



**VILLAGE COUNCIL
AGENDA FOR REGULAR MEETING OF JUNE 22, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

1. Call to Order.
2. Invocation and Pledge of Allegiance. Invocation by Dr. Matt Stillman, Trinity Christian Fellowship
3. Reports:
Manager
4. Motion to Approve Consent Agenda.

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

- A. Approval of Village Council Meeting Minutes
June 8, 2021 Regular Meeting
June 8, 2021 Work Session
June 8, 2021 Closed Session
- B. Budget Amendments Report

End of Consent Agenda.

5. Present Natalie Hawkins with Resolution 21-09, Honoring Her for Her Service with the Village of Pinehurst
6. Discuss and Consider Ordinance #21-07 for a Proposed Amendment to the Official Zoning Map for a portion of Moore County PID # 00025800
The rezoning request is to allow for construction of a hotel with associated meeting and locker room facilities, a bar, and related facility amenities. The site is currently used for privately owned recreation facilities (golf courses and related club amenities and facilities). The applicant is requesting various conditions to allow for modifications to the building height, rear setback, signage and parking requirements.
7. Discuss and Consider Adoption of American Rescue Plan Special Revenue Fund Ordinance.
8. Discuss and consider changes to the Position Classification and Pay Plan
9. Lease Agreement for Rental of Village Property
10. Other Business.
11. Comments from Attendees.
12. Motion to Adjourn.

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

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



**APPROVAL OF VILLAGE COUNCIL MEETING MINUTES
ADDITIONAL AGENDA DETAILS:**

June 8, 2021 Regular Meeting
June 8, 2021 Work Session
June 8, 2021 Closed Session

FROM:

Kelly Chance

CC:

Jeff Sanborn

DATE OF MEMO:

6/15/2021

MEMO DETAILS:

Attached are the draft minutes from the June 8th Regular meeting, Work session, and Closed Session.

ATTACHMENTS:

Description

- ☐ June 8, 2021 Regular Meeting Minutes
- ☐ June 8, 2021 Work Session Minutes



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF JUNE 8, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, June 8, 2021 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

Mr. Kevin Drum, Councilmember attended remotely via Zoom

In addition, approximately 37 attendees, including 11 staff and 1 press.

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Reports:

Village Manager

- No Report

Village Council

- Councilmember Boesch: No Report
- Mayor Pro Tem Davis reported she attended a bridal shower this weekend and was pleased to hear so many accolades on Pinehurst Village and its accomplishments
- Councilmember Hogeman reported the Pinehurst Business Partners launched a "Late til Eight", occurring on the fourth Thursday of the month throughout the summer, beginning on June 24th.
- Councilmember Drum reported the Partners in Progress, with Natalie Hawkins direction, are beginning to look at their measurable, deliverables, and how to better connect with the communities.
- Mayor Strickland reported he attended the Partners in Progress meeting as well and noted he agreed that different partnerships need to be formed, which will mean more reaction with all municipalities in Moore County. He reported the Sandhill's Moting Festival, which occurred on Sunday, was well attended with approximately 150 cars entered. He stated he presented a 1920s Italian vehicle with the Mayors award. He thanked the Parks and Recreation staff for putting it together.

3. Motion to Approve Consent Agenda.

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

- Approval of Village Council Meeting Minutes.
 - May 19, 2021 Council Budget Work Session
 - May 19, 2021 Closed Session
 - May 25, 2021 Regular Meeting
 - May 25, 2021 Work Session
- Public Safety Reports
 - April, 2021 Fire Report
 - April, 2021 Police Report

End of Consent Agenda.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Hogeman, Council unanimously approved the Consent agenda by a vote of 5-0.

4. Present Joel Shriberg with Resolution 21-04, Honoring Him for His Service with the Village of Pinehurst Planning & Zoning Board and Board of Adjustment.

Mayor Strickland presented Joel Shriberg with a framed Copy of Resolution 21-04, honoring him for his years of service with the Village of Pinehurst, serving on the Planning & Zoning Board and Board of Adjustment and thanked him for his service and dedication. He stated Joel was an integral part of the Board and he brought many wonderful things to the Board. Mr. Shriberg thanked everyone and offered a special thank you to Councilmember Hogeman.

5. Presentation of Volunteer Champion Club Nominees and Winner.

The Village of Pinehurst depends heavily on the dedication of community volunteers to help ensure the Village runs smoothly. To recognize their commitment to our community, the Village presents one volunteer with the Champion's Club Award. Village Manager Sanborn stated each year, the Village calls for nominations for the award to be considered by the selection committee that includes senior staff and council members. Three volunteers were nominated for the award, Nancy Donahue, Janet Farrell and Susan Strine. Village Manager Jeff Sanborn said the committee had a tough decision to make with the three qualified candidates. Mr. Sanborn stated, "You are all doing exceptional work for our community," said Sanborn. "We owe all our volunteers a tremendous amount of thanks for the work they do." Normally, the award is presented during the Annual Volunteer Lunch held in the spring, but with the COVID-19 restrictions, the luncheon has been cancelled for the second year in a row.

Nominated by a team of staff members, Janet Farrell was nominated due to her positive and productive impact to the Village of Pinehurst Beautification Committee. Susan Strine has served on the Greenway Wildlife Habitat Committee and was nominated by Kevin Brewer from the Village of Pinehurst. Nancy Donahue, nominated by Jill Lazusky, is the 2021 Champion's Club recipient. Ms. Donahue demonstrates the Village's core values of service, initiative, teamwork, and improvement in all her duties – a condition to be eligible for the award. Add their special things they did in here -

Nancy volunteers at the George P. Lane Welcome Center, located in the Theatre Building, where she consistently goes above and beyond by signing up for extra shifts to ensure the Welcome Center stays open. Ms. Donahue worked 78 shifts, which equaled 33% of all shifts available in one year. Her name will be added to the Champion's Award plaque displayed in Village Hall and she was presented with a framed picture of the Welcome Center and a Champion's Club trophy.

6. Discuss and Consider Ordinance #21-07 for a proposed Amendment to the Official Zoning Map for a portion of Moore County PID # 00025800.

Mayor stated this is a continuation of the discussion and consideration of the proposed amendment to the official zoning map for a portion of Moore County PID # 00025800. He stated Council and the Applicant have been working toward an agreement on meeting specific conditions. The Resort Management team updated Council on work and updates that have occurred since the May 25th Council update.

Richard Higginbotham, CFO of the Applicant's LLC, provided architectural renderings offering different viewpoints of what the lodge facility might look like during varying times of the day. He updated council on proposed parking for the lodge and the USGA Golf House. Mr. Higginbotham stated there is a demand for 167 parking spaces and that the main club campus is proposing to increase current parking spots to 178, with an additional 100 more spots (or 60 if broken down to shuttle size spaces). He noted this would

be a total increased supply of 278 / 111 or 66% beyond PDO requirements.

Mayor Strickland inquired about the plans for the tennis area at this time and Barbara Summers and Marie Carbrey, representatives of the Women's Exchange voiced their continued concerns about the flooding that occurs to their building, which sits directly behind the tennis courts. He said this decision is still not decided yet and what has been presented is just proof of concept that shows that we could fulfill the number of spaces. He stated if they did use the tennis court area the tennis building would be used for something else. Mr. Higginbotham stated they were aware of the concerns and noted a decision has not been made on whether the tennis area would be used as parking. He stated there would be little impervious surface increased and as tennis courts are designed to be flat, parking lots can be curved and manipulated to alter the direction of drainage. He further noted any decisions and solutions would of course go through the approval process with the Village, when the time comes for final parking facility decisions.

Councilmembers discussed the need for a more defined parking plan and Mayor Strickland and Council agreed that a task force would be formed to develop this plan over the next couple of weeks and would return at the next regularly scheduled Council meeting and present their findings. Village Manager Jeff Sanborn stated there is no current overflow from the resort parking now, and that is what the responsibility of Municipalities is, to monitor and maintain appropriate traffic flow. He stated that maybe they can make it a condition to complete the proposed parking area at the Greenhouse and then relook at the proposed Carolina Hotel area parking. Mayor Pro Tem Davis asked when the construction drawings will be available and Mr. Higginbotham reported they hoped by the end of the year or early 2022.

Mayor Strickland thanked the Applicants and their team for their updated information and directed Council to take a quick break, returning at 6:50 p.m.

7. Discuss and Consider Resolutions 21-10 & 21-11 to Commit Fund Balance.

Brooke Hunter, Finance Director, presented two resolutions to Council for consideration. She stated the Governmental Accounting Standards Board (GASB) Statement No. 54 established fund balance classifications and the various constraints for each category. The categories listed from most to least restrictive are as follows: nonspendable (not in spendable form – i.e. inventory), restricted (by external sources), committed (by the government's highest decision-making authority), assigned (intended to be used for specific purposes), and unassigned (can be used for any purpose). Ms. Hunter stated there are two purposes for which the Village Council has expressed desires to commit fund balance as of June 30, 2021: 1) Given Memorial Library & Tufts Archives building improvements and other operational improvements and 2) future capital. She noted that once the Council commits a portion of fund balance, those constraints may only be changed by another formal action by the Council.

Ms. Hunter stated on March 1, 2021, the Village Council and the Given Memorial Library/Tufts Archives Board signed a non-binding agreement outlining the future they see for the library and archives. One of the terms of this agreement included the Village's intent to commit \$1,000,000 of General Fund fund balance for the purpose of enhancing library services and archives resources for the existing Given Memorial Library & Tufts Archives building. Approval of the attached Resolution 21-10 will commit these funds for improvements to the existing building and other operational improvements. Included in the proposed FY 2022 budget ordinance to be considered on June 8th is a provision to approve the use of \$725,000 of the \$1,000,000 committed funds for the following capital uses in FY 2022: \$400,000 for library/archives expansion design, \$275,000 for accessibility improvements to the existing building, and \$50,000 to install internet fiber to the building.

Ms. Hunter stated on February 9, 2021, the Village's Fund Balance Policy was amended by Resolution 21-03 to include a provision to commit a percentage of fund balance for future capital needs if fund balance at year-end exceeds 40% of actual General Fund expenditures. This commitment may take place in the form of a separate resolution each year to ensure a clear trail of Council's intent to commit the funds for future capital. The calculation of fund balance committed for future capital will occur after fiscal year end and will be reported in the Annual Comprehensive Financial Report. Approval of the attached Resolution 21-11 will commit these excess funds for future capital.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Davis, Council unanimously approved resolution 21-10 to commit a Portion of Fund Balance of \$725,000 for the following capital uses in FY 2022: \$400,000 for library/archives expansion design, \$275,000 for accessibility improvements to the existing library building, and \$50,000 to install internet fiber to the existing library building and to approve resolution 21-11 to commit a portion of fund balance in the general fund to future capital by a vote of 5-0.

8. Discuss and Consider Ordinance 21-09 Adopting the FY 2022 Budget for the Village of Pinehurst.

Brooke Hunter, Finance Director, presented Budget Ordinance #21-09 adopting the Village of Pinehurst FY 2022 Budget to Council for review and approval. She noted this ordinance is based on the budget that was presented by the Village Manager on May 11, 2021, and no changes have been made to the budgeted amounts since that time. Councilmember Boesch stated she is pleased with the staff's ability to keep the tax rate stable and the great work they do.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Drum, Council unanimously approved ordinance 21-09 adopting the FY 2022 Budget for the Village of Pinehurst by a vote of 5-0.

9. Discuss and Consider Solid Waste Contract for Lofton Garbage Services for FY 2022.

Mike Apke, P.E., Public Services and Engineering Director, stated Lofton is currently one of two Garbage Services that collect for CCNC, however, the estimated value of the second provider's contract (Becky's Rubbish) is well under the Village Manager's threshold for execution. The proposed Lofton Garbage Service contract renewal is for 12 months beginning on July 1, 2021 and extending through June 30, 2022. It includes a CPI adjusted rate increase for FY22. The value of Lofton's contract is estimated to be approximately \$115,000, with the actual amount being based on the total number of residences served during the contract period. As a comparison, the value of the Becky's Rubbish contract is estimated to be approximately \$16,500.

Mr. Apke stated staff reached out to the solid waste representative for the CCNC HOA, who expressed that the community is satisfied with both Lofton Garbage Service and Becky's Rubbish, and expressed no concerns with renewing both contracts for FY22. He stated that in order to continue services with Lofton Garbage Service, Council would need to adopt a motion authorizing the Mayor or his designee to execute the contract renewal.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Hogeman, Council unanimously approved to authorize the Mayor or his designee to execute a contract between The Village of Pinehurst and Lofton Garbage Services for fiscal year 2022 by a vote of 5-0.

10. Consider extension for Waste Management Services

Jeff Batton, Assistant Village Manager of Operations, stated this item is to re-consider the extension of the solid waste services contract for Pinewild. He noted there was some issues raised at the May 25th Council meeting when this item was under consideration, which he stated, since that date, he had been in contact with Waste Management and the PPOA Manager on several occasions and the primary area of concern expressed is with hydraulics leaks and breakdowns resulting in delays of service. Because of these discussions, Waste Management has provided information to both myself and the PPOA Manager about additional steps taken to include re-training of operators in the pre- and post- trip inspections. They are pulling vehicles in the shop on a regular rotation for the mechanics to complete more in-depth inspections, they have spare trucks to put in circulation if a truck needs to be taken out of service for additional repair and they can mobilize a replacement vehicle to complete routes in the event of breakdowns.

Mr. Batton stated Waste Management has agreed to a one-year extension with no CPI increase with an optional second year renewal that would include a CPI increase. This will serve as a one-year probationary period to see if maintenance issues are improved. Mr. Batton stated based on the responsiveness of Waste Management and the steps that have, and are, being taken, I believe it is appropriate to renew their contract for one year with the ability to exercise the second year option at our discretion.

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to authorize the Mayor or his designee to execute a contract amendment, extending the terms through June 30, 2022, between the Village of Pinehurst and Waste Management of Carolinas for solid waste services to Pinewild for fiscal year 2022 by a vote of 5-0.

11. Other Business

Councilmember Hogeman stated that with respect to the Bill that provides Municipalities will not be allowed to create a tree ordinance without first getting permission from the State legislature; she would like to write a letter from the Council in opposition to it. She said it is a degradation to local power and autonomy. Village Manager Sanborn said it would take away our future authority to do things we may want to do in the future. Mayor Strickland and Council agreed to allow Councilmember Hogeman to write the letter and send it to multiple avenues for the greatest impact.

12. Comments from Attendees.

- Steve Saye, 5 McDonald Road East, Pinehurst – Mr. Saye stated that he would like to see Council continue to make sure the Pinehurst Resort meets half way on issues such as parking, but also on the parking flow issue where the small circle is, as this will increase with the new USGA building and lodge. He also stated the Resort argues the bar will only be for the guests, but he stated that is not correct and we must remember that we must look at this from a reality standpoint. He pointed out that the Brewery is a great example of being told what will occur and the reality of what does occur. He encouraged Council to continue to consider not only the parking issue but also the parking flow. He noted he supports the resort and he supports their efforts, but he wants to make sure all their decisions are in the best consideration for the community. He stated Council should move forward in a trust but verify mode.

13. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the regular meeting by a vote of 5-0 at 7:32 p.m.

Respectfully Submitted,

Kelly Chance,
Village Clerk

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

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**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JUNE 8, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 7:32 p.m. Tuesday, June 8, 2021, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The meeting was streamed in real time on the Village's website.

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

Mr. Kevin Drum, Councilmember – attended remotely via Zoom

And approximately 6 attendees, including 5 staff and 0 press.

1. Call to Order.

Mayor John Strickland called the Council work session to order.

2. West Pinehurst Park Update.

Mark Wagner, Parks and Recreation Director, provided an update on the Site Master Plan for West Pinehurst Community Park to review public input received to date and an initial concept plan for the site. He stated before we present the concept plan versions to the public at the next virtual input meeting scheduled for June 15th at 10:00am and 6:30pm, staff would like input and direction from Council regarding the proposed park amenities.

Mr. Wagner stated The Village of Pinehurst held two virtual public meetings on May 4th, 2021. To reach the largest input base and accommodate the variety of daily routines that exist among the public – especially considering the pandemic – meetings were held in both the morning and evening. The first meeting ran from 10:00am to 11am, and was attended by 11 individuals. The second meeting ran from 6:30pm to 7:30pm and was attended by 17 individuals. Additional attendees included Village staff and project team members.

Mr. Wagner stated attendees participated via the online meeting platform, Zoom. Participation methods included providing comments and questions using Zoom's chat function, participating in poll questions via the app, Mentimeter, and using virtual sticky notes to provide feedback on an online whiteboard. Attendees were able to type their desired amenities and features into virtual sticky notes and drag them onto the board. This activity asked, "What would you like to see at the park?" Results from this exercise demonstrated that the top five most desired amenities were 1. Skate Park, 2. Nature Related Amenities/Features, 3. Playground, 4. Dog Park, and 5. Mountain Bike Trails

Mr. Wagner stated the next activity was a polling activity asking, "Who are you and how have you interacted with the park?" Participation in the polling activity was self-directed and as a result, not all participants responded to all prompts – but of 28 who did participate, only four reported never having visited West Pinehurst Community Park. The median age among attendees was 39 years old. In addition, although the majority of attendees reported that they reside in the Village of Pinehurst, others in attendance

included residents of Southern Pines, Carthage, Aberdeen, and folks residing within Moore County. Meeting attendees were provided with a list of six activities based on what VOP staff had observed park users doing currently and in the past. Participants were able to select more than one activity. Those who had visited the park reported bringing their dog (14), walking/running (13), playing disc golf (12), using the open field for an activity (9), gathering with others (7), and exercising (7).

Mr. Wagner stated that next a survey was developed to collect demographic data and solicit perceived input regarding the recreational needs of residents. The survey was designed for web-based feedback and was posted from May 4th, 2021 until May 17th 2021. The weblink was posted on the Engage Pinehurst website, Facebook and the Village website. Village staff and the project team also provided the link and promoted the survey to those who attended the public meetings. During the two weeks that the survey was online, the Village received 790 total responses.

Mr. Wagner stated it is important to note that Village staff indicated to the project team the need to understand respondent's geographics. Therefore, the survey asked whether or not they are Village residents, and if so, to also specify the Village neighborhood in which they reside. The list of neighborhoods was provided by Village staff. Respondents also had the opportunity to fill in their location of residence using the 'other' option if their neighborhood/location was not part of the list. Of the 772 responses, 226 reported being non-residents, and 546 reported being residents of the Village of Pinehurst. The neighborhoods most represented among Pinehurst-resident respondents were:

- > Lake Pinehurst/Burning Tree/St. Andrews/Cotswold – 22%
- > Old Town/Linden Rd./Donald Ross Dr./Clarendon Garden – 17%
- > Village Acres/Murdocksville Rd – 16%
- > Pinehurst No. 6 – 13%
- > Pinewild – 10%
- > Morganton/Monticello Rd. – 2%

The remaining 20% of Pinehurst-resident respondents either did not indicate their neighborhood, or their neighborhood was not on the list. In terms of demographics, the majority (91%) of survey respondents were white; followed by Hispanic or Latino (5%), African American/Black (3%), Asian or Pacific Islander (3%), American Indian or Alaskan Native (2%), and Asian (Indian Subcontinent) (>1%). Respondents could align themselves with more than one race category.

Mr. Wagner stated respondents were presented with questions surrounding their familiarity with West Pinehurst Community Park, their recreation preferences, the types of amenities they would like to see at the park, and what methods they support to fund the park improvements. The majority of respondents (56%) had visited the park; visiting rarely (54%), once per month (16%), several times per month (21%), and at least once per week (9%). Those who had visited the park most frequently walked, followed by using the open field, and playing disc golf. Additional activities included dog walking, hiking the disc golf course while no one was playing, and nature photography.

Mr. Wagner stated respondents who had not been the park (56% or 304 respondents) cited: not knowing the park existed (39%), a lack of recreation amenities (19%), the park is too far away/not well located (5%), not feeling safe (3%), and not having transportation (.5) as reasons for not visiting. He stated these results inform Village staff and the design team that there is a strong desire and hunger for more natural education and immersion. It is also understood from the survey that the community would love to expand the recreational opportunities in Pinehurst by means of a skate park, additional playgrounds, water play, space for community events, and innovative outdoor recreation facilities like a zip-line, canopy-walk, or treehouses.

Mr. Wagner stated the notable conclusions from the survey's open-ended comments include:

- > There is overwhelming concern that the sense of place will be disrupted if active recreation facilities, such as a skate park or athletic fields are developed.
- > There a strong desire to take advantage of the natural beauty of the existing park conditions.
- > There is significant interest in having a skate park at West Pinehurst Community Park

Mr. Wagner noted the top five most desired facilities/amenities at the park were 1. Paved Walking Trails, 2. Soft Hiking/Nature Trails, 3. Outdoor Classroom/Amphitheater, 4. Playground, and 5. Dog Park. He stated the top five most desired facilities/amenities for youth (under 18 years old) were: 1. Skateboarding, 2. Walking, 3. Community Gatherings, 4. Swimming, and 5. Engaging with Nature.

Mr. Wagner stated that though the overall need for additional ballfields ranked mid to low in the survey results, a review of the Village's facility data demonstrates a need for additional ballfields to support growing ballfield use. He stated in comparing data from 2015 to the present, multipurpose and ballfield use has increased weekly from three average evenings and Saturday morning use to everyday use morning and evenings during peak seasons of use, March-November. Baseball, softball and multipurpose fields used for soccer, lacrosse, flag football experience significant wear and tear from repeated use of fields with no time allowed

for fields to rest and be properly restored for the next season. He stated, consequently, this results in extensive wear and tear on fields and expensive yearly repairs. Ballfield use data from 2020-2021 shows significant increases, even amid a global pandemic. In addition, he noted the Village's 2011 Parks and Recreation Comprehensive Plan recommends developing two baseball fields as the first phase of a three-phased approach to the site. The plan suggests future phases including among other amenities, a soccer field and a baseball/softball field.

Mr. Wagner shared two concept plan drawings, Concept A and Concept B, noting they were merely concept drawings and not intended to be considered permanent drawings. Village Council agreed that they did not want a skate park facility at this location, but would like to see a collaboration with Aberdeen and Southern Pines on a site, such as Southern Pines Park behind Walmart, which abuts all three areas. It was also determined that another splash pool was not needed or an amphitheater. Council stated they would like to see the current water feature dressed up with the addition of a dock or other means to raise its usability. Council agreed that Concept B was more conducive to what they felt would be a good starting place, with the changes suggested. Mr. Wagner reported he would take Council's comments to the Consultants and following the next public meeting, provide Council with another update.

3. Discuss 2022 Pedestrian Walkway Plan.

Mayor Strickland stated there is currently no new information available yet on this topic and Council will continue to discuss the 2022 Pedestrian Walkway plan as new information comes in. Councilmember Boesch stated she looked at the BPAC plan done in 2015 and found it to be very informative. Councilmember Hogeman stated the plan is looked at each year by the Committee, which also looks at the annual surveys and updates the plan according to new findings. Mark Wagner stated that these are part of what we need within the multi-modal plan. Councilmember Drum said we need to work with triangle J on the plan and coordinate this effort. Mr. Wagner stated there are already connections with Southern Pines and Aberdeen and these were included in the 2015 plan. He stated all we need to add would be the golf cart aspect and some updates in order to have a multi-modal plan.

4. Discuss On-Street Dining & Retail Parking.

Jeff Batton, Assistant Village Manager, provided Council with a summary of results from a Downtown Post-Covid Outdoor on-street dining informal survey. He reported that before we can decide whether to make this a permanent situation we must wait to see if the State legislature allows the continuance of the extension of ABC licensure to adjacent streets. Mr. Batton sent an informal email survey to *The Village Deli*, *Drum & Quill*, *Dugan's Pub*, *Lisi*, and *Theos' Tavern*. The restaurant Owners were asked three questions: 1. Are you interested in keeping outdoor on-street dining going after COVID-19 issues have passed, 2. If so, what nights are of greatest interest to you in having on-street dining, and 3. Would you support the Village creating minimum appearance guidelines for stating the on-street dining area? Mr. Batton stated there was a request included in the email for any additional comments on the subject.

Mr. Batton stated four of the five restaurant owners responded and the results were as follows:

1. Three out of four were interested in keeping on-street dining.
2. The same three who supported continuing on-street dining preferred 7 nights a week.
3. Two of the four supported some type of appearance standard.

Mr. Batton stated the only additional comments were that there should be no "takeout" parking reserved and on-street dining space should be limited so as not to be in front of any other place of business. In addition, it was suggested that nighttime sidewalk sales for other non-restaurant retailers in the Village Center should be permitted.

Batton said on a separate note, Councilmember Drum suggested changing the "Retail Parking" signage to "Customer Parking." The only concern with "Customer" is someone could interpret it to mean parking reserved for customers of the business where the sign sits. He noted the word "retail" has been confusing also in that restaurant patrons have questioned whether a restaurant is "retail." Batton said we should wait until we learn what the result is from the State Legislature before making a permanent decision.

Village Manager Jeff Sanborn stated he continues to have some reservations about this. His concern is if we are going to allow on-street dining, should we allow on-street sidewalk sales and how would we determine what that would look like in terms of aesthetics. He noted that Theo's purchased a spot conducive to allowing outside dining and he paid for it. Therefore, maybe instead of giving this free to the other restaurants, we should look at requiring them to purchase a lease for the right-of way where their on-street dining would be.

Mayor Pro-Tem Davis stated this is a burden having to try to make it look attractive as a temporary ordeal. She stated she does like the outdoor dining and feels it adds to the vibrancy of the village. Councilmember Drum said there are still people that do not

feel comfortable eating in-doors. Mayor Strickland stated Council would like to continue to encourage outdoor dining. Councilmember Hogeman stated there are barriers that can be used but none of them really works and so we still have to remember there could be a liability issue, which means we would have to find a safe agreement. She stated a Lease agreement would address the liability issue so that would be a good option.

Jeff Batton stated the next steps would be to look at the way to keep on-street dining, if Council wants, once we find out if it is a possibility. Following this, staff can do more extensive information gathering. Councilmember Drum suggested Mr. Batton speak with Attorney Newman about what a lease document might look like. Council agrees they would like to continue if it would be able to continue. Mayor Strickland said that as we move forward on this parking situation we would receive more support from proprietors, restaurant owners, and retail stores.

5. Discuss Small Area Plans.

Darryn Burich, Planning & Inspection Director stated he is meeting tomorrow with Cecily to determine what the next steps are in the Small Area Plan Projects. He stated staff will be posting more information on the website and do a poll survey for about 2 weeks. He stated staff would then compile the results and discuss what the findings of opinion are. Mr. Burich noted there has been low participation from the residents. Mayor Strickland and Councilmember Hogeman stated that they noticed there was more residential included in the plans than was thought. Village Manager Sanborn stated that before we comment as a council we need to wait until we get a little more comprehensive plan from the consultants.

Mr. Burich asked Council to submit a few sentences on their initial thoughts to the plans to him that he can take to the consultant and he noted he would report at a later work session.

6. Discuss Potential Future Agenda Items.

- Focus Area Five
- Park Service Draft

7. Other Work Session Business.

Councilmember Drum stated he wanted Village Manager Sanborn, Mayor Strickland and himself to schedule a time to meet with the new Division 8 DOT Engineer representative, Patrick Norman

8. Motion to Recess the Work Session and Enter a Closed Session

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to recess the work session and enter a closed session, by a vote of 5-0, at 9:01 p.m.

9. Closed Session

Council held a closed session pursuant to NCGS §143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

10. Motion to Adjourn the Closed Session and Re-Enter the Work Session

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Davis, Council unanimously approved to adjourn the closed session and re-enter the work session, by a vote of 5-0, at 9:58 p.m.

11. Motion to Adjourn.

Upon a motion by Mayor Strickland, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the work session, by a vote 5-0, at 10:00 p.m.

Respectfully Submitted,

Kelly Chance,
Village Clerk

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

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

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement



**BUDGET AMENDMENTS REPORT
ADDITIONAL AGENDA DETAILS:**

FROM:

Brooke Hunter

CC:

Jeff Sanborn

DATE OF MEMO:

6/15/2021

MEMO DETAILS:

Attached is the report of budget amendments approved by the Budget Officer as required for the current period.

ATTACHMENTS:

Description

- Budget Amendments Report - FY 2021



**VILLAGE OF PINEHURST
BUDGET AMENDMENTS APPROVED BY BUDGET OFFICER
FOR THE PERIOD JUNE 2 - JUNE 15, 2021**

Under Village of Pinehurst Ordinance #20-03, the Village Council grants the Budget Officer, or Village Manager, the ability to transfer appropriations under specific conditions. These conditions allow transfers between departments (including contingency) of the same fund to increase an appropriation up to \$25,000 in a single budget amendment for the FY 2021 Budget. The Budget Officer may not transfer monies between funds at any time.

According to Section 159-15 of The Local Government Budget and Fiscal Control Act, "any such transfers shall be reported to the governing board at its next regular meeting and shall be entered in the minutes." Listed below are the amendments authorized by the Budget Officer for the period specified above.

Note: Since appropriations are made at the department level, line item adjustments within the same department may be made without limit and do not require a report since they do not actually amend the adopted budget ordinance.

