



**Planning & Zoning Board
Agenda for Regular Meeting of December 5, 2024
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 11-07-2024 P&Z Regular Meeting Minutes
3. Public Hearing
 - A. CONTINUED - Conditional Rezoning Request for 52 McIntyre Rd.

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC and further identified by Parcel ID # 00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated General Concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

4. Next Meeting Date
 - A. 1-2-2025 P&Z Regular Meeting
5. Motion to Adjourn

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



Approval of 11-07-2024 P&Z Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Planning & Zoning Board;
DATE OF MEMO: 11/25/2024

MEMO DETAILS

ATTACHMENTS

1. 11-07-2024 P&Z Draft Minutes



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, November 7, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercuro
Bruce Hironimus
Thomas Schroeder
Jimmy Duncan
Carol Henry
Paul Roberts
Sonja Rothstein

Board Members Absent:

Staff Present:

Alex Cameron, Planning Director
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Jeanann Dawson, Admin Specialist

Approximately 17 member(s) of the public in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:00 PM, stated that he will be Chairing tonight's meeting, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and introduced Staff.

II. Approval of Minutes

A. 10-03-2024 Regular Meeting Minutes

Mr. Hironimus moved to approve the minutes of the October 3rd, 2024, Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

III. Public Hearing

A. Conditional Rezoning for 52 McIntyre Rd

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC. and further identified by Parcel ID # 00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated

General concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

Ms. Carpenter gave a Power Point presentation outlining the details of the proposed conditional zoning map amendment and the process followed by Staff and the Board when considering a proposed conditional zoning map amendment.

Mr. Jones thanked Ms. Carpenter for her presentation and asked if the Commission had questions for Ms. Carpenter.

Mr. Duncan asked for background information regarding the reason why this parcel was left out of the small area plan. Mr. Cameron explained this parcel was discussed, the decision was made to leave it out since the proposed area was already a substantial amount and they felt that since this lot was included under the Historic Preservation that it would fall under strict architectural guidelines.

No further questions were asked to Ms. Carpenter or other staff members.

Mr. Jones asked for the applicant to come forward and introduce himself and if he had any information to add to Ms. Carpenter's presentation.

The Applicant, Mr. Richard Vincent, on behalf of Rhetson Companies, introduced himself along with Matt Williams with Rhetson Companies, Pete Bogle with the Bogle Firm Architecture and Garrett Neal, with Neal Civil Engineering.

Mr. Vincent thanked Ms. Carpenter for her presentation and provided a history and Power Point presentation of the proposed usage of the property and reasoning for the request.

Mr. Williams and Mr. Bogle provided information regarding the shared parking request and the addition of onsite parking and how the rezoning would be beneficial to the community.

Mr. Jones thanked the applicant for the detailed presentation and asked the board if they had questions for Mr. Vincent or his team.

Ms. Mercuro asked for clarification on how the number of parking spaces for the residents were calculated. Mr. Bogle explained the design is based around the number of bedrooms and aligns with ordinance. Ms. Mercuro questioned how they knew what the specific uses were going to be to determine the square feet of the parking. Mr. Vincent explained the back building is being planned as a medical building but if that does not come to fruition and becomes retail then they would have more spaces than required. Ms. Mercuro asked for clarification regarding the ingress and egress for Kelly Dr, specifically the garbage dumpster, and if they had considered other entrance options. Mr. Vincent advised they had considered McIntyre Road, but they felt with the other businesses along McIntyre Rd, Kelly Dr would be the better option.

Mr. Roberts asked for clarification on number of bedrooms each apartment would occupy. Mr. Bogle advised the number of bedrooms per apartment had yet to be determined. Mr. Bogle explained the interior of apartments may change but the total of bedrooms will remain 20. Mr. Roberts asked about the maintenance of the shared parking on McIntyre Rd and Kelly Dr. Mr. Bogle advised the specifics had not been discussed with the Village, however the development would be willing to pay for the pavement of the right of way parking. Mr. Vincent also advised as a benefit to the community they would install sidewalks on the property and the Village would be able to continue up to Dundee Rd for safety of the school and residents' concerns.

Ms. Henry expressed her concerns regarding the school traffic with the additional parking and traffic on Kelly Rd.

Mr. Jones asked why Mr. Vincent proposed more restrictions on type of uses. Mr. Vincent explained as an involved resident of this community he stands behinds the Village Place vision and wants to be proud of the type of business his name is associated with and is excited to be the first project.

Mr. Jones advised the board has no further questions but would keep the public hearing open to welcome public comments.

Don Mead, 100 Kelly Rd., shared his concerns of the parking and additional traffic on Kelly Rd going towards Pinehurst Elementary School.

Kelly Nelson, 125 Kelly Rd, expressed her opinion regarding the parking on Kelly Rd being a safety concern. Ms. Kelly advised she resides right across the proposed Kelly Rd entrance and is concerned that headlights may be shining into her home.

The Board began deliberation. Mr. Duncan asked Mr. Vincent if a lighting study had been done. Mr. Vincent advised a study had not been done but will work with the Village to ensure they are within the standards of the lighting ordinance.

The Board continued deliberation, discussing options for lighting, landscaping, and option of having entrance on McIntyre Rd versus Kelly Rd. Mr. Duncan advised he felt the Board should follow the guidelines of the Small Area Plan and set precedent for future projects. Mr. Schroeder reminded the Board this hearing is a conditional zoning amendment, which means negotiations between the Village and applicant will allow for modifications. The Board continued to deliberate and recommend solutions for the parking and traffic concerns.

Mr. Jones requested a 5-minute recess of the Planning & Zoning Regular Meeting at 6:15 p.m.

Mr. Jones reconvened the Planning & Zoning Regular Meeting at 6:22 p.m.

The Board continued deliberation. Mr. Jones reiterated the conditions and staff recommendations. Mr. Cameron clarified the interpretation of the conditions. Discussion continued regarding the shared parking, negotiation of the setbacks, and building height. Mr. Jones advised Mr. Vincent the Board was not satisfied with the parking and would like for Mr. Vincent to provide alternative solutions.

Mr. Duncan moved to continue the Public Hearing on December 5th, 2024.
Seconded by Ms. Henry. Approved by a vote of 7-0

IV. Regular Business

A. Approval of the 2025 P&Z/BOA Meeting Schedule

Mr. Schroeder moved to approve the 2025 P&Z/BOA Meeting Schedule. Seconded by Ms. Rothstein Approved by a vote of 7-0.

Mr. Jones recognized and thanked Mr. Roberts for his time and service to the Planning & Zoning Board.

V. Next Meeting Date

A. 12-05-2024 Regular Meeting

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the Regular Meeting. Seconded by Mr. Hironimus. Approved by a vote of 7-0 at 6:54 P.M.

Respectfully Submitted,

Jeanann Dawson
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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CONTINUED - Conditional Rezoning Request for 52 McIntyre Rd.

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC and further identified by Parcel ID # 00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated General Concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

FROM: Maria Klein, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 11/26/2024

MEMO DETAILS

The Public Hearing was continued from the November 7, 2024 P&Z Meeting. No additional material has been submitted.

ATTACHMENTS

1. Staff Report
2. Rezoning Application
3. General Concept Plan (site plan, topo, elevations)
4. Parking Plan
5. Conditions Table
6. Neighborhood meeting
7. ISO Calcs
8. RCW letter
9. Trip Generation



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Maria Carpenter, Planner
Alex Cameron, Planning & Inspections Director
CC: Michael Mandeville, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: October 31, 2024
Subject: Staff Report for Conditional District Rezoning request for (+/- 0.70 acres)
Parcel ID# 00018470 currently addressed as 52 McIntyre Rd.

Applicant:	Rhetson Companies Inc.
Owner:	Bloom Precision Aesthetics, PLLC
Current Zoning	Neighborhood Commercial (NC)
Proposed Zoning:	VP-FBD-F CZ (Village Place Form Based Block F Conditional District) The Village Place Form Based District is based on the Village Place Small Area Plan and Form Based Guidance Plan adopted by the Village. Village Place is an area well-suited to accommodate growth, and support quality of life needs of residents, businesses, and visitors. Development within Village Place will integrate the built environment, improve the public realm, create a mixed-use walkable destination area, incorporate urban design standards, create a connecting spine of streets, sidewalks, and paths, and integrate a live, work and play area while minimizing traffic impacts.
Current Land Use:	Vacant
Proposed Land Use:	Dwelling – Mixed Use, Offices, Retail/Commercial

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 0.7 acres of land currently zoned NC (Neighborhood Commercial) to VP-FBD-F CZ (Village Place Form Based District – Conditional District). Rhetsen Companies Inc. is seeking to develop two 2-story mixed use buildings, consisting of commercial/office uses on the 1st floor and residential use on the 2nd floor, with on-site and shared parking.

The Village Place Form Based District (VP-FBD) was created following an extensive and detailed discussion and adoption of the Village Place Small Area Plan (VP-SAP). Along with a small area plan, a Form Based Guidance Plan (VP-FBGP) was also adopted. Following the adoption of both plans, amendments to the zoning map and Pinehurst Development Ordinance (PDO) were also adopted to better facilitate growth and development in the Village Place Area. These amendments created new sub districts or blocks, as well as establishing the allowed or permitted uses and the process for review and approval of development projects.

Per section 8.5.1 of the PDO, new development in the Village Place Form Based District requires conditional zoning approval following the process and procedures in Section 6.2 of the PDO. 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 for a recommendation, 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.

Included with this conditional district rezoning request is the application for rezoning, General Concept Plan, proposed architectural character elevations, Existing and Proposed Conditions map, Conditions Requested Table, Parking Plan, Red Cockaded Woodpecker review, trip generation information, ISO calculations, and the neighborhood meeting report.

Analysis:**Background/Location**

The subject property is located within the Village's corporate limits and defined as being Moore County Parcel ID# 00018470. The main building will be located along McIntyre Road, at the corner of Kelly Road. The second building will be located on the parcel to the south of the main building across the proposed parking lot, with additional on-street parking added along Kelly Rd. The overall area for the proposed rezoning is 0.7 acres, and the development area will encompass approximately .49 acres. Currently, the site is vacant and almost entirely wooded. The site is surrounded by some commercial development zoned VP-FBD-G, VP-FBD-F, and NC, as well as residential land zoned R-10.

The proposal includes a 2-story building with frontage along McIntyre Road to allow a mix of residential units on the second floor with office and retail uses on the first floor, and a second 2-story building located to the south with residential units on the second floor and medical clinic use on the first floor. The proposal also includes 26 on-site parking spaces between the two buildings, as well as an additional 10 angled on-

street parking spaces (See Parking Plan Option 1) or 6 parallel parking spaces (See Parking Plan Option 2) to be added along Kelly Road.

The request includes 8% open space which meets the minimum requirement of 8% in Table 9.2b of the PDO. The provided open space is consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan.

Regulating Plan

The VP-FBGP includes a Regulating Plan which recommends various building types, building heights, and street alignment. The Regulating Plan is also included in Section 8.2.16.A of the PDO. The applicant is requesting to be rezoned from Neighborhood Commercial (NC) to Conditional Zoning Block F of the Village Place Form Based District (VP-FBD-F-CZ). Block F recommends Dwelling – Mixed Use building types from 1-2 stories and 35 feet max in height. The proposal includes two 2-story buildings that are 36.2 feet in height, which is slightly higher than the 35 feet maximum building height in the FBGP. This proposal is consistent with the Village Place Regulating Plan.

Access and Connectivity

Access to the buildings will be provided from Kelly Road into the parking lot. Pedestrian connectivity will be provided through the addition of sidewalks along McIntyre Road and Kelly Road that connect amenities to other businesses along McIntyre Road.

Parking

The proposal includes a total of 26 on-site parking spaces, 10 angled on street parking spaces or 6 parallel parking spaces along Kelly Road, and the request to be credited for 19 existing public parking spaces along McIntyre Road. According to 9.4a Table of Required Parking of the PDO, the minimum required parking for Retail and Office uses is 1 per 300sf. The minimum required for Medical Clinic use is 1 per 200sf. For Dwelling – Mixed Use, 1 per bedroom (or provided as shared parking), is the minimum parking requirement. The applicant is seeking conditions on the required parking criteria, by proposing to provide the additional spaces along Kelly Road, and requesting to pave and enter into a shared parking agreement with the Village for the use of 19 existing spaces along McIntyre Road that abut this parcel. The total required parking needed for the uses in the two buildings is 59 spaces, but the PDO does allow for some shared parking for the residential portion of the parking requirements. The applicant has provided parking plans as a justification of how the requested parking will be utilized based on the uses, day of the week, and times of day.

Buffers/Setbacks

Setbacks and buffer area requirements are shown on the General Concept Plan. Planted buffers are required along portions of the boundary of the project as depicted on the submitted material. The VP-FBD-F District Setbacks for the Mixed Use/Commercial are:

VP-FBD-F Setbacks (Mid-Block & Rear Loaded Corner):

Front Build to Line = 10'

Minimum Lot Width = 24' (MID); 35' (CORNER)

Minimum Lot Depth= 60'

Interior Side Setback = 0'-5'

Side Build-to Line = 0' (MID); 10' (CORNER)
Rear Yard Setback = 15' MIN; 20' (if parking is on lot in rear)
Max Building Height = 2 stories: 35'
Accessory Structure Rear Setback = 10'
Accessory Structure Side Setback = 5'

The applicant is seeking conditions to the setback dimensional criteria. The corner side build-to line has a requirement of 10 feet, with the applicant requesting 25.7 feet. They are requesting a 9.10 feet setback from the 15 feet rear yard setback, and 15.4 feet from the 5 feet interior side setback (see requested conditions).

