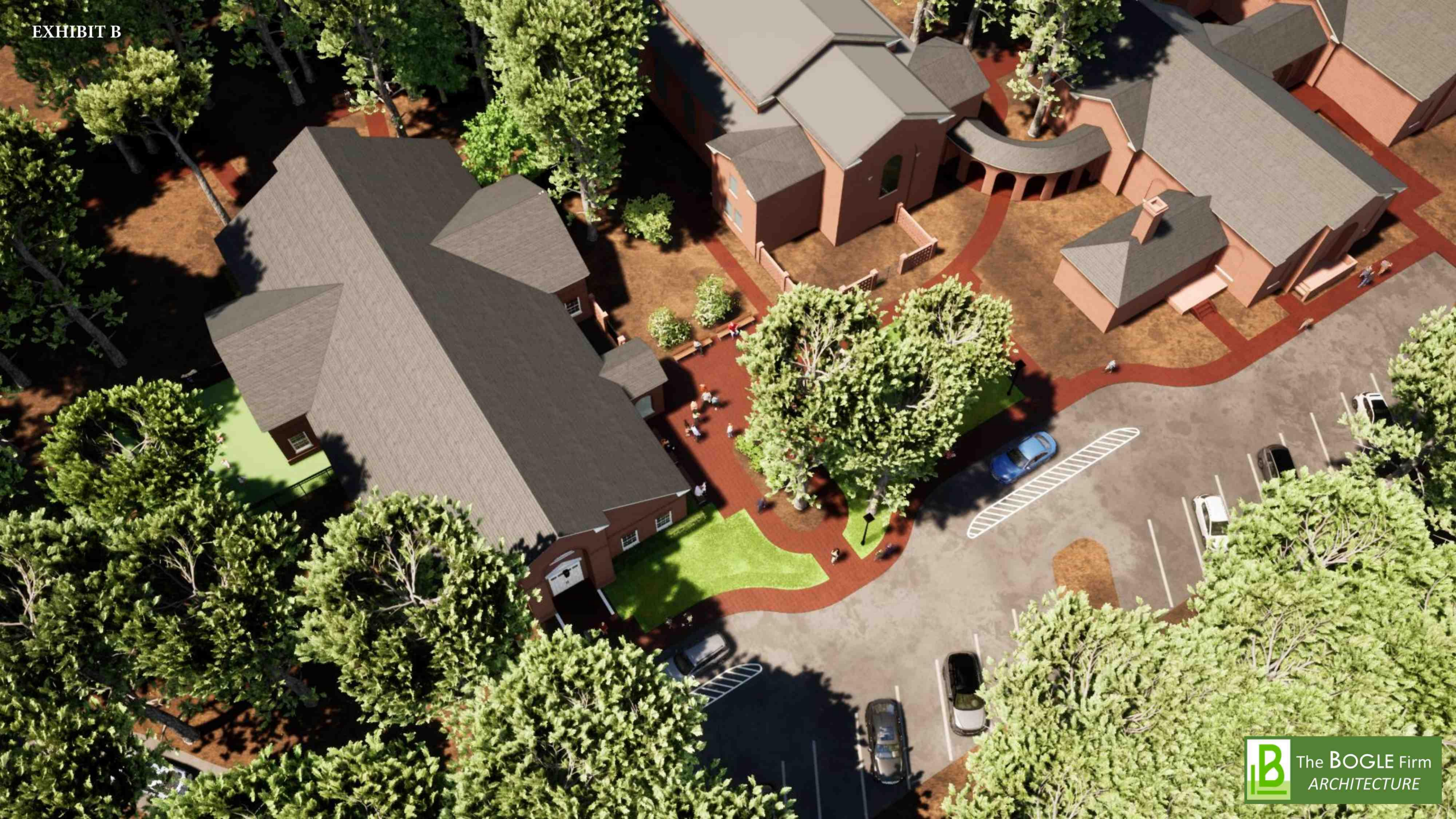


EXHIBIT B
The BOGLE Firm
ARCHITECTURE

EXHIBIT B

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ARCHITECTURE

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