



**VILLAGE COUNCIL
AGENDA FOR REGULAR MEETING OF MAY 25, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

1. Call to Order.
2. Invocation and Pledge of Allegiance.
3. Reports:
Manager
4. First Health Management Team
5. 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
May 11, 2021 Regular Meeting
May 11, 2021 Work Session
- B. Consider Resolution Honoring Natalie Hawkins for her Service as Assistant Village Manager for Administration for the Village of Pinehurst

End of Consent Agenda.

6. Motion to Recess Regular Meeting and Enter Public Hearing
7. Public Hearing No. 1 - Fiscal Year 2022 Budget
The purpose of this public hearing is to discuss the proposed Fiscal Year 2022 Budget for the Village of Pinehurst.
8. Motion to adjourn Public Hearing and Re-Enter Regular Meeting
9. Q3 Update on the Status of the FY 2021 Strategic Operating Plan Implementation.
10. 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.

11. Presentation of Financial Statements for the Quarter Ended March 31, 2021.
12. Discuss and Consider a Contract for Legal Services for FY 2022
13. Discuss and Consider Ordinance #21-08 for a budget amendment to close the Community Center Capital Project Fund.
14. Consider two year extension for Waste Management Services
15. Other Business.
16. Comments from Attendees.
17. 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.



PASTOR ROD STONE, COMMUNITY PRESBYTERIAN CHURCH
ADDITIONAL AGENDA DETAILS:



APPROVAL OF VILLAGE COUNCIL MEETING MINUTES
ADDITIONAL AGENDA DETAILS:

May 11, 2021 Regular Meeting
May 11, 2021 Work Session

FROM:

Kelly Chance

CC:

Jeff Sanborn

DATE OF MEMO:

5/19/2021

MEMO DETAILS:

Attached are the draft minutes from the May 11 Regular meeting and Work session.

ATTACHMENTS:

Description

- ☐ May 11, 2021 Regular Council Meeting
- ☐ May 11, 2021 Council Work Session



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF MAY 11, 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, May 11, 2021 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina and via the electronic meeting platform ZOOM. 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
Mr. Kevin Drum, Councilmember
Ms. Lydia Boesch, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 37 attendees, including 8 staff and 0 press.

1. Call to Order.

Mayor Strickland called the Village Council meeting to order. He stated we are joined today with Councilmembers and staff at Assembly Hall.

2. Reports:

Village Manager

- Village Manager, Jeff Sanborn stated we are unable to offer any information on the current gas situation, but as it relates to our municipal functions, we are fine. He encouraged residents to seek gas if needed, but try to avoid the rush. Mr. Sanborn announced that Assistant Village Manager Natalie Hawkins last day is today and we are pleased to have her here tonight. The Village of Pinehurst wishes to thank her for the exceptional leadership she has provided us over the last 20 years. We look forward to continuing our relationship with her in her role as Executive Director for Partners in Progress.

Village Council

- Mayor Strickland stated he attended the memorial service for Ginsey Fallon, which was a great tribute to her love of Pinehurst. He stated the NAC would meet for the first time in a while on May 17, 2021.
- Mayor Pro Tem Davis stated she attended the Pinehurst Country Club luncheon.
- Councilmember Boesch stated she is glad to be back in person with everyone and she and Councilmember Hogeman attended the Beautification Committee meeting on May 3.
- Councilmember Hogeman stated she had nothing to report.
- Councilmember Drum stated the Council is excited for Natalie and her continued service to Moore County.

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.
 - o April 27, 2021 Regular Meeting
 - o April 27, 2021 Work Session

End of Consent Agenda.

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

4. Motion to Recess Regular Meeting and Enter Public Hearing.

Upon a motion by Mayor pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to recess the regular meeting and enter into a public hearing by a vote of 5-0.

5. Public Hearing No. 1.

Mayor Strickland stated this is an important subject and there has been a lot of work put into this project. He stated that since its formation in 1895, the Village has been focused on growth and preserving the rich heritage and culture, it is known for. Mayor Strickland stated Council wants to continue that same focus and this project will be discussed today to provide the Council and public with more in-depth information.

Mayor Strickland stated the procedure Council will follow for this public hearing is 1. Hearing is opened, 2. Staff presentation, 3. Applicant comments and 4 public comments. He stated if time allows we will let others who have not signed up prior to the start of the meeting have an opportunity to address Council. Mayor Strickland stated upon the completion of public comments, Council will close the hearing and continue with discussion in council about the project.

Village Manager Jeff Sanborn stated we have been working on this project for over a year, but last fall we entered into an economic development agreement with the applicants to work on the feasibility of the project. The agreement reached was with the knowledge that the project will still have to go through the normal approval process. He stated the Planning and zoning board has presented this to the council with some conditions. Mayor Strickland acknowledged Council did not intend to make a decision tonight and was using this public hearing to gather evidence and information needed to be able to make an informed decision.

Darryn Burich, Village of Pinehurst Planning & Inspections Director stated 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.

Mr. Burich first addressed the request, which stated Council is being asked to approve 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. 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.

Mr. Burich stated 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.

Mr. Burich provided background on the application process. The applicant initially made submission to the Village for the requested zone change on 2/23/21. The application was distributed to the Technical Review Committee on 3/16/21 and subsequently went through three levels of revisions before being released by the TRC and scheduled for public hearing at the Planning and Zoning Board on 4/21/21. If approved the future site plan and construction drawing will be reviewed again for compliance with development regulations through an administrative review process.

Mr. Burich stated the next step was the applicant applied for a Major COA on 2/1/21. The Pinehurst Historic Preservation Commission (HPC) granted a Major Certificate of Approval the applicant for construction of the commercial structure on 2/25/21. The HPC found the proposed structure to be congruous with the Historic District and Historic District Guidelines. Included in Novus is the COA-2021-00012 signed order along with minutes of the meeting where the COA was approved.

Mr. Burich stated the Planning and Zoning Board held the required public hearing on 4/21/21 and unanimously recommended approval of the zone change with modified conditions resulting from deliberations of the Board at the meeting. The P&Z also found the request to be consistent with the 2019 Village of Pinehurst Comprehensive Long Range Plan (CLRP). Included with this Novus Agenda item are the draft P&Z minutes from 4/21/21 along with a separate document titled "P&Z Recommended Conditions 4/21/21" and the "P&Z Statement of Consistency with the Comp Plan". The conditions document identifies the condition changes highlighted in yellow that were recommended by the P&Z. The major change from the applicant's conditions was to provide 85 parking spaces for the proposed Lodge from the applicant's original request of 73 spaces to account for the loss of parking spaces due to the main parking lot reconfiguration. The applicants requested provision of 73 spaces for the Lodge is based on a parking analysis provided by the applicant's consultant Kimley Horn, which analysis and Trip Generation is included in Novus. The Village's PDO requires 94 spaces be provided for the proposed use.

Mr. Burich stated the P&Z added a condition (#8) to require the applicant attempt to preserve the two specimen Long Leaf Pines located on either side of the golf cart/fire access lane located between the Lodge's proposed south elevation and Cradle golf course. Staff will work with the applicant during construction review to implement this condition.

Mr. Burich stated relative to parking, the Resort is planning to accommodate the additional parking load resulting from the proposed lodge development but is requesting that the PDO required number of spaces be reduced from 94 to 85 parking spaces based on the analysis by Kimley Horn. The original requested condition was to provide 73 spaces but an additional 12 spaces were added at the P&Z meeting on 4/21/21 to account for the loss of spaces in the main parking lot due to the parking lot's reconfiguration for lodge development. Additionally, PCC is requesting to delay construction of the additional parking until after the 2024 US Open (see Condition # 5 below). With the anticipated opening of the Lodge shortly before the Open, there will not be a significant amount of time between opening of the Lodge and provision of the required parking. In the interim, PCC can effectively manage on their campus parking needs by shifting employee parking, shuttling employees to the site, or adding capacity for valet parking by "stacking" parking.

Mr. Burich stated it is not anticipated, nor has there been information provided, that parking concerns on the PCC campus regularly negatively impact the adjacent street system or neighborhoods. Construction of the Lodge as proposed does not trigger a need to provide parking for the PCC campus beyond that which is required for the Lodge itself. It should also be noted that the vast majority of uses (and subsequent parking requirements) were established prior to the adoption of Village zoning in 1995 but as PCC has added uses (e.g. pool development), the required parking has been provided.

Mr. Burich stated 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.

Mr. Burich stated 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 to H-CD (Hotel – Conditional District) with the conditions listed below and recommends the Council adopt the consistency statement below. Should Council feel additional information yet needs to be provided, staff will work with the applicant to provide the requested information or clarify any of the submitted information included as part of this application to allow Council to render a decision on the subject rezoning.

APPLICANT PRESENTATION:

Tom Pashley, President of PR&CC, provided some background on the vision for this project and some summary level comments on architecture, scale, parking and construction. He stated the vision began 120 years ago in 1901, when James Walker Tufts responded to increased visitor demand by building the Carolina Hotel. The smaller Holly Inn had quickly reached capacity and expansion plans were underway. Mr. Pashley stated, as history so often repeats itself, we frequently explore hotel expansion and addition concepts as part of our planning process. He noted that as we began serious discussions w/ the USGA about becoming their first Anchor Site, some of our expansion concepts and their potential needs intersected and the Lodge at Pinehurst was conceptualized.

Mr. Pashley stated each time the USGA takes the Open to a venue, they build a small city designed to meet the needs of up to 50,000 visitors per day. Designing temporary facilities annually at different venues to meet those needs presents unique challenges. Since our first US Open in 1999, those unique challenges have been navigated with expert planning and care. The warm welcome extended by NC, Moore County and the VOP, combined with a solid logistics plan has produced three incredibly successful US Opens. We were fond of saying that we had made it into the unofficial U.S. Open rotation. It was no longer a question of IF the US Open would return, but when.

Mr. Pashley stated that next came the Anchor Site concept. If the USGA would bring an Open to Pinehurst every 5-6 years, perhaps we could plan differently. We could consider some multi-purpose facilities that provide an exceptional championship experience, but also can be used by Pinehurst on an ongoing basis. Stop building numerous temporary facilities that get the job done, and consider strategic, permanent facilities that leave a lasting impression. Mr. Pashley stated the Anchor Site concept afforded us the goal and vision to become the most outstanding venue for hosting USGA Championships. He stated that while this is a lofty goal, with the support of NC, Moore Co and VOP, we believe it will become reality.

Mr. Pashley next provided some summary level comments on several important topics including architecture, scale, parking and construction. He stated they are well aware of the high architectural stakes that come with building on the resort campus. He noted that clearly, our predecessors did not share our same taste and sensibility leading to 70s/80s era architectural inspirations. In the past decade, we successfully removed some remnants left behind from that era eliminating the brackets and awnings on the back of the clubhouse overlooking Pinehurst No. 2. Arched columns were added and sightlines improved. Some say we transformed an eyesore into a photo opportunity.

Mr. Pashley said similarly, after the widely celebrated restoration of Pinehurst No. 2 by Coore & Crenshaw, we debated the future of Pinehurst No. 4. It was a Ross original with numerous architectural changes over the years and was redesigned by Tom Fazio in 1999. We believed No. 4 and No. 2 had become too dissimilar. Gil Hanse was brought in to redesign No. 4 to be a more suitable counterpart to No. 2. There was no interest in replicating Pinehurst No. 2 as it stands alone. Instead, Gil took inspiration from No. 2 and created No. 4 as a complement to Ross' masterpiece. Each their own course, each presenting different aesthetics and challenges, but a shared lineage. In selecting Cooper Carry as architects of the Lodge, we have partnered with professionals that are sensitive to historical character while creating exceptional spaces.

Mr. Pashley commented that the site is long and narrow. The goal is for all guest rooms to have a golf view, be more spacious than anything currently available and provide a level of exclusivity and luxury for our most discerning guests. We also designed the space to provide a locker room facility, fitness facility, gathering space and modest boardroom. Far from a convention hotel, this is a boutique lodge. The boutique lodge will also feature an elevated 3rd story bar with incredible views of the Cradle and Thistle Dhu. He stated that 34 Rooms + Locker Room + Gathering Space + Fitness Center + Board Room + Bar maxes our desired building envelope. It could be built longer and closer to the main clubhouse building; however, we strive to preserve a sense of open space and the stage curtain effect between the buildings. We could have planned for more rooms, however the room size would have decreased or the building size would have increased.

Mr. Pashley next spoke on parking. He started by acknowledging that now is a unique time. Our Resort business mix has temporarily shifted from group to leisure. The leisure travelers are driving in. Locals are traveling less and playing more golf.

More drive-in visitors coupled with more local golfers has temporarily altered the parking dynamic for sure - Less Carolina Hotel demand and more Clubhouse parking demand. Mr. Pashley shared some overall parking thoughts including: Carolina Hotel parking is expanding by 80 spaces; At the Clubhouse area, 85 spaces will be added to accommodate requirements of the Lodge; and we will utilize offsite parking for employees, caddies and vehicle staging. He noted there will be many issues and concerns discussed related to parking. He assured Council that providing appropriate and adequate parking is a top priority and is in our mutual best interests.

Mr. Pashley stated the USGA and Pinehurst have selected Gilbane Building Company to oversee both Lodge & USGA facility. They are professionals accustomed to working in tight spaces with a focus on being good neighbors. Their plan includes a well-orchestrated shuttle and delivery process that involves remote parking and staging. They also intend to utilize AC&WR Rail for material delivery and storage. Their team leader is a long-term member of PCC and part-time resident of Pinehurst.

Mr. Pashley closed by saying that blending historic with present day is our ongoing challenge and opportunity. We were paid a beautiful compliment in a recent Golfweek column comparing Pinehurst and St Andrews. The author finished the column by saying, "And that's perhaps the most impressive accomplishment evident now in Pinehurst: that so much has been added, while nothing has been lost." He stated our goal is continuous improvement and thoughtful addition while retaining all of the charm and beauty we are known for.

Bob Koontz, Principal with Koontz-Jones Design, presented next and stated, we share your excitement, enthusiasm and concern for what happens throughout the Village of Pinehurst. We are not here representing new owners of Pinehurst with long-term plans and short-term interests. We have been part of this community for decades and have the privilege to work with the Dedman Family who acquired Pinehurst in its troubled state in 1984. With their significant investments and stewardship mentality, we have witnessed a remarkable transformation of our community.

Mr. Koontz stated the proposed Lodge, with its 34 rooms and first-ever golf views in Pinehurst, is an important next step in the evolution of hotel offerings at Pinehurst Resort. In addition, it's a critical part of the Anchor Site vision we share with the USGA. After much thoughtful consideration, we believe this is the right project in the right location for Pinehurst. It allows us to offer an unequalled championship experience and further positions us to attract visitors from around the world to our charming community.

Mr. Koontz introduced the team of consultants and companies present at the meeting as: Richard Higginbotham, Senior Vice President & CFO of Pinehurst Resort & Country Club; Adam Cochran, P.E. with Kimley-Horn Engineering (Parking Specialist); Travis Fluit, Senior Transportation Engineer/Project Manager with Kimley-Horn Engineering (Traffic Specialist); Bob Neal, AIA – Principal with Cooper Cary (Architectural Firm); Sam Holbrook, CHC, LEED – Senior Project Executive with Gilbane Building Company (General Contractor); and Tim Carpenter, Member/Manager of LKC Engineering (Civil Engineering firm).

Mr. Koontz introduced the existing site, and discussed the existing zoning. He covered the existing conditions and the topography. Mr. Koontz next discussed the site plan, utility capacity, square footage details, conditions, setbacks, proposed building height, and noted that a trip generation study recommended no improvements. He acknowledged that potential for endangered species had been reviewed by the USFWS.

Adam Cochran, P.E. with Kimley-Horn Engineering discussed the fundamental approach to parking. He noted that currently there is existing shared parking provided for the current resort club facilities throughout the entire campus and new parking is determined by final demand figures. Mr. Cochran stated they are proposing 85 new parking spaces be provided on campus as part of the lodge project. The parking areas to accommodate the Lodge will be designed, and plans submitted to the Village within three months after the 2024 U.S. open golf tournament. If existing facilities, within the existing campus are removed/relocated from the campus, the required lodge parking will be reduced by the amount defined in the Village of Pinehurst PDO.

Mr. Cochran demonstrated the existing parking diagram showing multiple user groups with unique parking demands and lots of sharing between uses as parking is unrestricted – which he said is efficient. He stated this shared use parking approach allows for right sizing the built environment. Mr. Cochran stated that looking at the future Lodge site plan, there is a loss of 12 spaces, which they are committed to building back. He stated the long Term Parking plan provides 85 new parking spaces on the campus for the Lodge – guestrooms and meeting spaces; overflow parking areas are being addressed – needs are being reduced and overflow accommodated elsewhere; and lastly, the USGA parking assessment is underway separately.

Travis Fluitt, Senior Transportation Engineer explained the results of the Lodge Trip Generation Analysis, which was based on 40-rooms. He stated the results showed that on a typical weekday, we can expect the project to generate approximately: 160 daily trips (80 in and 80 out); Resort hotel trip generation rates factor in guest facilities like restaurants, bars, etc. ; meeting space is intended for use by guests of the Lodge only. Mr. Fluitt stated USGA trip generation analysis, based on 60 employees (includes admin, space, test facility, and museum) shows that on a typical weekday, we expect the project to generate approximately; 326 daily trips. He stated the museum is only expected to generate 102 peak hour trips and those are expected to already be on campus.

Bob Neal with Kooper Cary Architectural Firm provided some examples of their projects, addressed the Mayor and Council, and thanked them for their diligence and time. Mr. Neal covered the principles that they incorporated into the design vision. He stated it provides a guest experience that builds upon the history and tradition of Pinehurst. Mr. Neal walked Council through the site plan views and proposed color choices, materials and style. He clarified that the renderings Council was viewing were not final renderings, but meant to show views of what the building would look like. He pointed out there were 3 primary forms to the building; the main house, which is the tallest of the sections; the Center, which is the lodging rooms; and the far left, which is the USGA component of the project.

Sam Holbrook, Gilbaine Building General Contractor, provided Council with a proposed schedule of 18 months for the construction of the Lodge and 14 months for the USGA Golf house section. The proposed construction would begin early 2022. Mr. Holbrook stated they would leave all parking available for resort use and the site construction area would be fenced in and have a separate access, of which all trade contractors would use. He further stated that all delivery trucks would have an offsite check in location away from residential areas and the Village downtown. He lastly noted that all construction employees would be shuttled from an off-site location. Mr. Holbrook stated that they have had discussions with the Aberdeen Carolina & Western Railway Company about usage of their railway for deliveries such as steel and wood. Mr. Koontz concluded the presentation for the group.

Mayor Strickland opened up the floor for public comment.

1. William Colmer, of Pomeroy Drive, said he appreciated the opportunity to speak and expressed his concern on two matters. The first was the concern that this is essentially a request for spot zoning changes, and if granted, would lead to many more of these types of application requests in the future. He recommended that Council not approve the spot zoning. The second concern was in relation to the proposed scale of the building. He stated you would not be able to see the clubhouse due to the scale of the proposed building, which he stated is much different from the existing buildings. He continued to add one final concern which was the impending traffic impact on the area and suggested Council defer their decision until a traffic impact analysis be completed.
2. Kirk Adkins, of Carolina Vista Drive, said he acknowledges the Pinehurst community would not exist if not for the Resort, but stated he was concerned with the issue of insufficient parking. Mr. Adkins supplied Village Council members with a letter outlaying his many concerns and thoughts. These thoughts were also shared with the presenting applicants.
3. Debbie Lalor submitted an email to Village Council members expressing her concerns on the increased traffic and parking that will come from the new Lodge facility. She also expressed her concern the facility is more a type of convention center than a hotel and requested Council review the proposal.
4. Patrick, stated the idea and concept is good for the Village and the Country Club and for the golf community, but expressed his concerns that Council not make a decision until a completed traffic analysis be done. His second concern was for the proposed height of the structure, which exceeds the 50' maximum requirement by the Village. He asked that Council consider this and be sure that the citizens not get the short end of the stick on the finished project.
5. Gill Pritchard, Carolina Vista Drive asked if an environmental impact statement had been released and suggested Council seek one. Mayor Strickland stated he would check into this request and get back with them.
6. **Motion to Adjourn Public Hearing and Re-Enter Regular Meeting.**
Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Kevin Drum, Council unanimously approved to adjourn the public hearing and re-enter the regular meeting by a vote of 5-0.

Mayor Strickland announced Council would resume at 6:55 p.m., after a short recess, for questions from the Council to the Speakers. He stated all public comments that we have received tonight and through email over the last week would be reviewed

and taken into considerations.

Following the recess, Councilmember Drum opened the session with addressing some questions on architecture and scale. He stated many citizens are having trouble with the scale and inquired if there are design aspects that could minimize the massive look of the scale, especially with the rear of the building. He stated he also had some questions about the materials and the usage of square columns instead of round. Councilmember Drum pointed out that on the presentation the drawings showed more of a contemporary design versus an iconic historical design. He stated he understood the need for the scale to accomplish the goal, but would like to see it more closely match the existing resort structure.

Bob Neal, Architect, stated that any comments are valid and he shares the love for the clubhouse. He said their approach was to respect the clubhouse by designing something that does not compete with it. That is a very eclectic building, although it does have a Mediterranean feature. For example, the porch has a Mediterranean feel on the clubhouse. He stated the building is not a contemporary building. We are using columns similar to the clubhouse and some square columns, which are found throughout the village and the clubhouse interior as well. We are using sidings and roofing's from other historic buildings in the Village. He said he feels that by designing this way it will allow the accent to remain on the existing historic structure. The purpose of the columns on the proposed structure colonnade is designed to be proportionate for a multi-level building. Mr. Neal stated there are reasoning's and rationale for every aspect of that building and for the materials used. As it pertains to the roof, his argument is that the grey color will show less prominence and the plinth that is located at the clubhouse makes the building above not look more than two floors.

Councilmember Hogeman expressed concerns that the proposed lodge over dominates the existing clubhouse and the size creates a sense of overwhelming mass. She stated the lowest level of the lodge with the brick arcade looks like it is lifted up on stilts. She further noted that the lodge building might only be about 50 feet above average grade on the north side of the building, but on the south side of the building, there is three stories. This will be the façade presented to the people playing golf and I would like to know what the true height of the building is on the South side. Councilmember Hogan inquired if all the deeded owners for the surrounding tracts were part of the application and Mr. Koontz acknowledged they were.

Mayor Strickland agreed that his concern was the building is going to dominate the clubhouse, especially from the highway 5 view and inquired as to ways the architecture could be softened to diminish the scale. Mr. Koontz said the building does have octagons and various amounts of changes and move as well as the depths of the balconies are in the 12-foot range, which gives some similar feel to the clubhouse.

Councilmember Hogeman stated that in terms of parking, she wants to ensure there is sufficient parking for everybody and she is not seeing that. She stated understanding the parking needs means understanding the use of these buildings. If there is going to be extra people coming on the site we need to ensure the parking is conducive to the number. She stated there is not enough information provided to give a true number of people and usage for the building. Councilmember Hogeman also questioned if there will be increased valet parking and if so, where would that be. She stated she would like to have more information on off-site parking, as well as how many people in other downtown areas would be impacted by the increased level of traffic and parking.

Travis Fluit, Senior Transportation Engineer, stated the meeting room is small with an intended audience of hotel guests only. He stated there is no kitchen in the building as well as it is not intended to be used as public space to the traffic will be from hotel guests primarily and so should create only minimal traffic. He stated the bar is also intended only for hotel guests and the locker room will be used primarily only for the USGA. Councilmembers Drum and Boesch said their main concern was the parking situation and demand and would merely like to see a solution.

Councilmember Boesch inquired about the Good Neighbor Plan the construction plan referred to. Sam Holbrook, General Contractor stated the plan helps keep the community aware of every step of the construction process. He stated this is a plan they have used and it works well. Final questions asked by Village Council were in regards to lighting and utility capacity. The architect said the lighting will be low intensity and the General Contractor stated they currently have the plan listed with 10-year storm capacity, but will work with the Village to deliver a 25-year plan if that is determined to be needed. Mayor Strickland and Council thanked the presenters for their time and patience.

7. **Presentation of the Fiscal Year 2020 Budget and Strategic Operating Plan.**

Village Manager Jeff Sanborn stated this has been a process we started back in the fall and is a requirement we do every year. He acknowledged this is not intended to be high level and is merely to give Council an overview before the upcoming work sessions to be held on May 19 and May 21. Topics covered were the Council's strategic direction, key components of the Strategic Operating Plan (SOP), the FY 2022 Budget, the FY 2022-2026 Financial Forecast, and the next steps involved in Council approval.

Mr. Sanborn noted that Village Council identified three areas of focus in January 2021 that are addressed in the FY 2022 Strategic Operating Plan: 1. Manage development to protect Village Character, 2. Support the business community, and 3. Provide a safe and effective multi-modal transportation system. Mr. Sanborn stated the FY 2022 General Fund Budget Overview shows a \$24.0 million budget, which is 6% above the FY 2021 amended General fund budget as of December 31, 2020. He noted 5% of this increase is the result of acquiring the library and archives. Mr. Sanborn stated the property tax rate of \$0.315 is an increase of \$0.015. He stated the general fund includes \$2.5 million of appropriated fund balance and he expects an ending fund balance of 42.2% of expenditures. Mr. Sanborn noted there are five Initiative Action Plans scheduled at a cost of \$1,463,875.

Mr. Sanborn stated that the FY 2022 General Fund Revenues shows an assumption of 1.54% growth in the real property tax base based on prior year construction levels. He stated it also assumes 150 new homes, and assumes 16.3% increase in sales tax receipts over FY 2021 original budget.

Mr. Sanborn stated the FY 2022 General Fund Expenditures includes merit pay raises at 2% average plus cost of living adjustment of 1.2%. He stated it includes 10 new full-time equivalents, the cost of the Village paying 100% of employee health/dental insurance, and includes Given Memorial Library and Tufts Archives Operating costs.

Mr. Sanborn stated significant capital items equal \$2.8 million in total and include Pedestrian facilities, construction of a storage building behind fire station 91, storm drainage projects, Given Memorial library accessibility improvements, Village Hall office expansion and furnishings, a new garbage truck, and Wicker Park soccer field lighting. He noted there were two transfers to Capital Project funds, which were \$150,000 to design a downtown parking facility, and \$400,000 to design a library and archives building expansion.

Mr. Sanborn reviewed the FY 2022-2026 Five-Year Financial Forecast and provided information on Debt Issuances & Funding Sources for Capital Projects. He also noted there were six significant projects in the FY 2022-2026 Financial Plan including: \$2.0 million pedestrian facilities; \$1.92 million for stormwater improvements; \$1.7 million for purchase of Fire Department Ladder/quint truck; \$1.0 million for West Pinehurst Park development; \$420,000 for Public Service relocation land and design; and \$400,000 for a fire station design. Mr. Sanborn indicated staff would conduct 26 evaluations in FY 2022-2026 to ID ways to improve processes and service delivery, of which several will be evaluated using the BIRDIE or ACE process improvement methodology. He noted other evaluations, such as solid waste capacity and insourcing evaluation, would be completed using other improvement tools.

Mr. Sanborn stated the key dates for the next steps to adopt the budget are May 19 and May 21 – Budget Work Sessions; May 25th Budget Public Hearing; and tentatively June 8th Adoption of the Budget.

8. **Other Business.**

There was no other business.

9. **Comments from Attendees.**

There were no comments from attendees

10. **Motion to Adjourn the Regular Meeting.**

Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously approved to adjourn the regular meeting, by a vote of 5-0 at 9:50 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

DRAFT



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF MAY 11, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 9:50 p.m., Tuesday, May 11, 2021, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. .

The following were in attendance in Assembly Hall:

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

And approximately 3 attendees, including 3 staff and _0 press.

1. Call to Order.

Mayor John Strickland called the Council work session to order.

2. Special Event Updates.

Mayor Strickland stated Megan McDonald, Parks and Recreation is presenting Council with a plan for the remaining 2021 year.

Megan McDonald supplied Council with a booklet of all events scheduled for the remainder of the 2021 Calendar year. She noted most events were similar to what we have had in the past, with the addition of a barbecue festival and a Flutterby Festival. She stated the biggest change is the U.S. Kids Golf. She noted another change is the Shakespeare event that has been added.

Councilmember Boesch asked why people are required to stay seated during the Live after five event. Mark Wagner, Parks & Recreation Director stated it was due to the executive order for mask and social distancing mandates. Mayor Strickland expressed his appreciation for the work Megan has done.

3. Potential Future Agenda Items.

- Closed Session

4. Other Work Session Business.

There was no other work session business.

5. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Drum, Council unanimously approved to adjourn the work session, by a vote 5-0, at 10:09 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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DRAFT



**CONSIDER RESOLUTION HONORING NATALIE HAWKINS FOR HER
SERVICE AS ASSISTANT VILLAGE MANAGER FOR ADMINISTRATION
FOR THE VILLAGE OF PINEHURST
ADDITIONAL AGENDA DETAILS:**

FROM:

Kelly Chance

CC:

Jeff Sanborn

DATE OF MEMO:

5/22/2020

MEMO DETAILS:

Attached is draft resolutions 21-09 to acknowledge and express appreciation to Mrs. Natalie Hawkins for her dedicated service to the citizens of Pinehurst as Assistant Village Manager for Administration.

ATTACHMENTS:

Description

- ❏ Resolution 21-09 Honoring Natalie Hawkins

RESOLUTION #21-09

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

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 a 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 Strickland, Mayor

Attest:

Approved as to Form:

Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney



**PUBLIC HEARING NO. 1 - FISCAL YEAR 2022 BUDGET
ADDITIONAL AGENDA DETAILS:**

The purpose of this public hearing is to discuss the proposed Fiscal Year 2022 Budget for the Village of Pinehurst.

FROM:

Jeff Sanborn

CC:

Lauren Craig, Brooke Hunter

DATE OF MEMO:

5/20/2021

MEMO DETAILS:

This agenda item is for the statutorily required Annual Budget Public Hearing. During this hearing, any person wishing to speak about the recommended FY 2022 Budget may do so. The budget in its entirety may be viewed online at www.vopnc.org/sop or at Village Hall.

In addition, public feedback on the FY 2022 Budget and Strategic Operating Plan may be provided and viewed online at <http://engage.vopnc.org/fy22>

Village staff have attached a PowerPoint presentation providing an overview of the FY 2022 Budget.

ATTACHMENTS:

Description

□ FY 2022 Public Hearing Presentation - May 2021



2022 Strategic Operating Plan

Village of Pinehurst, North Carolina

FY 2022 Budget Public Hearing

May 25, 2021



FY 2022 Strategic Operating Plan (SOP) was developed:

- To achieve the Council's vision, mission, goals, & objectives
- To address strategic challenges & opportunities facing the community
- To comply with the Distinguished Budget Presentation Award requirements

The Village Council held one Budget Work Session on May 19th to review the SOP in detail.



Three Areas of Focus:

1. Manage development to protect Village character;
2. Support the business community; and
3. Provide a safe and effective multi-modal transportation system



FY 2022 General Fund Budget Overview:

- \$24.0 million budget
 - 6% above the FY 2021 amended General Fund budget as of December 31, 2020
 - 5% out of the 6% increase is the result of acquiring the library and archives
- Property tax rate of \$0.315 (increase of \$0.015)
- Includes \$2.5 million of appropriated fund balance
- Expect ending fund balance of 42.2% of expenditures
- 10 new full-time equivalents (FTEs):
 - Financial Services Supervisor (1)
 - Firefighter (2)
 - P&Z Specialist (1)
 - Code Technician (0.5)
 - Solid Waste Equipment Operator (1)
 - Library/Archives Staff (4.5)

FY 2022 Strategic Operating Plan

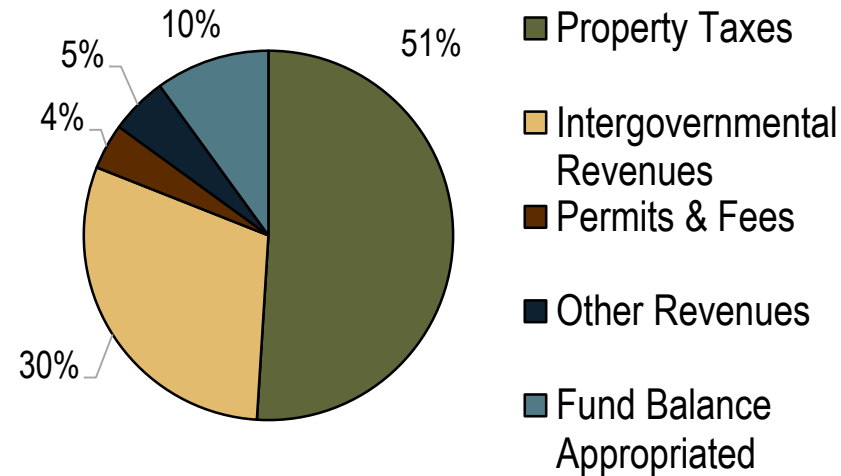


Includes five (5) Initiative Action Plans (IAPs)

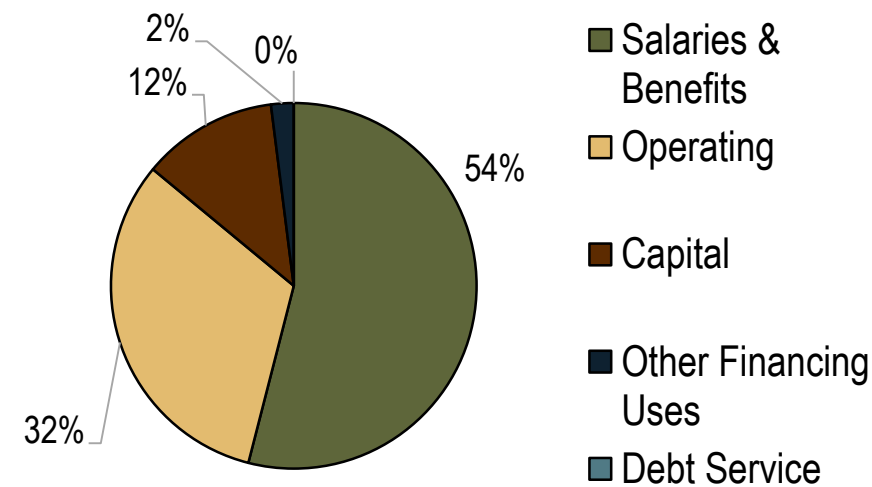
Strategic Objective	Initiative Action Plan (IAP) Name	FY 2022
Manage development to protect Village character AOF	Update the Pinehurst Development Ordinance	\$200,000
	Small Area Plan for Village Place/Rattlesnake Trail Corridor and Pinehurst South/Hwy5 Commercial Area	\$0
Support the business community AOF	Expand Downtown Parking Facilities	\$150,000
Manage stormwater systems	Develop a comprehensive stormwater master plan	\$125,000
Provide cultural services and events	Expand/Enhance Library Services	\$988,875
AOF – Addresses Council Areas of Focus TOTAL NET COST		\$1,463,875

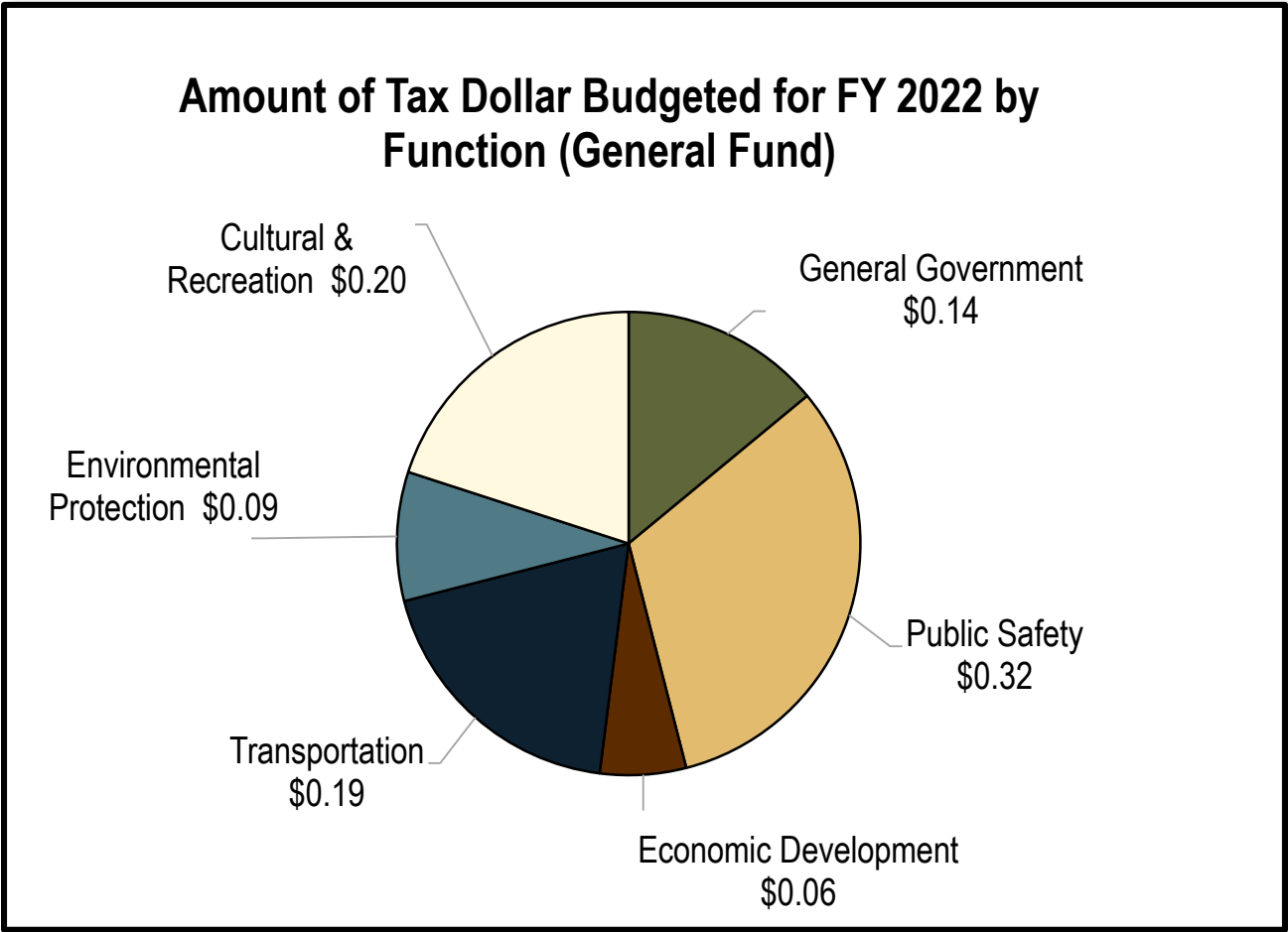


FY 2022 Budgeted Revenues



FY 2022 Budgeted Expenditures





Engage Pinehurst Public Input and Questions



**Q3 UPDATE ON THE STATUS OF THE FY 2021 STRATEGIC OPERATING
PLAN IMPLEMENTATION.
ADDITIONAL AGENDA DETAILS:**

FROM:

Lauren Craig

CC:

Jeff Sanborn

DATE OF MEMO:

5/17/2021

MEMO DETAILS:

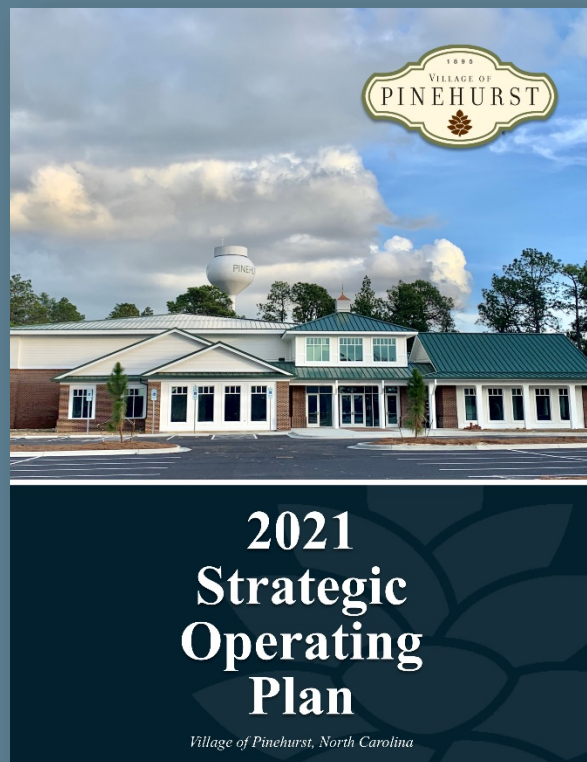
This agenda item is to review the update on the status of implementing the FY 2021 Strategic Operating Plan, including this year's Initiative Action Plans (IAPs) through the end of March 31, 2021.