	<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>APPROVED DATE</u>
1	10-20-410-5911	Public Services Admin-IT Charges	\$ 8,000		6/14/2021
	10-30-510-5911	Solid Waste-IT Charges	\$ 2,000		
	10-40-710-5911	Planning-IT Charges	\$ 6,000		
	10-10-310-5911	Police-IT Charges		\$ 4,000	
	10-10-320-5911	Fire-IT Charges		\$ 4,000	
	10-20-420-5911	Streets & Grounds-IT Charges		\$ 4,000	
	10-80-610-5911	Recreation-IT Charges		\$ 4,000	
	<i>Adjust IT departmental allocation accounts to reflect actual operating expenditures for the fiscal year.</i>				
2	10-10-330-5903	Inspections-Fleet Charges	\$ 1,000		6/14/2021
	10-80-610-5903	Recreation-Fleet Charges	\$ 2,000		
	10-20-420-5903	Streets & Grounds-Fleet Charges		\$ 3,000	
	<i>Adjust Fleet departmental allocation accounts to reflect actual operating expenditures for the fiscal year.</i>				
3	10-20-410-5904	Public Services Admin-B&G Charges	\$ 4,000		6/14/2021
	10-80-620-5904	Harness Track-B&G Charges		\$ 4,000	
	<i>Adjust B&G departmental allocation accounts to reflect actual operating expenditures for the fiscal year.</i>				



**PRESENT NATALIE HAWKINS WITH RESOLUTION 21-09, HONORING
HER FOR HER SERVICE WITH THE VILLAGE OF PINEHURST
ADDITIONAL AGENDA DETAILS:**

FROM:

Kelly Chance

CC:

Jeff Sanborn

DATE OF MEMO:

6/1/2020

MEMO DETAILS:

Village Council will present Resolution 21-09 to Natalie Hawkins honoring her service as Assistant Village Manager for Administration for the Village of Pinehurst

ATTACHMENTS:

Description

- ▣ Resolution 21-09 Honoring Natalie Hawkins

**A RESOLUTION HONORING THE SERVICE OF
MRS. NATALIE DEAN HAWKINS
AS ASSISTANT VILLAGE MANAGER
OF PINEHURST, NORTH CAROLINA**

That Whereas, The Village Council of Pinehurst, North Carolina, wishes to acknowledge and express its appreciation to Mrs. Natalie Dean Hawkins for her dedicated service to the citizens of Pinehurst as Assistant Village Manager for Administration; and

Whereas, Mrs. Natalie Hawkins has served the Village of Pinehurst as Assistant Village Manager for Administration from 2005-2021 and as staff representative to our Sister City in China, Zhijiang Dong Autonomous County, Hunan Province in 2015; and

Whereas, as Assistant Village Manager for Administration, she has devoted her time, energy and talents to the Village and provided experience and sound judgment on its behalf with unfailing integrity, dignity and thoughtful reflection; and

Whereas, Mrs. Hawkins was instrumental in leading continuous Village improvement efforts, including the development of the Village 2019 Comprehensive Long-Range Plan, creation of the Village of Pinehurst registered logo in 2014, and implementation of numerous Information Technology Department advancements; and

Whereas, Mrs. Hawkins was instrumental in using the Baldrige Performance Excellence Framework, since its 2012 implementation, which led to the Village's selection as the 2020 Malcolm Baldrige National Quality Award, the nation's highest award for organizational performance excellence; and

Whereas, Mrs. Hawkins also was, and continues to be, a strong supporter for the Village Center businesses and a proponent for Village Center vitality reflected in both public and private initiatives.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina in the regular meeting assembled this 25th day of May, 2021, as follows:

Section 1. That the Village Council hereby expresses on behalf of the citizens of Pinehurst, deep appreciation and gratitude for the gifts of time, ability, and commitment in carrying out the duties of Assistant Village Manager for Administration for the Village of Pinehurst.

Section 2. That a copy of this resolution be spread upon the permanent minutes of the Village of Pinehurst, and a copy thereof, duly executed by the Mayor and Village Clerk, be presented to Mrs. Hawkins as a token of our gratitude.

This Resolution passed and adopted this 25th day of May, 2021.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
John C. Strickland, Mayor



**DISCUSS AND CONSIDER ORDINANCE #21-07 FOR A PROPOSED
AMENDMENT TO THE OFFICIAL ZONING MAP FOR A PORTION OF
MOORE COUNTY PID # 00025800**

ADDITIONAL AGENDA DETAILS:

The rezoning request is to allow for construction of a hotel with associated meeting and locker room facilities, a bar, and related facility amenities. The site is currently used for privately owned recreation facilities (golf courses and related club amenities and facilities). The applicant is requesting various conditions to allow for modifications to the building height, rear setback, signage and parking requirements.

FROM:

Darryn Burich

CC:

Jeff Sanborn

DATE OF MEMO:

5/20/2021

MEMO DETAILS:

The applicant has requested an Official Zoning Map Amendment for approximately 2.68 acres and a portion of Moore County PIDs# 00025800, 87000262, and 00024972 . The proposal would zone the property H-CD (Hotel – Conditional District) from RD (Recreation Development District) and OP (Office Professional Development District). The applicant is Bob Koontz with Koontz Jones Design and the property owner is the Resorts of Pinehurst Inc.

Please see attached Staff Report and Memos for more information and staff analysis as well as other documents attached to this agenda item related to this public hearing. A draft ordinance, with proposed conditions, has been included.

ATTACHMENTS:

Description

- ☐ Staff Cover Memo
- ☐ Draft Ordinance 21-07
- ☐ Exhibit A Proposed Map
- ☐ Exhibit B General Concept Plan
- ☐ Exhibit C Legal Description
- ☐ Staff Report with Attachments
- ☐ P&Z Statement of Consistency with Comp Plan
- ☐ Combined Lodge and USGA Site Plan
- ☐ Submittal Plans
- ☐ Application
- ☐ Project Narrative
- ☐ Building Elevations and Renderings



PLANNING AND INSPECTIONS DEPARTMENT STAFF MEMO

To: Mayor Strickland and Village Council
From: Darryn Burich, Planning & Inspections Director
Date: June 17, 2021
Subject: Staff Memo for the Proposed Conditional District Rezoning for a portion of Parcel IDs# 00025800, 87000262, and 00024972 address TBD Carolina Vista.

This staff memo supplements my previous memos and the Department's staff report and analysis by Senior Planner Alex Cameron dated April 15, 2021. Please see that staff report (included in Novus) for a more detailed description of the proposed zone change and General Concept Plan.

Applicant:	Bob Koontz, PLA Principal, Koontz Jones Design
Owner:	The Resorts of Pinehurst, Inc.(PCC)
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 recreation facilities (golfing, tennis, pool complex, etc.) and clubhouse with meeting space, restaurant and pro shop.
Proposed Land Use:	Addition of a 34 room lodge with additional associated spaces including lobby, meeting space, office space, locker room and bar.

Request

Council is being asked to approve an official zoning map amendment for a conditional district zoning of a portion of 3 parcels of land currently zoned RD (Recreation Development District) and OP (Office Professional) to H-CD (Hotel – Conditional District). The proposed use of the area (per the applicant's submission) would include the addition of a +/- 64,000 square foot structure including a 34 room lodge, meeting space, lobby space, physio lab, locker room and bar. A General Concept Plan (GCP) is required as part of a Conditional District rezoning application and if approved, the GCP then becomes a site-specific zoning plan and a condition of the rezoning. Subsequent development will be reviewed through the TRC and site plan review process as required by the PDO.

The main goal for this proposal as indicated on the provided narrative is to provide a new facility as part of an agreement between the owner (Pinehurst Resort) and the United States Golf Association (USGA) to bring additional USGA championships to the area, allow the USGA to establish a second headquarters and provide a stimulus to the local economy. The proposed lodge would serve as hospitality, service, fitness facilities and locker rooms for the players and their families during these events.

The proposed conditional district map amendment would still accommodate all of the existing uses on the property but apply the proposed zoning classification to this specific area to allow for the lodge facility and use as indicated on the submitted material.

Updated Information since 5/11/21 Public Hearing at Council

During the public hearing several concerns were raised regarding the current and proposed parking situation for the Lodge and for the PCC campus in general. The main concern for the Lodge proposal is whether the appropriate amount of parking is provided (as requested by the applicant) versus what the PDO currently requires with some questions as to whether the PDO requires enough parking as a minimum standard.

Based on the information provided by the applicant, staff originally determined that 94 parking spaces were required, which was to account for the sleeping rooms and meeting space. However, since that time the applicant has elected to eliminate the USGA Flex/Dining Space and has provided capacities for the Boardroom and Rooftop bar which requires 28 parking spaces. It is unclear at this point if the main lobby bar will have seats so a parking calculation will be done at building permit review and that may add additional spaces. The applicant has also stated that any offices in the building will only be used by lodge staff, which do not require additional parking spaces. Based on the updated information provided by the applicant, the required number of parking spaces for the lodge is 62.

Based on the information presented and discussed at the public hearing staff has reviewed the proposed floor plans and has contacted the applicant to request further information to determine exact space usage based on proposed uses and areas (which is typically beyond general concept plan level review). Once this information is provided, staff can re-analyze to determine if there are any additionally required parking spaces per the PDO. If the applicant was not requesting to reduce the amount of parking, the exact amount of parking required would have been reviewed (and required to be added) during site and building plan review prior to issuance of a Development Permit. Thus, if the review would show certain areas as offices, then a parking space ratio would be calculated and added. This all could then be reconciled against the applicants parking condition based on the Kimley Horn analysis if parking is to be reduced.

For hotel uses, the PDO requires the following parking space calculation: 1 per sleeping room plus 1 per 4 seats in meeting or assembly rooms (based on design capacity) plus additional spaces (in accordance with other sections of this table) for restaurants or other facilities.

The PDO does not actually define what design capacity is or what constitutes “other facilities” to be included in the calculation. Presumably any other facility would include other uses that could be expected to generate parking demand outside of the actual hotel use. Uses such as a restaurant or spa can draw beyond just hotel guests (i.e. Carolina, Holly). A hotel bar is most usually frequented by guests but does have some public draw ability. A workout facility, is generally made available to guests and typically “keyed” for guest use. Meeting space is 1 to 4 seats based on design capacity.

To determine occupant load (capacity) the North Carolina Building Code uses different calcs based on concentrated (chairs only not fixed), standing space, or unconcentrated (tables and chairs). Designers often blend the ratios and this is typically firmed up as the actual architectural drawings are submitted for building permit issuance. This why it is difficult to calculate a parking ratio at the concept plan level.

Based on the concerns raised, unless Council chooses to reduce the parking space requirement as supported by the applicant’s Kimley Horn analysis, staff is recommending that the parking space calculation for the Lodge be based on actual PDO identified ratios. However, it must be determined what uses will be included as “other facilities” and that can be done in the form of a condition or exhibit table. Additionally, if Council elects to reduce or eliminate parking for specified uses then that should be done in the form of a condition.

The table below breaks down uses by floor level and can be used to determine what spaces to base the parking calculations to provide parking.

Use	Level 1 Locker Room/Physio	Level 2 Main Lobby	Level 3 Upper Guestroom	Level 4 Bar Level	Total Spaces
Sleeping Rooms	12	8	14		34
Office Space	X Lodge Staff	X Lodge Staff			
Physio Lab*	X				
Locker Room	X				
Prefunction	X	X			
USGA Flex/Dining		Being Eliminated			
Boardroom		30 seats			8
Main Lobby Bar		Seats require parking.			?
Turret Undesignated Space			Part of Luxury Suite		
Rooftop Bar				60 Seats	20

X Staff does not recommend parking spaces

? Requires further discussion and can be calculated at permit issuance

Office Space, the concept floor plans show areas on Level 1 and Level 2 that appear could be used for office space. If the office space is used by hotel employees, that parking space requirement is included in the overall calculation. If those spaces are for other users not related to the hotel, then a parking ratio of 1 space per 300 square feet would be applied to that space. The applicant has stated that office space will only be used by lodge staff.

USGA Flex/Dining and Boardroom, the applicant has stated that the flex and dining space is being eliminated. The boardroom is remaining with 30 seats which will require 8 parking spaces at 1 space per 4 seats.

Main Lobby and Rooftop Bar, the applicant has stated that the rooftop bar will have 60 seats. At 1 parking space per 3 seats generates a 20 parking space requirement. Applicant is stating that the lobby bar is a function of a lobby. If seats are provided, parking spaces will be required and will be calculated at development and building permit review.

Turret Undesignated Space, the applicant has stated that this space is part of a luxury suite and is included in that parking space calculation.

Other Concerns

Dislocated Parking – Main Parking Lot

The main parking lot will need to be reconfigured on the south end to accommodate the Lodge project. The applicant has stated this will result in the net loss of 12 parking spaces and has agreed to add the spaces as part of the spaces created for the project. If more parking spaces would be eliminated those spaces would be added as new parking elsewhere on the campus.

Dislocated Parking – “Caddy” and “Shuttles”

The USGA project will relocate these two parking areas with the caddy’s being moved off-site and shuttled in. The applicant has stated that the shuttles will be moved to their property adjacent to the Harness Track. There have been no plans submitted to show how this can be done so Council could require that such plans be submitted showing this parking. This could be included as a term with proposed development agreement.

Proposed Additional Campus Parking

The applicant has stated that the required Lodge parking will be provided in the area near the east tennis courts. In order to better visualize how that will be accommodated, the applicant could develop a conceptual plan to show how that could look, which could also include the parking structure as an option.

Overflow and Event Parking

Concerns have been raised that the new facilities will result in an increased amount of tournament and special event activity that could strain existing parking facilities. Staff does feel that PCC does a good job

managing event parking but this may not be as well understood by the general public in absence of any type of type of developed plan. PCC appears to have ample room within its campus boundaries for overflow parking.

Staff Recommendation

Staff understands there are outstanding concerns regarding several aspects of the project but maintains its recommendation to support the proposed rezoning request for PID # 00025800, 87000262, and 00024972 to H-CD (Hotel – Conditional District) with the conditions (as modified per staff recommendation) listed below and recommends the Council adopt the consistency statement below.

It should be noted that the conditions have been modified since 4/21/21 P&Z meeting and will be included with the final ordinance. The applicant has agreed to provide 125 parking spaces for the Lodge project and will provide off-site parking improvements at the Carolina Hotel and their “greenhouse” site on the south side just east of NC 5.

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.

P&Z recommended conditions from 4/21/21 meeting. Changes from applicant's proposed conditions are highlighted.

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55’	Maximum Building Height: 50’	9.2a
2	Setbacks	Front Yard: 40’ min. Side Yard: 20’ min. Side Street Yard: 30’ 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 a
3	Signage	Increase in Allowed Signage Size and Amount by 50% for the North and East side of the building only.	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 85 standard size parking spaces	94 Spaces	Table 9.4(a)
5	Parking	PRCC will provide parking required for the Lodge facility on the subject property. 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 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).		9.4
6	Parking	PRCC, as stated above, will consider construction of a parking structure on the subject 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 subject property are removed/relocated from the subject property excluding the tennis courts west of Carolina Vista, the required lodge parking, quantified above in conjunction with staff, will be reduced by no more than the amount defined in the PDO for the removed/relocated facilities. The new parking area to accommodate the lodge will be reduced from 85 spaces by the amount no longer required.		9.4
7	PRCC and Village of Pinehurst enter into a development agreement for PRCC to provide the required parking spaces per conditions 4, 5, and 6. Development agreement to be approved by the Village prior to issuance of a building permit for the new structure.			
8	Efforts will be made to preserve the two “specimen” trees on either side of the proposed emergency fire access along the west property line.			

TABLE OF APPLICABLE USES

EXISTING PARKING PCC MAIN CAMPUS						
LOCATION	VEHICULAR (with ADA)	SHUTTLES	GOLF CART *	TOTAL	NOTES	
MAIN PARKING LOT	384	0	0	384		
POOL PARKING LOT	136	0	57	193		
TENNIS PARKING LOT	38	0	0	38		
RESORT CLUB	0	0	14	14		
PADGET CENTER	0	0	115	115		
GOLF MAINTENANCE LOT NORTH OF MORGANTON	75	0	0	75		
NW SHUTTLE AND OVERFLOW BUMPERS	61	32	0	93		
RAILROAD LOT SPACES	45	0	0	45		
SUBTOTALS	739	32	186	957		
	OVERALL TOTAL PROVIDED		957			
REMAINING PARKING WITH REMOVAL FOR LODGE AND USGA PROJECTS						
LOCATION	VEHICULAR (with ADA)	SHUTTLES	GOLF CART *	TOTAL	NOTES	
MAIN PARKING LOT	372	0	0	372	12 lost spaces due to Lodge project	
POOL PARKING LOT	136	0	57	193		
TENNIS PARKING LOT	38	0	0	38		
RESORT CLUB	0	0	14	14		
PADGET CENTER	0	0	115	115		
GOLF MAINTENANCE	75	0	0	75		
NW SHUTTLE AND OVERFLOW BUMPERS#	0	0	0	0	93 spaces removed as part of USGA project	
RAILROAD LOT SPACES	45	0	0	45	#Shuttles and drivers not a PDO requirement	
SUBTOTALS REMAINING PARKING WITH REMOVAL FOR LODGE + USGA	666		186	852		
	OVERALL TOTAL PROVIDED		852	105	Spaces removed from the Main Campus as part of the two projects	
REQUIRED PARKING PER PDO*						
USE			PARKING	PARKING NEEDED FOR EXISTING USES	NEW PARKING DEMAND	NOTES
NEW USE						
HOTEL (NEW LODGE)	SLEEPING ROOMS	34 GUEST ROOMS	1 PER SLEEPING ROOM		34	
	BOARDROOM	30 SEATS	1 SPACE PER 4 SEATS		8	note, no shared use has been accounted for...conservative
	BAR	60 SEATS	1 SPACE PER 3 SEATS		20	note, no shared use has been accounted for...conservative
USGA GOLF HOUSE	ADMINISTRATION	8169 SF	1/300 SF		28	28 is PDO required, 50 spaces recommended
	VISITOR CENTER AND MUSEUM	11500 SF	1/300 SF		39	39 is PDO required, 23 spaces recommended (see Kimley Horn analysis)
	TESTING FACILITY	13858 SF	1/300 SF		46	Same staff that is in the Administration line item (F42) work in the Testing Facility (requires condition USGA review)
				SUBTOTAL	175	129
EXISTING USES						
GOLF COURSE	GOLF HOLES	99 HOLES	4/GREEN		396	PDO allows 50% reduction of parking for private golf courses
	DRIVING RANGE	80 TEES	1.0 PER TEE		80	PDO allows 50% reduction of parking for private golf courses
	TEES	99 TEES	1.0 PER TEE		99	PDO allows 50% reduction of parking for private golf courses
	STAFF	250 PERSONS	1 PER PERSON		250	Staff and caddies (ind. contractors)
				SUBTOTAL	825	
						25% parking reduction allowed by PDO for 9 private course, ancillary uses by golfers, and to reflect resort shuttle impact
					-206	
					619	If 25% reduction is applied
ACCESSORY USES						
OUTDOOR SWIMMING POOLS & SPAS		9083 SF	1/75 SF OF WATER AREA		122	

TABLE OF APPLICABLE USES

[illegible]

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.
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 prior to 12/31/2021; 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 issuance of a Certificate of Occupancy for the Lodge; 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 issuance of a Certificate of Occupancy for the Lodge.
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.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
John C. Strickland, Mayor

Attest:

Approved as to Form:

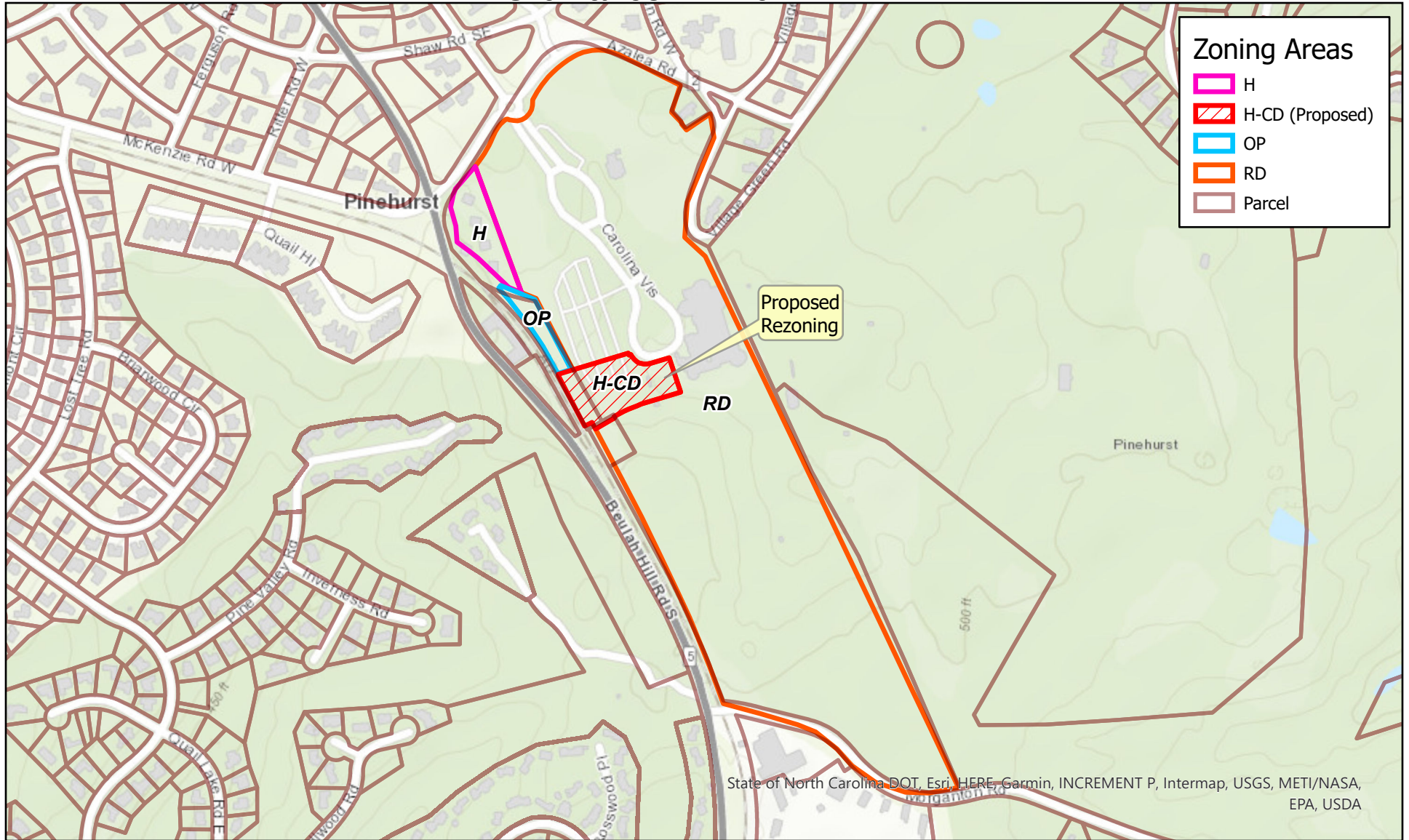
Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney

Applicant/Owner Agreed to as Conditions:

Richard Higginbotham, Resorts of Pinehurst Inc.

DRAFT



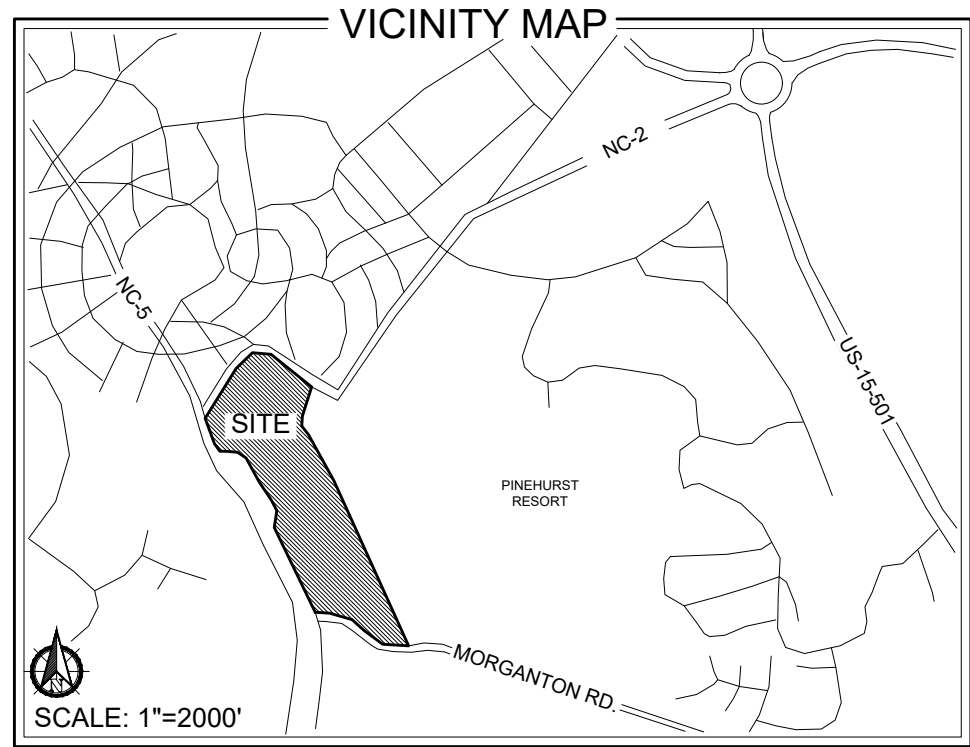
Resort Lodge Conditional Rezoning Request

0 225 450 900 1,350 1,800 Feet

05/2021

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



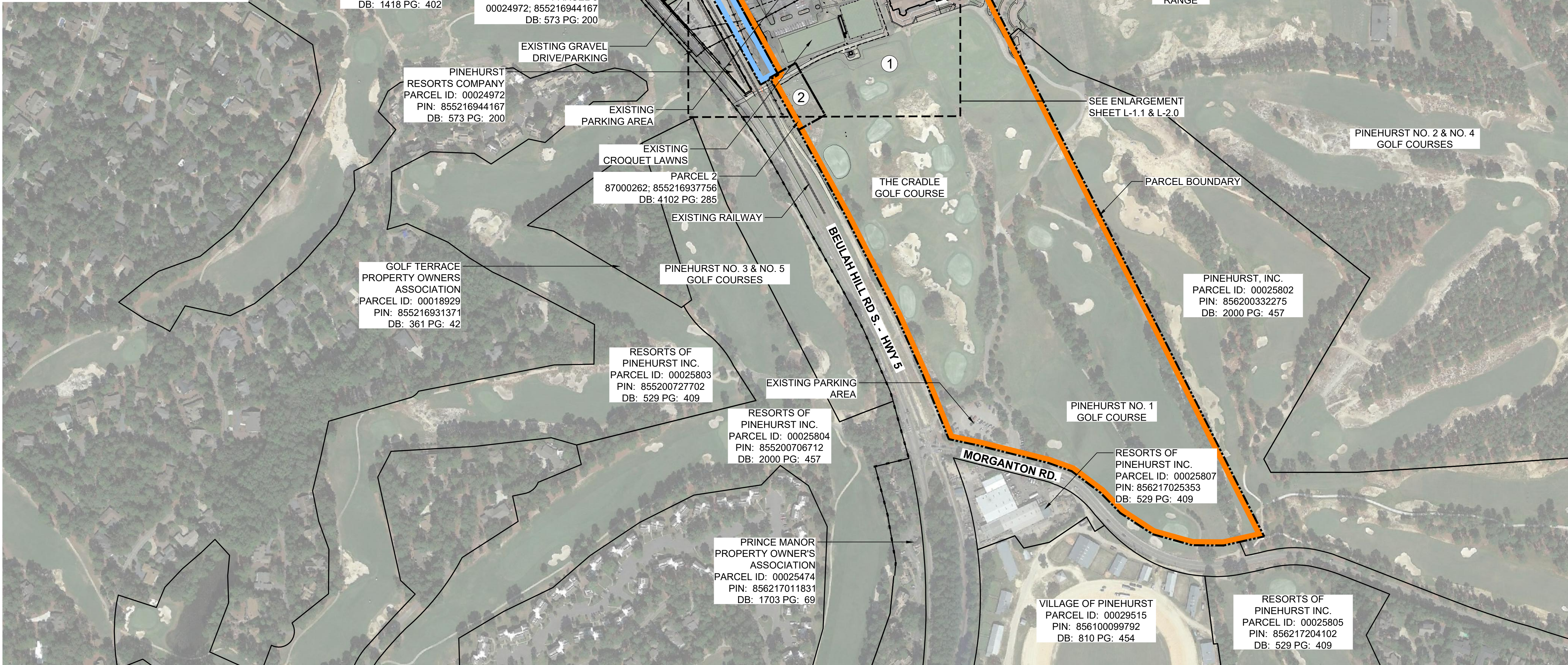


ZONING INFORMATION

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

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: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

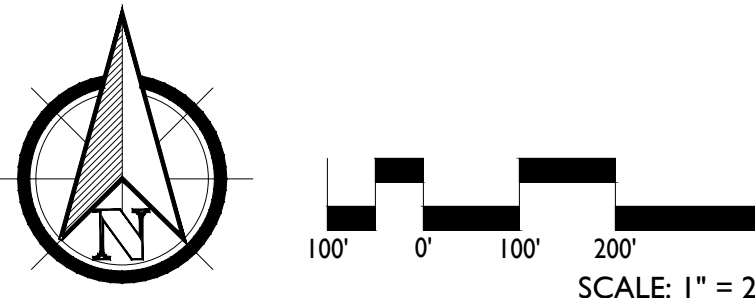
---	= PROPERTY BOUNDARY
---	= EXISTING RIGHT-OF-WAY
---	= EXISTING SANITARY SEWER LINE
•	= EXISTING MANHOLE
---	= EXISTING OVERHEAD POWER LINE
---	= EXISTING UTILITY POLE
---	= EXISTING WATER LINE
•	= EXISTING FIRE HYDRANT
---	= EXISTING STORM DRAIN PIPE
---	= EXISTING STORM DRAIN
---	= EXISTING RAILWAY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

