



Council Member to Report	Partners & Collaborators
John Strickland	Moore County Transportation Committee
	Neighborhood Advisory Committee
	Pinehurst Resort
Judy Davis	Tri-Cities Work Group (Pinehurst, So. Pines, Aberdeen)
	FirstHealth
	Moore County
Lydia Boesch	Convention and Visitors Bureau
	Bicycle and Pedestrian Advisory Committee
Kevin Drum	Triangle J. COG
	Partners in Progress
	NCDOT/TARPO
Jane Hogeman	Beautification Committee
	Moore County Schools
	Pinehurst Business Partners



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF APRIL 27, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 6:01 p.m., Tuesday, April 27, 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 remote attendance:

Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Kevin Drum, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey Sanborn, Village Manager

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Ms. Kelly Chance, Village Clerk

And approximately 2 attendees, including 2 staff and 0 press.

1. Call to Order.

Mayor John Strickland, called the Council work session to order.

2. Discuss Ordinance 21-06 for Proposed Amendment to the Pinehurst Development Ordinance.

Village Manager Jeff Sanborn stated this is the ongoing discussion for the improvement of a buffer ordinance and introduced Daryn Burich, Planning & Inspections Director.

Daryn Burich stated we have had several discussions on this and have it down to just a few points that we are needing some guidance from council. He stated as you know staff sent a poll out to Council and the results we collected will help us now complete our final work up. Mr. Burich shared the poll results beginning with Issue 1, which was titled Tree Spacing/Grouping. He said concerns raised were the need for adequate room for required plantings, impact on building/footprint, and grading. Council indicated their preference to allow for grouping and spacing of newly planted trees and to increase the 35 foot linear foot maximum to allow vistas to be created.

Councilmember Hogeman asked if staff had consulted with an arborist on this to provide guidance on enough room for trees to grow, particularly on small lots. Mr. Burich said we are comfortable with the spacing requirements working with many types of tree species. Mr. Burich then discussed the second issue, which looked at Linear street frontage ratio of 1/15 feet. The concern was raised on whether or not this would result in too many trees on street frontage that would screen homes' views. He noted most of Council chose to decrease the ratio from 1/15 frontage to 1/25 feet and 1/35 feet for side lots. Mayor Pro Tem said that Village has the options to make changes to the required plantings. Mr. Burich and Alex Cameron stated that there are areas that have certain restrictions that will require variations.

Mayor Pro Tem Davis an area said this would be a good thing for the beautification committee to look at and Mr. Burich said he is not sure if we have a tree survey so perhaps we could start there. Councilmember Boesch said a year ago the Beautification Committee was tasked as going out and finding some areas that need spruced up and she would like to know more about that and where they went with it.

Councilmember Drum asked if there was a number staff had in mind. Mr. Burich said staff had considered 25, but reiterated they just need a definitive number ratio so they have a standard stating the number of trees required. Councilmember Davis said she preferred 30 so it did not obstruct the view of the home and Councilmember Drum said 25. Village Manager Sanborn said everyone's yards are different, and his home is an example of that. He stated he built his house 6 years ago and he has double the number of trees that would be required and you can still see the house unobstructed. Councilmembers discussed and decided upon a ratio of 1/25 for the front and rear yard and 1/35 for the side yards.

Mr. Burich next discussed Issue no. 3, which required 50% of planted trees to be longleaf pines. Concerns raised on this was that Council felt plant/tree selection is a personal choice and there was a question about potential loss rate. Mr. Burich said Council appeared to be in agreement on the option for this item and chose to apply this requirement to only the front and street side yards.

Mr. Burich covered Issue no. 4, which was tree survey requirements for clearing and grading applications. The concerns raised were the cost of surveys and constraints on who can document compliance. Council's choice here was to eliminate the tree survey requirement in lieu of a landscaping plan that does not have to be prepared by a licensed surveyor. Councilmember Hogeman asked if a survey was required for new house plans. Mr. Burich said yes, but if there is a lot that doesn't have any trees, they would only be able to have a landscape plan. Councilmember Drum said as long as landscapers do a job equivalent to a survey he is comfortable. Village Manager Sanborn said if a property owner chooses to take the tree credit then the trees have to be on a survey. Mr. Burich said roughly half come in with trees already on them so most are already using the tree survey.

Mr. Burich next covered the last issue no. 5, which concerned trees removed in violation. The concern raised was that the penalty may be too punitive when goal is compliance. He reported Council chose to use modified & simplified proposed language: "replacement trees shall be planted according to Section/Table 9.5.1.4. Mr. Burich stated staff will use our enforcement efforts we already use to make sure this section is complied with. If we experience issues, we will come back and look at it. He stated that at the end of the day, we just want compliance and if it is a required tree that gets taken down, we want them to put it back. Mayor Pro Tem Davis asked if they remove a tree, are they required to replace it. Mr. Burich said if it is a required tree then yes, but if you are on a lot that is exempted you can use the existing landscaping ordinance.

Alex Cameron said any existing home would be exempt from this proposed amendment so this would be more for future developments. There is no existing requirement now that states if someone takes a tree down, they have to replace it. Councilmember Drum said we are giving tree credits which should help people with the compliance. He said it is a positive thing to get a double or triple credit so let's not push this aspect under and instead promote this positive part. Mr. Burich said that is why we added the credits; to give developers and individuals a lot of ability to design their own lots.

Mayor Strickland asked if the number of inquiries and comments addressing this has decreased. Mr. Burich said he and Alex have had a lot of conversations with home owners and builders and, although we have added the credit, there will still be some concerns of course. Mayor Strickland said, he feels we have heard public comments and utilized this in the process of building this ordinance, and although we haven't incorporated all changes we have listened. Mr. Cameron said any change in any regulation, prompts some people to be concerned, but the items we discussed today will address a lot of the comments we had to still address and we will continue to educate the community. Staff reiterated that if we see issues arise later, we will bring these issues to council and work on solutions.

Councilmember Boesch said her concerns were on the concerns of the general assembly. She said she sent those concerns to Village Manager Sanborn and Mr. Burich and these concerns also included the concerns for areas with private covenants. She doesn't want to see us go through all this if general assembly is going to stop it. Village Manager Sanborn said, we need to move forward and if legislation does make changes than they feel they need to do it. Councilmember Boesch said she wants us to have some dialog with legislators just to clarify what we are doing. Mayor Strickland said we do not have the completed agreement on

this ordinance so we haven't been able to have that conversation. Councilmember Boesch said her frustration lies with there being 100 counties and there cannot be a one size fits all policy. So she feels we need to express how Pinehurst is unique for our beauty.

Councilmember Drum said education is a major part of this process and now that we are ready to have a document near completion we will have the ability to have those conversations. Mr. Burich said that staff did create the FAQ Council requested and thus staff will be able to use it as an educational tool. He said staff will now take these final comments from Council and use them to develop the final ordinance draft. Councilmember Hogeman noted that staff had worked through specific provisions that would work with special covenants for private subdivisions. Village Manager Sanborn said disinformation was a problem at the start, but what we continue to hear from Raleigh is, they will not let us regulate the removal of trees. What we want to do with this ordinance is not what they are suggesting.

3. Potential Future Agenda Items.

Councilmember Boesch said she is working on gathering the dates for the upcoming celebrations, including the Olmsted Celebration, Donald Ross Event, and the Women's Exchange. Mayor Strickland stated we will add these to the June work session.

4. Other Work Session Business.

- Mayor Strickland said he has had several questions asking about the casino. He stated Village government has no interest in casino gambling in Pinehurst. Councilmember Drum said this is just a Casino Gambling Advocate writing a report on where these would be good and it has nothing to do with us. Councilmember Boesch asked if this study was commissioned by the state. Mayor Strickland said it was done for the Education Lottery Board originally and what we are seeing now is just the results from that study. He stated that if council is in agreement that he will continue to express that this is just a report and we are not a part of this discussion. Councilmember Boesch asked though if it was commissioned then what was the intent to do with the findings. All council agreed that the Village did have no interest in casino gambling in Pinehurst.
- Village Manager Sanborn said some additional information has been supplied by Darryn Burich as it pertains to the recent Conditional Zoning Training. Mr. Sanborn said this information supplied by Darryn will perhaps help with knowing what we can/cannot do with the future applications on USGA and the Lodge. He said that for a project of this scale and the importance of getting it right means Council needs to have guidance on the conditions that are on the table will allow Council to have some preparation time for when the project is actually presented. Mayor Pro Tem Davis said she wants this portion of the work session to be a "receive only discussion" and not have cross-talk conversation. Village Manager Sanborn said from a legal standpoint Council is able to hear and ask questions on this upcoming project. Councilmember Drum said he does want clarity on the project and procedurally where Council fits in this process and what we can review on future projects.

Mayor Strickland said he would like Mr. Burich to send some information on the Lodge (the USGA is not ready yet), secondly, give clarification on what Council can do, thirdly, answer when do we want to have this hearing – May 11th was set by staff to have this hearing in case Council wants it. Mr. Burich stated he sent out some information on Friday and today and also sent the conditions that will be looked at moving forward. Mayor Strickland said this fulfills the needed information Council wanted and we will not discuss it during the meeting. Mr. Burich said some changes have been made as the result of some consensus between the applicant and the Planning & Zoning Board and he has sent those changes.

Alex Cameron said to keep in mind that these are only recommended conditions and Council will have the ability to make alterations during the Hearing. Mr. Burich said we are currently at the conceptual drawing stage and at this stage as they move forward there will be changes to the plans. As they incorporate those changes they will have to go back in front of the HPC and get a new COA. Mr. Cameron said this is not uncommon with this size scaled project. Councilmember Drum asked if there was ever a time when it goes back to Planning & Zoning and Mr. Cameron said only under specific criteria would they have to go back through the complete project.

Councilmember Hogeman asked if council could consider impacts to off-site areas from the rezoning and she understands now the answer is yes. Secondly, she said he understands that Council has the ability to consider building size and mass even though a COA has been approved.

Councilmember Drum said Councilmember Hogeman's questions she sent to Council and Village Manager Sanborns answers did help him. He asked what Council cannot do and Village Manager Sanborn said your concentration should be on whether there is something about those conditions that make you feel they need a tweak. Councilmember Drum asked if he could talk to Planning & Zoning or HPC. Village Manager Sanborn said yes, but be careful with HPC, because the process could come back to them as a quasi-judicial item later. He stated Council can legally talk to anyone, but the HPC person may not be able to talk to you.

Mayor Strickland moved to the last question Council needed to decide upon; when do we want to have the Public Hearing Date? Council agreed to maintain the May 11th date with the knowledge they can begin hearing the information but may not be able to make a decision. Councilmember Hogeman said she wanted to make sure we do not close the public hearing to quickly and asked if we do not answer the questions, can we continue the public hearing for a specified later date. Mayor Pro Tem Davis said a public hearing isn't always about answers, it is just a time to voice their thoughts. Councilmember Hogeman said people may have more questions based on what they have heard, so I would like to leave the option open to continue the hearing. Mayor Strickland said he does feel there is a lot of preparation and homework to do and so he said maybe we need to move it. However he said he agrees that if we use this to hear information and follow Councilmember Hogeman's suggestion of continuing the hearing he is comfortable with keeping it.

Mayor Pro Tem Davis said what if 20 people show up and everyone speaks, why would we not close the hearing? Mayor Strickland said because if they ask questions that are not being answered we should be able to continue the meeting. Assistant Village Manager Natalie Hawkins reported that this has not been done and Mr. Cameron agreed that the public hearing would be closed and then if needed, unanswered questions would be an agenda item on another meeting. He explained that this is for providing information and not to gain evidence. Mr. Burich reiterated that if applicants come back with more questions or deliberations this is okay because it is a regular agenda item and not a public comment hearing.

Councilmember Drum said public hearing rules should be different and we need to clarify that this is not a regular public comment policy. Village Manager Sanborn stated we do not have a policy specific to Public Hearings. Mr. Burich said our public hearing rules of procedures for the Planning & Zoning Board says the comment times follow common policies. Councilmember Drum and Councilmember Hogeman said we are not following Planning & Zoning procedures, we are Council and we should take that into consideration, especially the 3 minute rule. Village Manager Sanborn reiterated we do not have a policy. Mayor Strickland said he will work with the Kelly, Village Clerk to see what procedures other municipalities follow for Public Hearings as it relates to public comment time limits. Mr. Cameron stated he also wanted to remind Council that holding the public hearing on May 11th would follow the P&Z procedure of typically meeting the first council meeting. Council agreed we will meet on May 11th in-person with an understanding a virtual meeting could occur based on the Governor's rulings.

- Mayor Strickland said he would like to meet with Village Manager Sanborn and Village Attorney Mike Newman about drafting a letter in reference to the tree ordinance and on multi-family zoning.

5. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to adjourn the work session, by a vote 5-0, at 7:46 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

February 12, 2021

Dear adjoining property owner,

A Neighborhood Meeting will be held to discuss the rezoning of the Pinehurst Resort Property. The property is currently zoned RD (Recreational Development), H (Hotel), and OP (Office Professional). The applicant, Pinehurst Resort and Country Club, is seeking to rezone the property to Village Mixed-Use – Conditional District (VMU-CD) to allow for the construction of a new 34 guestroom lodge on the property, near the existing clubhouse.

This is not a public hearing. The purpose of this meeting is to inform adjoining property owners of the proposal and to seek comments. The drop-in meeting will be held on February 24, 2021 between the hours of 4:00 pm and 6:00 pm at the Pinehurst Resort Clubhouse in the Donald Ross Room. The address of the clubhouse is 1 Carolina Vista in Pinehurst, North Carolina. This meeting will be informal, with no scheduled presentation, so feel free to come by at your convenience during the designated hours. Conceptual plans will be made available for review and discussion with members of the project team. Anyone seeking additional information regarding the rezoning application may call (910) 684-8487.

Best Regards,



Robert Koontz, PLA



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

The Lodge at Pinehurst –

VMU-CD Rezoning

Neighborhood Meeting

Sign-In Sheet 2/24/2021

Name	Address	Email Address
Judie Wiggins	30 Harlow Rd.	judiewiggins@nc.rr.com
BARB Summers	-15 Azalea Rd	barbub5@gmail.com
Debbie Lator	80 Azalea Rd	deblal@aol.com
Jim Chow	15 McCuskill	
Jim SPOONHOUR	80 VILLAGE GREEN RD E	
BOB CHERRY	1777 RD NIAGARA CARRIAGE	jimspoonhour@gmail.com Bobcherry1005@gmail.com
Greg Grisham	30 Village Green Rd	greg.grisham@me.com
Christine & Bill Putchar	5 Carolina Vista	christine@mapgroup.com
Jim & Elizabeth Fisher	15 Carolina Vista Dr.	je.fisher@ballassonabes.org

NEIGHBORHOOD MEETING REPORT

DATE: February 24, 2021

PROJECT: Lodge at Pinehurst

LOCATION: Donald Ross Room at Pinehurst Resort and Country Club
1 Carolina Vista
Pinehurst, NC 28374

SUBMITTED BY: Bob Koontz

ATTENDEES: Bob Koontz, Koontz Jones Design, PLLC
Manny Dominguez, Cooper Cary
Jason King, Cooper Cary
Paul Saathoff, Koontz Jones Design
Dick Higginbotham, Pinehurst Resort and Country Club
Tim Carpenter, LKC Engineering

An informal Neighborhood Meeting was held on Wednesday February 24, 2021 from 4:00 pm to 6:00 pm in the Donald Ross Room at the Pinehurst Resort and Country Club (PRCC). This meeting is required by the Village of Pinehurst for rezoning applications. The owner and project team held this meeting with the adjoining property owners to present the project and solicit feedback on the preliminary plans and architectural concepts for the proposed lodge building to be located on the PRCC property. All adjoining parcel owner were notified by letter (see attached copy of the letter) ten (10) days prior to the meeting date.

The meeting was informal in nature to allow adjoining property owners the opportunity to drop by at their convenience to review preliminary plans and ask questions of the development team. No formal presentation was provided. Drawings of the conceptual site plan, site location map, and proposed architecture were provided for review by the property owners. In addition, a movie of the proposed architecture was shown on a screen during the entire meeting and used for residents to review specific areas of the building. Architects, landscape architects, the civil engineer, and the owner's representative were available to answer questions regarding the proposed project.

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

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



- Where will storm water be directed and maintained? - The development team advised that the entirety of the stormwater for the development will be directed toward the Cradle Golf Course and held in underground storage facilities.
- With the location of the Lodge, will croquet lawns be relocated and if so where? It was explained that PRCC is reviewing options for the relocation of the croquet lawns. Current conceptual plans include two croquet lawns on the eastern teeing area for the Cradle golf course and another lawn west of the existing Cradle teeing area. These plans are preliminary; however, croquet will be addressed by PRCC, and a new location provided.
- Concerns were raised about additional traffic and construction traffic. The development team explained that a full Traffic Impact Analysis (TIA) was being prepared for the property and that any improvements required would be made. The development team listened to concerns about the construction traffic existing traffic issues related to the area near the Village, in particular Shaw Road. It was presented by adjoining property owner's that Google currently routes large trucks and a significant amount of traffic on to Shaw Road and that anything that could be done to help with this traffic and keep construction traffic out of this area would be appreciated. The design team heard all the comments and agreed to look for options for construction traffic that would reduce disruptions as much as possible. Suggestions included routing all truck and contractor traffic from Highway 5, exploring ways to utilize the railroad for construction staging, staging materials off-site in remote locations, shuttle lots for contractors, adding a temporary railroad crossing and several other options were discussed.
- How will parking be addressed for the new and existing facilities? There was a significant amount of discussion regarding current and future parking on the PRCC property. As part of an ongoing study, it was indicated that PRCC had engaged a parking consultant to explore additional parking options at all their properties in the Village based on previous Village, PRCC, and resident concerns. In addition, it was indicated that PRCC was exploring ways to add additional parking on the property, whether through a parking deck or utilizing additional land for surface parking. Parking decks will be a permitted use on the property and could be constructed later if deemed necessary. Studies are ongoing regarding facilities around all the PRCC properties. It was explained that the timing and construction schedule for the Lodge, to meet commitments to the USGA and to have the Lodge open and operational for the 2024 US Open, would not permit a deck to be constructed concurrently due to staging and operational issues. Neighbors were heard and PRCC is diligently working to address the parking concerns of the residents and Village.
- Architectural plans for the Lodge were presented. The design team reviewed the architectural plans with the residents. Questions related to the size, color, uses within the building, number of hotel rooms, and other items were addressed and presented during the meeting. The architects and design team explained the design of the site and the building to the residents to describe the design intent. Overall, opinions on the design varied between the attendees, with some excited about the design and very supportive while others questioned certain design decisions and the look of the building.



Robert Koontz, RLA

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



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Permit Information

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

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

Intake Information

Property Address	
Street Address	TBD Carolina Vista
City, State, Zip Code	Village of Pinehurst, NC 28374
Parcel ID #	00025800, 87000262, and 00024972

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

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

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

General Information

☐ Rezoning ☒ Conditional District Rezoning			
Project Description	Conditional rezoning of the Pinehurst Resort and Country Club area to a Hotel - Conditional District to allow for a new Guestroom Hotel on the property.		
Current Zoning District			
Proposed Zoning District	H-CD		
Reason for Rezoning Request	Modify current zoning classifications to allow for the hotel use.		
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	3	Number of Acres to be Rezoned	+/- 67.31
Existing Use		Proposed Use	
☐ Vacant		☐ Vacant	
☐ Single Family Low Density		☐ Single Family Low Density	
☐ Single Family Medium Density		☐ Single Family Medium Density	
☐ Single Family High Density		☐ Single Family High Density	
☐ Multi-Family Development		☐ Multi-Family Development	
☐ Office		☐ Office	
☐ Retail		☐ Retail	
☐ Lodging		☒ Lodging	
☒ Recreational		☒ Recreational	
☐ Institutional		☐ Institutional	
☐ Medical		☐ Medical	
☐ Industrial		☐ Industrial	
☐ Services		☐ Services	
Conditions of Rezoning - Requested (If Any)	See attached narrative.		
Rezoning Results in an Increase in Density or Intensity of Uses	☒ Yes ☐ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	
Other Information			

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

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



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Location Information

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

Required Documents

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

Certification

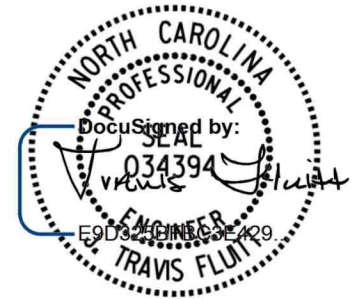
I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to obtain approval for a rezoning.

Applicant Signature:

Date: 2/5/2021

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.