ATTACHMENTS:

Description

▣ Q3 FY 2021 SOP Update

**Village of Pinehurst
Strategic Operating Plan Update
FY 2021 – Q3
January 1, 2021 – March 31, 2021**



VILLAGE OF PINEHURST | www.vopnc.org



FY 2021 Strategic Operating Plan Overview

Village Council

Each year, the Pinehurst Village Council adopts a Strategic Operating Plan, which indicates the Village's plans to achieve our vision and mission. The Strategic Operating Plan covers the fiscal year that begins on July 1 and includes a five-year financial plan.

Vision, Mission, and Values

The vision is what the Village intends to be and the mission is what the Village must do to achieve that vision. The Village's core values are the guiding principles and behaviors that embody how Village employees and volunteers are expected to operate as they provide services.



Balanced Scorecard

The Village uses a Balanced Scorecard (BSC) to integrate strategic planning and resource allocation. The BSC contains goals, objectives, and key performance indicators in four perspectives to ensure a balanced approach to evaluating the achievement of organizational strategy:

1. Customer
2. Internal
3. Workforce
4. Financial

FY 2021 Balanced Scorecard

FY 2021 Goals

The FY 2021 Balanced Scorecard contains 9 strategic goals in the four perspectives.



FY 2021 Areas of Focus

Each balanced scorecard goal has one or more strategic objectives. Strategic objectives indicate how we will achieve the Village goals. In FY 2021, the Village Council identified three strategic objectives as Areas of Focus AOF:

1. Manage development and enforce codes and ordinances,
2. Provide a safe and effective multi-modal transportation system; and
3. Manage stormwater systems.

FY 2021-2025 Strategic Opportunities

We define strategic opportunities as prospects for new or changed services or processes. The Village Council prioritizes the list of strategic opportunities identified in the annual Strategic Planning Retreat. Below is a list of OFIs addressing strategic opportunities included in the five-year financial forecast (FY 2021-2025).

FY 2021 OFIs that address Strat. Opportunities	OFI	Years	Notes
Update the Pinehurst Development Ordinance	IAP	FY21-25	In progress
Small Area Plan for the Village Place/Rattlesnake Trail Corridor and Pinehurst South/Hwy5 Commercial Area	IAP	FY21	In progress
Prepare a comprehensive stormwater master plan	IAP	FY21-23	In progress
Implement the GIS strategic plan	IAP	FY21	In progress
Evaluate, identify, and purchase land for a future third fire station	Project	FY21	In progress
Pursue regulatory authority around our borders through ETJ extensions, annexation agreements, and amending the water/wastewater agreement with Moore County	Project	FY21	In progress; working on the existing conditions analysis
Consolidate and align multi-modal transportation planning/engineering	Project	FY21-25	Completed
Identify alternative locations for the Public Services Complex	Project	FY21-22	In progress and will continue into FY22
Implement elements of the 2015 Comprehensive Pedestrian Plan and Bicycle Plan	Project	FY21-25	In progress with Rattlesnake Trail and Woods Road walkway project
Create a master plan to develop West Pinehurst Park	Project	FY21	In progress with public input meetings and surveys
Future Year OFIs that address Strat. Opportunities			
Develop a comprehensive plan for mitigating future traffic on Highway 5	Project	FY22	
Update the Comprehensive Parks & Recreation Master Plan while considering neighborhood open spaces and amenities	Project	FY23	
Expand street lighting	Project	FY23-25	
Prepare a consolidated multi-modal transportation plan	IAP	FY24	
Partner with others to bring high speed internet and mobile services to the Village	Project	FY26+	

FY 2021 Initiative Action Plans (IAPs)

Status of FY 2021 Initiative Action Plans at March 31, 2021

The FY 2021 Strategic Operating Plan includes 7 Initiative Action Plans (IAPs). As of March 31, 2021, of the 7 IAPs scheduled to begin, all 7 were in progress and on schedule. Please see the attached report for more information.

IAP Status at 3/31/21		# of IAPs	% of IAPs
In progress; on schedule		7	100%
TOTAL		7	

Status of FY 2021 Initiative Action Plan Metrics at March 31, 2021

The IAPs include metrics to track how effective the Village is at accomplishing targeted results. As of March 31, 2021, the Village achieved projected performance for 7, or 100%, of the 7 IAPs tracking metrics in Q3.

Metrics Projections Met at 3/31/21		# of IAPs	% of IAPs
Achieved projected performance		7	100%
TOTAL		7	

The complete status of the FY 2021 IAPs and an indication if metric projections were achieved in Q3 are indicated in the table attached to this report.

Village of Pinehurst
Initiative Action Plans (IAPs) Quarterly Report
FY 2021



	Goal	IAP Name	IAP Description	FY	Q3 FY 2021 IAP Status				
					IAP Status	Q3 Comments	IAP Metrics	YTD Actual	YTD Goal
Customer	Promote high quality development and appearance	Update the Pinehurst Development Ordinance	Update the Pinehurst Development Ordinance to reflect priorities of the 2019 Comprehensive Plan and changes required by 160d legislation.	FY21-FY25		Staff presented the draft tree preservation development standard to the Village Council in Q3.	# of PDO text amendments drafted and presented to Village Council	1	0
		Small Area Plan for the Village Place/Rattlesnake Trail Corridor and Pinehurst South/Hwy5 Commercial Area	Engage a consultant and develop small area plans for 2 Focus Areas identified in the 2019 Comp Plan. This represents an update and expansion of the previously adopted 2008 New Core Master Plan and a new plan for the Pinehurst South Focus Area 2.	FY21		Staff continued working with Design Collective, the selected consultant, on data collection and analysis for the Small Area Plans Phase 1 which included a public input meeting on February 11.	# of participants who attended meetings or viewed information on Engage Pinehurst	773	375
	Protect the environment	Develop a comprehensive storm water master plan	Develop a plan and strategy to address stormwater issues and concerns within the community.	FY21-FY23		Staff worked through a preliminary scope of work and desired outcome in Q3. The RFQ is scheduled to be sent in Q4.	# of MyVOP stormwater requests	146	150
Internal	Professionally manage a high performing organization	P&I Process Improvements (carryforward)	Implement recommendations to improve the efficiency and effectiveness of our permit and inspection processes as identified, recommended, and approved as a result of the BIRDIE evaluation.	FY21		Staff finalized and published permit guides and Admin staff continued organizing the historical planning board minute files.	Average # of days to issue single family permits for new construction and additions/alterations	10.48	11
		Build Baldrige Framework Systems & Culture	Continue to use the leading business model, the Baldrige Framework for Performance Excellence, to ensure systematic processes that deliver exceptional results and conduct a site visit for the National Malcolm Baldrige Quality award.	FY21		The Assistant Village Manager of Administration, Organizational Performance Director, and Dr. Deb Manzo presented the Baldrige Examiner Feedback Report to Senior Leaders and the Village Council on February 3. Staff incorporated items from the feedback report into the proposed FY22 Strategic Operating Plan.	% of site visit preparation plan completed	100%	100%
		Expand GIS Capabilities	Continue implementing the GIS Strategic Plan for the Village.	FY21		IT staff met with each Village department to discuss ways they could use GIS to accomplish their work.	# of online interactive GIS maps	12	10

	Goal	IAP Name	IAP Description	FY	Q3 FY 2021 IAP Status				
					IAP Status	Q3 Comments	IAP Metrics	YTD Actual	YTD Goal
Workforce	Attract & retain an engaged workforce	Workforce Learning and Development	Expand the Village's succession planning process and enhance the workforce learning and development system.	FY21		Staff worked through the systematic steps of the Learning and Development System for Q3 holding Mid-Year Development Meetings and documenting training needs on Departmental Training & Development Plans. The succession planning process expanded to assistant department heads and four other positions that perform key processes with no redundancies.	% of vacancies filled with internal candidates	48%	35%
IAPs listed in red are FY 2021 Village Council Areas of Focus.									

Key for IAP Status	
	In progress; on schedule
Key for Metrics	
	Did not achieve projected performance
	Achieved projected performance



**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 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 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 for 5/25/21
- ☐ Draft Ordinance # 21-07
- ☐ Exhibit A Proposed Map
- ☐ Exhibit B General Concept Plan
- ☐ Staff Cover Memo May 11
- ☐ Staff Report with Attachments
- ☐ P&Z Recommended Conditions 4/21/21
- ☐ Application
- ☐ P&Z Draft Minutes from 4/21/21
- ☐ P&Z Statement of Consistency with Comp Plan
- ☐ Combined Lodge and USGA Site Plan
- ☐ Project Narrative
- ☐ General Concept Plans
- ☐ Building Elevations and Renderings

- ▣ Lodge Site Rendering
- ▣ Trip Generation
- ▣ Parking Analysis-Kimley Horn
- ▣ COA-2021-00012 for New Commercial Structure



PLANNING AND INSPECTIONS DEPARTMENT STAFF MEMO

To: Mayor Strickland and Village Council
From: Darryn Burich, Planning & Inspections Director
Date: May 20, 2021
Subject: Staff Memo for the Proposed Conditional District Rezoning for a portion of Parcel ID# 00025800 address TBD Carolina Vista.

This staff memo supplements my May 6, 2021 Staff Memo 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, flex 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 a parcel of land currently zoned RD (Recreation Development District) 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 (38?) room lodge, meeting facilities, 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 determined that 94 parking spaces were required, which was to account for the sleeping rooms and meeting space. The applicant also stated that the bar area would only be made available to guests of the Lodge and their guests so staff did not include that in total based on that information. That could change in the future based on the desires of PCC so in retrospect that number should be included in the overall required number of spaces from a PDO standpoint and could be reduced or eliminated through condition. Staff still feels that the PCC campus is large enough to accommodate typical peak hour parking needs and that the peak hour needs for a bar do not typically overlap with peak hour needs for golf tee times.

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	13	10	15		38
Office Space	?	?			
Physio Lab*	X				
Locker Room	X				
Prefunction	X	X			
USGA Flex/Dining		?			
Boardroom		?			
Main Lobby Bar		?			
Turret Undesignated Space			?		
Rooftop Bar				?	

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 would be 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. This requires additional information from the applicant and is something that would typically requested during building and development permit review and added if required based on intended use. If the request is to reduce or eliminate this parking requirement, that would have to be done as a condition.

USGA Flex/Dining and Boardroom, staff recommends using design capacity at development and building permit review. No condition needed if using PDO requirement.

Main Lobby and Rooftop Bar, this could be calculated at development and building permit review. If Council desires to reduce or eliminate the parking requirement that should be done in the form of a condition. Staff feels that the majority of users (as stated by the applicant) will be Lodge guests so supports eliminating or reducing this requirement. Staff also supports reducing or eliminating this requirement because of overall shared parking on the PCC campus and the peak hours for bar usage generally do not coincide with peak uses during the golf day. During mid to late afternoon and evening, there is generally ample parking available on the campus.

Turret Undesignated Space, need to identify use of this space. If sleeping room then add 1 parking space to the final required count. If bar assembly space then treat based on bar discussion above.

Once it is determined what is to be included in the required parking count, staff can apply that final number at permit issuance for creation of the additional parking.

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. Council could require the development of an overflow parking plan so it is better understood how such events could be accommodated on site. This could be included as a term in the development agreement.

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 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.

Based on concerns raised about parking, staff is recommending that the required PDO parking standard be maintained to determine the final parking count based on the discussion previously in this memo. Staff recommends that a condition be developed indicating what uses (beyond sleeping rooms) are to be calculated as part of the final parking space requirement. This will require additional information be provided by the applicant and approved by Council. This would require modification or replacement to Condition # 4 in the table below.

Additionally, the applicant has requested to modify Condition # 7 requiring approval of a development agreement prior to issuance of a building permit to be substituted by issuance of a certificate of occupancy for the Lodge. The applicant is concerned regarding the amount of time that it may take to develop and approve a development agreement. Staff would suggest an alternative condition requiring that a “development term sheet” be approved by Council prior to issuance of a building permit with a specific term that the full development agreement be approved prior to issuance of a certificate of occupancy. This could include certain milestones related to when certain actions are to be performed by the applicant after issuance of a building permit. It should not be difficult to develop a set of general terms based mutually agreed conditions resulting from deliberations regarding this conditional rezoning request.

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.			

ORDINANCE #21-07:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF AN AREA OF LAND CONSISTING OF APPROXIMATELY 2.68 ACRES FURTHER IDENTIFIED AS PART OF MOORE COUNTY PID # 00025800.

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 PID # 00025800, 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 provided an opportunity to comment on the proposed rezoning and General Concept Plan; and

WHEREAS, the proposed use of the property is a development of a 38-room lodge with meeting space and associated site features.

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; and**
- 2. Setbacks of 30 (thirty) foot minimum for side yard and 0 (zero) foot rear yard setback; and**
- 3. Increase in allowed signage and size and amount by 50% of the north and east side of the building only; and**
- 4. Provide 85 standard size parking spaces; and**
- 5. 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 be implementing of the new parking area(s); and

6. 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.
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.

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 ____ day of _____, 2021 as follows:

SECTION 1. The proposed conditional rezoning is consistent with Guiding Principle # 5 of the 2019 Comprehensive Plan stating that “golf and tourism are two of the most important industry 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 PID # 00025800, from RD (Recreation Development District) and OP (Office Professional Development District) to H-CD (Hotel – Conditional District) by the Village of Pinehurst effective _____, 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. This Ordinance shall be and remain in full force and effect from and after _____, 2021.

Adopted this ____ day of _____, 2021.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

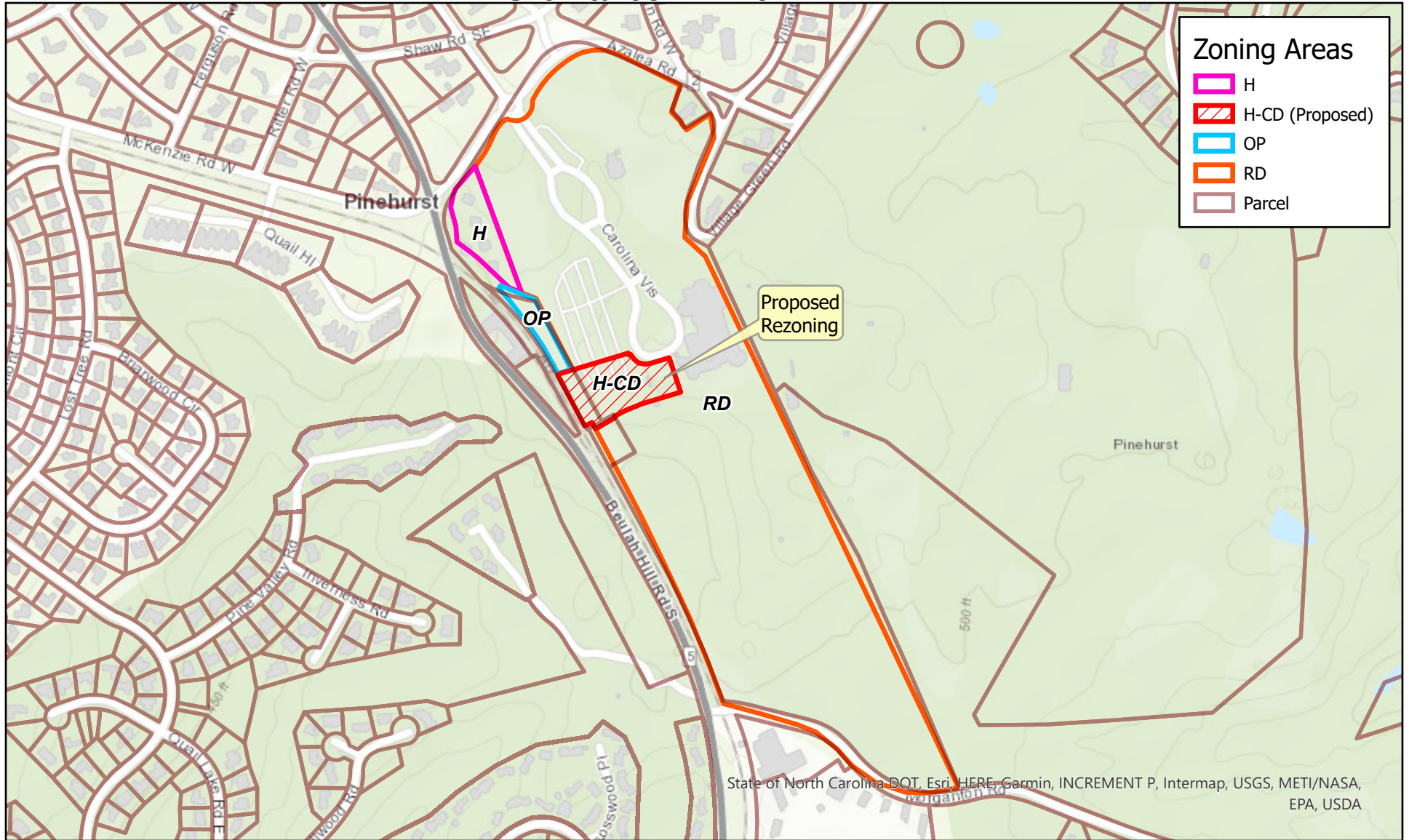
By: _____
John C. Strickland, Mayor

Attest:

Approved as to Form:

Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney



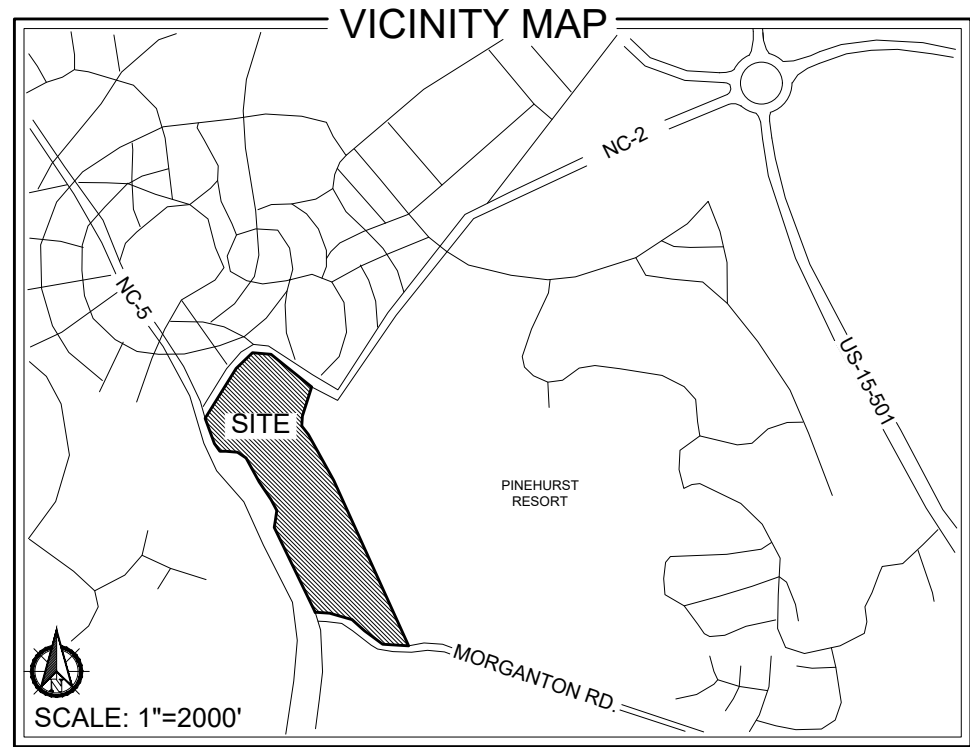
Resort Lodge Conditional Rezoning Request

0 225 450 900 1,350 1,800 Feet

05/2021

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



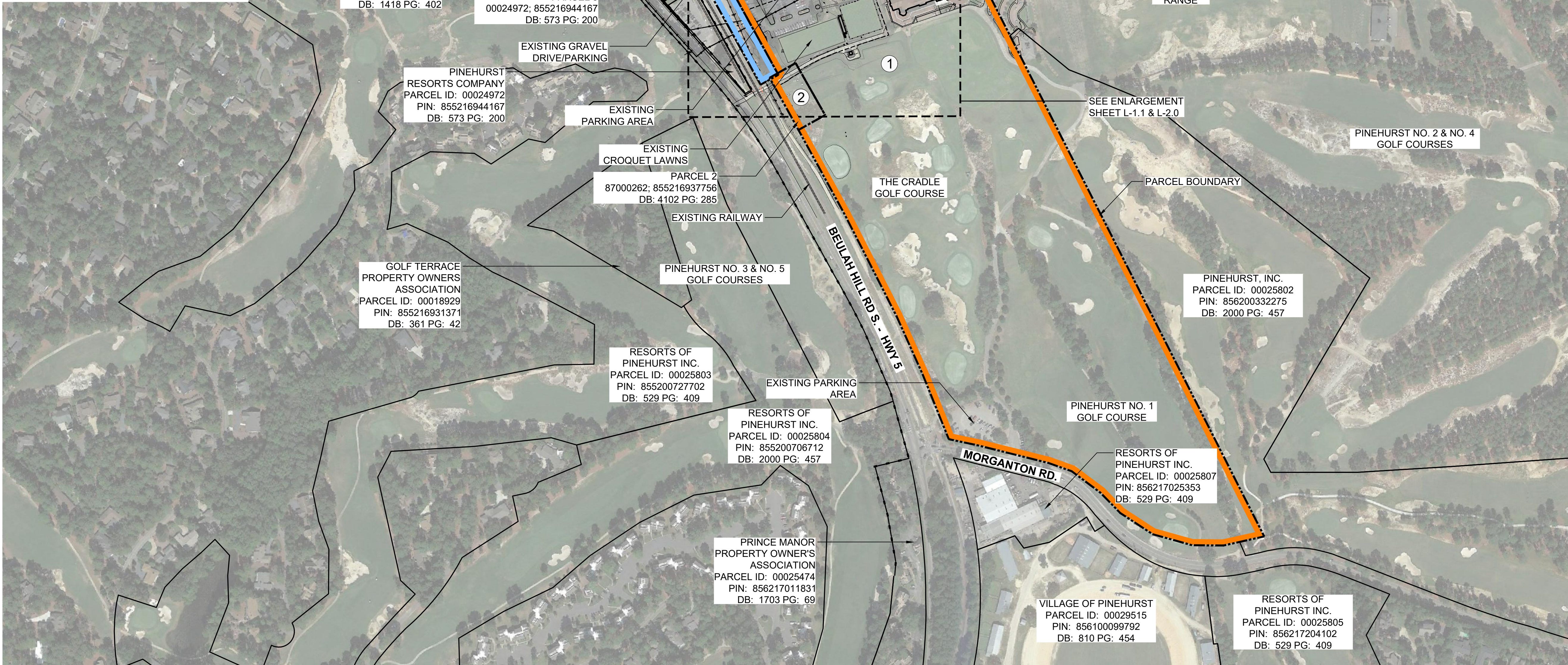


ZONING INFORMATION

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

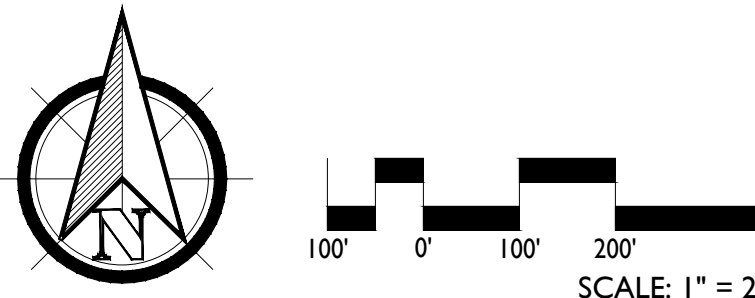
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---	= EXISTING RIGHT-OF-WAY
---	= EXISTING SANITARY SEWER LINE
•	= EXISTING MANHOLE
---	= EXISTING OVERHEAD POWER LINE
---	= EXISTING UTILITY POLE
---	= EXISTING WATER LINE
•	= EXISTING FIRE HYDRANT
---	= EXISTING STORM DRAIN PIPE
---	= EXISTING STORM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

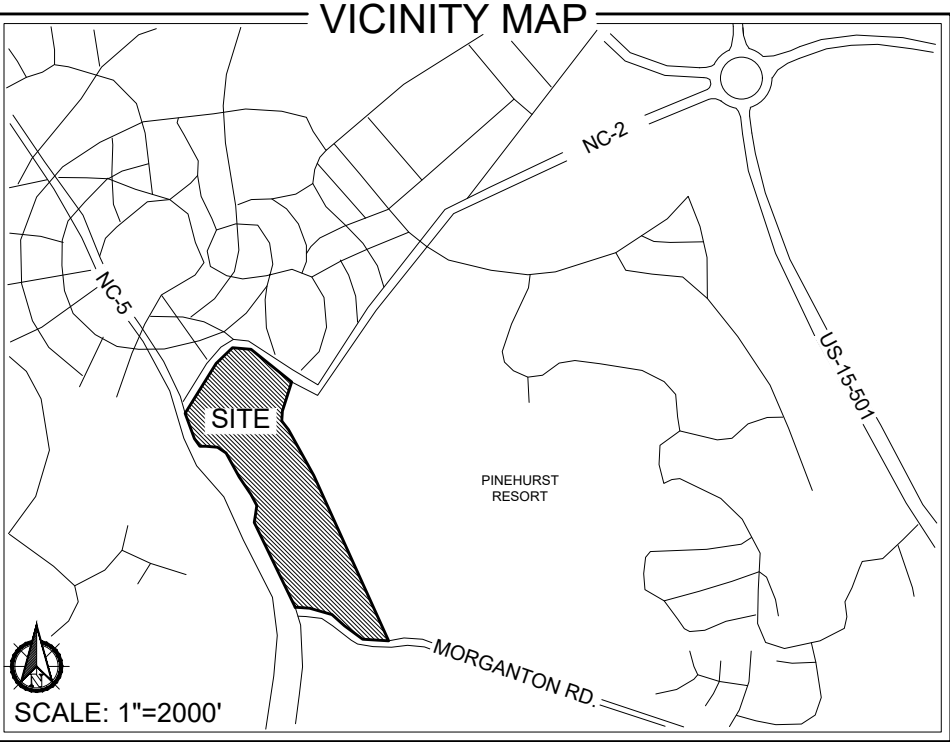
SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

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

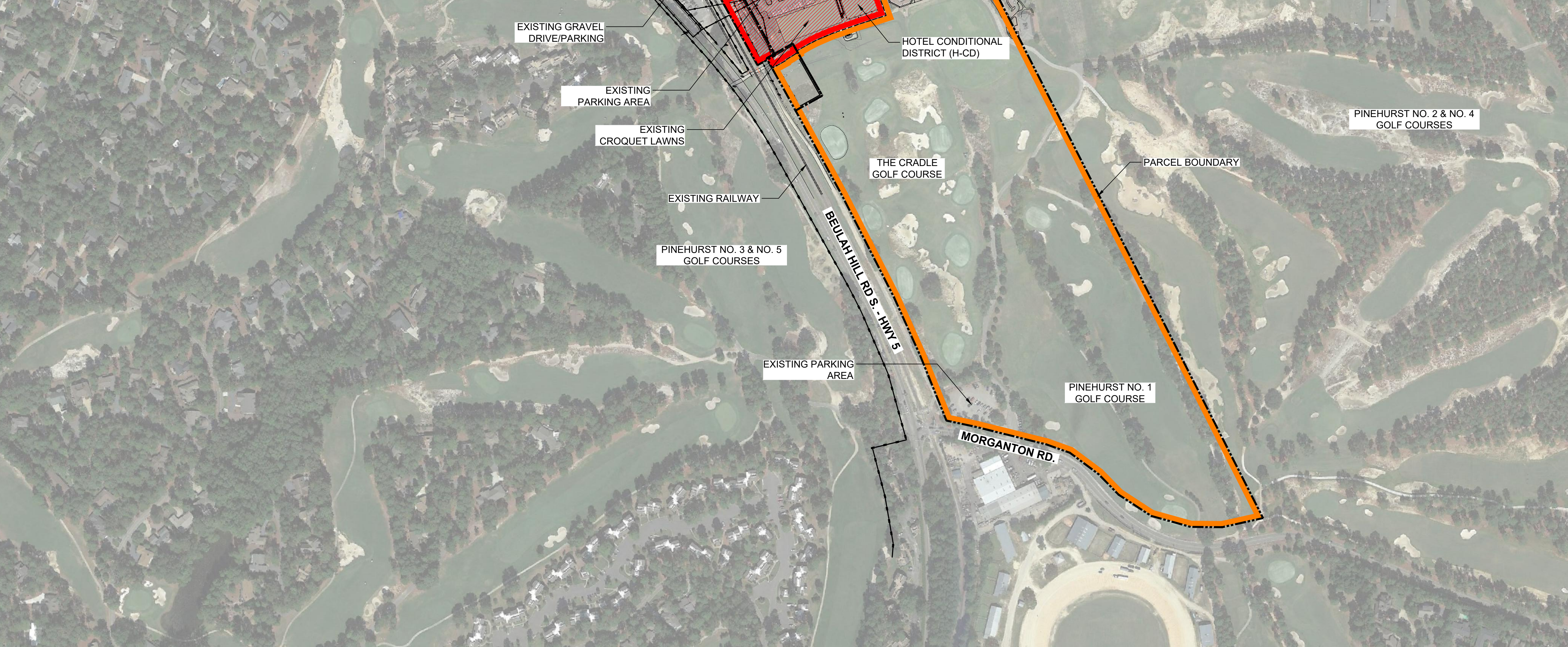
PROPERTY INFORMATION

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

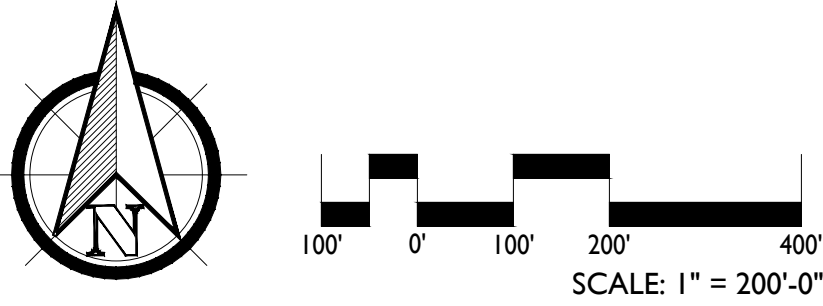
- = PROPERTY BOUNDARY
- = EXISTING RIGHT-OF-WAY
- = EXISTING SANITARY SEWER LINE
- = EXISTING MANHOLE
- = EXISTING OVERHEAD POWER LINE
- = EXISTING UTILITY POLE
- = EXISTING WATER LINE
- = EXISTING FIRE HYDRANT
- = EXISTING STORM DRAIN PIPE
- = EXISTING STORM DRAIN
- = EXISTING RAILWAY
- = EXISTING LIGHT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

SURVEY PROVIDED BY:
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P: (910) 420-1437

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

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REVISIONS:

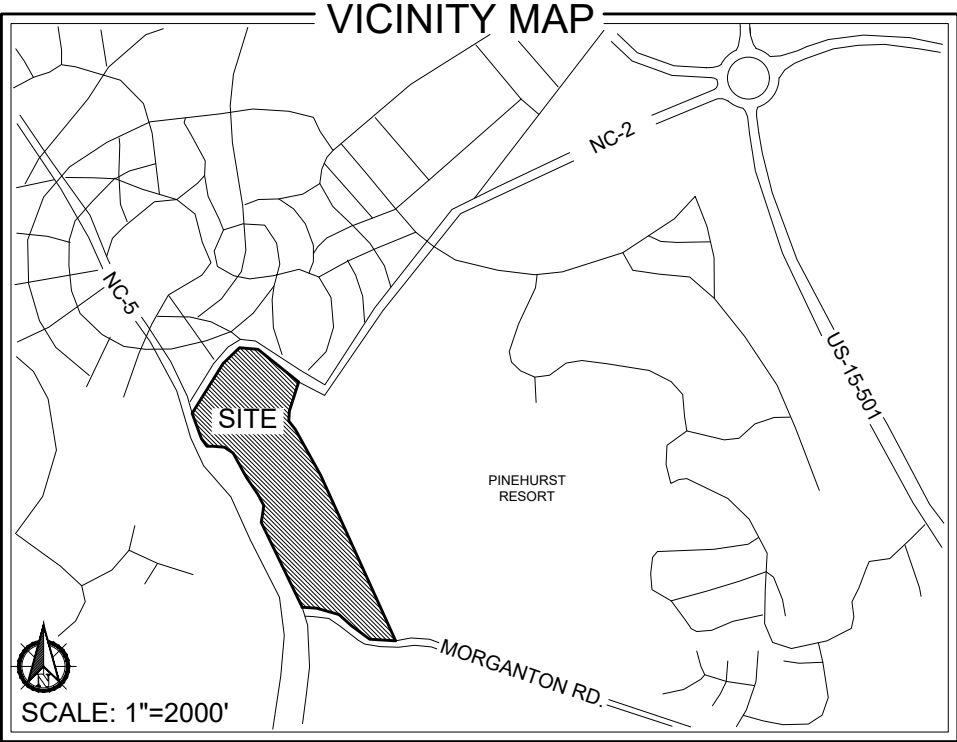
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