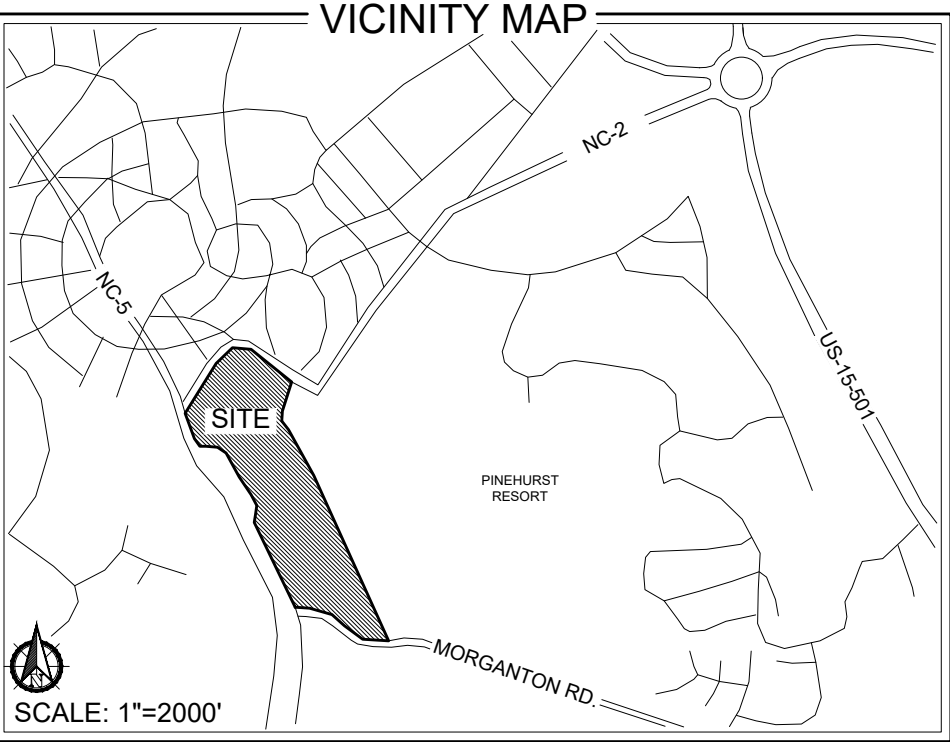
SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

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

CAUTION

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ZONING INFORMATION

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

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TOTAL H-CD ACREAGE:	2.68 AC
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(AREAS OF MINIMAL FLOODING)

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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

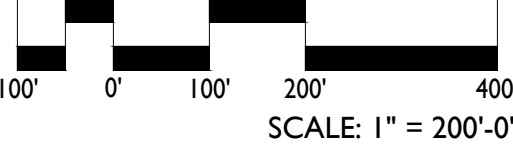
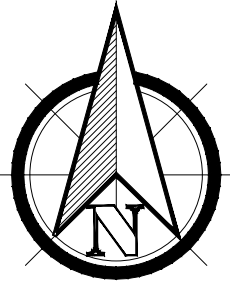
	= PROPERTY BOUNDARY
	= EXISTING RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING MANHOLE
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	= EXISTING STORM DRAIN PIPE
	= EXISTING STORM DRAIN
	= EXISTING RAILWAY
	= EXISTING LIGHT POLE
	= EXISTING PINE TREE
	= EXISTING HARDWOOD TREE

SURVEY PROVIDED BY:
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SURVEY FOR:
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MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

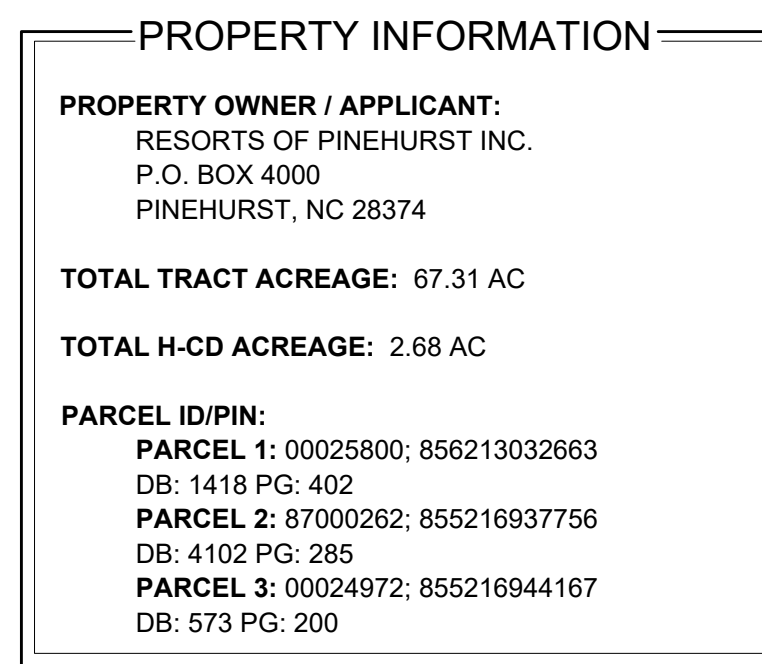
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REVISIONS:





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

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

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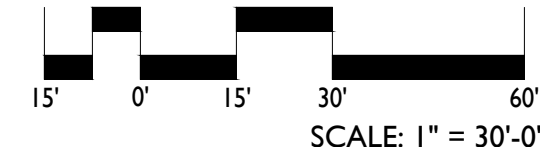
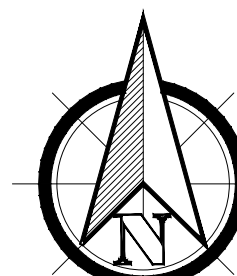
	= PROPERTY BOUNDARY
	= H-CORD BOUNDARY
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR
	= EXISTING RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING MANHOLE
	= EXISTING OVERHEAD POWER LINE
	= EXISTING UTILITY POLE
	= EXISTING WATER LINE
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	= EXISTING STORM DRAIN
	= EXISTING RAILWAY
	= EXISTING LIGHT POLE
	= EXISTING PINE TREE
	= EXISTING HARDWOOD TREE
	= EXISTING SHRUB

SURVEY PROVIDED BY:
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RESORTS OF
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MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
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FEBRUARY 2021

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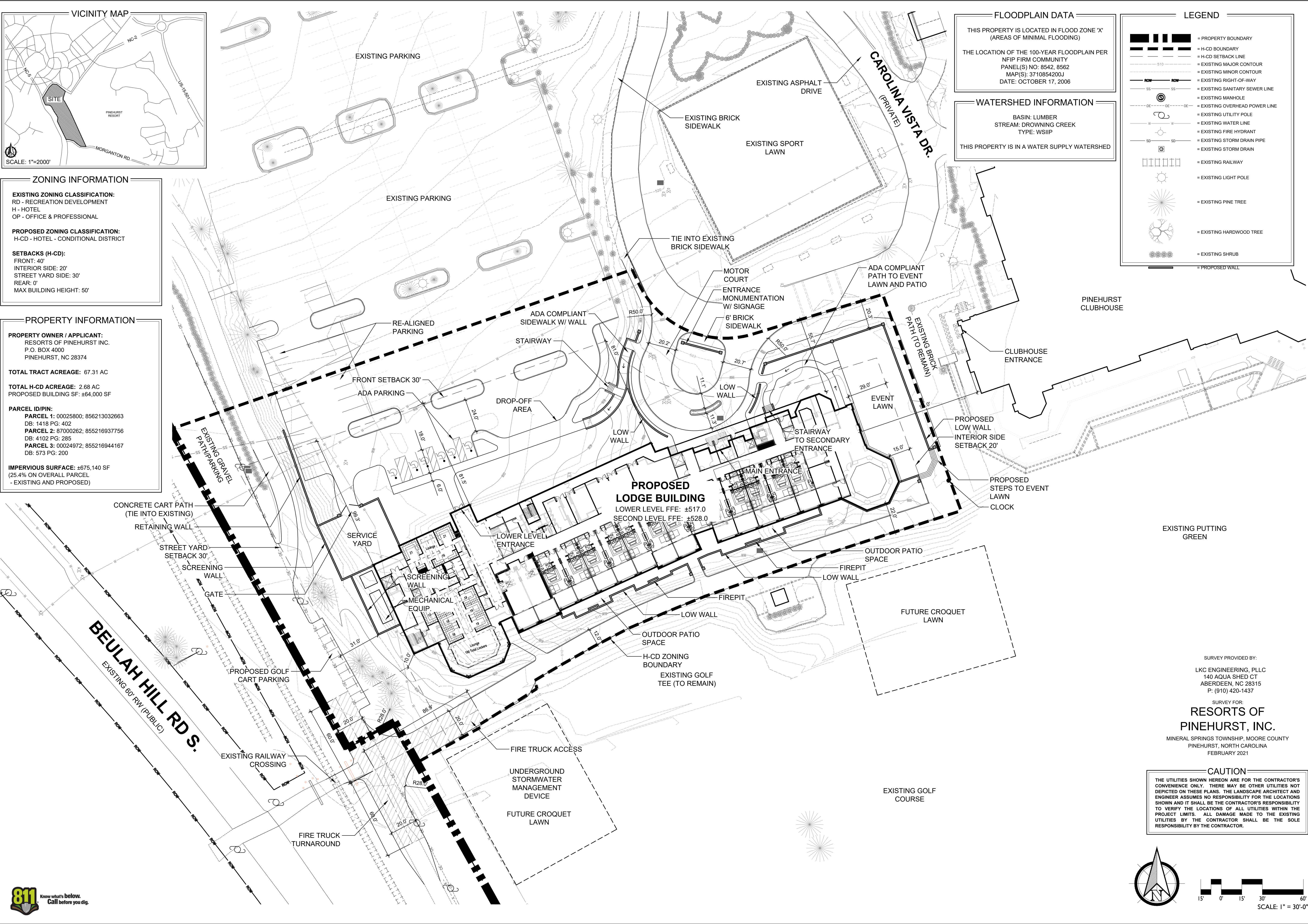
DISCUSSION

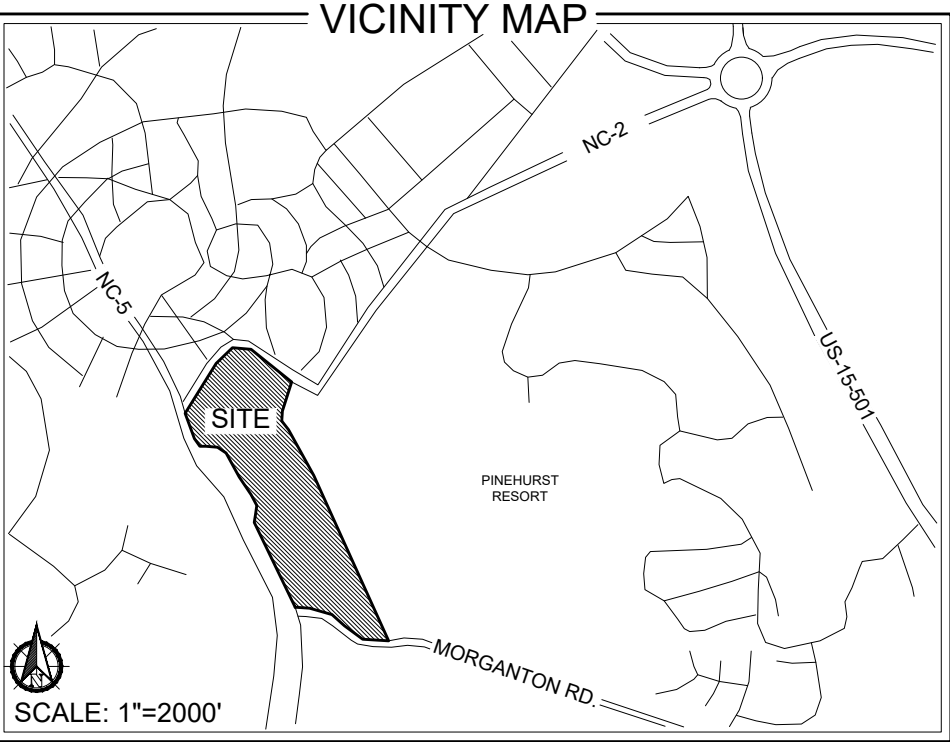
LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS (ENLARGEMENT)

DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KJD21004

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

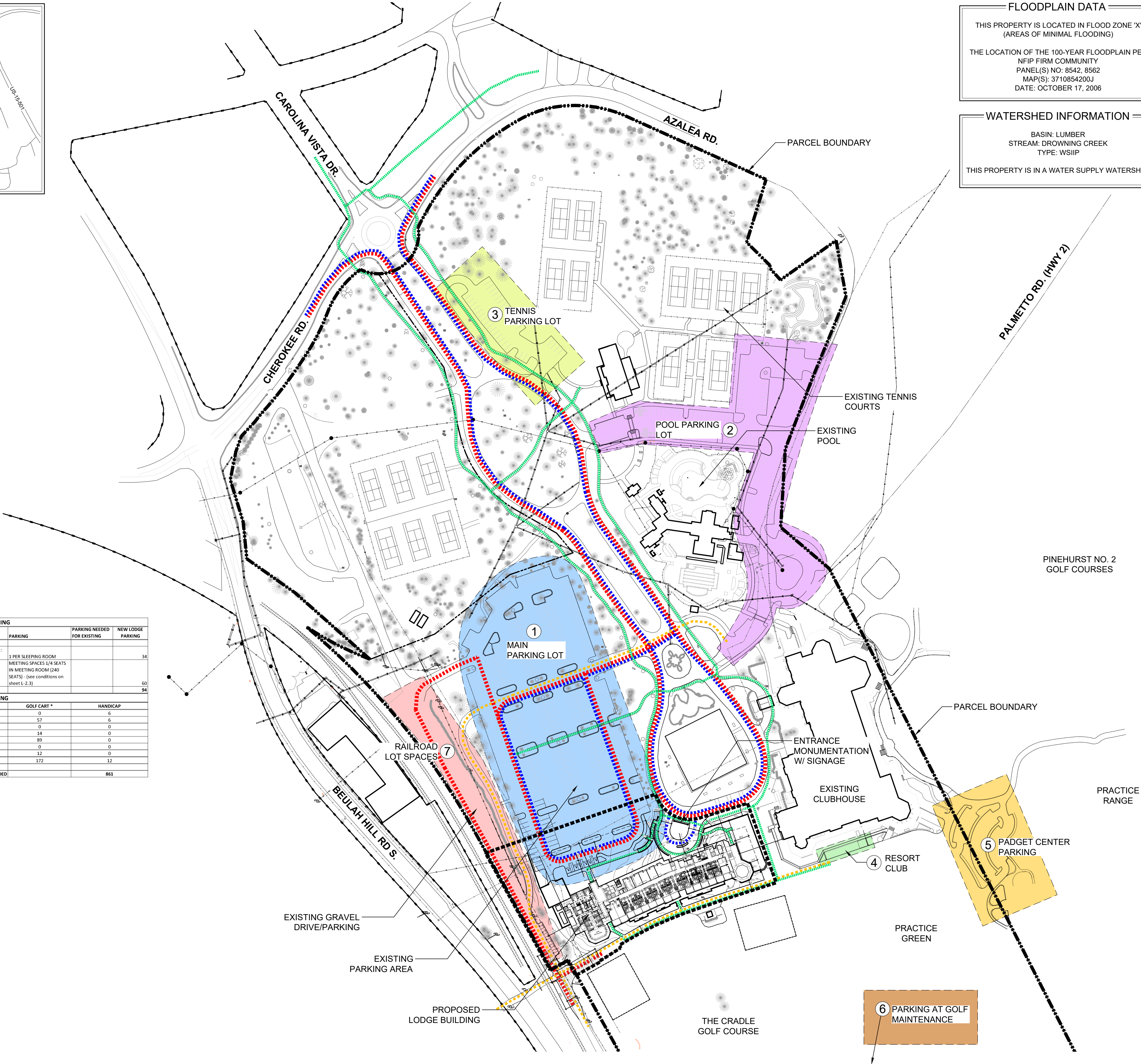
TOTAL H-CD ACREAGE: 2.68 AC
PROPOSED BUILDING SF: ±64,000 SF

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)

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	0	
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	677	172	12	
EXISTING TOTAL PROVIDED				861



FLOODPLAIN DATA

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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: WSIP

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
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- EXISTING STORM DRAIN
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- EXISTING LIGHT POLE
- EXISTING PINE TREE
- EXISTING HARDWOOD TREE

CIRCULATION LEGEND

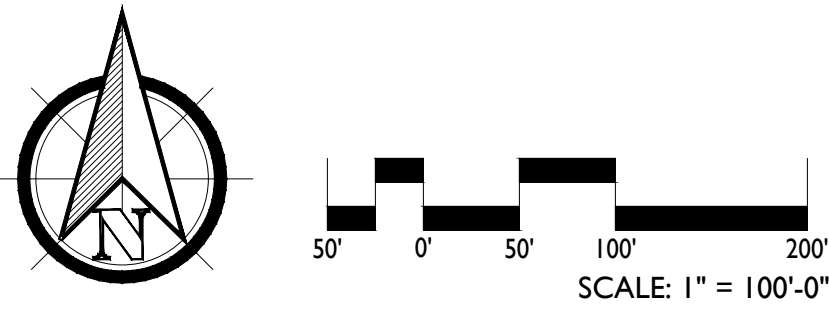
- VEHICULAR CIRCULATION
- EMERGENCY ACCESS
- GOLF CART CIRCULATION
- PEDESTRIAN CIRCULATION

SURVEY PROVIDED BY:
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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:

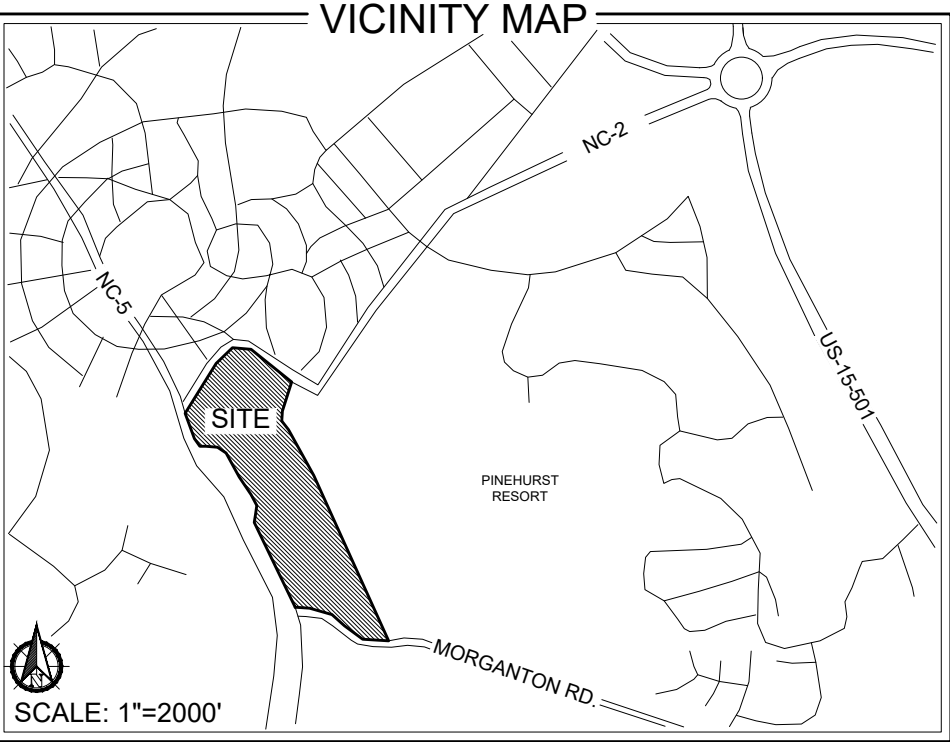
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN

DATE: 04-14-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KJ021004
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'

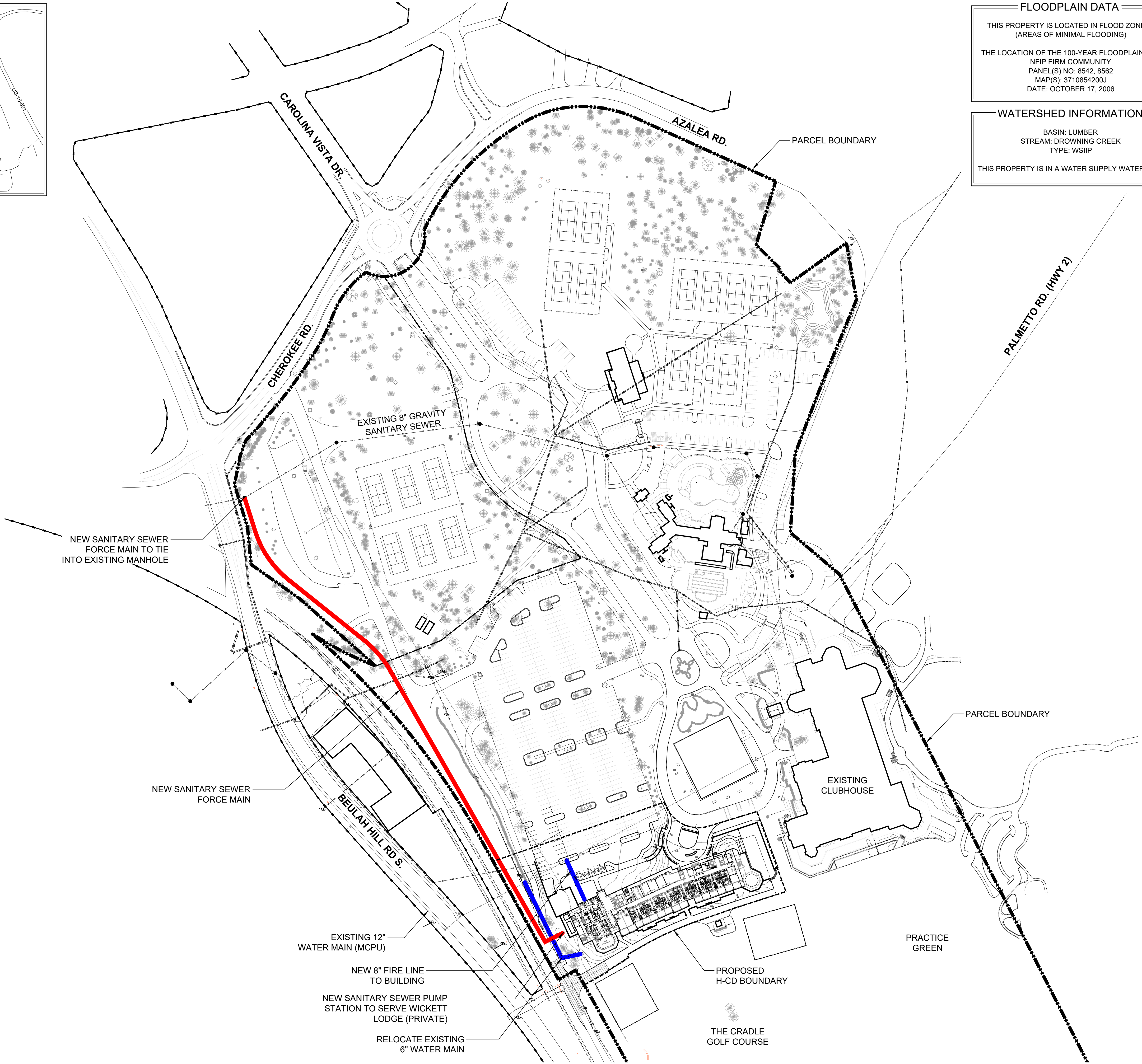
PROPERTY INFORMATION

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P.O. BOX 4000
PINEHURST, NC 28374

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TOTAL H-CD ACREAGE: 2.68 AC

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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

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THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
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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
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- EXISTING STORM DRAIN
- EXISTING RAILWAY
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- EXISTING PINE TREE
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UTILITIES LEGEND

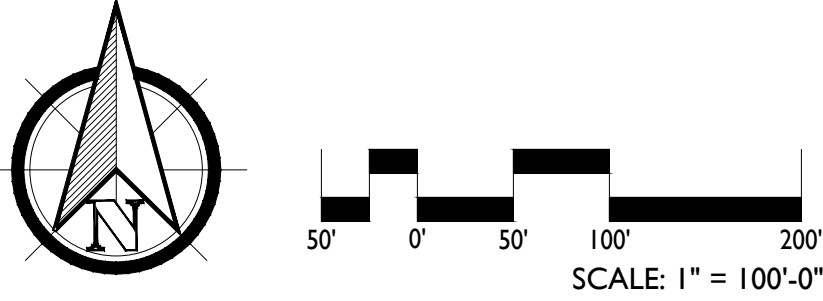
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE

SURVEY PROVIDED BY:
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ABERDEEN, NC 28315
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SURVEY FOR:
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MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
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FEBRUARY 2021

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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 #: KJ021004
SHEET NUMBER#: **L-2.2**



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TYPE: WSIIP

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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.

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.

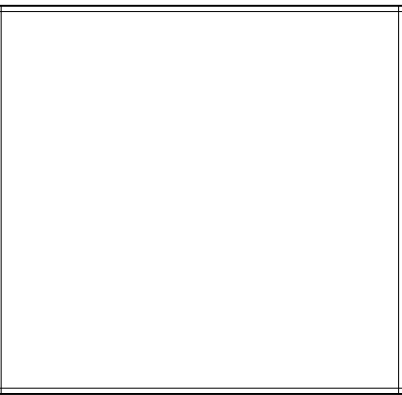
LANDSCAPE ARCHITECTURE

CO
NTZ
JONES
DESIGN

LAND PLANNING | LANDSCAPE ARCHITECTURE



150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
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



**ORDINANCE #21-07
LEGAL DESCRIPTION**

BEING A PORTION OF THE RESORTS OF PINEHURST, INC., LOCATED IN MINERAL SPRINGS TOWNSHIP, PINEHURST, MOORE COUNTY, NORTH CAROLINA, DESCRIBED IN DEED BOOK 1418 PAGE 402 IN THE MOORE COUNTY REGISTRY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING CALCULATED POINT IN THE NORFOLK SOUTHERN EASTERN RIGHT-OF-WAY HAVING THE NORTH CAROLINA GRID COORDINATES: NORTHING 524,038.2650' EASTING 1,859,521.5848'; THENCE THE FOLLOWING NEW CALLS: N 70°55'49" E A DISTANCE OF 358.43' TO A CALCULATED POINT HAVING TH ENORTH CAROLINA GRID COORDINATES: NORTHING 524,155.3706' EASTING 1,859,860.3419'; THENCE S 24°55'40" E A DISTANCE OF 10.64' TO A CALCULATED POINT; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 70.00' A CHORD BEARING OF S 65°57'36" E A CHORD DISTANCE OF 100.18' TO A CALCULATED POINT; THENCE N 73°00'27" E A DISTANCE OF 99.06' TO A CALCULATED POINT; THENCE S 19°53'16" E A DISTANCE OF 168.14' TO A CALCULATED POINT; THENCE S 72°13'05" W A DISTANCE OF 61.21' TO A CALCULATED POINT; THENCE S 72°08'26" W A DISTANCE OF 44.07' TO A CALCULATED POINT; THENCE S 70°47'08" W A DISTANCE OF 92.11' TO A CALCULATED POINT ; THENCE S 67°44'48" W A DISTANCE OF 29.70' TO A CALCULATED POINT; THENCE S 66°47'43" W A DISTANCE OF 30.06' TO A CALCULATED POINT; THENCE S 62°31'47" W A DISTANCE OF 29.11' TO A CALCULATED POINT; THENCE S 60°34'24" W A DISTANCE OF 29.65' TO A CALCULATED POINT; THENCE S 59°21'48" W A DISTANCE OF 20.42' TO A CALCULATED POINT; THENCE S 15°04'04" E A DISTANCE OF 6.19' TO A CALCULATED POINT ; THENCE S 57°42'38" W A DISTANCE OF 22.91' TO A CALCULATED POINT; THENCE S 58°06'13" W A DISTANCE OF 25.74' TO A CALCULATED POINT; THENCE S 06°56'13" W A DISTANCE OF 2.62' TO A CALCULATED POINT; THENCE S 60°59'51" W A DISTANCE OF 54.56' TO A CALCULATED POINT ; THENCE N 29°00'09" W A DISTANCE OF 34.22' TO A CALCULATED POINT; THENCE S 61°02'52" W A DISTANCE OF 39.35' TO A CALCULATED POINT IN THE NORFOLK SOUTHERN EASTERN RIGHT-OF-WAY; THENCE WITH THE "RR" EASTERN RIGHT-OF-WAY N 28°55'54" W A DISTANCE OF 266.40' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.865 ACRES.



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Principal Planner
Darryn Burich, Planning & Inspections Director
Date: April 15, 2021
Subject: Staff Report for the Proposed Conditional District Rezoning 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 recreation facilities (golfing, tennis, pool complex, etc.) and clubhouse with meeting space, restaurant and pro shop.
Proposed Land Use:	Addition of a 34 room lodge with additional associated spaces including lobby, meeting space, flex space, locker room and bar.

Request:

The applicant requests an official zoning map amendment for a 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 use of the area would include the addition of a +/- 64,000 square foot structure including a 34 room lodge, lobby space, physio lab, locker room and bar. The proposed rezoning would only change the existing zoning of the property to a Conditional Zoning District. A General Concept Plan is required as part of a Conditional District rezoning application 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 narrative, is to provide a new facility as part of an 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 lodge would serve as hospitality, service, fitness facilities and locker rooms for the players and their families during these events.

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 to allow for the lodge facility and use as indicated on the submitted material.

Included with this conditional district rezoning request are an application, project narrative, General Concept Plan, circulation plan, existing conditions map, architectural character elevations, renderings, neighborhood meeting summary, trip generation, parking assessment and a biological assessment for red-cockaded woodpecker impacts from the United States Fish and Wildlife Service.

The applicant is asking for the following conditions:

Applicant Conditions Table				
	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55'	Maximum Building Height: 50'	9.2a
2	Setbacks	Front Yard: 40' min. Side Yard: 20' min. Side Street Yard: 30' 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 a
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 73 parking spaces per the Kimley Horn Parking Analysis 4/8/21	94 Spaces	Table 9.4(a)
5	Parking	PRCC will provide 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 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).		9.4
6	Parking	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 73 spaces by the amount no longer required.		9.4

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 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	Single Family Residential, Village Owned Recreation, Sandhills Women's Exchange Office & Professional (Bank)	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 all adjacent property owners. According to the submitted sign in sheet, a total of nine residents attended the neighborhood meeting. Topics or items of concern included stormwater, replacement of croquet lawns, traffic, parking and architecture. Please find the results of that meeting as reported by the applicant including the invitation, sign in sheet and summary.

