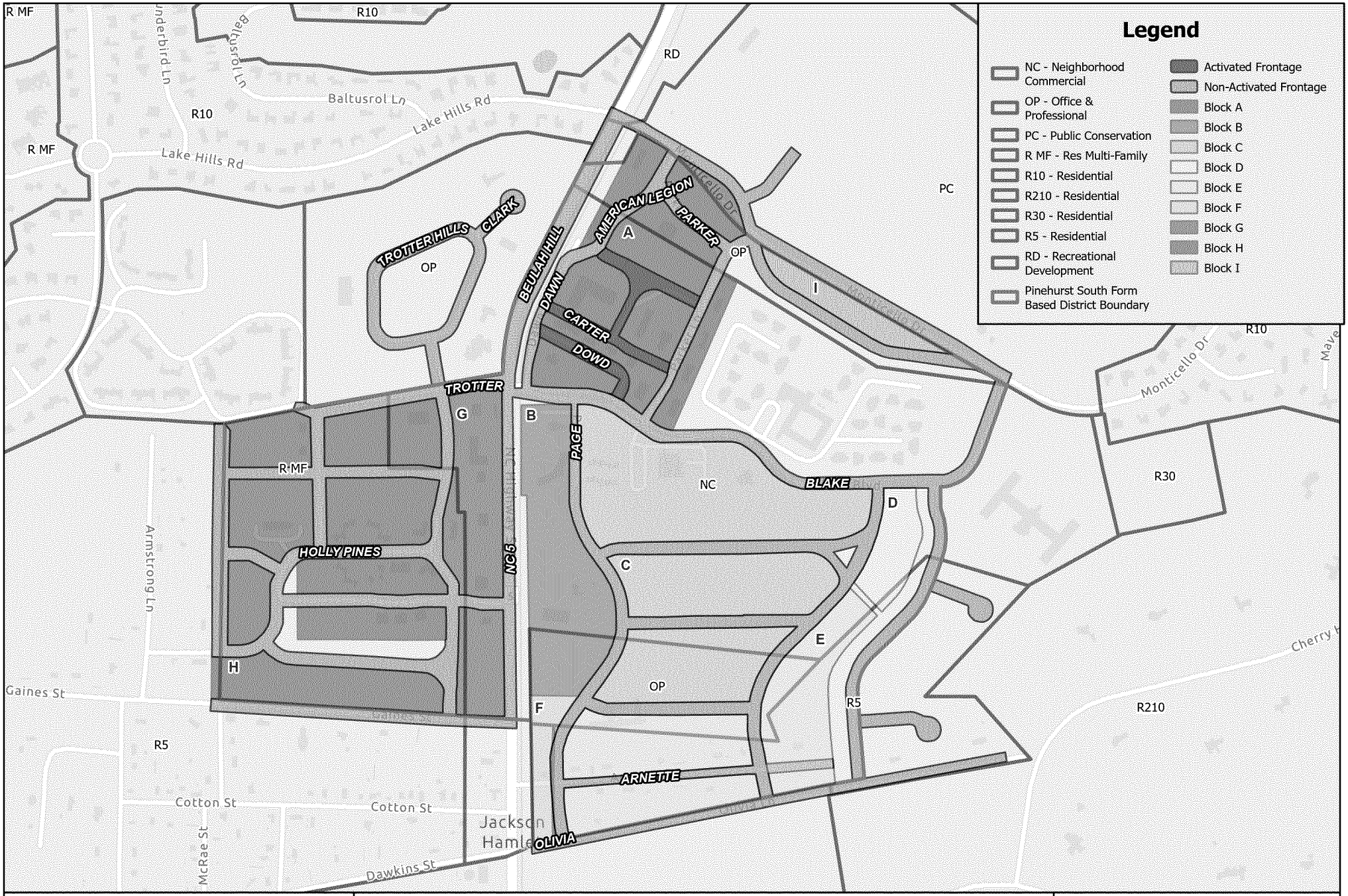

Legend
H - Hotel
HD - Hospital Development
NC - Neighborhood Commercial
OP - Office & Professional
PC - Public Conservation
R MF - Res Multi-Family
R10 - Residential
R20 - Residential
R30 - Residential
R8 - Residential
RD - Recreational Development
VC - Village Commercial
VCP - Village Cottage Professional
VMU - Village Mixed Use
VR - Village Residential
Activated Frontage
Non-Activated Frontage
Clark Cadillac
Core Area Blocks
Lower Rattlesnake Area Blocks
Upper Rattlesnake Blocks
Traditions Site
Village Place Form Based District Boundary
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
MAGNOLIA
MCCASKILL
MCINTYRE
KELLY
MEDLIN
RATTLESNAKE
BOARDBRANCH
WOODSIDE
SPUR
POWER PLANT
VMU
VR
NC
VCP
VC
R10
R20
R30
R MF
R8
PC
RD
H
Murdocksville
Rassie Wicker Rd
McKenzie Rd E
McIntyre Rd
Craig Rd
Dundee Rd
McLeod
Kelly Rd
Everette Rd
Page Rd
Graham Rd
Culdee Rd
Caddell Rd
Barrett Rd E
McLean Rd
Fields Rd
Spur Rd
Maple Rd
Orange
Field
0 125 250 500 750 1,000
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 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).
Proposed Village Place Form Based District
1895 Village of Pinehurst
N



Proposed Pinehurst South Form Based District

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).

1895 Village of Pinehurst

DIVISION II: REGULATORY PROVISIONS

CHAPTER 8. ZONING

Section 8.1 Rules Governing the Interpretation of Zoning District Boundaries

Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules shall apply:

(A) Where district boundaries are indicated as approximately following either street, alley, railroad or highway lines or centerlines thereof, such lines shall be construed to be said boundaries;

(B) Where district boundaries are indicated, as approximately following lot lines, such lot lines shall be construed to be said boundaries. However, a surveyed plat prepared by a registered land surveyor may be submitted to the Village of Pinehurst as evidence that one or more properties along these boundaries do not lay within a specific zoning district;

(C) Where the zoning district boundaries lie at a scaled distance more than twenty-five (25) feet from any parallel lot line, the location of district boundaries shall be determined by use of a scale appearing on the Zoning Map;

(D) Where the zoning district boundaries lie at a scaled distance of twenty-five (25) feet or less from any parallel lot line, the location of zoning district boundaries shall be construed to be the lot line;

(E) Where other uncertainty exists, the Village Planner shall interpret the Official Zoning Map as to the location of such boundaries. This decision may be appealed to the Zoning Board of Adjustment.

(Ord. 14-35, passed 09-24-2014)

Section 8.2 General Use Zoning Districts

General Use Zoning Districts are created to provide comprehensive land use regulations throughout the jurisdiction of this Ordinance. There are nineteen (19) General Use Zoning Districts that provide for a variety of uses that are appropriate to the character of the individual districts throughout the jurisdiction of this Ordinance.

8.2.1 (PC) Public Conservation District

(A) The Public Conservation District is established as a district in which the primary use of the land is reserved for the general public for recreation, parks, natural or man-made bodies of water, forests and other similar open space uses, and other government uses that provide public services to the residents of Pinehurst. This district is intended to preserve

and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for public recreational use.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2 a

(D) See Design/Development Standards Chapter 9

8.2.2 (RD) Recreation Development District

(A) The Recreational 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.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2 a

(D) See Design/Development Standards - Chapter 9

8.2.3 (R-210) Residential District

(A) The R-210 Residential District is established as a district in which the principal uses of the land are for low-density residential and light agricultural purposes. Development in this district is restricted due to lack of available utilities, watershed protection restrictions and for the protection of agricultural lands.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2 a

(D) See Design/Development Standards - Chapter 9

8.2.4 Medium Density Residential Districts

Residential District (R-30)

Residential District (R-20)

Residential District (R-15)

(A) The R-15, R-20, and R-30 Residential District is established as a district in which the principal use of land is for medium-density residential uses. This district is further

intended to discourage any use which would be detrimental to the predominately medium-density residential nature of the areas included within the district.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2 a

(D) See Design/Development Standards - Chapter 9

8.2.5 High Density Residential Districts

Residential District (R-10)

Residential District (R-8)

Residential District (R-5)

(A) The R-5, R-8 and R-10 Residential District is established as a district in which the principal use of land is for high-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2a

(D) See Design/Development Standards - Chapter 9

8.2.6 (R-MF) Residential Multi-Family District

(A) The Residential Multi-Family District is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2a

(D) See Design/Development Standards - Chapter 9

8.2.7 (NC) Neighborhood Commercial District

(A) The Neighborhood Commercial District is established as a district in which the principal use of land is for small scale commercial, retail, office and service uses to serve the surrounding residential districts. This district is further intended to discourage any use

which would be detrimental to the predominately low-intensity commercial nature of the areas included within the district.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2a

(D) See Design/Development Standards - Chapter 9

8.2.8 Reserved

8.2.9 (H) Hotel

(A) The Hotel 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.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2a

(D) See Design/Development Standards - Chapter 9

8.2.10 (HD) Hospital Development District

(A) The Hospital Development District is established as a district in which the principal use of land is for hospitals, surgical centers or other health professional services and their supporting uses. This district is further intended to encourage the development of regional and community-wide providers of health care services while minimizing any adverse impacts on neighboring residential and historic areas.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2a

(D) See Design/Development Standards - Chapter 9

8.2.11 (OP) Office Professional Development District

(A) The Office Professional District is intended to provide for limited office and retail development as a spatial development between business districts and residential land uses.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2a

(D) See Design/Development Standards - Chapter 9

~~8.2.12 (VCP) Village Cottage Professional District~~

~~(A) The Village Cottage Professional District is intended to provide for limited office and retail development and a wide variety of housing types in pedestrian-scaled, residential-style structures.~~

~~(B) See Table of Permitted and Special Uses - Section 8.5~~

~~(C) See Table of Dimensional Requirements - Section 9.2a~~

~~(D) See Design/Development Standards - Chapter 9~~

~~8.2.13 (VR) Village Residential~~

~~(A) The Village Residential District is established as a district in which the principal use of land is for multi-family and single-family dwellings in close proximity to the Village Center or other commercial nodes.~~

~~(B) See Table of Permitted and Special Uses - Section 8.5~~

~~(C) See Table of Dimensional Requirements - Section 9.2a~~

~~(D) See Design/Development Standards - Chapter 9~~

~~8.2.14 (VMU) Village Mixed Use District~~

~~(A) The Village Mixed-Use District is established as a pedestrian-scaled district which caters to the everyday needs of nearby neighborhoods. This district allows a mixture of primary land uses within the same building and development site and emphasizes accessibility by automobiles, bicycles, and pedestrians.~~

~~(B) See Table of Permitted and Special Uses - Section 8.5~~

~~(C) See Table of Dimensional Requirements - Section 9.2a~~

~~(D) See Design/Development Standards - Chapter 9~~

8.2.1~~2~~5 (VC) Village Commercial District

(A) The Village Commercial District accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.

(B) See Table of Permitted and Special Uses - Section 8.5

(C) See Table of Dimensional Requirements - Section 9.2a

(D) See Design/Development Standards - Chapter 9

(Ord. 14-35, passed 09-24-2014)

Section 8.3 Overlay Zoning Districts

Overlay Zoning Districts are created to provide additional development standards for identified areas. Certain Overlay Zoning Districts are also available to allow flexibility in design for certain types of developments. Overlay Zoning Districts combine with the regulatory provisions of the underlying General or ~~Conditional Zoning~~Conditional district zoning Districts to provide additional or different standards.