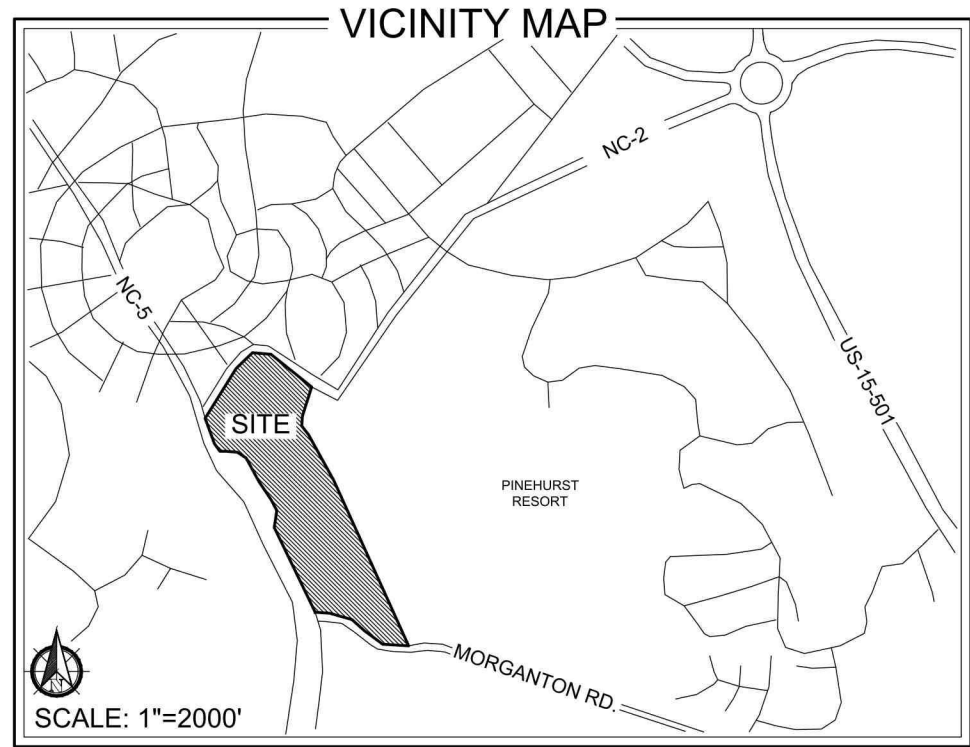


Adam Cochran, P.E.
Project Manager



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



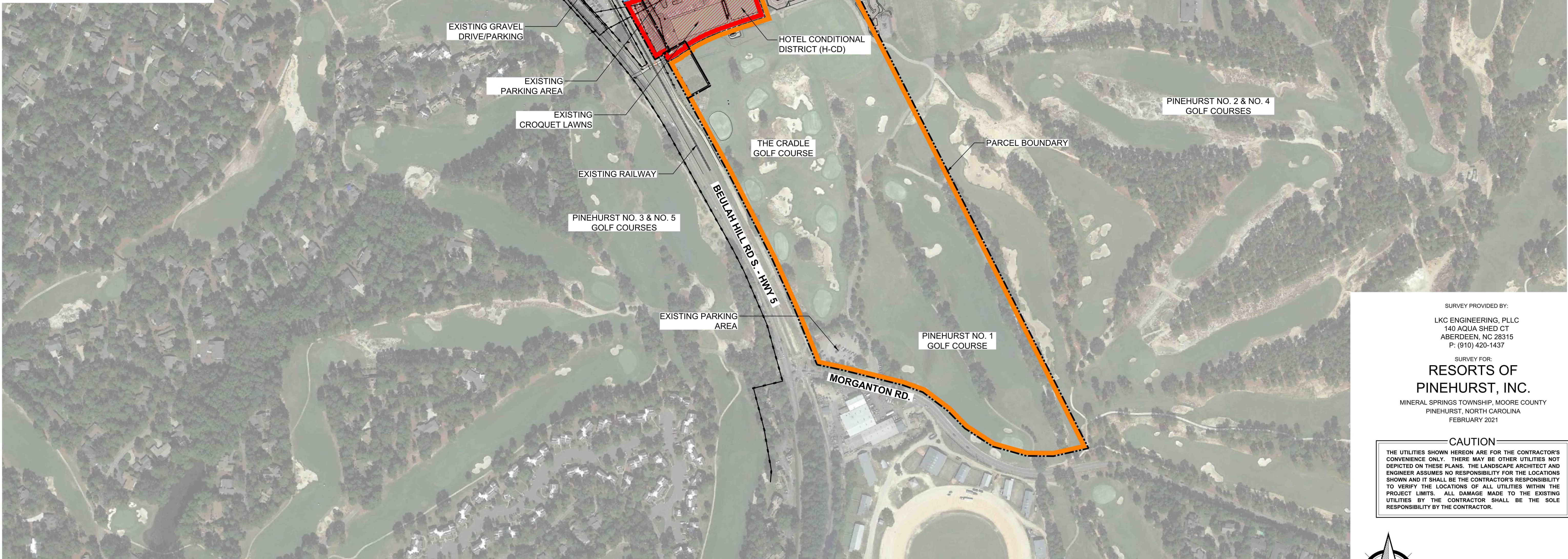


ZONING INFORMATION

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

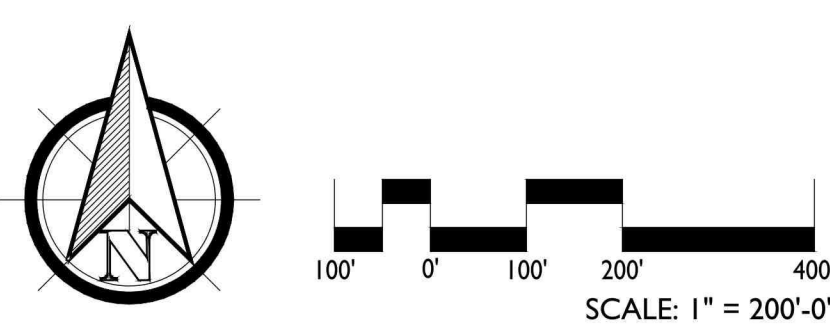
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---	= EXISTING RIGHT-OF-WAY
---	= EXISTING SANITARY SEWER LINE
•	= EXISTING MANHOLE
---	= EXISTING OVERHEAD POWER LINE
---	= EXISTING UTILITY POLE
---	= EXISTING WATER LINE
---	= EXISTING FIRE HYDRANT
---	= EXISTING STORM DRAIN PIPE
---	= EXISTING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

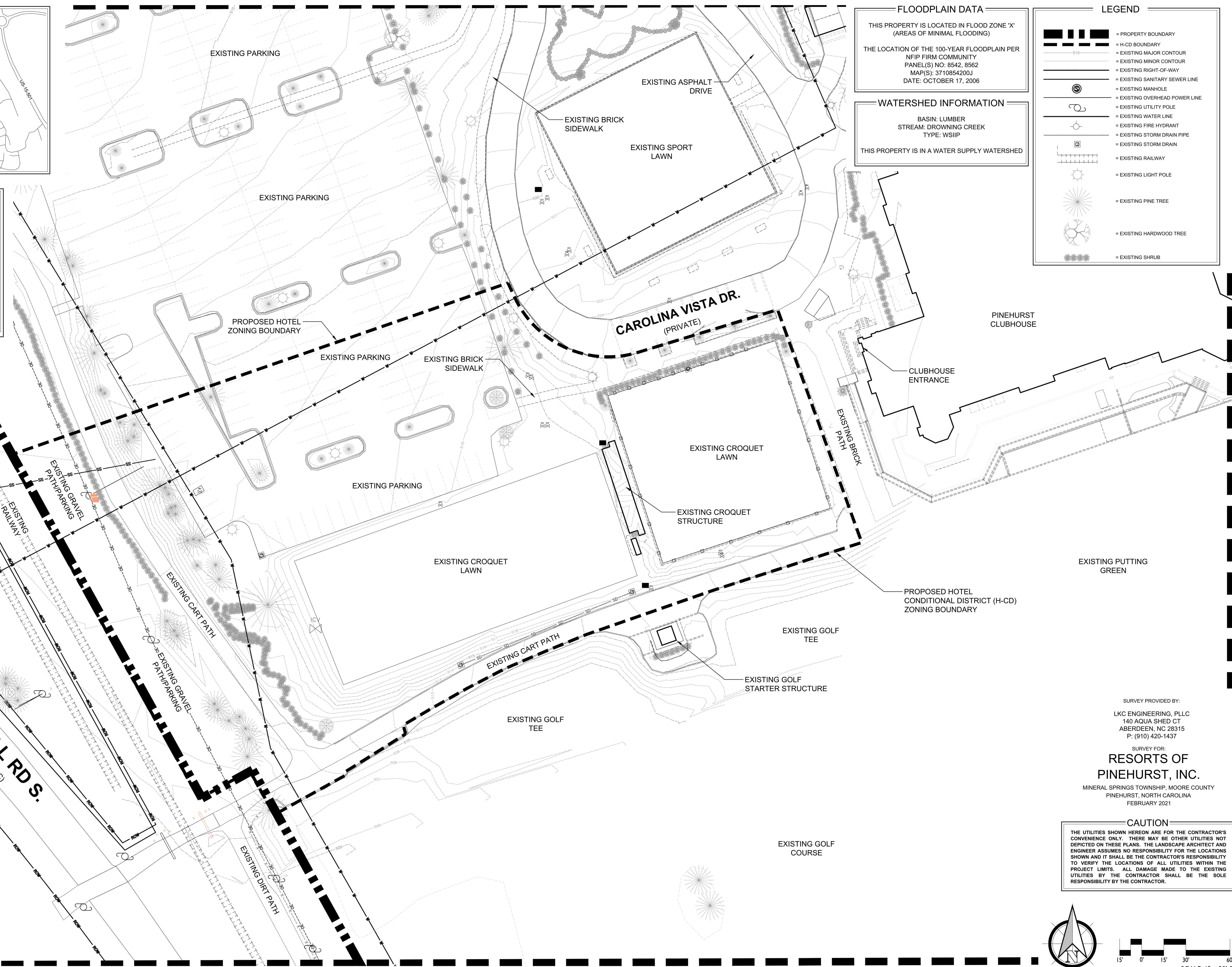
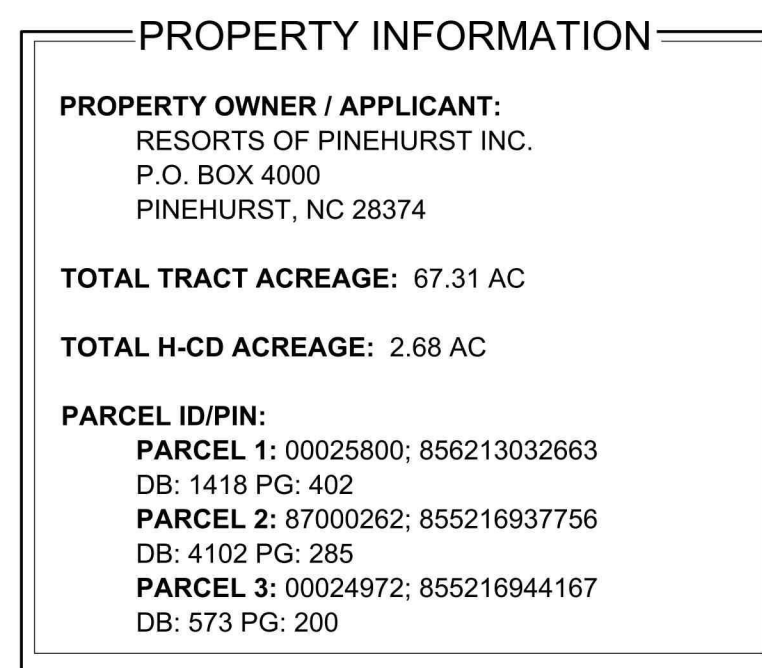
CAUTION

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REVISIONS:





KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

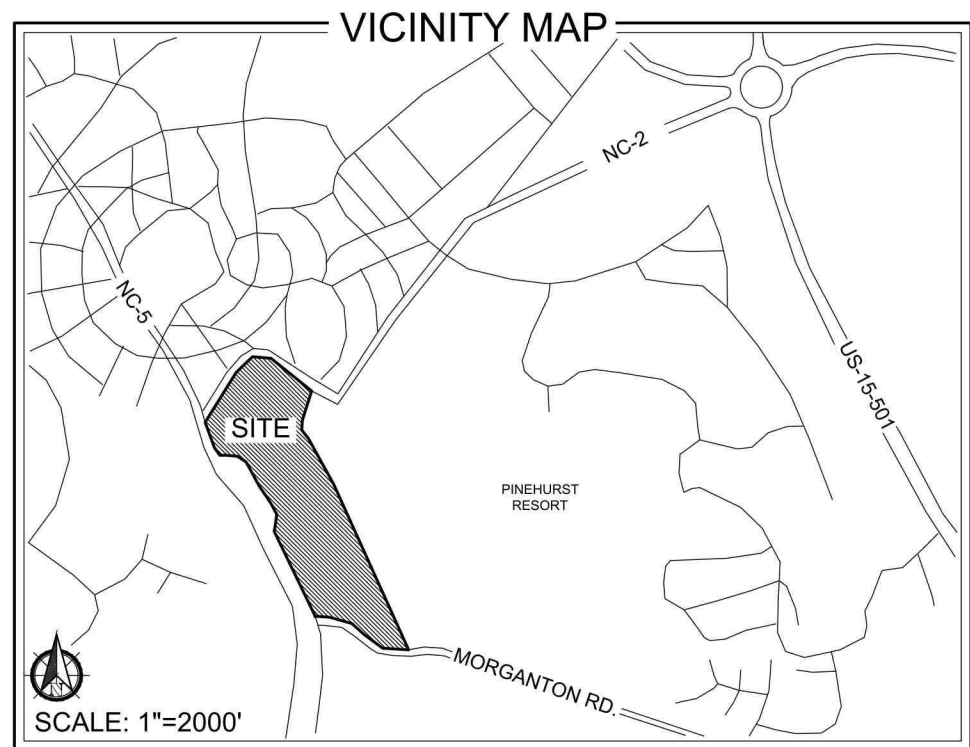
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-6467
W: www.koontzjonesdesign.com



LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

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

SHEET NUMBER:
L-1.2



ZONING INFORMATION

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

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

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

PROPERTY INFORMATION

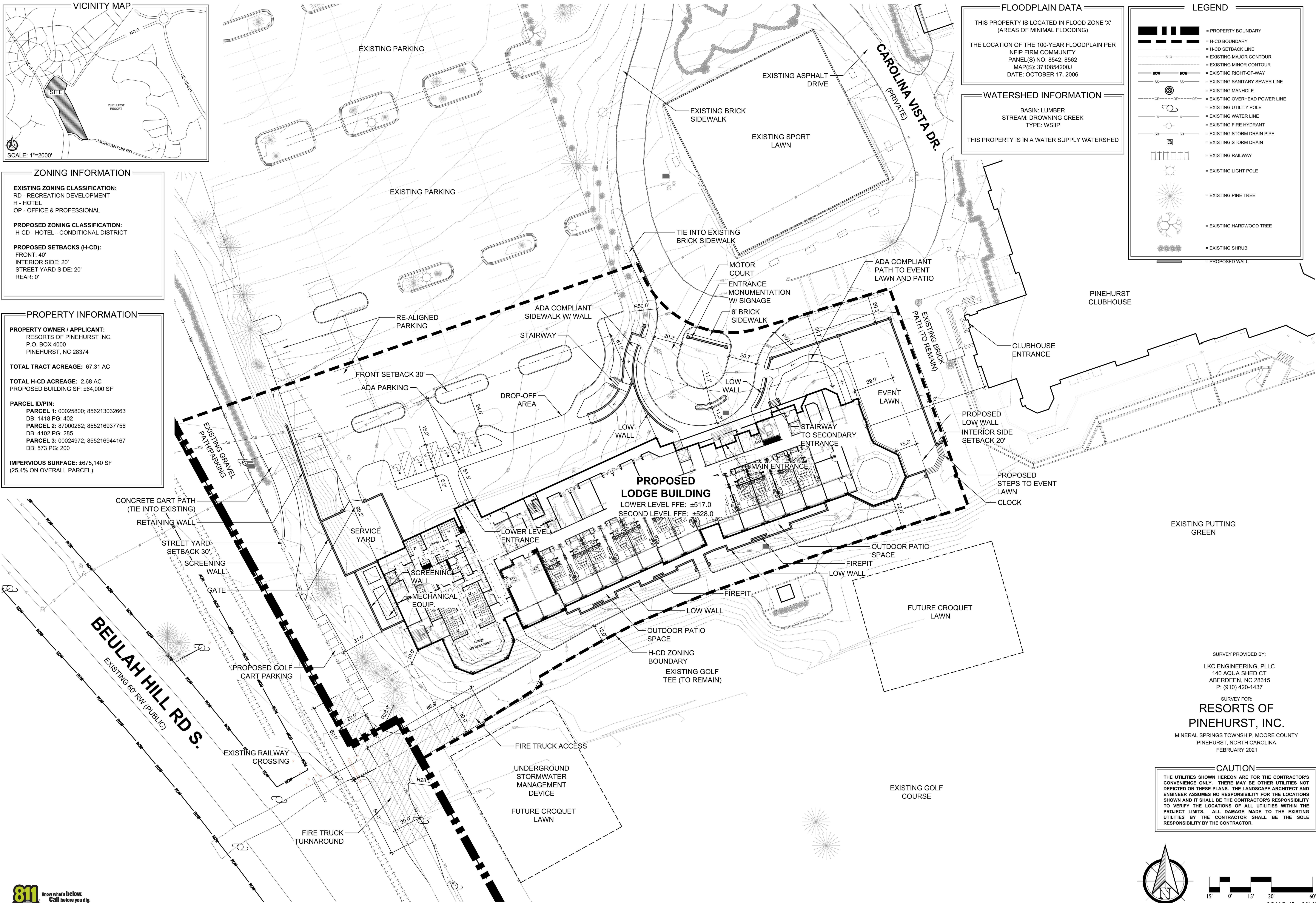
PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

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

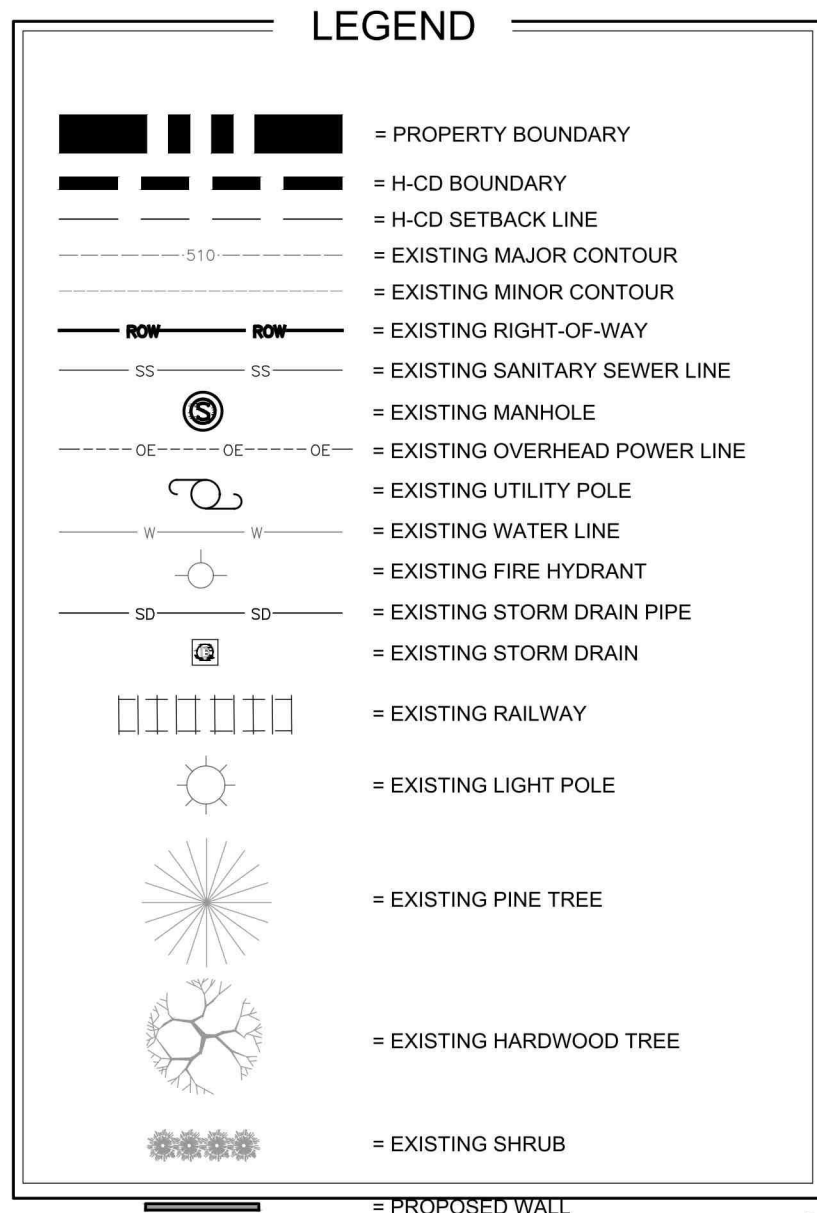
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(AREAS OF MINIMAL FLOODING)