Building Elevations

The applicant has provided elevations and renderings of the proposed structures. The proposed building is 4 stories tall (rear elevation) and a condition is being requested to allow for a modification of the maximum building height in the Hotel District of 50 feet to allow for up to a 55 foot maximum building height. The applicant states that the design of height of the building is to align it with the elevation of the adjacent, existing clubhouse. Aligning the overall elevation height of the proposed lodge with the clubhouse along with the change in the existing grade contribute to the proposed building exceeding the 50 foot maximum building height. The applicant has provided a detail of the architectural characteristics of the lodge with the submission material.

Due to the proposed project site being located within the LHD, all new construction requires a Certificate of Appropriateness (COA) to be reviewed and issued by the Historic Preservation Commission (HPC). On February 25th, 2021 the Village of Pinehurst HPC, held a public hearing to consider the proposed construction of the Lodge. After hearing testimony and deliberation, the HPC issued a COA for the proposed Lodge.

Setbacks

The proposed setbacks will follow those of the Hotel District with two exceptions. The applicant requests a condition to allow for a reduction of the rear setback to 0 feet and to increase the side street setback to 50 feet. Due to the placement of the proposed building in relation to the property lines, there are no potential issues with these proposed setbacks.

Environmental

This site contains no floodplains, wetlands or active partition cluster or impacts for red-cockaded woodpeckers (RCW) as stated in the submitted letter from the United States Fish and Wildlife Service (USFW). 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. This proposal would increase the impervious area of the +/- 67 acre parcel thus requiring a Special Intensity Allocation (SIA). In accordance with Section 6.2.4 (C) of the PDO, a SIA will be granted if the conditional district rezoning request is approved. Currently there is a balance of +/- 756 acres to allocate in the WS-II Watershed Protection District.

Access

The proposed access to the site will remain as-is with the ingress and egress remaining via the traffic circle at Cherokee Road and Carolina Vista Drive. The access is in keeping with the major thoroughfares providing access to the site and land uses surrounding it. The applicant has submitted a trip generation based on the Institute of Transportation Engineers (ITE) standards. According to the submitted document, the proposed use (using 40 rooms as a conservative estimate) would generate a daily number of 160 trips. Please see the trip generation memo for further information including the peak AM and PM trips. The applicant has also agreed to provide a full Traffic Impact Analysis (TIA) which is in progress.

A motor court area with a drop-off is proposed as depicted on the submitted plans. Pedestrian connectivity is provided by extending the existing brick sidewalk along Carolina Vista connecting to Cherokee Road. The sidewalks provide ADA access to the proposed building and tie into the existing pedestrian system on the property. These sidewalks will be private and be maintained by the property owner.

Parking

Existing parking is provided for the current resort club facilities. Parking on the property is shared throughout the entire campus. No new parking spaces are being proposed to be added at this time but will be provided as part of the overall campus which currently provides approximately 861 overall spaces in 7 different locations as shown on sheet L-2.1 of the applicant's submission set.

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.

The total number of parking spaces required with this proposal per the PDO is 94 spaces. This is based on the 34 guest rooms, space in the meeting rooms which also includes portions of the locker rooms that can be reconfigured for meeting space. 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.

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 per the demand analysis.

The hotel is proposing to temporarily utilize existing parking spaces in the overall campus until such time as new facilities (structure or surface) are provided after the 2024 US Open as described in the proposed Applicant Conditions Table. Immediate parking support can be provided via the Main Parking Lot which contains 360 spaces or via valet that will be offered for other parking locations within the campus.

Staff believes that with the commitment of PRCC to construct the parking facilities shortly thereafter the 2024 US Open Golf Tournament, the parking demands for the hotel use will be satisfied. It should be noted that use of the shared parking facilities should be a relatively short time period given that there will be a short interval between building occupancy and the 2024 US Open.

Signage

A condition is being requested to grant signage to exceed the permitted amount by up to 50% as allowed in Section 6.2.4 (B) of the PDO. Any signage would need to be reviewed with the Historic District Guidelines and a COA be issued. See Section 9.7.1.4 of the PDO and the table below for the sign standards of the Hotel District.

Hotel District Sign Standards					
Type	Maximum Area	With Condition Of 50% Increase	Maximum Height	With Condition Of 50% Increase	Maximum Number
Wall Sign	24 square feet	36 square feet	Shall not extend above roofline of building	N/A	1 per street frontage
Window / Door Signs	20% of gross glass area	30 % of gross glass area	N/A	N/A	1 per street frontage
Awning / Canopy Signs	50% of awning area	75 % of awning area	N/A	N/A	1 per awning
Projecting Suspended Signs	4 square feet per side	6 square feet per side	Shall not extend above roofline	N/A	1 per tenant
Address / Tenant Identification Signs	1 square feet per tenant, owner, location or business in Historic Overlay District	1.5 square feet	10 feet	15 feet	1 per tenant
Wall Directory Signs	2 square feet	3 square feet	N/A	N/A	1 per building entrance
Ground Signs	12 square feet	18 square feet	4 feet	6 feet	1 per street frontage but no more than 2 per lot
Post & Arm Signs	4 square feet per side	6 square feet per side	4 feet	6 feet	1 per tenant
Ground Directory Signs	15 square feet	22.5 square feet	4 feet	6 feet	1 per building entrance

Landscaping

The applicant indicates that all applicable landscaping requirements will be met. The applicant indicates that internal landscaping will be designed to provide separation and views throughout the property. Evergreen screening is also proposed to be provided on the western side of the site next to NC Hwy 5. The utility and service areas are required to be screened and the applicant indicates this will be met by providing evergreen plantings and fences or walls. Any new improvements or modifications to the parking area will also meet the requirements of 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 underground stormwater management devices to manage the post-development stormwater runoff. The proposed approximate location of these areas are indicated on the General Concept Plan near the southwestern portion of the site. Due to a SIA being required, Best Management Practices (BMP's) will be needed to treat the stormwater. Per the Village's Engineering Standards and Specifications Manual (ESSM), the proposed drywells shall be designed such that the post-development runoff does not exceed the pre-development runoff rate for a 10-year storm event. If the rezoning and General Concept Plan are ultimately approved, calculations 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). MCPU have reviewed the General Concept Plan and deemed it be satisfactory at the conceptual stage of review and approval with more details to be worked out during the construction document phase. The conceptual layout of utilities is provided with this submittal.

TRC Review

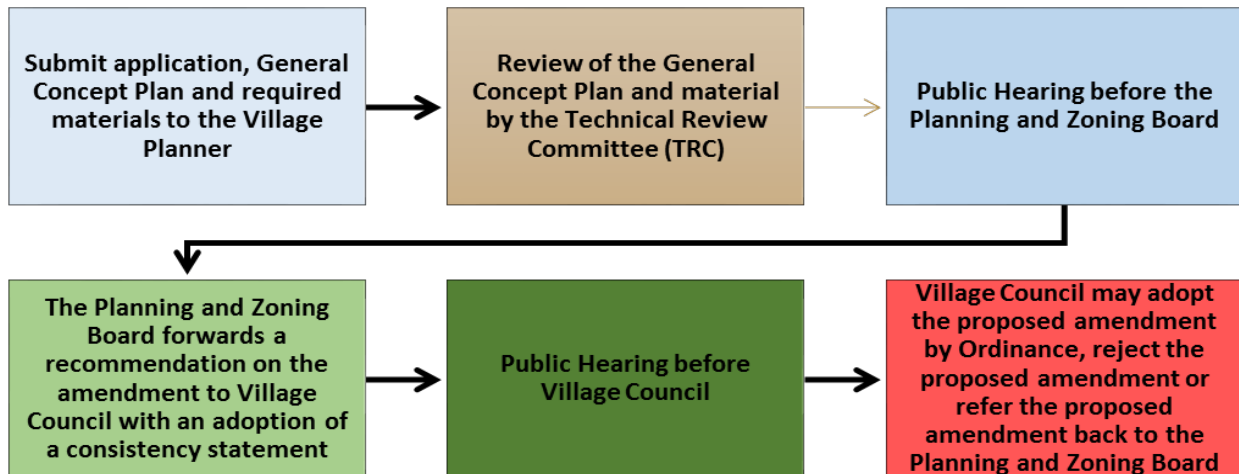
The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. These few items will need to be addressed during review of and prior to approval of construction documents. The TRC is comfortable with the General Concept Plan moving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



Comprehensive Plan Consistency:

Guiding Principle #5: Taking Care of Business in the 2019 Comprehensive Plan states 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 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 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:

Planning staff recommends approval of the rezoning request for PID # 00025800 to H-CD (Hotel – Conditional District) with the conditions listed below and recommends the Board adopt the consistency statement below.

Applicant's Conditions				
	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55'	Maximum Building Height: 50'	9.2a
2	Setbacks	Front Yard: 40' min. Side Yard: 20' min. Side Street Yard: 30' 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 a
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 73 parking spaces per the Kimley Horn Parking Analysis 4/8/21	94 Spaces	Table 9.4(a)
5	Parking	PRCC will provide 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 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).		9.4
6	Parking	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 73 spaces by the amount no longer required.		9.4
Staff Proposed Condition				
7	PRCC and Village of Pinehurst enter into a development agreement for PRCC to provide the required parking spaces per conditions 4, 5, and 6. Development agreement to be approved by the Village prior to issuance of a building permit for the new structure.			

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.

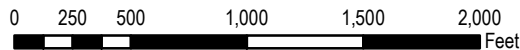
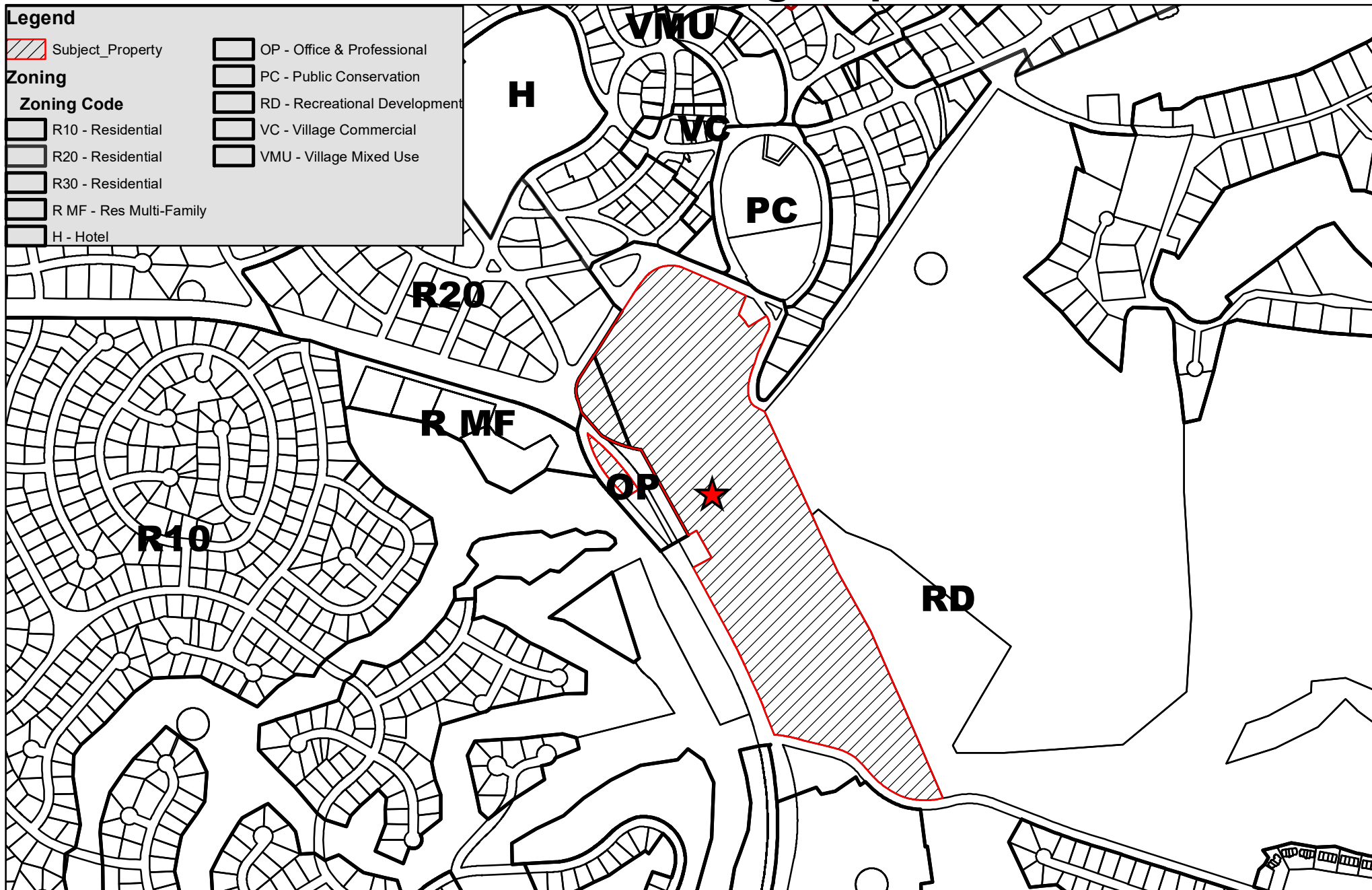
Therefore, this amendment is consistent with the goals of the 2019 Comprehensive Plan and achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Attachments:

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

Area Zoning Map

Legend	
 Subject_Property	 OP - Office & Professional
Zoning	
Zoning Code	
 R10 - Residential	 VC - Village Commercial
 R20 - Residential	 VMU - Village Mixed Use
 R30 - Residential	
 R MF - Res Multi-Family	
 H - Hotel	



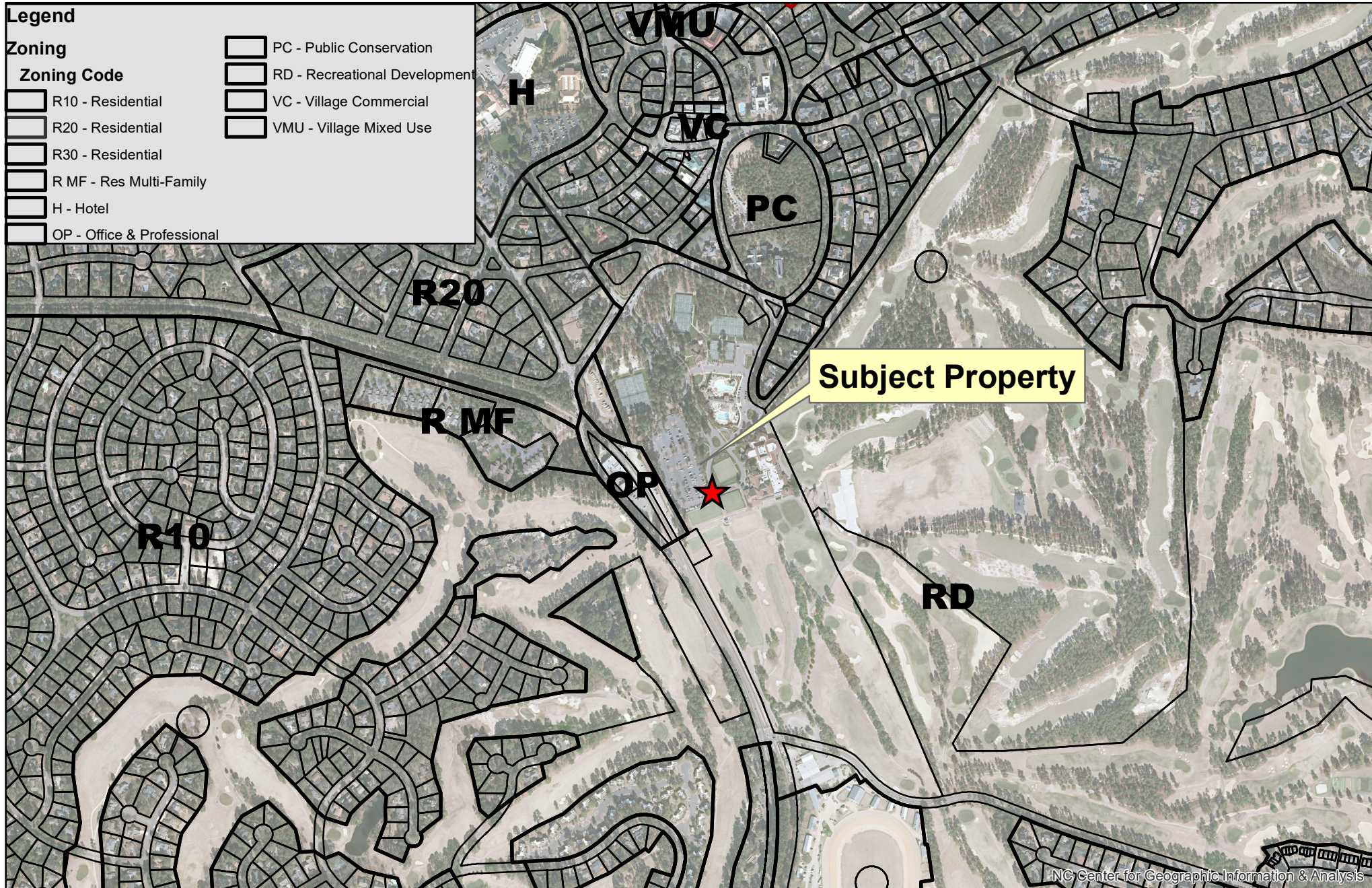
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet). P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd 4/14/2021

Planning and Zoning Board
April 21, 2021 Public Hearing
Resort Lodge Conditional Rezoning Request

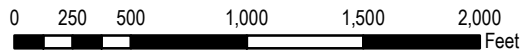


Aerial Map

Legend	
Zoning	
Zoning Code	
R10 - Residential	PC - Public Conservation
R20 - Residential	RD - Recreational Development
R30 - Residential	VC - Village Commercial
R MF - Res Multi-Family	VMU - Village Mixed Use
H - Hotel	
OP - Office & Professional	



NC Center for Geographic Information & Analysis



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P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd
4/14/2021

Planning and Zoning Board April 21, 2021 Public Hearing Resort Lodge Conditional Rezoning Request





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 on Wednesday, April 21, 2021 at 4:00 pm. Members of the Planning and Zoning Board and staff will be participating at Village Hall 395 Magnolia Rd. Pinehurst, North Carolina. The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live, for public viewing/listening and video-recorded for future reference.

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 2.68 acres and a portion of Moore County PID# 00025800. The proposal would zone the property H-CD (Hotel – Conditional District) from RD (Recreation Development District) and OP (Office Professional Development District). The proposed rezoning and associated General Concept Plan would allow for development of a 34 room lodge with meeting space and associated site features. The applicant is Bob Koontz with Koontz Jones Design 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.

ELLIS, CRAIG ALLEN TRUSTEE ELLIS,
MARGARET ANN TRUSTEE
15 BEULAH HILL ROAD NORTH
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

ARTHUR, DION J
15 HERON ST
WRIGHTSVILLE BEACH, NC 28480

PINEHURST RESORTS CO CLUBCORP-
RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST, NC 28374

ORION VENTURE BOA, LLC C/O BANK OF
AMERICA
NC1-001-03-81
CHARLOTTE, NC 28255

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

EGAN, ROBERT J EGAN, AMBER M
5307 SHANNAMARA DR
MATTHEWS, NC 28104

LANDMARK CAPITAL INVESTMENTS LLC
PO BOX 116
ETHER, NC 27247

THOMAS, BRANDON
55 BRADLEY STREET SW
ATLANTA, GA 30312

MURRAY, CHARLOTTE
425 BRIGHTWOOD DR
FAYETTEVILLE, NC 28303-5107

LIVENSPIRE, BRIAN LIVENSPIRE, JANET
425 COLLIER RD
MERCER, PA 16137

BEACON MANAGEMENT CORP
408 BATTLEGROUND AVE
GREENSBORO, NC 27401

MCELLIGOTT, JOSEPH M
PO BOX 3592
PINEHURST, NC 28374

ALPENFELS, ERIC ALPENFELS, ANITA
170 QUAIL RUN
PINEHURST, NC 28374

MCCABE, ANDREW MCCABE, TIMOTHY
6427 VICKERY BLVD
DALLAS, TX 75214

STEVENS, MARK DAVID & SUSAN M
25176 LUMBERTON DR
MILLSBORO, DE 19966

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

BLEWITT, WILLIAM A BLEWITT, JANE S
980 NOKOMIS DRIVE
AKRON, OH 44313

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

HAYNES, JEREMY NICHOLS, ELISABETH
27 HARDWOOD RD
PALMYRA, VA 22963

WILSON, MARK WILSON, DONNA
3916 AMARILLO DR
CONCORD, NC 28027

CATALDO, THOMAS J III CO/TRUSTEE
ROJEK, KAROLINE A CO/TRUSTEE
20 GOLFSIDE DR
SAINT CLAIR, MI 48079

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
7074 MARSH WREN ST
CARLSBAD, CA 92011-3971

KINGSTON, RICHARD T & MARY L
2414 SCHOENERSVILLE RD
BETHLEHEM, PA 18017

ESSICK, MATTHEW C
P O BOX 3111
PINEHURST, NC 28374-3111

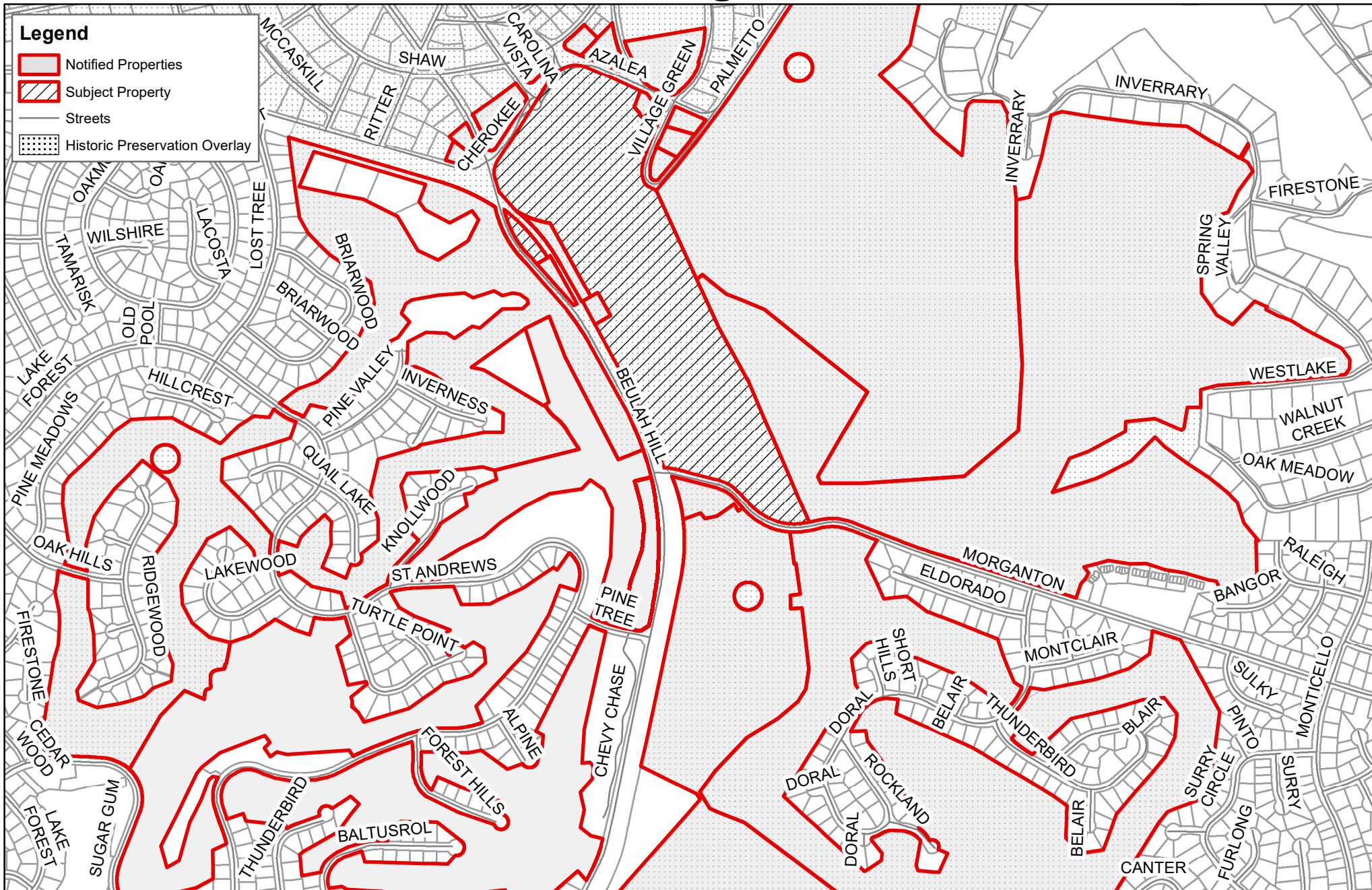
RUSSELL, BARBARA T
PO BOX 3255
PINEHURST, NC 28374

MARSH, ALLISON
PO BOX 4011
PINEHURST, NC 28374

HECKMAN, FREDERICK WILLIAM III
HECKMAN, LYNN ALYSON
596 MELARK DR
CARMEL, IN 46032-2373

BIRON, EVE-LYNE
660 RABASTALIERE E

Public Hearing Notification



0 290 580 1,160 1,740 2,320 Feet

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P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd

4/7/2021

April 21, 2021
Planning and Zoning Board
Special Meeting/Public Hearing
3 Carolina Vista (Resort Lodge)





HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN
APRIL 21, 2021 SPECIAL MEETING**

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

Property Location: 3 Carolina Vista
Parcel ID#’s: 00025800

The Village of Pinehurst Planning and Zoning Board finds that:

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

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.

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** of the conditional rezoning from RD (Recreation Development District) to H-CD (Hotel – Conditional District) with conditions.



Applicant's Conditions				
	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55'	Maximum Building Height: 50'	9.2a
2	Setbacks	Front Yard: 40' min. Side Yard: 20' min. Side Street Yard: 30' 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 a
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 73 parking spaces per the Kimley Horn Parking Analysis 4/8/21	94 Spaces	Table 9.4(a)
5	Parking	PRCC will provide 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 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).		9.4
6	Parking	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 73 spaces by the amount no longer required.		9.4
Staff Proposed Condition				
7	PRCC and Village of Pinehurst enter into a development agreement for PRCC to provide the required parking spaces per conditions 4, 5, and 6. Development agreement to be approved by the Village prior to issuance of a building permit for the new structure.			



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

Jill Lazusky
Interim Clerk to the Planning and Zoning Board

Cc: Darryn Burich
Alex Cameron
Jill Lazusky



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN
APRIL 21, 2021 SPECIAL MEETING**

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

Property Location: Address TBD Carolina Vista
Parcel ID#’s: 00025800

The Village of Pinehurst Planning and Zoning Board finds that:

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

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.

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** of the conditional rezoning from RD (Recreation Development District) to H-CD (Hotel – Conditional District) with the following conditions.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55’	Maximum Building Height: 50’	9.2a
2	Setbacks	Front Yard: 40’ min. Side Yard: 20’ min. Side Street Yard: 30’ 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 a
3	Signage	Increase in Allowed Signage Size and Amount by 50% for the North and East side of the building only.	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 85 standard size parking spaces	94 Spaces	Table 9.4(a)
5	Parking	PRCC will provide parking required for the Lodge facility on the subject property. 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 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).		9.4
6	Parking	PRCC, as stated above, will consider construction of a parking structure on the subject 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 subject property are removed/relocated from the subject property excluding the tennis courts west of Carolina Vista, the required lodge parking, quantified above in conjunction with staff, will be reduced by no more than the amount defined in the PDO for the removed/relocated facilities. The new parking area to accommodate the lodge will be reduced from 85 spaces by the amount no longer required.		9.4
7	PRCC and Village of Pinehurst enter into a development agreement for PRCC to provide the required parking spaces per conditions 4, 5, and 6. Development agreement to be approved by the Village prior to issuance of a building permit for the new structure.			
8	Efforts will be made to preserve the two “specimen” trees on either side of the proposed emergency fire access along the west property line.			

