



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, JUNE 02ND, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Jeremy Hooper, Chair
Jack Farrell, 1st Vice-Chair
Matt Jones
David Alzamora
Louise Mercuro
Sonja Rothstein
Paul Roberts

Board Members Absent:

Phillip Shumaker
Julia Latham, 2nd Vice-Chair

Staff Present:

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

Approximately 4 member(s) of the public in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 04:00 PM, confirmed a quorum was present, and explained the purpose of this meeting. Mr. Hooper noted the absence of Mr. Shumaker and Ms. Latham.

II. Approval of Minutes

A. 05-05-2022 Regular Meeting Minutes

Mr. Alzamora moved to approve the minutes of the May 05th, 2022 Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 6-0.

III. General Business

A. Update on Future Agenda Items

Mr. Cameron reviewed the recent extension to the Development Moratorium in the Village Place and Pinehurst South areas, stated the Small Area Plans are set to go before Council at the Regular Meeting on 06-14-2022, reviewed the implementation process once the Small Area Plans receive Council approval, and updated the Board on future business, which will include an application for a conditional rezoning amendment to the Pinehurst Resort Lodge boundary in order to allow for a parking terrace and to adjust the footprint of the Lodge structure.

IV. Next Meeting Date

A. 07-07-2022 Regular Meeting

Mr. Cameron asked the Board to notify Staff of any absences that may occur leading up to the 07-07-2022 meeting to help with planning any special meetings that may be needed.

V. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting. Seconded by Mr. Farrell.
Approved by a vote of 6-0 at 04:06 PM.

Respectfully Submitted,

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

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

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.



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Permit Information

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

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

Intake Information

Property Address	
Street Address	1 CAROLINA VISTA
City, State, Zip Code	Village of Pinehurst, NC 28374
Parcel ID #	00024972

Owner Information	
Name	Pinehurst Resort & Country Club
Street Address	80 Carolina Vista
City, State, Zip Code	Village of Pinehurst, NC 28374
Mobile Phone #	
Business Phone #	910-235-8409
Other Phone #	
Email	dick.higginbotham@pinehurst.com

Applicant	
Name	Robert Koontz - Koontz Jones Design
Street Address	150 S Page St
City, State, Zip Code	Southern Pines, NC 28387
Mobile Phone #	
Other Phone #	910-684-8487
Email	bkoontz@koontzjones.com



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Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

General Information

☐ Rezoning ☒ Conditional District Rezoning			
Project Description	This Conditional District request is intended to add a parking terrace for 125 additional parking spaces to address village council conditions for the Lodge at Pinehurst		
Current Zoning District	RD		
Proposed Zoning District	H-CD		
Reason for Rezoning Request	To allow for the parking terrace		
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	3	Number of Acres to be Rezoned	6.87 AC
Existing Use		Proposed Use	
☐ Vacant		☐ Vacant	
☐ Single Family Low Density		☐ Single Family Low Density	
☐ Single Family Medium Density		☐ Single Family Medium Density	
☐ Single Family High Density		☐ Single Family High Density	
☐ Multi-Family Development		☐ Multi-Family Development	
☐ Office		☐ Office	
☐ Retail		☐ Retail	
☐ Lodging		☒ Lodging	
☒ Recreational		☐ Recreational	
☐ Institutional		☐ Institutional	
☐ Medical		☐ Medical	
☐ Industrial		☐ Industrial	
☐ Services		☐ Services	
Conditions of Rezoning - Requested (If Any)	See narrative		
Rezoning Results in an Increase in Density or Intensity of Uses	☐ Yes ☒ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	5/27/22
Other Information			



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Location Information

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

Required Documents

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

Certification

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

Applicant Signature:

Date:

06-30-22

PINEHURST RESORT AND COUNTRY CLUB – PARKING TERRACE CONDITIONAL DISTRICT NARRATIVE AND CONDITIONS

The Pinehurst Resort and Country Club (PRCC) is seeking to expand their available parking area to meet the Conditions of Approval that were set forth in the approval of the Hotel – Conditional District (H-CD) zoning for the property in June of 2021. This new parking terrace would be constructed to meet condition number 8 of the previous H-CD approval and the preference of the Village Council for a leveled parking structure versus additional surface parking. The facility could be used as additional parking for the PRCC campus and used as event space during United States Golf Association (USGA) events.

While not indicating a specific site plan for the hotel area in this application, the expansion of the Hotel – Conditional District area would maintain the uses approved with the previous approval including locker rooms, meeting space, bar, lodging and any other uses previously described. All future structures in this area will require approval by the Historic District Commission and be subject to the quasi-judicial public hearing process. This process will ensure the Village that any structures will be in character with the Pinehurst Resort and Country Club facilities and the Village of Pinehurst Historic District. Uses within the expanded H-CD area are limited to those in the previous approval and the parking terrace.

The parking terrace would be a modification to the existing Hotel – Conditional District (H-CD) zoning that would expand the area to allow for a parking structure on the property, which is not currently permitted under Recreational Development (RD). Current zoning on the property is comprised of three (3) zoning classifications. Recreational Development (RD), Office & Professional (OP) and H-CD uses exist on the site but are confined to specific areas of the property. The proposed expansion will enlarge the H-CD area from approximate 2.68-acre site to 6.85 acres, specifically to allow for the parking terrace. No additional modifications to the existing H-CD are requested. Development of the parking terrace may occur in advance of any other development in the H-CD area and may be constructed in multiple phases.

This application would add the following condition to the list of approved conditions as condition 12:

12. Previously approved uses and conditions will be maintained within the general building envelope. Design standards will be maintained for the structure(s) within the building envelope indicated. Any modification to the structure(s) will be required to obtain a Certificate of Appropriateness from the Village of Pinehurst Historic District Commission. Modifications to the overall open space may not be reduced by more than fifteen (15%). Impervious surface may not be increased by more than fifteen (15%). Any increase in impervious surface will be managed per Condition number 5.

The following narrative describes the many aspects of the property and the intended development.

EXISTING CONDITIONS

Current PRCC parking, amenities and buildings are located on the property. These buildings include the existing golf clubhouse, the Member's Club, tennis clubhouse and courts, and the swimming pool



complex. Parking to serve these facilities is also provided throughout the property. Railroad tracks and Highway 5 border the western edge of the property. The north side of the property is bordered by Cherokee Road and connects to the Village residential properties and the area of Marshall Park. Golf courses and a driving range border the eastern portion of the property. To the south the property adjoins Morganton Road at the PRCC Grounds Maintenance facilities and Village horse barns.

Surrounding properties include properties zoned in single-family residential districts (R-10 and R-20), Residential Multi-family (RMF), Office/Professional (OP), Recreational Development (RD), and Public Conservation (PC).

Topography on the site is generally rolling to flat with existing facilities and golf areas located throughout. Longleaf pine trees are scattered throughout the property. Red Cockaded Woodpecker habitat has been identified on the property and a project impact letter from the United States Fish and Wildlife Service regarding the original parking terrace project has been included with this application.

Existing Conditions maps showing the sites existing features have been included on sheets L-1.0 and L-1.1.

PROJECT DESIGN AND CONDITIONS

A. Pedestrian Connectivity

- 1) Pedestrian connectivity will be provided to connect the parking terrace to the rest of the resort property. Brick sidewalks leading to all entrances of the terrace will tie to existing and proposed walks to connect to the greater resort pedestrian circulation system and implement the same or similar materials as the existing sidewalk areas.
- 2) Pedestrian circulation routes are included in the Circulation Plan on sheet L-2.1.
- 3) All sidewalks within the property will remain private and be maintained by the PRCC.

B. Parking Areas

- 1) Existing parking is provided for the current resort club facilities and the proposed parking terrace will be added to the overall parking totals. Parking on the property, including the parking terrace, will be shared throughout the entire campus.
- 2) Parking tabulations per the PDO and approved conditions for the previous approval have been included on the General Concept Plan on sheet L-2.1 related to required, existing, and proposed parking.
- 3) PRCC has undertaken measures in other locations to improve parking across all facilities. This commitment is being demonstrated with the current effort to improve parking at the Carolina Hotel and provide the conditioned lot on Highway 5 at the greenhouse location.

C. Streets and Access

- 1) Existing roadways and parking areas on the property will be utilized for access to the parking terrace. Access throughout the site will be provided through connected parking areas and shared driveways throughout the development.
- 2) A Trip Generation Study, as required by the PDO, has been provided by Kimley-Horn Associates and is submitted with this application. A full Traffic Impact Analysis, not required by the PDO, is underway and will be provided as additional study of traffic in the area near the proposed conditional district.
- 3) Vehicular circulation routes are included in the Circulation Plan on sheet L-2.1 and includes emergency vehicle circulation routes.

D. Landscaping

- 1) Landscaping will meet the requirements of Section 9.5.1 of the PDO.
- 2) Planting buffers and screening will be provided for the parking terrace as required. Much of the parking structure will be below grade/subterranean and hidden from view. Where exposed, plantings will be provided to screen the parking terrace and integrate the facility into the campus.
- 3) It is intended that plantings will follow the recommended plantings from Manning's original list of plants as described in Section 9.5.1.2(d)(1) of the PDO and included in the Village Planting Guide to the extent possible.
- 4) No state champion trees are located on the site.

E. Buffers/Setbacks

- 1) Setbacks are shown on the General Concept Plan on sheet L-2.0 of the submittal package.
- 2) Buffers and setbacks will follow the approved setbacks for the approved H-CD.

F. Stormwater

- 1) Stormwater management best practices will be applied as necessary and required to control and treat stormwater runoff for the project, including the 25-year storm included as condition 5 of the previous approval conditions. No additional impervious surface would be added with the construction of the parking terrace.
- 2) It is proposed that stormwater runoff be controlled on-site utilizing underground stormwater control devices located on the southwestern side of the property. See General Concept Plan Sheet L-2.0 for proposed location.
- 3) PRCC will obtain permits required by all state and local agencies for stormwater management on the site.
- 4) A Special Non-residential Intensity Allocation (SNIA) was granted as part of the existing H-CD and would apply to the expansion of the H-CD area.

G. Utility Service

- 1) As this is an infill location, water and sewer service can be provided by the Moore County Public Utilities to service this development. Utilities are currently within close proximity of the new building and is an 8" water main owned by MCPU this water main crosses the PRCC site on the north side of the new building crossing the railroad track and NC HWY 5 connecting to an existing 12-inch diameter water main along the west side of Hwy 5. The water utilities on the PRCC campus are owned and operated by MCPU. A new domestic service line will be connected to the existing 8-inch main on the north side of building. Additionally, the fire main into the building will also connect to the existing 8-inch main. From MCPU information provided there is an existing 6-inch water main that will be relocated west subject to MCPU's need to keep this main in service.
- 2) Sewer for the project will include the construction of a "private" sewer pump station on the western side of the building and pumped through a new force main north along the western property line to an existing manhole that discharges into a MCPU sewer main on the west side of NC Hwy 5. The new pump station and force main are intended to be a private service line.
- 3) Power is readily available for the property.
- 4) See sheet L-2.2 for a conceptual plan of the utilities.

H. Signage

- 1) Signage as approved in the previous H-CD approval would apply. In addition to the approved signage from the previous approval, small directional and wayfinding signage will be provided for the parking terrace.
- 2) All additional direction and wayfinding signage will be designed to meet the requirements of Section 9.7 of the PDO.

I. Lighting

- 1) All street lighting and parking lot lighting will meet the standards of Section 9.8 of the PDO.
- 2) Lighting may be provided along pathways and outdoor spaces for safety and visibility. This lighting will be designed to regulate spillover of light and glare on roadways, pedestrian areas, and adjacent uses.
- 3) Any signs located on the property will be lit through external lighting and may include up lighting, backlighting, or other methods lighting.

J. Soil Erosion and Sediment Control

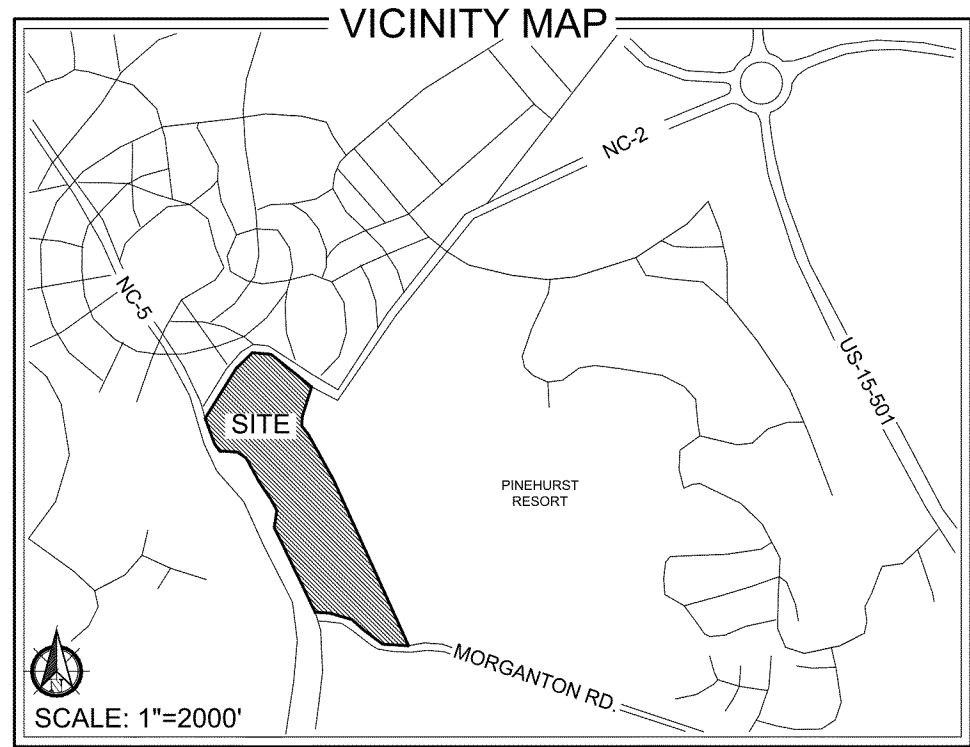
- 1) Soil erosion and sediment control during construction will be provided per Section 9.12 of the PDO and all state standards.
- 2) The developer will obtain an erosion control permit from NCDWQ for the project as required.

K. Fences, Walls and Columns

- 1) All fences, walls and columns will meet the requirements of Section 9.13 of the PDO.

The descriptions and conditions described above will apply to the entire project as indicated in the Conditional District General Concept Plan document.

Should the PDO be modified later, all standards referenced above as meeting PDO standards will be based on the PDO standards in effect at the date of approval of this application.



ZONING INFORMATION

PROPOSED ZONING CLASSIFICATION:

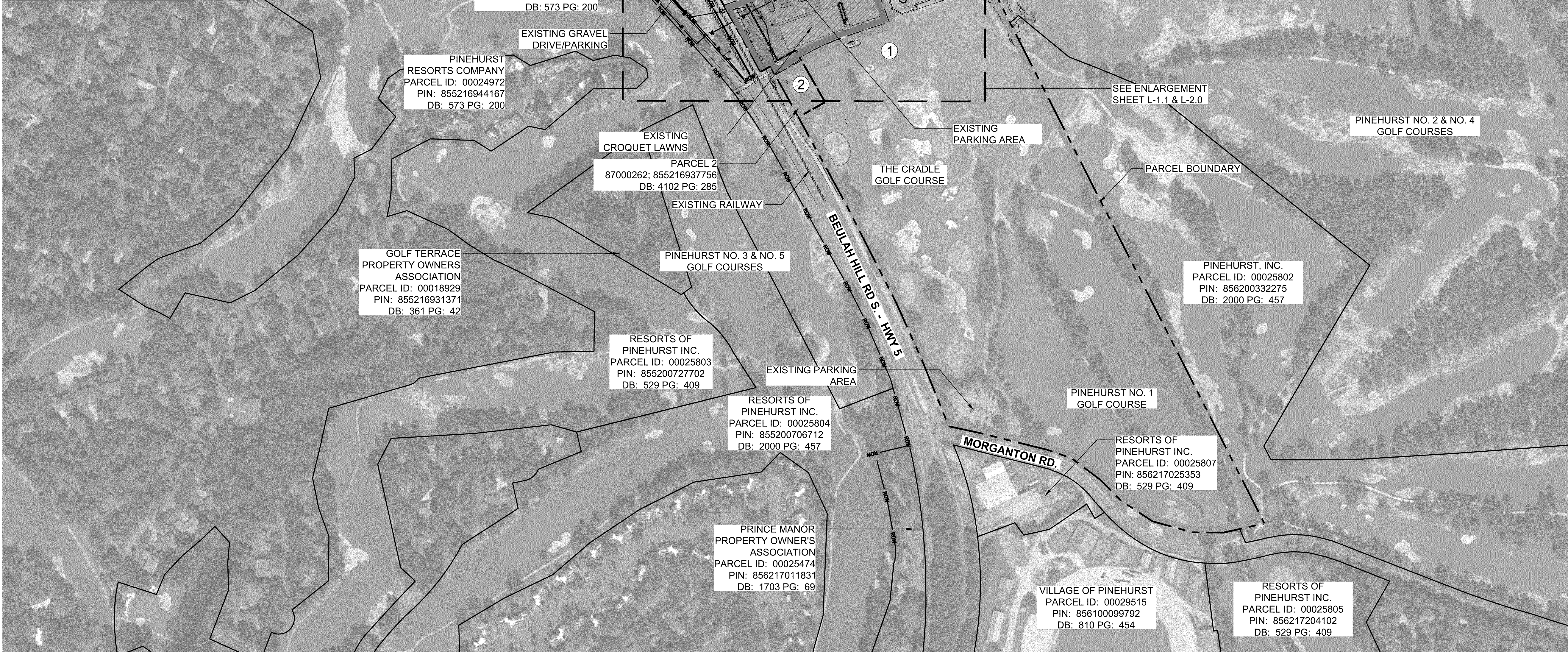
RD - RECREATION DEVELOPMENT
H - HOTEL
OP - OFFICE & PROFESSIONAL
VMU-CD - VILLAGE MIXED USE
CONDITIONAL DISTRICT
H-CD - HOTEL CONDITIONAL DISTRICT

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL ACREAGE: 67.31 AC

PARCEL ID/PIN:
PARCEL 1: 00025800; 856213032663
DB: 1418 PG: 402
PARCEL 2: 87000262; 855216937756
DB: 4102 PG: 285
PARCEL 3: 00024972; 855216944167
DB: 573 PG: 200



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8562 MAP(S): 3710854200J DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

--- = PROPERTY BOUNDARY
--- ROW --- = EXISTING RIGHT-OF-WAY
SS SS = EXISTING SANITARY SEWER LINE
--- OE --- OE --- = EXISTING OVERHEAD POWER LINE
W W = EXISTING WATER LINE
--- = EXISTING STORM DRAIN PIPE

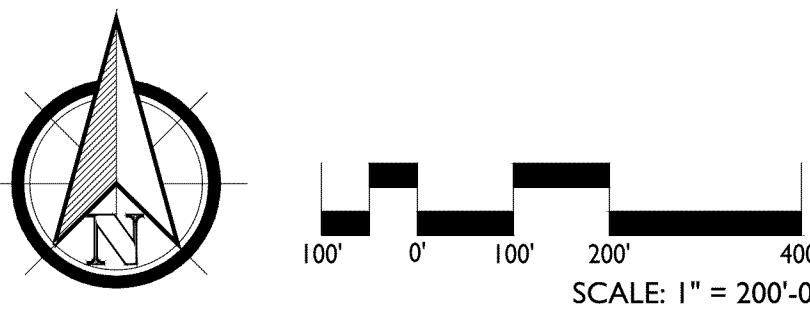


SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.



KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

REVISIONS:

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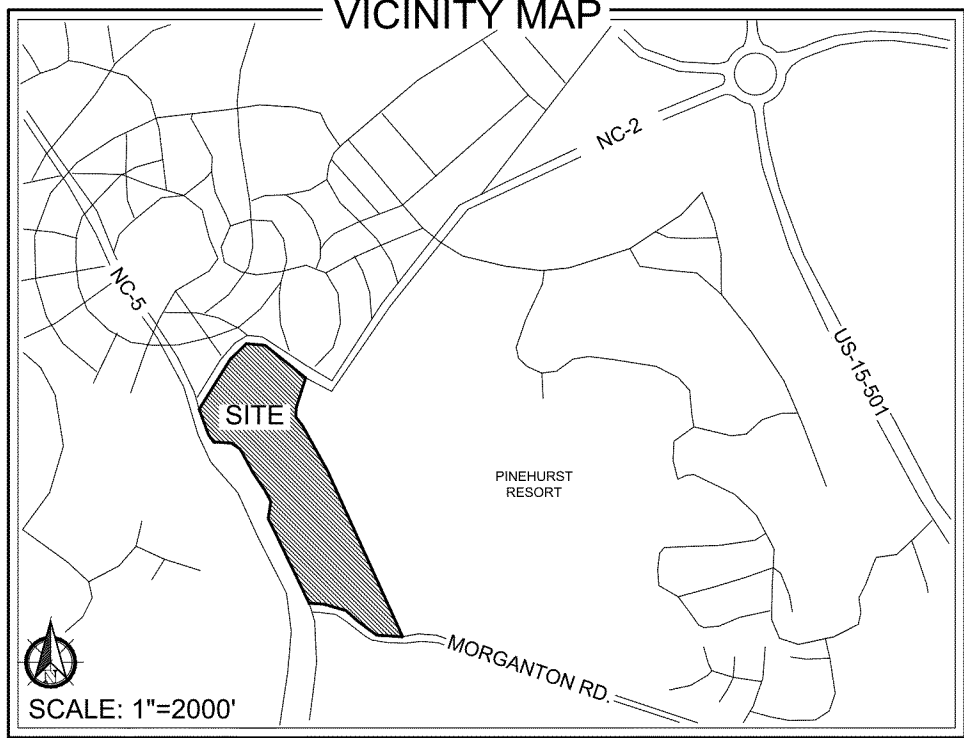
REVISIONS:

PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 05-26-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 200'-0"
PROJECT #: K021004
SHEET NUMBER:
L-1.0





ZONING INFORMATION

PROPOSED ZONING CLASSIFICATION:

RD - RECREATION DEVELOPMENT

H - HOTEL

OP - OFFICE & PROFESSIONAL

VMU-CD - VILLAGE MIXED USE CONDITIONAL DISTRICT

H-CD - HOTEL CONDITIONAL DISTRICT

PROPERTY INFORMATION

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TOTAL TRACT ACREAGE: 67.31 AC

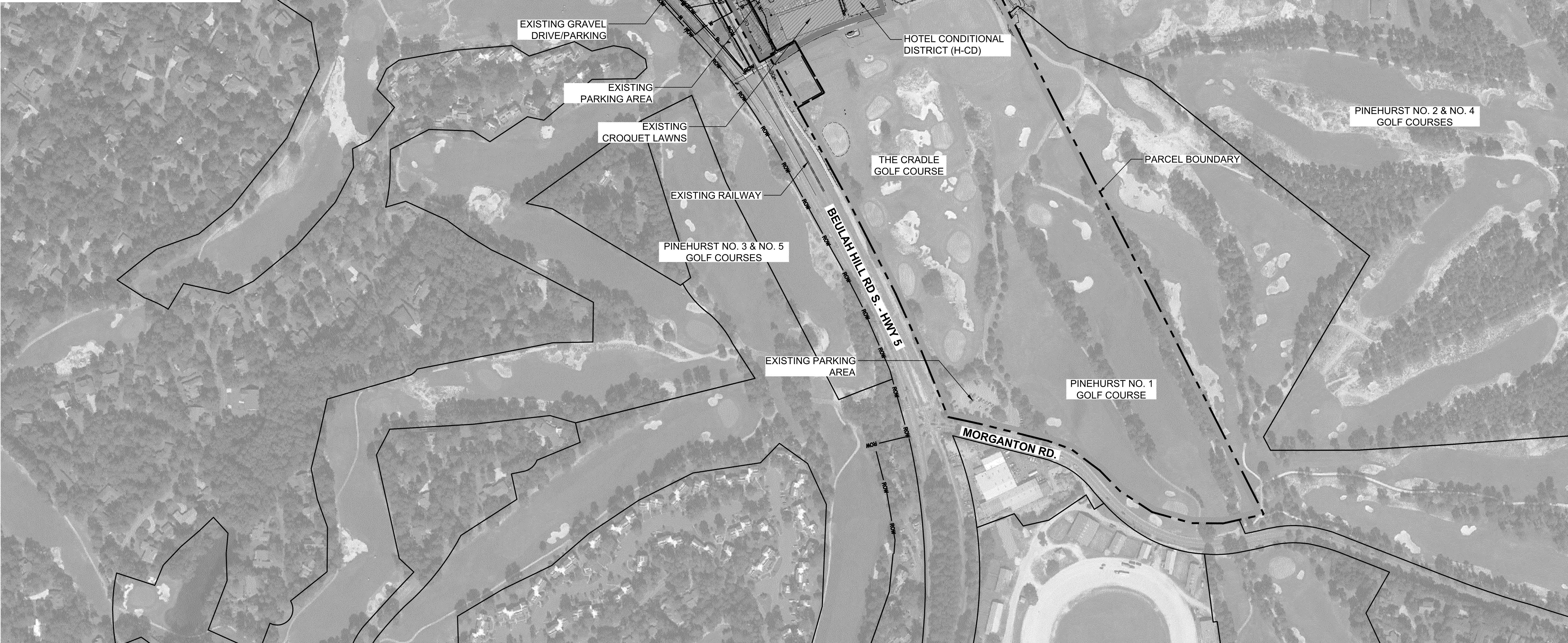
TOTAL H-CD ACREAGE: ±6.87 AC

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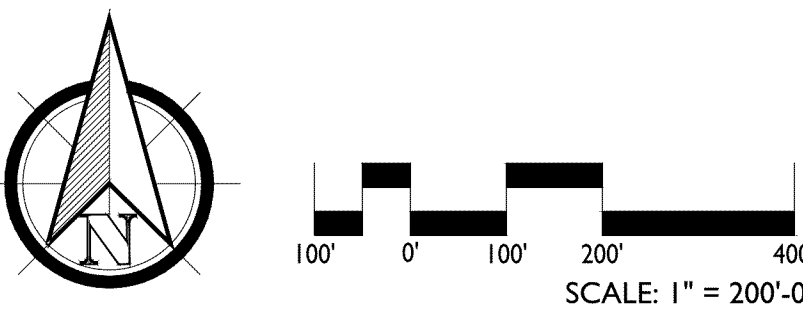
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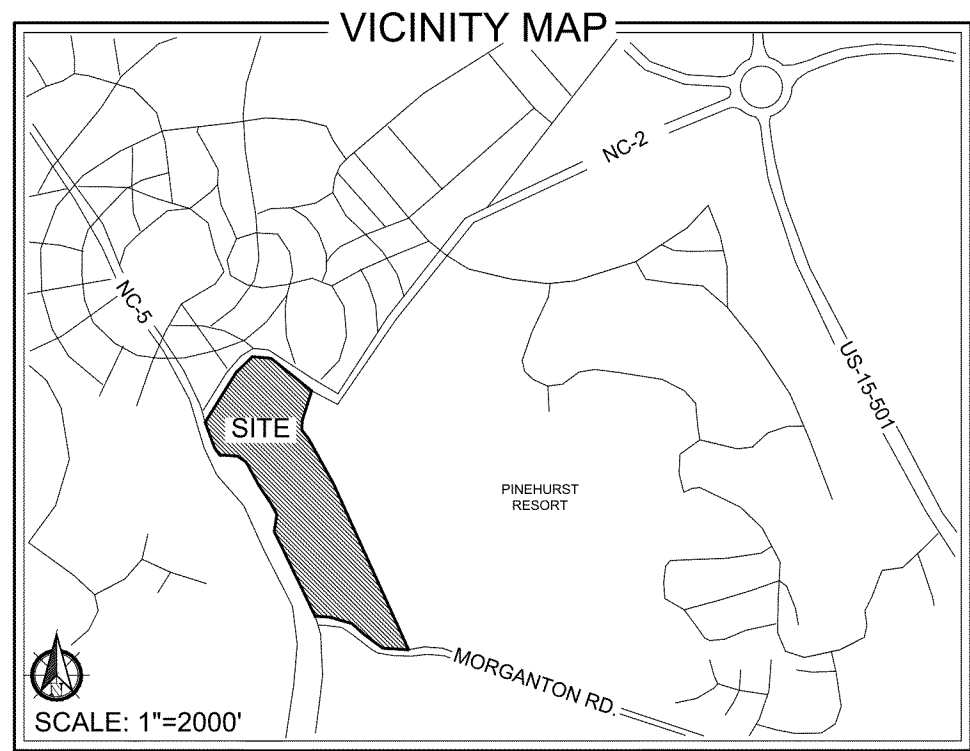
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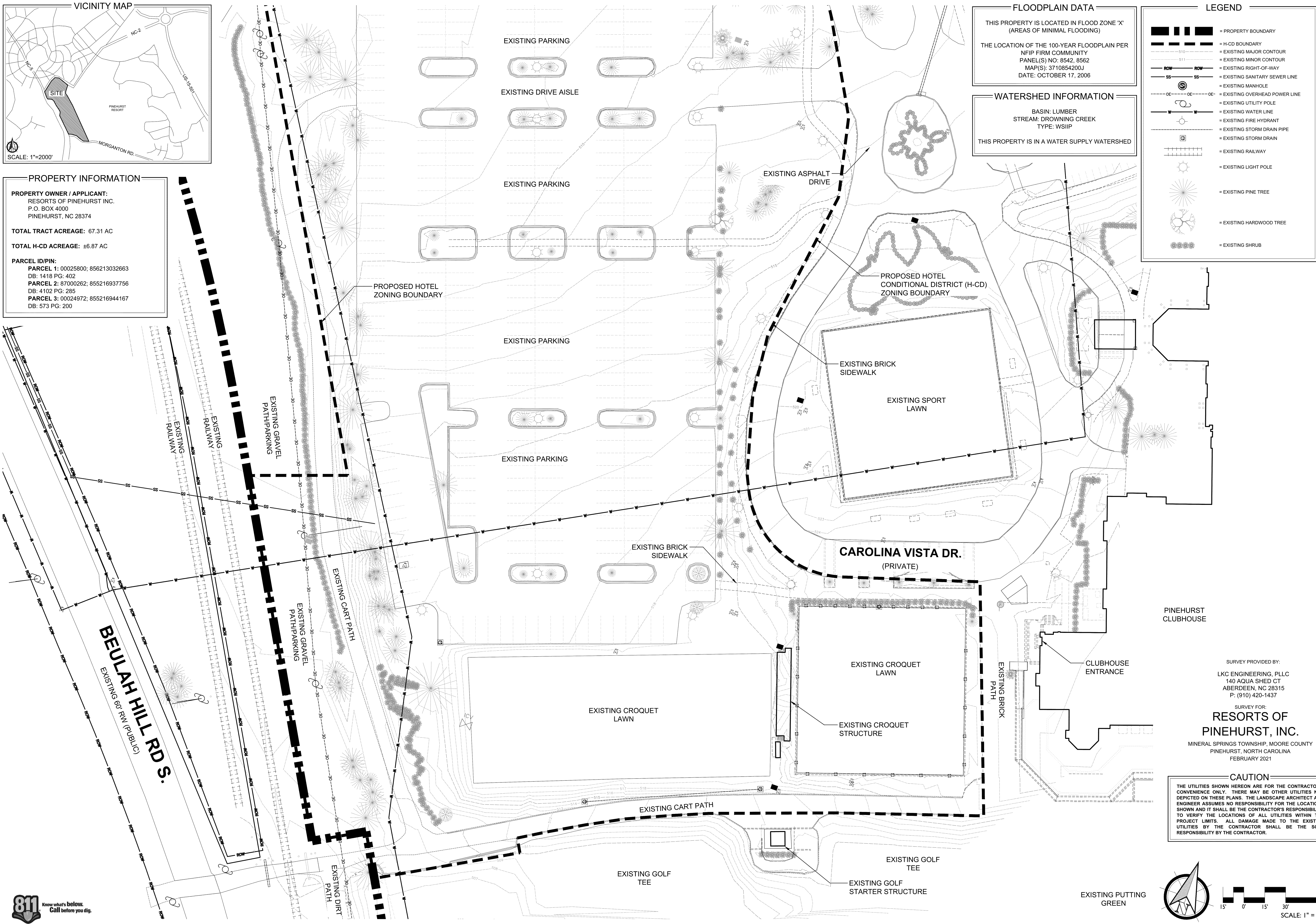
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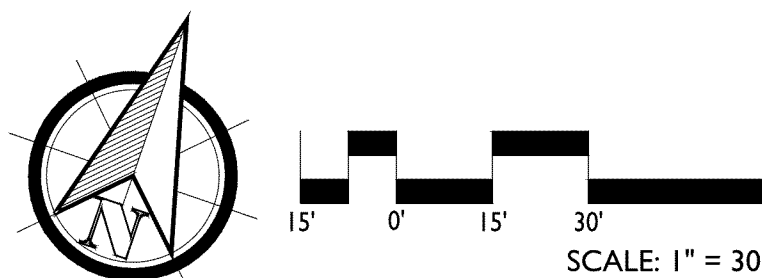
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 - - - - H-CD BOUNDARY
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 - - - - EXISTING MINOR CONTOUR
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 - SS SS EXISTING SANITARY SEWER LINE
 - ⊙ EXISTING MANHOLE
 - OE --- EXISTING OVERHEAD POWER LINE
 - EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - ⊙ EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN PIPE
 - ⊙ EXISTING STORM DRAIN
 - EXISTING RAILWAY
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING PINE TREE
 - ⊙ EXISTING HARDWOOD TREE
 - ⊙ EXISTING SHRUB

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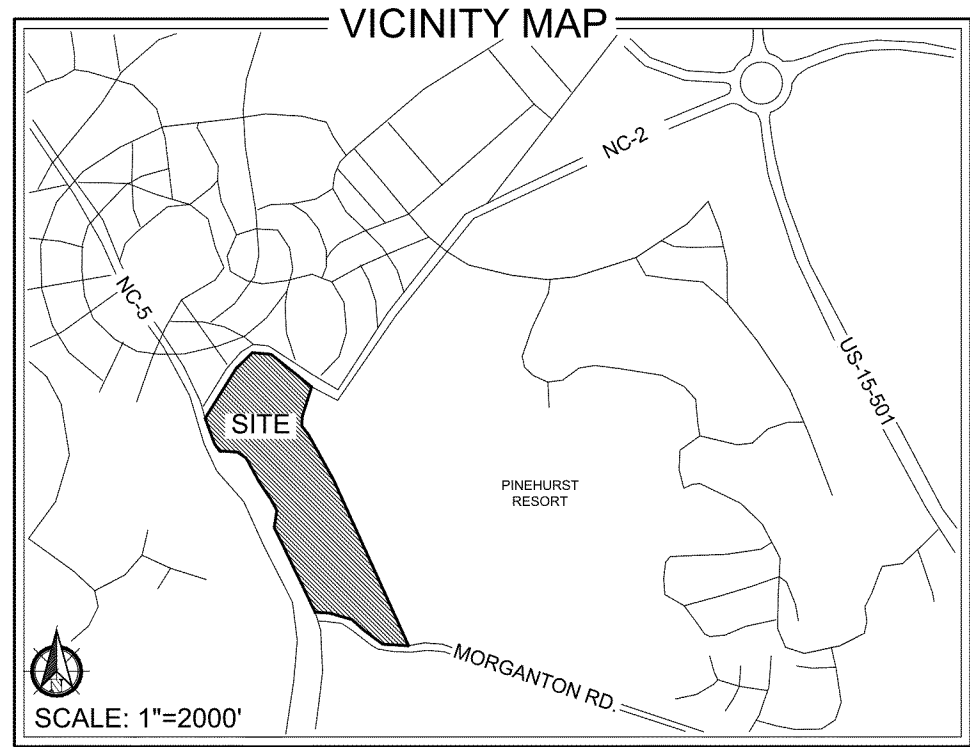


REVISIONS:

PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS (ENLARGEMENT)





ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
RD - RECREATION DEVELOPMENT
H - HOTEL
OP - OFFICE & PROFESSIONAL
H-CD - HOTEL - CONDITIONAL DISTRICT

SETBACKS (EXISTING AND PROPOSED H-CD):
FRONT: 40'
INTERIOR SIDE: 20'
STREET YARD SIDE: 30'
REAR: 0'
MAX BUILDING HEIGHT: 55'

PROPERTY INFORMATION

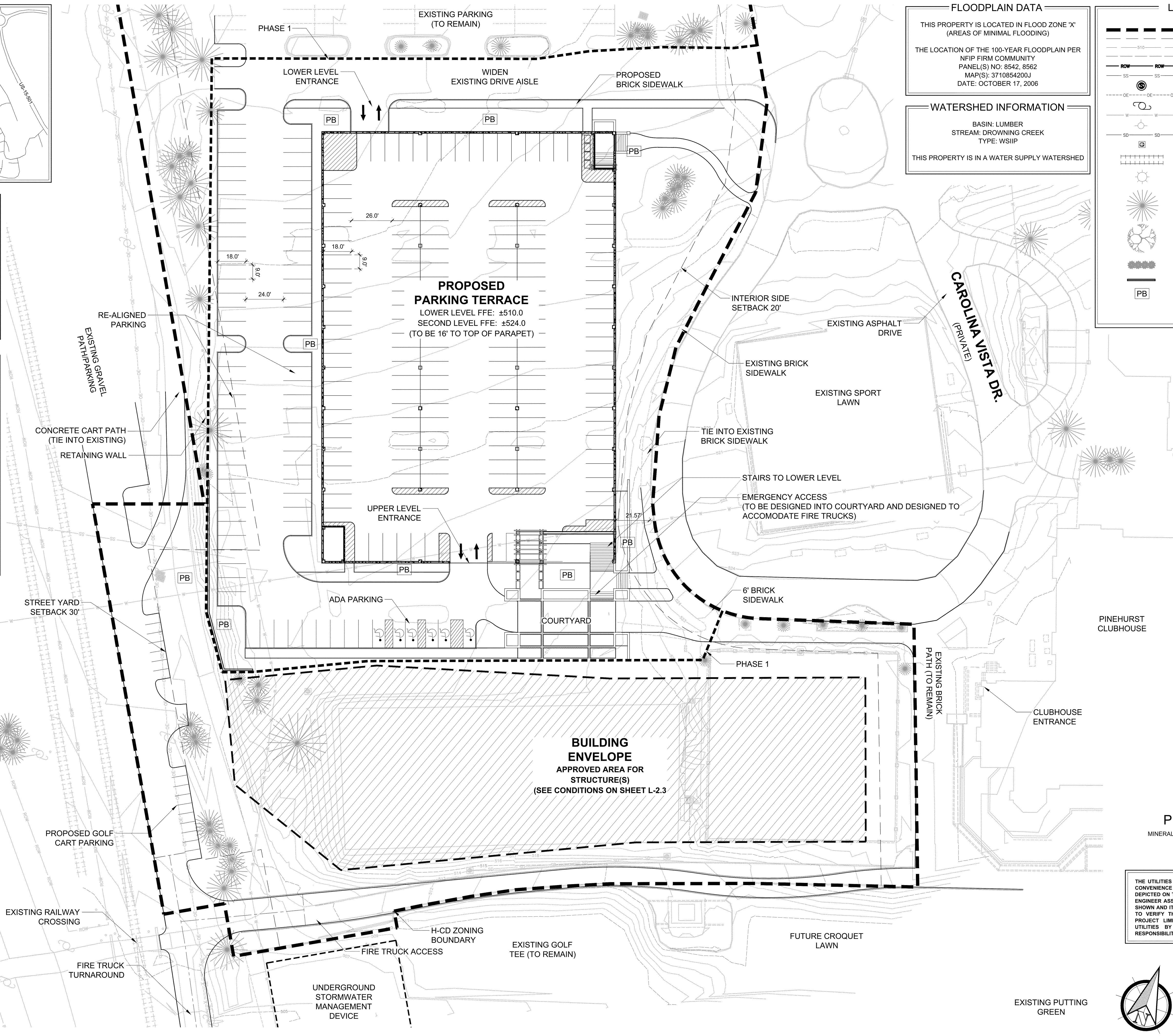
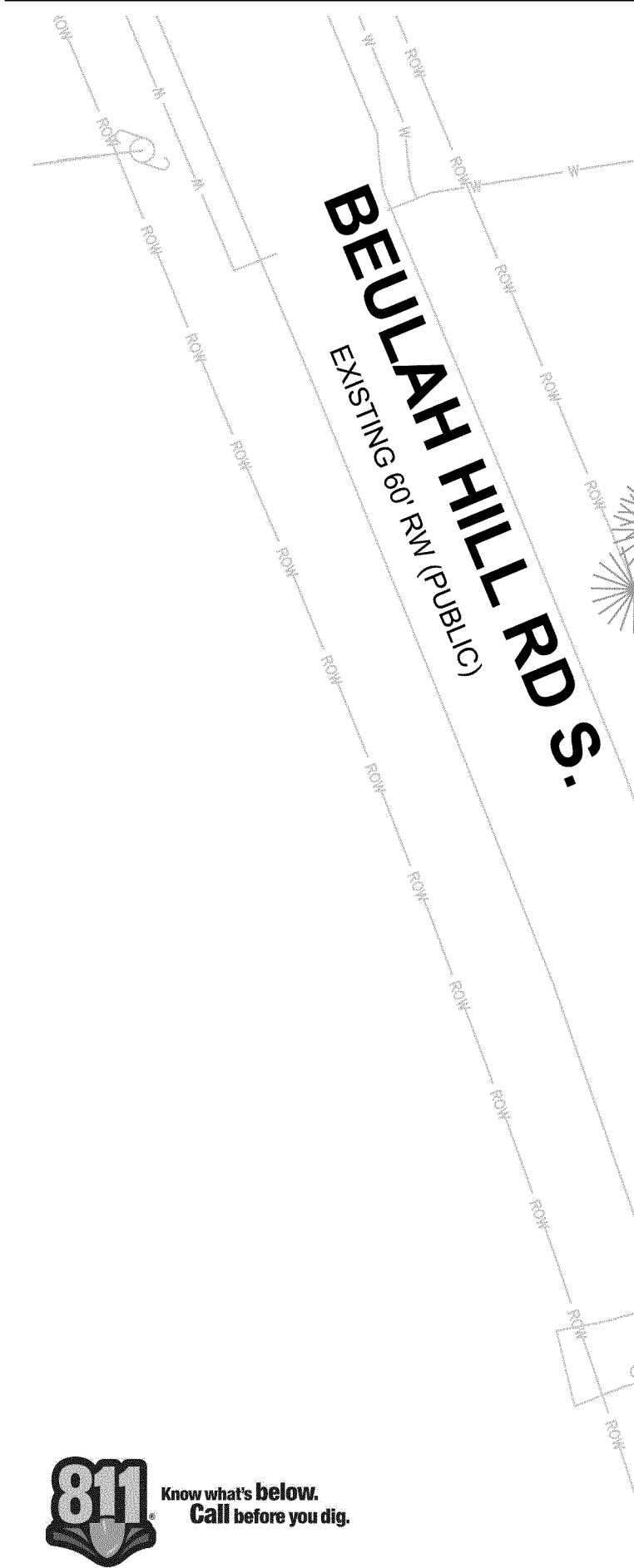
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TOTAL H-CD ACREAGE: ±6.87 AC
PROPOSED BUILDING SF:
UPPER TERRACE: ±51,180 SF
LOWER LEVEL: ±51,180 SF
TOTAL: ±102,360 SF