PROPOSED ZONING

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





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:
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DB: 4102 PG: 285
PARCEL 3: 00024972; 855216944167
DB: 573 PG: 200

FLOODPLAIN DATA

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(AREAS OF MINIMAL FLOODING)

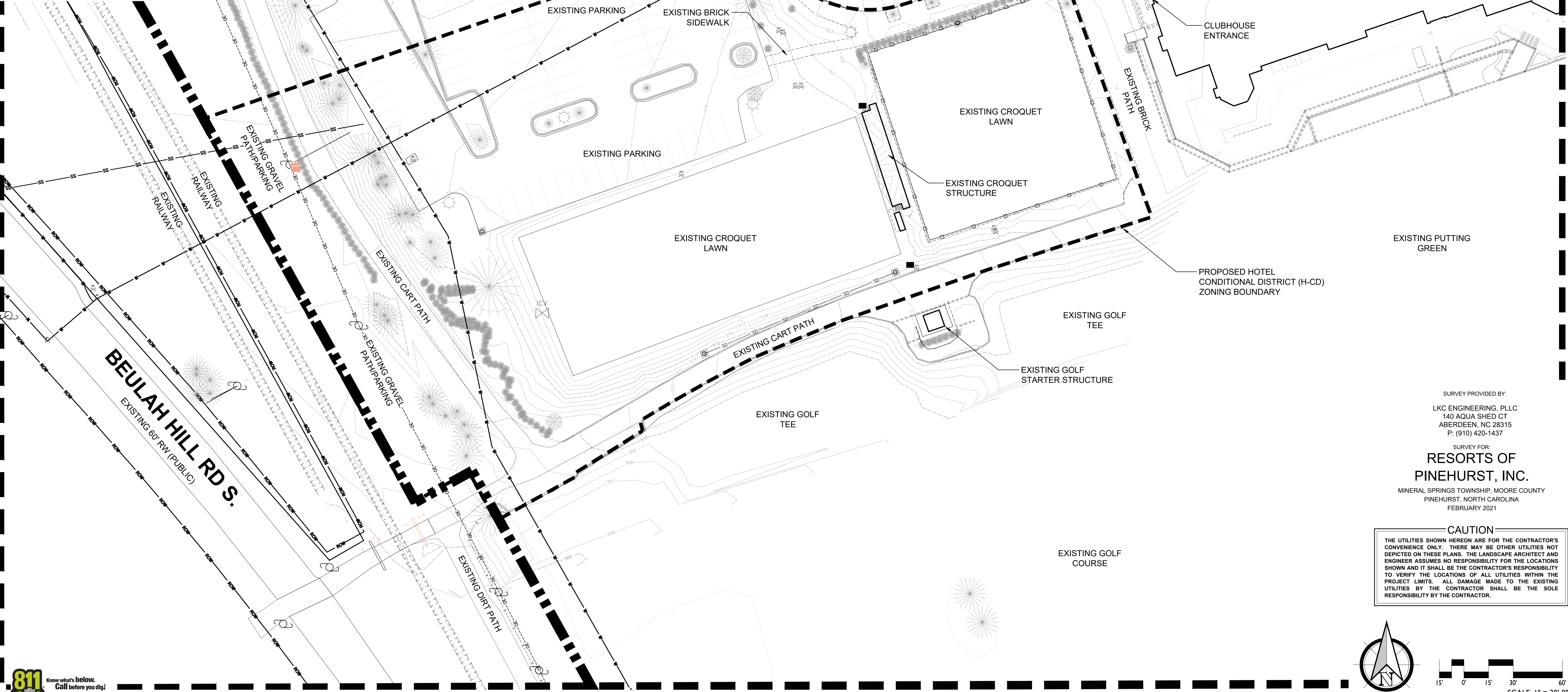
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

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

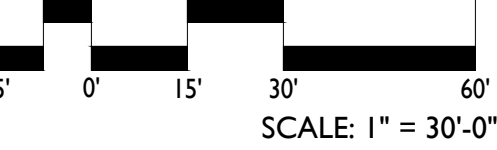
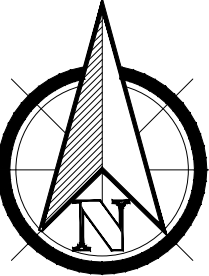


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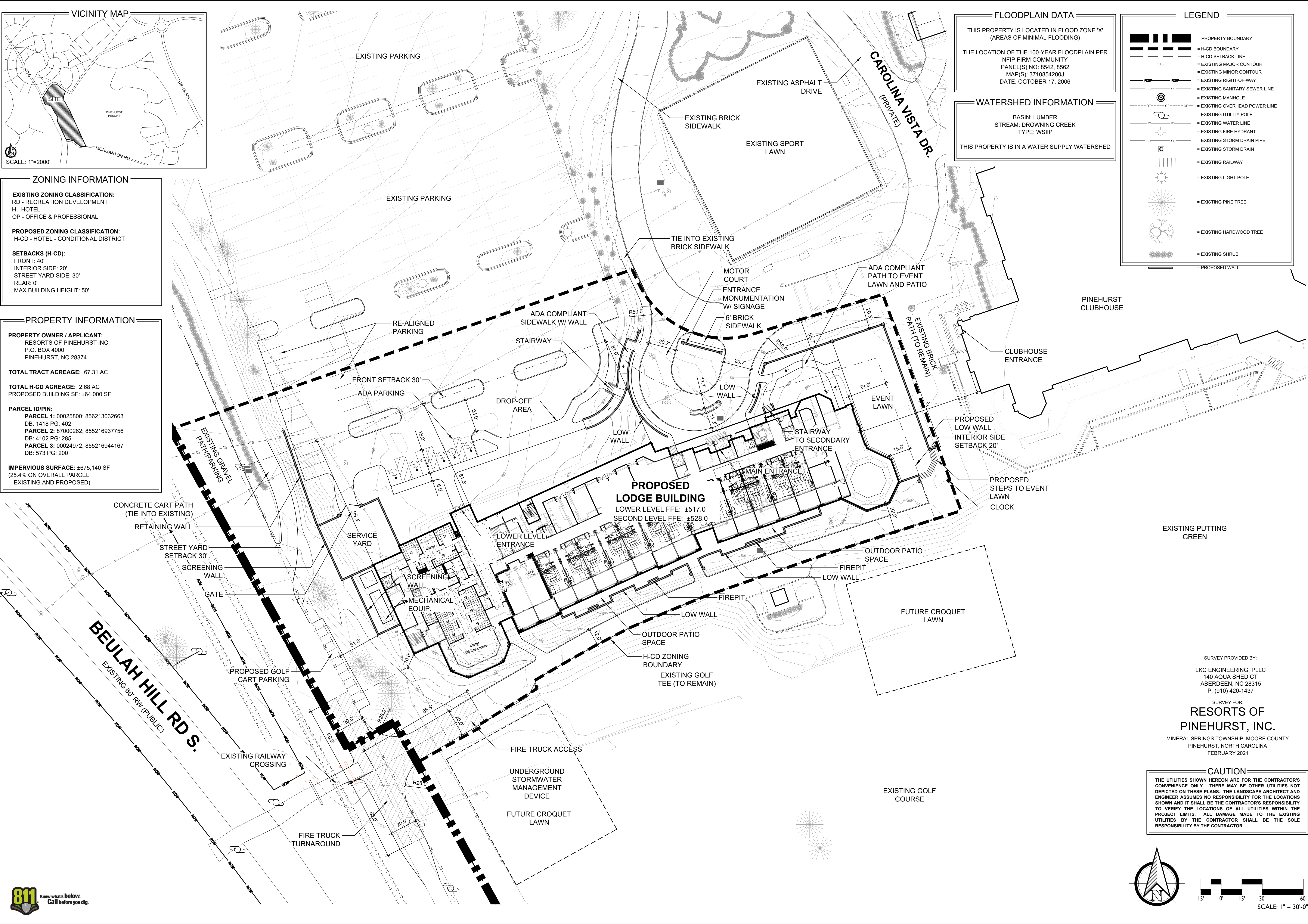
SURVEY FOR:
RESORTS OF PINEHURST, INC.
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

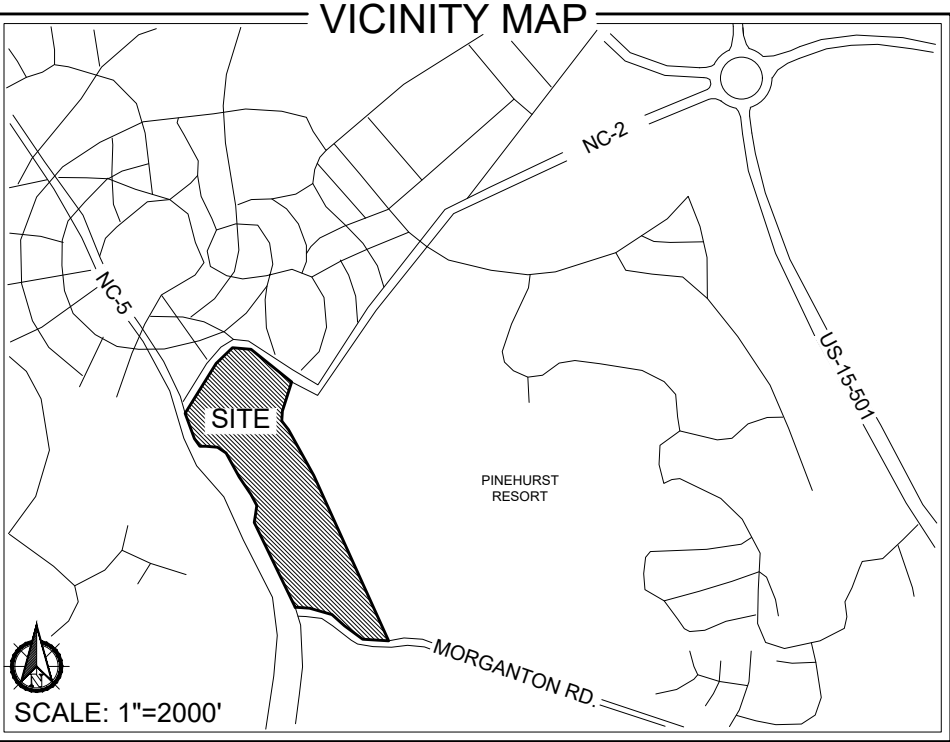
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REVISIONS:





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

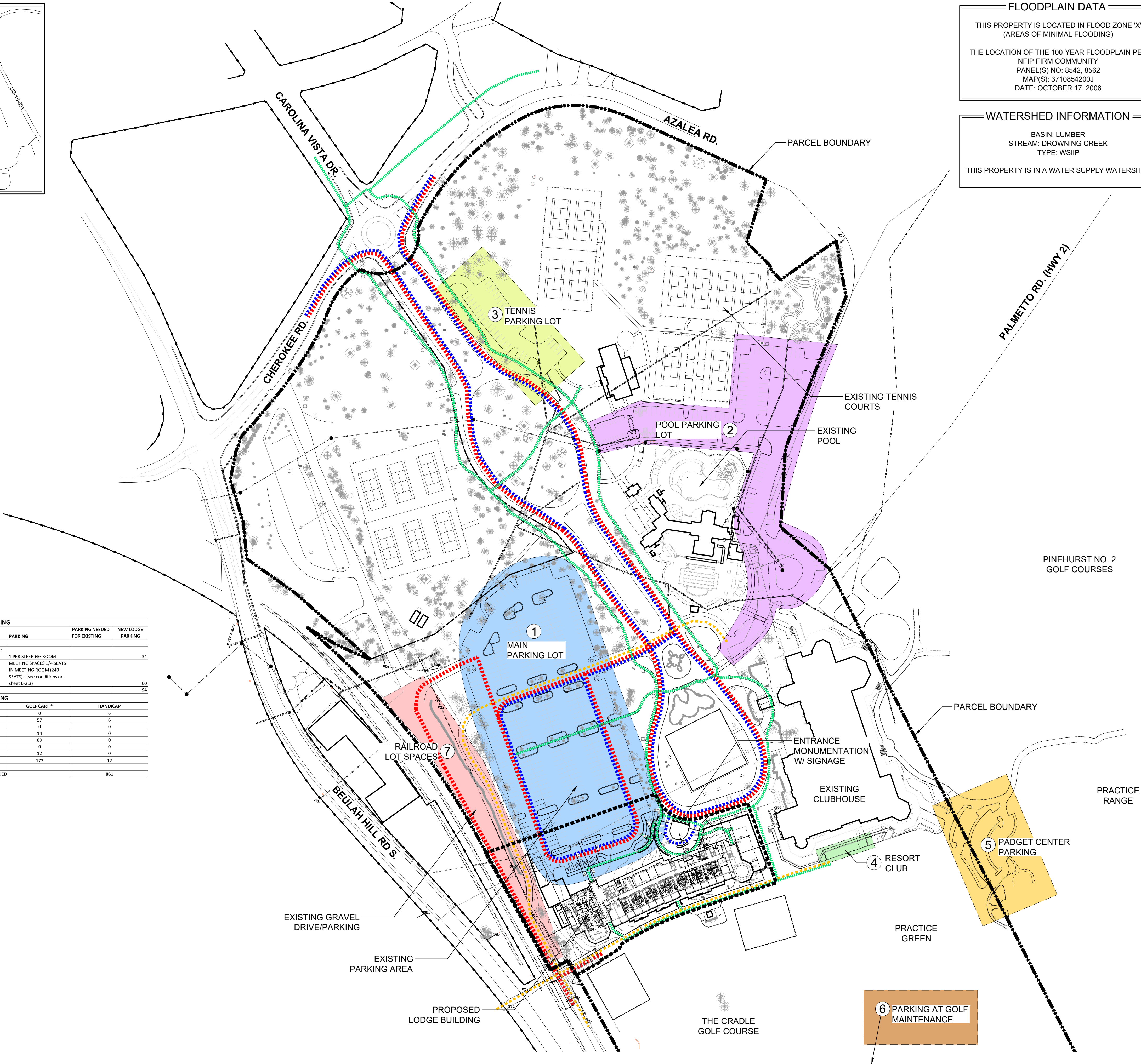
TOTAL H-CD ACREAGE: 2.68 AC
PROPOSED BUILDING SF: ±64,000 SF

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

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
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN
- EXISTING RAILWAY
- EXISTING LIGHT POLE
- EXISTING PINE TREE
- EXISTING HARDWOOD TREE

CIRCULATION LEGEND

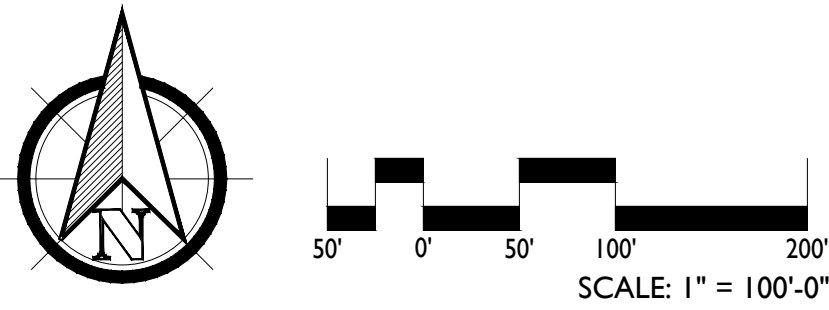
- VEHICULAR CIRCULATION
- EMERGENCY ACCESS
- GOLF CART CIRCULATION
- PEDESTRIAN CIRCULATION

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

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

CAUTION

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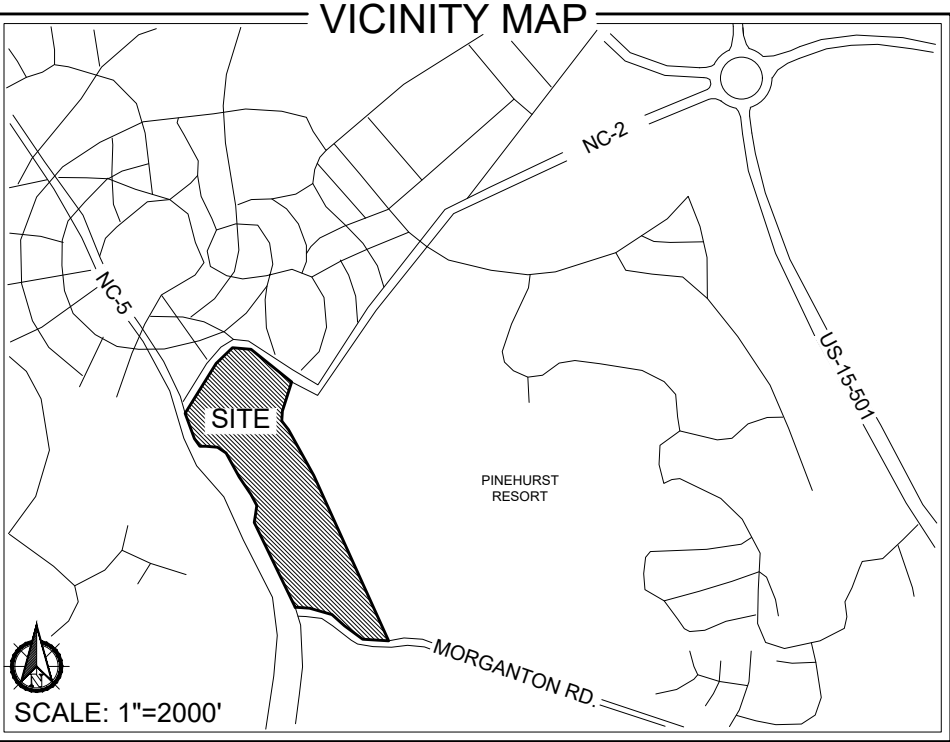
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN

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

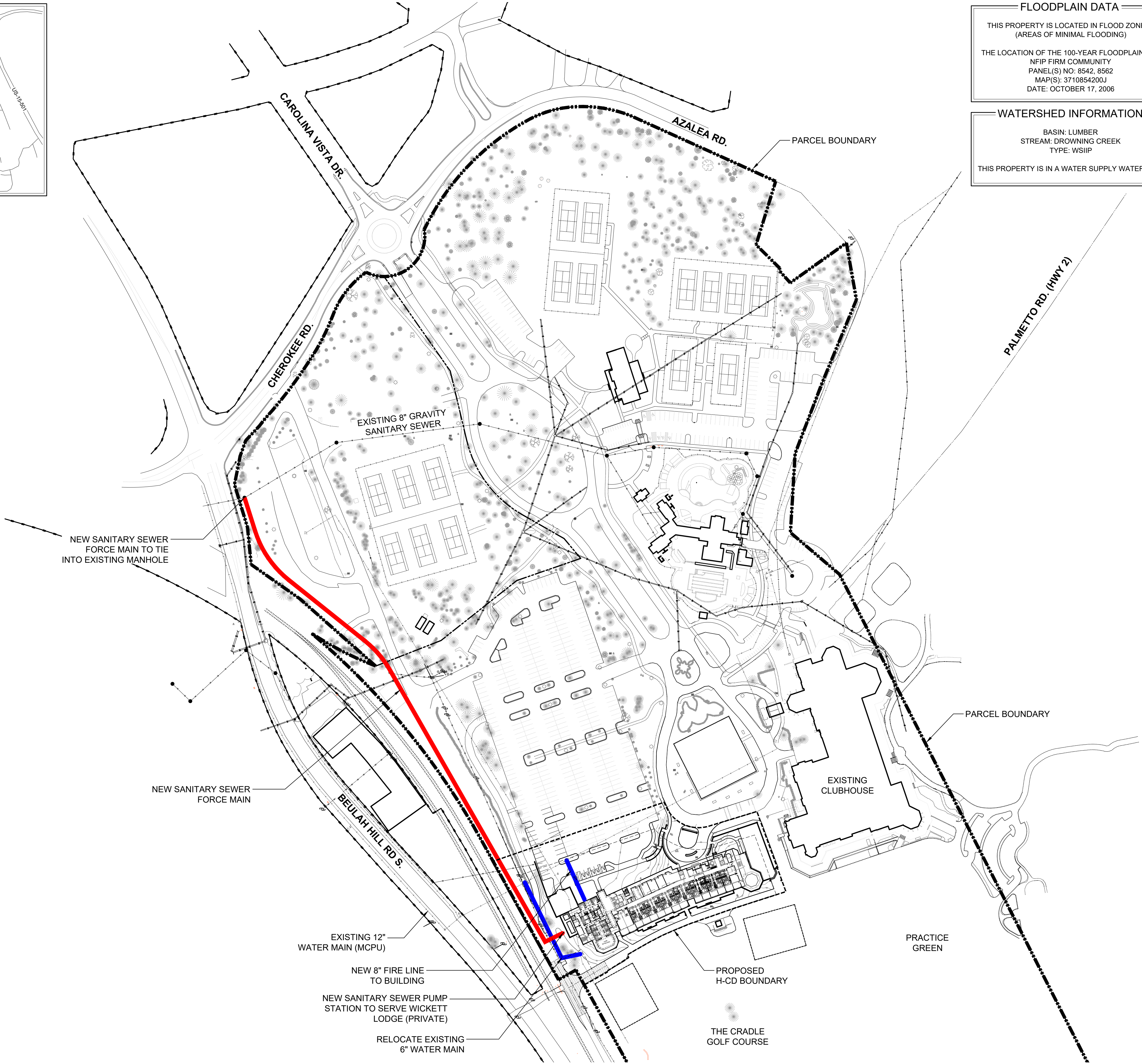
PROPERTY INFORMATION

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

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

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

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



FLOODPLAIN DATA

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

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSHIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

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

UTILITIES LEGEND

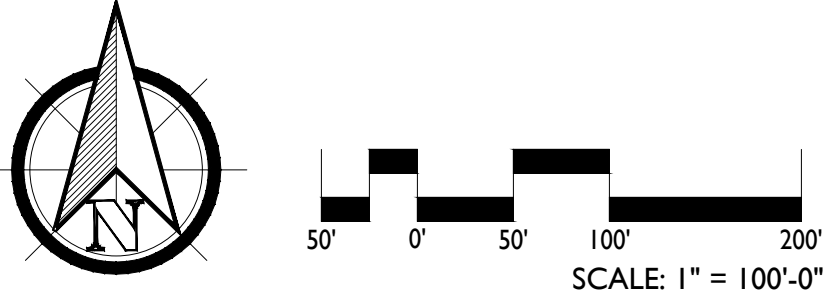
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE

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

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

CAUTION

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



KOONTZJONESDesign
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

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**



ZONING INFORMATION

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

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

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

PROPERTY INFORMATION

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

TOTAL TRACT ACREAGE: 67.31 AC

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

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

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

FLOODPLAIN DATA

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

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

EXISTING CONDITIONS

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

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

TOPOGRAPHY ON THE SITE IS GENERALLY ROLLING TO FLAT WITH EXISTING FACILITIES AND GOLF AREAS LOCATED THROUGHOUT. LONGLEAF PINE TREES ARE SCATTERED THROUGHOUT THE PROPERTY. RED 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.

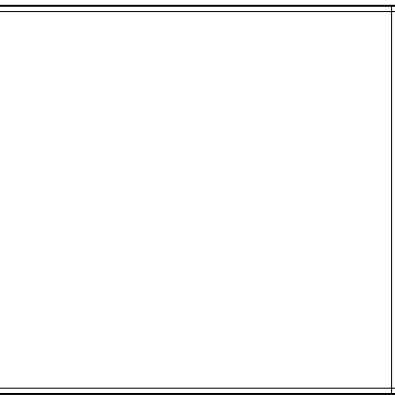
g) PRCC IS COMMITTED TO WORKING IN GOOD FAITH WITH THE VILLAGE TO PROVIDE ADEQUATE PARKING FOR ALL ITS FACILITIES THROUGHOUT THE VILLAGE AND HAS UNDERTAKEN MEASURES IN OTHER LOCATIONS. THIS COMMITMENT IS BEING DEMONSTRATED WITH THE CURRENT EFFORT TO IMPROVE PARKING AT THE CAROLINA HOTEL, WHICH IS UNDER REVIEW BY VILLAGE STAFF.



LAND PLANNING | LANDSCAPE ARCHITECTURE

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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



PLANNING AND INSPECTIONS DEPARTMENT STAFF MEMO

To: Mayor Strickland and Village Council
From: Darryn Burich, Planning & Inspections Director
Date: May 6, 2021
Subject: Staff Report for the Proposed Conditional District Rezoning for a portion of Parcel ID# 00025800 address TBD Carolina Vista.

This staff memo supplements 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, flex 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 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. 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.

Background

TRC Review

The applicant initially made submission to the Village for the requested zone change on 2/23/21. The application was distributed to the Technical Review Committee on 3/16/21 and subsequently went through three levels of revisions before being released by the TRC and scheduled for public hearing at the Planning and Zoning Board on 4/21/21. If approved the future site plan and construction drawing will be reviewed again for compliance with development regulations through an administrative review process.

Historic Preservation Review

The applicant applied for a Major COA on 2/1/21. The applicant was granted a Major Certificate of Approval for construction of the commercial structure by the Pinehurst Historic Preservation Commission (HPC) on 2/25/21. The HPC found the proposed structure to be congruous with the Historic District and Historic District Guidelines. Included in Novus is the COA-2021-00012 signed order along with minutes of the meeting where the COA was approved.

Planning and Zoning Board Review

The Planning and Zoning Board held the required public hearing on 4/21/21 and unanimously recommended approval of the zone change with modified conditions resulting from deliberations of the Board at the meeting. The P&Z also found the request to be consistent with the 2019 Village of Pinehurst Comprehensive Long Range Plan (CLRP). Included with this Novus Agenda item are the draft P&Z minutes from 4/21/21 along with a separate document titled “P&Z Recommended Conditions 4/21/21” and the “P&Z Statement of Consistency with the Comp Plan”. The conditions document identifies the condition changes highlighted in yellow that were recommended by the P&Z. The major change from the applicant’s conditions was to provide 85 parking spaces for the proposed Lodge from the applicant’s original request of 73 spaces to account for the loss of parking spaces due to the main parking lot reconfiguration. The applicant’s requested provision of 73 spaces for the Lodge is based on a parking analysis provided by the applicant’s consultant

Kimley Horn, which analysis and Trip Generation is included in Novus. The Village's PDO requires 94 spaces be provided for the proposed use.

The P&Z added a condition (#8) to require the applicant attempt to preserve the two specimen Long Leaf Pines located on either side of the golf cart/fire access lane located between the Lodge's proposed south elevation and Cradle golf course. Staff will work with the applicant during construction review to implement this condition.

Relative to parking, the Resort is planning on accommodating the additional parking load resulting from the proposed lodge development but is requesting that the PDO required number of spaces be reduced from 94 to 85 parking spaces based on the analysis by Kimley Horn. The original requested condition was to provide 73 spaces but an additional 12 spaces were added at the P&Z meeting on 4/21/21 to account for the loss of spaces in the main parking lot due to the parking lot's reconfiguration for lodge development. Additionally, PCC is requesting to delay construction of the additional parking until after the 2024 US Open (see Condition # 5 below). With the anticipated opening of the Lodge shortly before the Open, there will not be a significant amount of time between opening of the Lodge and provision of the required parking. In the interim, PCC can effectively manage on their campus parking needs by shifting employee parking, shuttling employees to the site, or adding capacity for valet parking by "stacking" parking.

It is not anticipated, nor has there been information provided, that parking concerns on the PCC campus regularly negatively impact the adjacent street system or neighborhoods. Construction of the Lodge as proposed does not trigger a need to provide parking for the PCC campus beyond that which is required for the Lodge itself. It should also be noted that the vast majority of uses (and subsequent parking requirements) were established prior to the adoption of Village zoning in 1995 but as PCC has added uses (e.g. pool development) the required parking has been provided.

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 to H-CD (Hotel – Conditional District) with the conditions listed below and recommends the Council adopt the consistency statement below. Should Council feel additional information yet needs to be provided, staff will work with the applicant to provide the requested information or clarify any of the submitted information included as part of this application to allow Council to render a decision on the subject rezoning.

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.			



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

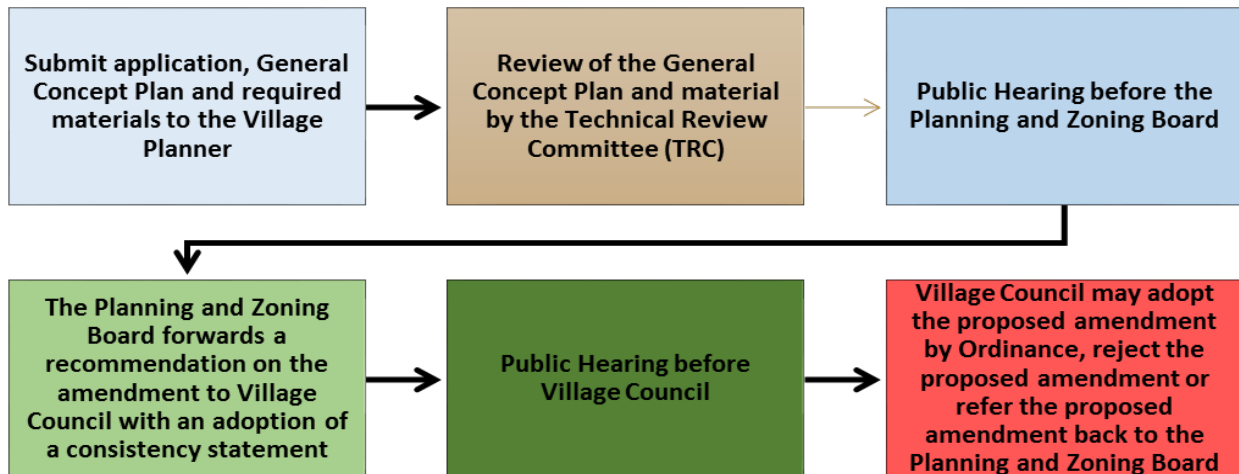
The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. These few items will need to be addressed during review of and prior to approval of construction documents. The TRC is comfortable with the General Concept Plan moving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

Zoning

Zoning Code

 R10 - Residential

 R20 - Residential

 R30 - Residential

 R MF - Res Multi-Family

 H - Hotel

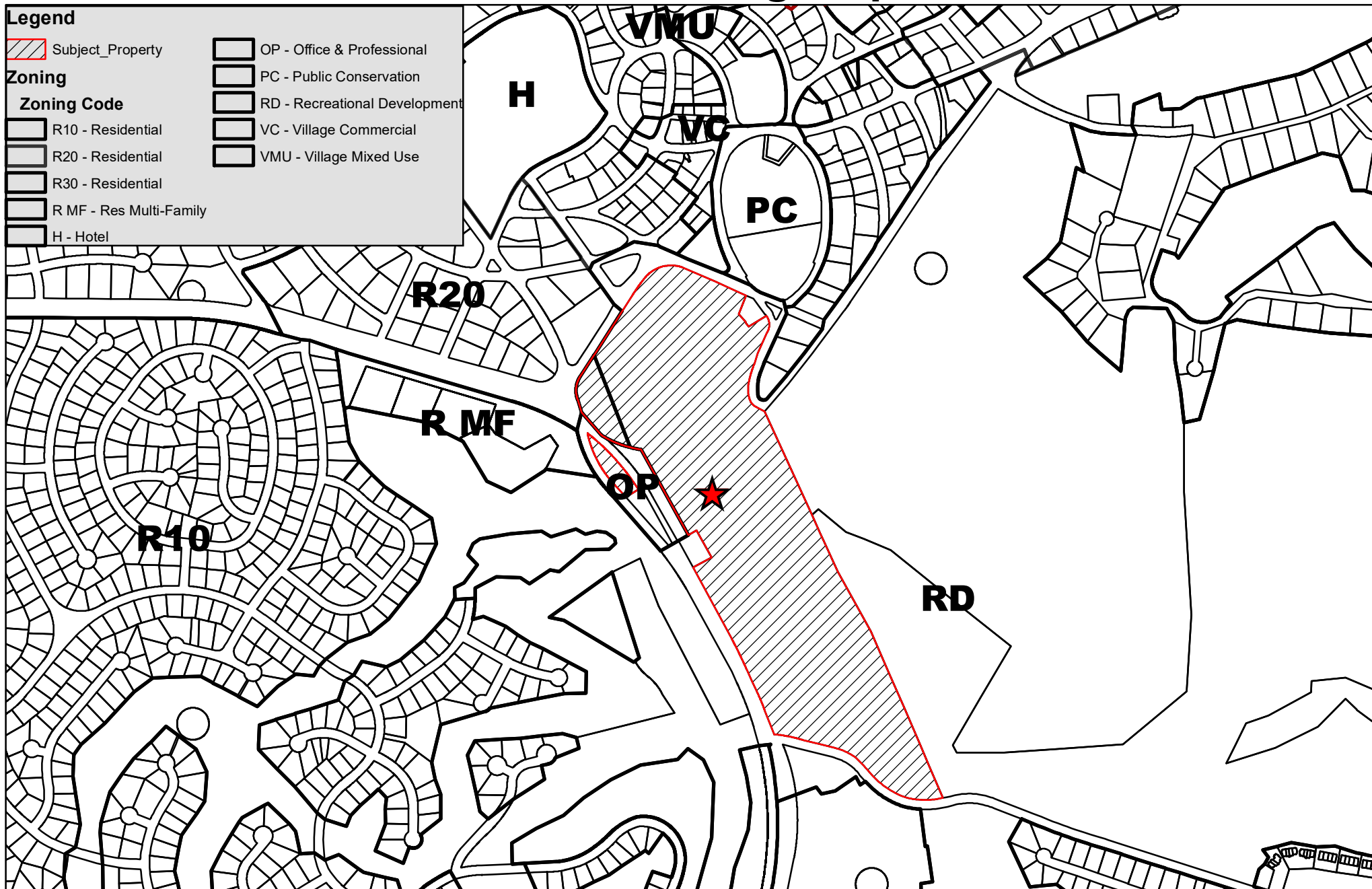
 OP - Office & Professional

 PC - Public Conservation

 RD - Recreational Development

 VC - Village Commercial

 VMU - Village Mixed Use



0 250 500 1,000 1,500 2,000
Feet

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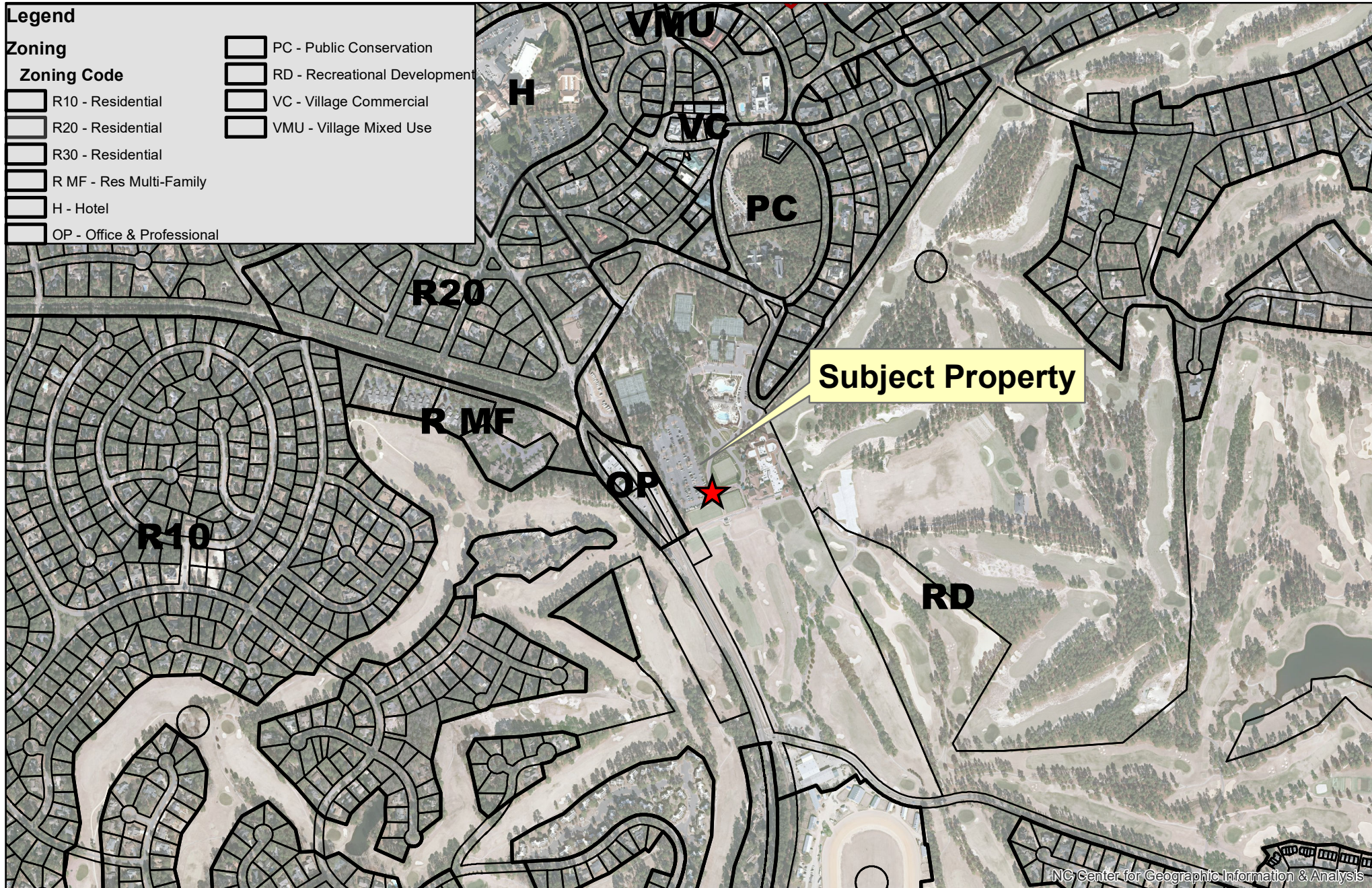
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4/14/2021

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

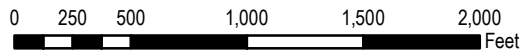


Aerial Map

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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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 too 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

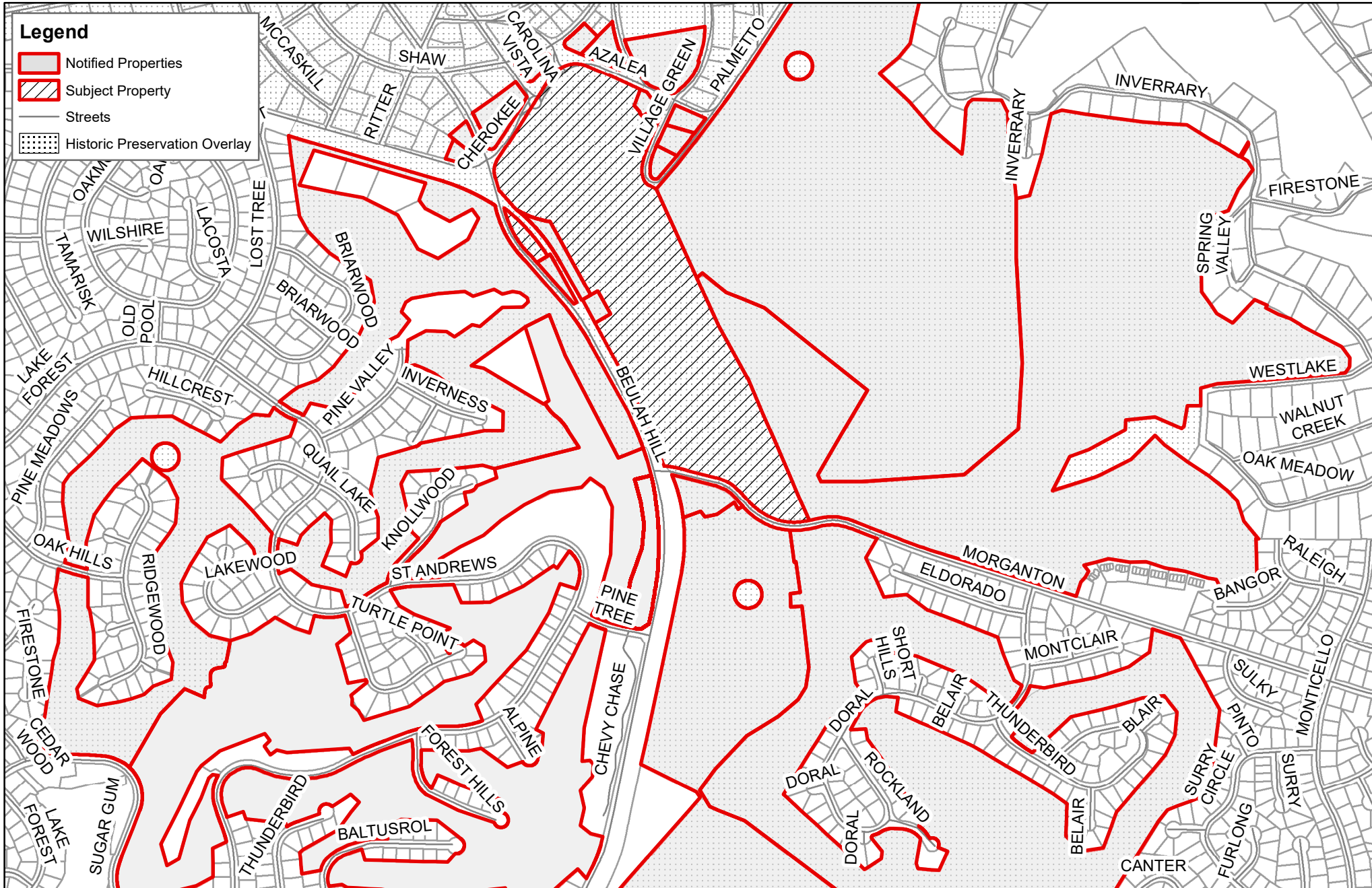
RUSSELL, BARBARA T
PO BOX 3255
PINEHURST, NC 28374

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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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

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.			