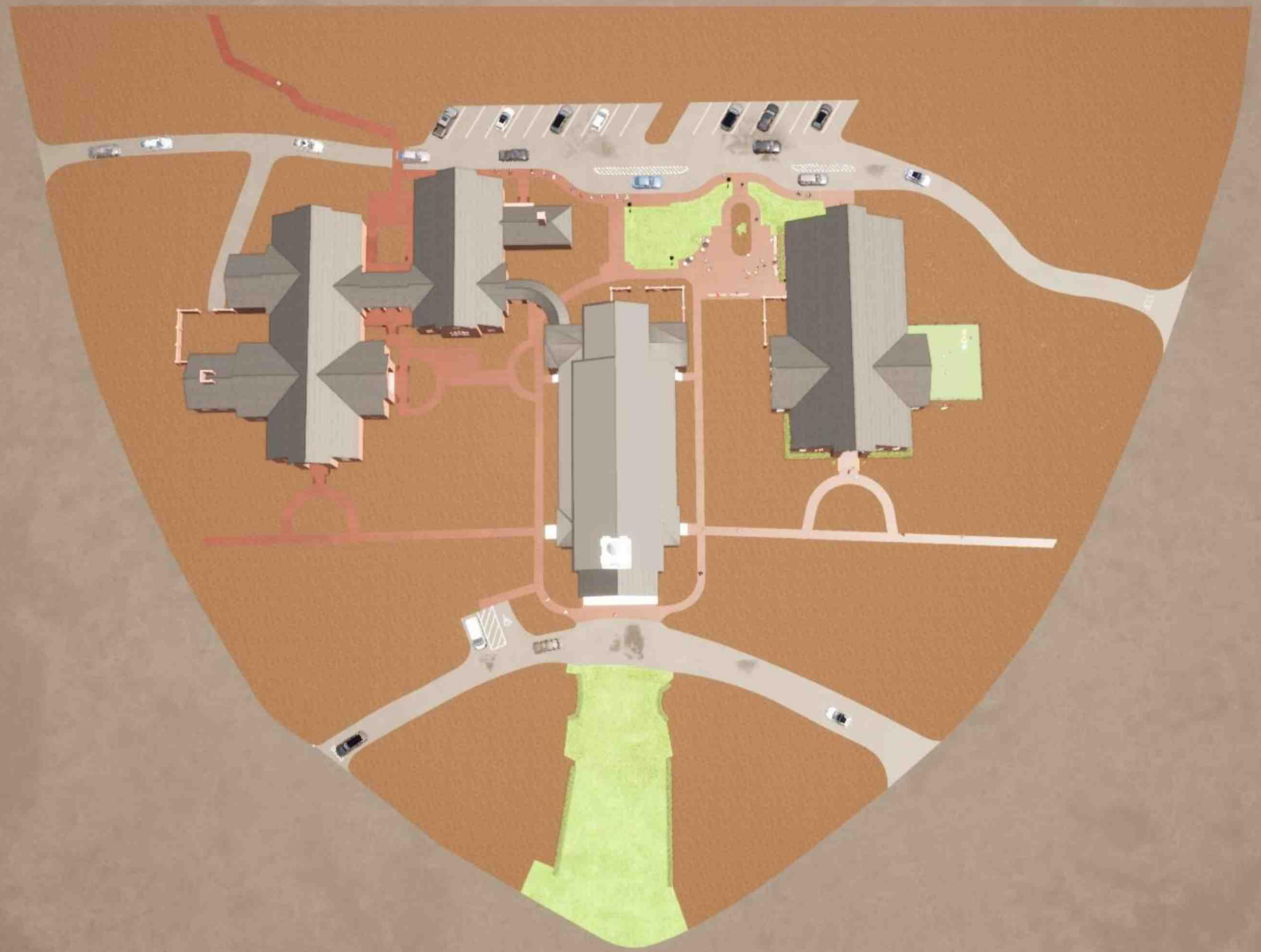

The BOGLE Firm
ARCHITECTURE

EXHIBIT B

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EXHIBIT B
The BOGLE Firm
ARCHITECTURE

