



**PLANNING AND ZONING BOARD
APRIL 21, 2021
395 MAGNOLIA RD.
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
4:00 PM**

I. Call to Order

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.

III. Next Meeting Date

A. 05-06-2021 Regular Meeting

IV. 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.



PUBLIC HEARING NO.1
ADDITIONAL AGENDA DETAILS:

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FROM:

Alex Cameron

CC:

Darryn Burich

DATE OF MEMO:

4/15/2021

MEMO DETAILS:

The rezoning request is to allow for the construction of a 34 room lodge. The site is currently used for privately owned recreation facilities. The applicant is requesting conditions to allow for variations to the building height, rear setback, signage and parking requirements.

Please see attached Staff Report for more information and staff analysis as well as other documents attached to this agenda item related to this public hearing.

ATTACHMENTS:

Description

- ☐ Staff Report with Attachments
- ☐ Application
- ☐ Project Narrative
- ☐ General Concept Plans
- ☐ Building Elevations and Renderings
- ☐ Neighborhood Meeting Material
- ☐ Trip Generation
- ☐ Parking Analysis



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

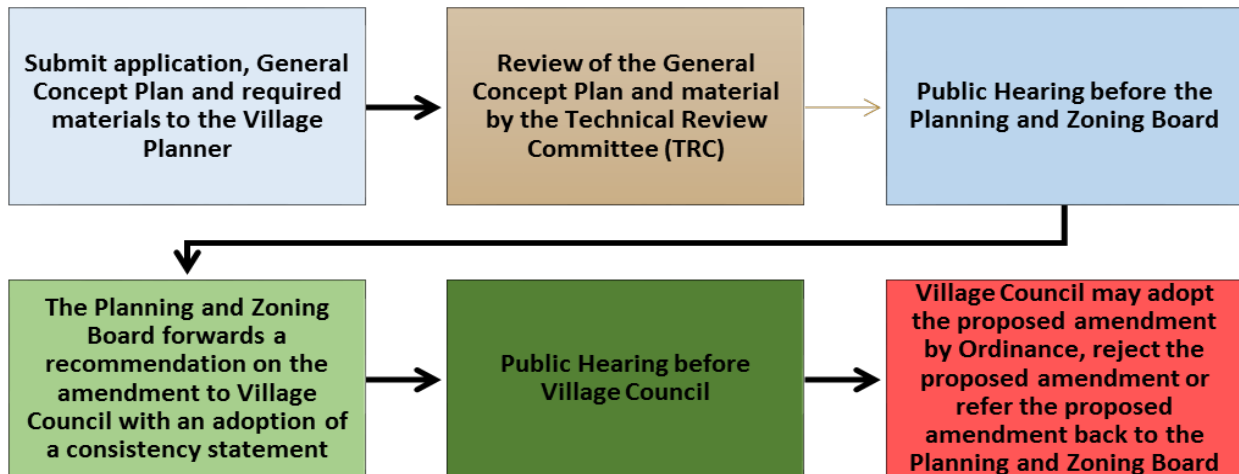
The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. These few items will need to be addressed during review of and prior to approval of construction documents. The TRC is comfortable with the General Concept Plan moving 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.
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6	Parking	PRCC, as stated above, will consider construction of a parking structure on the property and/or additional surface parking areas, bringing plans forward to the Village at the specified date. If existing facilities, requiring parking by the PDO, within the existing campus are removed/relocated from the campus, the required lodge parking, quantified above, will be reduced by the amount defined in the PDO for the removed/relocated facilities. The new parking area to accommodate the lodge will be reduced from 73 spaces by the amount no longer required.		9.4
Staff Proposed Condition				
7	PRCC and Village of Pinehurst enter into a development agreement for PRCC to provide the required parking spaces per conditions 4, 5, and 6. Development agreement to be approved by the Village prior to issuance of a building permit for the new structure.			

Comprehensive Plan Consistency Statement:

The proposed rezoning is consistent with the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Private Open Space”. Even though the base zoning would change and allow for a use not permitted within the existing zoning, the overall use and designation of the property as depicted on the Conservation and Growth Map in the 2019 Comprehensive Plan would remain as a privately owned recreation area supporting the golf and tourism industry. Additionally, the proposed rezoning is consistent with Guiding Principle #5: Taking Care of Business by supporting golf and tourism which help to make up the backbone of the economy and are two of the most important industries in Pinehurst in terms of employment, land use and reputation and essential to maintain Pinehurst’s identity as a premiere golf and hospitality destination.

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

Attachments:

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

Area Zoning Map

Legend

 Subject_Property

Zoning

Zoning Code

 R10 - Residential

 R20 - Residential

 R30 - Residential

 R MF - Res Multi-Family

 H - Hotel

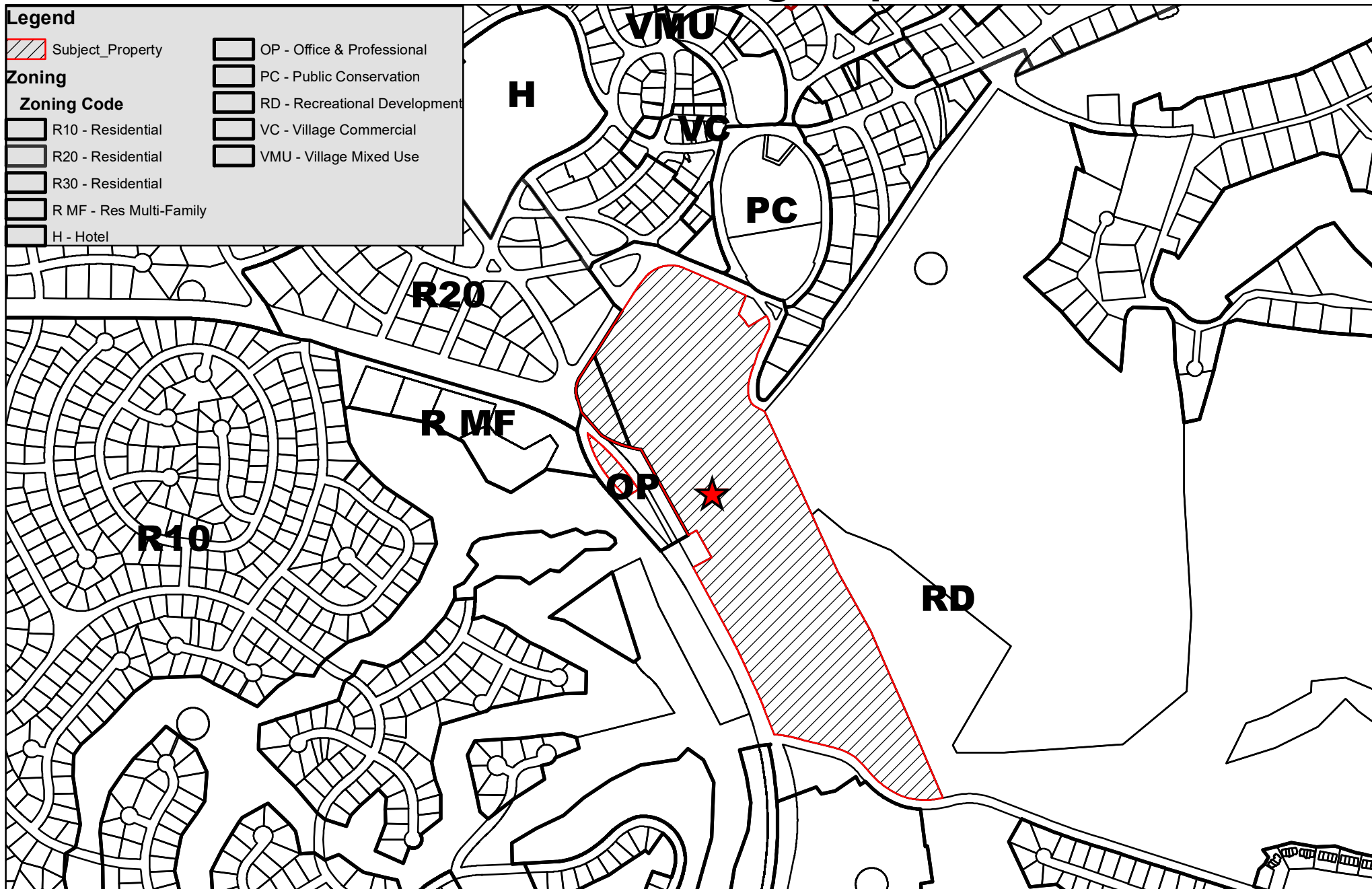
 OP - Office & Professional

 PC - Public Conservation

 RD - Recreational Development

 VC - Village Commercial

 VMU - Village Mixed Use



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

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 data is provided to you "as is" with no warranty, representation or guaranty.

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Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.

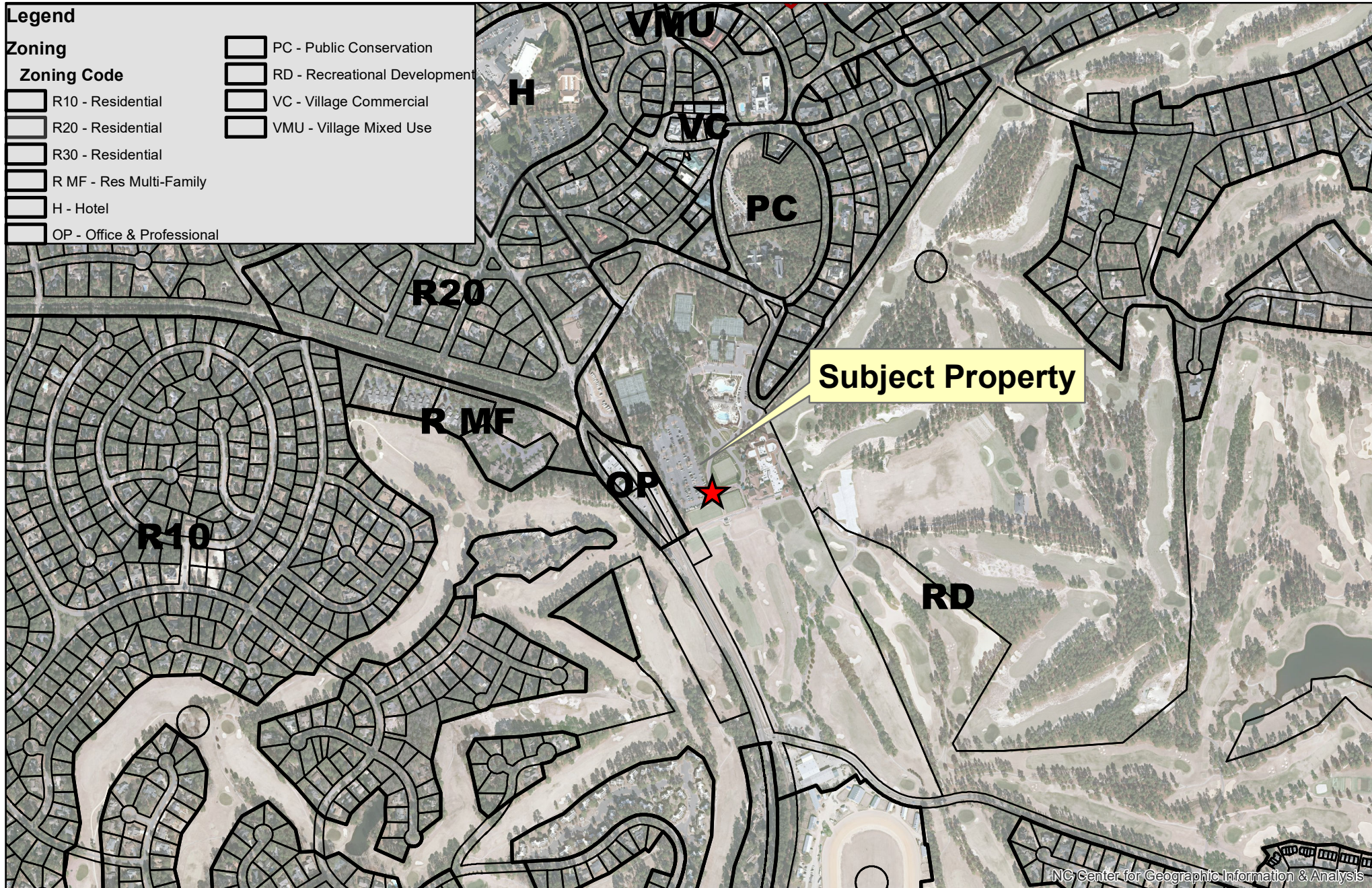
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4/14/2021