~~8.3.1 Pinehurst South Overlay Districts~~

~~8.3.1.1 Purpose and Intent~~

~~The Pinehurst South Business Area is composed largely of office, retail, financial and service uses. This district has developed over the past several decades. The current underlying zoning districts in this area make many of the existing buildings non-conforming in regard to setbacks and impervious surfaces requirements.~~

~~The purpose of this overlay district is to preserve and enhance the small-scale commercial character while providing for low-impact business opportunities and to allow for some of the better development patterns found within the area to continue as the area is developed. This overlay district is established to prevent unsightly conditions as a result of development which may destroy or detract from the natural character, beauty and conditions and to exercise such reasonable control over land within the district as may be necessary to accomplish the objective.~~

~~It is to encourage a scale of development, a mixture of building uses, and other attributes, such as safe and efficient conditions for pedestrian and vehicular movement, all of which will be as generally required by the Comprehensive Plan.~~

~~8.3.1.2 Conflict with Other Code Sections~~

~~The definitions and regulations set forth in this section shall apply to the Pinehurst South Business Overlay District. Wherever there is a conflict or inconsistency between the Pinehurst South Business Overlay District regulations and other definitions and regulations of the Pinehurst Development Ordinance (PDO), those regulations set forth in this article~~

~~shall govern development and redevelopment within Pinehurst South Business Overlay District.~~

~~8.3.1.3 Plan Approvals Required~~

~~All development within the Pinehurst South Business Overlay District shall require submission of a site plan or a preliminary subdivision plat in accordance with this Ordinance, and approval of such plan or plat by the appropriate Village authority.~~

~~8.3.1.4 Pinehurst South Business Overlay District Requirements~~

~~(A) Nonconforming buildings:~~

~~If a nonconforming building or structure located within the Pinehurst South Business Overlay District is destroyed by any means, it may be built back within its existing footprint as long as it complies with the NC State Building and Fire Code and other applicable regulations.~~

~~A structure that is nonconforming due to encroaching into a required setback may be added onto so long as the addition does not further encroach into the setback(s) of the existing structure and does not create a new encroachment into another setback or violate any other regulations of this Ordinance.~~

~~(B) Ingress and Egress:~~

~~Wherever possible, ingress and egress between various properties shall be shared in an attempt to minimize curb cuts. The Village of Pinehurst encourages adjacent landowners to enter into agreements providing access easements to accomplish this goal.~~

~~(C) Parking Location:~~

~~All parking within the Pinehurst South Business Overlay District shall be located to the side or rear of buildings or located on the street.~~

~~(D) On Street Parking:~~

~~Where on street parking is provided that directly fronts a parcel, that on street parking may be counted toward meeting the required number of parking spaces for the uses on that parcel.~~

~~(E) Shared Parking:~~

~~The use of shared parking shall comply with the requirements in Section 9.4.1.3.~~

~~(F) Lot Dimensional Requirements:~~

~~All development shall comply with the following development standards:~~

~~Minimum Lot Width at the Street Line: 50 ft.~~

~~Minimum Street Yard Setback: 10 ft. from the public sidewalk~~

~~Minimum Side Yard Setback: 10 ft.~~

~~Minimum Rear Yard Setback: 10 ft.~~

~~All other dimensional requirements shall be determined by the underlying zoning district.~~

~~8.3.1.5 Pinehurst South Business Overlay District Permitted Uses~~

~~When determining if a use is permitted within the Pinehurst South Business Overlay District one shall refer to Table 9.2a and the General Use Zoning District requirements.~~

~~8.3.1.6 Compliance with all other regulations~~

~~All development within the Pinehurst South Business Overlay District shall comply with all applicable sections of the Pinehurst Development Ordinance and Engineering Standards including but not limited to signage, landscaping, watershed regulations, street design, stormwater.~~

8.3.1~~2~~ Historic Preservation Overlay District

8.3.~~2~~1.1 Purpose and Intent

Historic areas are some of the most valued and important assets of the Village of Pinehurst, having local, state, and national importance. The establishment of Historic Preservation Districts is for the purpose of preserving the Village's heritage; safeguarding its character by preserving the district as a whole and any property therein that embodies important elements of its social, economic, cultural, political, or architectural history. The establishment of the Historic Preservation district is also for the purpose of promoting the conservation of such districts for the education, pleasure, and enrichment of residents of the district, the Village, and others; for the purpose of fostering civic beauty; and for the purpose of stabilizing and enhancing property values throughout the district as a whole, thus contributing to the improvement of the general health and welfare of the Village and the residents of the district.

8.3.~~2~~1.2 Historic Districts Established

Historic districts, as provided for in this section, may from time-to-time be designated, amended, or repealed, provided; however, that no district shall be recommended for

8.3.~~3~~2.8 Street Construction

(A) All streets shall be designed in accordance with the Village of Pinehurst Engineering Standards and Specifications Manual;

(B) Notwithstanding any other requirements set forth elsewhere in this Ordinance, street construction projects located in the Watershed Protection District shall be constructed with curb and gutter according to Village of Pinehurst Engineering Standards and Specifications Manual; provided that such projects shall, to the maximum extent practicable, minimize built-upon surface area, direct storm water away from surface waters and incorporate Best Management Practices to minimize water quality impacts by:

(1) Installing outlets to convey all storm water to grass swales or vegetated areas meeting NCDENR design standards for Best Management Practices prior to the runoff discharging to waters;

(2) Obtaining from the Village Engineer approval for any site-specific proposal to minimize the impact of the proposed street on water quality in any site-specific area where option 1 cannot be practicably implemented. Any site-specific proposal to be employed in a water supply watershed area as part of this standard shall be accompanied by adequate computations and documentation to demonstrate that the proposal will provide at least eighty-five percent (85%) TSS removal in accordance with the design standards of the NCDWQ "BMP Design Manual".

(Ord. 14-35, passed 09-24-2014)

Section 8.4 Form-Based Districts

Form-based districts are areas identified to implement their corresponding adopted small area plans using physical form - instead of focusing on separation of uses - to achieve high quality public realms and more predictable built results. These districts are subject to all overlay and conditional district zoning district requirements and shall conform to all other PDO requirements not specifically addressed in the regulatory requirements for the form-based district.

Section 8.4.1 Village Place (VP) Form-Based District

The Village Place (VP) Form-Based District is based on the Village Place Small Area Plan and Form-Based Plan as adopted by the Village.

Section 8.4.1.1 Purpose and Intent

Village Place is an area well-suited to accommodate growth, advance economic development goals, increase revenues and tax base and support quality of life needs of residents, businesses and visitors. The Village Place District shall achieve the following.

1. Integrate the built-environment with the public realm and improve the public realm.
2. Create a mixed-use walkable destination area that is connected to the Village Center.

3. Provide for appropriate infill development.
4. Incorporate urban design standards.
5. Provide a gateway from NC Hwy 211 to the Village Center.
6. Create a connecting spine of streets, sidewalks and paths to the Village Center.
7. Be consistent with the established Historic District.
    a. Abundant landscaping, paths and open spaces.
    b. Minimize traffic.
    c. Maintain the human scale of buildings.
8. Provide for sufficient and discrete parking.

The standards contained in this section are based on the *Village Place Form-Based Code Guidance Document* adopted _____. The guidance document contains graphical depictions of lot and building configurations, including single family attached and detached design, as well as assistance with landscaping, street design, signage and other suggested design features for the Village Place (VP) District. This guidance document shall be considered a plan for the purpose of consistency with adopted plans.

Section 8.4.2 Pinehurst South (PS) Form-Based District

Pinehurst South is an area well-suited to accommodate growth, advance economic development goals, increase revenues and tax base and support quality of life needs of residents, businesses and visitors. The Pinehurst South District shall achieve the following.

1. Integrate the built-environment with the public realm and improve the public realm.
2. Create a mixed-use walkable destination area.
3. Provide for appropriate infill development.
4. Incorporate urban design standards.
5. Create a connecting spine of streets, sidewalks and paths to create a multi-modal district integrating live, work and play while minimizing traffic impacts within the district and on Highway 5.
6. Provide for sufficient and discrete parking.

The standards contained in this section are based on the Pinehurst South *Form-Based Code Guidance Document* adopted _____. The guidance document contains graphical depictions of lot and building configurations, including single family attached and detached design, as well as assistance with landscaping, street design, signage and other suggested design features for the Pinehurst South (PS) District. This guidance document shall be considered a plan for the purpose of consistency with adopted plans.

Section 8.~~4~~5 ~~Conditional Zoning~~Conditional district zoning Districts

8.~~5~~4.1 Purpose and Intent

It is recognized that certain types of zoning districts would be inappropriate at certain locations in the absence of special conditions. Where the applicant for rezoning desires property to be rezoned to such a district in such situations, the Conditional District is a means by which such special conditions can be imposed in the furtherance of the purposes

of this Ordinance. The Conditional District classification will be considered for rezoning only upon request of a property owner. If for any reason any condition imposed pursuant to these regulations is found to be illegal or invalid or if the applicant should fail to accept any condition, it is the intent of this Ordinance that the authorization of such Conditional District Permit shall be null and void and of no effect and that proceedings shall be instituted to rezone the property to its previous zoning classification.

8.45.2 Conditional Districts

For each General District establish in Section 8.2 and Form-Based District established in Section 8.4, there is also established a corresponding Conditional District as follows:

(A) PC-CD - Public Conservation Conditional District;

(B) R-210 CD - Residential Conditional District;

(C) R-15 CD - Residential Conditional District;

(D) R-20 CD - Residential Conditional District;

(E) R-30 CD - Residential Conditional District;

(F) R-5 CD - Residential Conditional District;

(G) R-8 CD - Residential Conditional District;

(H) R-10 CD - Residential Conditional District;

(I) R-MF-CD - Residential Multi-Family Conditional District;

~~(J) VR-CD - Village Residential Conditional District;~~

(JK) RD-CD - Recreation Development Conditional District

(~~L~~K) OP-CD - Office and Professional Development Conditional District;

(~~M~~L) H-CD - Hotel Conditional District;

(~~N~~M) HD-CD - Hospital Development Conditional District;

(N~~O~~) VC-CD - Village Commercial Conditional District;

~~(OP) VCP-CD - Village Cottage Professional Conditional District~~ VP-CD – Village Place Conditional District

~~(PQ) VMU-CD-Village Mixed Use Conditional District~~ PS-CD – Pinehurst South Conditional District

(~~R~~Q) NC-CD - Neighborhood Commercial Conditional District.

(Ord. 14-35, passed 09-24-2014, Amended _____)

Section 8.~~5~~6 Table of Permitted and Special Uses and Special Requirements

Publisher's Note: This Section has been AMENDED by new legislation (Ord. 22-21, adopted 10-25-2022). The text of the amendment will be incorporated below when the ordinance is codified.

The Table of Permitted and Special Uses and Special Requirements which follows contains a listing of uses which may be permitted in one (1) or more of the various General Use Zoning Districts established by this Ordinance.

Use Tables for Village Place and Pinehurst South are contained within their design standards in Section 9.3.

8.~~5~~6.1 Symbols Used on Table of Uses

Publisher's Note: This Section has been AMENDED by new legislation (Ord. 22-15, adopted 10-26-2022). The text of the amendment will be incorporated below when the ordinance is codified.

An "X" or "SU" or "SR" opposite the listed use in the District column(s) indicates the District or Districts in which a particular listed use may be permitted. The meanings of the entries in the Table are as follows:

(A) "X" indicates the use is permitted by right and a Development Permit may be obtained, subject to meeting all the requirements of this Ordinance for a Development Permit;

(B) SU indicates the use requires approval of a Special Use Permit by the Village Council in accordance with the procedures of Section 4.5 before obtaining a Development Permit;

(C) The column on the far right, labeled "SR" (Special Requirements) means that there are additional special requirements for the development or use for compliance. These requirements are contained in Section 8.6, "Special Requirements to the Table of Permitted and Special Uses." For any use subject to a Special Use Permit, the Special Requirement along with the requirements of this Ordinance shall represent the minimum conditions for issuance of a Special Use Permit; when "SR" appears for use within a zoning district, special requirements shall apply. The Special Requirements (SR's) are numbered by the Table of Uses categories. Numbers SR-1 through SR-99 are Principal Uses, numbers SR-100 through SR 199 are Accessory Uses; and numbers SR 200 through SR 299 are Temporary Uses. The "SR" will also appear in the column of the general use district in which the special requirements apply.

(D) The listing of a use in the Table of Permitted and Special Uses and Special Requirements in no way relieves that use of having to meet all local, State and Federal laws pertaining to the establishment and operation of that use;

Table of Dimensional Requirements Abbreviations:

1. Setback requirements shall apply to the perimeter of the parent tract or tracts prior to development.

2. All development shall be treated as multi-family (apartments or condo) or townhouse development (detached or attached).

3. See Section 9.17.1.11a for dimensional standards applicable only to Residential Subdivisions in R-210, R-30, R-20, R-15, R-10 or R-8 Districts meeting the Required Open Space regulations of this Ordinance.

4. Corner lots are required to add five (5) feet to the minimum lot width at setback line; and are required to add five (5) feet for the corner street side setback

5. 0' (15' minimum if detached)

6. 0' (5' minimum if detached)

7. Impervious surface coverage may be limited by State Watershed Requirements and may require special intensity allocation.

8. The maximum lot covered by impervious surface in the R-8 Zoning District shall not prevent a newly constructed single story home from having up to 2,400 sq. ft. under roof. In order to minimize impervious surface when this provision is used, the only other impervious surface that may be placed on the property is a driveway not exceeding 18' in width, a sidewalk going directly from the driveway to the front door and a patio not to exceed 64 sq. ft. Additionally, a front load garage shall be placed at the front setback. This provision shall not apply to the expansion of an existing single story home. All other regulations still apply.

(Ord. 14-35, passed 09-24-2014; Ord. 15-13, passed 07-14-2015; Ord. 16-17, passed 10-25-2016; Ord. 21-12, passed 07-27-2021)

Section 9.3 ~~Village~~ Form-Based Districts Design Standards

9.3.1 ~~Village Mixed Use~~Village Place District Design Standards

~~The Village Mixed Use District~~ Village Place shall be developed in a way that it is functionally and structurally compatible with the existing Village Center and a pedestrian friendly area. All development shall comply with the design standards set forth below. In addition, reference should be made to the architectural ~~design~~ guidelines and content found in the Village Place Form-Based Guidance Document and Small Area ~~NewCore Master~~ Plan, as well as the Local Historic District Standards ~~and Guidelines~~.

