1895

VILLAGE OF

PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT COUNCIL STAFF MEMO

To: Mayor Strickland and Village Council
From: Darryn Burich, Director of Planning and Inspections
Cc: Jeff Sanborn, Village Manager
Date: July 7, 2021
Subject: Small Area Plan (SAP) Next Steps

Now that Public Workshop # 2 (PW2) has been completed, (June 2, 2021) with approximately 60 persons participating in the virtual workshop, and the follow-up survey closed, (June 29, 2021) with approximately 362 persons participating, the SAP project is moving into Phase 3, which is the development of the final Small Area Plans and Reports and the Form Based Codes for Village Place and Pinehurst South. To move forward with Phase 3 deliverables, Design Collective must make revisions to the Phase 2 concept plans (1 set of revisions) that were presented as part of PW2 (all project information is located on the project webpage here).

The Village must now provide Design Collective a single consolidated set of comments on the Phase 2 concept plans to finalize those plans and move into Phase 3. Staff has scheduled the July 13, 2021 Council Work Session to discuss staff recommendations on the Phase 2 concept plans and obtain additional Council direction on revisions. Staff is finalizing recommendations and will add those comments directly to the Phase 2 concept plans and upload those to Novus and forward to Council prior to the work session. Prior to the work session, Council is encouraged to review the Phase 2 concept plans and PW2 facilitator notes, and survey results with open responses and commentary.

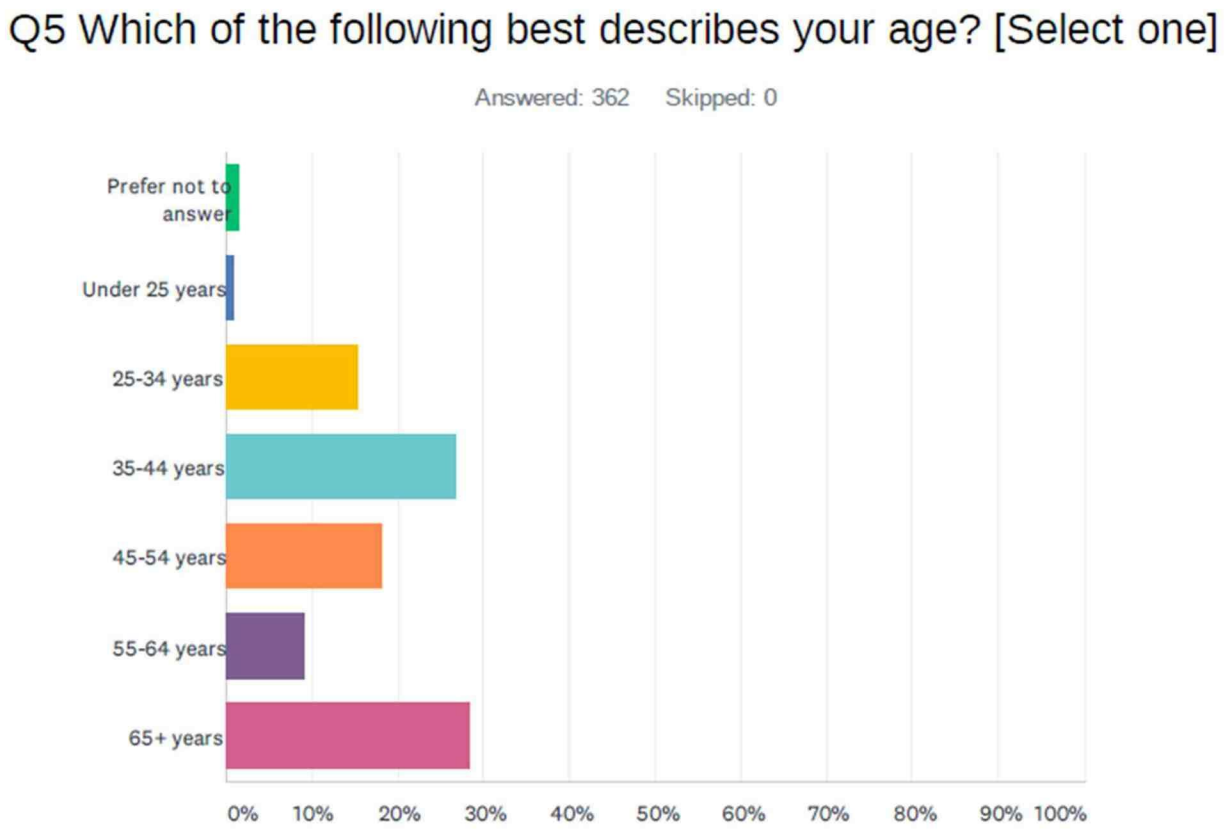
In addition to the survey questions, Design Collective has specifically requested direction from the Village on the following questions:

1. Are there any specific elements not supported for either intensity level (e.g. certain uses, building heights, street locations, etc.)?
2. Of the plan elements potentially to be funded by the Village, (e.g. Monticello Road realignment, land acquisition or street construction in Village Place, etc.) what are deemed feasible/supportable and what are the priorities and potential timelines?
3. Are there any additional items that should be included in the final plans (e.g. expanded amphitheater, more greenspace, additional streets, etc.)?

The facilitator notes from the workshop and answers to the 26 question survey provide very good "feedback" on the community's feelings and perceptions regarding the project. In Novus, the surveys have been separated into four documents as follows:

1. Questions 1-6 which generally are more demographically oriented regarding the participants.
2. Questions 7-15 relate to obtaining specific feedback on Village Place that include open ended responses.
3. Questions 16-25 relate to obtaining specific feedback on Pinehurst South that include open ended responses.
4. Question 26 is an open ended question allowing for general additional comments.

With regard to the demographically related questions, Q5 is notable in that there appears to be a relatively balanced age group of respondents with the the largest response groups being aged 65+ add the 35-44 age groups. The graph below shows the age groupings, which indicates that the Village's outreach efforts to obtain a wider range of age groups was successful.



In reviewing some of the open ended reponses, it is clear that staff may have not been messaging the project as clear as it could be given that there is small percentage of responses calling for no development, or no planning other than open space planning. The message that needs to be better clarified are that these represent growth management plans. They are growth management plans because the vast majority of lands included within the planning areas are already zoned for and can develop or redevelop. As there is and will continue to be growth pressure in the region, and in particular this area of Moore County, lands that are currently undeveloped or underutilized will begin to see more development inquiries. The plans and resulting Form Based Codes (FBC) will help to ensure that these areas develop in line with the community's vision. It is because of this growth pressure, that the Village adopted to the development moratorium in the two planning areas to allow the Village to develop these Small Area Plans.

Village Place Survey Questions 7-16

Q7 asked how the respondent felt about the illustrated infill buildings and streets being compatible with the surrounding area. It appears that the majority of respondents felt that the plans were compatible although there was a good split between the high and low density concepts.

Q8 asked about preferences where the new north N-S street connections of either Power Plant Road or adjacent to the old Fire Station and connecting to Orange Road. The majority of respondents felt that either option was acceptable.

Q9 asked about single family detached (SFD) in the low intensity plan versuses some single family attached (SFA) in the high density plan and or the option of multiple family. The majority preferred SFD but there were a good number of SFA responses and lesser of multiple family.

Q10 asked about the concentration of mixed uses below McCaskill to more office and single family residential up Rattlesnake Trail. The majority appear to agree with the uses as proposed.

Q11 asked about locations where 3 story buildings would be acceptable. A majority of responses were opposed to 3 story buildings. A number of respondents appeared to support the concept with many indicating that the area adjacent to the Brewery (not adjacent to Magnolia) might be acceptable.

Q12 asked about concerns with the new streets proposed north of McCaskill in the high intensity plan. A majority did not appear to have concerns with the proposal.

Q13 asked about thoughts on the proposed open spaces and creation of the central green and amphitheater. A majority appear to support the proposed open spaces with a number calling for more and a number wanting a larger amphitheater.

Q14 asked about the precedent images as preferences representing the character of new buildings, streetscapes, and open spaces. Because of the number of different responses, staff has not been able to categorize the responses at this time.

Q15 asked about what images would not be reflective of the envisioned character of Village Place. Because of the number of responses, staff has not been able to categorize the responses at this time. Because of the number of different responses, staff has not been able to categorize the responses at this time.

Pinehurst South

Q16 asked how the respondent felt about the illustrated infill buildings and streets being compatible with the surrounding area. It appears that the majority of respondents felt that the plans were compatible although with a number preferring the low density plan.

Q17 asked about a preference for the realignment of Monticello Drive as shown in the high intensity plan with the majority having no preference.

Q18 asked about single family detached (SFD) in the low intensity plan versuses some single family attached (SFA) in the high density plan and or the option of multiple family. The majority preferred SFD.

Q19 asked if in agreement with the concentration of mixed-use in the core area east of NC 5 and transitioning to office and residential south of Blake Boulevard. The majority appeared to support the plan concepts.

Q20 asked about support for the relocation of the VOP public services facility to the area north of Monticello Road and south of the harness track. The majority seemed to support the concept.

Q21 asked for concerns regarding the street connections shown with the majority appearing to not have concerns about the proposed street layout.

Q22 asked for thoughts about the open spaces, the new central green, market plaza, and trail connections shown on the plans. A majority of respondents appear to be supportive.

Q23 asked about the shared-use path shown between NC 5 and the ACWR rail line with a signicant number supporting the concept.

Q24 asked about the precedent images as preferences representing the character of new buildings, streetscapes, and open spaces. Because of the number of responses, staff has not been able to categorize the responses at this time.

Q25 asked about what images would not be reflective of the envisioned character of Pinehurst South. Because of the number of responses, staff has not been able to categorize the responses at this time. Because of the number of responses, staff has not been able to categorize the responses at this time.

Q26 was a chance for respondents to provide open ended comments regarding the project.

At Tuesday's work session we will be able to talk through some of the concerns and hopefully be able to develop consensus on any recommendations that will be forwarded to Design Collective for the revisions.

VILLAGE OF PINEHURST SMALL AREA PLANS

Public Workshop #2 Presentation

JUNE 2, 2021 | FINAL

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

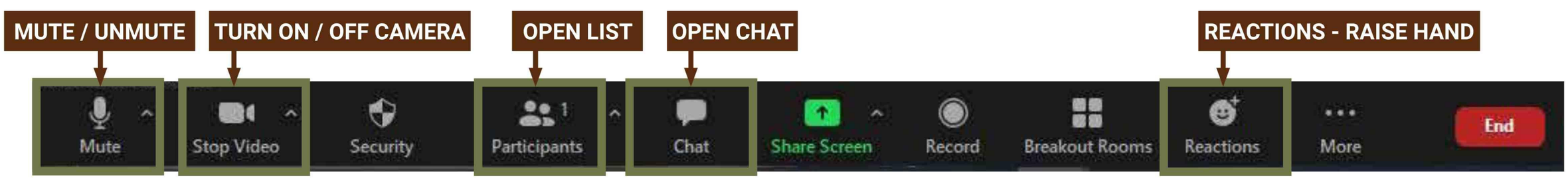
1895 VILLAGE OF PINEHURST

AGENDA

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

HOW TO PARTICIPATE - ZOOM

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



PROJECT TEAM

TEAM ORGANIZATION

VILLAGE OF PINEHURST

MANAGEMENT / DESIGN TEAM

Design Collective, Inc.

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

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

Planner/Urban Designer
MacKenzie Twardus, PLA

Landscape Architect
Brian Reetz, PLA, ASLA

CONSULTANT TEAM

Duggal Real Estate Advisors, LLC

Market Consultant
Melina Duggal, AICP

Ramey Kemp Associates, Inc.

Transportation Consultant
Adam Fischer, PE
Jessica McClure, PE

PROJECT OVERVIEW

Locator Map

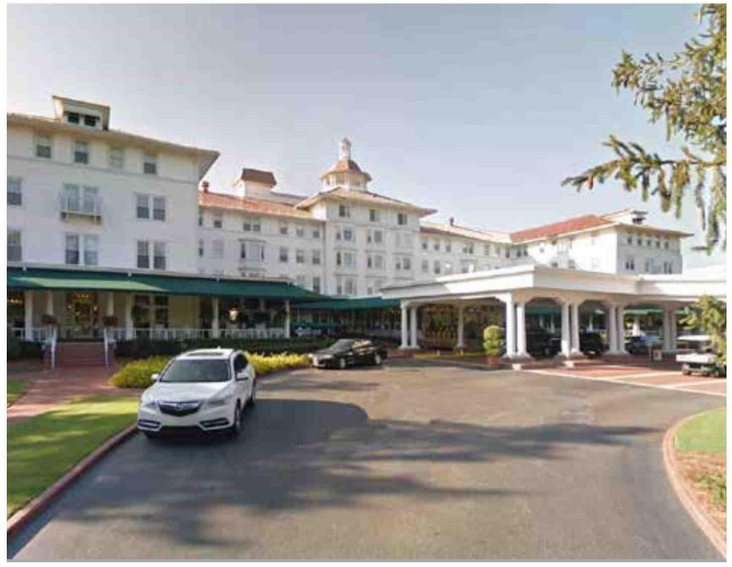
- Village of Pinehurst boundary encompasses approximately 17.3 square miles
- Village Center is the historic hub of the community
- Two Small Area Plan (SAP) boundaries
  - » Village Place
  - » Pinehurst South

KEY

VILLAGE OF PINEHURST

SMALL AREA PLAN BOUNDARIES

PROJECT GOALS + OBJECTIVES



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

Site Aerial

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

KEY

SMALL AREA PLAN (SAP) BOUNDARY

VILLAGE OF PINEHURST

2019 COMPREHENSIVE PLAN - VILLAGE PLACE

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

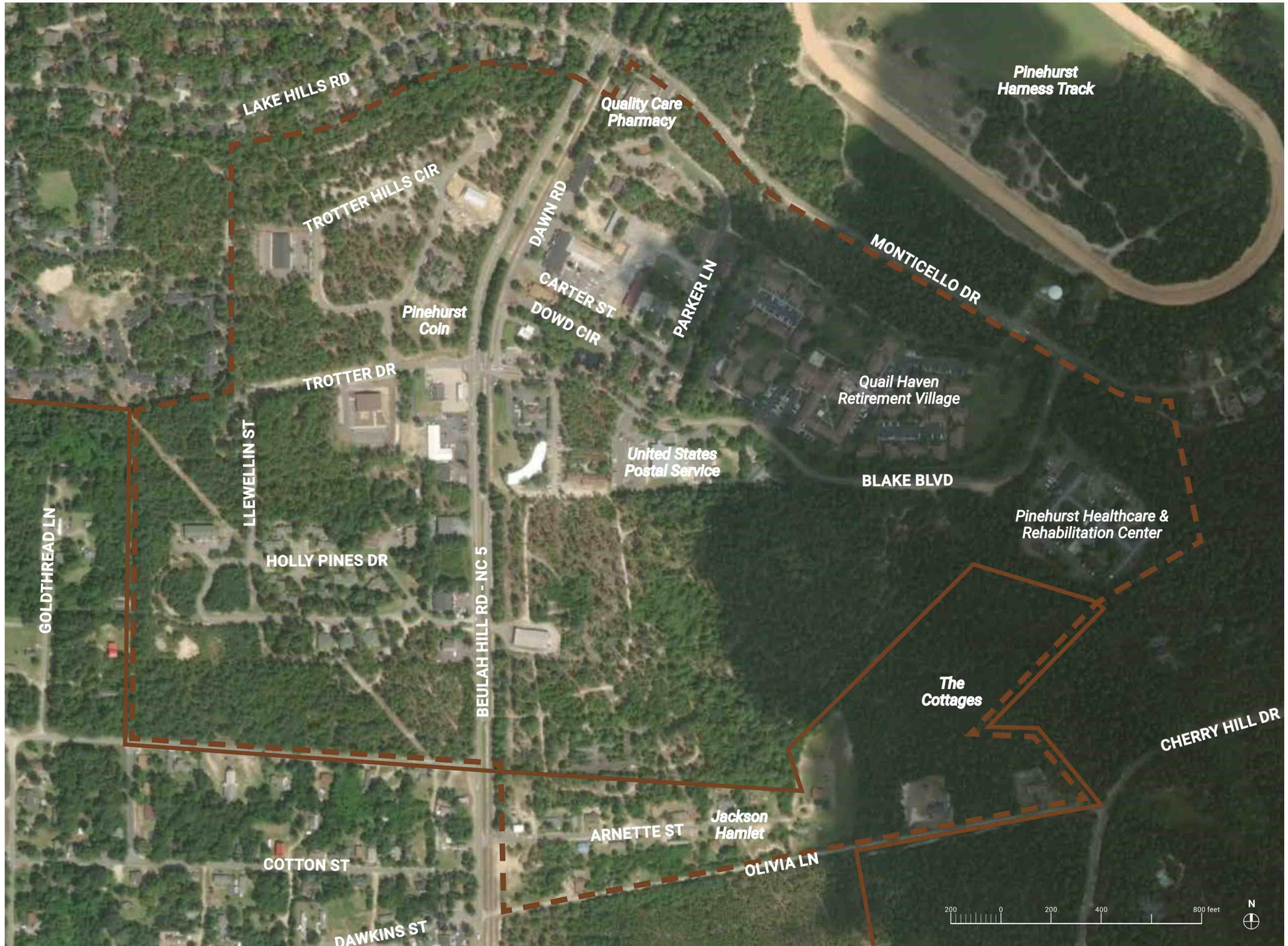
Site Aerial

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

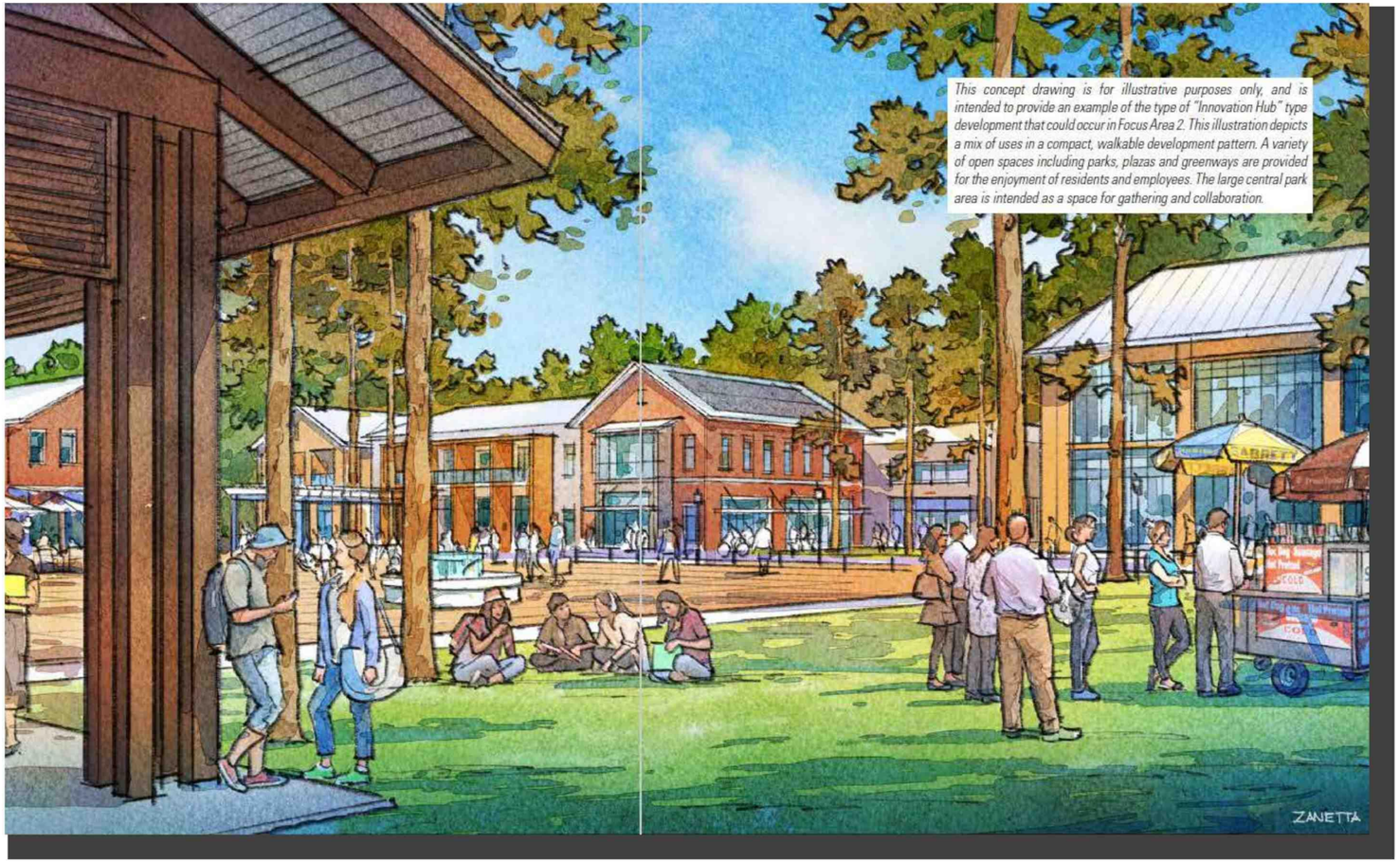
KEY

SMALL AREA PLAN (SAP) BOUNDARY

VILLAGE OF PINEHURST



2019 COMPREHENSIVE PLAN - PINEHURST SOUTH



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

PROJECT SCHEDULE + SCOPE

DECEMBER 2020	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE 2021

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

- PROJECT KICK-OFF MEETING **DEC 8, 2020**
- STAKEHOLDER INTERVIEWS **DEC-JAN**
- **PW #1**
- ONLINE SURVEY **> FEB 22**

WE ARE HERE

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

- **PW #2**
- ONLINE SURVEY **TBD**

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

- **PW #3**

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

ENGAGE PINEHURST - PROJECT WEBSITE

HTTPS://ENGAGE.VOPNC.ORG/SMALLAREAPLANS

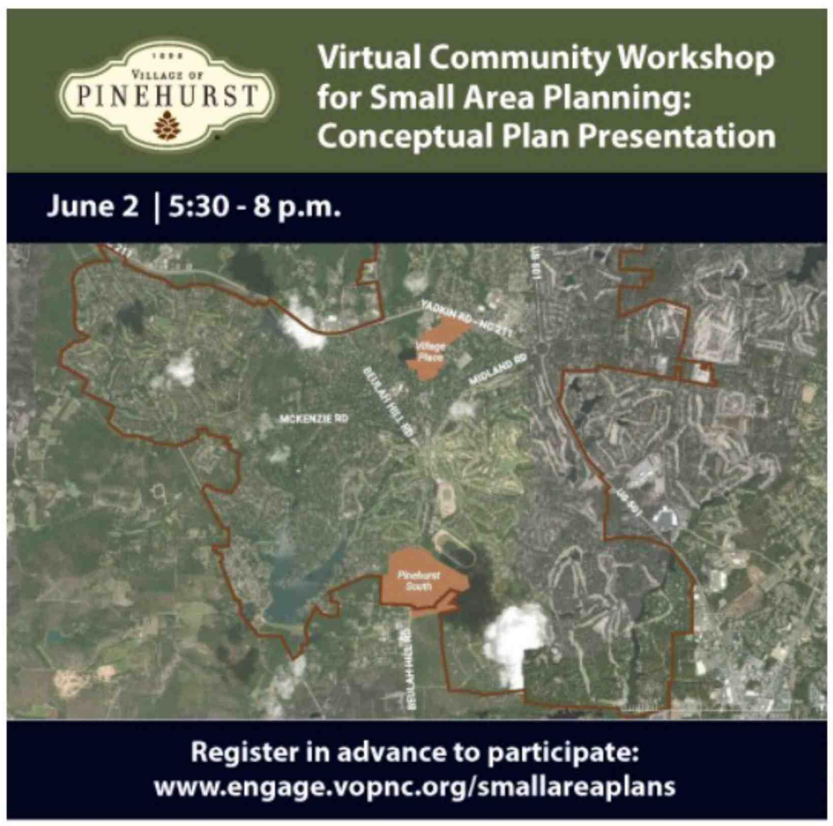
ENGAGE PINEHURST
YOUR VILLAGE · YOUR VISION · YOUR VOICE

Home | Get Started Here | Budget Breakdown FY 22 | West Pinehurst Community Park Site Master Plan | Small Area Plans | VOP Website | My VOP

Search | Sign in | Register

Home » Small Area Plans

Small Area Plans



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

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

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

Important Links

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

Key Dates

Second Public Workshop
June 02 2021

First Public Workshop
February 11 2021

Documents

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

PHASE 1 COMMUNITY ENGAGEMENT

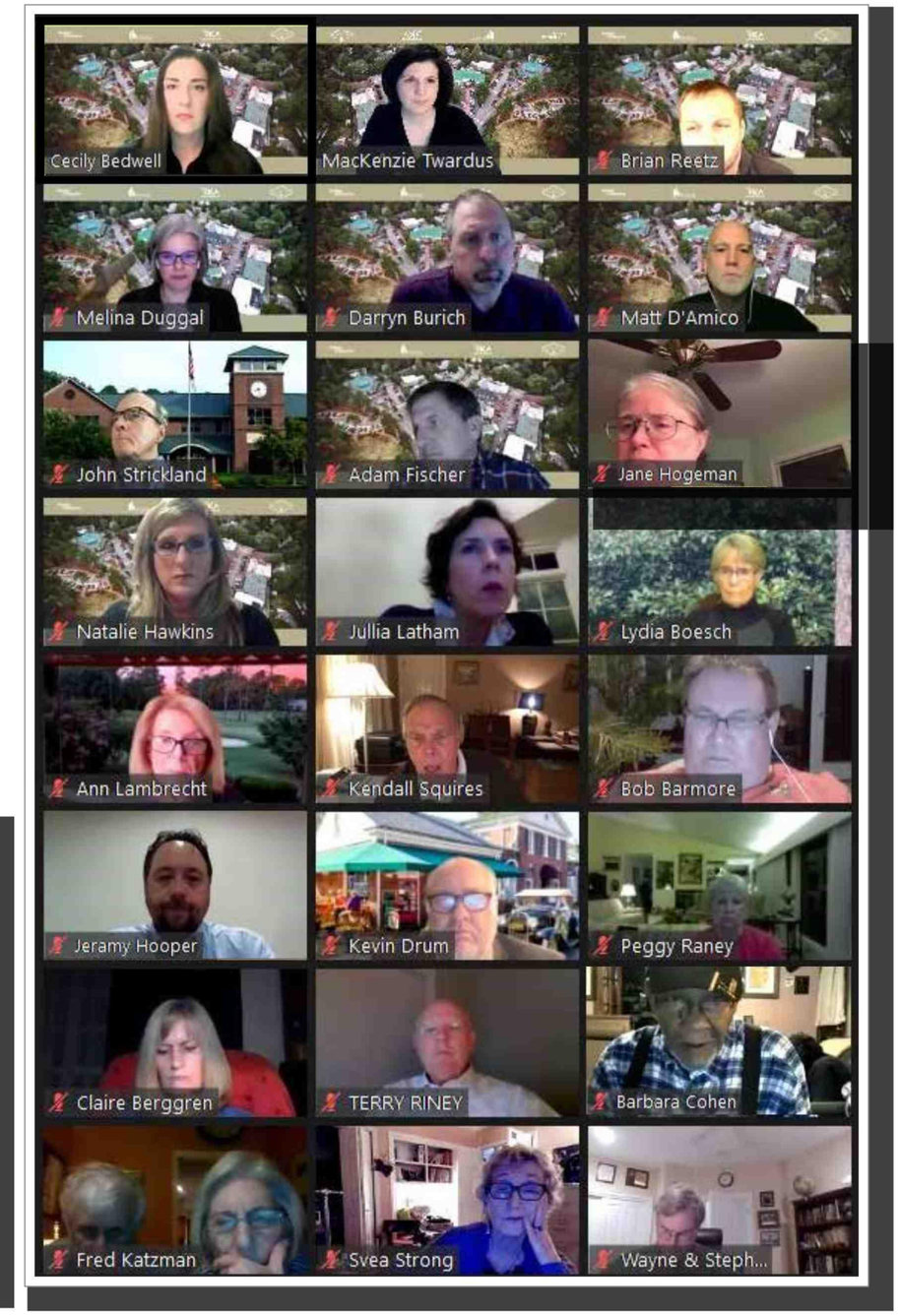
SUMMARY

PHASE 1: COMMUNITY ENGAGEMENT

Overview

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

- In November 2020, the consultant team led by Design Collective, Inc. was engaged by the Village of Pinehurst.
- Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others.
- In February 2021, the consultant team and Village of Pinehurst held Public Workshop 1 (of 3) to outline a vision for the future of the two Small Area Plans with public input and guidance. The Public Workshop was held virtually due to COVID-19. There were 148 registrants (including consultant and Village staff team members), and approximately 100 participants.
- During Public Workshop 1, Breakout Rooms were used to give participants the opportunity to ask questions, give input, and listen to other stakeholders.
- Additionally, the project website offered those who were not able to attend the workshop an opportunity to view the materials, take an Online survey, and give additional feedback.

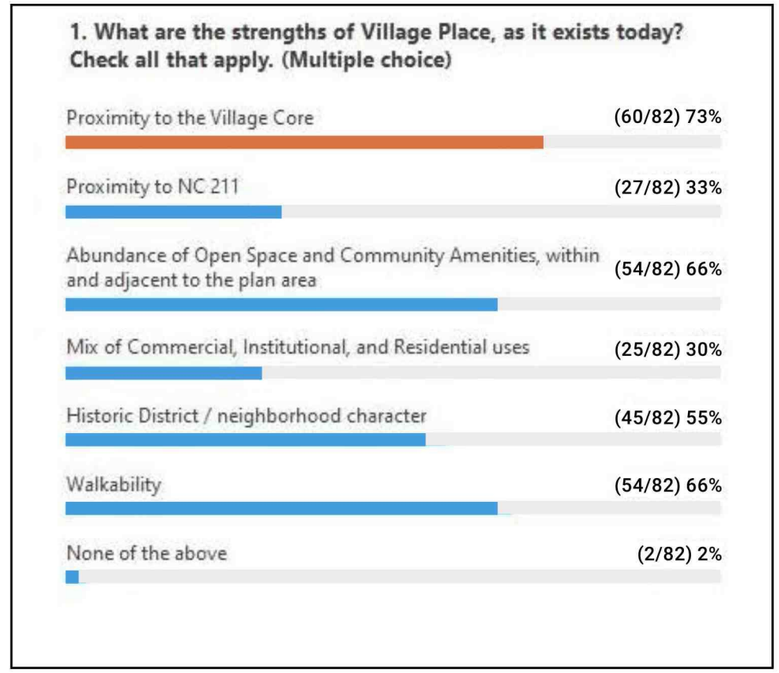


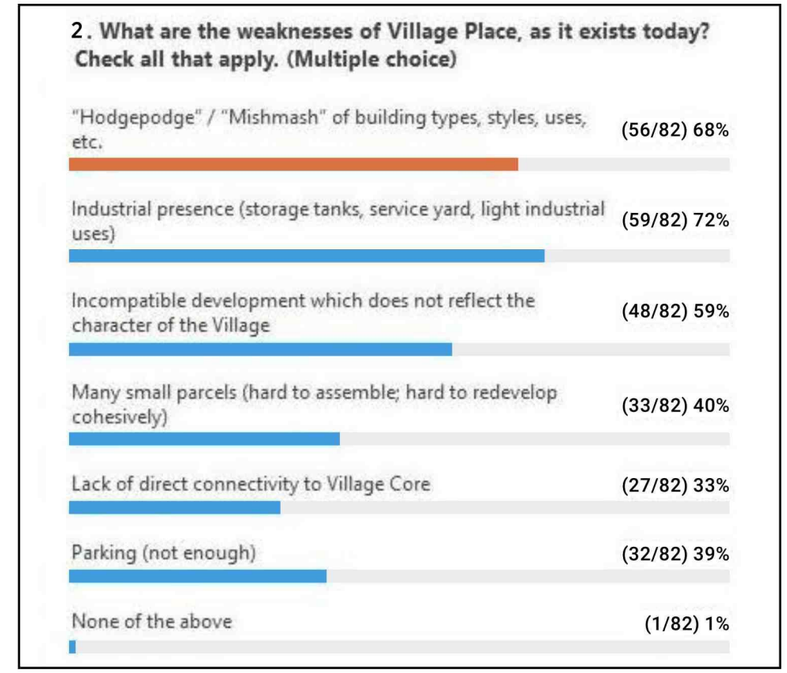
SCREENSHOTS FROM THE VIRTUAL PUBLIC WORKSHOP PRESENTATION

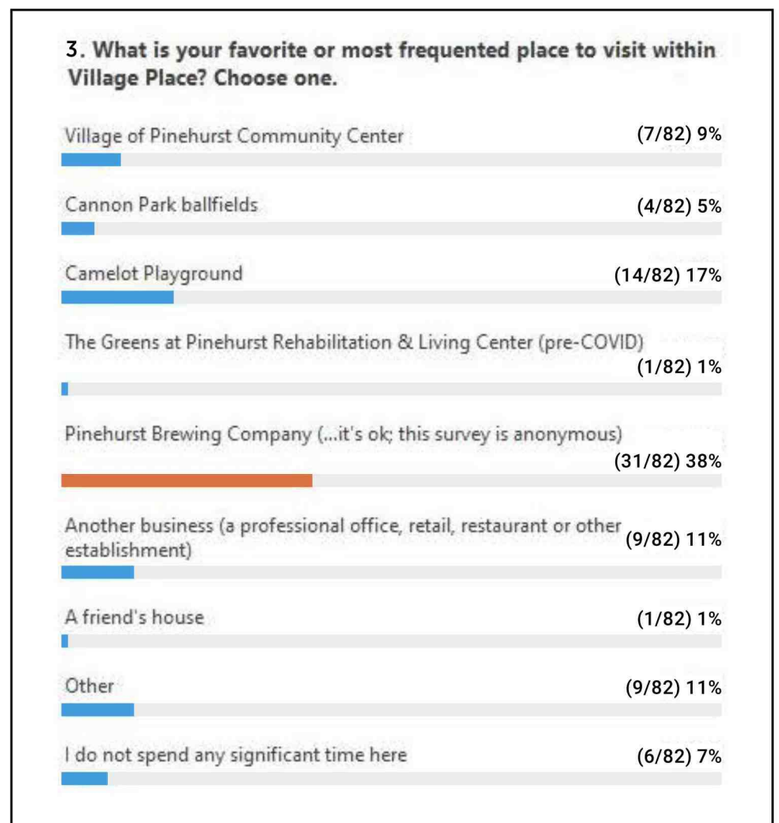
Village Place Polling Results

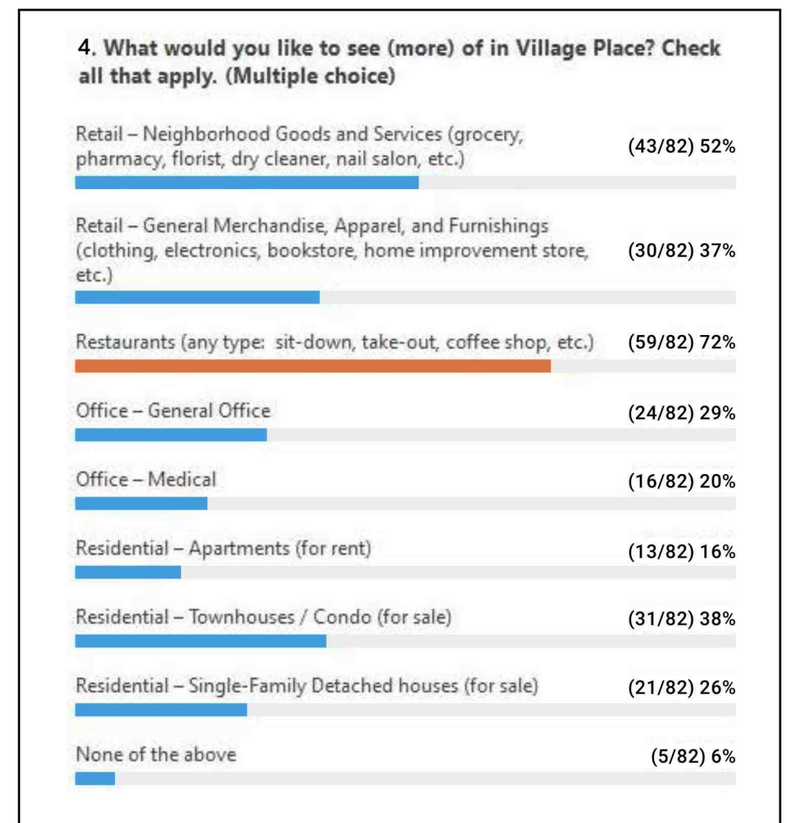
The Public Workshop included two rounds of Polling Questions, one for Village Place and one for Pinehurst South. The polls were available live during the Public Workshop and also on the Project website for 10 days following the event. Participants were encouraged to use the polling questions to express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

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



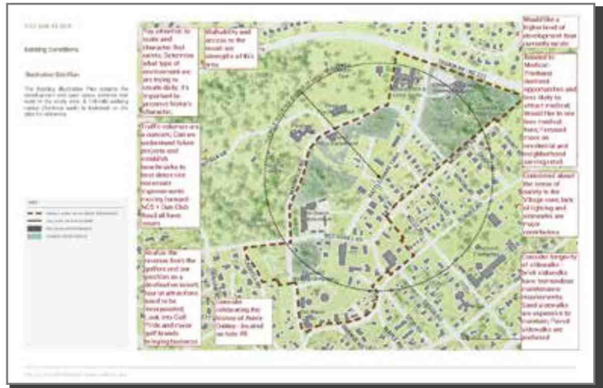






Village Place Input Summary

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



PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

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

Land Use

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

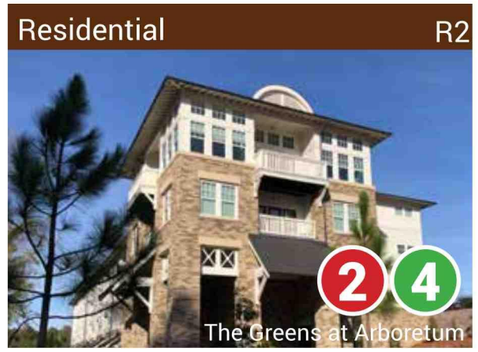
Character

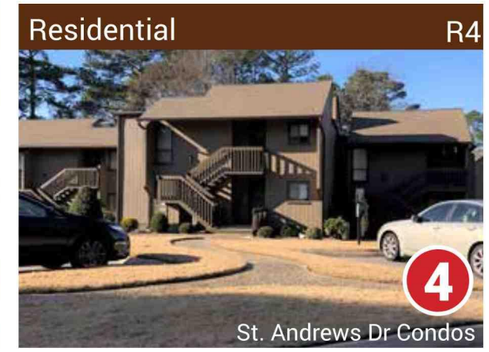
- Village Place lacks an overall plan
- Architecture:
  - Concern for existing uses that do not match the character of VOP, overall the entire area needs better architectural character.
  - Architectural character should blend in with the Village, more traditional
  - Desire for adaptive reuse, not for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