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

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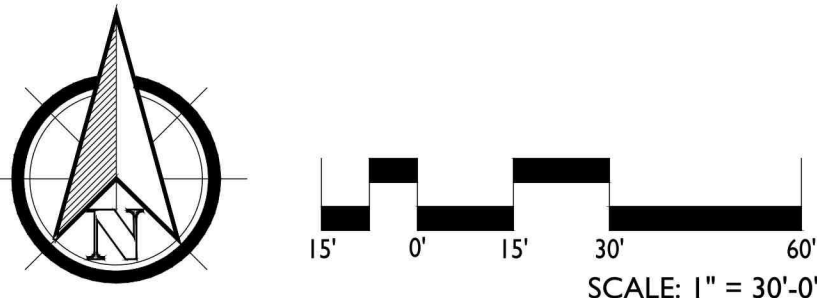


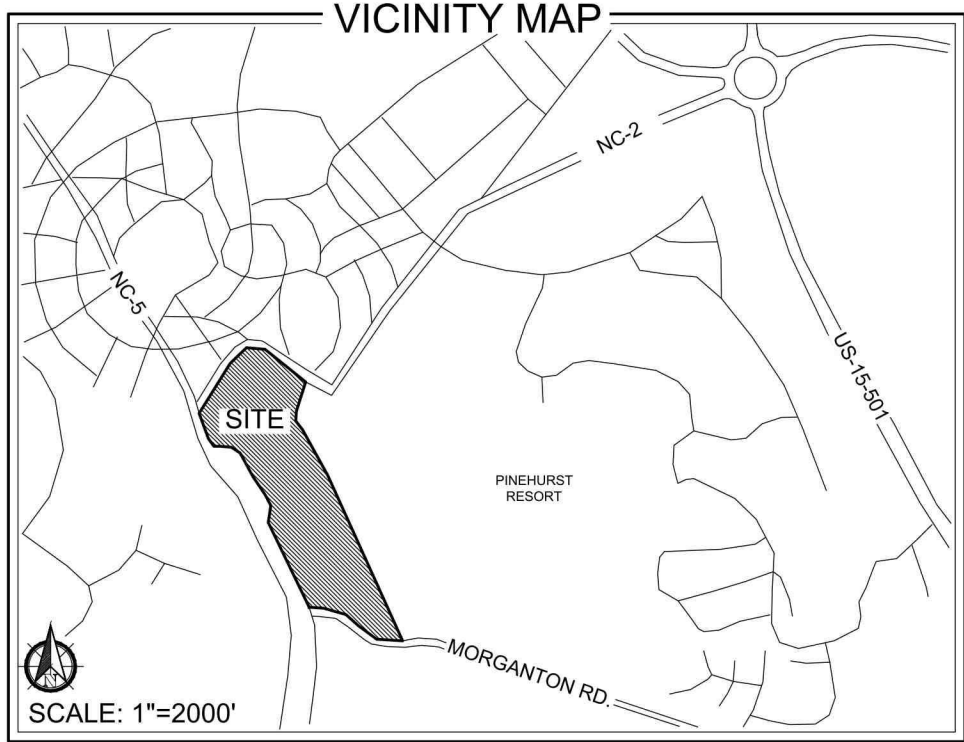
SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

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

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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

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RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

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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	



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STREAM: DROWNING CREEK
TYPE: WSIIP

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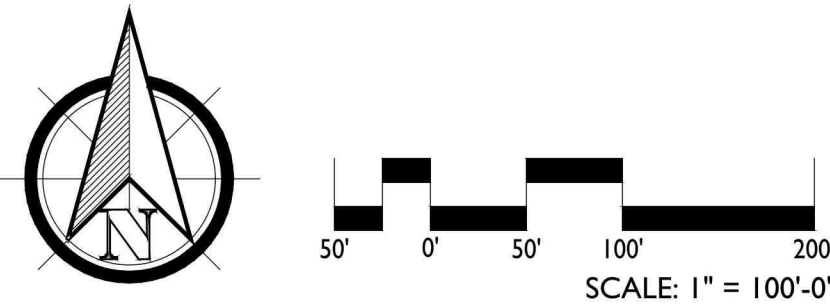
- CIRCULATION LEGEND**
- VEHICULAR CIRCULATION
 - EMERGENCY ACCESS
 - GOLF CART CIRCULATION
 - PEDESTRIAN CIRCULATION

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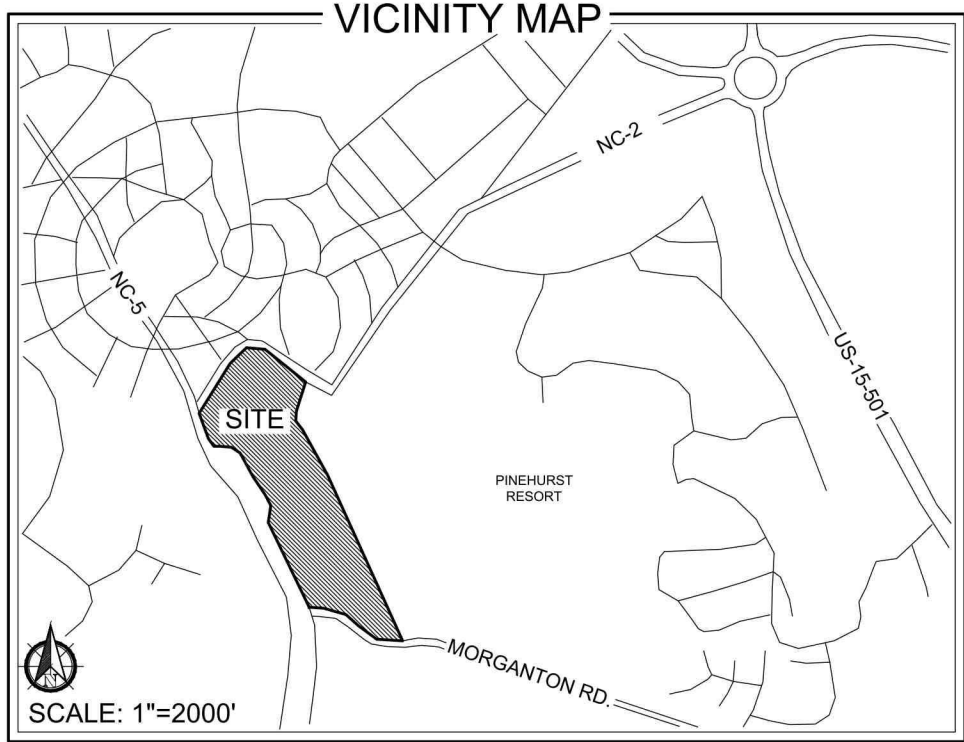
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REVISIONS:



ZONING INFORMATION

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

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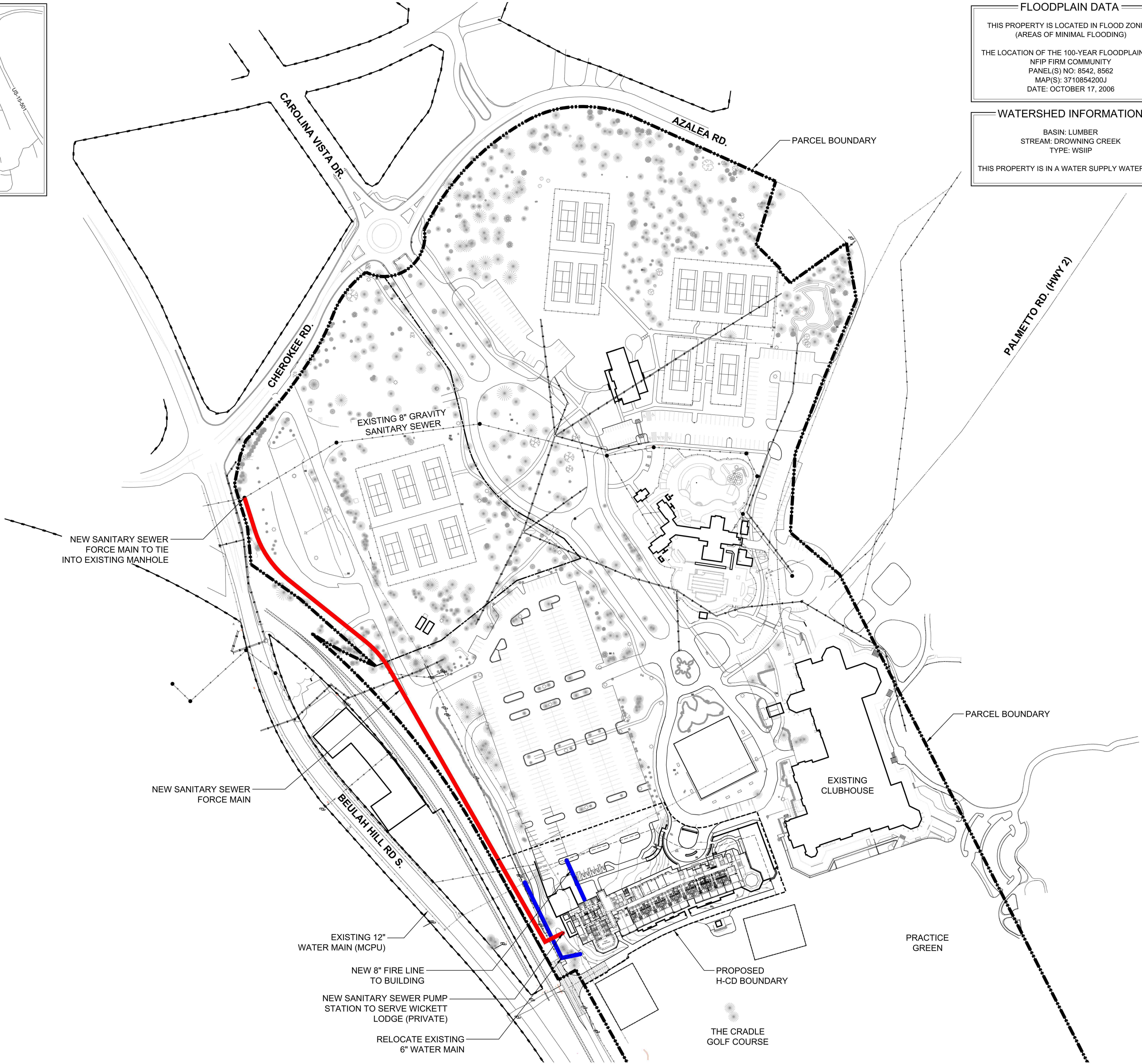
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DB: 573 PG: 200

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



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STREAM: DROWNING CREEK
TYPE: WSHIP

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LEGEND

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- EXISTING HARDWOOD TREE

UTILITIES LEGEND

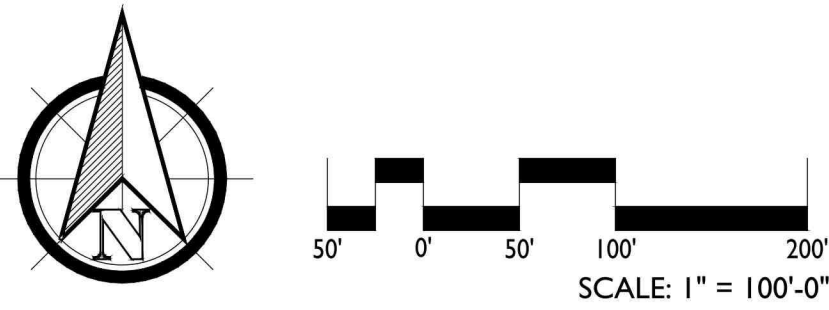
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE

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

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RESORTS OF PINEHURST, INC.
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PROPOSED SETBACKS (H-CD):

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STREET YARD SIDE: 20'
REAR: 0'

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DB: 573 PG: 200

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STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

EXISTING CONDITIONS

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

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

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

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

	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55’	Maximum Building Height: 50’	9.2a
2	Setbacks	Front Yard: 40’ min. Side Yard: 20’ min. Side Street Yard: 30’ min. Rear Yard: 0’ min.	Hotel (H) Front Yard: 40’ min. Side yard: 20’ min. Side Street yard: 20’ min. Rear Yard: 30’	9.2 a
3	Signage	Increase in Allowed Signage Size and Amount by 50%	Sign size and type standards for the area are included	6.2.4(B) allows for an increase in signage up to 50%, 9.7.1 and 9.7.1.4(C)
4	Parking	Provide 73 parking spaces per the Kimley Horn Parking Analysis 4/8/21	94 Spaces	Table 9.4(a)
5	Parking	PRCC will provide for the additional parking required for the Lodge facility on the campus. This parking may be accommodated with surface parking, parking deck(s), or other means on the property, to be determined. This parking will be designed, and plans submitted to the Village of Pinehurst within three (3) months after the 2024 US Open Golf Tournament to be held at PRCC course #2 from June 13-16, 2024. Once plans are approved by all Village boards and administration, PRCC will begin implementation of the new parking area(s).		
	Parking	PRCC, as stated above, will consider construction of a parking structure on the property and/or additional surface parking areas, bringing plans forward to the Village at the specified date. If existing facilities, requiring parking by the PDO, within the existing campus are removed/relocated from the campus, the required lodge parking, quantified above, will be reduced by the amount defined in the PDO for the removed/relocated facilities. The new parking area to accommodate the lodge will be reduced from seventy-three (73) spaces by the amount no longer required.		

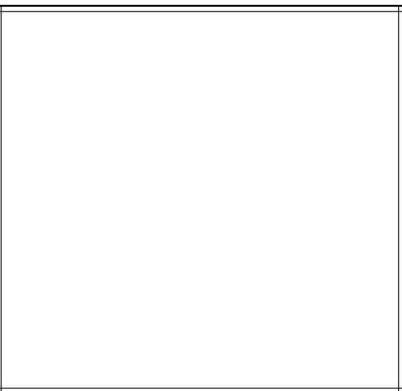
- A. REQUIRED SNIA TO ALLOW IMPERVIOUS SURFACE EXCEEDING 24% IS REQUESTED. IMPERVIOUS SURFACE FOR ENTIRE PARCEL WILL EXCEED 24% WITH CONSTRUCTION OF THE LODGE AND ASSOCIATED PARKING.
- B. PROPOSED PARKING CONDITIONS FOR THE LODGE AT PINEHURST
- 1. PARKING AREAS**
- a)EXISTING PARKING IS PROVIDED FOR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



LAND PLANNING | LANDSCAPE ARCHITECTURE

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 #: KDD21004
SHEET NUMBER#:
L-2.3

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

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

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

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



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

EXISTING CONDITIONS

Current PRCC parking, amenities and buildings are located on the property. These buildings include the existing golf clubhouse, the Member's Club, tennis clubhouse and courts, and the swimming pool complex. Parking to serve these facilities is also provided throughout the property. Railroad tracks and Highway 5 border the western edge of the property. The north side of the property is bordered by Cherokee Road and connects to the Village residential properties and the area of Marshall Park. Golf courses and a driving range border the eastern portion of the property. To the south the property adjoins Morganton Road at the PRCC Grounds Maintenance facilities and Village horse barns.

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

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

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

PROJECT DESIGN AND CONDITIONS

A. Pedestrian Connectivity

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

B. Parking Areas

- 1) Existing parking is provided for the current resort club facilities. Parking on the property is shared throughout the entire campus.
- 2) Parking tabulations per the PDO for the proposed lodge have been included on the General Concept Plan on sheet L-2.1 related to required, existing, and proposed parking.
- 3) Section 9.4.1.1 of the PDO defines the required parking for individual facilities. The new lodge building required parking count assumes meeting space within the building will be parked at the full level of required parking, per the PDO, as it is a single room/use within the lodge. The lodge bar is not being counted as it is an accessory use to the lodge and will accommodate guest of the lodge only. Parking demand is being calculated at the rate prescribed in the parking analysis prepared by Kimley Horn dated April 8, 2021, which is

attached to this application. Seventy-three (73) parking spaces will be provided as defined for the new lodge facility.

- 4) PRCC operates shuttles to various hotels and accommodations throughout the Village. Shuttles operate throughout the day and evening and reduce the required parking demand by shuttling guests back and forth to various locations. These shuttles are also utilized to transport employees of the resort between facilities which reduces employee parking demand. Many of the employees working in the lodge will work at other facilities within the resort and are shuttled between locations.
- 5) PRCC will provide for the additional parking required for the Lodge facility on the campus. This parking may be accommodated with surface parking, parking deck(s), or other means on the property, to be determined. This parking will be designed, and plans submitted to the Village of Pinehurst within three (3) months after the 2024 US Open Golf Tournament to be held at PRCC course #2 from June 13-16, 2024. Once plans are approved by all Village boards and administration, PRCC will begin implementation of the new parking area(s).
- 6) PRCC, as stated above, will consider construction of a parking structure on the property and/or additional surface parking areas, bringing plans forward to the Village at the specified date. If existing facilities, requiring parking by the PDO, within the existing campus are removed/relocated from the campus, the required lodge parking, quantified above, will be reduced by the amount defined in the PDO for the removed/relocated facilities. The new parking area to accommodate the lodge will be reduced from seventy-three (73) spaces by the amount no longer required.
- 7) PRCC is committed to working in good faith with the Village to provide adequate parking for all its facilities throughout the Village and has undertaken measures in other locations. This commitment is being demonstrated with the current effort to improve parking at the Carolina Hotel, which is under review by Village Staff.

C. Streets and Access

- 1) Access to the site will be provided from the existing site drive from the roundabout on Cherokee Road. Access is also provided from Village Green Road near the pool and tennis facilities on the northeastern corner of the property.
- 2) For the most part, the existing roadways and parking areas on the property will be utilized for access to the lodge building. A vehicular small drop off will be provided at the main entrance to the lodge along Carolina Vista.
- 3) Access throughout the site will be provided through connected parking areas and shared driveways throughout the development.
- 4) A Trip Generation Study, as required by the PDO, has been provided by Kimley-Horn Associates and is submitted with this application. A full Traffic Impact Analysis, not required by the PDO, is underway and will be provided as an additional study of traffic in the area near the proposed conditional district.
- 5) Vehicular circulation routes are included in the Circulation Plan on sheet L-2.1 and include emergency vehicle circulation routes.

D. Landscaping

- 1) Landscaping will meet the requirements of Section 9.5.1 of the PDO.
- 2) Planting buffers and screening will be provided on adjacent property boundaries where necessary and required by the Town's PDO. However, internal screening between uses will be designed as necessary to provide separation and views throughout the property.

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

- 3) Evergreen screening will be provided on the western side of the Lodge building toward Highway 5. Service areas will be screened with evergreen plantings and fences or walls to adequately screen the facilities.
- 4) New improvements and modifications to the existing parking lot will be planted per the requirements of Section 9.5.1.4 of the PDO to provide adequate shade for parking fields.
- 5) It is intended that plantings will follow the recommended plantings from Manning's original list of plants as described in Section 9.5.1.2(d)(1) of the PDO and included in the Village Planting Guide to the extent possible.
- 6) No state champion trees are located on the site.

E. Buffers/Setbacks

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

Hotel District Setbacks

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

Conditional District Setbacks

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

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

F. Stormwater

- 1) Stormwater management best practices will be applied as necessary and required to control and treat stormwater runoff for the project. Stormwater will be controlled and treated for the total new impervious surface created by the Lodge building and site improvements.
- 2) It is proposed that stormwater runoff be controlled on-site utilizing underground stormwater control devices located on the southwestern side of the property. See General Concept Plan Sheet L-2.0 for proposed location.
- 3) PRCC will obtain permits required by all state and local agencies for stormwater management on the site.
- 4) The property falls within a WS-II, balance of watershed, which permits only 24% impervious surface on the site. Development of this site will require the Village Council to permit additional impervious surface through a Special Non-residential Intensity Allocation (SNIA). This permit will allow for the site to develop up to 70% impervious surface on the entirety of the parcel. The current projected impervious surface totals 25.4%. By approving the Conditional Zoning District included in this application, the applicant requests that the SNIA be granted.
- 5) More compact development with higher impervious surface totals in this area is consistent with the goals of the CLRP.