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

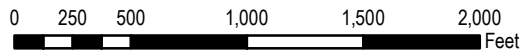


Aerial Map

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



NC Center for Geographic Information & Analysis



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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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

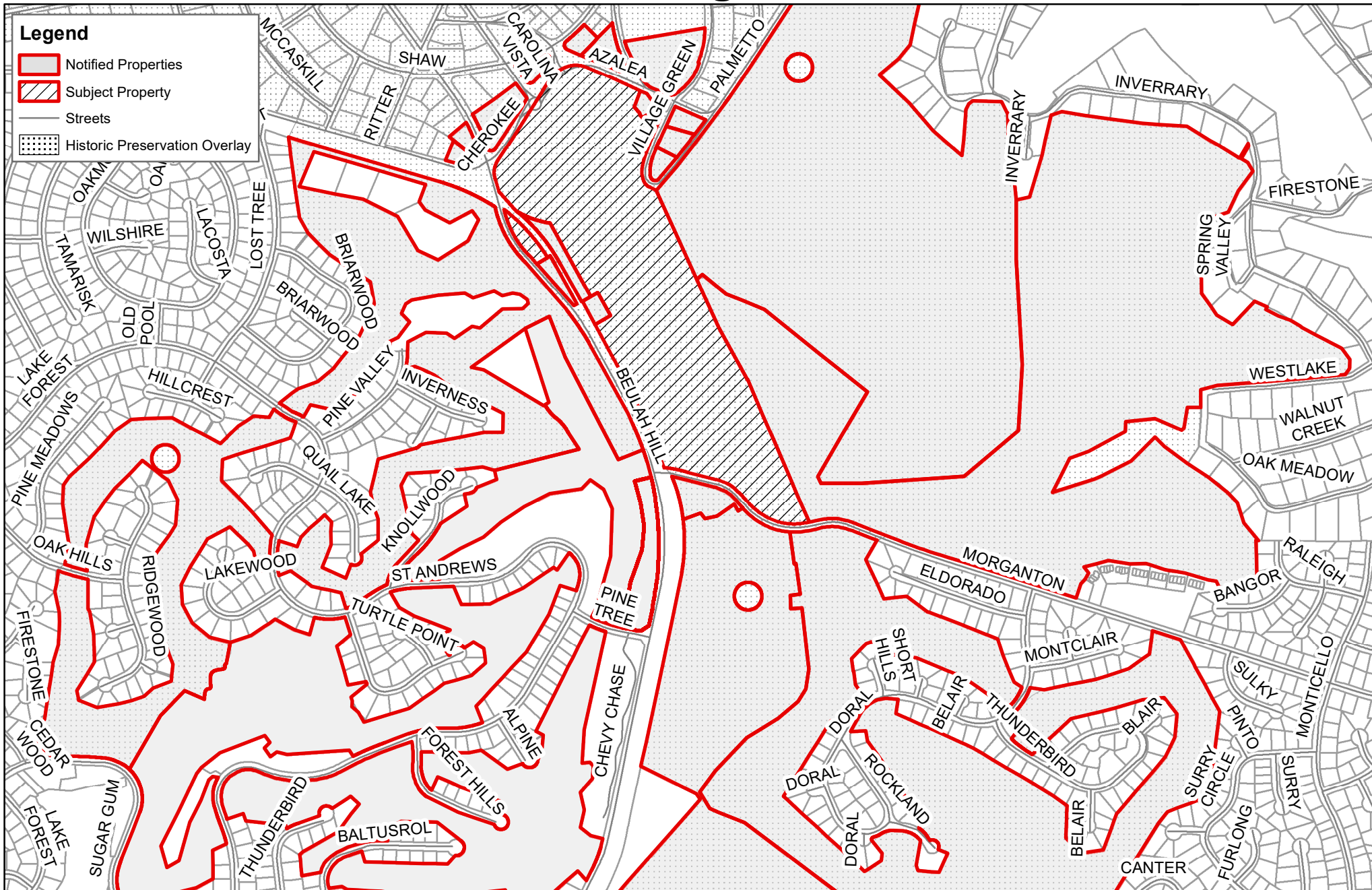
RUSSELL, BARBARA T
PO BOX 3255
PINEHURST, NC 28374

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.

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 4/7/2021

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



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

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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
Page 3 of 4



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Location Information

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

Required Documents

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

Certification

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

Applicant Signature:

Date: 2/5/2021

PINEHURST RESORT AND COUNTRY CLUB CONDITIONAL DISTRICT NARRATIVE AND CONDITIONS

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

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

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

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



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

EXISTING CONDITIONS

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

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

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

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

PROJECT DESIGN AND CONDITIONS

A. Pedestrian Connectivity

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

B. Parking Areas

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

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

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

C. Streets and Access

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

D. Landscaping

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

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

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

E. Buffers/Setbacks

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

Hotel District Setbacks

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

Conditional District Setbacks

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

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

F. Stormwater

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

G. Utility Service

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

H. Architectural Character

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

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

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

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

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

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

I. Signage

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

J. Lighting

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

K. Soil Erosion and Sediment Control

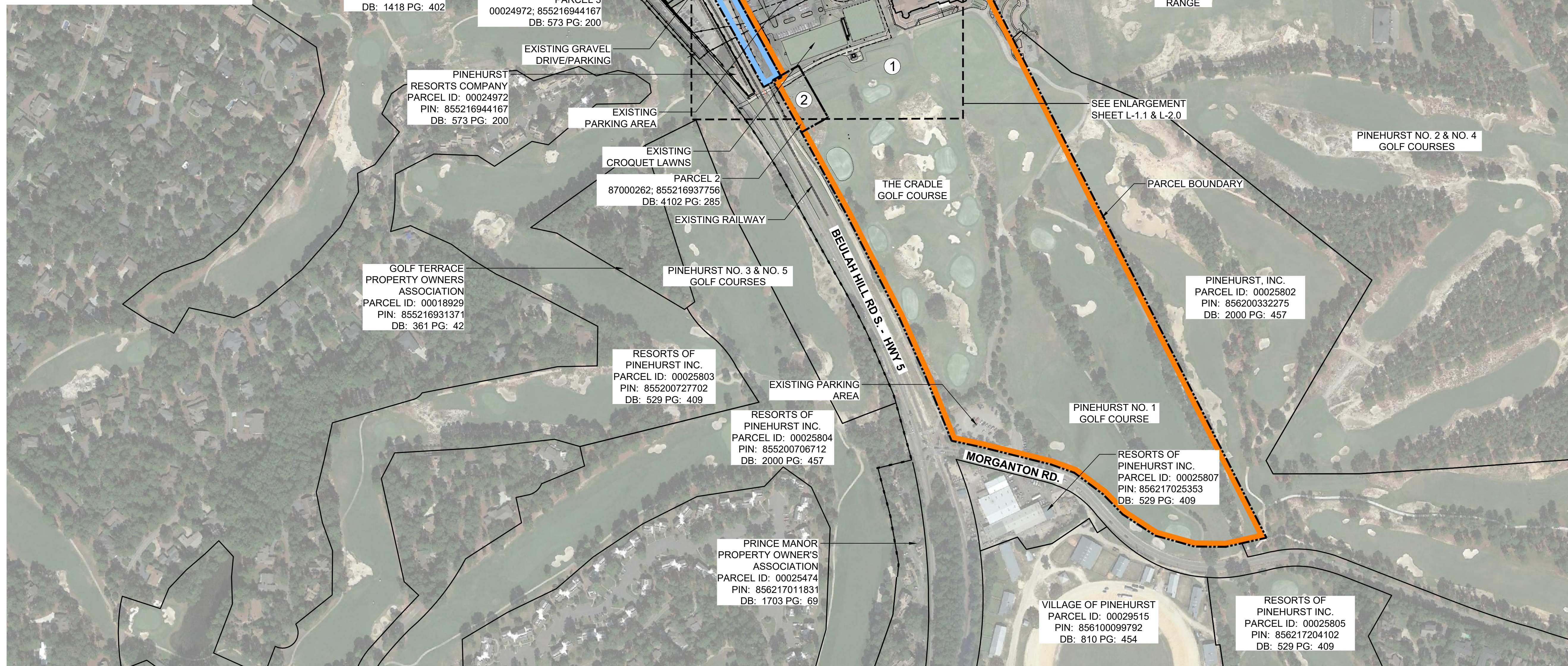
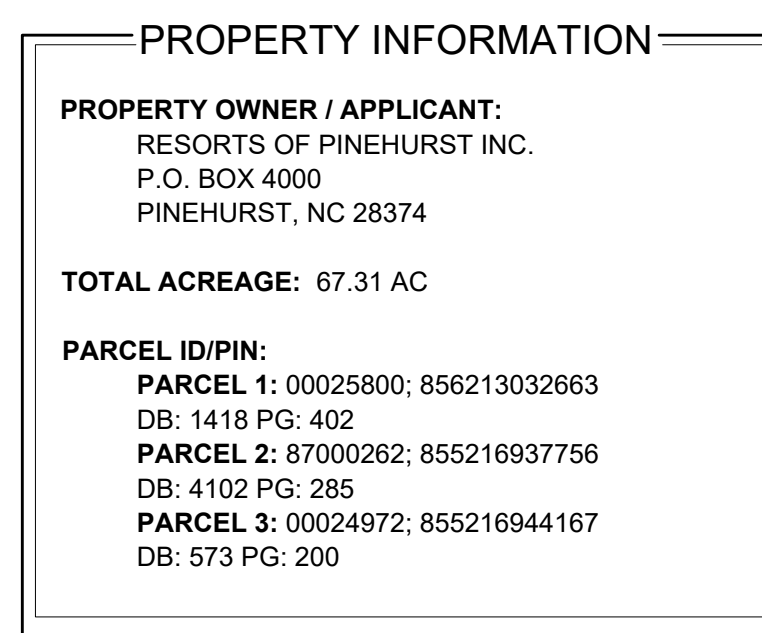
- 1) Soil erosion and sediment control during construction will be provided per Section 9.12 of the PDO and all state standards.
- 2) The developer will obtain an erosion control permit from NCDWQ for the project as required.

