RULES OF PROCEDURE

PLANNING AND ZONING BOARD
VILLAGE OF PINEHURST, NORTH CAROLINA

I. GENERAL RULES

The Planning and Zoning Board shall be governed by the terms of Chapter 160A, Article 19, Part 3 of the General Statutes of North Carolina and the Village of Pinehurst Development Ordinance (the "PDO").

II. OFFICERS AND DUTIES

A. **Chairperson ("Chair").** A Chairperson shall be appointed by the Village Council. The Chair shall decide on all points of order and procedure, subject to the rules herein, unless directed otherwise by a majority of the Board in session at the time. The term of office for the Chair shall be as set by Village Council or until a new Chairperson is named by the Village Council. The Chair may make no motions or second motions made by others and will vote only when required to break a tie.

B. **Vice Chairperson(s) ("Vice Chairs").** Two Vice Chairpersons shall be elected by the Board from its members and subject to the same term limits as the Chair. The senior (first elected) Vice Chair present shall serve as Acting Chair in the Chairperson's absence and at such times shall have the same powers and duties as the Chair.

C. **Secretary.** The Secretary shall be appointed by the Village Planner or his/her designee. The Secretary shall keep the minutes of every Board meeting in a permanent volume. The minutes shall show the record of all important facts pertaining to each meeting and hearing, every action taken by the Board, and all votes of members of the Board on any action on the final determination of any question, indicating the names of members who are absent or fail to vote. The Secretary does not act in the capacity of a Board member.

D. **Powers.** The presiding officer (Chair or Vice Chair) shall have the following powers:

1. With the Board's informal consent, to append the meeting's agenda
2. To rule motions in or out of order, including any motion patently offered for obstructive or dilatory purposes;
3. To determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and to entertain and rule on objections from other members on this ground;

4. To entertain and answer questions of parliamentary law or procedure;
5. To call a brief recess at any time;
6. To continue a meeting to a future date and,
7. To adjourn in an emergency.

III. RULES OF CONDUCT FOR MEMBERS

A. The Chair may recommend to Village Council that members of the Board be removed for good cause shown, including violation of the rules stated below or in accordance with General Statues.

B. Faithful attendance at all Board meetings shall be considered a prerequisite of continuing membership on the Board. In the event a member is absent from two Board meetings in any contiguous twelve month span, the Chair will meet with the member to determine the member's continued commitment to the Board. Whenever possible, Board members will provide advance notice of a planned absence to both the Secretary and the Chair and, when known, the Chair will announce the status of non-attendees at the beginning of each meeting.

C. Annually all Board members are required to review and acknowledge by their signature the *Ethics Policy of the Village of Pinehurst* and to provide or update the information described in the attachments hereto labelled *Organizations in Which Volunteer Currently Serves, Directly or Indirectly* and *Declaration of Potential Conflicts of Interest.* A Board member must declare a potential conflict of interest when it exists and ask to be excused from the meeting while the conflicted matter is discussed and a vote is called. Conflicts of interest include, but are not limited to, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.

D. Every member must vote unless excused by the remaining members of the Board. A member who wishes to be excused from voting shall so inform the Chair, who shall take a vote of the remaining members. No member shall be excused from voting except in cases involving conflicts of interest, as defined by the Board or by law, or the member's official conduct, as defined by the Board. In all other cases, a failure to vote by a member who is physically present in the Board chamber, or who has withdrawn without being excused by a majority vote of the remaining members present shall be recorded as an affirmative vote. Generally, voting will be done by rollcall and when votes are not unanimous dissenting votes must be specifically noted in the meeting's minutes.

IV. MEETINGS

A. **Organization Meeting.** The regularly scheduled December meeting of the Planning and Zoning Board will serve as its annual organization meeting at which Vice Chairs will be nominated and elected to serve one year terms and any other governance/protocol matters will be considered.

B. **Regular Meetings.**

1. **Regular meetings** of the Board shall be held monthly on the first Thursday of the month at 4:00 PM at the Village Hall Assembly Room located at 395 Magnolia Rd., Pinehurst, NC; provided that meetings may be scheduled at or continued to another convenient place and time in the Village in any case where the Chair determines it is in the public interest to do so. As necessary, meetings may be continued to the second Thursday of the month in order to complete proceedings initiated in the prior week.

2. **Web Site Notice of Meetings**. The regular meeting schedule of the Planning Board shall be posted on the Village web site as will notice of any special or recessed meeting. If practicable, notice of any emergency meeting shall also be posted on the web site prior to the beginning of the meeting.

C. **Special and Emergency Meetings.** The Chair or a majority of the members may call special meetings of the Board at any time. A special meeting may also be called or scheduled by vote of the Board in open session during another duly called meeting. At least forty-eight (48) hours before a special meeting, written notice of the meeting stating its time and place and the subjects to be considered shall be given to each Board member, mailed, emailed or delivered to each media enterprise and person who has filed a written request for notice with the Village Clerk. Notice shall also be mailed, emailed or delivered at least forty-eight (48) hours before the meeting to each Board member who either did not call for the special meeting or was not present at the meeting at which the special meeting was called. Only those items of business specified in the notice may be discussed or transacted at a special meeting, unless all members are present or have signed a written waiver of notice.

The Chair or a majority of the members may also at any time call an emergency meeting of the Board by signing a written notice stating the time and place of the meeting and the subjects to be considered. Written or oral notice of the meeting shall be given to each Board member and to each media enterprise that has filed a written emergency meeting notice request with the Village Clerk and whose request includes the telephone number of the media enterprise. Emergency meetings may be called only because of generally unexpected circumstances that require immediate consideration by the Board. Only business connected with the emergency may be considered at an emergency meeting.

D. **Cancellation of Meetings.** If there are no matters to be brought before the Board, or if so many members notify the Secretary and Chair that they cannot attend a meeting that a quorum will not be available, the Chair may cancel the meeting. The Chair or Secretary shall cause the notification of Board members of the cancellation.

E. **Quorum.** A quorum shall consist of five members of the Board and no action can be taken unless there are at least five members present and eligible to vote.

F. **Proposed Agenda.** The Village Planner or his/her designee shall prepare a proposed agenda for each meeting. A request to have an item of business placed on the agenda must be received at least two (2) working days before the meeting. The Chair or Village Planner may waive this two-day requirement for any proposed agenda item. Any Board member may, by a timely request, have an item placed on the proposed agenda. A copy of all proposed agenda items, including attachments, shall be included with the proposed agenda. An agenda package shall be prepared that includes, for each item of business placed on the proposed agenda, as much background information on the subject as is necessary to a full understanding of the issue. Each Board member shall receive a copy of the proposed agenda and agenda package and they shall be available for public inspection when they are distributed to the Board members.

G. **Motions.** A Board member making a motion may revise the motion after discussion but the motion cannot be amended by another member. A second is required for all motions in order to call for a vote and only one motion can be considered at a time.

H. **Subcommittees.** Ad hoc subcommittees comprised of three Board members with a fourth serving as an alternate may be formed at any time to develop work product for consideration by the full Board.

I. **Public Hearings/Decorum.** When a meeting agenda includes more than one public hearing each hearing will be opened and closed before proceeding to the next. Before opening any public hearing, the Chair or presiding Vice Chair will review the Board's responsibilities with attending residents and guests as well as the expectations of them regarding their participation. Specifically, no person appearing before the Board shall make personal, impertinent, or slanderous remarks, nor shall any person appearing before the Board become boisterous or threatening. Any such person may be barred from the meeting room by the chair or the presiding officer. No signs or placards may be brought into the meeting.

The Chair shall have the authority either during or prior to the hearing to establish procedural rules for the hearing, provided that such rules may not conflict with these rules or any other applicable law. Procedural rules adopted may govern, but are not limited to, the following matters:

1. Rules fixing the maximum time allotted to each speaker or group;
2. Providing for the designation of spokespersons for groups of persons supporting or opposing the same positions;
3. Providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the meeting place of the Board (so long as arrangements are made for those excluded from the meeting place to listen to the hearing);and,
4. Providing for the maintenance of order and decorum in the conduct of the hearing.

J. **Time of Recommendation.** The Board must issue its recommendations to Village Council within thirty (30) days of a public hearing. No recommendation set forth within that period will have the same effect as if a recommendation to approve had been made.

K. **Conduct of Meetings.** All meetings shall be open to the public and unless otherwise set forth herein, will be governed by Robert's Rules of Order.

VII. AMENDMENTS

These rules may, within the limits allowed by law, be amended at any time by an affirmative vote of not less than a simple majority of the Board, provided that such amendment be presented in writing at a regular or special meeting before the meeting at which the vote is taken.

ADOPTED this the _____day of _____, 20___

VILLAGE OF PINEHURST PLANNING AND ZONING BOARD

_____
, Chairman

_____
, Director, Planning and Inspections

Organizations in Which Volunteer Currently Serves, Directly or Indirectly

(Provide name of organization/entity, and primary endeavor)

Organization/Entity: _____

Position: _____

Primary Endeavor: _____

Organization/Entity: _____

Position: _____

Primary Endeavor: _____

Organization/Entity: _____

Position: _____

Primary Endeavor: _____

Organization/Entity: _____

Position: _____

Primary Endeavor: _____

Affirmed by: _____ Date: _____

Print name:

Position: Planning & Zoning Board and Board of Adjustment

Witnessed by: _____ Date: _____

Print name: _____

Declaration of Potential Conflicts of Interest

(Describe circumstances i.e. enterprise, family member, relationship or possible conflict with the Village of Pinehurst)

_____

_____

_____

_____

_____

_____

_____

_____

_____

Affirmed by: _____ Date: _____

Print name:

Position: Planning & Zoning Board and Board of Adjustment

Witnessed by: _____ Date: _____

Print name: _____

RULES OF CONDUCT FOR PLANNING AND ZONING BOARD PUBLIC HEARINGS

The Planning and Zoning Board, appointed by the Village Council, has the responsibility to review all amendments to the Pinehurst Development Ordinance (PDO), all proposed rezoning of property under the PDO, all proposed master land use plans for planned developments, all proposed major preliminary plats of subdivision, and all proposed major site plans and thereafter make recommendations to the Village Council for final action. **Its responsibility is to do so by listening, questioning for clarification, making site visits, weighing public comment, considering staff's recommendations and the presentations made by those requesting an exception or change to governing codes and regulations and then to advise Council to approve or not approve when the matter is brought before it.**

When a Planning and Zoning Board meeting includes a public hearing the Board's responsibilities are to:

- Respect all attendees attending and/or participating in the hearing
- Listen carefully to their comments
- Ask questions of them in order to better understand their comments
- Offer information as appropriate
- Not argue or attempt to sway their opinions and,
- Make a recommendation to the Council that carefully weighs all they have heard.

The Chair or presiding Vice Chair shall have the authority either during or prior to a hearing to establish procedural rules for the hearing, provided that such rules do not conflict with applicable law. Procedural rules include but are not limited to:

- Fixing the time allotted to each speaker or group
- Providing for the designation of spokespersons for groups of persons supporting or opposing the same positions
- Providing for the selection of delegates from groups of persons supporting or opposing the same positions when the number of persons wishing to attend the hearing exceeds the capacity of the meeting place of the Board (so long as arrangements are made for those excluded from the meeting place to listen to the hearing);and,
- Providing for the maintenance of order and decorum in the conduct of the hearing.

Meeting attendees' responsibilities regarding their participation are to:

- Focus on fact based opinions
- Not make personal, impertinent, or slanderous remarks
- Become boisterous or threatening
- Not display signs or placards
- Respect the procedural rules that have been set.

PLANNING AND ZONING BOARD
SPECIAL MEETING
MAY 22, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM

The Pinehurst Planning and Zoning Board held a Special Meeting at 4:00 p.m., Wednesday, May 22, 2019, in the Assembly Hall, at 395 Magnolia Road, Pinehurst, North Carolina. The following Board members were in attendance:

Leo Santowasso, Chair
David Kelley, Vice-Chair
Joel Shriberg, Board Member
Cyndie Burnett, Board Member
Jeramy Hooper, Board Member
Charles Russell, Board Member
Julia Lathan, Board Member

Board Members with Excused Absences:
Mike Marsh, Vice-Chair
Paul Roberts, Board Member

Staff in Attendance:
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk

There were 13 attendees, including 4 staff.

1. Call to Order

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

Charles Russell stated he believed we didn't need to make a decision on the school until the Historic Preservation Commission had their hearing and made a decision. Alex Cameron, Senior Planner, stated that the Pinehurst Development Ordinance allows for simultaneous processing of permits. Leo Santowasso, Chairman, stated that they are a recommending board and he believes that there are enough checks and balances in the process. Joel Shriberg, Board member, asked wasn't this the normal procedure. Mr. Cameron explained this is a special meeting due to the strict timeline, and the Development Ordinance allows the current process. It just so happened on this particular case it is being heard the day before the Historic Preservation Commission hears the request.

2. Motion to Recess Special Meeting and Enter Into a Public Hearing.

Upon a motion by Cyndie Burnett, seconded by Jeramy Hooper, the Board unanimously agreed to recess its special meeting and enter into a Public Hearing by a vote of 7 -0.

3. Public Hearing No. 1

Alex Cameron, Senior Planner, explained this public hearing is to consider a request by Moore County Schools for a Major Site Plan Review in order to construct a new elementary school. This property is identified as Moore County PID# 00024884 and is located at 100 Dundee Rd. The applicant is requesting a variance from the Board of Adjustment for the impervious surface and also the Historic Preservation Commission will have to issue a certificate of appropriateness for the project. Mr. Cameron stated the staff recommendation was to approve the request with one condition that the impervious surface coverage cannot exceed the maximum allowable 40% or a variance must be granted by the Zoning Board of Adjustment to be compliant.

Renee Pfeiffer, CLH Designs, stated this school is a new 800 student elementary school with a proposed 120 parking spaces, 1,850 linear square feet of proposed staking onsite to alleviate some of the staking on Dundee and sidewalk connectivity to Dundee and Kelly. Ms. Pfeiffer reviewed the detailed site plan with the board. She explained that the school buses will enter off of Kelly Rd. and the service area for deliveries will be screened with an opaque wall and gate. The perimeter of the site will be fenced around the play areas and multipurpose field.

Charles Russell, board member, asked what the instructions were to the architect on how to handle the fact that they are in a historic area. Brent Covington, architect, stated they were told from the beginning to abide by the historic guidelines. They did an extensive study on the historic district guidelines before designing. Joel Shriberg, board member, asked what the difference in size compared to the existing school, the new school is 118,000 square feet.

Mr. Russell stated he believes the size of the school is too big for the site. Mr. Cameron explained the purview of the Planning and Zoning Board is to review the applicable standards in regards to the Pinehurst Development Ordinance. The Historic Perseveration Commission is charged with judging the scale of the building. Chairman Santowasso reviewed some items that were missing from the submittal. Mr. Cameron stated the applicant submitted above and beyond what was required and those items referenced have been reviewed by the Technical Review Committee.

Chairman Santowasso asked about the retention basin for storm water located on the site. Ms. Pfeiffer stated it was actually an infiltration basin and a 4 foot high ornamental fence would go around the pond. She also noted they are still studying the infiltration rates and would have those numbers at a later date. David Kelley, Vice Chairman, asked wasn't this same set up used at West Pine Elementary. They confirmed it was the same system. Ms. Burnette asked if the roads would be closed while the work is completed in the right of ways. John Birath, Moore County Schools, explained they don't expect to have to close the roads, any work will just be utility work completed within a couple hours. Jeramy Hooper, board member, asked what type of fencing would be used in the rear of the property. Ms. Pfeiffer stated it will be a black iron ornamental fence on the inside of the buffer.

Chairman Santowasso stated a great deal of utility work will happen on this site and asked has Moore County Public Utilities had a chance to look over the proposal. Ms. Pfeiffer stated they had sat down a couple of times with Moore County Utilities and they have also reviewed the full general concept plan. Chairman Santowasso asked what the fire department comments been on the ISO calculations and the access for fire and emergency equipment. Mr. Cameron stated the Village Deputy Fire Marshall has reviewed and deemed it as complaint.

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Mr. Kelley asked if they thought the traffic on Dundee would be better with the staking onsite. Josh Ranky, with Ramey Kemp Engineering, the trip generation has been completed and they are currently working on the traffic analysis. Mr. Ranky stated they have been using the full capacity numbers and the site should accommodate the traffic onsite. Julia Latham, board member, asked about the visitor parking and handicap designated parking spots. Ms. Pfeiffer explained the staff parking lot is also going to be used for visitor parking. Also, the PDO provides 102 parking spaces are required and they have 120 spaces and the handicap parking spaces meets all of the State requirements. Chairman Santowasso asked if they would have to obtain any easements for the utilities. Ms. Pfeiffer stated they are using existing right of ways.

Public Comments:

- Joel Tew, 215 Everette Rd, stated he is in favor of the school staying at its current location, his concern is with standard buffer plan. He believes the required buffer wouldn't be adequate enough to block to noise on the south side of site.
    - John Birath, with Moore County Schools, stated that they would be willing to provide an enhanced buffer on that side of the site.
- Mark Anderson, Dundee Rd., asked what will happen to the trees on Dundee Rd. and who will address any damage to the roads during construction.
    - Ms. Pfeiffer stated other cutting in a new driveway no other trees will be disturbed. Chairman Santowasso stated they will look to the Moore County Board of Education to repair any damages to the roads.
- Sonja Rothstein asked about the collection pond for storm water. She is concerned with the standing water and the safety of the kids.
    - Chairman Santowasso stated there is a regulation that infiltration ponds have to absorb the water within so many hours.
- John Hoffman, Everett Rd., asked about the retention pond on the site and he believes this site is in a flood plain. He believes there should be a stronger study on the retention pond idea. He asked how many parking spaces were in the staff parking lot and if the school would be open to shared parking with Community Presbyterian Church.
    - Chairman Santowasso stated the applicant is still studying the infiltration method with the soil and that the property is not in a flood plain that he is aware of.

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

Upon a motion by Joel Shriberg and seconded by Cyndie Burnett, the Board unanimously voted to adjourn the public hearing and to re-enter into the special meeting.

5. Discuss and Consider a Request for a Major Site Plan Review.

Mr. Russell stated that the Village is not in good standing with the Department of Interior and is in jeopardy of losing their national historic landmark status. Mr. Hooper stated he would like to see the landscaping plan before the Board makes their recommendation. Mr. Cameron explained that at this point in the process a landscaping plan is not required.

Upon a motion by Joel Shriberg, seconded by David Kelly, the Board unanimously approved to recommend approval to Village Council for the request by Moore County Schools for a Major Site Plan Review in order to construct a new elementary school with the following conditions: The impervious surface coverage cannot exceed the maximum allowable 40% or a variance must be granted by the Board of Adjustment, provide site triangles at the intersection and driveways at

Dundee and Kelly, enhanced landscaping buffers along the northeast and southeast side of the site and show the existing hard surface coverage that exists, to be provided with full construction plans by a vote of 5-1, with Charles Russell voting no.

6. Other Business

Leo Santowasso, Chairman, stated that the Community Open House, to receive the draft of the Long Range Comprehensive Plan, will be on June 17th and 18th at the Fair Barn. Also, Gwendy Hutchinson will be retiring at the end of the month. She did a lot of work for this board and all the other boards and she will be missed.

7. Next Meeting Date

June 6, 2019 at 4:00pm.

8. Motion to Adjourn

Upon a motion by David Kelly and seconded by Charles Russell, the board unanimously approved the motion to adjourn the special meeting by a vote of 7-0 at 5:55pm.

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

Respectfully Submitted,

Beth Dunn
Village Clerk
Village of Pinehurst

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

PLANNING AND ZONING BOARD
REGULAR MEETING
JUNE 6, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM

The Pinehurst Planning and Zoning Board held a Regular Meeting at 4:00 p.m., Thursday, June 6, 2019, in the Assembly Hall, at 395 Magnolia Road, Pinehurst, North Carolina. The following Board members were in attendance:

Leo Santowasso, Chair
David Kelley, Vice-Chair
Mike Marsh, Vice-Chair
Joel Shriberg, Board Member
Cyndie Burnett, Board Member
Charles Russell, Board Member
Julia Lathan, Board Member

Board Members with Excused Absences:
Jeramy Hooper, Board Member
Paul Roberts, Board Member

Staff in Attendance:
Darryn Burich, Planning and Inspections Director
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk

There were 14 attendees, including 3 staff and 1 press.

1. Call to Order
Chair Leo Santowasso confirmed that a quorum was present and called the meeting to order.

2. Approval of Minutes
- May 2, 2019 Draft Minutes

Leo Santowasso, Chairman, stated that Julia Latham's name was spelled incorrectly and need to be corrected.

Upon a motion by Cyndie Burnett and seconded by Joel Shriberg, the Board unanimously approved the May 2, 2019 by a vote of 7-0.

3. Motion to Recess Regular Meeting and Enter Into a Public Hearing.
Upon a motion by Joel Shriberg, seconded by Cyndie Burnett, the Board unanimously approved to recess its regular meeting and enter into a Public Hearing by a vote of 7 -0.

4. Public Hearing No. 1

Alex Cameron, Senior Planner, explained this public hearing is to consider an Official Zoning Map Amendment. This map amendment includes one parcel of land at 110 Williams Road, consisting of approximately 1.86 acres further identified as Moore County PID # 00041232 and would zone that property NC-CD (Neighborhood Commercial – Conditional District). The property is currently zoned R-30 (Medium Density Residential). The proposed use of the property is a commercial business development with six buildings. The property is currently vacant. The applicant is John O'Connor with O'Connor Consulting and property owners are Nancy Gooding and James Wicker. Mr. Cameron stated that the property had been properly posted, adjacent property owners had been notified, and the required neighborhood meeting was held, the report of that meeting is posted in the agenda packet.

Tim Carpenter, LKC Engineering, stated that the property is located on the south side of Midland Road and West of Williams Road, on an unimproved Village street and is currently zoned R-30 residential. The applicant contracted for wetlands study and determined there is no wetlands on site. The property adjacent is occupied by Carolina Eye and across the street is a realty company. He reviewed the general concept plan with the Board. Mr. Carpenter explained there will be 6 buildings on the site, primary access will be off of Williams Road. The applicant will improve the street to the end of the site and install water and sewer to the property. Mr. Carpenter stated a storm water pond will be located the on the south side of the site. The applicant is requesting a waiver for curb and gutter only on Williams Road, as currently there is no curb and gutter along Midland Road or Williams Road. Mr. Carpenter stated that Midland Road requires a class 3 buffer and they will be asking for the 30% reduction by use of a landscape berm, which is allowed by the PDO. A sidewalk we be installed on Midland Road to connect with the existing sidewalk at Carolina Eye. The proposed building would have a sunken roof to help blend in with the surroundings.

Cyndie Burnett, Board member, asked if they have completed a needs assessment for that area. John O'Connor, applicant, stated they had not. Joel Shriberg, Board Member, asked if the entire lot would be clear cut. Mr. Carpenter reviewed the plan which showed the perimeter trees which they would save. Julia Latham, Board Member, asked if the conditions would stay with the property if it was sold in the future. Mr. Cameron stated that was correct. Ms. Burnett noted that the NC report was only for 5 buildings, however, they are now proposing 6 buildings therefore that would need to be updated.

Public Comments:

- Jane Hogeman, 13 Lochdon Court, spoken against the development sighting the long range plan doesn't allow for commercial development in this area. She stated that Midland Road is a gateway corridor into Pinehurst that needs to be protected.

- Pete Gully, resident, stated he owns the property adjacent to the site and he doesn't believe Midland Road needs any additional commercial development.

- Marcel Goneau, 125 Williams Road, stated he was for the project. The road improvements and water and sewer installation would help improve his property. He believes the uses they have stated would be appropriate for the area. He looks forward to have the sidewalk

connectivity down to Ironwood and the Bistro. He stated that those trees can be removed in a residential area as well.

5. Motion to Recess the Public Hearing.

Due to a schedule Board of Adjustment (BOA) meeting the public hearing was recessed until after the BOA meeting.

Upon a motion by Julia Latham and seconded by David Kelly, the Board unanimously voted to recess the public hearing by a vote of 7-0.

6. Motion to Reconvene the Public Hearing.

Upon a motion by David Kelly, seconded by Charles Russell, the Board unanimously approved to reconvene the public hearing by a vote of 7-0.

- Marcel Goneau stated that the trees could be removed even if the property was residential. He read the section of the staff report that referenced that the Village needs to support and maintain business to support the residents.
    - Joel Shriberg, asked Mr. Goneau asked if his property was for sale. Mr. Goneau stated it was for sale, however, they plan build a new home on the lot right beside the current one, which they currently own as well.

- Jacob Sutherland, Relator, provided the Board with a letter supporting the development of the property. Mr. Sutherland stated that the lot has been for sale for 911 days. The best use of this site is commercial, being on a dirt road and on Midland Road.

- Chris Kibler, 2150 Midland Road, stated that the lighting on the property and the retention pond will bring mosquitos. The improvements to the road will not benefit the residents on the road, other than his self, as most live past the development site.

- Mark Harris, 120 Williams Road, stated that his kids ride the bus and there is no way a bus could turn around there if the development occurred. The value of their home would decrease due to the development. The lighting and pond on the site is a concern, as it will bring more mosquitos.

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

Upon a motion by Julia Latham and seconded by David Kelly, the Board unanimously voted to adjourn the public hearing and to re-enter into the regular meeting by a vote of 7-0.

8. Discuss and Consider a Request to Amend the Official Zoning Map.

Julia Latham, Board Member, stated the trip generation shows an extra 75 trips per day and she has driven Williams Road and can't see that many cars coming in and out on that little road. David Kelly, Board Member, stated that it is not reasonable to believe that a property will never change but it is reasonable to think that when all the property around you is zoned residential it will stay residential. Mike Marsh, Board Member, stated if he knew more about the occupants he would be more open about the project.

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Upon a motion by Cyndie Burnett, seconded by Charles Russell, the Board unanimously approved that the Planning and Zoning Board recommend the Pinehurst Village Council not approve this zoning map amendment as this proposed amendment is not consistent with the 2010 Comprehensive Long-Range Village Plan as described in the staff memo prepared by Alex Cameron dated May 29, 2019. Not achieving goals in accordance with the Comprehensive Plan is considered unreasonable and not in the best interest of the public by a vote of 7-0.

Mr. Kelly	No
Ms. Latham	No
Ms. Burnett	No
Mr. Shriberg	No
Mr. Santowasso	No
Mr. Marsh	No
Mr. Russell	No

9. Other Business

No other business was discussed.

10. Next Meeting Date

July 11, 2019 at 4:00pm.

11. Motion to Adjourn

Upon a motion by David Kelly and seconded by Cyndie Burnett, the board unanimously approved the motion to adjourn the regular meeting by a vote of 7-0 at 7:30 pm.

Respectfully Submitted,

Beth Dunn
Village Clerk
Village of Pinehurst

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

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Village of Pinehurst
Focus Area Results (with ETV results included)
June 17-18, 2019

Scenarios **in bold and highlighted in red** were the top choices of residents at the Open House.

FOCUS AREA	06/17/19	06/18/19	ETV	Total	Village Council's Selection (6/25/19)
Focus Area 1: Existing ETJ					
Business as Usual - As currently zoned with 1 unit per 5 acres	77	30	17	124	Business as Usual: Add a policy statement that character based conservation neighborhoods (50% open space, small-scale mixed use) may be appropriate and also consider identifing areas for future land conservancy. Include the northwest section of the ETJ in the focus area. Make Western Connector a "dashed" line.
Scenario 1 - One to two conservation neighborhoods, with remaining land at 1 unit per 10 acres	**96**	**81**	**7**	**184**	
Scenario 2 - One to two conservation neighborhoods, with remaining land at 1 unit per 5 acres	12	16	7	35	
Scenario 3 - Six to nine new single family subdivisions, with remaining land at 1 unit per 5 acres	5	4	2	11	
Focus Area 2: Highway 5 Commercial Area					
Business as Usual - Develop as a mix of residential, office, and retail	**143**	**89**	**18**	**250**	
Scenario 1 - Convert undeveloped land to general office use	18	3	5	26	
Scenario 2 - Create an "Innovation Village" in one, connected master planned area	34	38	10	82	Scenario 2 (with modifications): Future development as one connected master plan concept with a primary focus on office, medical, life science, research facilities with small-scale supporting retail and services, limited to two stories. Eliminate the Harness Track property and the western most portion, west of Goldthread Lane/Community Center Road from the focus area. Rename land use of "Major Employment Center".

Village of Pinehurst
Focus Area Results (with ETV results included)
June 17-18, 2019

Scenarios **in bold and highlighted in red** were the top choices of residents at the Open House.