Section 9.3.1.1 Implementation of the Village Place (VP) Form-Based District

(A) Nonconforming Buildings and Uses. Any change of use, building footprint, or proposed use of a nonconforming lot shall comply with the requirements of Section 2.3 and Section 9.3 of the Pinehurst Development Ordinance, as applicable.

(B) New Commercial Uses, Mixed Uses, Multi-family and Major and Minor Subdivisions shall be approved through the process for Conditional District Zoning, following the requirements of Section 9.3 and the recommendations of the Village Place Form-Based Code Guidance Document. Expansions of buildings and uses that do not qualify as continuation of a nonconforming use shall also follow the process for Conditional District Zoning.

(C) Unless approved through conditional district zoning, new single-family attached and detached structures and duplex residential uses on existing lots of record in blocks that allow for such uses are encouraged but not required to use the Village Place Form-Based Code Guidance Document for architectural recommendations. All other requirements for the lot types shall be met to the greatest extent possible.

Section 9.3.1.2 Regulating Plan with Subdistricts

The VP regulating plan uses a key that defines the subdistricts by block. Each block denotes BH for allowed building height(s) and is numbered for building types allowed.

(A) To facilitate the development of projects that are designed with a blend of compatible uses, the Village Place Zoning District consists of five (5) subdistricts assigned to land as shown on the Village Place Regulating Plan. The sixth area, Public Conservation, is owned by the Village and exempt from the form-based requirements:

1. Public Conservation, shown in light green on the regulating plan,
2. Core Area, blocks A-E, as shown in peach on the regulating plan and table of uses,
3. Clark Cad, block F, shown in blue on the regulating plan and table of uses,
4. Lower Rattlesnake Area, blocks G-J, as shown in yellow on the regulating plan and table of uses,
5. Upper Rattlesnake Area, blocks L-M, shown in purple on the regulating plan and table of uses, and
6. Traditions, block O, shown in sage green on the regulating plan and table of uses.

(B) The Village Place Regulating Plan depicted in Figure 9.1.3.2 below identifies the subdistricts contained in this division and is hereby officially adopted as an integral part of these regulations.

(C) Active Frontage identifies locations where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street.

Section

9.3.1.3 Allowable Uses in Village Place

The full list of allowed uses in the Village of Pinehurst is listed in Table 8.6.1a. Table 9.3.1.3 is a subset of uses specific to Village Place and allocates uses on a block by block basis as identified on the Regulating Plan.

The Regulating Plan is color-coded to the Use Table to Improve ease of use.

(A) Except as determined in Section 9.3.1.1, final uses and design in Village Place shall be determined through the Village's Conditional District Zoning process.
(B) Uses not listed in this Section are not allowed in Village Place, but are allowed in the remainder of the Village as specified in Table 8.6.1a.
(C) Prohibited uses may not be mixed with allowed uses in a mixed-use building.

PRINCIPAL USES	Regulating Plan Blocks *Indicates a Block with Active Frontage for Ground Floor Uses, See Regulating Plan for more information.															
	A*	B*	C*	D*	E*	F	G	H	I	J	K	L	M	N	O*	SR Req.
	Core Area Blocks					Clark Cad	Lower Rattlesnake Area Blocks				Upper Rattlesnake Blocks				Traditions Site	
USE TYPES																
RESIDENTIAL	A*	B*	C*	D*	E*	F*	G*	H	I*	J	K	L	M	N	O*	
Dwelling-Single Family														CZ**	CZ**	SR-1
Dwelling-Two Family														CZ**	CZ**	SR-1
Dwelling-Multifamily										CZ						SR-3
Dwelling-Townhouse/ Clustered Dwellings														CZ**	CZ**	SR-2
Family Care Home (6 or fewer residents)														CZ		SR-4
New Subdivisions	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ	
Dwelling -Mixed Use	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ			CZ	CZ			SR-5
	Core Area Blocks					Clark Cad	Lower Rattlesnake Area Blocks				Upper Rattlesnake Blocks				Traditions Site	
LODGING	A*	B*	C*	D*	E*	F	G	H	I	J	K	L	M	N	O*	
Bed and Breakfast Homes																
Hotel		CZ														SR-8
	Core Area Blocks					Clark Cad	Lower Rattlesnake Area Blocks				Upper Rattlesnake Blocks				Traditions Site	
OFFICE/SERVICE	A*	B*	C*	D*	E*	F	G	H	I	J	K	L	M	N	O*	
Banks, Credit Unions, Financial Services	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ			
Business Support Services	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ			
Dry Cleaning & Laundry Services						CZ	CZ	CZ	CZ		CZ					SR-10
Medical Clinic											CZ	CZ	CZ			
Medical Office	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ			
Personal Services	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ			
Office	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ			
OFFICE/SERVICE	A*	B*	C*	D*	E*	F	G	H	I	J	K	L	M	N	O*	
Professional Services	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ			
Small Equipment Repair/Rental						CZ										
Small Engine Repair / Sales						CZ										
Veterinary Services							CZ	CZ			CZ					SR-11
Indoor Kennels																SR-11

	Core Area Blocks					Clark Cad	Lower Rattlesnake Area Blocks				Upper Rattlesnake Blocks				Traditions Site	
COMMERCIAL/ ENTERTAINMENT	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
Alcoholic Beverage Sales Store	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ							
Amusements, Indoor	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ							
Bar/Tavern/Night Club	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ							
Garden Center						CZ										
General Retail	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ					SR-13
Outside Sales						CZ										SR-14
Restaurant	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ					SR-15
Theater, Indoor (Movie or Live Performance)	CZ	CZ	CZ	CZ	CZ	CZ	CZ									
	Core Area Blocks					**Clark Cad**	**Lower Rattlesnake Area Blocks**				**Upper Rattlesnake Blocks**				**Traditions Site**	
CIVIC	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
Civic/Cultural Facilities	CZ	CZ	CZ	CZ	CZ	CZ	CZ									
Community Shared Facilities														CZ	CZ	SR-16
Public Safety Station																SR-16
Recreation Facilities, Indoor	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ		CZ	CZ				
Religious Institution																SR-15
Park	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	
	Core Area Blocks					**Clark Cad**	**Lower Rattlesnake Area Blocks**				**Upper Rattlesnake Blocks**				**Traditions Site**	
EDUCATION/ INSTITUTION	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
Child/Adult Day Care Center						CZ	CZ	CZ	CZ		CZ	CZ				
Community Support Facility												CZ	CZ			SR-19
Studio - art, dance, martial arts, music	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ					
	Core Area Blocks					**Clark Cad**	**Lower Rattlesnake Area Blocks**				**Upper Rattlesnake Blocks**				**Traditions Site**	
USE TYPES																
AUTOMOTIVE	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
Vehicle. Rental/Leasing/Sales						CZ										
Vehicle Service-Maintenance Repair/Body Work						CZ										

	Core Area Blocks					Clark Cad	Lower Rattlesnake Area Blocks				Upper Rattlesnake Blocks				Traditions Site	
INDUSTRY/ WHOLESALE/ STORAGE	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
Artisan Workshops	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ				
	Core Area Blocks					**Clark Cad**	**Lower Rattlesnake Area Blocks**				**Upper Rattlesnake Blocks**				**Traditions Site**	
AGRICULTURE	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
Gardens (Community and Private)	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	
	Core Area Blocks					**Clark Cad**	**Lower Rattlesnake Area Blocks**				**Upper Rattlesnake Blocks**				**Traditions Site**	
INFRASTRUCTURE	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
Parking Structure	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ							SR-27
Parking Lot -Principal Use							CZ	CZ	CZ			CZ				
Small/Micro Wireless Facilities	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	SR-30
Telecommunications Facilities																
Utilities -Moore County and VOP																
Utilities-All Other																
	Core Area Blocks					**Clark Cad**	**Lower Rattlesnake Area Blocks**				**Upper Rattlesnake Blocks**				**Traditions Site**	
ACCESSORY USES	**A***	**B***	**C***	**D***	**E***	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O***	
ATM	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ			SR-14
Outside Sales	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ							
Farmers Market	CZ	CZ	CZ	CZ	CZ											SR-102
Concealed Wireless Telecommunication Facilty	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	SR-103
Fuel/Propane Tanks	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	SR-114
Home Occupation														CZ	CZ	SR-104
Outdoor Swimming Pools and Spas		CZ							CZ	CZ				CZ	CZ	SR-105
Pet Houses and Pet Runs														CZ	CZ	SR-106
Playground Equipment														CZ	CZ	SR-107
Accessory Buildings	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	SR-108
Dwelling - Accessory														CZ	CZ	SR-109
Accessory Structure	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	SR-110

	Core Area Blocks					Clark Cad	Lower Rattlesnake Area Blocks				Upper Rattlesnake Blocks				Traditions Site
TEMPORARY USE	**A***	**B***	**C***	**D***	**E***	**F***	**G***	**H**	**I***	**J**	**K**	**L**	**M**	**N**	**O***
Temporary Facilities during replacement of existing facilities or until permanent establishment of new facilities	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ		CZ	CZ	CZ	CZ	CZ
Temporary Real Estate Offices												CZ	CZ	CZ	
Model Homes												CZ	CZ	CZ	
Yard Sales														CZ	CZ
Temporary Uses Other	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ

* Indicates a block with active frontage. See Regulating Plan for more information.

** Residential one and two family homes, single and detached on existing lots of record shall be permitted in accordance with Section 9.1.1. One and two-family residences on new lots shall be approved as part of the conditional zoning process for subdivisions.

Section 9.3.1.4 Village Place Lot Types

Once an applicant has determined the block and the use, the lot configuration requirements may be determined.

(A) On a block-by-block basis, the regulating plan determines the allowed number of stories as well as the lot configuration type.

(B) The following lot configuration types are allowed in Village Place.

1. Mixed-Use/Commercial (Retail, Office, Hotel, Live/Work, or Multi-Family)
2. SFA - Rear-Loaded
3. SFD - Cottage Rear-Loaded
4. SFD - Manor Rear-Loaded
5. SFD - Villa Front- Loaded

(C) General Provisions for all lot configurations.

1. The following encroachments may extend into the lot front and side setbacks up to 1 foot from the build-to line: stoops, steps, bays, and similar building elements; porches may extend into the lot front and side setbacks up to 2 feet from the build-to line. Masonry veneers may encroach a maximum of 6 inches into any required setback.
2. Encroachments into the rights-of-way are not allowed. Exterior arcade features are not allowed.
3. Where alleys or shared-access driveways are provided, service areas and off-street parking (whether in garages or on surface lots, parking pads, or driveways) shall be accessed from the alley or shared-access driveway, unless otherwise approved by the Village.
4. On corner lots with no access from an alley or shared-access driveway, garage or parking access may be from the side street.
5. For driveways accessed directly from streets, the driveway shall be either less than 6 feet in length (and, therefore, not allowing vehicles to park in the driveway) or equal to or greater than 20 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).
6. All sample drawings are illustrative in nature in depicting the lot configurations.

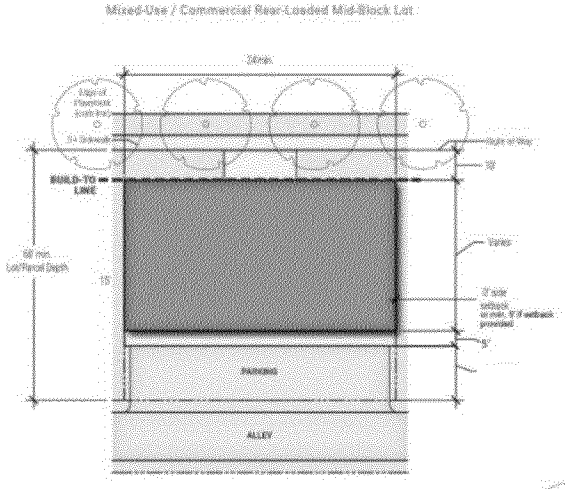
(D) Mixed Use/Commercial Rear-Loaded Lots (Regulating Plan Key #1, 2, 3, 8 and 9)

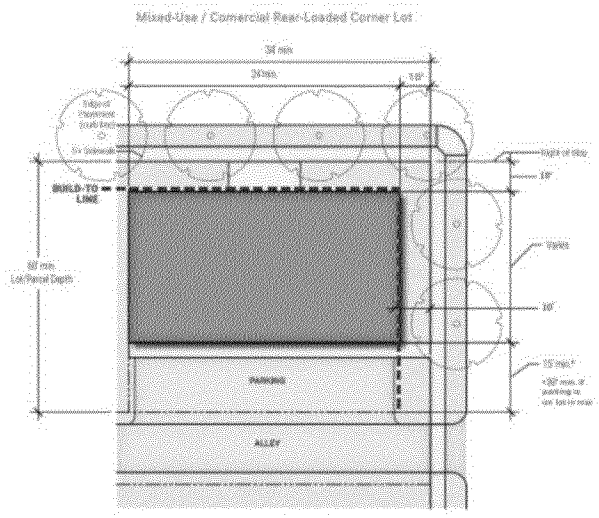
1. A mixed-use/commercial lot has a building with ground-floor commercial and an upper floor that may be commercial or residential (known as live/work).
2. Lobby or amenity space for the upstairs use may be included on the first floor.
3. On-site parking is in the rear and accessed by way of an alley or a shared access drive. The shared access drive may be accessed from either street for a corner lot.