PARCEL ID/PIN:
PARCEL 1: 00025800; 856213032663
DB: 1418 PG: 402
PARCEL 2: 87000262; 855216937756
DB: 4102 PG: 285
PARCEL 3: 00024972; 855216944167
DB: 573 PG: 200

IMPERVIOUS SURFACE: NO NEW IMPERVIOUS SURFACE ADDED (SEE CONDITIONS)



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

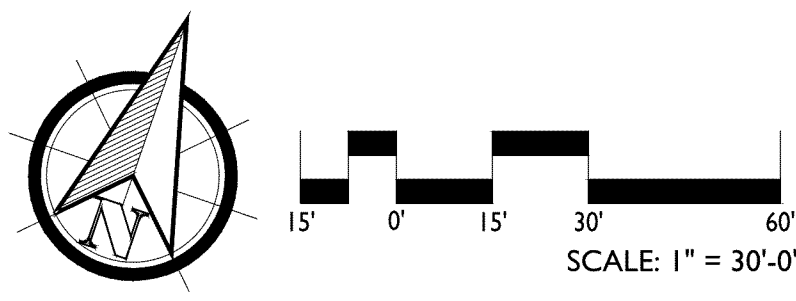
- LEGEND**
- H-CD BOUNDARY
 - H-CD SETBACK LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING RIGHT-OF-WAY
 - EXISTING SANITARY SEWER LINE
 - EXISTING MANHOLE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN PIPE
 - EXISTING STORM DRAIN
 - EXISTING RAILWAY
 - EXISTING LIGHT POLE
 - EXISTING PINE TREE
 - EXISTING HARDWOOD TREE
 - EXISTING SHRUB
 - PROPOSED WALL
 - PLANTING BED
*AREA TO BE PLANTED PER VOP STANDARDS

SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

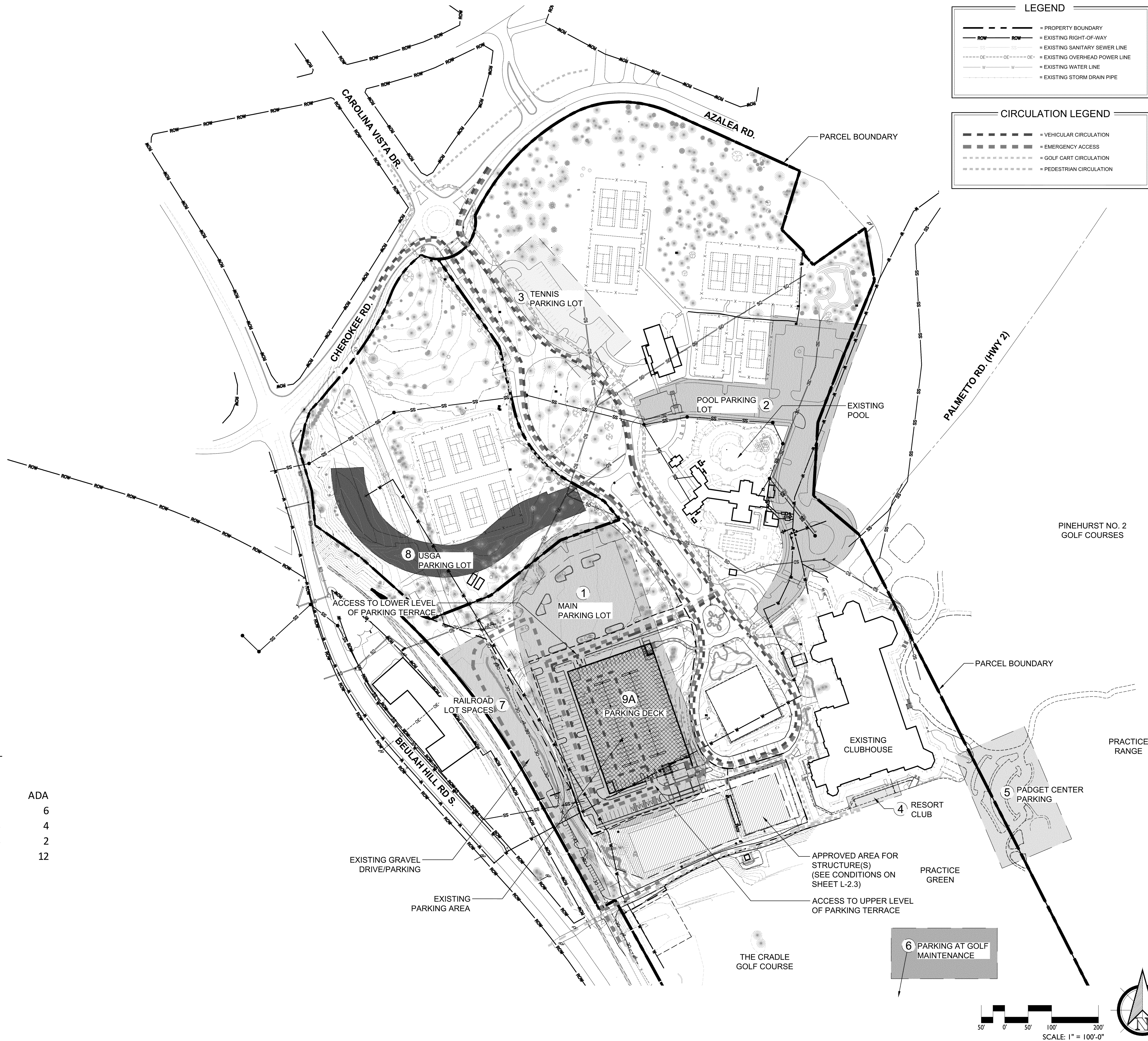
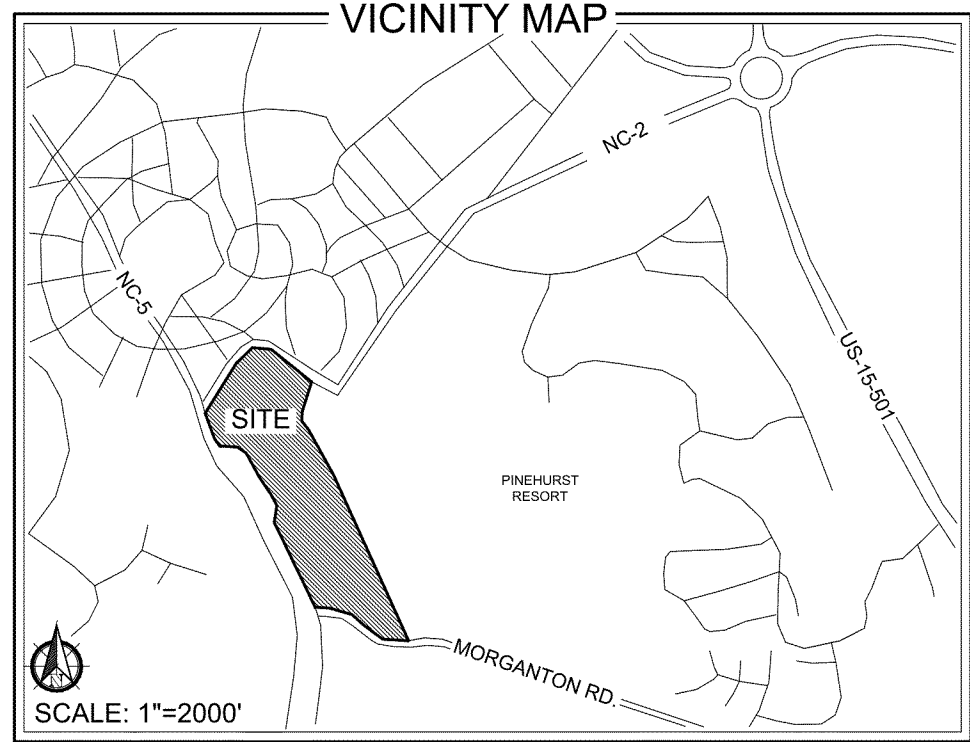
REVISIONS:

REVISIONS:

PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 05-26-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1"=200'-0"
PROJECT #: K021004
SHEET NUMBER:
L-2.0



PARKING TERRACE CALCULATIONS

Exsiting Surface Parking	381 spaces
Surface Parking Removed	-258 spaces
	123 spaces remaining

	TOTAL	STD	ADA
Site Parking Added Back	77	71	6
Upper Level Terrace	148	144	4
Lower Level Terrace	156	154	2
	381	369	12

Total Parking: Site & Terrace	504
Net Gain in Parking	123

Accessible Required (Total)	11
Van	2



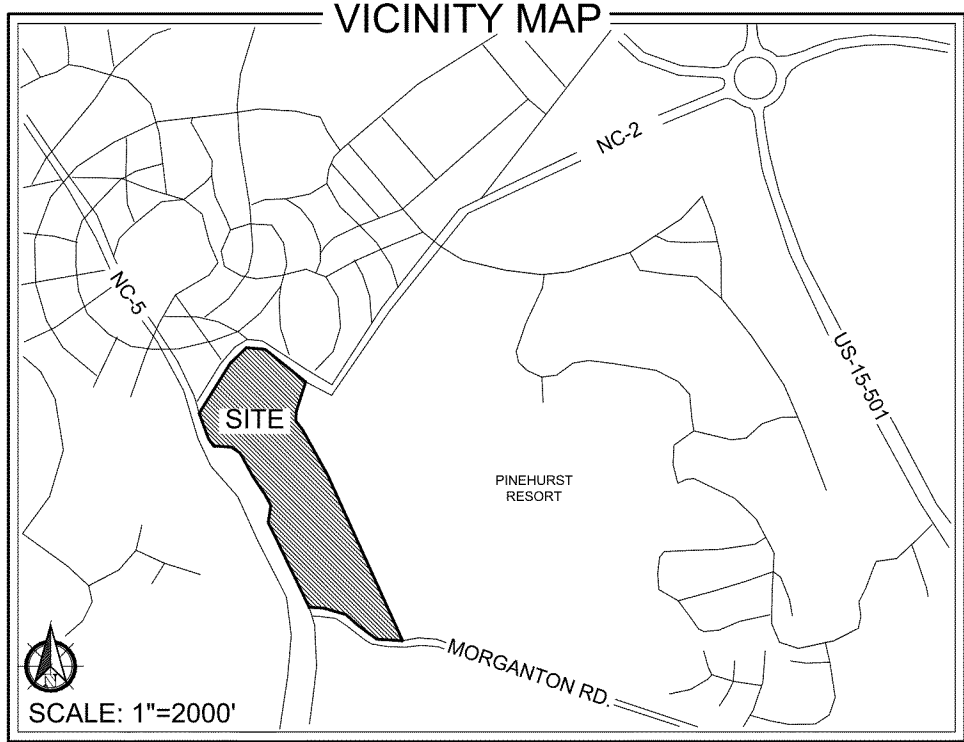
COONTJONESDesign

LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.coontjonesdesign.com

REVISIONS:

DATE: 05-26-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1"=100'-0"
PROJECT #: K0221004
SHEET NUMBER: L-2.1



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8562 MAP(S): 3710854200J DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

- = PROPERTY BOUNDARY
- = EXISTING RIGHT-OF-WAY
- SS = EXISTING SANITARY SEWER LINE
- OE---OE---OE--- = EXISTING OVERHEAD POWER LINE
- W = EXISTING WATER LINE
- = EXISTING STORM DRAIN PIPE

UTILITIES LEGEND

- == = PROPOSED SEWER FORCE MAIN
- == = PROPOSED WATER LINE

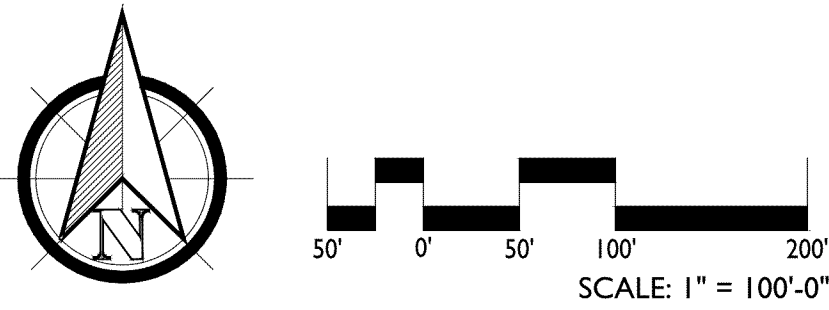
*FIRE HYDRANTS WILL BE INSTALLED PER VILLAGE OF PINEHURST STANDARDS FOR FIRE PROTECTION

SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

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EXISTING CONDITIONS

CURRENT PRCC PARKING, AMENITIES AND BUILDINGS ARE LOCATED ON THE PROPERTY. THESE BUILDINGS INCLUDE THE EXISTING GOLF CLUBHOUSE, THE MEMBER'S CLUB, TENNIS CLUBHOUSE AND COURTS, AND THE SWIMMING POOL COMPLEX. PARKING TO SERVE THESE FACILITIES IS ALSO PROVIDED THROUGHOUT THE PROPERTY. RAILROAD TRACKS AND HIGHWAY 5 BORDER THE WESTERN EDGE OF THE PROPERTY. THE NORTH SIDE OF THE PROPERTY IS BORDERED BY CHEROKEE ROAD AND CONNECTS TO THE VILLAGE RESIDENTIAL PROPERTIES AND THE AREA OF MARSHALL PARK. GOLF COURSES AND A DRIVING RANGE BORDER THE EASTERN PORTION OF THE PROPERTY. TO THE SOUTH THE PROPERTY ADJOINS MORGANTON ROAD AT THE PRCC GROUNDS MAINTENANCE FACILITIES AND VILLAGE HORSE BARNs.

SURROUNDING PROPERTIES INCLUDE PROPERTIES ZONED IN SINGLE-FAMILY RESIDENTIAL DISTRICTS (R-10 AND R-20), RESIDENTIAL MULTI-FAMILY (RMF), OFFICE/PROFESSIONAL (OP), RECREATIONAL DEVELOPMENT (RD), AND PUBLIC CONSERVATION (PC).

TOPOGRAPHY ON THE SITE IS GENERALLY ROLLING TO FLAT WITH EXISTING FACILITIES AND GOLF AREAS LOCATED THROUGHOUT. LONGLEAF PINE TREES ARE SCATTERED THROUGHOUT THE PROPERTY. RED COCKADED WOODPECKER HABITAT HAS BEEN IDENTIFIED ON THE PROPERTY AND A WOODPECKER REPORT HAS BEEN INCLUDED WITH THIS APPLICATION.

EXISTING CONDITIONS MAPS SHOWING THE SITES EXISTING FEATURES HAVE BEEN INCLUDED ON SHEETS L-1.0 AN L-1.1.

Approved Conditions	Condition Type
1.	Maximum building height of 55 feet, for a maximum length of 50 feet of roof ridge from east elevation.
2.	Front yard setback of 40 (forty) foot minimum; east side yard setback of 20 (twenty) foot minimum; west side yard setback of 30 (thirty) foot minimum; rear yard setback of 0 (zero) foot minimum.
3.	Increase in allowed signage and size and amount by 50% of the north and east side of the building only
4.	The Player Dining / Flex Space is removed from the plans as reviewed and approved by the Pinehurst Historic Preservation Commission and Planning & Zoning Board.
5.	All stormwater management will be designed to accommodate 25-year storm events.
6.	Efforts will be made to preserve the two specimen trees on either side of the proposed emergency fire access along the west property line.
7.	PRCC and Village of Pinehurst will enter into a development agreement to provide the required parking spaces per conditions 8, 9, & 10. A Letter of Intent (LOI) defining the general terms of the development agreement will be required to be approved by the Village Council prior to issuance of building and development permits for the Lodge, with the final Development Agreement to be approved by the Village one year after issuance of the building permit.
8.	PRCC shall provide 125 additional standard size parking spaces on the PRCC main campus. This number shall be adjusted for seating for a main lobby bar and for changes to the Lodge building from plans submitted as of June 8, 2021. These 125 new spaces may be accommodated with surface parking, parking deck(s) or other means on the subject property, to be determined by the Applicant. The Village of Pinehurst prefers a leveled (above or below ground) parking structure in front of the Lodge versus additional surface parking. Parking improvements shall be completed within 1 year of issuance of a Certificate of Occupancy for the Lodge unless said timeframe is extended by the Village Council pursuant to the terms of the Development Agreement.
9.	PRCC to provide a minimum of 100 parking spaces to replace the shuttle, employee, and contractor parking spaces displaced by the USGA project. These parking spaces are to be provided at the "greenhouse" property (PIN # 856217002045) subject to approval by the Village of Pinehurst. Parking spaces shall be constructed prior to July 1, 2022.
10.	Pursuant to the November 10, 2020, Incentive Agreement and to address parking demands generated by the construction and operation of the Lodge, PRCC to add parking capacity at the Carolina Hotel property to create a minimum of 86 additional parking spaces as follows: a) 28 rear lot b) 20 rear pool c) 35 east parking lot d) 3 valet parking Improvements are subject to compliance with the Village's PDO and ESSM and shall be constructed prior to July 1, 2022.
11.	Prior to July 1, 2022, PRCC shall provide the Village of Pinehurst with a plan for providing and managing on-site temporary parking, and internal overflow parking for special events.
Proposed Condition	
12.	Previously approved uses and conditions will be maintained within the general building envelope. Design standards will be maintained for the structure(s) within the building envelope indicated. Any modification to the structure(s) will be required to obtain a Certificate of Appropriateness from the Village of Pinehurst Historic District Commission. Modifications to the overall open space may not be reduced by more than fifteen (15%). Impervious surface may not be increased by more than fifteen (15%). Any increase in impervious surface will be managed per Condition number 5.

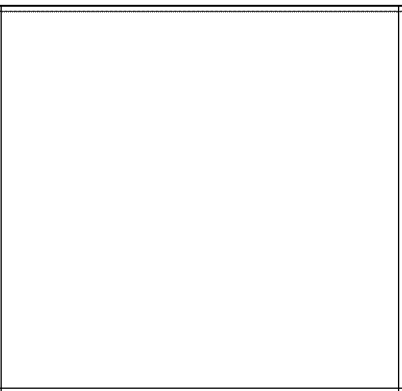
A. SNIA TO ALLOW IMPERVIOUS SURFACE EXCEEDING 24% IS APPROVED. IMPERVIOUS SURFACE FOR ENTIRE PARCEL WILL EXCEED 24% WITH EXISTING CONSTRUCTION, CONSTRUCTION OF THE LODGE, ASSOCIATED PARKING, AND PARKING TERRACE



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REVISIONS:

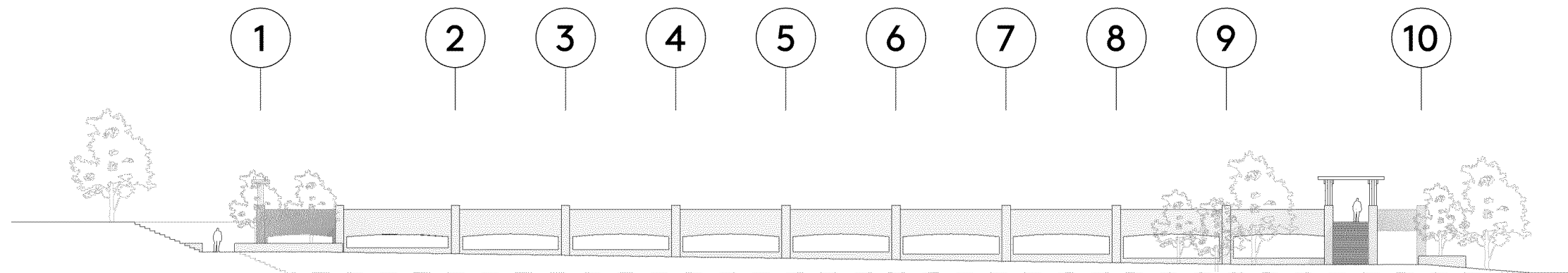
PRCC - PARKING TERRACE

PINEHURST, NORTH CAROLINA

PROJECT DESIGN AND CONDITIONS

DATE: 05-26-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KID21004

SHEET NUMBER#:
L-2.3

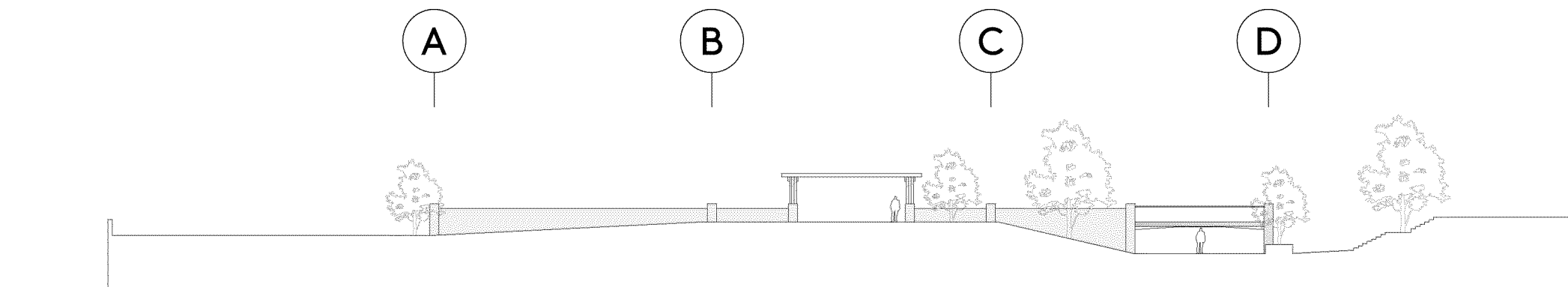


LEVEL 2 12' - 0"
LEVEL 1 0' - 0"