FOCUS AREA	06/17/19	06/18/19	ETV	Total	Village Council's Selection (6/25/19)
Focus Area 3: Medical District					
Business as Usual - Develop remaining 7 undeveloped lots developed as one-story medical office	35	29	12	76	
Scenario 1 - Convert existing development to 3-4 story buildings with one or more parking garages	**101**	**44**	**13**	**158**	Scenario 1 (with modifications): Allow up to 4 story buildings and multiple-level parking garages, with up to 6 stories in the hospital zoning district. Add a policy statement to consider allowing pedestrian overpasses or bridges on Page Road and Memorial Drive.
Scenario 2 - Convert existing development to 4-6 story buildings with one or more parking garages	19	54	5	78	
Scenario 3 - Convert existing development to 6-10 story buildings with one or more parking garages	12	2	3	17	
Focus Area 4: Village Place/Rattlesnake Trail Corridor					
Business as Usual - As currently zoned with one-three story buildings	31	32	17	80	
Scenario 1 - Convert existing development to a more mixed use, walkable destination	**113**	**74**	**16**	**203**	Scenario 1: Convert existing development to a more mixed use, walkable destination. Also show entire area west of Rattlesnake Trail as Village Mixed Use.
Focus Area 5: Highway 211 Commercial Area					
Business as Usual - As currently zoned for general office	**130**	**103**	**21**	**254**	Business as Usual: General office (modeled after th Turnberry Wood development in Southern Pines) with a policy statement to potentially consider character based, small scale supporting retail and service uses.
Scenario 1 - Develop as general retail	26	40	12	78	

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

To: **Village Council**
From: **Natalie Hawkins, Assistant Village Manager**
Date: **July 3, 2019**
Subject: **2019 Comprehensive Plan**

This memo is to discuss the feedback received from the public thus far on the DRAFT Comprehensive Plan and management's recommendations for changes to make to the draft plan before presentation to the P&Z Board and Village Council in late August/early September. In addition, this memo will also discuss options for how the Village Council may want to proceed with adoption of the Comprehensive Plan later this fall.

On June 25th, the Council discussed the public feedback from the Open House and reached a general, preliminary consensus on the five Focus Areas. Staff then held a Think Tank meeting on June 26th and reviewed the Focus Areas in detail and provided the Think Tank with all of the feedback received from the Open House. The Think Tank members present at the meeting indicated their agreement with the Council's consensus on the five Focus Areas. The Council's consensus on the Five Focus Areas, based on the June 25th work session, is summarized below:

Focus Area 1: Existing Extra-Territorial Jurisdiction (ETJ)

Business as Usual - As currently zoned with 1 unit per 5 acres: Add a policy statement that character based conservation neighborhoods (50% open space, small-scale mixed use) may be appropriate and also consider identifying areas for future land conservancy. Also include the northwest section of the ETJ in the focus area and show the proposed Western Connector as a "dashed" line on the map.

Focus Area 2: Highway 5 Commercial Area

Scenario 2 - Create an "Innovation Village" in one, connected master planned area (with modifications): Show future development as one connected master plan concept with a primary focus on office, medical, life science, research facilities with small-scale supporting retail and services, limited to two stories. Also eliminate the Harness Track property and the western most portion (west of Goldthread Lane/Community Center Road) from the focus area and keep as currently zoned. Consider an alternative land use name other than "Major Employment Center".

Focus Area 3: Medical District

Scenario 1 - Convert existing development to 3-4 story buildings with one or more parking garages (with modifications): Allow up to 4 story buildings and multiple-level parking garages, with up to 6 stories in the hospital zoning district. Add a policy statement to consider allowing pedestrian overpasses or bridges on Page Road and Memorial Drive.

Focus Area 4: Village Place/Rattlesnake Trail Corridor

Scenario 1- Convert existing development to a more mixed use, walkable destination. Also show the entire area west of Rattlesnake Trail as Village Mixed Use.

Focus Area 5: Highway 211 Commercial Area

Business as Usual – Keep as currently zoned for general office (modeled after the Turnberry Wood development in Southern Pines) with a policy statement to potentially consider character based, small-scale supporting retail and service uses.

Staff is now asking the Council to review, discuss, and reach some consensus on Implementation Strategies and Guiding Principles at the July 9th work session. We are asking Council to try to reach a consensus on these items so the revised DRAFT Comprehensive Plan can go through another level of refinement prior to being presented to the P&Z Board and Village Council in late August/early September. Of course, Council can also make any additional changes it deems appropriate after the revised DRAFT Comprehensive Plan is presented in August and additional public input is obtained.

Feedback Received at the Open House and Online (through July 3rd)

The Village had approximately 500 residents provide their input into the DRAFT Comprehensive Plan at the Community Open House. Another 33 residents provided feedback on the five Focus Areas and 11 residents provided feedback on the Implementation Strategies at www.envisionthevillage.com through July 3rd. Village staff have summarized the feedback obtained at the Open House and online, which is attached to the agenda item and includes:

1. Five Focus Areas - A list of resident preferences for the five focus areas, based on the number of "dots" placed by alternative scenarios at the Open House and online survey results. Also included is the general, preliminary consensus reached by the Village Council on each of the Focus Areas on June 25th.
2. Implementation Strategies - A summary of resident priorities for the recommendations presented in the DRAFT plan, based on the number of "dots" placed by the implementation strategies at the Open House and online survey results. Also included is management's recommendations for the Implementation Strategies.
3. Comments - Written comments submitted by residents attending the Open House, grouped by Guiding Principles, Focus Areas, and General Comments.
4. Staff and Consultant Notes - Notes prepared by staff and our consultants based on discussions with residents during the Open House.
5. Online survey results – Results from two online surveys on: 1) Five Focus Areas, and 2) Implementation Strategies.

Village staff have assimilated the information collected from the voting exercises, written comments from residents, notes from discussions with residents, and online survey results. Residents who were not able to attend the Open House may continue to provide their input electronically through the Envision the Village website through July 10th. Staff will review and incorporate the additional feedback received electronically from July 3rd to July 10th prior to submitting proposed revisions to the

DRAFT Comprehensive Plan to our consultants by July 15th.

It is important to note that the DRAFT Comprehensive Plan has been based on extensive public input from hundreds of residents received during the Kickoff Meetings, Visioning Workshops, Planapalooza, the Community Open House, and online. Management has taken the resident input received thus far into consideration and is offering its recommendations on the Implementation Strategies for Council to contemplate at this time.

Implementation Strategies

The attached document indicates resident preferences and management's recommendations for the Implementation Strategies. It is important to note that management recommends adding some strategies, consolidating some strategies, and removing some strategies. These recommendations represent the consolidated recommendations of the Village Manager, the Assistant Village Managers, and the Planning & Inspections Director.

The Village asked residents to vote on the implementation strategies to gauge the importance of various implementation strategies/plan recommendations to the public, which can be used to help the P&Z Board and the Village Council prioritize implementation strategies later this summer/ fall. There may be recommendations that P&Z and the Village Council consider to be high priorities, but may not have necessarily received a lot of "resident votes." For example, P&Z and the Village Council may think it is a high priority to update the PDO, despite these Implementation Strategies not receiving a lot of resident votes.

Overall themes that are beginning to emerge from the assimilation of all of the public input into the DRAFT Comprehensive Plan thus far are as follows:

Guiding Principle 1: Village Character and Authenticity

- Residents would like to see more cultural arts spaces and activities
- Strong desires to preserve the existing character and authenticity (landscaping, architecture, curvilinear streets, and small-scale development)
- Keeping the charm and character is critically important
- Healthy support for the Library Services Needs Assessment

Guiding Principle 2: Just Big Enough

- Focus Area 1: Existing Extra-Territorial Jurisdiction (ETJ)
    - Preserve the rural character of the ETJ, with some support for conservation neighborhoods and the construction of the Western Connector
    - Need to address traffic congestion and road capacity (Highway 5 and Linden Rd)
- Focus Area 2: Highway 5 Commercial Area
    - Keep the Harness Track land as open space
    - Need to address traffic congestion and road capacity (Highway 5, Morganton Rd, and Monticello Rd)

- Focus Area 3: Medical District
    - Need to address traffic congestion and road capacity (Traffic Circle and Page Rd)
    - Safe pedestrian circulation and sufficient parking around this area are also needed
- Focus Area 4: Village Place/Rattlesnake Trail
    - Overwhelming support for redevelopment of this area
    - Safe pedestrian circulation and sufficient parking around this area are also needed
- Focus Area 5: Highway 211 Commercial Area
    - Overwhelming desire to keep this area as it is currently zoned (Office Professional) with some preferences expressed for retail use

Guiding Principle 3: Supporting Infrastructure

- Significant resident concerns have been repeatedly voiced about the road network not able to accommodate current development or future development
- Desires for the Village to address stormwater issues
- Residents would like to have better high-speed internet service

Guiding Principle 4: Moving Around the Village: Transportation, Mobility, & Parking

- Significant resident concerns have been repeatedly voiced about the need to address high traffic volumes at the Traffic Circle and on Highway 5
- Residents want interconnected pedestrian facilities (pedestrian/bicycle) and safe crossings at major roads for golf carts and pedestrians
- Residents want convenient parking in and around the Village Center/Village Place
- There is a fair amount of support for the construction of the Western Connector

Guiding Principle 5: Taking Care of Business

- Reinvigorate the Village Center and make it a more experiential retail and entertainment destination
- Continue to market and promote the Village (Note: this is counter to residents comments indicating they do not want any more growth)

Guiding Principle 6: Places to Live

- Interconnected neighborhoods (i.e. pedestrian connectivity) with new neighborhood amenities such as gathering places, dog parks, and community gardens are desired
- Expand the greenway system
- Preserve open spaces

Guiding Principle 7: The Built Environment

- Ensure new development is in proportion to existing development (i.e. scale)
- Limit undesirable building patterns
- Continue historic preservation efforts
- Don't allow "cookie cutter" housing
- Enhance gateways and corridors into the Village

Guiding Principle 8: All Things Green: Parks, Open Spaces, and Natural Resources

- Residents expressed demand for neighborhood parks, which is contrary to what our existing Parks & Recreation Master Plan calls for
- Ensure P&R facilities meet the needs and demands of residents
- Protection of water resources and the long leaf pine ecosystem is important to residents
- Encourage the preservation/conservation of land, especially in the ETJ

Adoption Process

To ensure a transparent process and a thorough review of the focus areas and implementation strategies, Village staff have prepared a potential timeline for the adoption of the Comprehensive Plan for Council's consideration. This timeline has been drafted to allow the Village Council to adopt the Comprehensive Plan in advance of the November 2019 strategic planning pre-retreat meeting, as the Village Council previously indicated it wanted to do. This timeline is also consistent with the timeline agreed to by the Council in March, but has been expanded to include additional meetings needed to obtain consensus on Focus Areas, Implementation Strategies, and Guiding Principles, as well as additional public input.

Date	Action
June 25	Village Council holds a work session for staff to review Open House feedback and management recommendations on Focus Areas, Guiding Principles, and Implementation Strategies. ***Council seeks to form a consensus on direction to provide consultants for Focus Areas.***
June 26	Hold Think Tank meeting to review public feedback, review management recommendations, and obtain additional input from the Think Tank
July 9	Village Council holds a work session and ***Council seeks to form a consensus on direction to provide consultants for Implementation Strategies and Guiding Principles.***
July 10	Village staff accumulate additional feedback obtained on the Envision the Village website, determine if there are any significant variances from Open House feedback, and incorporate electronic feedback with Open House feedback
July 15	Village staff forward comments on the DRAFT plan (based on input obtained from residents, management, the Think Tank, and Village Council) to our consultants
August 30	Consultants provide a revised draft plan, with illustrative drawings of the Focus Areas, based on feedback submitted by July 15th
September	P&Z and/or Council hold as many work sessions as needed to review the revised DRAFT plan and to prioritize the Implementation Strategies
October 3rd	P&Z takes action on a Comprehensive Plan recommendation
October 22nd	Village Council considers the Comprehensive Plan for adoption

Village staff look forward to discussing the Implementation Strategies and Guiding Principles with you at your work session on July 9th.

Village of Pinehurst
Top Recommendation Results (In order of # of votes)
June 17-18, 2019 Open House and ETV Online

#	Rec #	ORIGINAL Implementation Strategy/Recommendation	6/17/2019	6/18/2019	ETV	TOTAL
1	4-7	Continue to work with NCDOT to come up with solutions to improve traffic into and around the traffic circle while protecting the character of the Village.	100	53	7	160
2	5-3	Re-establish the Village Core as an experiential retail and entertainment center with a mix of retail, dining, entertainment, arts and cultural offerings.	79	58	3	140
3	8-3	Continue to provide parks, open spaces, and recreational facilities for a variety of passive and active recreation, and at a variety of sizes, from larger community parks to smaller neighborhood spaces. Ensure that these spaces and facilities continue to meet the needs of residents of all ages and physical abilities.	76	54	1	131
4	1-5	Continue to support existing special events and festivals while exploring additional opportunities for unique events that showcase the history and culture of Pinehurst.	65	64	2	131
5	5-8	Continue to promote the character and quality of life of Pinehurst as a place, including marketing destination businesses, visitor attractions, and recreational amenities in the Village.	67	58	1	126
6	4-13	Explore options to protect the Western Connector Corridor.	65	56	1	122
7	7-2	Review the zoning regulations for areas identified for future development to ensure that the zoning permits the desired scale of development. Conversely, ensure that the zoning in place for any new areas identified for development does not permit undesirable building patterns.	100	20	2	122
8	8-8	Continue to protect water features, including lakes, ponds, streams, wetlands and floodplains.	84	34	2	120
9	6-24	Take necessary steps to preserve existing open spaces.	83	30	3	116
10	7-1	Through the zoning ordinance, ensure that new or redeveloped buildings demonstrate a relationship to the prevailing scale, form, and proportion of surrounding buildings to avoid overwhelming or dominating the existing character of the area.	58	51	4	113
11	7-17	Ensure that the gateways to Pinehurst provide residents and visitors with clear visual clues that they have entered the Village, and that the experience of traveling through one of these gateways contributes positively to the reputation of the Village.	72	34	1	107
12	3-11	Evaluate options for bringing high-speed broadband Internet (5G) to Pinehurst, whether by partnership with a private provider or through investments in a municipal-funded network. Target areas of the Village that will support near-term economic recruitment initiatives for technology firms and medical-related industries.	69	30	6	105
13	6-15	Create an interconnected network of accessible sidewalks and paths to allow residents of all ages and ability levels to move around the Village using non-vehicular methods of transportation.	85	16	1	102
14	8-15	Encourage the preservation of land in Pinehurst for both conservation and recreation.	39	60	1	100
15	8-20	Continue to protect the longleaf pine ecosystem.	67	30	2	99
16	1-1	Assess whether the community supports a Village-funded library, and if so, explore options for locations and funding sources.	46	42	8	96
17	4-5	Explore opportunities for bicycle and pedestrian connection in areas where the roadway network creates circuitous paths for walkers and bikers.	52	40	3	95
18	4-32	Continue to encourage employees to park off-street, rather than in the on-street spaces in front of Village Center businesses. Make convenient on-street parking available for customers and visitors.	63	30	1	94
19	6-23	Create new open spaces and neighborhood amenities to continue to meet the community's needs for both active and passive recreation. Many neighborhoods have lots that have not been built on due to topographic or other landscape concerns. The Village could consider purchasing these lots to create neighborhood open spaces, or to create open space networks through neighborhoods.	45	40	5	90
20	6-8	Prepare a Village-wide, neighborhood-specific sidewalk and street lighting plan with the understanding that implementation will be a neighborhood-by-neighborhood approach dependent on consensus in each neighborhood to add sidewalks and additional lighting.	41	43	5	89
21	7-5	Continue preservation efforts in the historic Village Center to keep historic properties intact and properly integrate any new development or re-development.	24	61	1	86
22	6-22	Enhance and expand the greenway trail system throughout the Village, in accordance with the Village Greenway Master Plan and the Comprehensive Pedestrian Plan (2015).	46	34	4	84
23	1-2	Continue to foster partnerships with Sandhills Community College, The Artists League of the Sandhills, the Arts Council of Moore County and other similar organizations in order to share cultural resources between public and private entities in the Moore County region.	49	32	0	81

Village of Pinehurst
Recommendation Results (GP1: Village Character and Authenticity)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	TOTAL
Cultural Resources & Community Vibrancy						
Cultural Resources						
1-1	**Assess whether the community supports a Village-funded library, and if so, explore options for locations and funding sources.**		**46**	**42**	**8**	**96**
Visual & Performing Arts						
1-2	**Continue to foster partnerships with Sandhills Community College, The Artists League of the Sandhills, the Arts Council of Moore County and other similar organizations in order to share cultural resources between public and private entities in the Moore County region.**	**Foster external partnerships with Sandhills Community College, The Artists League of the Sandhills, the Arts Council of Moore County and other similar organizations in order to share cultural resources between public and private entities in the Moore County region.**	**49**	**32**		**81**
1-3	Consider creating an indoor and/or outdoor performing arts venue, and identify potential locations for such a facility.		24	8		32
1-4	Work with the Artists League to bring exhibitions and arts education opportunities to Pinehurst.	Consider working with the Artists League to bring exhibitions and arts education opportunities to Pinehurst.	7	6		13
Events & Festivals						
1-5	**Continue to support existing special events and festivals while exploring additional opportunities for unique events that showcase the history and culture of Pinehurst.**		**65**	**64**	**2**	**131**
1-6	~~Explore opportunities to provide an indoor Farmer's Market venue in the fall, winter and spring. Assess resident interest in such a venue and identify potential locations as needed.~~	Consider removing	37	19		56

Note to consultants: Should we consider making these recommendations more aspirational?

Maybe "Enhance and expand cultural and performing arts facilities and offerings".

Village of Pinehurst
Recommendation Results (GP3: Supporting Infrastructure)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
Add Capacity & Increase Services						
Services						
3-1	Coordinate with service providers to ensure adequate capacity exists to serve the Conservation and Growth Map.	Combine: Formally engage and coordinate with Moore County Public Utilities, NC Department of Transportation (NCDOT) and Moore County Schools to ensure adequate infrastructure capacity exists to meet the needs of the future community based on the projected development patterns shown on the Conservation and Growth Map.	4	13	1	18
3-2	Formally engage service providers in and around Pinehurst—water, sewer, roads, and schools—to confirm processes, protocols, available funding, and schedules are in place to foster healthy partnerships and better coordinate plans, programs, and projects.		10	3		13
3-3	Coordinate with Moore County to identify opportunities to amend its current Water and Wastewater Extension Policy and Procedures Manual to require voluntary annexation petitions if/when the Utility extends water and sewer service in the Village's extraterritorial jurisdiction.		6	4	1	11
3-4	Coordinate with Moore County Schools on the timing and location of new development influenced by the Conservation and Growth Map, and strengthen ties to the school system's strategic and capital investment planning processes.	Consider removing - covered in combined recommendation above	3	3		6
NEW SECTION: Municipal Facilities						
		Should we have a recommendation to evaluate the need for an additional fire station?				
		Should we have a recommendation to evaluate relocating the Public Services complex out of Village Place?				
		Should we have a recommendation to evaluate the need to expand office space in Village Hall?				
		Should we have a recommendation to evaluate the need to expand our Police Station or add a police substation?				
Stormwater						
3-5	Consider implementing a Village-wide stormwater management strategy.		30	14	2	46
3-6	Study if/when/how the Village might create a local stormwater utility for planning, programming, and coordinating future stormwater infrastructure in the community.	Evaluate creating a local stormwater utility for planning, programming, and coordinating future stormwater infrastructure in the community.	5	22		27
3-7	~~If created, a stormwater master plan should be created in the first year of the new utility to identify priority investment areas and plan/program stormwater improvements.~~	Consider removing - Assumues study will indicate we need a utlity	7	3		10
3-8	Implement rules for new development that consider impervious surface limits and post-construction maintenance requirements.	Implement rules for post-construction stormwater maintenance requirements.	51	24	2	77
3-9	Evaluate new development on unbuilt lots in existing neighborhoods to assess potential drainage issues.	Note to consultants: What does this mean and what do we do with the info?	51	11	3	65
Become a Digital Village of the Future						
3-10	Implement interactive web-based digital platforms for online data presentation and collection.	Convert static maps to online interactive digital maps accessible on the Village website.	2	2	1	5

Village of Pinehurst
Recommendation Results (GP3: Supporting Infrastructure)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
3-11	**Evaluate options for bringing high-speed broadband Internet (5G) to Pinehurst, whether by partnership with a private provider or through investments in a municipal-funded network. Target areas of the Village that will support near-term economic recruitment initiatives for technology firms and medical-related industries.**	**Evaluate options for bringing high-speed broadband Internet to Pinehurst, whether by partnership with a private provider or through investments in a municipal-funded network. Target areas of the Village that will support near-term economic recruitment initiatives for technology firms and medical-related industries.**	**69**	**30**	**6**	**105**
Protect Long-Term Financial Stability						
3-12	Utilize the new Pinehurst CommunityViz Model developed for the Comprehensive Plans a monitoring tool and scenario planning (what-if) platform. Information from the model should be shared with elected officials and the community when it is used to make more informed decisions about future growth and development in Pinehurst.		4	3	1	8
Organize & Prioritize Future Infrastructure Investments						
Comprehensive Plan Consistency						
3-13	Implement a Comprehensive Plan Consistency Statement for the Capital Improvements Plan (CIP).	Evaluate the need for a Comprehensive Plan Consistency Statement for Capital Projects.	3	2		5
Infrastructure Phasing						
3-14	Implement a policy that allocates Village infrastructure dollars by category to meet short-term and long-term needs in the community.	Note to consultants: What does this mean? Are you suggesting we program infrastructure costs beyond our 5-year planning horizon?	4	8		12
3-15	Review and revise portions of the policy each year, taking into account changing needs in the community. This should be done six months ahead of the next budget year initiative to maintain a more predictable framework for infrastructure spending.		12	3		15
Public Realm Plan						
3-16	Develop a Public Realm Plan for Pinehurst that organizes future infrastructure investments.	Consider a Public Realm Plan for Pinehurst that organizes future infrastructure investments by infrastructure categories. Note to Consultants: can we see an example?	2	2		4
3-17	Recommendations from the public realm plan should be programmed in the Village's Capital Improvements Plan and/or used during the development application review process to leverage private investments in the public realm.		3	0		3

Village of Pinehurst
Recommendation Results (GP4: Moving Around the Village: Transportation, Mobility, & Parking)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
Background						
	~~Complementary Transportation Planning Documents~~ Comprehensive Transportation Plans					
4-1	Cooperate with the Moore County Transportation Committee to implement the Comprehensive Transportation Plan. Ensure that the plan aligns with the goals of the Village, and recommend amendments to the Plan as needed to ensure Moore County transportation projects have the desired outcome on both character and transportation quality and efficiency.		7	10	1	18
	Comprehensive Pedestrian and Bicycle Plans					
4-2	Implement the recommendations set forth in the Comprehensive Pedestrian and the Comprehensive Bicycle Plans.	Switch order and renumber as 4-3	29	6	4	39
4-3	Periodically review and amend each plan to ensure that the strategies put forth in the Plan still align with the desires of the community.	Switch order and renumber as 4-2	2	1		3
4-4	~~Consider coordinating with NCDOT to create a CTP for the Village.~~	Consider removing - MCCTP is sufficient	2	5		7
Transportation Patterns						
	Addressing Major Barriers to Connectivity					
4-5	**Explore opportunities for bicycle and pedestrian connection in areas where the roadway network creates circuitous paths for walkers and bikers.**		**52**	**40**	**3**	**95**
	Improving Network Design					
4-6	Explore opportunities for transportation network improvements in any new or re-development.		2	2		4
Addressing Specific Transportation Issues						
	Midland Road/U.S. 15-501 Traffic Circle					
4-7	**Continue to work with NCDOT to come up with solutions to improve traffic into and around the traffic circle while protecting the character of the Village.**		**100**	**53**	**7**	**160**
4-8	~~Consider an advance notification system on all five legs approaching the traffic circle to alert drivers and inform them of correct lane positioning.~~	Consider removing - 4-7 is broad enough of a recommendation	14	14		28
4-9	~~Explore enhancements to the existing circle, including minor channelization, signage and lighting.~~	Consider removing - 4-7 is broad enough of a recommendation	14	9		23
	Midland Road/Page Road/Kelly Road Intersection					
4-10	Further study the Midland Road/Page Road/Kelly Road intersection and propose improvements.		9	5		14
4-11	Consider pedestrian and bicycle facilities, including crosswalks, signage and lighting to improve safety in the Midland Road/Page Road/Kelly Road intersection.		42	6		48
	Dundee Road & Everette Road					
4-12	Evaluate the rights-of-way and area around Pinehurst Elementary School and consider improvements such as the one described.	Note to consultants: Consider making this a general recommendation to consider advisory bike lanes as traffic calming measure and to provide pedestrian access. If area around PES needs separate recommendations, management does not think the recommended solution is appropriate for this area.	3	0		3
	Preservation of the Western Connector Corridor					
4-13	**Explore options to protect the Western Connector Corridor.**		**65**	**56**	**1**	**122**
Enhancing Transportation Choices & Mobility						
	Adopt Citywide Complete Streets Policy					
4-14	Consider developing and adopting a Complete Streets policy.		1	5	1	7

Village of Pinehurst
Recommendation Results (GP4: Moving Around the Village: Transportation, Mobility, & Parking)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
4-15	~~Integrate the Complete Streets Policy into other Village documents, plans, procedures, or processes in order to ensure implementation.~~	Consider removing - 4-14 is broad enough of a recommendation	1	2	1	4
4-16	~~Review the elements of typical roadway design projects, and ensure that they support the Complete Streets policy.~~	Consider removing - 4-14 is broad enough of a recommendation	0	0	1	1
4-17	~~Evaluate the potential impact of peer-to-peer ride sharing services on both parking and traffic.~~	Consider removing - this is a duplicate of 4-23	0	0	1	1
Enhance Transit and Ridesharing System						
4-18	Work with Moore County to increase the frequency of the A-Pines line and advertise locally.	Combine these two	0	2	1	3
4-19	Work with Moore County to extend the A-Pines route into the Village Core to serve more destinations and more residents and visitors.		2	2	1	5
4-20	Create a new, route-deviated service connecting the Village Core directly to the Southern Pines Downtown (“Core to Core”).	Collaborate with Southern Pines to create a new, route- deviated service connecting the Village Core directly to the Southern Pines Downtown ("Core to Core").	4	2		6
4-21	Cooperate with the Resort to explore public/private partnerships to provide transit solutions that will benefit both residents and visitors. One such option is micro-transit service, which provides both door-to-door and door-to-bus route service through the combination of public shuttle vehicles and a smartphone/online app to schedule service.		38	13	2	53
4-22	~~Explore opportunities for public/private partnerships with peer-to-peer ridesharing services to provide discounted fares for trips beginning or ending in Pinehurst and the surrounding communities.~~	Consider removing - management does not support using public funds for this	1	1		2
4-23	~~Evaluate the potential impact of peer-to-peer ride sharing services on both parking and traffic.~~	Consider removing - no support and not sure what we would do with the information	0	0	1	1

Village of Pinehurst
Recommendation Results (GP4: Moving Around the Village: Transportation, Mobility, & Parking)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
Enhancing Transportation System Safety						
~~Reducing Crashes~~						
4-24	~~Consider becoming an NC Vision Zero community by developing a Vision Zero program in the Village.~~	Consider removing this entire section on crashes; fatility rate for car crashes is very low in Pinehurst	0	0		0
Pedestrian Safety for Students						
4-25	Continue to work with and support the efforts of Pinehurst Elementary School to encourage safe walking and biking by students.	Continue to work with and support the efforts of Pinehurst Elementary School to encourage safe walking and biking by students with clinics.	12	6	2	20
4-26	Continue to implement strategies related to children and school transportation as outlined in the 2015 Comprehensive Pedestrian Plan.		2	6		8
4-27	~~Work with a League of American Bicyclists Certified Master Instructor to conduct a safe walking and biking clinic with Pinehurst Elementary School students.~~	Consider removing and add clinics to 4-25	5	3		8
4-28	Pursue a grant through the SRTS program at NCDOT and utilize such funds to implement transportation safety educational and awareness programs.		0	1		1
		Should we have a recommendation to continue to participate in National Bike to School Day?				0
Reducing Parking Needs and Improving Parking Design						
Parking in Residential Areas						
4-29	Amend zoning to require parking to be located in the rear of the buildings in new residential areas.	Consider amending the zoning to require parking to be located in the rear of the buildings in mixed-use and conservation neighborhoods.	2	1	1	4
Parking in the Village Center						
4-30	Consider removing the Village Green parking lot from the Village Green and converting the space to a park.	Consider removing the parking located in front of the department store building at the intersection of Chinquapin and Cherokee and converting the space to a greenspace.	2	0		2
4-31	If it is undesirable or impractical to remove the Village Green parking lot, improve the lot by adding landscaping, lighting and streetscape improvements to increase its utility.	If it is undesirable or impractical to remove the parking lot in front of the department store building at the intersection of Chinquapin and Cherokee, improve the lot by adding landscaping, lighting and streetscape improvements to increase its utility.	6	2		8
4-32	**Continue to encourage employees to park off-street, rather than in the on-street spaces in front of Village Center businesses. Make convenient on-street parking available for customers and visitors.**	**Continue to encourage employees to park off-street, rather than in the on-street spaces in front of Village Center businesses.**	**63**	**30**	**1**	**94**
4-33	Coordinate with the Resort to provide transportation services and strategic parking plans during special events.		9	10		19
4-34	Continue to utilize Village Hall parking for special events. Provide shuttle service to transport attendees to and from events.		8	2		10
4-35	Implement better advertising of existing transit services, especially during events. Focus on signage, maps, advertising and visibility of shuttles to increase ridership and lessen demand on precious on-street parking spaces.		5	3	1	9
Parking in the Hospital District						
4-36	~~Consider allowing the construction of a parking deck for the hospital and related ancillary medical businesses in the hospital district.~~	Note to consultants: Consider removing this entire section as our PDO allows parking decks in the hospital district by right.	19	34	1	54
Parking in Mixed-Use Development Areas						
4-37	Implement shared parking strategies in areas of the Village that have inverted parking patterns, specifically in the mixed-use Focus Areas.	Consider shared parking strategies in mixed-use areas of the Village that have inverted parking patterns.	0	1		1