EXHIBIT B

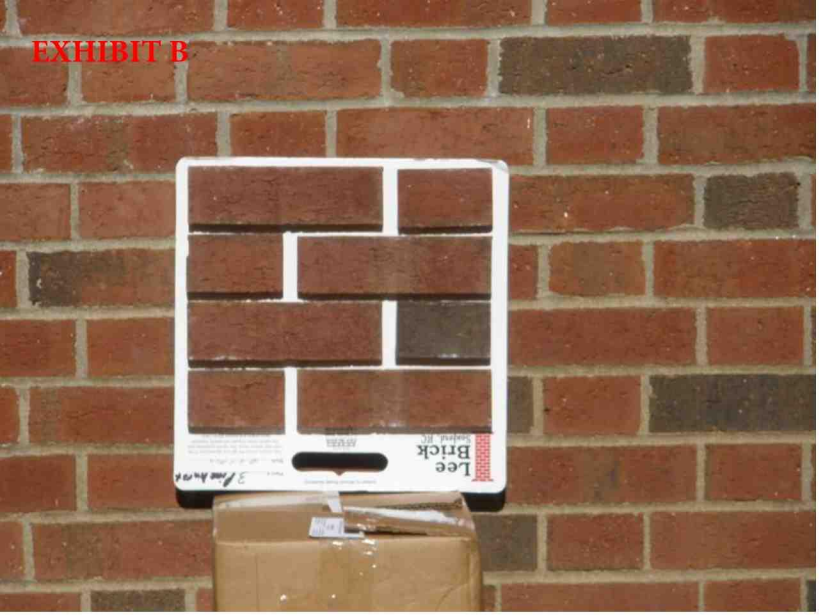
Arched Gable Entry, Chapel Hall, 1991

Clad Wood Windows, 1991

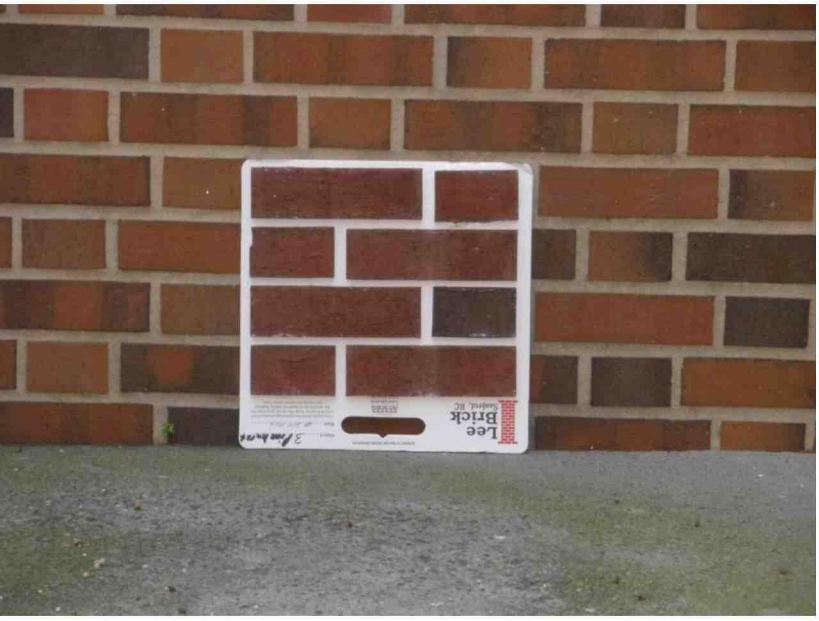
Clad Wood Window Grid, 1991

Precast Window Sills, 1961 & 1991

EXHIBIT B



Potential brick selection against 1991 Chapel Hall Building



Potential brick selection against 1961 Administration Building

Potential brick selection against 1924 Village Chapel Sanctuary

Slate Roof, 1961
shown in picture.

6-Panel Double Door with
Pediment Trim, 1991

EXHIBIT C

CONSENT TO CONDUCT THE REQUIRED PUBLIC HEARING ELECTRONICALLY

Board:
- ☐ Planning and Zoning Board
- X Historic Preservation Commission
- ☐ Board of Adjustment

Meeting Date: **May 28, 2020**

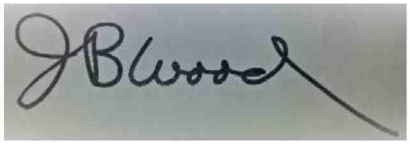
The Village Council of the Village of Pinehurst, in order to comply with North Carolina Governor Roy Cooper's Executive Order 121 banning gatherings over 10 during the State of Emergency to address the Coronavirus (COVID19) public health emergency, passed Resolution #20-08 authorizing appointed boards to conduct electronic meetings.

I consent to participate and have the required public hearing held electronically for the application at:

The Village Chapel
10 Azalea Road
Pinehurst, NC 28374

Jack B. Wood, Chairman, Buildings and Grounds Committee
The Village Chapel

Name



Signature

May 11, 2020

Date

EXHIBIT D

The Village Chapel
10 Azalea Road
Pinehurst, NC 28374

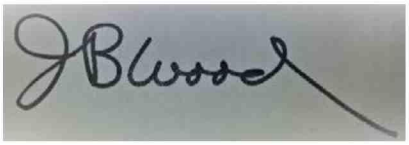
May 11, 2020

Peter Hughes
Senior Planner
Village of Pinehurst
395 Magnolia Rd
Pinehurst, NC 28374

Mr. Hughes,

This letter is certification that Mr. Pete Bogle and the firm, Bogle Architecture, has the permission of the Village Chapel to represent our interests and to speak on our behalf at the public meeting of the Historic Preservation Commission regarding our application for a Certificate of Appropriateness for our new building project.

Regards.



Jack B. Wood, P.E.
Chairman
Building and Grounds Committee
The Village Chapel
703 608-4093 c
910 255-6481 h
Jwood008@nc.rr.com