L. Fences, Walls and Columns

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

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

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



FLOODPLAIN DATA THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING) THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8562 MAP(S): 3710854200J DATE: OCTOBER 17, 2006
--

WATERSHED INFORMATION BASIN: LUMBER STREAM: DROWNING CREEK TYPE: WSIIP THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

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

SURVEY PROVIDED BY:

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

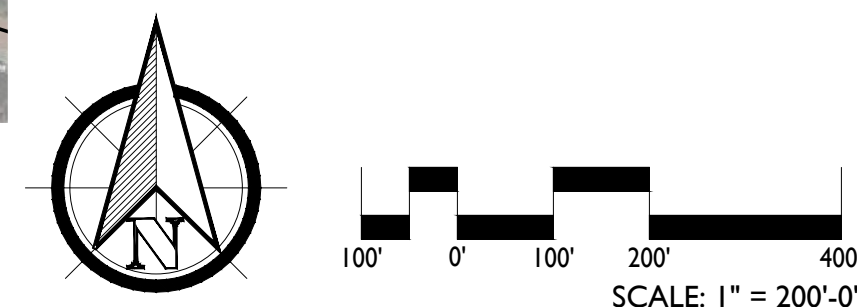
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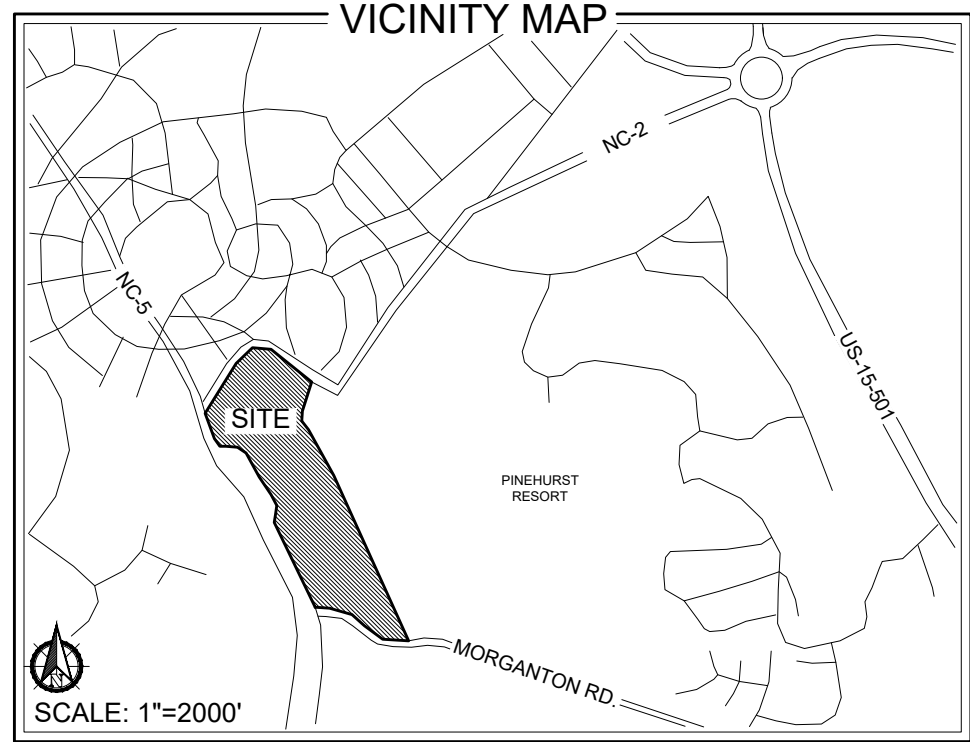
**RESORTS OF
PINEHURST, INC.**

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

CAUTION

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ZONING INFORMATION

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

PROPERTY INFORMATION

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



FLOODPLAIN DATA

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

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

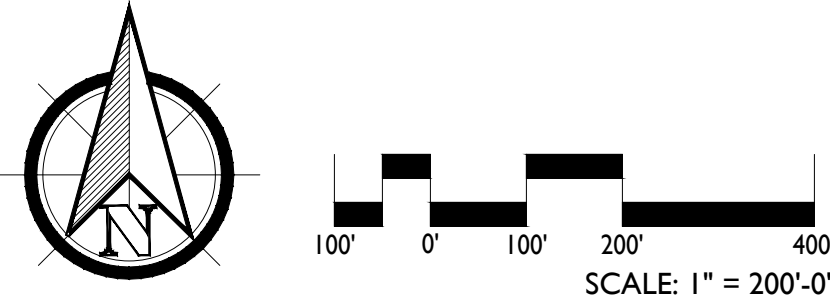
---	= PROPERTY BOUNDARY
---	= EXISTING RIGHT-OF-WAY
---	= EXISTING SANITARY SEWER LINE
•	= EXISTING MANHOLE
---	= EXISTING OVERHEAD POWER LINE
---	= EXISTING UTILITY POLE
---	= EXISTING WATER LINE
---	= EXISTING FIRE HYDRANT
---	= EXISTING STORM DRAIN PIPE
---	= EXISTING STORM DRAIN
---	= EXISTING RAILWAY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

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

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

CAUTION

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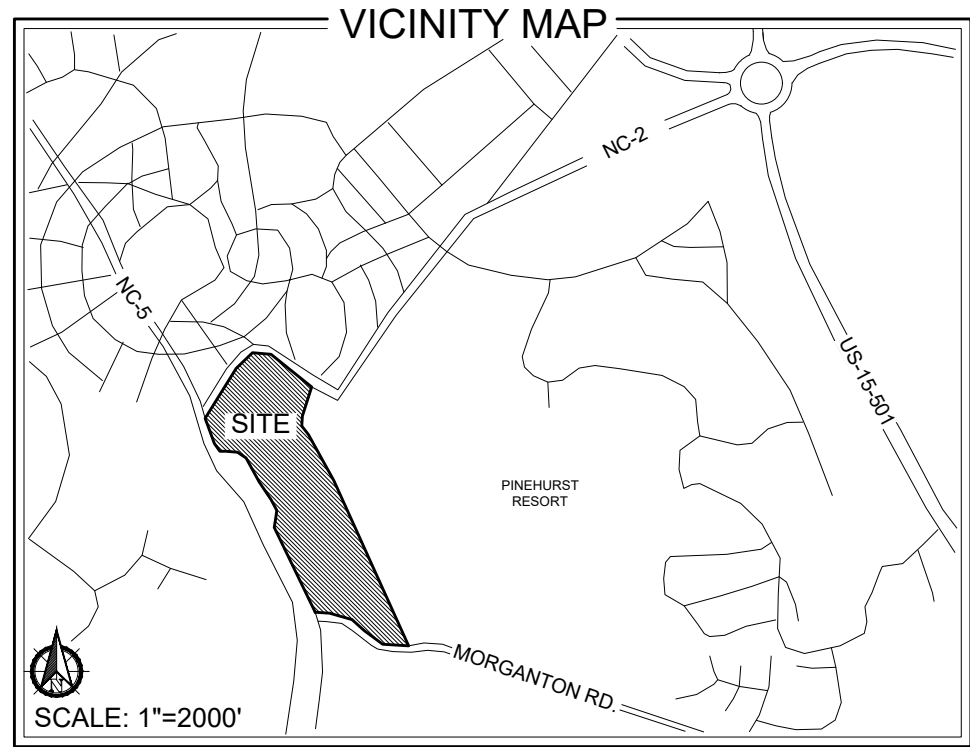


REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

PROPOSED ZONING





PROPERTY INFORMATION

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

TOTAL TRACT ACREAGE: 67.31 AC

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FLOODPLAIN DATA

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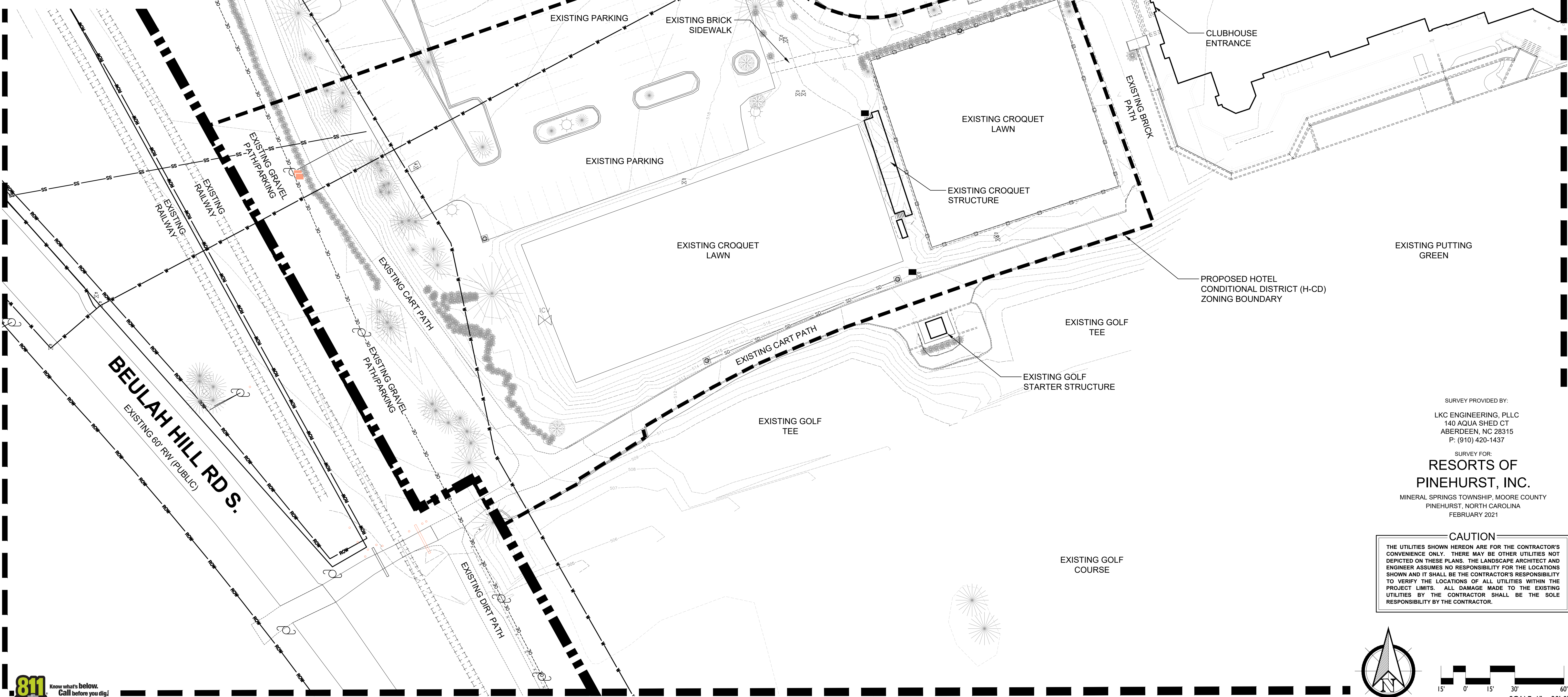
THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