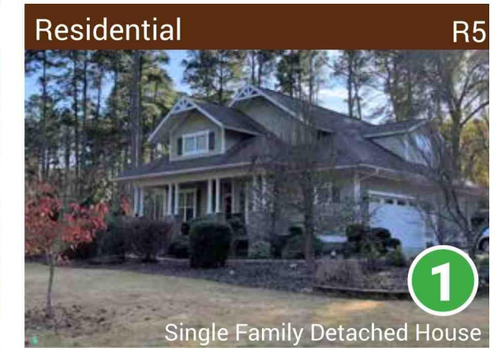
Transportation

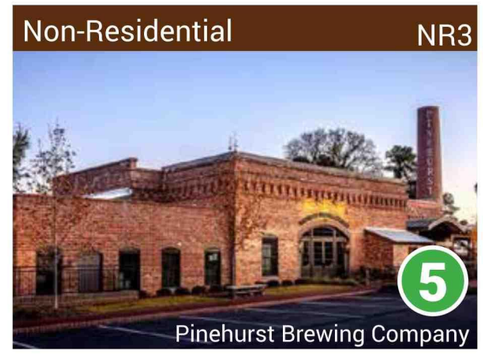
- Need for an independent, professional traffic study
- Overall need for improvement in pedestrian circulation in this area. Pedestrians currently walk but it is not safe. If it were safer, more people (families) would walk between destinations as opposed to drive
  - Connecting to the schools
  - Connecting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

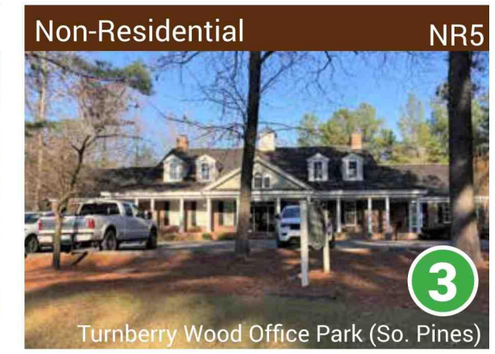
ARCHITECTURE



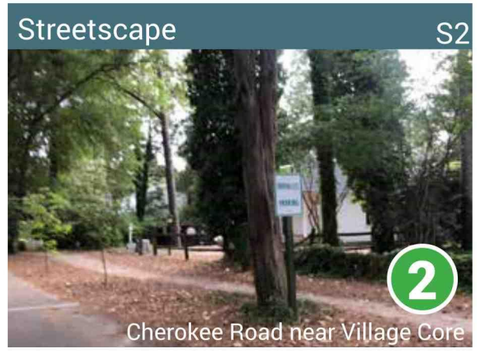


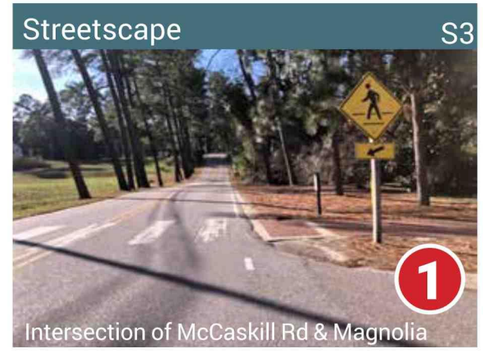




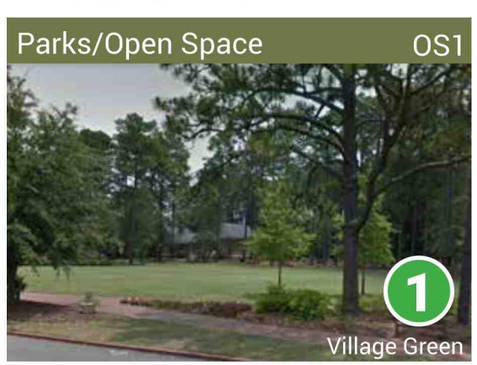


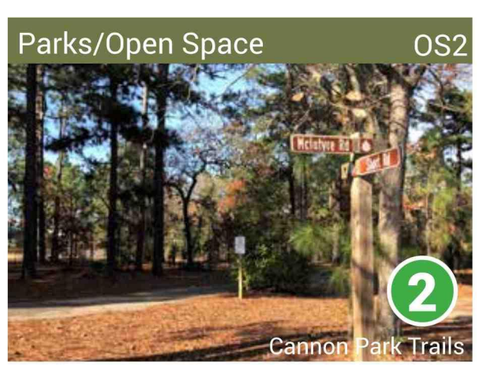
STREETSCAPE/ PARKING

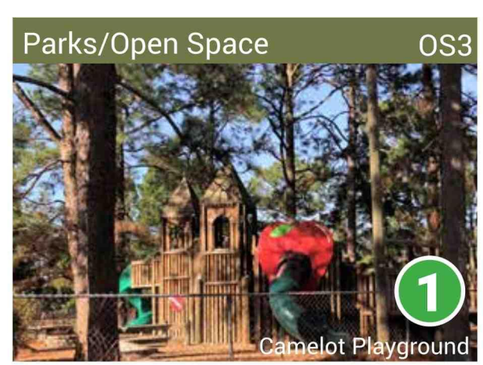


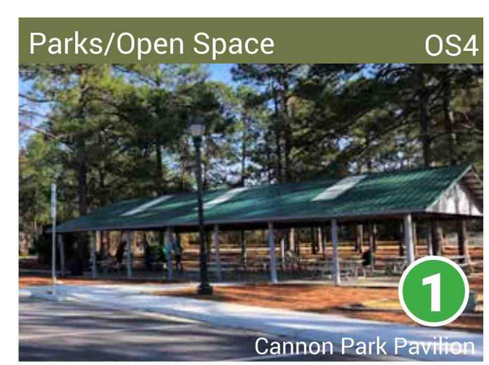


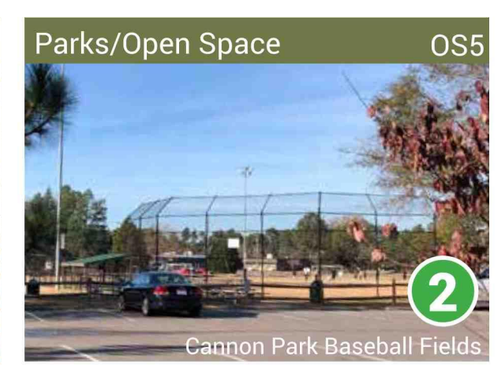
PARKS/ OPEN SPACE











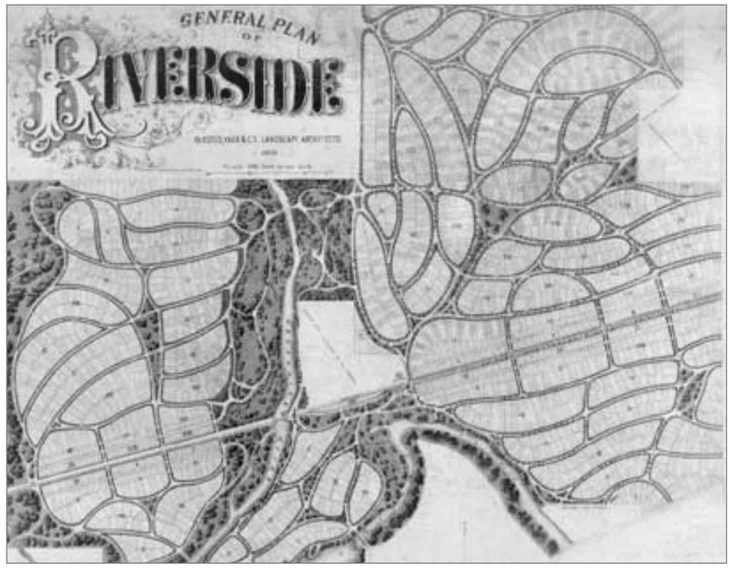
SMALL AREA PLAN PRECEDENTS

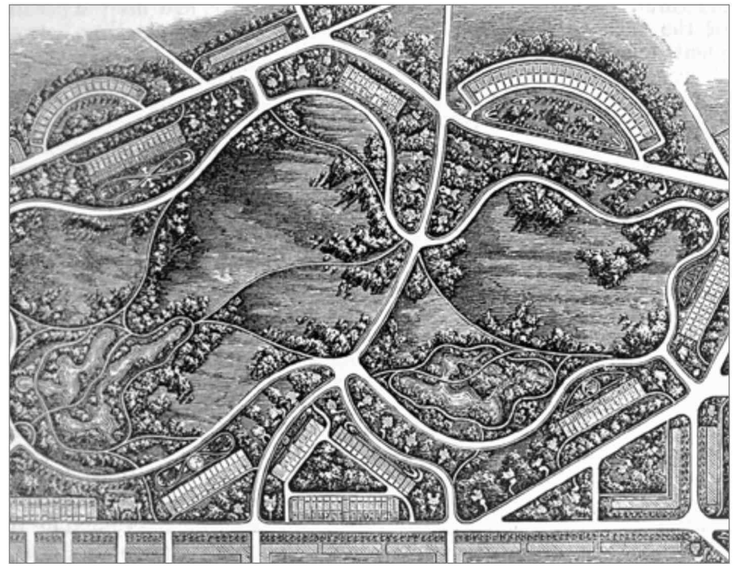
PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

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

GUIDING PRINCIPLES

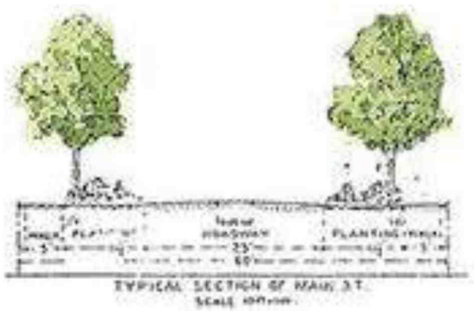
Olmsted - Precedents

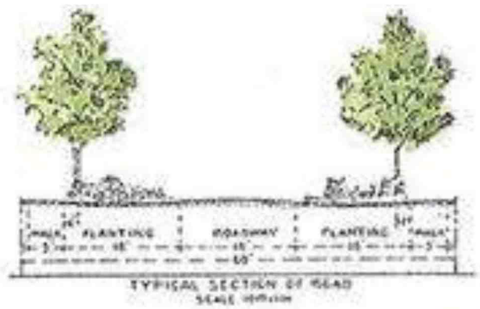




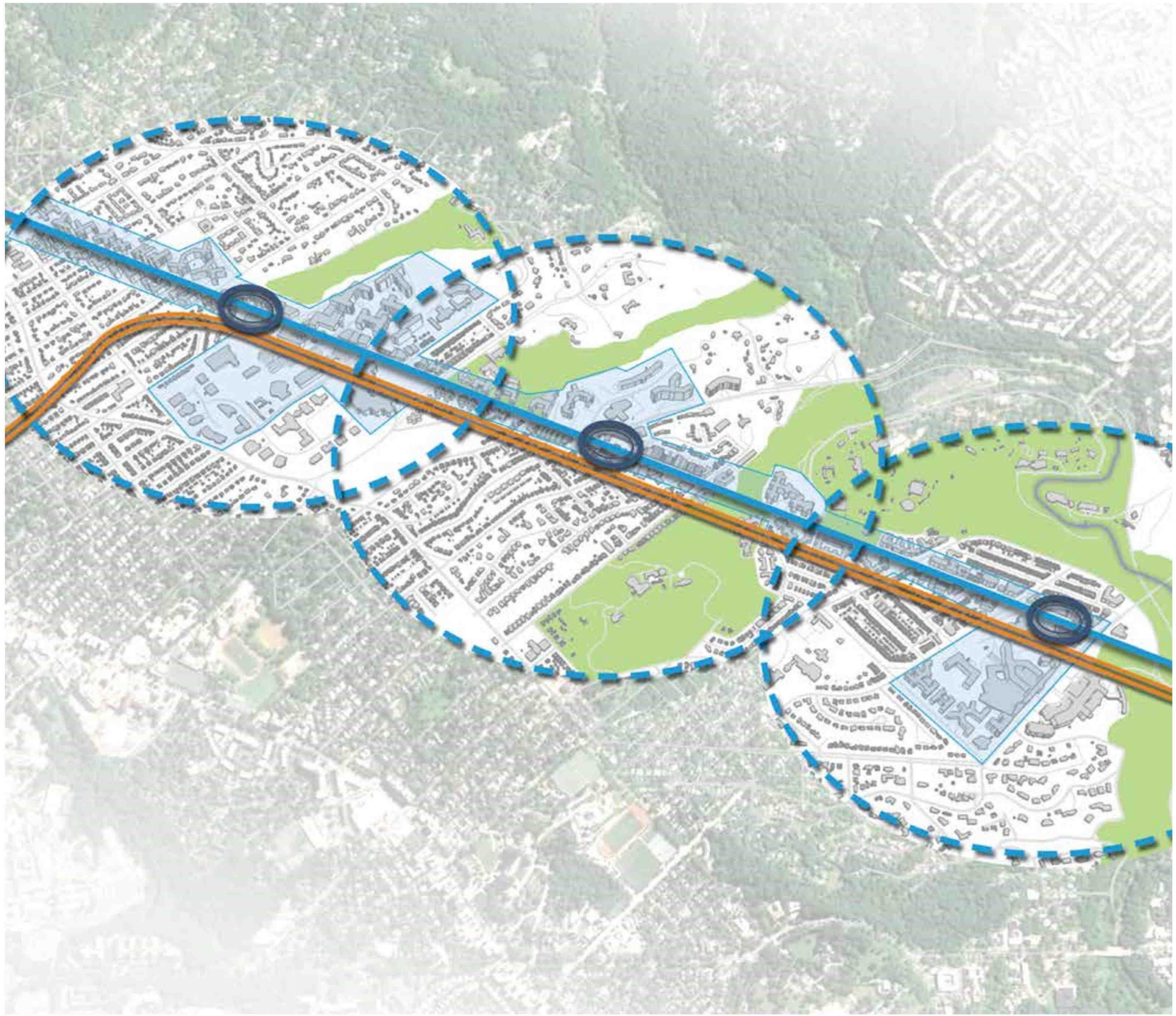
- Curvilinear street forms, following topography and continuously redirecting views
- Triangular medians at curvilinear street intersections
- Organic grid with short, walkable blocks
- No cul-de-sacs
- Consistent building setbacks (except for Civic uses)
- Tree-lined streets; typically with deciduous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

Olmsted - Pinehurst



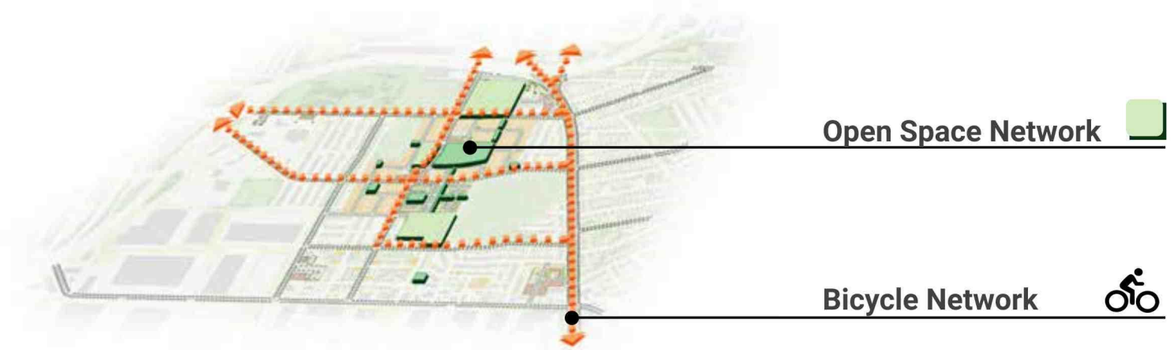


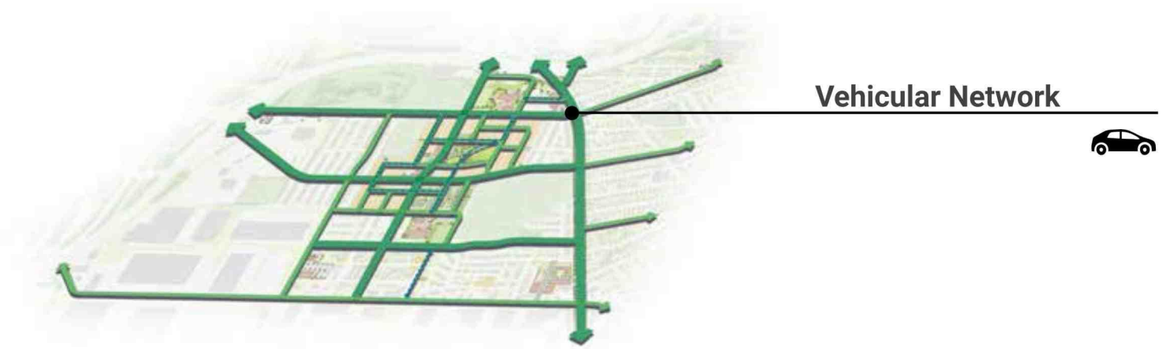
- Curvilinear street forms, following topography and continuously redirecting views
- Triangular medians at curvilinear street intersections
- Organic grid with short, walkable blocks
- No cul-de-sacs
- Consistent building setbacks (except for Civic uses)
- Tree-lined streets; typically with evergreen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

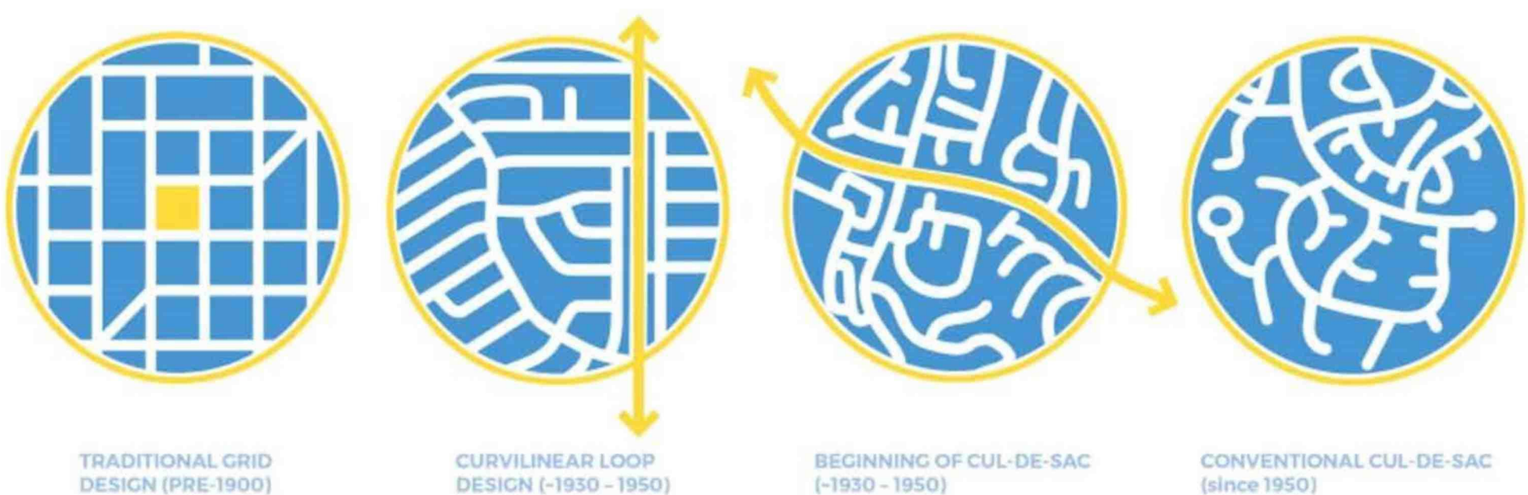


Establish Identifiable Centers/ Nodes

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



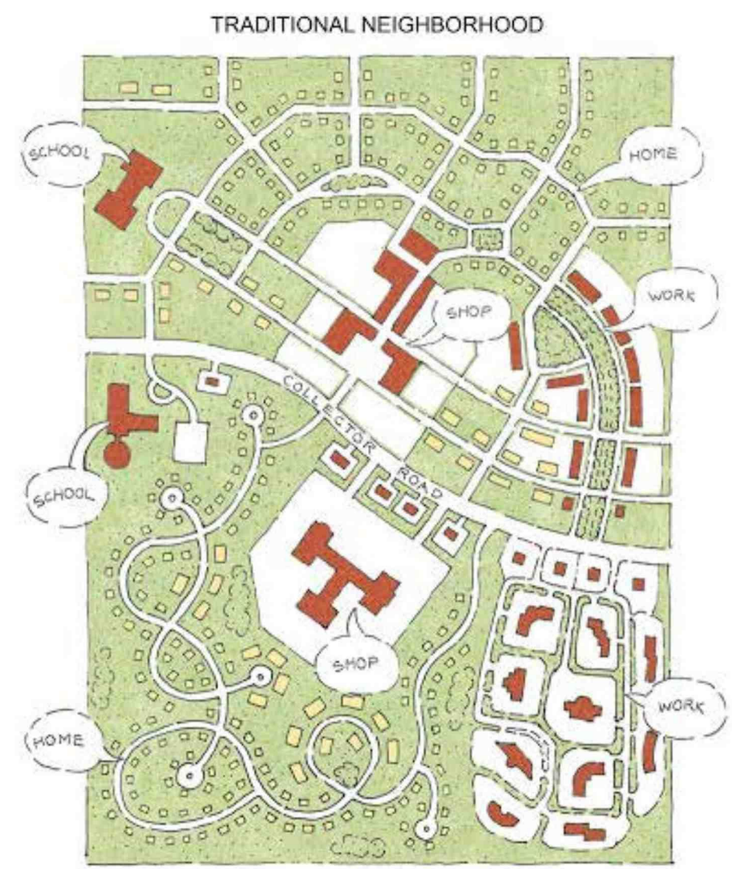




Source: cnu.org

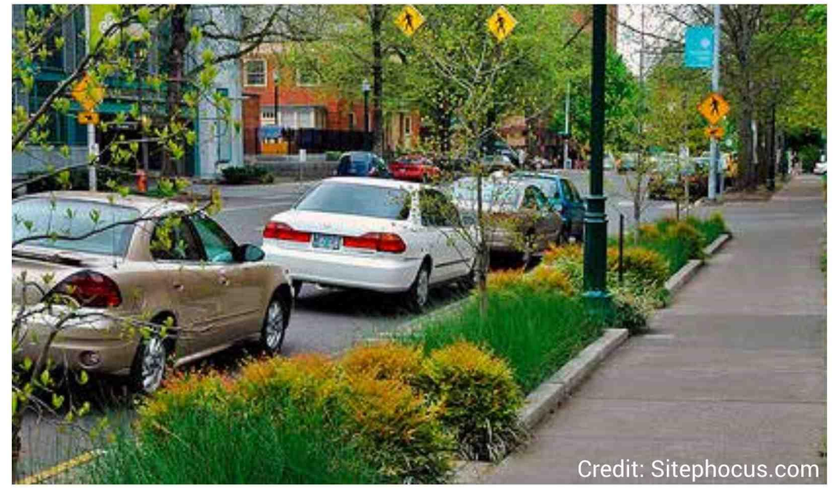
Create a Connected Network

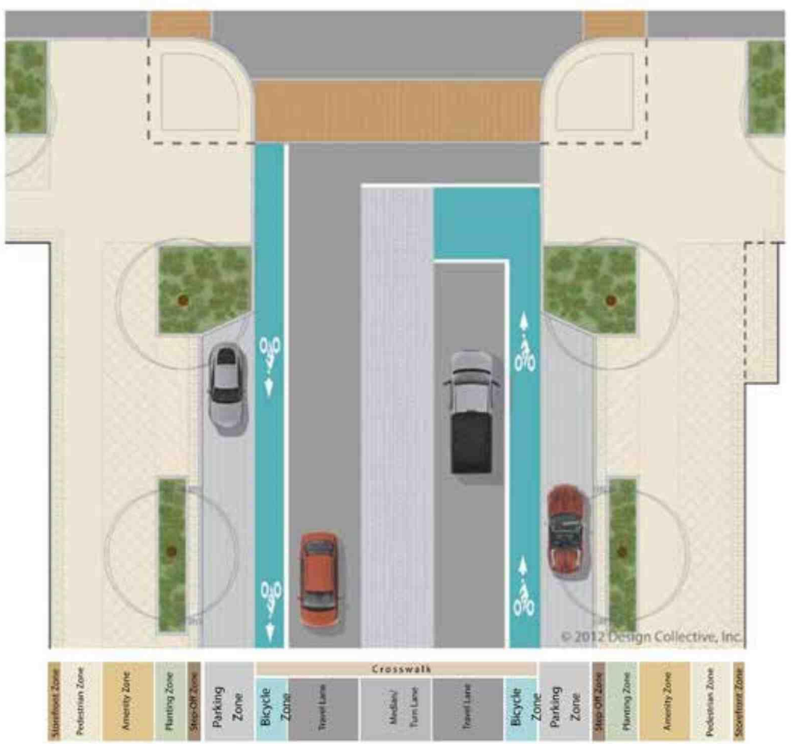
- Provides greater accessibility through more direct routes, compared to a branching system
- Increases overall network efficiency and reliability through added redundancy
- Improves multi-modal transportation and encourages walking and bicycling
- Improves safety and public health

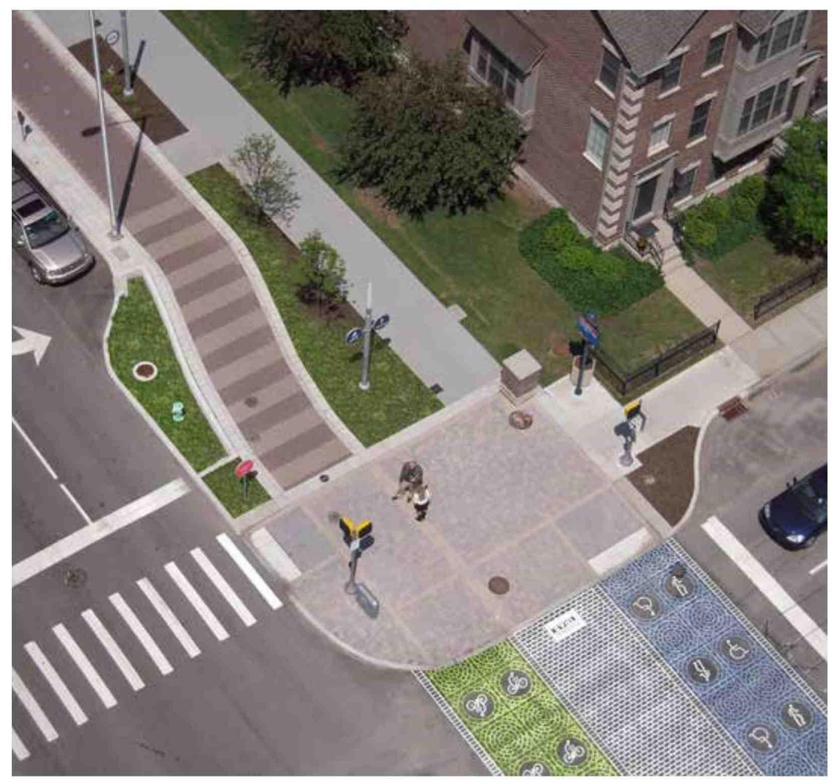


SUBURBAN SPRAWL Source: McGill

Design Collective

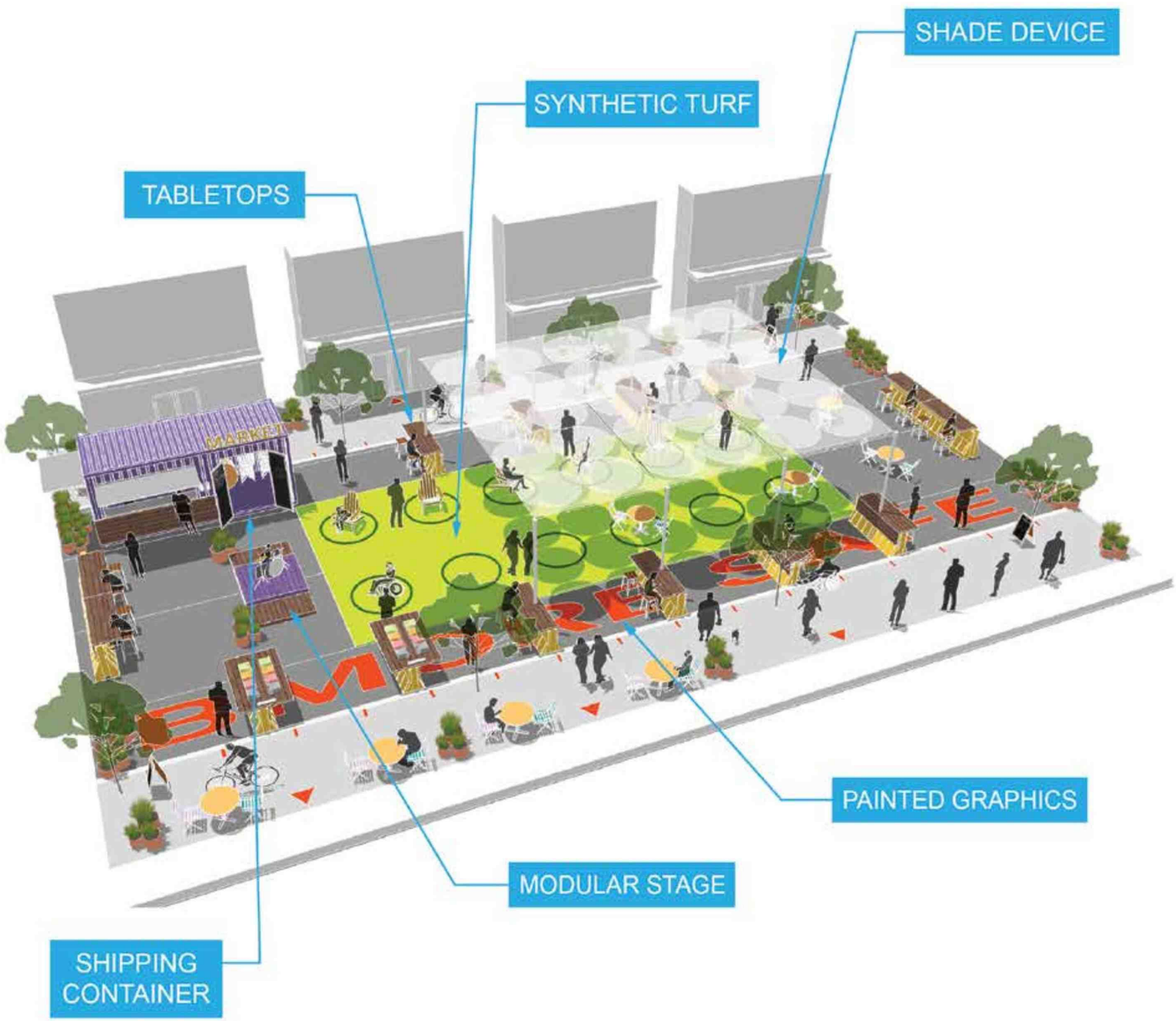


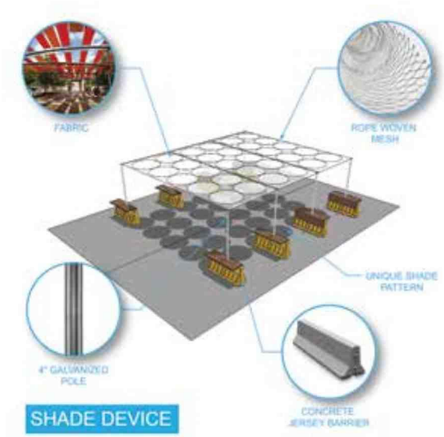




Establish Complete Streets

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





Design Streets for Flexible Programming

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

Design Collective

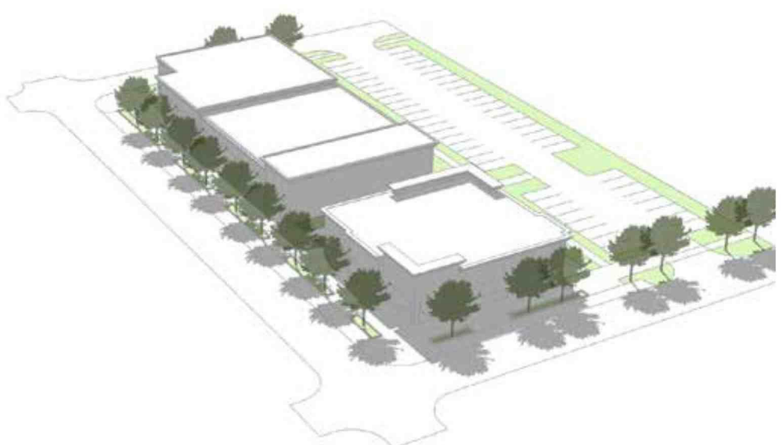
Strengthen Frontage

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

EXISTING PAD-SITE RETAIL PARCEL

PROPOSED STREET TREES

PROPOSED INFILL DEVELOPMENT



Integrate a Variety of Open Spaces

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

1. PLAZA

2. LINEAR GREEN

3. SQUARE

4. RECREATION

5. NEIGHBORHOOD GREEN

VILLAGE PLACE

Existing Illustrative Site Plan

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

KEY

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

Existing Land Use

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

KEY

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

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

Strengths

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

Weaknesses

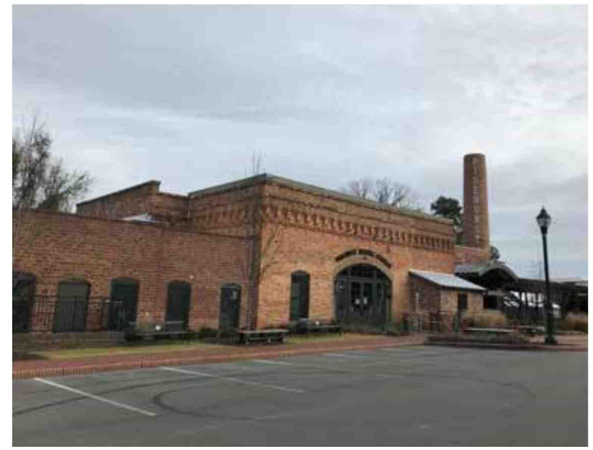
- Some of the properties are older
- Parking challenges
- Limited amount of available land

Opportunities

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

Threats/Challenges

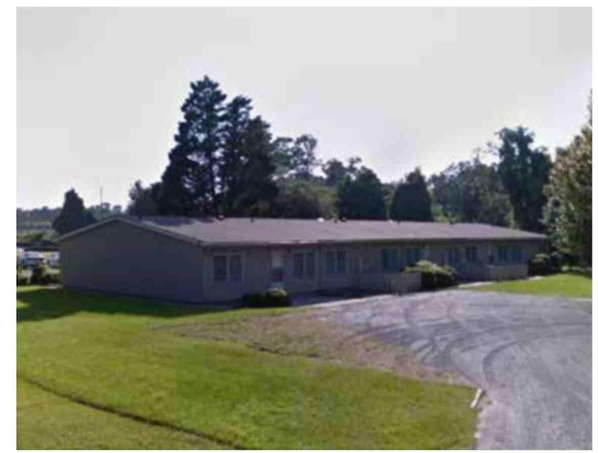
- Inability to create a strong link between Village Core and Village Place
- Not being able to move the tanks and public works



Pinehurst Brewing Company

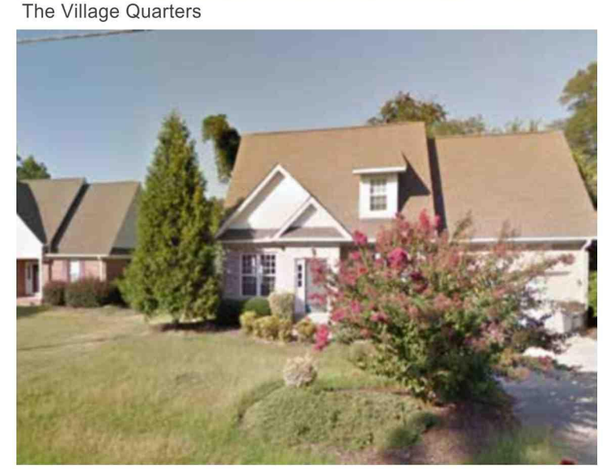
Old Fire House

Community Center



The Village Quarters

The Greens at Arboretum



Single-family detached home

MARKET ANALYSIS

CONCLUSIONS

Summary of Market Opportunity

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

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

Summary of Demand

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

Summary of Demand for Land Uses within Planning Areas

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

Character:

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

Land Use:

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

Transportation:

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

Parti/Block Diagram

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

KEY

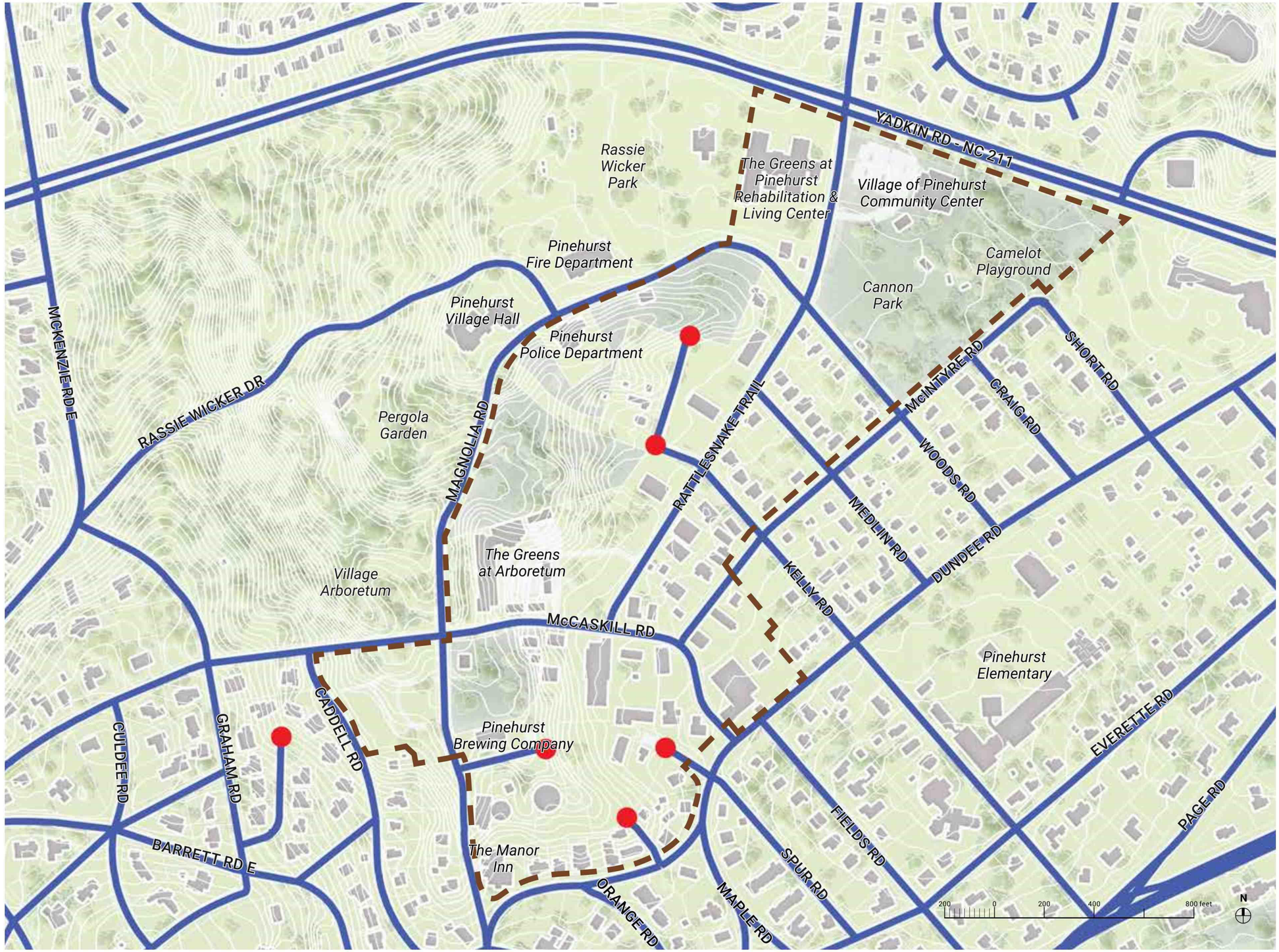
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING DEAD END
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED BLOCKS
- PROPOSED PROMINENT BUILDING LOCATION

Existing Street Network

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

KEY

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

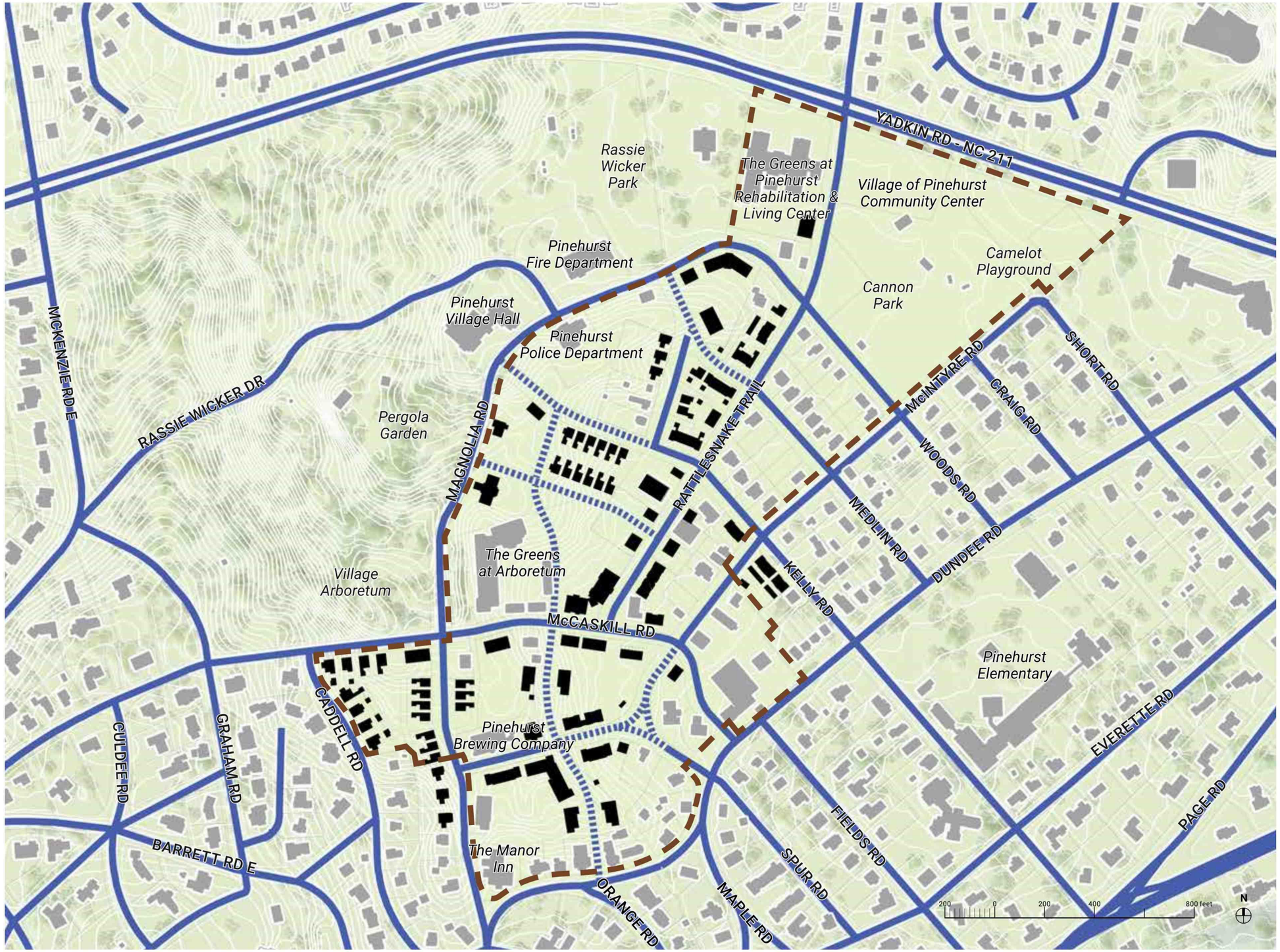


Proposed Street Network

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

KEY

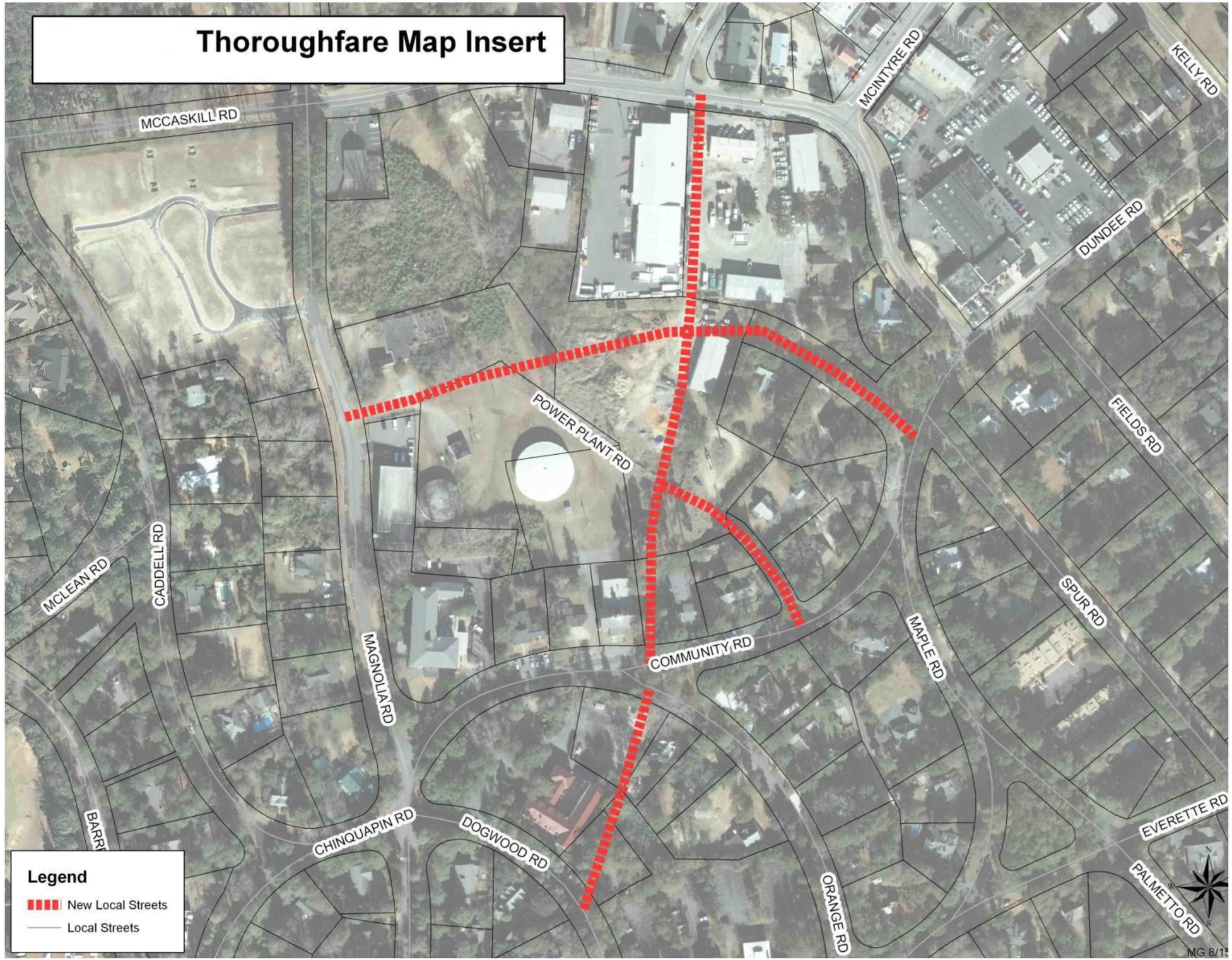
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS



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

2011 Pinehurst Thoroughfare Plan

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

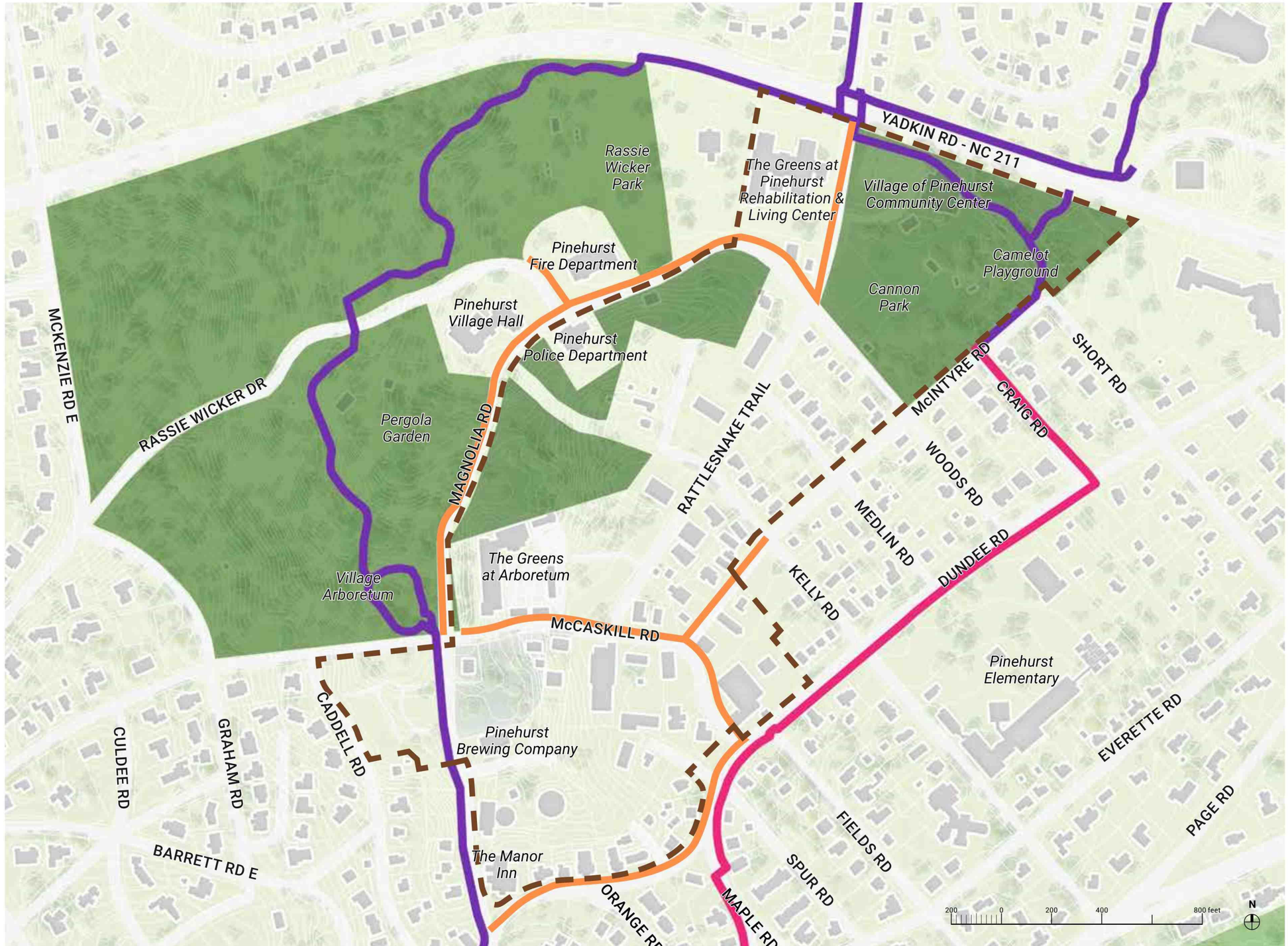


Existing Open Space + Pedestrian Network

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

KEY

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

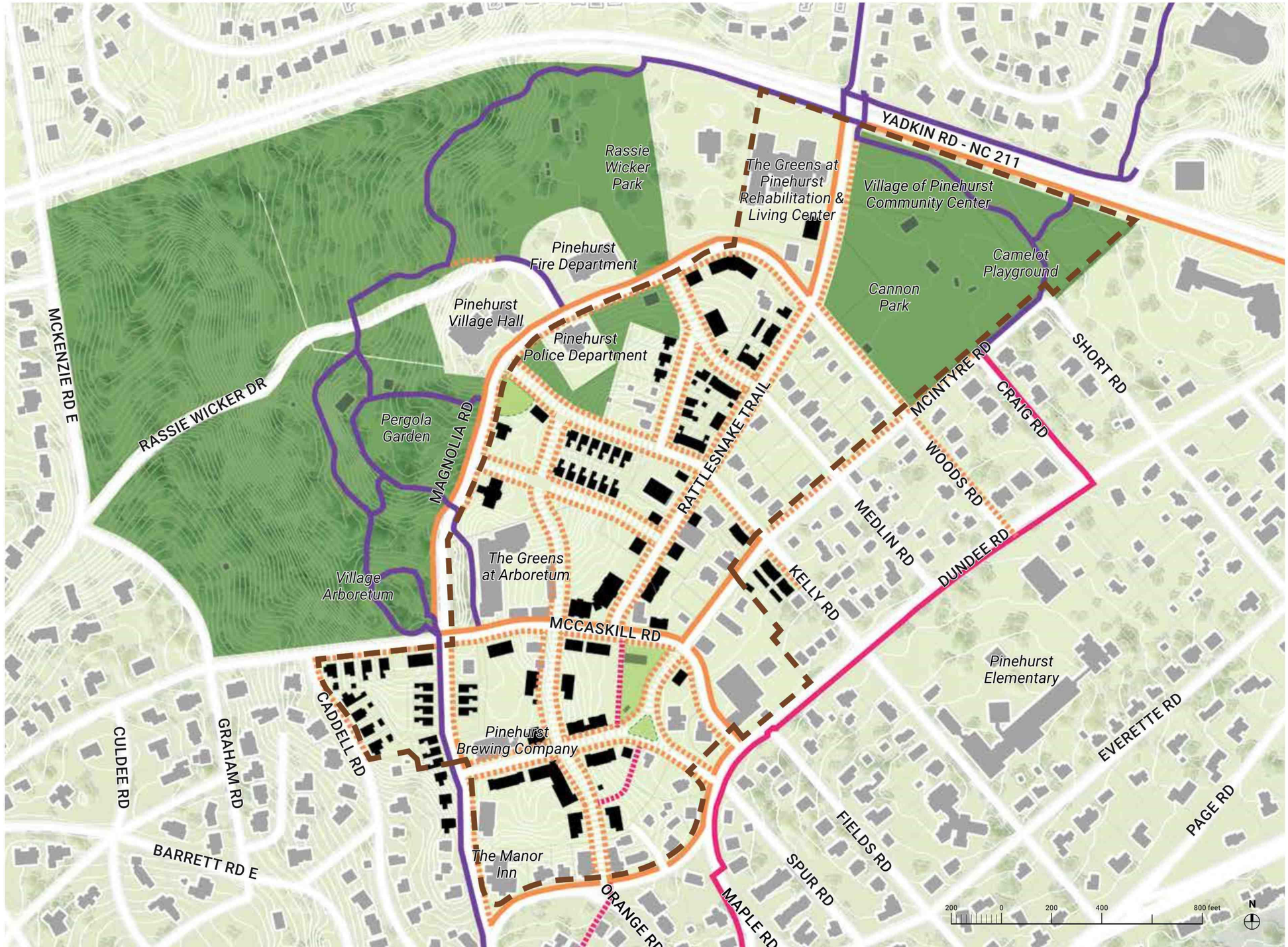


Proposed Open Space + Pedestrian Network

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

KEY

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



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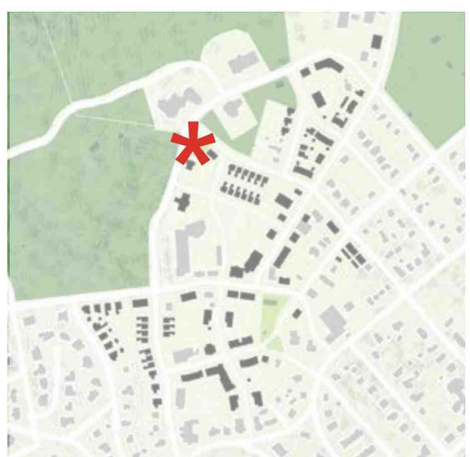
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE

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

Proposed Amphitheater

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

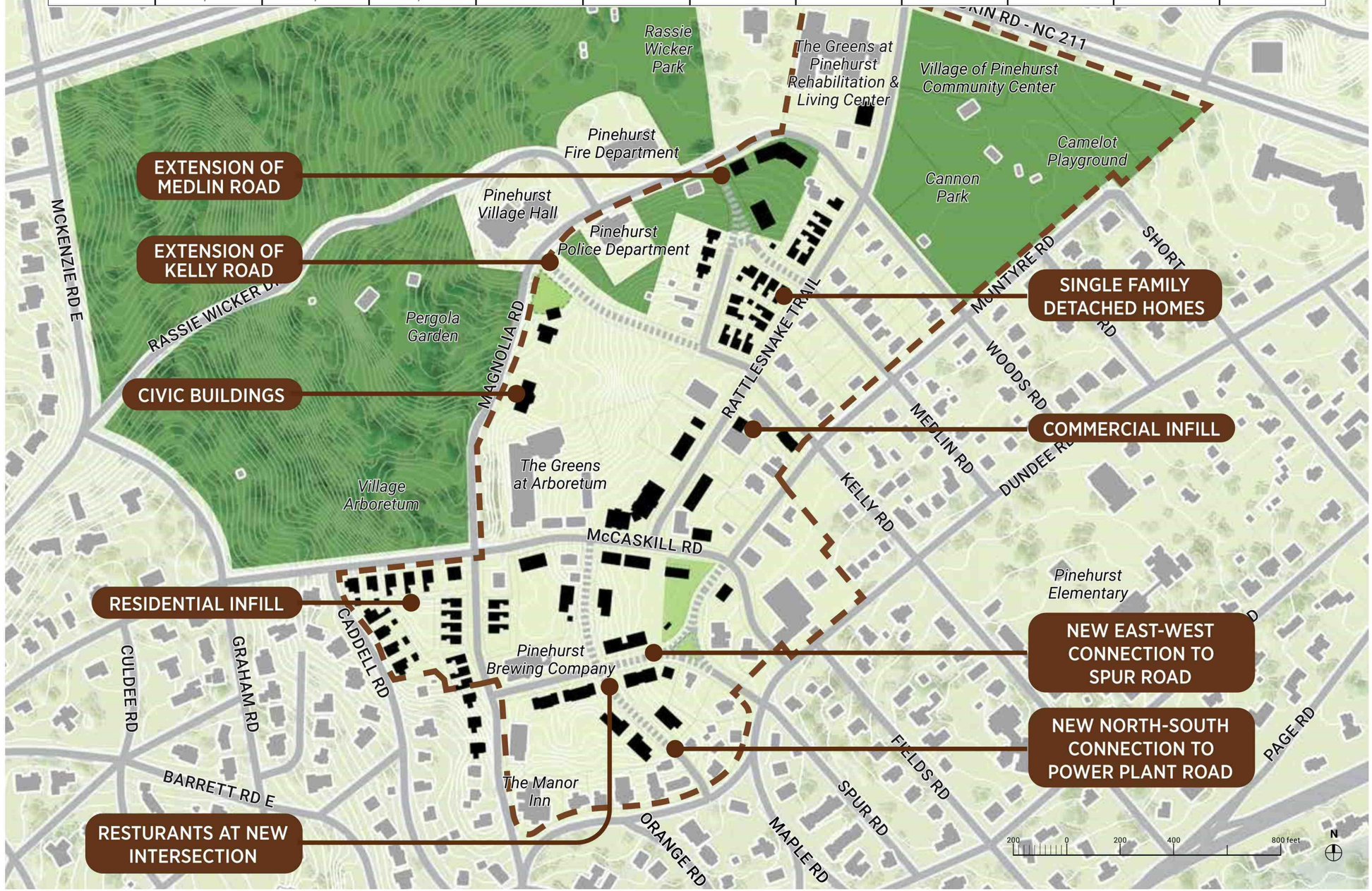


This rendering is illustrative only and subject to change. Source: Design Collective, Inc.

Low Intensity Plan Option

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

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



KEY

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

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

VILLAGE PLACE

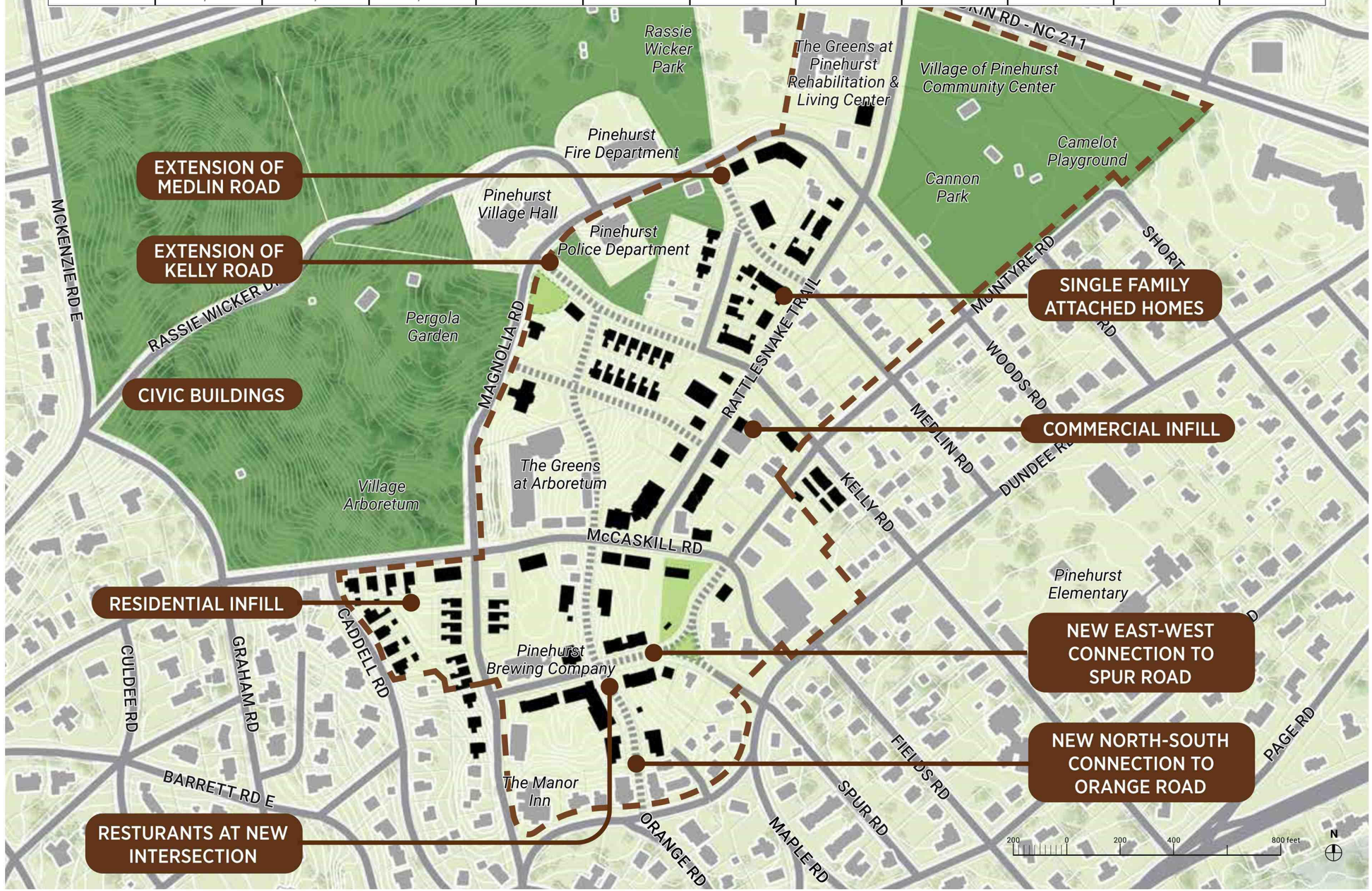
High Intensity Plan Option

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

KEY

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

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



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

Phasing Absorption Plan

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

KEY

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

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

ARCHITECTURE

Residential A1

Multi-Family

Residential A2

Single Family Attached House

Residential A3

Single Family Detached House

Residential A4

Single Family Detached House

Residential A5

Single Family Detached House

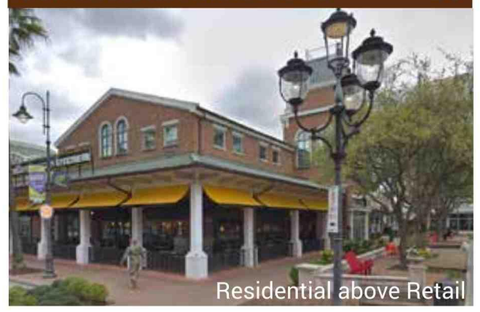
ARCHITECTURE

Commercial: Mixed-Use B1

Live/Work Units

Commercial: Mixed-Use B2

Live/Work Units

Commercial: Mixed-Use B3

Residential above Retail

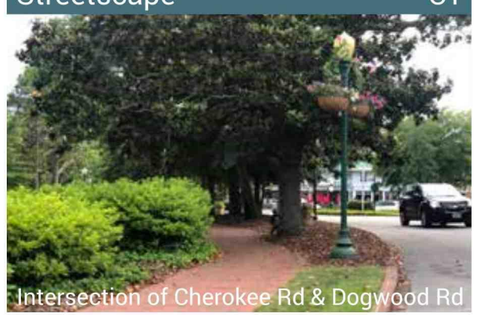
Commercial: Mixed-Use B4

Mixed-Use - Hotel above Retail/Restaurant

Commercial: Retail B5

Retail

STREETSCAPE/ PARKING

Streetscape C1

Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2

Mashpee Commons MA

Streetscape C3

Mashpee Commons MA

Parking: Angled C4

Market Square

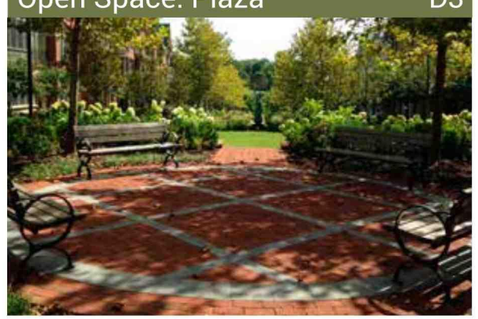
Parking: Parallel C5

Market Square

PARKS/ OPEN SPACE

Open Space: Amphitheater D1

Open Space: Attached Green D2

Open Space: Plaza D3


Open Space: Market D4

Open Space: Plaza D5

Detail Plan

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

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

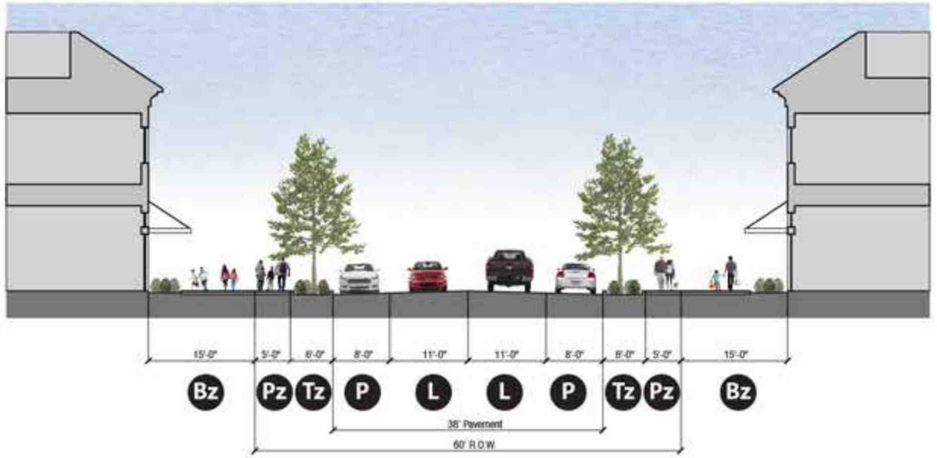
Typical Commercial Street Section

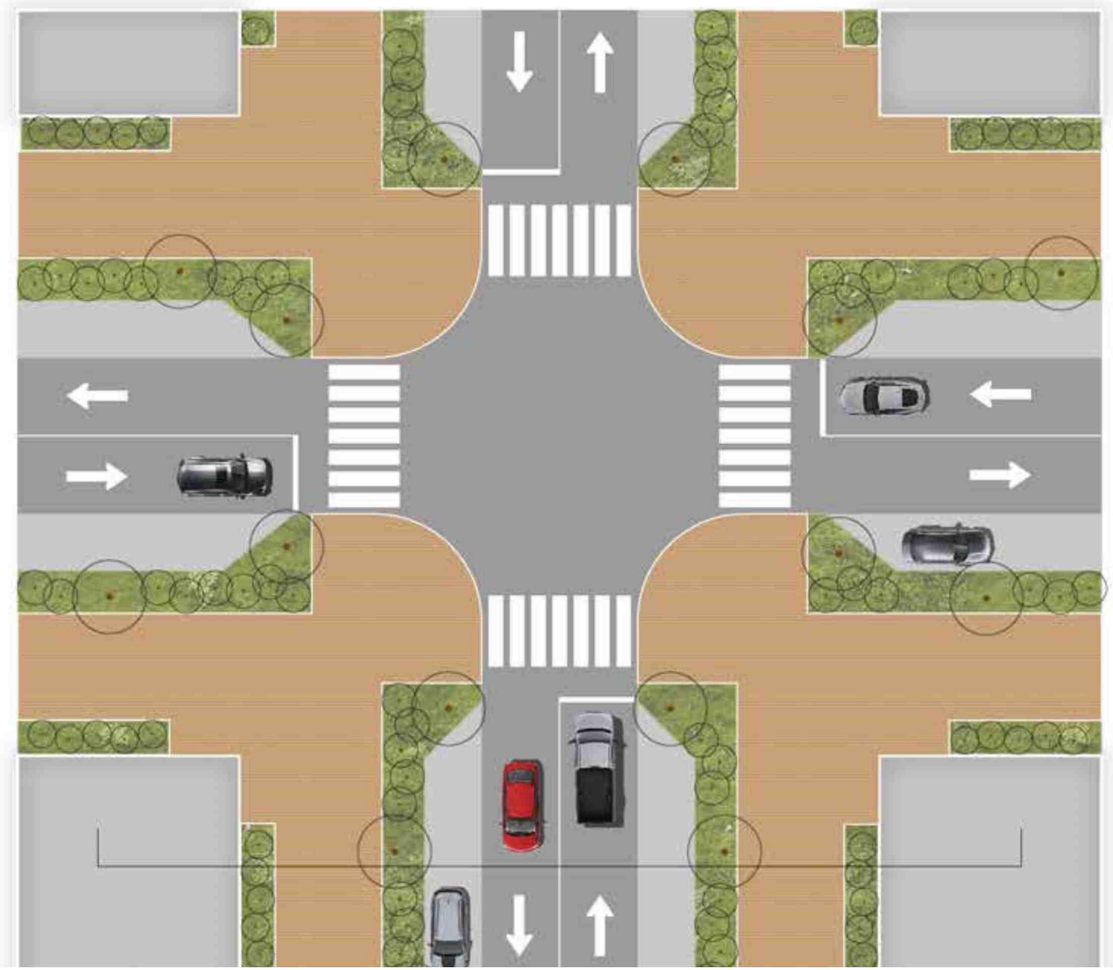
- The Typical Commercial Street Section is a two-way, two-lane street with parallel parking, street trees and groundcover in SWM planters or tree pits, a 5' min. clear pedestrian zone, and a storefront zone for tables, chairs, potted plants, and displays.
- To reflect the character of the Village Center,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

STREET SECTION KEY

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

Typical Commercial





Typical Residential Street Section

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

STREET SECTION KEY

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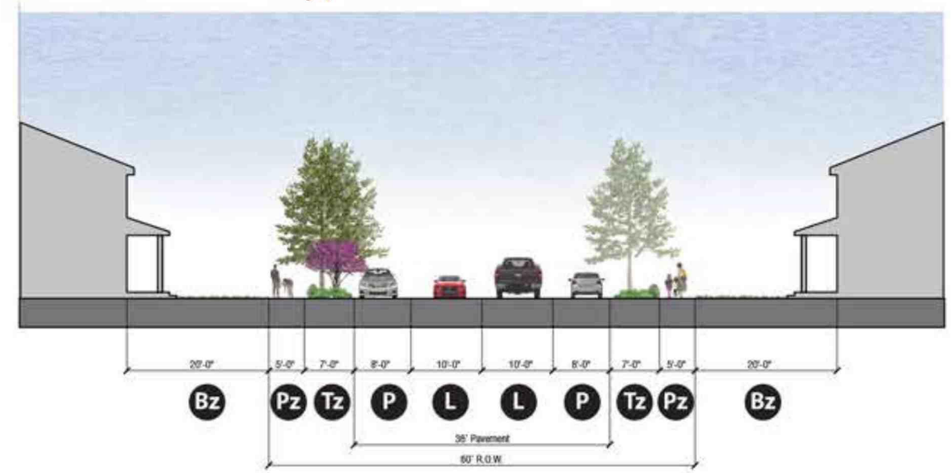
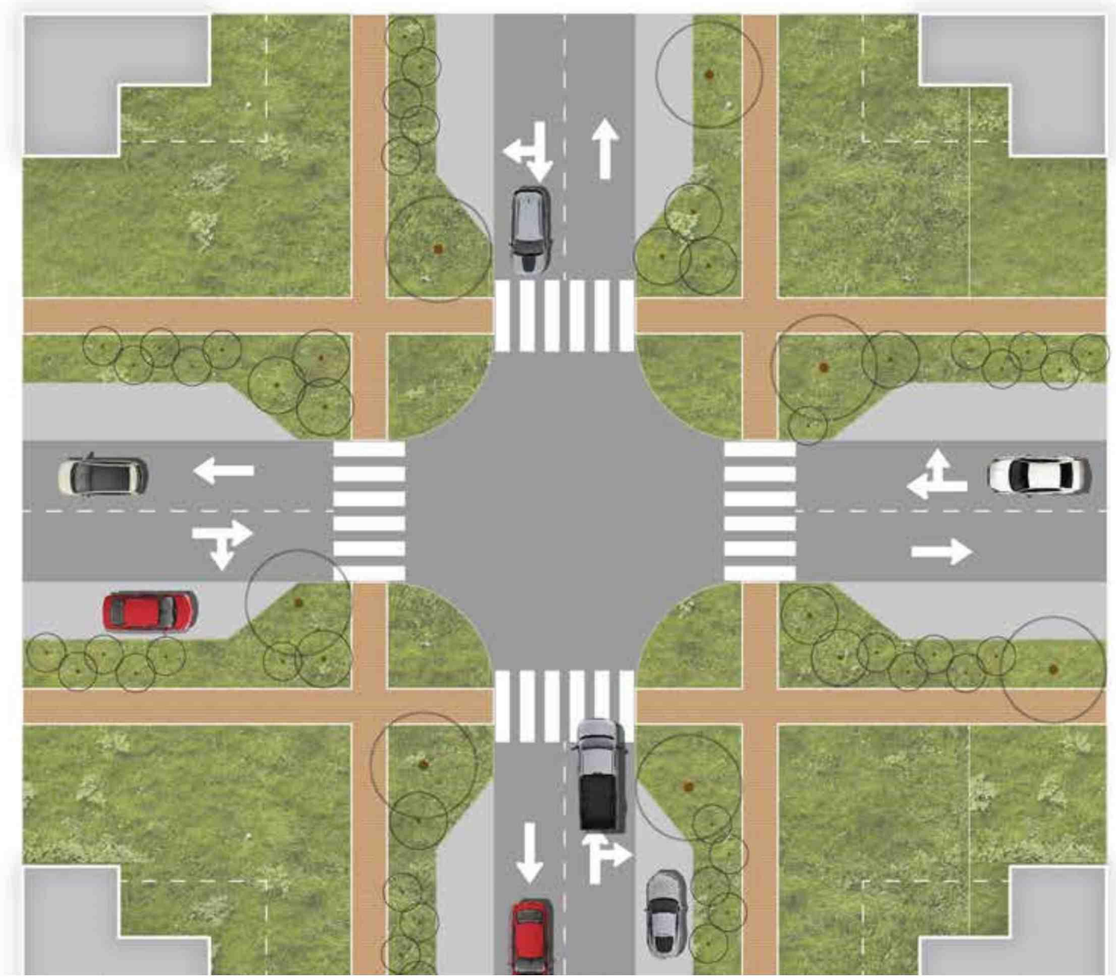
- L TRAVEL LANES (VEHICULAR)
- D DRIVEWAY