EAST ELEVATION

1/32" = 1'-0"

1



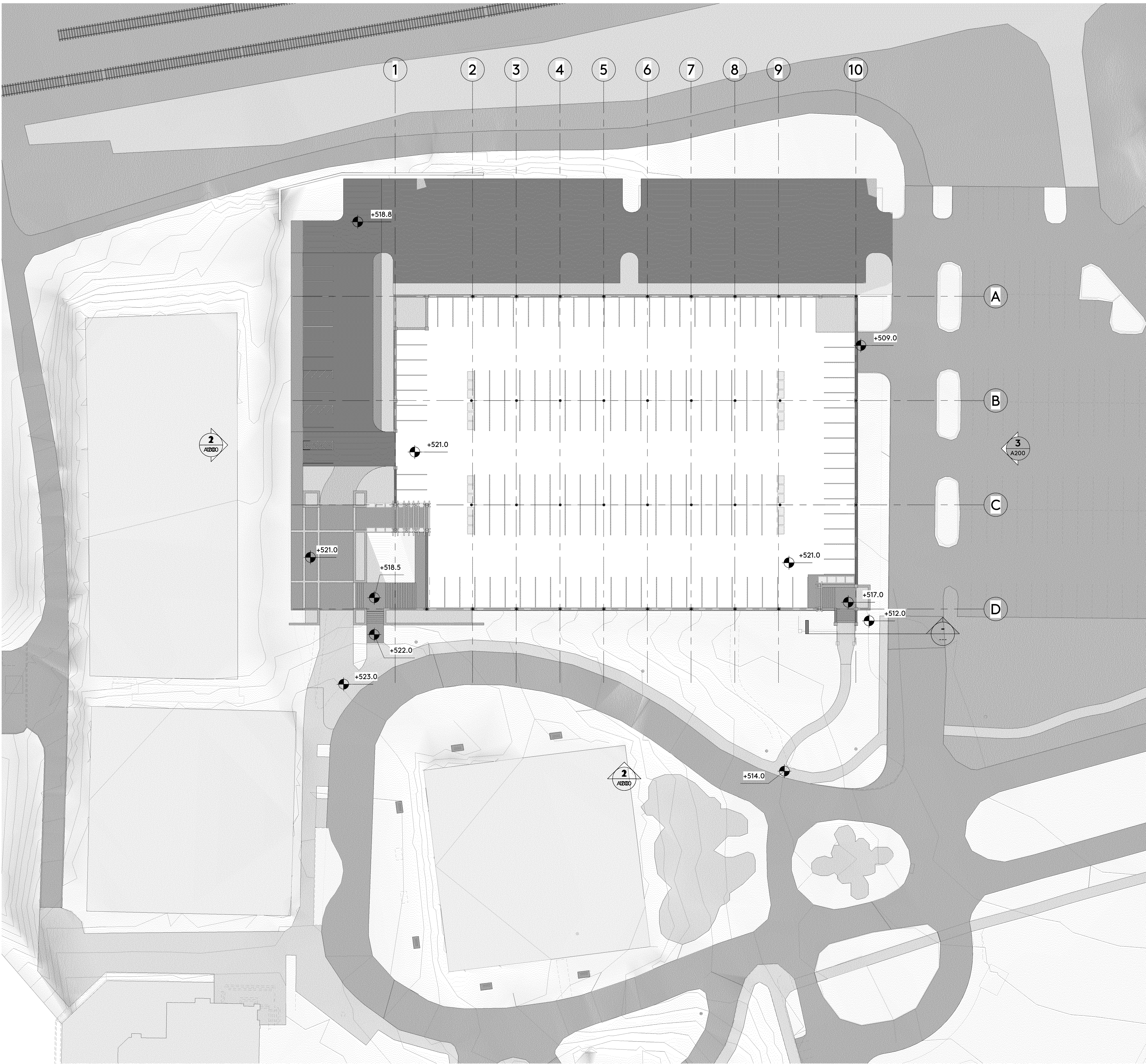
LEVEL 2 12' - 0"
LEVEL 1 0' - 0"

SOUTH ELEVATION

1/32" = 1'-0"

2





LEVEL 2 FLOOR PLAN
1/32" = 1'-0" 1 N

- PHASING LEGEND**
- NEW CONSTRUCTION
 - EXISTING TO REMAIN
- GENERAL NOTES - FLOOR PLAN**
- REFER TO WALL PARTITION LEGEND FOR ASSEMBLY DETAILS
 - DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF MASONRY, FACE OF STOREFRONT SILL / HEAD, OR GRIDLINE, U.O.N.
 - GENERAL CONTRACTOR IS TO COORDINATE ALL DIMENSIONS PRIOR TO INSTALLATION AND VERIFY ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO INSTALLATION.
 - REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS FOR ITEMS BELOW GRADE.
 - GENERAL CONTRACTOR SHALL PROVIDE ALL BLOCKING NECESSARY FOR ALL WALL MOUNTED ITEMS, INCLUDING, BUT NOT LIMITED TO, MILLWORK, TOILET ACCESSORIES, DOORSTOPS, DOOR CLOSERS, AND MECHANICAL OR ELECTRICAL DEVICES.
 - ALL FIXTURES TO BE INSTALLED COMPLIANT WITH ANSI STANDARDS WHERE REQUIRED BY CODE.
 - FIRE AND SMOKE SEPARATION ASSEMBLIES AND RATINGS INDICATED ON LIFE SAFETY PLAN.
- PLAN NOTES**
- KEYNOTES**
- TYPICAL ASSEMBLIES**
- WALL FINISH LEGEND**
- FINISH NOTES**
- CONC-1 CAST IN PLACE CONCRETE

REVISIONS	NOT FOR CONSTRUCTION	CONCEPTUAL DESIGN
PINEHURST PARKING TERRACE PINEHURST, NORTH CAROLINA		
MAY 2022		
A100 FLOOR PLAN 3 NORTH ©2022		
www.3north.com 804 232 8900		















May 20, 2022

Dear adjoining property owner,

A Neighborhood Meeting will be held to discuss the rezoning of the Pinehurst Resort Property to expand the existing Hotel – Conditional District (H-CD) area. The property is currently zoned H-CD, RD (Recreational Development), H (Hotel), and OP (Office Professional). The applicant, Pinehurst Resort and Country Club, is seeking to expand the H-CD to allow for the construction of a new Parking Terrace on the property, near the existing clubhouse.

This is not a public hearing. The purpose of this meeting is to inform adjoining property owners of the proposal and to seek comments. The drop-in meeting will be held on May 27, 2022, between the hours of 4:00 pm and 6:00 pm at the Pinehurst Resort Clubhouse in the St. Andrews Room. The address of the clubhouse is 1 Carolina Vista in Pinehurst, North Carolina. This meeting will be informal, with no scheduled presentation, so feel free to come by at your convenience during the designated hours. Conceptual plans will be made available for review and discussion with members of the project team. Anyone seeking additional information regarding the rezoning application may call (910) 684-8487.

Best Regards,



Robert Koontz, PLA



NEIGHBORHOOD MEETING REPORT

DATE: May 27, 2022

PROJECT: Pinehurst Resort and Country Club Parking Terrace

LOCATION: St. Andrews Room at Pinehurst Resort and Country Club
1 Carolina Vista
Pinehurst, NC 28374

SUBMITTED BY: Bob Koontz

ATTENDEES: Bob Koontz, Koontz Jones Design, PLLC
Dick Higginbotham, Pinehurst Resort and Country Club
Calvin Burkley, Pinehurst Resort and Country Club

An informal Neighborhood Meeting was held on Friday May 27, 2022, from 4:00 pm to 6:00 pm in the St. Andrews Room at the Pinehurst Resort and Country Club (PRCC). This meeting is required by the Village of Pinehurst for rezoning applications. The owner and project team held this meeting with the adjoining property owners to present the project and solicit feedback on the preliminary plans and concepts for the proposed parking terrace to be located on the PRCC property. All adjoining parcel owners were notified by letter (see attached copy of the letter).

The meeting was informal in nature to allow adjoining property owners the opportunity to drop by at their convenience to review preliminary plans and ask questions of the development team. No formal presentation was provided. Drawings of the conceptual site plan, site location map, and proposed architectural renderings were provided for review by the property owners (see renderings attached to this document). Owner's representatives and the project planner were available to answer questions regarding the proposed project.

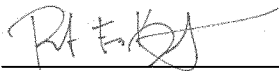
Several of the adjoining property owners, members of PRCC, and other interested residents of the surrounding area took the opportunity to review the plans and discuss the project with the development team. A sign-in sheet was kept and is attached to this document.

The development team reviewed the plans with attendees. Questions relating to many aspects of the proposed parking terrace were raised and responded to by the development team. The following is a list of the questions posed:

- Where will storm water be directed and maintained? - The development team advised that the entirety of the stormwater for the new parking terrace will be directed toward the Cradle Golf Course and held in underground storage facilities. It was explained that the proposed parking terrace will not increase the amount of impervious surface on the property from the previous H-CD approval as the terrace will be constructed within the footprint of the existing parking area.



- Questions related to the sequencing of construction and temporary parking during the construction of the parking deck were discussed. It was discussed that PRCC is working on developing a temporary parking solution for the Parking Terrace construction which could include shuttles, off-site parking, and other on-site parking solutions. PRCC wants to provide a solution that is convenient for guests and members, while construction is ongoing.
- What is the timing of the Parking Terrace construction? It was explained that the proposed schedule would be to start as soon as possible on the Parking Terrace, with the goal having construction complete prior to the 2024 US Open. Construction of the Parking Terrace would also coincide with the construction of the USGA Golf House project, which is set to begin construction in June.
- How many spaces will be included in the new Parking Terrace? It was explained that the Parking Terrace was the Village Council's preferred parking solution for the PRCC property and was indicated as such in the Conditions for the original H-CD approval for the property. 125 additional parking spaces were required on the PRCC property as a condition of the H-CD approval. The Parking Terrace will provide an additional 123 parking spaces on the PRCC property. This number takes in to account the number of spaces displaced by the Parking Terrace and those replaced on the lower and upper levels of the terrace. It was also discussed that other parking commitments included in the H-CD approval (Carolina hotel and greenhouse parking) are working through the approval process and construction is set to begin as soon as possible.
- Renderings of the Parking Terrace were presented and reviewed. The design team presented several renderings of the Parking Terrace to the attendees. The location, general site plan, materials and grading were described and discussed with the attendees. Access to the deck from the upper and lower levels was reviewed with attendees. Overall, it appeared as though the proposed design was well received by most attendees.



Robert Koontz, RLA

These notes reflect the author's interpretation of the events during the referenced meeting. Any additions or modifications required should be submitted to the author in writing.

Parcel ID Short	PIN	Deed Book	Deed Page	Owner's Name	Owner's Name 2	Mailing Address	City	STATE	Zip Code
00022043	855212956743	4819	190	SMITH, WESLEY M	SMITH, ANNA F	60 E CHEROKEE ROAD	PINEHURST	NC	28374
00022283	856213042853	4311	366	GRIMSHAW, GREGORY R	GRIMSHAW, AMANDA K	30 VILLAGE GREEN ROAD	PINEHURST	NC	28374
00023540	855212950261	3185	68	PRITCHARD, GILBERT JR &	PRITCHARD, CHRISTINE TRUSTEES	PO BOX 931	PINEHURST	NC	28370-0931
00024527	856209054123	1560	387	ARTHUR, DION J		15 HERON ST	WRIGHTSVILLE BEACH	NC	28480
00024972	855216944167	573	200	PINEHURST RESORTS CO	CLUBCORP-RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374
00025426	855212958627	4755	322	ORION VENTURE BOA, LLC	C/O BANK OF AMERICA	NC1-001-03-81	CHARLOTTE	NC	28255
00025799	856200147379	2000	457	PINEHURST, INC	CLUBCORP	PO BOX 4000	PINEHURST	NC	28374-4000
00025800	856213032663	1418	402	RESORTS OF PINEHURST INC	ATTN: RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374
00025802	856200332275	2000	457	PINEHURST, INC	CLUBCORP	PO BOX 4000	PINEHURST	NC	28374-4000
00025803	855200727702	529	409	RESORTS OF PINEHURST INC	ATTN: RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374
00025804	855200706712	2000	457	RESORTS OF PINEHURST INC	ATTN: RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374
00025805	856217204102	529	409	RESORTS OF PINEHURST INC	ATTN: RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374
00025807	856217025353	529	409	RESORTS OF PINEHURST INC	ATTN: RICHARD HIGGINBOTHAM	PO BOX 4000	PINEHURST	NC	28374
00026332	856213043958	4471	479	CHRODITOAN, LLC	C/O ANDERSON & REED, LLP ATTN: MIKE BELL	1515 FRANKLIN ROAD SW	ROANOKE	VA	24016
00026417	856209051226	494	99	SANDHILLS WOMAN'S EXCHANGE		PO BOX 215	PINEHURST	NC	28370
00029515	856100099792	810	454	VILLAGE OF PINEHURST		395 MAGNOLIA RD	PINEHURST	NC	28374
00029674	856209053600	494	126	VILLAGE CHAPEL INC		10 AZALEA RD	PINEHURST	NC	28374
00029679	855212952593	498	609	VILLAGE OF PINEHURST		395 MAGNOLIA RD	PINEHURST	NC	28374
87000260	856209052287	498	609	VILLAGE OF PINEHURST		395 MAGNOLIA RD	PINEHURST	NC	28374
87000262	855216937756	4102	285	PINEHURST, LLC		PO BOX 4000	PINEHURST	NC	28374

5/27/2022

Tier Pack

22.00

Name

Address

Email Address

Marie Carbre

Sand kills humans

Exchange Market

Judith Wiggins

[illegible]

Judie Wiggins

Karl H. H. H.

353
Fond 777 522

B.B. Coates

21 508, 20 442

RCOATES 777 @ GMAIL.COM

Western Ellis

15 BaWA4 + five (5x)

megannell@google.com

Derby Labor

80 Azaka Zaka

deblal@aol.com

Julie + Van Mitchell

170 Short Rd.

juliemitchell120@gmail.com

Christine / Girl Scout

5 AROUND VISTA

Christine@craygroup.com

Dr. J.H. CARTER III & ASSOCIATES, Inc.

Environmental Consultants
515-F Midland Road
Southern Pines, N.C. 28388
910-695-1043 / 910-695-3317 (fax)

6 June 2022

TO: Mr. Perry Harrison
LKC Engineering, PLLC
140 Aqua Shed Ct.
Aberdeen, NC 28315

FROM: William Mullin, Wetland-Wildlife Biologist
Dr. J.H. Carter III & Associates, Inc.

SUBJECT: Summary of red-cockaded woodpecker survey for the Golf House and Lodge improvement project in Pinehurst, Moore County, North Carolina.

CC: John Hammond
US Fish and Wildlife Service
P.O. Box 33726
Raleigh, NC 27636-3726

Bob Koontz
Koontz Jones Design
150 S. Page Street
Southern Pines, NC 28387

The US Golf Association (USGA) plans to construct a Golf House and the Pinehurst Resort plans to construct a lodge and parking deck near the Cradle Short Course in Pinehurst, Moore County, NC (Figures 1). This memorandum evaluates the impacts of this project on the Federally-endangered red-cockaded woodpecker (*Dryobates borealis*) (RCW) pursuant to Section 9 of the Endangered Species Act (ESA), as amended.

The project site is located on the Pinehurst Resort grounds, south of NC Highway (Hwy.) 2 (Cherokee Road (Rd.)) and east of NC Hwy. 5 (Beulah Hill Rd.), north of The Cradle 9-hole short course and west of Carolina Vista Drive (Figures 1). The project site currently includes access roads, parking lots, croquet lawns and tennis courts. The northern portion of the project site was forested with moderately dense, second-growth longleaf pine (*Pinus palustris*), a sparse 10-30 foot (ft.) tall midstory dominated by bluejack oak (*Quercus incana*), flowering dogwood (*Benthamidia florida*), southern magnolia (*Magnolia grandiflora*) and American holly, (*Ilex opaca*), and no herbaceous

ground cover. The eastern, western and southern boundaries of the project site and edge of the tennis courts are bordered with moderately dense loblolly (*P. taeda*) and longleaf pines. The lodge and parking deck sites are mostly non-forested. There are a few scattered trees and planted shrubs.

The proposed Golf House, lodge and parking deck project will encompass approximately 14.0 acres with two 2-story buildings, associated access roads and walkways (Figure 2).

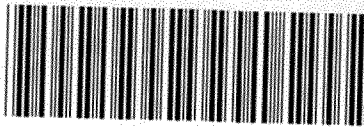
The project site does not occur within an RCW foraging habitat partition, however, there are 2 abandoned RCW clusters SOPI 70R and SOPI 52 within one-half mile of the proposed project area. A wildlife biologist with Dr. J. H. Carter III & Associates, Inc. (JCA) surveyed RCW habitat on the project site on 28 May 2022 (Table 1). SOPI Cluster 52 has 4 trees with relic or healed over starts and cavities (Table 1). This cluster has been abandoned for over 30 years. No new RCW cavity trees were found.

Table 1. Location and status of red-cockaded woodpecker (*Dryobates borealis*) cavity trees in SOPI Cluster 52, Pinehurst, Moore County, North Carolina. (Tree status were updated in 2021 by the Sandhills Ecological Institute)

Cluster	Tree Number	Activity	Shape and Stage	Easting*	Northing
SOPI 52	1725	Relic	Healed Over Start	639270	3895426
SOPI 52	1726	Relic	Healed Over Start	639264	3895448
SOPI 52	1731	Relic	Enlarged Cavity	639354	3895276
SOPI 52	1732	Relic	Healed Over Cavity	639297	3895339

The nearest cavity trees are located 94 ft. east (#1731) and 122 ft. east (#1732) of the project site. This project will have no effect on the RCW. No habitat for other listed species was present.

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
August 19, 2021 08:56:32 AM
Book 5683 Page 310-313
FEE: \$26.00
INSTRUMENT # 2021018608



INSTRUMENT # 2021018608

**VILLAGE OF PINEHURST
CERTIFICATION OF DOCUMENTS**

I, Kelly Chance, Village Clerk for the Village of Pinehurst, do hereby certify that the attached is a true and original copy of Ordinance #21-07 entitled "An Ordinance Amending the Official Pinehurst Zoning Map as it Pertains to the Rezoning of One Parcel of Land Consisting of Approximately 2.68 Acres Further Identified as Parts of Moore County PIDS #00025800; #87000262; and #00024972 00025800," which was unanimously adopted by the Council of the Village of Pinehurst at their regular meeting held on June 22, 2021.

IN WITNESS THEREOF, I have hereunto set my hand and have caused the official corporate seal of the Village of Pinehurst to be affixed this 23rd day of June, 2021.

Kelly Chance
Kelly Chance
Village Clerk



ORDINANCE #21-07:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF ONE PARCEL OF LAND CONSISTING OF APPROXIMATELY 2.68 ACRES FURTHER IDENTIFIED AS PARTS OF MOORE COUNTY PIDS # 00025800; # 87000262; AND # 00024972

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

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

WHEREAS, a public hearing was held at 4:30 p.m. on May 11, 2021 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of approximately 2.68 acres and further identified as Moore County PIDS # 00025800; # 87000262; and # 00024972 from RD (Recreation Development District) and OP (Office Professional Development District) to H-CD (Hotel – Conditional District) at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the proposed use of the property is a development of a 34-room lodge with meeting space and associated site features in conjunction with the establishment of Golfhouse Pinehurst by the United States Golf Association and to improve the player experience for U.S. Opens in 2024 and thereafter every five to seven years; and

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

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

- 1. Maximum building height of 55 (fifty-five) feet for a maximum length of 50 feet of roof ridge from east elevation; and**
- 2. Front yard setback of 40 (forty) foot minimum; east side yard setback of 20 (twenty) foot minimum; west side yard setback of 30 (thirty) foot minimum; rear yard setback of 0 (zero) foot minimum; and**
- 3. Increase in allowed signage and size and amount by 50% of the north and east side of the building only; and**
- 4. The Player Dining / Flex Space is removed from the plans as reviewed and approved by the Pinehurst Historic Preservation Commission and Planning & Zoning Board; and**

5. All stormwater management will be designed to accommodate 25-year storm events; and
6. Efforts will be made to preserve the two specimen trees on either side of the proposed emergency fire access along the west property line; and
7. PRCC and Village of Pinehurst will enter into a development agreement to provide the required parking spaces per conditions 8, 9, & 10. A Letter of Intent (LOI) defining the general terms of the development agreement will be required to be approved by the Village Council prior to issuance of building and development permits for the Lodge, with the final Development Agreement to be approved by the Village one year after issuance of the building permit; and
8. PRCC shall provide 125 additional standard size parking spaces on the PRCC main campus. This number shall be adjusted for seating for a main lobby bar and for changes to the Lodge building from plans submitted as of June 8, 2021. These 125 new spaces may be accommodated with surface parking, parking deck(s) or other means on the subject property, to be determined by the Applicant. The Village of Pinehurst prefers a leveled (above or below ground) parking structure in front of the Lodge versus additional surface parking. Parking improvements shall be completed within 1 year of issuance of a Certificate of Occupancy for the Lodge unless said timeframe is extended by the Village Council pursuant to the terms of the Development Agreement; and
9. PRCC to provide a minimum of 100 parking spaces to replace the shuttle, employee, and contractor parking spaces displaced by the USGA project. These parking spaces are to be provided at the "greenhouse" property (PIN # 856217002045) subject to approval by the Village of Pinehurst. Parking spaces shall be constructed prior to July 1, 2022; and
10. Pursuant to the November 10, 2020 Incentive Agreement and to address parking demands generated by the construction and operation of the Lodge, PRCC to add parking capacity at the Carolina Hotel property to create a minimum of 86 additional parking spaces as follows:
 - a) 28 rear lot b) 20 rear pool c) 35 east parking lot d) 3 valet parkingImprovements are subject to compliance with the Village's PDO and ESSM and shall be constructed prior to July 1, 2022; and
11. Prior to July 1, 2022, PRCC shall provide the Village of Pinehurst with a plan for providing and managing on-site temporary parking, and internal overflow parking for special events; and

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

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 22nd day of June 2021, as follows:

SECTION 1. The proposed conditional rezoning is consistent with Guiding Principle # 5 of the 2019 Comprehensive Plan stating, "golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort and other businesses that cater to these industries in order to maintain Pinehurst's identity as a premiere golf and hospitality destination (page 176, 2019 VOP LRCP).