- LEGEND**
- PROPERTY BOUNDARY
 - H-CD BOUNDARY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING RIGHT-OF-WAY
 - EXISTING SANITARY SEWER LINE
 - EXISTING MANHOLE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING UTILITY POLE
 - EXISTING WATER LINE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM DRAIN PIPE
 - EXISTING STORM DRAIN
 - EXISTING RAILWAY
 - EXISTING LIGHT POLE
 - EXISTING PINE TREE
 - EXISTING HARDWOOD TREE
 - EXISTING SHRUB

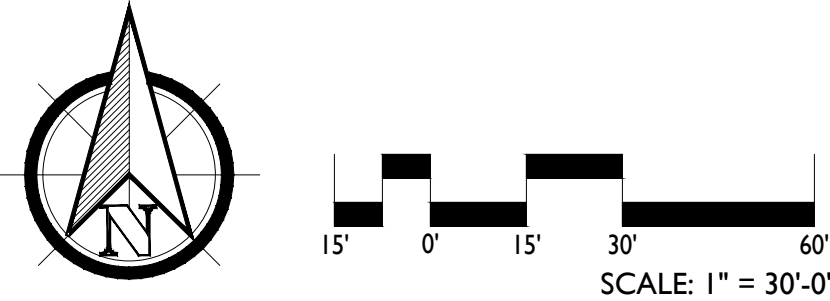


SURVEY PROVIDED BY:
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140 AQUA SHED CT
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P: (910) 420-1437

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

CAUTION

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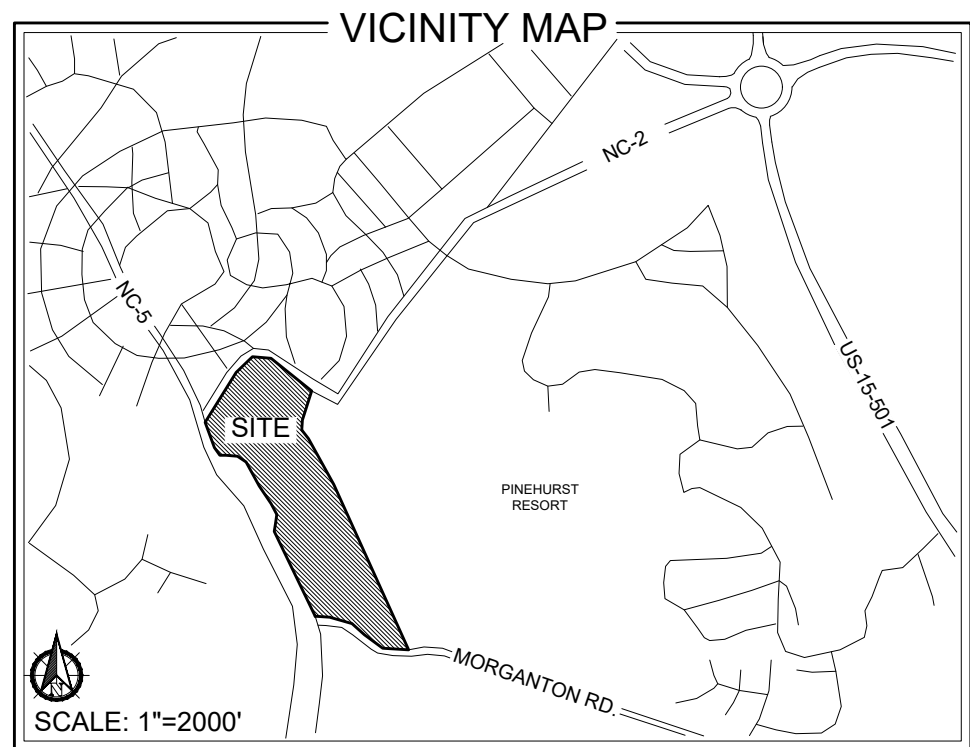
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS (ENLARGEMENT)

DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KJ021004
SHEET NUMBER:
L-1.2





ZONING INFORMATION

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

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

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

PROPERTY INFORMATION

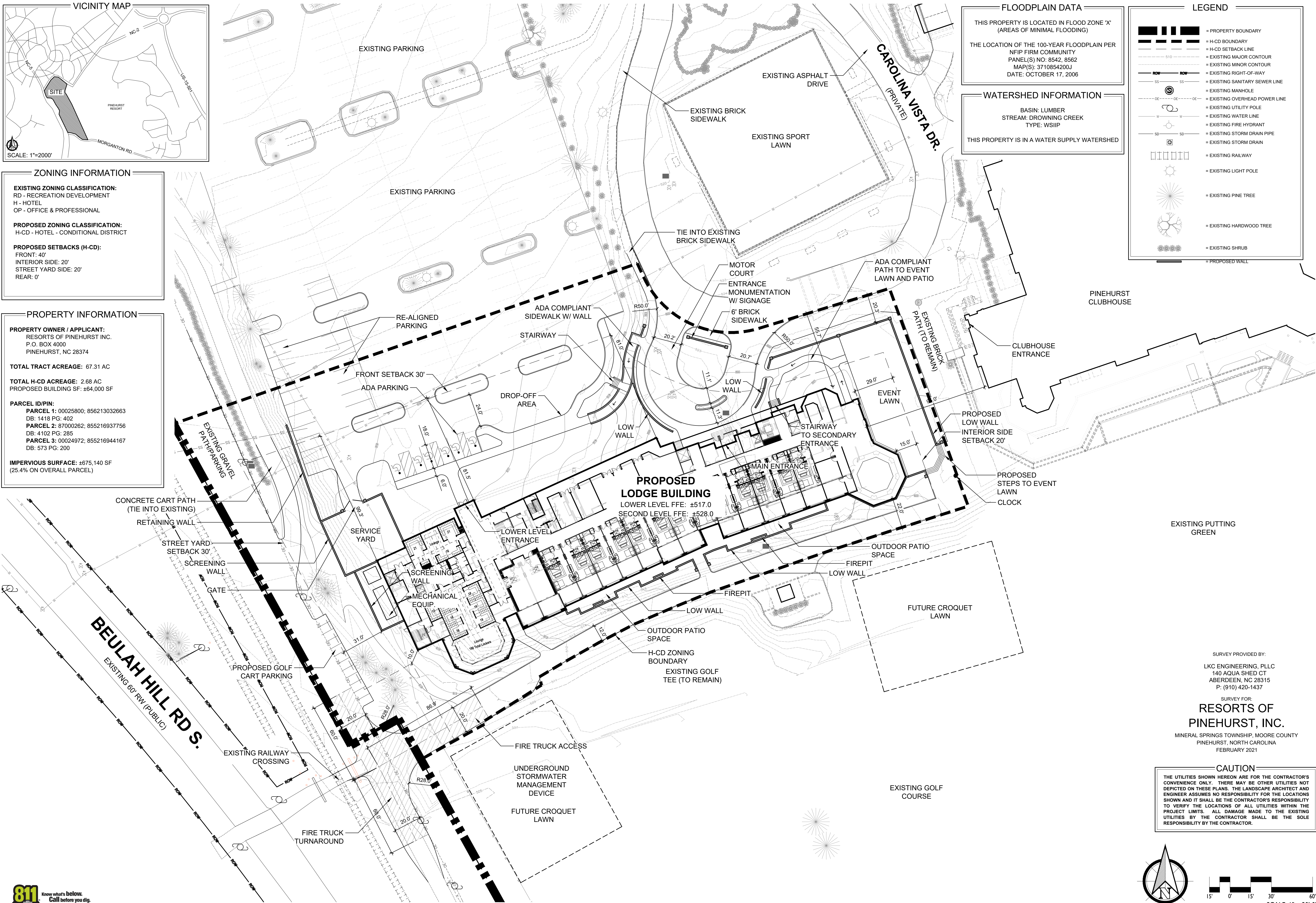
PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL TRACT ACREAGE: 67.31 AC

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

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

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



FLOODPLAIN DATA

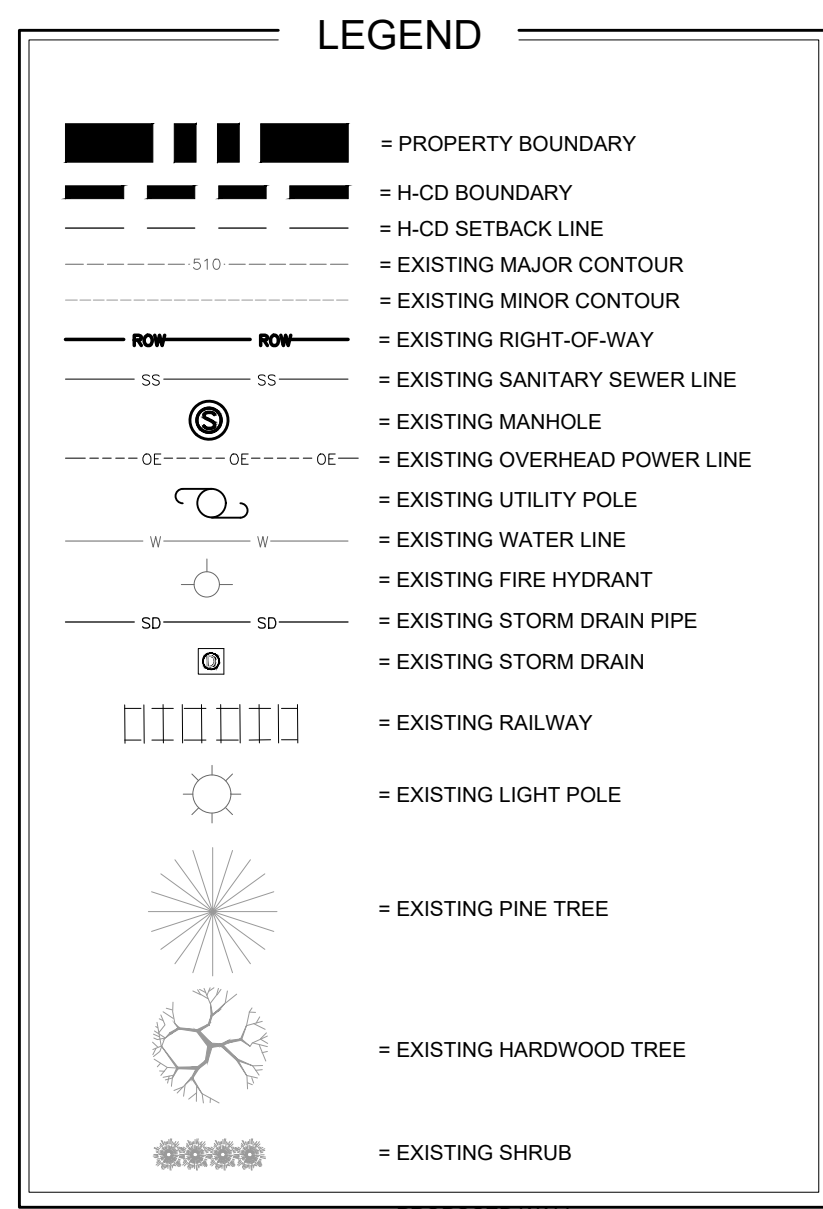
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(AREAS OF MINIMAL FLOODING)