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



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(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			

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(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



**PLANNING AND ZONING BOARD
SPECIAL MEETING
WEDNESDAY, APRIL 21, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Cyndie Burnett, Chair
Jeramy Hooper, 1st Vice
Julia Latham, 2nd Vice
Matt Jones
Phillip Shumaker
Jack Farrell
David Alzamora
Sonja Rothstein

Board Members Absent:

Paul Roberts

Staff Present:

Darryn Burich, Planning Director
Alex Cameron, Principal Planner
Jill Lazusky, Acting Clerk of the
Board

Approximately 29 people were in attendance plus 6 staff

I. Call to Order

Ms. Burnett outlined the order of meeting. 1st staff would present their report; 2nd the Resort would give their presentation; 3rd there would be a public comment period (limited to 3 minutes each); and finally we will hear from board members (questions, clarity, etc). Then we will close the public hearing and the board will begin deliberations.

II. New Business

A. Public Hearing No. 1

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.

Mr. Alzamora made a motion move to go into the Public Hearing

Mr. Hooper seconded the motion

All board members were in favor and the Board moved into the Public Hearing.

Mr. Cameron provided background on the property from the staff report. He entered the following evidence into the record: staff report, presentation, application, applicant's materials, photos/site plans, and findings of fact.

Applicant Presentation was done by Bob Koontz of Koontz Design and Tom Pashley, President of Pinehurst Resort & Country Club. Mr. Pashley indicated that they have received a COA from HPC. People wonder why the Resort is considering building a lodge when we have three already. Though the Resort continually maintains and renovates them many people pass over our resort for ones with more lavish rooms. PH Resort will be the US Open anchor site and the lodge will be a hotel with golf views and offer a locker room for USGA players with direct access to facilities.

Mr. Koontz gave the site presentation. Lodge will be located where the two croquet lawns are currently. There is already a piece of the Resort Property that is zoned Hotel and they are asking to move the Hotel zoned space to the suggested location where they want to build the lodge. The hotel will have a bar, event lawn, a circle drop off in front. Mr. Koontz indicated possible future locations for the croquet lawns. All guest rooms will face out toward The Cradle. There would be outdoor seating and fire pits in rear. Locker rooms, fitness rooms, and meeting rooms are primarily designed with the USGA in mind. Mr. Koontz pointed out the wider path in the rear is to provide appropriate fire access. He briefly discussed utilities that would be served by Moore County Public Utilities. The Lodge will be approximately 64,000 feet in size. They are asking for rear setback to be reduced to zero and increase the building height from 50 to 55 feet.

Manny Dominguez of Cooper Carry discussed design and the need for height requirement increase request. They wanted to follow the idea of the roof line at the clubhouse and to break up the roof lines thus needing more height. Has more to do with how it sits on the site because of the topography. They are trying to correlate with the height of the Clubhouse as seen side by side. The arches and columns were inspired by the Carolina and the Clubhouse and other buildings in Pinehurst.

Mr. Koontz discussed parking scenario. Pedestrian circulation would remain as is today as well as golf cart access. Parking spaces were pointed out. He described some of the challenges. The Resort has valet parking which can be much more efficient. Additionally, the Resort has golf shuttles which helps alleviate some of the potential parking needs. The PDO doesn't take that into account. The most challenging time for parking will be during construction. The Resort will need remote parking for employees and resort guests. Long term lodge parking options include new on-site surface parking, off-site parking, additional shuttles, etc. The PDO requires 94 spaces, and the applicant is asking for a reduction to 73.

Mr. Hooper asked if there were any plans to improve other parking, such as the railroad area. Mr. Koontz said yes, there will be some focus on that. He was asked about off-site parking for construction workers; where would remote parking be? Mr Koontz said that it would be outside Village Center.

Ms. Latham asked for more info about the signage request. The applicant has asked for 50% more which they may or may not need. Request is for an increase in size not the number of signs.

Mr. Farrell indicated there is no hotel where it is currently zoned HD. He asked for clarification on the yards. Asked about seeing a large sign on the hotel. Mr. Koontz said no there would not be a large sign on hotel and P&Z could make it a condition. Mr. Farrell asked about use of the facility. Will this facility be open to outside people, not just hotel guests and USGA? Mr. Dick Higginbotham (PH Resort) indicated that it would be only for use of guests of the lodge and there would not be outside events such as weddings. Ms. Latham wanted clarification that the intent is for the space (meeting space, bar, etc) to be for lodge operations and guests only. Mr. Farrell wanted to know if bar would be open to public? As currently planned, the bar would only be for use of guests of resort, but not members necessarily. Ms. Burnett asked if a wedding party was staying at Resort could they use facilities? Mr. Higginbotham said that the intent is that you need to be using the lodge to use the meeting facilities and other space. Space is not meant to be for outside catering or events. Ms. Burnett was thinking about the impact of parking.

Mr. Farrell wanted to know if it would be limited to 34 guest rooms. Concerned because different submissions showed higher numbers. Some of the rooms are double-wide (meaning they are suites). So no it can't be made into two different rooms and increase the total number. Questioned the emergency access to the back of the building. The Fire Department has said it is okay. Mr. Farrell asked about building up the property for the parking. Mr. Koontz indicated that they would be building retaining walls. Asked if there would be propane tanks on the property and the answer was no. Mr. Farrell asked about screening the hotel from the road. Mr. Koontz indicated that there are existing trees. Applicant showed a short video with a 360 rendition of the property which showed a view from Highway 5. They superimposed the model next to the clubhouse. There will be additional enhancements to try to screen the building. Mr. Farrell asked about storm water and clarified that it is all going to be handled on site. He is concerned about the large swale at end of parking lot. Storm water will flow toward Cradle Golf Course for this facility so there will be no storm water heading north. Ms. Latham mentioned that under the railroad trestle floods out during heavy rains. This will be addressed. Mr. Farrell asked if there would be solar panels. No.

Mr. Farrell asked if there would be any electric car charging in the parking area. That hasn't been discussed yet but something that will be considered. How are they going to address the construction traffic and increased traffic overall? The contractor working on the Lodge and USGA projects spoke and they are looking to have all contractors on an offsite location with shuttles. Also, planning to have scheduled deliveries be facilitated so they will be staged offsite and brought in on a schedule. No location has been determined yet but they are in the process of looking.

Ms. Burnett suggested going to public comments before deliberating further.

Public Comments

Craig Annis, USGA – Speaking on behalf of project they have a lot of respect for the P&Z Board. They feel the Lodge facility will lend to successful events in the future. Feels the player space and hospitality would be unrivaled in other major championships and feel it is a vital part of the USGA's future here.

Collette Kolinski, Queens Court – Read a statement about the contributions of the Resort to the community. Feels in recent years, the resort hasn't shown respect for future of PH. It is hoped that the resort will take into consideration desires of residents.

Leo Santowasso – Handed out a sketch to the P&Z Board member and Mr. Koontz addressing tree preservation in the SW corner of the property which involves the fire lane. There are two tree which are specimen trees and they have diameters of approximately 21 & 23 inches. Based on the PDO specifications, these are specimen trees and should be preserved. Proposed development must be designed to preserve specimen trees and Leo recommends relocating the fire lane to do this.

John Hoffmann, Lake Forest Drive - He is a member of Pinehurst and wants to express his support of this project.

John Webster, West McKenzie Road - Regarding aligning the height, the building does have an extra level from the south side. He doesn't see any analysis of the combined impact of the Lodge and the USGA building. How do we know that the sewer can handle the storm water from this project and the USGA? He is concerned about the parking and feels it should be worked out before going forward. His request is that this hotel and conference center be reduced in size and that a more complete analysis of traffic and parking is done first to see how it will impact the people who live here.

End of Public Comments

Ms. Burnett offered each board member an opportunity to ask questions. Ms. Rothstein said it is advertised as lodging for the famous golfers. Why do we need this? The resort just re-did the Manor. There are no parking answers. Shuttle sounds good in theory but they speed through village. Wants to know more about the USGA facility. How are both facilities going to impact the members? What else is going to be taken away from members? The building is 64,000 sf and the USGA will be 135,000 sf.

Mr. Shumaker is concerned about parking as there is not enough as it is. Mr. Koontz said The Carolina is looking to add some more parking and there is overflow parking available. To Mr. Cameron and Mr. Burich, does the PDO allow “shared” parking areas? Yes, if applicant can meet the criteria.

Mr. Jones is trying to get handle on the parking for the mixed use. Mr. Koontz tried to look at overall parking area and add just for the lodge instead of having to add to existing space. 12 spaces will be lost in the construction and were not added back into the proposed spaces. In order to not lose spaces, we may need to add that as a condition. Alex responded that in the staff report, that parking condition was addressed. Mr. Jones asked if there is any impact on the RR right-of-way. Mr. Koontz indicated that the building is set back 51 feet. Asked about any additional TRC comments which according to staff will be addressed when the more detailed design and plans are submitted. Are there any other Hotel Conditional districts? Alex verified that the change would be solely for this project. Facilities that are to be relocated was mentioned in application and Mr. Jones wanted more information about that. Mr. Koontz said they were referring to the parking which may be moved in the future if other facilities changed, but nothing specific at this time.

Ms. Latham asked if the parking facilities are sufficient for the club and other facilities? The parking analysis has not been completed. Mr. Farrell went through the facilities and indicated how overwhelming the whole idea is of having sufficient parking.

Mr. Jones asked if there were other existing trees that are proposed to be moved. Mr. Koontz said that most of the trees that are due to be removed are in the parking lot. But they will be adding more.

Mr. Hooper asked about specimen trees and if the resort is willing to make changes to save as many trees as possible. Mr. Koontz indicated that they will try to save both trees and would agree to it being a condition to approval. Will the sewer line down route 5 handle all of this? Alex responded and has heard from County Engineer who would like a more complete analysis to ensure it can be accommodated. LKC Engineering addressed some of the issues and have not gotten any indication from MC Public Utilities that there is a capacity issue. Would there be a willingness to establish a construction route through our Village? The contractor responded that they will have a route set up and penalties imposed if they don't follow it. This will be communicated to Planning Group when time comes. What is the timeline for addressing the issues of the Lodge and the USGA. Mr. Koontz indicated they are two separate issues and they have no commitments to what signage will look like at this time. But signs will have to go through HPC.

Mr. Alzamora's concerns have mostly been addressed. How is it going to impact traffic? Is a little short sighted to think that only one project is going to affect traffic but all development in Pinehurst as a whole will. He supports the resort and believes they have improved the quality of life in Pinehurst.

Mr. Farrell brought up the USGA building which goes before HPC tomorrow. He is concerned about the interrelated projects not being considered together, particularly with regard to parking. He asked about continuing the approval to wait to see what the USGA is doing. Ms. Burnett indicated that we have to look at the proposal in front of us and asked staff. Staff responded indicating that a singular request was presented today and that is what is to be considered. Mr. Farrell is concerned about parking being lost when the tennis courts go away because of the USGA. Mr. Koontz said they will be considered when the USGA

is. Mr. Farrell is concerned about where the shuttles and employees will park and also concerned about the downstream implications of both being built.

Ms. Burnett polled the board as to whether this should be continued.

- Mr. Alzamora views it as two separate projects and feels we can go forward. Board is not supposed to view them together.
- Ms. Rothstein is not going to make a comment but said we don't have answers to all the questions.
- Mr. Farrell feels we should postpone until we see whole picture, meaning both project.
- Ms. Latham feels that the decision they make today will impact how to review and approve the USGA project. So okay at looking at this tonight.
- Mr. Hooper feels that we should consider both of them separately and as whole. He feels it's not about the zoning but on the conditions.

Mr. Koontz interjected that the reason to put projects separately is because of all the other major projects going on in VOP was overwhelming and it would be easier time wise to deal with them separately and address the needs.

- Mr. Jones asked if there will be conditional rezoning requests for USGA. Per staff, yes but conditions can be placed. Mr. Jones is willing to go forward with the Lodge tonight.
- Mr. Shumaker is comfortable with what we have to go forward tonight.

Result: Three people want to wait and 5 are willing to go forward.

Mr. Cameron said that after the deliberation, conditions can be defined.

Mr. Shumaker made a motion to close Public Hearing and Mr. Jones Seconded. Public Hearing is closed.

Deliberations will begin after a 5 minute break.

Ms. Burnett indicated we were back in the regular part of the Special Meeting. In looking at the conditions:

Building height – Ms. Latham is concerned about the height and would be a massive wall of white. It gives her pause and is concerned about screening. Mr. Jones indicated that if weren't to allow it, it wouldn't change the view from Hwy 5.

Setbacks - no major concerns from any of the board members

Signage – Ms. Burnett says PDO allows for the increase in signage. Mr. Farrell and Mr. Jones asked why this is necessary. Since we are not obtaining evidence, the board can still ask questions. Ms. Latham asked for some clarification. Alex responded that board can consider certain types and sizes. Mr. Farrell wants to know why it is necessary in the first place to have a 50% increase in size. Mr. Koontz indicated The Manor Inn just went through this. For the Lodge, they would like to do it now, and not do it after the fact. Ms. Latham said that for the Manor and the Brewery, they saw specific mockups, etc so now it feels like if they approve this, it will be carte blanche. Mr. Koontz indicated it's mostly internal on the property inside the club. This is only specific to the 2.6 acres that is under consideration. Adding a condition about locations of the signs would be agreeable. Mr. Hooper wondered if they know what they want or not. Mr. Koontz said no. They don't even know what the final name of the Lodge will be. Mr. Burich and Mr. Cameron responded that they could do this at a future date but it would be more complex and it would be better to do it tonight. Alex indicates that the staff report outlines the conditions that will be allowed. Ms. Latham would like to have the condition to have no increase in signage to face the Cradle and possibly over the awnings facing the cradle. Ms. Burnett says that PDO allows that permission may be granted for up to

50%. Applicant asked to increase the signage. Mr. Farrell said maybe we should condition it based on the side of the building. Mr. Cameron said his interpretation of PDO allows size of signs to be increased by 50%. Alex said only one street front sign would face Hwy 5 but Darryn's interpretation is that the street side would be Carolina Vista. Mr. Farrell asked why the number of signs is an issue and Mr. Koontz responded that size is the issue, not the number of signs. Mr. Cameron said it is allowed for them to have one facing each street front. Mr. Farrell says that he believes Resort will do the right thing. Mr. Farrell wants to add the condition that the sign 50% increase condition will only apply to north and east facing elevation. Ms Rothstein asked about the length of the building and how big the sign would be. That would be the largest sign that was allowed. Mr. Koontz agreed to add a condition that the 50% increase only applies to East and North sides of building.

Parking Condition 4: Mr. Farrell doesn't feel 73 spaces is adequate at all. Compared to a convention held at hotel where everyone is parking all over the place. Mr. Shumaker says that there can be a cross pollination of parking for all the Resort facilities. But Mr. Farrell feels there is still way too few spaces. Ms. Latham also has concern over parking. From a members perspective, is concerned that it is unrealistic to expect members not to want to use the facility and there won't be enough parking. Mr. Koontz indicated that the additional promise for parking after the US Open would actually be on the campus of the Lodge and not part of the general Country Club parking.

Mr. Koontz said there are options for surface parking or maybe a parking garage. Mr. Burich said there is room around campus to find spaces. The intent of the agreement is that they agree to make sure the spaces are created. Mr. Hooper asked about the improvements to the gravel parking near railroad tracks. Based on the fire code some improvements will need to be made.

Traffic consultant from Kimley Horn, provided some information based on data collected nationwide. Parking takes into account rooms, services in the hotel, restaurants, meeting rooms. Generally you need about 9 spaces per 1000sf. This was treated as a stand-alone analysis and didn't take into consideration other parking on Resort property. Koontz agreed that they could add a condition to add another 12 spaces back.

Poll to identify yes or no for 73 or 85 or 94 parking spaces for this space.

Alzamora – 73 or higher
Rothstein – 85
Farrell – 85 (would prefer 94)
Latham - 85
Burnett -85
Hooper - 85
Jones - 85
Shumaker – 85

Unanimous to change condition to 85 parking spaces for standard size vehicles, not golf carts.

Parking Condition 5: Mr. Jones had minor concern of wording to change it to condition parking on subject property (the parcel). Mr. Hooper asked for an overall parking analysis for entire resort/campus or add a stipulation about requiring a full campus analysis to be reviewed in future. Staff feel that is addressed in Condition 7. Mr. Farrell says parking places are all over the place and we should have a comprehensive study done. Mr. Hooper feels strongly about getting this study done for future. Mr. Koontz said the additional spaces would just be for lodge. Can the conditional zoning be changed in the future? Only if it is requested by property owner. Mr. Higginbotham said that they are working with the Village to look at parking issues but are not willing to commit to a study that may require them to spend more money on

creating parking. It is not in the Resort's best interest. Mr. Alzamora feels resort is addressing the issues appropriately. Mr. Hooper wants a PDO study of the PRCC campus. Changing wording from "campus" to "subject property".

Poll of Board:

Alzamora – yes
Rothstein – yes
Farrell – yes
Latham - yes
Burnett - yes
Hooper - yes
Jones - yes
Shumaker – yes

Parking 6. Change "73" to "85", Jack Farrell wants tennis court parking (west of Carolina Vista) removed from parking (18) amount. Ms. Burnett's concern is that they want to use the PDO which dictates how many spaces you don't need, but not for the ones you do need. Ms. Latham suggested to add a condition that says the number to be reduced determined in the future and approved at a number no greater than the amount required by the PDO and excluding parking removed from tennis course West of Carolina Vista.

Alzamora – yes
Rothstein – yes
Farrell – yes
Latham - yes
Burnett - yes
Hooper - yes
Jones - yes
Shumaker – yes

Discussion to create a condition. Ms. Burnett and Mr. Farrell want to create a condition to protect the two specimen trees at the SW corner in the Fire Lane. However, Mr. Koontz said that the problem is that the Fire Marshall's decision about the needs for the fire lane based on requirements, the Resort may not be able to provide that guarantee. The other option is to provide a caveat about replacement if we were to lose trees. Resort willing to commit to best effort and staff can oversee when they review final plans. Everyone agreed.

Staff proposed condition: Changed word structure to lodge. Mr. Jones asked if we have had development agreements before. No, but it is legal and feel it is important. Everyone agreed to that condition.

Mr. Farrell said the only condition that they could impose to control construction traffic is to have some security presence there. Ms. Rothstein suggested getting deliveries to site at night. Mr. Koontz said the importance is to minimize traffic. It is to their benefit, the resort, as well as the Village.

Consistency Statement – Ms. Latham made a motion to that the Planning and Zoning Board adopt the Statement of Consistency and authorize its Chair to execute the document as the proposed zoning map amendment is consistent with the Village of Pinehurst 2019 Comprehensive Long Range Plan, as described in the staff report prepared by Alex Cameron dated April 15, 2021. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public. It was seconded by Mr. Hooper. All board members were in favor. None opposed.

Ms. Latham made a motion that the Planning and Zoning Board recommend approval to the Pinehurst Village Council of the conditional rezoning of 2.68 acres of Parcel ID# 00025800 from the RD (Recreation Development District) to H-CD (Hotel-Conditional District) with the following added conditions:

1. Maximum building height of 55 feet;
2. Front yard setback of 40' minimum; side yard setback of 20' minimum; side street setback of 30' minimum; rear yard setback of 0' minimum;
3. Increase in allowed signage size and amount by 50% for the north and east sides of the building only;
4. Provide 85 standard size parking spaces on the subject property;
5. 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 subject 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);
6. 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.
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 2 specimen trees on either side of the proposed emergency fire access along the west property line.

Mr. Hooper seconded the motion.

Alzamora – Yes
Rothstein – Yes
Farrell – Yes
Latham - Yes
Burnett - Yes
Hooper - Yes
Jones - Yes
Shumaker – Yes

It was a unanimous decision by the Planning and Zoning Board to approve with conditions.

III. Next Meeting Date: 05/06/2021 Regular Meeting

IV. Motion to Adjourn

Mr. Farrell moved to adjourn. Mr. Jones seconded.

Respectfully Submitted,

Jill Lazusky
Acting Clerk to the Board
Village of Pinehurst

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

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



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

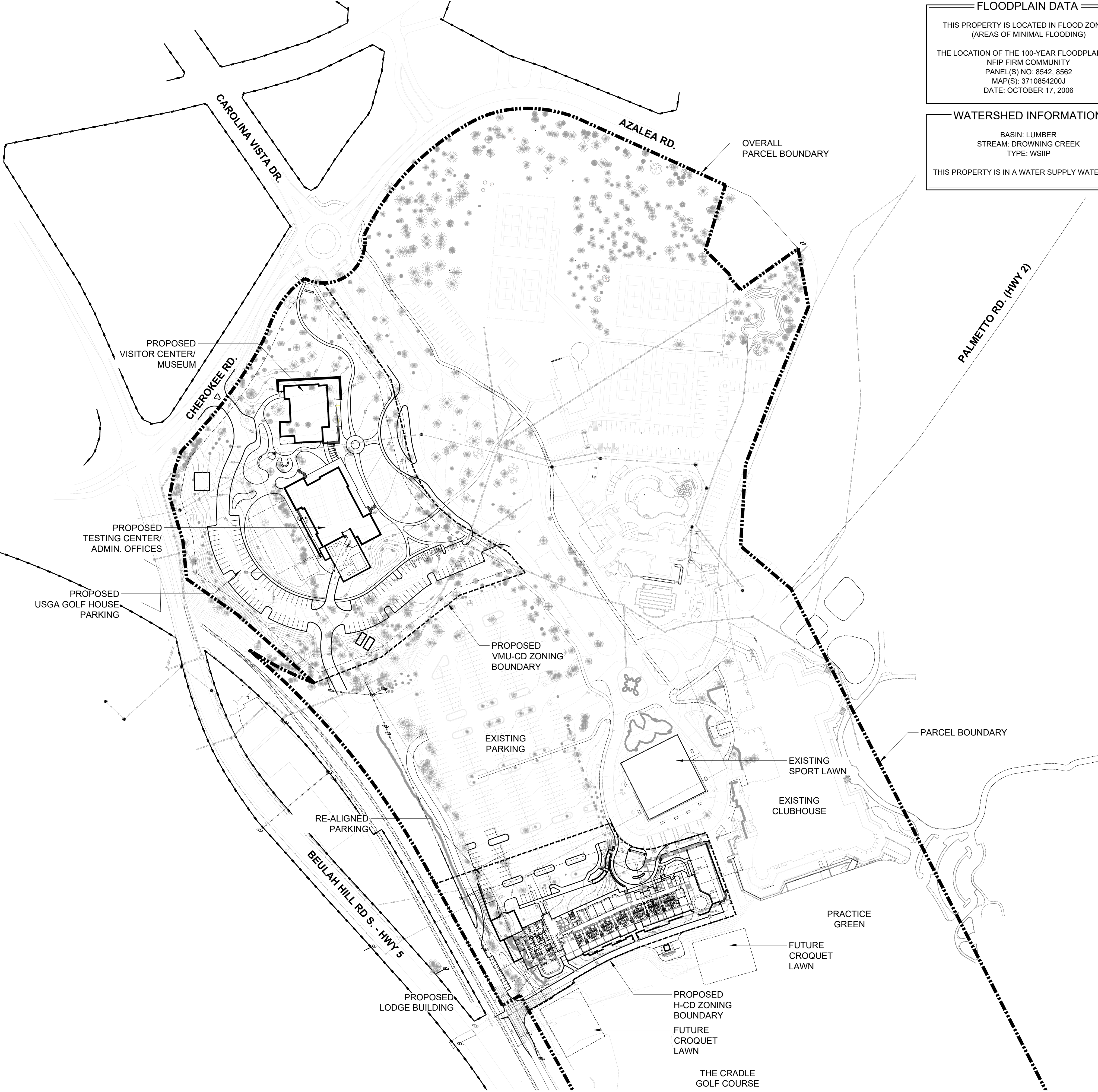
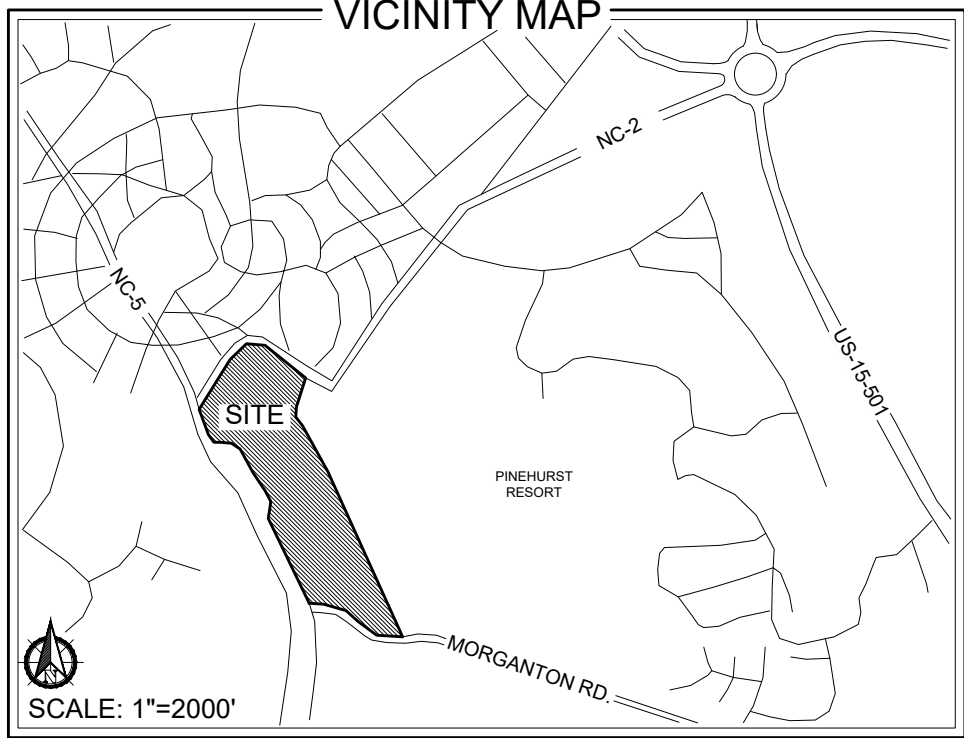
Chair of the Planning and Zoning Board

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

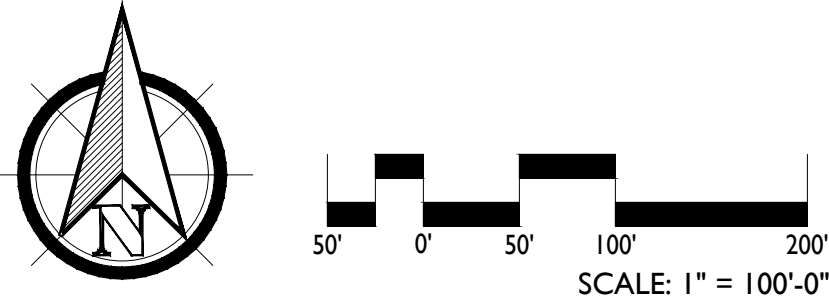
	= PROPERTY BOUNDARY
	= VMU-CD BOUNDARY
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR
	= EXISTING RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING MANHOLE
	= EXISTING FENCE LINE
	= EXISTING LIGHT POLE
	= EXISTING WATER LINE
	= EXISTING FIRE HYDRANT
	= EXISTING STORM DRAIN PIPE
	= EXISTING 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

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REVISIONS:

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 guests 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

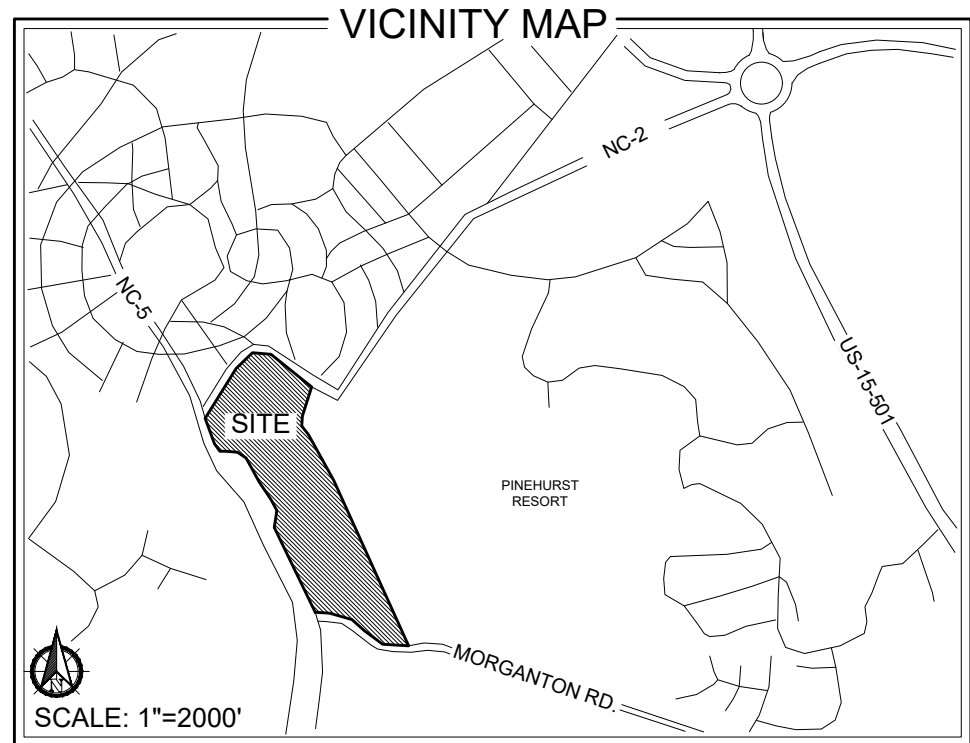
- 1) Soil erosion and sediment control during construction will be provided per Section 9.12 of the PDO and all state standards.
- 2) The developer will obtain an erosion control permit from NCDWQ for the project as required.

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.



ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:

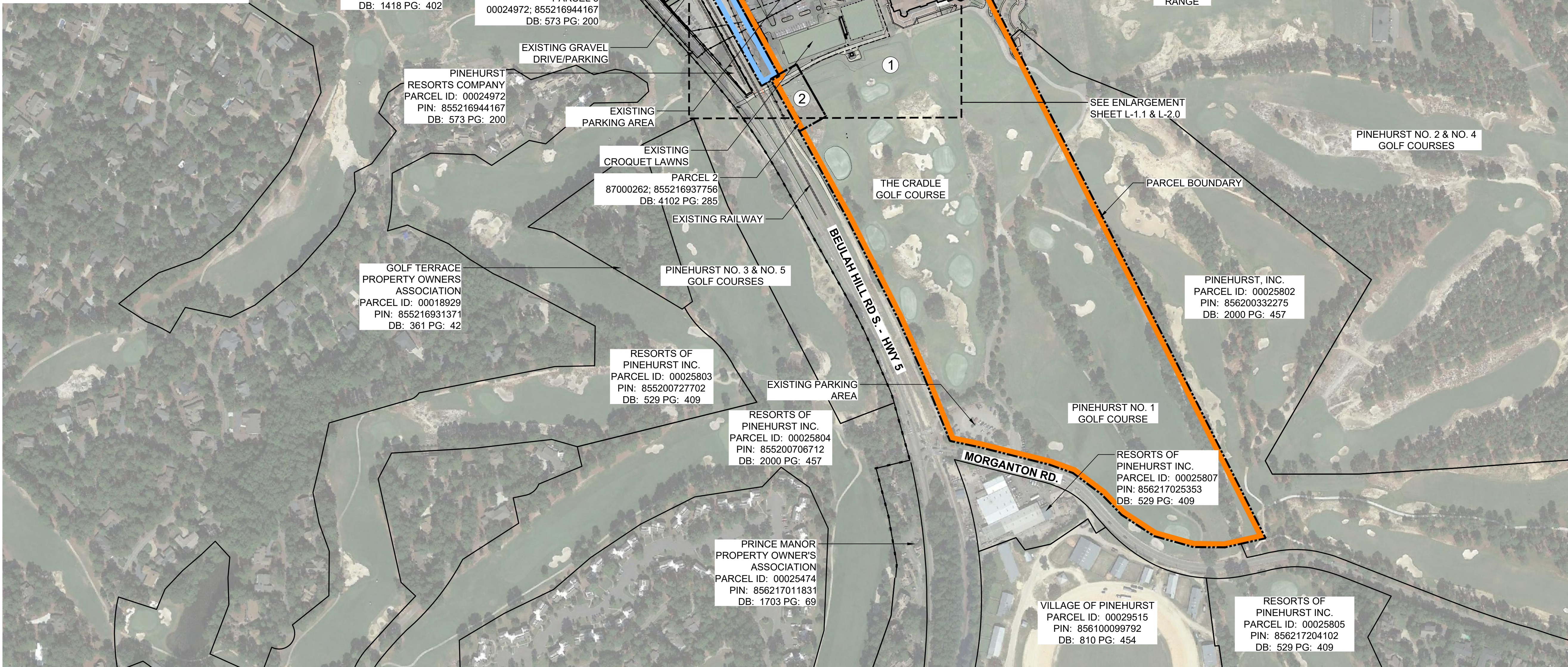
RD - RECREATION DEVELOPMENT
H - HOTEL
OP - OFFICE & PROFESSIONAL

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



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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

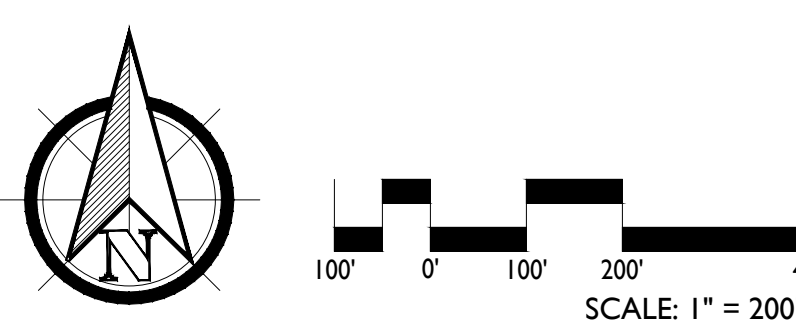
- = PROPERTY BOUNDARY
- = EXISTING RIGHT-OF-WAY
- = EXISTING SANITARY SEWER LINE
- = EXISTING MANHOLE
- = EXISTING OVERHEAD POWER LINE
- = EXISTING UTILITY POLE
- = EXISTING WATER LINE
- = EXISTING FIRE HYDRANT
- = EXISTING STORM DRAIN PIPE
- = EXISTING STORM DRAIN
- = EXISTING RAILWAY
- = EXISTING LIGHT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

SURVEY PROVIDED BY:
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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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KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

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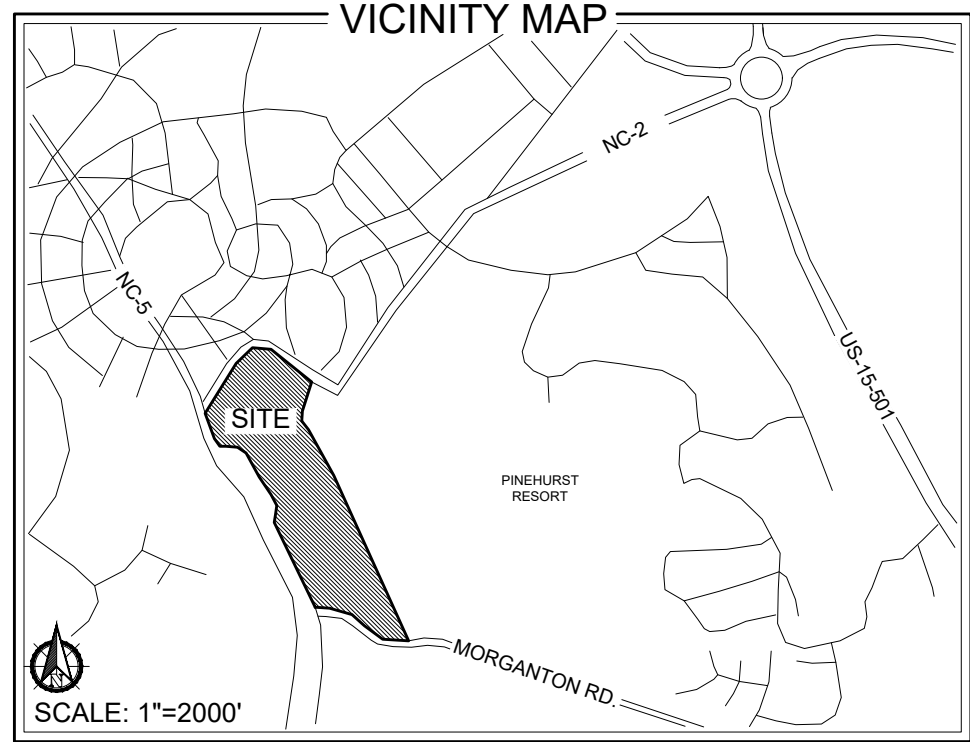
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 200'-0"
PROJECT #: KJ021004
SHEET NUMBER:
L-1.0





ZONING INFORMATION

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

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:	RESORTS OF PINEHURST INC. P.O. BOX 4000 PINEHURST, NC 28374
TOTAL TRACT ACREAGE:	67.31 AC
TOTAL H-CD ACREAGE:	2.68 AC
PARCEL ID/PIN:	
PARCEL 1:	00025800; 856213032663 DB: 1418 PG: 402
PARCEL 2:	87000262; 855216937756 DB: 4102 PG: 285
PARCEL 3:	00024972; 855216944167 DB: 573 PG: 200



FLOODPLAIN DATA

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

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

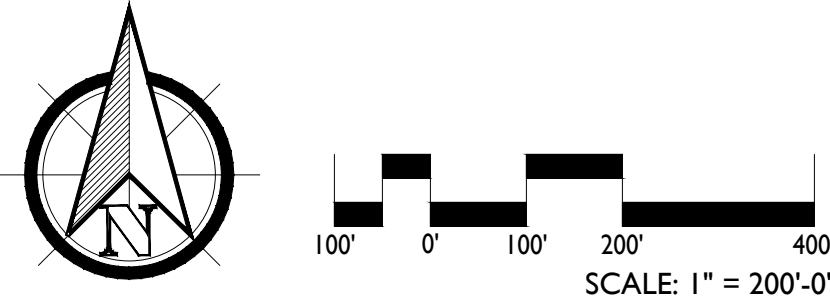
---	= PROPERTY BOUNDARY
---	= EXISTING RIGHT-OF-WAY
---	= EXISTING SANITARY SEWER LINE
•	= EXISTING MANHOLE
---	= EXISTING OVERHEAD POWER LINE
---	= EXISTING UTILITY POLE
---	= EXISTING WATER LINE
---	= EXISTING FIRE HYDRANT
---	= EXISTING STORM DRAIN PIPE
---	= EXISTING STORM DRAIN
---	= EXISTING RAILWAY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

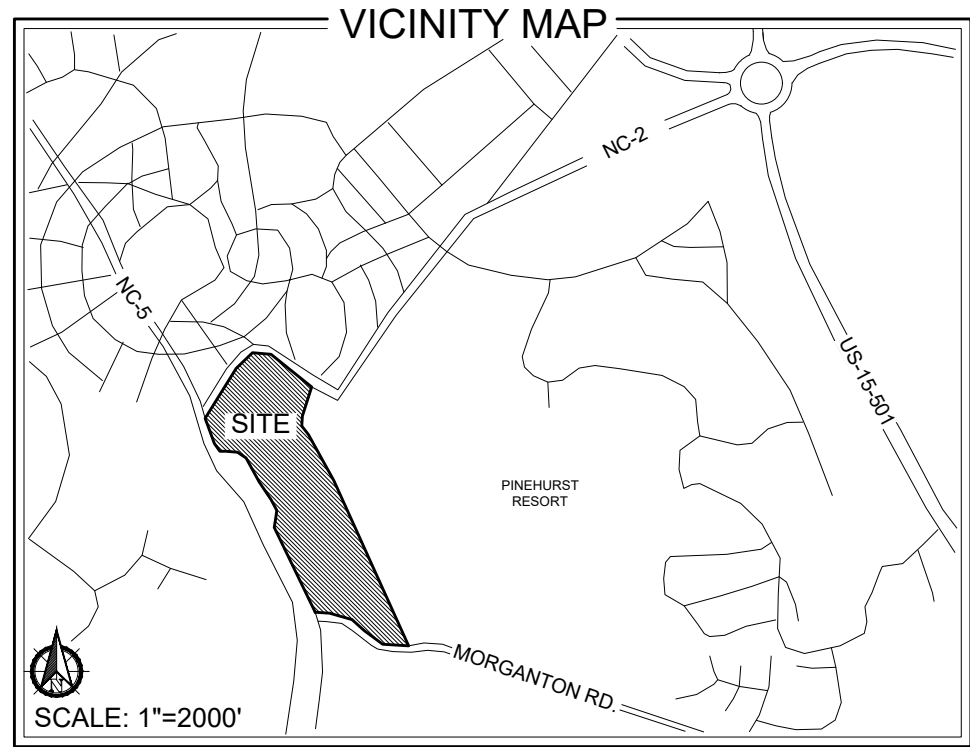
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REVISIONS:





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

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(AREAS OF MINIMAL FLOODING)

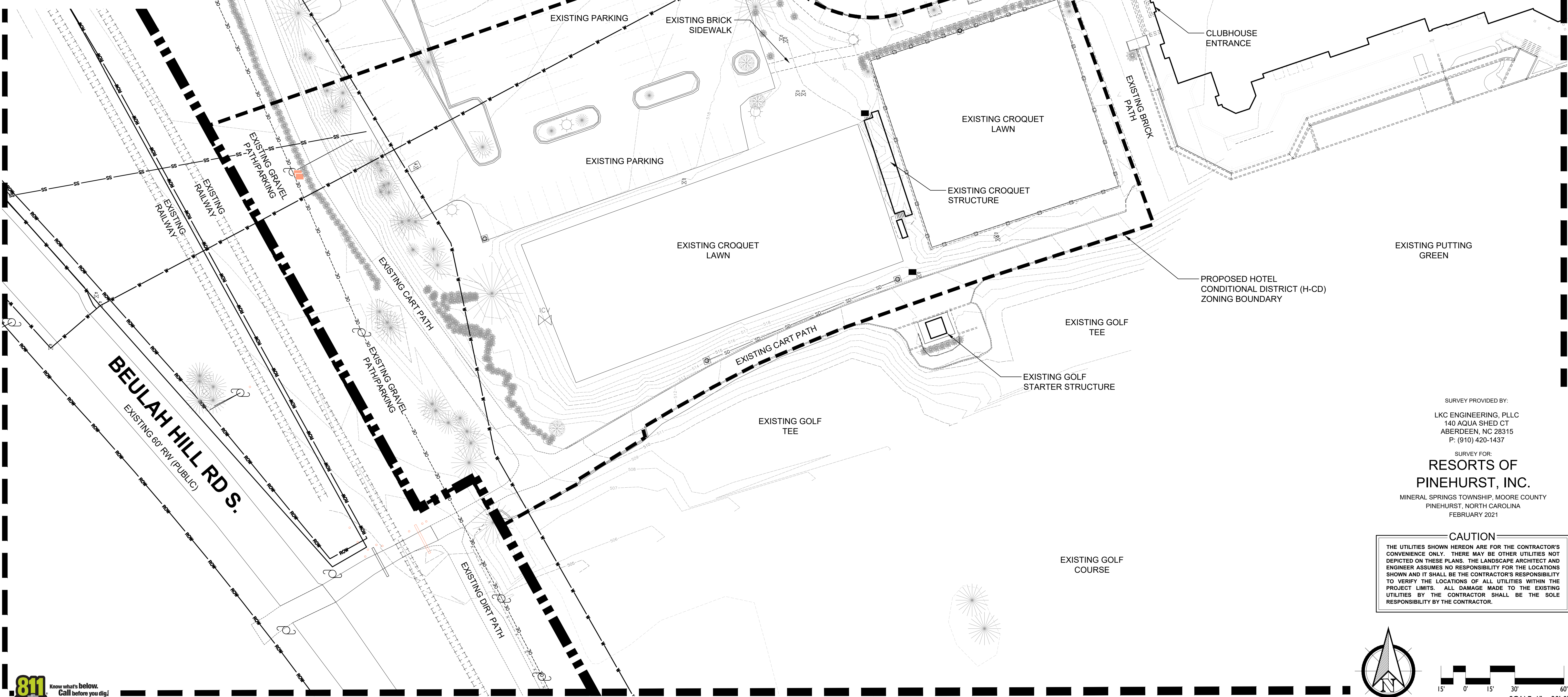
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

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

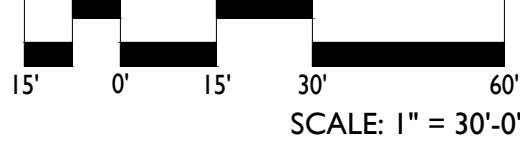
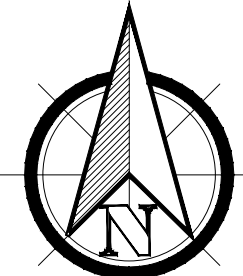


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SURVEY FOR:
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MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

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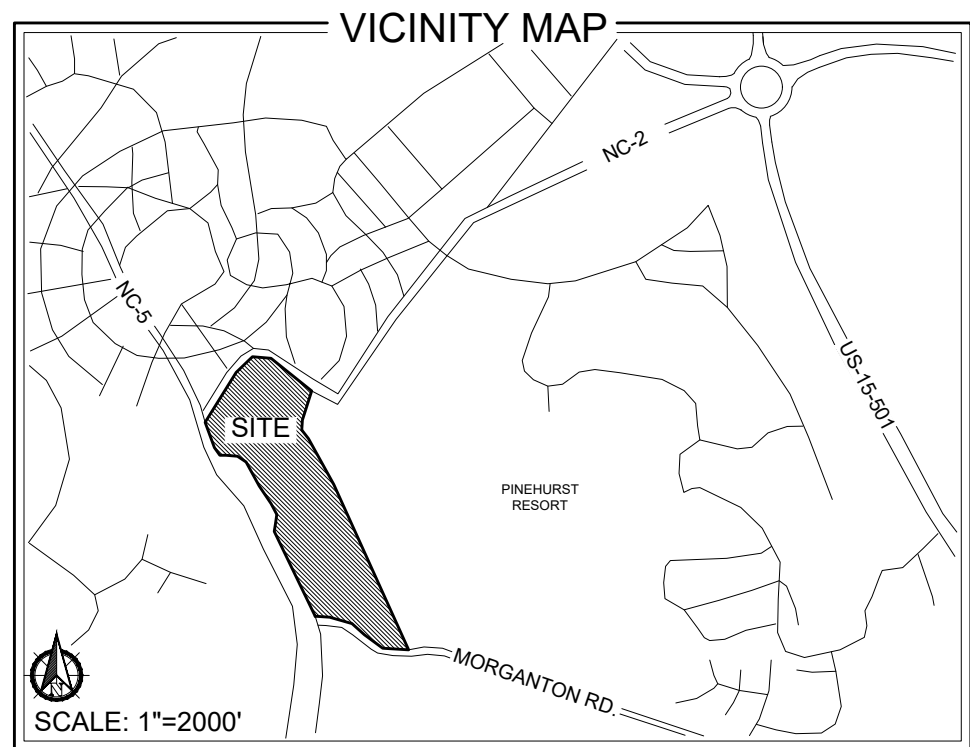
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS (ENLARGEMENT)

DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KJ021004
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

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

PROPERTY INFORMATION

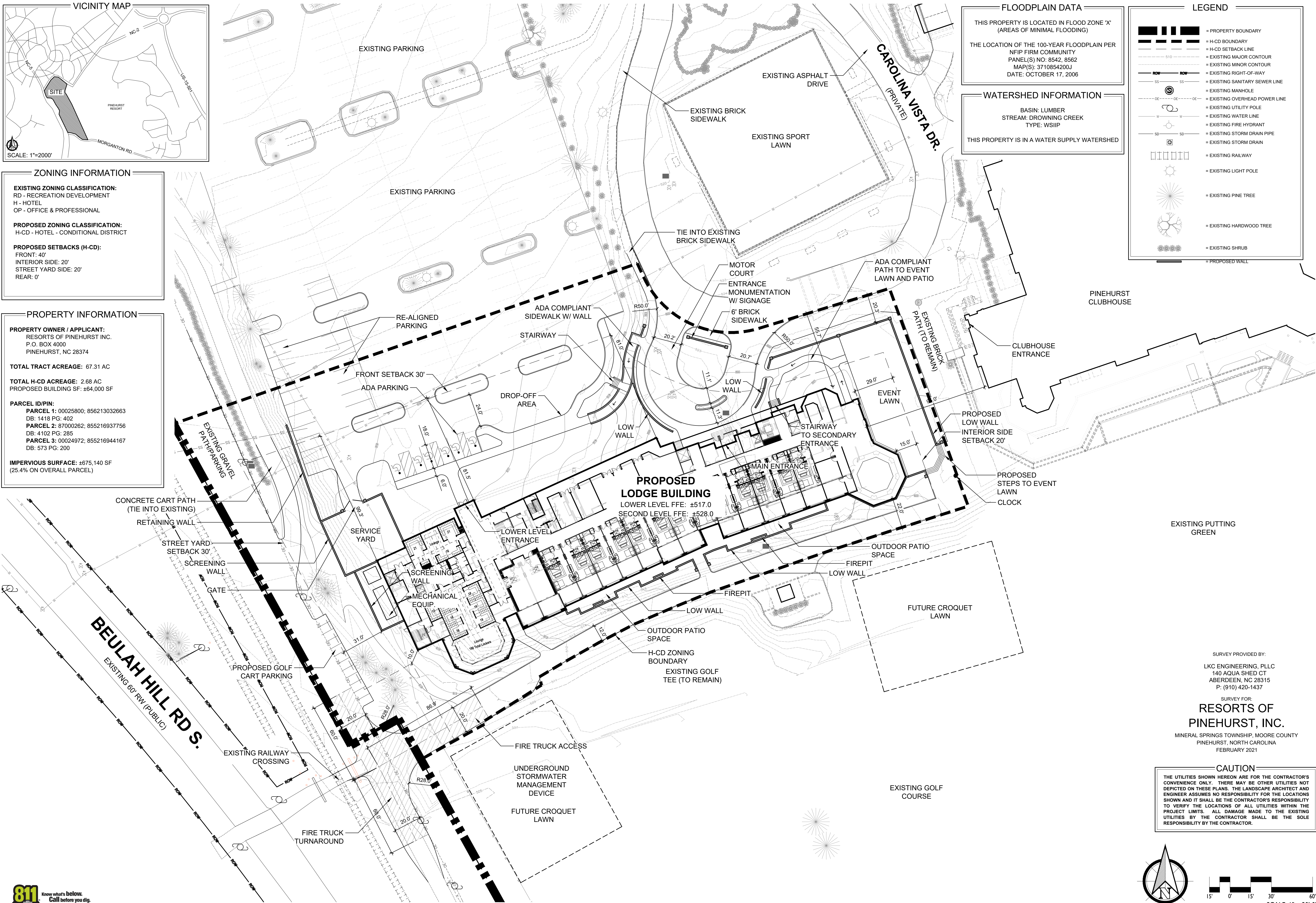
PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

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)



FLOODPLAIN DATA

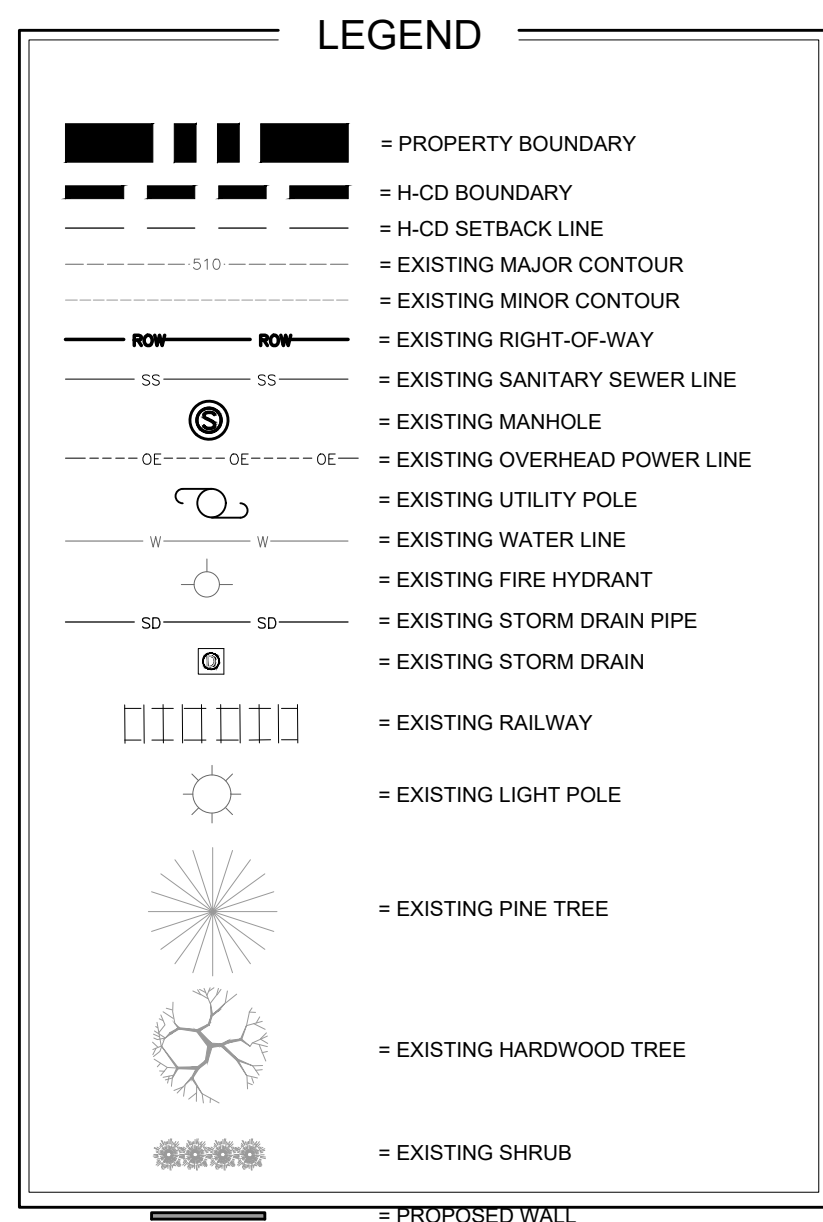
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THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

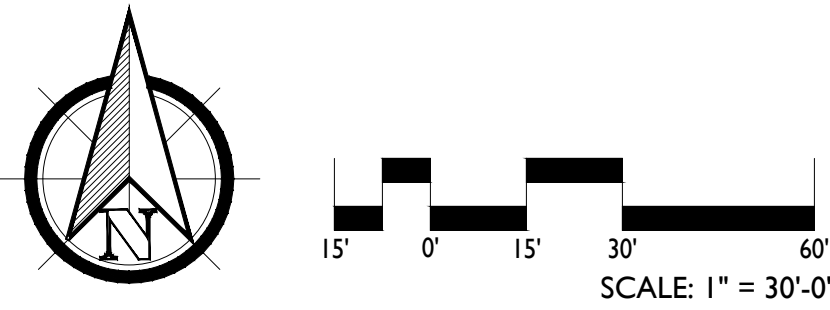


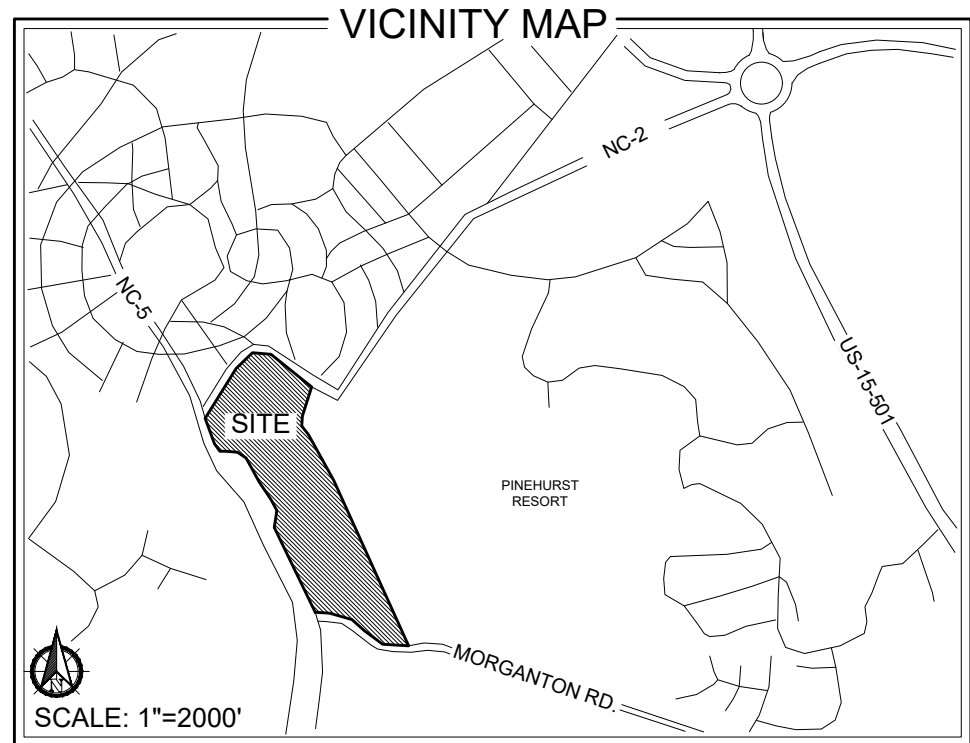
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MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
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FEBRUARY 2021

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ZONING INFORMATION

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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

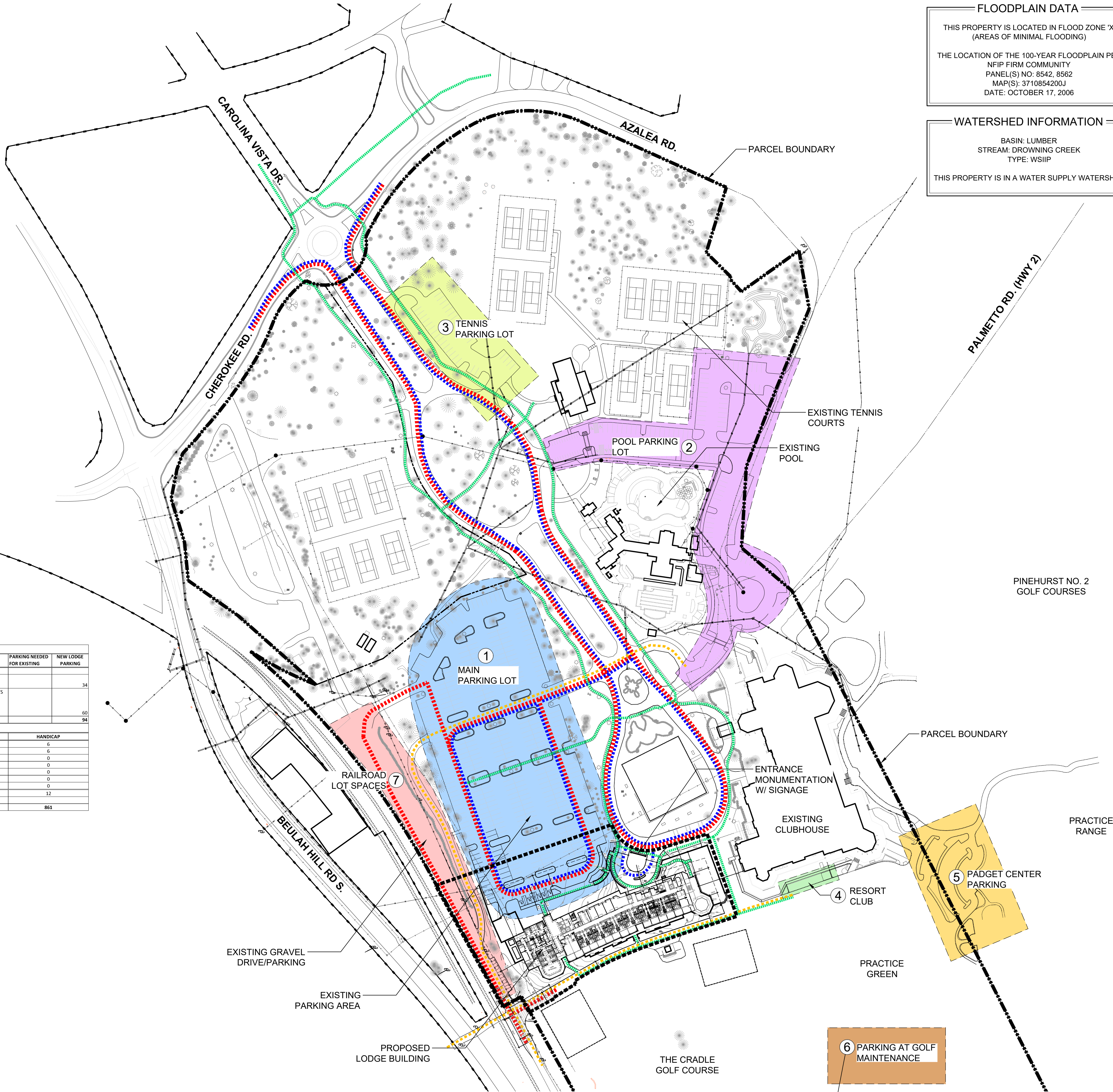
TOTAL H-CD ACREAGE: 2.68 AC
PROPOSED BUILDING SF: ±64,000 SF

PARCEL ID/PIN:
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DB: 1418 PG: 402
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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
				94
EXISTING PARKING				
LOCATION	TOTAL	GOLF CART *	HANDICAP	
1. MAIN PARKING LOT	364	0	6	
2. POOL PARKING LOT	136	57	6	
3. TENNIS PARKING LOT	38	0	0	
4. RESORT CLUB	0	14	0	
5. PADGET CENTER	0	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
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN
- EXISTING RAILWAY
- EXISTING LIGHT POLE
- EXISTING PINE TREE
- EXISTING HARDWOOD TREE

CIRCULATION LEGEND

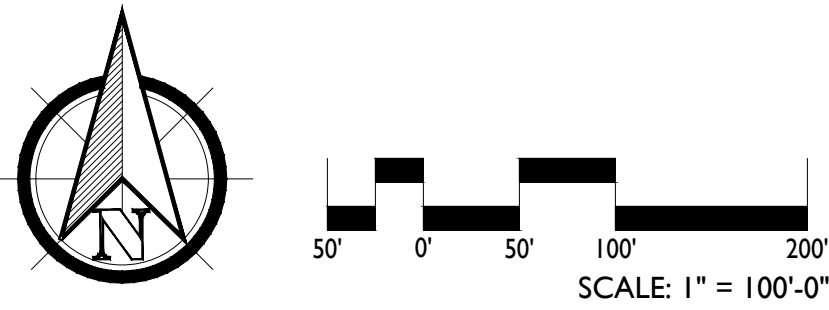
- VEHICULAR CIRCULATION
- EMERGENCY ACCESS
- GOLF CART CIRCULATION
- PEDESTRIAN CIRCULATION

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

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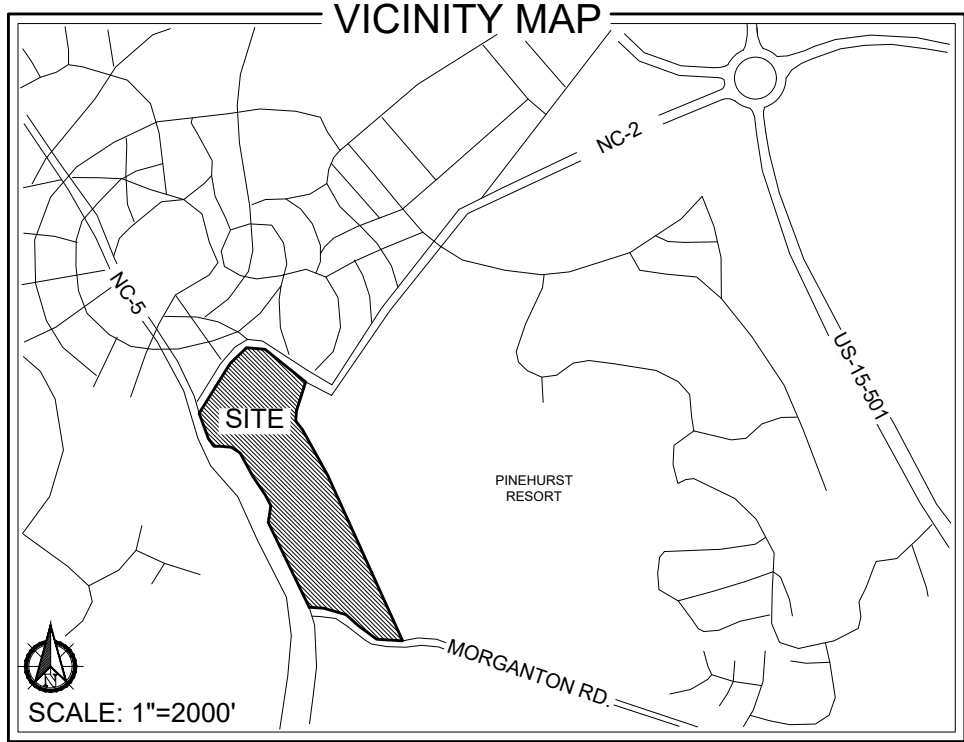
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN

DATE: 04-15-2021
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:
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H - HOTEL
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PARCEL 3: OP - OFFICE & PROFESSIONAL

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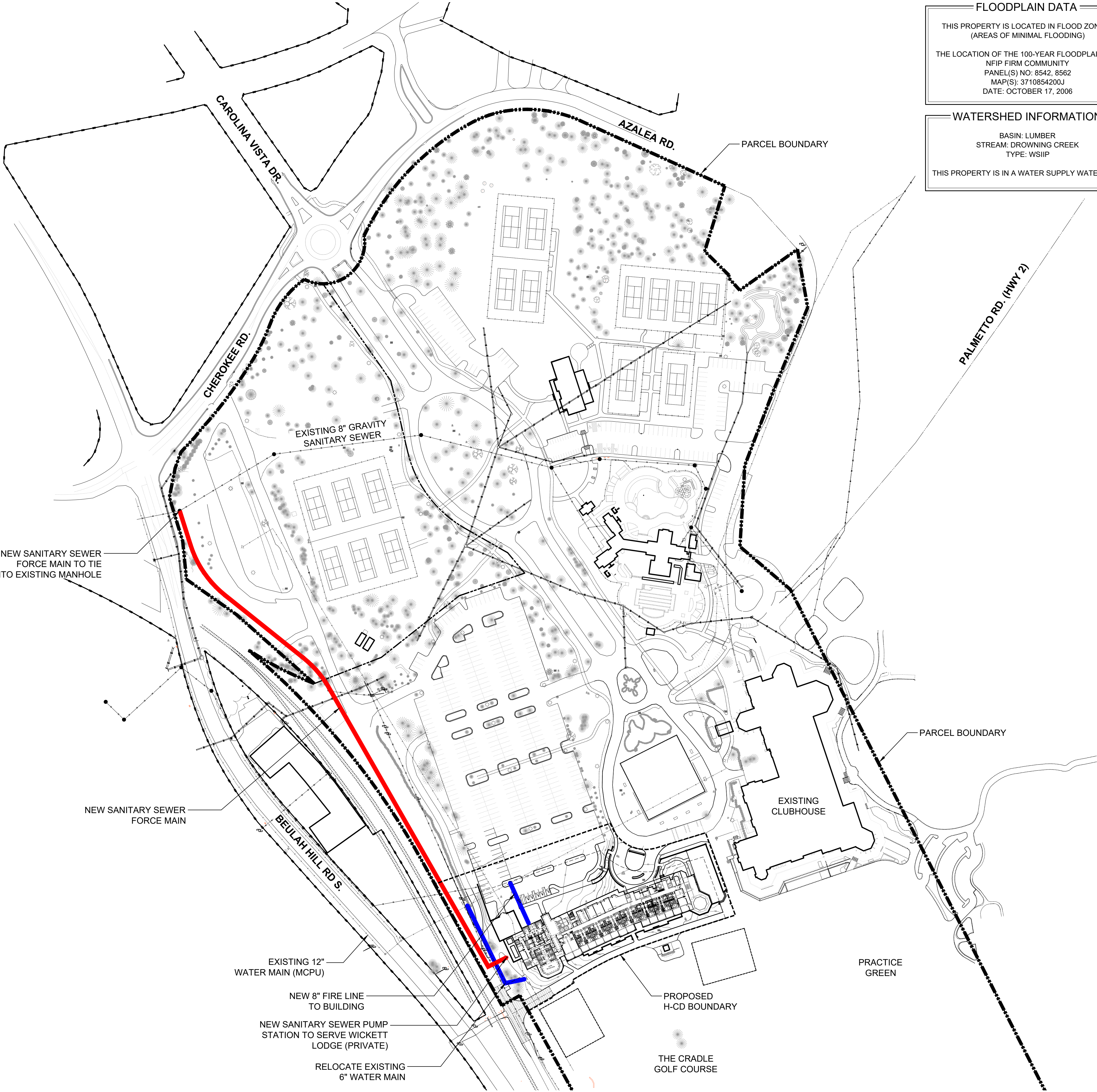
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DB: 573 PG: 200

IMPERVIOUS SURFACE: ±675,140 SF
(25.4% ON OVERALL PARCEL)



FLOODPLAIN DATA

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

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSHIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING RIGHT-OF-WAY
 - EXISTING SANITARY SEWER LINE
 - EXISTING MANHOLE
 - EXISTING OVERHEAD POWER LINE
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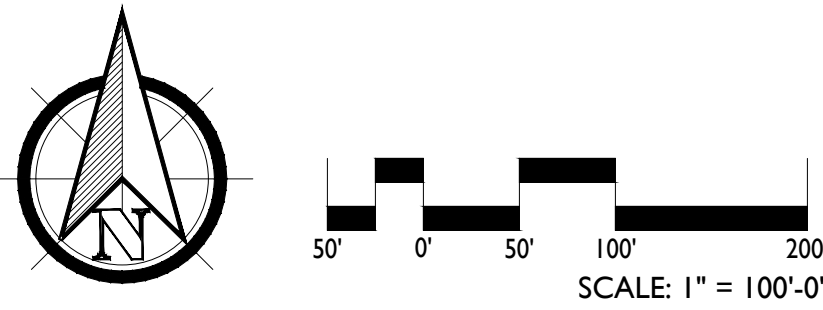
- UTILITIES LEGEND**
- PROPOSED SEWER FORCE MAIN
 - PROPOSED WATER LINE

SURVEY PROVIDED BY:
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FEBRUARY 2021

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H-CD - HOTEL - CONDITIONAL DISTRICT

PROPOSED SETBACKS (H-CD):

FRONT: 40'
INTERIOR SIDE: 20'
STREET YARD SIDE: 20'
REAR: 0'

PROPERTY INFORMATION

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67.31 AC

TOTAL H-CD ACREAGE:

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±64,000 SF

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DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

EXISTING CONDITIONS

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

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

TOPOGRAPHY ON THE SITE IS GENERALLY ROLLING TO FLAT WITH EXISTING FACILITIES AND GOLF AREAS LOCATED THROUGHOUT. LONGLEAF PINE TREES ARE SCATTERED THROUGHOUT THE PROPERTY. RED 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.		