Typical Residential

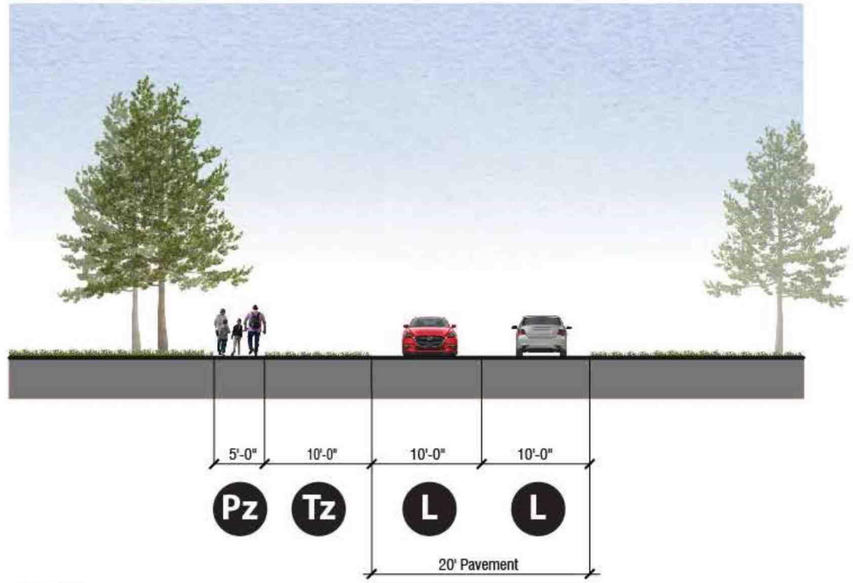


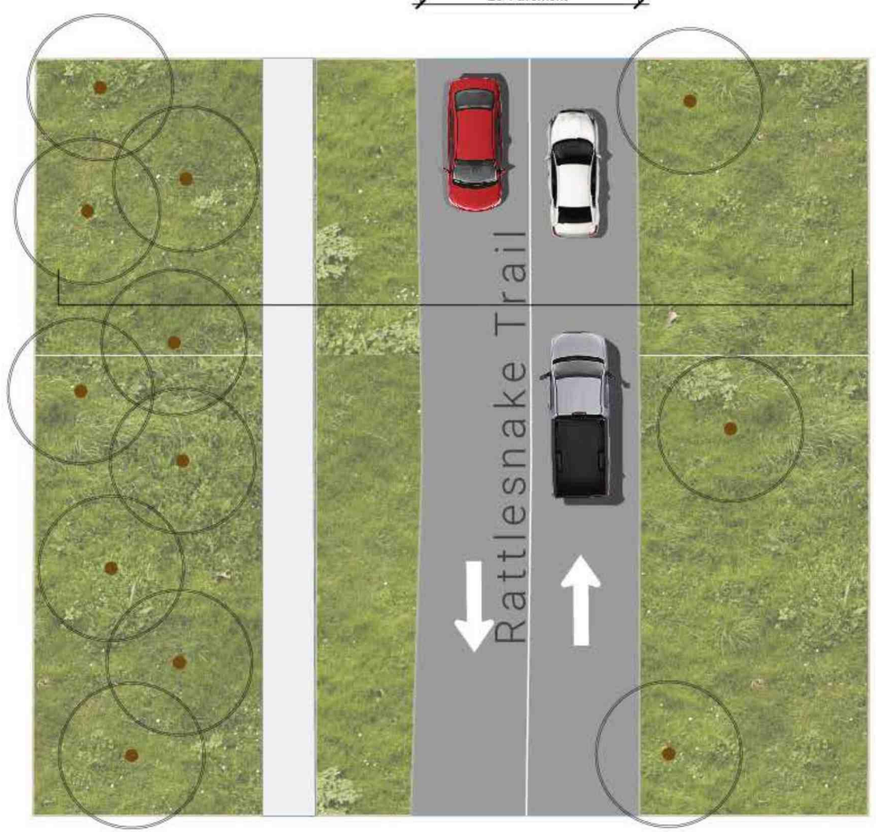


Rattlesnake Trail Street Section

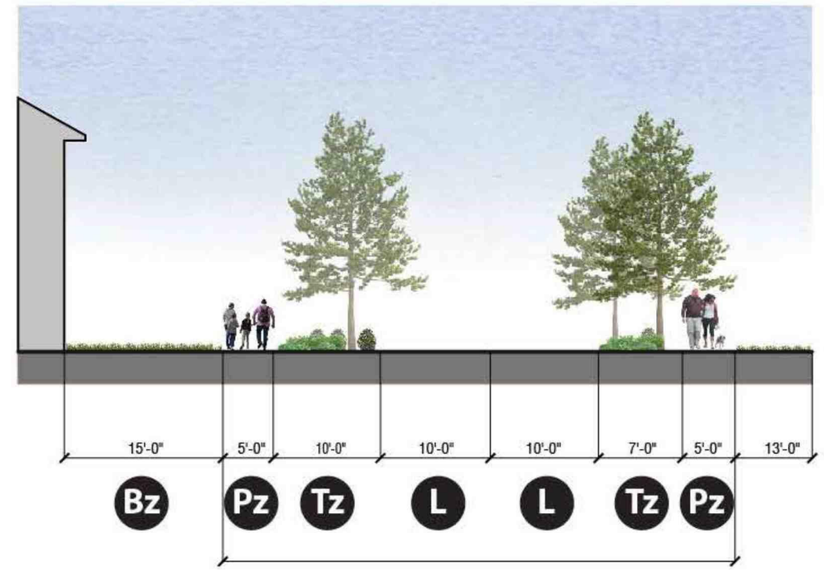
- The proposed Rattlesnake Trail section envisions adding a brick sidewalk to the east side, along with clustered evergreens and deciduous trees and groundcover plantings in a tree lawns
- Parallel parking may be incorporated along Cannon Park

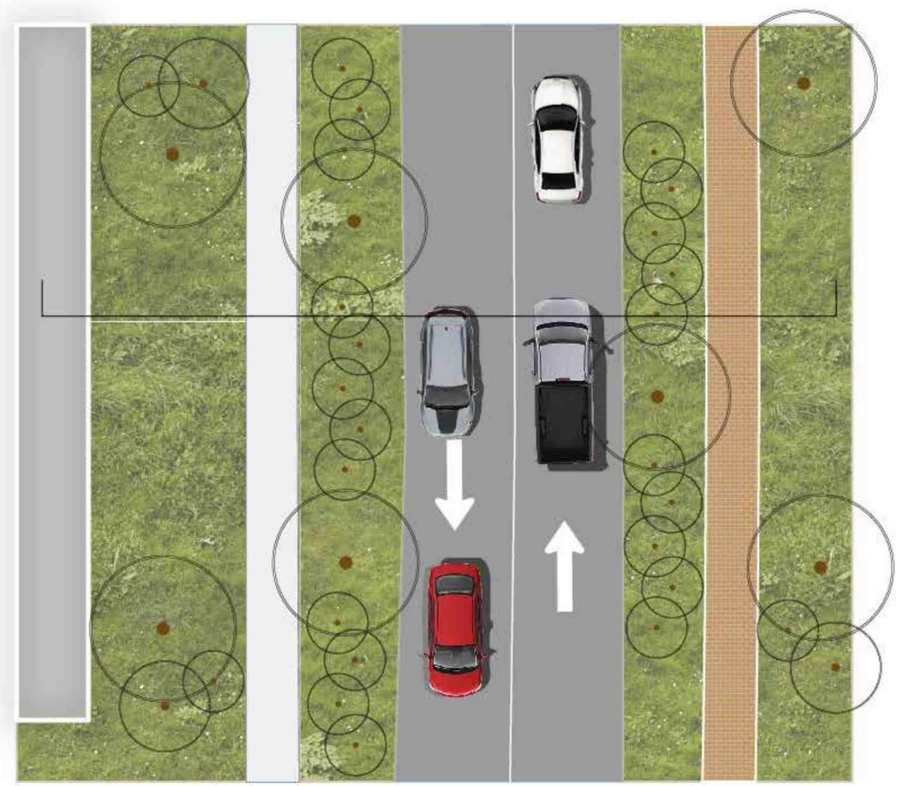
Existing





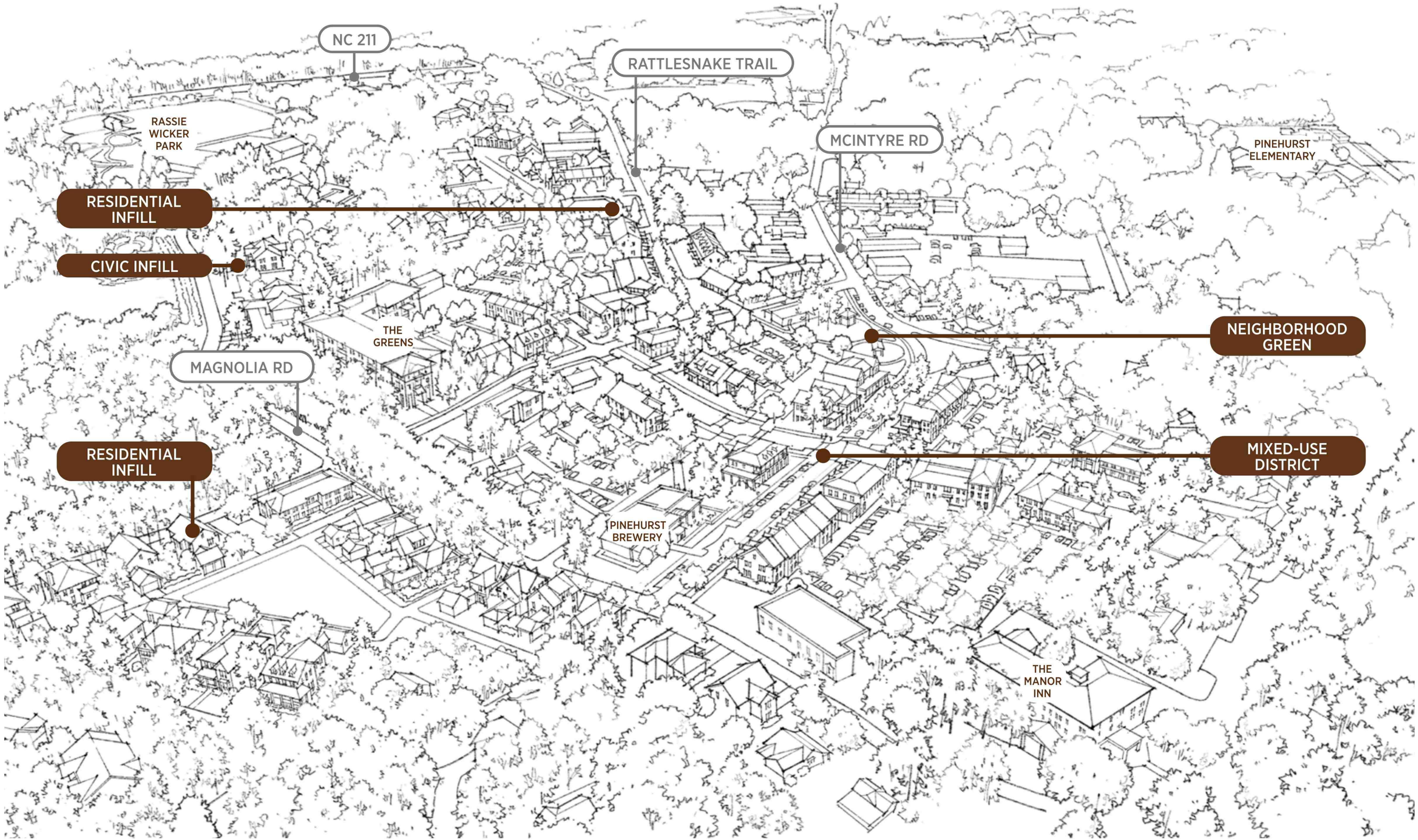
Proposed





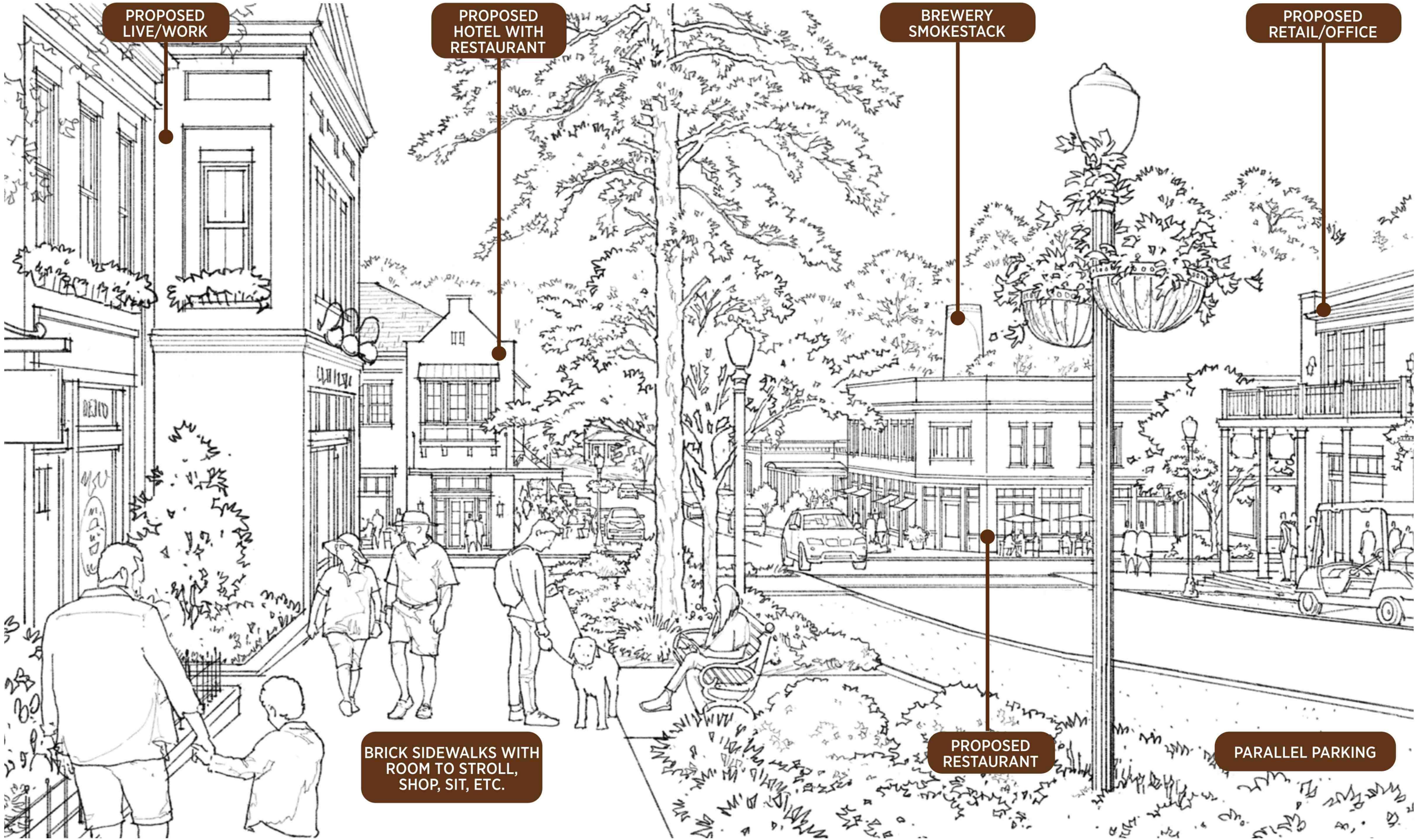
STREET SECTION KEY

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



VILLAGE PLACE - AERIAL RENDERING

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

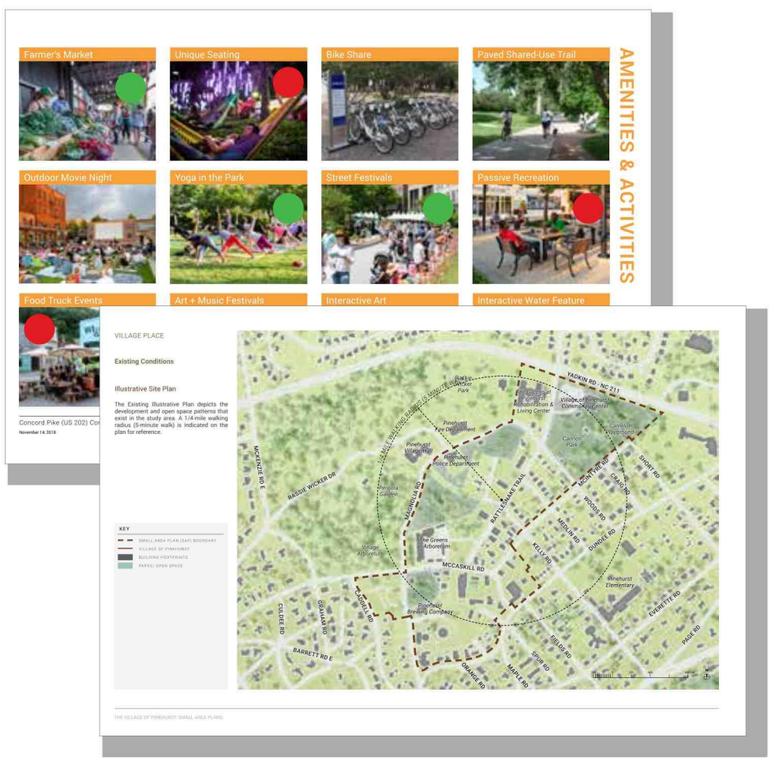


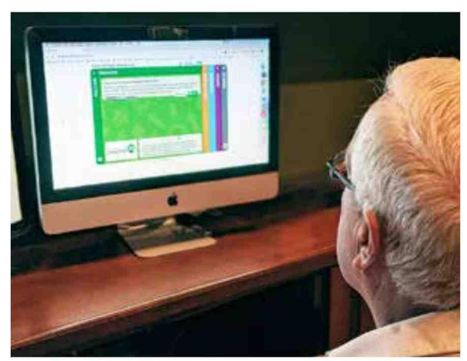
VILLAGE PLACE - EYE LEVEL RENDERING

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

BREAK-OUT ROOM DISCUSSIONS

BREAK-OUT ROOM DISCUSSIONS





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

PINEHURST SOUTH

Pinehurst South Polling Results

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

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

1. What are the strengths of Pinehurst South, as it exists today? Check all that apply. (Multiple choice)

Proximity to Beulah Hill Rd - NC 5	(38/82) 46%
Proximity to Pinehurst Plaza shopping center in Aberdeen	(17/82) 21%
Proximity to Pinehurst Resort and Pinehurst Harness Track	(40/82) 49%
Mix of Commercial and Residential uses	(32/82) 39%
Large, undeveloped parcels	(45/82) 55%
None of the above	(5/82) 6%

2. What are the weaknesses of Pinehurst South, as it exists today? Check all that apply. (Multiple choice)

"Hodgepodge" / "Mishmash" of building types, styles, uses, etc.	(43/82) 52%
Incompatible development which does not reflect the character of the Village	(45/82) 55%
Large, undeveloped parcels	(6/82) 7%
Lack of Open Space and Community Amenities	(28/82) 34%
Lack of Walkability	(55/82) 67%
Lack of access due to the railroad line, to the east of Beulah Hill Rd - NC 5	(28/82) 34%
Traffic on Beulah Hill Rd - NC 5 or elsewhere that affects this area	(70/82) 85%
None of the above	(0/82) 0%

3. What would you like to see (more) of in Pinehurst South? Check all that apply. (Multiple choice)

Retail – Neighborhood Goods and Services (grocery, pharmacy, florist, dry cleaner, nail salon, etc.)	(37/82) 45%
Retail – General Merchandise, Apparel, and Furnishings (clothing, electronics, bookstore, home improvement store, etc.)	(35/82) 43%
Restaurants (any type: sit-down, take-out, coffee shop, etc.)	(47/82) 57%
Office – General Office	(37/82) 45%
Office – Medical	(32/82) 39%
Residential – Apartments (for rent)	(19/82) 23%
Residential – Townhouses / Condo (for sale)	(24/82) 29%
Residential – Single-Family Detached houses (for sale)	(12/82) 15%
None of the above	(8/82) 10%

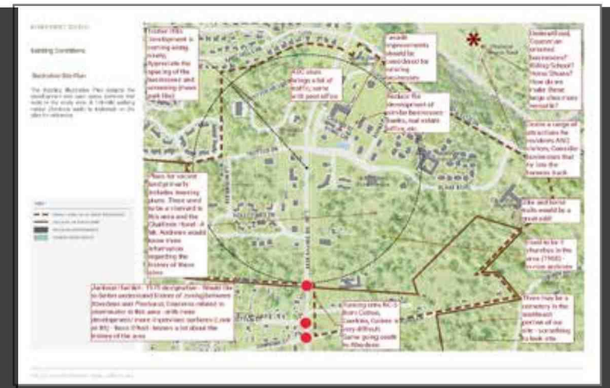
4. What is your favorite or most frequented place to visit within Pinehurst South? Choose one.

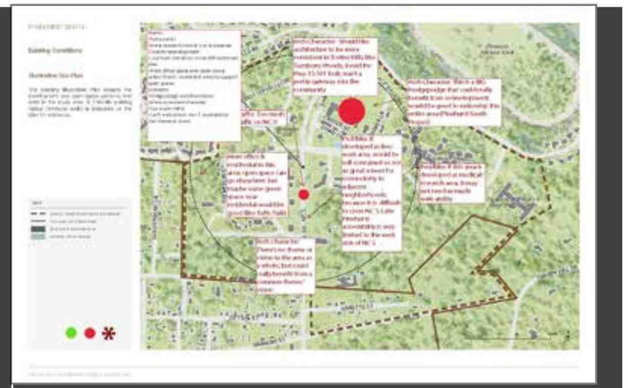
US Post Office	(40) 49%
ABC Liquor Store (...it's ok; this survey is anonymous)	(19) 23%
Businesses within the Trotter Hills Office Park	(3) 4%
Quail Haven Retirement Village (pre-COVID)	(0) 0%
Pinehurst Healthcare & Rehabilitation Center (pre-COVID)	(1) 1%
Another business (a professional office, retail, restaurant, etc.)	(10) 12%
A friend's house	(1) 1%
Other	(4) 5%
I do not spend any significant time here	(4) 5%

Pinehurst South Input Summary

PUBLIC WORKSHOP 1

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





PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

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

Land Use

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

Character

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

Transportation

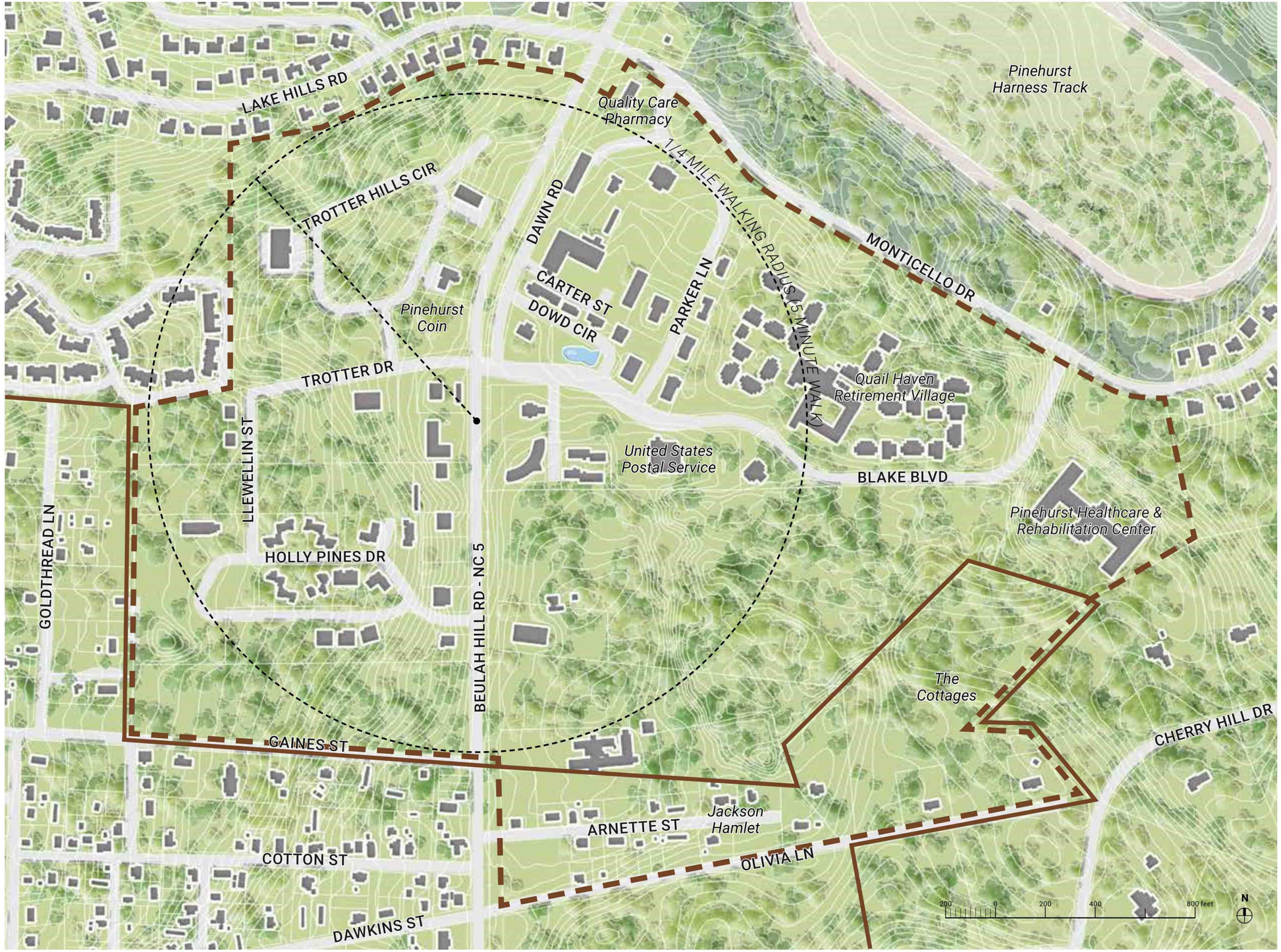
- Need for an independent, professional traffic study
- Pedestrian:
  - Promote pedestrian circulation over vehicular, make more walkable
  - Walking from residences to retail is desired
  - Desire to cross NC5
- Vehicular:
  - Traffic on NC5 is a nightmare, corridor is littered with trash
  - Trucks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

Illustrative Site Plan

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

KEY

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

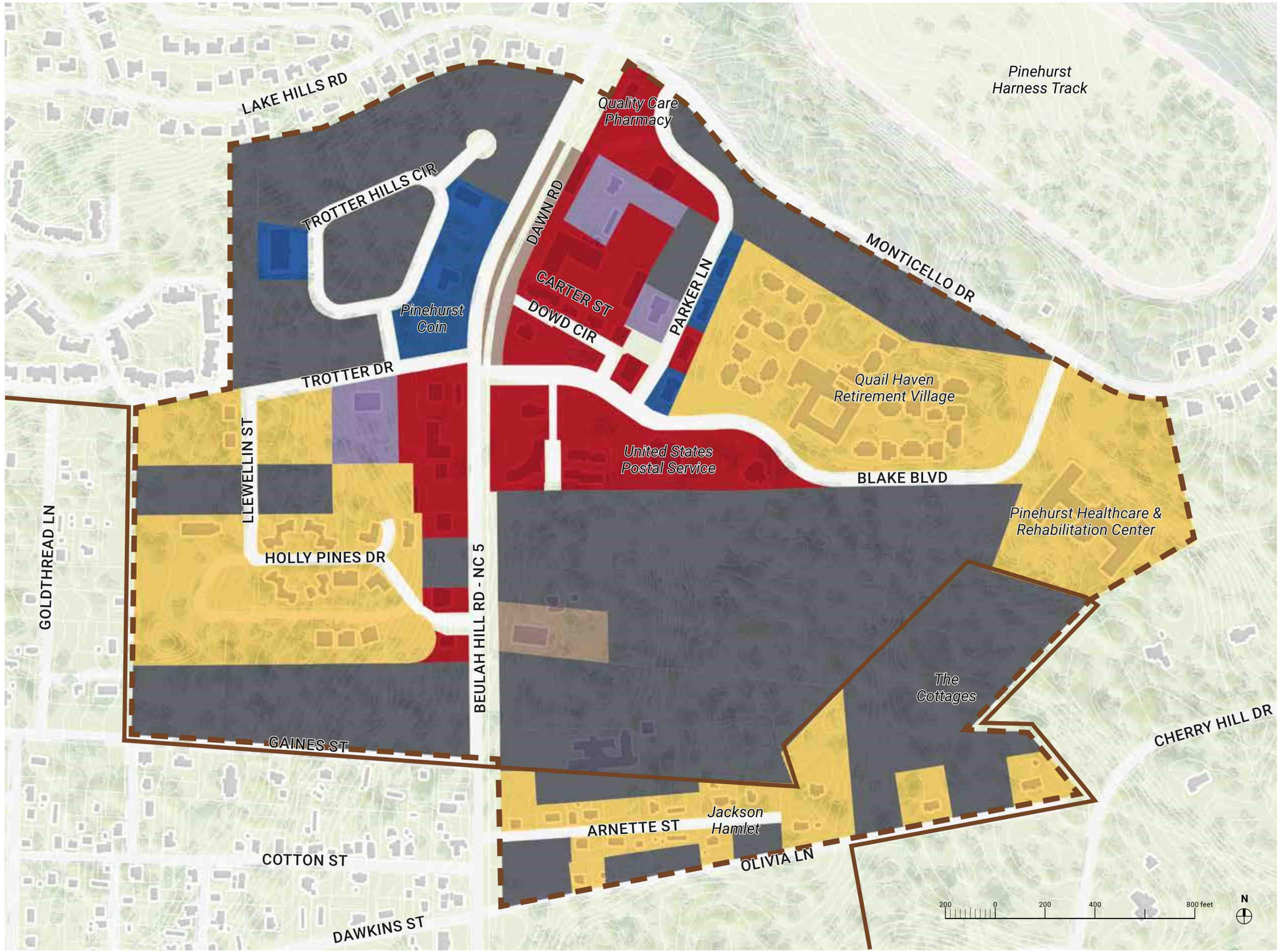


Land Use

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

KEY

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



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

Strengths

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

Weaknesses

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

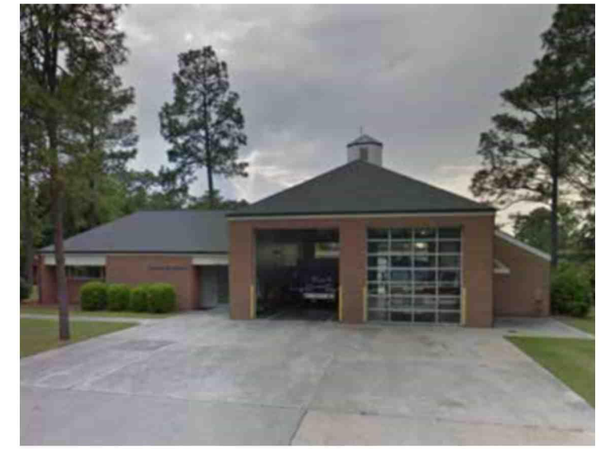
Opportunities

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

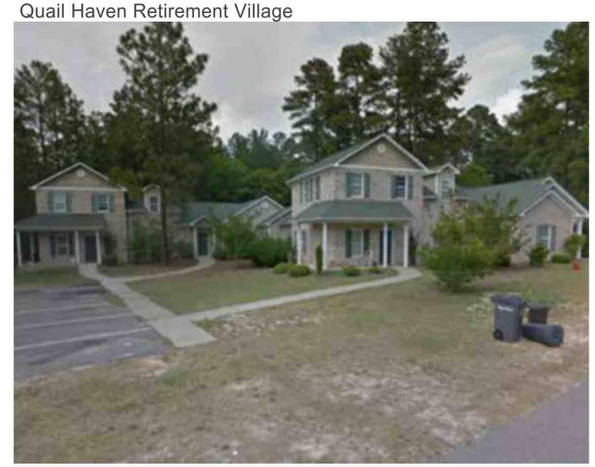
Threats/Challenges

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

Quail Haven Retirement Village



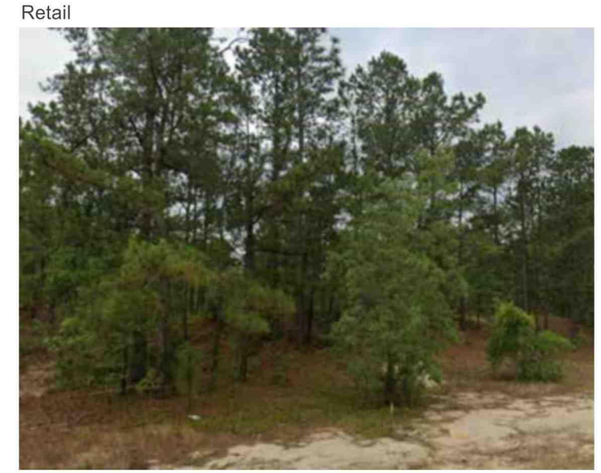
Fire station



Abingdon Square Townhomes

Retail

Veterans Guardian Claim Consulting



Open space along Blake Blvd.