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

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

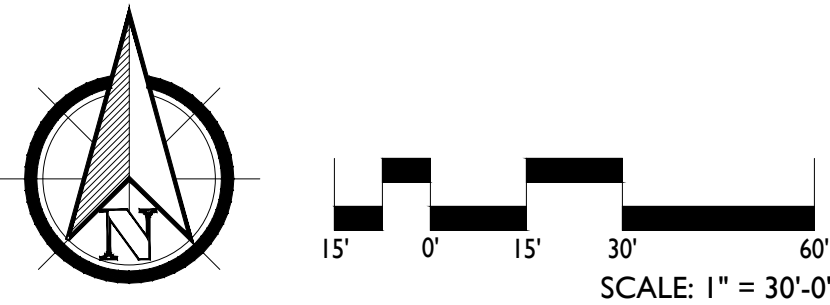


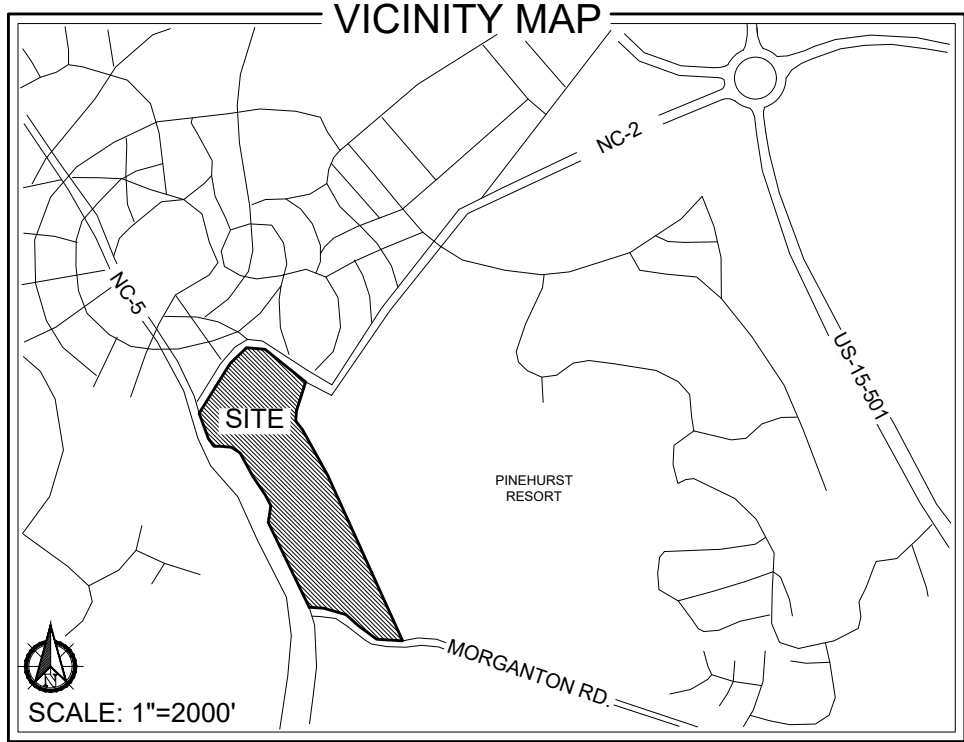
SURVEY PROVIDED BY:
LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

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

CAUTION

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ZONING INFORMATION

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

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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
EXISTING PARKING				
LOCATION	TOTAL	GOLF CART *	HANDICAP	
1. MAIN PARKING LOT	364	0	6	
2. POOL PARKING LOT	136	57	6	
3. TENNIS PARKING LOT	38	0	0	
4. RESORT CLUB	0	14	0	
5. PADGET CENTER	0	89	0	
6. GOLF MAINTENANCE	54	0	0	
7. RAILROAD LOT SPACES	45	12	0	
SUBTOTALS	677	172	12	
EXISTING TOTAL PROVIDED			861	



FLOODPLAIN DATA

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(AREAS OF MINIMAL FLOODING)

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

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

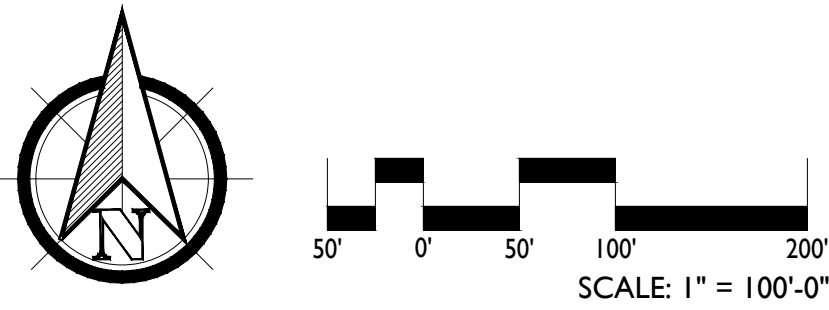
- CIRCULATION LEGEND**
- VEHICULAR CIRCULATION
 - EMERGENCY ACCESS
 - GOLF CART CIRCULATION
 - PEDESTRIAN CIRCULATION

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

CAUTION

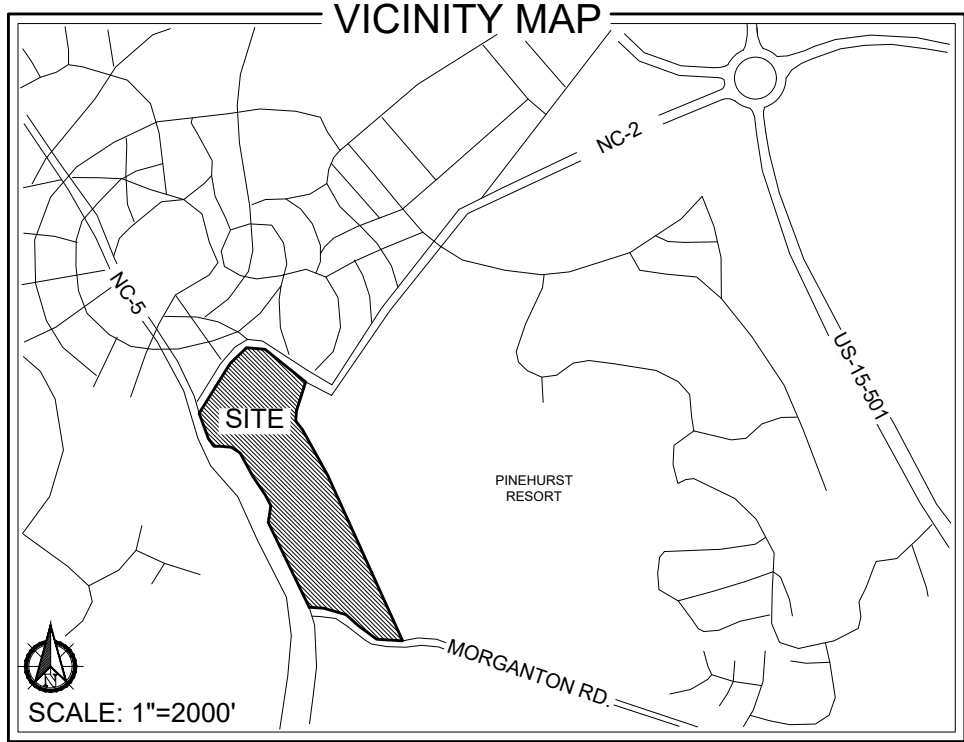
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REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN



ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
PARCEL 1: RD - RECREATION DEVELOPMENT
H - HOTEL
PARCEL 2: RD - RECREATION DEVELOPMENT
PARCEL 3: OP - OFFICE & PROFESSIONAL

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

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

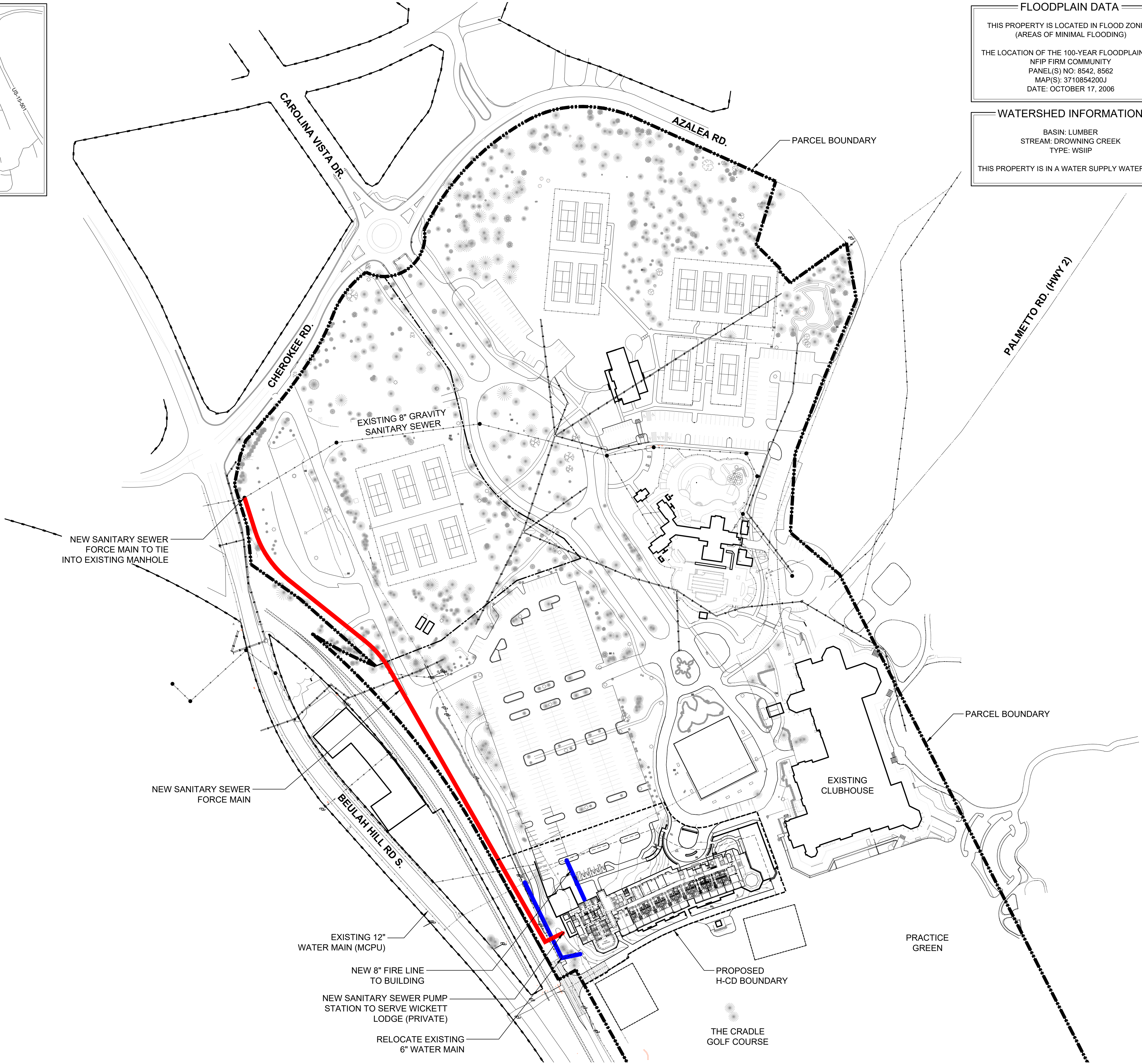
PROPERTY INFORMATION

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PINEHURST, NC 28374

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DB: 4102 PG: 285
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DB: 573 PG: 200