Village of Pinehurst
Recommendation Results (GP5: Taking Care of Business)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
Employment & Workforce						
5-1	Develop a Pinehurst creative spaces initiative, to identify potential locations for co-working and creative entrepreneurial spaces in the Village.	Identify potential locations for co-working and creative entrepreneurial spaces in the Village and strategies for implementation.	9	5		14
Office Market						
5-2	Identify appropriate areas for office uses in the Village, encouraging new office spaces in employment centers such as the medical district, rather than in the historic Village Core.	Identify strategies to encourage relocation of office uses in Village Center to other areas of the Village.	14	6		20
~~Retail & Entertainment Market~~ Downtown Experiential Retail and Entertainment						
5-3	**Re-establish the Village Core as an experiential retail and entertainment center with a mix of retail, dining, entertainment, arts and cultural offerings.**	**Note to consultants: How do we do this? What does the Village need to do to achieve this?**	**79**	**58**	**3**	**140**
5-4	Continue to promote Village Core retail businesses with events like "Shop Small in the Village" in order to encourage residents to shop in the Village Core year-round.		15	4		19
		Note to consultants: Include recommendations for parking/streetscape improvements for Market Place here?				0
Health Care Market						
		Do we need any recommendations around the healthcare market? Maybe encourage development within existing medical district by allowing higher buildings.				
Golf, Hospitality & Tourism Market						
5-5	Work with Pinehurst Resort to explore opportunities to further activate the Village Core and other nodes of activity with golf-related businesses and uses.	Work with Pinehurst Resort to explore opportunities to further activate the Village Core and other nodes of activity with golf-related businesses and uses, such as a golf museum.	24	14	1	39
Strengthening the Economy						
Economic Development						
		Do we need any recommendations about creating an economic development strategy, becoming a Main Street Community, hiring dedicated economic dev't/planning staff?				
Mix of Uses						
5-6	Work with existing and future business owners in mixed-use areas to locate retail and destination uses on the street level, with office and residential uses on upper levels.	Continue to promote first floor retail and destination uses on the street level, with office and residential uses on upper levels.	15	6		21
Branding & Marketing						
5-7	Continue to reinforce the Village's branding and marketing strategy to promote the Village as a key location in the region for healthcare, tourism, and business development.		21	4	1	26
5-8	**Continue to promote the character and quality of life of Pinehurst as a place, including marketing destination businesses, visitor attractions, and recreational amenities in the Village.**		**67**	**58**	**1**	**126**
Arts-Related Business Opportunities						
5-9	Coordinate efforts between Aberdeen, Southern Pines & Pinehurst to expand arts and cultural facilities and experiences in the region.		31	30		61

5-10	Coordinate with the Resort and local transportation services to provide transportation between arts and entertainment venues in the Village.		3	9		12

Village of Pinehurst
Recommendation Results (GP6: Places to Live)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
The Pinehurst Housing Market						
~~6-1~~	~~Explore ways to enhance the overall quality of new housing in the Village.~~	Move - belongs under "Improve Neighborhood and Housing Design"	~~25~~	~~6~~	~~1~~	~~32~~
6-2	Continue to monitor the changing preferences of home buyers in the Village and consider providing a broader range of housing types including attached and multi-family housing in specific areas such as the mixed-use Focus Areas and in areas around employment centers.		4	7	1	12
Protect Existing Neighborhoods While Addressing Future Housing Needs						
Protect Existing Neighborhoods						
6-3	Continue to enforce and periodically evaluate standards for residential design, building and property maintenance, and landscape design and planting. Amend standards as necessary to meet the needs and desires of the Village.		18	25	3	46
6-4	Continue to monitor the changing preferences of residents in existing neighborhoods using community- and neighborhood-wide surveys. Periodically evaluate the satisfaction of residents when it comes to factors such as safety; quality and availability of civic spaces and facilities; and neighborhood elements such as sidewalks, paths, trails, landscape and street lighting.		16	33		49
6-5	Evaluate the market potential of short-term rental in the Village (though not necessarily in single-family neighborhoods), and identify potential locations for such rentals if there is a market.	Evaluate the need for short-term rental districts to reduce demand for short term rentals in traditional single-family neighborhoods and amend zoning as necessary	1	5		6
6-6	Evaluate the desirability of short-term rentals in existing single-family neighborhoods. If the Village wishes to continue to allow short-term rental in existing neighborhoods, establish guidelines and standards for such use.	Consider regulating short-term rentals and establish related guidelines and standards for ST rental use.	17	13	1	31
6-7	~~Whether the Village wishes to continue to allow short-term rentals at all, to allow them only in specific areas, or to prohibit them entirely; amend the zoning as necessary.~~	Combine with 6-5	26	16	1	43
6-8	**Prepare a Village-wide, neighborhood-specific sidewalk and street lighting plan with the understanding that implementation will be a neighborhood-by-neighborhood approach dependent on consensus in each neighborhood to add sidewalks and additional lighting.**		**41**	**43**	**5**	**89**
Improve Existing Neighborhood Structure						
6-9	Identify opportunities to create small nodes of activity such as parks, squares or playgrounds within walking distance of nearby residents, while continuing to strengthen and improve linkages from existing neighborhoods to civic and commercial centers.		14	6	2	22
6-10	Identify opportunities to enhance connections within existing neighborhoods, and connections to surrounding neighborhoods, centers and recreation areas.		15	6		21
Concentrate New Housing Within Mixed-Use Areas						
6-11	Identify locations to create new mixed-use centers. See “Focus Areas For The Village” in the “Just Big Enough” section of the Plan.		1	2		3
Address Senior Housing Needs and Support the Aging Population						
6-12	Identify housing needs for aging seniors. Consider a study of current and potential residents to determine preferences for different housing types and settings.	Consider a strategy to allow "age in place" and identify appropriate locations in the Village for senior housing.	11	13	1	25

Village of Pinehurst
Recommendation Results (GP6: Places to Live)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
6-13	~~Identify locations in the Village appropriate for senior housing, being mindful of the benefits of locating such housing close to amenities and services, rather than in isolated locations.~~	Combine wih 6-12	10	10		20
6-14	Support community assistance programs such as Moore County Medical Transportation, a service provided by the county for the region's at-home seniors who need assistance getting to meal programs, doctor's appointments, grocery stores or other essential services.		12	26		38
6-15	**Create an interconnected network of accessible sidewalks and paths to allow residents of all ages and ability levels to move around the Village using non-vehicular methods of transportation.**		**85**	**16**	**1**	**102**
6-16	Ensure that community facilities, recreational opportunities, amenities and events are accessible to residents of all ages and ability levels.		7	2		9
6-17	Consider amending the Pinehurst Development Ordinance to reduce the minimum size for a multi-family dwelling, in order to provide smaller units for seniors and other residents who may desire less maintenance and a smaller home.		0	7		7
Consider Housing For a Changing Demographic						
6-18	Identify appropriate locations for different housing types in the Village.	Consider allowing housing options in mixed-use areas that would appeal to a younger demographic.	6	3		9
6-19	~~Amend the Pinehurst Development Ordinance to allow the types of housing desired in the future.~~	Combine with 6-18	1	0		1
Improve Neighborhood and Housing Design						
		Move 6-1 here: Explore ways to enhance the overall quality of new housing in the Village.	25	6		31
6-20	Consider amending the Pinehurst Development Ordinance to help direct the design of neighborhoods.		2	7	1	10
6-21	Consider the creation of Pattern Books for new development in the Village.		1	1		2
		Consider requiring covenants and architectural review committees for new subdivisions/housing developments to help improve housing design.				0
Provide a Variety of Open Spaces & Other Neighborhood Amenities						
6-22	**Enhance and expand the greenway trail system throughout the Village, in accordance with the Village Greenway Master Plan and the Comprehensive Pedestrian Plan (2015).**		**46**	**34**	**4**	**84**
6-23	**Create new open spaces and neighborhood amenities to continue to meet the community's needs for both active and passive recreation. Many neighborhoods have lots that have not been built on due to topographic or other landscape concerns. The Village could consider purchasing these lots to create neighborhood open spaces, or to create open space networks through neighborhoods.**		**45**	**40**	**5**	**90**
6-24	**Take necessary steps to preserve existing open spaces.**	**Take necessary steps to preserve existing open spaces located in public Recreational Development and Public Conservation zoning districts .**	**83**	**30**	**3**	**116**
6-25	Ensure that open spaces within the Village are accessible to residents of all ages and abilities, and that they are connected to residential areas with sidewalks, paths or trails.		22	48		70

Village of Pinehurst
Recommendation Results (GP7: The Built Environment)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
Best Practices in Neighborhood Design (Note to Consultants: Rename header, clarify points. Mixing commerical and residential.)						
7-1	**Through the zoning ordinance, ensure that new or redeveloped buildings demonstrate a relationship to the prevailing scale, form, and proportion of surrounding buildings to avoid overwhelming or dominating the existing character of the area.**	Note to consultants: Are you referring to commercial and/or residential buildings in neighborhoods? Is this specifically discussing conservation neighborhoods?	**58**	**51**	**4**	**113**
7-2	**Review the zoning regulations for areas identified for future development to ensure that the zoning permits the desired scale of development. Conversely, ensure that the zoning in place for any new areas identified for development does not permit undesirable building patterns.**		**100**	**20**	**2**	**122**
7-3	Explore opportunities to reduce parking in front of existing buildings, especially in areas of the Village where walkability is a goal.		5	6	1	12
Historic Districts						
The Village Center as a National Historic Landmark						
7-4	Periodically re-evaluate the Village's National Historic Landmark Status to be sure that the requirements of maintaining the designation are still in keeping with the goals of the community. If so, maintain the National Landmark Designation.		10	5		15
7-5	**Continue preservation efforts in the historic Village Center to keep historic properties intact and properly integrate any new development or re-development.**	**Promote private preservation efforts in the historic Village Center and support the efforts of the Historic Preservation Commission.**	**24**	**61**	**1**	**86**
7-6	Evaluate all future development recommendations or proposals in the Village Center and their potential impact on the National Historic Landmark status. With the input of the community, weigh the value of the NHL designation against any development proposals that may improve the Village Center and benefit the community, and make decisions based on community values and the long-term needs of the Village.		29	13	2	44
~~The Pinehurst Historic Preservation Commission~~		**move under next section, remove this header**				
7-7	~~Continue to support the efforts of the Historic Preservation Commission.~~	Move recommendation under Pinehurst Local Historic District & Historic District Guidelines heading	~~13~~	~~16~~		~~29~~
Pinehurst Local Historic District & Historic District Guidelines						
7-7	Continue to support the efforts of the Historic Preservation Commission.	Continue to maintain a local Pinehurst Historic District.	13	16	1	30
7-8	~~Maintain the Local Historic District by continuing preservation efforts in the historic Village Center and supporting the efforts of the Historic Preservation Commission.~~	Combine with 7-5	14	16	2	32
7-9	Periodically review and amend the Historic District Guidelines.		2	2		4
~~Identifying Regulatory Barriers~~ Regulating the Built Environment						
7-10	Consider a rewrite of the Pinehurst Development Ordinance, including character-based components to deal with all aspects of community character and design.		12	5	1	18
Ensuring High-Quality Future Development						
7-11	~~Identify property for residential and mixed-use development.~~	Consider removing - this is done in the focus areas	9	2	1	12
7-12	Work with property owners to pursue public/private development partnerships, or enter into an agreement with existing owners to work together to attract the type of high-quality development identified in the plan.	Work with property owners and pursue public/private development partnerships to attract high quality development and provide needed infrastructure for areas identified for development or re-development. Consider issuing Requests for Development Proposals (RFDP), as needed.	7	7		14
7-13	~~Solicit interest from regional developers that have successfully completed similar projects in the area.~~	Consider removing - combine/consolidate with 7-12	2	1		3
7-14	~~Issue a Request for Development Proposal (RFDP) for mixed-use projects on key sites in partnership with private sector owners.~~	Consider removing - combine/consolidate with 7-12	1	2	2	5

Village of Pinehurst
Recommendation Results (GP7: The Built Environment)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
7-15	~~Enter into public-private partnerships with developers that could include the provision of infrastructure, parking structures, or land write-down or swaps.~~	Consider removing - combine/consolidate with 7-12	3	4		7
7-16	~~Coordinate with regional economic development partners to determine if any other incentives may be applicable for mixed-use or multi-family residential development~~.	Consider removing - management does not recommend any incentives beyond existing economic development incentives	2	6		8
~~Gateways to the Village~~ Gateways and Corridors to the Village						
7-17	**Ensure that the gateways to Pinehurst provide residents and visitors with clear visual clues that they have entered the Village, and that the experience of traveling through one of these gateways contributes positively to the reputation of the Village.**	**Maintain gateway signage and enhance landscaping at gateways to the Village.**	**72**	**34**	**1**	**107**
7-18	If development expands into the ETJ, evaluate new locations for gateways in order to ensure that new development in the ETJ is understood to be part of the Village of Pinehurst.	As municipal limits expand in the future, relocate gateways to the appropriate locations.	41	24	1	66
7-19	Continue ~~and~~ support the efforts of the Tri-Cities work group to create and enforce standards for critical corridors in the Village.	Continue to support the efforts of the Tri-Cities work group to create and enforce standards for critical corridors in the Village.	22	32		54

Village of Pinehurst
Recommendation Results (GP 8: All Things Green: Parks, Open Spaces, and Natural Resources)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
Parks & Recreation in Pinehurst						
Complementary Planning Documents		**Park and Recreation Master Plan**				
8-1	Implement the recommendations set forth in the Comprehensive Parks & Recreation Master Plan.		7	4		11
8-2	Periodically review and amend the Comprehensive Parks & Recreation Master Plan to ensure that the strategies put forth still align with the desires of the community.	Periodically review and amend the Comprehensive Parks & Recreation Master Plan to ensure that the strategies put forth still align with the desires of the community. Update the plan to identify locations for neighborhood parks, community gardens, and dog parks.	6	1	1	8
8-3	**Continue to provide parks, open spaces, and recreational facilities for a variety of passive and active recreation, and at a variety of sizes, from larger community parks to smaller neighborhood spaces. Ensure that these spaces and facilities continue to meet the needs of residents of all ages and physical abilities.**	**Continue to provide parks, open spaces, and recreational facilities for a variety of passive and active recreation, and at a variety of sizes. Ensure that these spaces and facilities continue to meet the needs of residents of all ages and physical abilities.**	**76**	**54**	**1**	**131**
8-4	~~Identify potential locations for the types of neighborhood spaces that residents expressed interest in during Envision the Village; including, but not limited to, neighborhood parks, community gardens and dog parks.~~	Combine with 8-2	13	6	1	20
Protecting Pinehurst's Natural Resources						
Trees						
8-5	Continue to maintain the Tree Preservation Program and the standards for tree planting and preservation in the Pinehurst Development Ordinance.	Enhance the Tree Preservation Program and standards for tree planting and preservation in the Pinehurst Development Ordinance.	25	5	3	33
8-6	Continue to maintain Pinehurst's status as a Tree City.		20	6	2	28
8-7	~~Identify and register any "champion" trees with the National Register of Champion Trees (www.americanforests.org).~~	Consider removing - don't see value to this	4	2	2	8
		Note to Consultants: Consider making a general recommendtion to "Consider implementing a routine evaluation of trees in public spaces to ensure regeneration of mature trees through natural regeneration or new plantings."				0
Water Resources						
8-8	**Continue to protect water features, including lakes, ponds, streams, wetlands and floodplains.**		**84**	**34**	**2**	**120**
8-9	Continue to protect wellheads and wellfields.	Update the wellhead protection plan.	15	2	2	19
8-10	Reduce or eliminate the use of harmful pesticides and fertilizers on Village-owned property, and encourage the same on private properties.		20	2		22
8-11	~~Ensure proper maintenance of septic systems.~~	Consider removing - VOP doesn't do this/maybe MCPU does	9	3		12
8-12	Ensure proper disposal of harmful chemicals and hazardous wastes.	Encourage proper disposal of harmful chemicals and hazardous wastes.	21	27		48
8-13	Encourage water conserving measures in households and businesses in the Village.		5	12		17
8-14	Consider the impact of future development on impervious surfaces and water needs in the Village.	Utilize the CommunityViz software to quantify the impact of development on impervious surface limits and community water needs.	47	25		72
Land Conservation & Protection						
Conservation Land						

Village of Pinehurst
Recommendation Results (GP 8: All Things Green: Parks, Open Spaces, and Natural Resources)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
8-15	**Encourage the preservation of land in Pinehurst for both conservation and recreation.**	**Encourage the preservation of land in Pinehurst for both conservation and recreation, through appropriate zoning. Review and update the PDO, as needed.**	**39**	**60**	**1**	**100**
8-16	Work with Moore County, the Sandhill Area Land Trust (SALT) and the Land Conservancy to develop partnerships to help with land conservation efforts in the Village.	Work with the Three Rivers Land Trust (formerly the Sandhills Area Land Trust - SALT) to develop partnerships to help with land conservation efforts in the Village and the ETJ.	27	50	1	78
8-17	~~Review the Pinehurst Development Ordinance to ensure that standards for development achieve the goals of the community when it comes to conservation in the Village and the ETJ.~~	Combine with 8-15	11	13		24
8-18	~~If and when development occurs in the ETJ, amend the Pinehurst Development Ordinance and the Zoning Map to ensure the preservation of significant open space in the ETJ.~~	Consider removing - covered in recommendations above	10	21	1	32
8-23	~~Assess community interest in the creation of an equestrian community or equestrian conservation land in the ETJ. Look at other places that have implemented these types of conservation methods.~~	Assess the potential for conserving land in the ETJ for equine purposes.	10	22		32
Wildlife and Wildlife Habitat						
8-19	Continue to work with the USFWS to protect endangered species habitats.		3	12	1	16
8-20	**Continue to protect the longleaf pine ecosystem.**		**67**	**30**	**2**	**99**
8-21	Discourage the introduction of invasive or non-native species in public open spaces and on private property.	Continue to discourage the introduction of invasive or non-native species in public open spaces and on private property by utilizing the Village of Pinehurst Planting Guide.	9	3		12
8-22	Work with golf course ownership in Pinehurst to reduce and mitigate the impacts of non-native plantings, and to encourage native vegetation during golf course construction or renovation.	Continue to work with golf course ownership in Pinehurst to reduce and mitigate the impacts of non-native plantings, and to encourage native vegetation during golf course construction or renovation.	2	5		7
~~**Opportunities in the Extra-Territorial Jurisdiction (ETJ)**~~						
8-23	~~Assess community interest in the creation of an equestrian community or equestrian conservation land in the ETJ. Look at other places that have implemented these types of conservation methods.~~	Move this recommendation to "Conservation Land" section and reword	~~10~~	~~22~~		~~32~~

Village of Pinehurst
Recommendation Results (GP 8: All Things Green: Parks, Open Spaces, and Natural Resources)
June 17-18, 2019 Open House and ETV Online

Rec #	Implementation Strategy/Recommendation	Revisions/Recommeded Changes	6/17/2019	6/18/2019	ETV	Totals
Environmental Sustainability						
Increasing Energy Conservation & Efficiency						
8-24	Periodically (every five to ten years) complete an energy audit of public facilities and buildings in Pinehurst to identify opportunities for the Village to l ead by example in terms of energy conservation and efficiency. Act on reasonable findings and recommendations by updating Village facilities to incorporate energy saving features or implementing energy conserving measures in new facilities.	Periodically (every five to ten years) complete an energy audit of public facilities and buildings in Pinehurst to identify opportunities for energy conservation and cost efficiencies. Act on reasonable findings and recommendations by updating Village facilities to incorporate energy saving features or implementing energy conserving measures in new facilities.	5	6		11
8-25	Complete an energy audit to include a review of existing rules and policies that promote or prohibit energy conservation in the community for developers, residents and business owners. Act on reasonable findings and recommendations from the audit by updating development standards and by creating policy documents to encourage or require energy conserving measures.	Consider updating development standards to encourage/require energy conservation measures in commercial development.	8	4		12
8-26	Consider provisions in the Pinehurst Development Ordinance to promote renewable energy options for homes and businesses.		7	10		17
8-27	Consider the creation of an Energy Plan for the Village that studies the impacts and feasibility of using alternate energy sources in the Village.		22	15		37
8-28	Consider installing electric car charging stations in Village parks and/or municipal facilities for the use of residents and employees.	Consider partering with private entities to install electric car charging stations in Village parks and/or municipal facilities for the use of residents and employees.	18	5	1	24
8-29	Consider the use of electric or hybrid vehicles for municipal use.		15	7	1	23

Survey Report

12 June 2018 - 02 July 2019

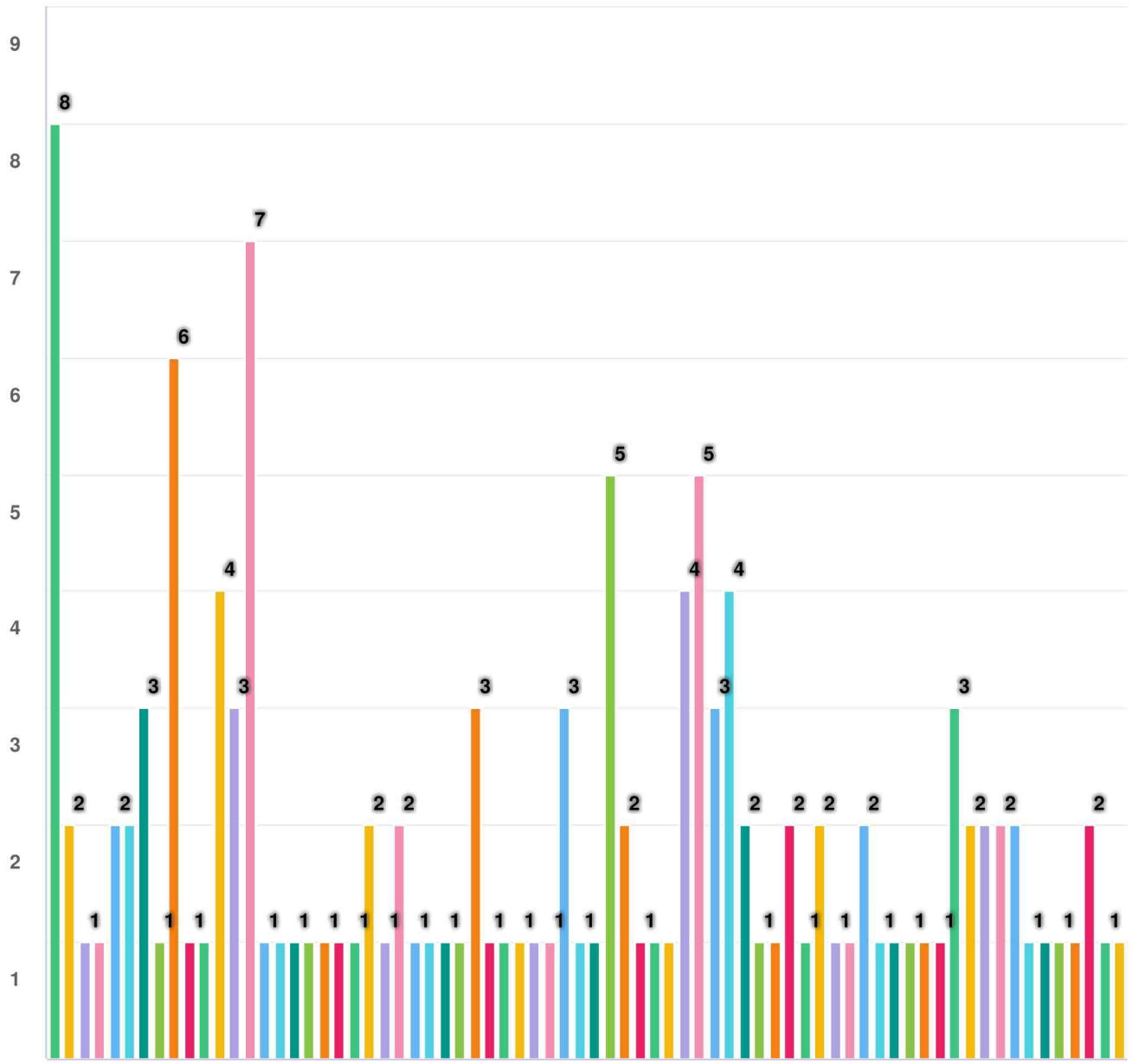
DRAFT Plan Recommendations

PROJECT: Draft Comprehensive Plan

Envision the Village

engagement hq
by Bang the Table

Q1 **Did you read through them all? Now choose the 14 recommendations you think are MOST important for the Village to prioritiz...**



Question options

1-1 1-5 3-1 3-3 3-5 3-8 3-9 3-10 3-11 3-12 4-1 4-2 4-5 4-7 4-13 4-14 4-15 4-16 4-17 4-18 4-19 4-21 4-23 4-25 4-29 4-32 4-35 4-36 5-3 5-5 5-7 5-8 6-1 6-2 6-3 6-6 6-7 6-8 6-9 6-12 6-15 6-20 6-22 6-23 6-24 7-1 7-2 7-3 7-5 7-6 7-7 7-8 7-10 7-11 7-14 7-17 7-18 8-2 8-3 8-4 8-5 8-6 8-7 8-8 8-9 8-15 8-16 8-18 8-19 8-20 8-28 8-29

(11 responses, 0 skipped)

Village of Pinehurst
Comp Plan Open House Feedback – Focus Areas
June 17-18, 2019

Focus Area 1: Existing Extra-Territorial Jurisdiction (ETJ)

1.	Prefer planning the future-rather than hodepage development so prefer alternative 3.
2.	We should designate areas we allow higher density development more than 1/5 acres.
3.	I am very concerned about the speed of traffic on Linden Road (now Linden Highway). The area around the Community Church & Elliot's is very dangerous.
4.	Also, Cotswold has 55 units occupied by 55 yrs-90 yrs. High speed is a great concern.
5.	No Growth
6.	No Growth
7.	Several new developments planned, proposed, or in process near Hwy 5 & Linden (Aberdeen side at the edge of the ETJ) threaten the solitude and rural feel that we specially sought out after moving from Atlanta.
8.	The planned widening of the 5 will likely bottleneck near the Pinehurst border now the post office, where 5 will not be widened. Between this and the existing bottleneck at Morganton, it seems the road plan may exacerbate congestion.
9.	Pinehurst does not seem to align with live-work-play communities. It wasn't what I expected when moving here.
10.	We should, as an essentially rural community, stay away from high density development in areas away from more urban, walkable areas like Southern Pines. Creating high density islands will increase traffic and adversely impact the charm and character that brought us to this area.
11.	No Growth
12.	I am begging you not to encourage development here.
13.	The people living there want to keep it rural.
14.	A green perimeter is important to PH.
15.	It's an important watershed & ecological area for the whole region.
16.	New daily trips is most important statistic.
17.	Two of the alternatives more than double the traffic-all of which will be on Linden and 5.
18.	The Western Connector is a limited access through route and will not divert this increased traffic.