MARKET ANALYSIS

CONCLUSIONS

Summary of Market Opportunity

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

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

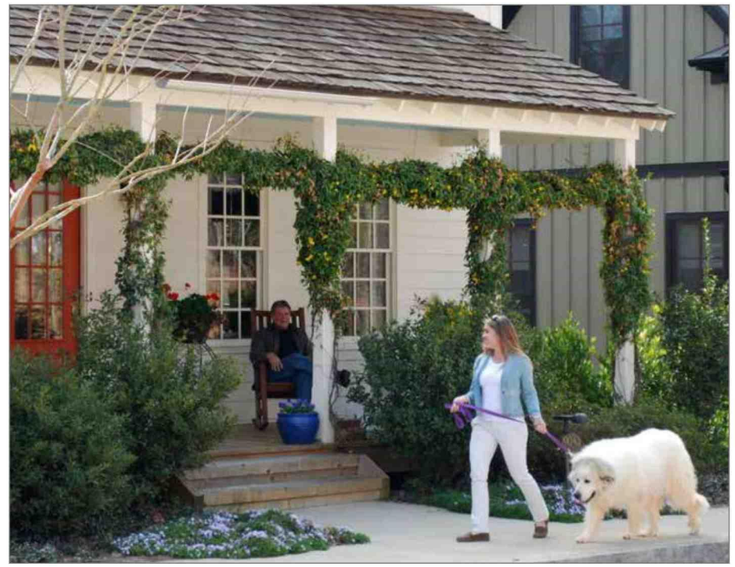
Summary of Demand

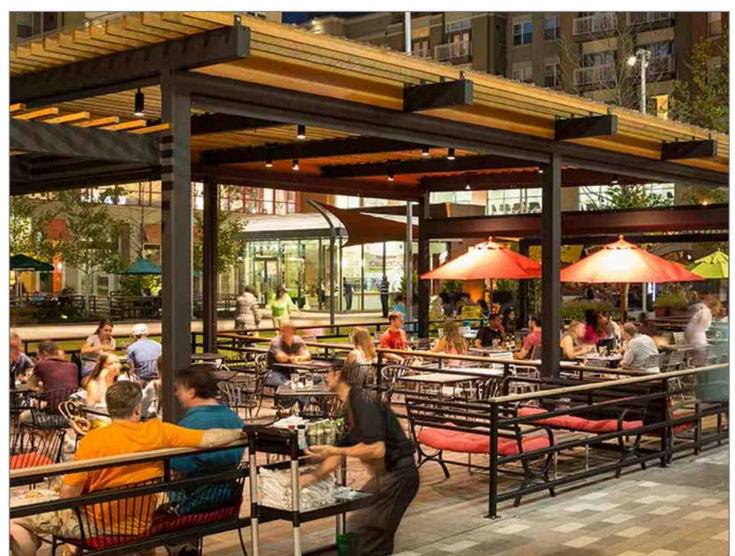
Land Use	Demand Potential	Locations within Pinehurst
For-Sale Residential	80-120 homes/year	Almost anywhere
For-Rent Residential	15-25 units/year	Major roads, VP, PS, Village Cntr
Retail	20-25,000 SF/ every 5 years	Major roads, VP, PS, Village Cntr
Office	Up to 5,000 SF/year	Medical area, VP, PS, Village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

Summary of Demand for Land Uses within Planning Areas

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

HEALTH/WELLNESS/FITNESS PRINCIPLES

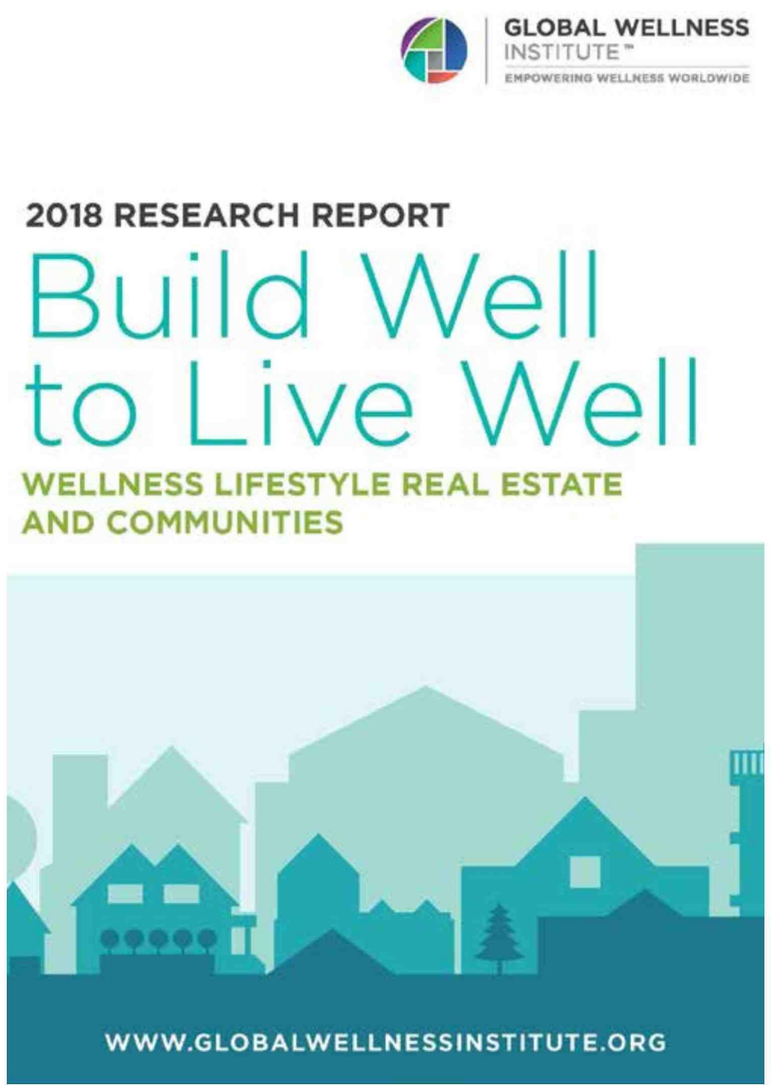




- Connect people with health, fitness, and wellness through daily engagement and activity
- Create places to Live-Work-Play-Eat-Shop-Learn in an enriched natural setting that promotes healthy lifestyles
- Promote walkable, mixed-use neighborhoods

Celebrate Pinehurst's founding as a health resort village

HEALTH/WELLNESS/FITNESS PRINCIPLES



Wellness Lifestyle Real Estate and Communities Address Multiple Dimensions of Wellness

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROACH

Character:

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

Land Use:

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

Transportation:

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

Parti/Block Diagram

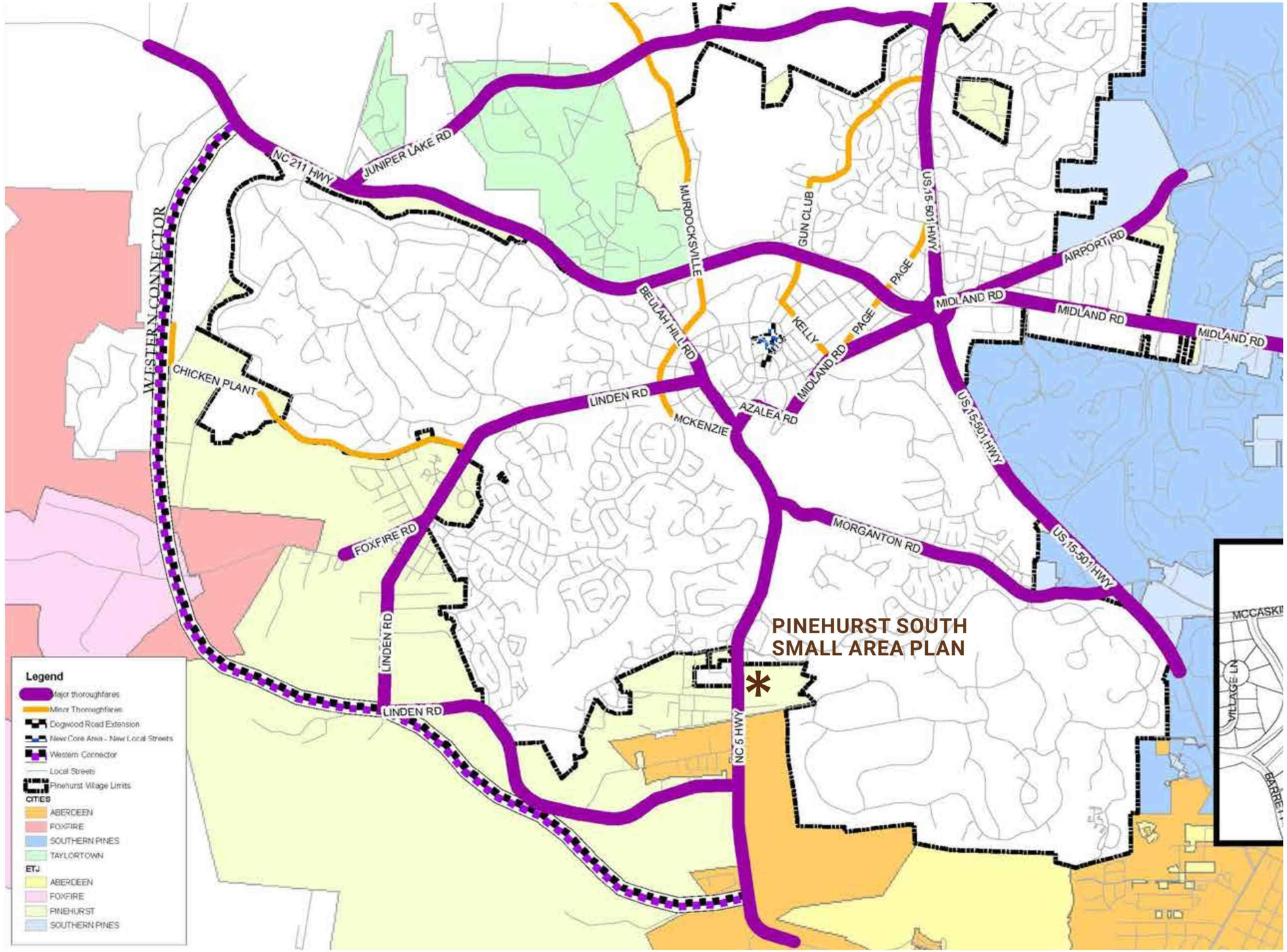
- The Parti diagram illustrates the Approach in plan form
- The diagram shows the proposed addition of new streets, forming new blocks and creating a more connected street network
- Potential new infill building locations are shown in black and echo the adjacent existing development

KEY

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

2011 Pinehurst Thoroughfare Plan

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

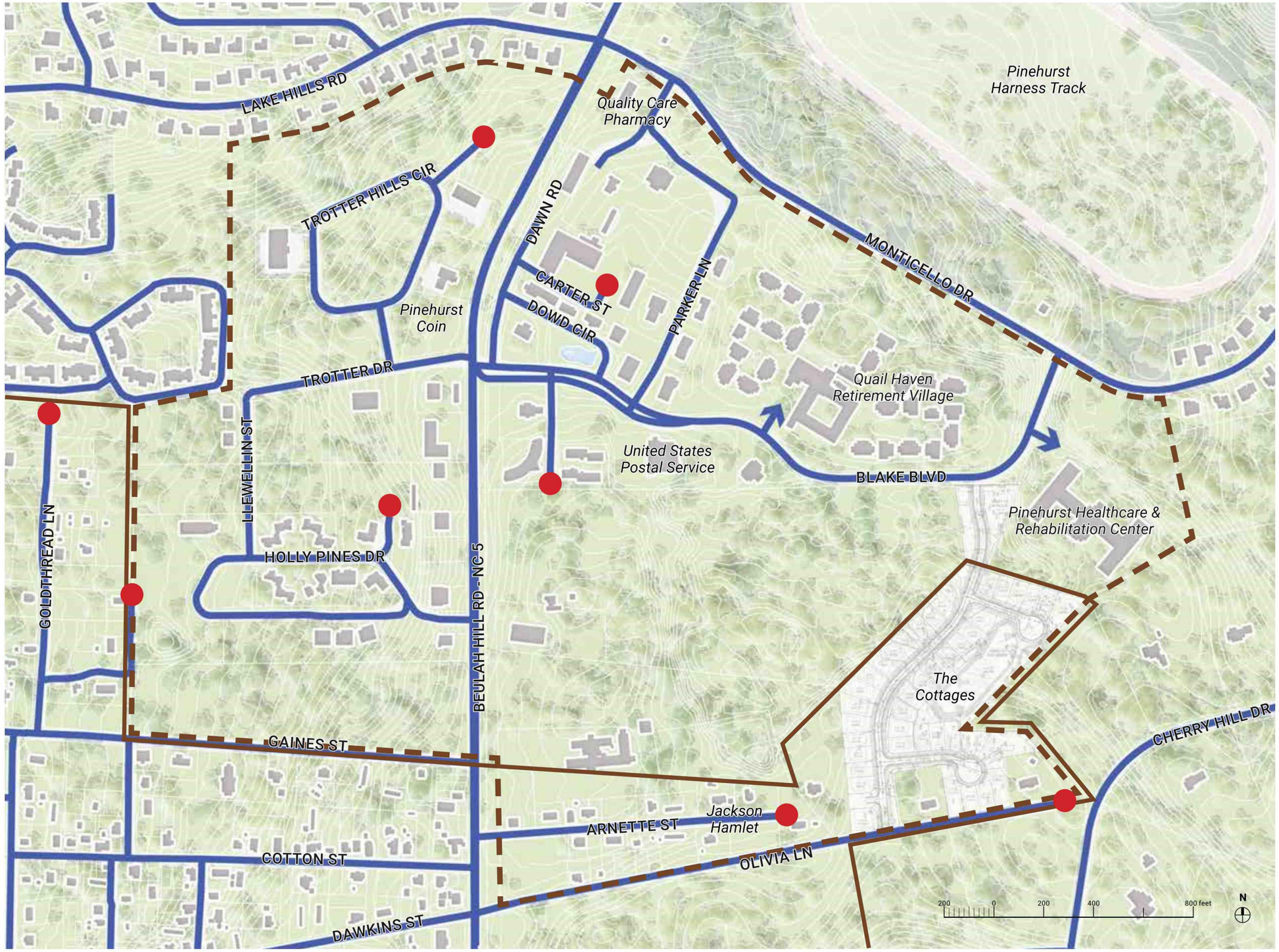


Existing Street Network

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

KEY

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

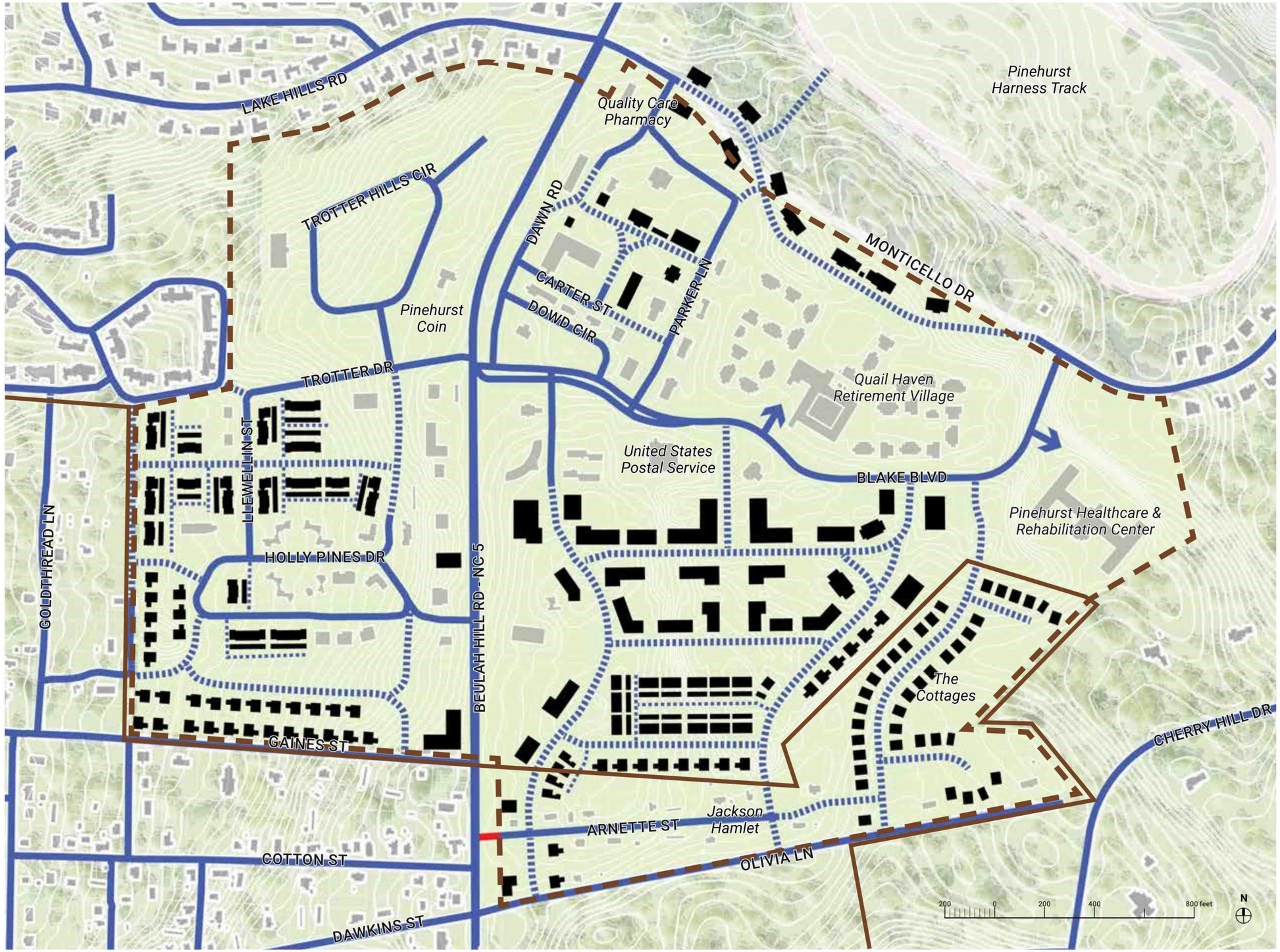


Proposed Street Network

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

KEY

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



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

Existing Open Space + Pedestrian Network

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

KEY

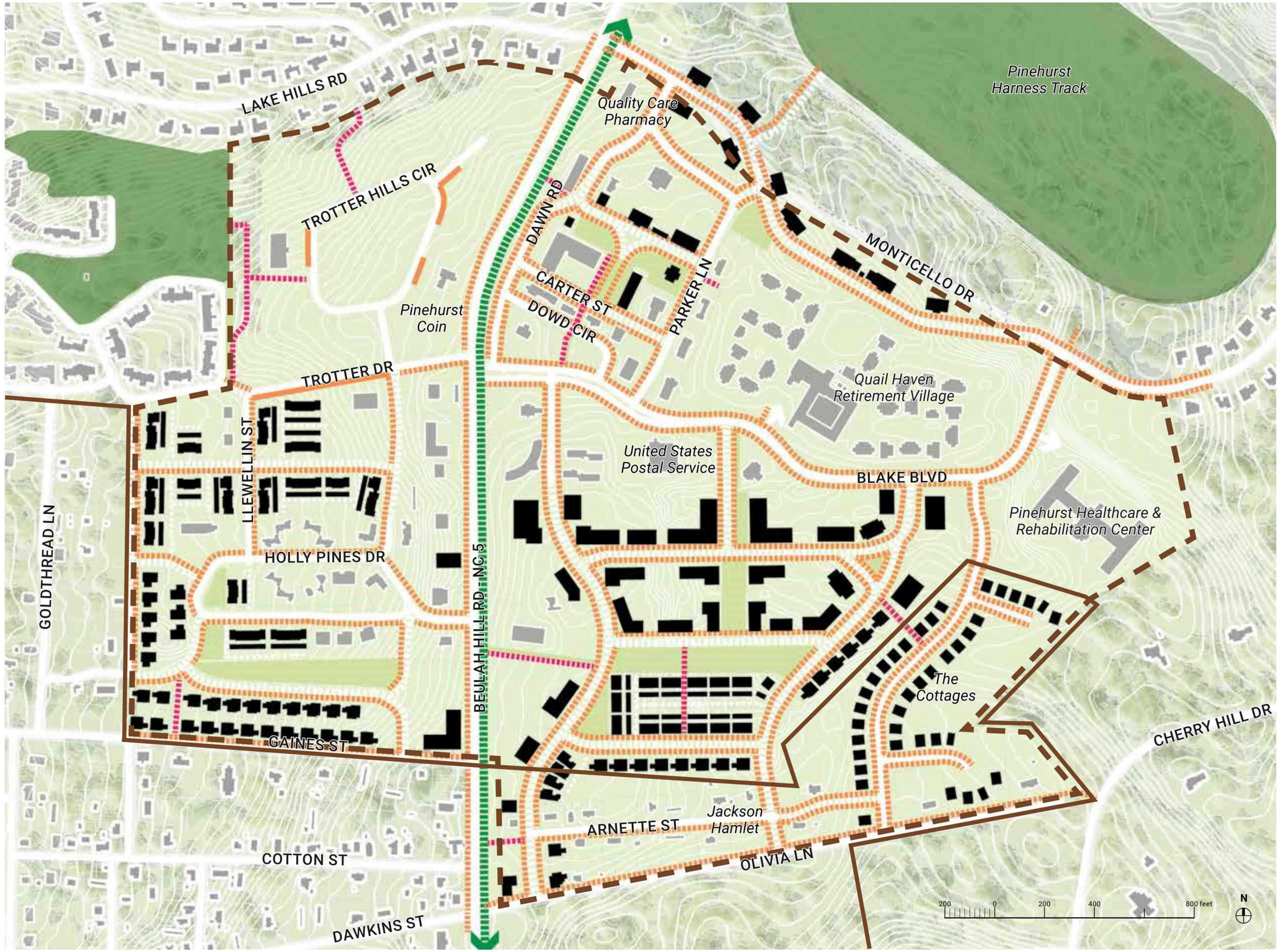
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- GREENWAY TRAILS
- WALKWAY TRAILS
- SIDEWALKS
- PARKS/ OPEN SPACE

Proposed Open Space + Pedestrian Network

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

KEY

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



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

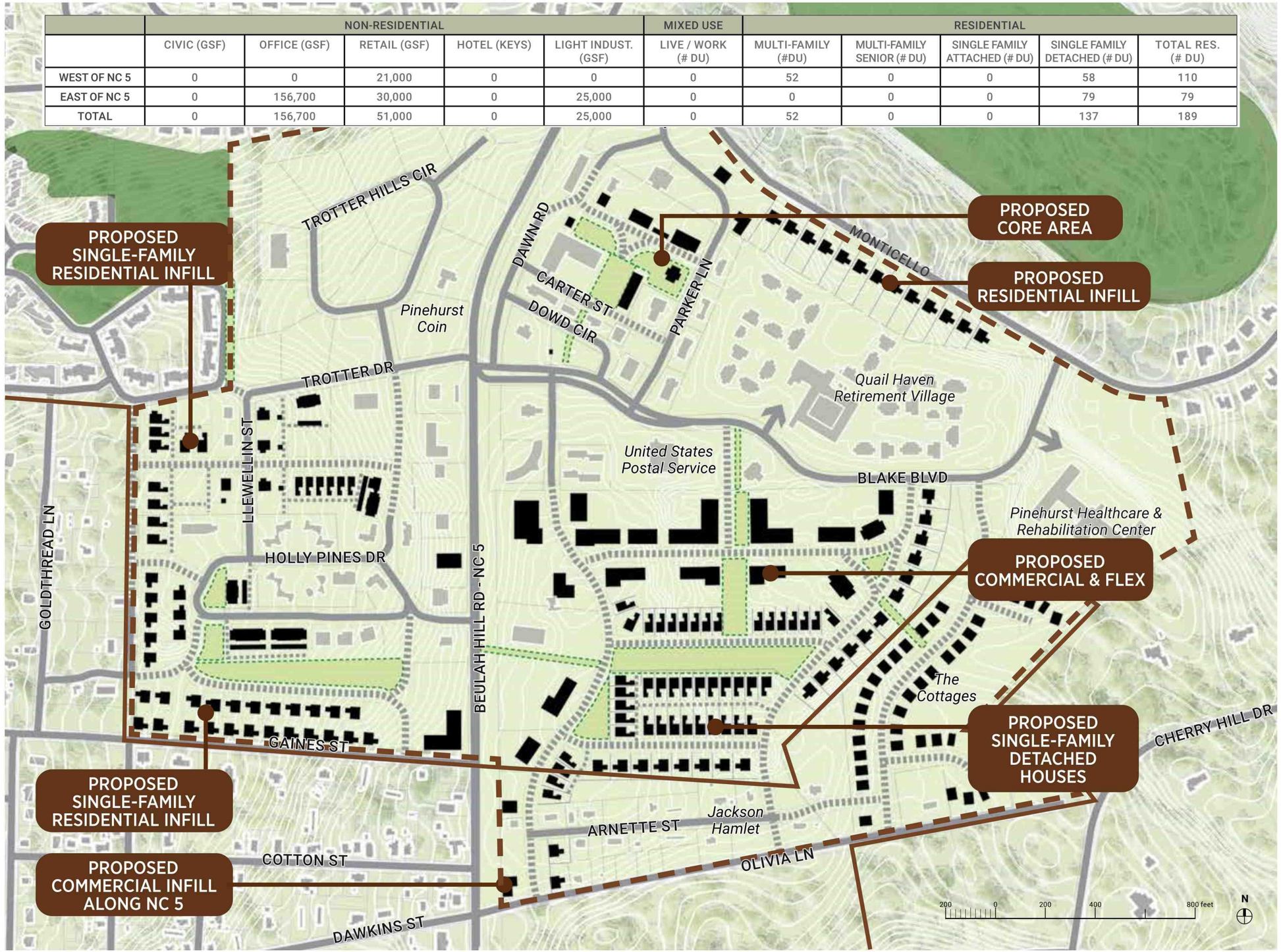
Proposed Low Intensity Plan

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

KEY

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

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



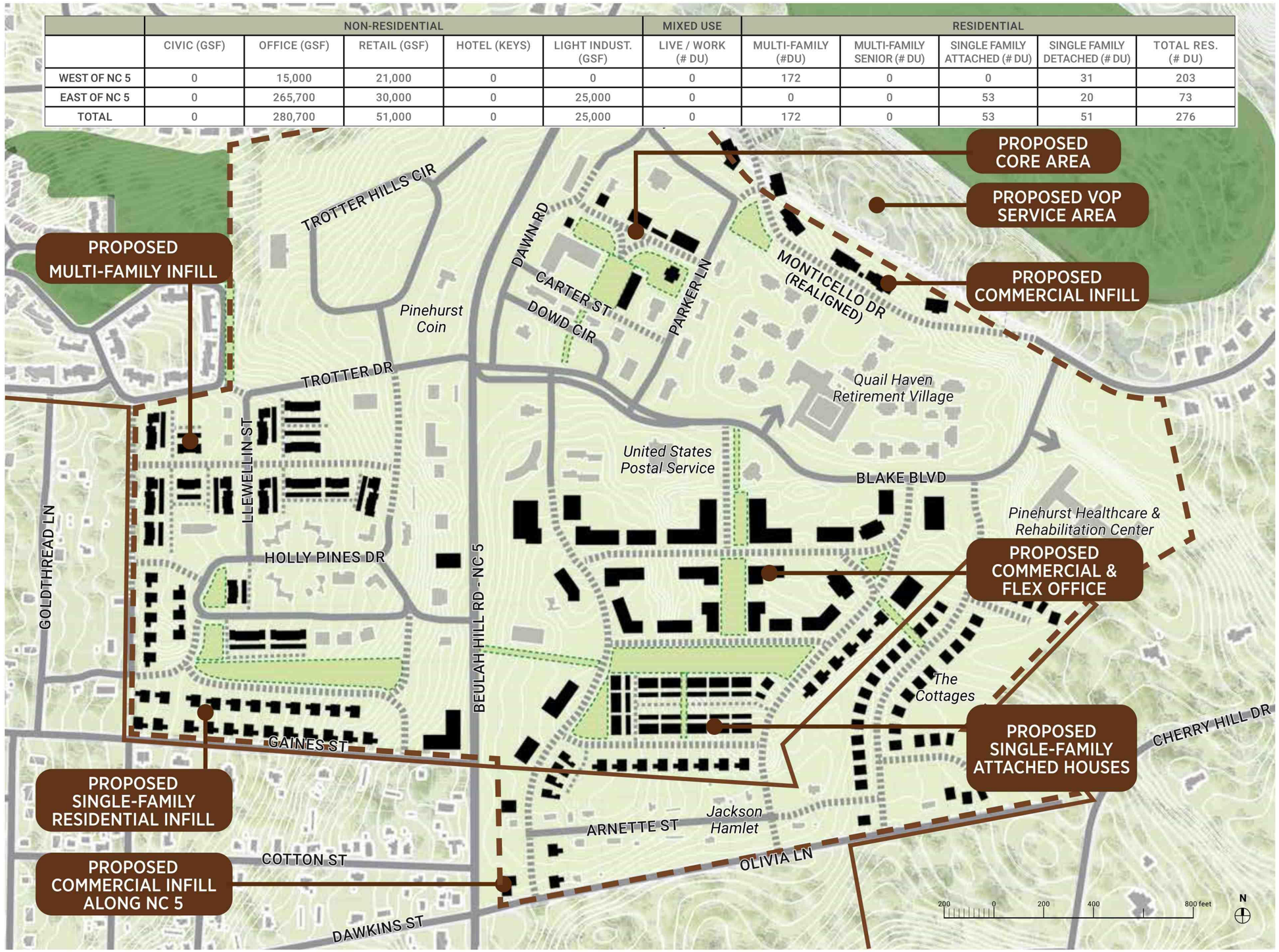
Proposed High Intensity Plan

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

KEY

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

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

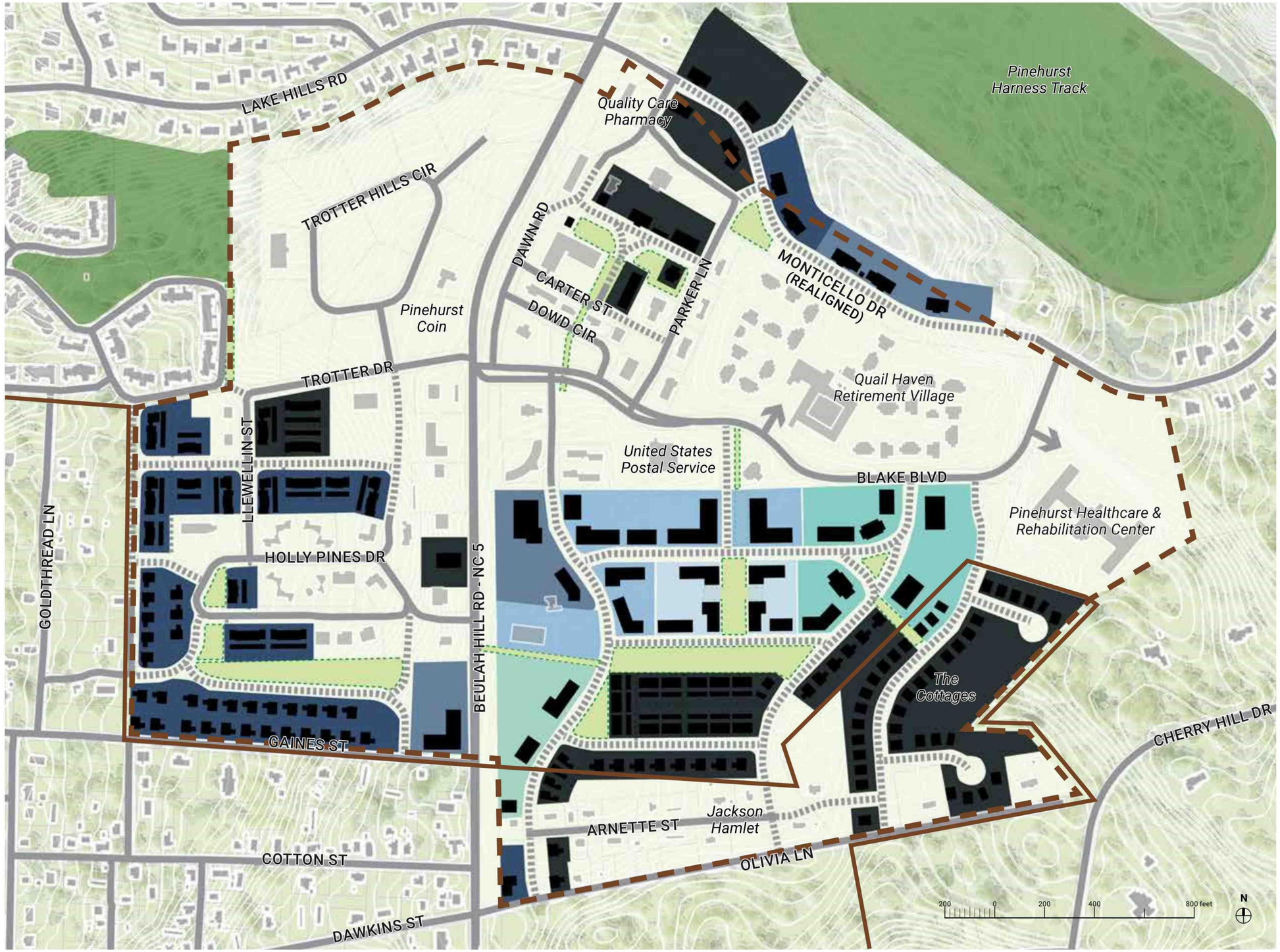


Proposed Absorption Plan

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

KEY

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



ARCHITECTURE

Residential A1

Single Family Attached House

Residential A2

Single Family Attached House

Residential A3

Single Family Detached House

Residential A4

Single Family Detached House

Residential A5

Single Family Detached House

ARCHITECTURE

Commercial: Retail B1

Commercial: Office B2

Commercial B3

Market/Business Incubator

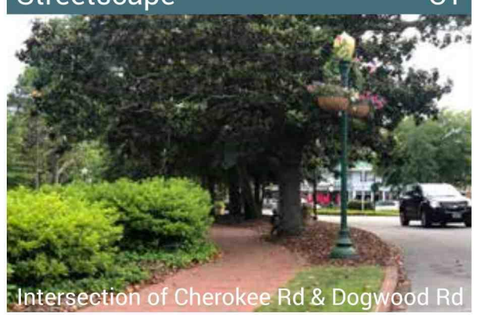
Commercial: Retail B4

Coffee Shop

Commercial: Grocer B5

The Fresh Market

STREETSCAPE/ PARKING

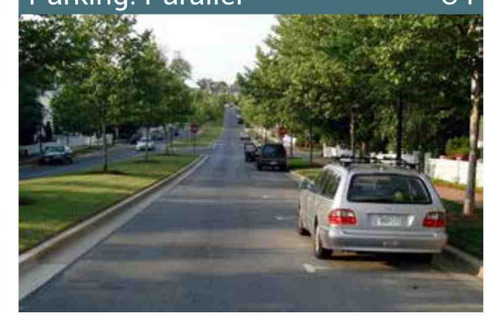
Streetscape C1

Intersection of Cherokee Rd & Dogwood Rd

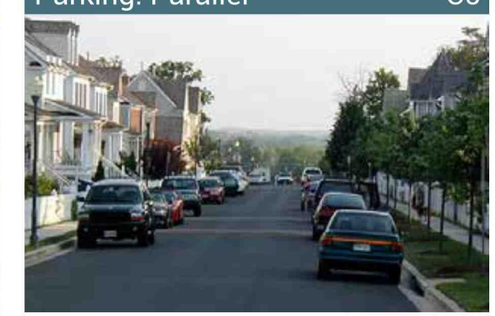
Streetscape C2

Kentlands - MD

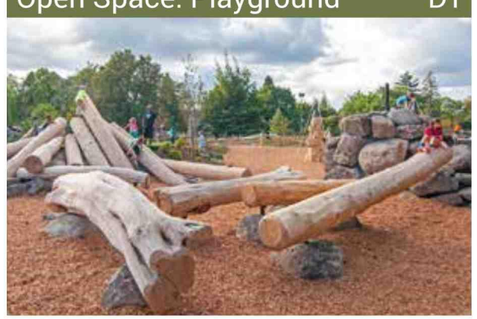
Streetscape C3

Carlton Landing - OK

Parking: Parallel C4


Parking: Parallel C5


PARKS/ OPEN SPACE

Open Space: Playground D1


Open Space D2

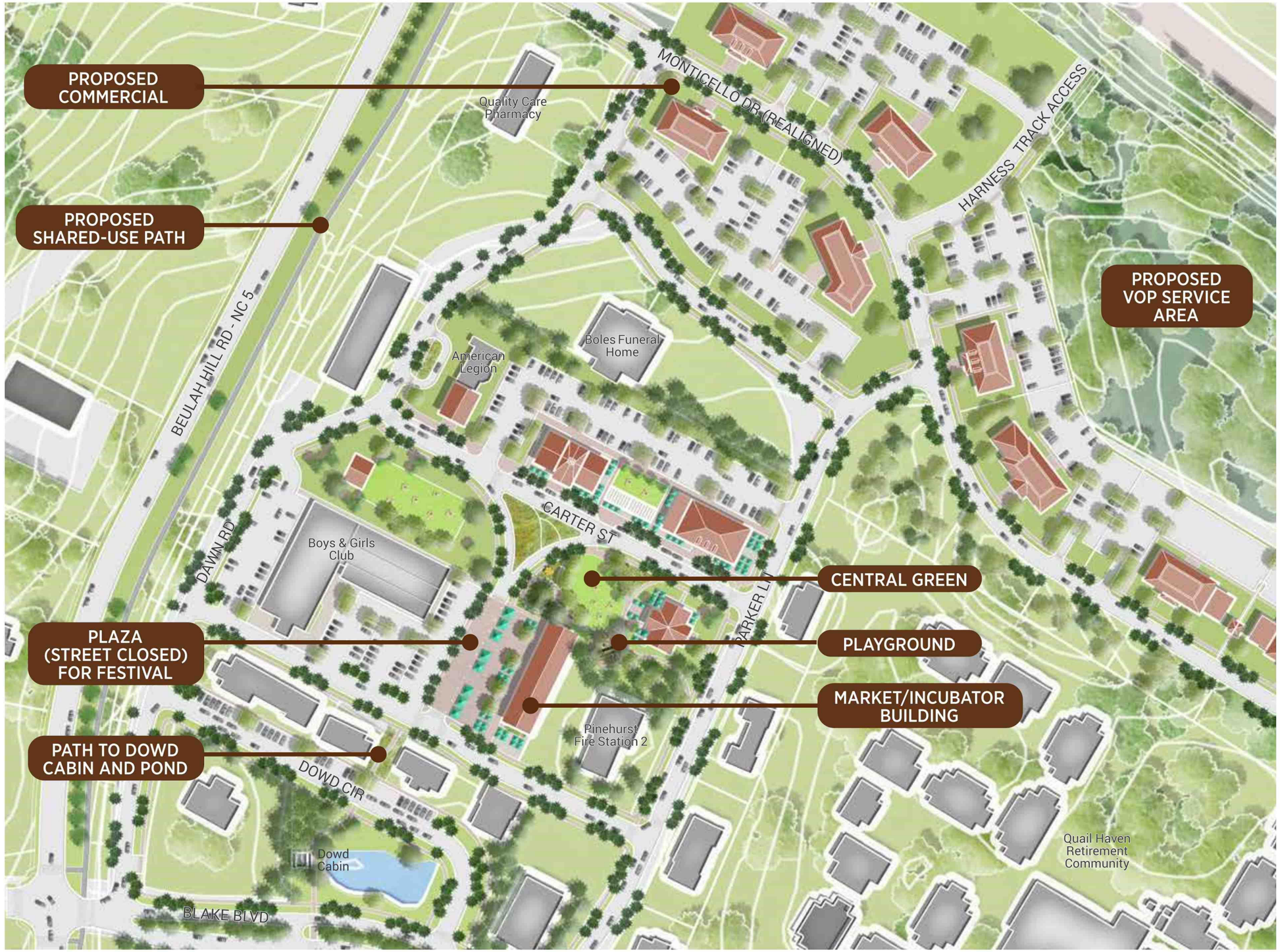
Open Space: Green D3

Open Space: Market D4

Open Space: Plaza D5

Detail Plan

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



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

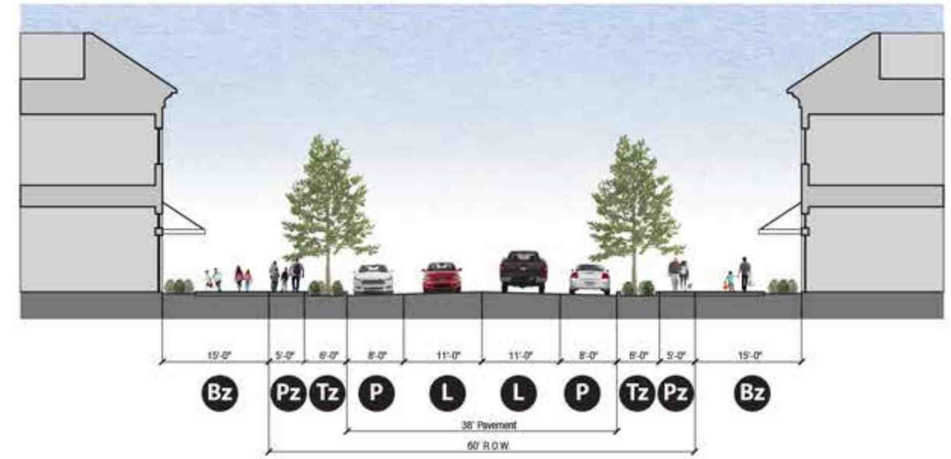
- ## Typical Commercial Street Section

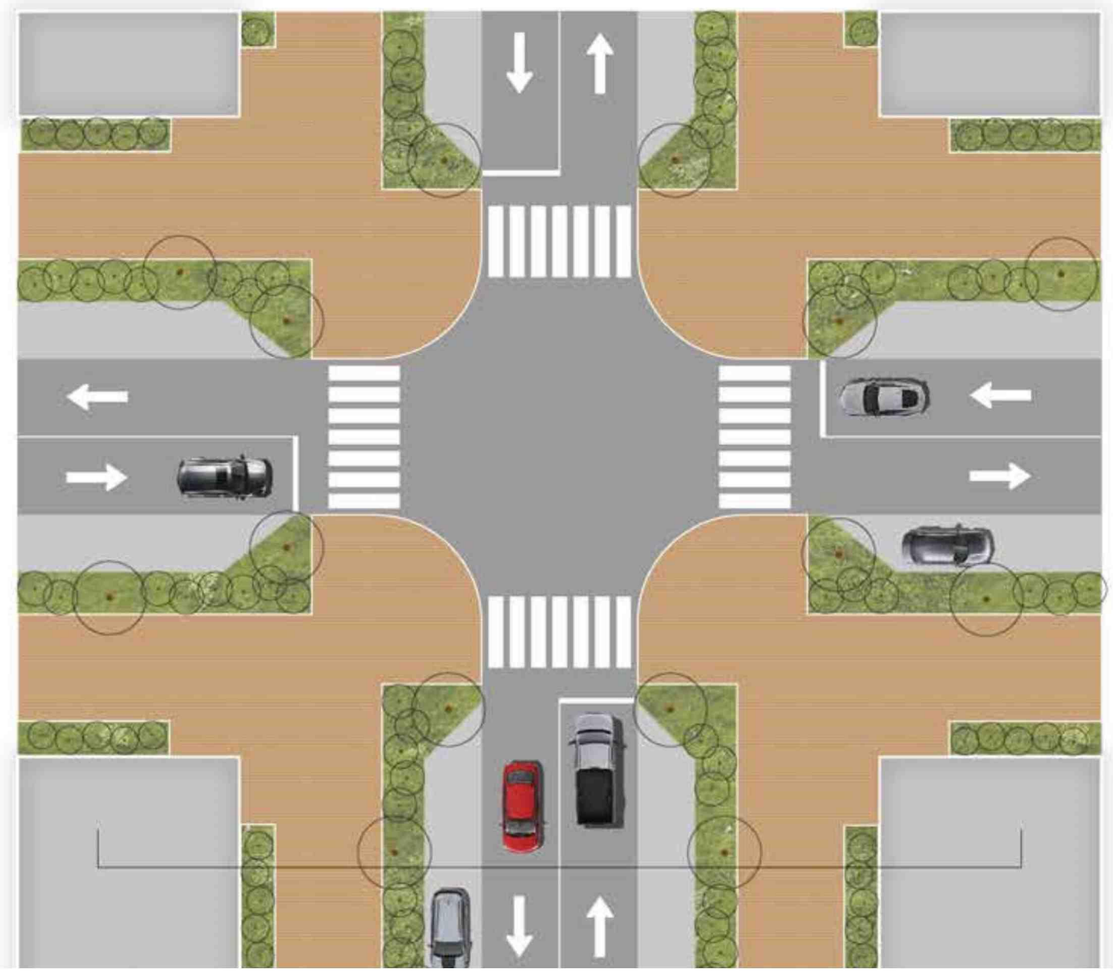
- The Typical Commercial Street Section is a two-way, two-lane street with parallel parking, street trees and groundcover in SWM planters or tree pits, a 5' min. clear pedestrian zone, and a storefront zone for tables, chairs, potted plants, and displays.
- To reflect the character of the Village Center,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