Landscaping

Per section 9.5.1 of the Pinehurst Development Ordinance, a Class 3 buffer of 15' (one-half the 30' required as it is across a public street) is required along the eastern boundary of the development where it abuts adjacent residential properties. The applicant is proposing to leave existing vegetation along the southern and eastern property lines. Typical landscape requirements, such as parking lot landscaping, are required and are generally depicted in the General Concept Plan.

Stormwater

Stormwater is proposed to be managed using the stormwater management areas as depicted on the General Concept Plan and stormwater infrastructure depicted in the Proposed Utility Layout. It is proposed that the stormwater runoff will be controlled on-site by utilizing an underground detention system located at the northwest corner of the proposed parking lot. Best Management Practices (BMP) will be implemented as well. The stormwater management areas will need to be constructed and meet the requirement of the Engineering Standards and Specifications Manual (ESSM).

Environmental

The topography on the site starts at approximately 507' and slopes to the northwest corner of the property to approximately 504'. There are no wetlands on the property. The property is a wooded mixture of oaks, sweet gum and black cherry trees. A Red Cockaded Woodpecker habitat analysis has been completed by Dr. J.H Carter and Associates. The report is included with this application and shows no major impacts from the project.

The project is located within the WS-IIIP BW Nicks Creek-Cape Fear River watershed protection area which limits non-residential development to 24% built-upon area unless a Special Intensity Allocation (SIA) is granted. Therefore, a SIA will be required due to the proposed density and impervious surface. Per Section 6.2.4 (C), with a conditional district approval, a SIA will also be granted. There is approximately 290 acres of land left to allocate in the WS-IIIP BW Nicks Creek-Cape Fear River district.

Utilities

Water and sewer services will be provided by Moore County Public Utilities to service this development. Utilities currently exist on the property.

Neighborhood Meeting

A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. An informal neighborhood meeting was held at the Village of Pinehurst Village Hall on Wednesday, May 31, 2024. The applicant notified all adjoining parcel owners within the direct vicinity of the proposed property by letter at least 10 days before the meeting. According to the submitted sign in sheet, a total of six residents attended the neighborhood meeting. The neighborhood meeting was informal in nature to allow adjoining property owners the opportunity to review preliminary plans, discuss the project, and ask questions to the development team. Please find the results of that meeting as reported by the applicant.

Applicant's Requested Conditions

Conditions Table			
	Type	Requirement	Requested Condition
1	Permitted Uses Table 8.5.1.b	<u>Lower McIntyre:</u> Dwelling-Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Office Office Personal Services Professional Services Small Equipment Repair/Rental Amusements, Indoor Bar/Tavern/Nigh Club Garden Center General Retail Outside Sales Restaurant (drive-thru) Theater, Indoor Civic/cultural Facilities Recreation Facilities, Indoor Park Child/Adult Day Care Center Sudio – Art, Dance, Martial Arts, Music Vehicle rental/Leasing/Sales Vehicle Service-Maint. Repair/Body Work Artisan Workshops Gardens Parking Structure Small/Micro Wireless Facilities Utilities ATM Concealed Wireless Teleco. Facility Fuel/Propane Tanks Accessory Buildings	<u>Limit to:</u> Dwelling Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Offices Offices Personal Services Professional Services General Retail Restaurant Studio – Art, Dance, Martial Arts, Photography ATM

		Accessory Structure Temp. Facilities during replacement Temporary Uses other	
2	Required Parking Table 9.4a	Dwelling – Mixed Use = 1 per bedroom (or provide as shared parking) N. Building – 12 bdrms = 12 spaces S. Building – 8 bdrms – 8 spaces Total = 20 spaces Medical Clinic = 1/200 sf Professional – 1/300 sf S. Building – 3,300 sf = 17 spaces Total = 17 spaces General Retail = 1/300 sf Professional Services = 1/300 sf N. Building – 6,500 sf = 22 spaces Total = 22 spaces Total Required Parking = 59 spaces	Provided: Onsite = 26 (24 regular + 2 ADA) Onsite parking will be used by the N. and S. Buildings, shared between the dwellings, Medical Clinic, Professional Services, and General Retail uses. On street – Kelly Rd. = 10 Kelly Rd. parking will be used primarily by the S. Building Medical Clinic and Professional Services uses, Monday to Friday during normal business hours. On street – McIntyre Rd. = 19 McIntyre Rd. parking will be used primarily by the N. Building Professional Services and General Retail uses. See Applicant's Parking Plan attachment
3	Dimensional Requirements Table 9.2b	Max. Building Height 2 stories, 35'	Max. Building Height 2 stories, 36.2'
4	Dimensional Requirements Table 9.2b	Side Corner Lot 10' build-to line	Varies 15' to 25'7" (due to landscape buffer along Kelly Rd)
5	Dimensional Requirements Table 9.2b	Rear Setback 15' minimum	9'10"
6	Dimensional Requirements Table 9.2b	Interior Side Setback 0' – 5' (1) (1) – 5' if separation is desired	15'4"

TRC Review

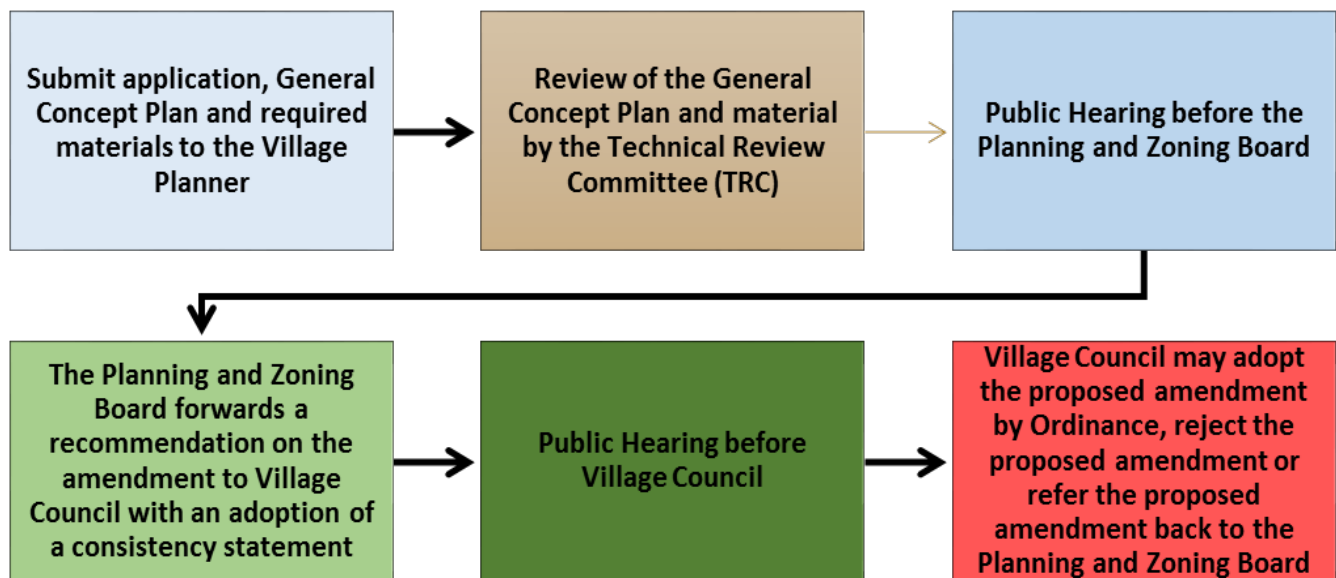
The Technical Review Committee (TRC) has reviewed the application, General Concept Plan and other associated material provided by the applicant. The TRC issued comments to the applicant over the course of several reviews in an attempt to work with the applicant to ensure the proposal meets various codes and recommendations. The applicant has continued to provide additional and revised material to address the comments of the TRC. After the subsequent reviews, the TRC is comfortable with the General Concept Plan moving forward for 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 may recommend approval or denial of the proposed map amendment to Village Council and must adopt a consistency statement describing how the proposed amendment is or is not consistent with the Comprehensive Plan and other adopted plans.

The Planning and Zoning Board can ask to impose more restrictive conditions that are not included in the 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 should 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.



Plan Consistency Statement:

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #2, Balancing Conservation & Growth (page 50), “Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses, and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst.”

The proposed project is located within Focus Area 4: Village Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as “a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential.”

On page 91, Implementation Strategy 2.8 indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village Council in May of 2023. Although the subject parcel was not included in the final Small Area Plan for Focus Area 4 adopted by Council, it is just outside the boundary of the Village Place Small Area Plan.

In addition to a small area plan, the Village Council also adopted a Form Based Guidance Plan (FBGP) in May of 2023. Page 9 of the FBGP includes a Regulating Plan which identifies the project area. While the subject property is not in the FBGP area, it is adjacent to Block F and across the street from Block G. The Regulating Plan indicates the proposed building types and building heights by block. Block F, which is the block the applicant is requesting, calls for buildings of 1-2 stories up to 35’ in height, that contain mixed-use, retail and office uses. This proposal is consistent with the Regulating Plan.

The FBGP also includes recommendations for lot design based on mixed-use/commercial building types. The recommended lot design for Mixed-use rear loaded corner lots consists of buildings with frontage along two roads with on-site parking in the rear of the building. Accessory buildings should be located behind the principal structure. The proposal is largely consistent with the requirements with some requested conditions for setbacks and side build-to line for the North building. The South building does not meet the requirements for front build-to lines, setbacks, or road frontage.

The proposed parking network includes a mix of on-site parking and on-street shared parking. The design is similar to the recommendations for street design in the VP-FBGP.

Section 5.0 of the FBGP includes architectural design recommendations for mixed-use/commercial building types. The applicant has provided proposed elevations for the two buildings. The proposed design includes a color or material list for review with the recommendations. Overall, the design, including the materials, glazing, and colors are consistent with the recommendations.

Staff believes this proposal is consistent with the 2019 Comprehensive Plan, as well as, the Village Place Small Area Plan and FBGP. Achieving goals in accordance with the Comprehensive Plan, and other adopted plans, of the Village is considered reasonable and in the best interest of the public.

Staff Recommendation:

As previously stated, the proposal is largely consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan. In addition, the proposed uses and density is compliant with the newly adopted regulations in the PDO for the new VPFB zoning district. There are, however, a couple deviations the applicant is seeking through development conditions. The applicant is seeking a slightly higher building height, some deviations from the required setbacks/build-to line, and the shared parking request. The applicant is seeking a condition to restrict the allowed uses for the property as indicated on the conditions table. Planning Staff believes there should be more discussion and public input on the proposed shared parking request. The VP SAP and FBGP recommended new on-street parking to serve the mix commercial building types but also recommended a dedicated and somewhat centralized public parking option. No shared parking agreement has been drafted and it hasn't been fully determined how many spaces are available with the existing public spaces along McIntyre Road during the week and at what times of day. The intent of the off-street parking requirement in the PDO is "to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the jurisdiction of the Village."

Additionally, staff recommends the applicant and the Planning and Zoning Board consider the following added conditions:

- A color and material board be provided and agreed upon for the buildings.
This could establish a better visual and expectation to maintain a quality design for the proposed units.

Staff Recommended Conditions			
	Type	Requirement	Requested Condition
7	Consistency with VP FBGP	Recommendations on types of materials to be used for the buildings	Material and color sample board

Attachments:

- Hearing Notification Packet
- Draft Comprehensive Plan Consistency Statement



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:

Thursday, November 7, 2024

4:00 PM

Village Assembly Hall

395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC and further identified by Parcel ID # 00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated General Concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request 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 **OR** will be available online the week of the meeting at:

<https://pinehurstnc.portal.civicclerk.com/>. For more information, please call (910) 295- 2581.

Public Hearing Notification



0 200 400 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. Gnd is based on North Carolina State Plane Coordinate System NAD83 (feet).

10/17/2024

November 7, 2024
52 McIntyre Rd.
Conditional Rezoning Request



NELSON, MICHAEL
125 KELLY RD
PINEHURST,NC,28374

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

BLOOM PRECISION AESTHETICS, PLLC
90 CHEROKEE RD
PINEHURST,NC,28374

LIFESTYLE PROPERTY PARTNERS LLC
510 NW BROAD STREET
SOUTHERN PINES,NC,28387

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

DAWKINS, PRENTICE KELLY
40 WOODS ROAD
PINEHURST,NC,28374

MEAD, DONALD
100 KELLY ROAD
PINEHURST,NC,28374

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374



**PLANNING AND ZONING BOARD
STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN AND
OTHER ADOPTED PLANS
NOVEMBER 7, 2024 REGULAR MEETING**

**Conditional District Rezoning Request
to
VP-FBD-F CZ (Village Place Form Based Block F Conditional District)**

Property Location: 52 McIntyre Rd.
Parcel ID#s: 00018470

The Village of Pinehurst Planning and Zoning Board finds that:

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

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #2, Balancing Conservation & Growth (page 50), “Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses, and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst.”

The proposed project is located within Focus Area 4: Village Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as “a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential.”

On page 91, Implementation Strategy 2.8 indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village Council in May of 2023. Although the subject parcel was not included in the final Small Area Plan for Focus Area 4 adopted by Council, it is just outside the boundary of the Village Place Small Area Plan.

AND

The proposed conditional rezoning **IS/IS NOT** consistent with the Village Place Small Area Plan and Form Based Guidance Plan:

The proposed zoning request is consistent with the recommended Regulating Plan as it includes Dwelling-Mixed Use, Office, Retail/Commercial all within the prescribed lot design and building types



recommended in the Form Based Guidance Plan.