Section 9.3.1.4(D) 5.

Configuration Standards:

a) Lot Width: 24' min. for mid-block, 34' min for corner lot
b) Lot Depth: 60' min.
c) Building Height: see Regulating Plan
d) Building Depth: no min.
e) Principal Building Setbacks:
    a. Front:10' Build-To Line
    b. Side: 0' min. for mid-block and 5' if setback is provided, 10' on corner lot. (see drawings)
    c. Rear: 15', 20' if parking is on-lot to rear
f) 75% of building façade is to be built on the build-to line
g) Accessory Building Setbacks:
    a. Front: 5' from rear of principal building
    b. Side: to be directly behind the principal building
    c. 15' min, 20' if parking is on-lot to rear of primary structure





(E) Single-Family Attached (SFA) Rear-Loaded Lots (Regulating Plan Key #4)

1. A single-unit residential building (a townhouse) that shares one or two side walls with adjacent units.

2. Parking is accessed from an alley or shared-access drive and may be in an attached or detached garage

3.

~~(A) Façade materials shall consist of brick, shake, wood clapboard, or a similar synthetic material. No more than fifteen percent (15%) of exterior materials along a given block front shall be shake.~~

~~(B) Upper and lower floors shall be distinguished through a change in material and/or color or the addition of balconies, bays, awnings, or other accent features.~~

~~(C) Special attention shall be given to entrances; they may be set back from the primary façade as long as they are clearly visible from the street. Building entrances and exits shall be well lit to provide visibility and promote safety. Buildings that occur at the intersection of roadways should angle the entrance toward the corner of the street whenever possible.~~

~~(D) Windows are required, where they allow views to interior activity areas or displays. However, glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.~~

~~(E) Exterior building colors shall be consistent with the Village Center.~~

~~(F) When used, façade lighting shall provide a sense of safety without excessive light and glare.~~

~~(G) All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.~~

~~(H) Architectural ornaments along the roof line, such as molding entablature or friezes, are required.~~

~~(I) Sidewalks, streets, and plantings (streetscapes) shall be designed in accordance with the guidelines and principles of the NewCore Master Plan.~~

~~(J) Mid-Block Pedestrian Pathways are required. Pathways should be brick and must clearly delineate the pathway separate from any driving surfaces. The pathways shall be highly visible with proper lighting. They shall be designed to link the sidewalk at the street side of the building to parking areas in the rear.~~

~~(K) Public spaces and plazas shall be incorporated to create a pedestrian friendly environment.~~

~~(L) Street furniture, outdoor eating areas, and sitting areas shall be incorporated at the ground floor.~~

~~(Ord. 21-12, passed 07-27-2021)~~

~~9.3.2 Village Cottage Professional District Design Standards~~

~~The Village Cottage Professional District shall be developed in a way that is functionally and structurally compatible with the existing Village Center and a pedestrian friendly area. All development shall comply with the design standards set forth below. In addition, reference should be made to the design guidelines and content found in the NewCore Master Plan, as well as the Local Historic District Standards.~~

~~(A) New structures in the VCP District shall be built to resemble single family residences.~~

~~(B) Front porches are encouraged when possible.~~

~~(C) Exterior building colors shall be consistent with the Village Center and be found in the Village of Pinehurst color palette.~~

~~(D) Rear and side load garages are encouraged.~~

~~(E) Primary entrances shall be highly visible along the street front, distinguished with different materials or textures and lighting.~~

~~(F) All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.~~

~~(G) Sidewalks, streets, and plantings (streetscapes) shall be designed in accordance with the guidelines and principles of the NewCore Master Plan.~~

~~(Ord. 21-12, passed 07-27-2021)~~

~~9.3.3 Village Residential District Design Standards~~

~~The Village Residential District shall be developed in a high density residential fashion, providing pedestrian access to the Village Center and compatible in design to the residential development adjacent to the existing Village Center. All development~~

~~shall comply with the design standards set forth below. In addition, reference should be made to the design guidelines and content found in the NewCore Master Plan, as well as the Local Historic District Standards and Guidelines.~~

~~(A) Primary entrances shall be oriented toward the street.~~

~~(B) Facades shall be varied to distinguish the buildings as separate modules, even in attached housing.~~

~~(C) Brick sidewalks should be provided and provide access along street fronts and to interior areas.~~

~~(D) Gable roofs with roof pitch 4:12 and greater are required.~~

~~(E) Facades shall consist of traditional architectural features, typical to the Historic Preservation Overlay District. Front porches, balconies, porticos, or dormers are required on all structures.~~

~~(F) Exterior building colors shall be consistent with the Village Center and be found in the Village of Pinehurst color palette.~~

~~(G) Garages shall either be accessed by rear alleys or side or rear loaded.~~

~~(H) All roof- and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.~~

~~(I) Columns shall be a minimum of six (6) inches, if used. Porch railing shall be traditionally sized.~~

~~(J) Sidewalks, streets, and plantings (streetscapes) shall be designed in accordance with the guidelines and principles of the NewCore Master Plan.~~

~~(Ord. 14-35, passed 09-24-2014; Ord. 21-12, passed 07-27-2021)~~

Section 9.4 Off-Street Parking Requirements

9.4.1 Purpose and Scope

In order to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the jurisdiction of the Village, off-

Landscape Architect: a professional landscape architect registered by the State of North Carolina.

Landscape Protection Plan: a plan identifying existing landscape elements, proposed changes, and protection measures to be used to aid the survival of such landscape elements as set forth in this Ordinance.

Landscape Screen: A method of visually obscuring one abutting structure or use from another by fencing, walls, berms, or densely planted vegetation.

Landscaped Area: a portion of the site or property containing vegetation to exist after construction is completed. Landscaped areas can include, but are not limited to, natural areas, buffers, lawns and plantings.

Large Trees: deciduous or evergreen trees with a mature height and spread of thirty (30) feet or greater.

Legislative Decision: the adoption, amendment, or repeal of a regulation in this Ordinance. This term also includes the decision to approve, amend, or rescind a development agreement.

Legislative Hearing: a hearing to solicit public comment on a proposed legislative decision.

Live-Work Units: an attached residential building type with a small commercial enterprise on the ground floor and a residential unit above ~~or behind with a common tenant in both spaces (no dual occupancy is permitted)~~. Live-work units exist as variations of either the detached house building type or the townhome building type and shall be subject to their applicable requirements.

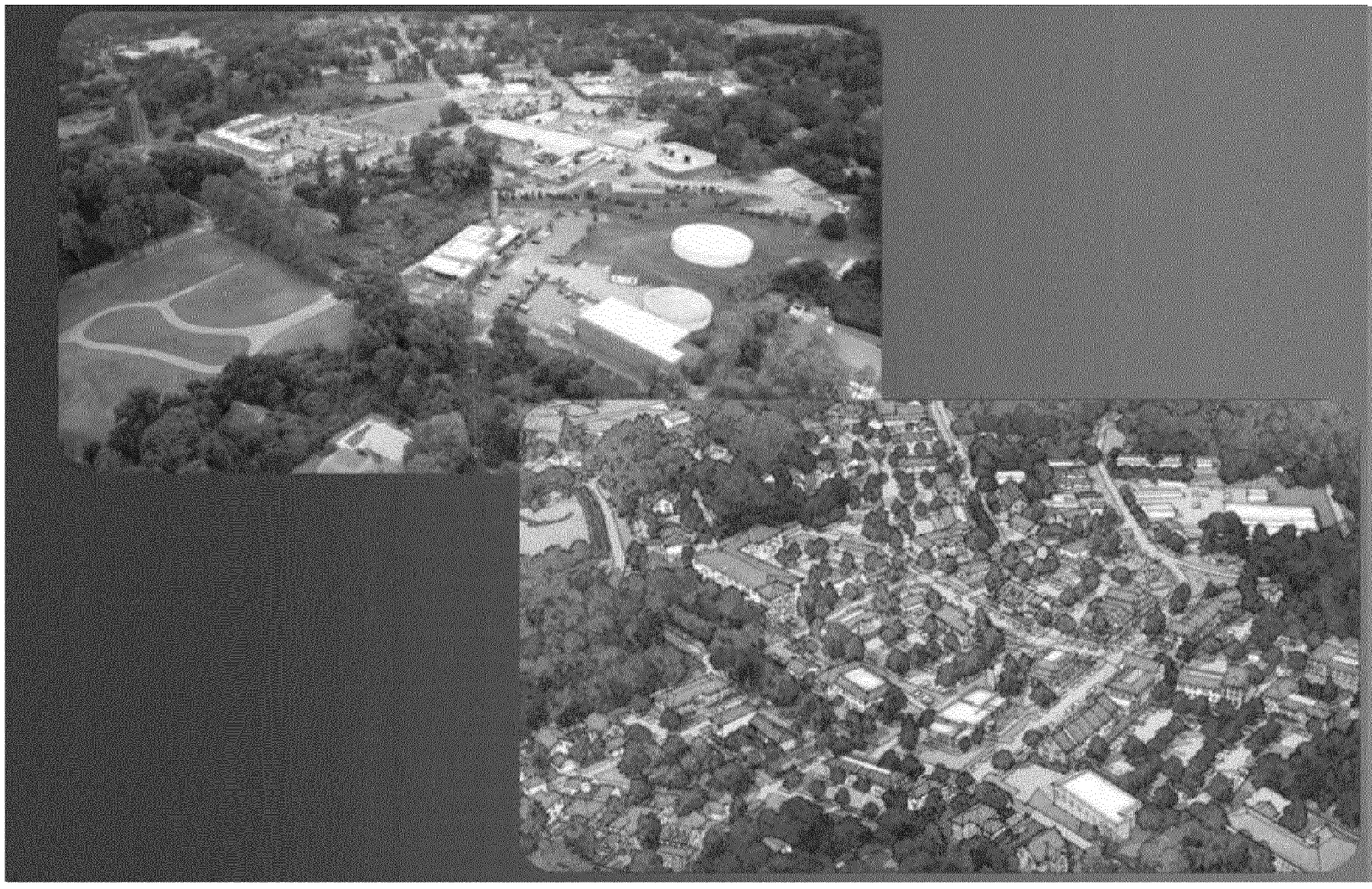
Local Bank: any bank, savings and loan association, or trust company with a physical branch located in the State of North Carolina and within a one hundred (100) miles radius of the Village of Pinehurst.

Lodging Unit: a furnished room of a minimum two hundred (200) square feet that includes sanitary facilities, and that may include limited kitchen facilities.

Lot Coverage: determined by dividing that area of the lot that is occupied or covered by the total horizontally projected surface of all buildings, including covered porches and accessory buildings, by the gross area of that lot.

Lot Depth: the depth of a lot is the average distance between the front and back lot lines measured at right angles to its frontage.

Lot Front: in the case of an interior or corner lot, the house frontage lot line along the street right-of- way.



VILLAGE OF PINEHURST SMALL AREA PLAN

VILLAGE PLACE

Village Council Action:

Planning and Zoning Board Action:

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

1895 VILLAGE OF PINEHURST

ACKNOWLEDGMENTS

ELECTED & APPOINTED OFFICIALS

JOHN C. STRICKLAND
Mayor

PATRICK PIZZELLA
Mayor Pro Tempore

LYDIA BOESCH
Treasurer

JEFF MORGAN
Council Member

JANE HOGEMAN
Council Member

JUDY DAVIS
Former Council Member

KEVIN DRUM
Former Council Member

VILLAGE STAFF

JEFF SANBORN
Village Manager

DARRYN BURICH
Planning & Inspections Director

ALEX CAMERON
Planning Supervisor

DESIGN TEAM

DESIGN COLLECTIVE

Baltimore, Maryland

Urban Design/ Planning
Matt D'Amico, PLA
Principal-in-Charge, Facilitator
Cecily Bedwell, AICP, LEED-AP BD+C, NCARB
Project Manager, Lead Planner, Facilitator
MacKenzie Twardus, PLA
Planner, Landscape Architect, Facilitator
Mayte Ortgea-Webbert
Planner, Facilitator
Brian Reetz, PLA, ASLA
Facilitator
Anna Owen Dennis, PLA, ASLA, LEED Green Assoc.
Facilitator
Jennifer Heinz-Zahner
Landscape Architect
Michael Pullano, Associate ASLA
Landscape Designer, Facilitator

RAMEY KEMP ASSOCIATES

Raleigh, North Carolina

Transportation
Adam Fischer, PE
Transportation Planner, Facilitator
Jessica McClure, PE
Traffic Engineering Lead, Facilitator

DUGGAL REAL ESTATE ADVISORS

McLean, Virginia

Market & Economic
Melina Duggal, AICP
Market Analyst, Facilitator

TABLE OF CONTENTS

1.0 Introduction **1**
1.1 Overview 2
1.2 Purpose & Process 4
1.3 Background & History 6
1.4 Previous Plans & Studies 8
1.5 PDO Assessment Summary 10