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

This is the 29th day of April, 2021

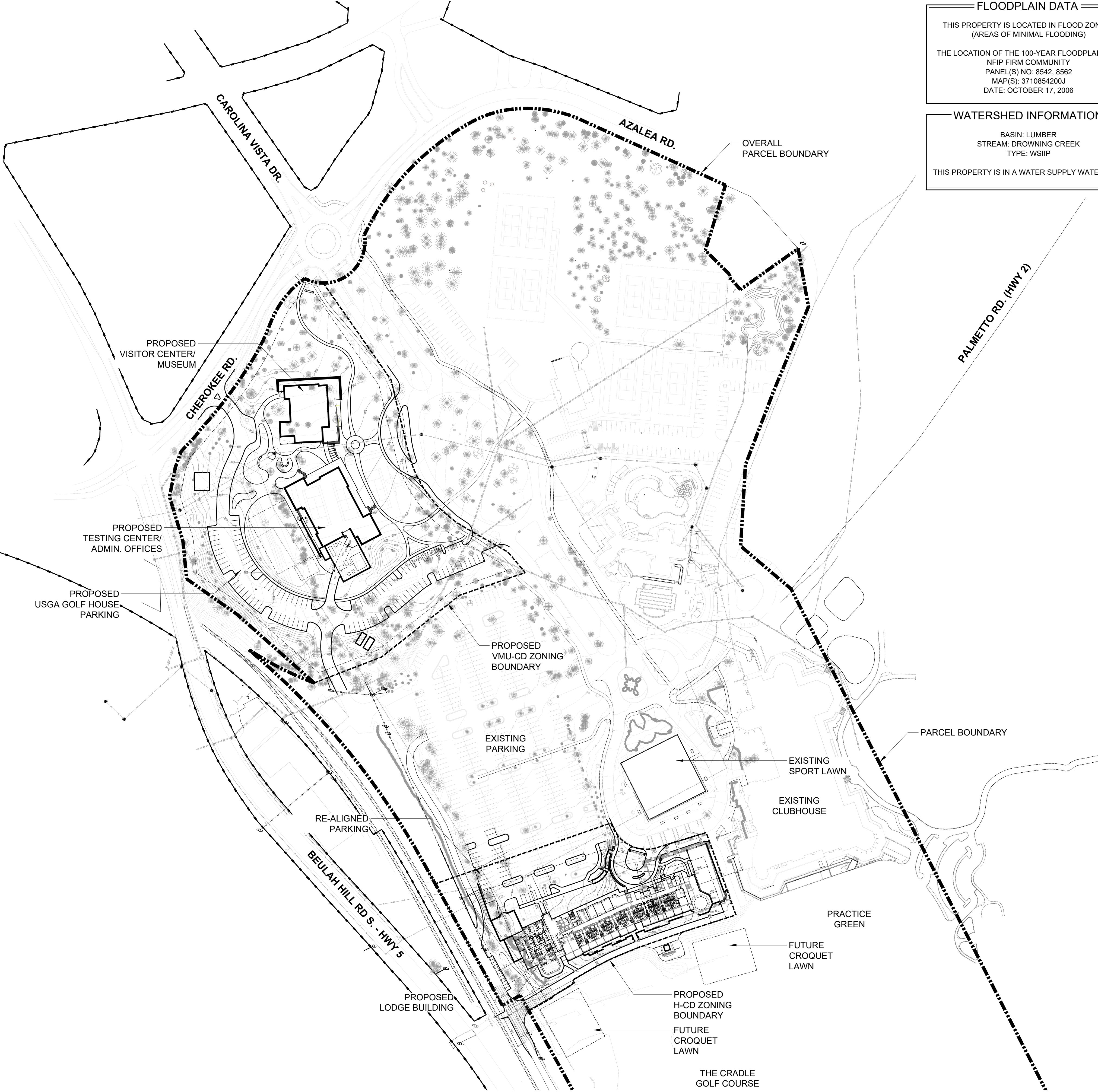
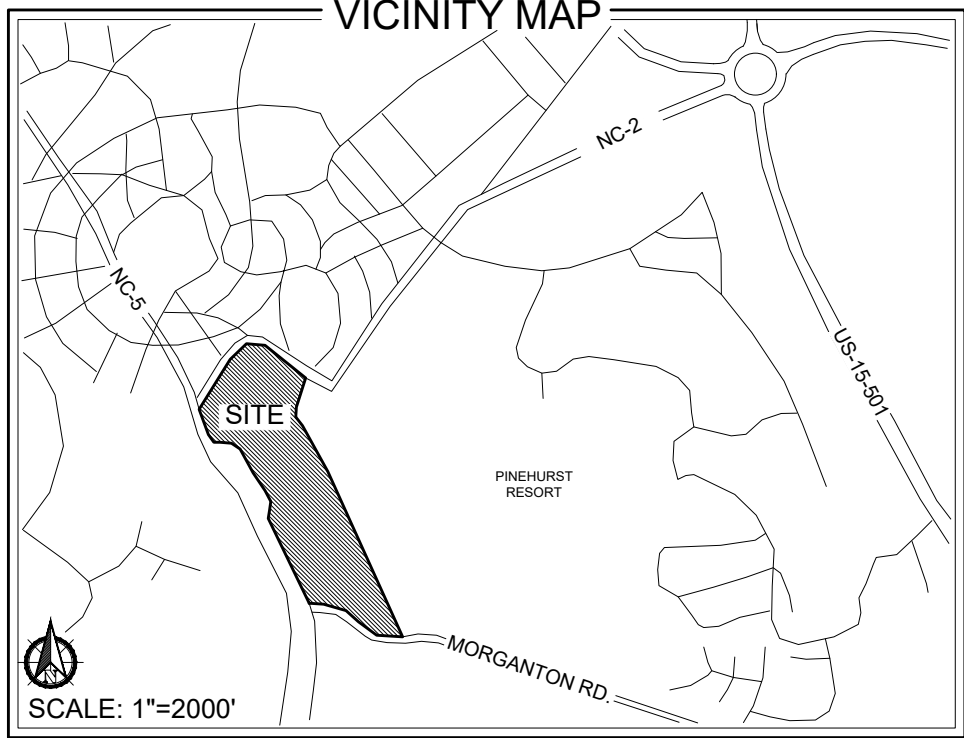
Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

4/29/2021
DATE

Jill Lazusky
Interim Clerk to the Planning and Zoning Board

Cc: Darryn Burich
Alex Cameron
Jill Lazusky



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

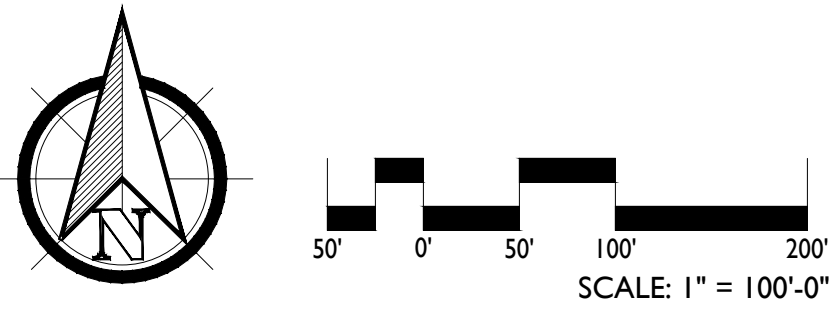
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	= VMU-CD BOUNDARY
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR
	= EXISTING RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING MANHOLE
	= EXISTING FENCE LINE
	= EXISTING LIGHT POLE
	= EXISTING WATER LINE
	= EXISTING FIRE HYDRANT
	= EXISTING STORM DRAIN PIPE
	= EXISTING ELECTRICAL VAULT
	= EXISTING RAILWAY
	= EXISTING IRRIGATION VALVE
	= EXISTING PINE TREE
	= EXISTING HARDWOOD TREE
	= EXISTING SHRUB

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

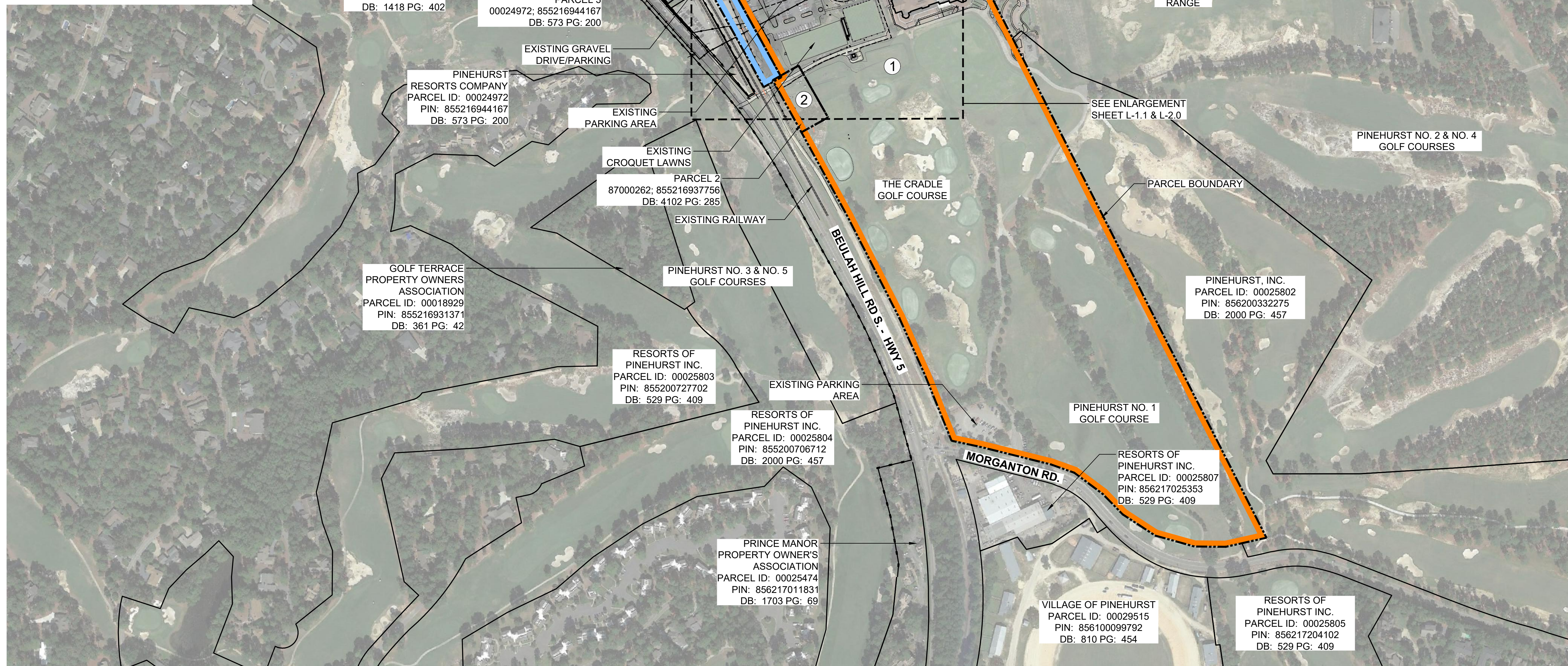
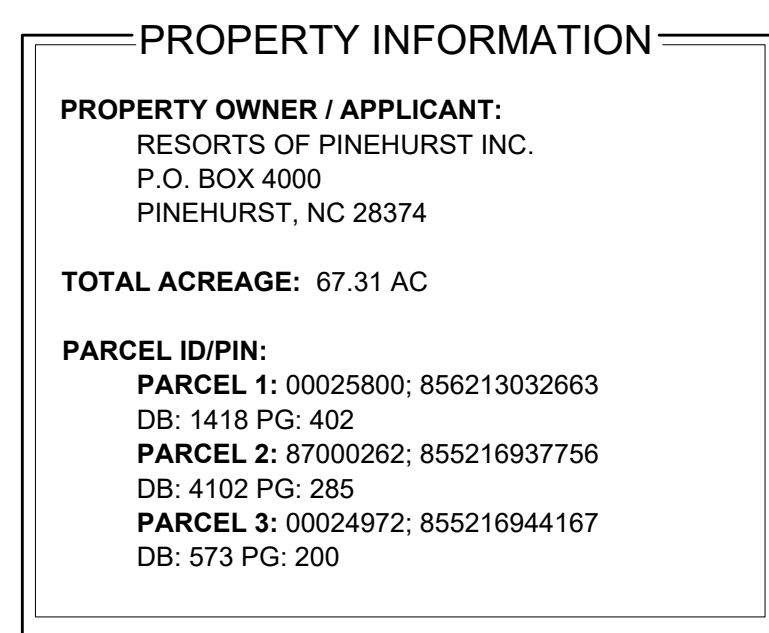
SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

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.



REVISIONS:



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

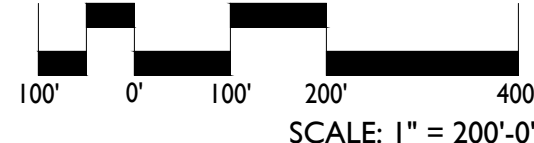
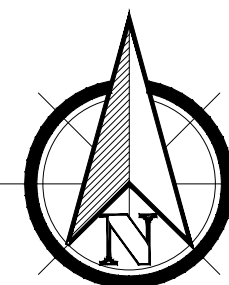
-  = PROPERTY BOUNDARY
-  = EXISTING RIGHT-OF-WAY
-  = EXISTING SANITARY SEWER LINE
-  = EXISTING MANHOLE
-  = EXISTING OVERHEAD POWER LINE
-  = EXISTING UTILITY POLE
-  = EXISTING WATER LINE
-  = EXISTING FIRE HYDRANT
-  = EXISTING STORM DRAIN PIPE
-  = EXISTING STORM DRAIN
-  = EXISTING RAILWAY
-  = 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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KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

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



REVISIONS:

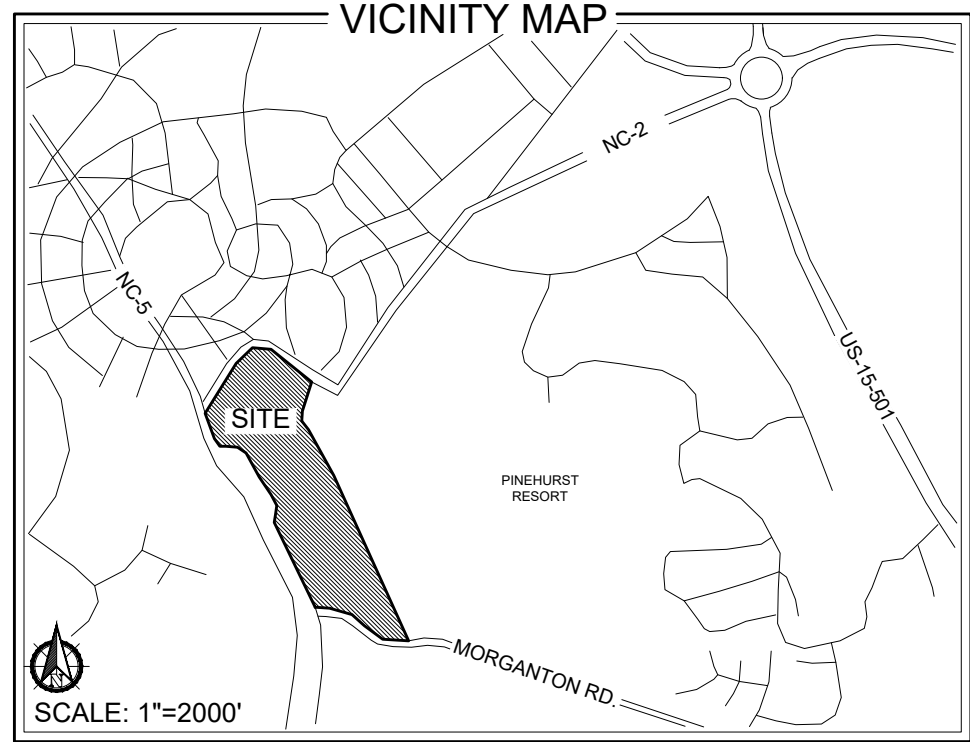
LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 200'-0"
PROJECT #: KJD21004

SHEET NUMBER:
1-10





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

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THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

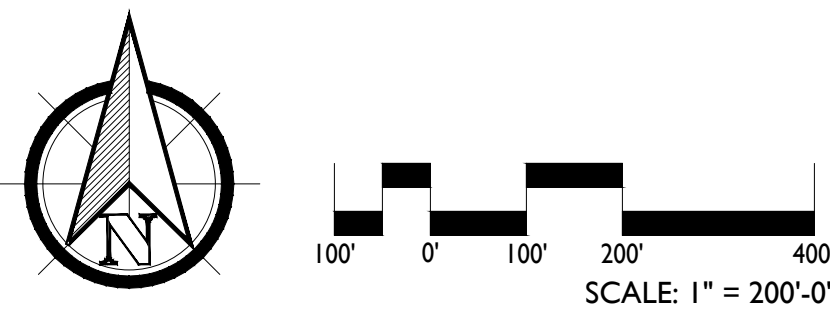
	= PROPERTY BOUNDARY
	= EXISTING RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING MANHOLE
	= EXISTING OVERHEAD POWER LINE
	= EXISTING UTILITY POLE
	= EXISTING WATER LINE
	= EXISTING FIRE HYDRANT
	= EXISTING STORM DRAIN PIPE
	= EXISTING STORM DRAIN
	= EXISTING RAILWAY
	= EXISTING LIGHT POLE
	=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

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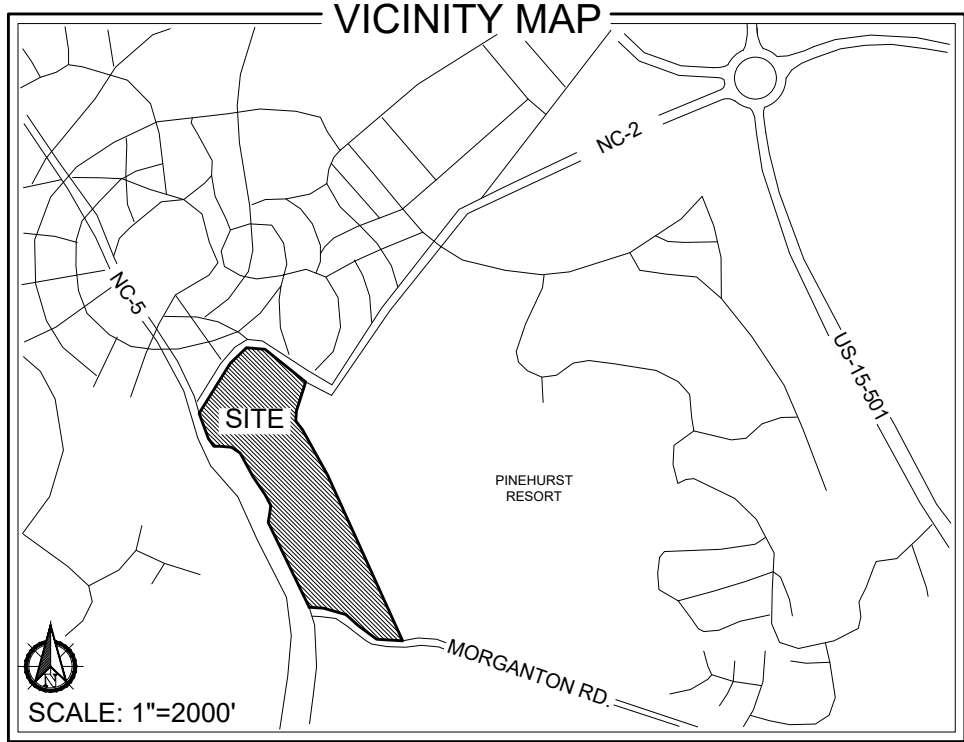
SURVEY FOR:
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MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

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REVISIONS:



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)

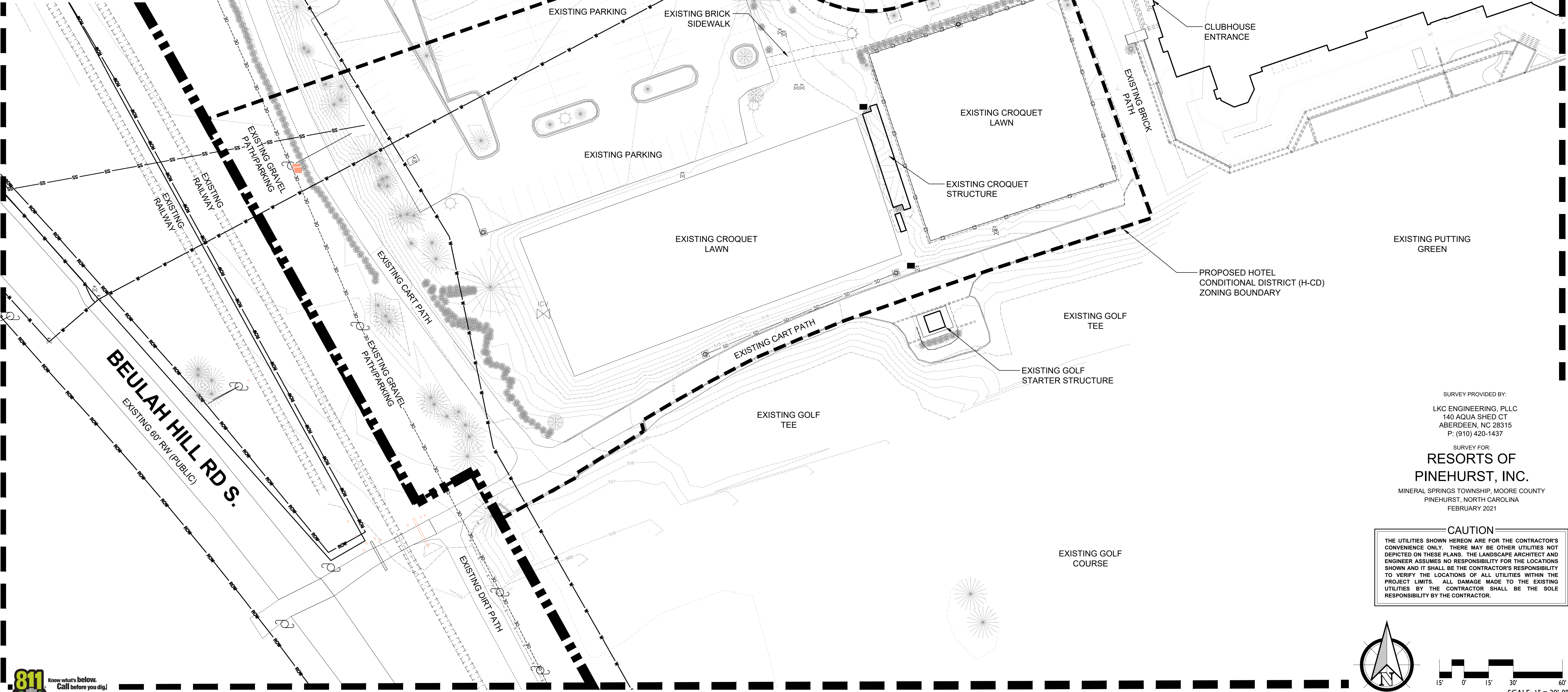
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

- LEGEND**
- PROPERTY BOUNDARY
 - H-CD BOUNDARY
 - 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

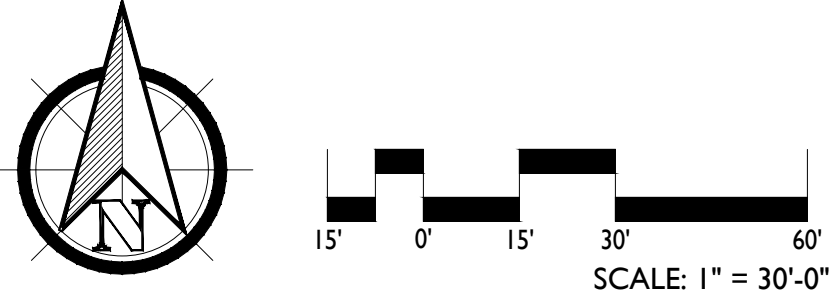


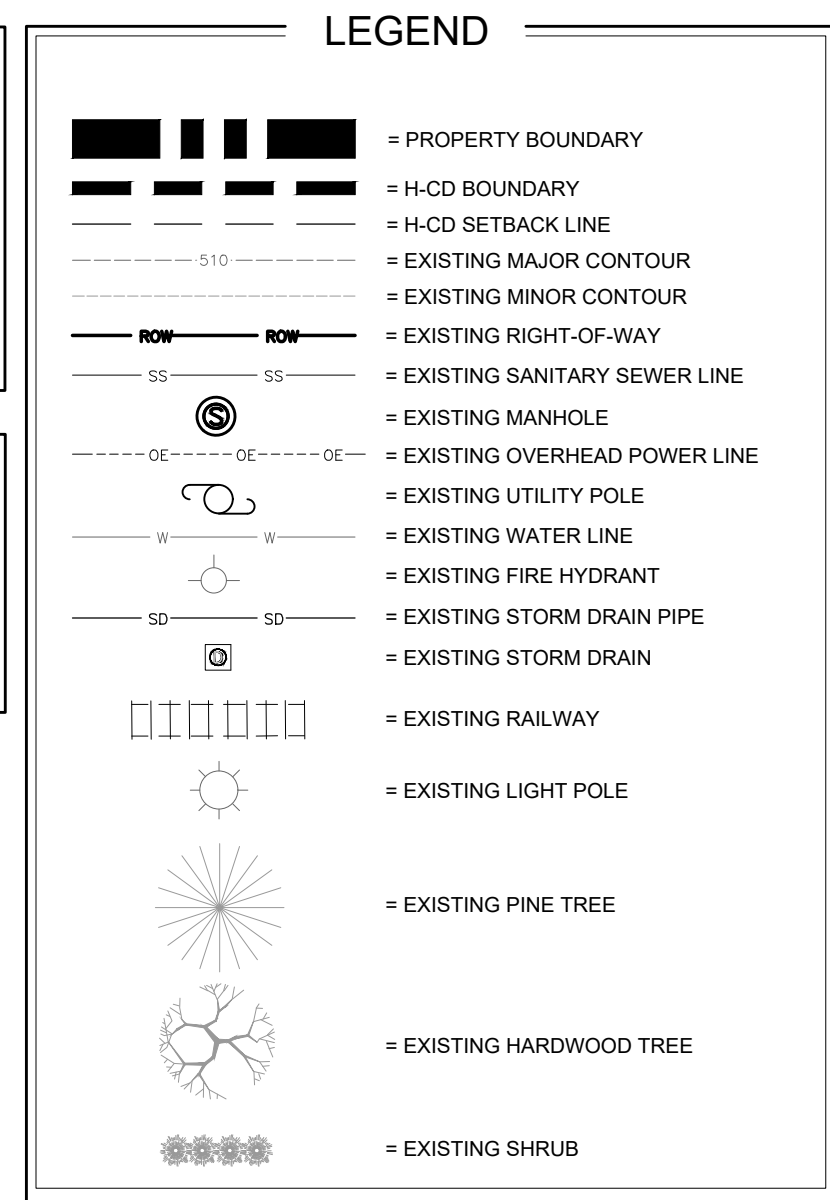
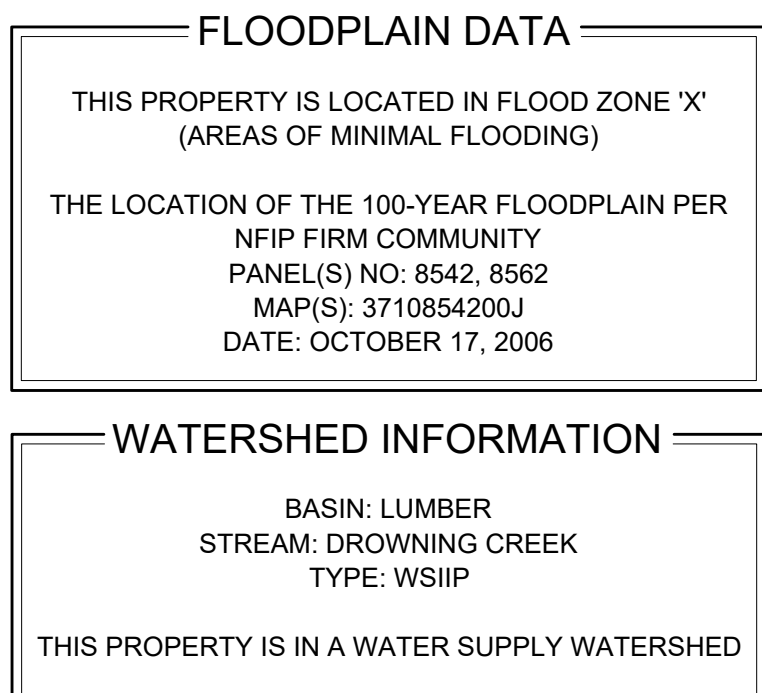
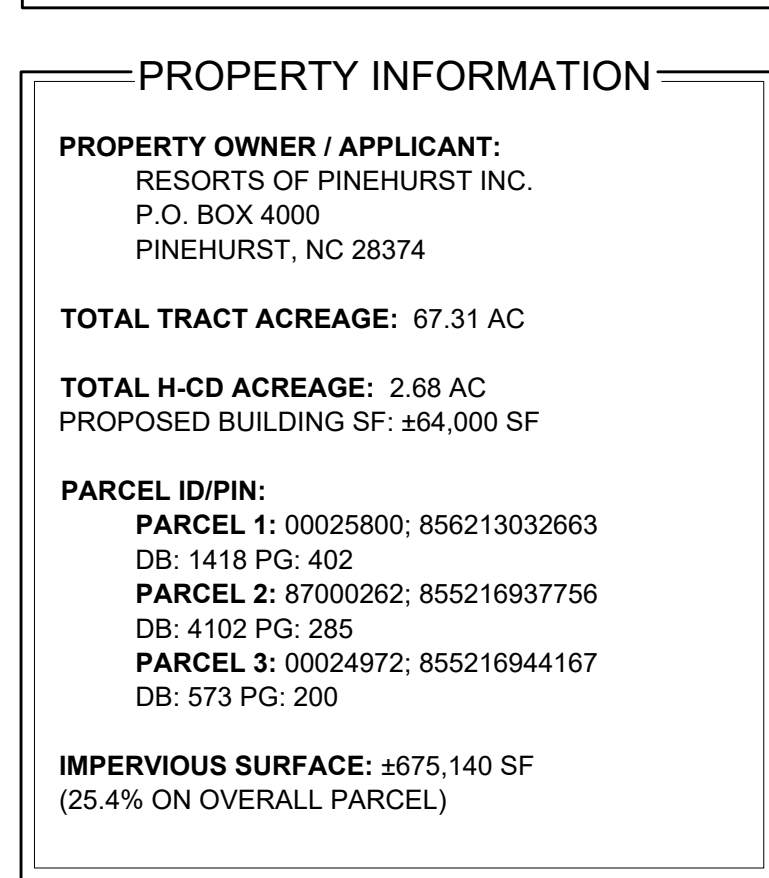
SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

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

CAUTION

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KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE



150 S. PAGE STREET
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REVISIONS:	
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LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 200'-0"
PROJECT #: KID21004