The proposed zoning request includes architectural design recommendations for mixed-use/commercial building types and a mix of on-site parking and on-street parking similar to the recommendations in the Form Based Guidance Plan.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL/DENIAL** of the conditional rezoning with conditions.

Conditions:

DRAFT



Conditions Table			
	Type	Requirement	Requested Condition
1	Permitted Uses Table 8.5.1.b	<u>Lower McIntyre:</u> Dwelling-Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Office Office Personal Services Professional Services Small Equipment Repair/Rental Amusements, Indoor Bar/Tavern/Nigh Club Garden Center General Retail Outside Sales Restaurant (drive-thru) Theater, Indoor Civic/cultural Facilities Recreation Facilities, Indoor Park Child/Adult Day Care Center Sutdio – Art, Dance, Martial Arts, Music Vehicle rental/Leasing/Sales Vehicle Service-Maint. Repair/Body Work Artisan Workshops Gardens Parking Structure Small/Micro Wireless Facilities Utilities ATM Concealed Wireless Teleco. Facility Fuel/Propane Tanks Accessory Buildings Accessory Structure Temp. Facilities during replacement Temporary Uses other	<u>Limit to:</u> Dwelling Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Offices Offices Personal Services Professional Services General Retail Restaurant Studio – Art, Dance, Martial Arts, Photography ATM



2	Required Parking Table 9.4a	Dwelling – Mixed Use = 1 per bedroom (or provide as shared parking) N. Building – 12 bdrms = 12 spaces S. Building – 8 bdrms – 8 spaces Total = 20 spaces Medical Clinic = 1/200 sf Professional – 1/300 sf S. Building – 3,300 sf = 17 spaces Total = 17 spaces General Retail = 1/300 sf Professional Services = 1/300 sf N. Building – 6,500 sf = 22 spaces Total = 22 spaces Total Required Parking = 59 spaces	Provided: Onsite = 26 (24 regular + 2 ADA) Onsite parking will be used by the N. and S. Buildings, shared between the dwellings, Medical Clinic, Professional Services, and General Retail uses. On street – Kelly Rd. = 10 Kelly Rd. parking will be used primarily by the S. Building Medical Clinic and Professional Services uses, Monday to Friday during normal business hours. On street – McIntyre Rd. = 19 McIntyre Rd. parking will be used primarily by the N. Building Professional Services and General Retail uses. See Applicant's Parking Plan attachment
3	Dimensional Requirements Table 9.2b	Max. Building Height 2 stories, 35'	Max. Building Height 2 stories, 36.2'
4	Dimensional Requirements Table 9.2b	Side Corner Lot 10' build-to line	Varies 15' to 25'7" (due to landscape buffer along Kelly Rd)
5	Dimensional Requirements Table 9.2b	Rear Setback 15' minimum	9'10"
6	Dimensional Requirements Table 9.2b	Interior Side Setback 0' – 5' (1) (1) – 5' if separation is desired	15'4"



Staff Recommended Condition			
	Type	Requirement	Requested Condition
7	Consistency with VP FBGP	Recommendations on types of materials to be used for the buildings	Material and color sample board

This is the 07th day of November 2024

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

DATE

Jeanann Dawson
Clerk to the Planning and Zoning Board

Cc: Alex Cameron
Maria Carpenter

PLN-2024-00108 - VOP - Mixed Use

Menu

Help

File Date: 06/19/2024

Application Status: In Review

Application Type: Rezoning

Application Detail: Detail

Description of Work: Two (2) mixed-use buildings consisting of Retail, Professional Services, Medical, and Residential spaces

Application Name: VOP - Mixed Use

Address: 52 McIntyre Rd, Pinehurst, NC 28374

Owner Name: Bloom Precision Aesthetics, PLLC

Owner Address: 90 Cherokee Rd, Suite A-B, Pinehurst

Parcel No: 00018470

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Rhetson Companies Inc.	Rhetson Compani...	Applicant	Business, 2075 Juniper...	Active
	Rhetson Companies Inc.	Rhetson Compani...	Developer	Business, 2075 Juniper...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: \$0.00

Total Fee Assessed: \$1,300.00

Total Fee Invoiced: \$1,300.00

Balance: \$0.00

Custom Fields:

GENERAL INFORMATION

Project Description

Current Zoning District

Proposed Zoning District

Two (2) Mixed-Use buildings consisting of Retail, Professional Services, Medical, and Residential spaces

NC - Neighborhood Commercial

Conditional Use District

Reason for Rezoning Request

Legal Basis for Application

Number of Parcels to be Rezoned

To be brought in to the VPFBD

Property Owner in Village Planning Jurisdiction

1

Number of Acres to be Rezoned

Existing Use

Proposed Use

0.712

Vacant

Multi-Family Development

Conditions of Rezoning - Requested (If Any)

Rezoning Results in an Increase of Density or Intensity of Uses?

Date of Adjacent Property Owner Meeting (If Increased)

TBD post TRC

Yes

05/31/2024

Other Information

*Proposed use is a combination of retail and office that makes up the largest square footage of the development.

LOCATION INFORMATION

Overlay District

Roads

Water Provider

Historic Preservation Overlay District

Public

Moore County

Sewer Provider

Moore County

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	07/18/2024	Maria Carpenter
	Review for Completeness	Alex Cameron	Application ...	08/23/2024	Maria Carpenter
	Engineering Review	Mike Apke	Revisions Re...	09/12/2024	Maria Carpenter
	Traffic Review	Mike Apke			
	Administration Review				
	Historic Review				
	Building Review	Scott Thomas	Revisions Re...	09/12/2024	Maria Carpenter
	Fire Review		Revisions Re...	08/23/2024	Maria Carpenter
	Utilities Review	Alex Cameron	Revisions Re...	08/23/2024	Maria Carpenter
	Planning Review	Alex Cameron	Revisions Re...	08/23/2024	Maria Carpenter
	Public Services Review	Mike Apke	Revisions Re...	09/12/2024	Maria Carpenter
	TRC Review Consolidation	Alex Cameron	Revisions Re...	09/12/2024	Maria Carpenter
	TRC Review Distribution	Alex Cameron	Distributed ...	09/04/2024	Maria Carpenter
	PandZ Public Hearing Notice	Alex Cameron			
	Property Owner Notification	Alex Cameron			
	Staff Report - PandZ	Alex Cameron	In Progress		
	P and Z Hearing	Alex Cameron			
	Staff Report - Council	Alex Cameron	In Progress		
	Council Hearing	Alex Cameron			
	Council Notification	Alex Cameron			
	County Notification	Alex Cameron			
	Case Complete	Alex Cameron			

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Docun
	McIntyre Rd Developmen...	PLN	Site Plan	Concept Site Plan	application/pdf	Uploac
	RCW Study - VOP Mixed ...	PLN	Other	Red Cockaded Woodpe...	application/pdf	Uploac
	1685 topotree.dwg	PLN	Other	Topo and Specimen T...	application/x-autocad	Uploac
	Trip Generation based ...	PLN	Other	Trip Generation bas...	application/msword	Uploac
	VOP Mixed Use Topo-Tre...	PLN	Plan	Topo/Tree survey	application/pdf	Uploac
	site plan/elevations	PLN		Updated site plan a...	application/pdf	Uploac
	updated RCW	PLN			application/pdf	Uploac
	Trip_gen	PLN			application/pdf	Uploac
	1st Review Responses	PLN			application/pdf	Uploac
	updated plans	PLN			application/pdf	Uploac
	Signed ISO calcs	PLN			application/pdf	Uploac
	2nd comment responses	PLN			application/pdf	Uploac
	conditions table	PLN			application/pdf	Uploac
	RCW	PLN			application/pdf	Uploac
	tree survey	PLN			application/pdf	Uploac
	plans	PLN			application/pdf	Uploac
	Trip_gen	PLN			application/pdf	Uploac
	ISO calcs	PLN			application/pdf	Uploac
	Show all					

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

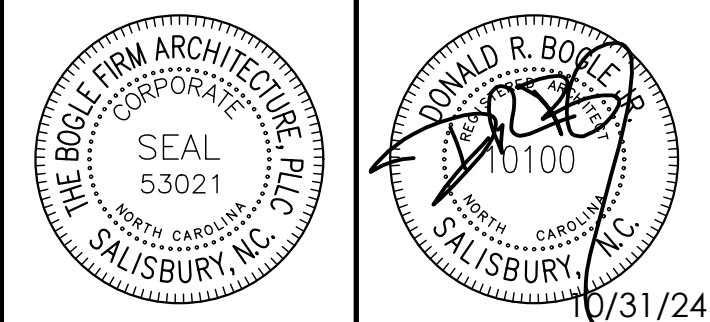
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:

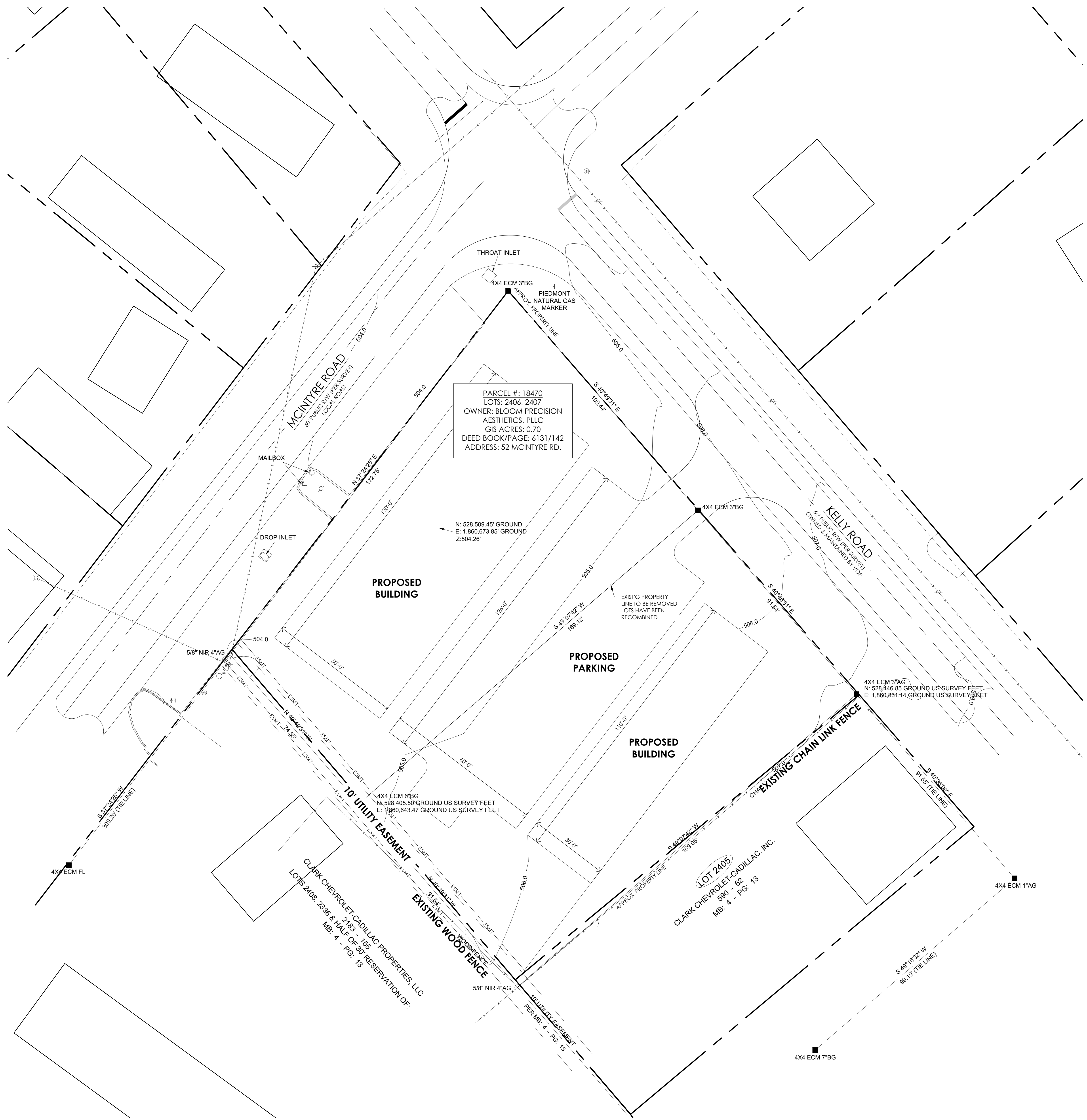
PROPOSED TOPOGRAPHY

MCINTYRE ROAD DEVELOPMENT
52 McIntyre Road
Pinehurst, NC

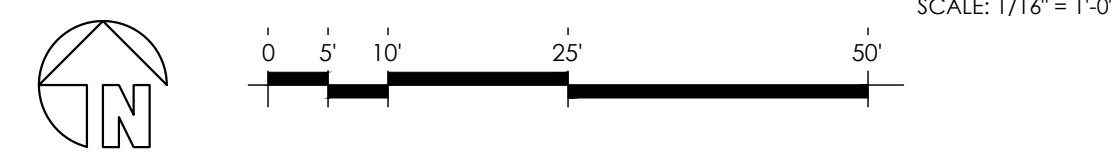


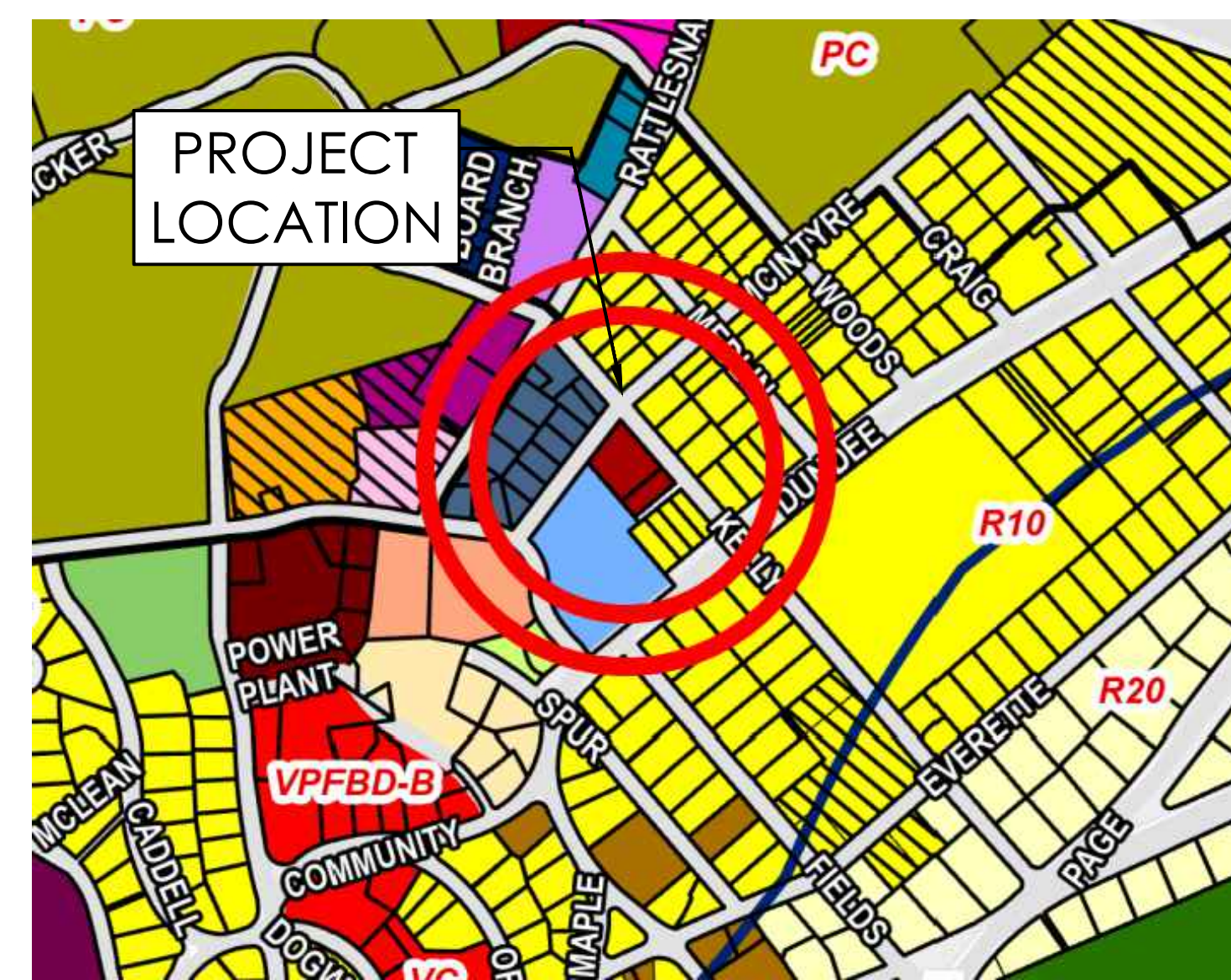
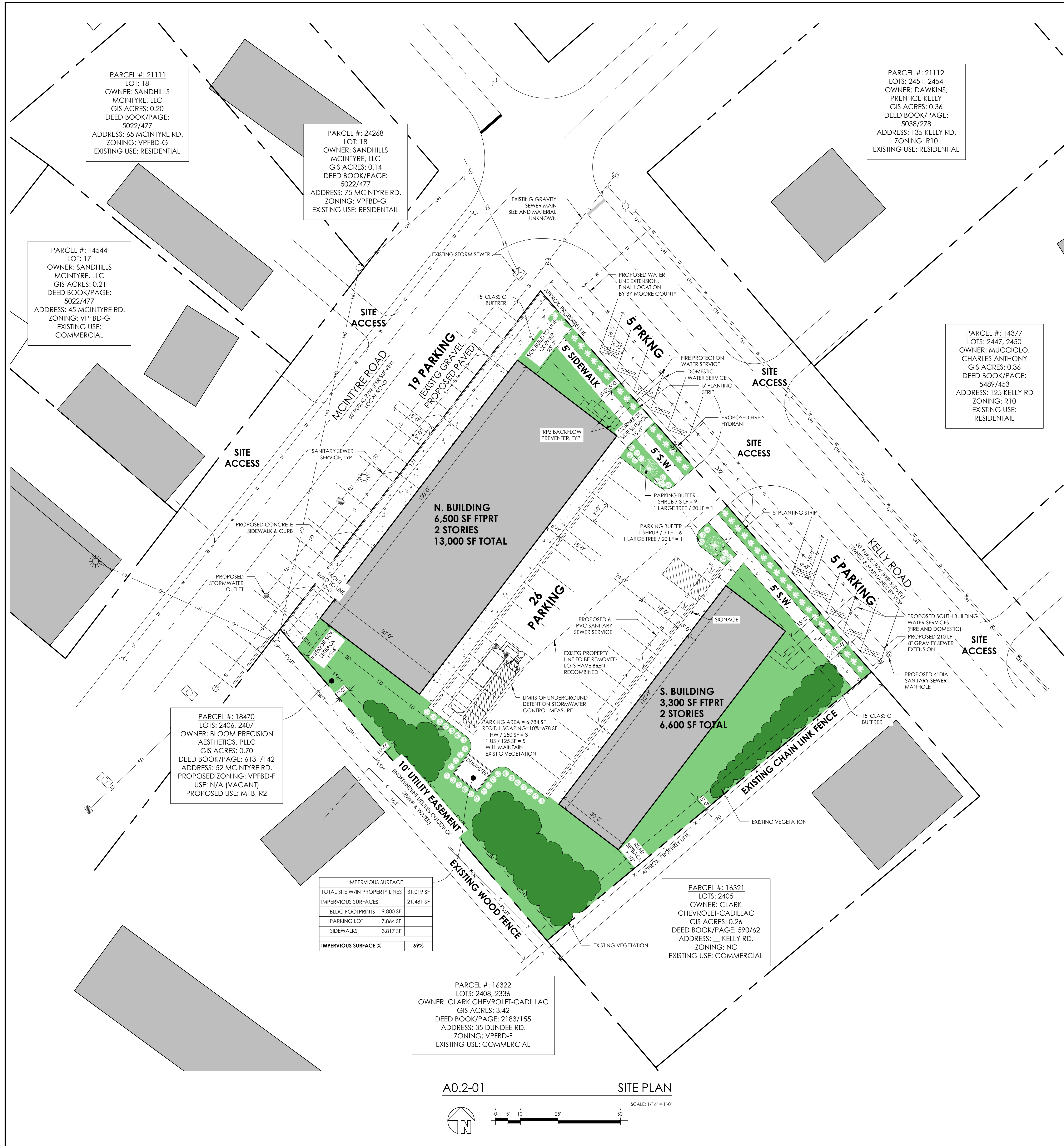
DRAWN BY: RRG
CHECKED BY: DRB
DATE: 10/31/24
PROJECT #: 2375

SHEET NUMBER
A0.1
OF: 8



A0.1-02 PROPOSED TOPOGRAPHY





VILLAGE PLACE F.B.D. - REZONING : 10.24.24

LOCATION: 52 MCINTYRE ROAD, PINEHURST, NC
EXISTING ZONING: NC - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING: VP-FB-D
WATERSHED: WS-IIP-BW NICKS CREEK
EXISTING USE: N/A - VACANT
PROPOSED ZONING USES: DWELLING-MIXED USE, MEDICAL OFFICE, OFFICE, RETAIL
TIMELINE: SINGLE PHASE AND APPROXIMATELY 12 MONTH CONSTRUCTION

DIMENSIONAL REQUIREMENTS

FRONT BUILD TO LINE: 10'
LOT WIDTH: MIN = 34' → PROVIDED = 173'
LOT DEPTH: MIN = 60' → PROVIDED = 166'
PERCENT FRONTAGE ON BUILD TO LINE: 75% = 173' x 75% = 118'
INTERIOR SIDE SETBACK: 5'
SIDE STREET BUILD TO LINE: 15' (NOTE: AT REAR LOADED CORNER)
REAR YARD SETBACK FOR PRINCIPLE STRUCTURE: 15'
BUILDING HEIGHT: 2 STORIES & 35' → PROVIDED = 2 STORIES & 34'-2"
LOT COVERED BY IMPERVIOUS SURFACE: MAX = 70% → PROVIDED 69% (21,481 SF)
OPEN SPACE: MIN = 8% → PROVIDED = 8% (2,382 SF)
TOTAL SITE WITHIN PROPERTY LINES = 31,019 SF
TOTAL BUILDABLE AREA WITHIN SETBACKS = 23,128 SF

DEVELOPMENT INTENSITY

NORTH BUILDING (MCINTYRE ROAD) = COMMERCIAL/RESIDENTIAL
1ST FLOOR = RETAIL/PROFESSIONAL SERVICES
2ND FLOORS = RESIDENTIAL, 6 APARTMENTS
BUILDING FOOTPRINT: 130' x 50' = 6,500 SF

	AREAS		
	NET	STRUCT. ELEMENTS	TOTAL
1ST FLOOR (RETAIL)	6,115 SF	385 SF	6,500 SF
2ND FLOOR (RESIDENTIAL)	6,115 SF	385 SF	6,500 SF
TOTAL	12,230 SF	770 SF	13,000 SF

SOUTH BUILDING = COMMERCIAL
1ST FLOOR = MEDICAL OFFICE
2ND FLOOR = RESIDENTIAL, 4 APARTMENTS
BUILDING FOOTPRINT: 110' x 30' = 3,300 SF

	AREAS		
	NET	STRUCT. ELEMENTS	TOTAL
1ST FLOOR (MEDICAL OFFICE)	2,978 SF	322 SF	3,300 SF
2ND FLOOR (RESIDENTIAL)	2,978 SF	322 SF	3,300 SF
TOTAL	5,956 SF	644 SF	6,600 SF

MAX. IMPERVIOUS SURFACES

⊗ 90% = 27,639 SF (DOESN'T APPLY)
⊗ 70% = 21,497 SF (REQUIRES SPECIAL INTENSITY ALLOCATION)
⊗ 24% = 7,370 SF

PARKING

SEE PARKING PLAN

SIGNAGE

SIGNAGE WILL BE SUBMITTED SEPARATELY AT A FUTURE DATE AND WILL COMPLY WITH PINEHURST ORDINANCE §9.7 SIGN REGULATIONS

PROPOSED PEDESTRIAN IMPROVEMENTS

5' SIDEWALKS ALONG KELLY ROAD

TRIP GENERATION

SEE ITE CALCULATIONS

- GENERAL NOTES:
- EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DIT LAND SURVEYING ON JANUARY 12, 2024.
 - UNDERGROUND UTILITIES WHERE NOT DISCERNABLE BY SURFACE APPURTENANCES (MANHOLES, VALVES, CATCH BASINS, ETC.) ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, GIS, AND OTHERS. SIZE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.

the BOGLE FIRM ARCHITECTURE

110 N. MAIN ST. SUITE 200
SALISBURY, NC 28144

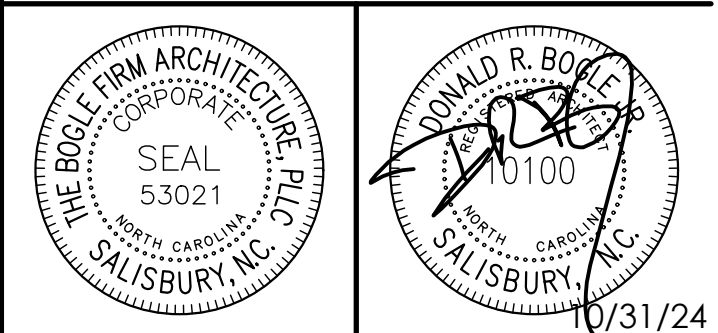
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

PROPOSED SITE PLAN

MCINTYRE ROAD DEVELOPMENT

52 McIntyre Road
Pinehurst, NC



DRAWN BY: RRG
CHECKED BY: DRB
DATE: 10/31/24
PROJECT #: 2375

SHEET NUMBER
A0.2
OF: 8



PARKING LEGEND	
USE	
	RETAIL/PROFESSIONAL SERVICES
	MEDICAL CLINIC
	RESIDENTIAL (APARTMENTS)

**OPTION 1
PROPOSED
PARKING**

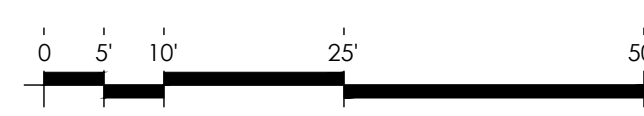
AFTER HOURS
& WEEKENDS
ANGLED PARKING ON
KELLY ROAD

PARKING: AFTER HOURS & WEEKENDS			
USE TYPE	UNITS	MIN. REQ'D PARKING	TOTAL
APT. - NORTH BUILDING	12 BEDS	1/BEDROOM	12
APT. - SOUTH BUILDING	8 BEDS	1/BEDROOM	8
RETAIL/PROF. SERVICES 50% OF 6,500 SF*	3,250 SF	1/300 SF	11
MEDICAL CLINIC 10% OF 3,300 SF*	2,970 SF	1/200 SF	2
TOTAL AFTER HOURS & WEEKEND PARKING			33

* SHARED USE PARKING: PARKING USED IN CONNECTION WITH THE N. BUILDING (PROF. SERVICES & RETAIL) WILL BE USED MON-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 50% VACANT ON WEEKENDS AND AFTER HOURS.
PARKING USED IN CONNECTION WITH THE S. BUILDING (PROF. SERVICES AND MEDICAL CLINIC) WILL BE USED MON-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 90% VACANT ON WEEKENDS AND AFTER HOURS.