STREET SECTION KEY

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

Typical Commercial





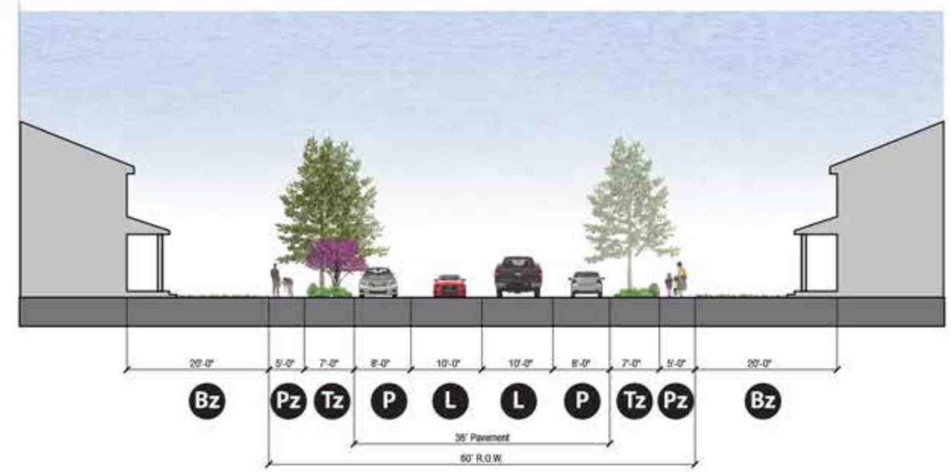
- ## Typical Residential Street Section

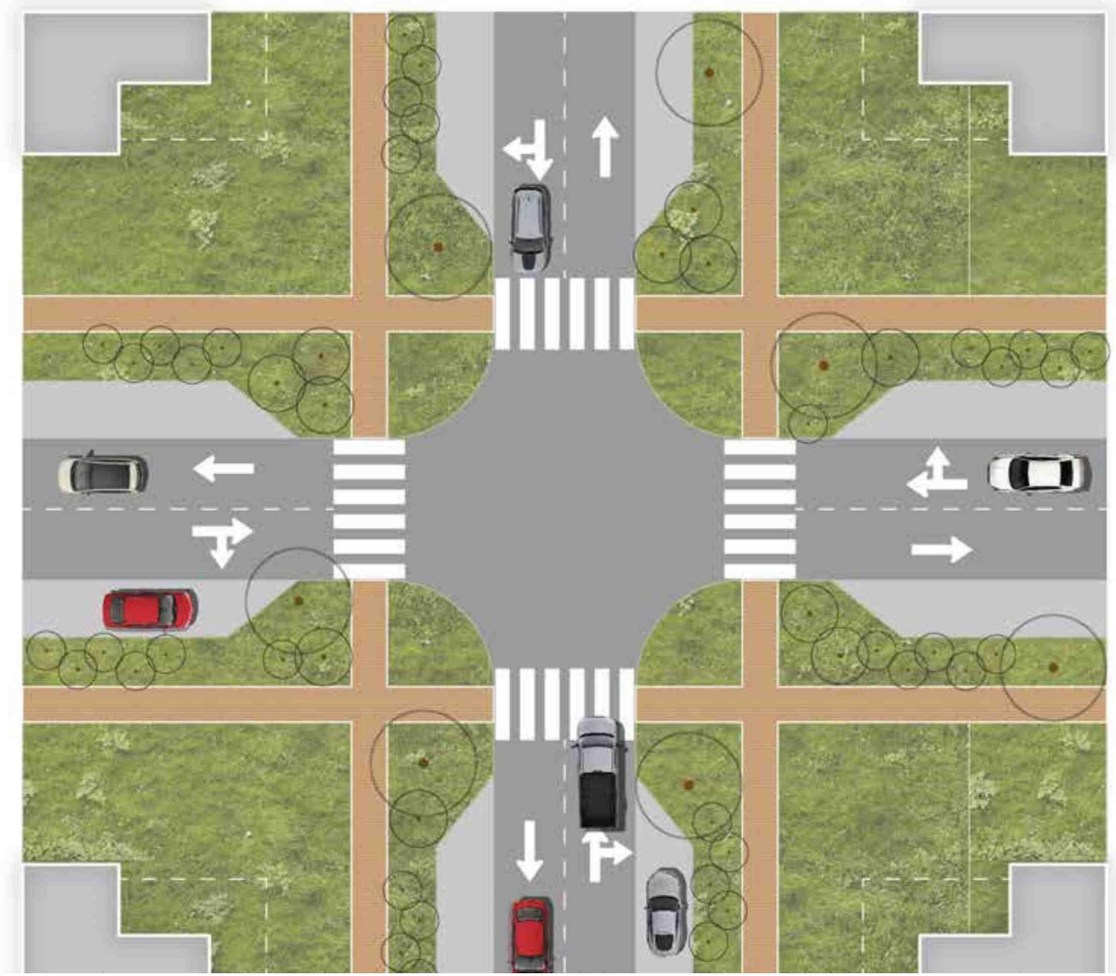
- The Typical Residential Street Section is a two-way, two-lane street with parallel parking, street trees and groundcover in SWM planters or tree lawns, a 5' min. clear pedestrian zone.
- To reflect the character of the Village Center, within the Village Place area, brick sidewalks are recommended,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

STREET SECTION KEY

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

Typical Residential





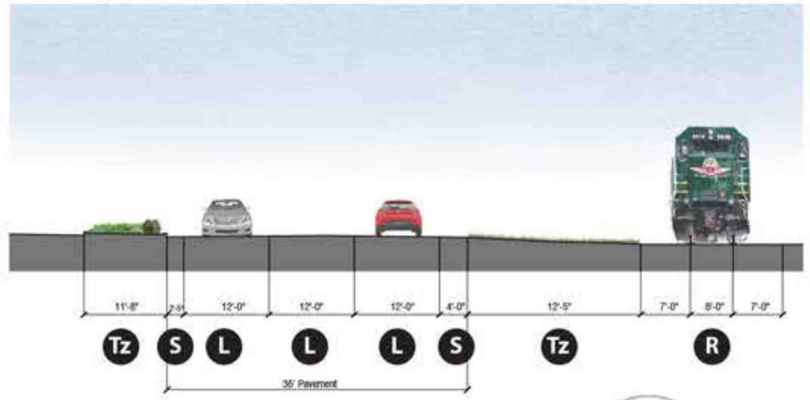
- NC 5 / Blake Blvd. Street Section

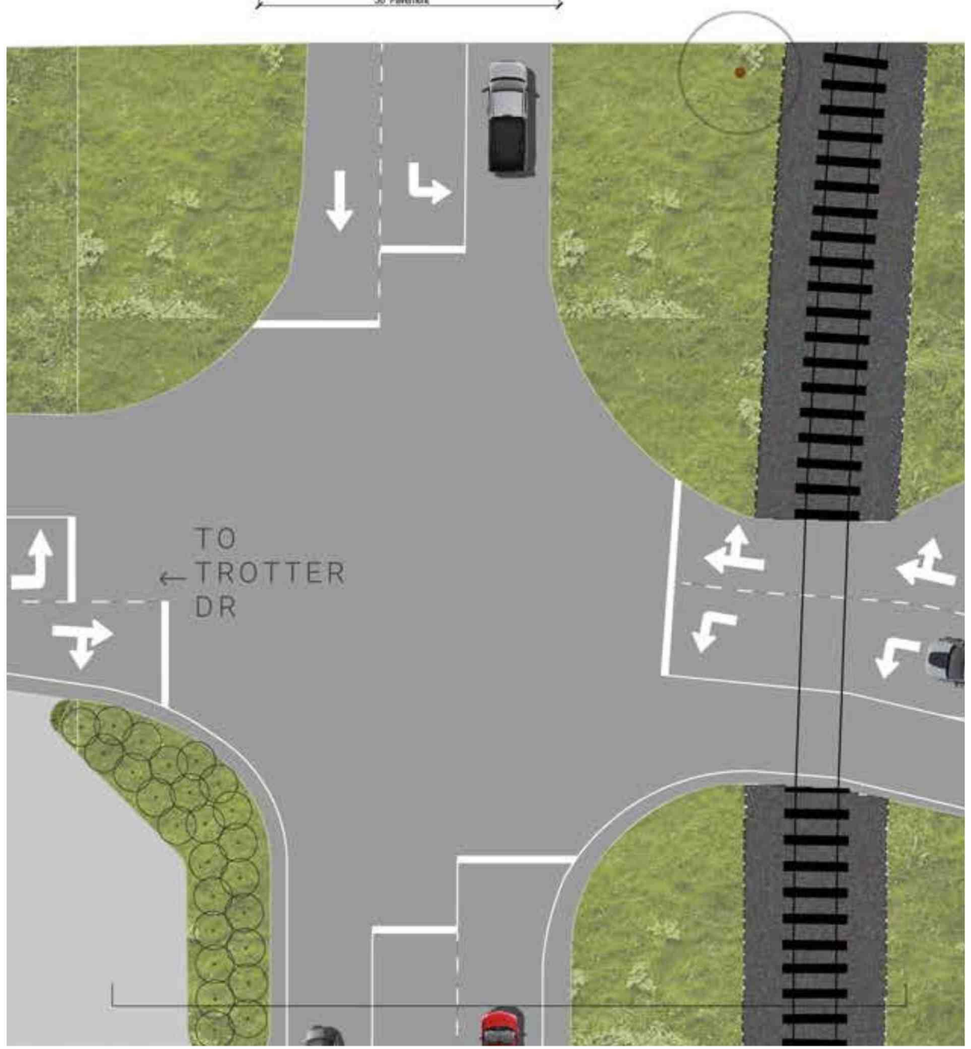
- Coordinates with NCDOT planned improvements to add a sidewalk to the west side of NC 5
- Proposes a Shared-Use Path (SUP) between the highway and rail line, under the Rails-to-Trail program; where the trail is close to the rail a physical barrier will be required

STREET SECTION KEY

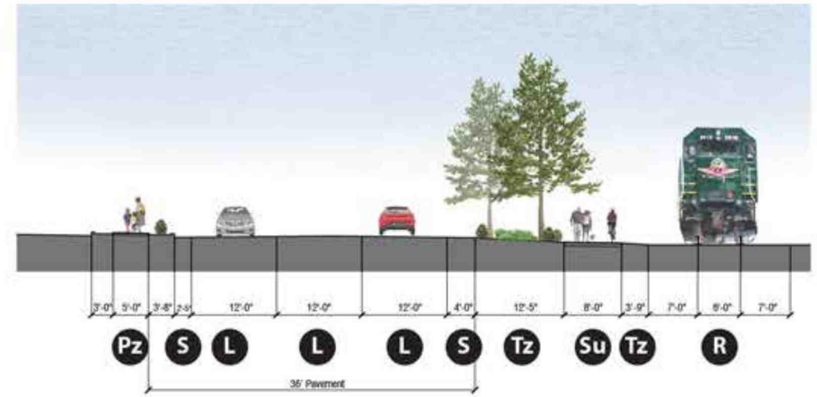
- BZ BUILDING ZONE
- S SHOULDER
- PZ PEDESTRIAN ZONE (SIDEWALK)
- TZ TREE ZONE (PLANTING STRIP)
- P PARKING (PARALLEL)
- L TRAVEL LANES (VEHICULAR)
- D DRIVEWAY

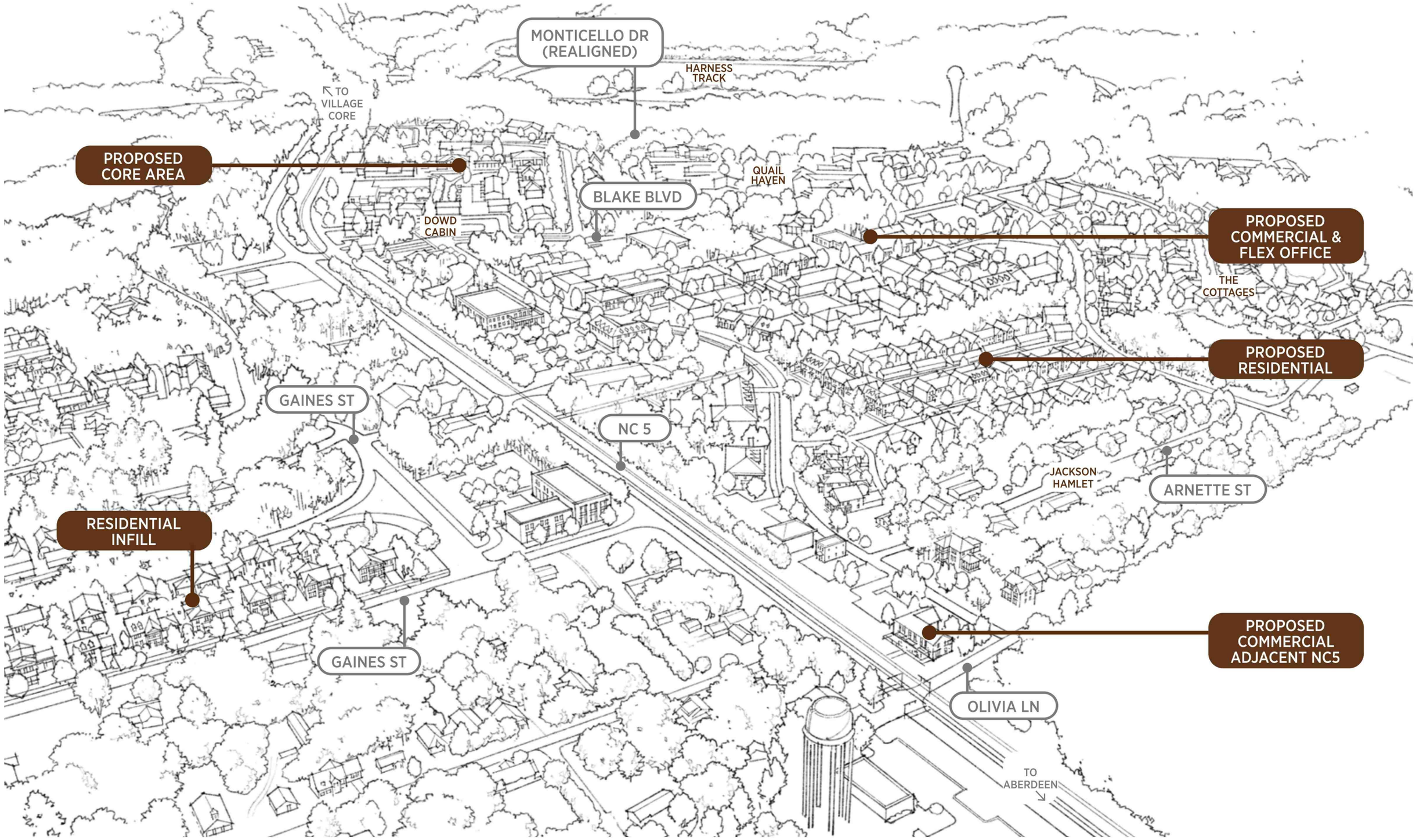
Existing





Proposed

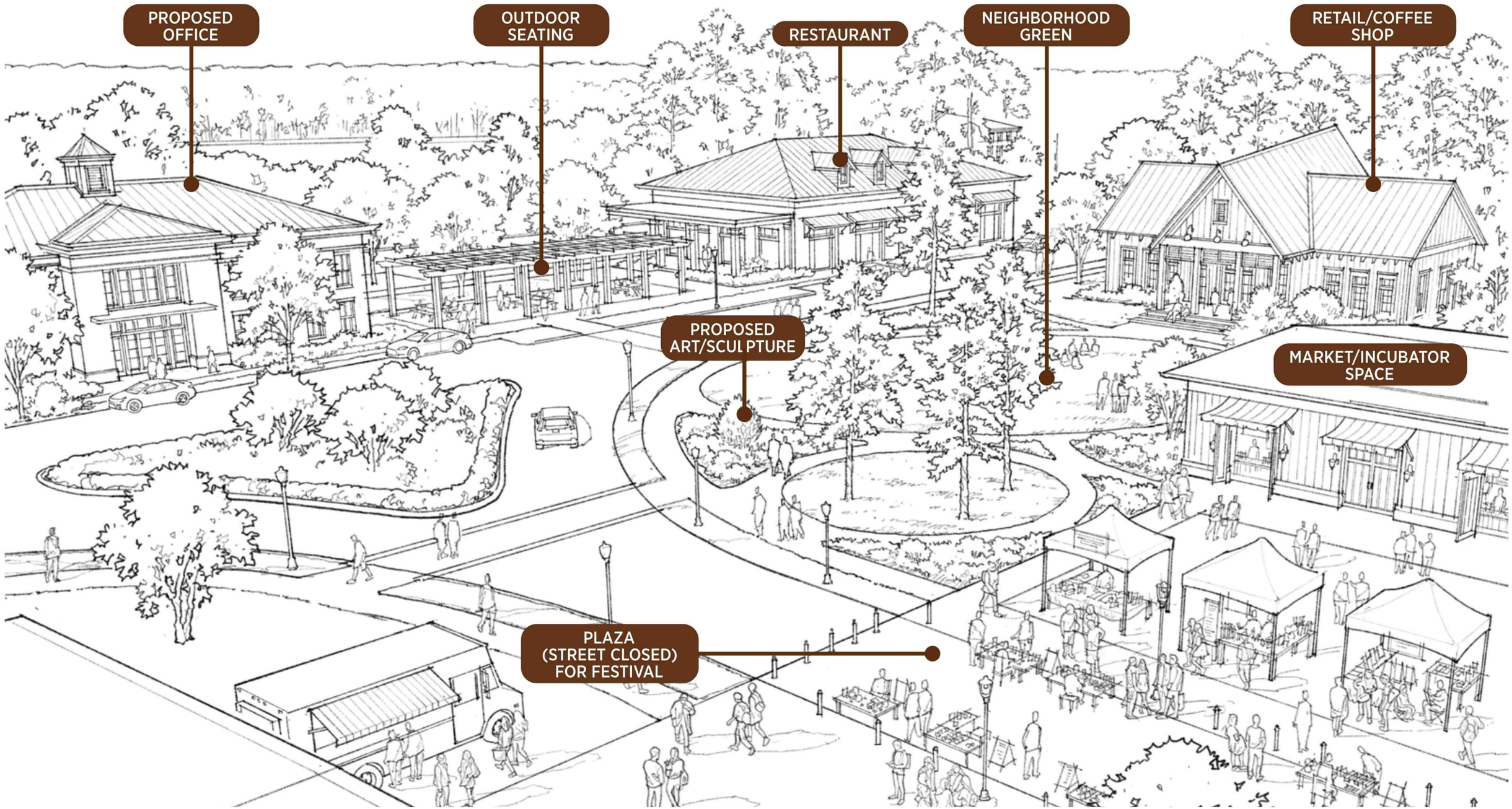




PINEHURST SOUTH - AERIAL RENDERING

This rendering is illustrative only and subject to change.

Source: Design Collective, Inc. & Zanetta Illustration

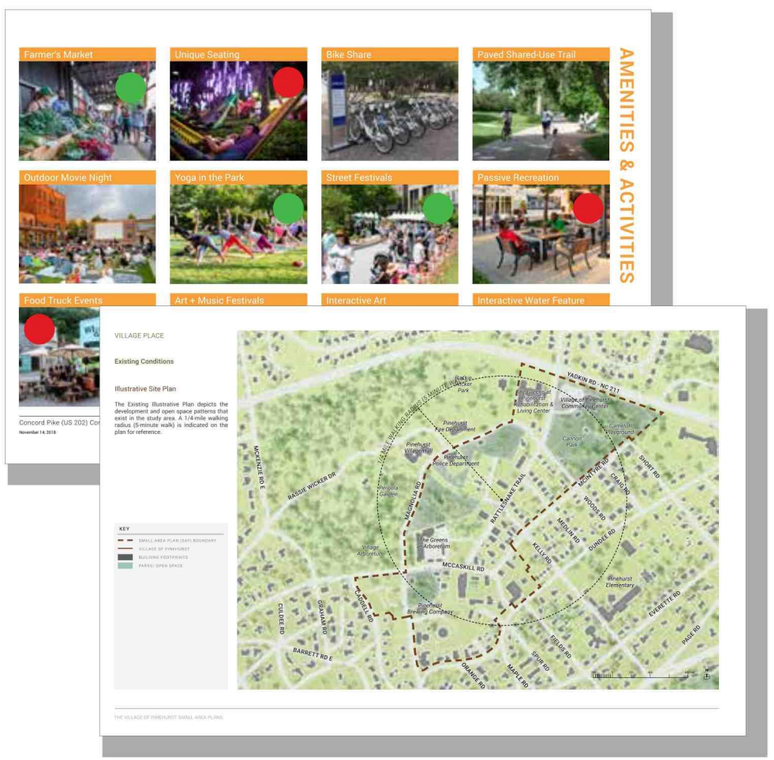


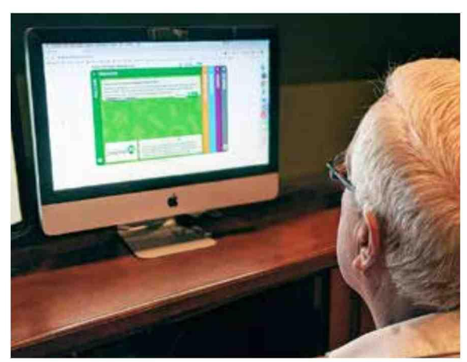
PINEHURST SOUTH - BIRD'S EYE RENDERING

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

BREAK-OUT ROOM DISCUSSIONS

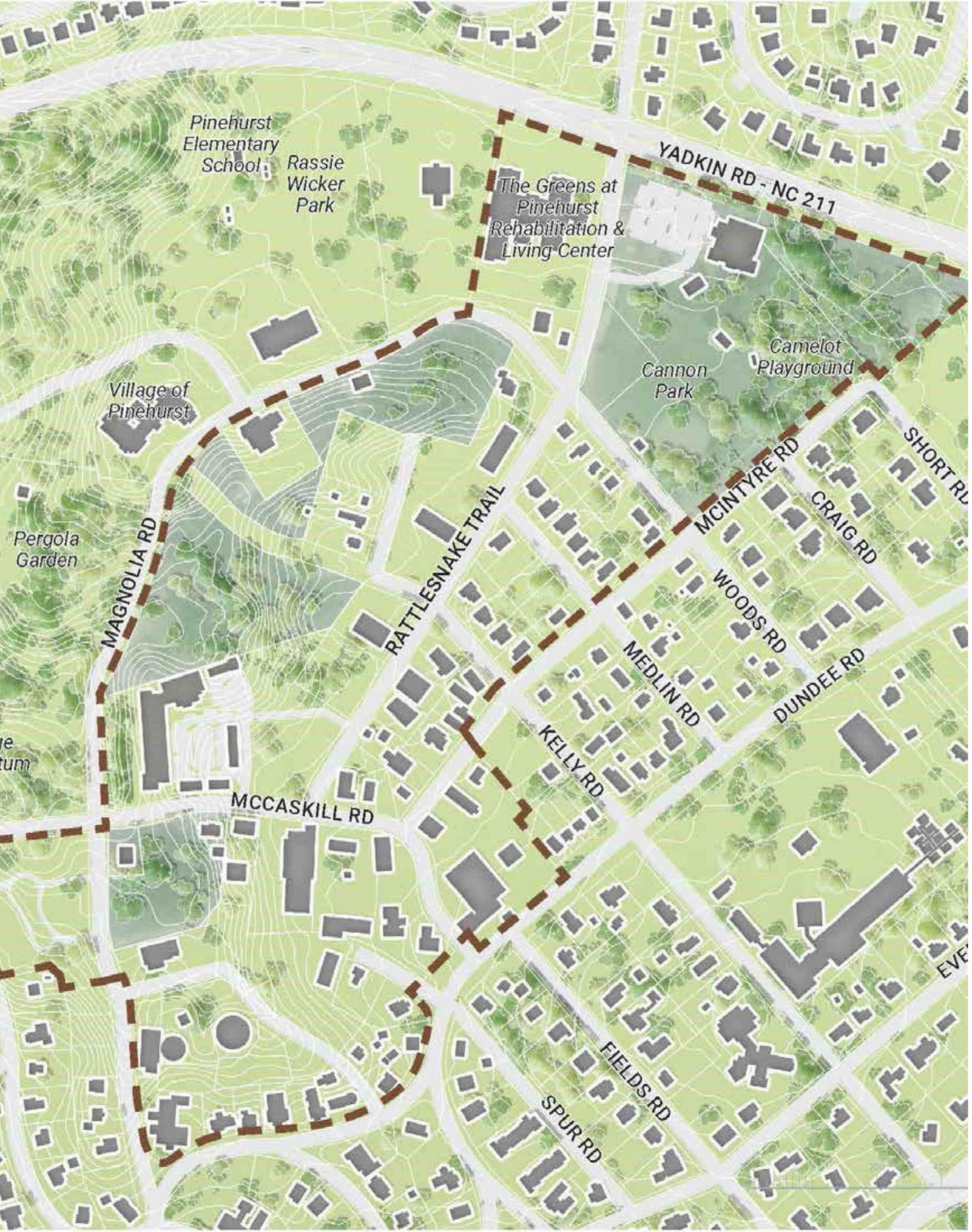
BREAK-OUT ROOM DISCUSSIONS





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

NEXT STEPS



NEXT STEPS

Following the Workshop:

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

HTTPS://ENGAGE.VOPNC.ORG/SMALLAREAPLANS

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

Design Collective

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

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

Workshop Date: June 2, 2021

VILLAGE PLACE

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

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

Proposed Open Space & Pedestrian Circulation:
- Amphitheater has been talked about a lot

Detail Plan:
- Participants generally liked the green space
- Plan rendering was well liked

Precedents:
- One person against B5
- Planning liked the amphitheater precedent
- Third floors are never used in commercial areas
- One participant not sure if mixed use will work in this area, heightens the demands for infrastructure too much.

Breakout Room #2 Comments
Facilitator: MacKenzie Twardus, Design Collective

Low/High Intensity Plan Options:
- Overall very complimentary of the plans - feel that a lot of the concerns have been captured by this approach
- Like that the concept has buildings fronting the streets
- Concern for topo constraints - how are we accommodating ADA accessibility/older residents who want to live here but not on a 2nd floor. Some older residents would love to live where the "action" is happening - not for the jobs but for activity, hobbies, etc. Which type of residential is supporting this user? This user also would want low maintenance - condo or rental, where they do not need to maintain the yard, etc.
- Like the High Intensity plan because it creates destinations (places)

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- Some would prefer fewer SF homes, more mom & pop shops – this area has a lot of SF existing, but is missing destinations
- The group would support the idea of a parking garage behind the hotel building – if we could get more people to walk into the Village Center (VC) rather than drive, it would be great. The topo here would also support an off-hill garage

Connections/Street Network:

- In support of road connections
- Be cognizant of connections to other destinations in this area – if we improve the streetscape, then we can encourage visitors of Pinehurst to explore this area, connect to the Arboretum, etc. This could be a great way to encourage visitors to support local businesses as well
- In support of connection to Orange Rd as it is a more direct connection to the Village Center (VC)
- In support of new sidewalks/connections – make sure sidewalks are wide enough for outdoor dining + pedestrian area

Buildings:

- In support of 3-story building if in the right location – i.e., next to The Greens, which is already a taller structure within this neighborhood or next to the Open Space/Retail Core.
- The concern with 3 story is feeling "claustrophobic" if the buildings are too tall and too close together
- Take advantage of the topography in this area to use 3 stories in a walkout condition – 2 stories in front, 3 behind, with a garage in the rear
- Garages should be in the rear/hidden

Precedent Images:

- In support, no red flags

Side note: Concern that businesses currently close early at 5 pm, so there is no "evening activity"; hopefully this development could promote businesses being open longer and, in turn, more residents would be able to visit those businesses in the evening/after work or after caring for a family member

Breakout Room #3 Comments
Facilitator: Matt D'Amico, Design Collective

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

- Kelly Extension may restrict public use in front of Village Hall
- Don't like extending Medlin Rd
- Extending Spur Rd is good
- Offsetting from Rattlesnake Trail is more appropriate
- Whether [the street extension] continues depends on other considerations
- Parking for new residential in back is a problem for houses that may need backyards; kids forced to play in street. (If large lot, garage in rear off alley, and still room for big backyard, that would be ok)
- Don't support housing above retail; looks too urban

- One of the strengths is proximity to NC 211 which can handle traffic; people can use NC 211 to get to restaurants, etc.
- Road layout is creative
- Question: What is the impact on traffic and cut through for the options? Density impacts? How will traffic alter character of existing residential? Not just LOS but circulation?
- Will streets be public? Will Greens at Arboretum be willing to dedicate the street? Will other property owners be willing to dedicate streets?
- Building at the corner of McCaskill and Rattlesnake [Phase 2 of the Greens] is an approved 2-story building. Is this building, in fact, approved and for how long?
- N-S Alignment: Don't like the idea of straight alignment from NC 211 along Rattlesnake Trail to the Village Center; the off-set alignment is preferred

Renderings:
- Renderings look too urban to some participants

Land Use:
- Organization of uses makes sense; uses are appropriate
- Prefer the low intensity plan. FBC that guides the right type, scale, look of buildings.
- Cluster of retail and restaurants make sense. if Village can move its facilities.
- Some do like mixed-use, including residential above retail/commercial, while some do not
- What about the Library? Some think it should stay where is; some argue a new library should be in this area. Consider placeholders for new library and other civic uses on Village owned land, on the west side Rattlesnake there is a 1+ acre, flat parcel owned by Village.

Proposed Open Space & Pedestrian Circulation:
- Like the amphitheater; topo works great; location attractive
- Amphitheater could be bigger

Precedent Images:
- Row A: Don't like dormers; some do like dormers
- A3 and A4: like
- Row A: Where are the garages? Original streets had alleys - ok
- B1: too big
- B2: looks like existing Pinehurst
- B4: don't like scale - too big
- B4: as boutique hotel/B&B may be ok., in keeping with existing historic architecture
- B5: don't like
- C1 and C3: are my favorites
- Row C: Need sidewalks on both sides

Breakout Room #4 Comments
Facilitators: Brian Reetz and Mayte Ortega-Webbert, Design Collective

Low/High Intensity Plan Options - Connections/Street Network:
- 2 stories is a better height; consistent with surrounding context.
- The Hotel and Parking garage (3 stories) do not belong/are out of context

- Low Intensity Plan is better; SFD are preferable to blend with VOP
- The Greens project is not great
- Idea of grouping restaurants is great. Pinehurst Brewing is a magnet. Parking could become an issue if commercial/restaurants are grouped together
- Low Density, Single-Family Detached (SFD) preferable, given the surrounding, existing housing
- Signature piece of Olmsted is the integration of robust landscape
- This area isn't blessed with the mature landscape of other areas of Pinehurst; more parks/landscape could be better
- Integrate buildings with opens space/landscape to match VOP theme and make it more desirable
- Landscape should be natural (organic)
- Three stories can be acceptable if there is a setback with greenery/landscape. Manor is set back from the street and it works. There can be a canyon effect if no setback with 3 stories. With 3 stories, the bottom floor use is important (coffee shop, mom + pop, etc.). It is important to interact with the building's first floor if walking by (welcoming passersby, instead of imposing)
- More parking needed around commercial area
- Additional roads make for more parallel parking
- No diversity currently; it is important to have Multi-Family (MF) to attract a younger population that does not want to own a SFD
- Likes parking internal to block and extra parallel parking
- Retirees move to Southern Pines. Don't have much diversity in the neighborhood
- Concern roads are out of scale. All roads should be similar in scale. Road and sidewalks near Brewery seem too wide
- Make sure to match scale of the commercial in Village Center (VC)
- If sidewalks are too wide, concern over stormwater management (SWM)
- Likes the parks, likes the Low Density Plan Option
- There should be plenty of Open Space (more)

Precedent Images:

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

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

Low Intensity Plan Option:

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

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

High Intensity Plan Option:

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

Other Comments/Thoughts:

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

Connections/Street Network:

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

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

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

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

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

Proposed Open Space & Pedestrian Circulation:

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

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

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

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

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

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

End of PW2 Village Place Facilitator Notes.

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Design Collective

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

Public Workshop 2 (PW2): Pinehurst South (PS) Facilitator Notes Combined
June 8, 2021

Workshop Date: June 2, 2021

PINEHURST SOUTH:

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

Low/High Intensity Plan Options:
- Maintain one to two stories in the core area

Connections/Street Network:
- Possible traffic alleviation issues with more traffic lights

Proposed Open Space & Pedestrian Circulation:
- Would the Shared-Use Path (SUP) really have enough space for safe travel?

Detail Plan:
- Looks really nice

Precedents:
- A1 doesn't fit
- Could the Holly craft show be moved down to the PS core area?
- Open space creates flexibility

Breakout Room # 2 Comments
Facilitator: MacKenzie Twardus, Design Collective

Low/High Intensity Plan Options:
- Like high intensity plan; although it is a long term plan, it creates a good vision for this area. The VOP is running out of room, so this area is critical to future development
- Still big concern for Highway 5 traffic – how are we going to mitigate this in the near term? Some do not think this plan helps this problem.
- In support of Monticello realignment and relocation of VOP Service Area
- Like the idea of accommodating residential close to work and play
- Like idea of the Market/Incubator space. Could this be a kitchen of some sort? Talked about Pinescones, a local business that grew from a home-based bakery to a retail store (now 2 stores)

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- Emphasize connectivity to the Harness track, this is an asset to the community and it can be enhanced by this adjacent development
- This plan will attract residents of the Lake; provides great opportunity for multimodal transportation (not having to get into their car to drive to uses)
- Concern for parallel parking; in Southern Pines, parallel parking isn't working too well because residents do not want to/like to parallel park

Precedents:

- Dislike A1: this is too modern/dark for Pinehurst; maybe this would work near the brewery, if anywhere
- Dislike D3: too formal for Pinehurst
- Like B5: like idea of incorporating a small grocer, they would need visibility, but this would be great for residents to have a grocer closer to the Village

Breakout Room # 3 Comments
Facilitator: Matt D'Amico, Design Collective

Low/High Intensity Plan Options:

- Buildings: key here is a cohesion of architecture, to blend everything together. Form-Based Code (FBC) will be important

Monticello Drive Realignment – Relocation of Village Service Area:

- Creative idea
- To accommodate public services - ok
- Rather than spend money for Monticello, put commercial on south side. Or, commercial may be inappropriate here, as Village land only might be preferred
- Concern about truck traffic on Monticello; need to know impact before support. What Village vehicles would be coming in and out?
- Clever idea

Land Use:

- Residential: not on east side of NC 5; not Single-Family Detached (SFD); some Multi-Family (MF) maybe ok
- Comp Plan did not call for SFD housing primarily east of NC 5. Why is SFD shown here now? Don't think SFD makes sense here; was meant to be commercial; an anchor for Innovation Hub may be needed. Stacked Residential was recommended in Comp Plan
- There is more SF going in south on NC 5
- Like Mixed-Use; would not like a 8-, 10-, or 12-unit MF building. MF could be above commercial. Ok with SFD
- Big issue is amount of traffic already there. Need to avoid adding more traffic with high intensity development. Commercial with residential above is not helpful; not likely accommodated on NC 5. Internal streets ok, but doesn't alleviate traffic on NC 5
- Research, Innovation, medical are preferred as they don't generate much traffic, per Comp Plan. Professional offices - ok. Not an attraction; not retail. Generates less trips. Don't need to attract more people or density here

- Difference of opinion - would like to see people come here. Some increment of future development could occur while still being in keeping with character of VOP. For people, residents and visitors of local residents who live in this area, some retail and business would be beneficial
- We want to attract visitors, retail shoppers to Village Center, not here. Differing opinions - some think Pinehurst South (PS) could accommodate some retail, visitors. While Village Place is local, regional draw is the Village Center.

Connections/Street Network:
- Would Western Connection happen and affect this plan? [While studied, the Western Connector is not funded.]
- Low intensity professional offices makes more sense because of lack of connectivity

Open Space:
- Buildings need to have lots of open space, breathing room around them.