Focus Area 2: Highway 5 Commercial Area

1.	I believe the area around Pinehurst South/Trotter Hills Rd. should be left alone. We "don't" want to see areas built up so that there is only one tiny open space.
2.	Don't try to come in and build & build and create more traffic. Let's not try to become another Washington, DC traffic area.
3.	No to your ideas.
4.	Alternate scenario No.2 would see more dots its area was "green" near the Harness track.
5.	Would consider option #2 if Green Area remains.
6.	Need to add space for lodging-there's not enough motels, etc.
7.	Alternative 1 is appealing except I feel strongly that the area by the harness track remain open space or recreation area.
8.	Building right up against the track will ruin the track.
9.	Like alternative 1, however, do not like any development of Harness Track property North of Monticello.
10.	Before any development in this area a study from DOT needs to happen.
11.	How is additional traffic on Hwy 5 going to be handled?
12.	Hwy 5 is already past its maximum capacity.
13.	Please leave this area alone
14.	NC 5 cannot support more traffic here. There is no second way out except through Monticello residential neighborhood, which is not designated for that.
15.	And poor old Jackson Hamlet, with its modest homes-between this and Aberdeen development-good grief.
16.	NC 5 cannot handle more development. The railroad tracks will have to be closed creating more back-up on NC 5 and more danger at crossings. Plus: the train will have to blow whistle warnings at every crossing, causing unwanted noise.
17.	No Growth
18.	No Growth
19.	Scenario 2-worked but keep Harness Track area green.
20.	No Growth
21.	"Just Big Enough"
22.	Remember why people come here. The small town feel, open spaces, peace, & quiet safe environment.
23.	We don't want a lot of development.
24.	We also don't want to remove the beautiful trees to widen roads.
25.	Keep Pinehurst beautiful.
26.	The traffic on Rt. 5 is a nightmare. The Lake Hills road light needs to have left turn signals and extend the timing of the light currently. The light only allows 5 cars thru per light. *Diamond Morgan*
27.	High density family housing on Hwy 5 will be detrimental to Pinehurst.
28.	Preserve the HT as open space- Set voted for Alt.#2

Focus Area 3: Medical District

1.	I voted biz as usual only because of the traffic which is already very bad at times.
2.	If you can address the traffic I would be open to greater density.
3.	Want business as usual because of traffic.
4.	Early morning & later day primary shift changes now create huge traffic.
5.	Without future road/traffic planning no growth is warranted.
6.	Open to future growth with proper traffic planning.
7.	No BLD's higher than 1-2 stories. Don't turn it into industrial/medic.
8.	The woodsy area will be lost if you expand-keep it natural.
9.	No Growth
10.	Medical consent give them all the leeway they want.
11.	Allow medical buildings to be 2-3, even 4 stories, build parking garage to accommodate increase in traffic.
12.	No Growth
13.	No Growth
14.	Please don't build parking structure and then charge to park ones car.

Focus Area 4: Village Place/Rattlesnake Trail Corridor

1.	Much prefer alternative 1 to existing character area now is out of place with Pinehurst & needs addressing.
2.	Architectural standards needs to be implemented.
3.	Walking/bicycling should be encouraged.
4.	Need sidewalks! Or paths!
5.	Much prefer the alternative scenario.
6.	Boulder Co has several parking garages. Having parking is essential to bringing in visitors.
7.	Sarasota FL has fewer parking spaces than needed, so I stopped going. Being ahead of parking needs is important.
8.	Sidewalks may help for walking!
9.	Isn't it really impractical to try to move the utilities?
10.	Let's start with where we are.
11.	Absolutely big enough!
12.	Could "Village Place" be turned into a parking lot to shuttle works or visitors, etc. to downtown village to eliminate their parking in spaces that could be used for shoppers?
12.	The shuttle would have to run circular routes during the day- *Wanda Yearby Venable*
13.	55+ Adult community single level living with covered parking- *Mary Ann Welsch*
14.	Please add more spaces for hotels/motels.
15.	No Growth!
16.	Would love to see this area have more restaurants/shopping and less of the industrial feel that it currently has.
17.	Keeping historic Pinehurst is critical to the charm of city (housing, change of growth) be very careful to maintain.
18.	To improve the Rattlesnake area the Village Maintenance Area must be moved to some other area. Otherwise this area will not be improved. Could be used for parking and playgrounds & open area.

Focus Area 5: Highway 211 Commercial Area

1.	Business as usual-keep the development to general offices, I-story, light traffic. Keep lighting low, maintain rural feel.
2.	Business as usual-choice is important- to increase odds of more attractive western corridor entrance into Pinehurst.
3.	Retail development that currently exists along this general stretch is unattractive and out of character for Pinehurst.
4.	Prefer to leave 211 as Green Way no development.
5.	The retail option opens to opportunity for more noise (trucks) etc. also longer period of bright lights.
6.	Both detrimental to Pinewild residents. 211 already noisy.
7.	If development necessary, business as usual preferable for quality for life for the area resident. Better for appearance for west Pinehurst.
8.	Prefer as is with some green space no retail.
9.	OP Zone, small scale buildings, small parking areas, opaque landscape screening, low lighting.
10.	No Growth
11.	No Growth
12.	I voted for biz as usual but maybe add a small park.
13.	Need some indication of relative cost to village impact e.g. if proposal is “1”, alternative “A” is 95% or 135%.
14.	More retail/restaurants in this area. Something like Olmsted Village w/ more shopping options would be great.
15.	The village annexed Pinewild and gained quite a bit of tax revenue. Now they are the forgotten child.
16.	Pinewild is the first thing people see when traveling on 211 going E.
17.	We need a “welcome” to the Village of Pinehurst sign.

Village of Pinehurst
Comp Plan Open House Feedback – Guiding Principles
June 17-18, 2019

Guiding Principle 1: Village Character and Authenticity

1.	"The Village of Pinehurst" sign needs to be moved further down Midland toward SoPines. It should be located before you get to National #9 entrance.
2.	Library - We need to keep the library in the Village center. We do not need to repeat the mistakes of losing the PO & ABC store.
3.	You need to do something about absentee landlords who do not keep up property
4.	If an area is currently zoned, then the current owner should be able to sell to someone for that use even in zoning changes.
5.	The village character is slowly disappearing. And no one cares just grow, grow, grow!! Sound growing?
6.	You have village meeting at 4:00 pm. I have to work during those hours. Can't you get on a normal schedule like other communities and have them in the evenings 7:00 pm.
7.	If you keep expanding development there will be no "Pinehurst" left. Living here 25yrs – there was a flavor to PH – not anymore!
8.	Please preserve our status on National Register.
9.	A number of our "Guiding Principles" reference our unique history, character. . .moving forward preservation of all that makes our Pinehurst community Pinehurst is of the utmost importance.
10.	I did not see it on any of the boards, but many of our historic buildings are shabby and in disrepair. Shop rentals are required to fix things themselves. No, the owners should be maintaining their history and appearance.
11.	There are apparently a few owners who dictate what new businesses may be rented to/established in the Village. Is this no discriminatory?
12.	Wish you would retain Pinehurst as a Village! Understand Growth will happen, however we DO NOT want to become a city!
13.	Work with surrounding towns when growing – we can work together.
14.	How can VOP so image aware as they are, yet have no laws against parking cars in front yards when all residential have driveways. Brad Kahtz #6 912-429-2985 BK104107@gmail.com
15.	Library
16.	Village character & authenticity can't be achieved without returning the theater to its original use. It is the focal point of the Village and should not be a shopping center.
17.	You have done a fantastic job drilling down into all the issues involved. Thank you. From my visit and review of the documents and displays, I offer a few thoughts to consider as we proceed to carefully research before doing something that cannot be undone. Suzanne Colmer 910-639-9494 34 Pomeroy Dr
18.	Historic Designation – We should all be mindful of the value of this very special status. Some of the choices offered today could jeopardize that status. I believe that doing away with one of the sandlots several years ago put us in danger of that very status. Let us be cautious as we proceed to carefully research before doing something that cannon be undone. Suzanne Colmer 910-639-9494

19.	Given Library and Tufts Archives – In my experience I visit and regularly use the library. It has a wonderful feel and makes me appreciate the printed word. The Tufts Archives are also very interesting. My family has been once in 6 years. It is also a great place for tourists and guests to visit. However if a choice must be made to relocate one or the order, I would heartily favor the Library as the residents' place of choice. There are many other locations where the Tufts Library was their first donation, the Archives second. Some residents want a more up-to-date Library with all manner of electronic functions. Do we not already have that in our homes and on our phones? Save the printed books, ambiance and coziness of the Given Library for those of us who love it, visit it and donate to it. Suzanne Colmer 910-639-9494 34 Pomeroy Dr
20.	Page 45 of the Draft Public Plan, paragraph 4 states that development is developer driven. This is a solid case of the tail wagging the dog. Suzanne Colmer 910-639-9494
21.	Those of us who moved to Pinehurst came because we like it the way it is, not for how many more tiny apartments we can squeeze in and more storefronts to stand vacant. Suzanne Colmer 910-639-9494 34 Pomeroy Dr
22.	Pinehurst, Southern Pines and Aberdeen are all wonderful places and each has its own set of offerings for Art, Public Performances, shopping and dining. We do need to duplicate each other in every way. Suzanne Colmer 910-639—9494 34 Pomeroy Drive, Pinehurst

Guiding Principle 3: Supporting Infrastructure

1.	The Village needs more cell towers coverage is terrible.
2.	We need to see other options with removing the existing traffic circle and connecting 15 501 w/211 or 15 501 and w/ 15 501 and connecting Midland. Just need to see what other options there are.
3.	Storm water run-off is getting worse and more vacant lots are being filled. It is a problem and needs attention.
4.	Stop building houses on top or so close to other houses.
5.	No matter what option is taken – Hwy 5 traffic is a disaster currently once the school & sub divisions approved will only make it worse. In favor of growth but road infrastructure must be able to handle it.
6.	Many people use 5 from 211 (at Lowes) to Aberdeen as a cut through to avoid the traffic circle.
7.	Know there is not much that can be done about traffic on Hwy 5 but it is becoming a nightmare. Trying to turn left on 5 can take many minutes – which causes cars to become anxious and pull out!!
8.	Of Course Pinehurst wants to provide for the future, but sometimes we need to fix what is broken or was not done. When Pinehurst was founded there was little need to think of <u>storm drainage</u>. We are far behind other states and towns in providing for <u>Water drainage.</u> Why do we have to allow a "river" to run over our property with no help from the Village Council & no help from Moore County. Do we need to hire a lawyer? We are at wits end!!
9.	Do not defer stormwater planning. This is a serious issue in existing negotiations and will become a need when planning for the expansions proposed in your plans.
10.	Coordination w/ service providers
11.	We need a better & more efficient infrastructure before growth continues.
12.	Stop 5G it is not proven safe.
13.	Continue to add increasing dollars to the funding of maintain our streets. (resurface etc.)
14.	If there is No infrastructure, No new growth.

Guiding Principle 4: Moving Around the Village

1.	? What will development mean to traffic on 5 – and what are your miracle Solutions!!
2.	Need to monitor speeds on 211 & Rattlesnake Gun Club – Red light traffic in some cases is at 60 to 75 miles per hour.
3.	Did not see anything concerning coordination with Southern Pines and Aberdeen, esp. regarding already over- crowded roads (Morganton, Midland, Rt 5)
4.	Pinehurst residents approved placing sidewalks along Burning Tree Rd and Lake Forest Dr. through survey/voting. However, small group of residents voiced opposition at Village Council meetings and the plan was dropped. The Village Council needs to move forward with placing sidewalks . It is very dangerous for pedestrians to walk on these roads. They have much traffic and is difficult to avoid being hit without walking in someone's yard. People love to walk and bike ride in Pinehurst and the sidewalks or extended greenways are needed on these streets.
5.	Moving forward with proposed Western Connector is best solution to mitigate volume of cars on Rte. 5. It is used as a shortcut to avoid the traffic circle.
6.	Moving forward with road bypasses for Rte. 5 should be a priority. Development is here around the outskirts of Pinehurst. Keep Pinehurst's character by planning alternative traffic patterns. Don't wait before it's too late.
7.	Congestion on Rte. 5
8.	Concerned about golf-cart crossing on Morganton Rd. at Course #1
9.	GOLF CARTS – Revisit where we can drive golf carts – it's too restrictive esp. for Donald Ross area near Linden. If BIKES can use main roads AND pedestrian paths, why not golf carts?
10.	Being able to get through the traffic circle w/golf carts paths. So all areas of the Village can connect.
11.	Pedestrian Crosswalks. We need more pedestrian crosswalks especially across Rt. 5.
12.	Identify barriers to efficient use of golf carts in the CONNECTIVITY study of bikes & pedestrian traffic.
13.	Rte. 5 traffic congestion – No mention at all does the Village consider this <u>low</u> priority? It should be of the highest priority <u>Before</u> further building in Aberdeen commences. Please Call Dennis Dolgan 216-513-7779
14.	Western Connector specially the extender onto Linden Road (<u>opposed</u>)! This will only foster further traffic onto Rte. 5 including trucks Please Call Dennis Dolgan 216-513-7779
15.	More street lights. Danger driving at night now.
16.	Transportation - Free quaint looking shuttles around the village during business hours.
17.	Neighborhoods are being destroyed w/truck traffic.
18.	Need bike & walking paths! Not safe to walk or bike on streets!
19.	Widen Rt. 5 (from Rt.2 south to Aberdeen) by moving railroad directly from Rt US 1 & Rt. 5 intersection on a relatively straight line to just west of West End, and using to pave over tracks – no more train crossing, whistle blowing and savings of millions in construction & right of way. *See Back for Diagram*
20.	Traffic on Rt. 5 from 211 to Cherokee is awful. Many people speed and cut through village side streets to avoid the traffic light at Cherokee, particularly at Shaw Road to Carolina Vista. Very dangerous for pedestrians, hotel guests and bicyclists.
21.	Pinehurst should be the spoke of a wheel- interconnected bike paths & greenways connecting the "Hub" to SP, Aberdeen, Sanford, Carthage, Foxfire, even Raleigh! People come from afar to

	ride bikes here. What if we had this inter-connected bike-way? It would bring revenue & business to Pinehurst. Steve Davis 215-801-1468
22.	Pave sidewalks
23.	Help! #5 is in imminant danger!!
24.	Put No Left Turn signs on Rt. 5 between coming from 211 to Cherokee Stoplight so traffic will not use Village side streets as cut -throughs to avoid the traffic light at Rt. 5 & Cherokee
25.	#5 Highway - Answers to fix?
26.	"Historic Tree-Lined Corridors" You already blew Guiding Principle 4 by allowing Pinehurst section of Hwy 2/Midland to be changed / degraded by removal of trees & other unscenic/unhistoric changes.
27.	Need for Transportation System in Pinehurst Village & surrounding areas.
28.	4-13 Preservation of Western Connection
29.	4-7 Traffic Circle
30.	I was on the Planning Commission Myrtle Beach SC 2005 – we did a 20 yr. comp. plan – great process. Here – West Morganton Rd must get turn lanes at major turns – best would be 4 lanes to Hwy but won't happen. Morganton Rd West major thoroughfare to the great Village – make it to walk & ride and drive Rt.
31.	More Safe crossings of busy roads for golf carts * pedestrians. (maybe tunnels or overhead bridges) Make area more golf cart friendly – (a real golf-cart community)
32.	Please put sand or crush granite paths in the area around the lake (Pinehurst) to curb on street use by walkers/runners. Please do not put in sidewalks as they will not get runners off road.
33.	Close down town streets to vehicles traffic (golf cart/bike parking only.
34.	Create parking deck in our now New Core & circulators. This would force downtown retail development – encourage New Core Development – support parking for Arts/Entertainment & make Village safer for walking.
35.	NC – 5 Intersection at Harness Track not lined up with Pine Tree.
36.	Effect of new school being built in Aberdeen. More traffic heading North will bring NC-5 to a stop. Turn Lanes would be some temporary help.
37.	NC Hwy 5 growth has poured traffic onto the Village streets, e.g. Shaw Rd. as cars avoid light at Cherokee & NC 5. Stop it.
38.	Can we get some kind of sidewalk down Diamondhead to the Lake?
39.	Sidewalk from The Lake to Pinehurst Country Club?

Guiding Principle 5: Taking Care of Business

1.	Return to Pinehurst past of a resort town attracting retirees with financial means to continue promoting its historic future not destroy it for financial greed or real estate industry.
2.	Many of our policies are not pro-business or pro-development. There's a reason many parcels are not developed. If you can't find a way to address business-owners' concerns, including too much buffer screening that blocks their building, then expect and accept the status quo.
3.	We need to have "Satellite" villages located on Midland (near Ironwood) and 15-501 toward #6 to create more community feel.
4.	More support for the Racetracks.
5.	Plant along cart path next to track
6.	Business needs to keep growing. Need tourism focus MORE THAN GOLF! Think outside the golf box & go for other & more events, sports, festivals, etc.

Guiding Principle 6: Places to Live

1.	6.8 – Surveys need to ask specific questions such as "do you want additional street lights?" (not how important are street lights to you?) - PLEASE
2.	6.15 – It's dangerous to cross 211 at Gun club by foot or bike even observing the walk light. I wish for a better way for pedestrians to get across 211.
3 .	Housing – cheap cookie cutter houses on clear cut lots (Burning Tree) bring heavy demand for new & expensive schools & reduce value of existing houses – buyers tend to be transient wanting infrastructure changes – street lights, sidewalks, public rec. facilities.
4.	#6 Again – keep the feel of Pinehurst as is – large lots, nice homes – quiet, peaceful small town. We don't want a big city – That's NOT why people come here.
5.	Need for 55+ over community with garages – single level aging living. Mary Ann Welsch
6.	Upscale Convenient Neighborhood Mixed use or walkable to shopping geared for 55+ housing options w/maintenance incl. (townhouse, single family, villas, etc.
7.	6-17 Obviously written in such a way as to get votes!! Should have ended at a multi-Family Dwelling. Instead skewed with point of view. TSK, TSK, Statistics 101
8.	Do not allow the Village to turn into Fayetteville!
9.	Lawn & Tennis (LTC) Should be absorbed into Village or Pinehurst. As special tax district. It is time for a change. LTC does not work. Thank You
10.	Public Outdoor Pool for neighborhoods of families or anyone
11.	My concern is the proposed cut thru roads on #6 from Juniper Creek Blvd to Juniper Rd. this project will reduce the value of properties; moreover the safety of the residence. New have already have had a lot of break-ins on #6.
12.	Need to stop allowing the large "Cookie Cutter" housing developments into Pinehurst. It attracts lower income and reduces values of existing properties. Developments such as H&H Homes.
13.	For the benefit of Pinehurst (value of property, character of neighborhoods, use of city services-police & garbage regulations of short-term* rental need to be promulgated!! This is both a severe & growing problem & need! *less than 4 days Clint & Ginna Davidson 9 Alpine Pl. Pinehurst Hclintdavidson@gmail.com
14.	Short-term rental should not be like a commercial business. Limit to six (6) months per year. Clint & Ginna Davidson - 9 Alpine P.
15.	Stop overdeveloping Pinehurst w/ cheap housing developments
16.	Stop over Building! Make a lot size appropo to the house & stick to it. Too many "fast track" house cutter P.H. putting a strain on our facilities, thus impacting our way of life!
17.	Please stop allowing the cookie cutter homes and development to be built. This ruins the character of the village.
18.	Sidewalks within neighborhoods are imperative, especially with the family growth that's occurring.
19.	Somewhat concerned that nothing is in the plan regarding disabled adult housing. Having a disabled adult child this is a' pet peeve' of mine. Jeff Hilton

Guiding Principle 7: The Built Environment

1.	In March 2017 a study committee formed at the behost of the Village of Pinehurst submitted its report. This report culminated over a year of research. The report made 3 recommendations for amendments to the Pinehurst Development Ordinance. These were: a. Control the Scale of new development b. Improve landscape screening between uses of higher and lesser intensity and c. Improve control of on-site lighting I urge you to adopt these recommendations William Coviner 703-424-4720
2.	The Village could . . . facilitate the development of HOA's for specific subdivisions that have legal development restrictions relative to look, character, and feel. The Village could provide input into HOA development and perhaps suggest guidelines via an internet page and/or printed pamphlets. HOA's can impose specific development guidelines that the municipality cannot.
3.	I think 7-17 can't exist alone; 7-18 & 7-19 have to be included

Guiding Principle 8: All Things Green: Parks, Open Spaces & Natural Resources

1.	Continue to address development requests with emphasis on overuse of our water resources
2.	Each area of focus should have a target % dedicated to open space/park
3.	Development ordinance should require parks
4.	VOP should budget $ to buy land for parks
5.	Council should adopt a policy for conservation of resources that doesn't put short term cost above what we can do to save the planet. We can afford it! Alternatively we can't not afford to save the planet.
6.	The green spaces are what made Pinehurst desirable in addition to golf. Be aware of losing those green spaces and removal of trees.
7.	I moved here from East Hampton, NY. People moved to East Hampton because of its "rural-Not suburban-character." Residents did Not want all the property in East Hampton sold for houses or offices. Instead, they wanted open spaces, (trees, bushes, nature). So, the town added a fee (of some sort) when you buy a property. The fee goes into a budget to buy up land & lots, everyone was thrilled. It works great! And, then a Land Conservancy not-for-profit was started by citizens. And, this group raised money and bought up land & lots. And, folks even left $ in their estate to Land Conservancy. Everyone wins! Kind of Rural-ish character maintained, lots of trees, bushes, open land. Property owners could sell their land/lots. Susan Fletcher Pinehurst resident Cell# 917-974-2525
8.	All things Green? Where you are filling every green space Stop
9.	More recreation/open spaces We drive to the reservoir often. Would prefer closer locations. Love Rassie Wicker but would like to see more! Bike paths!
10.	Work w/Land conserve. Encourage Resorts to give Pit course High 5 to land conserve
11.	Restaurants, etc. should have recyclable (under new policy) take out containers, etc.
12.	Public Outdoor Pool for Moore County residents for recreation
13.	I would love to see more trails for hiking and bicycling in town.
14.	Also more parks.

Village of Pinehurst
Comp Plan Open House Feedback
June 17-18, 2019

General Comments

1.	Look @ near Albany, Ohio development. They did it right!! Mixed community/diverse. Lex Wexner Developed it.
2.	Build more high-rises and a subway system plus at least a dozen more golf courses; allow no more visitors.
3.	Consider using Focus Group, more often-not just for comp plan recommendations.
4.	Could use Focus Groups to study evaluate some of the recommendations?
5.	Go away! We're happy as we are.
6.	We cannot consider a Linden Rd. connector or large developments on Hwy 5 until we address the traffic on Hwy 5. There are no other ways except going all the way down Hwy 5 or taking Morganton to get across town form those areas.
7.	Hwy 5 is two lane. Until that can be widened, no developments or a Linden Rd. connector should be approved.
8.	Thank you for providing activities for children so that we parents can be a part of this. We appreciate you!
9.	Our lives continue to be influenced by Fort Bragg. We are also in danger of Pinehurst becoming a mini Fayetteville. Let's stop encouraging this population. I am not against any group, but "for" individuals that want to come here to give back to our community. This is a transient group that requires much in turns services.
10.	Traffic on 5 will be a nightmare, so please include NCDOT before starting.
11.	Thank you for your hard work! Excellent information.
12.	If a high density apartment complex is built along Route 5 as proposed, I'm concerned that Monticello Road will be used as a cut through to Morganton, resulting in high traffic through the Monticello neighborhood. (Others have already voiced concern about additional vehicles using Route 5 which already has high density traffic.)
13.	I'm concerned that there will be a gap between the deluge of new residents due to the rate of residential building versus the time it will take to widen roads, accommodate more people at our hospital, and other emergency services. Of special concern are high density apartment complexes. I know that you're concerned about this and trying to make plans ahead of time. If needed, will you and the other planning commissioners put a moratorium on residential building until the hospital, roads, and so forth catch up to the growth? Do you have a set date of when Route 5 will be widened? Will Morganton Rd. be widened? If so, when? How many more people can Moore Regional Hospital serve before they have to start turning people away?
14.	Taxes are already going up 32% in the next five years for residents of Pinehurst. I believe Aberdeen's taxes are going up, and so forth. No one likes higher taxes, but this particularly affects current residents on fixed incomes and lower income families

	negatively. My concern is how many more times it will be necessary to raise taxes if the residential building continues at the current rate.
15.	Have the planning commissioners taken into account the effect of high density residential building on the air quality throughout Pinehurst, Southern Pines, and Aberdeen? I ask not only the health, happiness, and welfare of current residents, but our golf industry. It concerns me that golfers may begin choosing other golf courses if they are gridlocked in traffic and car exhaust fumes engulf them when they arrive.
16.	I also would like to ask one last question. It concerns taking out the light at the intersection between Morganton and 15-501. I believe it was approved prior to knowledge of a high density apartment complex being built across from Pinecrest Plaza. A large number of people will be turning into an intersection and high volume traffic already using Morganton Rd and 15-501? Also, there's a short turn lane going into Pinecrest Plaza off Morganton, i.e. cars sometimes block the left lane on Morganton. If Morganton Rd rises going over 15-501, the cars waiting to turn left into Pinecrest Plaza won't be able to be seen. I haven't seen the plans, but it appears that this could be problematic and increase the accident rate here. Do you happen to have a drawing of the plans for this intersection? Is no one concerned about a higher accident rate in general resulting in taking out this light? *Charlsa Guinn-charlsaguinn@hotmail.com*
17.	You have done a fantastic job drilling down into all the issues involved. Thank you.

Survey Report

12 June 2018 - 02 July 2019

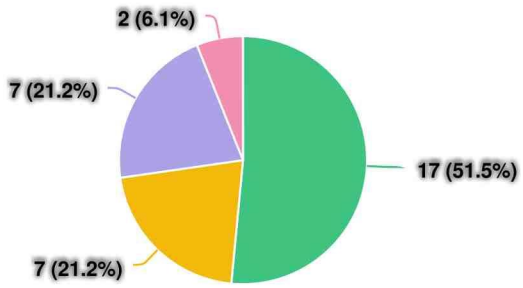
Focus Areas for Future Development

PROJECT: Draft Comprehensive Plan

Envision the Village

engagement hq
by Bang the Table

Q1 From the following list, please select your preferred future development scenario for Focus Area 1: Existing Extra-Territo...



Question options

- Business as Usual - As currently zoned with 1 unit per 5 acres
- Scenario 1 - One to two conservation neighborhoods, with remaining land at 1 unit per 10 acres
- Scenario 2 - One to two conservation neighborhoods, with remaining land at 1 unit per 5 acres
- Scenario 3 - Six to nine new single family subdivisions, with remaining land at 1 unit per 5 acres

(33 responses, 0 skipped)

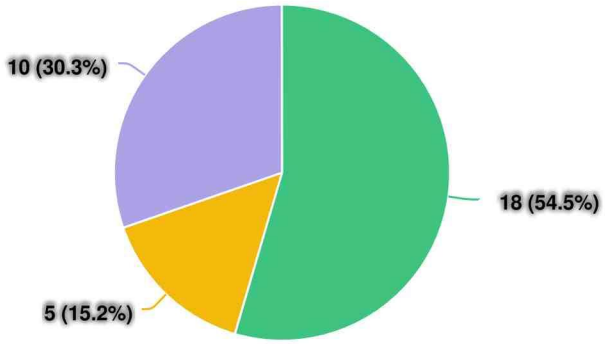
Q2 Enter your comments about Focus Area 1: Existing Extra-Territorial Jurisdiction (ETJ) here. Tell us why you made your selection and/or why you did not choose the other options presented.