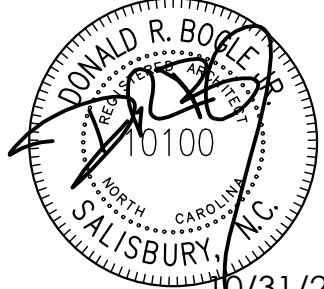
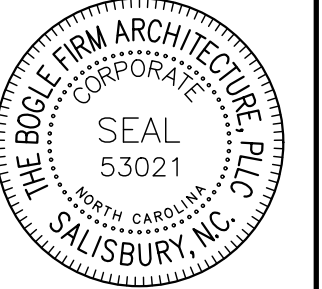
A0.3-01 **OPTION 1: PROPOSED PARKING
AFTER HOURS & WEEKENDS**

SCALE: 1/16" = 1'-0"

**MCINTYRE ROAD
DEVELOPMENT**

52 McIntyre Road
Pinehurst, NC



10/31/24

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DATE: 10/31/24
PROJECT #: 2375

SHEET NUMBER
A0.3
OF: 8

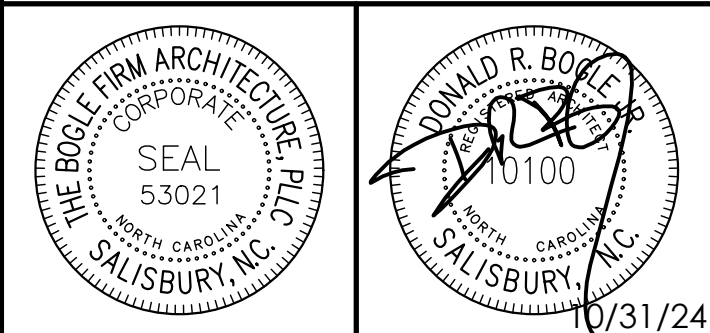


**OPTION 1
PROPOSED
PARKING**

WEEKDAYS
NORMAL BUSINESS HOURS
ANGLED PARKING ON
KELLY ROAD

**MCINTYRE ROAD
DEVELOPMENT**

52 McIntyre Road
Pinehurst, NC



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PROJECT #: 2375

SHEET NUMBER
A0.4
OF: 8

PARKING: WEEKDAYS - NORMAL BUSINESS HOURS			
USE TYPE	UNITS	MIN. REQ'D PARKING	TOTAL
APT. - NORTH BUILDING 50% OF 12 BEDROOMS*	6 BEDS	1/BEDROOM	6
APT. - SOUTH BUILDING 50% OF 8 BEDROOMS*	4 BEDS	1/BEDROOM	4
RETAIL/PROF. SERVICES	6,500 SF	1/300 SF	22
MEDICAL CLINIC	3,300 SF	1/200 SF	17
TOTAL AFTER HOURS & WEEKEND PARKING			49

* SHARED USE PARKING: PARKING USED IN CONNECTION WITH APARTMENTS WILL BE 50% VACANT ON WEEKDAYS DURING NORMAL BUSINESS HOURS

**OPTION 1: PROPOSED PARKING
WEEKDAYS - BUSINESS HOURS**

A0.4-01

SCALE: 1/16" = 1'-0"

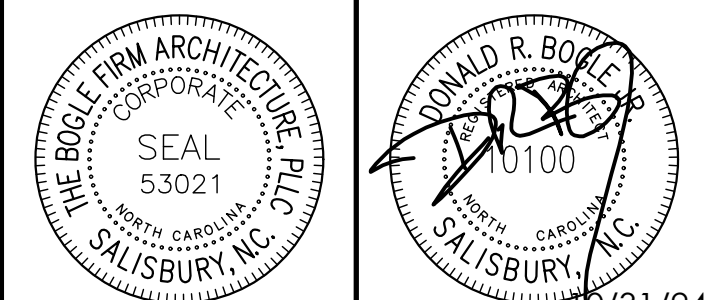
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**OPTION 2
PROPOSED
PARKING**

AFTER HOURS
& WEEKENDS
PARALLEL PARKING ON
KELLY ROAD

**MCINTYRE ROAD
DEVELOPMENT**

52 McIntyre Road
Pinehurst, NC



DRAWN BY: RRG
CHECKED BY: DRB
DATE: 10/31/24
PROJECT #: 2375

SHEET NUMBER
A0.5
OF: 8



PARKING: AFTER HOURS & WEEKENDS			
USE TYPE	UNITS	MIN. REQ'D PARKING	TOTAL
APT. - NORTH BUILDING	12 BEDS	1/BEDROOM	12
APT. - SOUTH BUILDING	8 BEDS	1/BEDROOM	8
RETAIL/PROF. SERVICES 50% OF 6,500 SF*	3,250 SF	1/300 SF	11
MEDICAL CLINIC 10% OF 3,300 SF*	2,970 SF	1/200 SF	2
TOTAL AFTER HOURS & WEEKEND PARKING			33
* SHARED USE PARKING: PARKING USED IN CONNECTION WITH THE N. BUILDING (PROF. SERVICES & RETAIL) WILL BE USED MON-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 50% VACANT ON WEEKENDS AND AFTER HOURS. PARKING USED IN CONNECTION WITH THE S. BUILDING (PROF. SERVICES AND MEDICAL CLINIC) WILL BE USED MON-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 90% VACANT ON WEEKENDS AND AFTER HOURS.			

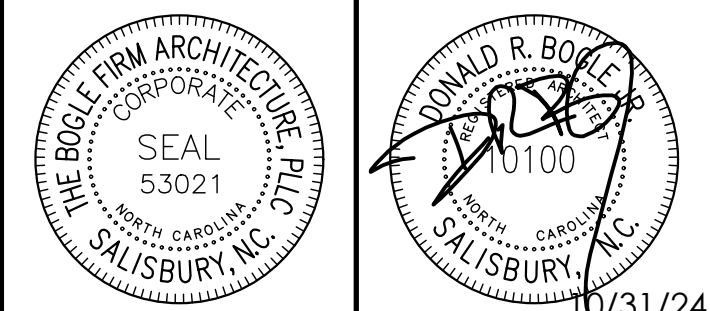
A0.5-01 **OPTION 2: PROPOSED PARKING
AFTER HOURS & WEEKENDS**

SCALE: 1/16" = 1'-0"

**OPTION 2
PROPOSED
PARKING**

WEEKDAYS
NORMAL BUSINESS HOURS
PARALLEL PARKING ON
KELLY ROAD

**MCINTYRE ROAD
DEVELOPMENT**
52 McIntyre Road
Pinehurst, NC



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CHECKED BY: DRB
DATE: 10/31/24
PROJECT #: 2375

SHEET NUMBER
A0.6
OF: 8

PARKING LEGEND	
USE	
	RETAIL/PROFESSIONAL SERVICES
	MEDICAL CLINIC
	RESIDENTIAL (APARTMENTS)

**OPTION 2: PROPOSED PARKING
WEEKDAYS - BUSINESS HOURS**

SCALE: 1/16" = 1'-0"

0' 5' 10' 25' 50'

PARKING: WEEKDAYS - NORMAL BUSINESS HOURS			
USE TYPE	UNITS	MIN. REQ'D PARKING	TOTAL
APT. - NORTH BUILDING 50% OF 12 BEDROOMS*	6 BEDS	1/BEDROOM	6
APT. - SOUTH BUILDING 50% OF 8 BEDROOMS*	4 BEDS	1/BEDROOM	4
RETAIL/PROF. SERVICES	6,500 SF	1/300 SF	22
MEDICAL CLINIC	3,300 SF	1/200 SF	17
TOTAL AFTER HOURS & WEEKEND PARKING			49

* SHARED USE PARKING: PARKING USED IN CONNECTION WITH APARTMENTS WILL BE 50% VACANT ON WEEKDAYS DURING NORMAL BUSINESS HOURS





A1.1-01 NORTH BUILDING: N. ELEVATION

SCALE: 1/8" = 1'-0"



A1.1-02 NORTH BUILDING: E. ELEVATION

SCALE: 1/8" = 1'-0"



A1.1-03 NORTH BUILDING: S. ELEVATION

SCALE: 1/8" = 1'-0"



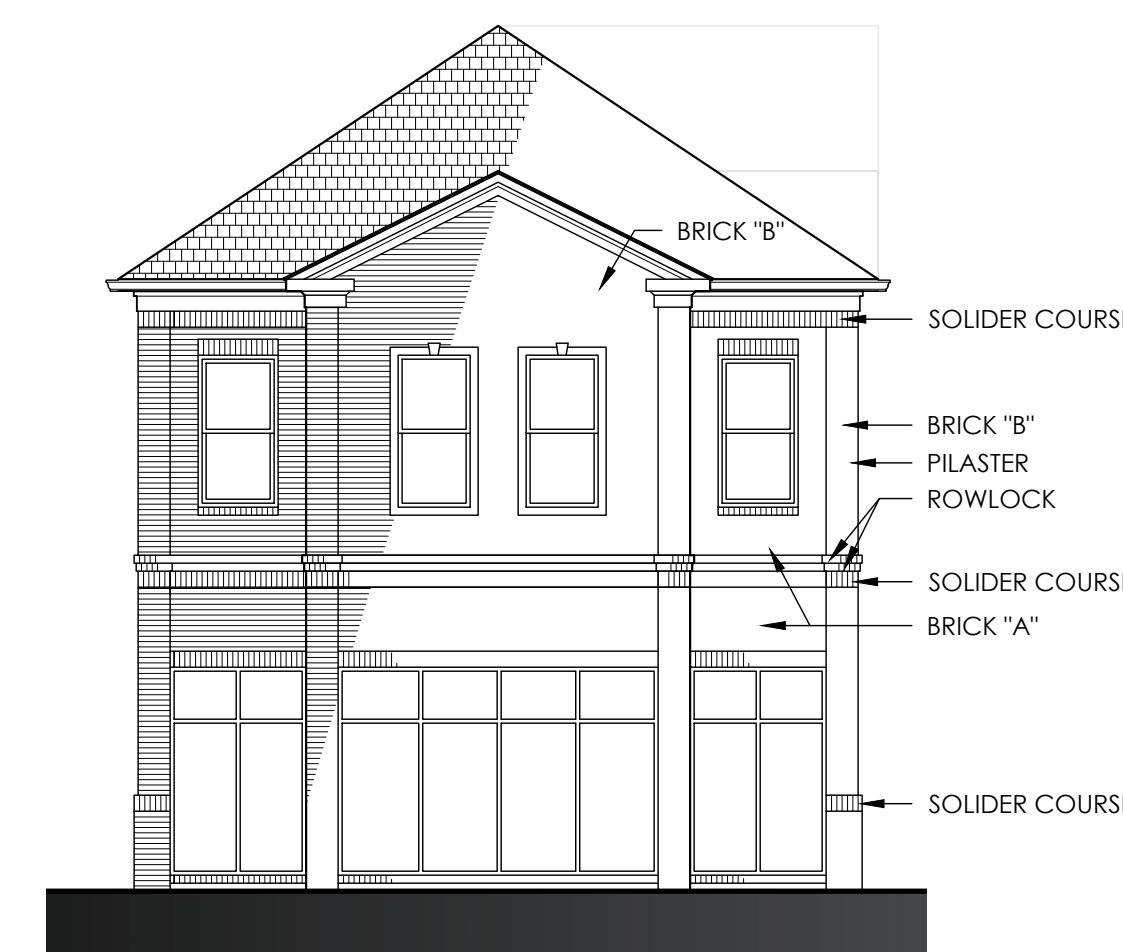
A1.1-04 NORTH BUILDING: W. ELEVATION

SCALE: 1/8" = 1'-0"



A1.1-05 SOUTH BUILDING: N. ELEVATION

SCALE: 1/8" = 1'-0"