G. Utility Service

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

H. Architectural Character

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

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

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

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

- Average grade is elevation 521.00 ft taken across the front of the site
 - Front (North, entrance) façade is elevation 573.00' to the top of the roof ridge or a 52' building height to the highest point.
 - South (Rear) façade, the primary roof height is 573.00' to the top of roof ridge.
- 10) As permitted in the Conditional District, a request is made, based on the above information, to permit a maximum building height measured from the average grade of 55'.

I. Signage

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

J. Lighting

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

K. Soil Erosion and Sediment Control

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

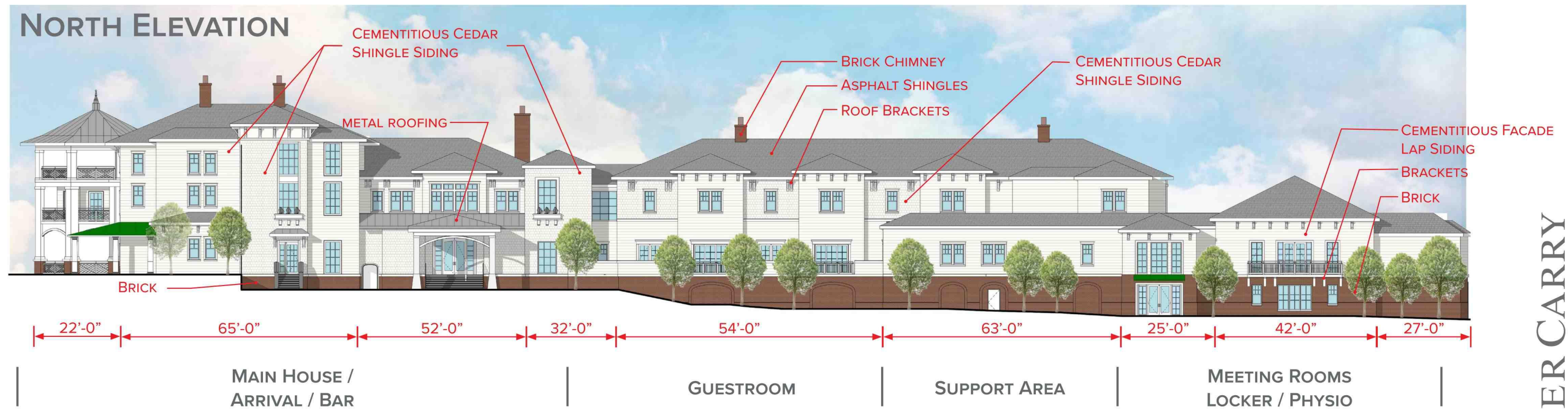
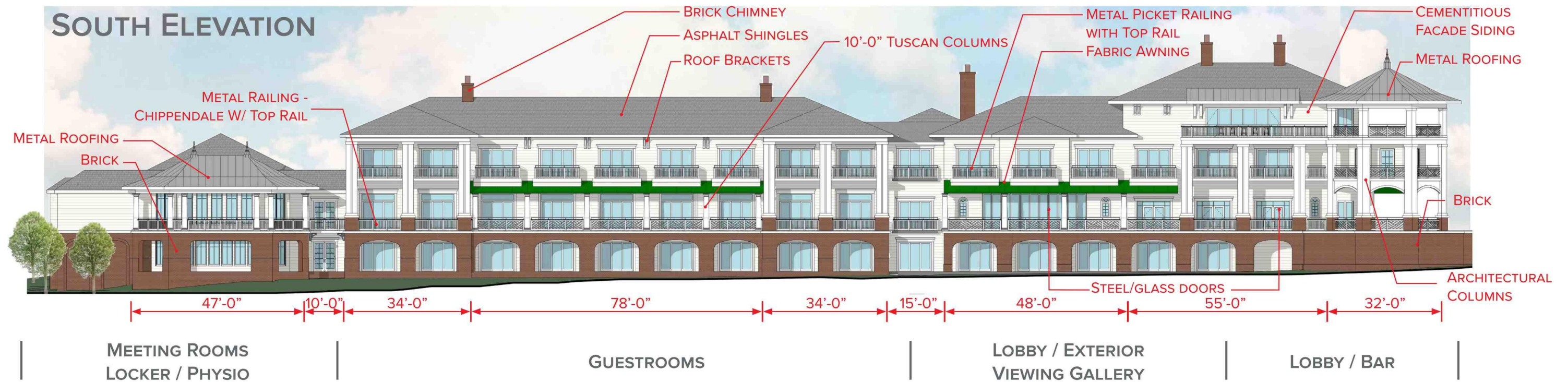
L. Fences, Walls and Columns

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

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

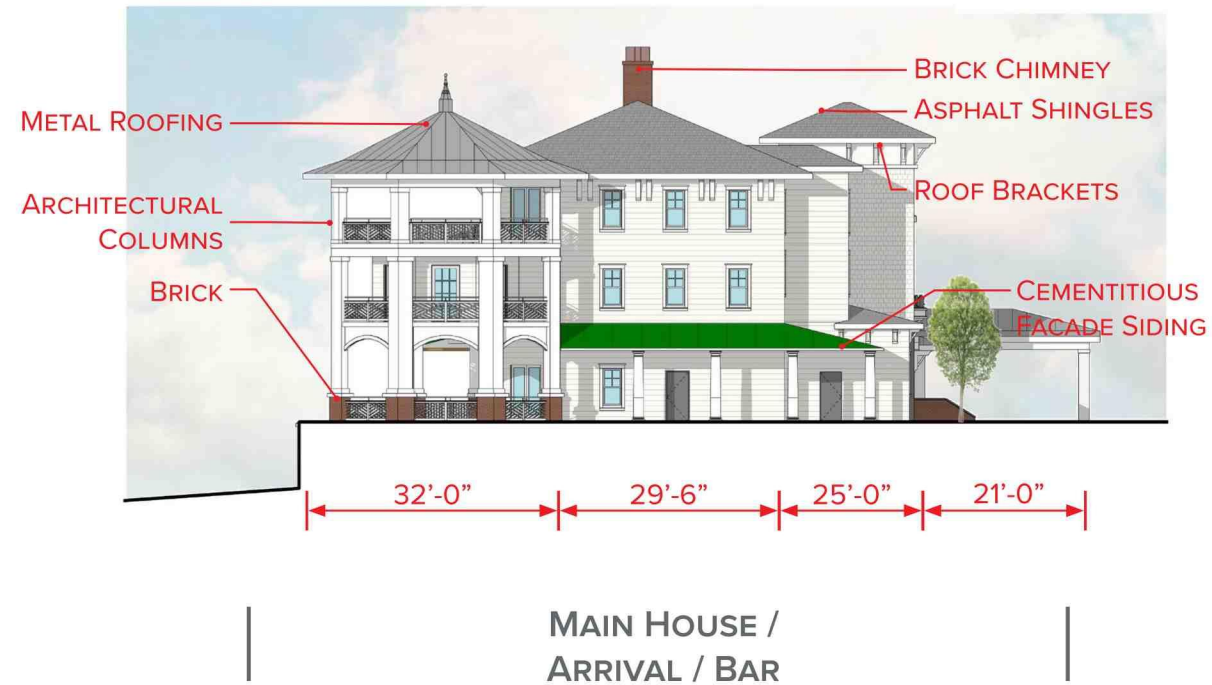
Should the PDO be modified at a later date, all standards referenced above as meeting PDO standards will be based on the PDO standards in effect at the date of approval of this application.

NORTH / SOUTH ELEVATIONS

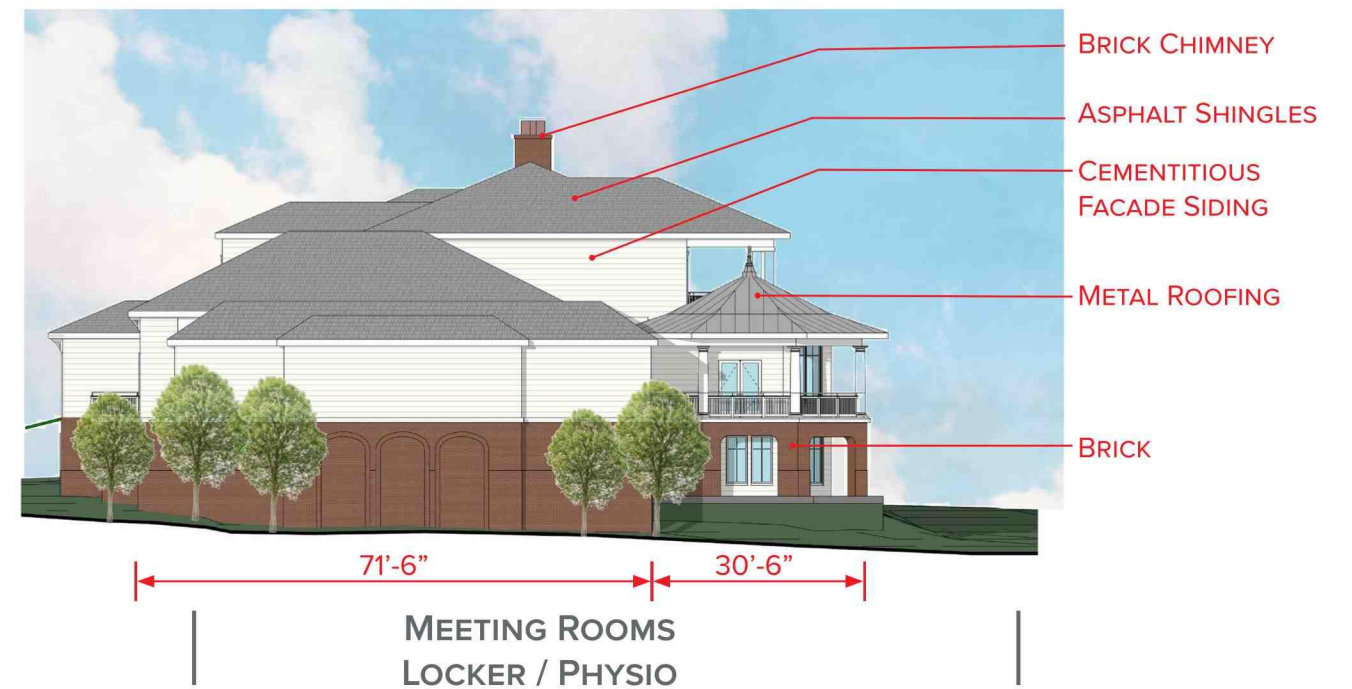


EAST / WEST ELEVATIONS

EAST ELEVATION



WEST ELEVATION





PINEHURST LODGE GOLF VIEW



PINEHURST LODGE ENTRY VIEW





PINEHURST LODGE CRADLE VIEWS



PINEHURST LODGE PERSPECTIVE VIEWS



PINEHURST LODGE PERSPECTIVE VIEWS



PINEHURST LODGE PERSPECTIVE VIEWS





PINEHURST LODGE PERSPECTIVE VIEWS

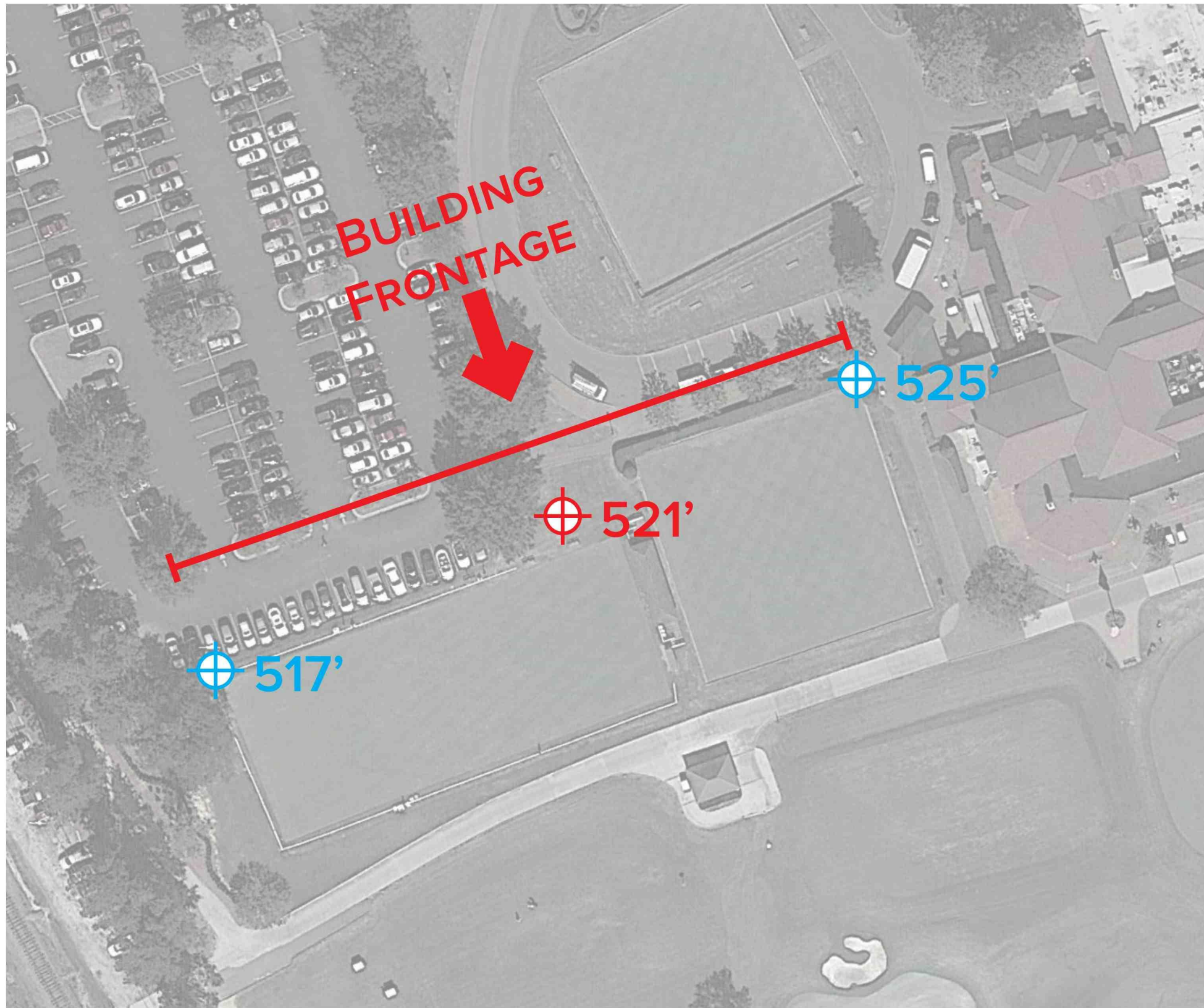


PINEHURST LODGE PERSPECTIVE VIEWS





AVERAGE GRADE TO MAX HEIGHT



ALONG FRONTAGE

525'

517'

AVG: 521'

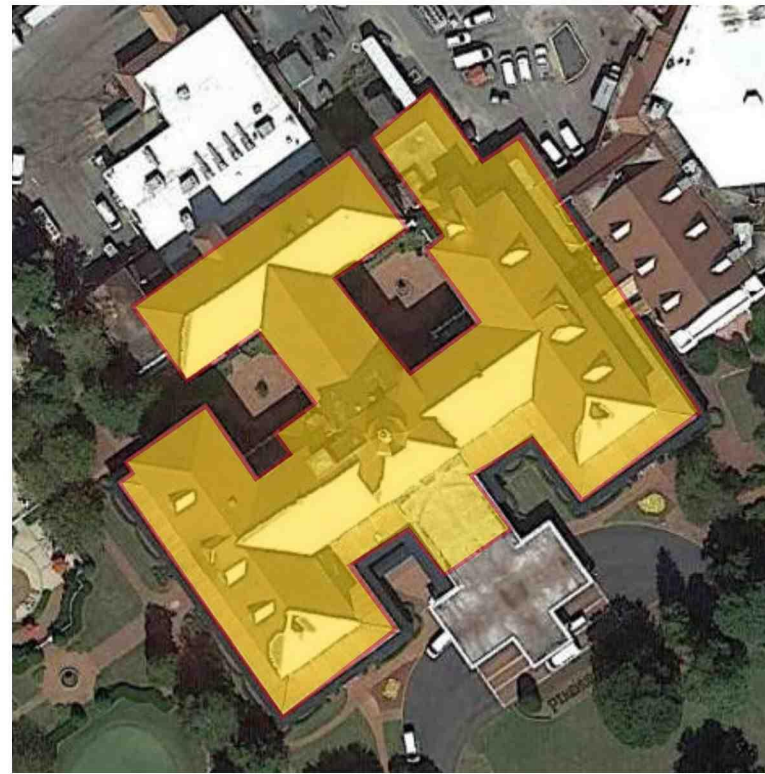
MAX HEIGHT: 50'-0" FEET
(ELEV.: 571')