Precedent Images:
- B2 is like Turnberry Woods; this seems ok; need open space around the buildings
- B3 charm is nice; some like, some don't

Breakout Room #4 Comments
Facilitators: Brian Reetz and Mayte Ortega-Webbert, Design Collective

Low/High Intensity Plan Options - Connections/Street Network:
- High Density Plan has merit given that growth will occur
- NC 5 and traffic are still a concern; concerned about Blake Blvd. and cars
- Brick sidewalks should be a requirement
- VP should be low density; PS high density
- Office space and occupancy may be too much, but if there is a demand, it could be good to have
- Public Service Area: proposal to move Monticello south was to create space for Service Area relocation from VP; the High Density Plan Option shows additional Office
- Not enough space for the Public Service Area; new development takes away the space gained for the VOP Public Service Area
- Question: Who owns Olivia Road?
- Although the design should reflect the VOP theme, it should not imitate VOP Village Center area; PS can be a little different
- likes the idea of pulling commercial traffic off of NC 5; no driveways from NC 5
- Prefers idea of moving density here, in PS, rather than taking natural areas and green spaces elsewhere
- Walkability is key to growth; currently, there is nowhere to go; glad to see connections being made
- There should be more Multi-Family (MF) in this area
- This is an entry corridor; it is important to have landscape and VOP character to reflect the theme of VOP; people should know they are entering VOP
- Surprised about lack of MF here
- There should be more MF here; there are too many Single-Family (SF) units
- Opportunity to connect to Harness Track and Clubhouse

- Likes idea of pulling commercial traffic off of NC 5
- Some think this area should continue to reflect the character of Pinehurst; this area is a gateway corridor and it should continue to have trees and plantings; think of this area as an introduction to VOP; needs to look similar and fit in
- Prefers sand/clay paths or decomposed granite

Precedent Images:

- A1: do not like; more Colonial look
- A3 and A4: preferred Images; more like VOP
- B2 and C2: have the look of the Village
- C1: visually desirable, but is a fantasy
- Row C: brick sidewalks are preferable

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

Low Intensity Plan Option:

- Can't stop forward progress; thumbs up to greenway along NC 5; would love for it to continue north to Village Center (ongoing negotiations)
- Favor the Low intensity Plan Option
- Would like a hybrid model; independent land owners; a plan that accommodates both dense and low density areas
- Low Intensity Single Family (SF) looks right and beautiful
- Make single family housing/lots larger; focus on low density and no Multi-Family
- More concern over development character than the High vs. Low Intensity Plan Options

High Intensity Plan Option:

- Roads and utility infrastructure are a cost to existing residents
- Opposed to Industrial use in Residential area
- Established Multi-Family precedent on NC 5; NC 5 will not support high density
- Work with Aberdeen Carolina and Western Railroad (ACWR); move railroad to bypass all of Pinehurst
- [Participant] met with ACWR (railroad); their priority is moving chicken grain from Hamlet to Mt Airy chicken processing; RR would be happy if this is accommodated
- Work with NCDOT to buy RR to bypass Pinehurst altogether; take RR square footage to make greenway; golf cart from Aberdeen to Pinehurst
- Movement along US 1 in Aberdeen; Aberdeen to elementary school in golf carts!
- Would go far to limit traffic on NC 5 so that Multi-Family (MF) can come to NC 5
- Open up area around USGA headquarters; multi-modal movement from Aberdeen to Pinehurst, almost to Southern Pines area; connect the three small towns
- Would alleviate traffic on little roads
- RR property on Village Acres; $1 Billion to move RR
- Rails with trails are good as proposed; few pedestrian deaths
- The residents of the Hamlet community travel on foot; adding sidewalks/walkability helps underserved community

- Encourage no chains, no box stores - want retail development models that support locally-owned businesses
- Consider private property owners in planning
- Don’t care what development [use] is; it just needs to be consistent with existing Pinehurst character
- Where MF is provided on the plan, replace with SFD
- Mix of uses is important; families are there whether residential is Single- or Multi-Family; encourage walking to services and walkability won’t contribute to traffic increase on NC 5

Connections/Street Network:

- Like the connectivity in roads; lack of network is a current shortcoming in this area
- Drivers are now taking advantage of Monticello Drive to get to Morganton; don’t like this cut-through; additional roads would help alleviate
- Plan looks appropriately Olmstedian in street moves
- Want this area to not be the “red headed stepchild” of Pinehurst; let it adopt a related character, not identical to other areas but have similar thread
- Want to see a hybrid of low and high intensity; services need to happen with residential
- Great non-motorized connectivity
- Very supportive of walkability aspect with more sidewalks and trails

Open Space Network:

- Want families to have access to more sports fields and recreation
- Multi-Family: want Open Space as part of Multi-Family development
- More Open Spaces; playgrounds
- Mayor of Charleston: commercial places need spaces where people want to sit and enjoy, where public can use it; may prefer open green space at commercial uses
- Preference for commercial/retail along the green space to encourage public use and engagement versus private use (or perceived private use) by Single-Family units
- Encourage perception and practice of public ownership of Open Space

Precedent Images:

- Row A: like top row except top left (A1) (2)
- A2: don’t like Single-Family Attached image
- Like commercial buildings that look residential, that look like old town [the Village Center (VC)] (3)
- Dulles Town Center is trying to become Pinehurst and has similar building character
- Like images that show intimate places, consistent with character of Pinehurst
- A4 and A5: Single-Family Detached; like (3)
- B2 and B3: like a lot (3)
- B5: Fresh Market; like the grocer, but don’t like the signage
- C1: like (1)
- C5: don’t like parallel parking on both sides (2)
- D2: like open space with flexibility (1)
- D5 - like markets; European feel with the use of public space (1)

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

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

- Regarding Compatibility: Not compatible; not anything really there to begin with. Writing on a blank slate. Problems with crossing Beulah Hills is a tough problem. Solution with proposed new intersection with all new crosswalks - that is pretty good
- Prefers to the low density
- Question: Is there a proposed shared access path going west to the Lake. Lake Hills Road? How do you access the people that live in that area? Lots of people over there.
- Question: Has an overpass ramp has been explored?
- Question: Wellness lead-in: where is the connection between wellness and the plan?
- Question: Did anyone consider campus with soccer or baseball diamonds and tennis courts, to attract people from other parts of VOP to attend games? Is there enough land to do that? Something everyone could enjoy? For residents of the VOP. Golf? Equestrian?
- Lots of opportunity. Participant lives closer to the Resort and frequents establishments in this area. Adding things for people to do. Restaurants? Great area for development. Traffic will always be a problem – but this could be a way to help mitigate that. Likes the Mixed-Use; likes that medical was taken out. If we want to be golf central, opportunities to do that in other places. Don't take away Post Office and ABC store
- Question: Focal point switch from innovation hub to health and wellness – where is that shown in the plan? Yoga studio? Spinning class? Trails to walk or ride
- Differing opinions: some prefer the Low Intensity Option, others prefer High Intensity
- Question: What kind of commercial? Right space would be good; not some wild and crazy chaos going on. High intensity isn't a bother but make sure it's the right thing. Don't just build to build. Great space for commercial. Where else do you put it? Likes the commercial
- Comment: Form-Based Code (FBC) doesn't proscribe the use

Moving the VOP Service Area:

- It is a surprise. What occurs in the Village Service Area? Garbage? Less intense equipment? It seems to really help the VP SAP instead of helping the PS SAP; not opposed for sure, but really doesn't understand what it is
- Didn't know about it before; it wasn't in the survey. Can't develop VP without moving it; it needs to go somewhere
- Movement of Monticello Drive is tied to relocating the VOP Service Area; if you don't move service area don't need to re-align

Facilitator Comment: The discussion really focused on what the VOP Service Area is and what happens there. The participants that lived near VP seemed to like moving it here, while the folks that lived closer to this area seemed to feel like it was being dumped on them. It seems like a better description of what it is and will look like would be helpful.

Connections/Street Network:

- Question: This is a conceptual plan layout only, right? Facilitator response: yes, conceptual only

Open Space Network:

- Not enough open space in the plan

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

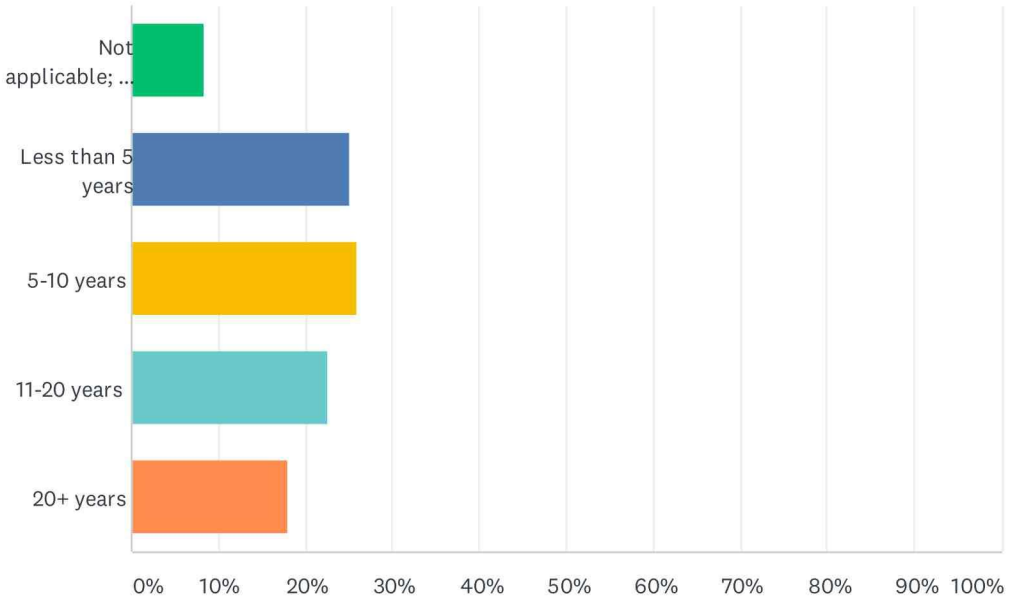
[Room #7 joined Room #5 due to participant turnover.]

End of PW2 Pinehurst South Facilitator Notes.

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

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

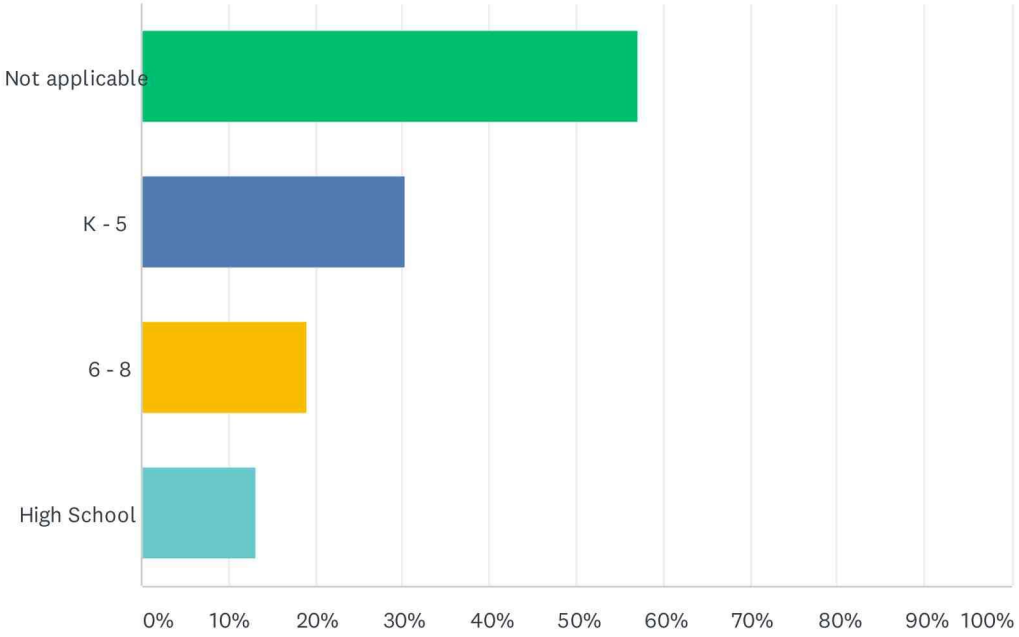
Answered: 362 Skipped: 0



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

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

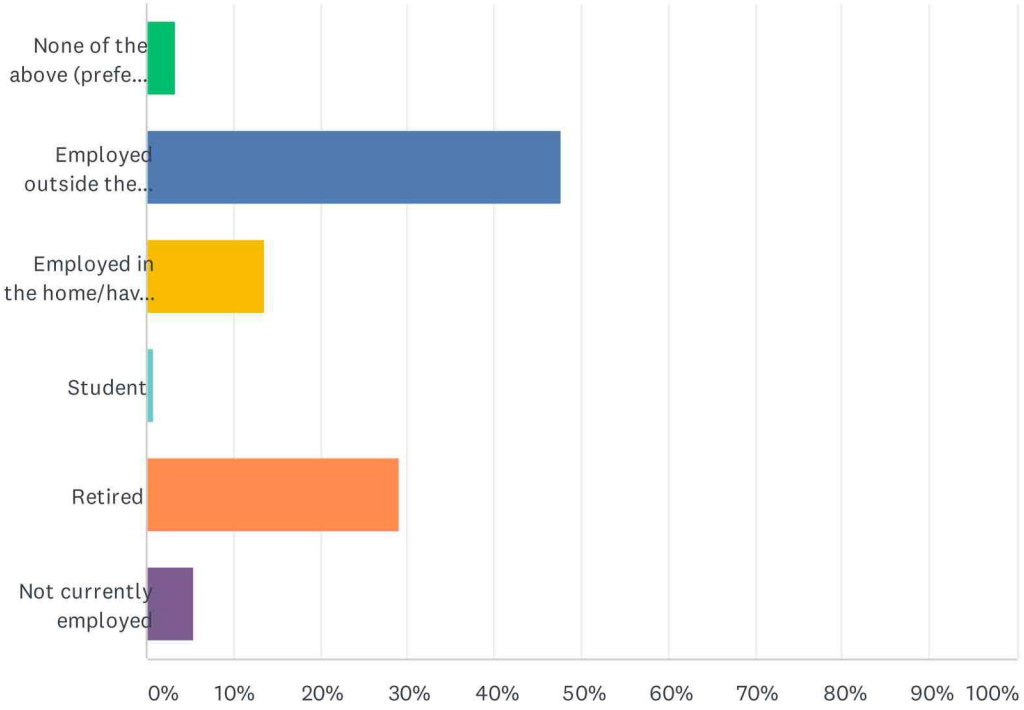
Answered: 362 Skipped: 0



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

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

Answered: 362 Skipped: 0



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

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

Answered: 220 Skipped: 142

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

34	28327	6/26/2021 6:44 AM
35	28374	6/26/2021 6:29 AM
36	28374	6/25/2021 10:29 PM
37	28310	6/25/2021 10:21 PM
38	28387	6/25/2021 8:24 PM
39	28374	6/25/2021 6:22 PM
40	28374	6/25/2021 5:52 PM
41	28387	6/25/2021 5:33 PM
42	28379	6/25/2021 3:03 PM
43	none	6/25/2021 11:51 AM
44	28387	6/25/2021 10:40 AM
45	28387	6/25/2021 10:18 AM
46	28144	6/25/2021 8:52 AM
47	NA	6/25/2021 8:02 AM
48	28374	6/25/2021 7:12 AM
49	28374	6/24/2021 11:32 PM
50	28374	6/24/2021 9:22 PM
51	28374	6/24/2021 8:44 PM
52	28374	6/24/2021 8:35 PM
53	28387	6/24/2021 8:27 PM
54	28374	6/24/2021 6:56 PM
55	28374	6/24/2021 6:29 PM
56	28310	6/24/2021 4:33 PM
57	28387	6/24/2021 3:50 PM
58	27376	6/24/2021 3:23 PM
59	28374	6/24/2021 12:58 PM
60	28374	6/24/2021 10:22 AM
61	28376	6/24/2021 9:19 AM
62	28374	6/24/2021 9:04 AM
63	28374	6/24/2021 8:25 AM
64	28374	6/24/2021 6:56 AM
65	28374	6/24/2021 6:20 AM
66	28327	6/23/2021 11:53 PM
67	28374	6/23/2021 11:27 PM
68	28310	6/23/2021 11:22 PM
69	28387	6/23/2021 10:22 PM
70	28374	6/23/2021 8:59 PM
71	28303	6/23/2021 8:58 PM

72	28310	6/23/2021 7:43 PM
73	28374	6/23/2021 7:43 PM
74	90210	6/23/2021 4:40 PM
75	28374	6/23/2021 3:44 PM
76	28387	6/23/2021 3:40 PM
77	28374	6/23/2021 2:07 PM
78	28374	6/23/2021 12:50 PM
79	28387	6/23/2021 10:13 AM
80	28373	6/23/2021 9:58 AM
81	28315	6/23/2021 8:19 AM
82	28315	6/23/2021 7:17 AM
83	28374	6/23/2021 6:40 AM
84	29374	6/23/2021 6:36 AM
85	277105	6/23/2021 5:30 AM
86	28301	6/22/2021 10:16 PM
87	28374	6/22/2021 10:13 PM
88	28387	6/22/2021 9:53 PM
89	28376	6/22/2021 9:25 PM
90	28374	6/22/2021 9:25 PM
91	28374	6/22/2021 8:45 PM
92	28374	6/22/2021 8:03 PM
93	38374	6/22/2021 7:33 PM
94	28374	6/22/2021 7:10 PM
95	28387	6/22/2021 6:34 PM
96	28374	6/22/2021 6:20 PM
97	28374	6/22/2021 6:18 PM
98	28374	6/22/2021 6:03 PM
99	28374	6/22/2021 6:02 PM
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101	28374	6/22/2021 5:45 PM
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103	28374	6/22/2021 2:10 PM
104	28387	6/22/2021 1:59 PM
105	28315	6/22/2021 1:52 PM
106	70951	6/22/2021 1:43 PM
107	28387	6/22/2021 1:30 PM
108	28374	6/22/2021 12:45 PM
109	28374	6/22/2021 12:35 PM

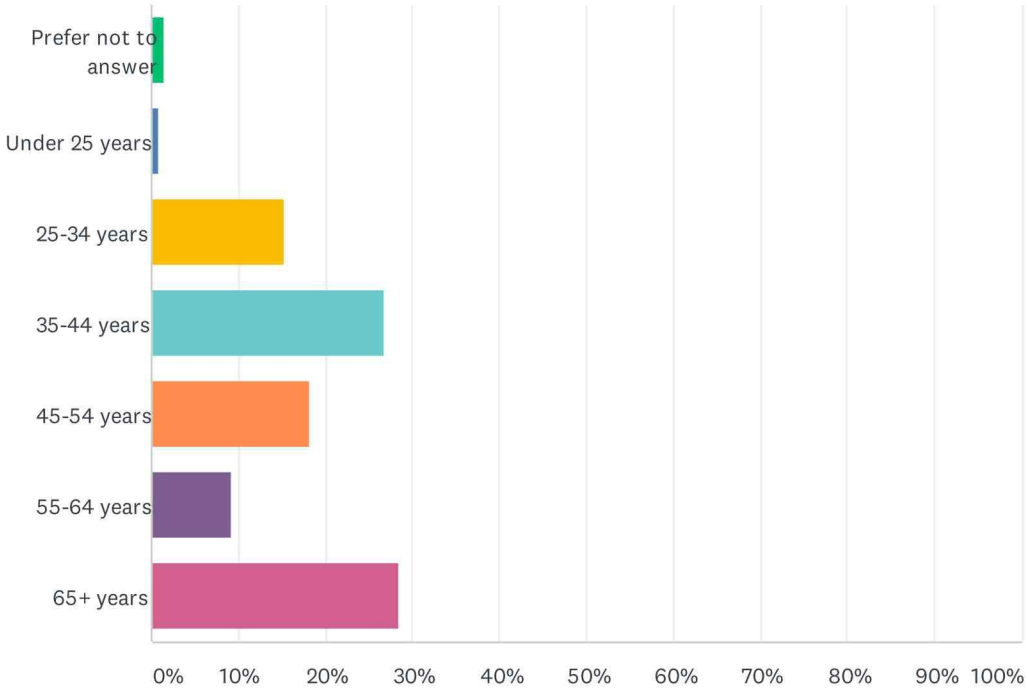
110	27603	6/22/2021 10:02 AM
111	28374	6/22/2021 9:45 AM
112	28374	6/22/2021 9:43 AM
113	28374	6/22/2021 9:43 AM
114	28304	6/22/2021 9:11 AM
115	28374	6/22/2021 8:44 AM
116	28387	6/22/2021 7:37 AM
117	28374	6/22/2021 6:49 AM
118	28301	6/22/2021 6:34 AM
119	28374	6/22/2021 4:35 AM
120	28374	6/22/2021 4:25 AM
121	28374	6/22/2021 12:38 AM
122	29315	6/21/2021 11:56 PM
123	28387	6/21/2021 11:32 PM
124	28372	6/21/2021 11:09 PM
125	28374	6/21/2021 11:09 PM
126	28374	6/21/2021 11:05 PM
127	28387	6/21/2021 10:51 PM
128	28303	6/21/2021 10:06 PM
129	44685	6/21/2021 9:56 PM
130	28376	6/21/2021 9:03 PM
131	28374	6/21/2021 9:01 PM
132	27332	6/21/2021 7:51 PM
133	28374	6/21/2021 7:48 PM
134	28394	6/21/2021 5:20 PM
135	28374	6/21/2021 3:52 PM
136	28326	6/21/2021 2:37 PM
137	28387	6/21/2021 2:36 PM
138	28310	6/21/2021 2:23 PM
139	28374	6/21/2021 2:12 PM
140	0	6/21/2021 2:08 PM
141	28374	6/21/2021 1:32 PM
142	28374	6/21/2021 12:59 PM
143	28315	6/21/2021 12:57 PM
144	28374	6/21/2021 12:55 PM
145	Large area/mult states	6/21/2021 12:53 PM
146	28374	6/21/2021 12:45 PM
147	28387	6/21/2021 12:37 PM

148	28327	6/21/2021 11:16 AM
149	28374	6/21/2021 10:11 AM
150	28387	6/21/2021 9:48 AM
151	N/A	6/21/2021 9:37 AM
152	28374	6/21/2021 8:00 AM
153	28387	6/20/2021 7:07 PM
154	28374	6/20/2021 2:01 PM
155	22201	6/20/2021 12:35 PM
156	28374	6/20/2021 8:57 AM
157	28326	6/20/2021 5:21 AM
158	N/A	6/19/2021 10:03 PM
159	28374	6/19/2021 8:15 PM
160	28304	6/19/2021 7:22 PM
161	28374	6/19/2021 5:37 PM
162	0	6/19/2021 4:15 PM
163	28315	6/19/2021 2:53 PM
164	28374	6/19/2021 1:31 PM
165	28374	6/19/2021 1:10 PM
166	28078	6/19/2021 12:18 PM
167	N/A	6/19/2021 11:45 AM
168	28305	6/19/2021 7:43 AM
169	28301	6/19/2021 6:25 AM
170	28374	6/19/2021 12:01 AM
171	28374	6/19/2021 12:01 AM
172	95014	6/18/2021 11:11 PM
173	28305	6/18/2021 8:58 PM
174	28315	6/18/2021 7:48 PM
175	28374	6/18/2021 7:24 PM
176	28387	6/18/2021 6:53 PM
177	28374	6/18/2021 6:07 PM
178	28387	6/18/2021 5:40 PM
179	28374	6/18/2021 5:09 PM
180	28370	6/18/2021 4:34 PM
181	28374	6/18/2021 4:32 PM
182	25322	6/18/2021 3:28 PM
183	28374	6/18/2021 3:02 PM
184	28315	6/18/2021 2:30 PM
185	Retired	6/18/2021 2:27 PM

186	0	6/18/2021 2:24 PM
187	28308	6/18/2021 2:20 PM
188	28310	6/18/2021 2:17 PM
189	N/A	6/18/2021 2:15 PM
190	28374	6/18/2021 2:14 PM
191	28307	6/18/2021 1:44 PM
192	28374	6/18/2021 1:22 PM
193	28374	6/18/2021 1:16 PM
194	T	6/18/2021 1:15 PM
195	28374	6/18/2021 1:06 PM
196	28310	6/18/2021 1:03 PM
197	28374	6/18/2021 1:00 PM
198	28374	6/18/2021 12:44 PM
199	Na	6/18/2021 12:43 PM
200	28374	6/18/2021 12:36 PM
201	28374	6/18/2021 12:33 PM
202	28374	6/18/2021 12:31 PM
203	28374	6/18/2021 12:29 PM
204	28310	6/18/2021 12:18 PM
205	28374	6/18/2021 12:16 PM
206	28310	6/18/2021 12:10 PM
207	28303	6/18/2021 12:08 PM
208	28374	6/18/2021 12:06 PM
209	28310	6/18/2021 11:58 AM
210	28387	6/18/2021 11:58 AM
211	28387	6/18/2021 11:57 AM
212	28387	6/18/2021 11:57 AM
213	27376	6/18/2021 11:57 AM
214	28374	6/18/2021 11:56 AM
215	28374	6/18/2021 11:52 AM
216	28374	6/18/2021 11:44 AM
217	28374	6/18/2021 11:42 AM
218	Na	6/18/2021 11:32 AM
219	10036	6/18/2021 11:30 AM
220	28374	6/17/2021 1:50 PM

Q5 Which of the following best describes your age? [Select one]

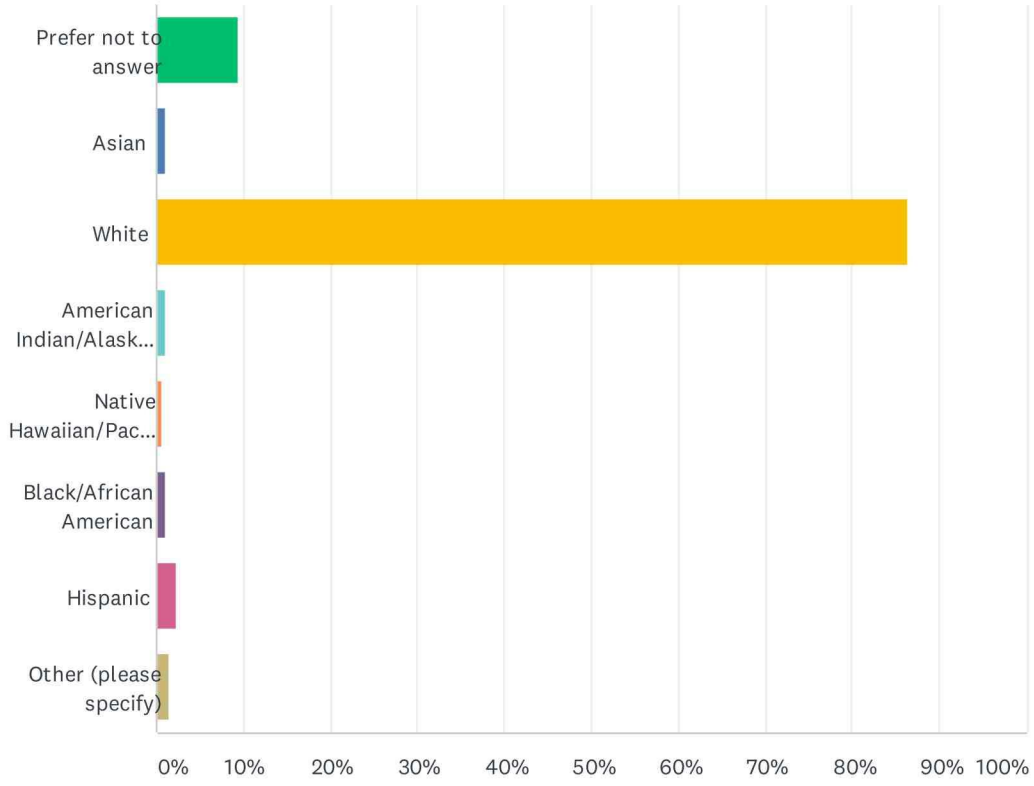
Answered: 362 Skipped: 0



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

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

Answered: 362 Skipped: 0



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

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

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

Answered: 107 Skipped: 255

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

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

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

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

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

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

Answered: 96 Skipped: 266

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

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

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

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

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

Answered: 102 Skipped: 260

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

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

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

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

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

Answered: 104 Skipped: 258

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

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

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

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

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

Answered: 112 Skipped: 250

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

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

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

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

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

Answered: 100 Skipped: 262

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

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

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

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

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

Answered: 102 Skipped: 260

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

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

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

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

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

Answered: 106 Skipped: 256

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

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

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

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

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

Answered: 96 Skipped: 266

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

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

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

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

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

Answered: 83 Skipped: 279

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

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

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

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

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

Answered: 75 Skipped: 287

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

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

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

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

Answered: 74 Skipped: 288

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

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

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

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

Answered: 75 Skipped: 287

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

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

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

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

Answered: 73 Skipped: 289

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

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

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

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

Answered: 72 Skipped: 290

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

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

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

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

Answered: 72 Skipped: 290

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

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

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

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

Answered: 75 Skipped: 287

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

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

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

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

Answered: 71 Skipped: 291

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

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

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

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

Answered: 64 Skipped: 298

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

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

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

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

Answered: 53 Skipped: 309

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

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

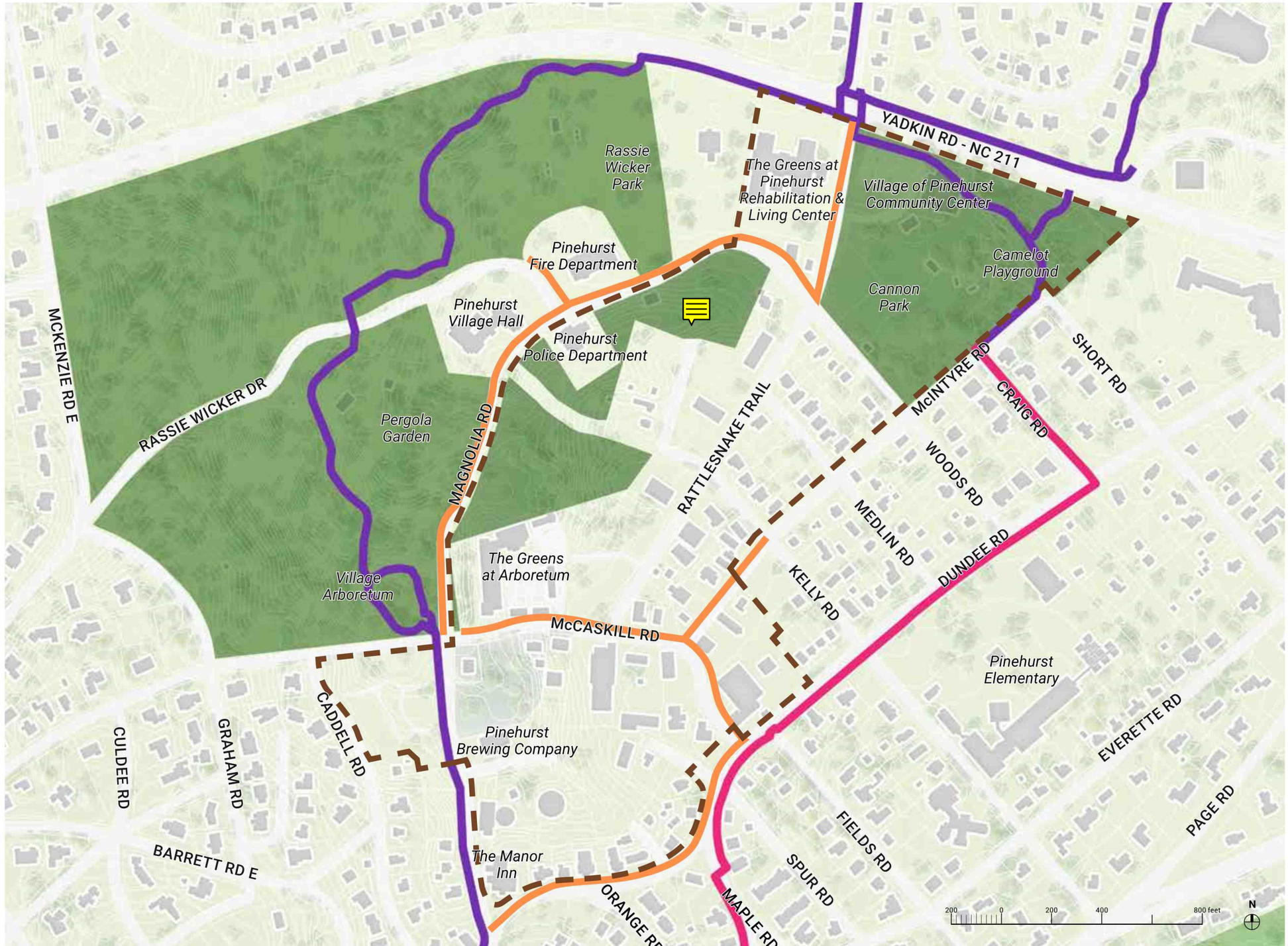
37	traffic on #5 must be controlled. re routing or by pass is needed now!! Additional traffic will only make for accidents.	6/19/2021 3:02 PM
38	Please keep future development as low as possible to keep the small village charm of Pinehurst like it has been and to limit the increasing traffic congestion.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

Existing Open Space + Pedestrian Network

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

KEY

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



Proposed Open Space + Pedestrian Network

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

KEY

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

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

Proposed Open Space + Pedestrian Network

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

KEY

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

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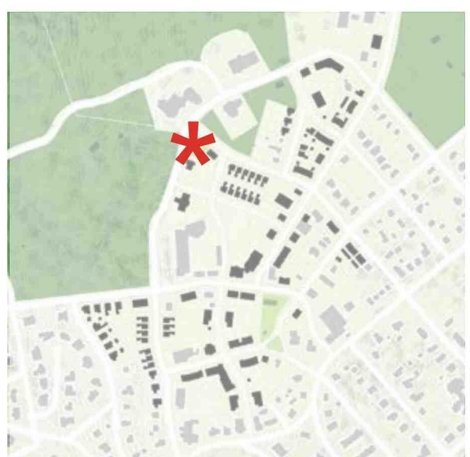
Proposed Amphitheater

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



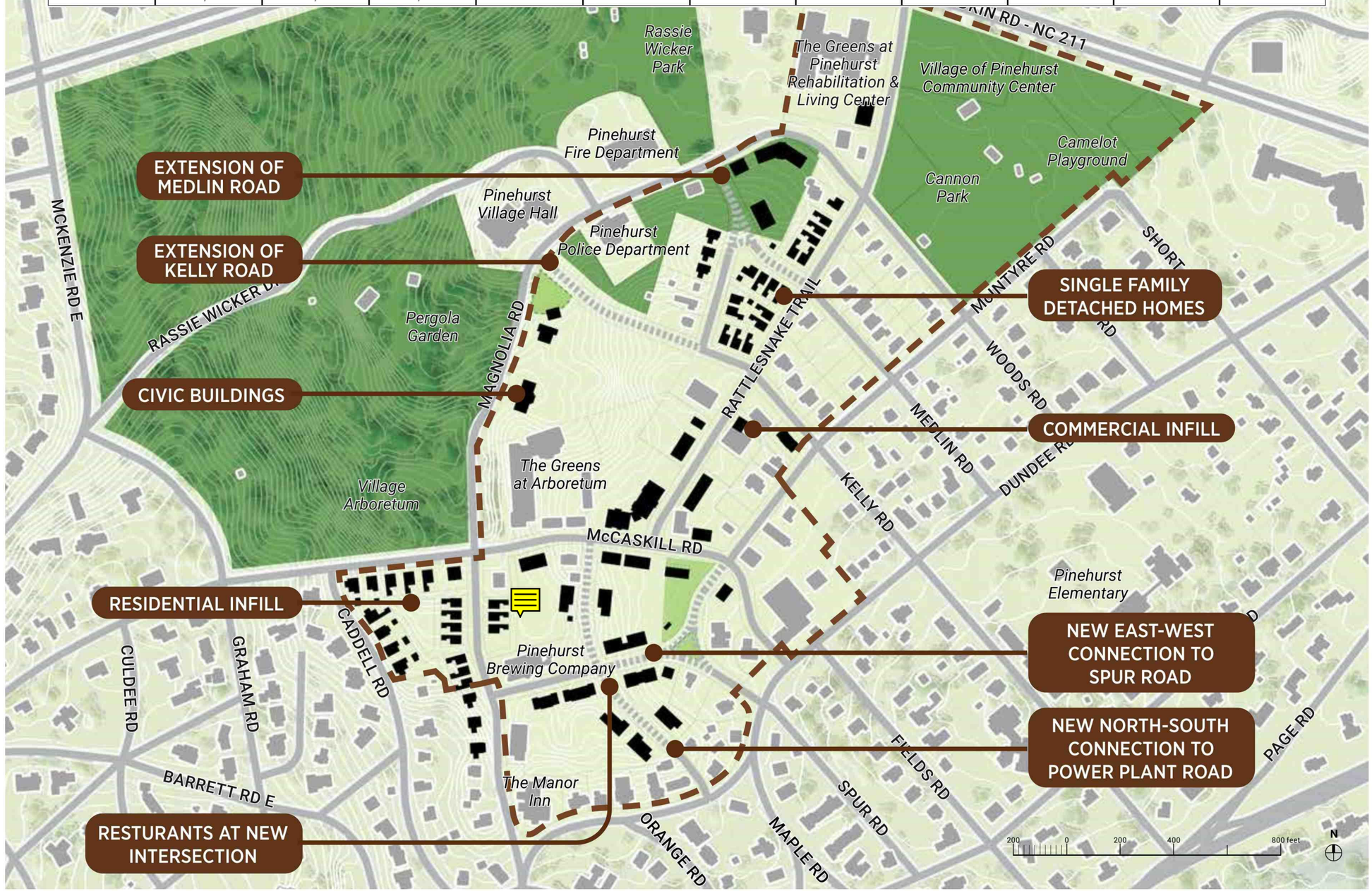
This rendering is illustrative only and subject to change. Source: Design Collective, Inc.