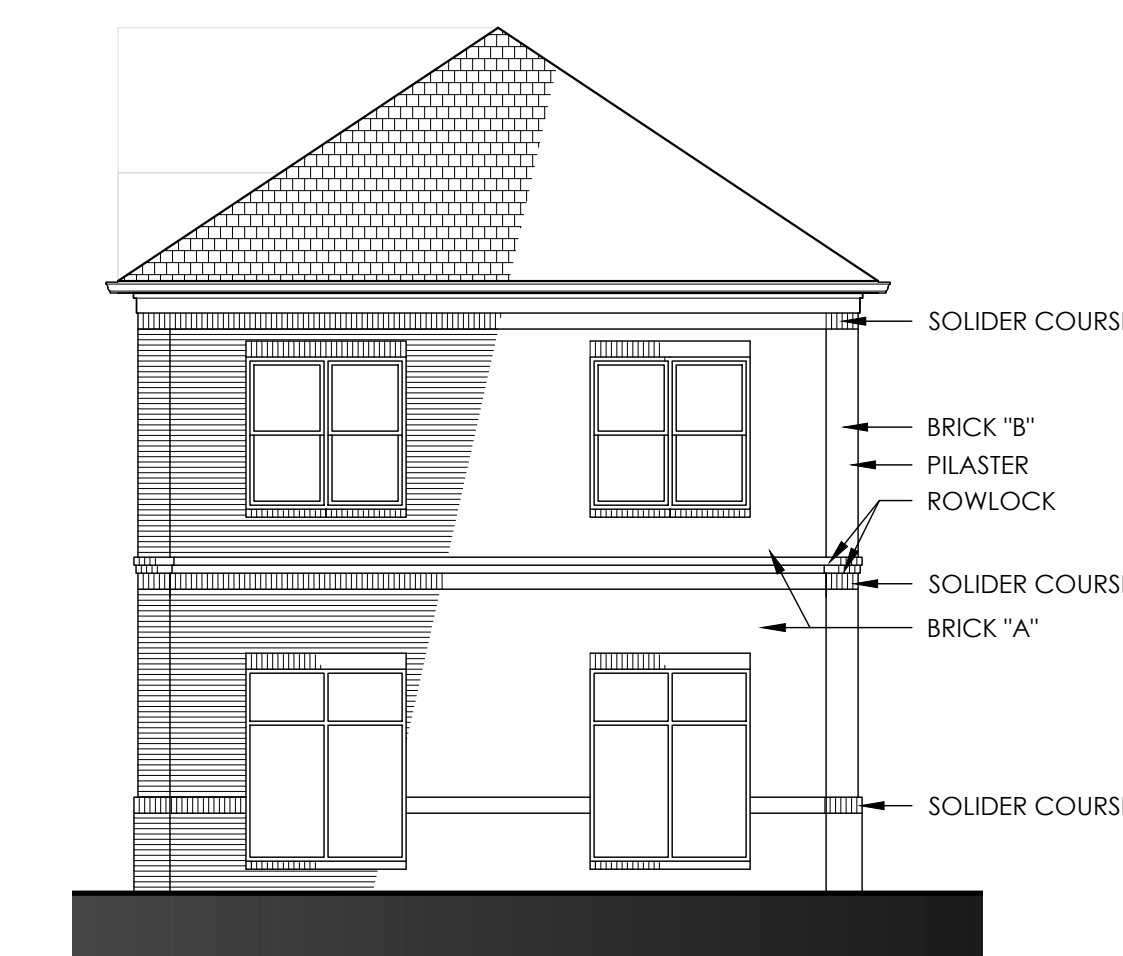
A1.1-06 SOUTH BUILDING: E. ELEVATION

SCALE: 1/8" = 1'-0"



A1.1-07 SOUTH BUILDING: S. ELEVATION

SCALE: 1/8" = 1'-0"



A1.1-08 SOUTH BUILDING: W. ELEVATION

SCALE: 1/8" = 1'-0"

GLAZING: NORTH BUILDING						
TYPE	ELEVATION	LOWER GLAZING	LOWER ELEVATION	GLAZING PERCENTAGE	UPPER GLAZING	UPPER ELEVATION
FRONTAGE	NORTH	767 sf	1,213 sf	63%	321 sf	1,251 sf
FRONTAGE	EAST	307 sf	467 sf	66%	128 sf	481 sf
INTERIOR	SOUTH	470 sf	1,213 sf	39%	253 sf	1,251 sf
INTERIOR	WEST	133 sf	467 sf	28%	106 sf	481 sf

GLAZING: SOUTH BUILDING						
TYPE	ELEVATION	LOWER GLAZING	LOWER ELEVATION	GLAZING PERCENTAGE	UPPER GLAZING	UPPER ELEVATION
INTERIOR	NORTH	598 sf	1,320 sf	45%	275 sf	1,059 sf
FRONTAGE	EAST	216 sf	360 sf	60%	80 sf	289 sf
INTERIOR	SOUTH	347 sf	1,320 sf	26%	253 sf	1,059 sf
INTERIOR	WEST	107 sf	360 sf	30%	84 sf	289 sf

COLORS



BRICK "A"
Taylor Brick
375-Chocolate



BRICK "B"
Taylor Brick
320-Gray

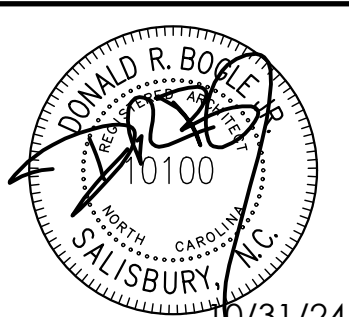
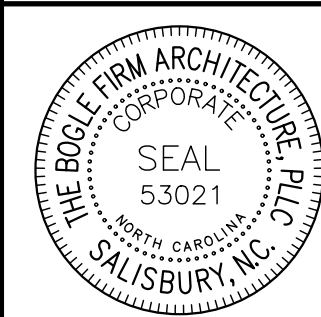


METAL (RAILING, BALCONY)
ALUMINUM (WINDOWS, PARAPET CAP)
CANOPY, AWNINGS
HC-190 Black

PROPOSED
ELEVATIONS

MCINTYRE ROAD
DEVELOPMENT

52 McIntyre Road
Pinehurst, NC



DRAWN BY: RRG
CHECKED BY: DRB
DATE: 10/31/24
PROJECT #: 2375

SHEET NUMBER
A1.1
OF: 8

McIntyre Road Development Parking - Option 1

REQUIRED PARKING

	USE TYPE	AREA	MIN. REQ'D PARKING	TOTAL REQUIRED
NORTH BUILDING	RETAIL / PROF. SERVICES	6,500 sf	1/300 SF	22
	DWELLING-MIXED USE	12 BEDS	1/BEDROOM	12
SOUTH BUILDING	MEDICAL CLINIC	3,300 sf	1/200 SF	17
	DWELLING-MIXED USE	8 BEDS	1/BEDROOM	8
TOTAL REQUIRED PARKING				59

REQUIRED SHARED PARKING: AFTER HOURS AND WEEKENDS

USE TYPE	UNITS	MIN. REQ'D	TOTAL
APT. N. BUILDING	12 BEDROOMS	1/BEDROOM	12
APT. S. BUILDING	8 BEDROOMS	1/BEDROOM	8
RETAIL/PROF. SERVICES, N. BUILDING	3,250 SF*	1/300 SF	11
MEDICAL CLINIC, S. BUILDING	2,970 SF**	1/200 SF	2
TOTAL			33

SHARED USE PARKING:

*PARKING USED IN CONNECTION WITH THE N. BUILDING (PROF. SERVICES & RETAIL) WILL BE USED MON.-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 50% VACANT ON WEEKENDS AND AFTER HOURS.

**PARKING USED IN CONNECTION WITH THE S. BUILDING (PROF. SERVICES AND MEDICAL CLINIC) WILL BE USED MON.-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 90% VACANT ON WEEKENDS AND AFTER HOURS.

REQUIRED SHARED PARKING: WEEKDAYS-NORMAL BUSINESS HRS

USE TYPE	UNITS	MIN. REQ'D	TOTAL
APT. N. BUILDING	6 BEDROOMS*	1/BEDROOM	6
APT. S. BUILDING	4 BEDROOMS*	1/BEDROOM	4
RETAIL/PROF. SERVICES, N. BUILDING	6,500 SF	1/300 SF	22
MEDICAL CLINIC, S. BUILDING	3,300 SF	1/200 SF	17
TOTAL			49

SHARED USE PARKING:

*PARKING USED IN CONNECTION WITH APARTMENTS WILL BE 50% VACANT ON WEEKDAYS DURING NORMAL BUSINESS HOURS.

PROVIDED PARKING OPTION 1

LOCATION	
ONSITE PARKING	REGULAR 24
	ACCESSIBLE 2
ONSTREET PARKING	KELLY RD. (ANGLED) 10
	McINTYRE RD. 19
TOTAL PROVIDED PARKING	
55	

McIntyre Road Development Parking - Option 2

REQUIRED PARKING

	USE TYPE	AREA	MIN. REQ'D PARKING	TOTAL REQUIRED
NORTH BUILDING	RETAIL / PROF. SERVICES	6,500 sf	1/300 SF	22
	DWELLING-MIXED USE	12 BEDS	1/BEDROOM	12
SOUTH BUILDING	MEDICAL CLINIC	3,300 sf	1/200 SF	17
	DWELLING-MIXED USE	8 BEDS	1/BEDROOM	8
TOTAL REQUIRED PARKING				59

REQUIRED SHARED PARKING: AFTER HOURS AND WEEKENDS

USE TYPE	UNITS	MIN. REQ'D	TOTAL
APT. N. BUILDING	12 BEDROOMS	1/BEDROOM	12
APT. S. BUILDING	8 BEDROOMS	1/BEDROOM	8
RETAIL/PROF. SERVICES, N. BUILDING	3,250 SF*	1/300 SF	11
MEDICAL CLINIC, S. BUILDING	2,970 SF**	1/200 SF	2
TOTAL			33

SHARED USE PARKING:

*PARKING USED IN CONNECTION WITH THE N. BUILDING (PROF. SERVICES & RETAIL) WILL BE USED MON.-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 50% VACANT ON WEEKENDS AND AFTER HOURS.

**PARKING USED IN CONNECTION WITH THE S. BUILDING (PROF. SERVICES AND MEDICAL CLINIC) WILL BE USED MON.-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 90% VACANT ON WEEKENDS AND AFTER HOURS.

REQUIRED SHARED PARKING: WEEKDAYS-NORMAL BUSINESS HRS

USE TYPE	UNITS	MIN. REQ'D	TOTAL
APT. N. BUILDING	6 BEDROOMS*	1/BEDROOM	6
APT. S. BUILDING	4 BEDROOMS*	1/BEDROOM	4
RETAIL/PROF. SERVICES, N. BUILDING	6,500 SF	1/300 SF	22
MEDICAL CLINIC, S. BUILDING	3,300 SF	1/200 SF	17
TOTAL			49

SHARED USE PARKING:

*PARKING USED IN CONNECTION WITH APARTMENTS WILL BE 50% VACANT ON WEEKDAYS DURING NORMAL BUSINESS HOURS.

PROVIDED PARKING OPTION 2

LOCATION	
ONSITE PARKING	REGULAR 24
	ACCESSIBLE 2
ONSTREET PARKING	KELLY RD. (PARALLEL) 6
	McINTYRE RD. 19
TOTAL PROVIDED PARKING	
51	

Conditions Table			
	Type	Requirement	Requested Condition
1	Dimensional Requirements Table 9.2b	Max. Building Height 2 stories and 35'	Proposed = 2 stories and 36'-2"
2	Dimensional Requirements Table 9.2b	Front build to line Mixed-Use Commercial = 10'	None Provided = 10'
3	Dimensional Requirements Table 9.2b	Side build to line (Kelly Rd. lot line, corner lot) Mixed-Use Commercial = 10'	None Provided = 15'-0" min. and 25'-7" max.
4	Dimensional Requirements Table 9.2b	Rear setback (lot line adjacent to Clark Cadillac property line along McIntyre Rd.) Mixed-Use Commercial = 15'	Provided = 9'-10"
5	Dimensional Requirements Table 9.2b	Interior side setback (lot line adjacent to Clark Cadillac property line along McIntyre Rd.) Mixed-Use Commercial = 0' – 5' (1) 1' – 5' if separation is desired	Provided = 15'-4"
6	Permitted Uses Table 8.5.1.b	Lower McIntyre: Dwelling-Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Office Office Personal Services Professional Services Small Equipment Repair/Rental Amusements, Indoor Bar/Tavern/Nigh Club Garden Center General Retail Outside Sales Restaurant Theater, Indoor Civic/cultural Facilities Recreation Facilities, Indoor Park Child/Adult Day Care Center Studio – Art, Dance, Martial Arts, Music Vehicle rental/Leasing/Sales Vehicle Service-Maint. Repair/Body Work Artisan Workshops Gardens Parking Structure Small/Micro Wireless Facilities Utilities ATM Concealed Wireless Teleco. Facility Fuel/Propane Tanks Accessory Buildings Accessory Structure Temp. Facilities during replacement Temporary Uses other	Limit to: Dwelling Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Offices Offices Personal Services Professional Services General Retail Restaurant Studio – Art, Dance, Martial, Photography Arts ATM

7	Required Parking Table 9.4a	Dwelling-Mixed Use = 1 per bedroom (or provided as shared parking)	Provided:									
		<table><tr><td>N. Building</td><td>12 bedrms</td><td>12 spaces</td></tr><tr><td>S. Building</td><td>8 bedrms</td><td>8 spaces</td></tr><tr><td colspan="2">TOTAL</td><td>20 spaces</td></tr></table>	N. Building	12 bedrms	12 spaces	S. Building	8 bedrms	8 spaces	TOTAL		20 spaces	Onsite = 26 (24 regular + 2 ADA) Onsite parking will be used by the N. and S. Buildings, shared between the dwellings, Medical Clinic, Professional Services, and General Retail uses.
		N. Building	12 bedrms	12 spaces								
		S. Building	8 bedrms	8 spaces								
		TOTAL		20 spaces								
Medical Clinic = 1 per 200 sf (most restrictive) Professional Services = 1 per 300 sf	Proposed new on street parking – Kelly Rd. = 10 Kelly Rd. parking will be used primarily by the S. Building Medical Clinic and Professional Services uses, Monday to Friday during normal business hours.											
<table><tr><td>S. Building</td><td>3,300 sf</td><td>17 spaces</td></tr><tr><td colspan="2">TOTAL</td><td>17 spaces</td></tr></table>	S. Building	3,300 sf	17 spaces	TOTAL		17 spaces	Existing on street public parking – McIntyre Rd. = 19 McIntyre Rd. parking will be used primarily by the N. Building Professional Services and General Retail uses.					
S. Building	3,300 sf	17 spaces										
TOTAL		17 spaces										
General Retail = 1 per 300 sf Professional Services = 1 per 300 sf	See parking plan, attached.											
<table><tr><td>N. Building</td><td>6,500 sf</td><td>22 spaces</td></tr><tr><td colspan="2">TOTAL</td><td>22 spaces</td></tr></table>		N. Building	6,500 sf	22 spaces	TOTAL		22 spaces					
N. Building	6,500 sf	22 spaces										
TOTAL		22 spaces										
Total Required Parking = 59												

DATE: 5/31/24

PROJECT: Mixed Use – 52 McIntyre Rd.