SHEET NUMBER#:
L-2.0

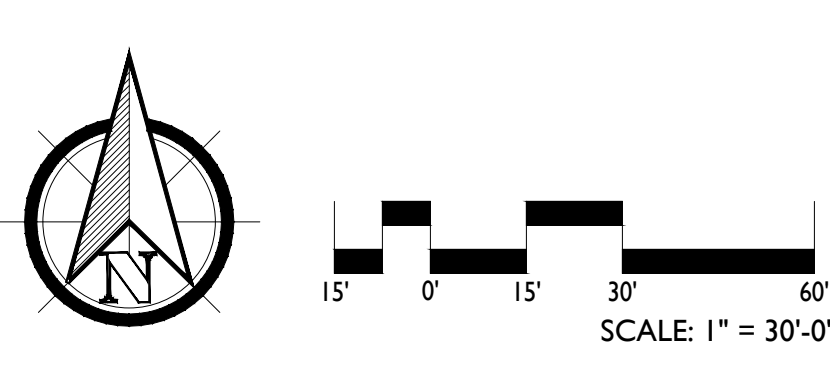
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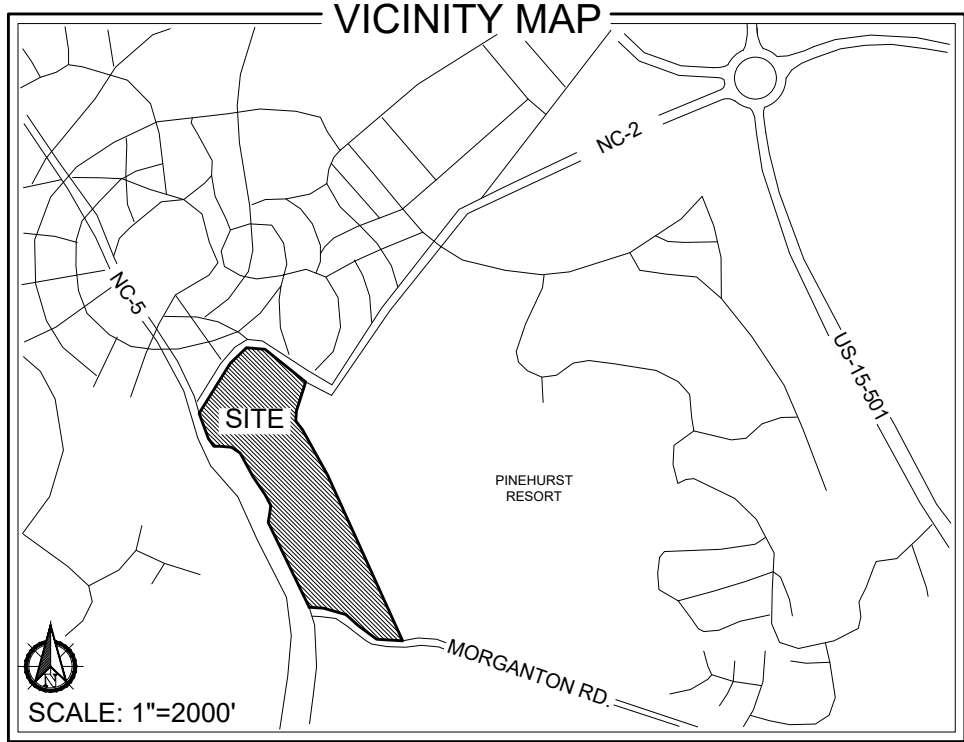
SURVEY FOR:
**RESORTS OF
PINEHURST, INC.**

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

CAUTION

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ZONING INFORMATION

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

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

PROPOSED SETBACKS (H-CD):
FRONT: 40'
INTERIOR SIDE: 20'
STREET YARD SIDE: 20'
REAR: 0'

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)

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
EXISTING PARKING				
LOCATION	TOTAL	GOLF CART *	HANDICAP	
1. MAIN PARKING LOT	364	0	6	
2. POOL PARKING LOT	136	0	0	
3. TENNIS PARKING LOT	38	0	0	
4. RESORT CLUB	0	14	0	
5. PADGET CENTER	0	89	0	
6. GOLF MAINTENANCE	54	0	0	
7. RAILROAD LOT SPACES	45	12	0	
SUBTOTALS	677	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: WSIP

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
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 - = EXISTING STORM DRAIN
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 - = EXISTING LIGHT POLE
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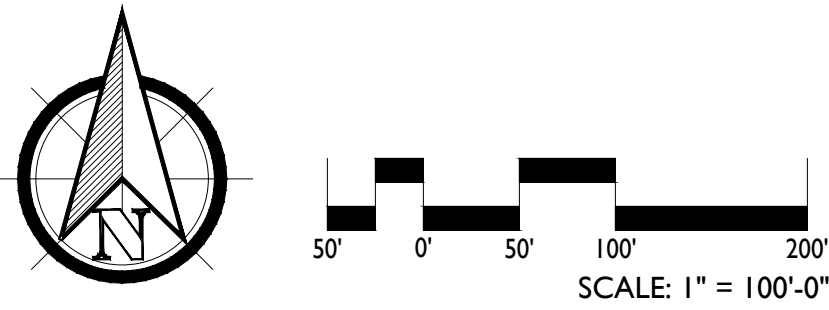
- CIRCULATION LEGEND**
- = VEHICULAR CIRCULATION
 - = EMERGENCY ACCESS
 - = GOLF CART CIRCULATION
 - = PEDESTRIAN CIRCULATION

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

CAUTION

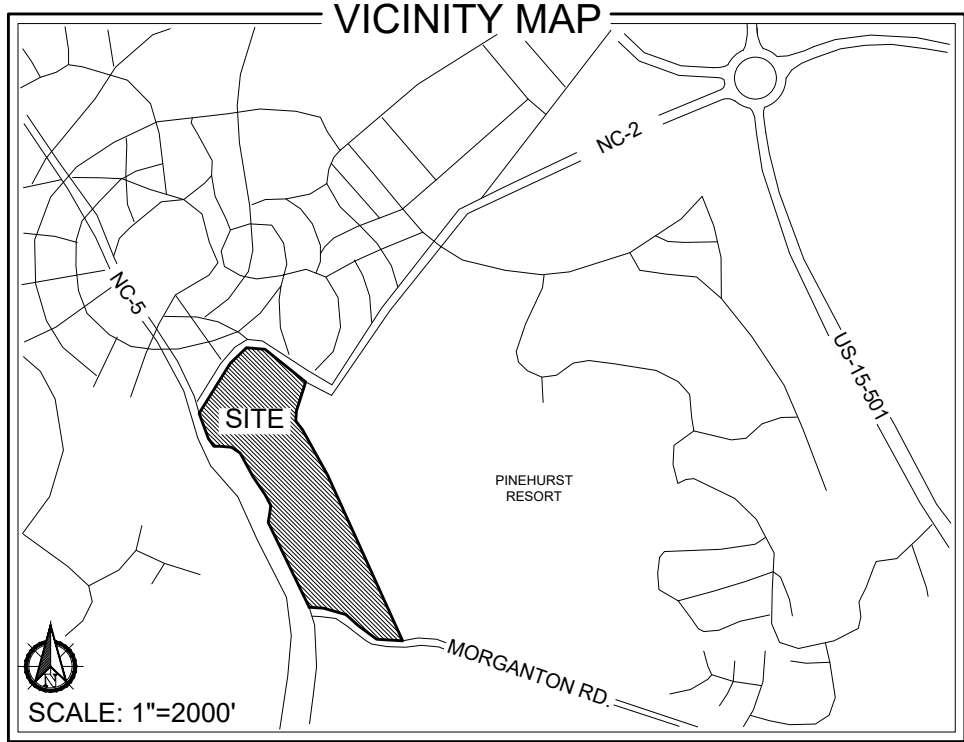
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REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN



ZONING INFORMATION

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PARCEL 1: RD - RECREATION DEVELOPMENT
H - HOTEL
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PARCEL 3: OP - OFFICE & PROFESSIONAL

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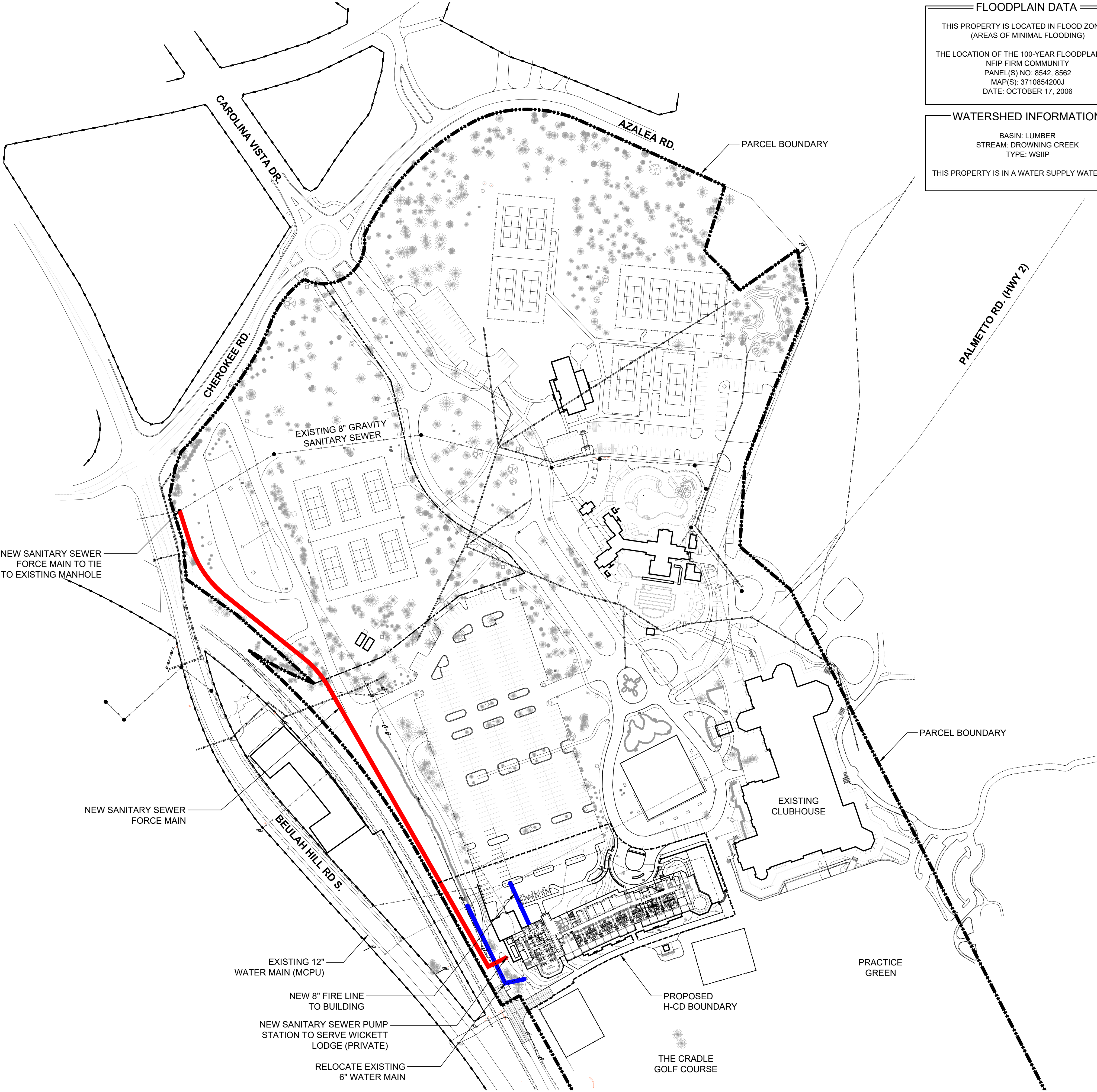
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DB: 573 PG: 200

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PANEL(S) NO: 8542, 8562
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DATE: OCTOBER 17, 2006

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UTILITIES LEGEND

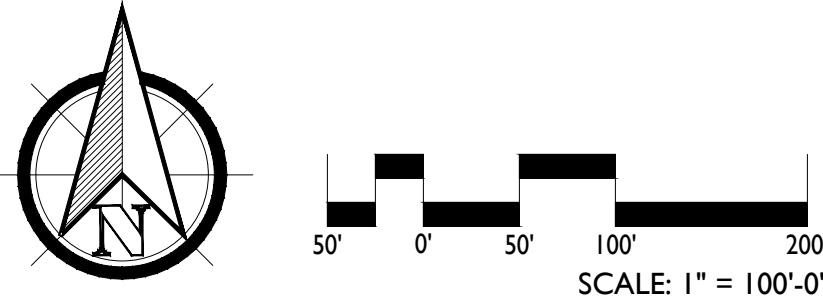
- = PROPOSED SEWER FORCE MAIN
- = PROPOSED WATER LINE

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

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PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

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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 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.

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55'	Maximum Building Height: 50'	9.2a
2	Setbacks	Front Yard: 40' min. Side Yard: 20' min. Side Street Yard: 30' 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 a
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 73 parking spaces per the Kimley Horn Parking Analysis 4/8/21	94 Spaces	Table 9.4(a)
5	Parking	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).		
	Parking	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 seventy-three (73) spaces by the amount no longer required.		

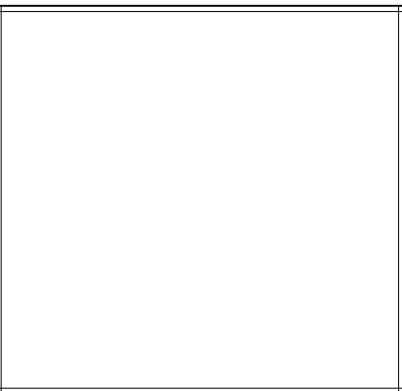
- A. REQUIRED SNIA TO ALLOW IMPERVIOUS SURFACE EXCEEDING 24% IS REQUESTED. IMPERVIOUS SURFACE FOR ENTIRE PARCEL WILL EXCEED 24% WITH CONSTRUCTION OF THE LODGE AND ASSOCIATED PARKING.
- B. PROPOSED PARKING CONDITIONS FOR THE LODGE AT PINEHURST
- 1. PARKING AREAS**
- a)EXISTING PARKING IS PROVIDED FOR 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 SEVENTY-THREE (73) 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.



LAND PLANNING | LANDSCAPE ARCHITECTURE

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REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

PROJECT DESIGN AND CONDITIONS

DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1"=100'-0"
PROJECT #: KJ021004
SHEET NUMBER#:
L-2.3



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	TBD Carolina Vista
City, State, Zip Code	Village of Pinehurst, NC 28374
Parcel ID #	00025800, 87000262, and 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
Street Address	150 S Page Street
City, State, Zip Code	Southern Pines, NC 28387
Mobile Phone #	
Other Phone #	910-684-8487
Email	bkoontz@koontzjones.com

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)

General Information

☐ Rezoning ☒ Conditional District Rezoning			
Project Description	Conditional rezoning of the Pinehurst Resort and Country Club area to a Hotel - Conditional District to allow for a new Guestroom Hotel on the property.		
Current Zoning District			
Proposed Zoning District	H-CD		
Reason for Rezoning Request	Modify current zoning classifications to allow for the hotel use.		
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	+/- 67.31
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 attached 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)	
Other Information			

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)

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: 2/5/2021

PINEHURST RESORT AND COUNTRY CLUB CONDITIONAL DISTRICT NARRATIVE AND CONDITIONS

The Pinehurst Resort and Country Club (PRCC) is an especially important piece of the Village of Pinehurst. PRCC is seeking to expand their resort guestroom offerings, to meet demand, though the construction of a new 34 room lodge building located near the existing clubhouse with views overlooking The Cradle golf course. This new facility is also being constructed as part of PRCC's commitment to the United States Golf Association (USGA) to bring the 2024 United States Open Golf Championship and future USGA championship events to the Village of Pinehurst. USGA championships stimulate local economic activity and provide the Village with opportunities to showcase the community to the world. During these championship events, the Lodge will serve as hospitality, service, fitness facilities, and locker rooms for the players and their families.

The Lodge will also provide the resort and Village with an iconic building that reflects the rich history and tradition of the community. Current zoning on the property is comprised of three (3) zoning classifications. Recreational Development (RD), Office & Professional (OP), and Hotel (H) uses exist on the site but are confined to specific areas of the property. The proposed Hotel Conditional District (H-CD) will relocate the existing hotel use to a new location on the approximate 2.68-acre site. The H-CD zoned area will comprise approximately 2.68 acres and permit the construction of the proposed lodge. Development of the Lodge at Pinehurst will occur in a single-phase of construction. Development will follow the Hotel (H) District Design Standards as described in Chapter 9 of the Pinehurst Development Ordinance (PDO) with a few minor deviations to the setback requirements which will be described in this document and associated plan materials. The following materials are included with this request and provide all information regarding the proposed development as required by the PDO:

- Application for Rezoning
- Conditional District Narrative
- General Concept Plan
- Proposed architectural character elevations
- Circulation Plan
- Existing conditions map and aerial
- Property survey
- Environmental Site Assessment
- Traffic Generation Analysis
- Neighborhood Meeting Report

This Conditional District request is intended to accommodate the existing uses on the property and apply the zoning classification to the specific area of the property designated for the Lodge facility as indicated on the submission drawings. The Lodge will share parking and amenity facilities with the rest of the parcel. This request is consistent with the existing zoning and meets many of the goals of the Comprehensive Long-Range Village Plan (CLRP). Development of the lodge will preserve and enhance the general character of resort and this area of the Village, while fitting in with the surrounding properties and greater community.



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 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 is provided throughout the resort property. Brick sidewalks leading to all entrances of the Lodge at Pinehurst will connect to the greater resort pedestrian circulation system and implement the same or similar materials as the existing sidewalk areas.
- 2) Sidewalks connections along Carolina Vista connecting to Cherokee Road will remain to connect to the wider Village of Pinehurst and The Carolina Hotel.
- 3) Pedestrian circulation routes are included in the Circulation Plan on sheet L-2.1.
- 4) 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. Parking on the property is shared throughout the entire campus.
- 2) 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.
- 3) 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.

- 4) 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.
- 5) 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).
- 6) 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 seventy-three (73) spaces by the amount no longer required.
- 7) 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.

C. Streets and Access

- 1) Access to the site will be provided from the existing site drive from the roundabout on Cherokee Road. Access is also provided from Village Green Road near the pool and tennis facilities on the northeastern corner of the property.
- 2) For the most part, the existing roadways and parking areas on the property will be utilized for access to the lodge building. A vehicular small drop off will be provided at the main entrance to the lodge along Carolina Vista.
- 3) Access throughout the site will be provided through connected parking areas and shared driveways throughout the development.
- 4) 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 an additional study of traffic in the area near the proposed conditional district.
- 5) Vehicular circulation routes are included in the Circulation Plan on sheet L-2.1 and include 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 on adjacent property boundaries where necessary and required by the Town's PDO. However, internal screening between uses will be designed as necessary to provide separation and views throughout the property.

Properties owned by PRCC that are adjacent to the proposed Lodge will not require landscape buffers.

- 3) Evergreen screening will be provided on the western side of the Lodge building toward Highway 5. Service areas will be screened with evergreen plantings and fences or walls to adequately screen the facilities.
- 4) New improvements and modifications to the existing parking lot will be planted per the requirements of Section 9.5.1.4 of the PDO to provide adequate shade for parking fields.
- 5) 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.
- 6) No state champion trees are located on the site.

E. Buffers/Setbacks

- 1) Based on the unique location of the proposed Lodge, setbacks on the property will be modified from the Hotel (H) District dimensional standards prescribed in Section 9.2 of the PDO. Due to the location of the Lodge building on the PRCC property, it is appropriate to modify the existing requirements. As a condition of the Conditional District the rear yard setback adjoining the Cradle golf course would be reduced to 0'. Setbacks for the Hotel District and the proposed setbacks are as follows:

Hotel District Setbacks

Front Yard = 40' min.
Side Yard = 20' min.
Side Street Yard = 20' min.
Rear Yard = 30'

Conditional District Setbacks

Front Yard = 40' min.
Side Yard = 20' min.
Side Street Yard = 20' min.
Rear Yard = 0'

- 2) Setbacks are shown on the General Concept Plan on sheet L-2.0 of the submittal package.

F. Stormwater

- 1) Stormwater management best practices will be applied as necessary and required to control and treat stormwater runoff for the project. Stormwater will be controlled and treated for the total new impervious surface created by the Lodge building and site improvements.
- 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) The property falls within a WS-II, balance of watershed, which permits only 24% impervious surface on the site. Development of this site will require the Village Council to permit additional impervious surface through a Special Non-residential Intensity Allocation (SNIA). This permit will allow for the site to develop up to 70% impervious surface on the entirety of the parcel. The current projected impervious surface totals 25.4%. By approving the Conditional Zoning District included in this application, the applicant requests that the SNIA be granted.
- 5) More compact development with higher impervious surface totals in this area is consistent with the goals of the CLRP.

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 and connect to the fire riser into the building mechanical room. 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. Architectural Character

- 1) A copy of the approved Historic Preservation Commission (HPC) package is included with this application.
- 2) The opportunity to design a new building adjacent to the historic Pinehurst Clubhouse and on the southern axis from the Carolina Hotel requires a thoughtful placement of forms and details that enhance the story of Pinehurst and reflects its rich heritage through the details that create an authentic experience.
- 3) The concept for the Lodge is formed with the notion of many great buildings at Pinehurst where over time were expanded and transformed into a composition of tasteful forms with proper scale and balance. The vision for the Lodge was that of a Main house that perhaps over time transformed itself into a larger home and then a lodge for the golf patron of Pinehurst. This Main house serves as the social lobby for the lodge with panoramic vistas over the Cradle. The transformation or organic growth gives us the ability to see the story unfold into a golf lodge and into the world class destination for major golf events.
- 4) The proposed design is inspired by the architectural style and massing of the wonderful resort hotels and buildings found throughout the nearby Pinehurst Village Center. The evolution of the design would require organic placements of building masses that might have evolved over time, with each one telling its own part of the overall story. With a composition of massing, "hyphens" and varying roof lines, the design creates a thoughtful interaction of forms and shadows that engage the eye and create a proper scale of walls, roof and details. Undulating hip roofs and ridge lines will also soften the manner in which the forms meet the sky and blend into the landscape.
- 5) The Main house's initial form creates a major scale and presence along the arrival drive with a curated arrival driveway and intimate porte-cochere.
- 6) In the design's evolution the building begins its expansion to the west with the lobby and arrival addition. From there a guestroom wing expands and is connected with a small

“hyphen” that separates the two forms and rooflines. Each form is carefully placed and steps gently with the site’s terraced greens. The final massing of the composition reflects the addition of the conference wing and lockers rooms.

- 7) Detailing for the lodge is inspired by a lineage of the grand buildings at Pinehurst.
 - The Carolina Hotel for its classical parti, terraces and its grand presence.
 - The Holly Inn for its roof lines, human scale, chimneys, and organic evolution.
 - The Pinehurst Clubhouse for its presence on the landscape, use of arcades and its pedestal-like brick base.
- 8) Characteristics of the Lodge at Pinehurst
 - Octagonal roof and massing forms are incorporated along the southern facades. These forms are inspired by the clubhouse’s octagonal forms and help balance the overall massing in the landscape. These forms create visual rotation point along the landscape.
 - Gallery terraces are inspired by the Carolina inn’s front porches and awnings.
 - 10-foot-tall architectural Tuscan columns are incorporated along the terraces. These columns match those found at the Carolina Inn.
 - Roofing material will be an architectural dimensional shingle in a gray slate color. The goal for the roof tone is to create a balanced roof color with the Padgett Learning Center that bookends the Historical Pinehurst Clubhouse as the centerpiece of the golf course.
 - The primary façade material is a cementitious lap siding with accent of cementitious cedar shake at selected areas. The variation of siding provides differentiation of forms and textures in keeping with many examples found at Pinehurst.
 - Brick veneer is the secondary material and is used to establish a plinth or datum that connects it visually to the clubhouse. The brick base, when seen from the front façade establishes a foundational material that unifies all the massing elements into a cohesive composition. Along the south or rear façade, the brick base creates an elegant plinth with soft three-centered arches (also known as basket arches). The brick color will match colors and tones seen at the Clubhouse and other similar building at Pinehurst.
 - Windows and doors for the Lodge will follow examples seen at the Carolina Inn and upper tier resort hotel. The traditional windows will mimic the double hung 2x3 lite windows seen at the Carolina Inn. Exterior doors will be primarily divided lite doors with sidelites wherever possible. The main doorway is envisioned as a custom arched opening with two large-arched doors. Balcony openings will be classically proportioned sliding glass doors to promote the panoramic views of the golf course.
 - Exterior Soffits and ceiling will be primarily plank siding or bead board materials.
 - The Lodge will incorporate two exterior railing patterns. The main gallery railings will be a Chippendale pattern of white metal with a bronze-colored top rail. The secondary railing will a standard Picket patters of white metal with the same bronze colored top rail.
- 9) The Hotel (H) district permits a maximum height of buildings to be 50’ measured from average grade. The calculation of building height, described in the PDO, is derived from the average height at the front of the building. The Carolina Vista Drive building façade

would be considered the primary façade. The following are the proposed building heights:

- Average grade is elevation 521.00 ft taken across the front of the site
- Front (North, entrance) façade is elevation 573.00' to the top of the roof ridge or a 52' building height to the highest point.
- South (Rear) façade, the primary roof height is 573.00' to the top of roof ridge.

10) As permitted in the Conditional District, a request is made, based on the above information, to permit a maximum building height measured from the average grade of 55'.

I. Signage

- 1) PRCC request that per Section 6.2.4(B) Standards for Conditional Districts that signage be permitted to exceed the permitted amount and size by up to 50%.
- 2) All signage will be designed to meet the requirements of Section 9.7 of the PDO with the exception of the previous statement.

J. 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.
- 4) Landscape lighting and building façade lighting may be provided to add visual interest to the site and architectural features.

K. 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.

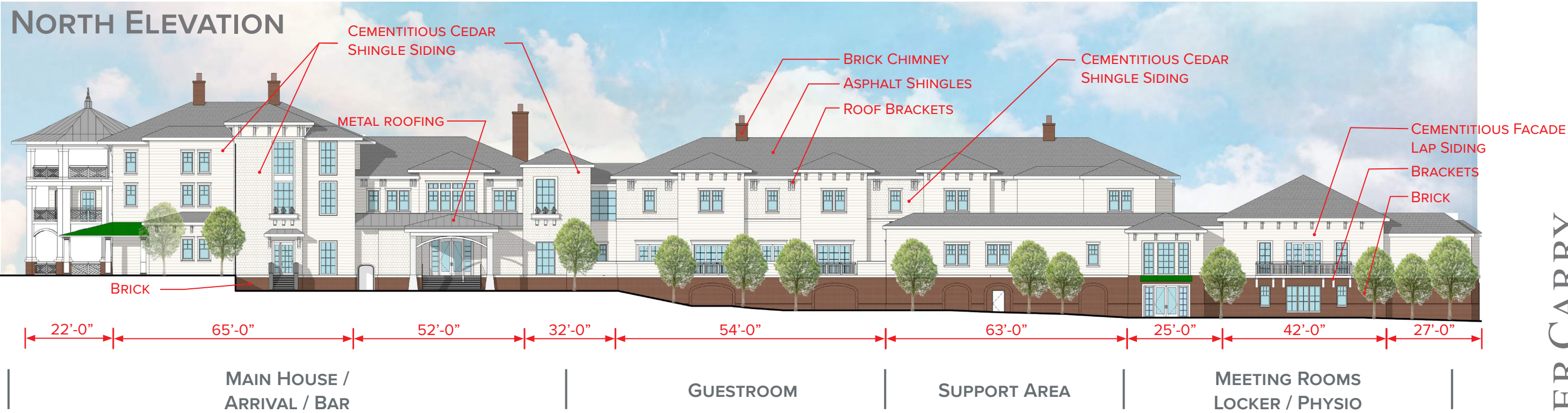
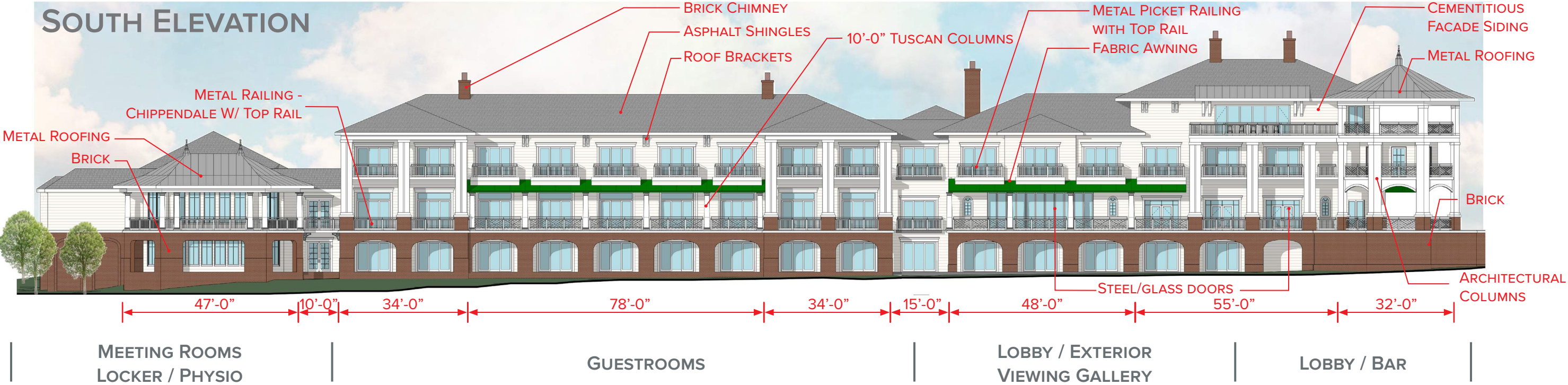
L. Fences, Walls and Columns

- 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.