Anonymous 6/17/2019 06:17 AM	We all know you will eventually build the Western Connector. Get it over with now as this is driving all 5 of your Focus Areas. There are many among us that want to see new single-story homes on larger lots that are not in gated communities or golf courses. What we need in the Linden ETJ area are 2-5 acre lots for people that want a little space and something other than the ugly, boring, overly-planned communities that have been built here over the past 10 years. Stop trying to plan and build walkable neighborhoods. You already have them! Commit the money you would spend on building new, ugly, boring two-story neighborhoods to adding sidewalks and streetlights to existing neighborhoods that are already ideal for walking but are too dangerous without sidwalks or streetlights. You people can't see the forest for the planned trees!
Anonymous 6/17/2019 07:17 AM	There is nothing wrong with the current codes for this area. The increase in traffic alone is enough to not choose the other options.
mdsgolf 6/17/2019 09:15 AM	limiting the number of residents; more cars on the road, and attached buildings seems to better fit the overall concept of the village..
Anonymous 6/17/2019 04:08 PM	Standup to changing us into Cary. Preserve what we have. Let them move somewhere else.
thn 6/18/2019 07:25 AM	MUST DO the Western Connector. Cannot wait any longer to alleviate the horrible traffic on HW5 anymore!
merestan 6/18/2019 10:15 AM	I like the idea of Conversative Neighbors with low density in the surrounding area.
Anonymous 6/18/2019 10:43 AM	The business as usual option is best for development in conjunction with the WCC. The WCC is critical to so many other development issues for Pinehurst, Moore County and the state.
Anonymous 6/22/2019 12:23 PM	The increase in traffic on Linden Road makes any of these scenarios a nightmare where the road intersects at Hwy 5/Beulah Hill Rd. All of these scenarios are putting 10 lbs in a 5 lb bag. No growth at all in this area is the best choice but not one offered. The consultants claim there is a lot of support for growth. I have attended all of the open meetings and NEVER heard anyone supporting more growth. To a person, all who commented were opposed to growth.
Anonymous 6/22/2019 02:44 PM	I found the review of the preliminary Comprehensive Long-Range Plan, at the Fair Barn, very interesting. I think I would have been better prepared to make comments on the items displayed if the report had been available prior to this activity. After reading the report and attending the first day review I have the following comments: The setting was well done, with plenty of people available to answer questions The information was presented clear and

	informative. I feel that two of the “Focus Areas” should have not been in that group. Yes they are important, but each one as presented did not raise to the level of “Focus”. Focus area #1, the ETJ area needs a plan, but all scenarios had the Western Connector included. This begs the question, “What to do if it is not there?” Until that happens it should not be part of the plan. Development of this area will not wait for it. Focus area #3, this is a simple question, maximum number of floors for a buildings in the medical district? Not the level of a Focus group. 4. Bring items in the Village Comprehensive Transportation Plan from a section/page in the report to a Focus level. We need plans and action in the short term. The next 2 years are going to place much more pressure on already clogged roads, than we have now.
jfcompplan 6/23/2019 02:15 PM	The roads that serve this area are jammed already (Rte 5 and Linden.) The Village may have zoning capabilities in this area but the residents have an expecttation that their rural environment would not be changed just because the Village of Pinehurst wants to build high density / cluster housing.
Anonymous 6/23/2019 08:51 PM	this seems reasonable---but as is the case in all these focus areas and options citizen input is vital!
tellesdw 6/24/2019 05:15 PM	I worry the infrastructure (i.e. roads) not being able to support the addition of multiple subdivisions. It's pretty congested as it is.
Anonymous 6/25/2019 01:41 PM	See comments in Focus are 2 below. Also must consider impact on our longleaf pine ecosystem
Smitty Smith 6/29/2019 05:15 AM	I believe that we should encourage conservation neighborhoods. We should look for opportunities to reduce tripmaking by making it convenient for people to stay close to home. We also need areas for people to live when they age out of single family developments.
Anonymous 7/02/2019 07:20 AM	I understand the need for the bypass, however, it is important to maintain the rural feel of the surrounding area.
Anonymous 7/02/2019 07:25 AM	Seems we are building for building sake. We cannot stop growth but need allow such with conservation, traffic issues in mind.
JAHJ 7/02/2019 08:00 AM	The traffic circle at 15/501 and routes 2 and 211 issues have not been resolved so why would we want to forge ahead with any development until they have. We need responsible long term decisions/action not "end of your nose" short term blinkered decisions. Most of us moved to Pinehurst BECAUSE of the village feel, but it seems more and more decisions are made to destroy this area sadly.Hopefully with a long range (20-25+year plan) will be forward thinking enough that we won't be facing the kind of traffic and other infrastructure issues that we are currently. Our roads are not built for the increases in business as well as residential traffic, and if development is the way the majority feel we should go, the the roads MUST be the first thing that is considered before ANY construction is started, we have a mess already which should not be compounded by rushing ahead.
Anonymous 7/02/2019 09:39 AM	I like the way things are here.

Optional question (18 responses, 15 skipped)

Q3 From the following list, please select your preferred future development scenario for Focus Area 2: Highway 5 Commercial Ar...



Question options

- Business as Usual - Develop as a mix of residential, office, and retail
- Scenario 1 - Convert undeveloped land to general office use
- Scenario 2 - Create an "Innovation Village" in one, connected master planned area

(33 responses, 0 skipped)

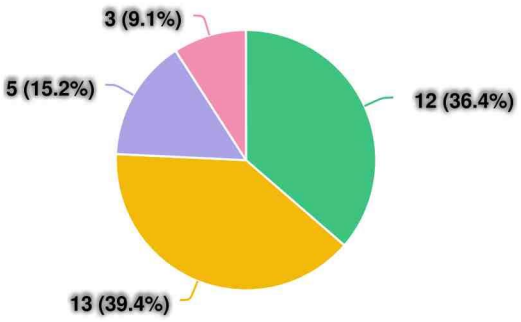
Q4 Enter your comments about Focus Area 2: Highway 5 Commercial Area here. Tell us why you made your selection and/or why you did not choose the other options presented.

Anonymous 6/17/2019 06:17 AM	You should not plan for nor add more office space, retail, new homes or anything else to this area until you fix the traffic issue with NC5.
Anonymous 6/17/2019 07:17 AM	Again the increase of traffic in this area is enough to not choose the other options. If you look in this area now you can see that they have a problem renting the existing buildings.
mdsgolf 6/17/2019 09:15 AM	Taking away acreage that is open space is my concern. Once the tree's are removed my experience is they are never replaced.
Anonymous 6/17/2019 04:08 PM	Don't want growth. Residents have been accessing facilities just fine.
Anonymous 6/17/2019 05:58 PM	Live off Monticello, would love to be able to ride a bike or walk around more. That area needs a spruce up.
merestan 6/18/2019 10:15 AM	I like the walkable aspect of this plan with increased use of the existing land.
Anonymous 6/18/2019 10:43 AM	A business development effort is more valuable to the overall comp. plan than the multi-use of the other options. Allow commercial business development in this area.
swslusser 6/18/2019 12:26 PM	It would be nice if some of this land remain undeveloped
Anonymous 6/22/2019 12:23 PM	The restriction on making Hwy 5 handle more volume of traffic renders any growth in this area incredibly stupid. You cannot take traffic across the active railroad tracks into new developments, especially apartments, more business and not expect to cause huge traffic problems on Hwy 5, which now will handle more school buses and parents taking children to the new schools in Aberdeen. This idea is one of the most ill-conceived.
jfcompplan 6/23/2019 02:15 PM	Wow, the town would give up the horse racetrack to build more stuff! This alone is reason to reject the options.
Anonymous 6/23/2019 08:51 PM	Highway 5 development should move very slowly
tellesdw 6/24/2019 05:15 PM	Bringing in some additional businesses would help diversify the tax base.
Anonymous 6/25/2019 01:41 PM	Must consider the impact of Aberdeen's final decision for the proposed Blake Village to determine what Pinehurst can do. This area and Focus area 1 are rapidly becoming over developed. Caution is necessary on focus areas 1 and 2.
Schneemanch 6/27/2019 07:15 AM	I think that the Village should focus on making more employment opportunities. Having a connected "Innovation Village" will go a long way in

	moving Pinehurst closer to this goal.
Smitty Smith 6/29/2019 05:15 AM	See above. Also, "business as usual" is not going to work for me. I don't love it here now. Further, if we do nothing, things will just happen to us. The Innovation area (with related opportunities for master planning) seems a good way to control our destiny.
Anonymous 7/02/2019 07:20 AM	none
Anonymous 7/02/2019 07:25 AM	We do not need more retail over the next ten years! Traffic on #5 already horrendous for the two lane road. Are we trying to become Fayetteville?????
JAHJ 7/02/2019 08:00 AM	If highway 5 is developed where currently it is not ETJ, the traffic will increase exponentially, therefore keeping this area is as makes more sense. We have traffic issues all around this area as it is, so to my mind it makes NO sense whatsoever to add any more than is necessary.
Anonymous 7/02/2019 09:39 AM	All growth is not good growth.

Optional question (19 responses, 14 skipped)

Q5 From the following list, please select your preferred future development scenario for Focus Area 3: Medical District



Question options

- Business as Usual - Develop remaining 7 undeveloped lots developed as one-story medical office
- Scenario 1 - Convert existing development to 3-4 story buildings with one or more parking garages
- Scenario 2 - Convert existing development to 4-6 story buildings with one or more parking garages
- Scenario 3 - Convert existing development to 6-10 story buildings with one or more parking garages

(33 responses, 0 skipped)

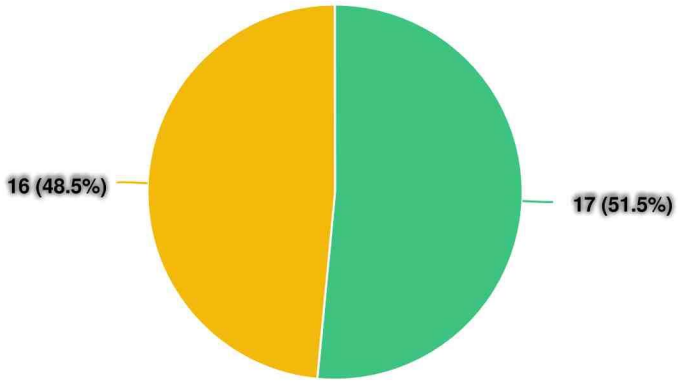
Q6 Enter your comments about Focus Area 3: Medical District. Tell us why you made your selection and/or why you did not choose the other options presented.

Anonymous 6/17/2019 07:17 AM	None of the option are very good. The area is already a traffic nightmare and none of these option do anything to improve this situation.
mdsgolf 6/17/2019 09:15 AM	The lower height helps to maintain the character of the area. Parking decks need to responsibility of the business.
Anonymous 6/17/2019 04:08 PM	Don't need this to be the focal point for medical services. Over taxed at this point. Been here 40 years. Now I have a problem making an appointment.
thn 6/18/2019 07:25 AM	increase capacity of medical district is good for residents and brings in more jobs
merestan 6/18/2019 10:15 AM	I cannot imagine buildings that are higher than 3-4 stories being approved in Pinehurst, but the need for more medical space is critical.
Anonymous 6/18/2019 10:43 AM	The growth of medical facilities and services in the county is important. A moderate growth is important. Business as usual is too restrictive to allow for increased health care growth to meet the needs of the county and establish the hospital and associated medical services as the premier provider in the central area of the state.
Anonymous 6/22/2019 12:23 PM	Either this scenario or #2 would take current single-story structures and allow the growth to be vertical. A parking deck rather than several small surface lots makes sense in this area. Keep all the medical growth in this campus or perhaps in the Hwy 211 ETJ development.
Anonymous 6/22/2019 02:44 PM	I found the review of the preliminary Comprehensive Long-Range Plan, at the Fair Barn, very interesting. I think I would have been better prepared to make comments on the items displayed if the report had been available prior to this activity. After reading the report and attending the first day review I have the following comments: The setting was well done, with plenty of people available to answer questions The information was presented clear and informative. I feel that two of the “Focus Areas” should have not been in that group. Yes they are important, but each one as presented did not raise to the level of “Focus”. Focus area #1, the ETJ area needs a plan, but all scenarios had the Western Connector included. This begs the question, “What to do if it is not there?” Until that happens it should not be part of the plan. Development of this area will not wait for it. Focus area #3, this is a simple question, maximum number of floors for a buildings in the medical district? Not the level of a Focus group. 4. Bring items in the Village Comprehensive Transportation Plan from a section/page in the report to a Focus level. We need plans and action in the short term. The next 2 years are going to place much more pressure on already clogged roads, than we have now.
jfcompplan 6/23/2019 02:15 PM	4-6 stories would make sense if confined to this area. Not unusual to see a small highly developed section of town. This is the best employer in the area and we should encourage them to build in this area.

Anonymous 6/23/2019 08:51 PM	no buildings more than 2 stories---traffic and environmental considerations should be weighed very carefully
tellesdw 6/24/2019 05:15 PM	All the alternatives would bring a significant number of new employees to the area. This would be a nightmare as the roundabout is already too congested. The alts would be viable if this issue we addressed.
Schneemanch 6/27/2019 07:15 AM	The medical Center needs to accommodate continued growth but not to the magnitude of more than 4 stories in my opinion.
Smitty Smith 6/29/2019 05:15 AM	Bring it on!
Anonymous 7/02/2019 07:20 AM	none
Anonymous 7/02/2019 07:25 AM	Medical industry and large employer in Moore County and medical needs for the population will only expand with the growth patterns.
JAHJ 7/02/2019 08:00 AM	No building should be higher than the hospital to maintain visual continuity.
Anonymous 7/02/2019 09:39 AM	We chose Pinehurst for how it looks.

Optional question (17 responses, 16 skipped)

Q7 From the following list, please select your preferred future development scenario for Focus Area 4: Village Place/Rattlesna...



Question options

- Business as Usual - As currently zoned with one-three story buildings
- Scenario 1 - Convert existing development to a more mixed use, walkable destination

(33 responses, 0 skipped)

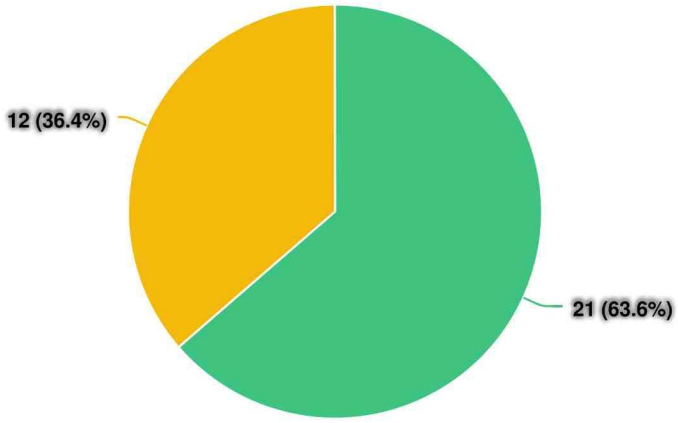
Q8 Enter your comments about Focus Area 4: Village Place/Rattlesnake Trail Corridor. Tell us why you made your selection and/or why you did not choose the other option presented.

Anonymous 6/17/2019 07:17 AM	Again nothing is being done to address the traffic any of these options create.
mdsgolf 6/17/2019 09:15 AM	A parking deck is nothing but a future money drain, repair, maintenance, manning for control. How does one force people into a parking deck, unless surface street parking is also forced to collect payment. - Better planning for events to control parking issues seems like a overall better plan. I like the plan for scenario 1 with the exception of a parking deck
Anonymous 6/17/2019 04:08 PM	Why are you trying to "develop?" Words like intensities put my teeth on edge.
Anonymous 6/17/2019 05:58 PM	Want area to be more accessible to people that aren't in a golf cart.
merestan 6/18/2019 10:15 AM	Definitely would focus this area to be more attractive and walkable.
Anonymous 6/18/2019 10:43 AM	I feel this is the best use of the area from a development perspective. There is limited need for multi-stack residential efforts in the "gateway" to Pinehurst (inconsistent with traditional perspectives of the village). Also the use of this space solely for gov't or facilities is not good either.
Anonymous 6/22/2019 12:23 PM	Whatever happened to the original plan for this area? Why wasn't it followed for growth? Believing that people will walk from this area to the Village Center is wishful thinking. A circulator van would make any planned growth in this area more realistic as an adjunct to the Village Center.
jfcompplan 6/23/2019 02:15 PM	Pipe dream, didn't the town go down this path before and concluded they could not afford it?
Anonymous 6/23/2019 08:51 PM	mixed used will create enormous traffic problems---we need a traffic study here and no changes should be made until there has been time to evaluate community center impact.
tellesdw 6/24/2019 05:15 PM	Fantastic idea! It would extend the special charm of the village, provide more dining, retail, and entertainment options to residents and visitors. Additionally, it would remove the unsightly and inappropriate light industrial from the area.
Anonymous 6/25/2019 01:41 PM	Not much creativity shown in preparing options for this focus area.
Schneemanch 6/27/2019 07:15 AM	This area of Pinehurst desperately needs a face lift. This idea is a great choice to help keep the charm of the village in an area that seems to be run down and unkempt to visitors. It would also provide citizens with continued development, shopping, and activities in a section of town that desperately needs it.
Smitty Smith 6/29/2019 05:15 AM	See all sentiments abo

Anonymous 6/29/2019 11:30 AM	Walk ability
Anonymous 7/02/2019 07:20 AM	none
Anonymous 7/02/2019 07:25 AM	Appropriate retail could help bring in more shoppers, thus helping the current retailers in the historic portions of the Village. Development style should (must?) replicate the styles in the Village center....maintaining the charm of the Village. Strongly suggest unique walking paths and mechanical means of moving from Village center to Village Place....roaming trolleys, etc.
JAHJ 7/02/2019 08:00 AM	Impact on traffic.
Anonymous 7/02/2019 09:39 AM	Keep Pinehurst sweet.

Optional question (18 responses, 15 skipped)

Q9 From the following list, please select your preferred future development scenario for Focus Area 5: Highway 5 Commercial Ar...



Question options

- Business as Usual - As currently zoned for general office
- Scenario 1 - Develop as general retail

(33 responses, 0 skipped)

Q10 Enter your comments about Focus Area 5: Highway 5 Commercial Area. Tell us why you made your selection and/or why you did not choose the other option presented.

Anonymous 6/17/2019 06:17 AM	Just what we need ... more strip malls. Ugh. Please do it right.
Anonymous 6/17/2019 07:17 AM	If you have checked half of these parcels are not really available for development because you cannot get access from 211.
mdsgolf 6/17/2019 09:15 AM	Either plan works, however control zoning to limit any zoning change requests.
Anonymous 6/17/2019 03:12 PM	Our comments in general pertain to all of the above. Clearly, why are we in a rush to over develop Pinehurst when our roads and infrastructure can barely handle current traffic. Please, lets try to leave Pinehurst much as we found it in 2006!
Anonymous 6/17/2019 04:08 PM	Leave well enough alone. Concentrate employment??? Take that to Fayetteville.
Anonymous 6/17/2019 05:58 PM	Quaint shops, restaurants would be great especially if the area south is set up to get around easier on bikes
merestan 6/18/2019 10:15 AM	I would prefer retail, so that I could avoid going through the circle or down Morganton Rd.
Anonymous 6/18/2019 10:43 AM	Actually, I would prefer a blend of retail and commercial space adjacent to 211. Let the local business owners determine the best place to establish and grow their businesses.
Anonymous 6/22/2019 12:23 PM	I doubt that the demand for more retail is very great in this area. Several stores in the Olmstead Village are not occupied at this time.
jfcompplan 6/23/2019 02:15 PM	Please, no more strip mall highway type of development.
Anonymous 6/23/2019 08:51 PM	enough strip malls for now. This is a well done/user-friendly survey response tool---compliments to those responsible and thanks.
tellesdw 6/24/2019 05:15 PM	I know of many friends and residents of Pinewild that would appreciate having some retail amenities close-by. It would also reduce congestion in the village, as stated in the description.
Schneemanch 6/27/2019 07:15 AM	There are plenty of retail areas between Pinehurst, Southern Pines, and Aberdeen. The area needs more growth for business and jobs
Smitty Smith 6/29/2019 05:15 AM	Creative, forward-thinking option. Maybe it gets us a Target.
Anonymous 6/29/2019 11:30 AM	We need more retail! Target..

Anonymous 6/30/2019 01:32 PM	There is no need to change the existing zoning from office/professional to allow retail. There is plenty of retail space in nearby Taylortown. The Consultant identified that retail brings a lot more traffic than office use. A few years ago, the DOT limited this strip to two driveways onto Hwy 211, total, so any retail would have a strip-mall layout. Since this area is in the Village's ETJ, the Village would not derive tax revenues. Retail is busier and more intrusive than offices.
Anonymous 7/02/2019 07:20 AM	I live in Pinewild and prefer this area remain undeveloped.The last thing we need is more office/retail that enters/exits directly onto 211. I already feel like my life is at risk leaving the Pinewild gates that exit onto 211. Isn't there more land available on the North side of 211 to develop office space that could enter/exit onto a frontage road?
Anonymous 7/02/2019 07:25 AM	PLEASE....lets not make a key entry zone into Pinehurst like entry roads into Fayetteville!!!!! If YOU must allow development, do not allow retail and insure there are acres of green areas. Look at how towns off the Merritt Parkway in Connecticut are 'set back', so you do not see signs of towns until you get to the bottom of the exit ramp!!!
JAHJ 7/02/2019 08:00 AM	Traffic is bad enough already on 211 and further use for this corridor will create the possibility for serious accidents. In my opinion the speed limit is too high as well as with inconsistent (35 - 55mph) speeds. If this corridor is changed it will create even MORE issues at the traffic circle which at times is backed up beyond the turn for the hospital and medical office buildings.
Anonymous 7/02/2019 09:39 AM	I do not think we need more retail along that corridor for safety and traffic reasons.
Anonymous 7/02/2019 11:50 AM	You have an opportunity to stop the mindless sprawl right on Pinehurst's doorstep. I hope you will take it. Please, no more mass retail areas!

Optional question (21 responses, 12 skipped)

Village of Pinehurst
Notes from Discussions with Residents at Comp Plan Open House
June 17-18, 2019

Focus Area 1: Existing Extra-Territorial Jurisdiction

- We like the concept of alternative growth scenario number one, but you need to bring the build-out numbers down to match closer the build-out numbers for the business-as-usual scenario. (Day 1)
- Need a definition of conservation neighborhood for the document, referencing minimum 50% permanent open space requirement, and reallocation of gross density on remaining area deemed buildable. (Day 1)
- We need to keep the ETJ looking quintessential Sand Hills now matter what scenario we go with for the document, sandy soils, pine trees, etc. (Day 2)
- Can we include some services – restaurants, grocery stores, etc. – in the conservation neighborhoods so residents do not need to travel far to meet some daily needs? (Day 2)
- I chose alternative growth scenario number three because it provided some new neighborhoods, but the build-out numbers were the lowest of the other alternative growth scenarios. I would be open to alternative growth scenario two (or anything with lots of open space) if we can get the build-out numbers closer to alternative growth scenario three. (Day 2)
- I picked the business-as-usual growth scenario because I am afraid of a conservation neighborhood next to the existing homes on Linden Road. At a minimum, I hope some of the required open space could be reserved to buffer from adjacent neighborhoods (if you really need to build them in the place; again, I would like to see them somewhere else if you need to build them). (Day 2)
- Look at New Albany, Ohio as a good example of planned development for the conservation neighborhoods (Day 2)

Focus Area 2: Highway 5 Commercial Area

- There was support for alternative growth scenario numbers one and two if the Village-owned property north of Monticello Road could be kept as open space (as depicted in the business-as-usual scenario). (Day 1)
- Need a definition for multifamily for the document clarifying product type: single-family attached or stacked multifamily. (Day 1)
- Several people liked the innovation village concept (or the idea of a "campus"), but the Village-owned land at the Harness Track must remain open space. (Day 2)
- Residents of Jackson Hamlet expressed an interest to keep the area west of Goldthread Ln/Community Center road out of the Focus Area and allow it to remain as is. (Day 2)

Focus Area 3: Medical District

- Fire suppression could be a big deal, even a constraint, if the Village allows over four stories of habitual space. Need to confirm with the fire department if-how they provide fire protection for taller buildings in Pinehurst. Does it require new vehicles or equipment? Or, does the Village and/or Moore County need to require greater fire suppression in the building code for taller

buildings? If we consider allowing higher buildings, may need to program a ladder truck into the CIP, which will require at least ___ additional firefighters to staff (Day 1)

- Buildings should be organized more-like a medical campus. See Dartmouth Hospital in New Hampshire for a good example. (Day 2)
- FirstHealth staff expressed interest in a pedestrian bridge over Memorial Drive and/or Page Road for employee parking across from the hospital (Day 2)

Focus Area 4: Village Place/Rattlesnake Trail Corridor

- Residents inquired about where the Village's Public Services Complex would be re-located to (Day 1)

Focus Area 5: Highway 211 Commercial Area

- Some people asked for a second alternative growth scenario showing the entire area as open space. We explained the Village, or some sponsor, would need to purchase the property to preserve it as permanent open space. (Day 1)
- I generally like the idea of office and retail along NC 211; however, site design and building architecture will be critical – do not let it become traditional, suburban style strip development. Keep the trees and move the buildings back from the highway. (Day 2)
- A Pinewild resident indicated the community's preference would be to retain as office space and expressed concerns with light and noise pollution with retail uses due to longer operating hours of retail and given topography (Day 2)

General Statements:

- There should be no more growth approved in the Village until such time infrastructure (emphasis on capacity) is improved to support existing development patterns and intensities. (Day 2)
- "I am not against growth, but it is the pace of change in the community that concerns me." (Day 2)
- Can the document include a statement about incentivizing infill neighborhood development, or encouraging new residents in existing, vacant homes vs. building new neighborhoods? (Day 1)
- We need to address the cart crossing signal on NC Highway 5 near the Pinehurst Resort. The current, at-grade crossing was sold as a temporary solution while a tunnel or bridge was the long-term fix. Why has the resort/NCDOT not moved forward on the long-term solution? Another traffic signal on a road that is already regularly congested is not smart. (Day 2)
- I do not want to see a connection to the Western Connector from Linden Road. (Day 2)
- West Community Park: can we build a dirt track for running at the park? Oval track for speed training? (Day 1)
- Please make mention in the "Why Plan?" section that existing development, much less any new development, is stressing supporting infrastructure (especially transportation). (Day 1)

Village of Pinehurst
Notes from Discussions with Residents at Comp Plan Open House
June 17-18, 2019

- We need to find the previous Wellfield Protection Plan created for Pinehurst. Generally speaking, it called for a 2000-foot radius for protection areas, the need to identify future well sites, and best places for well sites in the Village (ridge lines). (Day 1)
- Are the recommendations and concepts we are showing appropriate for our changing demographics? (Day 1)
- The sandlot should be developed. (Day 1)
- Resident liked the comment about snout houses, and the fact they are not desirable in Pinehurst. (Day 1)
- The entire Pinehurst library discussion should be divided into two parts: 1) a location/solution for a museum in the historic core, and 2) a location/solution for a traditional, public library that can be elsewhere in the community. (Day 1)
- Historically speaking, Pinehurst served wealthy residents and a place for second homes for the rich. More recently, more affordable home choices are becoming prevalent in the community. We need to keep the mystic (and the draw) to keep the interest of the ultrarich in our community. (Day 1)
- We need to celebrate the landmark designation more or get rid of it. (Day 1)

Vision and Guiding Principles

Vision Statement

Throughout Envision the Village, it became clear that while the needs and desires of Pinehurst residents have changed over the years, the current Vision Statement still rings true:

The Village of Pinehurst is a charming, vibrant community that reflects our rich history and traditions.

Guiding Principles

To expand upon the Vision Statement and further clarify the specific goals of the community, a set of Guiding Principles emerged from public discussions around specific topics critical to Pinehurst's current and future quality of life and economic prosperity. These principles embody the core philosophy of embracing and celebrating Pinehurst's history, while pro-actively planning for its future.

The means by which the Village achieves the community's goals may evolve over time, but the principles themselves should endure for generations.

The Comprehensive Plan is organized in the following eight sections, each of which includes a Guiding Principle, detailed on the following page.

PUBLIC REVIEW DRAFT

- Village Character & Authenticity
- Just Big Enough
- Supporting Infrastructure
- Moving Around the Village: Transportation, Mobility & Parking
- Taking Care of Business: Business, Tourism & The Economy
- Places to Live: Neighborhoods & Housing Choice
- The Built Environment
- All Things Green: Parks, Open Spaces, & Natural Resources

Guiding Principle 1

Guiding Principle 1: Village character & authenticity

Celebrate and preserve the natural resources, history, built environment and traditions that make Pinehurst desirable and unique. Create and enhance places that are interesting, of high-quality, useful, and likely to provide long-standing value to the community and visitors.

Guiding Principle 2

Guiding Principle 2: Just Big Enough

Retain the small-town charm, scale, and character of the community while allowing quality development to meet the current and future needs of residents, businesses and visitors in strategic locations. Ensure continued economic vitality by partnering with others to install and upgrade infrastructure to support development and re-development, while conserving the rural landscape.

Guiding Principle 3

Guiding Principle 3: Supporting Infrastructure

Remain a Village dedicated to delivering excellent municipal services to the community in a financially-responsible manner, especially in terms of evaluating opportunities to increase local revenues and maintain a high quality-of-life for residents. Identify efficient opportunities for future development with respect to available infrastructure and utilities.

Guiding Principle 4

Guiding Principle 4: Moving Around the Village: Transportation, Mobility & Parking

Provide a safe, reliable and efficient transportation system that balances all modes of travel, including walking, biking, golf carts, automobiles, and on-demand services. Make future land use and transportation investment decisions that promote and enhance connectivity between neighborhoods and destinations through a multi-modal network of complete and walkable streets, sidewalks and paths. Consider changing demographics in the Village and give special attention to the mobility of children and seniors. Preserve and protect the historic tree-lined corridors and sand clay paths that contribute to the unique character of Pinehurst.

PUBLIC REVIEW DRAFT

Guiding Principle 5: Taking Care of Business

Promote a sustainable economy that supports the golf, tourism and healthcare industries that make up the economic backbone of the community while providing opportunities for diverse and innovative businesses and entrepreneurship. Prioritize investments in economic development that provide a variety of shopping, dining, cultural, recreational, lodging, and tourism opportunities for residents and visitors alike.