LOCATION: Village Hall

395 Magnolia Road

Pinehurst, NC 28374 SUBMITTED BY: Rhetson Companies, Inc.

ATTENDEES: Richard Vincent (Rhetson Companies, Inc.), Catherine Moore (Rhetson Companies, Inc.),
Dennie McLaughlin (Rhetson Companies, Inc.)

An informal Neighborhood Meeting was held on May 31st, from 4:00 p.m. to 5:00 p.m. in the Village of Pinehurst Village Hall. The Village of Pinehurst requires this meeting for Conditional District rezoning applications. This meeting allowed adjoining property owners to review the proposed plans for the project and discuss the plans with the development team. Neighborhood meetings provide the applicant with an important dialogue with adjacent owners to understand the issues and concerns of the residents living near the proposed project. A site plan, sample exterior elevations, and overall aerial property map were available for review.

All adjoining parcel owners within the direct vicinity of the proposed property were notified by letter (see attached copy of the letter) at least ten (10) days before the meeting date.

Several residents from the adjoining properties along Kelly Road, took the opportunity to review the plans and discuss the project with the Rhetson team members.
(See attached sign-in sheet)

Questions relating to many aspects of the development were raised and responded to by the development team based on the current direction of the plan. Overall, there was good participation and dialogue during the meeting amongst the few attendees.

The following is a list of questions posed to the development team and dialogue related to those questions:

Location of entrance: The development team provided plans and information describing entrance location and justification for locating the entrance along Kelly Road instead of McIntyre. Proposed improvements to new parking along Kelly Road, new sidewalks, and a new entrance were discussed.

Parking: It was explained that the majority of vehicles would park internal to the project, as well as utilizing the existing parking along McIntyre and the proposed new parking along Kelly. The on-street

parking along McIntyre and Kelly would likely be for overflow, with the new parking along Kelly Road likely to be parking spaces utilized the least.

What will the buildings look like: The development team explained that the architectural character is still being discussed at this point but would work to meet the standards included in the Village Mixed Use Design Standards. The architectural character will complement those currently existing within the Historic district and would blend in with the surroundings. The role of the Historic Preservation Commission in building design and approvals was also discussed.

What kind of businesses would be located within the project: It was explained that the intention was for there to be a mixed-use element to the project. Our goal being to **blend multiple uses**, such as residential, office, medical and commercial into one space where we try and achieve some functional integration. It was explained that residential units would be located on the 2nd and 3rd stories. It was also explained that the ground floor of the larger building facing McIntyre would likely attract retail businesses that were already in the area looking for more space to expand.

Building features and scale: It was explained that the intent is to have two buildings, one larger three-story building, and a smaller two story building. It was communicated that the intent was to position the majority of building square footage closer to the commercial properties along McIntyre and locate the smaller building at the rear of the property, lessening the impact on the residential properties that front Kelly Road.

*** this design has since been changed (a decrease in size, stories, and SF) from what was presented at the Community Meeting.

The overall timing of the project: It was explained that there is no definitive timeline for the project and that it will depend on the time it takes to gain approval and work with the Village and state agencies to obtain permits. The timeline for the Village public meetings was discussed, and the intent was to meet with the Planning Board in later in 2024 and the Village Council the following month. It was explained that the development team would contact the attendees to notify them of the upcoming meetings as a courtesy.


Richard Vincent (Oct 21, 2024 16:24 EDT)

Richard Vincent – Chief Business Development Officer

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.

5/14/24

Notice of Community Meeting regarding a Zoning Map Amendment

Dear Property Owner:

Members of Rhetson Companies, Inc. will be holding a Public Hearing on **Friday, May 31, 2024 at 4:00pm** in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, N.C.

The purpose of the hearing is to consider a Zoning Map Amendment (with conditions) for approximately 0.712 acres of Moore County PID# 00018470. This proposed map amendment would zone the property from NC-Neighborhood Commercial to (VFBD) Village Place Form Based District. The proposed rezoning and General Concept Plan would allow for development of two (2) Mixed - Use buildings – Retail/Professional Services/Medical and Residential.

We are notifying you of the meeting because you are an adjacent property owner and within a certain distance of the property. We look forward to meeting you and discussing the Zoning Map Amendment at Village Hall on Thursday, May 31, 2024 at 4:00pm.

2075 Juniper Lake Road
West End, NC 27376

910-944-0881 | www.rhetson.com

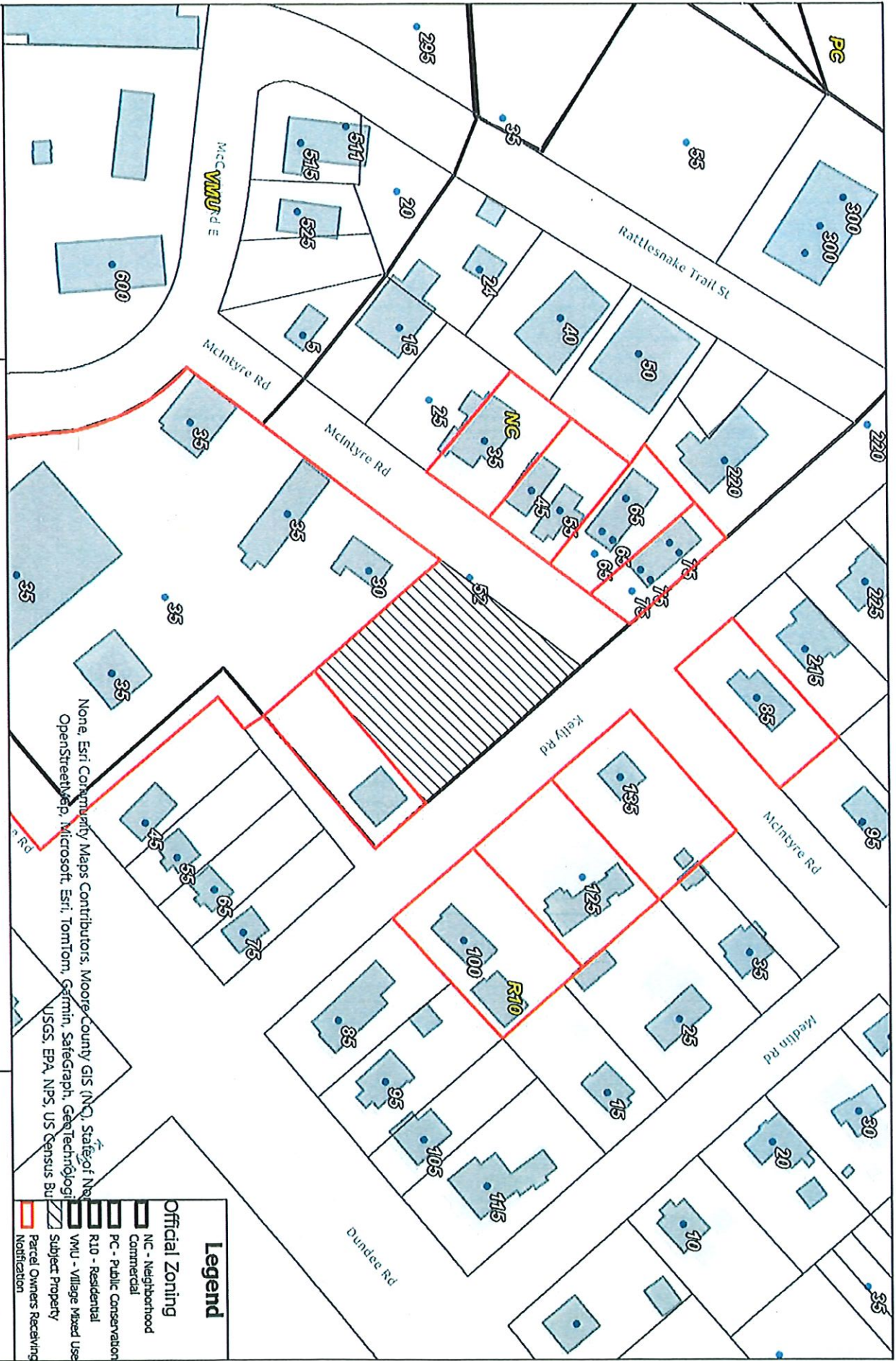
5/31/24

Village of Pinehurst Mixed-Use Neighborhood Meeting Sign-In Sheet:

- Charles & Lauri Mucciolo – 125 Kelly Rd. – mooch1958@gmail.com
- Mike & Kelly Nelson – mike@ncinhomeflooring.com
- Valerre & Don Mead – 100 Kelly Rd. – junknjava17@gmail.com

2075 Juniper Lake Road
West End, NC 27376

910-944-0881 | www.rhetson.com



Scale of Property: 1 inch = 100 feet. The scale of this map is not intended to be used for any other purpose. The scale of this map is not intended to be used for any other purpose.

None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, Esri, TomTom, Garmin, SafeGraph, GeoTechnology, USGS, EPA, NPS, US Census Bureau

Legend

- Official Zoning
 - NC - Neighborhood Commercial
 - PC - Public Conservation
 - R10 - Residential
 - VMU - Village Mixed Use
- Subject Property
- Parcel Owners Receiving Notification

April 4, 2024
McIntyre and Kelly- 00018470
Adjacent Parcels





SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608



CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890



LIFESTYLE PROPERTY PARTNERS LLC
510 NW BROAD STREET
SOUTHERN PINES,NC,28387



MUCCIOLO, CHARLES ANTHONY
125 KELLY ROAD
PINEHURST,NC,28374



CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370



MEAD, DONALD
100 KELLY ROAD
PINEHURST,NC,28374



OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374



DAWKINS, PRENTICE KELLY
40 WOODS ROAD
PINEHURST,NC,28374



SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608



SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608

VOP Mixed Use Neighborhood Meeting Info

Final Audit Report

2024-10-21

Created:	2024-10-21
By:	Matthew Williams (matt@rhetson.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3CAGhAndw8b-2wuyk-lste1_zJO1FegO

"VOP Mixed Use Neighborhood Meeting Info" History



Document created by Matthew Williams (matt@rhetson.com)

2024-10-21 - 8:13:29 PM GMT



Document emailed to richardv@rhetson.com for signature

2024-10-21 - 8:13:35 PM GMT



Email viewed by richardv@rhetson.com

2024-10-21 - 8:24:05 PM GMT



Signer richardv@rhetson.com entered name at signing as Richard Vincent

2024-10-21 - 8:24:37 PM GMT



Document e-signed by Richard Vincent (richardv@rhetson.com)

Signature Date: 2024-10-21 - 8:24:39 PM GMT - Time Source: server



Agreement completed.

2024-10-21 - 8:24:39 PM GMT



Adobe Acrobat Sign

FIRE & RESCUE			Page 1/3																					
ISO Fire Flow Worksheet																								
Needed Fire Flow Work Sheet (ISO formulas)			NFF = (Ci)(Oi)(Xi+Pi) C=18F(Ai)^0.5																					
Address:	52 McIntyre Road																							
Project Name:	McIntyre Mixed Use Development	Occupancy Type:	Mixed																					
Construction Type:	Ordinary	Number of Stories:	3																					
STEP 1																								
Take the area, which is 100% sq. ft. of the first floor plus the following percentage of the total area of the other floors.																								
First Floor Area in Sq. Ft	6500	Sq. Ft. @ 100%																						
Additional Floors																								
Enter total area in sq. ft for all other floors	13000																							
Total Area Entire Building	13000																							
STEP 2																								
F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI																								
<table><tr><th>Construction Type</th><th>Class</th><th>F Value</th></tr><tr><td>Frame</td><td>1</td><td>1.5</td></tr><tr><td>Joist Masonry</td><td>2</td><td>1</td></tr><tr><td>Non-combustible</td><td>3</td><td>0.8</td></tr><tr><td>Heavy Timber</td><td>4</td><td>0.8</td></tr><tr><td>Modified fire resistance</td><td>5</td><td>0.6</td></tr><tr><td>Fire resistive</td><td>6</td><td>0.6</td></tr></table>				Construction Type	Class	F Value	Frame	1	1.5	Joist Masonry	2	1	Non-combustible	3	0.8	Heavy Timber	4	0.8	Modified fire resistance	5	0.6	Fire resistive	6	0.6
Construction Type	Class	F Value																						
Frame	1	1.5																						
Joist Masonry	2	1																						
Non-combustible	3	0.8																						
Heavy Timber	4	0.8																						
Modified fire resistance	5	0.6																						
Fire resistive	6	0.6																						
Construction Class	3																							
Square Root of the Area x F x 18	1750	= C Value																						

FIRE & RESCUE		Page 2/3
ISO Fire Flow Worksheet		
Needed Fire Flow Work Sheet (ISO formulas)		
STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi) Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products. Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses. Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies. Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops. Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage. Occupancy Class Selected (1 thru 5) 3 GPM x Oi 1750	Occupancy Factor 0.75 0.85 1.0 1.15 1.25