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



FLOODPLAIN DATA

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

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSHIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER LINE
- EXISTING MANHOLE
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- EXISTING UTILITY POLE
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- EXISTING STORM DRAIN
- EXISTING RAILWAY
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- EXISTING PINE TREE
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UTILITIES LEGEND

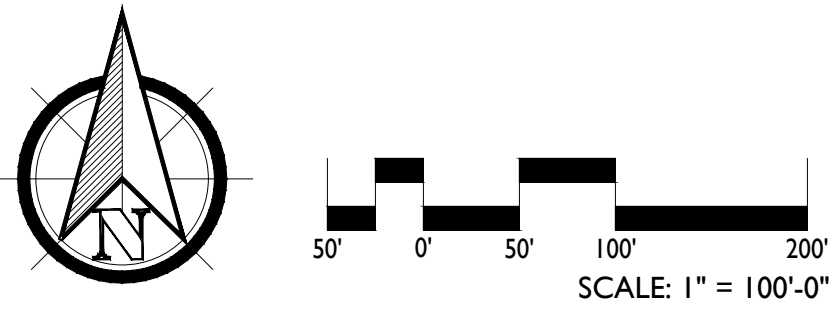
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE

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P: (910) 420-1437

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

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W: www.koontzjonesdesign.com

REVISIONS:

REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

CONCEPTUAL UTILITIES PLAN

DATE: 03-25-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KJ021004
SHEET NUMBER: **L-2.2**

ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:

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

PROPOSED ZONING CLASSIFICATION:

H-CD - HOTEL - CONDITIONAL DISTRICT

PROPOSED SETBACKS (H-CD):

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

PROPERTY INFORMATION

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TOTAL H-CD ACREAGE:

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PROPOSED BUILDING SF:

±64,000 SF

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DB: 573 PG: 200

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

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

EXISTING CONDITIONS

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

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

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

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

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

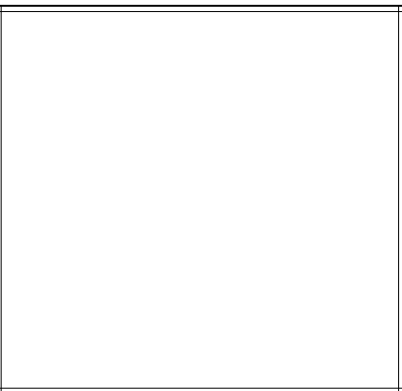
- A. REQUIRED SNIA TO ALLOW IMPERVIOUS SURFACE EXCEEDING 24% IS REQUESTED. IMPERVIOUS SURFACE FOR ENTIRE PARCEL WILL EXCEED 24% WITH CONSTRUCTION OF THE LODGE AND ASSOCIATED PARKING.
- B. PROPOSED PARKING CONDITIONS FOR THE LODGE AT PINEHURST
- 1. PARKING AREAS**
- a)EXISTING PARKING IS PROVIDED FOR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



LAND PLANNING | LANDSCAPE ARCHITECTURE

KOONTZJONESDesign

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



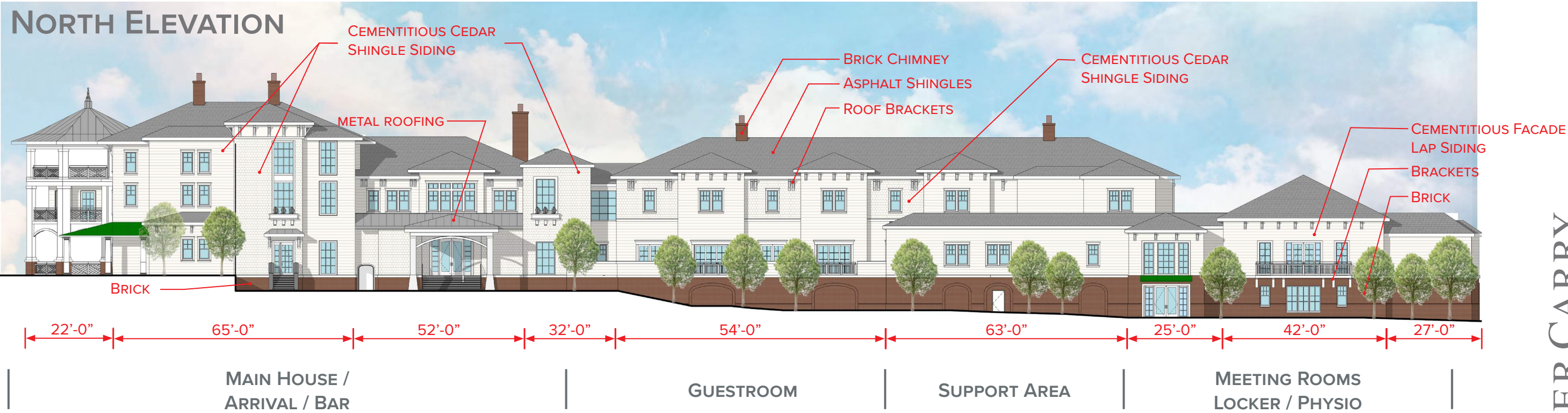
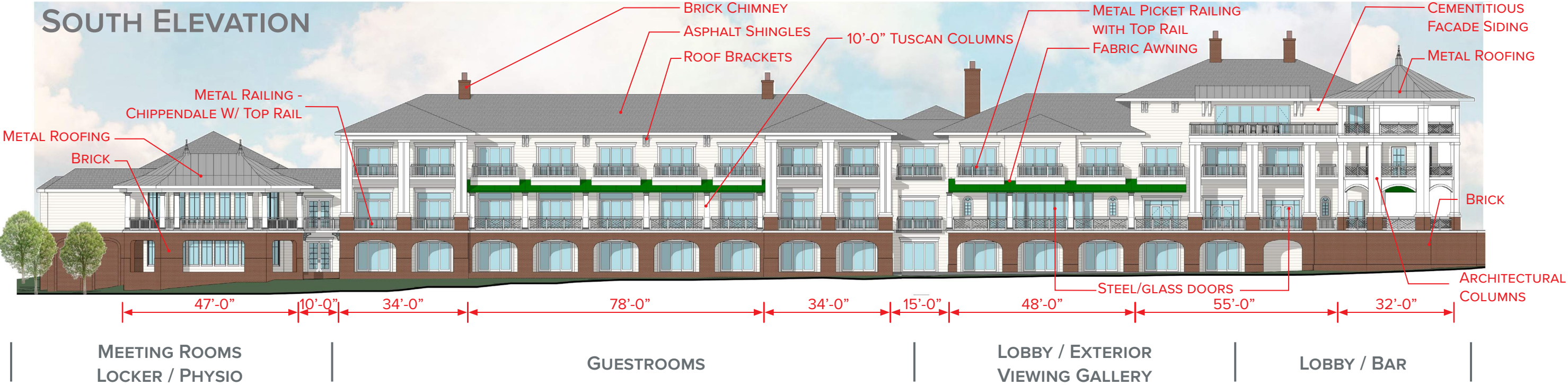
REVISIONS:

LODGE AT PINEHURST
PINEHURST, NORTH CAROLINA

PROJECT DESIGN AND CONDITIONS

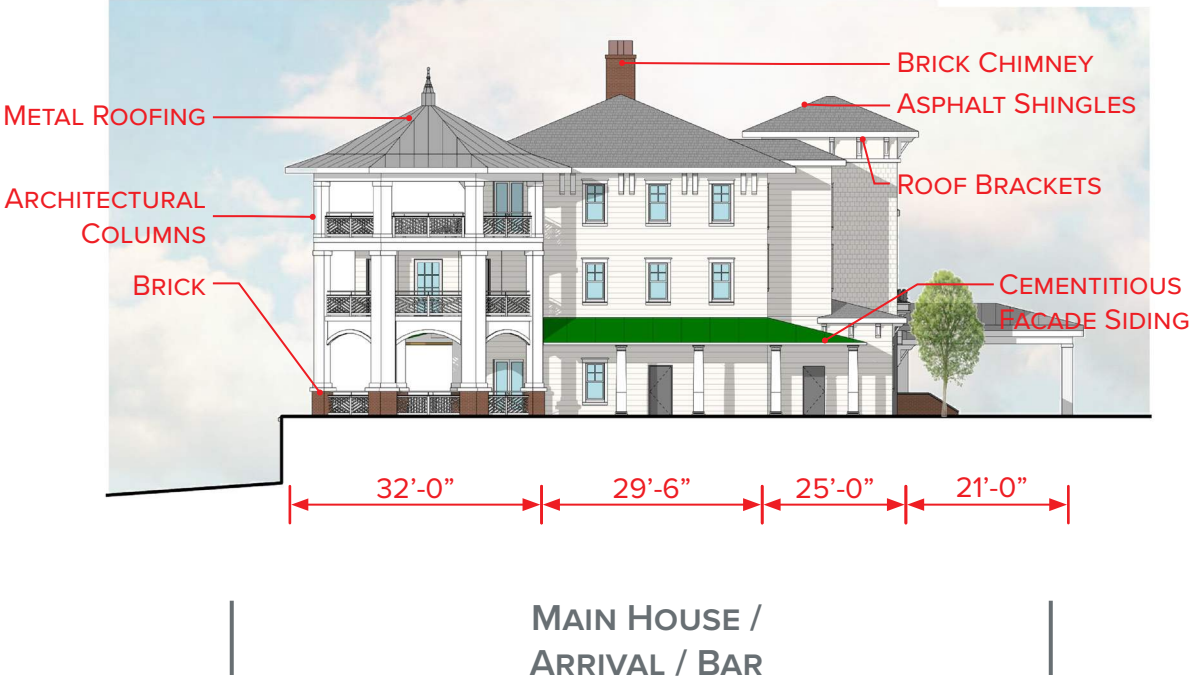
DATE: 04-15-2021
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1"=100'-0"
PROJECT #: KJ021004
SHEET NUMBER#:
L-2.3