SECTION 2. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by rezoning of approximately 2.68 acres and further identified as Moore County PIDS # 00025800; # 87000262; and # 00024972, from RD (Recreation Development District) and OP (Office Professional Development District) to H-CD (Hotel – Conditional District) by the Village of Pinehurst effective June 22, 2021.

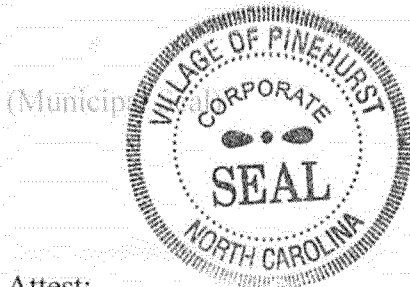
SECTION 3. The rezoning map as attached hereto as Exhibit A, and made part of hereof, the same as if included verbatim.

SECTION 4. The Concept Plan as attached hereto as Exhibit B, and made part of hereof, the same as if included verbatim.

SECTION 5. The legal description as attached hereto as Exhibit C, and made part of hereof the same as if included verbatim.

SECTION 6. This Ordinance shall be and remain in full force and effect from and after June 22, 2021.

Adopted this 22nd day of June 2021.



VILLAGE OF PINEHURST
VILLAGE COUNCIL

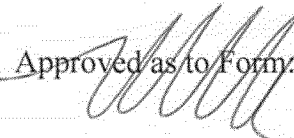
By:


John C. Strickland, Mayor

Attest:

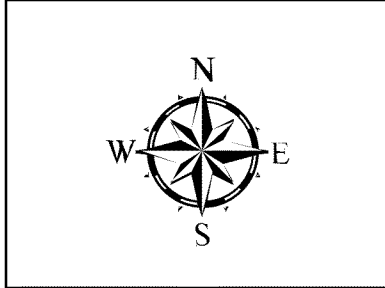
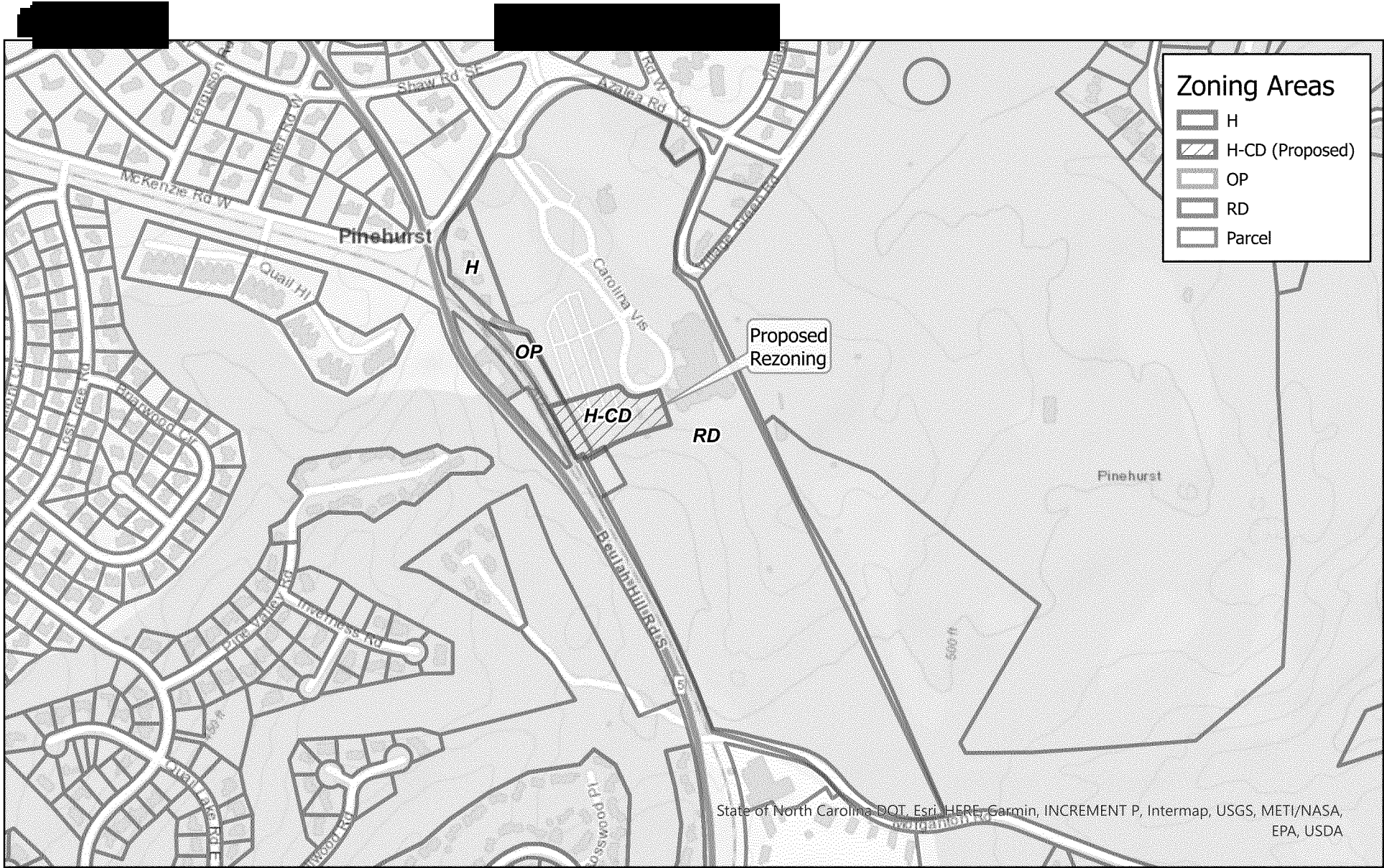

Kelly Chance, Village Clerk

Approved as to Form:


Michael J. Newman, Village Attorney

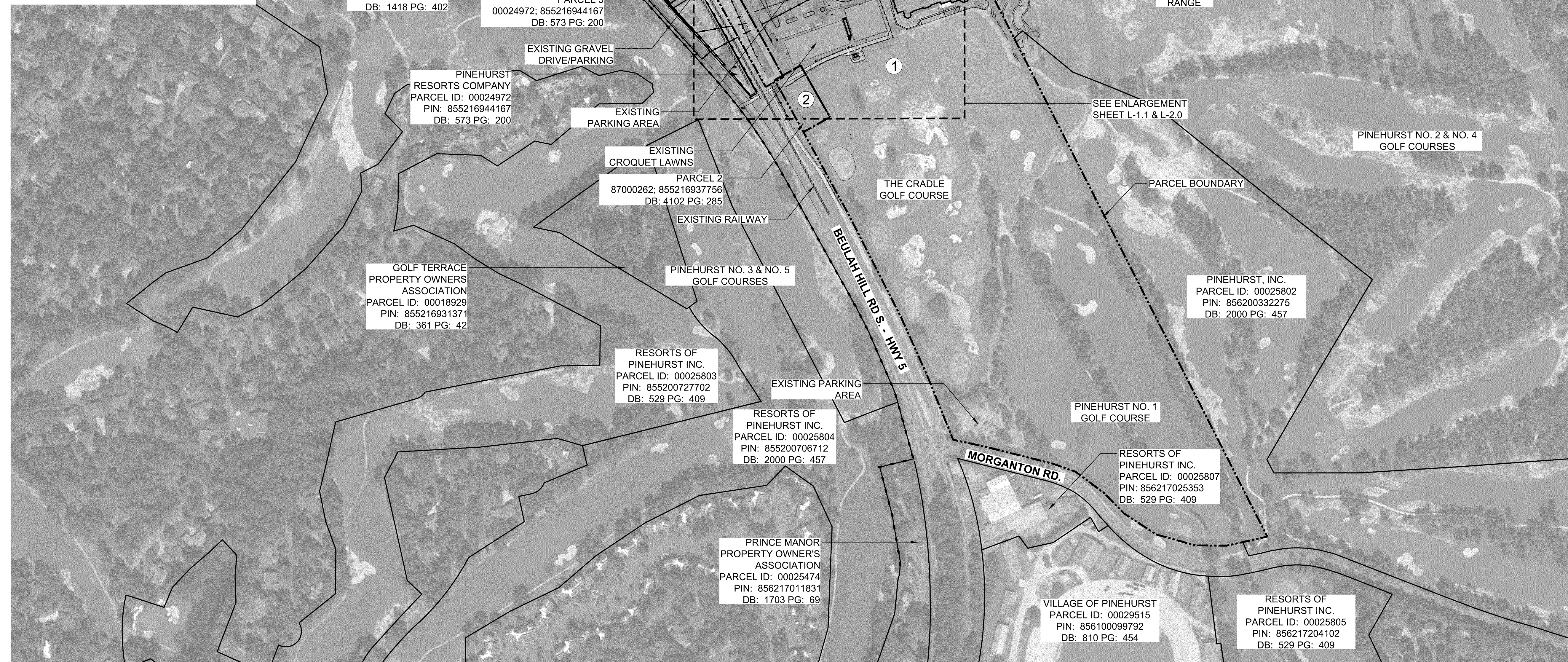
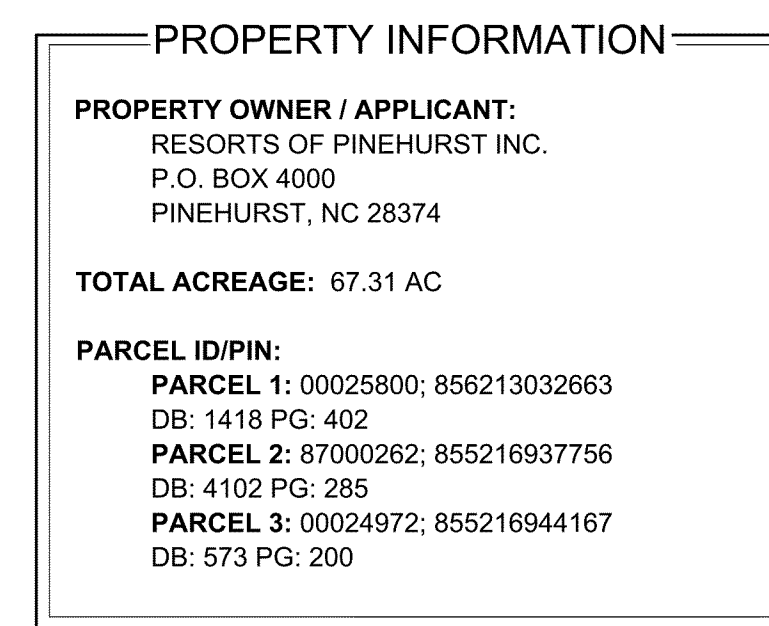
Applicant/Owner Agreed to as Conditions:


Richard Higginbotham, Resorts of Pinehurst Inc.



Resort Lodge Conditional Rezoning Request	
0 225 450 900 1,350 1,800 Feet	05/2021
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere	





WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

	= PROPERTY BOUNDARY
	= EXISTING RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING MANHOLE
	= EXISTING OVERHEAD POWER LINE
	= EXISTING UTILITY POLE
	= EXISTING WATER LINE
	= EXISTING FIRE HYDRANT
	= EXISTING STORM DRAIN PIPE
	= EXISTING STORM DRAIN
	= EXISTING RAILWAY
	= EXISTING LIGHT POLE
	= EXISTING PINE TREE
	= EXISTING HARDWOOD TREE

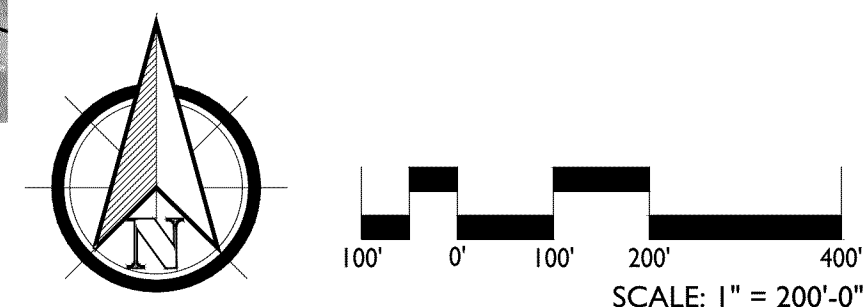
SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
**RESORTS OF
PINEHURST, INC.**

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

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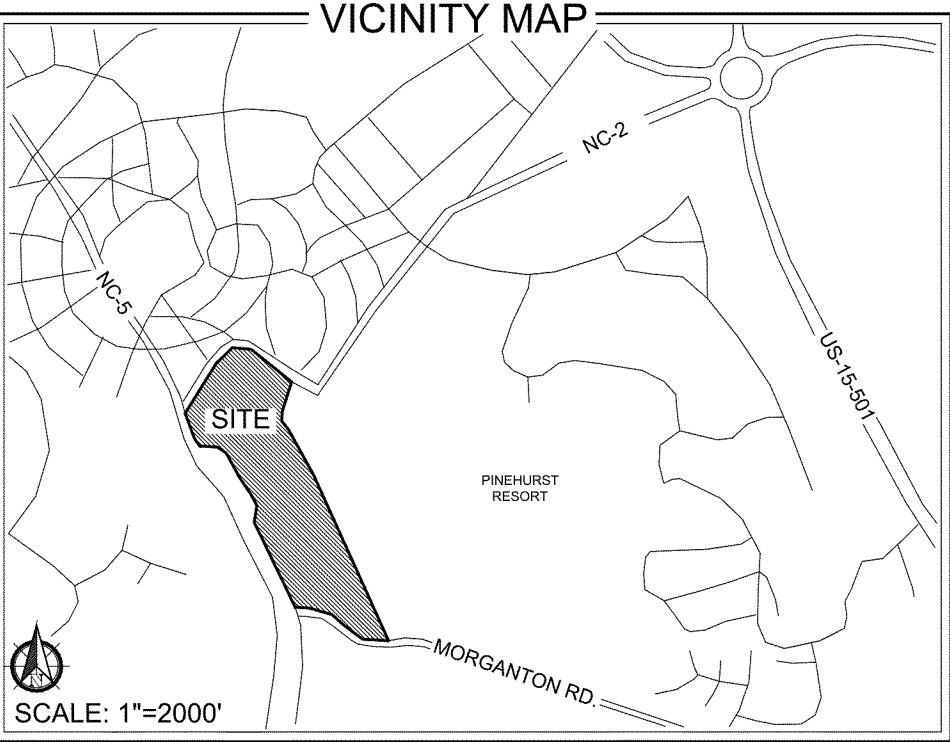
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 200'-0"
PROJECT #: KJD21004

SHEET NUMBER#:
L-1.0



ZONING INFORMATION

PROPOSED ZONING CLASSIFICATION:

- RD - RECREATION DEVELOPMENT
- H - HOTEL
- OP - OFFICE & PROFESSIONAL
- H-CD - HOTEL CONDITIONAL DISTRICT

PROPERTY INFORMATION

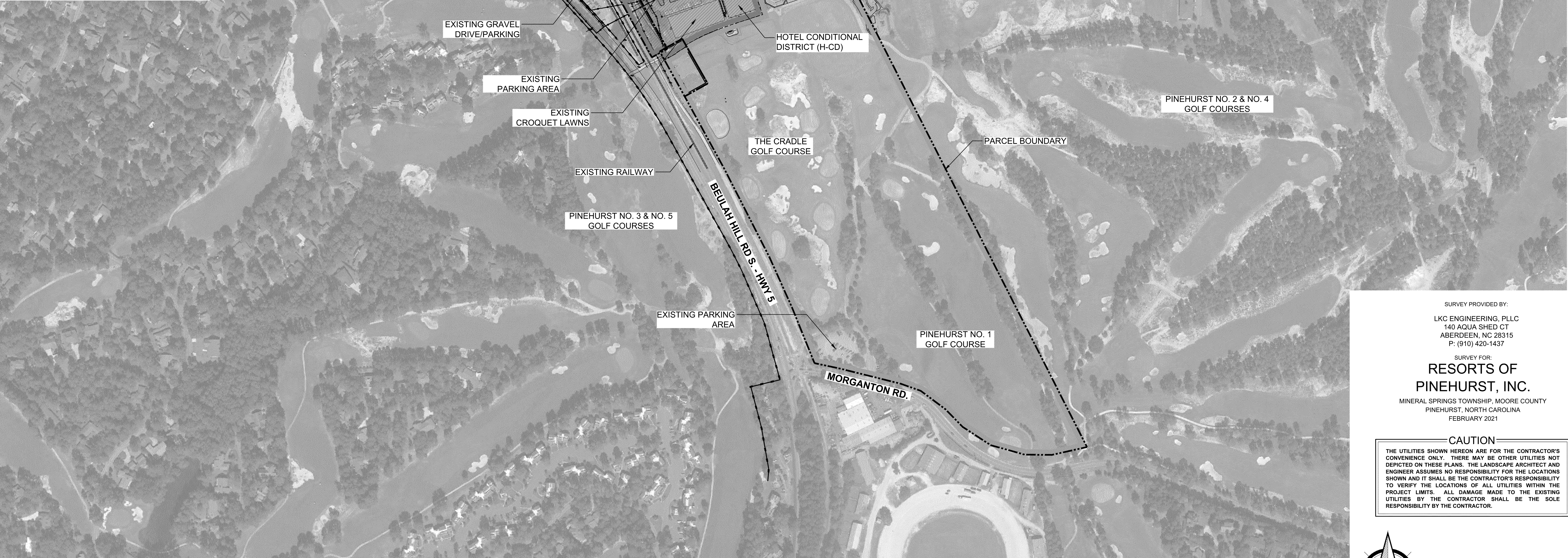
PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL TRACT ACREAGE: 67.31 AC

TOTAL H-CD ACREAGE: 2.68 AC

PARCEL ID/PIN:

- PARCEL 1:** 00025800; 856213032663
DB: 1418 PG: 402
- PARCEL 2:** 87000262; 855216937756
DB: 4102 PG: 285
- PARCEL 3:** 00024972; 855216944167
DB: 573 PG: 200



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

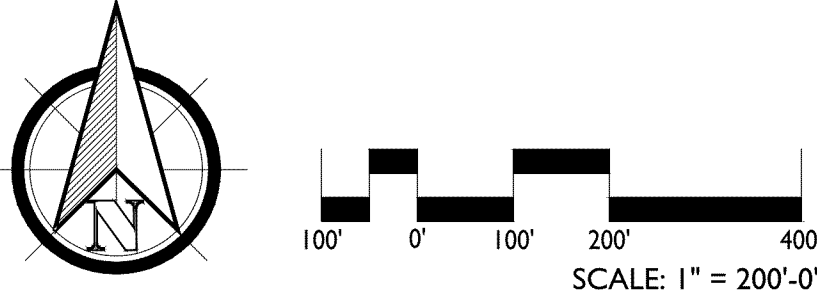
- — — — — = PROPERTY BOUNDARY
- — — — — = EXISTING RIGHT-OF-WAY
- — — — — = EXISTING SANITARY SEWER LINE
- = EXISTING MANHOLE
- — — — — = EXISTING OVERHEAD POWER LINE
- — — — — = EXISTING UTILITY POLE
- — — — — = EXISTING WATER LINE
- — — — — = EXISTING FIRE HYDRANT
- — — — — = EXISTING STORM DRAIN PIPE
- — — — — = EXISTING STORM DRAIN
- — — — — = EXISTING RAILWAY
- — — — — = EXISTING LIGHT POLE
- = EXISTING PINE TREE
- = EXISTING HARDWOOD TREE

SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

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REVISIONS:

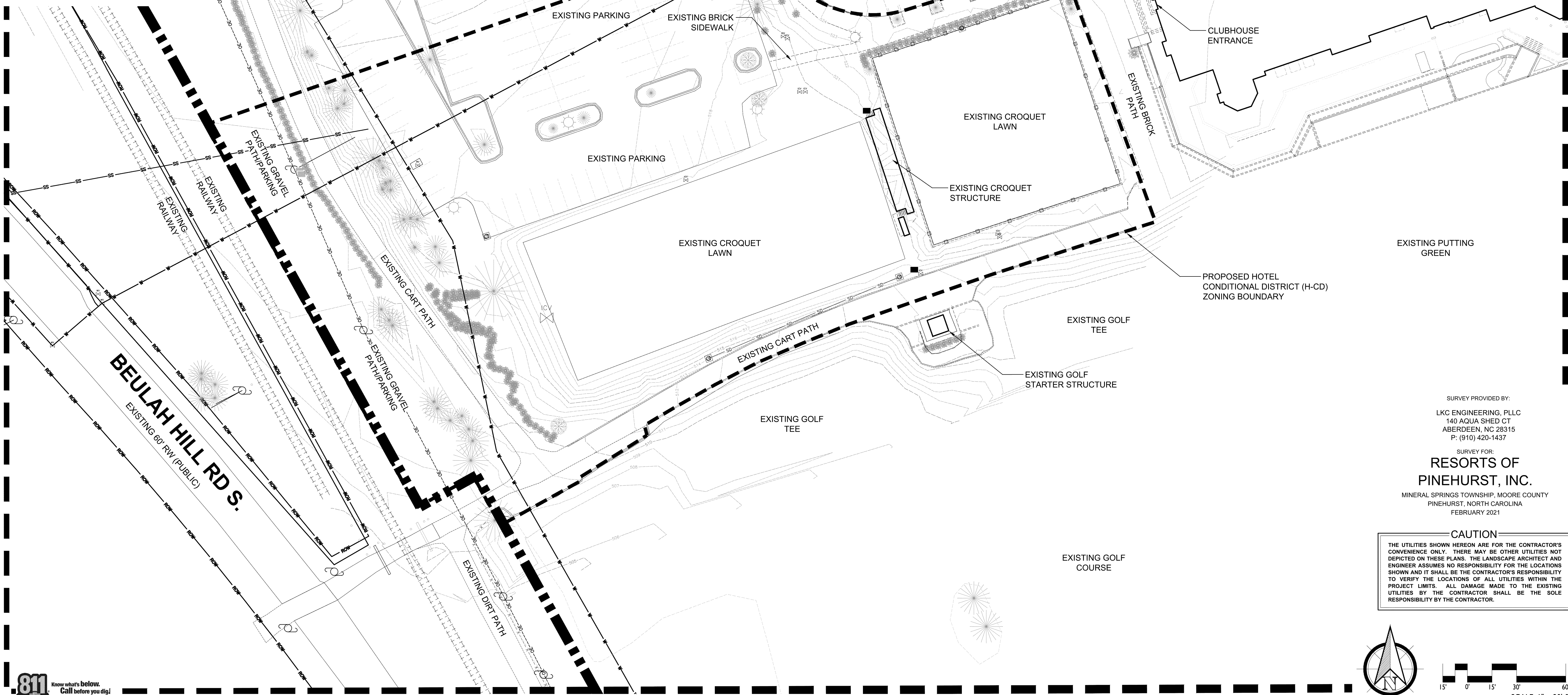
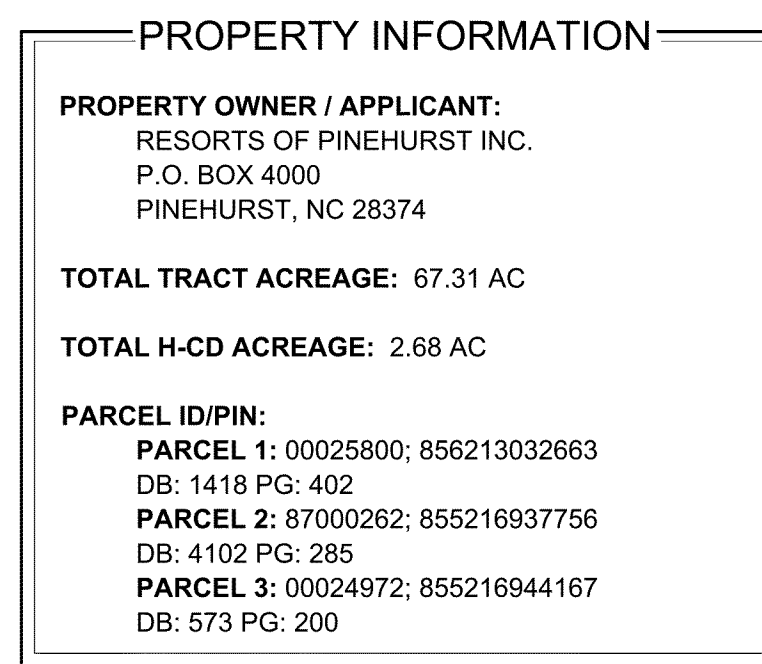
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

PROPOSED ZONING

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 200'-0"
PROJECT #: K021004
SHEET NUMBER:
L-1.1





811 Know what's below.
Call before you dig.



SCALE: 1" = 30'-0"

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

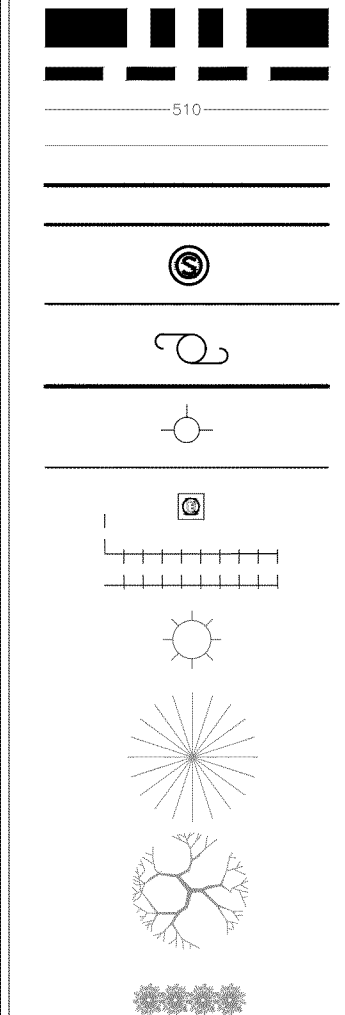
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSII

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND



KOONTZ JONES Design
LAND PLANNING | LANDSCAPE ARCHITECTURE

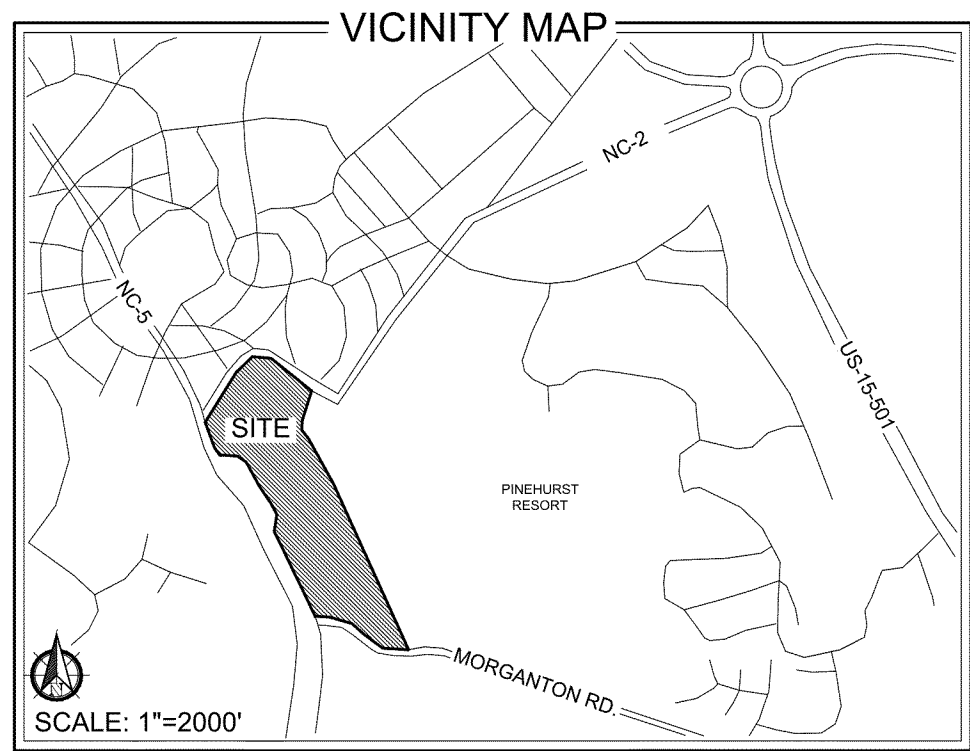
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-6467
W: www.koontzjonesdesign.com



REVISIONS:

LODGE AT PINEHURST

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KJD2100
SHEET NUMBER:
L-1.2



ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
RD - RECREATION DEVELOPMENT
H - HOTEL
OP - OFFICE & PROFESSIONAL

PROPOSED ZONING CLASSIFICATION:
H-CD - HOTEL - CONDITIONAL DISTRICT

SETBACKS (H-CD):
FRONT: 40'
INTERIOR SIDE: 20'
STREET YARD SIDE: 30'
REAR: 0'
MAX BUILDING HEIGHT: 50'

PROPERTY INFORMATION

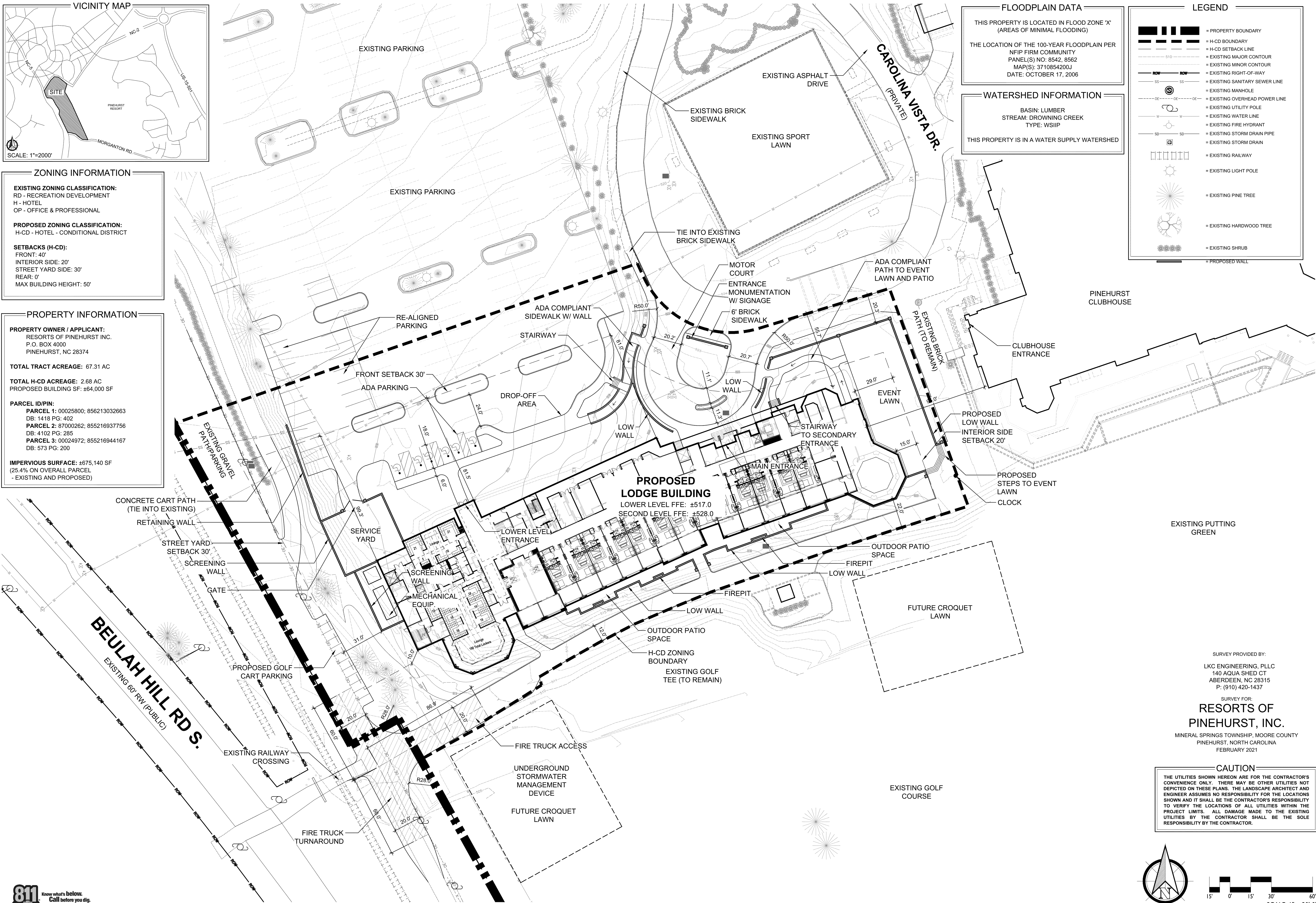
PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL TRACT ACREAGE: 67.31 AC

TOTAL H-CD ACREAGE: 2.68 AC
PROPOSED BUILDING SF: ±64,000 SF

PARCEL ID/PIN:
PARCEL 1: 00025800; 856213032663
DB: 1418 PG: 402
PARCEL 2: 87000262; 855216937756
DB: 4102 PG: 285
PARCEL 3: 00024972; 855216944167
DB: 573 PG: 200

IMPERVIOUS SURFACE: ±675,140 SF
(25.4% ON OVERALL PARCEL
- EXISTING AND PROPOSED)



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

- PROPERTY BOUNDARY
- H-CD BOUNDARY
- H-CD SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN
- EXISTING RAILWAY
- EXISTING LIGHT POLE
- EXISTING PINE TREE
- EXISTING HARDWOOD TREE
- EXISTING SHRUB
- PROPOSED WALL

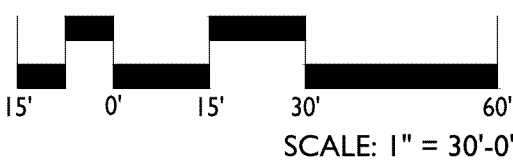
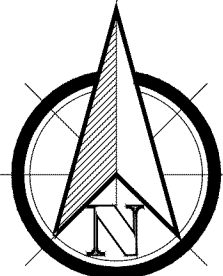
EXISTING PUTTING GREEN

SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

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REVISIONS:

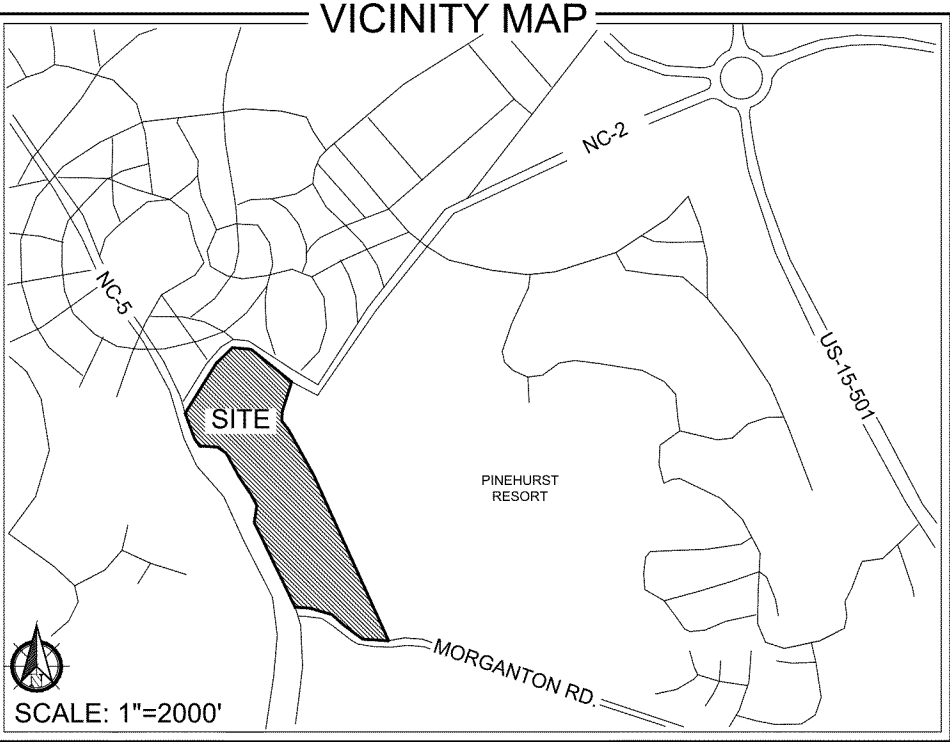
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KID21004
SHEET NUMBER: **L-2.0**





ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
RD - RECREATION DEVELOPMENT
H - HOTEL
OP - OFFICE & PROFESSIONAL

PROPOSED ZONING CLASSIFICATION:
H-CD - HOTEL - CONDITIONAL DISTRICT

SETBACKS (H-CD):
FRONT: 40'
INTERIOR SIDE: 20'
STREET YARD SIDE: 30'
REAR: 0'
MAX BUILDING HEIGHT: 50'

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL TRACT ACREAGE: 67.31 AC

TOTAL H-CD ACREAGE: 2.68 AC
PROPOSED BUILDING SF: ±64,000 SF

PARCEL ID/PIN:
PARCEL 1: 00025800; 856213032663
DB: 1418 PG: 402
PARCEL 2: 87000262; 855216937756
DB: 4102 PG: 285
PARCEL 3: 00024972; 855216944167
DB: 573 PG: 200

IMPERVIOUS SURFACE: ±675,140 SF
(25.4% ON OVERALL PARCEL
- EXISTING AND PROPOSED)

PARKING TABULATIONS

REQUIRED PARKING				
USE	NOTES	PARKING	PARKING NEEDED FOR EXISTING	NEW LODGE PARKING
NEW USE				
HOTEL (NEW LODGE)	ACCESSORY USES ALLOWED WITHIN: MEETING ROOM, BAR, ETC.	1 PER SLEEPING ROOM MEETING SPACES 1/4 SEATS IN MEETING ROOM (240 SEATS) - (see conditions on sheet L-2.3)		34
TOTAL				60
				94
EXISTING PARKING				
LOCATION	TOTAL	GOLF CART *	HANDICAP	
1. MAIN PARKING LOT	354	0	6	
2. POOL PARKING LOT	136	57	6	
3. TENNIS PARKING LOT	38	0	0	
4. RESORT CLUB	0	14	0	
5. PADGET CENTER	0	85	0	
6. GOLF MAINTENANCE	94	0	0	
7. RAILROAD LOT SPACES	45	12	0	
SUBTOTALS	637	172	12	
EXISTING TOTAL PROVIDED				861



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8562 MAP(S): 3710854200J DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

- LEGEND**
- PROPERTY BOUNDARY
 - H-CD BOUNDARY
 - EXISTING RIGHT-OF-WAY
 - EXISTING SANITARY SEWER LINE
 - EXISTING MANHOLE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN PIPE
 - EXISTING STORM DRAIN
 - EXISTING RAILWAY
 - EXISTING LIGHT POLE
 - EXISTING PINE TREE
 - EXISTING HARDWOOD TREE

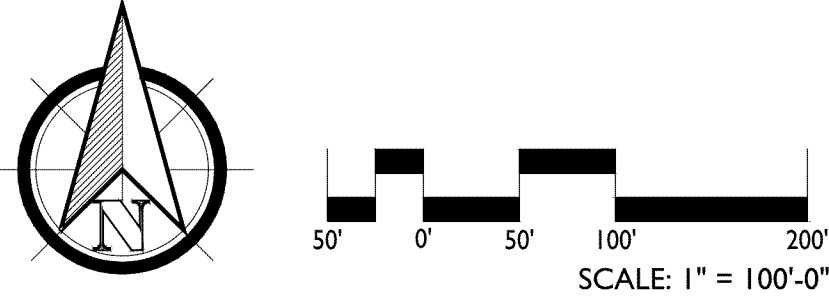
- CIRCULATION LEGEND**
- VEHICULAR CIRCULATION
 - EMERGENCY ACCESS
 - GOLF CART CIRCULATION
 - PEDESTRIAN CIRCULATION

SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

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LAND PLANNING | LANDSCAPE ARCHITECTURE

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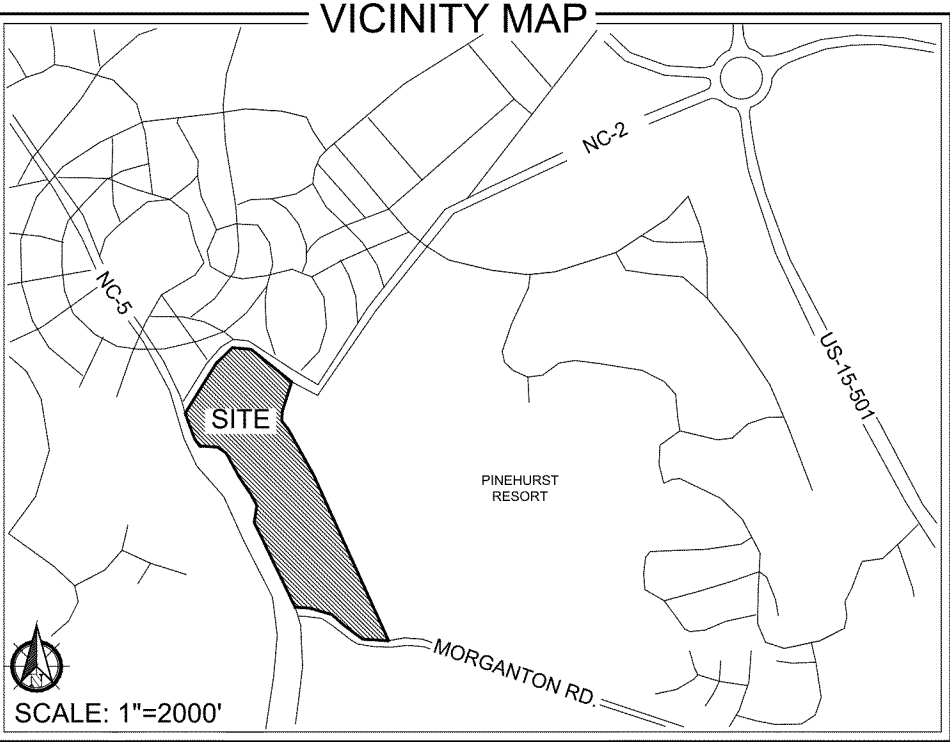
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1"=100'-0"
PROJECT #: K021004
SHEET NUMBER:
L-2.1





ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
PARCEL 1: RD - RECREATION DEVELOPMENT
H - HOTEL
PARCEL 2: RD - RECREATION DEVELOPMENT
PARCEL 3: OP - OFFICE & PROFESSIONAL

PROPOSED ZONING CLASSIFICATION:
H-CD - HOTEL - CONDITIONAL DISTRICT

SETBACKS (VMU-CD):
FRONT: 40'
INTERIOR SIDE: 20'
STREET YARD SIDE: 30'
REAR: 0'
MAX BUILDING HEIGHT: 50'

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL TRACT ACREAGE: 67.31 AC
TOTAL H-CD ACREAGE: 2.68 AC

PARCEL ID/PIN:
PARCEL 1: 00025800; 856213032663
DB: 1418 PG: 402
PARCEL 2: 87000262; 855216937756
DB: 4102 PG: 285
PARCEL 3: 00024972; 855216944167
DB: 573 PG: 200

IMPERVIOUS SURFACE: ±675,140 SF
(25.4% OVERALL - EXISTING AND PROPOSED)



FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8562 MAP(S): 3710854200J DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSHIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE
- EXISTING OVERHEAD POWER LINE
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN
- EXISTING RAILWAY
- EXISTING LIGHT POLE
- EXISTING PINE TREE
- EXISTING HARDWOOD TREE

UTILITIES LEGEND

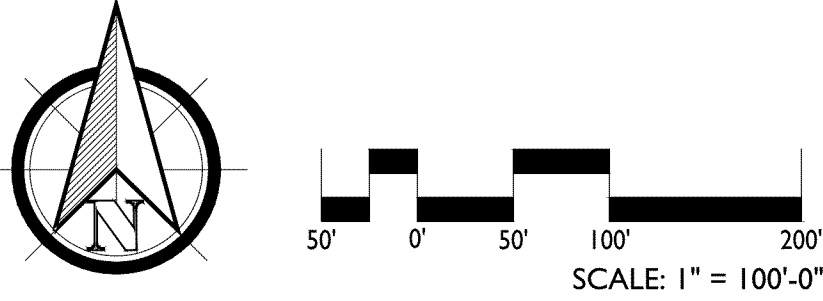
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE

SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.