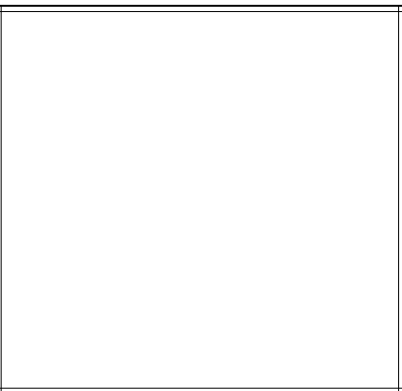
- A. REQUIRED SNIA TO ALLOW IMPERVIOUS SURFACE EXCEEDING 24% IS REQUESTED. IMPERVIOUS SURFACE FOR ENTIRE PARCEL WILL EXCEED 24% WITH CONSTRUCTION OF THE LODGE AND ASSOCIATED PARKING.
- B. PROPOSED PARKING CONDITIONS FOR THE LODGE AT PINEHURST
- 1. PARKING AREAS**
- a)EXISTING PARKING IS PROVIDED FOR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

KOONTZJONESDesign

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9467
W: www.koontzjonesdesign.com



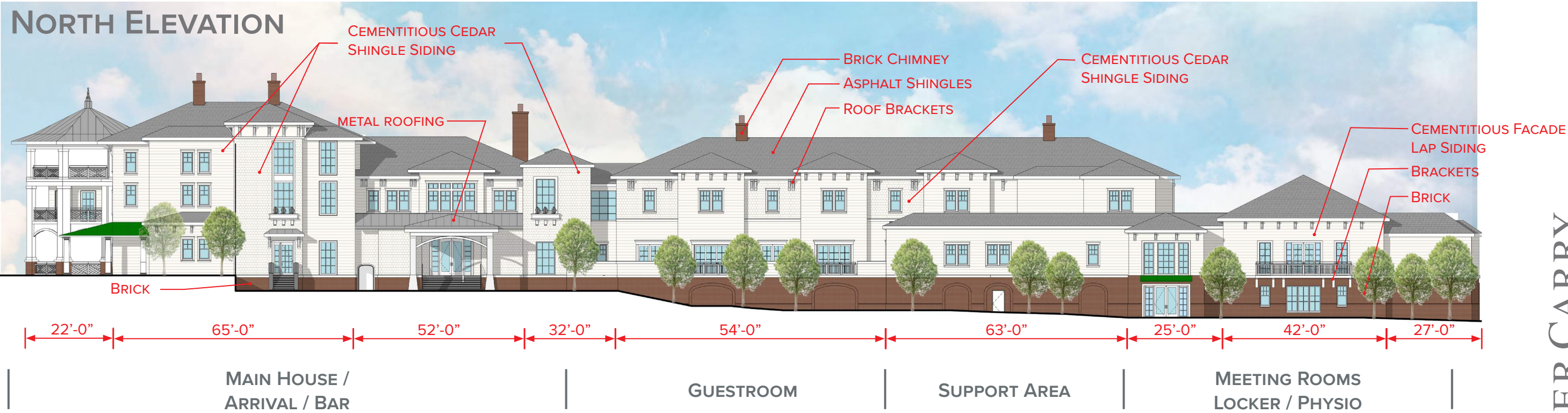
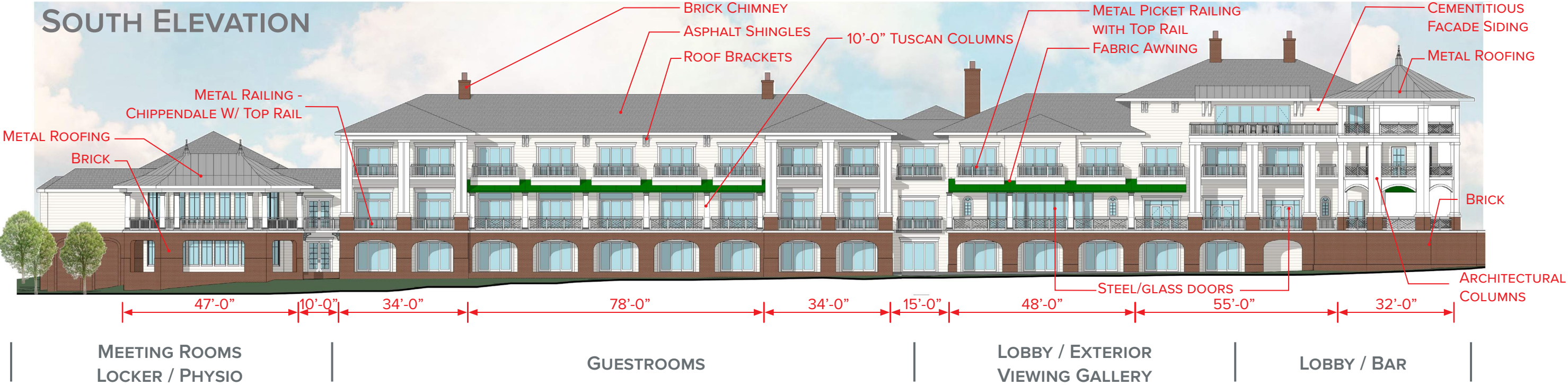
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

PROJECT DESIGN AND CONDITIONS

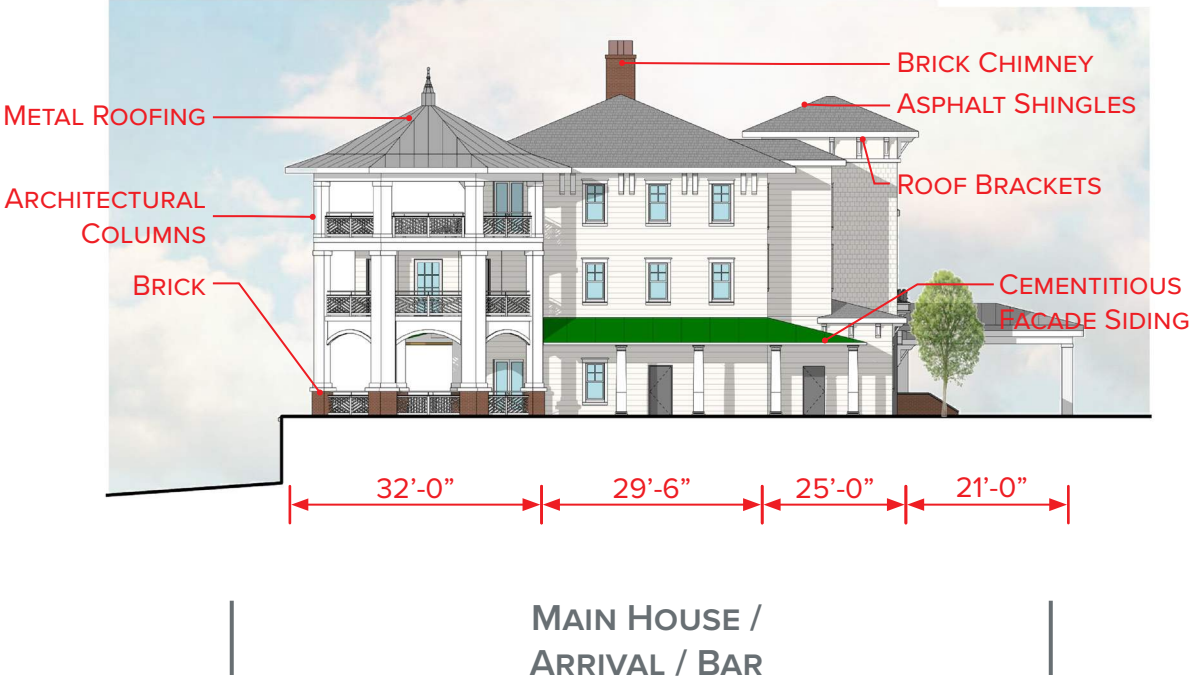
DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1"=100'-0"
PROJECT #: KJ021004
SHEET NUMBER#:
L-2.3

NORTH / SOUTH ELEVATIONS

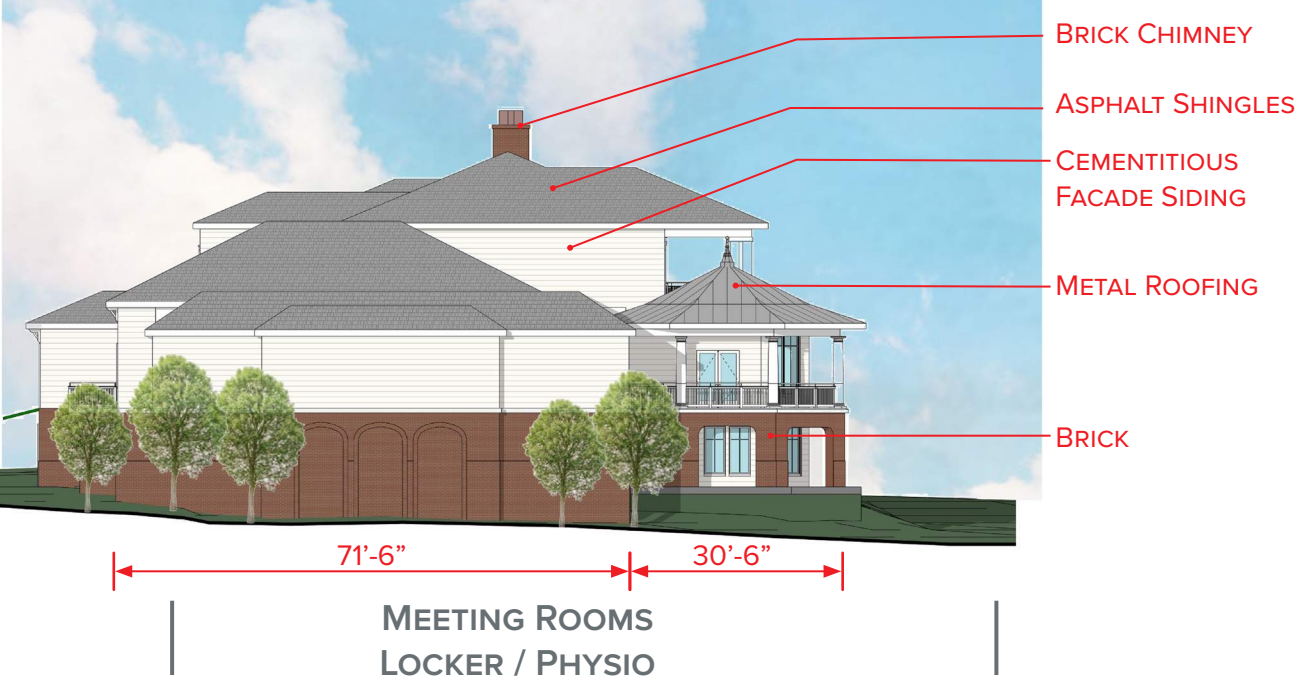


EAST / WEST ELEVATIONS

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



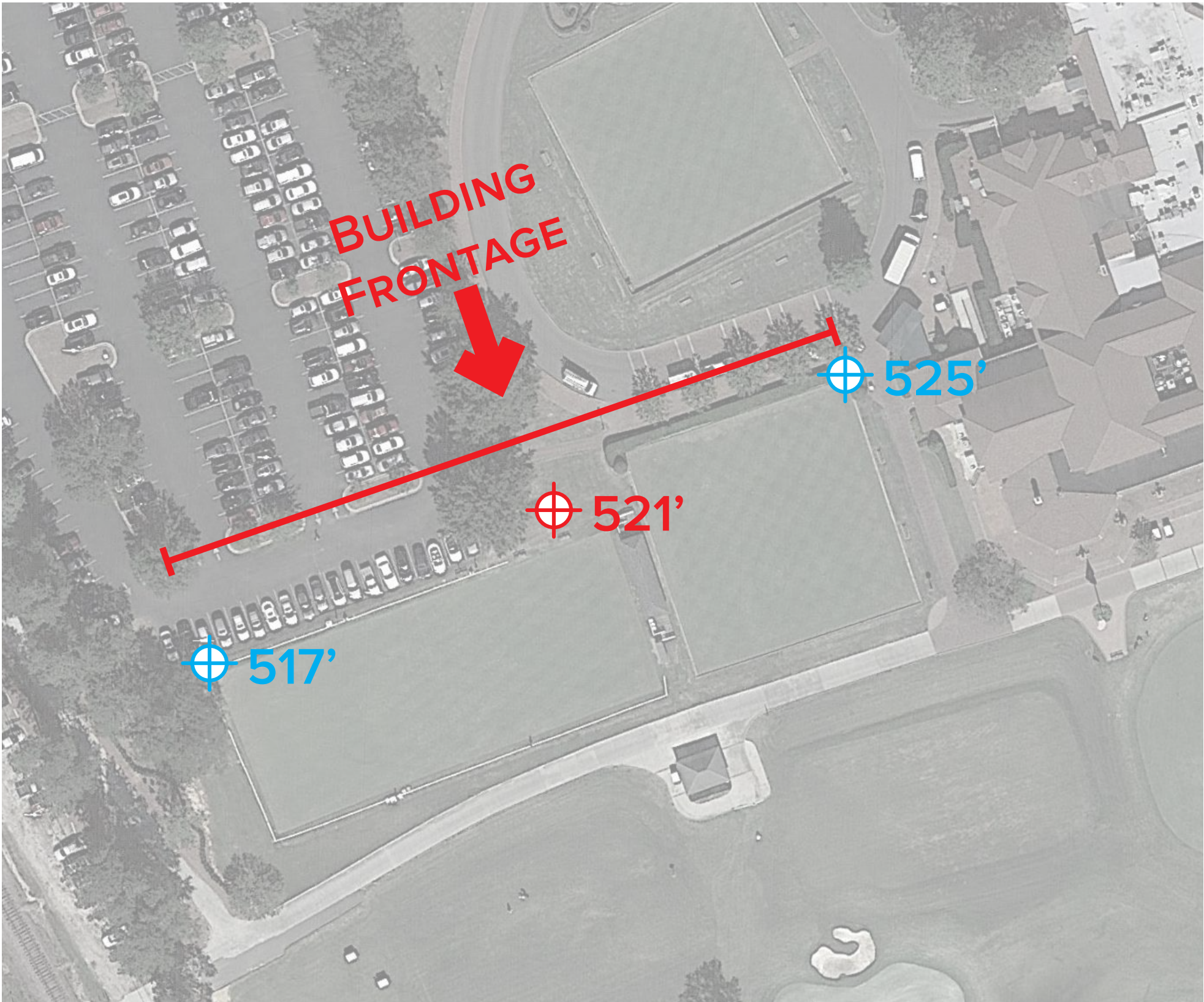


PINEHURST LODGE PERSPECTIVE VIEWS





AVERAGE GRADE TO MAX HEIGHT



ALONG FRONTAGE

525'

517'

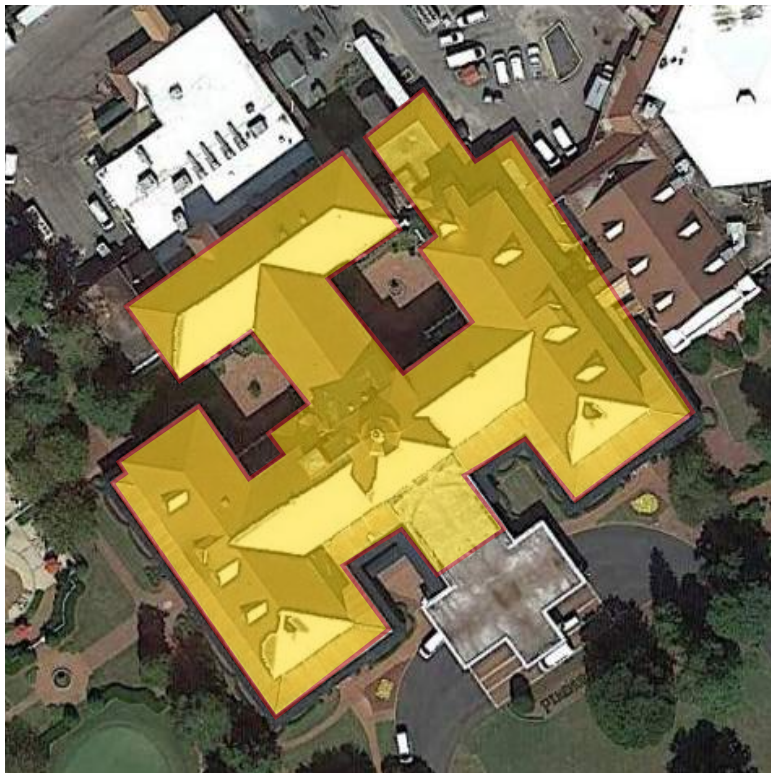
AVG: 521'

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

BUILDING FOOTPRINTS



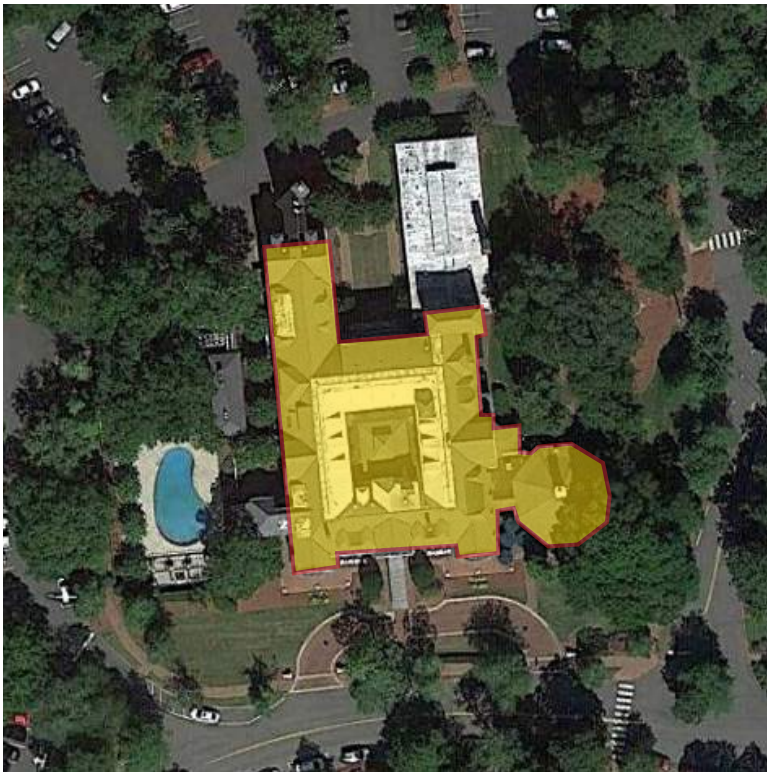
THE PINEHURST LODGE: 22,200 SF



THE CAROLINA: 50,450 SF



EAST WING: 11,200 SF



THE HOLLY INN: 19,750 SF



THE PINE CREST INN: 10,150 SF

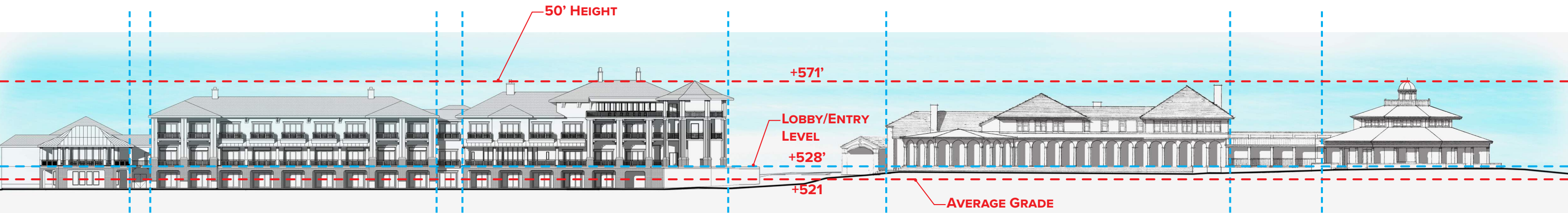


THE MANOR: 12,700 SF

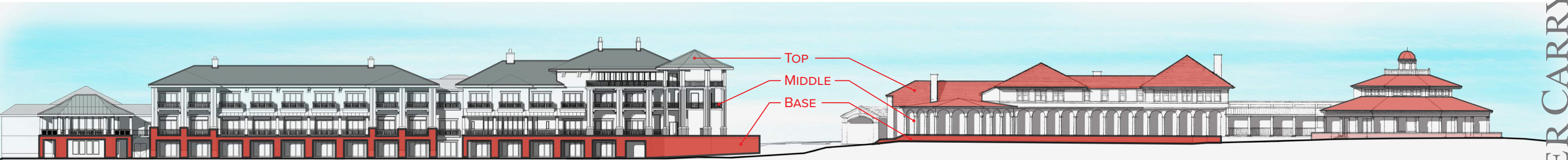
PINEHURST LODGE / RESORT ELEVATION



PINEHURST LODGE AND RESORT CRADLE ELEVATIONS



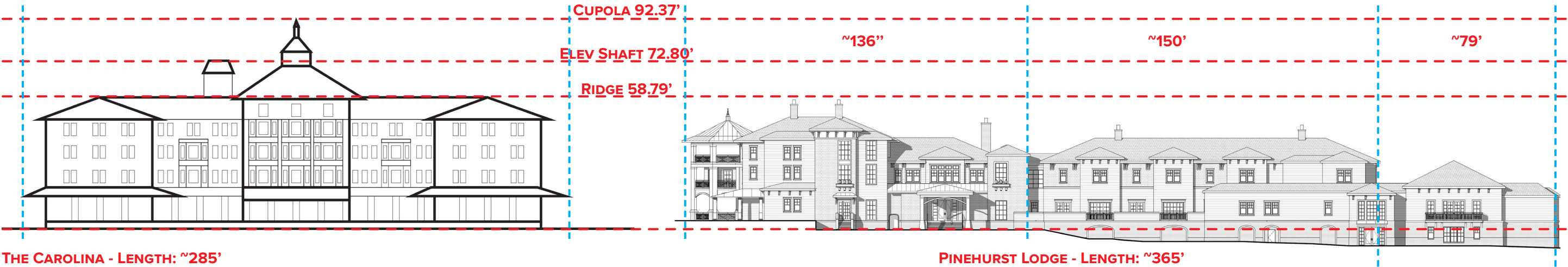
MAX HEIGHT AND ALIGNMENT STUDY



MATERIALITY AND LANGUAGE



PINEHURST LODGE / CONTEXT ELEVATIONS



MATERIAL BOARD

ROOF / SOFFIT



STONEGATE GRAY



STANDING SEAM
FOR FEATURE ROOF



PLANK SOFFIT



BEADBOARD SOFFIT

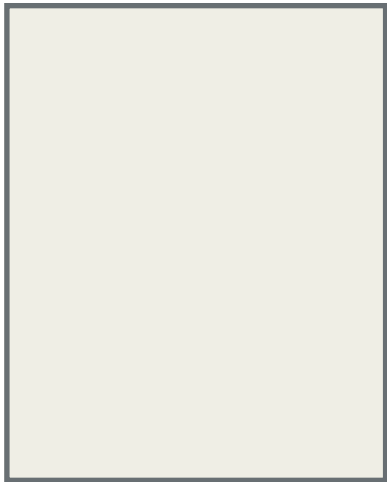
SIDING / COLOR



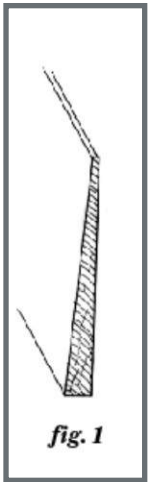
PLANK SIDING



CEDAR SIDING

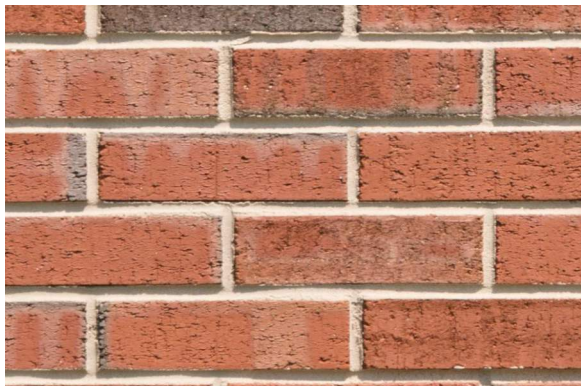


WHITE DOVE OC-17
FOR SIDING AND WINDOW

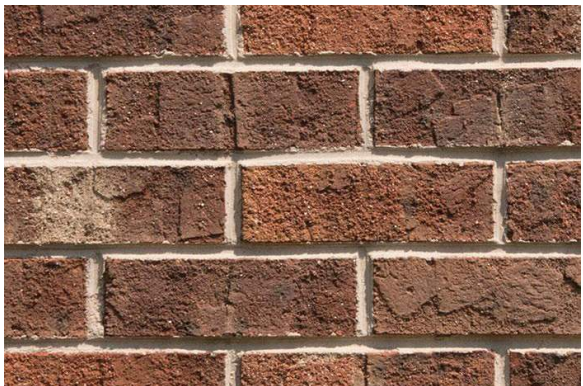


PROFILE

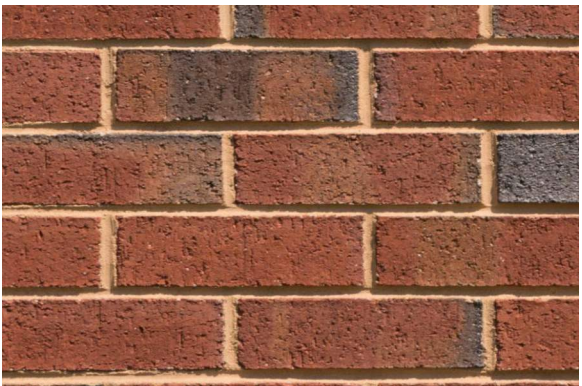
BASE / TACTILE



FLASHED RED WIRECUT



THE GEORGIAN



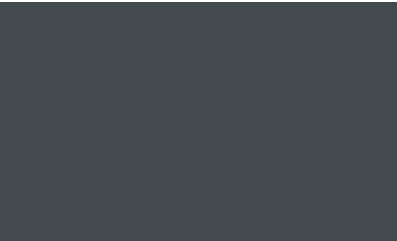
THE WILLIAMSBURG



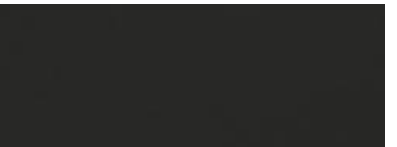
HOTEL ENTRY DOOR - PAINTED WOOD
COLOR: BEHR “BLACK SABLE” #730F-7



AWNING COLOR AND STYLE



PAINT COLOR: BEHR “BLACK SABLE”
#730F-7



STEEL WINDOW MULLION
FOR LOBBY/SOCIAL SPACES



TOP RAIL
FOR TERRACE/BALCONIES

The Lodge at Pinehurst

OVERALL SITE PLAN

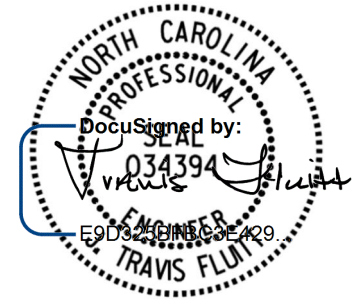
PINEHURST, NORTH CAROLINA

FEBRUARY 24, 2021



March 31, 2021

Mr. Tim Carpenter
LKC Engineering, PLLC
140 Aqua Shed Court
Aberdeen, NC 28315



RE: Wicket Lodges at PRCC, Pinehurst, NC – Trip Generation Assessment 3/31/2021

Dear Mr. Carpenter,

Kimley-Horn has prepared an assessment of the traffic impacts of the proposed Wicket Lodges at Pinehurst Resort and Country Club (PRCC) project in Pinehurst, North Carolina. The project is proposed to consist of a resort hotel with 40 guest rooms located on the Pinehurst Country Club campus south of Cherokee Road (NC 2) along Carolina Vista Drive. The site will be access via Carolina Vista Drive.

Traffic for this proposed facility was generated using data from the 10th Edition of the ITE *Trip Generation Manual* for the Resort Hotel land use (Land Use Code 330), and trip generation calculations are shown below on [Table 1](#). It should be noted that as ITE does not provide daily trip generation data for the Resort Hotel land use, daily trip generation was estimated to be 10 times the PM peak hour trip generation.

Table 1 ITE Trip Generation (Vehicles) – Wicket Lodges at PRCC						
Land Use	Size	Daily	AM Peak Hour		PM Peak Hour	
		In	In	Out	In	Out
Resort Hotel (LUC 330)	40 rooms	160	9	4	7	9

As shown in Table 1, the proposed Wicket Lodges project has the potential to generate approximately 160 total trips on a typical weekday, 13 new trips during the AM peak hour, and 16 new trips during the PM peak hour.

While the anticipated trip generation potential for this project does not meet thresholds for requiring a full Traffic Impact Analysis (TIA) by the Village of Pinehurst or North Carolina Department of Transportation (NCDOT), a TIA will be provided for review as a separate document to formally evaluate the impacts of the project.

While that study has not been completed, based on my review of the trip generation potential of the project, it is my professional opinion that the traffic from the proposed Wicket Lodges at PRCC project is expected to have only a minor impact on the surrounding roadway network and is not anticipated to cause undue traffic congestion.

Please let me know if you have any questions or require any further information. We appreciate the opportunity to provide these services to you.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Travis Fluitt".

Travis Fluitt, P.E.
Senior Project Manager

Wicket Lodges at PRC

Table 1 - Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Total	Total	In	Out	Total	In	Out
330 Resort Hotel ¹	40 rooms	160	13	9	4	16	7	9

¹ Daily trip generation was not provided in the ITE Trip Generation Manual. Therefore, it was estimated to be 10 times the PM peak hour trips.



MEMORANDUM

To: Mr. Calvin Burkley
Pinehurst Resort & Country Club

From: Mr. Adam Cochran, P.E.
Mr. Jeffrey B. Elsey, P.E., CAPP, LEED AP
Kimley-Horn and Associates, Inc.

Date: April 8, 2021

Subject: Pinehurst Resort & Country Club
Parking Analysis for the proposed Lodge

OVERVIEW

Pinehurst Resort & Country Club retained Kimley-Horn and Associates, Inc., to provide professional parking planning services specific to the proposed Lodge addition at the Pinehurst Resort & Country Club in Pinehurst, North Carolina. This memorandum only considers the portion of the Owner's property south of Cherokee Road which is home to a variety of land uses including golf course, country club with meeting spaces, outdoor swimming pools and spas, tennis courts, croquet, and lawn bowles. This area consists of a mixture of zoning classifications including RD (Recreation Development), H (Hotel), and OP (Office & Professional). A portion of the site is proposed to be rezoned to H-CD (Hotel Conditional District) with the addition of the proposed Lodge. The Lodge will be located on two existing croquet courts, which are to be removed.

This memorandum summarizes the Village of Pinehurst parking requirements for the addition of a hotel with 34 rooms and 240 meeting seats. It is our understanding that this new hotel results in new parking demand in addition to any existing demands, not calculated or documented herein, on site as no significant parking demand drivers are being removed for the construction of the new Lodge.

ZONING REVIEW

Village of Pinehurst parking requirements were considered for the addition of a hotel with 34 rooms and 240 meeting seats.

Per Village of Pinehurst code [9.4a Table of Required Parking](#), the minimum parking required for hotel uses is:

- 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

As detailed in **Table 1**, the minimum number of spaces for the proposed Lodge is 94 spaces by applying Village of Pinehurst code.

Table 1: Village of Pinehurst Zoning Parking Ratios			
Land Use	Density	Minimum Ratio	Minimum Spaces
Hotel	34 rooms + 240 meeting seats	1 space/sleeping room + 1 space/4 meeting seats	94

While the zoning code provides a minimum number of parking spaces to be provided, the listed ratios do not account for national industry standard parking ratios or actual reductions in parking which may be allowed as a result of sharing of parking between uses and time of day peaking per Urban Land Institute (ULI) Shared Parking methodologies. Below is an assessment of industry standard ratios and likely impacts to actual parking demand based on the Lodge's potential to share with existing uses on site.

ULI PARKING ASSESSMENT

In addition to understanding the Village of Pinehurst code requirements as a baseline, the Urban Land Institute (ULI) parking ratios were also considered for comparison. **Table 2** provides the base parking ratios used to develop the parking demands for the proposed Lodge. The ratios shown below indicate that, if no sharing of parking occurs between the Lodge and existing uses on site (such as playing golf, going to other restaurants, or other meeting spaces) and if shuttling activities are not considered, the site would need approximately 73 additional parking spaces to satisfy peak parking demand.

Table 2: ULI Parking Ratios				
Land Use	Density	User	Base Ratio	Base Spaces
Hotel	34 rooms	Guest	1 space/key	34
		Employee	0.15 space/key	5.1
Meeting/Banquet (50-100 SF/Key)	3720 SF*	Attendee	8.12 spaces/kSF	30.2
		Employee	0.91 space/kSF	3.4
Total				73

**Equivalent size of the St Andrews Ballroom in the Clubhouse which seats 200-250 people*

Because the overall site currently hosts a variety of land uses, actual parking demand is typically not the sum of each land use's individual peak parking demand. Many parkers will visit multiple functions of the site without creating duplicate parking events. It is likely that some meeting attendees at the Lodge will also be lodging guests and will only utilize one parking space during their stay. Additionally, the resort currently provides shuttle service for guests needing access to multiple uses on site which could result in some parking associated with the Lodge being captured elsewhere at the Resort. For these reasons, the true new peak parking demand for the Lodge is expected to be below 73 spaces.