NORTH / SOUTH ELEVATIONS

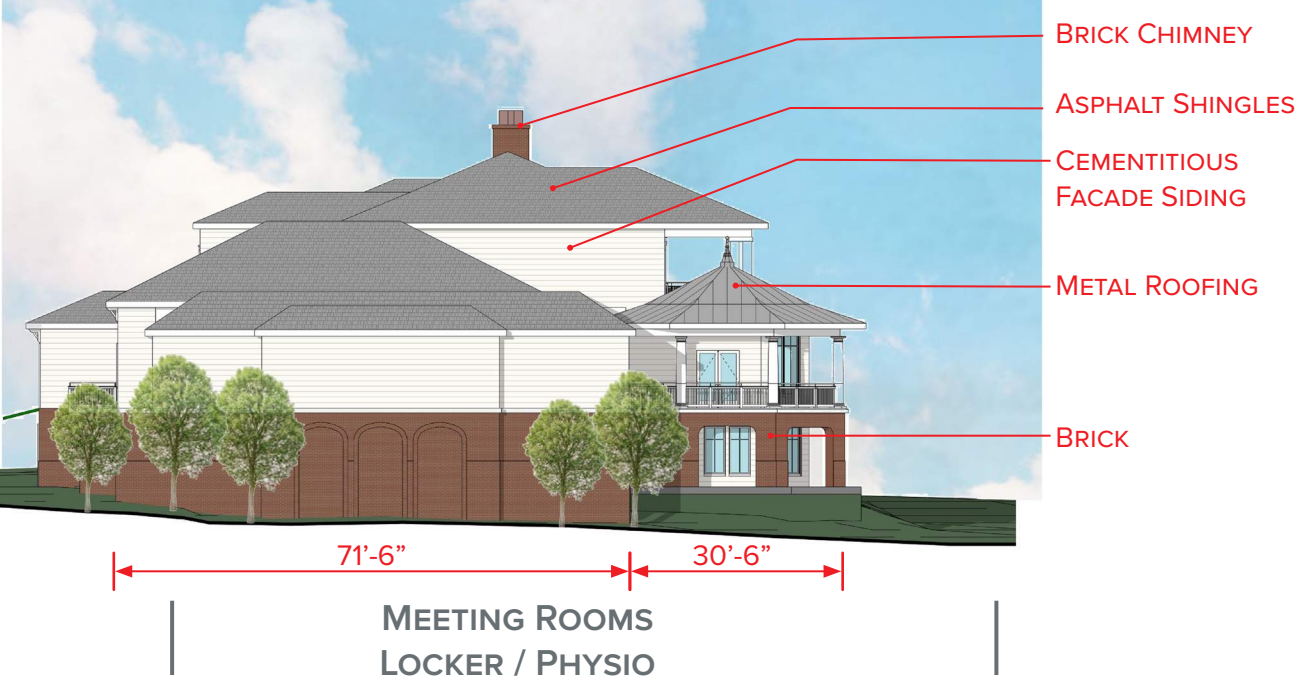


EAST / WEST ELEVATIONS

EAST ELEVATION



WEST ELEVATION





PINEHURST LODGE GOLF VIEW





PINEHURST LODGE ENTRY VIEW





PINEHURST LODGE CRADLE VIEWS





PINEHURST LODGE PERSPECTIVE VIEWS



PINEHURST LODGE PERSPECTIVE VIEWS





PINEHURST LODGE PERSPECTIVE VIEWS





PINEHURST LODGE PERSPECTIVE VIEWS



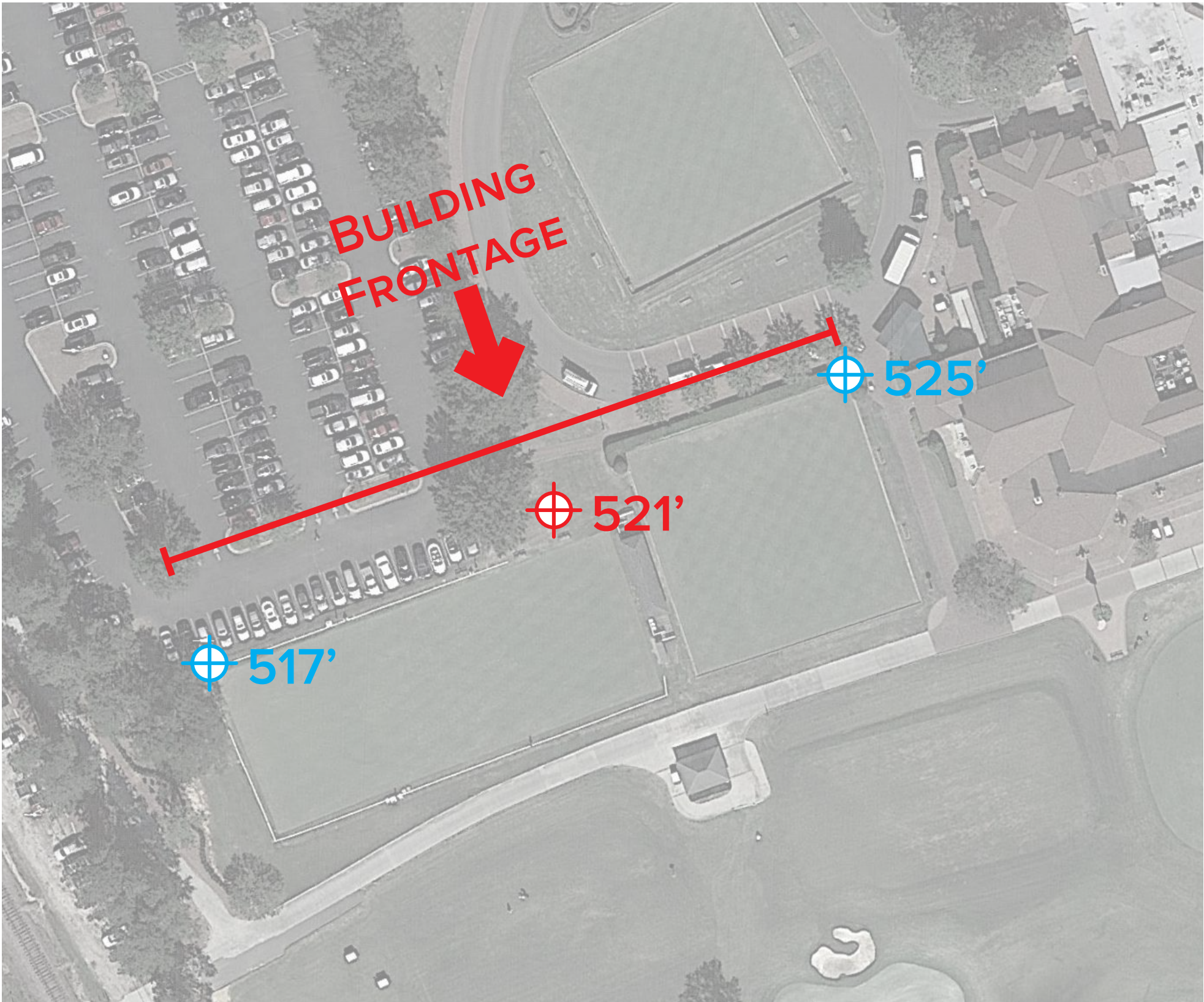


PINEHURST LODGE PERSPECTIVE VIEWS





AVERAGE GRADE TO MAX HEIGHT



ALONG FRONTAGE

525'

517'

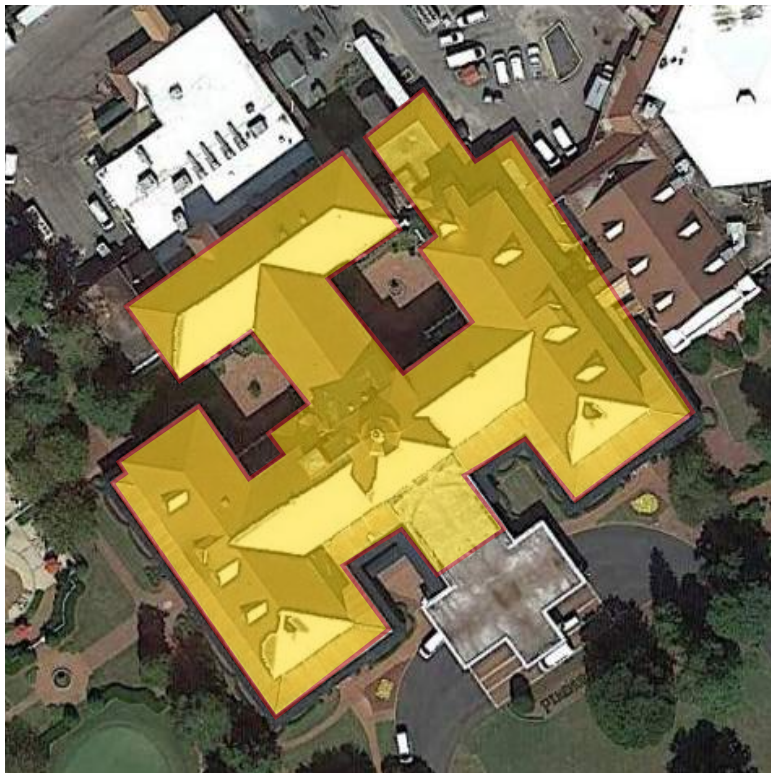
AVG: 521'