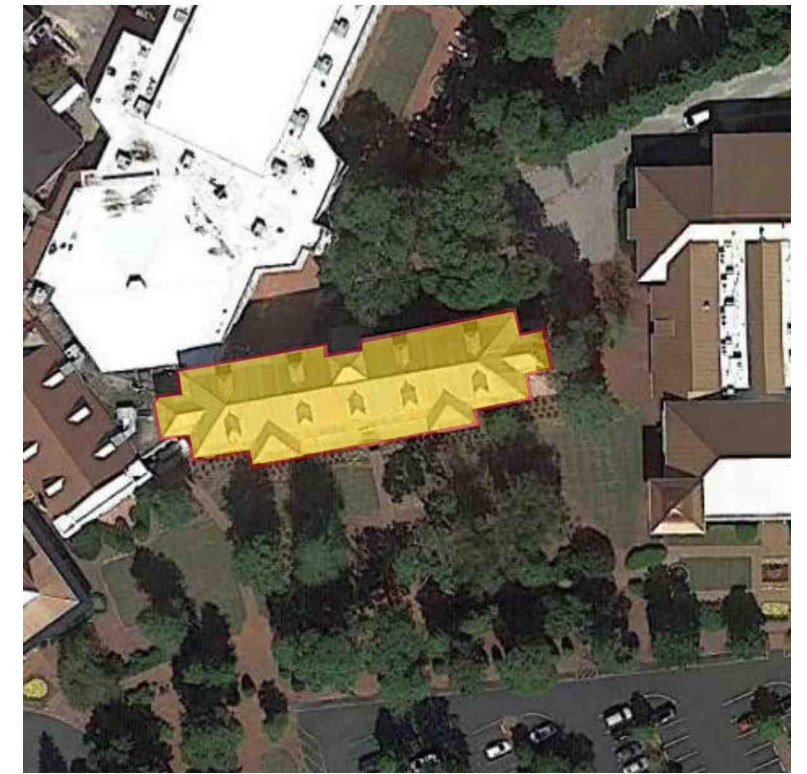
BUILDING FOOTPRINTS



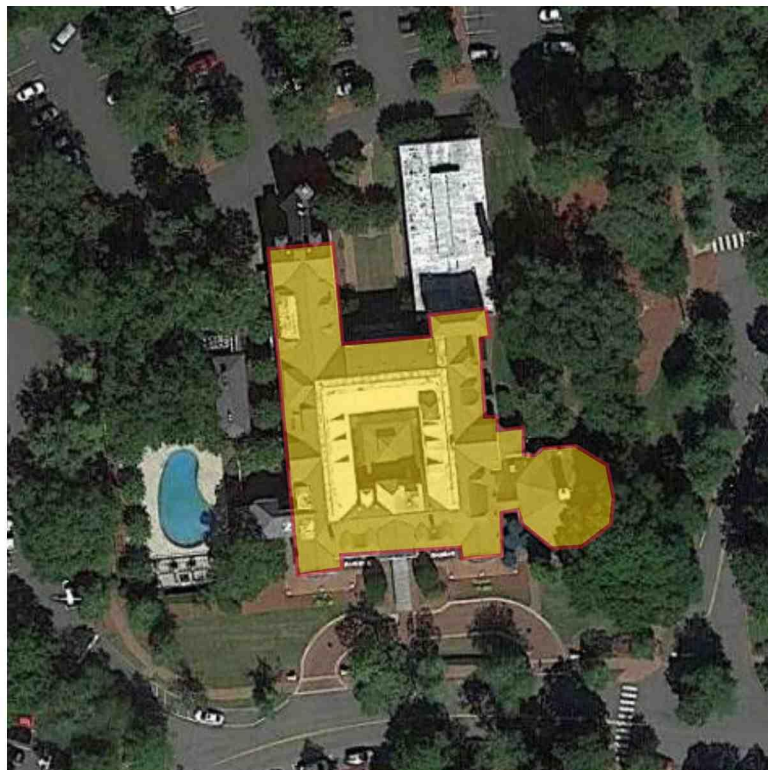
THE PINEHURST LODGE: 22,200 SF



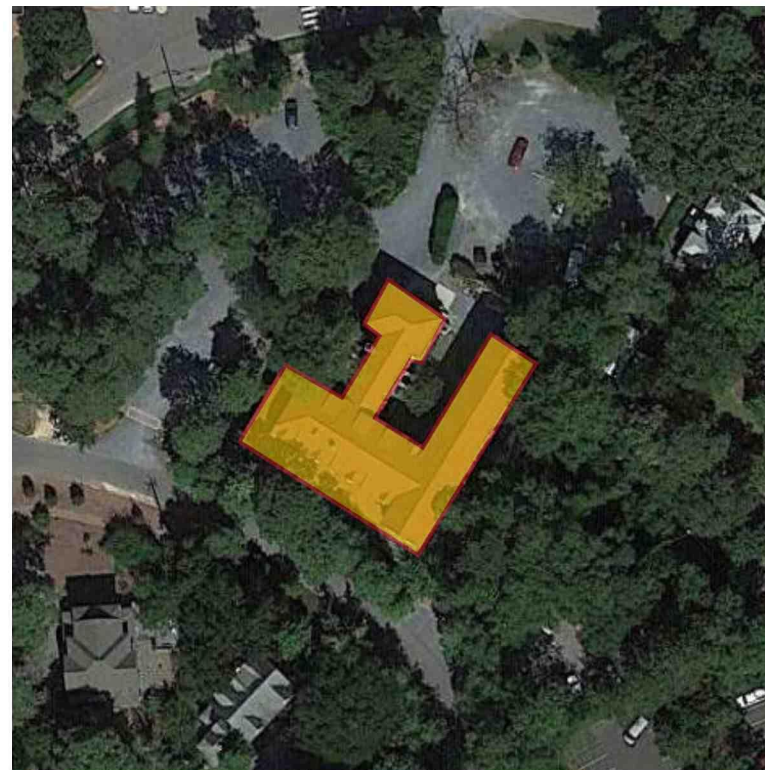
THE CAROLINA: 50,450 SF



EAST WING: 11,200 SF



THE HOLLY INN: 19,750 SF

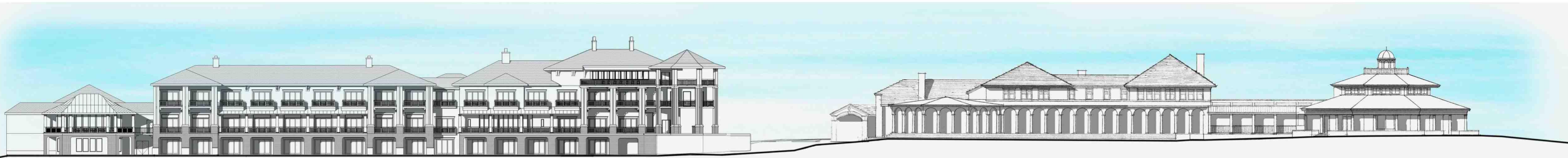


THE PINE CREST INN: 10,150 SF

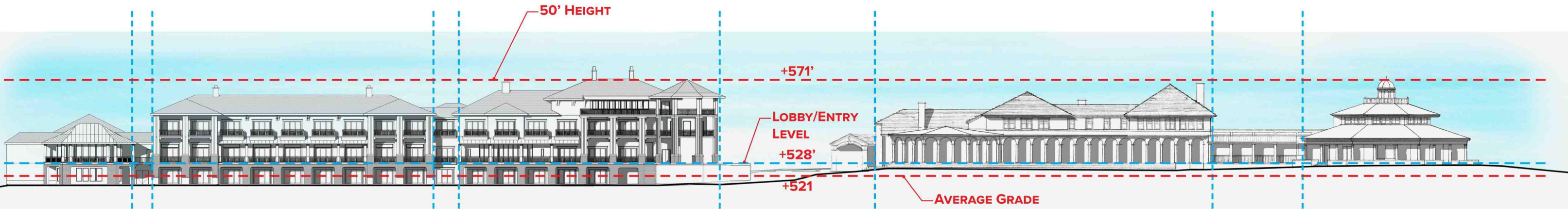


THE MANOR: 12,700 SF

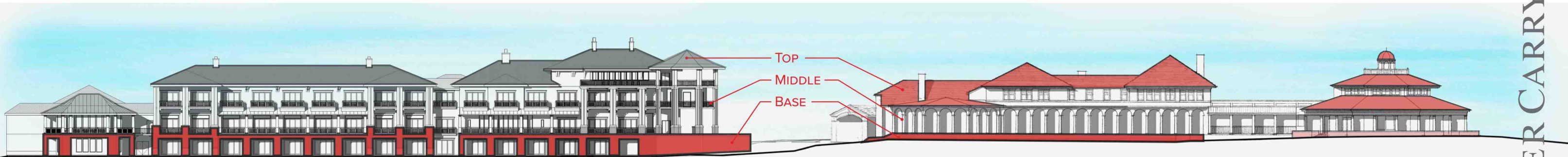
PINEHURST LODGE / RESORT ELEVATION



PINEHURST LODGE AND RESORT CRADLE ELEVATIONS



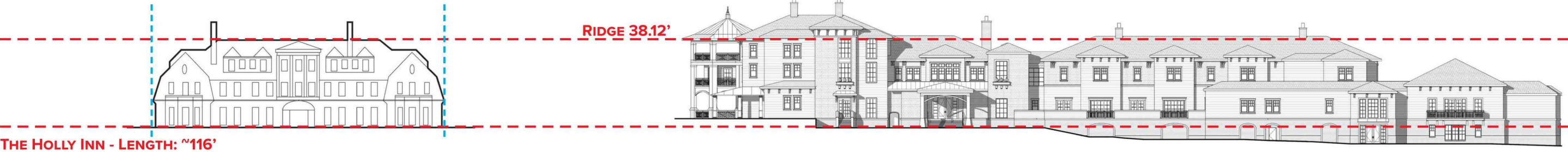
MAX HEIGHT AND ALIGNMENT STUDY



MATERIALITY AND LANGUAGE



PINEHURST LODGE / CONTEXT ELEVATIONS





MATERIAL BOARD

ROOF / SOFFIT



STONEGATE GRAY



STANDING SEAM
FOR FEATURE ROOF

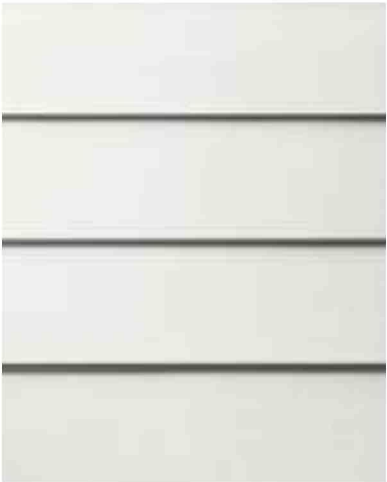


PLANK SOFFIT



BEADBOARD SOFFIT

SIDING / COLOR



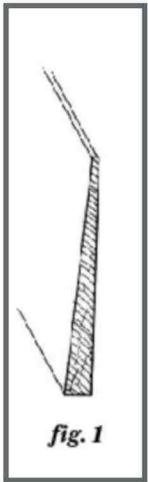
PLANK SIDING



CEDAR SIDING

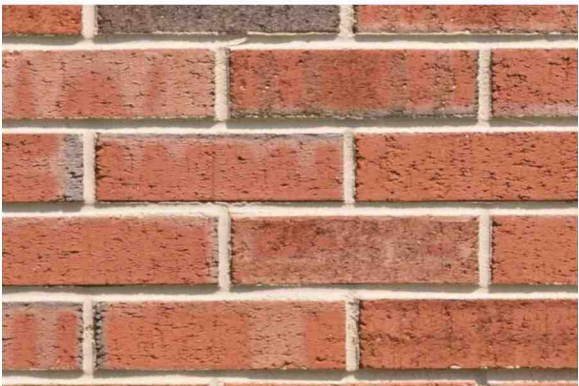


WHITE DOVE OC-17
FOR SIDING AND WINDOW

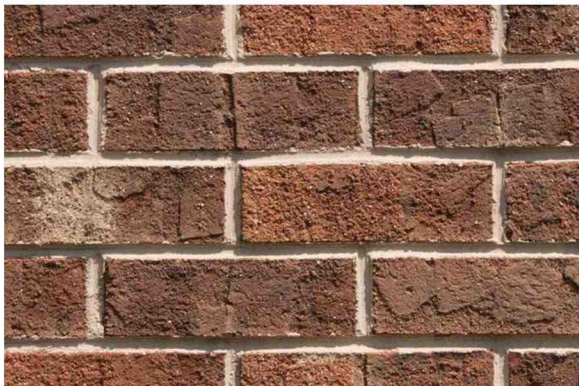


PROFILE

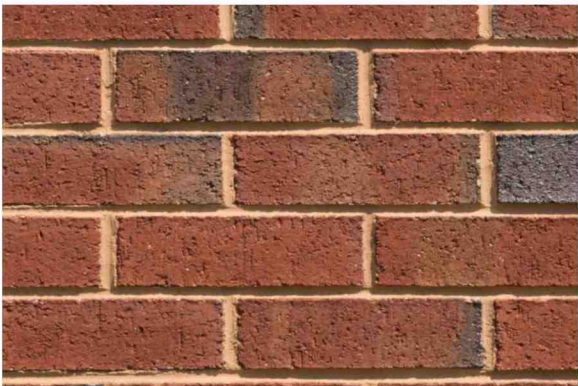
BASE / TACTILE



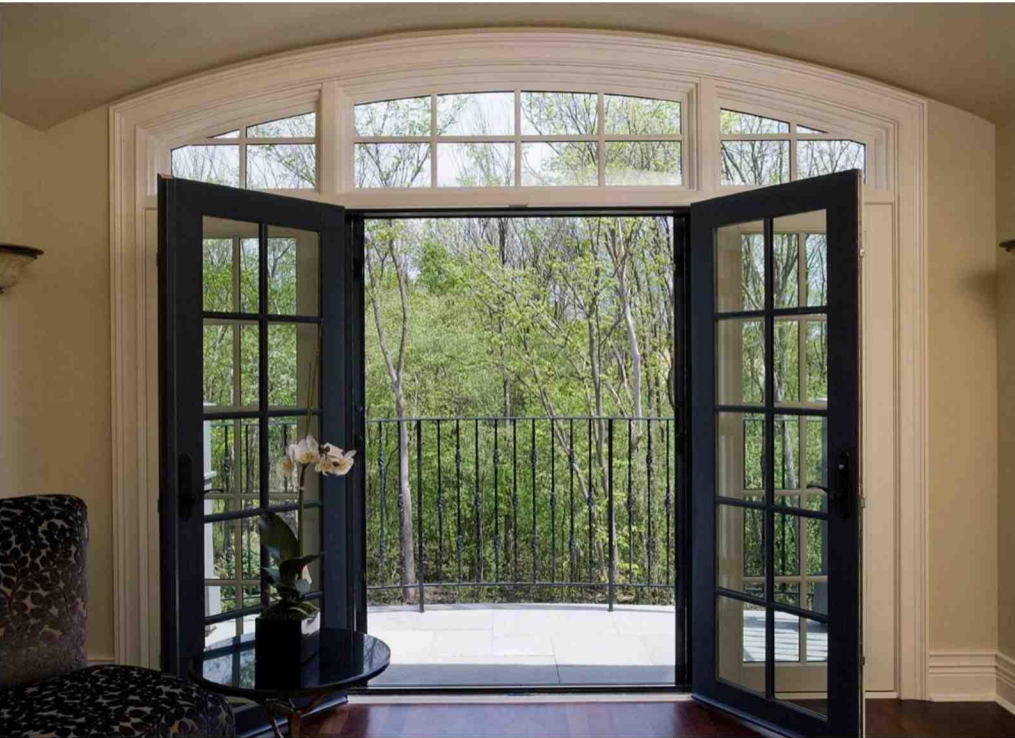
FLASHED RED WIRECUT



THE GEORGIAN



THE WILLIAMSBURG



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



AWNING COLOR AND STYLE



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



STEEL WINDOW MULLION
FOR LOBBY/SOCIAL SPACES



TOP RAIL
FOR TERRACE/BALCONIES



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

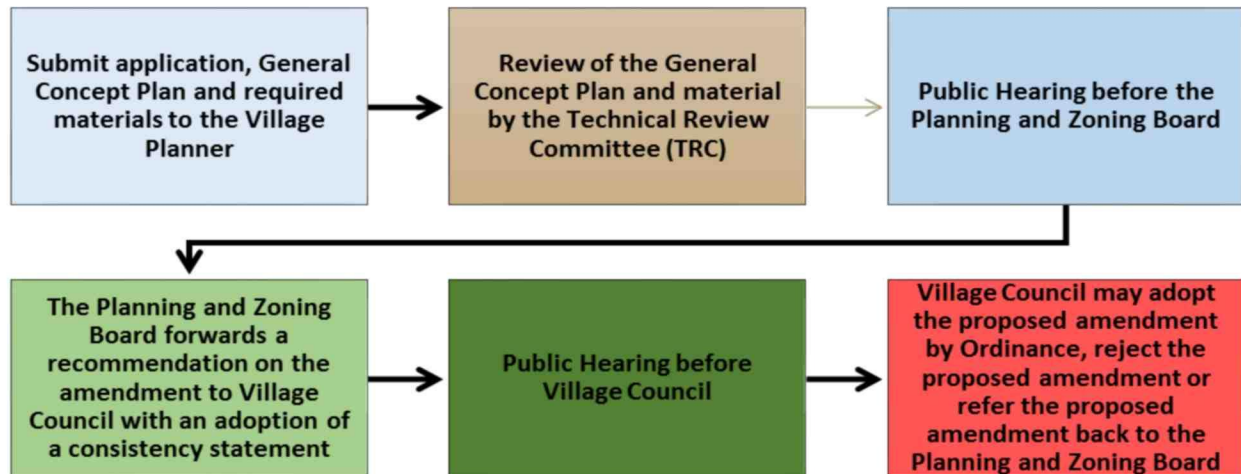
The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. These few items will need to be addressed during review of and prior to approval of construction documents. The TRC is comfortable with the General Concept Plan moving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

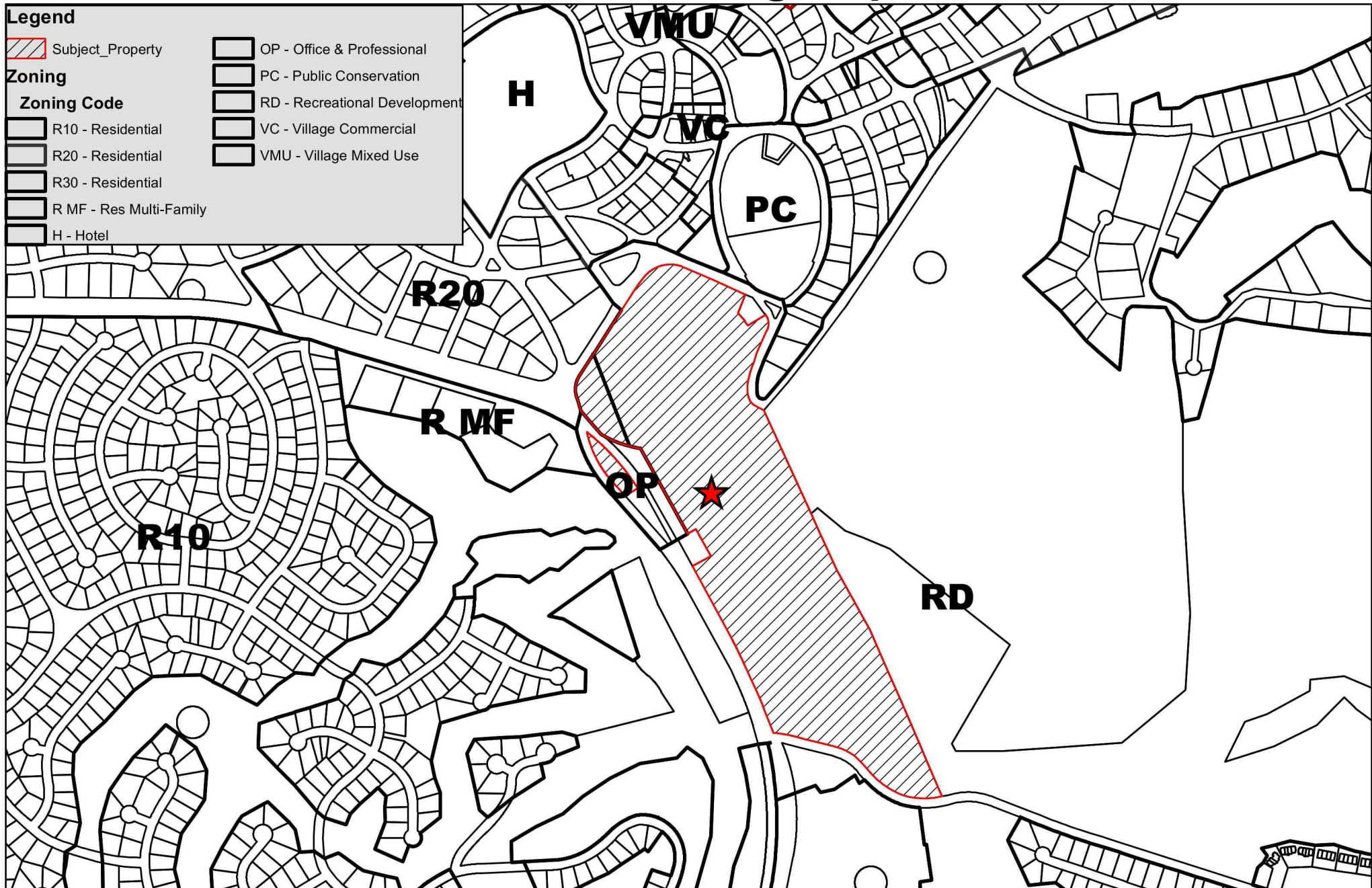
 OP - Office & Professional

 PC - Public Conservation

 RD - Recreational Development

 VC - Village Commercial

 VMU - Village Mixed Use



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Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty.

as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.

It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.

Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd
4/14/2021

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



Aerial Map

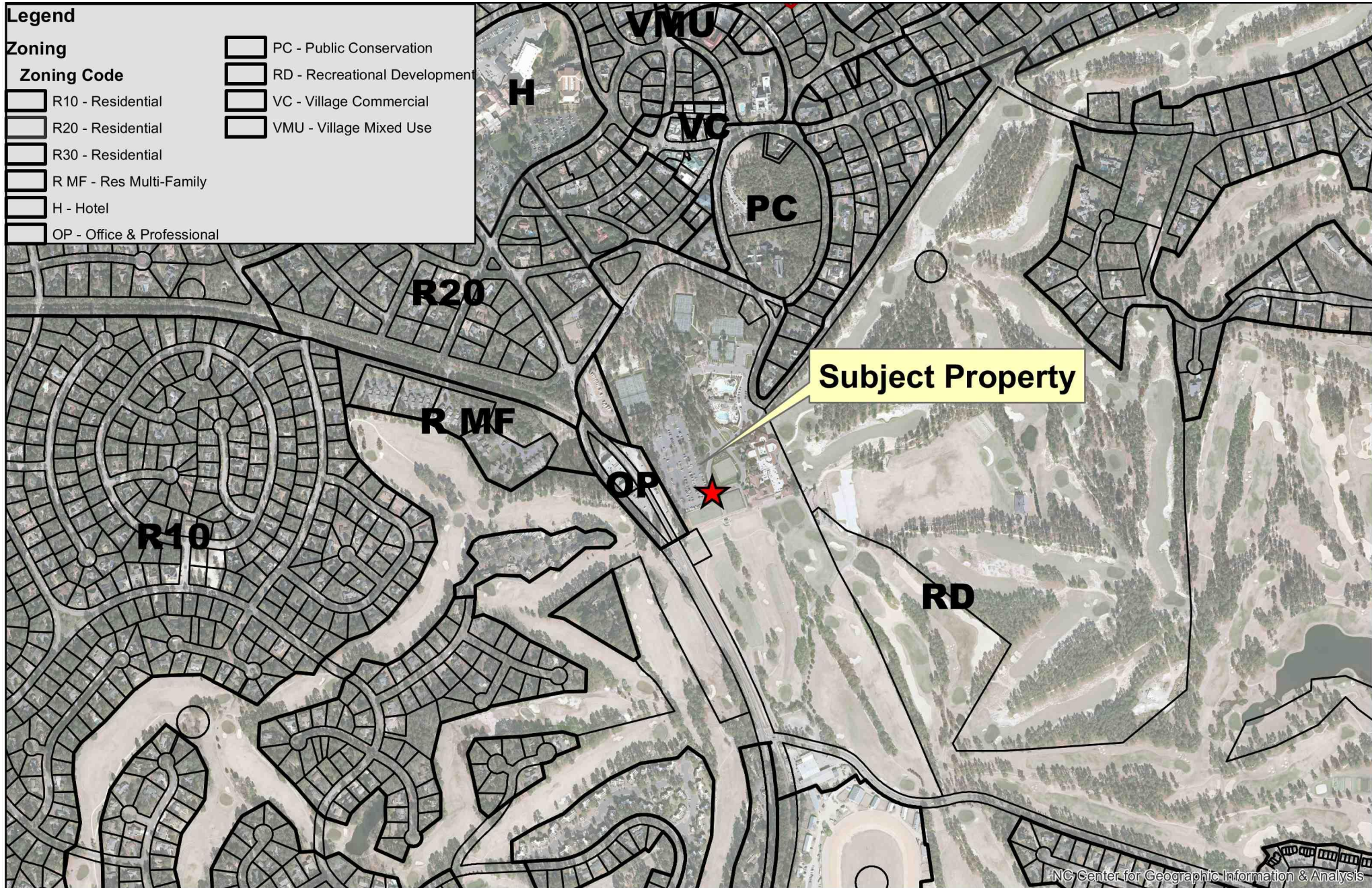
Legend

Zoning

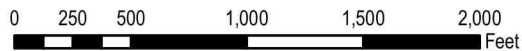
Zoning Code

-  R10 - Residential
-  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



NC Center for Geographic Information & Analysis



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

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





HISTORY, CHARM, AND SOUTHERN HOSPITALITY

NOTICE OF PUBLIC HEARING VILLAGE OF PINEHURST

Dear Property Owner:

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

The purpose of the public hearing is 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

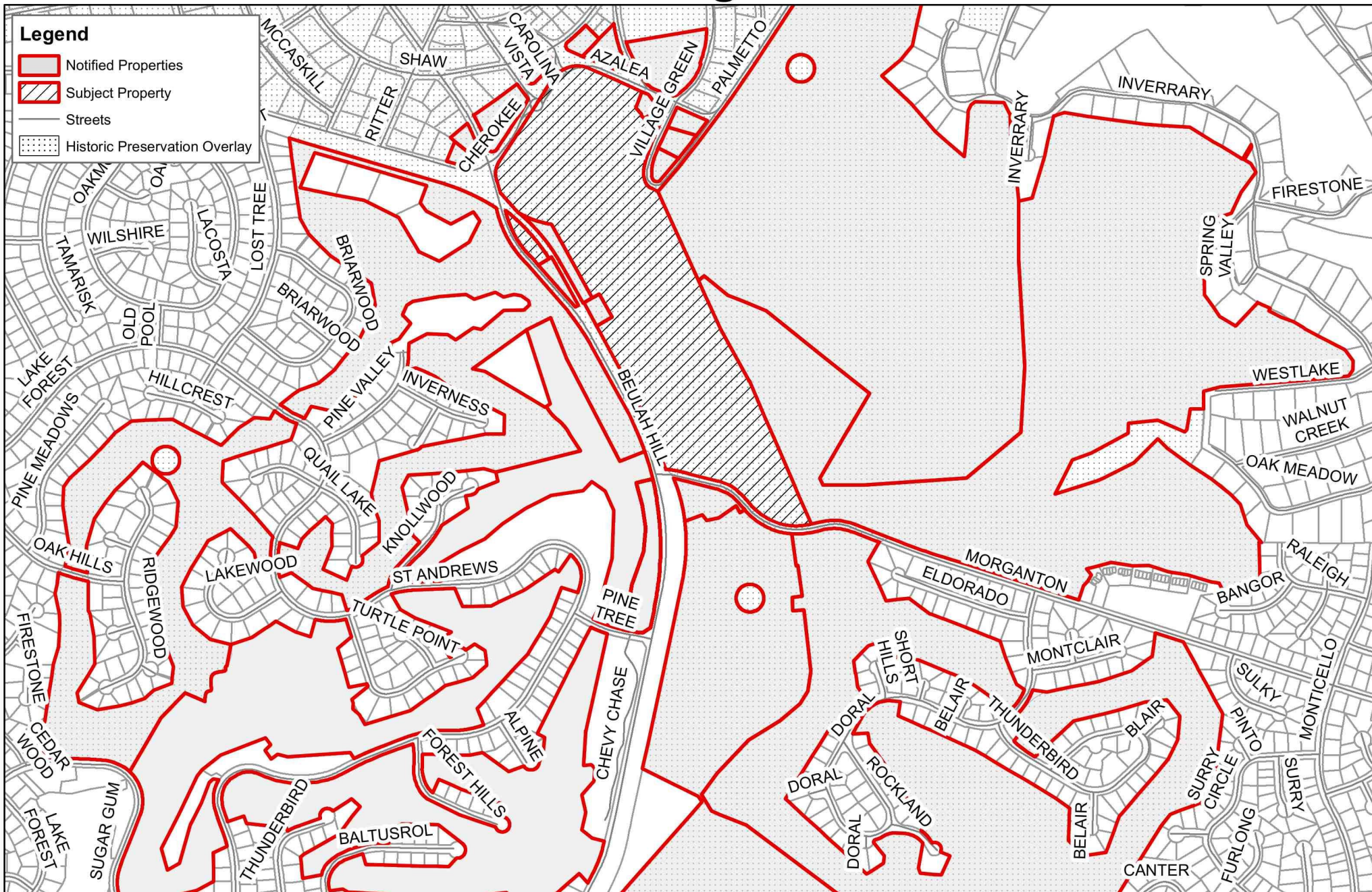
RUSSELL, BARBARA T
PO BOX 3255
PINEHURST, NC 28374

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

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy.

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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).
P:\Advisory Boards\Board of Adjustment\BOA Meetings\2021\03-04-2021\Property Owner Notification Map.mxd
4/7/2021

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





HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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

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

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

The Village of Pinehurst Planning and Zoning Board finds that:

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

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

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

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



Applicant's Conditions				
	Type	Requested Condition	PDO Requirement	PDO Section No.
1	Building Height	Maximum Building Height: 55'	Maximum Building Height: 50'	9.2a
2	Setbacks	Front Yard: 40' min. Side Yard: 20' min. Side Street Yard: 30' min. Rear Yard: 0' min.	Hotel (H) Front Yard: 40' min. Side yard: 20' min. Side Street yard: 20' min. Rear Yard: 30'	9.2 a
3	Signage	Increase in Allowed Signage Size and Amount by 50%	Sign size and type standards for the area are included	6.2.4(B) allows for an increase in signage up to 50%, 9.7.1 and 9.7.1.4(C)
4	Parking	Provide 73 parking spaces per the Kimley Horn Parking Analysis 4/8/21	94 Spaces	Table 9.4(a)
5	Parking	PRCC will provide parking required for the Lodge facility on the campus. This parking may be accommodated with surface parking, parking deck(s), or other means on the property, to be determined. This parking will be designed, and plans submitted to the Village of Pinehurst within three months after the 2024 US Open Golf Tournament to be held at PRCC course #2 from June 13-16, 2024. Once plans are approved by all Village boards and administration, PRCC will begin implementation of the new parking area(s).		9.4
6	Parking	PRCC, as stated above, will consider construction of a parking structure on the property and/or additional surface parking areas, bringing plans forward to the Village at the specified date. If existing facilities, requiring parking by the PDO, within the existing campus are removed/relocated from the campus, the required lodge parking, quantified above, will be reduced by the amount defined in the PDO for the removed/relocated facilities. The new parking area to accommodate the lodge will be reduced from 73 spaces by the amount no longer required.		9.4
Staff Proposed Condition				
7		PRCC and Village of Pinehurst enter into a development agreement for PRCC to provide the required parking spaces per conditions 4, 5, and 6. Development agreement to be approved by the Village prior to issuance of a building permit for the new structure.		



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

This is the _____ day of _____, 20____

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

DATE

Jill Lazusky
Interim Clerk to the Planning and Zoning Board

Cc: Darryn Burich
Alex Cameron
Jill Lazusky



**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.

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.			



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

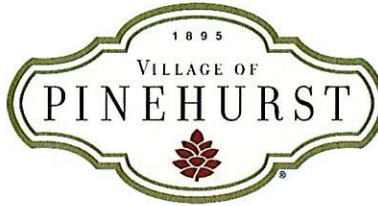
Conditions, If Any:

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.

Wing 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.



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.			



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



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.

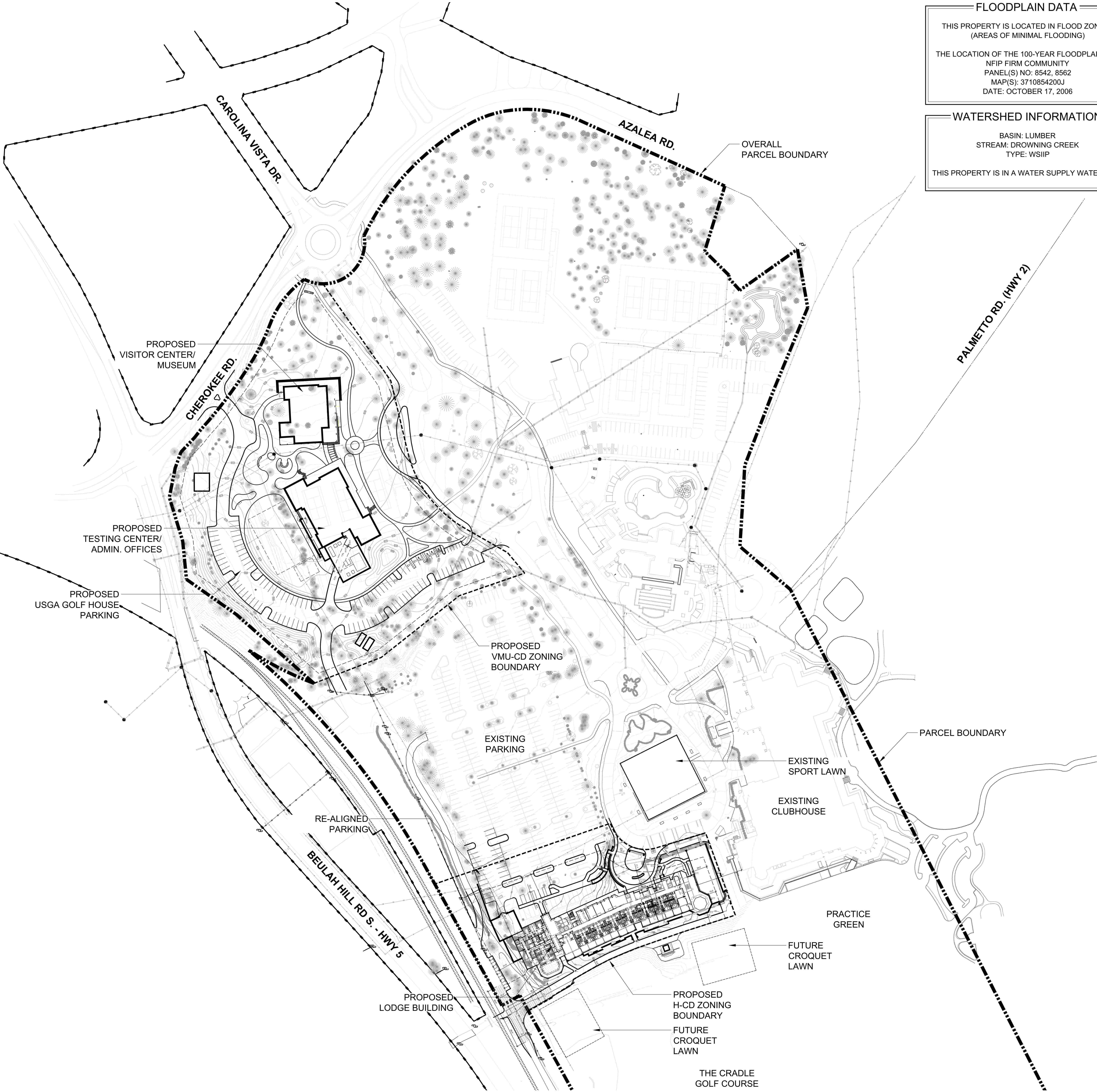
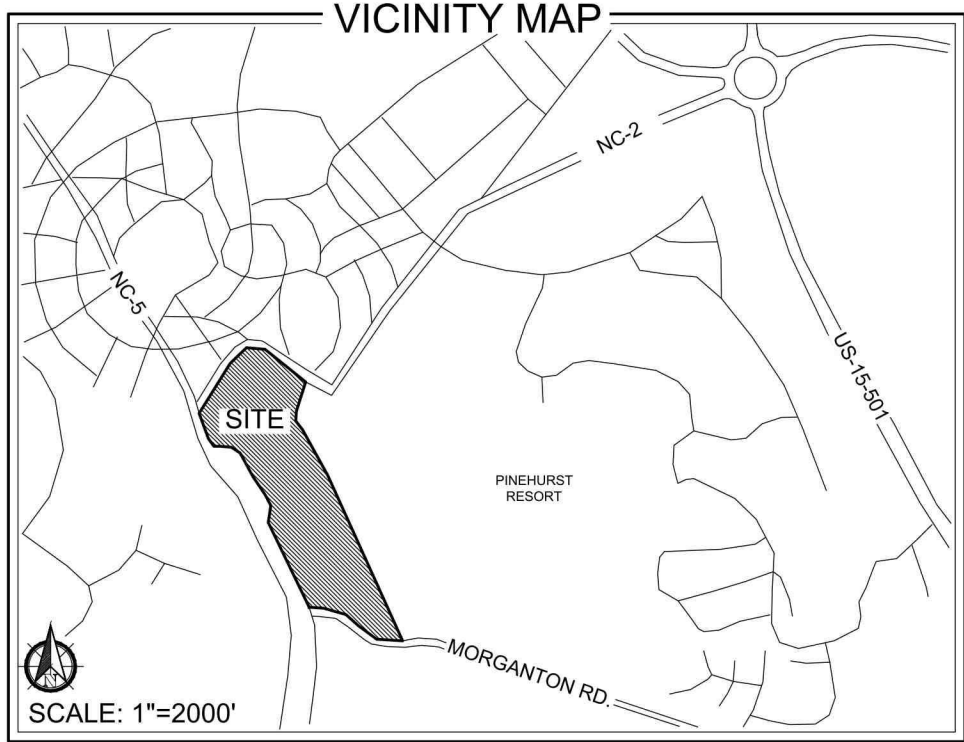
Comprehensive Plan Consistency Statement

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
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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.			



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

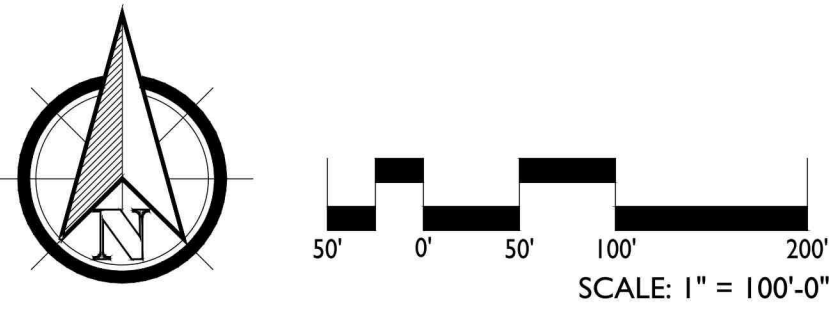
	= PROPERTY BOUNDARY
	= VMU-CD BOUNDARY
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR
	= EXISTING RIGHT-OF-WAY
	= EXISTING SANITARY SEWER LINE
	= EXISTING MANHOLE
	= EXISTING FENCE LINE
	= EXISTING LIGHT POLE
	= EXISTING WATER LINE
	= EXISTING FIRE HYDRANT
	= EXISTING STORM DRAIN PIPE
	= EXISTING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

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



REVISIONS:

The Lodge at Pinehurst

OVERALL SITE PLAN

PINEHURST, NORTH CAROLINA

FEBRUARY 24, 2021





2022 Strategic Operating Plan

Village of Pinehurst, North Carolina

Presentation of the

FY 2022 Strategic Operating Plan

May 11, 2021



What we will cover:

1. Council's strategic direction
2. Key components of the Strategic Operating Plan (SOP)
3. FY 2022 Budget
4. FY 2022-2026 Financial Forecast
5. Next steps



Council's Strategic Direction

Council's Strategic Direction

- Discussed in *Strategic Priorities* Section (pgs. 37-64)
- Indicates:
 - Strategic planning process
 - FY 2022 Balanced Scorecard (BSC), with Areas of Focus (AOF)
 - Initiative Action Plans (IAPs) to address strategic goals & objectives
 - Key process evaluations planned
 - Historical and projected performance, given resources allocated in the SOP



The Village Council identified three (3) Areas of Focus (AOF) in January 2021 that are addressed in the FY 2022 Strategic Operating Plan.

Areas of Focus

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

Key Components of the Strategic Operating Plan

Key Components of the Strategic Operating Plan

- Budget in Brief (Page 1)
- Budget Message (Page 5)
- Strategic Operating Plan Guide (Page 27)
- Strategic Priorities (Page 37)
- General Fund (Page 65)
- Capital Project Funds - Downtown Parking Facility and Library Expansion Projects (Page 135)
- Five-Year Financial Forecast (Page 138)
- Capital Improvement Plan (Page 145)

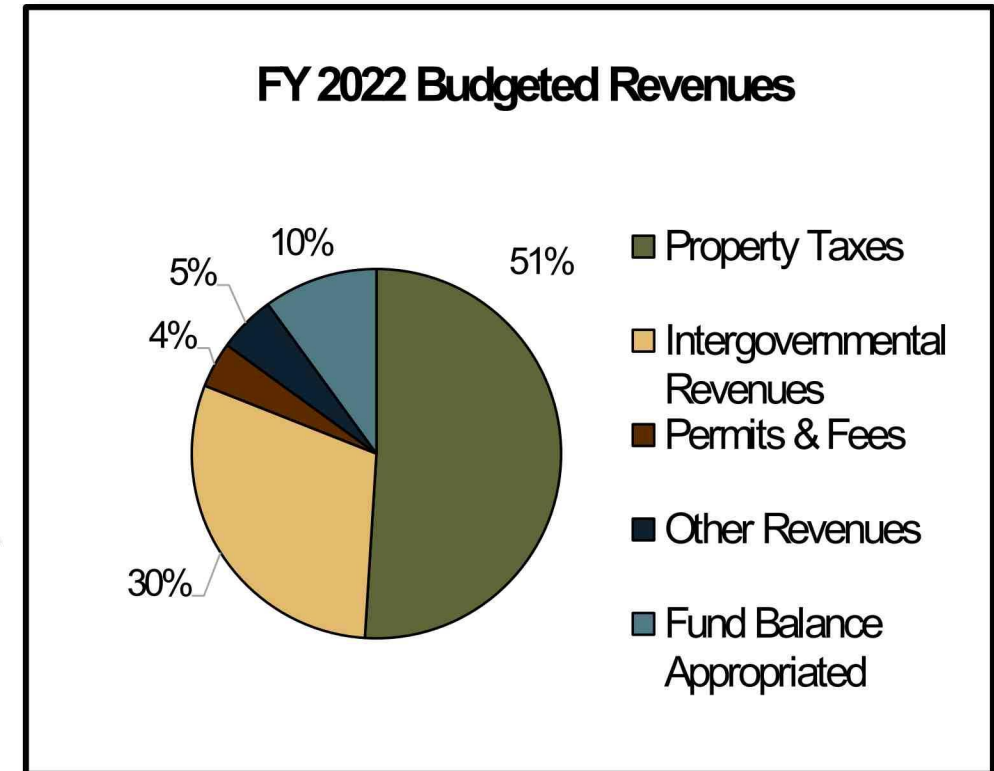
FY 2022 Budget

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% of this 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
- Includes five (5) Initiative Action Plans (IAPs) at a cost of \$1,463,875
 1. Update the Pinehurst Development Ordinance
 2. Small Area Plans for Village Place/Rattlesnake Trail Corridor and Pinehurst South/Highway 5 Commercial Area
 3. Expand Downtown Parking Facilities
 4. Develop a Comprehensive Stormwater Master Plan
 5. Expand/Enhance Library Services