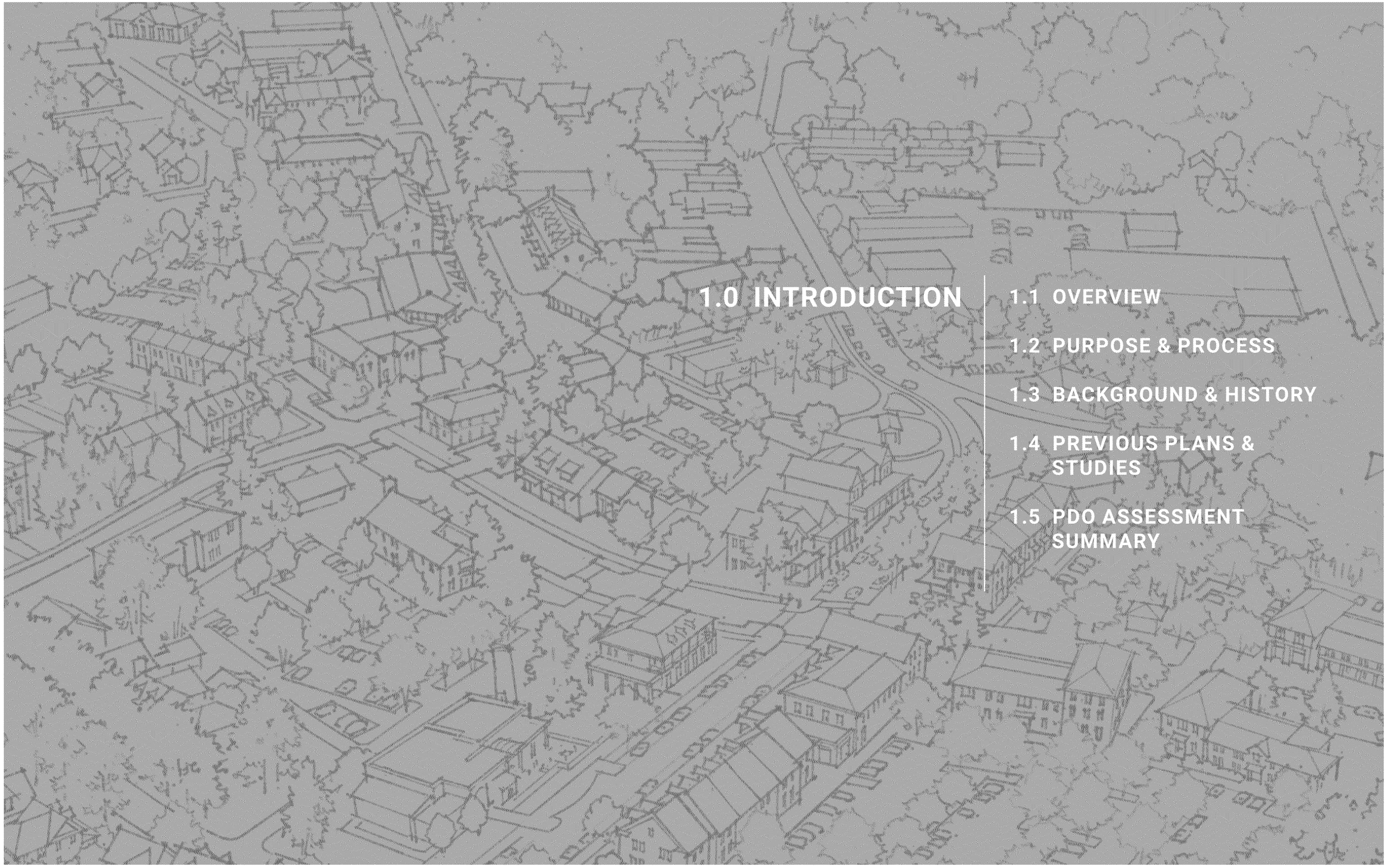
2.0 Existing Conditions **13**
2.1 Overview 14
2.2 Existing Conditions 16
2.3 Market Analysis Summary 26

3.0 Public Outreach **39**
3.1 Overview 40
3.2 Phase 1 Feedback Summary 41
3.3 Phase 2 Feedback Summary 44

4.0 Recommendations **47**
4.1 Overview 48
4.2 Guiding Principles 49
4.3 Concept Design 52
4.4 Final Design 56

5.0 Implementation **75**
5.1 Overview 76
5.2 Fiscal Analysis 81

This page intentionally left blank.



1.0 INTRODUCTION

1.1 OVERVIEW

1.2 PURPOSE & PROCESS

1.3 BACKGROUND & HISTORY

1.4 PREVIOUS PLANS & STUDIES

1.5 PDO ASSESSMENT SUMMARY

1.1 OVERVIEW & PROCESS

Overview

The Village of Pinehurst identified Village Place as an area well-suited to accommodate growth, advance economic development goals, increase revenues and the tax base, and to support the many quality-of-life needs of existing residents, businesses, and visitors.

In an effort to advance these opportunities and create a Small Area Plan that responds to the Village's 2019 Comprehensive Plan and guides future development initiatives, the Village engaged Design Collective, Duggal Real Estate Advisors, and Ramey Kemp & Associates. This plan will guide decision making on new development and redevelopment, public and private investments, policy and zoning, and many other important topics that will have a long-term impact on the Village.

The scope for the Village Place Small Area Plan project included planning, streetscape, and landscape design; market/economic analysis; and transportation planning. The consultant team, led by Design Collective, worked on behalf of the Village and prepared plan recommendations, zoning regulations, and development standards specific to Village Place that once adopted by the Village, will guide future private development as well as public capital improvement projects.

Process

The Small Area Plan effort occurred in the three following phases, with stakeholder involvement in all phases. Work began in November 2020 with adoption in 2022. For additional information on stakeholder input and public feedback, refer to Section 3.0 of this document.

PHASE 1: DATA COLLECTION; EXISTING CONDITIONS INVENTORY AND ANALYSIS

The first step in the process was to fully assess and understand existing conditions; historic, cultural, and environmental assets; neighborhood goals and objectives; realistic market-driven development opportunities; resident and stakeholder concerns and input; constraints and opportunities; and other factors that would inform the Small Area Plan.

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints. Phase 1 concluded with Public Workshop 1 in February 2021 with approximately 100 attendees.

PHASE 2: PLANNING AND DESIGN

In Phase 2, from March to June 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Village Place. During this timeframe, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/or elected officials, and key stakeholders and, based on input received, refined the concepts. These concepts were shared in early June 2021 in Public Workshop 2 to solicit further feedback; approximately 59 attendees participated.

PHASE 3: MASTER PLAN REPORT

During Phase 3, the design team presented the final draft plan to the community at a public input event in February 2022. This event provided an opportunity for the public to review and comment on the final draft prior to adoption. The design team then prepared this final master plan report, an illustrated, guiding document that outlines the preferred plan options and supported recommendations for the Village Place Small Area Plan.

Project Goals

The following project goals were identified in the project RFP, issued by the Village:

» Create a mixed-use walkable destination area that is connected to the Village Center;

» Create an implementable plan to make the community's vision for the area a reality in keeping with previous planning efforts and the newly adopted Comprehensive Plan;

» Economic feasibility, urban design, and improving the public realm (e.g. roadways, sidewalks, parks, plazas, open spaces) are key aspects of this plan that must include specific and achievable actions;

» Expand the footprint of authentic Pinehurst - immediately north of the historic center of the community - and add a new front door to the historic center from NC Highway 211;

» Connect the historic Village Center area with Village Place via a "connecting spine(s)" which should include new or extended streets, sidewalks, and paths;

» Extend the vision of Tufts, Olmsted, and Manning from the Village Center to Highway 211 throughout Village Place and along Rattlesnake Trail;

» The Plan must be consistent with the foundational principles set forth in the National Historic District Nomination (Nomination) submitted to the National Park Service in 1994. The area should feature:

- Abundant landscaping, walking paths and open spaces while
- Minimizing traffic and maintaining the human scale of buildings.

» Guiding Principles 1, 2, 3 and 7 of the 2019 Comprehensive Plan are especially important to the development of the Small Area Plans;

» Parking for existing uses in the Village Center and surrounding areas will also need to be accommodated here;

» Care must be taken to consider the interaction of any proposed new use with existing uses in the area, and to consider the impact of any proposed new use on the Village Center and its surrounding neighborhoods; and

» Providing sufficient and discrete parking for any proposed use will be an important consideration.

Planning Goals

The following planning goals were identified through the development of the *Village Place Small Area Plan*, based on analysis and stakeholder feedback:

» Promote a mixed-use walkable neighborhood that is reflective of the Village Core, but does not compete with or drain the economic success of it;

» Recommend mixed-use south of McCaskill that is of a similar scale to the Village Center, while exploring additional mixed-use and infill commercial along Rattlesnake Trail;

» Incorporate new small Open Spaces, to supplement and connect to the existing larger Open Spaces in and adjacent to Village Place;

» Explore new infill development with the relocation of the VOP Services Complex; and

» Provide a connected street network that will help to alleviate traffic congestion on Rattlesnake Trail and cut-through traffic in adjacent residential streets.

Locator Map

The Village of Pinehurst boundary encompasses approximately 17.3 square miles of land area. Village Place is located to the north and south of the Village Center, the historic hub of the community. Connecting these two focus areas is a range of housing, lodging accommodations, retail, and recreational amenities, including golf courses, lakes, and walking and bike trails.



KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARIES

1.2 PURPOSE

The purpose of this plan is to define the characteristics of future development that are supportable and appropriate for Pinehurst, to guide change towards a predictable and agreed upon outcome. This plan addresses land use; street types; open space; pedestrian and bicycle facilities and connectivity; numerous other considerations and, in concert with the *Village Place Form-Based Code*, creates a framework for the future built environment.
The document includes the following components:



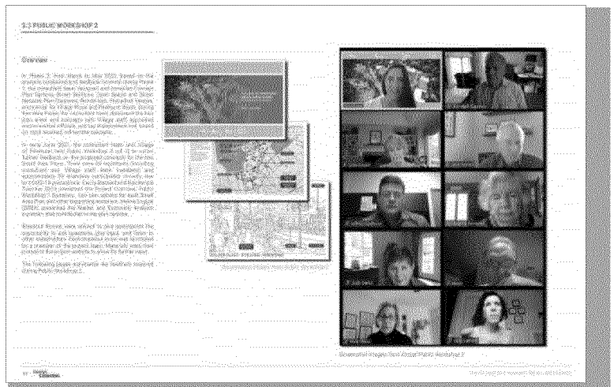
SECTION 1.0: INTRODUCTION

Provides a brief overview of the project location, the objectives and process, and a general description of the document's content.



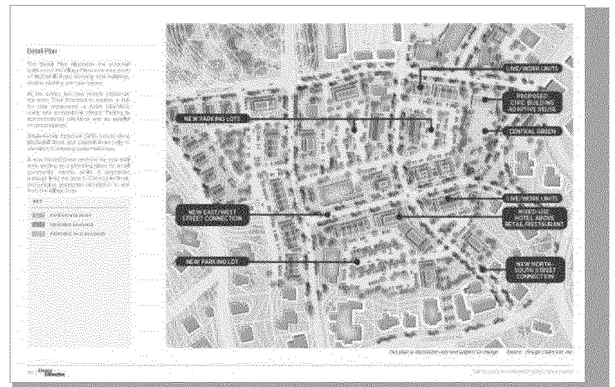
SECTION 2.0: EXISTING CONDITIONS

Examines the physical and market conditions of Village Place through photo documentation, analysis of data, stakeholder interviews, and community feedback.



SECTION 3.0: PUBLIC OUTREACH

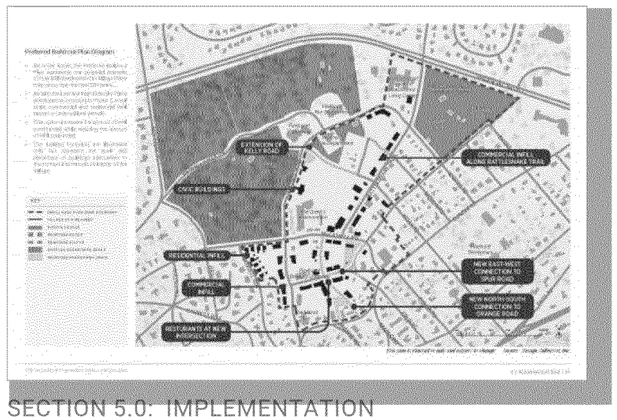
Provides a brief overview of the stakeholder interviews and public workshops that were implemented as part of the public outreach process.



SECTION 4.0: RECOMMENDATIONS

Provides a brief overview of the approach, concept planning, and feedback that the consultant team used as guidance towards the final recommendations.

Highlights development opportunities; describes street systems; and provides illustrative and photographic examples of open spaces and streetscape design elements.



SECTION 5.0: IMPLEMENTATION

Summarizes fiscal analysis data as it relates to the implementation of the proposed concept design and approach for Village Place.