CONCLUSION AND RECOMMENDATIONS

Based on the Village of Pinehurst zoning code, 94 parking spaces are required for the proposed Lodge. The minimum parking ratios assume base parking conditions which do not account for shared parking or other reductions such as shuttling of patrons from off site. For that reason, the Village allows for shared parking methodologies to be used to calculate new parking requirements. The Urban Land Institute (ULI) assessment resulted in a maximum parking demand of 73 spaces for the Lodge. The actual demand is likely less, since sharing of parking between uses and shutting activities were not included in the assessment for conservative modeling purposes. For that reason, our professional opinion is that the new Lodge will need no more than 73 parking spaces to satisfy new parking demands associated with the Lodge.

We hope you find this information helpful. Please reach out to Kimley-Horn should you have any questions, or should you want to work with us in tweaking your program to maximize your parking potential.

Sincerely,
Kimley-Horn and Associates, Inc.



Adam Cochran, P.E.
Project Manager



Jeffrey B. Elsey, P.E., CAPP, LEED AP
Project Engineer



VILLAGE OF PINEHURST

Certificate of Appropriateness

Property Owner: Pinehurst Resort & Country Club

Applicant: Jason King

Physical Address: 3 Carolina Vista Dr Village of Pinehurst, NC 28374

Lot:

PIN: 00025800

COA#: COA-2021-00012

Date Issued: 2/25/2021

Nature of Work: New

Conditions, If Any:

Description of Work: *New Construction - 34 Guestroom Hotel The project is envisioned to be a steel-framed-structure building with exterior walls above grade composed of cementitious siding and brick masonry (watertable) on cold-formed metal framing. Below grade walls will be reinforced cast-in-place concrete. Sloped roofs will be constructed with cold-formed framed trusses with asphalt shingles and some instances of metal roofing. In addition to the guestrooms, the hotel program includes a lobby space, lobby bar, lobby function space ("Library") and outdoor terraces overlooking the site to the south. At the west end of the building, proposed function spaces for the USGA are provided, including a Flex Space for player dining, a "Boardroom", Locker Spaces, Prefunction, and Physio Lab. At east end of the building on the highest floor level, a proposed indoor/outdoor bar is proposed to overlook the site to the south. Service access to the proposed building is provided on the west end from the north.*

Approved By:

☐ Staff: _____
☒ HPC, Date: 2/25/2021

POSTING: WORK REQUIRING A CERTIFICATE OF APPROPRIATENESS SHALL NOT COMMENCE UNTIL THE PROPERTY OWNER OR HIS AGENT POSTS THIS PLACARD IN A CONSPICUOUS PLACE ON THE PREMISES. THE PLACARD SHALL BE MAINTAINED IN POSITION UNTIL THE FINAL INSPECTION IS CONCLUDED BY THE PLANNING DEPARTMENT. PLEASE CALL (910)295-2581 WHEN YOUR PROJECT IS COMPLETE TO SCHEDULE A HISTORIC INSPECTION.



FINAL ORDER – MAJOR COA REQUEST 3 Carolina Vista
VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

Introduction

This matter was heard by the Village of Pinehurst Historic Preservation Commission on February 25, 2021. Having heard the evidence and reviewed any relevant documents submitted by the parties, the Commission now makes the following findings and conclusions.

REQUEST

The applicant Jason King of Cooper Carry Architecture, is requesting a Certificate of Appropriateness for construction of a new commercial structure at 3 Carolina Vista.

The Findings of Fact and Conclusions of Law are to be based on the Official Record in the proceeding that is made up of the official transcripts and any documentary evidence submitted within the course of the proceeding.

FINDINGS OF FACT

Concerning jurisdiction

1. New Construction or Addition

Background (of the property and the location within the district)

1. 3 Carolina Vista if approved would be a non-contributing structure.
2. 1 Carolina Vista, Pinehurst Country Club, was constructed in 1922 and is dominated by a Mediterranean-style character.
3. 3 Carolina Vista has a proposed architectural style that has influence from other Pinehurst Resort Properties, such as the Holly Inn, Manor Inn, Carolina Inn, and Pinehurst Country Club.
4. The Majority of adjacent properties are contributing structures as well.
5. Previous COAs issued For 1 Carolina Vista are below.

Previously Issued COAs 1 Carolina Vista		
Descriptions	Year	Major or Minor
Replace Exterior Wall of Dining Room	2012	Major
Addition of Metal Roofing	2012	Major
Additions and Alterations to the Club House	2012	Major
Prefab Shed Located Adjacent to Tennis Courts	2012	Minor
Demo of Existing Starter House and Construction of a New Starter House	2013	Major
Demolition of Golf and Tennis Lodge	2014	Major
Removal of Trees for the US Open	2014	Minor
Pro Shop Expansion and Enlarge Starter Tower	2014	Major
Reconfiguration of Fenestration	2014	Major
Pool Lighting	2015	Major
New Exterior Windows	2016	Minor
Removal of One Dead Tree	2016	Minor
Replace Walkway	2018	Minor

For the Record

1. The applicant has submitted a material package which includes: proposed elevations, proximity map, building layout plan, height study, building material, building elements graphic, landscape plan, and three dimensional renderings.
2. The exterior of the structure is proposed to be a combination of lap, shake, and brick siding.
3. The roof of the structure is proposed to be a combination of asphalt shingles and metal accent roofing.
4. Removal of 33 Trees
5. The structure is proposed to be four stories and approximately 50 feet in height.
6. The rear of the structure will feature balconies and guestrooms looking out over the Cradle.
7. The new structure will be visible from both Morganton and Beulah Hill Road

Conclusions of Law

Guideline Requirements:

1. Section VI.B.1 – New commercial construction must be congruous with the existing commercial buildings in the Pinehurst Historic District and should follow the architectural tradition of one and two-story structures.
2. Section VI.B.4 – Glass curtain walls, reflective glass, and painted or darkly tinted glass are not permitted.
3. Section VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
4. Section VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the

Guideline Recommendations:

1. Section VI.B.2 – New commercial construction should reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
2. Section VI.B.3 – Windows should be of similar styles found on existing commercial buildings in the Pinehurst Historic District.
3. Section VI.B.5 – Facade materials should consist of brick, shake, wood clapboard, or a similar compatible substitute material.
4. Section VI.B.6 – Entrances should reflect the character found on existing commercial buildings in the Pinehurst Historic District.
5. Section VI.B.7 – Roof forms should be congruous with those on existing commercial buildings in the Pinehurst Historic District.
6. Section VI.B.8 – New buildings should be painted in colors that are in the Village of Pinehurst Color Palette.

Order

Upon due consideration of the application package submitted and the testimony given, the Historic Preservation Commission concludes the following:

☒ That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Or

☐ That the project as proposed is not in conformity with the guidelines, nevertheless the applicant has satisfied the burden of persuasion and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is granted for the reasons stated on the attached page.

Or

☐ That the applicant has not satisfied the burden of persuasion and the project as proposed is not congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby denied for the reasons stated on the attached page.

Hereby ordered the 15 of March, 2021.

Wally Brown
Clerk to the Historic Preservation Commission

Eric Von Salsen
Chair of the Historic Preservation Commission

Attachments: Attach application, map, description of significance (if available)

Attachment A
Final Order
3 Carolina Vista

The Historic Preservation Commission of the Village of Pinehurst has determined that the following additional findings are relevant to a decision for 3 Carolina Vista:

NONE

The following conditions apply to approval of the Certificate of Appropriateness for 3 Carolina Vista:

NONE

The Historic Preservation Commission of the Village of Pinehurst has determined that a Certificate of Appropriateness should be granted for 3 Carolina Vista based on the following:

Based on the material submitted and testimony provided the proposed project is congruous with the Historic District and Historic District Guidelines.



**PRESENTATION OF FINANCIAL STATEMENTS FOR THE QUARTER
ENDED MARCH 31, 2021.
ADDITIONAL AGENDA DETAILS:**

FROM:

Brooke Hunter

CC:

Jeff Sanborn

DATE OF MEMO:

5/18/2021

MEMO DETAILS:

The financial statements for the nine months ended March 31, 2021 are presented for your information and review.

Highlights and details are provided in the accompanying memo.

ATTACHMENTS:

Description

- Financial Statements Memo 3-31-2021
- Quarterly Financial Statements 3-31-2021

Brooke Hunter, CPA
395 Magnolia Road
Pinehurst, NC 28374
Phone: 910-295-8646
Fax: 910-295-4434
e-mail: bhunter@vopnc.org

Village of Pinehurst

Memo

To: Village Council
From: Brooke Hunter
CC: Jeff Sanborn & Senior Leadership
Date: May 17, 2021
Re: Financial Statements for the Nine Months Ended March 31, 2021

As we enter the final quarter of the fiscal year, the Village's financial condition remains strong, despite the economic impacts of the COVID-19 pandemic. Our revenue forecast for the first three quarters is on target. In addition, operating expenditures are running below expected levels and our capital outlays are within budget. These results should position us well to carry out the objectives outlined in the FY 2021 Strategic Operating Plan. We will also continue to closely monitor the impacts of the pandemic on our more economically sensitive revenues as the year progresses.

Financial Position:

The Village's General Fund is showing \$3.9 million in income for the first nine months of the year. This is considerably lower than the \$6.5 million in income the prior year, but is comparable with other historical results at this point in the fiscal year. Last year's income at March 31 was unusually high, primarily due to the return of \$1 million previously contributed to the Given Memorial Library capital expansion campaign. Fund balance in the General Fund is currently 66% of budgeted expenditures, which is the same level seen the previous year at March 31.

The Village's total cash and investment balances increased by \$456,000, or 3%, compared with the previous year. This small increase is due to operating expenditures that are lower than expected at this point in the fiscal year. Of the \$14.4 million in cash and investments at March 31, 2021, \$13.7 million was invested in the North Carolina Capital Management Trust Government portfolio.

This year, the Village made an early debt payoff for its final installment financing debt obligation. As of March 31, 2021, the Village has no installment financing debt.

Revenues & Expenditures:

General fund revenues were \$453,000, or 2.6%, above the year-to-date budget projections. Most of this variance is due to property tax revenues, which were \$227,000, or 2.1%, above the quarterly revenue estimate. The real and personal property tax collection rate of 99.87% is similar to this time last year. The real and personal base grew by 1.3%, compared to the same period last year, which is in line with our projection. The motor vehicle tax base grew by 13.0%, compared to the prior year.

For local option sales taxes, the actual collections for the first seven months of the year received are running 14.6% ahead of the previous year's collections. At the time the local option sales tax budget for FY 2021 was adopted, the impact of COVID-19 on sales tax collections was unknown. We budgeted this revenue source conservatively after reviewing information distributed by local economists and the North Carolina League of

Municipalities. Fortunately, actual results were better than we expected, thus the budget for local option sales tax revenue was increased by \$314,000 in the mid-year budget amendment.

General fund operating expenditures were \$1,921,000, or 13.3%, below the quarterly budget. This variance is significantly larger than the expected year-end expenditure variance of 7%. A portion of the operating expenditure variance is due to lapsed salaries and benefits. Employee turnover has increased this year, with some positions remaining vacant for longer than expected. Although the largest variance this year has been in the Planning Department, other departments have also been affected. In addition to salaries and benefits, other operating items have not been expended by departments as originally planned. Examples include the Small Area Plan contract and departmental supplies that were encumbered but not expended by March 31.

For capital outlay, approximately 58% of the capital outlay budgeted in the first three quarters has been expended. One large component of the variance includes \$180,000 budgeted for the purchase of land for a future fire station, of which \$169,000 was expended in April. Another factor includes the timing of the Magnolia Streetscape project, large stormwater infrastructure projects, and sidewalk construction that are all underway. Staff expects a majority of these projects to be completed by year-end.

Financial Outlook:

The Village issued 106 single-family residential building permits valued at \$33,624,000 during the first three quarters compared to 147 the previous year. At this point, we project approximately 150 homes will be constructed in FY 2021, which is a decrease from the 189 permits issued in FY 2020.

Based on our current estimates, we anticipate the Village's fund balance will decrease by approximately \$236,000 by the end of FY 2021. Ending fund balance for the General Fund is projected to be approximately \$10,994,000, 48%, of expenditures, which is above our current policy minimum of 30%. Please note this forecast could vary significantly if departmental projects are delayed or not completed by year-end.

Other Items:

During the first three quarters, the Fair Barn covered 13% of operating expenditures with operating revenues due to the extensive state-mandated facility closures for most of the fiscal year. This is lower than the 71% achieved at this point the previous year and is below the revised balanced scorecard target of 55%. Fortunately, Governor Cooper's most recent executive order on May 14, 2021 eliminated capacity limitations and allows dancing at event venues, which has been a deterrent for many people interested in renting the Fair Barn for weddings over the past several months.

The Harness Track covered 49% of its operating expenditures compared to 62% the previous year. Revenues were lower than last year primarily due to five trainers who did not return and a couple of trainers who brought fewer horses. As we discussed last quarter, travel restrictions resulting from the pandemic contributed to lower revenue this season. Fortunately, soccer and lacrosse practices occurring at the track has brought in some additional revenue. The Harness Track's balanced scorecard target is to cover 45% of operating expenditures with operating revenues for FY 2021.

Conclusion:

At this point in the fiscal year, I am pleased with the Village's financial condition and position. We will continue to monitor the impacts of the pandemic on our revenues and expenditures for the last quarter of the year. However, we have found that the effects were less severe than originally anticipated. The Village Council and Village managers are to be commended for meeting or exceeding most of the Village's financial targets. This also positions the Village well for the upcoming adoption of our five-year Strategic Operating Plan.

Should you have any questions about these quarterly statements, please feel free to contact me.

VILLAGE OF PINEHURST



FINANCIAL STATEMENTS

FOR THE NINE MONTHS ENDED
MARCH 31, 2021

**Village of Pinehurst
Financial Statements
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Village of Pinehurst
Combined Balance Sheet - All Fund Types
March 31, 2021

	Governmental Fund Types		Account Groups			
	General	Capital	General	General	Totals	Totals
	Fund	Project	Capital	Long - Term	March 31,	March 31,
	Fund	Fund	Assets	Debt	2021	2020
ASSETS						
Cash & investments	\$ 14,157,306	\$ 254,422	\$ -	\$ -	\$ 14,411,728	\$ 13,955,664
Taxes receivable	27,536	-	-	-	27,536	35,950
Assessments receivable	-	-	-	-	-	5,179
Due from other governmental agencies	1,494,181	-	-	-	1,494,181	1,386,029
Other receivables	264,421	-	-	-	264,421	255,617
Prepaid items	10,650	-	-	-	10,650	3,650
Inventory	58,970	-	-	-	58,970	38,680
Capital assets	-	-	51,202,629	-	51,202,629	47,616,963
Amounts to be provided for retirement of general long-term debt	-	-	-	4,853,879	4,853,879	4,306,913
TOTAL ASSETS	\$ 16,013,064	\$ 254,422	\$ 51,202,629	\$ 4,853,879	\$ 72,323,994	\$ 67,604,645
LIABILITIES AND FUND EQUITY						
Accounts payable	\$ 101,220	\$ 35,000	\$ -	\$ -	\$ 136,220	\$ 695
Withholdings & accrued expenses	200,531	-	-	-	200,531	185,227
Accrued vacation	-	-	-	853,661	853,661	658,867
Total pension liability (LEO)	-	-	-	1,243,898	1,243,898	1,025,925
Net pension liability (LGERs)	-	-	-	2,756,320	2,756,320	2,480,521
Deposits	240,552	-	-	-	240,552	277,381
Unavailable revenues	365,567	-	-	-	365,567	323,109
Long-term debt	-	-	-	-	-	141,600
Total Liabilities	907,870	35,000	-	4,853,879	5,796,749	5,093,325
EQUITY						
Investment in general capital assets	-	-	51,202,629	-	51,202,629	47,616,963
Fund Balance:						
Nonspendable:						
Inventory	58,970	-	-	-	58,970	38,680
Prepaid items	10,650	-	-	-	10,650	3,650
Restricted:						
Stabilization by state statute	3,175,969	-	-	-	3,175,969	3,607,833
Public safety	3,718	-	-	-	3,718	11,082
Transportation	-	-	-	-	-	492,950
Committed:						
Cultural and recreation	-	219,422	-	-	219,422	495,655
Assigned:						
Designated for expenditures	2,687,290	-	-	-	2,687,290	684,417
Unassigned	9,168,597	-	-	-	9,168,597	9,560,090
Total equity	15,105,194	219,422	51,202,629	-	66,527,245	62,511,320
TOTAL LIABILITIES & EQUITY	\$ 16,013,064	\$ 254,422	\$ 51,202,629	\$ 4,853,879	\$ 72,323,994	\$ 67,604,645

**Village of Pinehurst
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Period Ended March 31, 2021**

	Annual Budget as of 3/31/2021	Quarterly Budget as of 3/31/2021	YTD as of 3/31/2021	YTD as of 3/31/2020	Current Year Over (Under) Prior Year	% of 2021 Budget Spent / Received YTD
Revenues						
Ad valorem taxes & penalties	\$ 11,457,000	\$ 11,044,500	\$ 11,271,156	\$ 11,063,721	\$ 207,435	98.38%
Assessments	5,170	5,170	5,179	26,103	(20,924)	100.17%
Other taxes and licenses	2,000	1,500	3,130	1,985	1,145	156.50%
Intergovernmental revenues:						
Unrestricted	6,439,500	4,456,850	4,578,589	4,198,173	380,416	71.10%
Restricted	745,600	742,452	742,891	543,313	199,578	99.64%
Permits & fees	853,600	696,950	719,506	745,855	(26,349)	84.29%
Sales & services	399,400	234,025	315,016	528,896	(213,880)	78.87%
Other revenues	234,680	173,151	167,059	1,167,913	(1,000,854)	71.19%
Interest earned on investments	2,800	(2,770)	2,504	145,464	(142,960)	89.43%
TOTAL REVENUES	20,139,750	17,351,828	17,805,030	18,421,423	(616,393)	88.41%
Operating Expenditures						
Governing Body	146,400	110,300	88,835	84,392	4,443	60.68%
Administration	1,484,412	1,147,405	1,007,104	950,467	56,637	67.85%
Financial Services	717,662	587,868	516,963	540,008	(23,045)	72.03%
Human Resources	562,541	411,529	333,586	300,153	33,433	59.30%
Police	3,421,113	2,586,941	2,143,948	2,220,429	(76,481)	62.67%
Fire	3,049,056	2,299,312	2,008,165	2,022,290	(14,125)	65.86%
Inspections	340,456	255,965	230,098	208,327	21,771	67.59%
Public Services Administration	617,202	462,630	396,268	364,981	31,287	64.20%
Streets & Grounds	1,604,032	1,195,745	1,032,290	872,860	159,430	64.36%
Powell Bill Funds	1,263,742	713,742	997,804	11,625	986,179	78.96%
Solid Waste	1,782,714	1,325,613	1,144,058	1,135,737	8,321	64.18%
Recreation	2,005,437	1,513,875	1,148,472	1,087,971	60,501	57.27%
Library	163,764	126,264	163,763	130,027	33,736	100.00%
Harness Track	579,048	434,976	322,142	305,872	16,270	55.63%
Fair Barn	376,676	283,070	179,125	228,825	(49,700)	47.55%
Planning	1,076,982	815,106	593,365	507,754	85,611	55.10%
Community Development	179,178	134,277	107,688	94,158	13,530	60.10%
Debt Service	148,167	74,984	144,748	310,873	(166,125)	97.69%
Total Operating Expenditures	19,518,582	14,479,602	12,558,422	11,376,749	1,181,673	64.34%
Capital Outlay Expenditures						
Administration	30,569	30,569	12,834	2,189	10,645	41.98%
Financial Services	4,408	4,408	3,667	581	3,086	83.19%
Human Resources	7,804	7,804	6,417	726	5,691	82.23%
Police	221,342	221,342	171,948	219,661	(47,713)	77.68%
Fire	1,353,284	704,284	460,178	3,616	456,562	34.00%
Inspections	2,204	2,204	1,833	409	1,424	83.17%
Public Services Administration	32,736	32,736	3,667	49,223	(45,556)	11.20%
Streets & Grounds	892,225	659,925	286,968	129,920	157,048	32.16%
Solid Waste	213,356	213,356	200,518	6,274	194,244	93.98%
Recreation	379,841	379,841	188,795	29,598	159,197	49.70%
Harness Track	117,940	72,940	917	80,416	(79,499)	0.78%
Fair Barn	62,239	62,239	36,044	14,024	22,020	57.91%
Planning	4,408	4,408	3,667	629	3,038	83.19%
Community Development	1,102	1,102	917	145	772	83.21%
Total Capital Outlay Expenditures	3,323,458	2,397,158	1,378,370	537,411	840,959	41.47%
TOTAL EXPENDITURES ¹	22,842,040	16,876,760	13,936,792	11,914,160	2,022,632	61.01%
REVENUES OVER (UNDER) EXPENDITURES	(2,702,290)	475,068	3,868,238	6,507,263	(2,639,025)	

**Village of Pinehurst
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Period Ended March 31, 2021**

	Annual Budget as of 3/31/2021	Quarterly Budget as of 3/31/2021	YTD as of 3/31/2021	YTD as of 3/31/2020	Current Year Over (Under) Prior Year	% of 2021 Budget Spent / Received YTD
Other Financing Sources (Uses)						
Sales of capital assets	\$ 15,000	\$ 8,750	\$ 7,686	\$ 19,466	\$ (11,780)	51.24%
Total Other Fin. Sources (Uses)	15,000	8,750	7,686	19,466	(11,780)	51.24%
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXP AND OTHER FINANCING USES	(2,687,290)	483,818	3,875,924	6,526,729	(2,650,805)	
Appropriated Fund Balance	2,687,290	1,083,823	-	-	-	
EXCESS OF REVENUES, OTHER FINANCING SOURCES AND FUND BALANCE APP. OVER (UNDER) EXP AND OTHER FIN. USES	<u>\$ -</u>	<u>\$ (600,005)</u>	3,875,924	<u>\$ 6,526,729</u>	<u>\$ (2,650,805)</u>	
FUND BALANCE, JULY 1			<u>11,229,270</u>			
FUND BALANCE, JUNE 30			<u>\$ 15,105,194</u>			
			YTD as of 3/31/2021	% of Total Expenditures		
¹ Total Expenditures by Type						
Salaries & Benefits			\$ 7,728,958	55%		
Operating			4,829,464	35%		
Capital			1,378,370	10%		
Total Expenditures by Type			<u>\$ 13,936,792</u>	<u>100%</u>		

Village of Pinehurst
Community Center Capital Project Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
From Inception and for the Fiscal Period Ended March 31, 2021

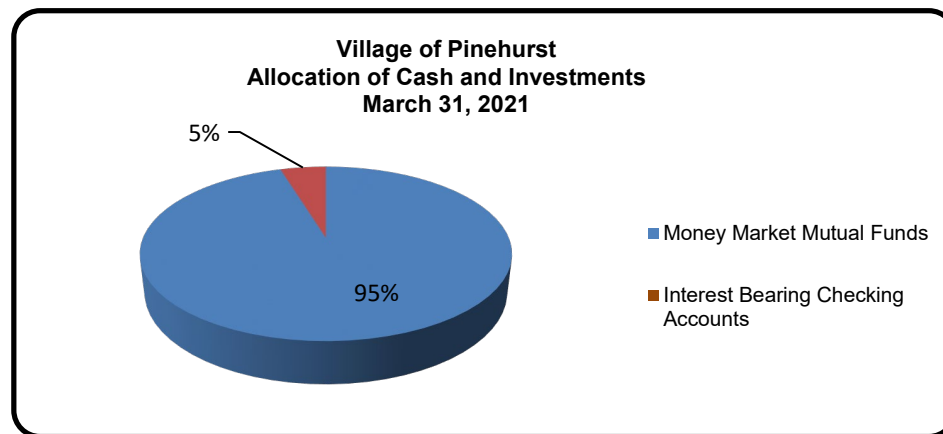
	Project Budget	Prior Years	Actual Current Year	Total To Date
REVENUES				
Interest earned on investments	\$ -	\$ 27,662	\$ 64	\$ 27,726
	-	27,662	64	27,726
EXPENDITURES				
Design costs	344,000	326,995	-	326,995
Construction costs	4,569,165	4,364,458	30,016	4,394,474
	4,913,165	4,691,453	30,016	4,721,469
REVENUES OVER (UNDER) EXPENDITURES	(4,913,165)	(4,663,791)	(29,952)	(4,693,743)
OTHER FINANCING SOURCES (USES)				
Transfer from General Fund	4,913,165	4,913,165	-	4,913,165
	4,913,165	4,913,165	-	4,913,165
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>\$ -</u>	<u>\$ 249,374</u>	(29,952)	<u>\$ 219,422</u>
FUND BALANCE, JULY 1			<u>249,374</u>	
FUND BALANCE, JUNE 30			<u>\$ 219,422</u>	

Village of Pinehurst
Schedule of Cash and Investments
March 31, 2021

Investment	Bond/Bank Ratings	Purchase Date	Maturity Date	Cost
<i>Money Market Mutual Funds</i>				
North Carolina Capital Management Trust - Government Portfolio	AAAm (S&P)			\$ 13,729,669
<i>Interest Bearing Checking Accounts</i>				
PNC Bank Operating				680,809
<i>Petty Cash</i>				<u>1,250</u>
Total Cash and Investments				<u><u>\$ 14,411,728</u></u>
Total Cash and Investments (same quarter previous year)				<u><u>\$ 13,955,664</u></u>

Summary of Cash and Investments

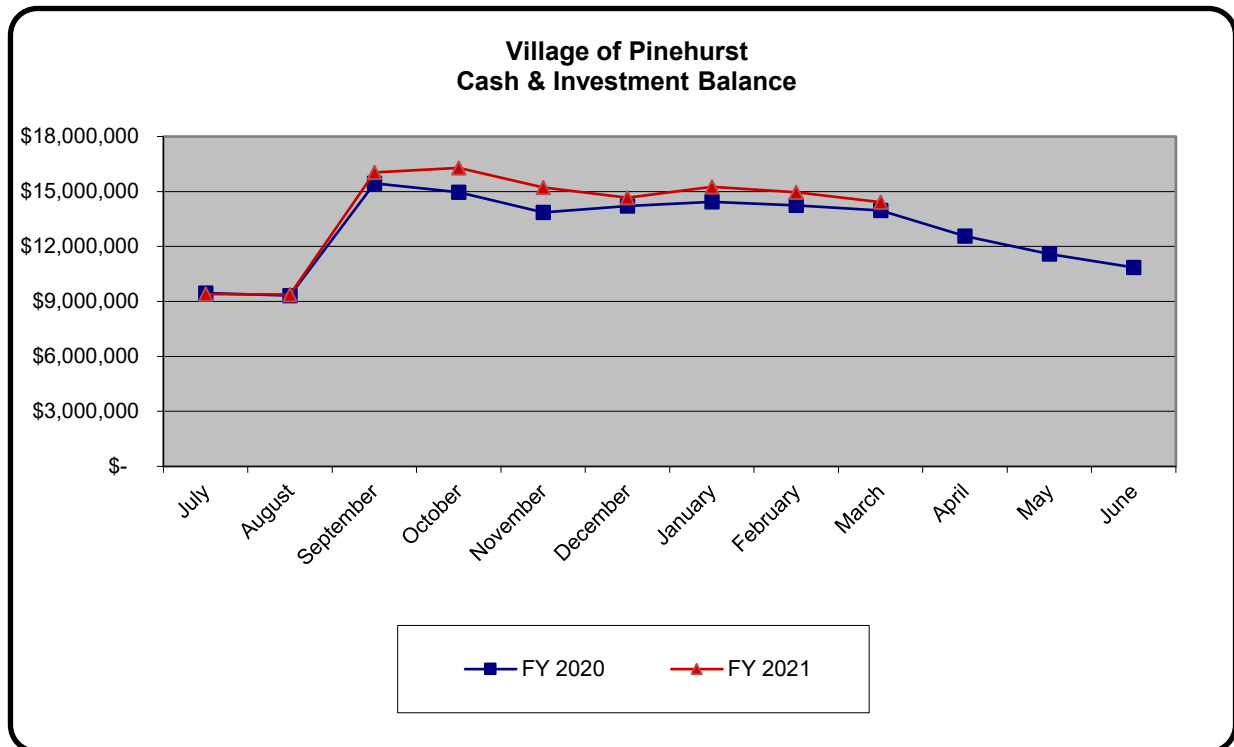
Money Market Mutual Funds	\$ 13,729,669
Interest Bearing Checking Accounts	680,809
Petty Cash	<u>1,250</u>
	<u><u>\$ 14,411,728</u></u>



Village of Pinehurst Investment Yield Summary

	FY 2020			FY 2021		
	Cash Balance	Investment Earnings	Investment Yield*	Cash Balance	Investment Earnings	Investment Yield*
July	\$ 9,457,886	\$ 17,938	2.21%	\$ 9,400,575	\$ 1,110	0.13%
August	9,323,182	16,551	2.14%	9,375,289	479	0.06%
September	15,444,779	18,043	1.77%	16,045,667	228	0.02%
October	14,959,741	23,204	1.86%	16,288,960	155	0.01%
November	13,865,852	19,443	1.64%	15,214,360	113	0.01%
December	14,213,330	19,008	1.65%	14,664,757	126	0.01%
January	14,437,153	19,086	1.62%	15,254,209	123	0.01%
February	14,250,122	17,314	1.47%	14,952,403	112	0.01%
March	13,955,664	14,018	1.21%	14,411,728	122	0.01%
April	12,563,081	7,705	0.71%			
May	11,588,764	4,743	0.48%			
June	10,856,052	2,165	0.23%			
Average	<u>\$ 12,909,634</u>	<u>\$ 179,218</u>	1.39%	<u>\$ 13,956,439</u>	<u>\$ 2,568</u>	0.03%

* Investment yield is presented on an accrual basis.



Village of Pinehurst
Schedule of Fund Balance - General Fund
March 31, 2021

	Fund Balance at 03/31/2021	Fund Balance at 03/31/2020
General Fund		
Nonspendable:		
Inventory	\$ 58,970	\$ 38,680
Prepaid Items	10,650	3,650
Restricted:		
Stabilization by State Statute	3,175,969	3,607,833
Transportation	-	492,950
Public Safety	3,718	11,082
Assigned		
Subsequent year's expenditures	2,687,290	684,417
Unassigned	9,168,597	9,560,090
	<u>\$ 15,105,194</u>	<u>\$ 14,398,702</u>

Village of Pinehurst
Schedule of Capital Outlay by Function and Activity - General Fund
For the Fiscal Period Ended March 31, 2021

	Annual Budget	YTD Budget	YTD Expenditures	Remaining Balance
<u>Land</u>				
Fire	\$ 180,000	180,000	-	180,000
Streets & Grounds	331,093	231,093	-	331,093
Recreation	291,500	291,500	182,378	109,122
Harness Track	45,000	-	-	45,000
	847,593	702,593	182,378	665,215
<u>Buildings and Grounds</u>				
Police	32,000	32,000	-	32,000
Public Services Administration	19,315	19,315	-	19,315
Recreation	80,500	80,500	-	80,500
Harness Track	71,800	71,800	-	71,800
Fair Barn	55,000	55,000	34,211	20,789
	258,615	258,615	34,211	224,404
<u>Equipment and Furniture</u>				
Administration	30,569	30,569	12,834	17,735
Financial Services	4,408	4,408	3,667	741
Human Resources	7,804	7,804	6,417	1,387
Police	69,342	69,342	48,051	21,291
Fire	148,284	124,284	55,393	92,891
Inspections	2,204	2,204	1,833	371
Public Services Administration	13,421	13,421	3,667	9,754
Streets & Grounds	141,132	141,132	138,528	2,604
Solid Waste	3,356	3,356	2,750	606
Recreation	7,841	7,841	6,417	1,424
Harness Track	1,140	1,140	917	223
Fair Barn	7,239	7,239	1,833	5,406
Planning	4,408	4,408	3,667	741
Community Development	1,102	1,102	917	185
	442,250	418,250	286,891	155,359
<u>Vehicles</u>				
Police	120,000	120,000	123,897	(3,897)
Fire	1,025,000	400,000	404,785	620,215
Solid Waste	210,000	210,000	197,768	12,232
	1,355,000	730,000	726,450	628,550
<u>Infrastructure</u>				
Streets & Grounds	420,000	287,700	148,440	271,560
	420,000	287,700	148,440	271,560
Total	\$ 3,323,458	\$ 2,397,158	\$ 1,378,370	\$ 1,945,088

% of Capital Outlay Budget Expended

41.47%

Note: This Schedule includes Fleet Maintenance, Buildings & Grounds and Information Technology Capital Outlay.

Village of Pinehurst
Schedule of General Long Term Debt
March 31, 2021

	Balance at 03/31/2021	Balance at 03/31/2020	Increase (Decrease)
Fair Barn			
\$1,000,000; due in 40 semi-annual payments consisting of fixed principal of \$25,000 plus interest @ 4.60%; collateralized by Fair Barn bldg; final payment due on 3/11/22.	\$ -	\$ 100,000	\$ (100,000)
2013 Firetruck			
\$550,000; due in 14 semi-annual payments of \$41,917 beginning on 2/1/14; final payment due on 8/1/20; interest @ 1.75%; collateralized by firetruck.	-	41,600	(41,600)
	-	141,600	(141,600)
Total Pension Liability (LEO) *	1,243,898	1,025,925	217,973
Net Pension Liability (LGERS) *	2,756,320	2,480,521	275,799
Accumulated Vacation	853,661	658,867	194,794
	4,853,879	4,165,313	688,566
	\$ 4,853,879	\$ 4,306,913	\$ 546,966

* Based on an independent annual actuarial valuation

Village of Pinehurst
Schedule of Budget Amendments - General Fund
For the Fiscal Period Ended March 31, 2021

	ORIGINAL FY 2021 BUDGET	Amended * Qtr Ended 09/30/20	Amended Qtr Ended 12/31/20	Amended Qtr Ended 03/31/21	Amended Qtr Ended 06/30/21	Total Amendments	Amended FY 2021 Budget
REVENUES							
Ad valorem taxes	\$ 11,403,000	\$ -	\$ -	\$ 54,000	\$ -	\$ 54,000	\$ 11,457,000
Other taxes and licenses	2,000	-	-	-	-	-	2,000
Unrestricted Intergov't Revenues	6,087,500	-	-	352,000	-	352,000	6,439,500
Restricted Intergov't Revenues	513,600	252,000	-	(20,000)	-	232,000	745,600
Permits & Fees	626,600	-	-	227,000	-	227,000	853,600
Sales & Services	725,400	-	-	(326,000)	-	(326,000)	399,400
Assessments	5,170	-	-	-	-	-	5,170
Other Revenues	269,780	-	-	(20,100)	-	(20,100)	249,680
Investment Income	25,400	-	-	(22,600)	-	(22,600)	2,800
Appropriated Fund Balance	1,603,467	1,082,473	75,000	(73,650)	-	1,083,823	2,687,290
TOTAL REVENUES	\$ 21,261,917	\$ 1,334,473	\$ 75,000	\$ 170,650	\$ -	\$ 1,580,123	\$ 22,842,040
OPERATING EXPENDITURES							
Governing Body	146,400	-	-	-	-	-	146,400
Administration	1,446,940	39,410	(588)	(1,350)	-	37,472	1,484,412
Financial Services	716,090	2,100	(168)	(360)	-	1,572	717,662
Human Resources	602,120	11,435	(294)	(50,720)	-	(39,579)	562,541
Police	3,387,200	37,165	(1,092)	(2,160)	-	33,913	3,421,113
Fire	3,013,230	38,244	(798)	(1,620)	-	35,826	3,049,056
Inspections	339,470	1,250	(84)	(180)	-	986	340,456
Public Services Administration	612,880	4,850	(168)	(360)	-	4,322	617,202
Streets & Grounds	1,561,480	33,444	(252)	9,360	-	42,552	1,604,032
Powell Bill	1,100,500	163,242	-	-	-	163,242	1,263,742
Solid Waste	1,781,510	1,600	(126)	(270)	-	1,204	1,782,714
Planning	982,110	20,400	74,832	(360)	-	94,872	1,076,982
Community Development	178,210	1,100	(42)	(90)	-	968	179,178
Recreation	1,925,660	80,791	(294)	(720)	-	79,777	2,005,437
Library	150,000	13,764	-	-	-	13,764	163,764
Harness Track	576,720	2,460	(42)	(90)	-	2,328	579,048
Fair Barn	370,030	6,910	(84)	(180)	-	6,646	376,676
Contingency	-	-	-	-	-	-	-
Debt Service	148,167	-	-	-	-	-	148,167
Total Operating Expenditures	19,038,717	458,165	70,800	(49,100)	-	479,865	19,518,582
CAPITAL EXPENDITURES							
Administration	16,031	12,600	588	1,350	-	14,538	30,569
Financial Services	280	3,600	168	360	-	4,128	4,408
Human Resources	490	6,300	294	720	-	7,314	7,804
Police	186,690	31,400	1,092	2,160	-	34,652	221,342
Fire	673,616	648,500	798	30,370	-	679,668	1,353,284
Inspections	140	1,800	84	180	-	2,064	2,204
Public Services Administration	9,293	22,915	168	360	-	23,443	32,736
Streets & Grounds	804,940	86,493	252	540	-	87,285	892,225
Solid Waste	210,260	2,700	126	270	-	3,096	213,356
Planning	280	3,600	168	360	-	4,128	4,408
Community Development	70	900	42	90	-	1,032	1,102
Recreation	184,027	12,800	294	182,720	-	195,814	379,841
Harness Track	116,908	900	42	90	-	1,032	117,940
Fair Barn	20,175	41,800	84	180	-	42,064	62,239
Total Capital Expenditures	\$ 2,223,200	\$ 876,308	\$ 4,200	\$ 219,750	\$ -	\$ 1,100,258	\$ 3,323,458
TOTAL EXPENDITURES	\$ 21,261,917	\$ 1,334,473	\$ 75,000	\$ 170,650	\$ -	\$ 1,580,123	\$ 22,842,040

Amended Budget as a % of
Original Budget

106.3%	106.6%	107.4%
--------	--------	--------

* Includes \$1,082,473 that was reappropriated from FY 2020.