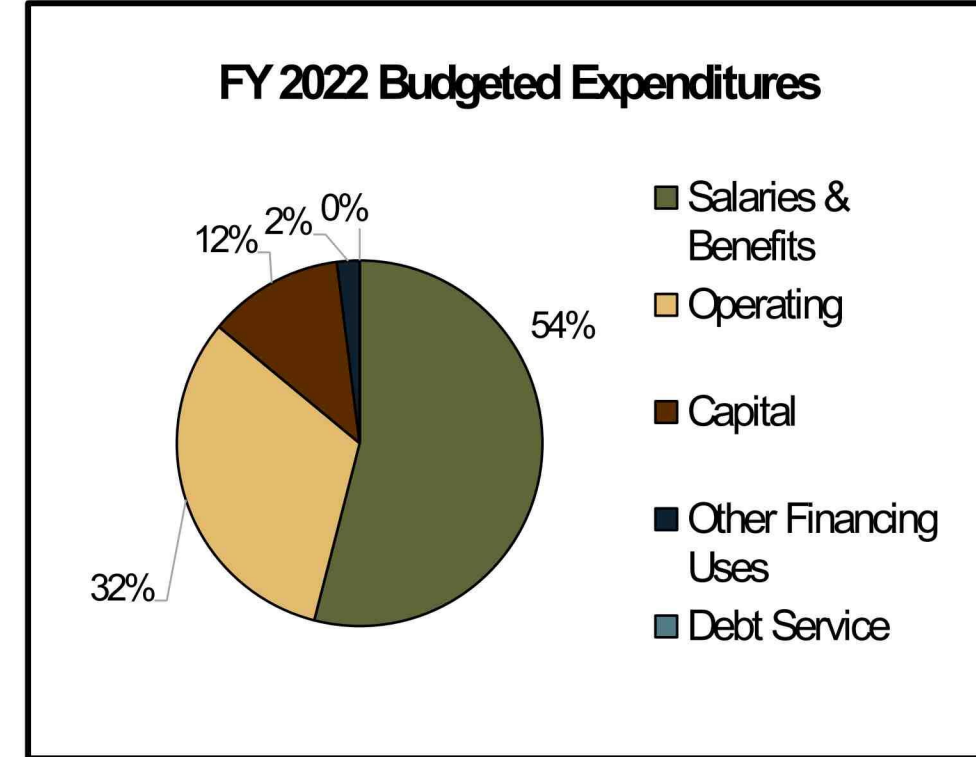
FY 2022 General Fund Revenues:

- Assumes a 1.54% growth in the real property tax base based on prior year construction levels
- Assumes 150 new homes
- Assumes 16.3% increase in sales tax receipts over FY 2021 original budget (as a result of COVID, sales tax receipts were only negatively affected for three months, quickly rebounded, and have remained strong since)



FY 2022 General Fund Expenditures:

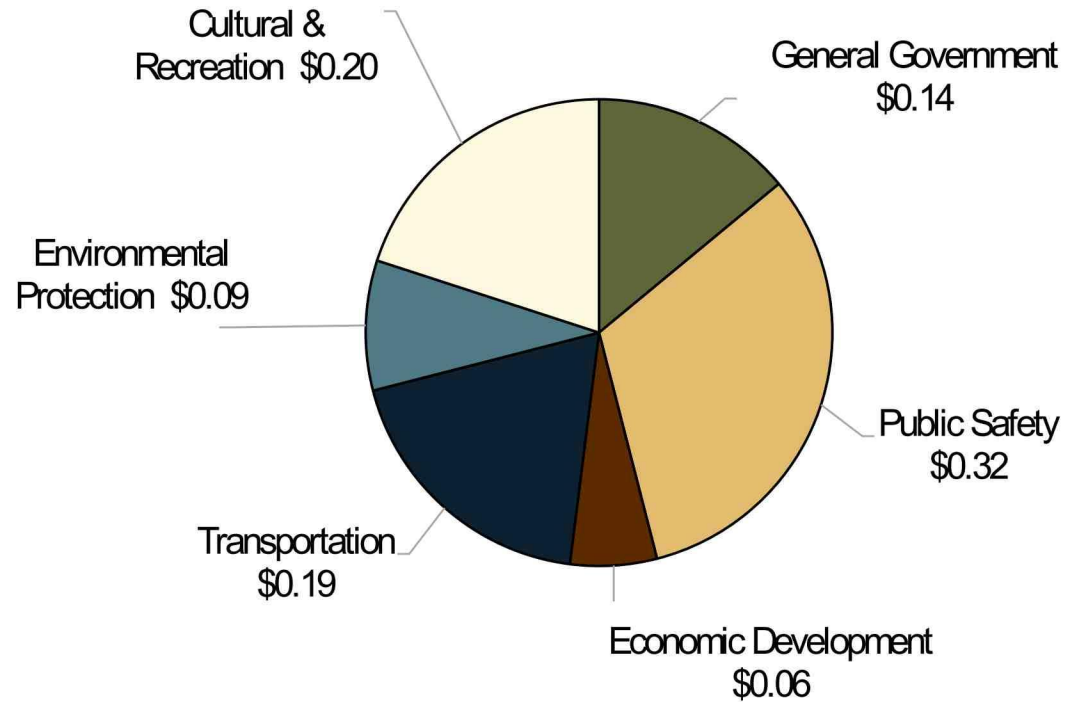
- Merit pay raises at 2% average plus cost of living adjustment of 1.2%
- 10 new full-time equivalents (FTEs):
 - Financial Services Supervisor (1)
 - Firefighter (2)
 - P&Z Specialist (1)
 - Code Technician (0.5)
 - Solid Waste Equipment Operator (1)
 - Library/Archives Staff (4.5)
- VOP pays 100% of employee health/dental insurance; Estimated 10% increase in premiums
- Includes Given Memorial Library and Tufts Archives operating costs



FY 2022 Strategic Operating Plan



Amount of Tax Dollar Budgeted for FY 2022 by Function (General Fund)



FY 2022 Significant Capital (\$2.8 million in total):

Significant Capital Items	Amount
Pedestrian facilities	\$400,000
Construct a storage building behind Fire Station 91	\$290,000
Storm drainage projects	\$277,000
Given Memorial Library accessibility improvements	\$275,000
Village Hall office expansion and furnishings	\$271,000
Garbage truck	\$220,000
Wicker Park soccer field lighting	\$200,000

FY 2022 Transfers to Capital Project Funds:

Transfers to Capital Project Funds	Amount
Design downtown parking facility	\$150,000
Design library and archives building expansion	\$400,000

FY 2022–2026
Five-Year Financial
Forecast

Five-Year Financial Forecast (Pages 138-144) Includes:

- Developed to meet key financial ratios:
 - Fund balance (>30%)
 - Operating margins (89% - 91%)
 - Debt service ratios (<10%)
- Incorporates:
 - Five-Year Staffing Forecast (11.5 new FTEs)
 - Five-Year Capital Improvement Plan (CIP)
- Key Financial Assumptions:
 - 1.0% annual growth in real & personal tax base
 - 3.2% annual increase in salaries & benefits
 - 2.5% inflation rate in operating costs

FY 2022 Strategic Operating Plan



Five Year Financial Forecast FY 2022 – FY 2026					
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Tax Rate	\$0.315	\$0.320	\$0.325	\$0.325	\$0.335
Tax Rate Projected in FY21 SOP	\$0.310	\$0.315	\$0.320	\$0.320	N/A
Full Time Equivalents (FTEs)	156.6	156.6	156.6	156.1	158.1
General Fund Operating Revenues	\$21,456,000	\$22,092,000	\$24,080,000	\$23,071,000	\$23,656,000
General Fund Operating Expenditures	20,643,000	21,361,000	21,980,000	22,647,000	23,389,000
Operating Income(Loss)	\$813,000	\$731,000	\$2,100,000	\$424,000	\$267,000
Capital Expenditures	2,794,000	2,713,000	3,662,000	2,253,000	1,819,000
Other Financing Uses	550,000	-	-	1,600,000	-
Total Expenditures	\$23,987,000	\$24,074,000	\$25,642,000	\$26,500,000	\$25,208,000
Budget to Actual Variance ¹	1,660,000	1,694,000	1,757,000	1,775,000	1,834,000
Projected Actual Gain/(Loss)	(\$871,000)	(\$288,000)	\$195,000	(\$1,654,000)	\$282,000
Projected Fund Balance as a % of Total Budget	42.2%	40.9%	39.1%	31.6%	34.3%
Operating Margin	0.89	0.89	0.84	0.90	0.91

¹ Assumes actual revenues of 101% of budget and actual expenditures of 93% of budget

Key Highlights of FY 2022-2026 Financial Plan:

- **FY22 Tax Rate:**
 - Increase for library/archives operations (1 cent) and operating expenditure pressures (½ cent) from:
 - State mandated retirement contribution rate increases
 - County mandated recycling and tipping fees
 - 2.5% annual inflation rate for operating expenditures

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Tax Rate	\$0.30	\$0.315	\$0.320	\$0.325	\$0.325	\$0.335
Tax Rate Changes		1.5¢	0.5¢	0.5¢	-	1.0¢
Tax Rate Projected in FY21 SOP	\$0.30	\$0.310	\$0.315	\$0.320	\$0.320	N/A
Tax Rate Changes Projected in FY21 SOP		1.0¢	0.5¢	0.5¢	-	N/A

- **FY23–26 Projected Tax Rates:**
 - FY23 & FY24: Increase due to operating expenditure pressures
 - FY25: No change
 - FY26: Increase due to operating costs of the expanded library/archives

FY 2022 Strategic Operating Plan



FY 2022- FY 2026 Initiative Action Plans							
Strategic Objective	Initiative Action Plan (IAP) Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	TOTAL
Manage development to protect Village character AOF	Update the Pinehurst Development Ordinance	\$200,000	\$0	\$0	\$0	\$0	\$200,000
	Small Area Plan for Village Place/Rattlesnake Trail Corridor and Pinehurst South/Hwy5 Commercial Area	\$0	\$0	\$0	\$0	\$0	\$0
Support the business community AOF	Expand Downtown Parking Facilities	\$150,000	\$169,375	\$333,542	\$328,208	\$322,888	\$1,304,013
Provide a safe and effective multi-modal transportation system AOF	Develop a consolidated multi-modal transportation plan	\$0	\$100,000	\$0	\$0	\$0	\$100,000
Manage stormwater systems	Develop a comprehensive stormwater master plan	\$125,000	\$0	\$0	\$0	\$0	\$125,000
Provide cultural services and events	Expand/Enhance Library Services	\$988,875	\$338,090	(\$653,458)*	\$2,228,956	\$869,836	\$3,772,299
TOTAL NET COST		\$1,463,875	\$607,465	(\$319,916)	\$2,557,164	\$1,192,724	\$5,501,312

AOF – Addresses Council Areas of Focus

* Includes projected \$1 million for a library expansion capital fundraising campaign

- Debt Issuances & Funding Sources for Capital Projects
 - Total debt issued = \$6.5 million in FY 2022-2026
 - Downtown Parking Facility - \$3.5 million project
 - Debt issuance of \$3.5 million in FY 2023
 - Library Expansion - \$5 million project
 - Debt issuance of \$3.0 million in FY 2025
 - Capital fundraising of \$1.0 million
 - General Fund fund balance of \$1.0 million



Other Significant Projects in the FY 2022-2026 Financial Plan:

1. \$2.0 million for pedestrian facilities
2. \$1.92 million for stormwater improvements
3. \$1.7 million for purchase of Fire Department ladder/quint truck
4. \$1.0 million for West Pinehurst Park development
5. \$420,000 for Public Services relocation land and design
6. \$400,000 for Fire Station design

FY 2022 Strategic Operating Plan



- Plan to conduct 26 **evaluations** in FY 2022-2026 to ID ways to improve processes and service delivery.
- Several will be evaluated using the BIRDIE or ACE process improvement methodology.
- Other evaluations, such as a Solid Waste capacity and insourcing evaluation, will be completed using other improvement tools.



BIRDIE	
FY23	Document Imaging



ACEs	
FY22	Fire inspection process
FY22	Automate employee timekeeping
FY23	Purchasing and contracting process
FY23	Road patching services
FY24	Recruitment/hiring process

Next Steps

KEY Dates for Next Steps	
May 19 th	Budget Work Session at 9:00 am
May 21 st	Budget Work Session at 9:00 am
May 25 th	Budget Public Hearing
June 8 th	Adopt the Budget

Following this presentation the FY 2022 Strategic Operating Plan will be posted online at www.vopnc.org and the Village welcomes public comments at www.engage.vopnc.org/budget.



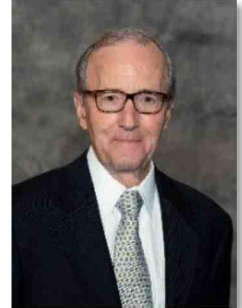
Letter from the Mayor

The Village Council is committed to ensuring Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Each year, we ask residents and businesses for feedback on our services through the community and business surveys. Council and senior leaders used that feedback, along with other relevant data, to prepare the 2022 Strategic Operating Plan, which includes the Fiscal Year (FY) 2022 Budget.

Annually, the Council affirms the Balanced Scorecard and identifies strategic objectives as Areas of Focus to improve Village services. The three Areas of Focus for FY 2022 include:

- Managing development to protect Village character,
- Supporting the business community, and
- Providing a safe and effective multi-modal transportation system.

The \$24.0 million FY 2022 Budget contains a \$0.315 per \$100 valuation property tax rate, an increase of 1.5 cents from the previous year, but still the lowest in the county. It includes several great initiatives and projects that are sure to enhance the quality of life and bring new value to the Village of Pinehurst.



Over the last few years, we completed an extensive analysis of the needs and preferences of Pinehurst residents for library services. We found considerable support to assume responsibility for and improve the Given Memorial Library and Tufts Archives. As a result, our FY 2022 Budget includes funding to incorporate the library and archives into our suite of Village services for years to come.

At this time last year the Village of Pinehurst, and our nation, faced uncertainties with the COVID-19 coronavirus pandemic. Due to the circumstances, we shifted the execution of plans, kept a watchful eye on our operating environment, and implemented protocols to keep everyone as safe as possible. While we certainly cannot overlook the devastating impacts of this pandemic, we can look to FY 2022 with hope and optimism. I believe we have prepared a Strategic Operating Plan that will promote, enhance, and sustain the quality of life in the Village of Pinehurst.

I encourage you to read further about our plans and the FY 2022 Budget in our 2022 Strategic Operating Plan.

Sincerely,

John C. Trickett



Quick Facts	
\$24.0 M	Total Budget
\$0.315	Per \$100 of Valuation Tax Rate
5	Initiative Action Plans
10	Increase of Staff Full Time Equivalents (FTEs)



Fiscal Year 2022 Initiative Action Plans

The FY 2022 Budget includes five Initiative Action Plans (IAPs) at a cost of \$1,463,875 to address the Village's nine strategic goals. Three of these IAPs are designated to address an Area of Focus (AOF). In the five-year planning period, there are six IAPs totaling \$5,501,312. Additional information on IAPs, including costs to be incurred after FY 2022, can be found in the *Strategic Priorities* section of the 2022 Strategic Operating Plan. The FY 2022 Initiative Action Plans and the funding incorporated in the FY 2022 Budget include:

1. Update the Pinehurst Development Ordinance AOF (\$200,000)

The Village will engage a consultant to conduct a comprehensive update to the Pinehurst Development Ordinance to reflect priorities of the 2019 Comprehensive Plan and revisions required by changes in NC legislation.

2. Small Area Plan for the Village Place/Rattlesnake Trail Corridor and Pinehurst South/Hwy 5 Commercial Area AOF (\$0)

The Village will continue working with its consultant, Design Collective, to prepare two small area plans for the Village Place and the Rattlesnake Trail Corridor, which will be an update to and expansion of the previously adopted 2008 New Core Master Plan, and the Pinehurst South/Hwy 5 Commercial Area. These are two of five focus areas identified in the 2019 Comprehensive Plan. Funding for this IAP was budgeted in FY 2021.

3. Expand/Enhance Library Services (\$988,875)

The Village plans to assume responsibility for the assets and operations of the Given Memorial Library and Tufts Archives and make initial improvements to the existing building in FY 2022.



4. Expand Downtown Parking Facilities AOF (\$150,000)

The Village will design a downtown parking facility to support the business community and planned library expansion. Construction is planned for FY 2023.

5. Develop a Comprehensive Stormwater Master Plan (\$125,000)

The Village will engage a consultant to develop a strategy to address stormwater issues and concerns within the community.

Future Year IAP: Develop a Consolidated Multi-Modal Transportation Plan AOF

This IAP will consolidate the Village's multi-modal transportation plans into one document that incorporates bicycle, pedestrian, and golf cart accessibility. This will begin in FY 2023.

Other Significant Projects Planned for FY 2022

- Resurface and patch approximately 4.5 miles of roadways (\$1.4 million)
- Construct pedestrian facilities (\$400,000)
- Stormwater facility enhancements (\$337,000)
- Construct a storage building behind Fire Station 91 (\$290,000)
- Build out unfinished space in Village Hall (\$271,000)
- Add new lighting to the soccer field at Wicker Park (\$200,000)
- Streetscape enhancements in Village Place (\$150,000)
- Update the Comprehensive Parks and Recreation Master Plan (\$45,000)
- Identify alternative locations for the Public Services complex (\$0)



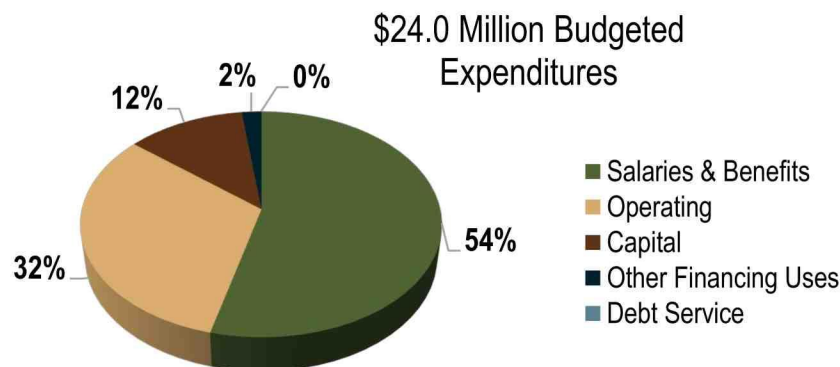
How will your tax dollars be spent in FY 2022?

The FY 2022 Budget for salaries and benefits for the Village's 156.6 full-time equivalents (FTEs) accounts for 54% of total expenditures, or \$12.9 million. The budget includes a 1.2% cost of living adjustment and merit raises at an average of 2% per employee. The Village currently pays for 100% of health, dental, and vision insurance premiums for employee-only coverage.

The FY 2022 Budget includes an increase of 10.0 full time equivalents (FTEs) for several positions (see *Personnel Classification Summary* for more details), of which 4.5 FTEs would staff the Given Memorial Library and Tufts Archives. The remaining 5.5 FTEs are directly related to the need to increase staff capacity to serve a growing population in the Village of Pinehurst.

New Positions Funded

Financial Services Supervisor (1 FTE)
Firefighters (2 FTE)
Planning & Zoning Specialist (1 FTE)
Code Technician (0.5 FTE)
Solid Waste Equipment Operator (1 FTE)
Library Staff (4.5 FTEs)



The FY 2022 Budget includes \$2.8 million in capital investment, or 12% of total expenditures. This represents a decrease from last year's General Fund capital expenditures, largely due to the replacement of a fire truck. The budget also includes \$550,000 in other financing uses, or 2% of the total FY 2022 General Fund Budget. These uses include a \$400,000 transfer to the Library Expansion Capital Project Fund for design and a \$150,000 transfer to the Downtown Parking Facility Capital Project Fund for design.

Significant operating costs include funding for Initiative Action Plans supporting the Council's goals and objectives. The operating expenditures also include a \$1.4 million investment in street resurfacing and patching devoted to improving the quality of Village streets (see *Powell Bill* section for additional details).

Expenditures by Function





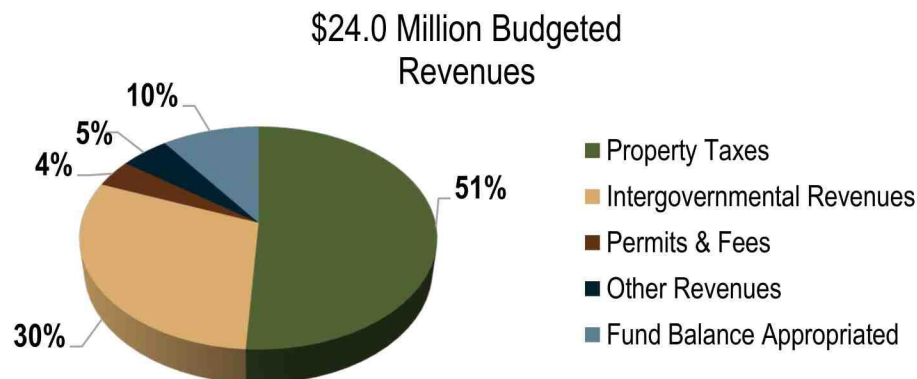
In FY 2022, the Village has no debt service expenditures, as all existing debt agreements were paid off in FY 2021. Overall, the FY 2022 Budget totals \$23,987,230 or 6% above the prior year's amended General Fund budget as of December 31, 2020. The acquisition of the library and archives accounts for 5% of this increase. The FY 2022 Budget as presented results in a per capita expenditure of \$1,356 based on a projected population of 17,689.