Guiding Principle 6: Places to Live

Promote distinct, safe, and vibrant neighborhoods with a variety of housing choices that consider the changing demographics of the Village. Provide high-quality housing for residents of a range of ages, household types and income levels, in order to attract a diverse community and workforce, and to enable residents to live in Pinehurst at all stages of life. Provide a variety of walkable destinations, including parks, open spaces, recreational facilities, and mixed-use activity centers that are connected to existing residential neighborhoods through a network of walkable streets. Encourage the development of mixed-use activity centers that vary in scale, use and intensity and that provide residents with convenient goods and services.

Guiding Principle 7: The Built Environment

Protect and enhance what is most-loved about the built environment in the Village, including architecture, landscape, and civic spaces. Promote high quality development that is timeless and authentic.

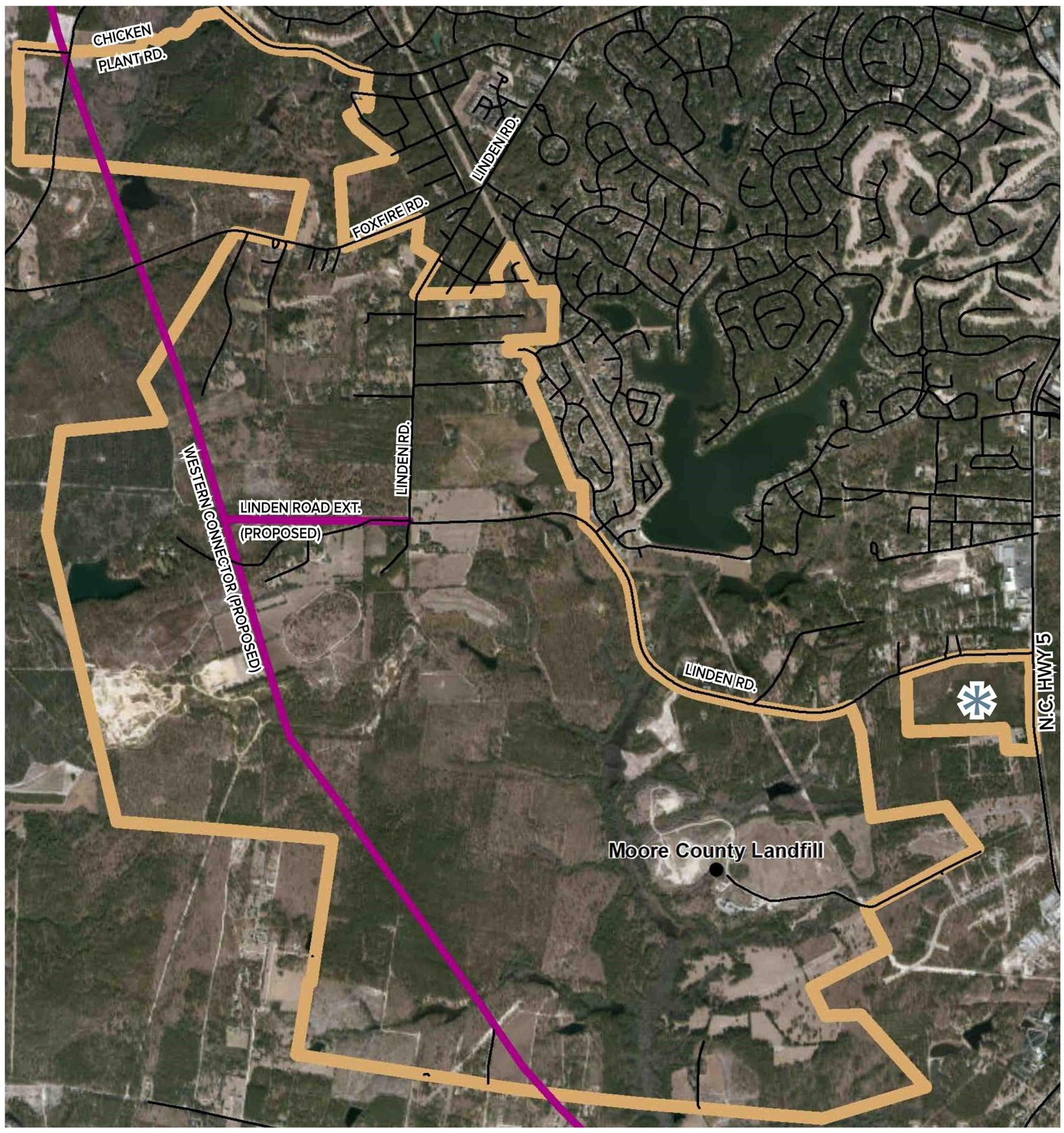
Guiding Principle 8: All Things Green: Parks, Open Spaces & Natural Resources

Feature and preserve Pinehurst's natural resources, especially the tall pines that define the character of the Village. Strive to create interconnected green spaces that conserve critical natural areas, provide recreational linkages, and contribute to the identity of the Village. Support the health and well-being of the community by providing a variety of safe and inviting parks, public spaces and facilities that meet the needs of all residents. Embrace sustainable, environmentally conscious decision-making to meet current needs while also considering and fostering the Village's ability to address future needs.

PUBLIC REVIEW DRAFT

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

Rural, largely-undeveloped land in the Village's existing extraterritorial jurisdiction (ETJ) is the single biggest, by land area, opportunity to shape future development and conservation patterns in Pinehurst. The location of the existing ETJ is generally one mile southwest of Village Limits, in the area west of NC Highway 5, south and west of Linden Road, and south of Chicken Plant Road. Approximately 4,000 acres in the focus area are represented by 253 different parcels. 68% of the land was identified as undeveloped in 2018. The Western Connector - a four-lane, divided highway that provides a bypass for non-local traffic moving through Pinehurst - is proposed to pass through portions of the existing ETJ.



BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the existing ETJ area might develop assuming construction of the Western Connector, and following the Village's currently-adopted long-range comprehensive plan and zoning ordinance. Residential development throughout the area would be very low-density—generally one dwelling unit per five acres—with the exception of three new single-family residential neighborhoods that could accommodate up to two dwelling units per acre. Existing and committed development in the area would remain unchanged.

ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop assuming construction of the Western Connector, and concentrating future development in one of two conservation neighborhoods, where development would be focused in clusters and emphasize significant open space protection and a mix of housing types. Allowable development densities for land surrounding the two conservation neighborhoods would be reduced to one dwelling unit per ten acres primarily to reinforce a rural landscape and character for the Village. Existing and committed development in the area would remain unchanged.

ALTERNATIVE SCENARIO NO. 2

Alternative Scenario No. 2 contemplates how the area might develop assuming construction of the Western Connector, and concentrating future development in one of two conservation neighborhoods. Allowable development densities for land surround the two conservation neighborhoods would remaining unchanged from the Village's current long-range comprehensive plan and zoning ordinance – allowing one dwelling unit per five acres. Existing and committed development in the area would remain unchanged.

ALTERNATIVE SCENARIO NO. 3

Alternative Scenario No. 3 contemplates how the area might develop assuming construction of the Western Connector, and continued pressure to rezone property in the area for single-family residential neighborhoods. The scenario assumes between six and nine new single-family neighborhoods are approved by Village Council. Existing and committed development in the area remain unchanged.

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Preserved Open Space (acres)	282	282	282	282
Single-Family Detached (d.u.)	643	881	1,130	945
Single-Family Attached (d.u.)	0	636	636	0
General Retail (s.f.)	0	73,081	73,081	0

Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Students (students)	457	1,078	1,254	671
New Water Demand (mgd)	0.17	0.36	0.43	0.25
New Sewer Demand (mgd)	0.14	0.32	0.37	0.21
New Daily Trips (trips)	6,430	14,511	17,000	9,450

Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Open Space	6.3%	6.3%	6.3%	6.3%
Rural Living	91.3%	82.5%	82.4%	84.7%
Suburban Neighborhood	2.4%	1.1%	1.2%	9.0%
Suburban Center	0.0%	0.0%	0.0%	0.0%
Walkable Community Activity Center	0.0%	10.1%	10.1%	0.0%
Regional Activity Center	0.0%	0.0%	0.0%	0.0%

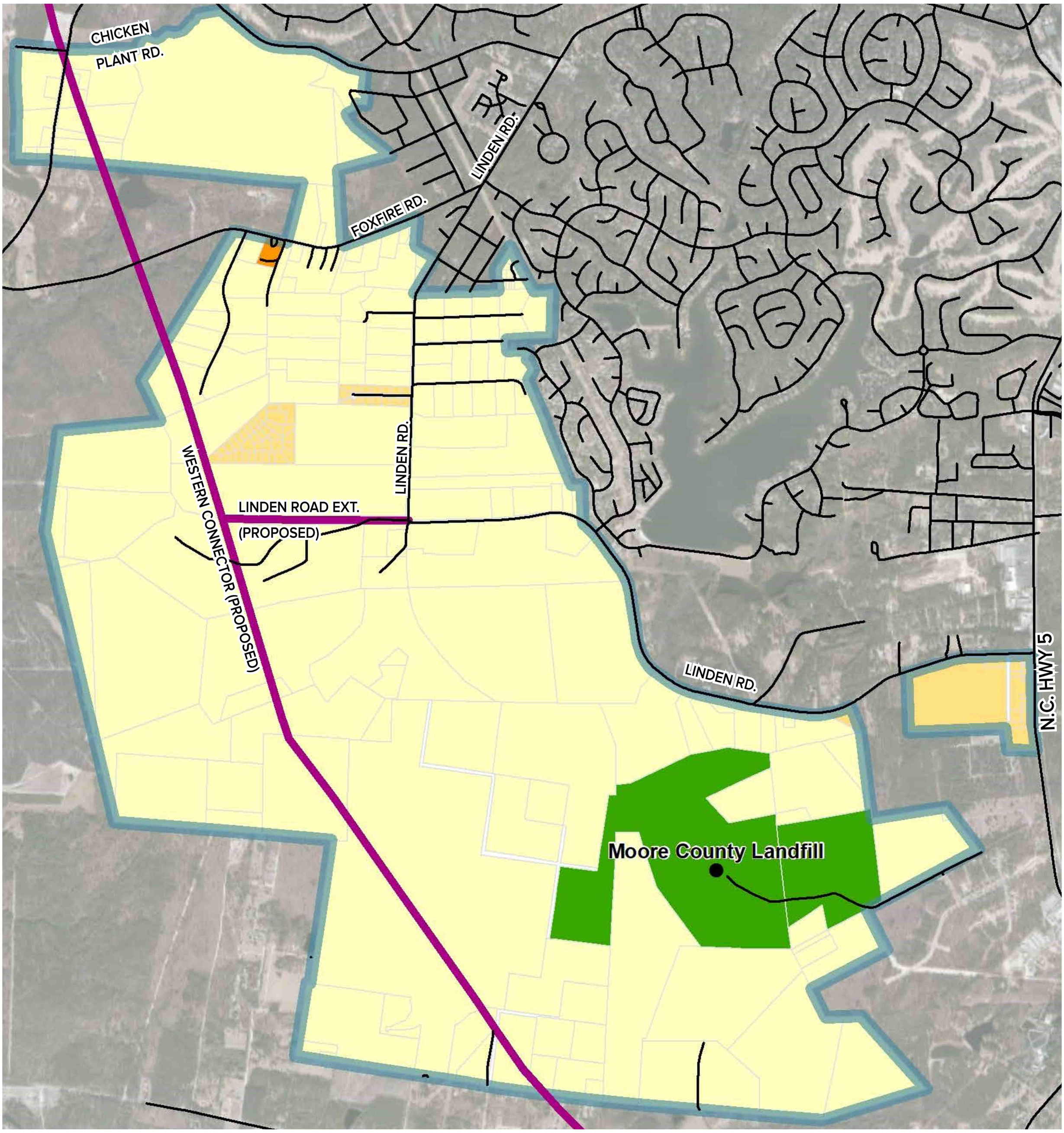
Home Choices	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Single-Family Detached	100.0%	58.1%	64.0%	100.0%
Single-Family Attached	0.0%	41.9%	36.0%	0.0%
Stacked Multi-Family	0.0%	0.0%	0.0%	0.0%

Community Characteristics	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Residents	1,414	3,337	3,884	2,078
New Employees	0	209	209	0

Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
WS-II BW Watershed (acres)	102	270	270	270
WS-III BW Watershed (acres)	-	-	-	-

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

BUSINESS-AS-USUAL

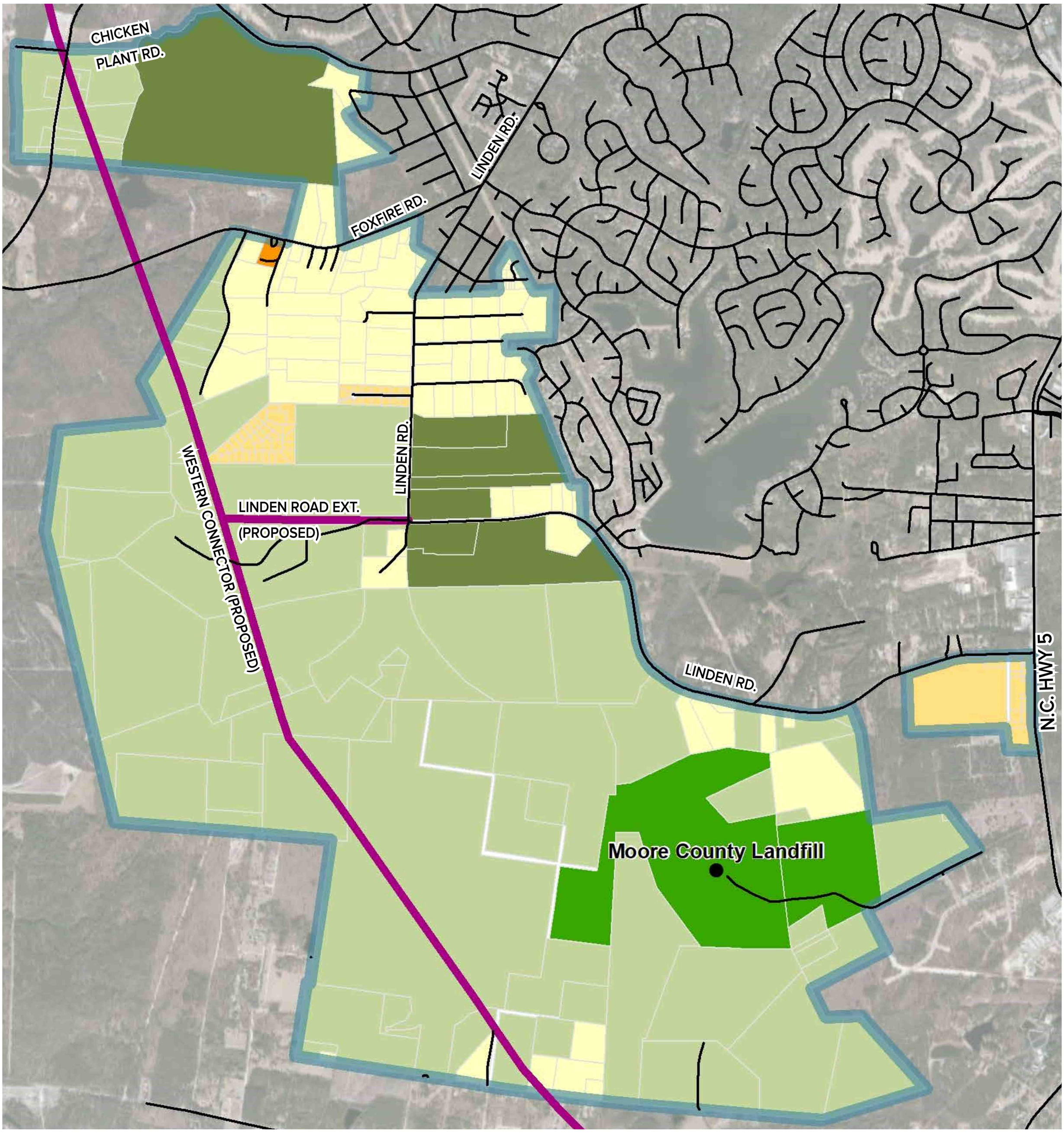


Scenario Plan

- Open Space
- Single Family Low
- Single Family Medium
- Multifamily

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

ALTERNATIVE SCENARIO NO. 1

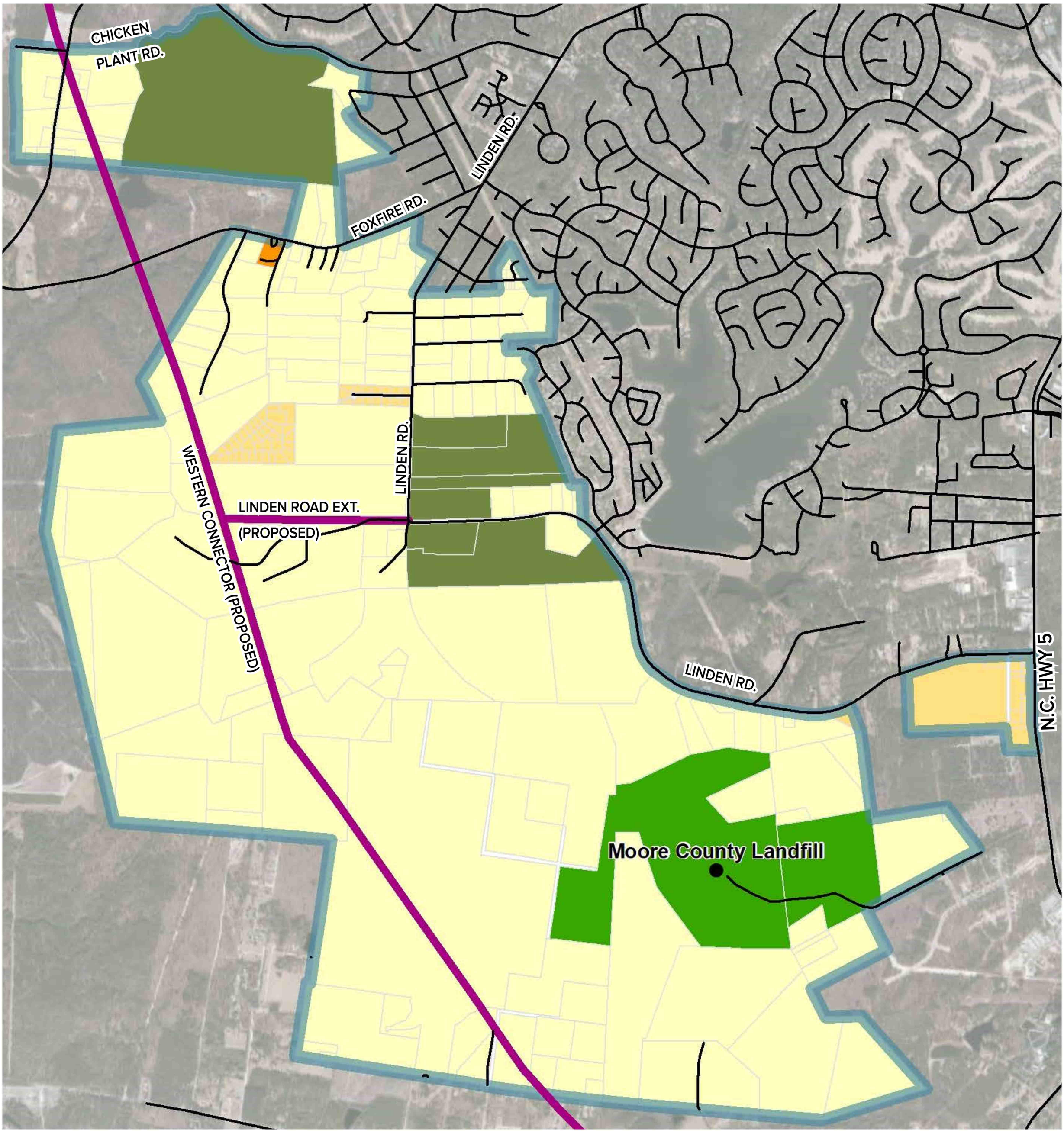


Scenario Plan

- Open Space
- Single Family Homestead
- Conservation Neighborhood
- Single Family Low
- Single Family Medium
- Multifamily

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

ALTERNATIVE SCENARIO NO. 2

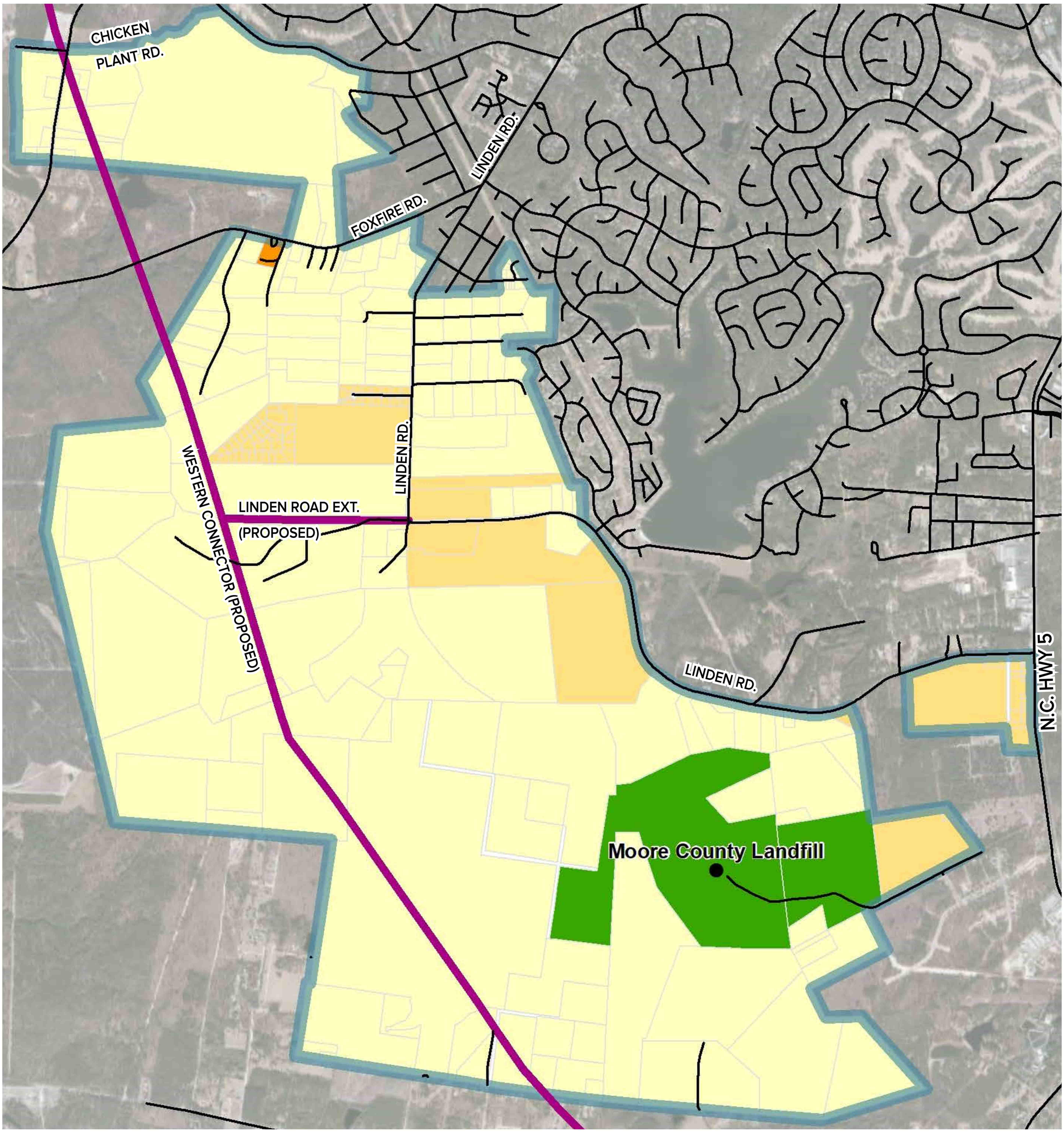


Scenario Plan

- Open Space
- Conservation Neighborhood
- Single Family Low
- Single Family Medium
- Multifamily

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

ALTERNATIVE SCENARIO NO. 3



Scenario Plan

- Open Space
- Single Family Low
- Single Family Medium
- Multifamily

FOCUS AREA 3: MEDICAL DISTRICT

The medical district in Pinehurst serves the healthcare needs of Moore County residents and the surrounding region, and continued investment in existing facilities and expanding services for the hospital and its surrounding uses are quickly consuming remaining land available for development. Future demand exists to substantially change the landscape in this portion of the Village - taller buildings, parking structures, and more compact development patterns - if the supporting infrastructure can support it. Approximately 180 acres in the medical center focus area are represented by 100 different parcels. 3% of the land was identified as undeveloped in 2018, but additional land may be available to redevelop existing, low-profile buildings for employment uses, or for infill development on undeveloped land in between existing buildings for the same.

BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the area might develop if new growth was limited to the seven undeveloped parcels in the area. General office or medical office uses on the parcels would support activities at the Moore Regional Hospital. New buildings in the area would be limited to one story to complement existing development in the area.

ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop if surface parking lots and small areas of vacant land between buildings were targeted for infill development to increase the total build out potential of the medical campus beyond simply the seven undeveloped parcels. The scenario also assumes the six retail parcels near the traffic circle are redeveloped as general office uses to support the medical campus. New buildings in the area would be three to four stories tall with structured parking to help meet demands. A local transit circulator would connect patients, doctors, etc. with their final destinations on campus.

ALTERNATIVE SCENARIO NO. 2

Alternative Scenario No. 2 contemplates how the area might develop if specific parcels in the medical campus were redeveloped with more intense uses and surface parking lots and small areas of vacant land between buildings were targeted for infill development. This is in addition to building out the seven undeveloped parcels in the focus area. The scenario assumes the six retail parcels near the traffic circle are also redeveloped as general office uses to support the medical campus. New buildings in the area would be four to six stories tall with structured parking to help meet demands. A local transit circulator would connect patients, doctors, etc. with their final destinations on campus.

ALTERNATIVE SCENARIO NO. 3

Alternative Scenario No. 3 contemplates how the area might develop if specific parcels in the medical campus were redeveloped with more intense uses and surface parking lots and small areas of vacant land between buildings were targeted for infill development. This is in addition to building out the seven undeveloped parcels in the focus area. The scenario assumes the six retail parcels near the traffic circle are also redeveloped as general office uses to support the medical campus. New buildings in the area would be six to ten stories tall with structured parking to help meet demands. A local transit circulator would connect patients, doctors, etc. with their final destinations on campus.