Village of Pinehurst
Schedule of Encumbrances
For the Fiscal Period Ended March 31, 2021

	Annual Budget as of 3/31/2021	YTD as of 3/31/2021	Encumbered Amount	Unencumbered Balance
GENERAL FUND				
Operating Expenditures				
Governing Body	\$ 146,400	\$ 88,835	\$ 14,259	\$ 43,306
Administration	1,484,412	1,007,104	18,705	458,603
Financial Services	717,662	516,963	880	199,819
Human Resources	562,541	333,586	19,901	209,054
Police	3,421,113	2,143,948	18,873	1,258,292
Fire	3,049,056	2,008,165	48,849	992,042
Inspections	340,456	230,098	845	109,513
Public Services Administration	617,202	396,268	28,041	192,893
Streets & Grounds	1,604,032	1,032,290	61,544	510,198
Powell Bill Funds	1,263,742	997,804	48,410	217,528
Solid Waste	1,782,714	1,144,058	288,899	349,757
Recreation	2,005,437	1,148,472	95,082	761,883
Library	163,764	163,763	-	1
Harness Track	579,048	322,142	36,720	220,186
Fair Barn	376,676	179,125	18,225	179,326
Planning	1,076,982	593,365	158,018	325,599
Community Development	179,178	107,688	5,290	66,200
Fleet Maintenance	758,170	445,254	17,367	295,549
B&G Maintenance	1,440,050	871,428	127,124	441,498
Information Technology	1,325,550	908,497	58,735	358,318
Debt Service	148,167	144,748	-	3,419
Total Operating Expenditures *	23,042,352	14,783,601	1,065,767	7,192,984
Capital Outlay Expenditures				
Administration	30,569	12,834	-	17,735
Financial Services	4,408	3,667	-	741
Human Resources	7,804	6,417	-	1,387
Police	221,342	171,948	-	49,394
Fire	1,353,284	460,178	-	893,106
Inspections	2,204	1,833	-	371
Public Services Administration	32,736	3,667	-	29,069
Streets & Grounds	892,225	286,968	40,256	565,001
Solid Waste	213,356	200,518	-	12,838
Recreation	379,841	188,795	-	191,046
Harness Track	117,940	917	-	117,023
Fair Barn	62,239	36,044	-	26,195
Planning	4,408	3,667	-	741
Community Development	1,102	917	-	185
Fleet Maintenance	1,394,640	764,553	598,931	31,156
B&G Maintenance	432,010	52,095	46,396	333,519
Information Technology	142,200	99,947	7,766	34,487
Total Capital Outlay Expenditures *	5,292,308	2,294,965	693,349	2,303,994
Charges to Other Departments *	(5,492,620)	(3,141,774)	-	(2,350,846)
TOTAL GENERAL FUND EXPENDITURES	\$ 22,842,040	\$ 13,936,792	\$ 1,759,116	\$ 7,146,132
COMMUNITY CENTER CAPITAL PROJECT FUND				
Capital Expenditures				
Design & Engineering Costs	\$ 344,000	\$ 326,995	\$ -	\$ 17,005
Construction Costs	4,569,165	4,394,474	1,000	173,691
TOTAL CAPITAL PROJECT FUND EXPENDITURES	\$ 4,913,165	\$ 4,721,469	\$ 1,000	\$ 190,696

* In this schedule, General Fund operating and capital expenditures are overstated due to internal service allocation budgets appearing in both the internal service departments (Fleet, B&G, & IT) and the department to which the expenditure is eventually allocated. Total expenditures, however, reflect the actual General Fund budget.

Village of Pinehurst
Schedule of Ad Valorem Property Tax Collections
For the Fiscal Period Ended March 31, 2021

Real and Personal

Tax Year	For the Fiscal Period Ended March 31, 2021			For the Fiscal Period Ended March 31, 2020		
	Budgeted Collections	Gross Collections	% Collected Through 3/31/2021	Budgeted Collections	Gross Collections	% Collected Through 3/31/2020
Third Prior Year	\$ -	\$ 358	100.00%	\$ -	\$ 71	100.00%
Second Prior Year	-	20	100.00%	-	1,320	100.00%
First Prior Year	5,000	4,364	87.28%	5,000	2,555	51.10%
Current Year	10,679,000	10,665,699	99.88%	10,549,000	10,526,555	99.79%
	<u>\$ 10,684,000</u>	<u>\$ 10,670,441</u>	<u>99.87%</u>	<u>\$ 10,554,000</u>	<u>\$ 10,530,501</u>	<u>99.78%</u>

Motor Vehicles

Tax Year	For the Fiscal Period Ended March 31, 2021			For the Fiscal Period Ended March 31, 2020		
	Budgeted Collections	Gross Collections	% Collected Through 3/31/2021	Budgeted Collections	Gross Collections	% Collected Through 3/31/2020
Third Prior Year	\$ -	\$ -	0.00%	\$ -	\$ 359	100.00%
Second Prior Year	-	-	0.00%	-	-	0.00%
First Prior Year	2,000	-	0.00%	2,000	-	0.00%
Current Year	771,000	597,584	77.51%	725,000	528,093	72.84%
	<u>\$ 773,000</u>	<u>\$ 597,584</u>	<u>77.31%</u>	<u>\$ 727,000</u>	<u>\$ 528,452</u>	<u>72.69%</u>

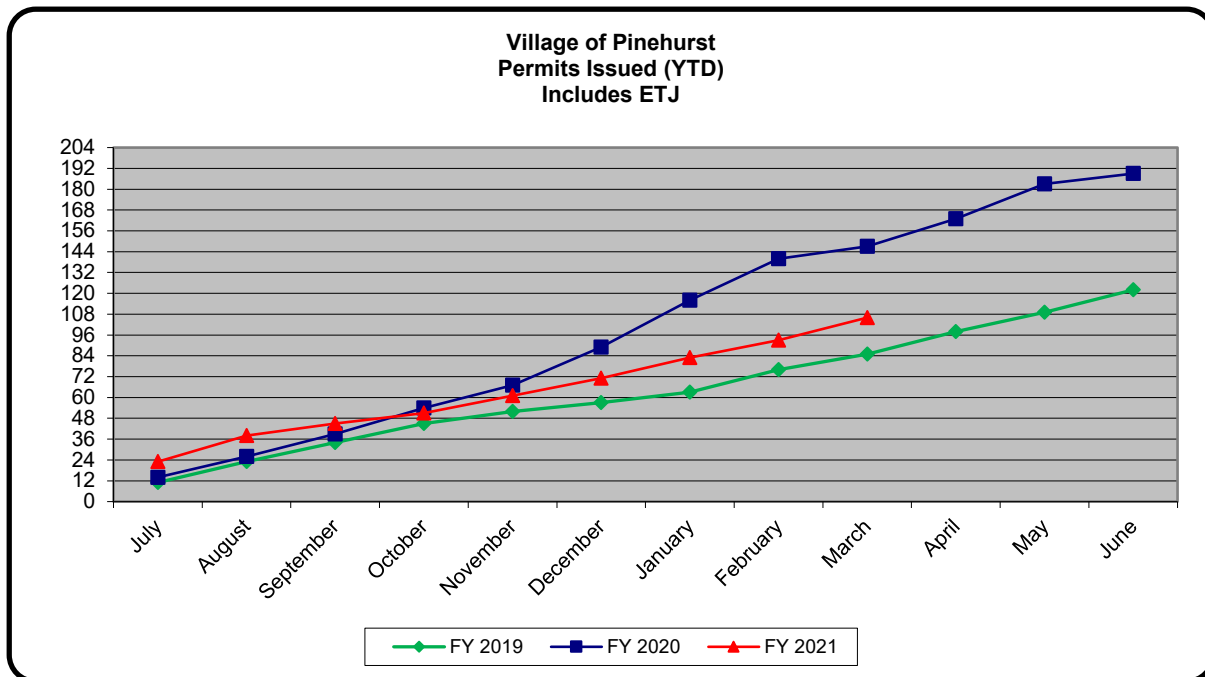
Village of Pinehurst
Schedule of Ad Valorem Property Tax Levy
For the Fiscal Period Ended March 31, 2021

Property Valuation				
	For the Fiscal Period Ended March 31, 2021	For the Fiscal Period Ended March 31, 2020	Dollar Increase (Decrease)	Percentage Increase (Decrease)
Real & Personal Motor Vehicles	\$ 3,564,332,874	\$ 3,519,478,827	\$ 44,854,047	1.27%
	199,486,083	176,556,966	22,929,117	12.99%
	<u>\$ 3,763,818,957</u>	<u>\$ 3,696,035,793</u>	<u>\$ 67,783,164</u>	<u>1.83%</u>

Levy				
	For the Fiscal Period Ended March 31, 2021	For the Fiscal Period Ended March 31, 2020	Dollar Increase (Decrease)	Percentage Increase (Decrease)
Real & Personal Motor Vehicles	\$ 10,695,305	\$ 10,556,553	\$ 138,752	1.31%
	595,866	526,533	69,333	13.17%
	<u>\$ 11,291,171</u>	<u>\$ 11,083,086</u>	<u>\$ 208,085</u>	<u>1.88%</u>

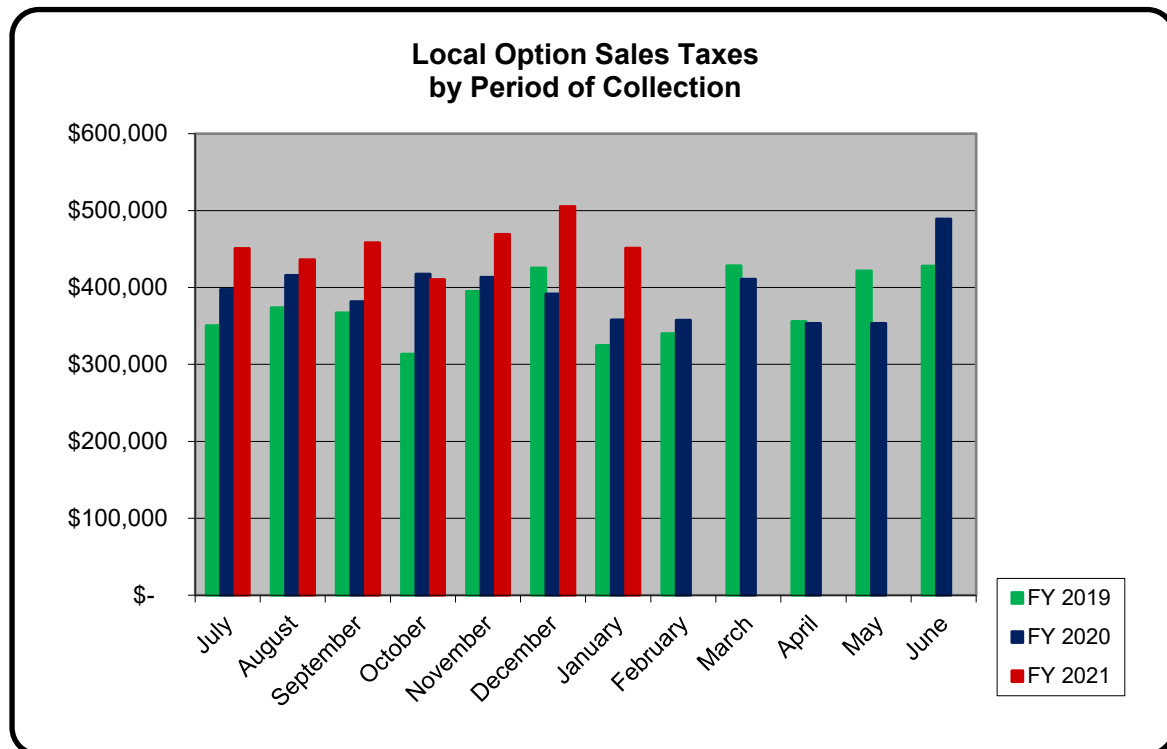
**Village of Pinehurst
Residential Building Permits - Includes ETJ**

	FY 2019		FY 2020		FY 2021		Construction
	# of	Est.	# of	Est.	# of	Est.	Costs
	Permits	Construction	Permits	Construction	Permits	Construction	Percentage
	Issued	Costs	Issued	Costs	Issued	Costs	Change YTD
July	11	\$ 2,707,900	14	\$ 2,607,470	23	\$ 5,718,524	119.31%
August	12	2,037,903	12	6,686,427	15	3,078,264	-5.35%
September	11	3,748,750	13	1,813,297	7	2,673,000	3.26%
October	11	3,826,000	15	4,773,000	6	1,307,750	-19.54%
November	7	2,338,600	13	5,366,374	10	1,953,891	-30.66%
December	5	1,939,800	22	4,775,079	10	3,319,997	-30.63%
January	6	2,643,040	27	4,865,881	12	4,567,500	-26.77%
February	13	1,400,000	24	3,997,192	10	4,785,880	-21.44%
March	9	2,055,550	7	4,405,630	13	6,219,340	-14.42%
April	13	2,372,968	16	4,302,080	-	-	
May	11	3,582,210	20	4,533,155	-	-	
June	13	5,748,658	6	4,418,540	-	-	
YTD	122	\$ 34,401,379	189	\$ 52,544,125	106	\$ 33,624,146	



**Village of Pinehurst
Local Option Sales Taxes**

	FY 2019	FY 2020	FY 2021	Same Month Change From Prior Year
July	\$ 350,690	\$ 397,457	\$ 451,006	13.47%
August	374,077	415,784	436,367	4.95%
September	367,404	381,836	458,347	20.04%
October	313,447	417,586	410,637	-1.66%
November	395,196	413,475	469,034	13.44%
December	425,352	391,920	505,555	28.99%
January	324,936	358,058	451,085	25.98%
February	339,985	357,608	-	
March	428,386	410,883	-	
April	356,115	353,585	-	
May	421,823	353,540	-	
June	428,103	489,195	-	
YTD	<u>\$ 4,525,514</u>	<u>\$ 4,740,927</u>	<u>\$ 3,182,031</u>	



Village of Pinehurst
Schedule of Fair Barn Revenues and Expenditures
For the Fiscal Period Ended March 31, 2021

	Annual Budget as of 03/31/2021	Quarterly Budget as of 03/31/2021	Actual 03/31/2021	YTD as of 03/31/2020	Current Year Over (Under) Prior Year	% of 2021 Budget Spent / Received YTD
<u>Fair Barn</u>						
Revenues	\$ 63,500	\$ 2,500	\$ 25,272	\$ 209,648	\$ (184,376)	39.80%
Expenditures						
Operating	376,676	283,070	179,125	228,825	(49,700)	47.55%
Capital	62,239	62,239	36,044	14,024	22,020	57.91%
Debt Service	106,225	54,000	102,815	56,323	46,492	96.79%
	<u>545,140</u>	<u>399,309</u>	<u>317,984</u>	<u>299,172</u>	<u>18,812</u>	<u>58.33%</u>
Net <u>Before</u> Discounts	<u>(481,640)</u>	<u>(396,809)</u>	<u>(292,712)</u>	<u>(89,524)</u>	<u>(203,188)</u>	<u>60.77%</u>
Event Revenue Discounts			(2,700)	(46,324)	43,624	
Net <u>After</u> Discounts	<u>\$ (481,640)</u>	<u>\$ (396,809)</u>	<u>\$ (295,412)</u>	<u>\$ (135,848)</u>	<u>\$ (159,564)</u>	<u>61.33%</u>
Operating Revenues as a % of Operating Expenditures - Before Discounts	17%	1%	14%	92%		
Operating Revenues as a % of Operating Expenditures - After Discounts	17%	1%	13%	71%		
Target			55%			

Village of Pinehurst
Schedule of Harness Track Revenues and Expenditures
For the Fiscal Period Ended March 31, 2021

	Annual Budget as of 03/31/2021	Quarterly Budget as of 03/31/2021	Actual 03/31/2021	YTD as of 03/31/2020	Current Year Over (Under) Prior Year	% of 2021 Budget Spent / Received YTD
<u>Harness Track</u>						
Revenues	\$ 174,400	\$ 132,300	\$ 156,779	\$ 200,571	\$ (43,792)	89.90%
Expenditures						
Operating	579,048	434,976	322,142	305,872	16,270	55.63%
Capital	117,940	72,940	917	80,416	(79,499)	0.78%
	<u>696,988</u>	<u>507,916</u>	<u>323,059</u>	<u>386,288</u>	<u>(63,229)</u>	<u>46.35%</u>
Net <u>Before</u> Discounts	<u>(522,588)</u>	<u>(375,616)</u>	<u>(166,280)</u>	<u>(185,717)</u>	<u>19,437</u>	<u>31.82%</u>
Event Revenue Discounts			-	(9,600)	9,600	
Net <u>After</u> Discounts	<u>\$ (522,588)</u>	<u>\$ (375,616)</u>	<u>\$ (166,280)</u>	<u>\$ (195,317)</u>	<u>\$ 29,037</u>	<u>31.82%</u>
Operating Revenues as a % of Operating Expenditures - Before Discounts	30%	30%	49%	66%		
Operating Revenues as a % of Operating Expenditures - After Discounts	30%	30%	49%	62%		
Target			45%			



**DISCUSS AND CONSIDER A CONTRACT FOR LEGAL SERVICES FOR FY
2022**

ADDITIONAL AGENDA DETAILS:

FROM:

Brooke Hunter

CC:

Jeff Sanborn

DATE OF MEMO:

5/18/2021

MEMO DETAILS:

The proposed contract for legal services with Van Camp, Meacham, & Newman, PLLC for FY 2022 is attached for your review and consideration. The functional terms of the contract are unchanged from the previous year.

The contract calls for a 2% cost increase, bringing the monthly rate to \$4,848. The annual contract totals \$58,176. Michael Newman's hourly rate remains at \$375 per hour, the same rate as the previous year.

The contract may be approved by a motion authorizing the Mayor or his designee to execute the contract.

ATTACHMENTS:

Description

- Agreement for Legal Services FY 2022

NORTH CAROLINA
COUNTY OF MOORE

AGREEMENT FOR LEGAL SERVICES

THIS CONTRACT is entered into between VAN CAMP, MEACHAM, & NEWMAN, PLLC (Firm) TIN #-56-2228538, and the VILLAGE OF PINEHURST (Village) TIN #56-1211319, for the provision of general legal representation. The contract period is July 1, 2021 to June 30, 2022 Michael J. Newman (Attorney), a partner in the Firm, will be the primary attorney assigned to this contract by the Firm. If Mr. Newman is not available, the Firm may assign another qualified attorney as an alternate upon the request of the Village Manager.

SECTION I: SCOPE

Attorney will provide general legal representation to the Village in the following areas of law as they pertain to municipalities, said list not to be all-inclusive:

Land Use Regulation
General Police (Ordinance making) powers
Employer-Employee relations, labor law
Environmental law
Police and Public Safety law
Financial law

In advising the Village in the aforementioned areas, Attorney will prepare for and be available to attend all regular meetings, special meetings, and work sessions of the Village Council upon request of the Village Manager. Also, when necessary and if requested and approved through the office of the Village Manager, Attorney will attend work sessions and regular meetings of the Planning and Zoning Board, Board of Adjustment, and Historic Preservation Commission. Attorney will attend, either with or on behalf of the Mayor, Village Council Members, or the Village Manager, any State or County administrative or regulatory body deliberating upon issues or matters of concern to the Village of Pinehurst when requested through the Village Manager's office. Michael J. Newman will be the primary attorney assigned to this contract. If Mr. Newman is not able to attend any of the above-mentioned meetings due to illness, personal vacation, etc., the Firm shall send a qualified attorney as an alternate upon request of the Village Manager. These arrangements for an alternate attorney shall be agreed upon in advance by the Attorney and the Village Manager whenever possible.

The Attorney will also participate, when requested by the Village Council or Village Manager, in dispute resolution or settlement discussions. Attorney will review ordinances and resolutions prior to adoption, recommending changes when appropriate, and will draft ordinances, resolutions and other documents when requested through the office of the Village Manager.

The Attorney may, with the prior approval of the Village Manager, subcontract with other firms or individuals to have certain services performed for the Village, such as title searches, but the Attorney shall remain responsible to the Village for the quality and timeliness of these services. Not included within the scope of services between the Village and Attorney, nor among those services that Attorney may contract with others, are those services customarily performed by outside bond counsel.

Should outside counsel be necessary for proper representation of the Village, Attorney shall recommend at least two firms for the Village Council to choose from for such additional representation. Attorney is

responsible to the Village Council for coordinating Village representation with outside counsel, and reporting on a regular basis to the Village Council the status of that particular issue and the outside legal representation.

SECTION II: RELATIONSHIP

The Attorney is not eligible for any fringe benefits or covered by the Village's Personnel Policy. The Attorney is free to act as the legal representative for any other person or entity when doing so will not create a conflict of interest with the interests of the Village of Pinehurst.

The primary contact for the Village regarding legal matters will be the Village Manager. Providing instructions and requests for service to the Attorney shall be the responsibility of the Village Manager. All correspondence of the Village Attorney to the Village Council shall be either directed to or through the Village Manager. All direction from the Village Council to the Village Attorney shall be either directed to or through the Village Manager. No investigations or claims shall be initiated by the office of the Village Attorney without prior approval of the Village Manager. The office of the Village Attorney may initiate responses to inquiries, demands or claims made against the Village, without prior approval of the Village Manager, however, the Village Manager shall be advised promptly of such claims and the responses made. It is understood by both parties that it is the desire of the Village Council that the Attorney practice law on behalf of the Village in a manner designed to be preventive in nature.

There shall be an annual review of the status of this agreement, and the desirability of the legal services being provided herein.

SECTION III; TERM

The term of this agreement shall be from July 1, 2021 to June 30, 2022. Should either party wish to terminate this agreement for any reason they may do so by giving ninety days written notice of their intention to terminate this agreement. Failure of the Village of Pinehurst to give such notice to the Firm shall entitle the Firm to one-fourth of the then applicable annual amount of compensation for the services of Attorney. Failure of the Firm to give appropriate notice to the Village as specified above shall cause the Village not to be obligated to pay any amounts due for legal or related services from and after the date of the resignation of Attorney.

SECTION IV; COMPENSATION

For the provision of legal representation, including the associated paralegal and administrative support services normally associated with legal representation, and other legal services, including the required attendance at Council and other meetings, to the Village of Pinehurst, the Firm shall be compensated in a monthly amount of \$4,848.00. It is the intention of the Village and the Firm that the annual compensation amount shall cover attendance at meetings of the Village Council and various Village boards and commissions as described in SECTION I above, and for such additional meetings and consultations as may be required, estimated to be approximately thirty (30) hours per month. A detailed report of the services provided under this agreement, including the hours of service by category or project, shall be submitted to the Village Manager by the 15th of the month following the month of service. It is recognized that demands upon Attorney's time and skills are unpredictable, hence it is agreed that either party may call for a mutual review of the adequacy and reasonableness of the compensation at any time upon ten days written notice,

and that in any event there shall be a full annual review of the services which have been performed and are anticipated with the full Village Council.

For additional services provided to the Village in cases of litigation, beyond the initial thirty (30) hours per month, as authorized through the office of the Village Manager, the Village agrees to pay the Firm the Attorney's the hourly rates described on the attached letter for such services, upon presentation to the Village of an invoice describing the services provided, the provider, the applicable hourly rate, and the amount of time spent by the provider on each particular task.

Payment for subcontracted services, WestLaw Research, Municipal Attorney's Association membership expenses, and continuing education expenses related to municipal law shall be made by the Attorney and shall be charged to the Village on the Attorney's monthly invoice.

It is understood that extraordinary services which may be required of Attorney shall be discussed if and as the occasion arises, and agreement sought on a reasonable basis of additional compensation to be paid, in light of the nature of the situation, the time to be foreseeably consumed or the unusual demand to be placed upon Attorney.

It is further understood that litigation may not be unusually demanding, or reasonably require extra or special compensation; at the same time, other situations can develop that do fall in the unusual category, e.g. possibly an extensive revision of the zoning and subdivision ordinances, labor negotiation, financing, etc.. These will be discussed and agreed upon at the time they arise.

For the Village of Pinehurst

By: _____
John C. Strickland, Mayor

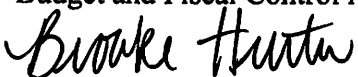
Attest:

Kelly Chance, Village Clerk

Van Camp, Meacham, & Newman, PLLC:

By: 
Michael J. Newman

This instrument has been preaudited in the
Manner required by the Local Government
Budget and Fiscal Control Act

 5/7/2021
Brooke Hunter, Finance Officer Date

VAN CAMP, MEACHAM & NEWMAN, PLLC

ATTORNEYS AT LAW

THOMAS M. VAN CAMP*
EDDIE H. MEACHAM
MICHAEL J. NEWMAN
RICHARD LEE YELVERTON III
WHITNEY P. FOUSHEE
KIMBERLY C. POST
DONALD L. MCLAMB
JOSEPH H. KARAM
DAVID M. ALZAMORA

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MICHAEL J. NEWMAN
Attorney at Law
michaeln@vancamplaw.com

KIMBERLY A. PARKER
Paralegal
kimparker@vancamplaw.com

Telephone: (910) 295-2525
Facsimile: (910) 235-0233

* Certified Superior Court
Mediator

May 5, 2021

Brooke Hunter
Financial Services Director
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

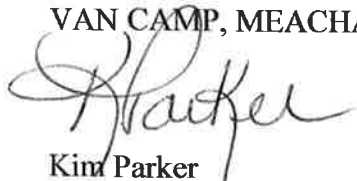
Dear Ms. Hunter,

This letter is in response to your request for Attorney Newman's hourly rate which is \$375.00 per hour for this year 2021.

If you should have any questions, please do not hesitate to call. Thank you very much for your assistance.

Sincerely,

VAN CAMP, MEACHAM & NEWMAN, PLLC



Kim Parker
Paralegal for Michael J. Newman

cc: Michael J. Newman



ESSENTIAL COMMUNICATIONS FOR KEY SUPPLIERS

Village of Pinehurst Mission, Vision, and Values

To achieve the vision of the Village to be a “charming, vibrant community that reflects our rich history and traditions,” the mission of Village employees is to “Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.” Village employees strive to achieve this mission by adhering to a set of core values that are reflected in Village employees’ interactions with customers.

Contractors are an extension of the Village workforce by either providing direct services to Village customers or partnering with Village employees. To ensure residents, businesses, and visitors receive the highest levels of service, the Village expects its contractors to reflect the Village’s core values while performing services under the terms of the contract. The Village of Pinehurst’s Core Values are as follows:

Initiative – the desire and will to identify what needs to be fixed, fix what needs to be fixed, and take leadership when leadership is needed.

Teamwork – the desire and will to selflessly function as part of a high performing whole and to collaboratively work in ways that take full advantage of input from all members of the team.

Service – the desire and will to selflessly meet the needs of those around you: customers, fellow employees, employers, and the community as a whole.

Improvement – the desire and will to learn and grow professionally and to enhance team processes in ways that improve performance, efficiency, or both.

Ethical Standards

As a contractor working on behalf of the Village of Pinehurst, contractors are expected to reflect our ethical standards. The foundation of government depends on public trust and confidence. While performing the terms of the contract, the Village expects contractors to foster public trust by providing quality service and fair dealings that are respectful, impartial, and accountable. Contractors must also avoid any conflicts of interest or appearance of conflicts of interest or use their position or resources for personal gain.

Village employees or their families may not request or accept any kickback, rebate, cash, or anything of value from a Village contractor. These practices are not only unethical, but are in most cases illegal.

Village employees have the right to be free from harassment on the job because of their race, color, sex, religion, gender, national origin, sexual orientation, age, disability, veteran’s status, or other protected class. Harassment of any employee by management, supervisor, or contractor in any form is prohibited. All contractors are expected to abide by these ethical standards of conduct while performing services under contract for the Village of Pinehurst.

Contract Performance Evaluation

At least annually, Village staff will evaluate contractor performance under the terms of this contract. This evaluation will assess how well the contractor performed during the contract period in meeting Village contract requirements of: 1) Fair price, 2) Quality of goods and services, and 3) Timely delivery of goods and services.

As a requirement of this contract, contractors are required to periodically meet with Village staff to assess and communicate contractor performance under the terms of the contract, including the aforementioned terms. These meetings may be in person or by telephone and will allow for open two-way communication between the contractor and the Village representative. These meetings are not an opportunity to renegotiate the terms of the contract, but will be focused on the quality and timeliness of the services provided under the contract. These meetings will also provide an opportunity to share innovative ideas for service delivery that may be incorporated into future process improvements at the Village.

Your Village representative will review key contract service delivery performance measures with you during your meetings. If, for any reason, service delivery is below the contracted performance requirements, or if there are other shortcomings related to demonstration of the Village's values or ethical standards, Village staff will discuss it with you at that time. These meetings will offer both parties an open opportunity to discuss any concerns and to ensure adequate service delivery and identify opportunities for service delivery improvements.

The performance evaluation meeting schedule for this contract is as follows:

Meeting Frequency (Select one): ☐ Quarterly ☐ Semi-Annually ☒ Annually

	Village Representative	Contractor Representative
Name	Jeff Sanborn	Michael Newman
Contact Information	910-295-8641	910-295-2525

The Village values the services provided under the terms of this contract, values the contractor-Village partnership, and looks forward to working collaboratively throughout the contract period to serve Pinehurst residents, businesses, and visitors.

Acknowledgment of Receipt

I hereby acknowledge that I have read, understand, and agree to abide by these contract terms provided above while performing the contract with the Village of Pinehurst.

VAN CAMP, MICHAEL & NEWMAN, PLLC PARTNER
Company Name Title
[Signature] 5/4/21
Name of Signer Date



**DISCUSS AND CONSIDER ORDINANCE #21-08 FOR A BUDGET
AMENDMENT TO CLOSE THE COMMUNITY CENTER CAPITAL
PROJECT FUND.**

ADDITIONAL AGENDA DETAILS:

FROM:

Brooke Hunter

CC:

Jeff Sanborn

DATE OF MEMO:

5/14/2021

MEMO DETAILS:

The Community Center Capital Project Fund was created to account for the design and construction of the Community Center at Cannon Park. The project is complete and all invoices have been paid. After recording all closing entries, the total project was \$4,695,894.

By adoption of the budget ordinance amendment presented, the remaining \$244,999 in the Community Center Capital Project Fund will be transferred to the General Fund.

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

ATTACHMENTS:

Description

- ▣ Ordinance #21-08 - Community Center Capital Project Fund Closure

ORDINANCE #21-08:

AN ORDINANCE CLOSING THE COMMUNITY CENTER CAPITAL PROJECT FUND AND TRANSFERRING REMAINING FUNDS TO THE GENERAL FUND FOR THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, the Village created the Community Center Capital Project Fund by Ordinance #17-15 to design and construct the Community Center at Cannon Park; and

WHEREAS, the Village budgeted \$4,913,165 for the design and construction of the community center; and

WHEREAS, the project is complete; and

WHEREAS, the Village wishes to close the Community Center Capital Project Fund and transfer all remaining funds to the General Fund;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in a regular meeting assembled this 25th day of May 2021, as follows:

SECTION 1. To amend the Community Center Capital Project Fund with regard to revenues and expenditures, the revenue and expenditure accounts are to be changed as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Debit</u>	<u>Credit</u>
46-80-920-9010	Tsf. to General Fund	\$244,999	
46-80-190-3905	Fund Balance Appropriated		\$244,999

SECTION 2. To amend the General Fund with regard to revenues and expenditures, the revenue and expenditure accounts are to be changed as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Debit</u>	<u>Credit</u>
10-00-190-3905	Fund Balance Appropriated	\$244,999	
10-00-190-3946	Tsf. from Community Center CPF		\$244,999

SECTION 3. Copies of this ordinance shall be furnished to the Village Clerk, Village Manager, and Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 25th day of May, 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

DRAFT



CONSIDER TWO YEAR EXTENSION FOR WASTE MANAGEMENT SERVICES

ADDITIONAL AGENDA DETAILS:

FROM:

Jeff Batton

DATE OF MEMO:

5/14/2021

MEMO DETAILS:

The Waste Management solid waste services contract for Pinewild will expire on June 30, 2021.

This agenda item is to consider a two-year extension with pricing holding steady in year one and adjusted based on CPI in year two. The annual value of the contract is estimated at \$254,600.

If Council concurs with this two year extension, we will need authorization to enter into the contract.

ATTACHMENTS:

Description

☐ Contract Extension

FIFTH AMENDMENT TO
CONTRACT BETWEEN
THE VILLAGE OF PINEHURST, NORTH CAROLINA
AND
WASTE MANAGEMENT OF CAROLINAS, INC.

THIS FIFTH AMENDMENT, made this _____ day of _____, 2021, to the Contract dated February 22, 2010, as amended September 13, 2011, February 26, 2013, July 10, 2015, and June 17, 2019, (collectively referred to as “the Contract”) by and between the Village of Pinehurst, North Carolina (the “Village”), and Waste Management of Carolinas, Inc., a North Carolina corporation (the “Contractor”).

WHEREAS, the Village and Contractor desire to extend the term of the Contract; and

WHEREAS, the Village and Contractor desire to document the compensation to be paid to Contractor during this extended term;

NOW, THEREFORE, the Village and Contractor agree as follows:

Section 1. Defined Terms. All defined terms not otherwise defined herein shall have the same meaning ascribed to them in the Contract.

Section 2. Term. The term of this Contract is hereby extended through June 30, 2023. On or before the end of the current term, or any extended terms thereafter, this Contract may be further extended upon the mutual agreement of the parties expressed in writing.

Section 3. Rates for Services. The parties agree the C.P.I. adjustment which otherwise would have occurred on July 1, 2021 will be waived. The rate on July 1, 2021 shall be \$23.57 per residential unit. Effective July 1, 2022, the Compensation payable by the Village to the Contractor shall be adjusted by the same percentage as the Consumer Price Index for Water, Sewer, and Trash CPI, Not Seasonally Adjusted, All Areas, WST CPI ("C.P.I.") shall have increased or decreased during the preceding twelve months. In the event the U.S. Department of Labor, Bureau of Labor Statistics ceases to publish the C.P.I., the parties hereto agree to substitute another equally authoritative measure of change in the purchasing power of the U.S. dollar as may be then available so as to carry out the intent of this provision.

The rate shall be subject to further adjustments in accordance with the terms of the Contract including, but not limited to C.P.I. adjustments which shall occur each subsequent July 1 (based on the CPI published for the preceding April).

Further, the parties agree to conduct a joint house count on or before July 1, 2021, to accurately reflect the number of units currently being serviced. The revised house count number shall become effective July 1, 2021. Additional house counts may be conducted annually upon the request of either party.

Section 4. Recycling Services. Contractor shall provide collection services to Village residents, but the Village shall be responsible for arranging for processing services and any rebates to the Village associated therewith. The current processing facility designated by the Village is the Pratt Industries facility located at 3680 Owen Drive, Fayetteville, North Carolina. In the event the Village designates a processing facility other than the Pratt facility, Contractor shall be entitled to a rate adjustment to cover any additional costs associated with hauling the recyclable materials to the processing facility. The current processing charges at the Pratt facility are \$60 per ton.

Section 5. Modification of Contract. Except as expressly set forth herein or as necessary to carry out the terms of this Amendment and the Contract, no amendment of the terms of the Contract is intended hereby and the Contract and all its terms and conditions shall remain in full force and effect.

Section 6. Entirety. This Amendment is hereby incorporated into the Contract and together therewith they contain the entire Contract between the parties as to the matters contained therein. Any oral representations or modifications concerning this Contract shall be of no force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands as of this _____ day of _____, 2021.

VILLAGE OF PINEHURST

ATTEST:

By:_____

By:_____

Name:_____

Name:_____

Title:_____

Title:_____

WASTE MANAGEMENT OF
CAROLINAS, INC.

ATTEST:

By:_____

By:_____

Name:_____

Name:_____

Title:_____

Title:_____