VILLAGE PLACE

Low Intensity Plan Option

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

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



KEY

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

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

VILLAGE PLACE

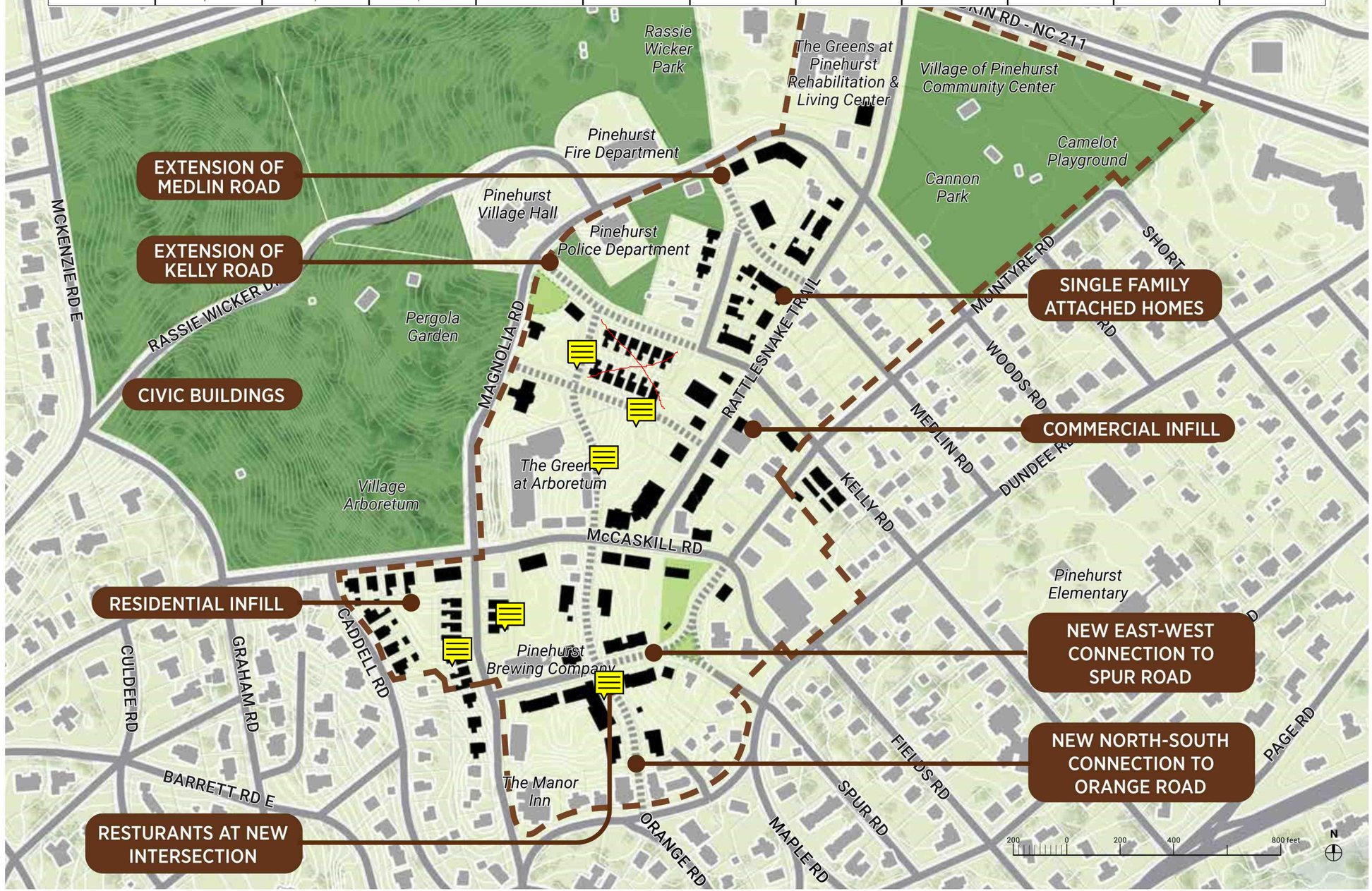
High Intensity Plan Option

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

KEY

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

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



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

ARCHITECTURE

Residential A1

Multi-Family

Residential A2

Single Family Attached House

Residential A3

Single Family Detached House

Residential A4

Single Family Detached House

Residential A5

Single Family Detached House

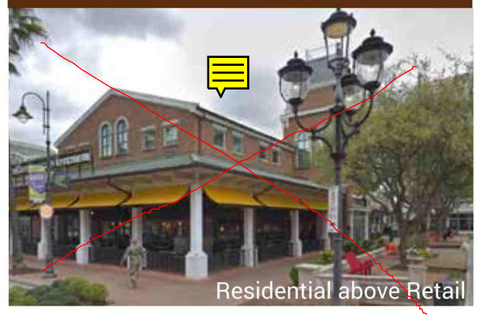
ARCHITECTURE

Commercial: Mixed-Use B1

Live/Work Units

Commercial: Mixed-Use B2

Live/Work Units

Commercial: Mixed-Use B3

Residential above Retail

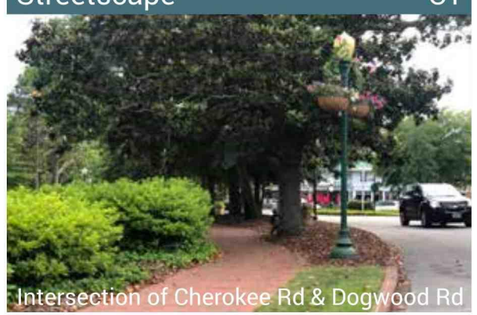
Commercial: Mixed-Use B4

Mixed-Use - Hotel above Retail/Restaurant

Commercial: Retail B5

Retail

STREETSCAPE/ PARKING

Streetscape C1

Intersection of Cherokee Rd & Dogwood Rd

Streetscape C2

Mashpee Commons MA

Streetscape C3

Mashpee Commons MA

Parking: Angled C4

Market Square

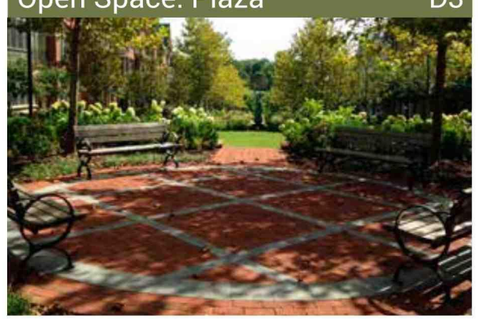
Parking: Parallel C5

Market Square

PARKS/ OPEN SPACE

Open Space: Amphitheater D1

Open Space: Attached Green D2

Open Space: Plaza D3


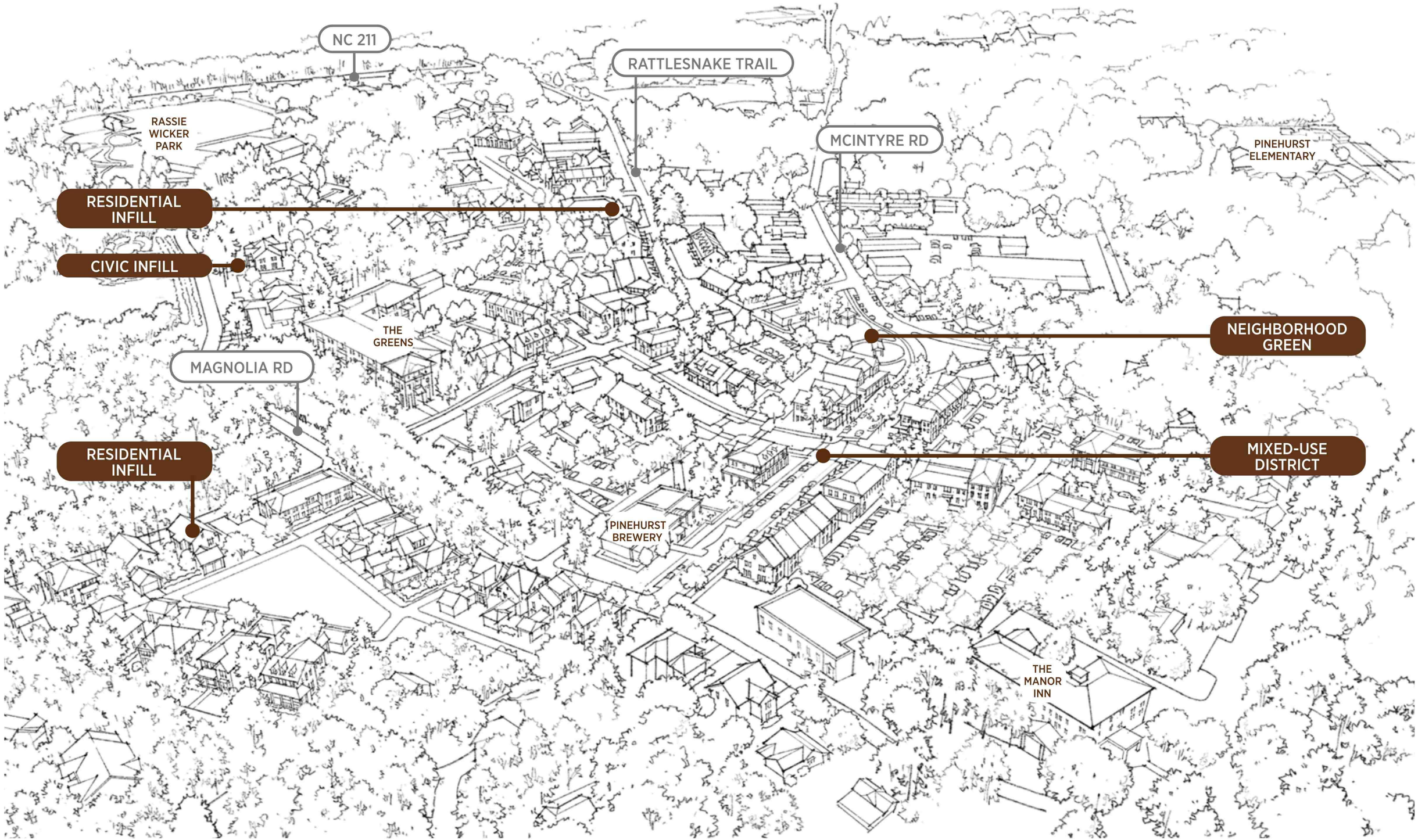
Open Space: Market D4

Open Space: Plaza D5

Detail Plan

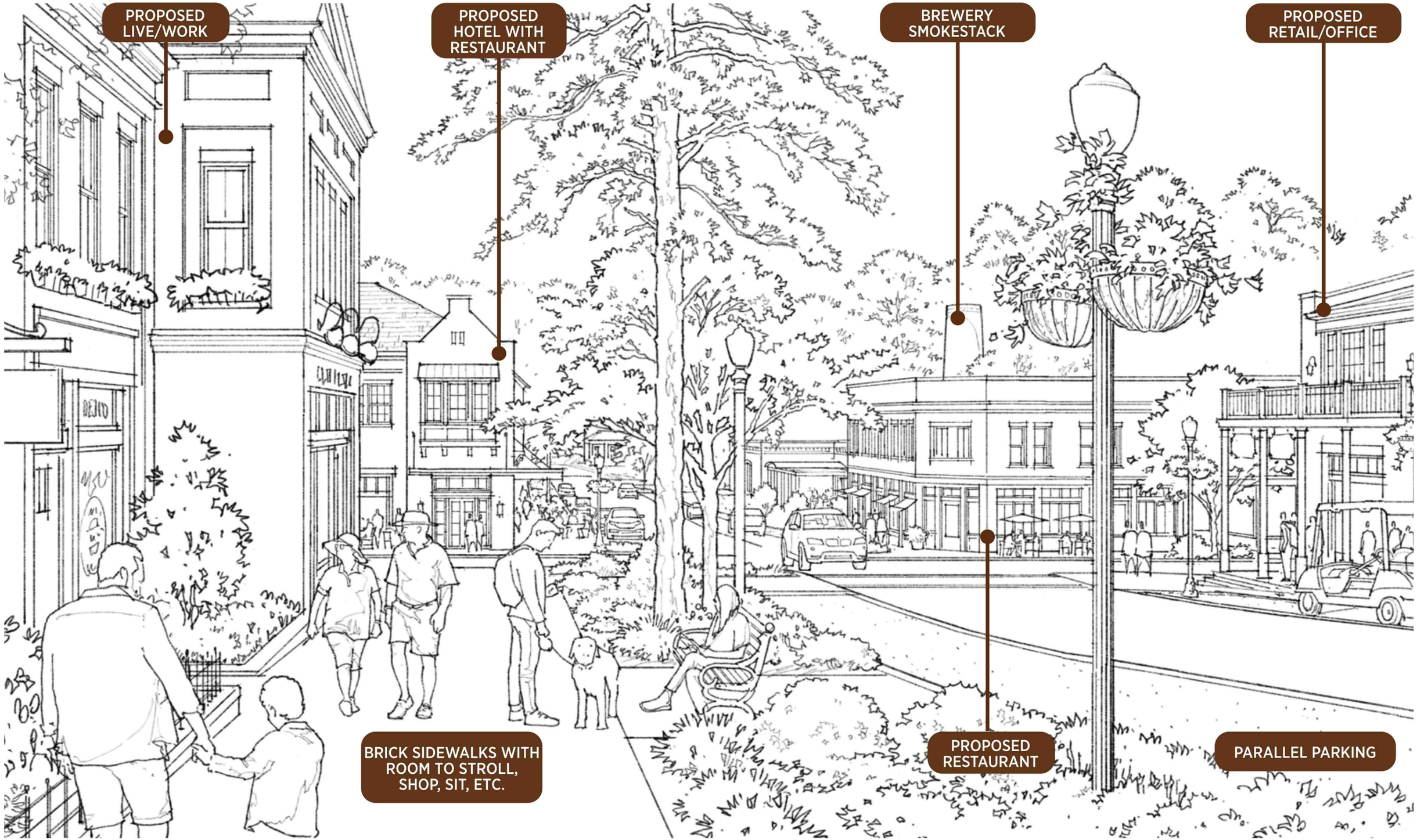
- The Detail Plan illustrates the potential build-out on the area south of McCaskill Road, showing new buildings, streets, parking, open and landscape
- At the core, two new streets cross the area; at their intersection, new Restaurants, a Hotel, Live/Work units, and Professional Offices congregate

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



VILLAGE PLACE - AERIAL RENDERING

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



VILLAGE PLACE - EYE LEVEL RENDERING

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

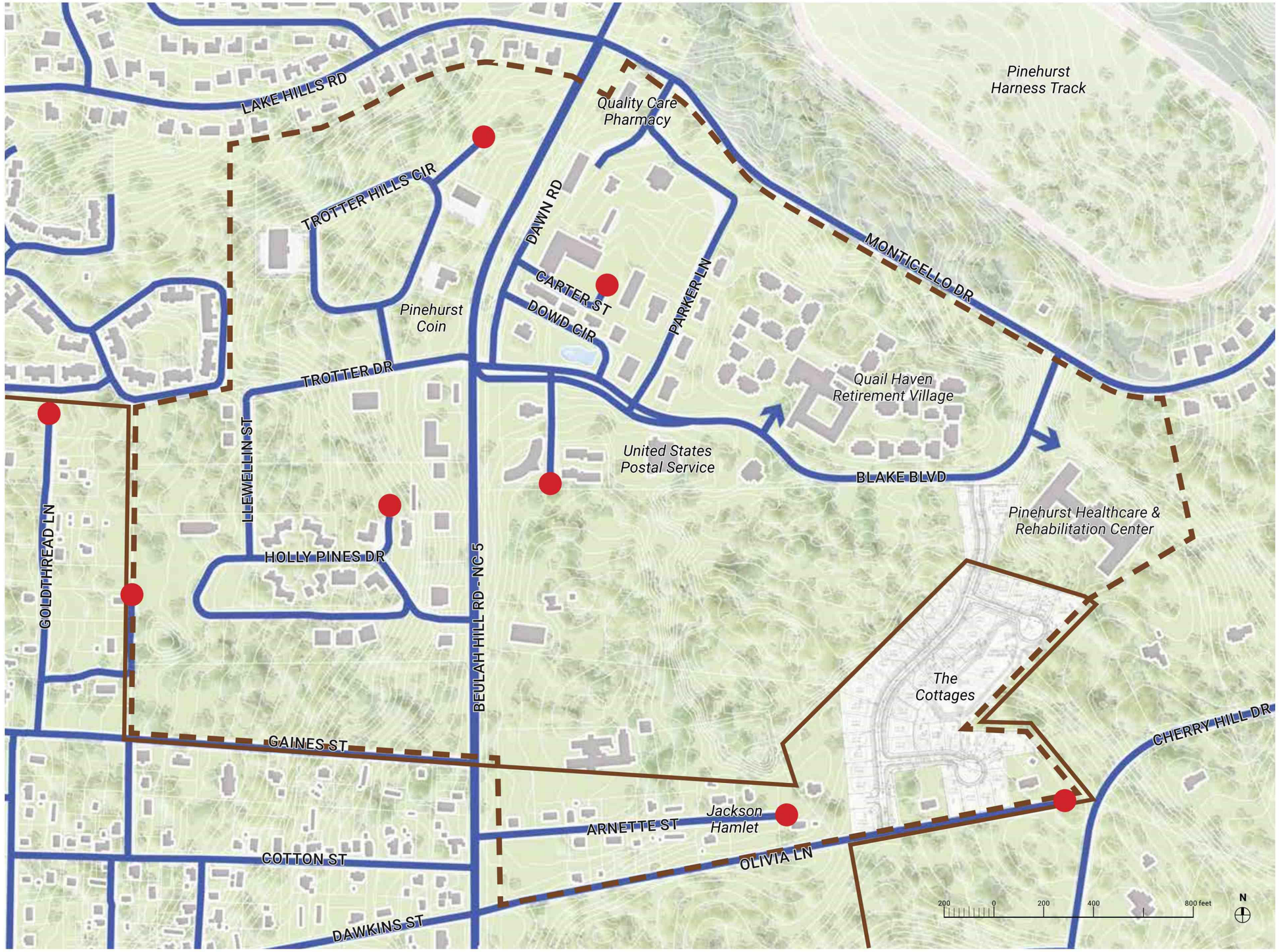
PINEHURST SOUTH

Existing Street Network

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

KEY

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

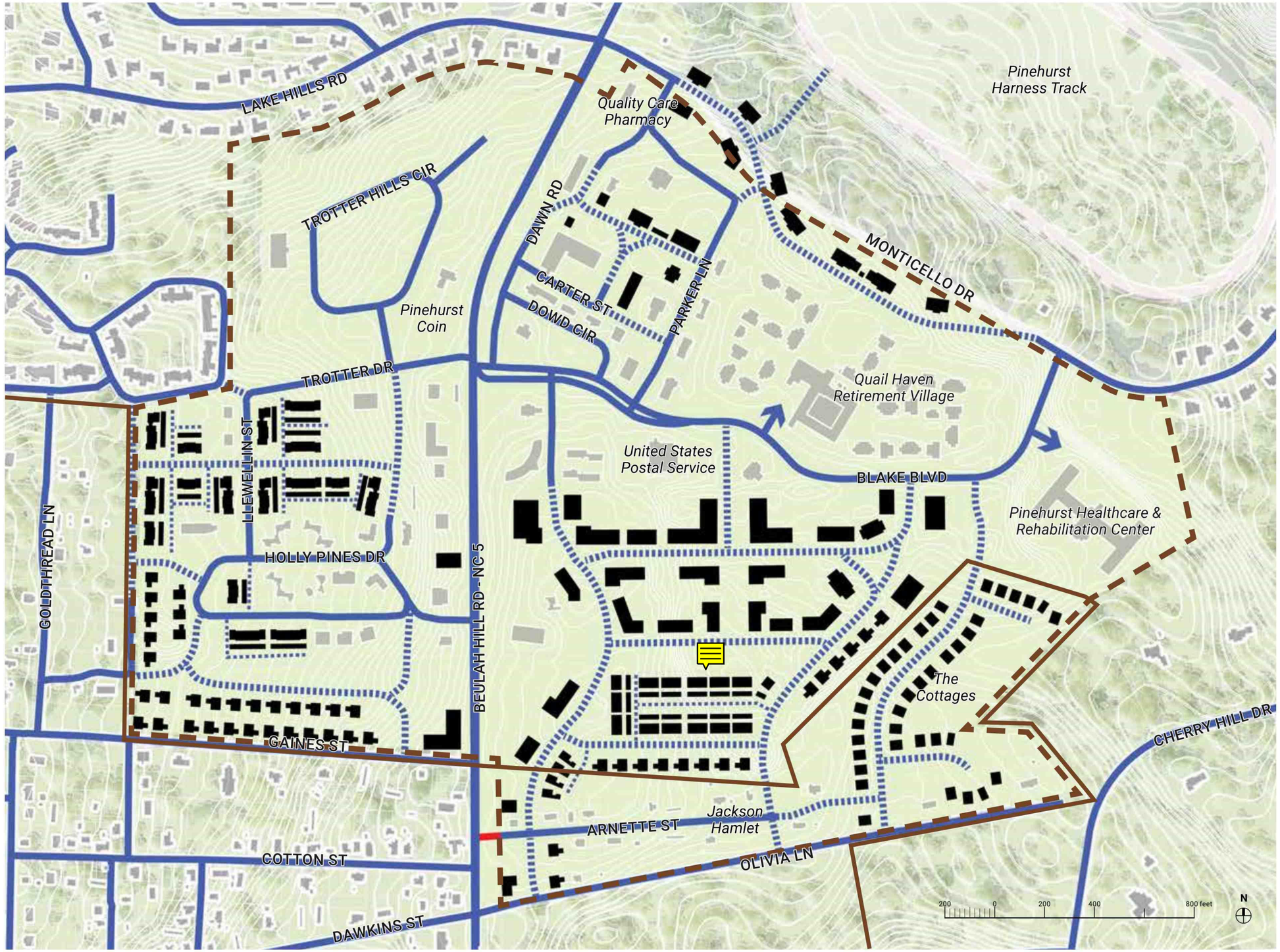


Proposed Street Network

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

KEY

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



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

Existing Open Space + Pedestrian Network

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

KEY

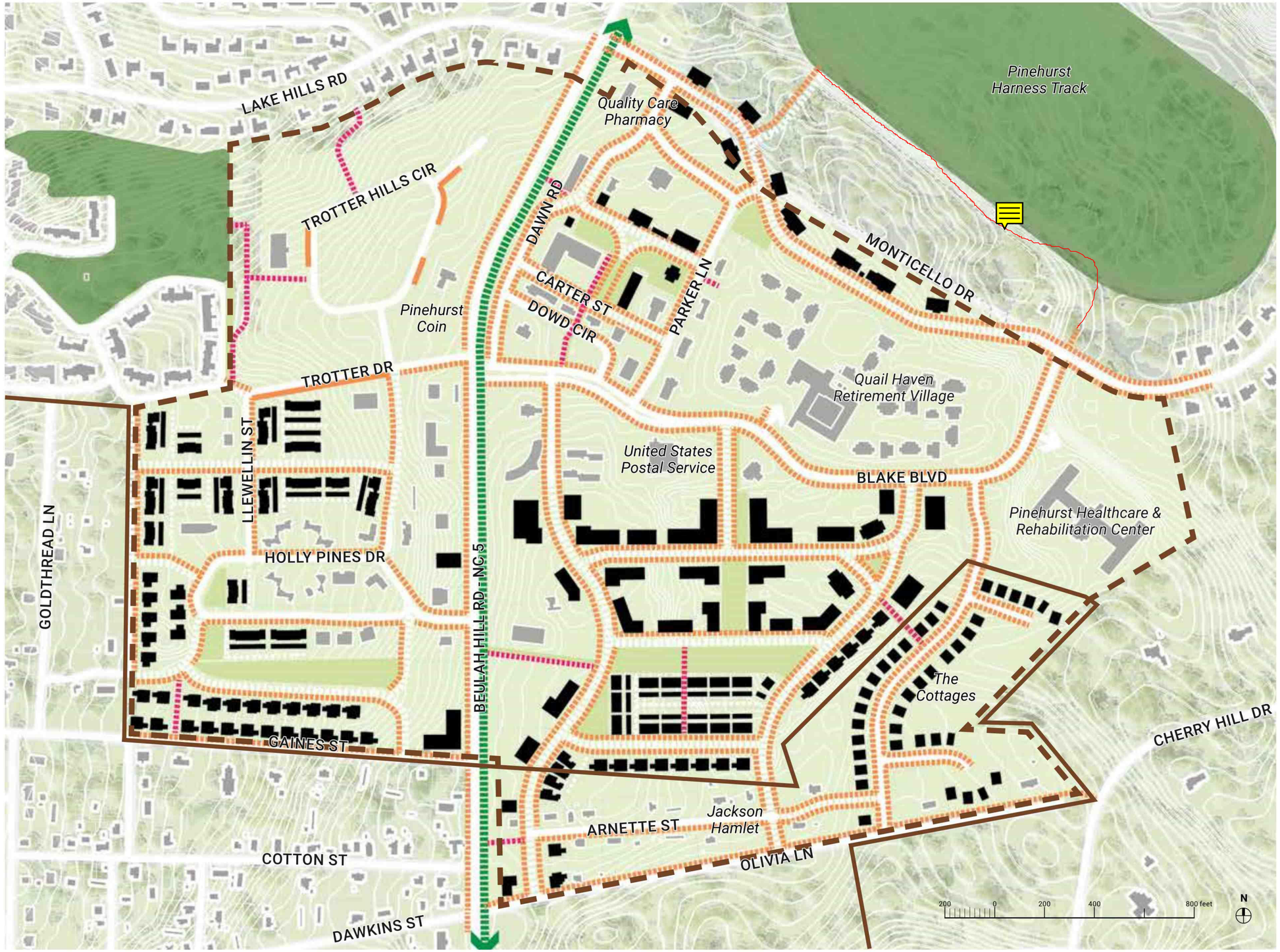
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- GREENWAY TRAILS
- WALKWAY TRAILS
- SIDEWALKS
- PARKS/ OPEN SPACE

Proposed Open Space + Pedestrian Network

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

KEY

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



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

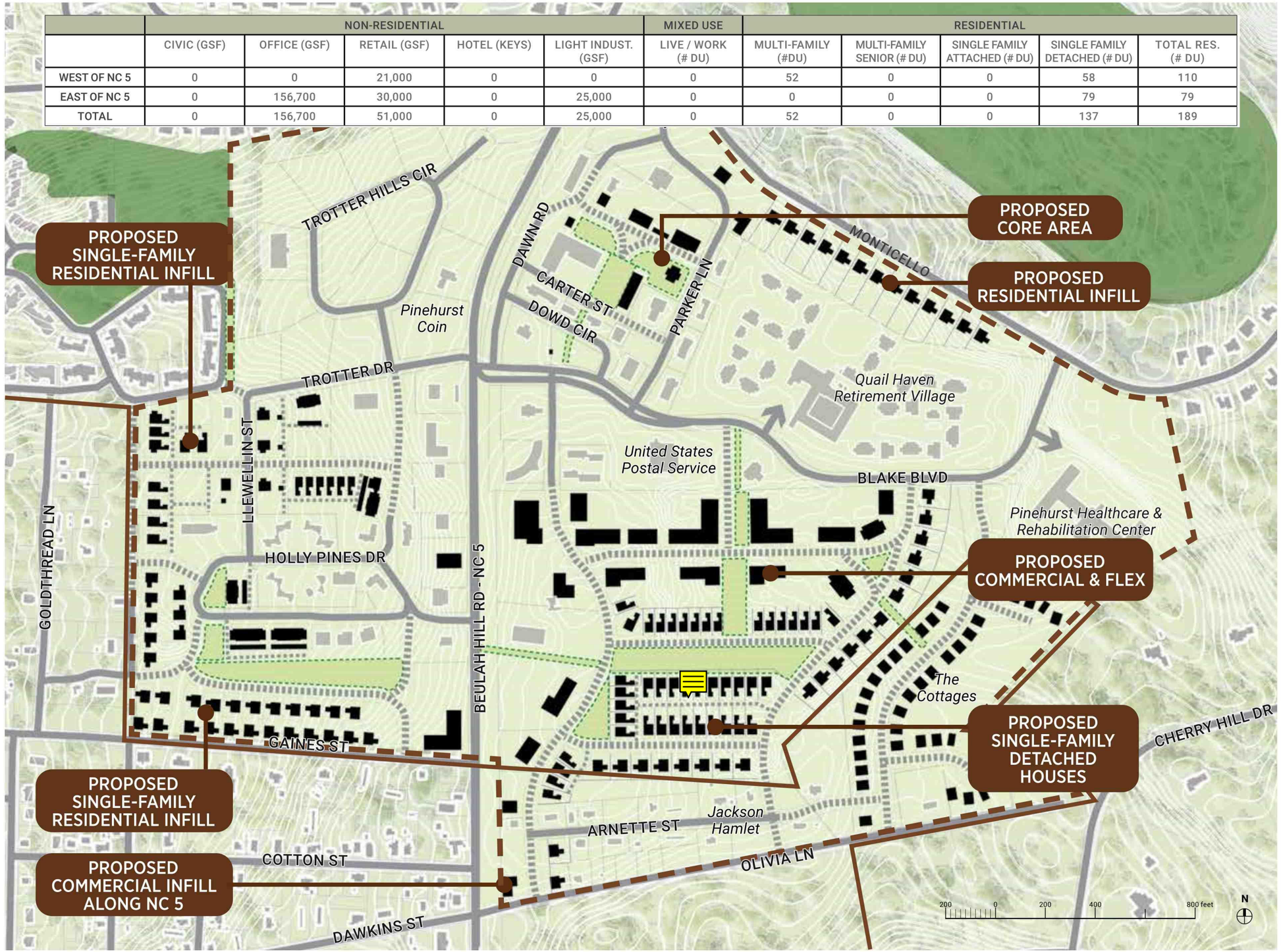
Proposed Low Intensity Plan

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

KEY

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

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



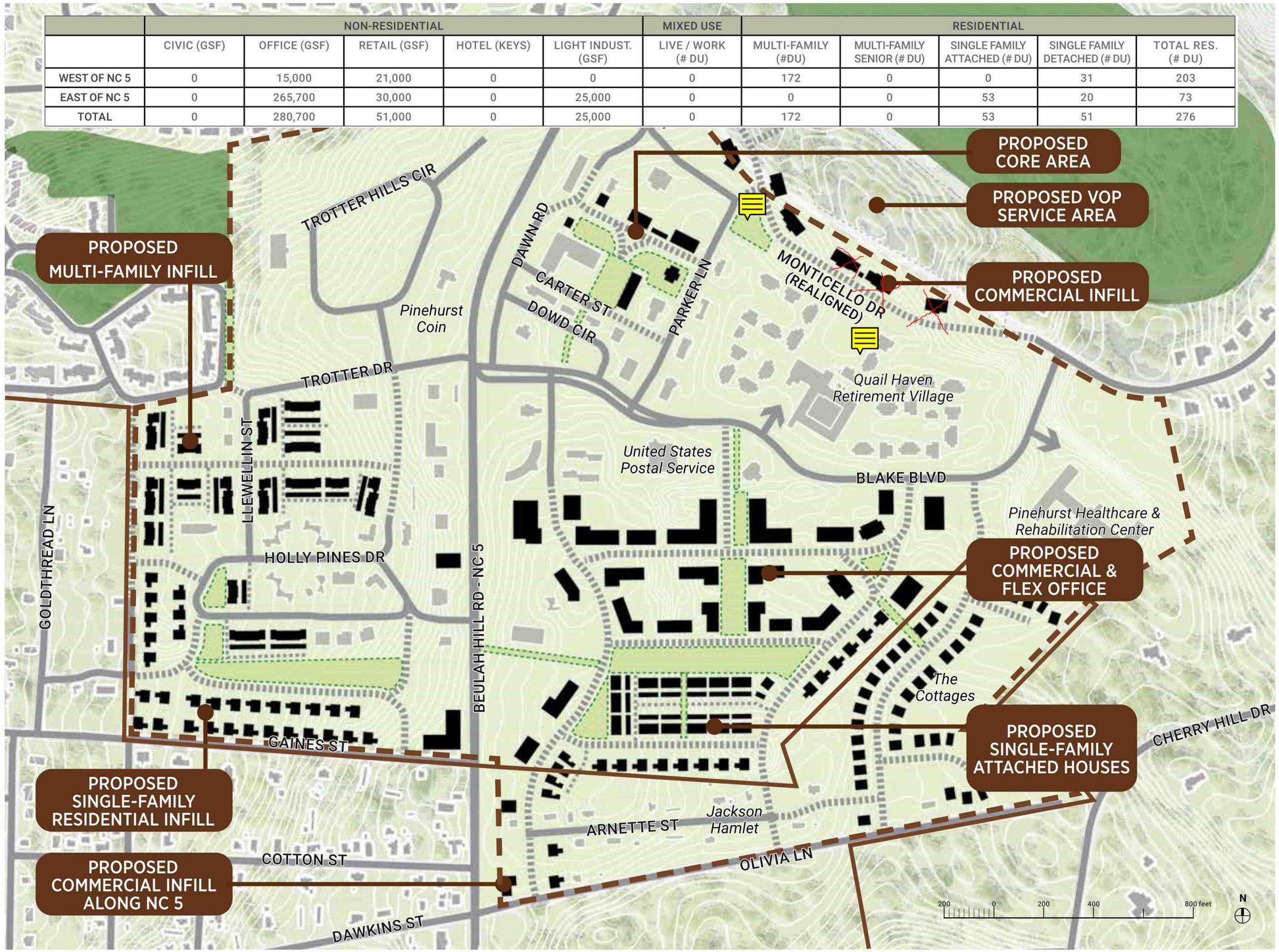
Proposed High Intensity Plan

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

KEY

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

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



ARCHITECTURE

Residential A1

Single Family Attached House

Residential A2

Single Family Attached House

Residential A3

Single Family Detached House

Residential A4

Single Family Detached House

Residential A5

Single Family Detached House

ARCHITECTURE

Commercial: Retail B1

Commercial: Office B2

Commercial B3

Market/Business Incubator

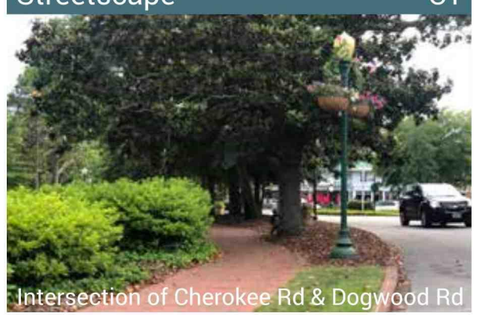
Commercial: Retail B4

Coffee Shop

Commercial: Grocer B5

The Fresh Market

STREETSCAPE/ PARKING

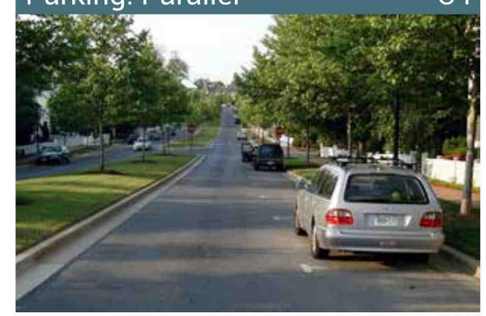
Streetscape C1

Intersection of Cherokee Rd & Dogwood Rd

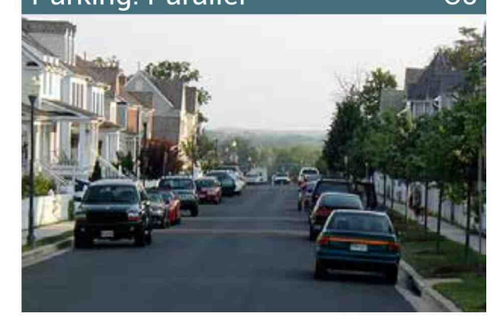
Streetscape C2

Kentlands - MD

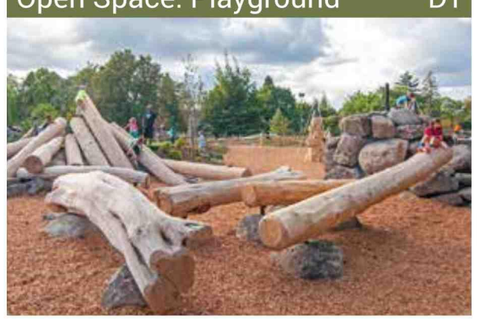
Streetscape C3

Carlton Landing - OK

Parking: Parallel C4


Parking: Parallel C5


PARKS/ OPEN SPACE

Open Space: Playground D1


Open Space D2

Open Space: Green D3

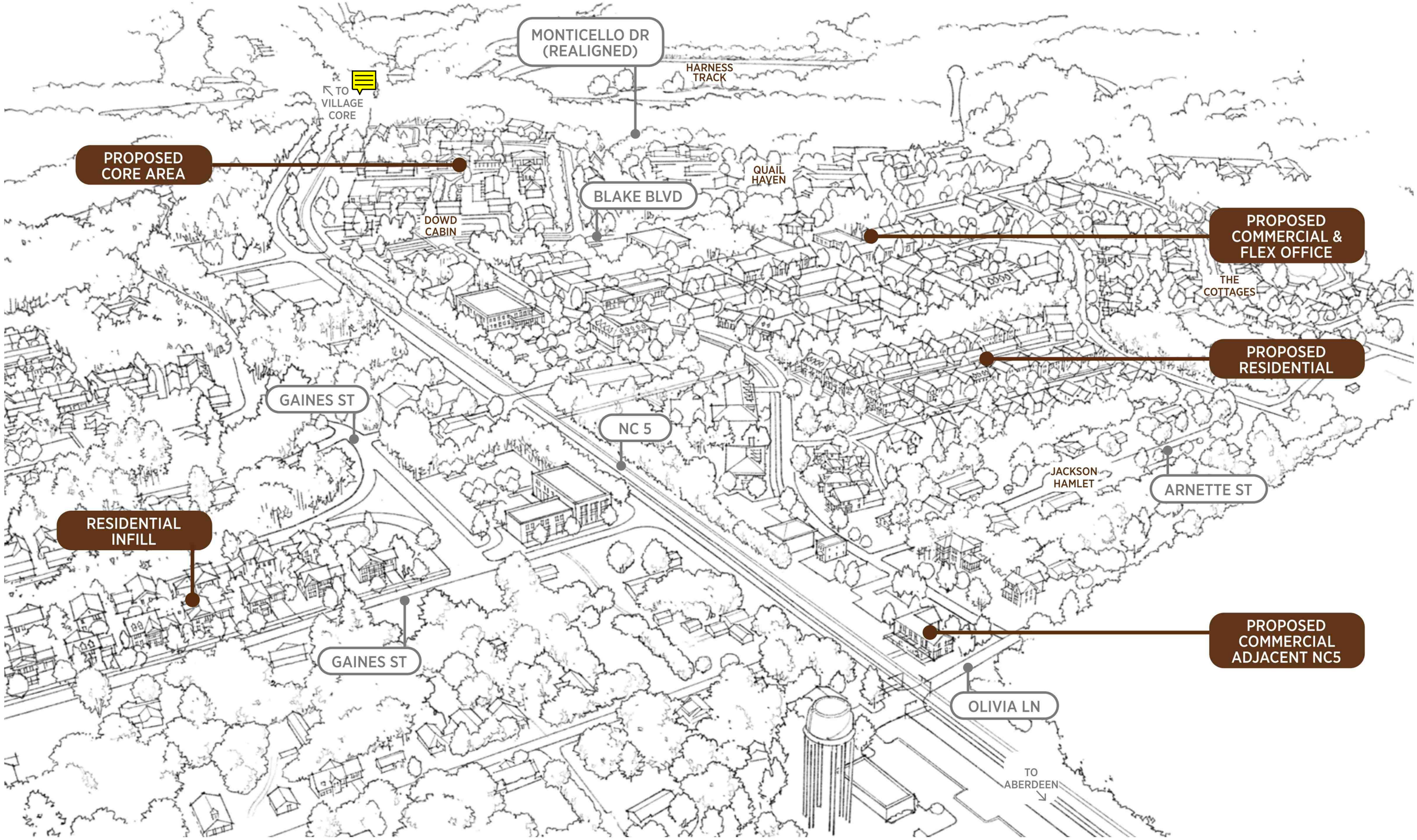
Open Space: Market D4

Open Space: Plaza D5

Detail Plan

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

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



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

PINEHURST SOUTH - AERIAL RENDERING