This document does not cover development standards required for construction review within the Village Place Small Area Plan, including Site Design, Street Design, Landscape Design, Architectural Design, and Sign Design criteria. For more information on the on the criteria and the submission and review process, please refer to the Village Place Form-Based Code and the Pinehurst Development Ordinance.

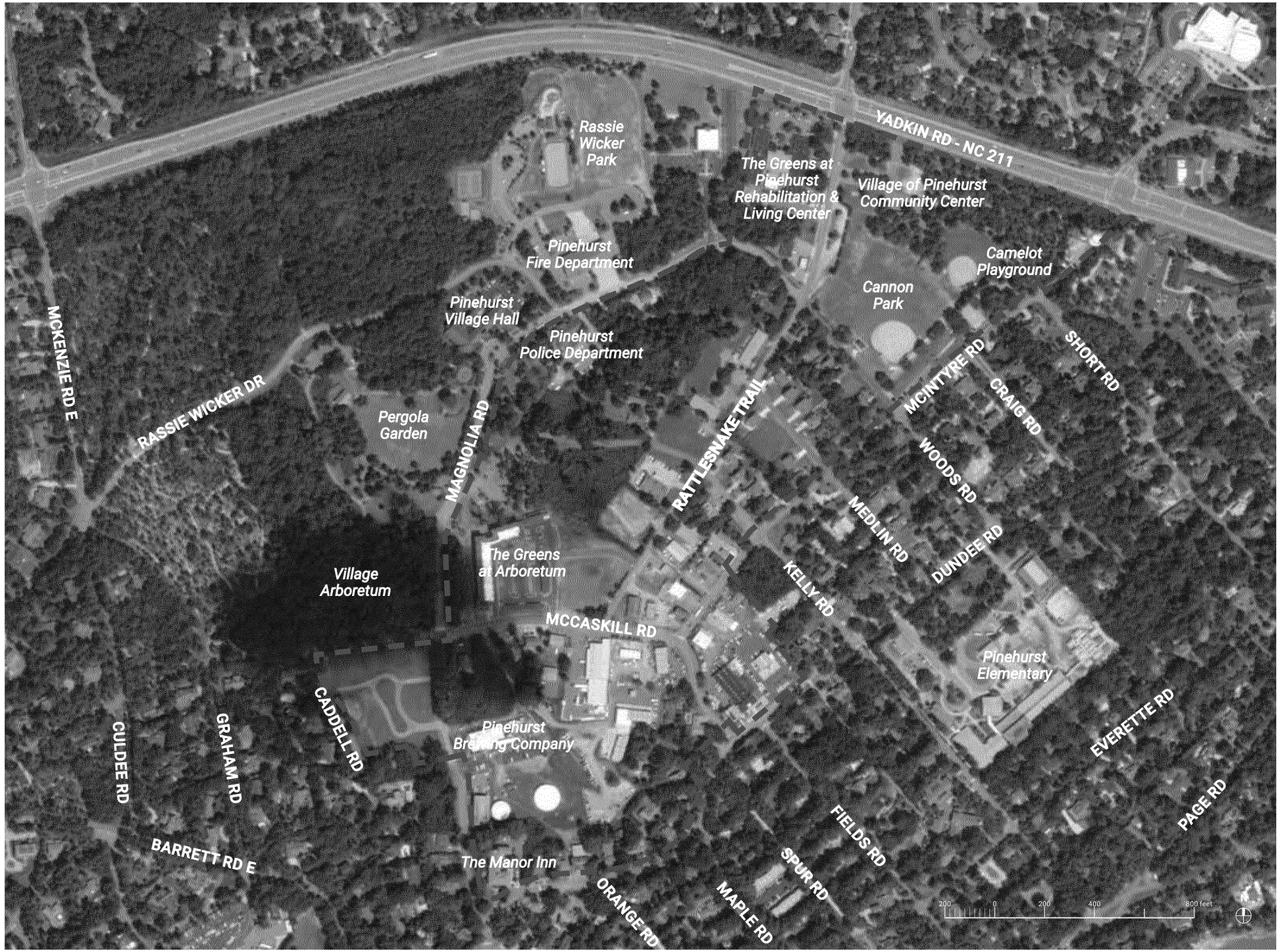
Site Aerial

- Village Place Small Area Plan (SAP)
- Approx. 100 Acres
- Bounded primarily by Yadkin Road - NC 211, Magnolia Road, and McIntyre Road
- Characterized by single-family detached residential and a mix of non-residential and undeveloped properties

KEY

SMALL AREA PLAN (SAP) BOUNDARY

VILLAGE OF PINEHURST



Background and History

The Village of Pinehurst is a small, traditional village located in North Carolina, approximately 70 miles from Raleigh and 100 miles from Charlotte. The Village is accessed by Yadkin Road - NC 211 and US 15/501 as the two major thoroughfares that bisect its boundary.

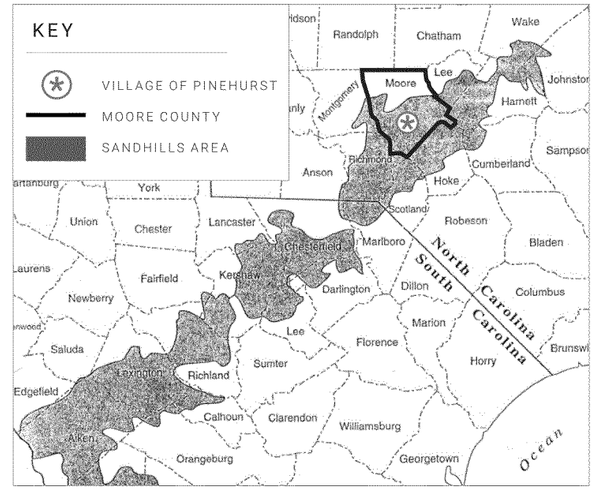
One of two National Historic Landmark Districts in North Carolina, the Village is deeply rooted in its setting and history. The area is nestled in "the Sandhills" of Moore County, characterized by rolling hills, covered by deep coarse sands and forested areas. Longleaf pines, in particular, were a major resource for the region and harvested to produce turpentine for the naval industry and lumber. By the late 1800s, the growth of the Raleigh and Augusta Railroad became a catalyst for industry and development.

By 1895, James Walter Tufts purchased the original lands of the Village, approximately 5,980 acres, to create a health resort and wellness community centered around pulmonary issues. He hired one of the country's most prestigious landscape architecture firm at the time, Olmsted, Olmsted, and Eliot to plan and design the Village.

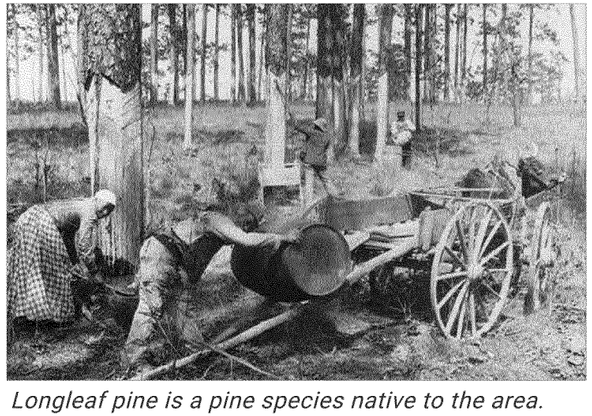
The Village of Pinehurst was first opened in January 1896 with the Holly Inn and several guest cottages as the initial phases of development. Since then, the Village has grown to become an iconic golf destination and anchor site of the U.S. Open, supported by the Pinehurst Resort, a variety of hotels, boutique shops and restaurants, and a wide range of trails, natural amenities, and historic sites for visitors to enjoy.



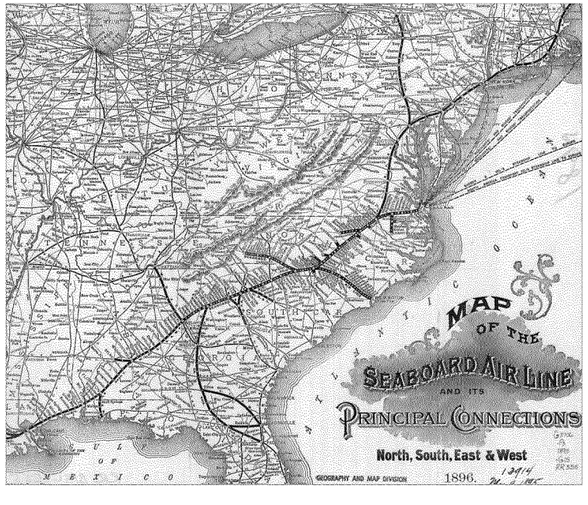
Regional map



Map of the Sandhills Area



Longleaf pine is a pine species native to the area. Pine resin was extracted and collected into barrels for distilling into turpentine used to make oil paint for ships and buildings.

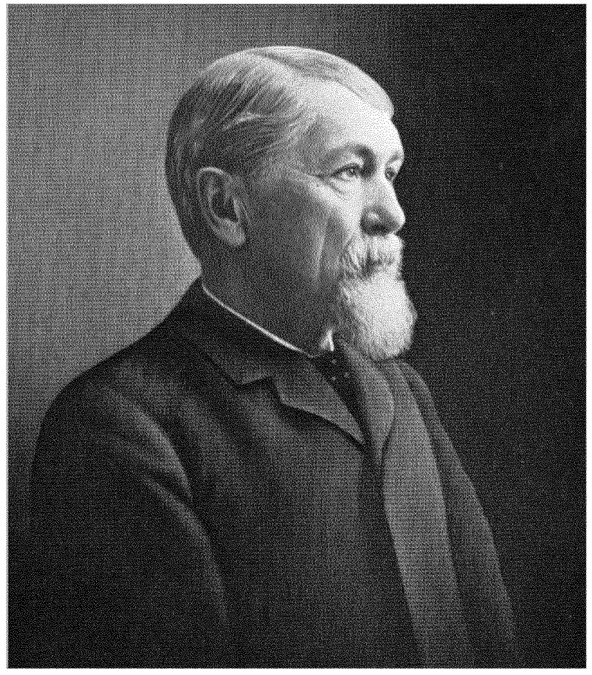




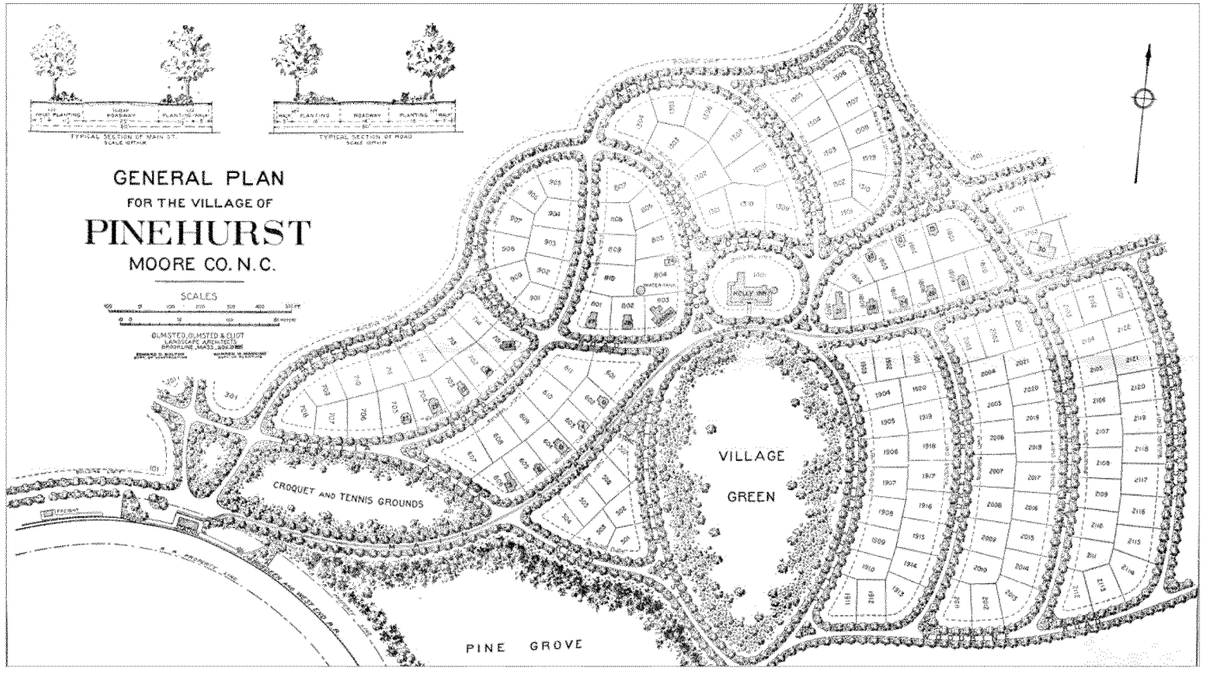




In the 1800s, pollution in cities and the expansion of rail lines to the south provided the catalyst for people to retreat to warmer and healthier environments, contributing to the growth and development of parts of North Carolina.



