







PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Will Deaton, Director of Planning and Inspections
Date: May 31, 2018
Subject: Staff Report for Proposed Major Site Plan to construct a Community Center

Request

The applicant requests a Major Site Plan approval in order to construct a community center. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed major site plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed site plan to the Village Council.

Project Profile

Applicant/Owner:	Village of Pinehurst
Property Location:	Cannon Park/Near intersection of NC Hwy 211 and Rattlesnake Trl.
Zoning:	PC: The Public Conservation District is established as a district in which the primary use of the land is reserved for the general public for recreation, parks, natural or man-made bodies of water, forests and other similar open space uses, and other government uses that provide public services to the residents of Pinehurst. This district is intended to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for public recreational use.
Land Area	±2.9 Acres disturbed. ±15.63 total site
Current Land Use:	Village of Pinehurst Cannon Park with ballfields, restrooms, shelter and a Veteran's Memorial.

Project Analysis

Project Setting

The Community Center is proposed to be located on approximately 15.63 acres of land at Cannon Park where the Village currently owns and has ballfields, a restroom facility and a picnic shelter. The project will be adjacent to NC Hwy 211 and accessed from Rattlesnake Trail. The applicant is proposing to remove existing parking areas for the former Village Hall to accommodate this new facility.

The site is bounded to the north by NC Hwy 211 which separates residential development from the site and to the south by residential development along Woods Rd. It's also bounded to the west by Manor Care and to the east by a water tower site owned by Moore County.

Project Amenities

The proposed facility is approximately 19,574 square feet and will consist of recreation rooms, offices and a gymnasium. A total of 114 parking spaces are provided to meet the required parking for indoor recreation facilities. The existing gravel parking along Rattlesnake Trail to the south of the proposed development is to remain. A new sidewalk system is included to link the parking area and building to the existing greenway.

The site will be well landscaped both inside the complex and in the new parking areas utilizing existing and supplemental plantings to buffer the residential lots to the east. A black aluminum fence will surround the pool area and shadowbox fencing will be placed around utility areas in order to screen them from view.

Watershed Area

This project is located within a watershed protection area. However, due to the fact that after this proposed development the site will contain less than 24% impervious surface, these regulations do not trigger any additional regulations or restrictions.

Dimensional Criteria

The proposed major site plan complies with the dimensional criteria of the PC Zoning District including the 40' front, 25' side & rear building setback as well as the 20' buffering requirement.

Infrastructure and Zoning Criteria

Adequate water and sewer is available to the site to meet both domestic and fire protection requirements.

The proposed stormwater control system is intended to include an underground infiltration chambers located beneath the proposed parking lot, similar to the system that was installed beneath the downtown parking lot adjacent to Tufts Memorial Park. The system will be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the Village of Pinehurst Engineering Standards and Specifications Manual.

The proposed major site plan has been reviewed by the Technical Review Committee with minor comments. An update will be provided at the date of the scheduled hearing.

Vicinity Map



Staff Recommendation

Staff recommends approval of this proposal with no conditions.



**Planning and Zoning Board
May 3, 2018
Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina**

MINUTES

Board Members in Attendance:

Leo Santowasso, Chair
Cyndie Burnett, Member
Fred Engelfried, Member
Mike Marsh, Vice-Chair
David Kelley, Vice-Chair
Myles Larsen, Member
Joel Shriberg, Member

Board Members Absent:

Jeff Harlow, Member
Julia Latham, Member

Staff in Attendance:

Will Deaton, Planning and Inspections Director
Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chair Santowasso asked staff to poll the Board. Chair Santowasso confirmed that there was a quorum present and called the meeting to order.

II. Approval of Minutes:

A. April 5, 2018

Fred Engelfried made a motion to approve the April 5, 2018 Minutes; Mike Marsh seconded the motion, which was unanimously approved.

III. New Business

IV. General Business

A. Discuss Minimum Heated Square Footage for Apartments/Condos/Townhouses

Discussion continued for heated square footage for apartments/condos/townhouses. The sub-committee for heated square footage consisting of Joel Shriberg, Leo Santowasso, Cindy Burnett and staff will be meeting on May 21st at 3:30 pm

B. Tree Removal

The subcommittee consisting of Mike Marsh, Cindy Burnett, Leo Santowasso, Joel Shriberg and staff will be meeting on May 23, 2018 at 3:30 pm.

V. Next Meeting Date

C. June 7, 2018

VI. Motion to Adjourn

David Kelley made a motion to adjourn the meeting. The motion was seconded by Cyndie Burnett and carried unanimously. The meeting adjourned at 4:20 pm.

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.