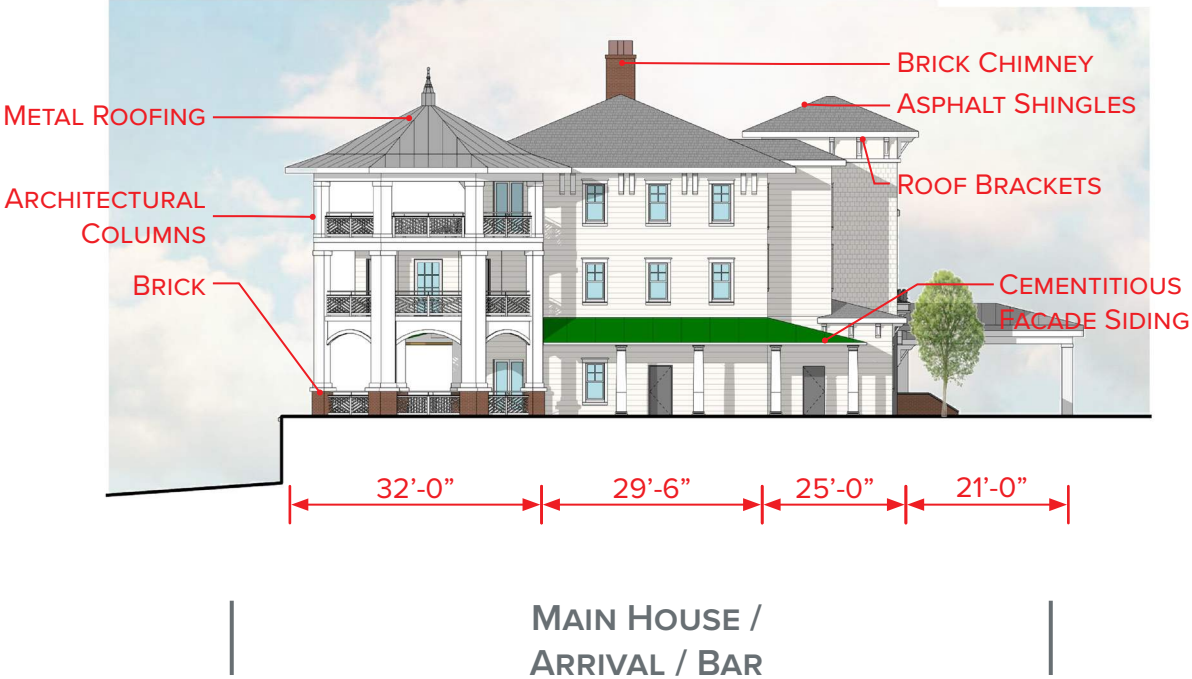
Should the PDO be modified at a later date, all standards referenced above as meeting PDO standards will be based on the PDO standards in effect at the date of approval of this application.

NORTH / SOUTH ELEVATIONS

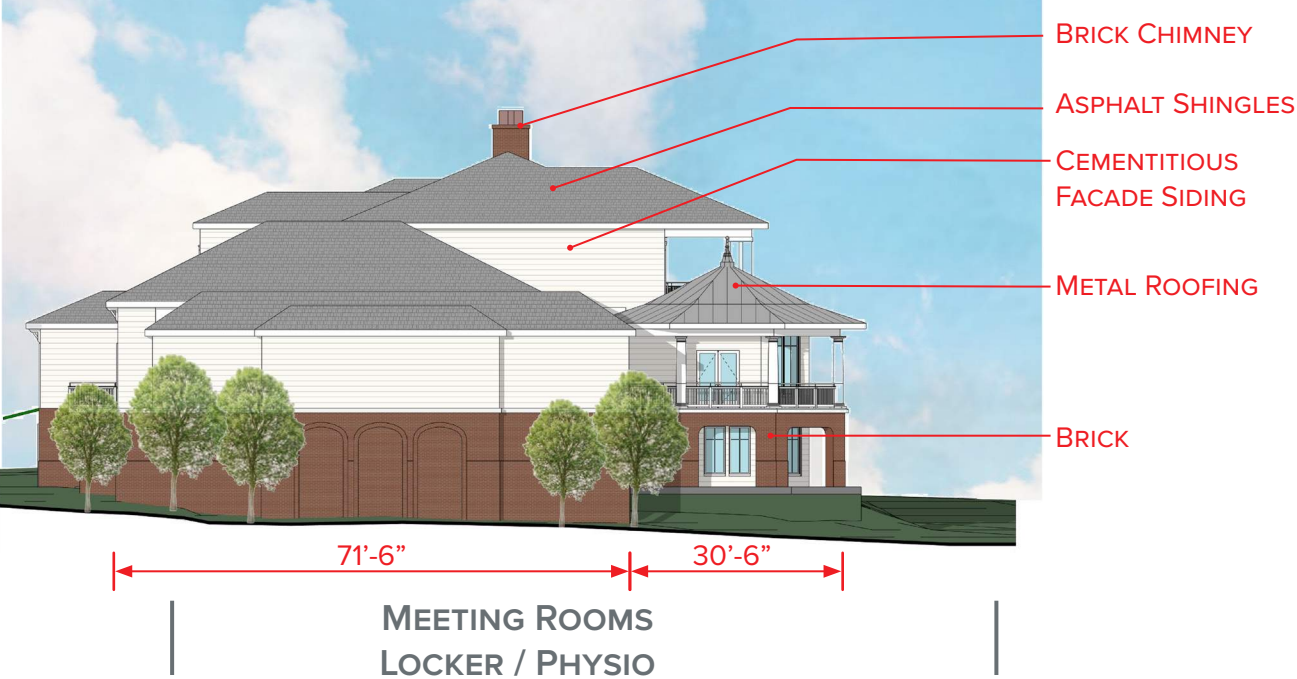


EAST / WEST ELEVATIONS

EAST ELEVATION



WEST ELEVATION





PINEHURST LODGE GOLF VIEW





PINEHURST LODGE ENTRY VIEW





PINEHURST LODGE CRADLE VIEWS





PINEHURST LODGE PERSPECTIVE VIEWS



PINEHURST LODGE PERSPECTIVE VIEWS



PINEHURST LODGE PERSPECTIVE VIEWS





PINEHURST LODGE PERSPECTIVE VIEWS



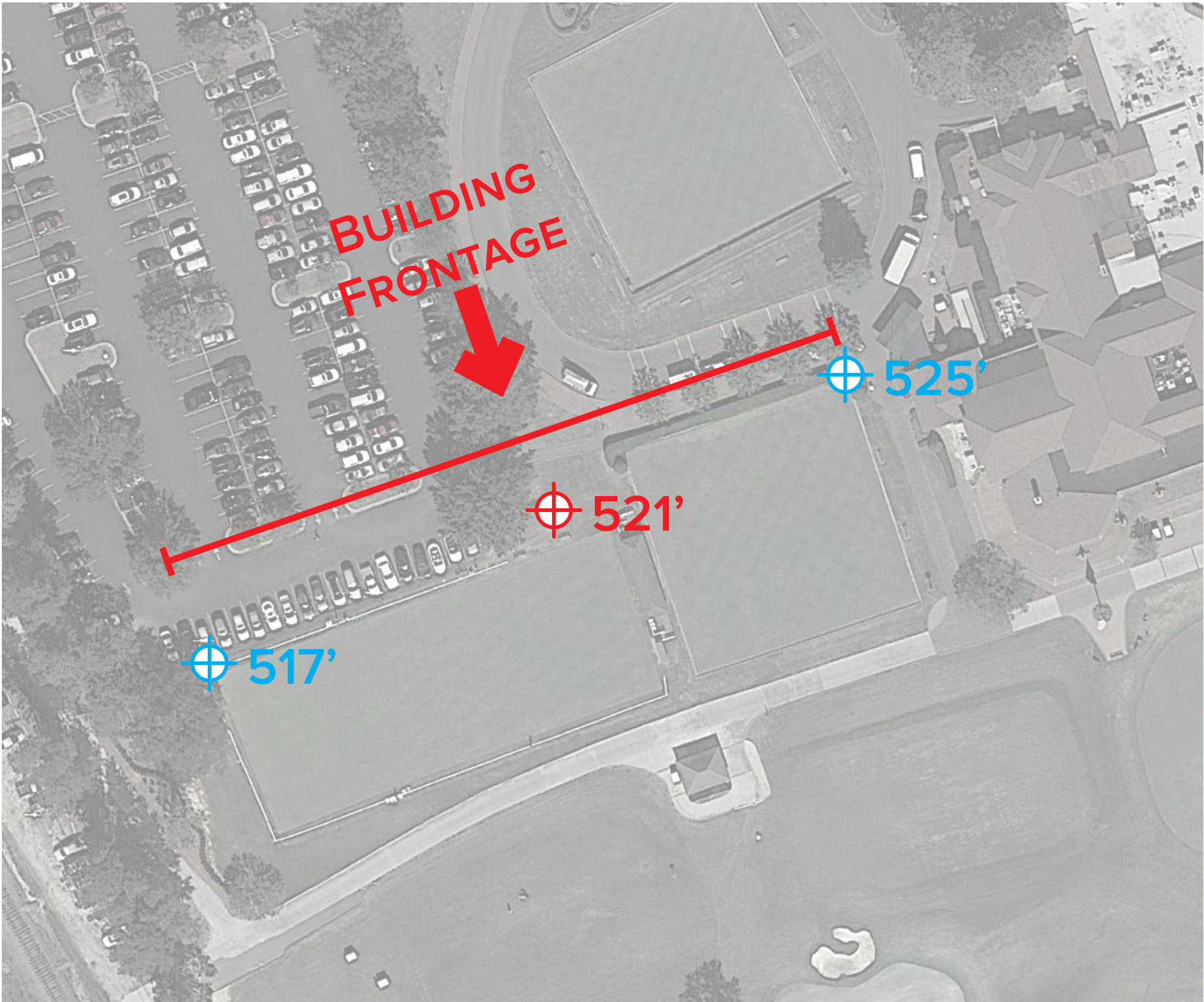


PINEHURST LODGE PERSPECTIVE VIEWS





AVERAGE GRADE TO MAX HEIGHT



ALONG FRONTAGE

525'

517'

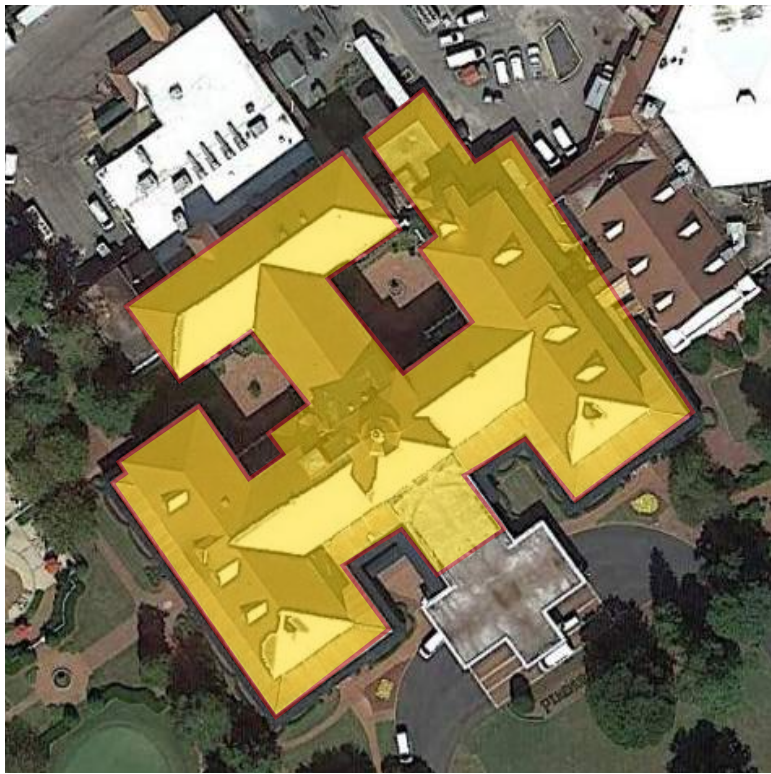
AVG: 521'

MAX HEIGHT: 50'-0" FEET
(ELEV.: 571')

BUILDING FOOTPRINTS



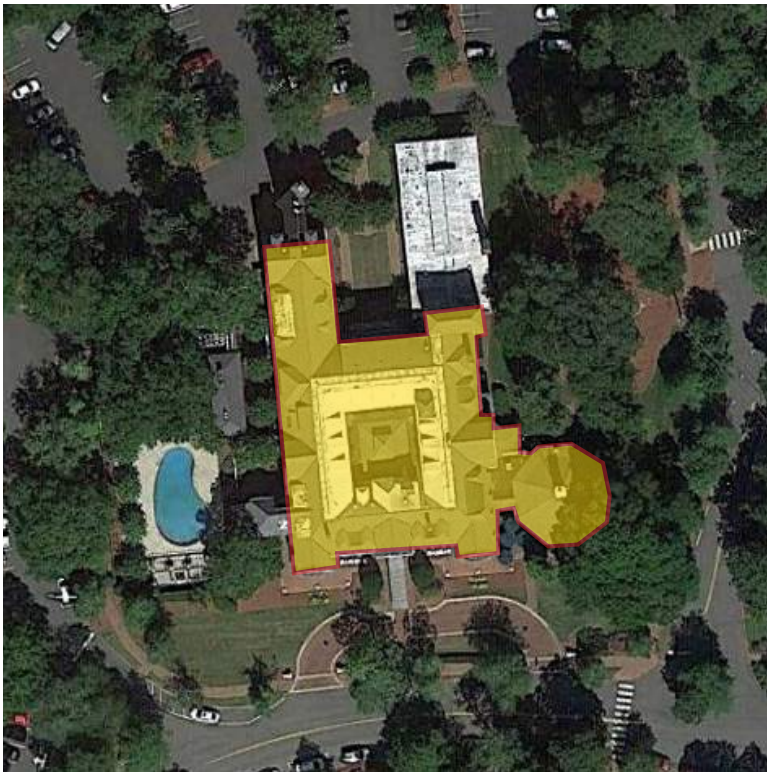
THE PINEHURST LODGE: 22,200 SF



THE CAROLINA: 50,450 SF



EAST WING: 11,200 SF



THE HOLLY INN: 19,750 SF



THE PINE CREST INN: 10,150 SF

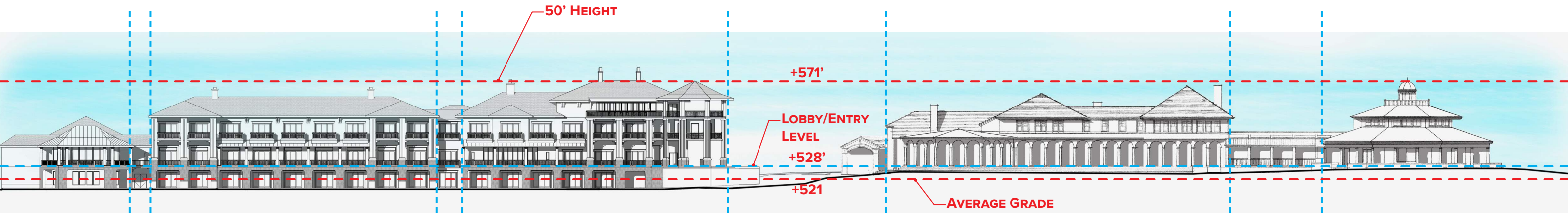


THE MANOR: 12,700 SF

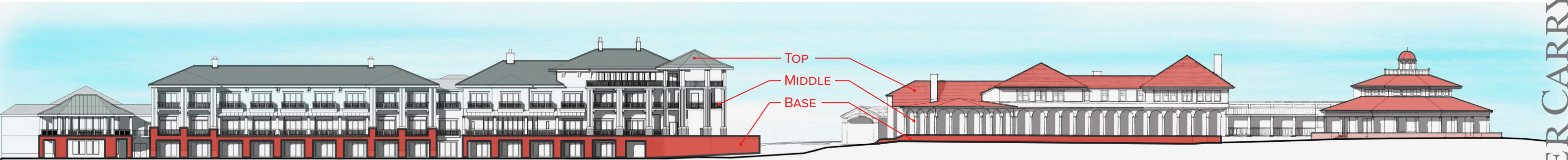
PINEHURST LODGE / RESORT ELEVATION



PINEHURST LODGE AND RESORT CRADLE ELEVATIONS



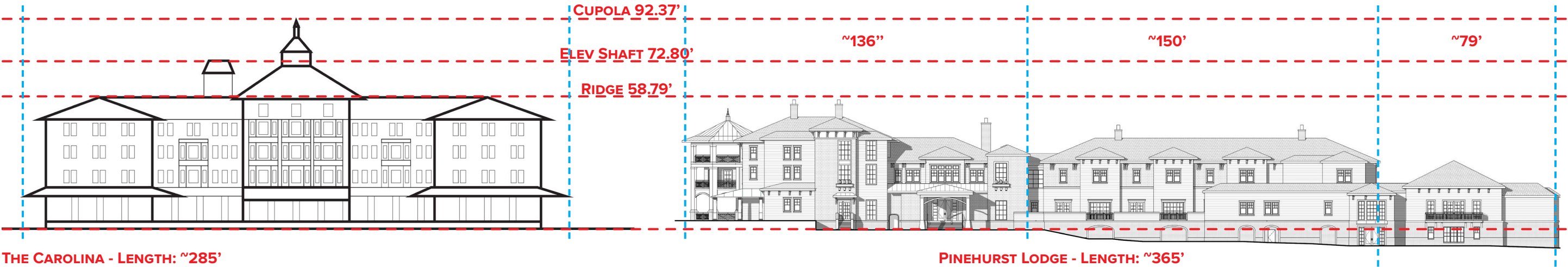
MAX HEIGHT AND ALIGNMENT STUDY



MATERIALITY AND LANGUAGE



PINEHURST LODGE / CONTEXT ELEVATIONS



MATERIAL BOARD

ROOF / SOFFIT



STONEGATE GRAY



STANDING SEAM
FOR FEATURE ROOF

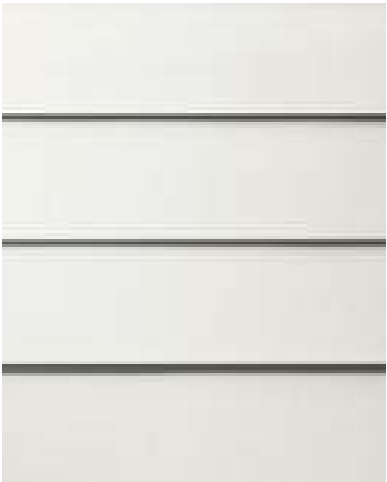


PLANK SOFFIT



BEADBOARD SOFFIT

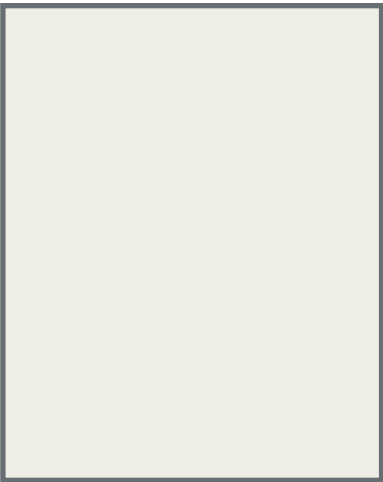
SIDING / COLOR



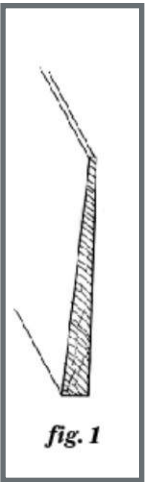
PLANK SIDING



CEDAR SIDING

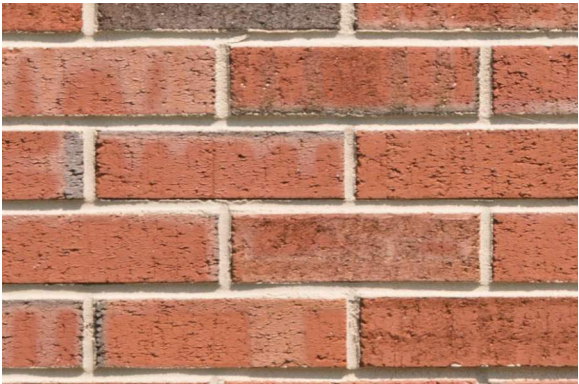


WHITE DOVE OC-17
FOR SIDING AND WINDOW

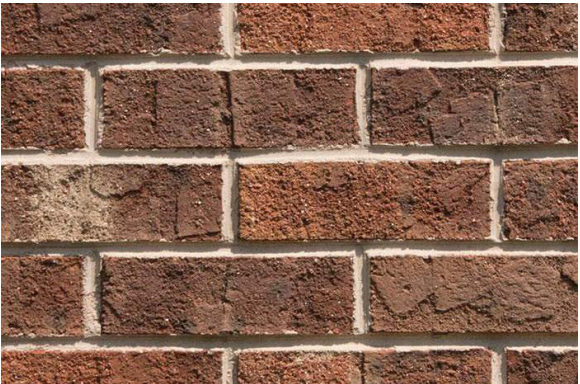


PROFILE

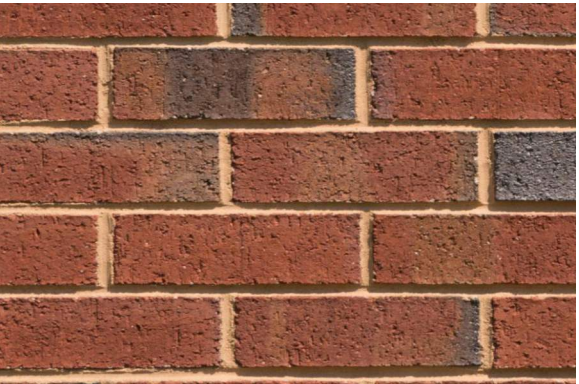
BASE / TACTILE



FLASHED RED WIRECUT



THE GEORGIAN



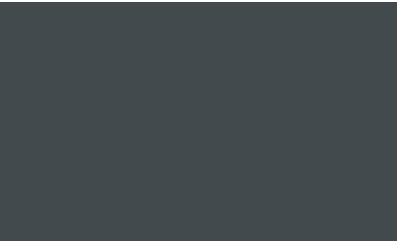
THE WILLIAMSBURG



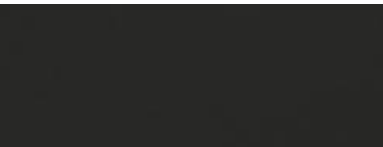
HOTEL ENTRY DOOR - PAINTED WOOD
COLOR: BEHR "BLACK SABLE" #730F-7



AWNING COLOR AND STYLE



PAINT COLOR: BEHR "BLACK SABLE"
#730F-7



STEEL WINDOW MULLION
FOR LOBBY/SOCIAL SPACES



TOP RAIL
FOR TERRACE/BALCONIES



**DISCUSS AND CONSIDER ADOPTION OF AMERICAN RESCUE PLAN
SPECIAL REVENUE FUND ORDINANCE.
ADDITIONAL AGENDA DETAILS:**

FROM:

Brooke Hunter

CC:

Jeff Sanborn

DATE OF MEMO:

6/10/2021

MEMO DETAILS:

As part of the American Rescue Plan Act of 2021 signed into law on March 11, 2021, the Village will receive funds from the Coronavirus State and Local Fiscal Recovery Fund to provide support in responding to the impact of COVID-19. Based on preliminary estimates prepared by Congressional staff in March, the Village expects to receive approximately \$4,860,000 in total. This will be received in two tranches – the first half is expected sometime this month (unless North Carolina applies for an extension) and the second half will be distributed a year later. These funds must be obligated by December 31, 2024 and expended by December 31, 2026.

The Village's distribution of American Rescue Plan Act funds must be recorded separately in our accounting system. My recommendation is to create a separate Special Revenue Fund using a grant project ordinance, allowed by NC General Statute 159-13.2, that will span the life of the grant. This separate fund will provide clear documentation of the grant revenue received and how it is expended over the next several years. The fund will remain open until the project is complete.

The ordinance includes estimated revenues and appropriations of \$4,860,000. The expenditure account listed is only included for budgetary purposes. We do not anticipate expending these funds in FY 2021 as we continue to research eligible uses. Once a plan is developed to expend these funds according to the eligible uses determined by the US Department of the Treasury, we will present a budget amendment to Council to move the funds out of this budgetary expenditure account and into the appropriate accounts.

Attached for your consideration is a grant project ordinance that will create a multi-year special revenue fund to track the use of the Village's American Rescue Plan distribution.

If you have any questions regarding this item, please feel free to contact me.

ATTACHMENTS:

Description

☐ American Rescue Plan Special Revenue Fund Ordinance

ORDINANCE #21-10:

A GRANT PROJECT ORDINANCE ADOPTING A MULTI-YEAR SPECIAL REVENUE FUND TO TRACK CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS UNDER THE AMERICAN RESCUE PLAN ACT OF 2021 FOR THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, as part of the American Rescue Plan Act of 2021 signed into law on March 11, 2021, the Village will receive funds from the Coronavirus State and Local Fiscal Recovery Fund to provide support in responding to the impact of COVID-19; and

WHEREAS, the funds will be expended in accordance with the eligible use categories detailed in the U.S. Department of the Treasury's guidance; and

WHEREAS, the Village intends to accumulate the revenues and expenditures within a multi-year special revenue fund;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Governing Body of the Village of Pinehurst, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

SECTION 1. The project authorized is the use of the Village of Pinehurst's allocation of American Rescue Plan Act funds to respond to the COVID-19 public health emergency and its negative economic impacts.

SECTION 2. The officers of the Village are hereby directed to proceed with the grant project within the terms of the grant document(s), the rules and regulations of the U.S. Department of the Treasury, and the budget contained herein.

SECTION 3. The following amounts are appropriated for the project:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
24-00-220-6805	American Rescue Plan Expenditures	\$4,860,000

SECTION 4. The following revenues are anticipated to be available to complete this project:

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>
24-00-170-3372	American Rescue Plan Grant	\$4,860,000

SECTION 5. The Financial Services Director is hereby directed to maintain within the Special Revenue Fund sufficient specific detailed accounting records to provide the accounting information to the grantor agency as required by the grant agreement(s) and federal and state regulations.

SECTION 6. Funds may be advanced from the General Fund to the Special Revenue

Fund as deemed appropriate by the Financial Services Director.

SECTION 7. The Financial Services Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 as a part of the quarterly financial statements.

SECTION 8. The Village Manager is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this Council.

SECTION 9. Copies of this grant project ordinance shall be furnished to the Village Clerk, Village Manager, and Financial Services Director for direction in carrying out this project.

THIS ORDINANCE passed and adopted this 22nd day of June, 2021.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
John C. Strickland, Mayor

Attest:

Approved as to Form:

Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney



**DISCUSS AND CONSIDER CHANGES TO THE POSITION
CLASSIFICATION AND PAY PLAN
ADDITIONAL AGENDA DETAILS:**

FROM:

Angela Kantor

CC:

Jeff Sanborn

DATE OF MEMO:

6/14/2021

MEMO DETAILS:

The Human Resources Department contracted with The MAPS Group Inc. in FY 20-21 to perform a partial position classification and pay study. The study included:

- Evaluating all regular full-time and part-time positions in the following departments: Police, Information Technology, Planning and four Administrative positions in various departments.
- Conducting a salary survey of comparable organizations in the public sector;
- Updating class specifications (position descriptions) for each position; and
- Making recommendations for position classification changes and policy changes.

The study began in March with employees in the selected departments completing position description questionnaires outlining current job responsibilities. Employees, supervisors, department directors and managers were interviewed to clarify responsibilities for each position.

The group conducted a salary survey to determine the competitiveness of our salary grades for each position. We selected areas to survey based on geography, job similarities, and direct competitors for recruiting. The following towns were surveyed: Aberdeen, Carrboro, Clayton, Davidson, Harrisburg, Hope Mills, Laurinburg, Lexington, Rockingham, Sanford, Southern Pines, as well as Moore County.

Based on the information collected and reviewed, we are recommending the following changes that more appropriately reflect the responsibilities for the positions and are more in line with our peers:

- Change title for the Administrative Coordinator to Administrative and Telecommunications Coordinator.
- Move Police Officer from pay grade 18 to pay grade 19.
- Move Senior Police Officer from pay grade 19 to pay grade 20.
- Move Master Police Officer and Police Investigator from pay grade 20 to pay grade 21.
- Move Deputy Police Chief from pay grade 28 to pay grade 29.
- Move Police Chief from pay grade 32 to pay grade 33.

- Move Planning and Zoning Specialist from pay grade 18 to pay grade 19.
- Change the title for the Principal Planner to Planning Supervisor and move from pay grade 25 to pay grade 26.
- Move Planning and Inspections Director from pay grade 31 to pay grade 32.
- Add Code Compliance Technician to pay grade 18. This was included in the budget.
- Move Recreation Superintendent from pay grade 22 to pay grade 24.
- Change the title for the Network Administrator to IT Infrastructure Administrator and move from pay grade 25 to pay grade 26.
- Change the title for the Administrative Assistant for Administration to Administrative and Data Coordinator and move from pay grade 15 to pay grade 18.

We not only review positions and pay grades during this process, but we also review the policy outlining the administration of our pay plan. There are no changes recommended for the policy at this time.

We recommend increasing the pay grades by 1.2% based on the average Consumer Price Index (CPI) for calendar year 2020, as outlined in the policy.

We will continue to offer merit pay based on performance for the fiscal year. Merit increases would continue to be effective October 1st. The amount of merit pay available would be discussed during budget preparations. This year the merit range is 0%-3%. Those who earn 3% must demonstrate truly extraordinary performance.

I have attached the Resolution that will amend the Policy on the Administration of the Position Classification and Pay Plan based on the recommendations above. I have also attached the policy and the FY 2021-2022 Position Classification and Pay Plan table for your approval. Thank you for your consideration.

ATTACHMENTS:

Description

- ☐ Resolution #21-12 Position Classification and Pay Plan Changes
- ☐ Policy on Administration of the Position Classification and Pay Plan
- ☐ Position Classification and Pay Plan FY 21-22

RESOLUTION #21-12:

A RESOLUTION AMENDING THE POLICY ON ADMINISTRATION OF THE POSITION CLASSIFICATION AND PAY PLAN FOR THE VILLAGE OF PINEHURST.

WHEREAS, the Village Council of Pinehurst, North Carolina, adopted the Policy on Administration of the Position Classification and Pay Plan on November 17, 2009; and

WHEREAS, the Village Council of Pinehurst, North Carolina, amended the Policy on Administration of the Position Classification and Pay Plan on April 27, 2021; and

WHEREAS, changes in the organization infrastructure and guiding policies and procedures must be made as personnel needs of the Village change;

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

SECTION 1. That the Policy on the Administration of the Position Classification and Pay Plan is hereby amended effective July 1, 2021; said policy attached hereto as Attachment A and made a part hereof; the same as if included verbatim.