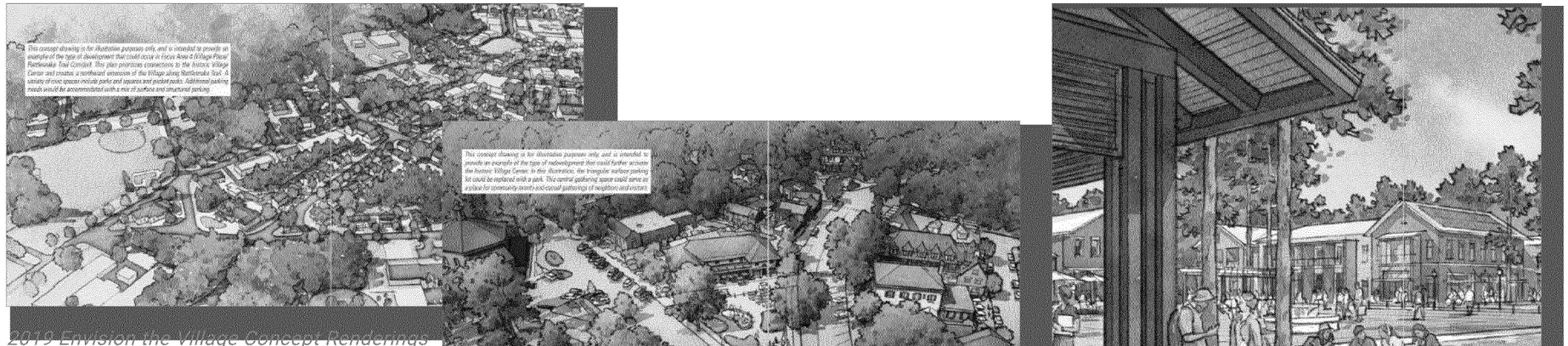
James Walter Tufts



General Plan for the Village of Pinehurst - 1895

1.4 PREVIOUS PLANS & STUDIES

Since becoming a municipality in the 1980s, at least eight plans have been completed, either encompassing the full area of the Village, or focusing on a particular neighborhood. A summary of each relevant study can be found below.



2019 Envision the Village Concept Renderings

2020 STRATEGIC OPERATING PLAN

As the most recent previous planning effort undertaken by the Village, this plan identified growth in population and increased development as the primary issues facing the Village. The plan established the following priorities and areas of focus:

1. Safeguard the community;
2. Promote high quality development and appearance;
3. Promote a thriving business community;
4. Promote transportation mobility and connectivity;
5. Protect the environment;
6. Promote active living and cultural opportunities;
7. Professionally manage a high performing organization;
8. Attract and retain an engaged workforce; and
9. Maintain a healthy financial condition.

2019 COMPREHENSIVE PLAN

The Village completed the *2019 Comprehensive Plan* as a guide to manage growth for the next 15-20 years. The planning effort included a significant level of public participation including numerous public forums and online engagement. The Plan outlined the following seven guiding principles:

1. Retain the small-town charm, scale, and character of the community to ensure a high quality of life. Celebrate and preserve the historic Village and traditions that make Pinehurst desirable and unique.
2. Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses, and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst.
3. Protect and enhance the quality and character of existing residential neighborhoods. Seek opportunities to offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers.
4. Provide a safe, reliable and efficient transportation system that promotes and enhances mobility and connectivity between neighborhoods and destinations through a multi-modal network of complete and walkable streets, sidewalks and paths for vehicles, golf carts, pedestrians, and cyclists.
5. 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. Encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.
6. Ensure supporting infrastructure and community facilities exist to meet the needs of existing and future Pinehurst residents, businesses, and visitors. Partner with other providers to plan for and expand infrastructure as necessary to ensure a high quality of life.
7. Preserve, conserve, and feature Pinehurst's natural resources with expanded parks, open spaces, and events that enhance the health and well-being of the community and the environment.

2015 COMPREHENSIVE BIKE PLAN

The *2015 Comprehensive Pedestrian Plan* was completed to evaluate the needs of current and future residents and visitors in the Village. The efforts included input from a Steering Committee, several Community Workshops/ Events and a Pedestrian/Bicycle Survey. The following Goals and Objectives were established:

» Increase the options for bicycling as an alternate form of transportation within the Village

» Provide attractive, yet safe, bicycling connections from Village residential areas to nearby destinations

» Promote bicycling as a healthy exercise

» Create a bicycle environment that is friendly to all users - including seniors, disabled persons and children

» Improve connections between disparate parts of the Village

» Promote bicycle safety

2015 COMPREHENSIVE PEDESTRIAN PLAN

The *2015 Comprehensive Pedestrian Plan* was completed at the same time as the *2015 Comprehensive Bike Plan* to evaluate the needs of current and future residents and visitors in the Village. The efforts included input from a Steering Committee, several Community Workshops/ Events and a Pedestrian/Bicycle Survey. The following Goals and Objectives were established:

» Increase "walkability" in the Village of Pinehurst

» Create a pedestrian network that is an important part

of the urban structure

» Promote walking as healthy exercise

» Create a pedestrian environment that is friendly to all users – including seniors, disabled persons and children.

» Improve connections between disparate parts of the Village.

2011 VILLAGE OF PINEHURST THOROUGHFARE PLAN

The *2011 Village of Pinehurst Thoroughfare Plan* was completed as an update to the original Thoroughfare Plan prepared 20 years prior by the North Carolina Department of Transportation. The goal was to ensure a dynamic and strategic road network for the Village of Pinehurst for future travel and development needs. As stated in the report, the intent was to create a local consensus of the vision for Pinehurst's future transportation system. The plan included a designation of roadways as Major Thoroughfares, Minor Thoroughfares, and Collector Streets, as well as a Thoroughfare Map identifying each road classification. The plan recommended the following principles for the Village's local road improvements:

» Advocate for context sensitive design in all transportation planning and design efforts

» Continue to prefer roundabouts over signalized intersection and other traffic control devices when considering intersection improvements.

» Assure appropriate landscaping as a high priority on road projects in the jurisdiction

» Preserve the tree canopy on local and regional projects to maintain our community character

» Preserve and enhance landscaping at gateway intersections

» Maintain and enhance landscape along road corridors

» Maintain strong design controls in the transportation planning review process

» Continue to investigate methods to minimize the overall costs of future pavement maintenance

» Continue to monitor traffic speeds

» Continue efforts to minimize the number of curb cuts and other possible disruptions to traffic flow, capacity, and safety on major roads.

» Continue to plan for additional sidewalks and trails to be integrated with local streets and NCDOT projects

2010 COMPREHENSIVE LONG RANGE PLAN

The *2010 Comprehensive Long Range Plan* was a two part document including a Strategic Element and an Implementation Element. The Strategic Element guided the overall strategic direction of the Village to preserve and enhance the overall sense of place. The Implementation Element included a detailed compilation of tasks and programs to be completed. The plan outlined four thematic elements: Enhance, Preserve, Guide and Support. With the plan, the Village intended to:

» Preserve and enhance the unique character and ambience of the entire community, especially the historic Village Center

» Enhance the quality of life for present and future residents

» Guide growth or change in ways that complement the unique character and ambience of the community

» Address community needs in the most efficient and cost-effective manner

» Maintain the legacy of Pinehurst for future residents and visitors to enjoy.

2008 NEW CORE MASTER PLAN

The *2008 New Core Master Plan* focused on an area of approximately 19 acres in the Village Center as an opportunity for redevelopment. The study included participation of a Steering Committee as well as extensive public participation, including a three-day charrette. The



2010 Comprehensive Long Range Plan Diagrams

Key Concepts and Principles for the Plan included:

» Continuation of the scale, design, architectural character and "walkability" of the Village Center

» A mix of uses – retail, office, residential and open spaces

» Addition of roads and sidewalks to provide access to the interior of the plan area and to continue the Village's interconnecting street pattern

» Clustering retail uses on the southern portion of the plan area, where they would be in close proximity to the Village Center and enhance its strength as a specialty retail location

» Adding a variety of residential uses – cluster homes including single-family residential, townhouses, live-work units, and other market-supported residential forms

» Adaptive reuse and/or relocation of historic structures

» Pedestrian emphasis

» Providing at least as much parking as needed for development in the New Core

1994 NATIONAL HISTORIC LANDMARK NOMINATION

The *1994 National Historic Landmark Nomination* highlights the history and making of Pinehurst by Frederick Law Olmsted, Warren H. Manning, and James Tufts. The document highlights the intentions of the Olmsted plan to ensure the "overlay of an evergreen landscape on a curvilinear pattern of Village streets" as the heart of the design for the recreational resort and details many aspects of the original plan and development.

A companion to the 1994 National Historic Landmark Nomination was the creation of the Village of Pinehurst Historic District Standards, which were first created in 2006, with a major update occuring in 2019.

1.5 PDO ASSESSMENT SUMMARY

The development ordinance for the Village, known as the *Pinehurst Development Ordinance (PDO),* includes regulations for all development (whether new, or modifications to existing, development) and was first adopted in 1981, with a recent comprehensive update in 2014.

As part of the analysis of the Small Area Plan (SAP) Existing Conditions, the consultant team completed a comprehensive review of the PDO, looking for items of concern, compiled in this summary, that may inhibit achieving the envisioned future of Village Place and Pinehurst South.

The PDO regulations were adopted in accordance with the then current, *2010 Comprehensive Long Range Village Plan,* as well as all other then current Village plans and policies, in order to accomplish the following goals:

- Preserve and enhance the unique character and ambience of the entire community, especially the historic Village Center;
- Enhance the quality of life for present and future residents;
- Guide growth or change in ways that complement the unique character and ambience of the community
- Address community needs in the most efficient and cost-effective manner; and
- Maintain the legacy of Pinehurst for future residents and visitors to enjoy.

While these goals remain valid, since the adoption of the PDO, several additional planning efforts have been undertaken, including the *2019 Comprehensive Plan*. Along with many other key strategies and recommendations, the new comprehensive plan called for a full update to the PDO, specifically to include corridor standards, conservation subdivision standards, and character-based zoning concepts. The Small Area Plan (SAP) effort, and the following summary, builds off of this *2019 Comprehensive Plan* key recommendation.

For the SAP, the consultant team focused on the following sections of the PDO.

SECTION 8.2 GENERAL USE ZONING DISTRICTS

The General Use Zoning Districts section of the PDO provides land use regulations for nineteen (19) districts allowing for a variety of uses appropriate to the character of each individual district. The following items were noted as concerns for this section, relative to the SAP effort:

- Section 8.2.5 defines R-10, R-8 and R-5 as High-Density Residential Zones, however, high-density uses (such as Multi-family and Townhouse Dwellings) are not permitted by the Section 8.5 Table of Permitted Uses. Only Single-Family Dwellings are permitted and are not considered a high-density type.
- In addition to the specific item listed above, generally, the Euclidian or used-based zoning districts are counter to the recommendation in the *2019 Comprehensive Plan* for character-based zoning. In contract, the Form-Based Codes (FBC), to be developed as part of this SAP effort, align with the comprehensive plan's recommendation and will shift the focus from use-based zoning to building form and character. The FBC is intended to supplant the current PDO for Village Place.

SECTION 8.5 & 8.6 TABLE OF PERMITTED USES & SPECIAL USES

Section 8.5 of the PDO contains a list of uses which may be permitted in one or more of the various General Use Zoning Districts established by the Ordinance. While Section 8.6 defines the Special Requirements as called for in Section 8.5. The following items were noted as concerns for these sections, relative to the SAP effort:

- There are several terms used in the Table of Permitted Uses & Special Uses which are inconsistent or in conflict with Section 10.2 Definitions. These terms may be limiting or unintentionally promote certain uses in areas that are not intended by the PDO. In particular, the following items were noted:
  - The terms "Industry, Heavy" and "Heavy" while used in Section 10.2, are not included in Section 8.5. It is unclear where uses in this category would be classified in Section 8.5.
  - In regard to Senior Housing, Section 8.5 lists the categories "Residential Care Facilities (More than 6 Residents)" and "Child/Adult Daycare Center". These terms do not address the additional uses listed in Section 10.2 as defined under "Nursing Home: Adult Care Home , Assisted Living Residence, Continuing Care Retirement Community, and Hospice". Therefore, it is unclear whether these additional uses were intentionally omitted and, if so, why.
  - Section 8.5 does not include "Office", as defined in Section 10.2 as "general business office, government offices, insurance offices, law office and real estate and management offices". The specificity of the uses listed in the table may be problematic for certain types of office that may be desirable.
  - The term "Dwelling - Mixed Use" is used in Section 8.5; however, it is unclear whether the term "Live-Work Unit" (as defined in Section 10.2) is included as a Dwelling-Mixed Use. This may potentially limit the ability for development of Live-Work units.
- SR-3 Dwelling, Multi-Family:
  - The minimum size for a multi-family dwelling is one thousand five hundred (1,500) heated square feet. This size is well outside the typical unit size and may preclude new development from occurring and/or providing a range of unit sizes to meet market demand.