How is the Village of Pinehurst Funded in FY 2022?

The primary revenue source for the Village is property taxes, accounting for 51% of total revenues, or \$12.2 million. In FY 2022, the Village has a proposed tax rate of \$0.315 per \$100 of valuation property tax rate, which is the lowest municipal tax rate in Moore County.

Other key revenues that make up 30% of total General Fund revenues include local option sales taxes, utility sales taxes, and other state-collected revenues. Of these, local option sales taxes are the largest intergovernmental revenue source for the Village, representing 18% of the total budget. Sales tax revenue for FY 2022 is projected above FY 2021 estimates. Fortunately, local sales tax collections in FY 2021 were negatively affected by COVID-19 for only three months, quickly rebounded, and have remained strong since.

At the end of the year, we estimate the Village will have used \$871,389 of fund balance in FY 2022 primarily due to the establishment of two capital project funds for the design of a downtown parking facility and library/archives expansion. This will result in an ending fund balance of approximately 42.2% of General Fund expenditures. This is above the Council's adopted policy minimum of 30% and positions the Village well to address significant future projects.



Viewing the Budget Online

To view the FY 2022 Budget online, go to www.vopnc.org/sop.

On the Budget "launch" page, residents can open the entire FY 2022 Budget and Strategic Operating Plan document or an individual section, with a linked table of contents.



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF APRIL 27, 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, April 27, 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 remote attendance:

Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Kevin Drum, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Ms. Kelly Chance, Village Clerk

And approximately 8 attendees, including 5 staff and 0 press.

1. Call to Order.

Mayor Strickland, called the Village Council meeting to order.

Mayor Strickland welcomed all those in attendance and viewing virtually. He reminded those not in attendance in person, wishing to make comments, can do so by emailing publiccomments@vopnc.org. These will be considered as Comments from Attendees at the end of the meeting.

2. Reports:

Village Manager

- Jeff Sanborn, stated we received an ETC Institute award, titled Leading the Way award, which recognizes the top 10% of organizations they do survey work for, which for us is local government. We are recognized for quality of service, customer service, and value provided for taxes paid. Mr. Sanborn reported that under the two small area plans we are working with consultants on, one item we will be looking for is a future home for our Public Services Building. The Pinehurst South Area may be an option that would realign Monticello and the one mile harness track. A few added benefits of this option would be that it is close to the landfill, adding convenience for our solid waste operations, and by adding some curves to Monticello road, this may aid in helping slow down some of the traffic speeding on that road.

Village Council

- Mayor Strickland stated Mick Foster, CEO of First Health, relayed they are very pleased over the use of the Fair Barn for their vaccine usage and would like to come to the Council and thank them in person. Mayor Strickland said he met with students of the Pinehurst Elementary school, Civics and Government Class, and speak on local activities and Council's role. He stated the students would like to visit Village Hall at some point. Lastly, Council participated in a Legal Issues Class through the UNC School of Government, which was very helpful and provided great information.
- Mayor Pro Tem Davis stated she attended the Open-house Southern Pines Moore County Chamber of Commerce. She stated it is was a nice facility that is open to all businesses for trainings and is going to be a great resource for our community.
- Councilmember Drum stated he had no report
- Councilmember Hogeman stated she met with the Pinehurst Business Partners. She related they were all excited about business in the Village Center and were very appreciative of Megan McDonald from the Village Parks and Recreation Department. Councilmember Hogeman stated Megan presented on all the upcoming events and did an excellent job. She reported she had also been attending a series of women's lunches hosted by the Pinehurst Country Club, which has been very successful and well attended.
- Councilmember Boesch stated she attended the CVB board meeting where a lot of detail about the proposal was discussed and the Board presented a slide on how they would proposedly spend the 1% on the marketing. She stated the CVB Board strongly supports their proposal and has offered to meet with any council member. Councilmember Boesch further stated they mentioned Jeff Sanborn will be our representative on a new task force that is being formed by the County Commission - dates they will meet is undetermined.

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.

A. Approval of Village Council Meeting Minutes.

- April 13, 2021 Regular Meeting
- April 13, 2021 Work Session Meeting
- April 13, 2021 Closed Session

B. Public Safety Reports

- March 2021 Fire Report
- March 2021 Police Report

C. Budget Amendments Report

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. **Discuss and Consider a Special Intensity Allocation for NC Hwy 5 Retail Development**

Village Manager Jeff Sanborn stated we have a specific area where the State has restrictions on, known as two Watershed areas. Restriction framework says, in general, 10% of the water shed will be developed at a higher impervious surface. These following proposals would be pieces of that 10% allocation. Village Manager Sanborn invited Darryn Burich to present. **It is noted that Mr. Burich inadvertently presented Item 5 of the agenda first and upon its conclusion, returned to propose and discuss Agenda Item 4.**

Darryn Burich, Planning & Inspections Director stated Council is being asked to approve a Special Intensity Allocation (SIA) of .85 acres (37,000 square feet) to permit construction of a 7,500 square foot commercial building with associated surface parking with underground stormwater management. The undeveloped subject property is located in the Pinehurst South area along the west side of NC Hwy 5 between 1460 and 1490 NC Hwy 5. The proposed impervious area for the development is 52% or 19,372 square feet. The Neighborhood Commercial (NC) zoning district currently permits a maximum of 70% impervious area.

Mr. Burich stated the .85 acre subject property is located in the WS II Drowning Creek – Lumber River Balance of Watershed that limits non-residential development to not exceed 12% built upon area without receiving a SIA authorized by Village Council pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance (PDO). Section 8.3.3.5(B)(2) of the PDO states that up to ten (10%)

percent of the balance of the watershed may be developed for nonresidential and multi-family uses, allowing up to seventy (70%) percent built-upon area on a project by project basis

Mr. Burich stated In accordance with Section 8.3.3.5(B)(2) of the PDO, ten percent (10%) of the WS-II BW Watershed Protection District can be granted a Special Intensity Allocation (SIA). This yields a total area of 819.84 acres eligible to receive a Special Intensity Allocation in the WS-II BW Watershed Protection District. The Village has allocated approximately 64.413 acres since 1993 leaving 755.424 acres of intensity allocation remaining for other future projects in the WS-II BW Watershed. He stated the property is located within the corporate limits of the Village of Pinehurst and complies with the Village Council's Watershed Intensity Allocation Policy contained in Resolution 13-13 that states, "It shall be the policy of the Village of Pinehurst to only allocate special intensity allocations to properties that are located within the corporate limits of Pinehurst or to properties which have an active voluntary annexation petition to the Village of Pinehurst."

Mr. Burich stated the proposed project is currently undergoing Minor Site Plan review through the Technical Review Committee as the Highway 5 Retail Development project. Section 8.3.3.5 (C)(2)(c) of the PDO requires the use of Best Management Practices (BMP) to minimize water quality impacts which in this case the development will be utilizing and underground stormwater basin under the parking lot to accommodate runoff. He stated Village staff recommends approval of the SIA from the WS-II Watershed Protection District of .85 acres for the Highway 5 Retail Development project as proposed, which Council can approve by motion. Approval of this .85 acre SIA as requested would leave approximately 755.424 acres of special intensity allocation remaining in the WS-II BW Watershed Protection District for other future SIAs.

Mayor Strickland noted that Mr. Burich reversed the agenda items and covered Agenda Item 5 first. It was determined after discussion Item 4 on the agenda would then be discussed.

Mayor Strickland stated this is in the moratorium. This was in the queue before the moratorium was put in place so we can move forward according to state statute. This will contain several retail businesses, as of now unknown. Councilmember Drum stated that because it is retail business is it why the traffic is up front? Mr. Burich said yes as this is more usable and desirable by retail businesses. Councilmember Hogeman asked what the property to the West was and if it was commercial and already being used. She further asked if it can hold the stormwater runoff from this new building. Mr. Burich said yes it will hold it as it will be coming at a controlled rate. Councilmember Hogeman asked if the amount would be greater now that is developed at this extent and what underground storage will be able to control this increased volume. Mike Apke said based on the calculations the runoff will be less as compared to the prepared development rate. Mayor Strickland stated there is a note in this proposal that we are looking at 25 years, but the other one is only looking at 10 years.

Mr. Burich said at this point the maximum size of 70% it should still accumulate more than a 10 year storm. Mayor Strickland said we should look at the potential the other land will be developed and we should keep this in mind with each new proposed development. Village Manager Sanborn said given the fact the parcel is only 50% and the adjoining can only be designed at a certain amount, we should have no problem with the 10 year. Councilmember Boesch said in June 2012 there was an increase due to Pinewild annexation and she wondered if there are any reason why the state could give us more or take away our allocation. Village Manager Sanborn said no if they are in our ETJ. He said we have been allocated this set amount of allocation and we should feel comfortable using this allocation for proposals that are appropriate.

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved a Special Intensity Allocation from the WS-II Drowning Creek – Lumber River Balance Watershed Protection District of .85 acres (37,000 square feet), within the Pinehurst South area, to permit construction of a 7,500 square foot commercial building with associated surface parking with underground stormwater management, pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance

5. Discuss and Consider a Special Intensity Allocation for Vieta Dermatology Office Building

Note: (Agenda Items 4 & 5 were reversed)

Daryn Burich, Planning & Inspections Director stated Council is being asked to approve a Special Intensity Allocation (SIA) of 3.35 acres involving 3 parcels of undeveloped land within the Trotter Hills business park in the Pinehurst South area. The 3 parcels are

located interior to the park and are surrounded by Trotter Hills Circle. The parcels are zoned OP Office Professional which permits up to 70% impervious area or 1.36 acres. The parcels are also located within the WS II Drowning Creek – Lumber River Balance of Watershed, which limits non-residential development to 12% built upon area unless a Special Intensity Allocation (SIA) is granted by the Village Council pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance (PDO).

Mr. Burich stated the request will permit construction of the 7,100 square Vieta Dermatology facility with associated 37 stall surface parking lot on what will be a 1.94 acre lot after the parcels are reconfigured into two parcels with one currently proposed for development. The proposed impervious area for the development is 29,240 square feet or 35%. Section 8.3.3.5(B)(2) of the PDO states that up to ten (10%) percent of the balance of the watershed may be developed for nonresidential and multi-family uses, allowing up to seventy (70%) percent built-upon area on a project by project basis. Mr. Burich stated the Technical Review Committee is currently reviewing the proposed improvements as a Minor Site Plan and this SIA allocation needs to be granted prior to issuing building and development permits for construction.

Mr. Burich stated the proposed development project involves three parcels of land totaling 3.35 acres. The three parcels of land will be reconfigured into two parcels of 1.94 acres and 1.41 acres for development purposes. The 1.94 acres of land is proposed to be developed by Vieta Dermatology. Stormwater for the Vieta development and adjacent undeveloped property will be managed through a dry detention basin constructed on both lots which is a Best Management Practice. He said this SIA would grant relief from the WS-II BW Watershed Protection District maximum impervious built upon area of twelve percent (12%) identified in Section 8.3.3.5(B)(1) of the PDO, which is permitted up to 70% impervious coverage for non-residential uses. Per Section 8.3.3.5(B)(2)(a) the total acreage of the tract involved in the request will be counted in the SIA which also includes pervious surfaces, which totals 3.35 acres in this case.

Mr. Burich further stated that in accordance with Section 8.3.3.5(B)(2) of the PDO, ten percent (10%) of the WS-II BW Watershed Protection District can be granted a Special Intensity Allocation (SIA). This yields a total area of 819.84 acres eligible to receive a Special Intensity Allocation in the WS-II BW Watershed Protection District. He stated that if approved, the Village will have allocated approximately 67.763 acres since 1993 leaving 752.074 acres of intensity allocation remaining for other future projects in the WS-II BW Watershed. Mr. Burich declared the property is located within the corporate limits of the Village of Pinehurst and complies with the Village Council's Watershed Intensity Allocation Policy contained in Resolution 13-13 that states, "It shall be the policy of the Village of Pinehurst to only allocate special intensity allocations to properties that are located within the corporate limits of Pinehurst or to properties which have an active voluntary annexation petition to the Village of Pinehurst."

Mr. Burich stated the proposed project is currently undergoing Minor Site Plan review through the Technical Review Committee as the Vieta Dermatology project. Section 8.3.3.5 (C)(2)(c) of the PDO requires the use of Best Management Practices (BMP) to minimize water quality impacts which in this case the development will be utilizing a dry detention stormwater basin that will serve the lots involved in the SIA. He concluded with affirming Village staff recommends approval of the SIA from the WS-II Watershed Protection District of 3.35 acres for properties as proposed, which Council can approve by motion. Approval of this 3.35 acre SIA as requested would leave approximately 752.074 acres of special intensity allocation remaining in the WS-II BW Watershed Protection District for other future SIAs.

Mayor Pro Tem Davis asked for clarification that this interior parcel is currently three parcel. Mr. Burich said it is currently three and will be reconfigured down to two parcels. He stated the remaining parcel usage would be confined to whatever is permitted for that area. Councilmember Drum said he likes that the parking is in the rear and it appears that although it is cleared for 10 year stormwater, it looks like it would be higher than that. Mr. Burich verified that. Councilmember Hogeman asked staff if there will be an easement document allowing this to be constructed and Mr. Burich said yes both properties are under the same ownership. Staff Mike Apke, Public Services Director said the agreement was made during the TLC process and there will be a maintenance agreement of the basin in a shared way. He stated they would want to see this before we approved it.

Councilmember Hogeman said yes we really want to make sure we have this mutual arrangement for its maintenance in case it changes hands later. She asked if there are any water from the street that enters this property without going through the basin. Mike Apke said there is a shoulder berm and overflow is designed to go into a pipe under trotter circle and be sent further downstream. Mayor Strickland stated this is the fourth or fifth project in Trotter Circle in the last year, what about the other

properties in the North end – when we look at each individual site are we taking into consideration what impact it will have on future projects. Mr. Burich said we are being thorough and they must go through a very intense process when they go through the SIA allocation this covers the future impact. Councilmember Hogeman asks if there is a partial not in the watershed, would it have to install stormwater manager facilities. Mike Apke said yes, and our engineering standards manual contains things that help with water issues and we require maintenance requirements which are on the design plans for this proposal.

Upon a motion by Councilmember Hogeman, seconded by Councilmember Boesch, Council unanimously approved a Special Intensity Allocation from the WS-II Drowning Creek – Lumber River Balance Watershed Protection District of 3.35 acres, involving 3 parcels of undeveloped land within the Trotter Hills Business Park in the Pinehurst South area, to permit construction of the 7,100 square foot Vieta Dermatology Facility with associated surface parking, pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance by a vote of 5-0.

6. Discuss and Consider Resolution 21-07 Adopting a Public Comment Policy

Village Manager Sanborn stated this is a policy Council has been working on for approximately 6 weeks, going through several revisions. We are now looking at the latest revision for discussion and consideration for vote. Councilmember Drum said we will hear from more people with this policy and this will allow us to hear more voices. Mayor Strickland stated we hope as many as can will come to Village Hall to make those comments in person and this policy also will allow of course the Mayor or presiding Officer to extend this time so we can hear more. Councilmember Drum agreed that the ability to extend the time will allow more people to be heard. He further added the ability to continue to allow public comments to be emailed, and although they won't be read aloud as they are intended for the council, they will still be sent to council. He further stated this will allow people to not have to sit until 10:00 p.m. waiting for a long period of time to make their comments, leading to more comments being heard. Mayor Strickland said these policies are consistent with what other municipalities and county governments use and are consistent with what we have been doing historically. Councilmember Boesch said she would propose a change to the bullet stating "Speakers will be courteous in their language and presentation. Speakers must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity" to read, "Speakers are encouraged to be respectful and courteous in their language and presentation and are encouraged to refrain from personal attacks and the use of profanity."

Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously approved Resolution 21-07 adopting a Public Comment Period Policy for the Village of Pinehurst with the following amendment to bullet no. 7, to read "Speakers are encouraged to be respectful and courteous in their language and presentation and are encouraged to refrain from personal attacks and the use of profanity" by a vote of 5-0.

7. Discuss and Consider Resolution 21-08 Amendments to the Position Classification and Pay Plan

Village Manager Sanborn stated that when he gave his budget preview, we discussed additions of staff and asked for permission to go ahead and move forward with those hiring's and this amendment is to allow that process to occur.

Angela Kantor, Human Resources Director stated, during the budget preview, you discussed staffing requests for FY 21-22 which included adding a Financial Services Supervisor. Even though the request for this position was intended for the beginning of FY 22, we are formally requesting to add this position to Grade 22 of our current Position Classification and Pay Plan so we may begin the recruitment process. The ability to start the recruitment process early will allow the Financial Services department to balance the current and expected workload by transitioning responsibilities to the new employee by July 1, 2021.

Ms. Kantor stated there are no changes to the policy except for the pay and classification grid to which was added the Financial Services Supervisor to Grade 22 so we can get someone in by July 1st. This person would take away some of the lower level responsibilities of the Assistant Director and would supervise the two Financial Services Technicians. Brooke Hunter, Finance Director said we are bottlenecked when it comes to transaction reviews and we need assistance to push these onto a supervisor level role to allow our Assistant Director to take some of the higher-level duties to help the Finance Director. Ms. Hunter described the current positions and their duties and noted we also have others in other departments that are collecting receipts and this work flows through the Finance department as well. Ms. Kantor noted that with the library coming on board, the work load will increase even more.

Mayor Strickland asked Ms. Hunter to describe what a typical transaction review might be. Ms. Hunter stated that every transaction

that comes into the village has someone who reviews them to ensure the coding and computations are accurate. This includes permits, recreations, merchandise sales, payroll transactions, and all accounting related items. Councilmember Boesch noted that back in December, Village Manager Sanborn had described this was one of the places that were overloaded, and Ms. Hunter had explained more why extra help was needed. Mr. Sanborn said yes they put in a lot of overtime working and it is time we help them. Councilmember Boesch said Human Resources is doing a great job staying on top ensuring our pay and salary tables are equivalent to what others are doing. Mayor Strickland asked if it is accounting requirements set by our auditor or state regulation that requires the extra hours finance is having to put in. Ms. Hunter said the amount of work that is coming in with the added platforms we use and transactions we have added as well as the external activities driven by Government standards, such as lease recording that is adding more to reporting. Ms. Hunter also stated we are very restricted by state statute on how we do purchases. She noted this new position will assist with bids and making sure we help department heads with the standards.

Assistant Village Manager Natalie Hawkins said over the last several years our internal budget has went from 9 million up to 24 million today, which shows the increase of the volume in the amount of expenditures. She noted we are also now making use of on-call and reserve positions which has created more payroll workload just for that, like 20-30 extra workers. Councilmember Drum asked if there might be some tools that would help the finance department be more efficient. Ms. Hunter said included in the fy22 budget is the addition of some form of electronic timekeeping, which would utilize this new person. They would help spearhead that project, which is one of our ACE projects.

Upon a motion by Councilmember Drum, seconded by Mayor Pro Tem Davis, Council unanimously approved Resolution 21-08 amending the Policy on Administration of the Position Classification and Pay Plan, Policy No. HR-416 by a vote of 5-0.

8. Other Business.

Councilmember Drum requests the Council discuss the Cares Act funding, in the future, to see how it is in alignment with our future goals. Village Manager Sanborn will update us on this as information comes clearer and he noted, if this information comes after we adopt the budget, we can always do a budget amendment. He stated the monies will come, but we do know it can only be spent on certain things, which is a plan we are still trying to work out. Brooke Hunter stated the amount we are receiving is \$4.86 million, with the first half being paid out in June.

9. Comments from Attendees.

Mayor Strickland opened the floor for comments from attendees. No one had signed up, but Mr. John Hoffman, of Pinehurst, asked to speak about the public comment section. He stated this Wednesday there was a public hearing from the planning & zoning board in which they were discussing the two projects associated with the Hotel property. The President of the Planning & Zoning Board told a speaker his comments were limited to only 3 minutes and he felt that inappropriate and he felt there should be time allotted for full disclosure. Mayor Strickland said we have adopted this and have been using this for some time. Mr. Hoffman said he understands this 3 minute policy for a council meeting, but for public hearings, he is concerned those who are willing to sit there for a long period of time should be able to develop their comments more thoroughly.

Mayor Strickland advised that Council will take all comments into consideration. No other comments were presented.

10. Motion to Adjourn the Regular Meeting.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the regular meeting, by a vote of 5-0 at 5:53 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