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REVISIONS:

REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CONCEPTUAL UTILITIES PLAN

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #: K021004
SHEET NUMBER#: **L-2.2**

ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
RD - RECREATION DEVELOPMENT
H - HOTEL
OP - OFFICE & PROFESSIONAL

PROPOSED ZONING CLASSIFICATION:
H-CD - HOTEL - CONDITIONAL DISTRICT

SETBACKS (H-CD):
FRONT: 40'
INTERIOR SIDE: 20'
STREET YARD SIDE: 30'
REAR: 0'
MAX BUILDING HEIGHT: 50'

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL TRACT ACREAGE: 67.31 AC

TOTAL H-CD ACREAGE: 2.68 AC
PROPOSED BUILDING SF: ±64,000 SF

PARCEL ID/PIN:
PARCEL 1: 00025800; 856213032663
DB: 1418 PG: 402
PARCEL 2: 87000262; 855216937756
DB: 4102 PG: 285
PARCEL 3: 00024972; 855216944167
DB: 573 PG: 200

IMPERVIOUS SURFACE: ±675,140 SF
(25.4% ON OVERALL PARCEL
- EXISTING AND PROPOSED)

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

EXISTING CONDITIONS

CURRENT PRCC PARKING, AMENITIES AND BUILDINGS ARE LOCATED ON THE PROPERTY. THESE BUILDINGS INCLUDE THE EXISTING GOLF CLUBHOUSE, THE MEMBER'S CLUB, TENNIS CLUBHOUSE AND COURTS, AND THE SWIMMING POOL COMPLEX. PARKING TO SERVE THESE FACILITIES IS ALSO PROVIDED THROUGHOUT THE PROPERTY. RAILROAD TRACKS AND HIGHWAY 5 BORDER THE WESTERN EDGE OF THE PROPERTY. THE NORTH SIDE OF THE PROPERTY IS BORDERED BY CHEROKEE ROAD AND CONNECTS TO THE VILLAGE RESIDENTIAL PROPERTIES AND THE AREA OF MARSHALL PARK. GOLF COURSES AND A DRIVING RANGE BORDER THE EASTERN PORTION OF THE PROPERTY. TO THE SOUTH THE PROPERTY ADJOINS MORGANTON ROAD AT THE PRCC GROUNDS MAINTENANCE FACILITIES AND VILLAGE HORSE BARNs.

SURROUNDING PROPERTIES INCLUDE PROPERTIES ZONED IN SINGLE-FAMILY RESIDENTIAL DISTRICTS (R-10 AND R-20), RESIDENTIAL MULTI-FAMILY (RMF), OFFICE/PROFESSIONAL (OP), RECREATIONAL DEVELOPMENT (RD), AND PUBLIC CONSERVATION (PC).

TOPOGRAPHY ON THE SITE IS GENERALLY ROLLING TO FLAT WITH EXISTING FACILITIES AND GOLF AREAS LOCATED THROUGHOUT. LONGLEAF PINE TREES ARE SCATTERED THROUGHOUT THE PROPERTY. RED COCKADEE WOODPECKER HABITAT HAS BEEN IDENTIFIED ON THE PROPERTY AND A WOODPECKER REPORT HAS BEEN INCLUDED WITH THIS APPLICATION.

EXISTING CONDITIONS MAPS SHOWING THE SITES EXISTING FEATURES HAVE BEEN INCLUDED ON SHEETS L-1.0 AN L-1.1.

CONDITIONS MATRIX				
	TYPE	REQUESTED CONDITION	PDO REQUIREMENT	PDO SECTION NO.
1	Building Height	Maximum Building Height: 55’	Maximum Building Height: 50’	9.2
2	Setbacks	Front Yard: 40’ min. Side Yard: 20’ min. Side Street Yard: 20’ min. Rear Yard: 0’ min.	Hotel (H) Front Yard: 40’ min. Side yard: 20’ min. Side Street yard: 20’ min. Rear Yard: 30’	9.2
3	Signage	Increase in Allowed Signage Size and Amount by 50%	Sign size and type standards for the area are included	6.2.4(B) allows for an increase in signage up to 50%, 9.7.1 and 9.7.1.4(C)
4	Parking	Provide additional parking as calculated in parking tabulation on sheet L-2.1 for the Lodge building. See Proposed Parking Conditions below. Defer timing of parking completion due to construction timing and sequencing. See item B. below.	See PDO Section 9.4(a).	9.4.1.1 and Table 9.4(a)

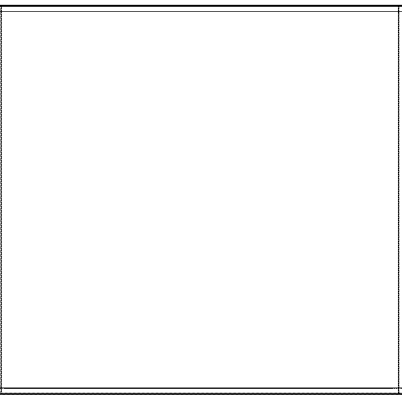
- A. REQUIRED SNIA TO ALLOW IMPERVIOUS SURFACE EXCEEDING 24% IS REQUESTED. IMPERVIOUS SURFACE FOR ENTIRE PARCEL WILL EXCEED 24% WITH CONSTRUCTION OF THE LODGE AND ASSOCIATED PARKING.
- B. PROPOSED PARKING CONDITIONS FOR THE LODGE AT PINEHURST
- 1. PARKING AREAS**
- a) EXISTING PARKING IS PROVIDED FOR THE CURRENT RESORT CLUB FACILITIES. PARKING ON THE PROPERTY IS SHARED THROUGHOUT THE ENTIRE CAMPUS.
- b) PARKING TABULATIONS PER THE PDO FOR THE PROPOSED LODGE HAVE BEEN INCLUDED ON THE GENERAL CONCEPT PLAN ON SHEET L-2.1 RELATED TO REQUIRED, EXISTING, AND PROPOSED PARKING.
- c) SECTION 9.4.1.1 OF THE PDO DEFINES THE REQUIRED PARKING FOR INDIVIDUAL FACILITIES. THE NEW LODGE BUILDING REQUIRED PARKING COUNT ASSUMES MEETING SPACE WITHIN THE BUILDING WILL BE PARKED AT THE FULL LEVEL OF REQUIRED PARKING, PER THE PDO, AS IT IS A SINGLE ROOM/USE WITHIN THE LODGE. THE LODGE BAR IS NOT BEING COUNTED AS IT IS AN ACCESSORY USE TO THE LODGE AND WILL ACCOMMODATE GUEST OF THE LODGE ONLY. PARKING DEMAND IS BEING CALCULATED AT THE RATE PRESCRIBED IN THE PARKING ANALYSIS PREPARED BY KIMLEY HORN DATED APRIL 8, 2021, WHICH IS ATTACHED TO THIS APPLICATION. SEVENTY-THREE (73) PARKING SPACES WILL BE PROVIDED AS DEFINED FOR THE NEW LODGE FACILITY.
- d) PRCC OPERATES SHUTTLES TO VARIOUS HOTELS AND ACCOMMODATIONS THROUGHOUT THE VILLAGE. SHUTTLES OPERATE THROUGHOUT THE DAY AND EVENING AND REDUCE THE REQUIRED PARKING DEMAND BY SHUTTLING GUESTS BACK AND FORTH TO VARIOUS LOCATIONS. THESE SHUTTLES ARE ALSO UTILIZED TO TRANSPORT EMPLOYEES OF THE RESORT BETWEEN FACILITIES WHICH REDUCES EMPLOYEE PARKING DEMAND. MANY OF THE EMPLOYEES WORKING IN THE LODGE WILL WORK AT OTHER FACILITIES WITHIN THE RESORT AND ARE SHUTTLED BETWEEN LOCATIONS.
- e) PRCC WILL PROVIDE FOR THE ADDITIONAL PARKING REQUIRED FOR THE LODGE FACILITY ON THE CAMPUS. THIS PARKING MAY BE ACCOMMODATED WITH SURFACE PARKING, PARKING DECK(S), OR OTHER MEANS ON THE PROPERTY, TO BE DETERMINED. THIS PARKING WILL BE DESIGNED, AND PLANS SUBMITTED TO THE VILLAGE OF PINEHURST WITHIN THREE (3) MONTHS AFTER THE 2024 US OPEN GOLF TOURNAMENT TO BE HELD AT PRCC COURSE #2 FROM JUNE 13-16, 2024. ONCE PLANS ARE APPROVED BY ALL VILLAGE BOARDS AND ADMINISTRATION, PRCC WILL BEGIN IMPLEMENTATION OF THE NEW PARKING AREA(S).
- f) PRCC, AS STATED ABOVE, WILL CONSIDER CONSTRUCTION OF A PARKING STRUCTURE ON THE PROPERTY AND/OR ADDITIONAL SURFACE PARKING AREAS, BRINGING PLANS FORWARD TO THE VILLAGE AT THE SPECIFIED DATE. IF EXISTING FACILITIES, REQUIRING PARKING BY THE PDO, WITHIN THE EXISTING CAMPUS ARE REMOVED/RELOCATED FROM THE CAMPUS, THE REQUIRED LODGE PARKING, QUANTIFIED ABOVE, WILL BE REDUCED BY THE AMOUNT DEFINED IN THE PDO FOR THE REMOVED/RELOCATED FACILITIES. THE NEW PARKING AREA TO ACCOMMODATE THE LODGE WILL BE REDUCED FROM NINETY-FOUR (94) SPACES BY THE AMOUNT NO LONGER REQUIRED.
- g) PRCC IS COMMITTED TO WORKING IN GOOD FAITH WITH THE VILLAGE TO PROVIDE ADEQUATE PARKING FOR ALL ITS FACILITIES THROUGHOUT THE VILLAGE AND HAS UNDERTAKEN MEASURES IN OTHER LOCATIONS. THIS COMMITMENT IS BEING DEMONSTRATED WITH THE CURRENT EFFORT TO IMPROVE PARKING AT THE CAROLINA HOTEL, WHICH IS UNDER REVIEW BY VILLAGE STAFF.

LANDSCAPE ARCHITECTURE

KOONTZJONESDesign



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SOUTHERN PINES, NC 28387
P: (910) 684-9867
W: www.koontzjonesdesign.com



REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

PROJECT DESIGN AND CONDITIONS

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: N/A
PROJECT #: KID21004

SHEET NUMBER#:
L-2.3





PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Planning Supervisor
Darryn Burich, Planning & Inspections Director
Date: June 30, 2022
Subject: Proposed Conditional District Rezoning Amendment for a portion of
Parcel ID# 00025800 address TBD Carolina Vista.

Applicant:	Bob Koontz, PLA Principal, Koontz Jones Design
Owner:	The Resorts of Pinehurst, Inc.
Current Zoning	RD (Recreation Development District) is established as a district in which the primary use of the land is predominantly reserved for privately owned recreation, clubhouses and support structures, natural or man-made bodies of water, resort complexes and other similar uses. This district is intended to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for private recreational use.
Proposed Zoning:	H-CD (Hotel – Conditional District) is established as a district in which the principal use of land is for hotels and their associated villas or cottages. This district is intended to provide lodging facilities for visitors while minimizing any adverse impact on neighboring residential areas.
Current Land Use:	Privately owned surface parking to accommodate recreational facilities (golfing, tennis, pool complex, etc.) and clubhouse.
Proposed Land Use:	Addition of a two-level parking structure.

Request:

The applicant requests a zoning map amendment to extend the conditional district zoning of a portion of a parcel of land currently zoned RD (Recreation Development District) to H-CD (Hotel – Conditional District). The proposed boundary would move the H-CD zoning district to encompass the existing surface parking and meet with the VMU-CD (Village Mixed Use – Conditional District) zoning boundary which is the site of Golf House Pinehurst. The proposed use of the area would include the addition of a two-level, partially subterranean parking structure. In addition, the applicant is requesting a new condition be added to the previously approved rezoning request for the Lodge at Pinehurst rezoning (Ordinance 21-07). A General Concept Plan is required as part of a Conditional District rezoning application and if approved, the plan then becomes a site-specific zoning plan and a condition of the rezoning. Any substantial changes to an approved General Concept Plan as stated in Section 6.2.3 (B) of the Pinehurst Development Ordinance (PDO) shall be reviewed by the Planning and Zoning Board and approved or denied by the Village Council. All other changes to an approved General Concept Plan that are not substantial and do not alter the basic development concept may be approved by the Village Planner.

The main goal for this proposal as indicated on the provided material, is to both provide a new parking structure to help address parking needs on the site as well as maintain the uses with the previous Lodge rezoning approval as part of the agreement between the owner (Pinehurst Resort) and the United States Golf Association (USGA) to bring additional USGA championships to the area, allow for the USGA to establish a second headquarter and provide a stimulus to the local economy.

The proposed conditional district map amendment would still allow accommodation of all the existing uses on the property but apply the proposed zoning classification to this specific area along the west side of Carolina Vista.

Included with this conditional district rezoning request are an application, project narrative, general concept plan, elevations, renderings, assessment for red-cockaded woodpecker habitat and neighborhood meeting summary.

The applicant is asking for the following condition to be added to the previous approval:

Applicant Conditions Table		
	Type	Requested Condition
12	Uses	Previously approved uses and conditions will be maintained within the general building envelope. Design standards will be maintained for the structure(s) within the building envelope indicated. Any modification to the structure(s) will be required to obtain a Certificate of Appropriateness from the Village of Pinehurst Historic Preservation Commission. Modifications to the overall open space may not be reduced by more than fifteen (15%). Impervious surface may not be increased by more than fifteen (15%). Any increase in impervious surface will be managed per Condition number 5.

Analysis:

Background/Location

The subject property is located within the Village's corporate limits and defined as being Moore County Parcel ID# 00025800 and contains many buildings, structures and features including club house, pro shop, restaurant, pool complex, tennis, lawn bowling, croquet and golf courses. The property totals approximately 67 acres in size and has three current zoning designations, Recreational Development (RD), Office Professional Development District (OP) and Hotel District (H). The property is also located within the Local Historic Preservation Overlay District (LHD) and the National Historic Landmark District. This proposal would rezone approximately 2.68 acres of the property to Hotel – Conditional District (H – CD).

The original clubhouse was built in 1922 has had many large additions through the years including the octagonal pro shop and the Members' Club wing. The clubhouse is a one and two-story structure with sweeping views of the golf courses.

Surrounding properties contain multiple zoning designations and land uses. See the table below and attached "Area Zoning Map". The northern portion of the property borders Cherokee Road with single family residential areas and near the Village Green and Marshall Park. The western portion of the property borders the ACWR railroad right-of-way that runs along NC Hwy 5. Areas to the east of the subject property all include additional golf courses and a driving range. The area to the south adjoins Morganton Road and the site of Pinehurst Resort's maintenance facilities.

Adjacent Land Uses and Zoning			
Area	Existing Uses	Zoning	Overlay Zoning
North	Adjacent On Property: USGA Golf House Pinehurst (under construction) Across Right-of-Way & Off Subject Property: Single Family Residential, Village Owned Recreation, Sandhills Women's Exchange Office & Professional (Bank)	VMU-CD, R-10, R-20, RD & OP	Local Historic Preservation Overlay
South	Pinehurst Resort (golf course)	RD	Local Historic Preservation Overlay
East	Pinehurst Resort (golf course)	RD	Local Historic Preservation Overlay
West	Pinehurst Resort (golf course & maintenance facility), Railroad right-of-way & multi-family residential	OP, RD & RMF	Local Historic Preservation Overlay
Comprehensive Plan Land Use Designation			
Parcel ID # 00025800	Private Open Space		

A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. The applicant notified adjacent property owners to invite them to the meeting. According to the submitted sign in sheet, a total of eight residents attended the neighborhood meeting. Topics or items discussed included stormwater management, sequencing and timing of construction, temporary parking during construction, total number of parking spaces to be gained and the architectural design of the structure. Please find the results of that meeting as reported by the applicant including the invitation, sign in sheet and summary.

Elevations and Rendering

The applicant has provided elevations and renderings of the proposed parking structure. The lower level of structure is shown to have a proposed finished floor elevation of approximately 510' while the second level will have a finished floor elevation of approximately 524'. The proposed brick parapet wall along the perimeter will add another +/- three feet to the total height.

Due to the proposed project site being located within the Historic District Overlay, all new construction requires a Certificate of Appropriateness (COA) to be reviewed and issued by the Historic Preservation Commission (HPC). A COA will have to be issued before any final approvals are given by the Village and construction could begin.

Environmental

This site contains no floodplains or wetlands. A very small portion of the area closest to the proximity of the Golf House Pinehurst project contains an area indicated as a cluster for red-cockaded woodpeckers (RCW). The applicant has provided a biological assessment from a wildlife biologist that states the cluster has been abandoned for over 30 years. The site is located within the WS-II Watershed Protection District which limits non-residential development to 12% built-upon area unless a Special Intensity Allocation (SIA) is granted by Village Council. Existing development prior to June 21, 1993 is not required to be calculated for overall density or built-upon area. A Special Intensity Allocation (SIA) was approved for the balance of this entire parcel with the approval of the conditional district rezoning last year associated with the Lodge project.

Access

The proposed access to the site will remain largely as-is coming off Carolina Vista Drive entering the main clubhouse site. The northern access will be widened and will lead to the entrance of the lower level. The existing surface parking area adjacent to the railway will be access around the structure curving to the east and be an ingress and egress for the upper level. A hard surface "courtyard" is shown in the vicinity of the existing croquet lawns and be a means of egress for emergency service vehicles only. Pedestrian connectivity is provided to connect the structure with the rest of the existing brick walkways on site. See Sheet L-2.1 for the provided circulation and parking plan.

Parking

A net gain of 123 spaces is indicated to be provided with this project. The lower level is indicated to have 156 spaces and the upper level having 148 spaces. Previously approved condition #8 of Ordinance 21-07 required the applicant to provide 125 additional standard sized spaces on the main campus and that the number shall be adjusted for any changes to the buildings indicated on the previously approved general concept plan. The requirement to provide 125 additional spaces was

partially based on the PDO's required parking for the uses and density associated with the proposed Lodge facility.

Signage

The applicant indicates that signage will follow the approved condition (#3) in Ordinance 21-07.

Landscaping

The applicant indicates that all applicable landscaping requirements will be met. This would include planted buffers and parking lot landscaping standards in the PDO. The applicant indicates that the plantings will follow the recommended plantings from Manning's list and those included in the Village's Planting Guide.

Lighting

The applicant indicates that all exterior lighting will meet the standards of Section 9.8 of the PDO. A lighting plan will be required during the construction drawing review to ensure compliance.

Stormwater Management

The applicant is proposing a condition to allow for an increase in post-development impervious from what was previously approved, along with this project for up to 15%. Due to the project being sited largely over existing impervious area (parking lot), there will be only a very slight increase in impervious surface. Due to a SIA being required, Best Management Practices (BMP's) will be required to treat the stormwater runoff. The applicant indicates with the new proposed condition that any increase (up to 15%) in the post-development runoff will not exceed the pre-development runoff rate for a 25-year storm event in accordance with the previously approved condition #5. If the rezoning and General Concept Plan are ultimately approved, calculations and supplemental documentation demonstrating this requirement will be required during construction drawing review and prior to final approval.

Sewer and Water

Public water and sewer are available and will be provided by Moore County Public Utilities (MCPU). A conceptual utilities plan is included and shown on Sheet L-2.2.