FOCUS AREA 3: MEDICAL DISTRICT

SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
General Office (s.f.)	148,986	354,208	741,043	1,482,085
Hospital (s.f.)	0	597,034	1,194,068	2,388,137
Medical Office (s.f.)	0	142,259	298,517	597,034

Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Students (students)	0	0	0	0
New Water Demand (mgd)	0.01	0.10	0.20	0.40
New Sewer Demand (mgd)	0.01	0.10	0.20	0.40
New Daily Trips (trips)	1,439	8,468	16,804	51,297

Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Open Space	0.0%	0.0%	0.0%	0.0%
Rural Living	0.0%	0.0%	0.0%	0.0%
Suburban Neighborhood	0.0%	0.0%	0.0%	0.0%
Suburban Center	36.7%	36.9%	0.0%	0.0%
Walkable Community Activity Center	0.0%	0.0%	0.0%	0.0%
Regional Activity Center	63.3%	63.1%	100%	100%

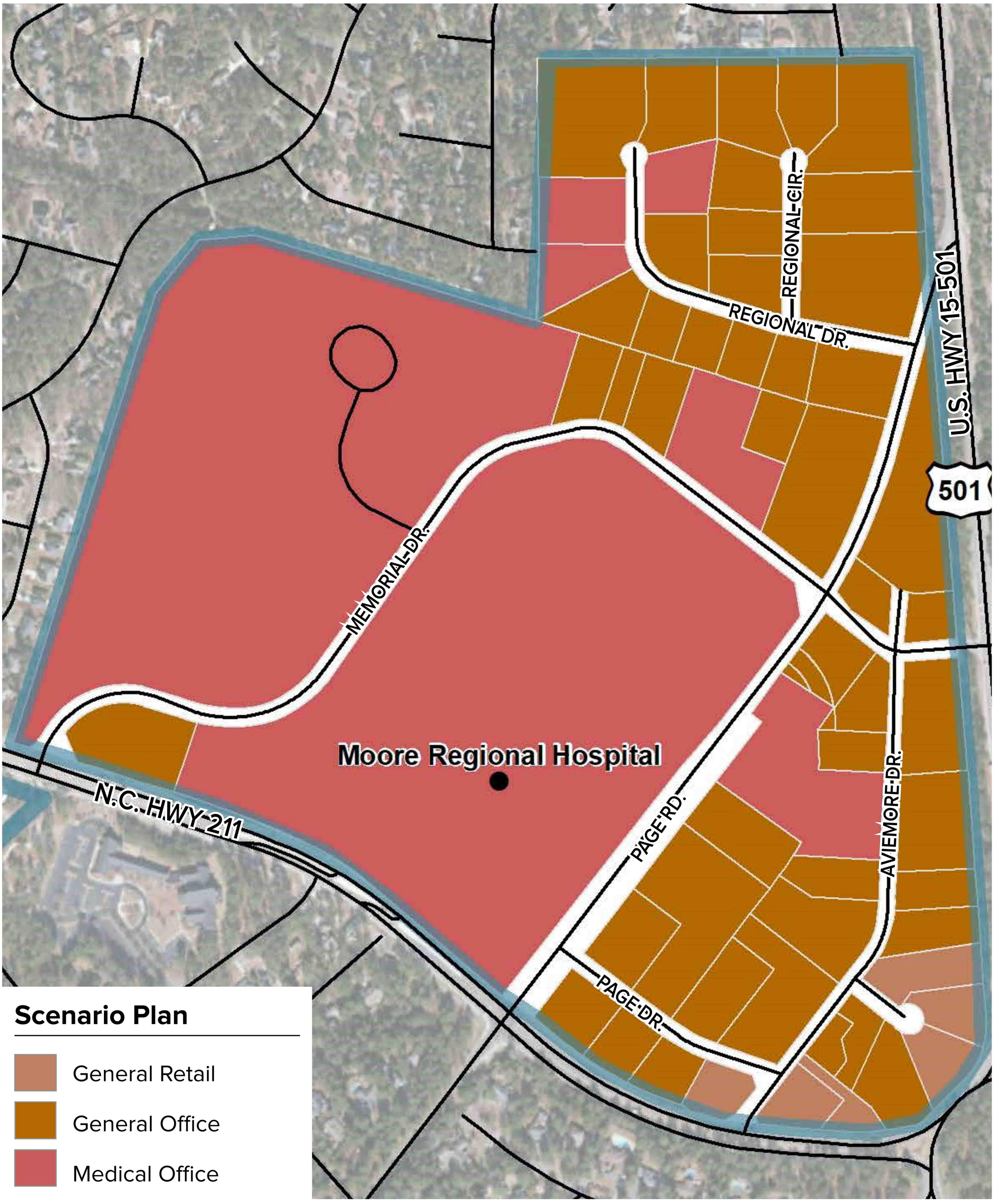
Home Choices	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Single-Family Detached	N/A	N/A	N/A	N/A
Single-Family Attached	N/A	N/A	N/A	N/A
Stacked Multi-Family	N/A	N/A	N/A	N/A

Community Characteristics	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Residents	0	0	0	0
New Employees	617	3,797	7,788	15,575

Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
WS-II BW Watershed (acres)	-	-	-	-
WS-III BW Watershed (acres)	9	14	14	14

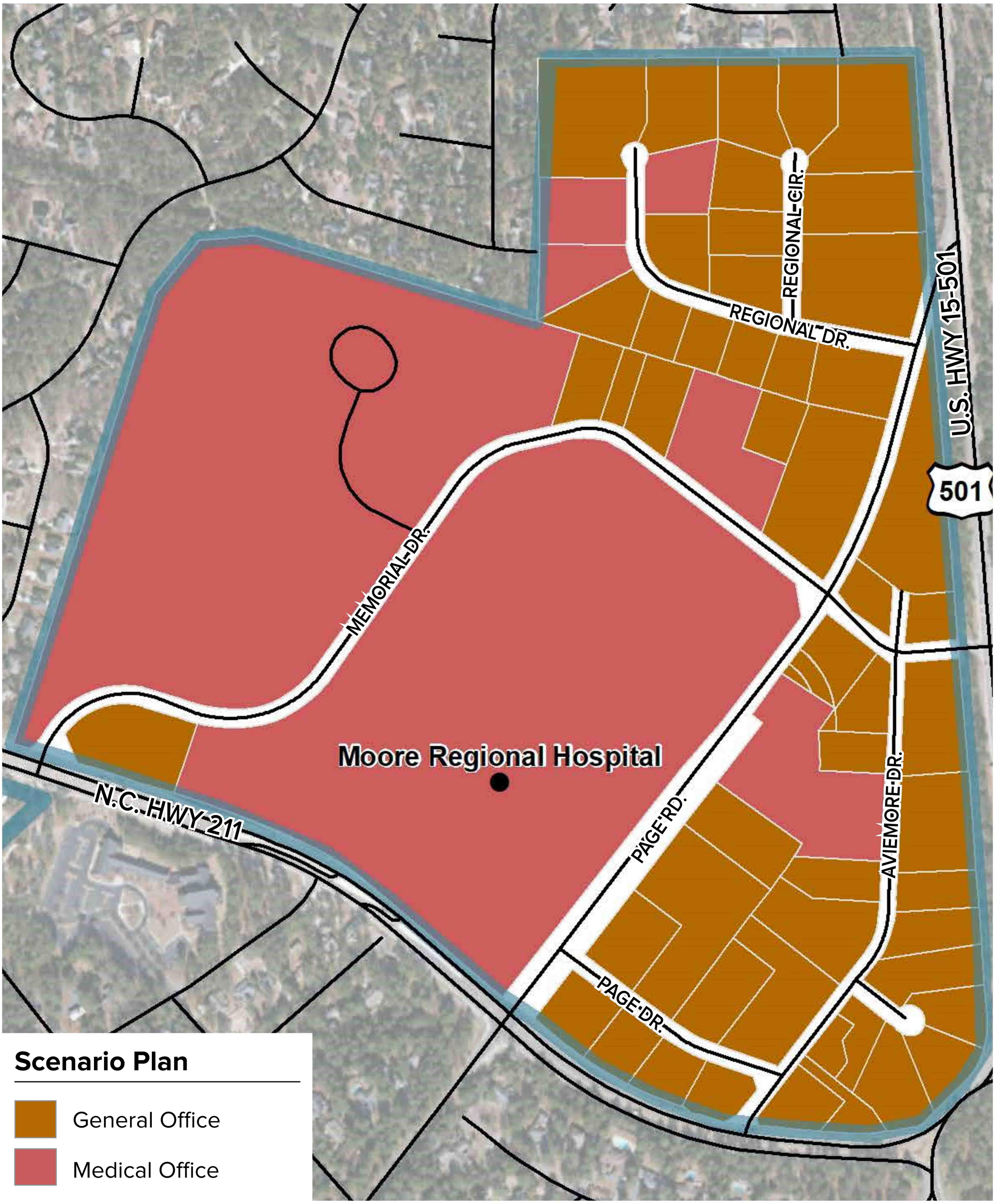
FOCUS AREA 3: MEDICAL DISTRICT

BUSINESS-AS-USUAL



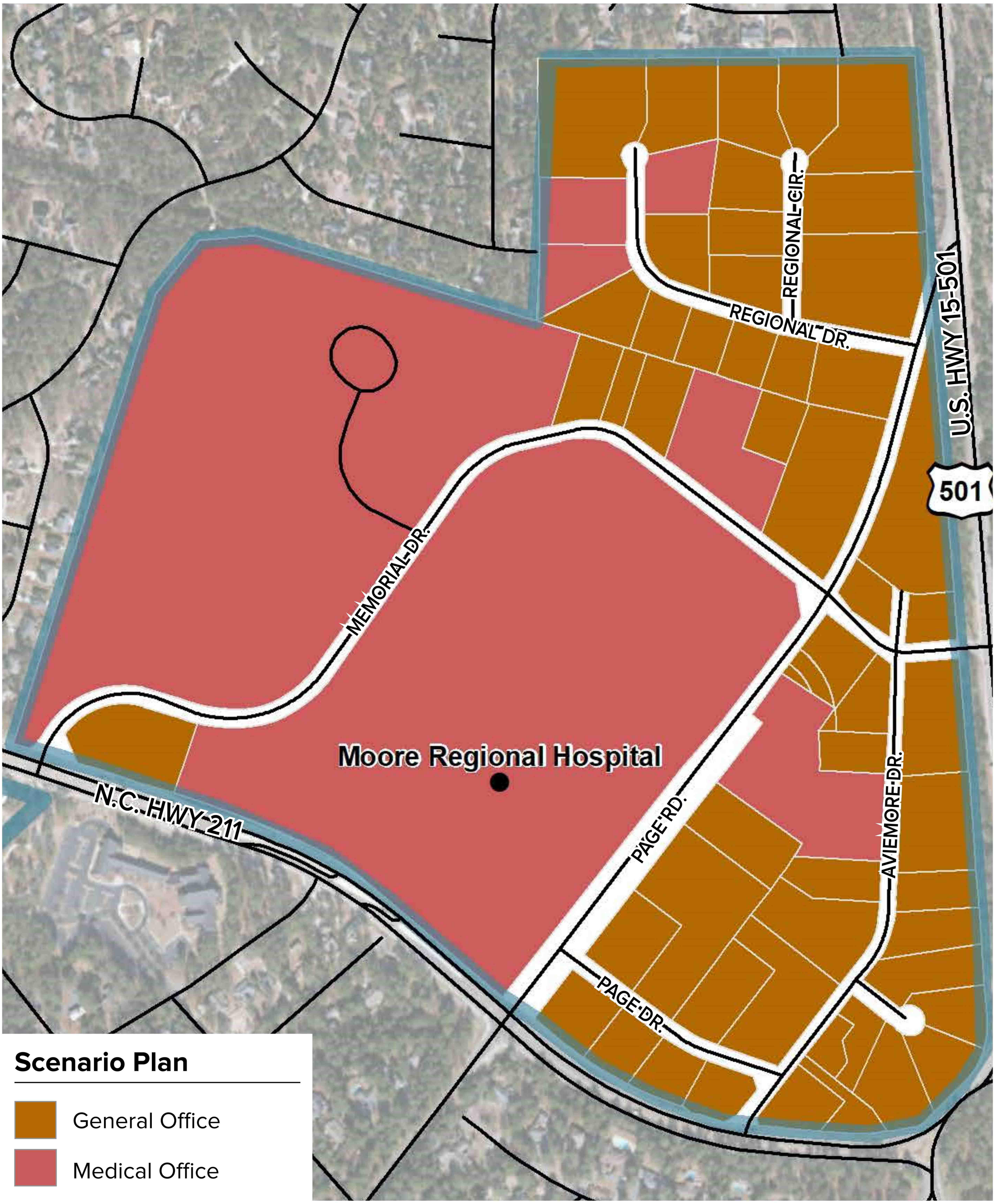
FOCUS AREA 3: MEDICAL DISTRICT

ALTERNATIVE SCENARIO NO. 1



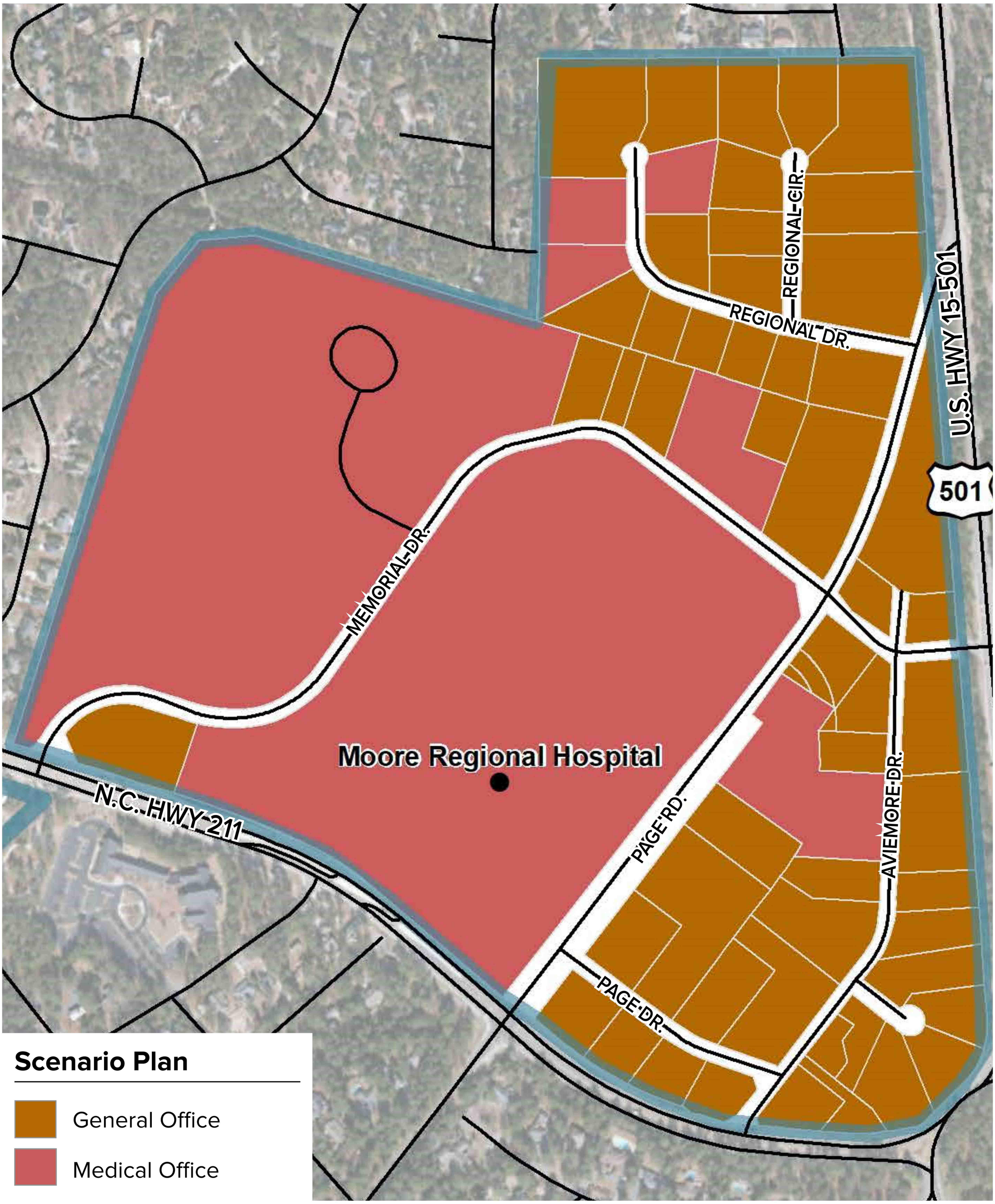
FOCUS AREA 3: MEDICAL DISTRICT

ALTERNATIVE SCENARIO NO. 2



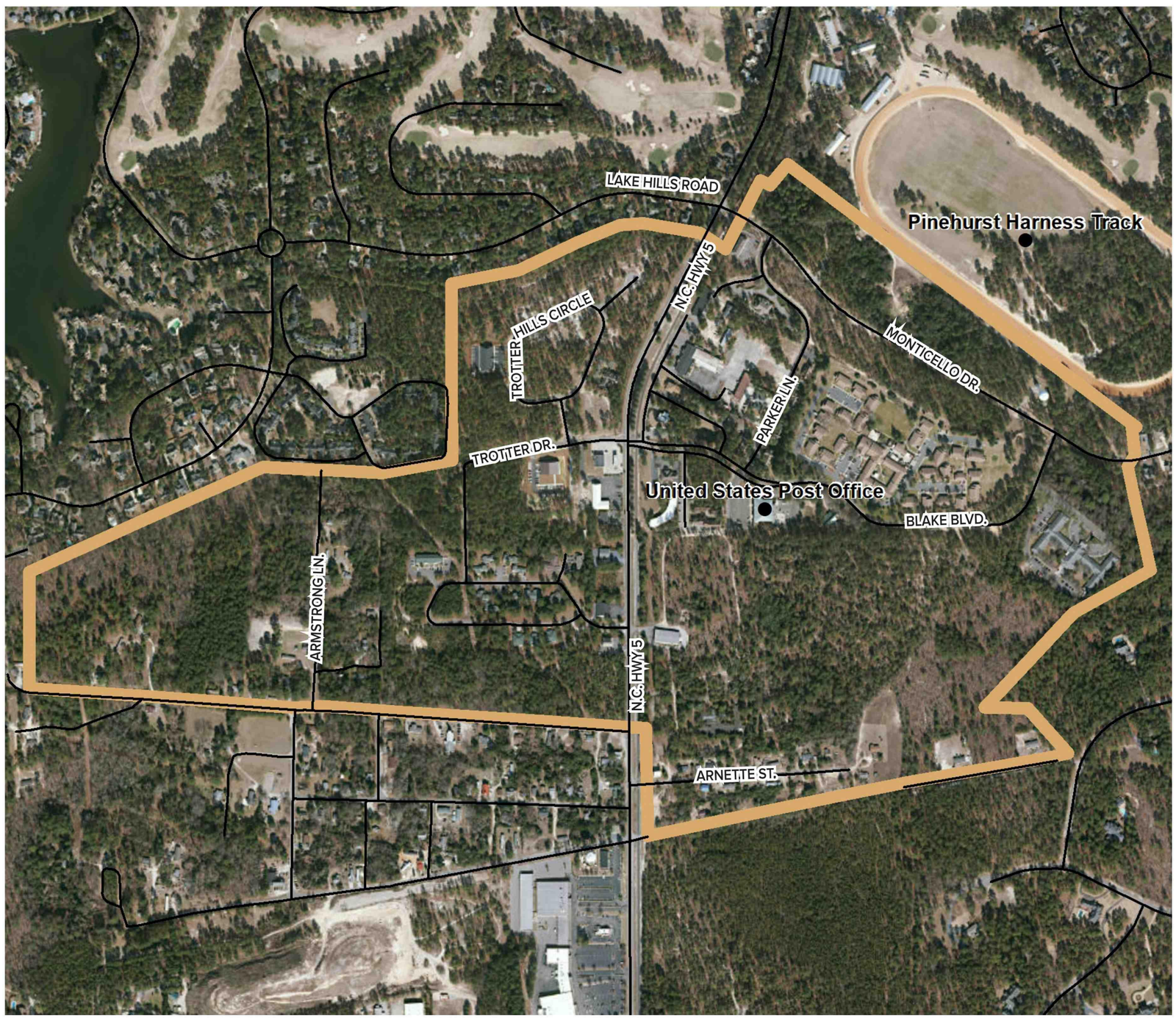
FOCUS AREA 3: MEDICAL DISTRICT

ALTERNATIVE SCENARIO NO. 3



FOCUS AREA 2: HIGHWAY 5 COMMERCIAL AREA

New investment in the existing employment center on NC Highway 5, near the intersection of Blake Boulevard, provides interesting options to expand job opportunities in Pinehurst and increase access to facilities and services needed by residents. Approximately 150 acres in the Highway 5 focus area are represented by 80 different parcels. 43% of the land was identified as undeveloped in 2018, and additional land may be available to redevelop existing, low-profile buildings for employment uses, or for infill development on undeveloped land in between existing buildings for the same. Property owned by the Village along Monticello Drive (south of the Pinehurst Harness Track) provides interesting opportunities to influence development types and intensities near the employment center.



BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the area might develop following the Village's currently-adopted long-range comprehensive plan and zoning ordinance, including completion of two committed office projects in the Trotter Hill Development. New buildings in the area would be limited to one story tall to complement existing development in the area.

ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop if it was transformed into an employment center, changing undeveloped parcels previously identified for retail, multifamily, single family, and open space uses to general office. The scenario also assumes limited infill development opportunities for medical office uses and development of a portion of the Harness Track property north of Monticello Drive. New development would be similar in intensity and style to Turnberry Woods on Morganton Road.

ALTERNATIVE SCENARIO NO. 2

Alternative Scenario No. 2 contemplates how the area might develop if it was transformed into an innovation village, targeting greenfield development, infill development, and re-development opportunities in one connected master plan concept. The scenario assumes a portion of the Harness Track property, north of Monticello Drive, is developed with a mix of uses to support the new village. Primary uses targeted for the village include medical, life science, and research facilities. Supporting uses may include retail, service, and some residential above first-floor, non-residential uses. New buildings in the area may be one to three stories tall. Surrounding residential neighborhoods would be connected to the village via a grid of walkable streets.

FOCUS AREA 2: HIGHWAY 5 COMMERCIAL AREA

SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2
Preserved Open Space (acres)	1	1	1
Recreation (acres)	19	0	0
Single-Family Detached (d.u.)	146	87	87
Single-Family Attached (d.u.)	0	29	29
Stacked Multifamily (d.u)	133	0	220
General Office (s.f.)	326,645	1,132,638	466,942
Medical Office (s.f.)	4,371	4,371	93,119
General Retail (s.f.)	271,581	144,162	219,096
Lodging (rooms)	0	0	0
Light Industrial (s.f.)	0	23,539	0
Institutional (s.f.)	0	16,395	0

Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2
New Students (students)	169	83	191
New Water Demand (mgd)	0.11	0.14	0.14
New Sewer Demand (mgd)	0.10	0.14	0.13
New Daily Trips (trips)	9,444	11,893	12,383

Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2
Open Space	7.7%	0.3%	0.3%
Rural Living	0.0%	0.0%	0.0%
Suburban Neighborhood	40.9%	26.7%	26.7%
Suburban Center	51.4%	73.0%	30.6%
Walkable Community Activity Center	0.0%	0.0%	42.4%
Regional Activity Center	0.0%	0.0%	0.0%

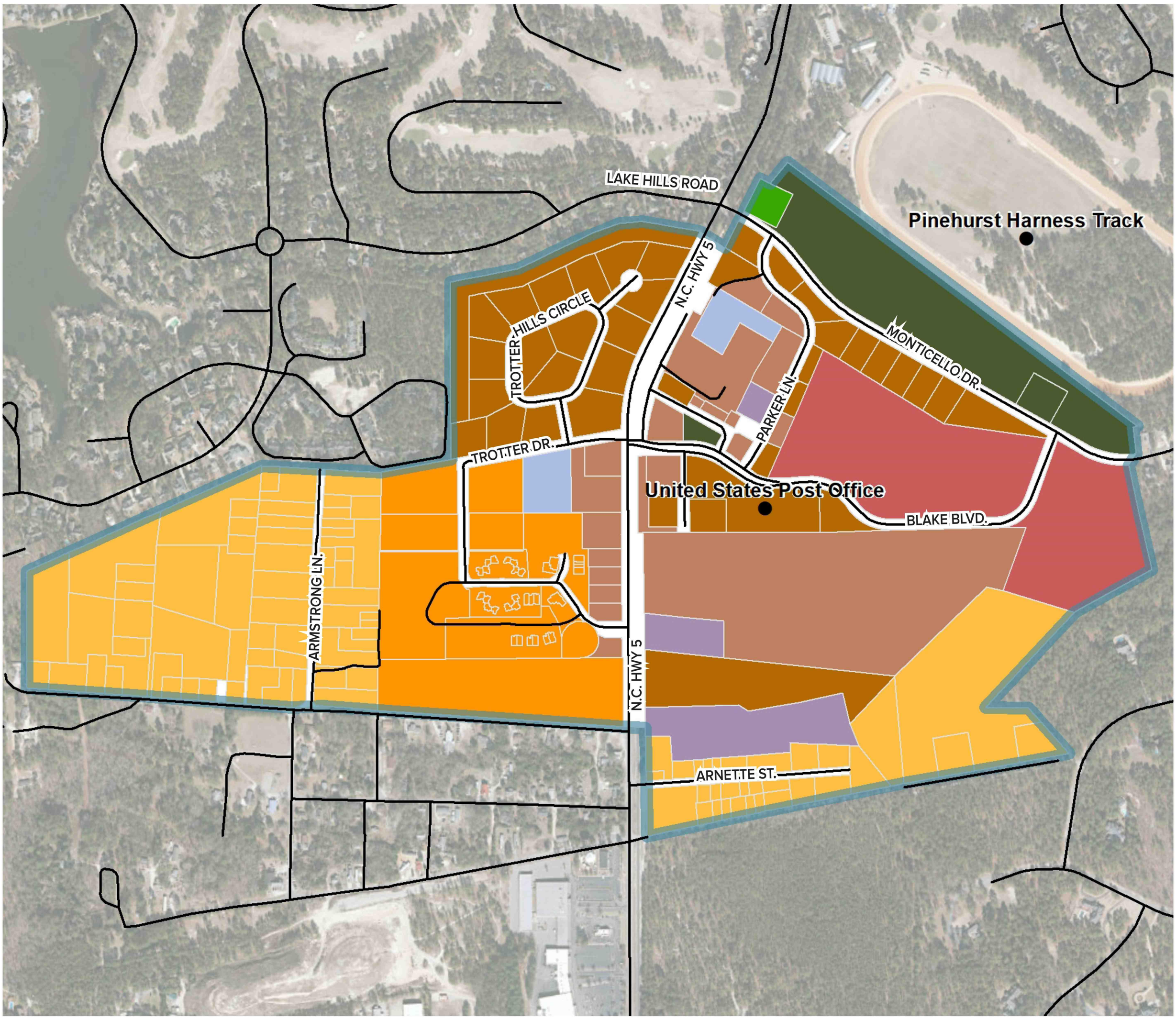
Home Choices	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2
Single-Family Detached	52.3%	75.0%	25.9%
Single-Family Attached	0.0%	25.0%	8.6%
Stacked Multi-Family	47.7%	0.0%	65.5%

Community Characteristics	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2
New Residents	510	444	568
New Employees	2,147	5,241	2,937

Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2
WS-II BW Watershed (acres)	130	138	138
WS-III BW Watershed (acres)	-	-	-

FOCUS AREA 2: HIGHWAY 5 COMMERCIAL AREA

BUSINESS-AS-USUAL

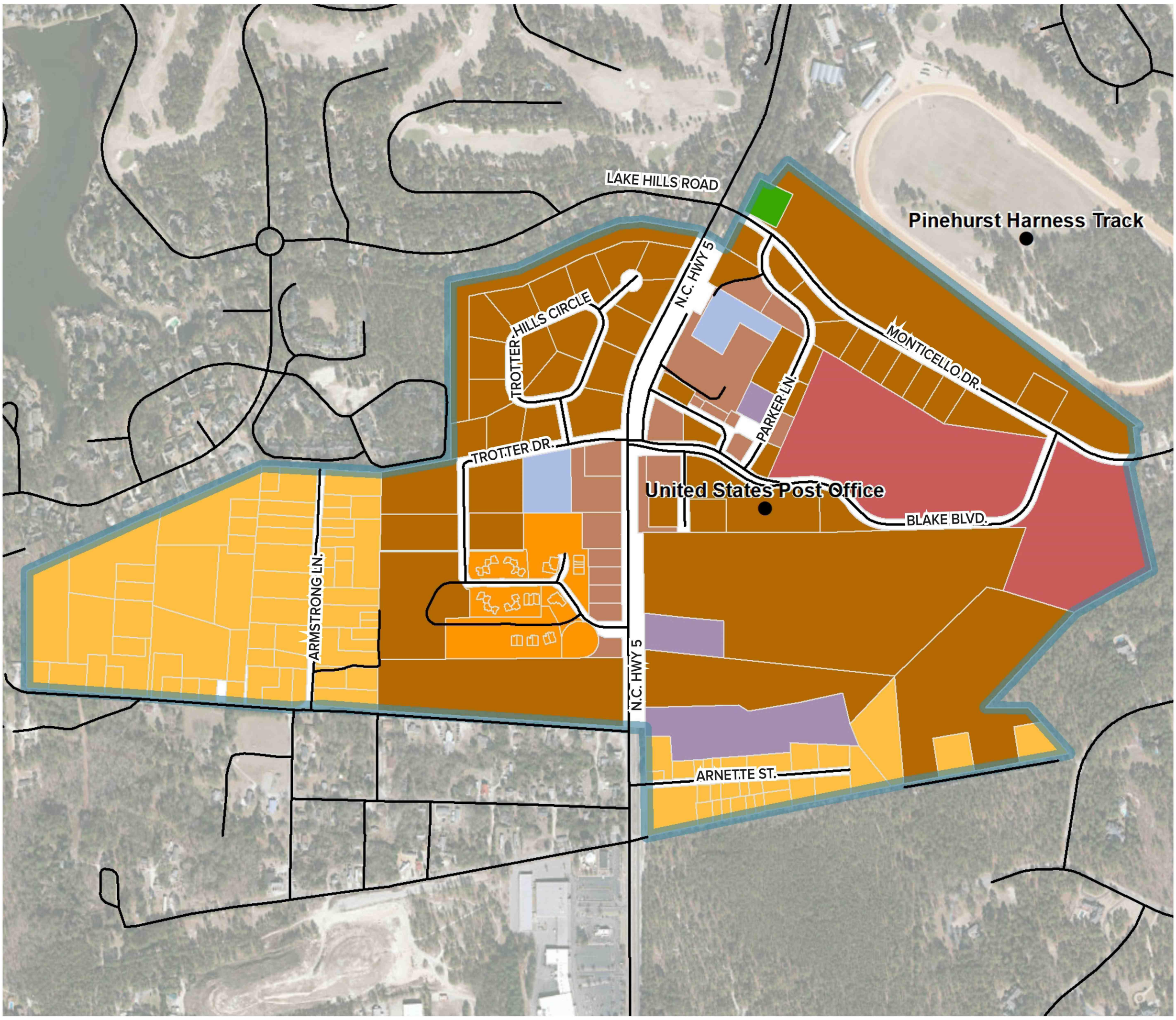


Scenario Plan

- Open Space
- Recreation
- Single Family High
- Multifamily
- General Retail
- General Office
- Medical Office
- Institutional
- Light Industrial