SECTION 2. That the pay ranges in the Position Classification and Pay Plan for the Village of Pinehurst are hereby amended by 1.2 percent; said Pay Plan attached hereto as part of Attachment B and made a part hereof; the same as if included verbatim.

THIS RESOLUTION passed and adopted this 22nd day of June, 2021.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
John Strickland, Mayor

Attest:

Approved as to Form:

Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney

ATTACHMENT A

		VILLAGE OF PINEHURST	
		STANDARD POLICY	
SUBJECT:	Policy on Administration of the Position Classification and Pay Plan	Effective Date:	11/17/2009
Department:	Human Resources	Policy No.:	HR-416
Prepared by:	Human Resources	Revised:	6/22/2021
Approved by:	Village Council	# of Pages:	5

PURPOSE OF THE POSITION CLASSIFICATION AND PAY PLAN:

The Position Classification and Pay Plan (attached as Exhibit A) is aimed at providing a complete inventory of all authorized positions in the Village service and an accurate description and specification for each class of employment. The Plan standardizes job titles, each of which is indicative of a range of duties and responsibilities.

The Plan also includes the basic salary ranges for each regular full-time and part-time position approved by Council. These ranges are market-based pay grades consisting of minimum, mid-point and maximum pay rates.

GENERAL PROVISIONS OF THE PLAN:

Administration and Maintenance

The Village Manager, assisted by the Human Resources Director, is responsible for the administration and maintenance of the Plan. The Human Resources Director should periodically review portions of the Plan and recommend appropriate changes to the Village Manager. All employees covered by the Plan should be paid at a rate listed within the salary range established for the respective position.

The Plan is intended to provide equitable compensation for all employees, reflecting differences in the duties and responsibilities, the comparable rates of pay for positions in private and public employment in the area, changes in the impacts of inflation, the financial condition of the Village, and other factors. The Human Resources Director will be responsible for making comparative studies of all factors affecting the level of salary ranges and for recommending changes to the Village Manager. The Human Resources Director will also conduct a competitive and comparative salary study for each position at least every three years. Any changes increasing or decreasing the assigned salary grade for a position, must be approved by Village Council. Any changes modifying the salary ranges in the Plan must also be approved by Village Council.

Starting Salaries

As a general rule, applicants who are in positions approved in the Plan shall be employed within the salary range for that particular position classification.

Merit Pay

Merit increases will be based on employee performance from July 1st through June 30th and will be effective October 1st for all eligible employees. Merit increases will range from zero to three percent, with three percent being reserved for truly extraordinary performance. Employees will receive a performance review, with no salary adjustment, after six months in a new position and then annually thereafter immediately following the end of the fiscal year. Employees hired between July and December are eligible for a performance-based, prorated merit increase the following October. Employees hired between January 1st and June 30th will be eligible for a prorated merit increase, based on the budgeted merit percentage, in the year hired. Upward movement within the established salary range for an employee is not automatic, but rather based upon specific performance-related reasons and other factors. All performance reviews are based on an employee's demonstration of the Village's core values and the behavioral and technical competencies listed in their position description as well as the completion of goals. Employees in supervisory roles are also evaluated on leadership attributes. Guidelines for determining performance levels and performance pay increases or other performance-related movement within the pay grade may be established in procedures approved by the Village Manager. The merit increase range is subject to change during the Strategic Operating Plan process, which begins in February and ends in June each year.

Lump Sum Payment

Employees who are at the maximum of the salary range for their position classification may be eligible for a lump sum payment at performance evaluation time. Lump sum payments are awarded based on the employee's performance and will also be between zero and three percent. Lump sum payments do not become part of base pay. The lump sum payment range will be the same as the merit increase range and is subject to change during the Strategic Operating Plan process, which begins in February and ends in June each year.

Cost of Living Adjustments (COLA)

Each year, the position classification and pay plan grades may be adjusted by the annual average consumer price index percentage change for the prior calendar year. Adjustments to pay grades will be effective July 1st.

Employees, including the Village Manager, may also receive a cost of living adjustment (COLA) based on the annual average consumer price index percentage for the prior calendar year. Employees hired by December 31st will be eligible for the cost of living adjustment. The COLA will be effective the following July 1st.

Salary Effect of Promotions, Demotions, Transfers, and Reclassifications

Promotions – When an employee is promoted, the employee's salary may be increased. The purpose of the promotion pay increase is to recognize and compensate the employee for taking

on increased responsibility. The amount of the pay increase depends on performance, degree of increased responsibility, time since the last salary adjustment, budget and other factors. Promoted employees are still eligible for a performance-based merit increase the following October; however, the merit increase will be prorated from the promotion date.

Demotions – When an employee is demoted, the salary normally should be set at the rate in the lower pay range, which provides a minimal decrease in pay if action is not the result of corrective action. If the current salary is within the new range, the employee's salary may be retained at the previous rate. If the demotion is the result of corrective action, the salary may be decreased.

Transfers – The salary of an employee reassigned to a position in the same class or to a position in a different class within the same salary grade should not be changed by the reassignment. However, employees transferred to a position in a lower salary grade may receive a decrease in pay.

Reclassifications – An employee whose position is reclassified to a position having a higher salary grade may receive a pay increase if the employee's current pay rate is less than the midpoint of the new salary grade.

Transition to a New Salary Grade

If the position is reclassified to a higher salary grade and employees in that position earn salaries below the midpoint of the higher salary grade, employees in that position may receive a 5% increase for each grade up to 10% or the midpoint of the new salary grade whichever is lower. There may be exceptions if the changes in the job responsibilities are significant enough to warrant a greater increase or the employee's salary remains below the minimum of the new grade after the 10% adjustment. These increases may be offset by cost of living adjustments, if any, which will be applied first.

Employees whose salaries are above the midpoint of the new grade would not receive a salary increase if the grade change was based only on prevailing labor market rates. If the position reclassification is due to an increase and change in responsibilities, the Village Manager may grant a salary increase and document the reasons for this increase.

The Village Manager may delay implementation of a pay increase for any employee who has recently documented corrective actions and who is not currently meeting all job requirements until such time the employee is fully meeting all job requirements. Otherwise, all employees will be treated consistently in the implementation.

Regardless of the position in the new salary grade, employees who have been hired or promoted to a position within the past year are not automatically eligible for salary increases due to changes in position reclassifications.

If the position is reclassified to a lower salary grade, the employee's salary should remain the same. If the employee's salary is above the maximum established for the new range, the salary

of that employee shall be maintained at the current level until the range is increased above the employee's salary.

Effective Date of Salary Changes

Salary changes approved after the first working day of a pay period shall become effective at the beginning of that pay period or at such specific date as may be established pursuant to procedures approved by the Village Manager. Salary adjustments recommended as a result of the annual salary study are effective July 1st once approved by council.

Payroll Deduction

Deductions shall be made from each employee's salary, as required by law. Additional deductions may be made up on the request of the employee on determination by the Village Manager as to capability of payroll equipment and appropriateness of the deduction.

Composition of the Plan

The Plan should consist of:

- a) a grouping of positions in classes which are approximately equal in difficulty and responsibility which call for the same general qualifications, and which can be equitably compensated within the range of pay under similar working conditions;
- b) class titles descriptive of the work of the class; and
- c) the appropriate pay grade associated with the position.

Use of the Plan

Class specifications should be descriptive of the type and scope of work performed. The Plan is to be used:

- a) as a guide in recruiting and examining applicants for employment;
- b) in determining lines of promotion and developing employee training programs; and
- c) in determining salary to be paid for various types of work;

Authorization of the Plan

The Plan shall be approved by the Village Council and should be maintained on file with the Human Resources Director. Copies will be available to all Village employees for review. New positions shall be established upon recommendation of the Village Manager and approval of the Village Council, after which the Human Resources Director is responsible for either allocating the new position into the appropriate existing class, or revising the Plan to establish a new class to which the position may be allocated. The Village Manager may approve changes to existing positions that do not require a change in pay grade or a change in title.

Request for Reclassification

Department Heads may request that a position be reclassified into a different class or pay grade. Upon receipt of such request, the Human Resources Director may study the request, determine the merit of reclassification and if merited, recommend a reclassification and a new pay grade to the Village Manager. Modified positions also may be evaluated for proper position classification. To assist the Village on this review process, Department Heads are expected to:

- a) be familiar with the Position Classification and Pay Plan;
- b) make sure they are informed about the job duties performed by each employee under their supervision;
- c) advise the Human Resources Director of any permanent changes in job duties;
- d) make recommendations for changes in position classifications. These recommendations should be based on significant changes in the duties associated with a position and/or in the structure of a department that will continue to exist on a long-term basis.

The Village Manager is responsible for approving any classification study and/or reclassification. The Village may contact outside consultants and other sources to assist in any reclassification decision.

Department Heads are responsible for reviewing positions annually as part of the budget process and the performance evaluation process. Such review shall be to determine the most accurate classifications and the most equitable, effective, and efficient use of human resources.

Approved by:

John Strickland, Mayor

6/22/2021
Date

#21-12
Village Council, Resolution

6/22/2021
Date

Village of Pinehurst
Position Classification and Pay Plan
FY 2021-2022

ATTACHMENT B

FLSA	GRADE	POSITION	MINIMUM	MIDPOINT	MAXIMUM
	9		25,300	31,625	37,950
	10		26,565	33,207	39,848
	11	Streets & Grounds Maintenance Worker I	27,893	34,867	41,840
	12	Streets & Grounds Maintenance Worker II	29,288	36,610	43,932
	13	Parks Maintenance Specialist I Solid Waste Equipment Operator Track Specialist Welcome Center Coordinator	30,752	38,440	46,128
	14	Customer Service Representative Parks Maintenance Specialist II Telecommunications Specialist I Track Crew Leader	32,290	40,362	48,435
	15	Administrative Assistant Grounds Maintenance Crew Leader Events Assistant Firefighter (Non-EMT, Reserve) Street Maintenance Crew Leader Telecommunications Specialist II	33,904	42,381	50,857
	16	Administrative Specialist Assistant Solid Waste Superintendent Firefighter EMT (2nd Class, 1st Class) Fleet Service Technician I Facilities Maintenance Technician Human Resources Technician	35,600	44,499	53,399
	17	Financial Services Technician Fleet Service Technician II Grounds Maintenance Supervisor Parks Maintenance Supervisor	37,380	46,724	56,069
	18	Administrative and Data Coordinator Administrative and Telecommunications Coordinator Code Compliance Technician Fair Barn Coordinator Fire and Life Safety Educator IT Technician Police Officer Senior Firefighter (Fire Engineer) Street Maintenance Supervisor	39,249	49,061	58,873
E	19	Fire Lieutenant Planning and Zoning Specialist Police Officer Track Superintendent	41,211	51,514	61,817
	20	Athletic Coordinator Code Compliance Specialist Program Coordinator Senior Police Officer Special Events Coordinator	43,272	54,089	64,907
	21	Engineering Technician Master Police Officer Police Investigator	45,435	56,794	68,153

E=Exempt from the Wage and Hour provisions of the Fair Labor Standards Act (FLSA)
1.2%=Grade adjustment from previous year

5%=Spread between grades
50%=Spread within the grade

Village of Pinehurst
Position Classification and Pay Plan

ATTACHMENT B

FLSA	GRADE	POSITION	MINIMUM	MIDPOINT	MAXIMUM
E E E	22	Building Inspector-Level I Communications Specialist Financial Services Supervisor Fire Captain (Senior Fire Captain) Planner Police Sergeant	47,707	59,633	71,560
E E	23	Building Inspector- Level II Human Resources Generalist Information Technology Systems Specialist Solid Waste Superintendent	50,092	62,615	75,138
E E E E	24	Battalion Chief Building Inspector-Level III Detective Lieutenant Buildings and Grounds Superintendent Police Lieutenant Recreation Superintendent Senior Planner Transportation Planner Village Clerk	52,597	65,746	78,895
E E E E E	25	Assistant Financial Services Director Assistant Public Services Director GIS Analyst IT Business Analyst Principal Planner	55,227	69,033	82,840
E E E E	26	Building Code Official Deputy Fire Chief IT Infrastructure Administrator Planning Supervisor Police Captain	57,988	72,485	86,982
E	27	Fleet Maintenance Director	60,887	76,109	91,331
	28		63,932	79,915	95,898
E	29	Deputy Police Chief	67,128	83,911	100,693
E	30	Organizational Performance Director	70,485	88,106	105,727
E E E	31	Fire Chief Human Resources Director Parks and Recreation Director	74,009	92,512	111,014
E E E E	32	Chief Information Officer Public Services and Engineering Director Financial Services Director Planning and Inspections Director	77,710	97,137	116,564
E	33	Police Chief	81,595	101,994	122,393
E E	34	Assistant Village Manager for Administration Assistant Village Manager for Operations	85,675	107,093	128,512



**LEASE AGREEMENT FOR RENTAL OF VILLAGE PROPERTY
ADDITIONAL AGENDA DETAILS:**

FROM:

Mark Wagner

CC:

Jeff Sanborn

DATE OF MEMO:

6/15/2021

MEMO DETAILS:

Staff is recommending renewal of the lease for Barn 19 to Scott Norris Horse Transportation for a term of 60 months beginning on July 1st, 2021. The current lease for the property expires on June 30, 2021 and the renewal would include a 3% increase in rent for a total due of \$10,968.00.

The lease renewal does include accommodations related to the upcoming 2024 US Open as the USGA has exclusive rights to the Harness Track property during a portion of this renewal term.

Staff will be present to answer any questions as needed.

Thank you

ATTACHMENTS:

Description

☐ Lease Agreement



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

June 1, 2021

Scott Norris Horse Transportation
C/o Scott Norris
300 Quail Run
Pinehurst, NC 28374

Dear Scott,

I hope you are doing well and having a good summer so far. As we discussed, I am sending you a copy of the lease agreement for renewal along with notice of a CPI adjustment for the next 12 months starting in July 2021.

In regards to the CPI increase, the lease agreement allows the Village to increase the rent by the consumer price index on an annual basis. The CPI for the year ending April 2021 was 4.4%, however I am proposing only a 3% increase which is what we typically have as a maximum increase in other contracts. The 3% increase will result in your rent increasing to \$914 per month effective on July 1, 2021 with an annual total due of \$10,968.

If you are in agreement with the terms of the lease renewal, please sign the attached lease and return it to my attention so I can get this scheduled on an upcoming Council meeting for approval in June.

Please feel free to give me a call at 295-2817 if you have any questions or would like to discuss the CPI adjustment in more detail.

Sincerely,

Mark Wagner, Director
Pinehurst Parks and Recreation Department

PARKS & RECREATION

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2817 • Fax (910) 295-1853 • www.pinehurstrec.org

STATE OF NORTH CAROLINA

COUNTY OF MOORE

LEASE AGREEMENT

THIS LEASE AGREEMENT, made as of this 1st day of July 2021, between the Village of Pinchurst, a Body Corporate and Politic in Moore County, North Carolina (hereinafter referred to as "Landlord") and "Scott Norris doing business as "Scott Norris Horse Transportation"" (hereinafter referred to as "Tenant");

W I T N E S S E T H

That, subject to the terms and conditions hereinafter set forth, the Landlord does hereby demise and let and the Tenant does hereby rent and hire from the Landlord, Barn 19 (hereinafter referred to as the "Premises").

TO HAVE AND TO HOLD the said Premises, together with all privileges and appurtenances thereunto belonging, unto the said Tenant, upon the terms and conditions hereinafter set forth:

1. TERM. The initial term of this Lease shall be for a period of sixty (60) months, commencing on July 1st, 2021 and ending on June 30th, 2026 at midnight. Should either party have reason to terminate the lease agreement prior to the terms contained herein, a minimum of sixty (60) day's written notice should be provided to the other party of their intention to terminate early.

2. RENTAL.
(a). **Basic Rent** The Tenant covenants and agrees to pay the Landlord during the initial term of this lease an annual basic rent of \$ 10,968.00 payable in 12 monthly installments of \$914.00 per month. Rental fees are due from the Tenant to the Landlord by the 5th day of each month. A late fee of 10% of the basic rent will be charged for payment received after the fifth of each month. The amount paid by Tenant shall be adjusted each year on the anniversary date of the Agreement with an increase based upon the U.S. Bureau of Labor Statistics, Consumer Price Index (CPI) for the U.S. South Urban Area. The CPI adjustment shall be calculated as the annual percentage increase as of April 30th over the previous year. Should the Consumer Price Index have a decrease over this period, there will be no decrease in the Agreement amount. The maximum increase in any given year shall not exceed three (3%) percent.

(b). **Other Normal Items.** Taxes, assessments, charges, costs and expenses that Tenant assumes or agrees to pay hereunder, together with all interest and penalties that may accrue thereon in the event of the failure of the Tenant to pay those items and all other damages, costs, expenses, and sums that Landlord may suffer or incur or that may become due by reason of any default of Tenant or failure by Tenant to comply with the terms and conditions of this Lease, including reasonable fees occurred by Landlord based upon prevailing hourly charges in connection with the enforcement of this Lease, shall be deemed to be a proper charge and, in writing, Landlord shall have all the rights and remedies as herein provided under default.

(c). Tenant agrees to suspend business operations during the 2024 United States Open for the week of the Championship beginning on June 9, 2024 through June 16, 2024 or the completion of the Championship. Landlord will reduce the monthly rental amount on a prorated basis accordingly for the month of June 2024.

3. COVENANT OF TITLE AND QUIET POSSESSION. Subject to the terms, provisions and conditions herein set forth, the Landlord covenants, represents, warrants and agrees that Tenant, its permitted successors and assigns, shall have and enjoy the Premises during the term hereof free from adverse claims of any and all other persons whomsoever.

4. **USE OF PREMISES.** The Premises shall be used for the sole purpose of operating a horse transportation business together with purposes incidental or related thereto. All other usages by Tenant of any part of the Premises must first be approved in writing by Landlord. Tenant will make no unlawful or offensive use of the Premises and will comply with all laws, ordinances and regulations of duly constituted governmental authorities.

5. **ACCEPTANCE OF PREMISES.** Tenant accepts the Premises in an "as is" condition and Landlord makes no representations or warranties regarding the condition of the Premises.

6. **ALTERATION AND IMPROVEMENTS.** The Tenant shall have the right and privilege any time during the term of this Lease to make, at its own expense, such minor interior changes, improvements and alterations to the Premises as the Tenant may desire; provided, however, the Tenant shall not make any material or structural changes to the Premises without the prior written consent of the Landlord, and such alterations so made shall be made at the sole cost and expense of the Tenant. Any exterior improvements and alterations desired must be submitted to Landlord for written approval. Any and all interior and exterior improvements and alterations are also subject to approval by the Village Planning and Inspections Department and/or Pinehurst Historic Preservation Commission. Any improvements and alterations made without seeking all required approval could be grounds for eviction. Upon the termination or expiration of this Lease, all the said improvements shall remain in the Premises and become the sole property of the Landlord, and the Tenant will take any and all action and sign any and all documents reasonably required by the Landlord to effect or confirm the Landlord's ownership of said improvements.

7. **FIXTURES.** The Tenant may, during the term of this Lease, remove from the Premises all trade fixtures which the Tenant may have installed at its own expense in the said Premises, or otherwise acquires, provided that Tenant is not in default under any of the terms and conditions of this Lease and provided further that the same can be removed without injury to the Premises. Tenant shall repair any damages to the Premises caused by the removal of such trade fixtures. No trade fixture shall be removed unless the Landlord has previously given its written consent prior to its installation confirming that such item is a trade fixture. In the event no such written confirmation is obtained from the Landlord by the Tenant prior to installation, then such improvement shall be conclusively deemed an alteration or improvement under Paragraph 6 above.

8. **UTILITIES/MISCELLANEOUS SERVICES.** All applications and connections for necessary utility services, including, but not limited to gas, water, fuel, electricity, telephone service and other utilities used by it in connection with the said Premises, shall be made in the name of the Tenant only and Tenant shall be solely responsible and liable for such utility charges as they become due.

9. **DAMAGE OR DESTRUCTION BY FIRE OR OTHER CASUALTY.** In the event of damage to the Premises by fire or other casualty or act of God, the Tenant shall give immediate notice thereof to Landlord who shall, except as provided below, have the damage to the Premises repaired with reasonable speed at the Landlord's expense, due allowance being made for reasonable delay which may arise by reason of adjustment of losses under insurance policies on the part of the Landlord and/or Tenant or any other cause beyond the Landlord's control, and to the extent that the Premises are rendered untenable, the rent shall proportionately abate; provided, however, that if the damage to the Premises shall be so extensive that the Landlord shall in its sole discretion decide not to repair or rebuild, this Lease, at the option of the Landlord, shall be terminated upon written request to the Tenant, and the rent, in such cases, shall be paid to or adjusted as of the date of such damages and in such case the Tenant shall thereupon vacate the Premises and surrender the same to the Landlord.

10. **INDEMNIFICATION AND LIABILITY INSURANCE.** The Landlord shall not be liable for any damage to property or person by reason of the Tenant's use or occupancy of the Premises, and the Tenant agrees to save the Landlord harmless from and against all claims, suits, actions, and the cost and expense thereof, including attorney's fees, arising out of any property damage or personal injury

whatsoever occurring in or on the Premises. The Tenant further specifically agrees that it will procure and keep in force at its expense commercial liability insurance in an amount of not less than \$1,000,000 per occurrence. Tenant will cause a certification of insurance to be furnished to Landlord evidencing such coverage and said policy shall provide that said insurance may not be canceled without written notice to Landlord at least thirty (30) days prior to cancellation.

11. PROPERTY INSURANCE AND TAXES. Landlord shall keep the building of which the Premises are a part insured against loss or damage by fire or other casualty to the extent of the full insurable value thereof, excluding fixtures, improvements, alterations and changes made by Tenant. All insurance proceeds collected shall be used toward the full compliance with the obligations of Landlord set forth herein relating to the duty of Landlord to maintain the Premises in good repair. Tenant, at its sole cost and expense, shall keep all property and interests in property owned by Tenant located on or in the Premises insured for the benefit of Tenant in such amount and to such extent as Tenant determines desirable against loss or damage by fire and against other risks of a similar or dissimilar nature as are or shall customarily covered with respect to said property.

12. TAXES AND FEES. Landlord shall pay all ad valorem taxes which may be assessed, levied or charges against the Premises by governmental authorities, and the Tenant shall pay all operating license fees for the conduct of its business, and all ad valorem taxes, assessments and other governmental or public charges assessed, levied or charged against its personal property, trade fixtures, inventory, stock, or merchandise and other property owned by Tenant.

13. MAINTENANCE AND REPAIR. During the term of this Lease, the Landlord shall maintain, keep and repair at its own expense, the roof and exterior walls of the building, but Tenant shall give Landlord seven (7) days written notice of needed repairs and Landlord shall have a reasonable time thereafter to make them. Except for the roof and exterior walls, the Tenant shall keep and maintain the Premises, in as good order and condition and state of repair as the same is or may be put by Landlord, ordinary wear and tear excepted, and Tenant shall repair, restore and replace the same when necessary to so keep and maintain the Premises, all at Tenant's sole expense. Tenant further agrees that it is satisfied with the physical condition of the Premises and that its taking possession of same is conclusive evidence of the same in good order and repair, and Tenant agrees that no representation as to the condition of repair has been made. It is understood and agreed, however, that any repairs estimated to cost more than \$1,000.00 shall be considered a major repair, and the cost of same shall be borne by Landlord as funds are available.

14. SURRENDER OF POSSESSION. Upon the termination or expiration of this Lease the Tenant shall surrender the Premises to Landlord in good order and condition and state of repair, ordinary wear and tear excepted.

15. WAIVER OF SUBROGATION. Landlord and Tenant, each for itself and its personal representatives, successors and assigns, covenants and agrees with the other that no claim shall be made, and that no suit or action, either at law or in equity, shall be brought by either party, or by any person, firm or corporation claiming by, through or under Landlord or Tenant, their heirs, personal representatives, successors, subleases or assigns, against the other, or their officers, agents, employees, successors, subleases, or assigns for any loss cost or damage to the Premises, or the building in which the Premises are situated or any improvements or other property located thereon, caused by or resulting from fire, explosion or other casualty of whatsoever nature maintained on the Premises or the contents thereof. All policies of insurance carried and maintained pursuant to this Lease shall contain or be endorsed to contain a provision whereby the insured there under waives or is permitted to waive prior to loss, all rights of subrogation against either Landlord or Tenant.

16. SIGNS. Tenant shall not erect, affix or display any awnings, signs or advertisements on the windows or exterior of the Premises without Landlord's written consent and the consent of any necessary governmental authorities.

17. SUBORDINATION. This Lease is subject and subordination to all deeds of trust which may now or hereafter affect such Lease or the real property on which the Premises are located and

form a part, and to all renewals, modifications, consolidations, replacements or extensions thereof. This clause shall be self-operative, and no further instrument of subordination shall be required by any mortgage or holder of any deed of trust, and in confirmation of such subordination, Tenant shall execute promptly any certificate that Landlord may request. Tenant hereby constitutes and appoints Landlord the Tenant's Attorney - in - Fact to execute any such certificate on behalf of Tenant.

18. HOLDING OVER. In the event Tenant remains in possession after the expiration date of this Lease without the execution of a new Lease, the Tenant shall not acquire any right, title or interest in or to the Premises, and in such event, the Tenant shall occupy the Premises as a tenant month - to - month at the last effective rent rate, but both Landlord and Tenant shall otherwise be subject to all of the conditions, provisions and obligations of this Lease insofar as the same shall be applicable.

19. INSOLVENCY OF TENANT. In the event a receiver is appointed to take possession of the assets of the Tenant, or a general assignment for the benefit of creditors of Tenant is made, or any action is taken against or allowed to be taken by Tenant under any bankruptcy act or Tenant becomes insolvent, then upon election of the Landlord, this Lease shall cease and terminate upon ten (10) days written notice by Landlord to Tenant.

20. DEFAULT. This Lease is made upon the condition that the Tenant shall punctually and faithfully perform all of the covenants and agreements by it to be performed as herein set forth, and if any of the following events shall occur, to wit:

(a) Any installation of rent above referred to, or any other sums required to be paid by the Tenant hereunder, or any part thereof shall at any time be in arrears and unpaid by the specified due date and time;

(b) There may be default on the part of the Tenant in the observance or performance of any of the other covenants, agreements or conditions of this Lease, on the part of the Tenant to be kept or performed;

Then and in such event it shall be lawful for the Landlord, at its option, to declare the said term ended and to enter into the Premises or any part thereof, either with or without process of law, and expel the said Tenant, or any person or persons occupying the Premises, using such force as may be necessary to do so and so to repossess and enjoy the Premises as in Landlord's former estate all without prejudice to any other legal remedy Landlord may have on account of such default. Should the said term at any time be ended by the election of the Landlord, under the terms and conditions hereof, or in any other manner, the Tenant covenants and agrees to surrender and deliver up the said Premises and property peaceably to the Landlord immediately upon the termination of the said term. In the event Landlord determines Tenant is in Default of this agreement, written notice will be provided giving Tenant ten (10) days to vacate the facility.

21. RIGHT OF ENTRY. Landlord's representative shall have the right to enter the Premises at all reasonable hours to examine same and make such alterations and repairs as may be desired and may during the last ninety (90) day period of the term of the Lease, or any extension or renewal thereof, show same to prospective tenants at all reasonable hours and shall permit the usual notices of "For Rent" or "For Sale" to be placed on the Premises and to remain thereon without hindrance or molestation.

22. ASSIGNMENT AND SUBLETTING. Tenant may not assign or transfer this lease or any estate, interest or benefit thereof or sublet the Premises or any part or parts thereof. Landlord shall have the absolute right to assign this Lease without receiving the consent of Tenant, and Tenant shall be obligate to any such assignee of Landlord under the terms and provisions of this Lease as if Tenant had initially entered into this Lease Agreement with such assignee.

23. NOTICES. Any notice provided herein shall be deemed to have been served sufficiently if the same shall be in writing and either hand delivered to the addressee designated below or marked via registered or certified mail, return receipt requested, addressed as follows:

AS TO LANDLORD: 395 Magnolia Road,
Pinehurst, NC 28374

AS TO THE TENANT: 300 Quail Run
Pinehurst, NC 28374

Either of the parties hereto may change the address to which notices are to be sent by giving notice to the other party of such change of address as provided in this Paragraph.

24. PARAGRAPH HEADINGS, ETC. The paragraph headings throughout this instrument are for convenience and reference only, and words contained therein shall in no way be held to explain, modify, simplify or aid in the interpretation, construction or meaning of the provisions of this Lease. Whenever used herein, a pronoun in the neutral gender shall include the masculine and feminine gender and the singular, the plural unless the context clearly indicates otherwise.

25. LEASE BINDING ON HEIRS, ETC. It is further hereby expressly agreed and understood that all covenants and agreements herein made shall extend to and be binding upon the parties hereto and their respective heirs, personal representatives, successors and permitted assigns, and that no modification of this Lease shall be binding unless evidenced by an agreement in writing signed by both the Landlord and the Tenant.

26. ENTIRE AGREEMENT. This Agreement contains the entire agreement among the parties hereto with respect to the subject matter hereof and sets forth all of the representations and warranties of the parties hereto with respect to the subject matter hereof, and supersedes any and all prior or contemporaneous oral or written agreements, representations, warranties or understanding with respect to the subject matter hereof.

27. IDENTITY OF INTEREST. The execution of this Lease or the performance of any act pursuant to the provisions hereof shall not be deemed or construed to have the effect of creating between the Landlord and Tenant the relationship of principal and agent or of a partnership or joint venture and the relationship between them shall be only that of Landlord and Tenant.

28. CONTROLLING LAW. This agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

IN WITNESS WHEREOF, each party hereunto set its hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal hereunto affixed by authority of its Board of Directors, in duplicate originals, as of the day and year first above written.

LANDLORD:

Village of Pinehurst

Date: _____

TENANT:

[Signature]

Date: 6/4/21