TRC Review

The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. These few items will need to be addressed during review of and prior to approval of construction documents. The TRC is comfortable with the General Concept Plan moving forward to review and consideration of the Planning and Zoning Board.

Planning and Zoning Board Action and Conditional District Rezoning Process:

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

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

If there are more questions or concerns that need to be addressed, the Planning and Zoning Board can continue the public hearing to a specific date, place and time but a recommendation to Village Council must be made within 30 days of the first scheduled public hearing of this Board or Village Council can decide to take the request up for their consideration without a recommendation from this Board.

Comprehensive Plan Consistency:

Guiding Principle #5: Taking Care of Business in the 2019 Comprehensive Plan states that that the Village should support the golf, tourism and healthcare industries that make up the economic backbone of the community by encouraging entrepreneurship, supporting diverse and innovative businesses, and developing a thriving arts, culture, and entertainment market. It also states that the Village should encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.

Page 176 of the 2019 Comprehensive Plan states that golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort and other businesses that cater to these industries in order to maintain Pinehurst's identity as a premiere golf and hospitality destination. Further, there are opportunities to diversify the types of attractions, businesses and amenities available to golf enthusiasts and in or order to stay attractive to the industry, Pinehurst will need to adapt to meet the needs and desires of players and fans of golf.

The proposed zoning district is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as "Private Open Space". Even though the base zoning would change and allow for a use not permitted within the existing zoning, the overall use and designation of the property as depicted on the Conservation and Growth Map in the 2019 Comprehensive Plan would remain as a privately owned recreation area supporting the golf and tourism industry.

The proposal is part of a commitment of Pinehurst Resort to the Village of Pinehurst to address parking impacts as well as a commitment to the United States Golf Association (USGA) to bring future USGA championship events to Pinehurst. This request would allow Pinehurst Resort to adapt to meet the changing desires of players and fans of golf and support the industry to help maintain Pinehurst's identity as a premiere golf and hospitality destination.

Staff Recommendation:

The applicant has requested a condition relative to the previously approved lodge project (see previously approved GCP with Ordinance 21-07) to permit or preserve the previously approved uses within the Lodge's approved footprint (i.e. lodging use, bar, locker room, etc.) at the same or lesser intensity (i.e. square footage, number of units, etc.) with any changes in intensity or land use requiring another amendment (rezoning). Any buildings to be constructed in the proposed footprint would require approval by the Historic Preservation Commission. The reason for the request is that the Resort has not yet determined what future development would be placed within the footprint beyond the approved uses and intensities. For example, it is thought that there remains a strong desire to construct a locker room facility in the footprint area as part of the commitment to the USGA but the Resort does not currently have fully developed plans. The proposed condition would allow for that as long as it does not exceed the previously approved square footage, units or intensity. The Resort may also want to construct a bar/tavern/pub facility and the condition once again would permit at the same intensity (area, number of seats, etc.). The same principles would apply to the lodging use in terms of units or bedrooms.

Staff is somewhat concerned with not having a better conceptualized site plan, elevations and rendering of the future uses and would recommend that the applicant provide additional conceptual plans for consideration as part of this zoning map amendment and be included as a part of the general concept plan.

Comprehensive Plan Consistency Statement:

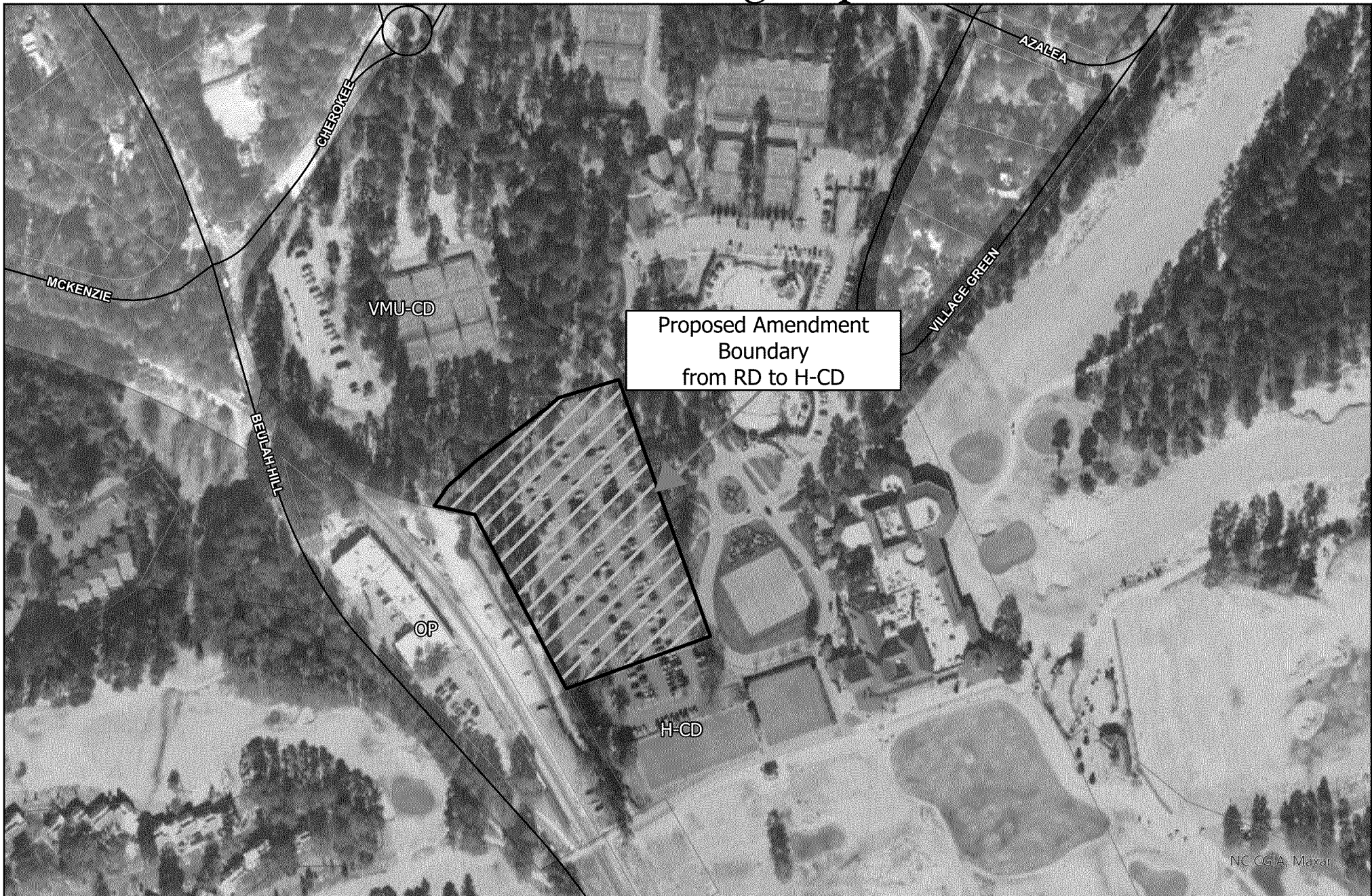
The proposed rezoning is consistent with the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as "Private Open Space". Even though the base zoning would change and allow for a use not permitted within the existing zoning, the overall use and designation of the property as depicted on the Conservation and Growth Map in the 2019 Comprehensive Plan would remain as a privately owned recreation area supporting the golf and tourism industry. Additionally, the proposed rezoning is consistent with Guiding Principle #5: Taking Care of Business by supporting golf and tourism which help to make up the backbone of the economy and are two of the most important industries in Pinehurst in terms of employment, land use and reputation and essential to maintain Pinehurst's identity as a premiere golf and hospitality destination.

Therefore, this amendment is consistent with the goals of the 2019 Comprehensive Plan and achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Attachments:

- Aerial Zoning Map
- Adjacent Property Owner Notification Packet
- Draft Comprehensive Plan Consistency Statement

Aerial Zoning Map



0 355 710 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/1/2022

July 7, 2022
Planning and Zoning Board
Conditional Zoning Map Amendment
Resort Lodge Parking Terrace





HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

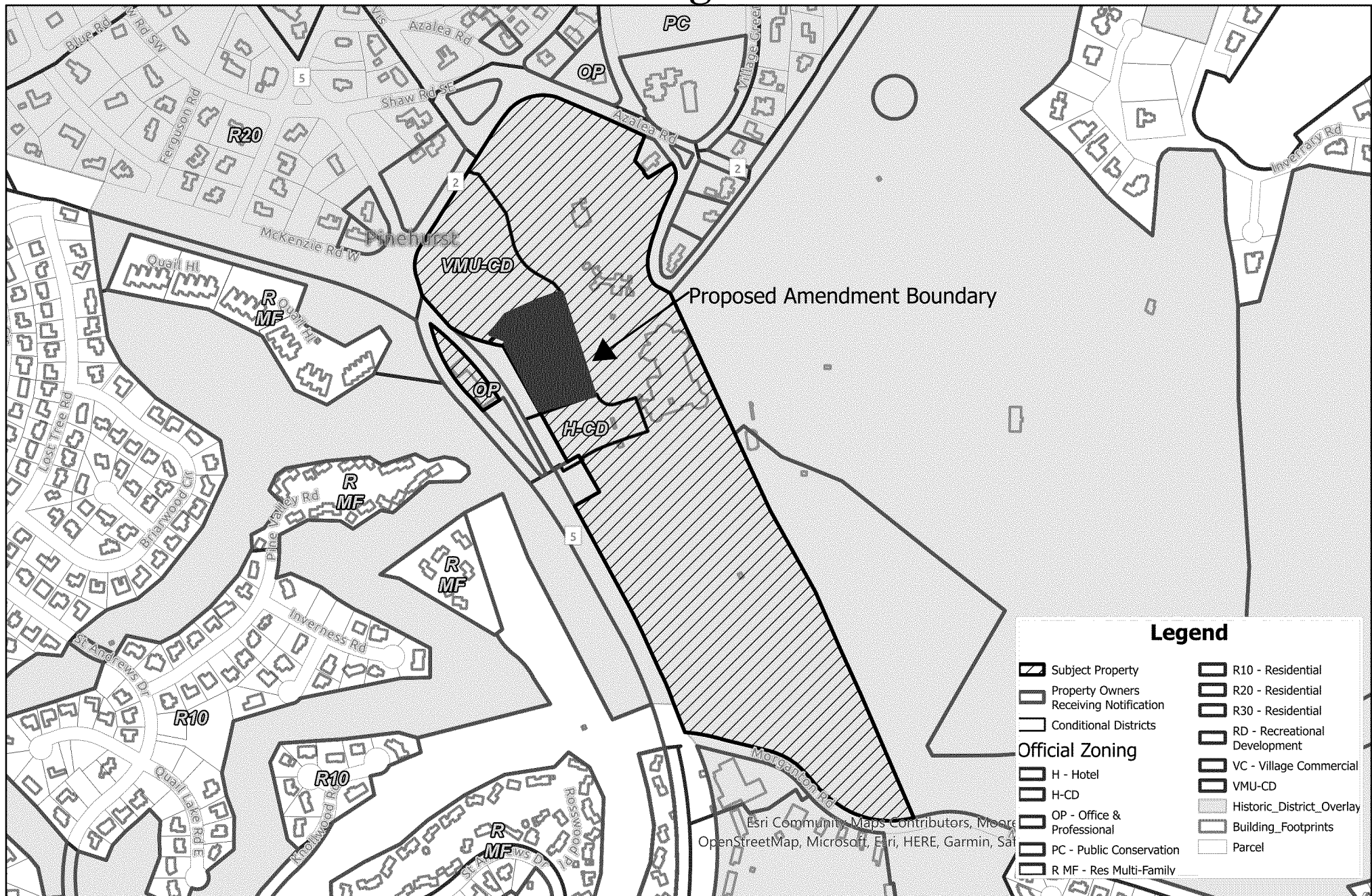
The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing at 4:00 p.m. on Thursday, July 07, 2022 in the Village Assembly Hall, 395 Magnolia Road, Pinehurst, N.C., and livestreamed via www.vopnc.org/live for the following request:

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

Additional information on the above item is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM. Information on this request will also be made available the week of the meeting on the Village of Pinehurst's Novus Agenda website at <https://pinehurst.novusagenda.com/agendapublic/>.

All persons wishing to be heard or comment on this proposal can attend this meeting during the public hearing at Village Hall.

Public Hearing Notification



0 500 1,000 Feet

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6/23/2022

July 7, 2022
 Planning and Zoning Board
 Zoning Map Amendment Public Hearing
 Resort Parking Terrace 1 Carolina Vista



ELLIS, CRAIG ALLEN TRUSTEE ELLIS, MARGARET ANN TRUSTEE 15 BEULAH HILL ROAD NORTH PINEHURST NC 28374	VILLAGE GREEN EAST LLC 352 COURTYARD LN FAYETTEVILLE NC 28303	FEDDER, DAVID P FEDDER, JUDY 55 CHEROKEE RD PINEHURST NC 28374
FLATTERY, JEFFREY FLATTERY, PATRICIA 2874 CHESTNUT GROVE CHURCH ROAD SPARTA NC 28675	SMITH, WESLEY M SMITH, ANNA F 60 E CHEROKEE ROAD PINEHURST NC 28374	GRIMSHAW, GREGORY R GRIMSHAW, AMANDA K 30 VILLAGE GREEN ROAD PINEHURST NC 28374
PRITCHARD, GILBERT JR & PRITCHARD, CHRISTINE TRUSTEES PO BOX 931 PINEHURST NC 28370-0931	FINSBURY PARK ADVISORY, LLC 11 HILLCREST DR PELHAM NY 10803	PINEHURST RESORTS CO CLUBCORP- RICHARD HIGGINBOTHAM PO BOX 4000 PINEHURST NC 28374
VILLAGE REAL ESTATE PARTNERS LLC 2075 JUNIPER LAKE ROAD WEST END NC 27376	HAYNES, JEREMY NICHOLS, ELISABETH 27 HARDWOOD RD PALMYRA VA 22963	EGAN, ROBERT EGAN, AMBER M 5307 SHANNAMARA DR MATTHEWS NC 28104
EVANS, JOHN D EVANS, JENNIFER A 1350 E TARTAN DR NORTH LIBERTY IA 52317	MANLEY, SHELLY DEMPSEY, CHRISTIAN 4239 SWEET LEAF LANE EDGEWATER MD 21037	WALIZER, JOHN & KAREN 1017 GREENBRIER DR STATE COLLEGE PA 16801
MARKS, JAIME 46 JUNIPER CREEK BLVD PINEHURST NC 28374	MCCABE, ANDREW SEID, MICHAEL 5 PINE TREE ROAD, UNIT 211B PINEHURST NC 28374	MCCABE, ANDREW D & SEID, MICHAEL L 6005 HIDDEN VALLEY RD CARLSBAD CA 92011-4226
KINGSTON, RICHARD T & MARY L 2414 SCHOENERSVILLE RD BETHLEHEM PA 18017	ESSICK, MATTHEW C P O BOX 3111 PINEHURST NC 28374-3111	HAMERNICK, JAMES L & BANKE- HAMERNICK, MARGARET A 20 THUNDERBIRD CIR PINEHURST NC 28374-8623
MARSH, ALLISON PO BOX 4011 PINEHURST NC 28374	SCHMITT, TERRY J SCHMITT, STEPHANIE K 5 PINE TREE ROAD, UNIT # 217 PINEHURST NC 28374	BIRON, EVE-LYNE 660 RABASTALIERE E
NORIEGA, JOHN NORIEGA, TAYLOR 807 FESTIVAL LN KNOXVILLE TN 37923	WALSH, MICHAEL J 40 PINE MEADOWS ROAD PINEHURST NC 28374	DROZEK, ARTHUR MICHAEL DROZEK, KRYSZYNA Z 357 BRIARWOOD LANE PALATINE IL 60067
EICK, ANGELA GALE 830 MAXWELL ST ORLANDO FL 32804	BROWN, GEORGE T BROWN, KATHLEEN 33 HEATHER HILL RD CRESSKILL NJ 07626	PRINCE MANOR PROPERTY OWNERS ASSOCIATION C/O CAS PINEHURST HOA PINEHURST NC 28374

MYSTICO ENTERPRISES, LLC 1845 LAKE ROAD SILVER CREEK NY 14136	WILSON, LARRY THOMAS 10920 BRIDLE LN RALEIGH NC 27614	WEGNER, PATRICIA VICERE TRSTEE 3622 REDFIELD DR GREENSBORO NC 27410-2830
KEENER, GAITHER MCDONALD KEENER, BEVERLY B 5500 BIRCHFIELD CIRCLE WAXHAW NC 28173	EVANS, JOHN D EVANS, JENNIFER A 1350 E TARTAN DR NORTH LIBERTY IA 52317	DAVIS, KELLY DAVIS, TESSA 187 MAGNOLIA HILL DR CARTHAGE NC 28327
MURRAY, CHARLOTTE 425 BRIGHTWOOD DR FAYETTEVILLE NC 28303-5107	LIVENSPIRE, BRIAN LIVENSPIRE, JANET 425 COLLIER RD MERCER PA 16137	BEACON MANAGEMENT CORP 408 BATTLEGROUNDS AVE GREENSBORO NC 27401
ANTONICELLO, MICHAEL 518 GREGORY AVENUE, A305 WEEHAWKEN NJ 07086	ALPENFELS, ERIC ALPENFELS, ANITA 170 QUAIL RUN PINEHURST NC 28374	MCCABE, ANDREW MCCABE, TIMOTHY 6427 VICKERY BLVD DALLAS TX 75214
METZGER, WALSON METZGER, LEAH KING 2909 SKYE DR FAYETTEVILLE NC 28303-5928	SUGG, JAMES SUGG, DAWN PO BOX 395 CARTHAGE NC 28327	REX OIL CO 1000 LEXINGTON AVE THOMASVILLE NC 27360-3541
SCHORN, KAREN 95 HEARTHSTONE ROAD PINEHURST NC 28374	CATERINO, NICHOLAS 46 KNOLL ROAD SOUTHERN PINES NC 28387	PARKER AND PARKER PARTNERSHIP C/O W P PARKER 1046 BURNING TREE DR CHAPEL HILL NC 27517
HIGASHIDE, NAOKO 508 JEFFERSON ST #101 RALEIGH NC 27605	DESMOND, CORNELIUS J 25 RIVIERA DRIVE PINEHURST NC 28374	SHERMAR PROPERTIES, LTD 5055 PEBBLEVALLEY DR CINCINNATI OH 45252
TYMANN, WILLIAM P & KAYE L 816 ORCHID ST LADY LAKE FL 32159	BROWN, GEORGE T JR & KATHLEEN O'GRADY 33 HEATHER HILL RD CRESSKILL NJ 07626	GAVIN, NORMA I & GAVIN, MICHAEL J 1311 PULITZER LN DURHAM NC 27703-8393
WILSON, LARRY THOMAS & JUDITH WILLARD, CHRISTOPHER & GAIL G 10920 BRIDLE LANE RALEIGH NC 27614	EASTERN REHAB PRODUCTS, LLC 679 BLOOMFIELD AVE BLOOMFIELD CT 06002	GOMMER, HINDRIK VAN DEVENTERLAAN 32 2271 TX VOORBURG
PINEHURST, INC CLUBCORP PO BOX 4000 PINEHURST NC 28374-4000	RESORTS OF PINEHURST INC ATTN: RICHARD HIGGINBOTHAM PO BOX 4000 PINEHURST NC 28374	PINEHURST, INC CLUBCORP PO BOX 4000 PINEHURST NC 28374-4000

RESORTS OF PINEHURST INC ATTN:
RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

CHRODITOAN, LLC C/O ANDERSON &
REED, LLP ATTN: MIKE BELL

1515 FRANKLIN ROAD SW

ROANOKE VA 24016

VILLAGE CHAPEL INC

10 AZALEA RD

PINEHURST NC 28374

PINEHURST, LLC

PO BOX 4000

PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN:
RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

SANDHILLS WOMAN'S EXCHANGE

PO BOX 215

PINEHURST NC 28370

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

RESORTS OF PINEHURST INC ATTN:
RICHARD HIGGINBOTHAM

PO BOX 4000

PINEHURST NC 28374

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374

VILLAGE OF PINEHURST

395 MAGNOLIA RD

PINEHURST NC 28374



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN
July 07, 2022 REGULAR MEETING**

**Conditional District Rezoning Request
RD (Recreation Development District) to H-CD (Hotel Conditional District)**

Property Location: 1 Carolina Vista
Parcel ID#: 00025800

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed conditional rezoning **IS/IS NOT** consistent with the 2019 Comprehensive Plan:

The proposed rezoning is consistent with the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Private Open Space”. Even though the base zoning would change and allow for a use not permitted within the existing zoning, the overall use and designation of the property as depicted on the Conservation and Growth Map in the 2019 Comprehensive Plan would remain as a privately owned recreation area supporting the golf and tourism industry. Additionally, the proposed rezoning is consistent with Guiding Principle #5: Taking Care of Business by supporting golf and tourism which help to make up the backbone of the economy and are two of the most important industries in Pinehurst in terms of employment, land use and reputation and essential to maintain Pinehurst’s identity as a premiere golf and hospitality destination.

Therefore, this amendment is consistent with the goals of the 2019 Comprehensive Plan and achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Page 176 of the 2019 Comprehensive Plan under Guiding Principle #5 states that golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort and other businesses that cater to these industries in order to maintain Pinehurst’s identity as a premiere golf and hospitality destination.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL/DENIAL** of the conditional rezoning from RD (Recreation Development District), H-CD (Hotel Conditional District) with conditions.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

This is the _____ day of _____, 20_____

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

DATE

Shannon Konstantinou
Clerk to the Planning and Zoning Board

Cc: Darryn Burich
Alex Cameron
Shannon Konstantinou