FOCUS AREA 2: HIGHWAY 5 COMMERCIAL AREA

ALTERNATIVE SCENARIO NO. 1

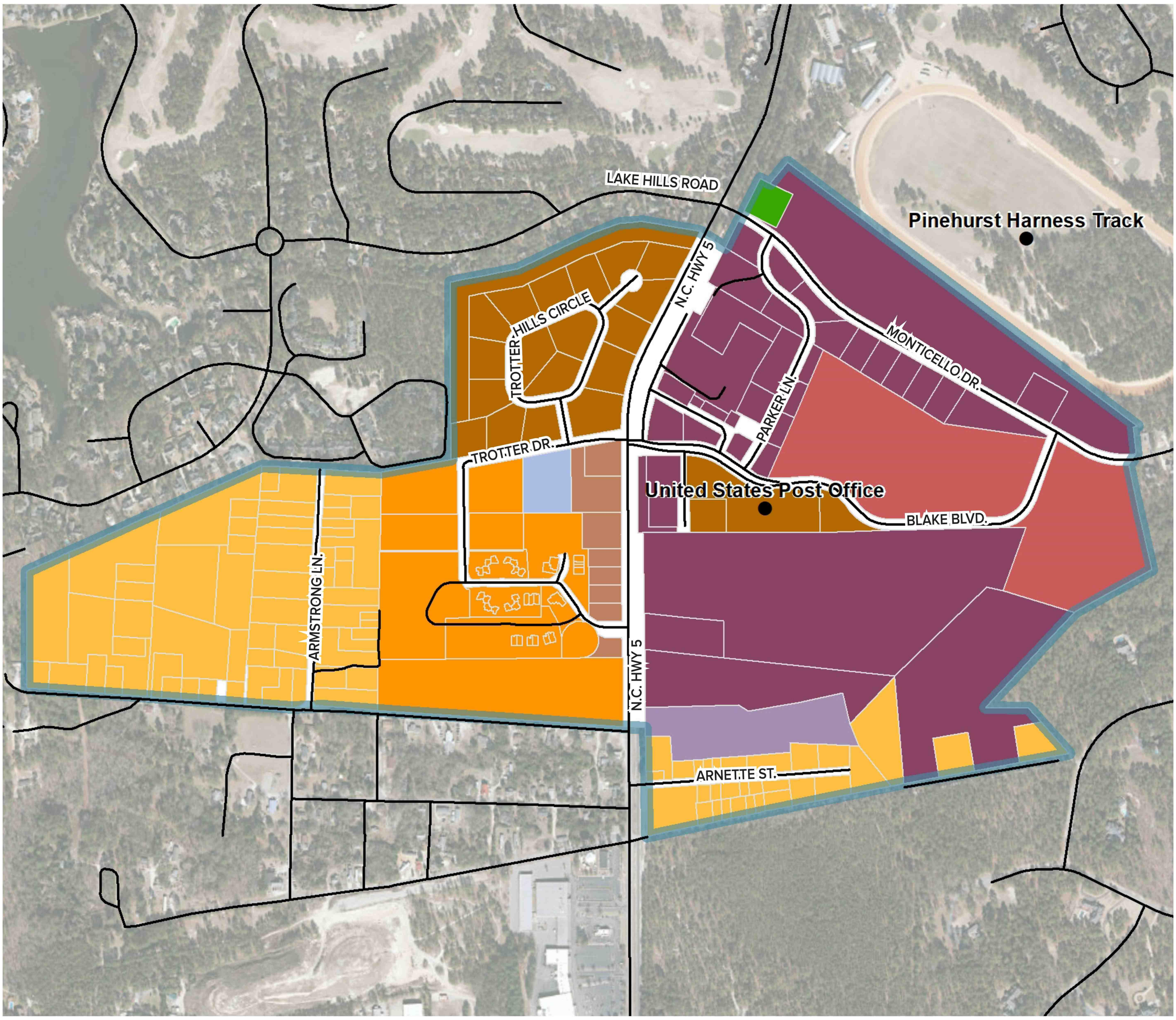


Scenario Plan

- Open Space
- Single Family High
- Multifamily
- General Retail
- General Office
- Medical Office
- Institutional
- Light Industrial

FOCUS AREA 2: HIGHWAY 5 COMMERCIAL AREA

ALTERNATIVE SCENARIO NO. 2



Scenario Plan

- Open Space
- Single Family High
- Multifamily
- General Retail
- General Office
- Medical Office
- Institutional
- Light Industrial
- Major Employment Center

FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

Village Place and the Rattlesnake Trail corridor offer interesting opportunities to expand the footprint of authentic Pinehurst - immediately north of the historic center of the community - and add a new front door to the historic center from Cannon Park and NC Highway 211. Approximately 100 acres in the focus area are represented by 70 different parcels. 13% of the land was identified as undeveloped in 2018, but significant land may become available in the future to redevelop existing, low-profile buildings for retail, residential, and entertainment uses, or for infill development on undeveloped land in between existing buildings for the same. Property owned by the Village along McCaskill Road (the Public Services Complex) provides interesting opportunities to influence development types and intensities near the walkable activity center.

BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the area might develop following the Village's currently-adopted long-range comprehensive plan and zoning ordinance, including completion of the new recreation center at the corner of NC Highway 211 and Rattlesnake Trail. New buildings in the scenario are assumed to be one to three stories tall. Parking would be accommodated using a series of surface lots and on-street parking.

ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop if resources are (re)targeted to make it into a mixed-use, walkable destination in the Village that extends the historic core north along Rattlesnake Trail to NC Hwy. 211. Existing industrial, retail, and multifamily uses in the area would be redeveloped into destinations that reinforce the one-of-a-kind village-character of Pinehurst. New buildings in the scenario are assumed to be one to three stories tall. Parking would be accommodated in a parking deck and series of surface lots and on-street parking. The scenario also assumes completion of the new recreation center at the corner of NC Hwy. 211 and Rattlesnake Trail.

FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1
Preserved Open Space (acres)	1	1
Recreation (acres)	16	16
Single-Family Detached (d.u.)	14	14
Single-Family Attached (d.u.)	4	4
Stacked Multifamily (d.u)	66	352
General Office (s.f.)	18,380	127,518
General Retail (s.f.)	158,576	288,152
Lodging (rooms)	20	20
Light Industrial (s.f.)	80,899	0

Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1
New Students (students)	45	185
New Water Demand (mgd)	0.04	0.11
New Sewer Demand (mgd)	0.03	0.10
New Daily Trips (trips)	4,575	8,303

Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1
Open Space	23.1%	23.2%
Rural Living	0.0%	0.0%
Suburban Neighborhood	21.2%	16.7%
Suburban Center	47.9%	15.5%
Walkable Community Activity Center	7.8%	44.6%
Regional Activity Center	0.0%	0.0%

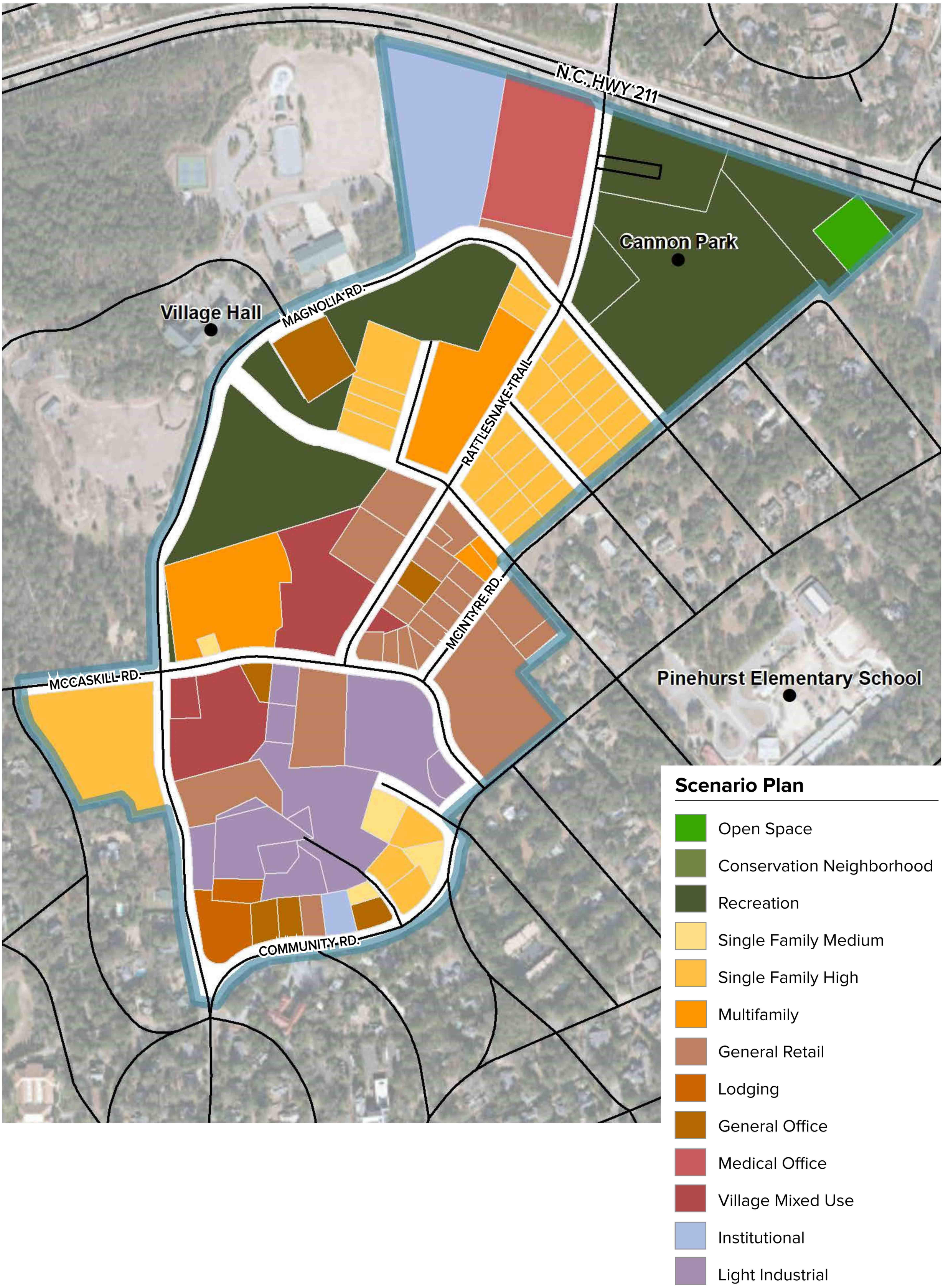
Home Choices	Business-As-Usual	Alt. Scenario 1
Single-Family Detached	16.7%	3.8%
Single-Family Attached	4.8%	1.1%
Stacked Multi-Family	78.6%	95.1%

Community Characteristics	Business-As-Usual	Alt. Scenario 1
New Residents	134	134
New Employees	728	1,363

Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1
WS-II BW Watershed (acres)	17	17
WS-III BW Watershed (acres)	-	-

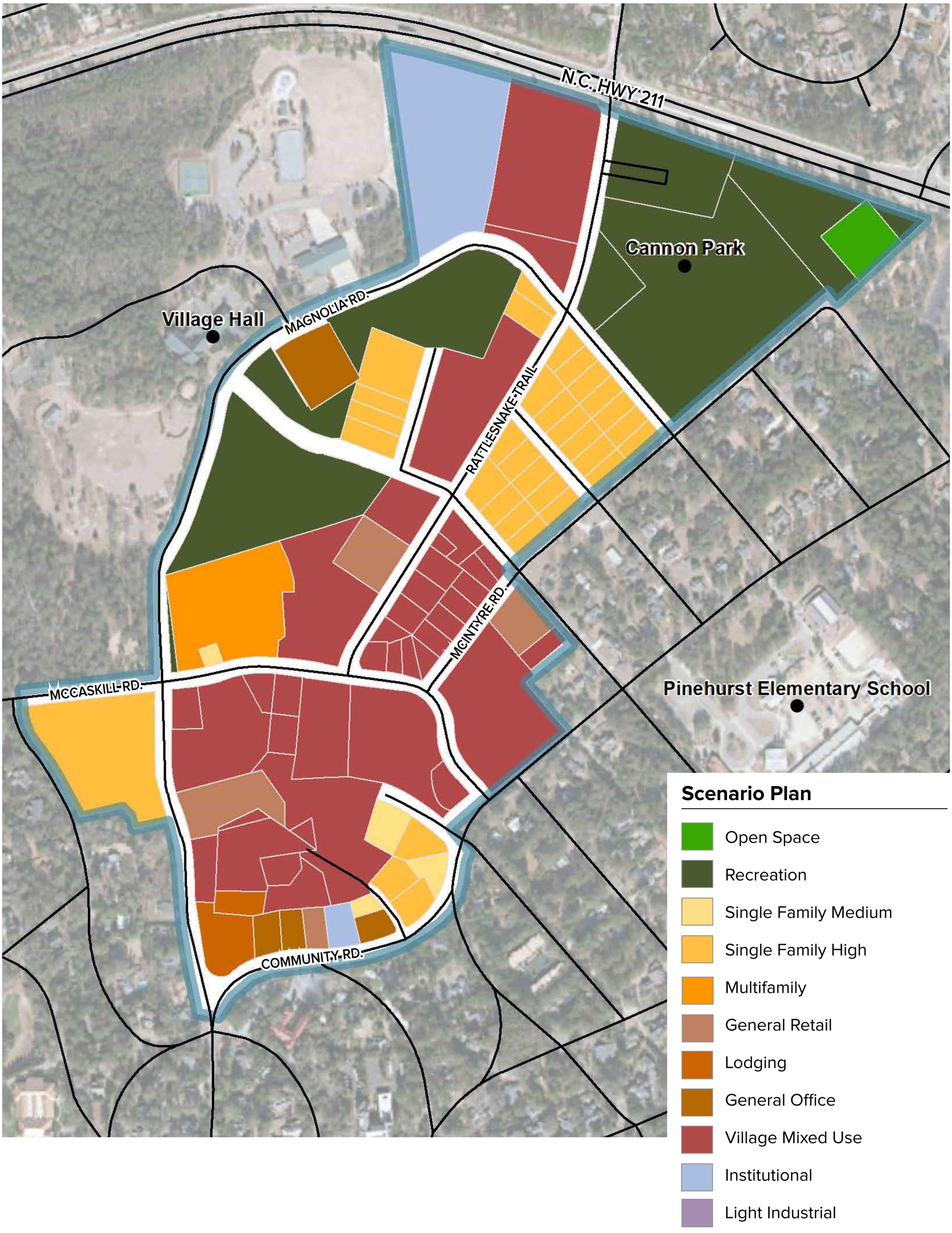
FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

BUSINESS-AS-USUAL



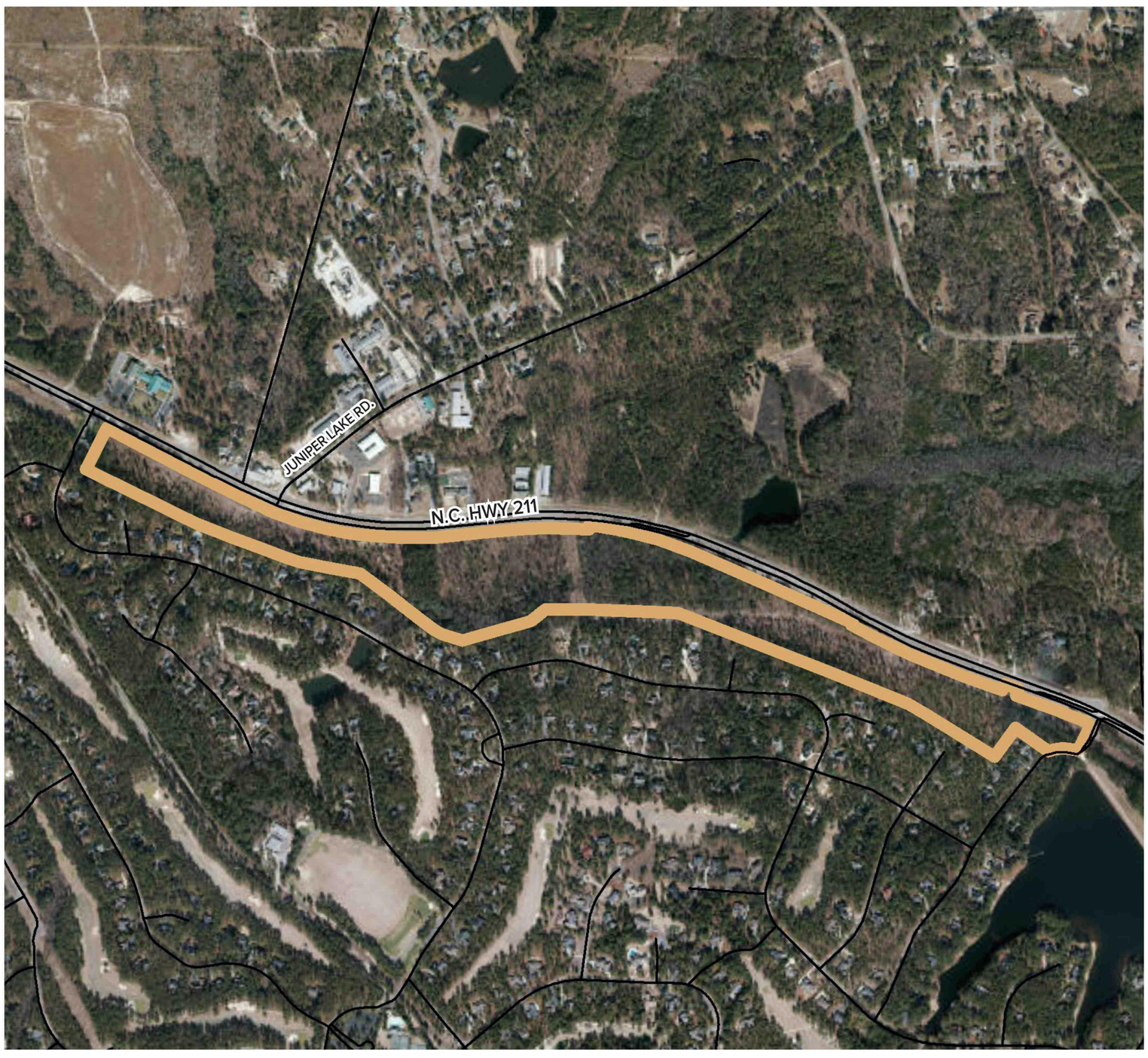
FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

ALTERNATIVE SCENARIO NO. 1



FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

Land on NC Highway 211, generally north of the Pinewild Country Club and near the intersection of Juniper Lake Road, provides a small opportunity to concentrate employment or commercial uses in northwest Pinehurst, near Taylortown and West End. The Highway 211 focus area has the potential to concentrate non-residential development outside of the congested Village core, and could eliminate some trips traveling through the Village to meet residents' daily needs. Approximately 67 acres in the focus area are represented by 35 different parcels. 100% of the land was identified as undeveloped in 2018.



BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the area might develop following the Village's currently-adopted long-range comprehensive plan and zoning ordinance. General office uses targeted for the site would be similar in style and intensity to Turnberry Woods on Morganton Road. Some medical office uses may be included to complement activities in the medical district area (Focus Area 3).

ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop if it supported retail uses similar to PineCroft and Olmsted Village in Taylortown. The scale and intensity of development would be similar to strip retail shopping centers found further east along NC Highway 211.

FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1
General Office (s.f.)	605,326	0
General Retail (s.f.)	0	605,326

Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1
New Students (students)	0	0
New Water Demand (mgd)	0.05	0.03
New Sewer Demand (mgd)	0.05	0.03
New Daily Trips (trips)	4,178	7,486

Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1
Open Space	0.0%	0.0%
Rural Living	0.0%	0.0%
Suburban Neighborhood	0.0%	0.0%
Suburban Center	100.0%	100.0%
Walkable Community Activity Center	0.0%	0.0%
Regional Activity Center	0.0%	0.0%

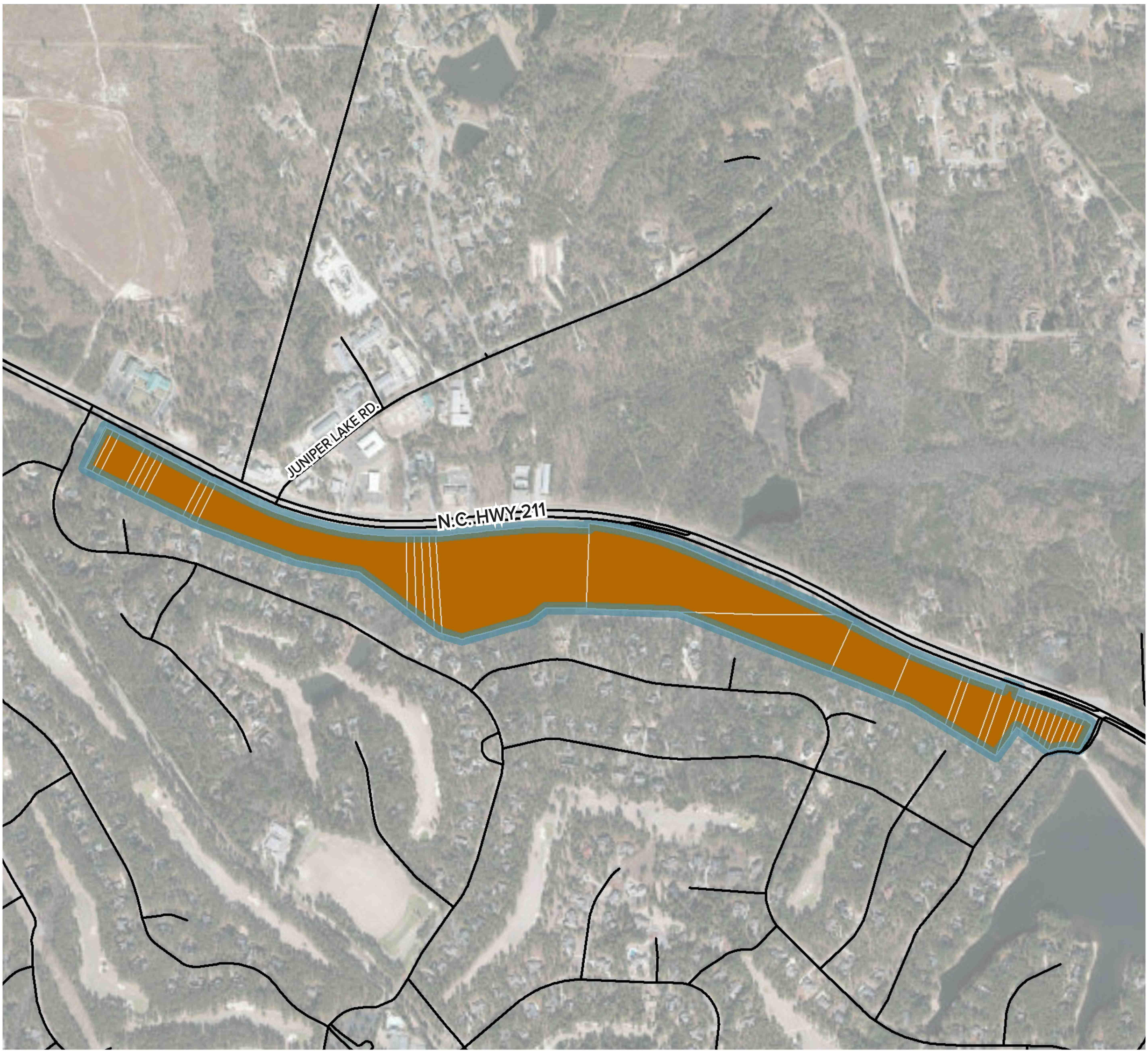
Home Choices	Business-As-Usual	Alt. Scenario 1
Single-Family Detached	N/A	N/A
Single-Family Attached	N/A	N/A
Stacked Multi-Family	N/A	N/A

Community Characteristics	Business-As-Usual	Alt. Scenario 1
New Residents	0	0
New Employees	2,506	1,731

Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1
WS-II BW Watershed (acres)	0	0
WS-III BW Watershed (acres)	-	-

FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

BUSINESS-AS-USUAL

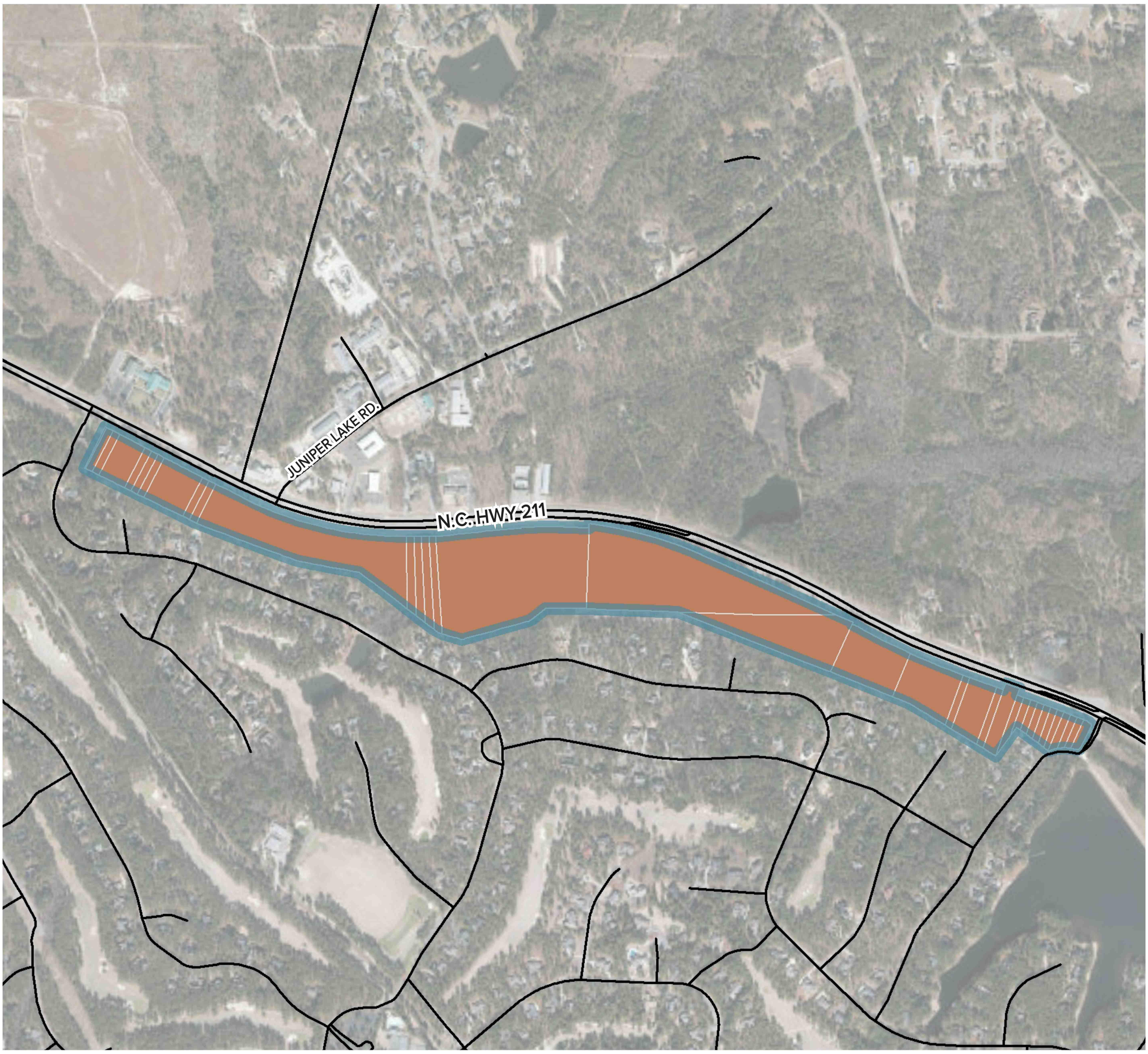


Scenario Plan

General Office

FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

ALTERNATIVE SCENARIO NO. 1



Scenario Plan

General Retail