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

BUILDING FOOTPRINTS



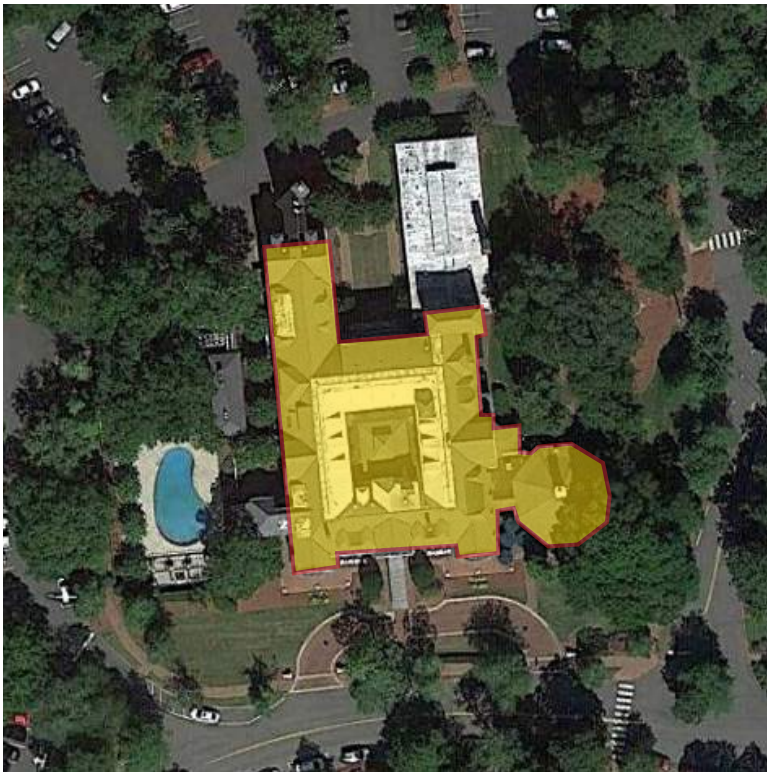
THE PINEHURST LODGE: 22,200 SF



THE CAROLINA: 50,450 SF



EAST WING: 11,200 SF



THE HOLLY INN: 19,750 SF



THE PINE CREST INN: 10,150 SF

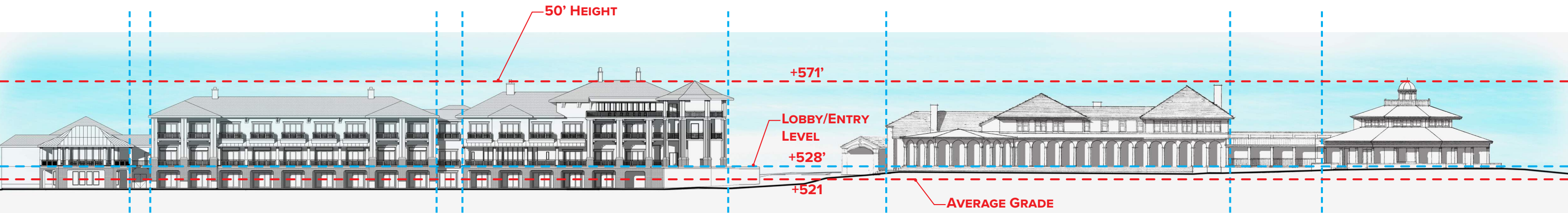


THE MANOR: 12,700 SF

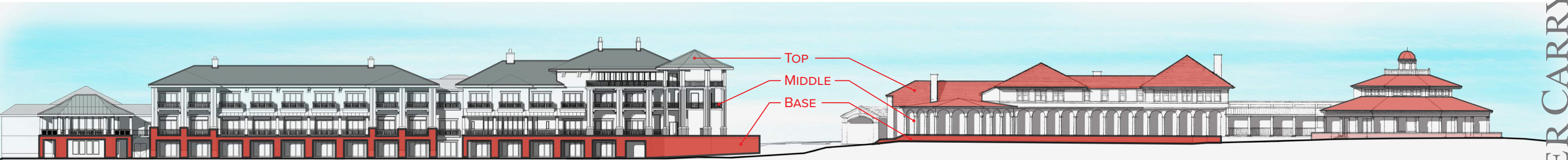
PINEHURST LODGE / RESORT ELEVATION



PINEHURST LODGE AND RESORT CRADLE ELEVATIONS



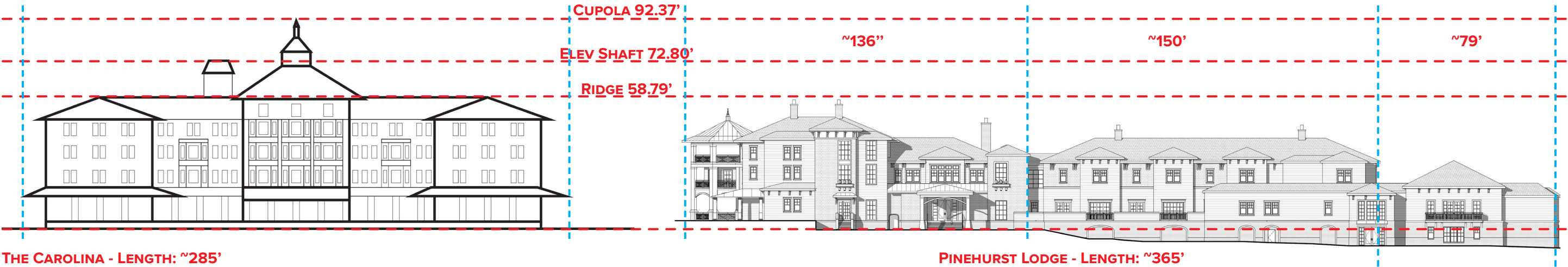
MAX HEIGHT AND ALIGNMENT STUDY



MATERIALITY AND LANGUAGE



PINEHURST LODGE / CONTEXT ELEVATIONS



MATERIAL BOARD

ROOF / SOFFIT



STONEGATE GRAY



STANDING SEAM
FOR FEATURE ROOF



PLANK SOFFIT



BEADBOARD SOFFIT

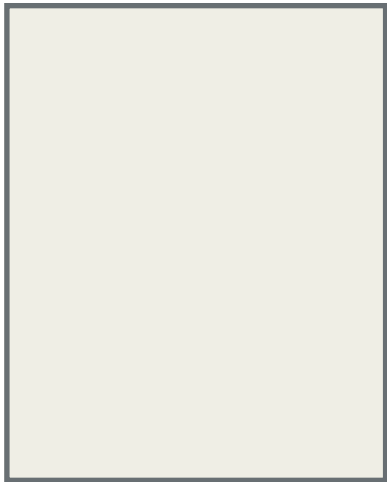
SIDING / COLOR



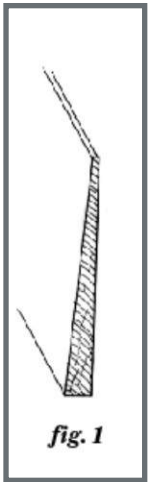
PLANK SIDING



CEDAR SIDING

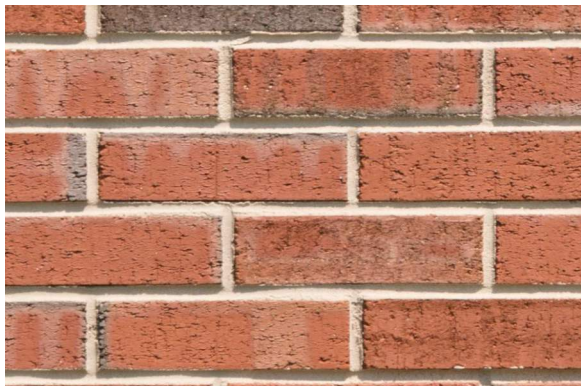


WHITE DOVE OC-17
FOR SIDING AND WINDOW

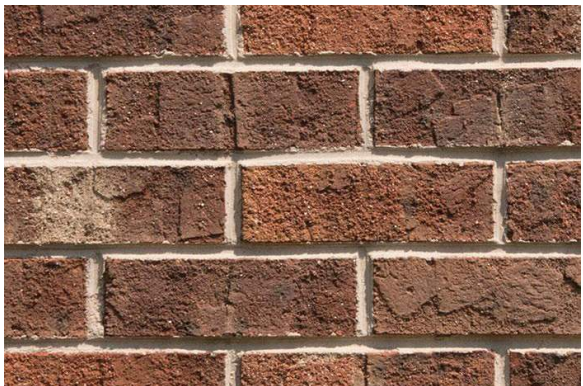


PROFILE

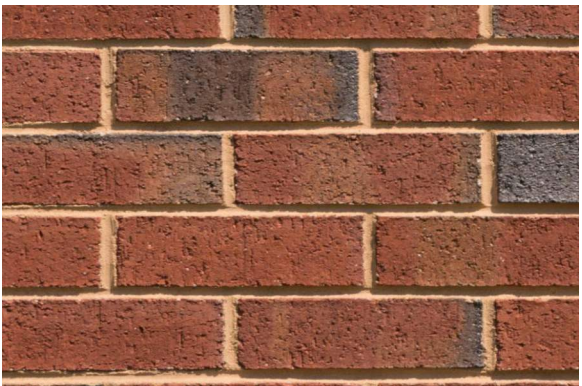
BASE / TACTILE



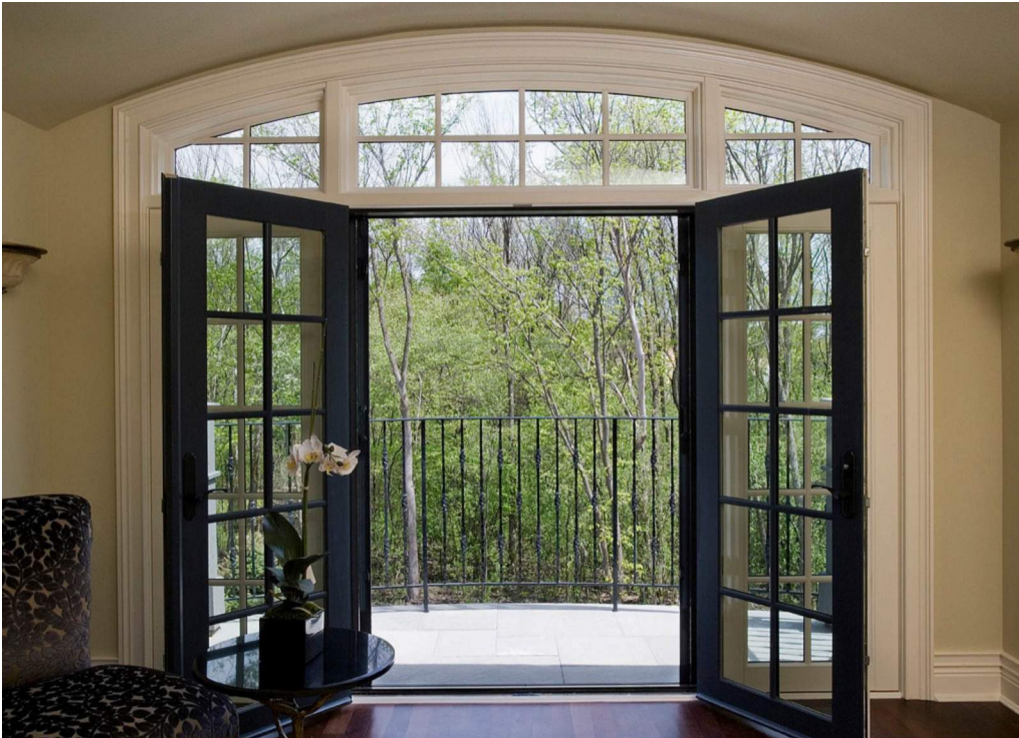
FLASHED RED WIRECUT



THE GEORGIAN



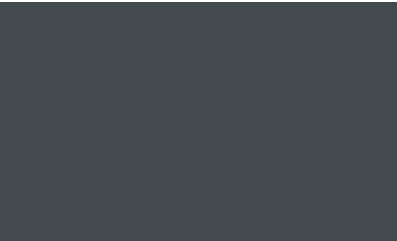
THE WILLIAMSBURG



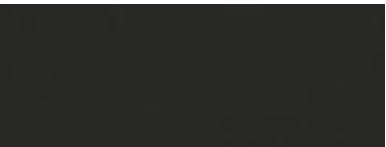
HOTEL ENTRY DOOR - PAINTED WOOD
COLOR: BEHR “BLACK SABLE” #730F-7



AWNING COLOR AND STYLE



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



STEEL WINDOW MULLION
FOR LOBBY/SOCIAL SPACES



TOP RAIL
FOR TERRACE/BALCONIES

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

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 Lalor	80 Azalea Rd	debtlal@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	christinec@mapgroup.com
Jim & Elizabeth Fisher	15 Carolina Vista Dr.	ja.fisher@ballassobates.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.

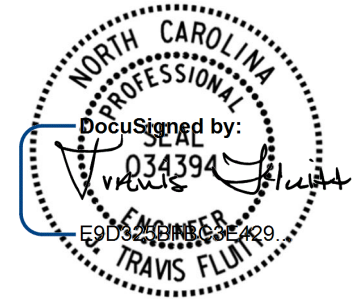


Robert Koontz, RLA

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.

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.



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