FIRE & RESCUE		Page 3/3															
ISO Fire Flow Worksheet																	
Needed Fire Flow Work Sheet (ISO formulas)																	
STEP 4	Now consider the exposure factor (Xi) - (Separation between buildings) <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="text-align: center;">Distance (feet to the exposed building)</th> <th style="text-align: center;">Xi</th> <th style="text-align: center;">>3 stories</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0-10</td> <td style="text-align: center;">0.22</td> <td style="text-align: center;">0.47</td> </tr> <tr> <td style="text-align: center;">11-30</td> <td style="text-align: center;">0.18</td> <td style="text-align: center;">0.43</td> </tr> <tr> <td style="text-align: center;">31-60</td> <td style="text-align: center;">0.13</td> <td style="text-align: center;">0.38</td> </tr> <tr> <td style="text-align: center;">61-100</td> <td style="text-align: center;">0.09</td> <td style="text-align: center;">0.34</td> </tr> </tbody> </table> Distance, in feet, to the exposed building 50 Xi (from table) 0.13 Multiply GPM from step 4 by (1+Xi) Total From Step 4 1978		Distance (feet to the exposed building)	Xi	>3 stories	0-10	0.22	0.47	11-30	0.18	0.43	31-60	0.13	0.38	61-100	0.09	0.34
Distance (feet to the exposed building)	Xi	>3 stories															
0-10	0.22	0.47															
11-30	0.18	0.43															
31-60	0.13	0.38															
61-100	0.09	0.34															
STEP 5	Approved Fire Sprinkler System? (Y or N) y Take fire flow from step 5 and multiply by sprinkler credit of 0.25 Sprinkler credit 494 Now subtract sprinkler credit from fire flow in step 4 NEEDED FIRE FLOW 1500 GPM																

Note: Preliminary fire flow calculations herein to be considered and referenced during rezoning efforts only. Fire flow data to be confirmed during final design and subject to additional approval prior to construction.



DR. J.H. CARTER III & ASSOCIATES, INC.

Environmental Consultants
P.O. Box 891 • Southern Pines, N.C. 28388
(910) 695-1043 • Fax (910) 695-3317

26 April 2024

Catherine Moore
Project Coordinator
Rhetson Companies, Inc.
2075 Juniper Lake Road
West End, NC 27376

Dear Ms. Moore:

On 25 April 2024, a biologist from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) (RCW) survey of a 0.70 acre parcel (ID #00018470) on Kelly Road in Pinehurst, Moore County, North Carolina (NC).

The parcel had a dense overstory of sand laurel (*Quercus hemisphaerica*) and water (*Q. nigra*) oaks a dense midstory of sand laurel oak, sweetgum (*Liquidambar styraciflua*) and black cherry (*Prunus serotina*) and no ground cover.

No RCW cavity trees were found on this parcel. The parcel is not within one-half mile of any RCW partition, The United States Fish & Wildlife Service (USFWS) show the parcel in an RCW red zone. The nearest known RCW cavity tree (#1179) contains a relic cavity and is located approximately 2,084 feet north of the parcel in SOPI Cluster 71.

The RCW Recovery Plan (USFWS) 2003) defines a cluster as the aggregation of cavity trees used and defended by a group of RCWs plus a 200-ft. buffer of contiguous forest. The Recovery Plan also outlines the minimum acreage, distribution and stocking levels of foraging habitat required to conserve a family group of RCWs. Foraging habitat is defined as stands of pine or pine-hardwood more than 30 years old, located within one-half mile of, and contiguous to, an active or managed RCW cluster. Landowners within RCW habitat have a responsibility to minimize the removal of RCW foraging habitat (pine trees ≥ 10 inches in diameter at breast height (dbh)) and must notify the USFWS Raleigh Area Field Office prior to such removals.

Property development within a cluster and associated foraging habitat, if not carefully conducted, is potentially harmful to RCWs and may violate the Endangered Species Act if not

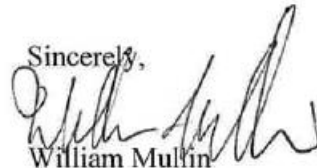
specifically authorized by the USFWS. Removing pine trees within the cluster contributes to habitat fragmentation, making RCWs more vulnerable to predation and more susceptible to having other species take over their cavities.

Based on the results of this survey, there are no RCW-related restrictions on developing this residential lot. Please note that the USFWS is recommending minimizing the removal of pine trees ≥ 8 inches in dbh to the extent practicable.

The USFWS will require additional information prior to issuing a response/concurrence to this letter. You will need the USFWS concurrence to obtain your building permits. To obtain that concurrence submit this letter along with the attached cover page (completed) and a site plan to the USFWS Raleigh Area Field Office in North Carolina. The letter and associated materials can be sent to Raleigh@fws.gov.

The RCW survey results are valid for a period of **one year** from the date of this letter. A copy of this letter along with a letter from the USFWS will be required when you request a building permit from your local Planning and Zoning office. If a RCW constructs a cavity in a pine tree on the aforementioned lot within the one-year time frame, this letter **does not** allow disturbance (within 50 ft.) or removal of the cavity tree. You must get additional approval from the USFWS for removal or disturbance of a RCW cavity tree.

Please feel free to call if you have any questions or comments.

Sincerely,

William Multin
Wetland & Wildlife Biologist

October 31, 2024

Project: 52 McIntyre Rd. Rezoning

From: Rhetson Companies, Inc.
Matt Williams
matt@rhetson.com
(910) 944-0881

Trip Generation based on ITE standards as described in the ITE Trip Generation Manual 11th Edition Volume 3, 4, 5 [Land Use 220 and 221 are in Vol. 3. Land Use 720 is in Volume 4. 822 is in Volume 5:

Land Use 220

Multifamily Housing (Low-Rise), Weekday AM Peak Hour (7-9am):

Average Rate – 0.40

Number of Units – 10

Directional Distribution – 24% entering – 76% exiting

Apartments – $0.40 \times 10 \times 0.24 = 0.96$ inbound trips during AM peak hour – 3.04 outbound trips

Multifamily Housing (Low-Rise), Weekday PM Peak Hour (4-6pm):

Average Rate – 0.51

Number of Units – 10

Directional Distribution – 63% entering – 37% exiting

Apartments – $0.51 \times 10 \times 0.63 = 3.21$ inbound trips during PM peak hour – 1.89 outbound trips

Multifamily Housing (Low-Rise), Saturday Peak Hour of Generator:

Average Rate – 0.41

Number of Units – 10

Directional Distribution – 50% entering – 50% exiting

Apartments – $0.41 \times 10 \times 0.50 = 2.05$ inbound & outbound trips

Multifamily Housing (Low-Rise), Sunday Peak Hour of Generator:

Average Rate – 0.36

Number of Units – 10

Directional Distribution – 50% entering– 50% exiting

Apartments – $0.36 \times 10 \times 0.50 = 1.80$ inbound & outbound trips

Land Use 720*

Medical-Dental Office Building, Weekday AM Peak Hour (7-9am):

Average Rate – 3.10

Vehicle Trip Generation per 1,000 sq. ft. GFA – $3,300\text{sf}/1,000\text{sf} = 3.30$

Directional Distribution – 79% entering – 21% exiting

Medical – $3.10 \times 3.3 \times 0.79 = 8.08$ inbound trips during AM peak hour – 2.15 outbound trips

Medical-Dental Office Building, Weekday PM Peak Hour (4-6pm):

Average Rate – 3.93

Vehicle Trip Generation per 1,000 sq. ft. GFA – $3,300\text{sf}/1,000\text{sf} = 3.30$

Directional Distribution – 30% entering – 70% exiting

Medical – $3.93 \times 3.30 \times 0.3 = 3.89$ inbound trips during PM peak hour – 9.08 outbound trips

Land Use 822**

Strip Retail Plaza (<40k), Weekday AM Peak Hour (7-9am):

Average Rate – 2.36

Vehicle Trip Generation per 1,000 sq. ft. GFA – $6,500\text{sf}/1,000\text{sf} = 6.5$

Directional Distribution – 60% entering – 40% exiting

Retail – $2.36 \times 6.5 \times 0.60 = 9.20$ inbound trips – 6.14 outbound trips

Strip Retail Plaza (<40k), Weekday PM Peak Hour (4-6pm):

Average Rate – 6.59

Vehicle Trip Generation per 1,000 sq. ft. GFA – $6,500\text{sf}/1,000\text{sf} = 6.5^*$

Directional Distribution – 50% entering & exiting

Retail – $6.59 \times 6.5 \times 0.50 = 21.4$ inbound and outbound trips during PM peak hour (4-6pm)

Strip Retail Plaza (<40k), Saturday Peak Hour:

Average Rate – 6.57

Vehicle Trip Generation per 1,000 sq. ft. GFA – 6,500sf/1,000sf = 6.5

Directional Distribution – 51% entering – 49% exiting

Retail – 6.57 x 6.5 x 0.51 = 21.77 inbound trips- 20.92 outbound trips***

**Medical/Dental not anticipated to be used on Weekends.*

***Calculations subject to change based on Retail uses that operate on Weekends and corresponding hours of operations.*

****Calculations based off all 6,500 sf being retail, which will not be the case and uses aren't planned to generate the amount of traffic that ITE studies show due to scale and location.*

Total Daily Traffic*				
<i>Use</i>	<i>Avg. Rate**</i>	<i>Entering/Exiting</i>	<i>Weekday Total</i>	<i>Weekend Total</i>
Land Use 220 [Multifamily Housing – Low-Rise]	6.74	50%/50%	<u>67.40 Total</u> 33.70 inbound trips & 33.70 outbound trips [6.47 x 10 units x .50]	<u>42.05 Total</u> 11.375 inbound trips & 11.375 outbound trips [SAT] 9.65 inbound trips & 9.65 outbound trips [SUN]
Land Use 720 [Medical – Dental Office Building]	36.00	50%/50%	<u>118.80 Total</u> 59.40 inbound trips & 59.40 outbound trips [36.00 x 3.30 x .50]	*Not anticipated to be open for weekend business*
Land Use 822 [Strip Retail Plaza (>40k)]	54.45	50%/50%	<u>353.93 Total</u> 176.96 inbound trips & 176.96 outbound trips [54.45 x 6.5 x .50]	<u>42.69 Total</u> 21.77 inbound trips & 20.92 outbound trips***
<u>Site Totals:</u>			540.13 (270.06 inbound/270.06 outbound)	84.74 (33.145 inbound/32.30 outbound) [SAT]
*Per ITE Manual Total Daily Generation Numbers – based on days of week uses will be in operation. **Highest rate used, per Manual data. These uses in the Village are not anticipated to generate the volume that ITE study examples utilize. ***Saturday Peak Hour Generator – Yet to receive Sat totals or anything pertaining to Sundays				

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ITE TRIP GENERATION						
DESCRIPTION	UNITS or AREA	AVG. RATE	DIRECTIONAL DISTRIBUTION	PEAK HOUR TRIPS	PEAK INBOUND TRIPS	PEAK OUTBOUND TRIPS
220: MF HOUSING (LOW-RISE > 2-3 FLOORS)	10	0.40	76% IN, 24% OUT	WEEKDAYS 7-9 AM	10x0.40x0.24= <u>0.96</u>	10x0.40x0.76= <u>3.04</u>
		0.51	63% IN, 37% OUT	WEEKDAYS 4-6 PM	10x0.51x0.63= <u>3.21</u>	10x0.51x0.37= <u>1.89</u>
		0.41	50% IN, 50% OUT	SATURDAY	10x0.41x0.50= <u>2.05</u>	10x0.41x0.50= <u>2.05</u>
		0.36	50% IN, 50% OUT	SUNDAY	10x0.35x0.50= <u>1.80</u>	10x0.35x0.50= <u>1.80</u>
720: MEDICAL*	3,300 sf	3.10	79% IN, 21% OUT	WEEKDAYS 7-9 AM	3.3x3.1x0.79= <u>8.08</u>	3.3x3.1x0.21= <u>2.15</u>
		3.93	30% IN, 70% OUT	WEEKDAYS 4-6 PM	3.3x3.93x0.3= <u>3.89</u>	3.3x3.93x0.7= <u>9.08</u>
822: STRIP RETAIL PLAZA***	6,500 sf ****	2.36	60% IN, 40% OUT	WEEKDAYS 7-9 AM	6.5x2.36x0.60= <u>9.2</u>	6.5x2.36x0.40= <u>6.14</u>
		6.59	50% IN, 50% OUT	WEEKDAYS 4-6 PM	6.5x6.59x0.50= <u>21.4</u>	6.5x6.59x0.50= <u>21.4</u>
		6.57	51% IN, 49% OUT	SATURDAY	6.5x6.57x0.51= <u>21.77</u>	6.5x6.57x0.49= <u>20.92</u>
NOTE: CALCULATIONS BASED ON ITE STANDARDS AS DESCRIBED IN THE NCDOT TRIP GENERATION MANUAL 11th EDITION VOL. 3 * MEDICAL/DENTAL NOT ANTICIPATED TO USED ON WEEKENDS. ** OFFICE NOT ANTICIPATED TO BE USED ON WEEKENDS. *** CALCULATIONS SUBJECT TO CHANGE BASED ON RETAIL USES THAT OPERATE ON WEEKENDS. **** CALCULATIONS BASED OFF ALL 6,500 SF BEING RETAIL WHICH WILL NOT BE THE CASE.						