SECTIONS 9.1 & 9.2 TABLE OF DIMENSIONAL REQUIREMENTS

Section 9.1 of the PDO defines the minimum design and development standards for all buildings, sites, and infrastructure. While Section 9.2 defines the dimensional requirements for all uses and structures in the General Use Zoning Districts.

The following items were noted as concerns for these sections, relative to the SAP effort:

- Minimum Front Yard Setback: The minimum front yard setback for the majority of districts is greater than or equal to 20'. This may be problematic for smaller infill lots and/or to allow for a street frontage that relates to a pedestrian scale where building frontage is desirable and helps to create an engaging streetscape.
- The Minimum Rear Yard Setback in most districts is a minimum of 20' or more. This may preclude the redevelopment of small infill lots or lots that do not require on-lot parking and/or are rear-loaded.
- As written, the principal building as well as other structures including decks, landings, terraces, porches, and patios (with minimal exclusions) shall not be located within setbacks (*see 9.1.E.2*). This standard may unintentionally eliminate desirable building elements (such as deep front porches and bay windows).
- Building Height: While "Dwelling - Multifamily" is a permitted use in the VCP and VR districts, the building height is limited to 35', thereby limiting these buildings to 2 stories with a sloped roof (unless placed in an off-hill site condition or designed with a flat roof). As noted under Section 10.2 below, Building Height is measured to the highest point of the roofline, which precludes a 3-story building with a properly sloped roof and may unintentionally force a flat roof or a truncated sloped roof with a well.

SECTION 9.14 DESIGN STANDARDS FOR SINGLE FAMILY DWELLINGS & 9.3 VILLAGE DISTRICT DESIGN STANDARDS

Section 9.14 of the PDO defines design standards for Single-Family Dwelling development to ensure it is compatible with existing development and consistent

with its site and surroundings. Section 9.3 defines design standards for the Village Districts to promote development that is functionally and structurally compatible with the existing Village Center and pedestrian area.

The following items were noted as concerns for these sections, relative to the SAP effort:

- While the landscape design standards in Section 9.14 go into some detail and specify minimum quantities, the Exterior Building Materials portion is very limited (due to the restrictions placed on one- and two-family dwelling design standards by the state). The majority of this section is focused on process rather than design standards.
- The Village District Design Standards are applicable only to the following districts: Village Mixed Use, Village Cottage Professional, and Village Residential. Therefore, the following residential districts, R-5, R-8, R-10, R-15, R-20, R-30, R-210, and R-MF, as well as Office Professional (OP) district do not have design standards, limiting the design oversight of these areas.
- Certain standards are vague or impractical; e.g., shake is limited to 15% per block, requiring the architect or builder to calculate every facade on the block in lieu of their proposed building only and allowing the first buildings to consume a full block's allotment of shake; facade lighting standards address glare, but do not address light trespass, full cut-off fixtures to protect the night sky, light temperature, or energy-conserving lamps; public spaces shall be incorporated in the Village Mixed-Use District, but no other districts and there is no mention of minimum size, frequency, appropriate types, amenities, and similar.

SECTION 10.2 DEFINITIONS

Section 10.2 of the PDO contains definitions of words used within the ordinance. The following items of concern were noted for this section:

- Building Height is defined as "the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof". The preferred method requires building height to be measured to the eave or to the midpoint of the roof, allowing properly pitched roof slopes and tall floor-to-ceiling heights reflective of the Village's architectural character.
- Live-Work Units are defined as "variations of either the detached house building type or the townhome building type". It is recommended to also include Dwelling - Mixed Use to coordinate with the Table of Permitted Uses & Special Uses in Section 8.6.
- The use of the phrase "detached house" should match "Dwelling, Single Family".
- "General Retail" is a term used in Section 8.5, however is not defined in Section 10.2.

To see current zoning districts and permitted uses that exist within Small Area Plan boundaries, see pages 22-23 of this document.

This page intentionally left blank.

2.0 EXISTING CONDITIONS

2.1 OVERVIEW

2.2 EXISTING CONDITIONS

2.3 MARKET ANALYSIS SUMMARY

Existing Conditions

Located just north of the Village Center, Village Place is approximately 100 acres and is characterized by a mix of community-supportive amenities as well as undeveloped or under-utilized properties that are out of character with the intended vision for the area. As this area is directly adjacent to Village Center, a portion of the plan area falls within the Pinehurst National Historic Landmark District.

The vision, as outlined in the Comprehensive Plan, is to create a mixed-use, walkable area that is more conveniently connected to the Village Center. Village Place offers the unique opportunity to expand the footprint of Pinehurst's historic center and establish stronger visibility from the north along NC-211.

To ensure the small area plan supports the Village's vision, the design team conducted a thorough assessment and inventory of existing conditions to understand the historic, cultural, environmental, social, market, and economic assets of Pinehurst.

The plan builds on the strengths of the existing conditions; upholds the planning principles of the original Tufts, Olmsted, and Manning vision and plan; and extends the Village's small-town scale, architectural character, and walkability outward rather than allowing auto-oriented commercial development to creep inward over time.

This section includes the photographs, diagrams, and conclusions of this documentation and analysis phase, which was then used, along with stakeholder input, as the groundwork for the concept planning phase (phase 2).

The Existing Conditions and Analysis information includes:

- Existing Illustrative Plan
- Figure Ground Plan Diagram
- Historic District Plan Diagram
- Street Network Plan Diagram
- Posted Speed and Traffic Control Plan Diagram
- Land Use Plan Diagram
- Zoning Plan Diagram
- Topography Plan Diagram
- Open Space + Trails + Sidewalk Plan Diagram
- Market Analysis Summary

The following observations were made as part of the Existing Conditions study:

- Open space abundantly surrounds Village Place, with Rassie Wicker Park to the northwest, the Village Arboretum to the west, and Cannon Park and the Community Center to the northeast. However, there is a lack of smaller open spaces and pedestrian connections between these destinations.
- Pinehurst Elementary School is located just outside of the Village Place plan area boundary, but should be considered as an important destination for this planning effort.
- Pinehurst Brewery is an asset to this area and was highlighted as the most visited place, within the plan area boundary, for stakeholders. The concept for Village Place should leverage this existing asset.
- There is an assembly of civic buildings along Magnolia Road, including Village Hall, the Pinehurst Police Department, and the Pinehurst Fire Department that create a destination and draw outside of the Village Center.
- There is a range of residential architecture in Village Place, some of which is in keeping with the historic character of the Village and some that appears quite out of place, both in style and detail.
- South of McCaskill Road, the Village of Pinehurst Public Service Facility consumes a large amount of land that creates a visual eyesore and a physical boundary to Village Center, with large industrial buildings and significant truck traffic. Additionally, there are two existing water tanks which have become obsolete and could be used as a future development opportunity. Overall, the area remains largely industrial or under-utilized and not pedestrian friendly in its current state.
- The "Greens at Arboretum" is a recently built multi-family building at the corner of Magnolia and McCaskill Roads that has received mixed feedback from the community due to its scale and use. A second phase of this project is approved as a two-story, mixed-use building at the corner of Rattlesnake Trail and McCaskill Road, with multi-family residential units above ground-floor commercial.
- In the area between Kelly Road to the north and McCaskill Road to the south, there is a mixture of small commercial buildings, including but not limited to: The Village Cafe, Maxie's Tap Room & Grill, Pinehurst Pizza, Clark Chevrolet Cadillac Inc., and the Village Barbershop. While the scale of most of these commercial buildings is in keeping with the historic character and brick sidewalks have been installed, the building placement and intermittent frontage, as well as the parking configurations and multiple access points, creates a haphazard environment that is not conducive to pedestrian or bicycle circulation.



Pinehurst Brewery
Credit: Barstool Sports, Inc.



Convenience Store - Rattlesnake Trail
Source: Google



Moore County Water Tanks
Source: Design Collective



VOP Public Service Facility
Source: Google



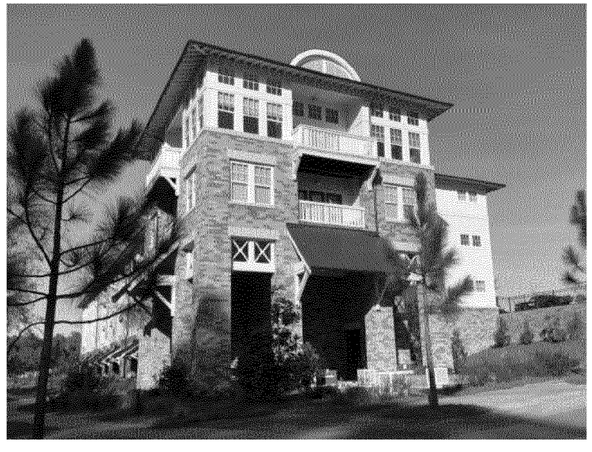
Cannon Park Community Center
Source: Design Collective



Commercial - Clark Chevrolet Cadillac
Source: Google



Commercial - Hughes Plumbing
Source: Google



Multi-family Residential - The Greens at Arboretum
Source: Design Collective



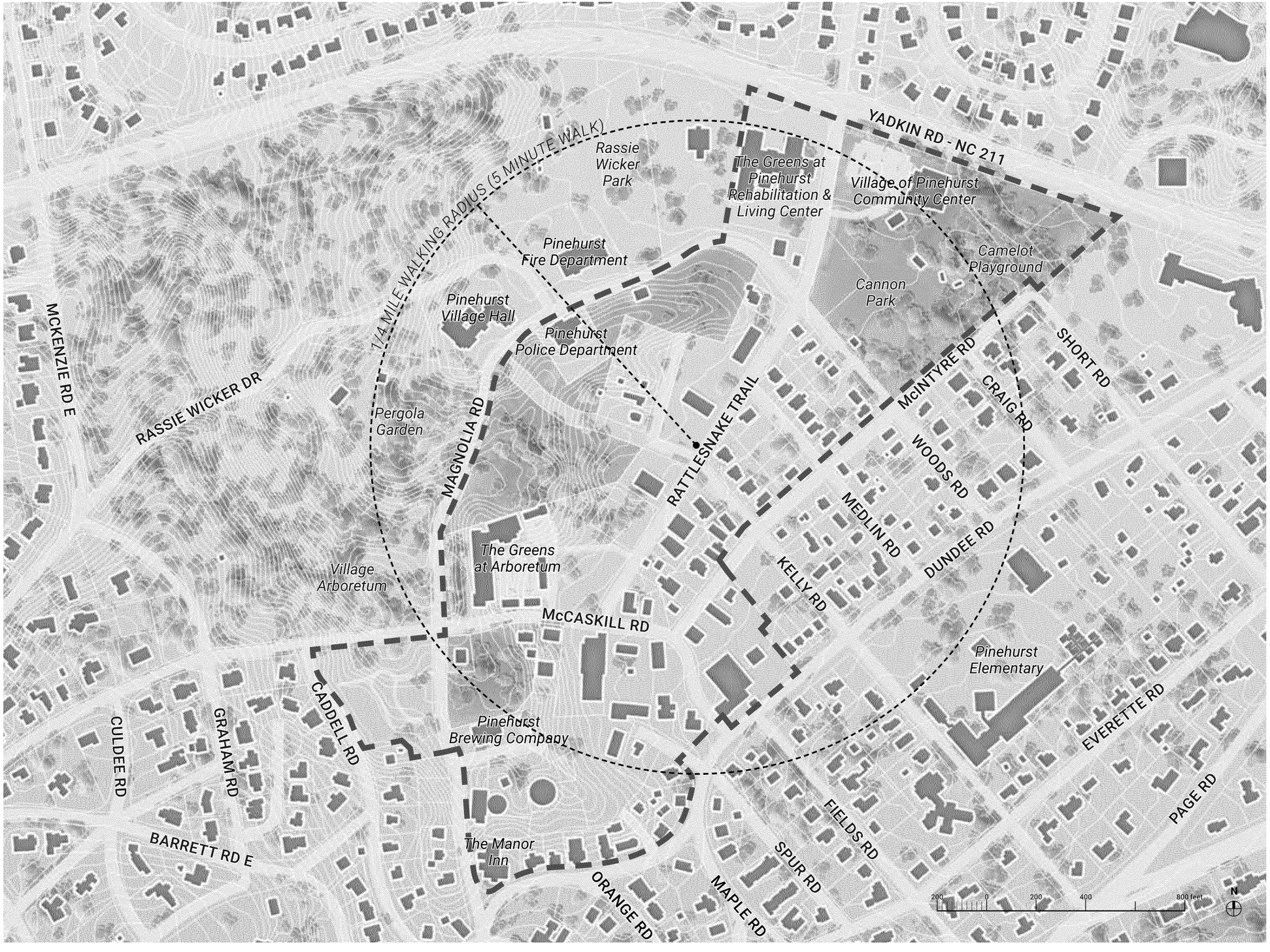
Retail - Tater Barn
Source: Design Collective

Illustrative Site Plan

The existing Illustrative Site Plan depicts the development and open space patterns that exist in the study area. A 1/4 mile walking radius (5-minute walk) is indicated on the plan for reference.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE



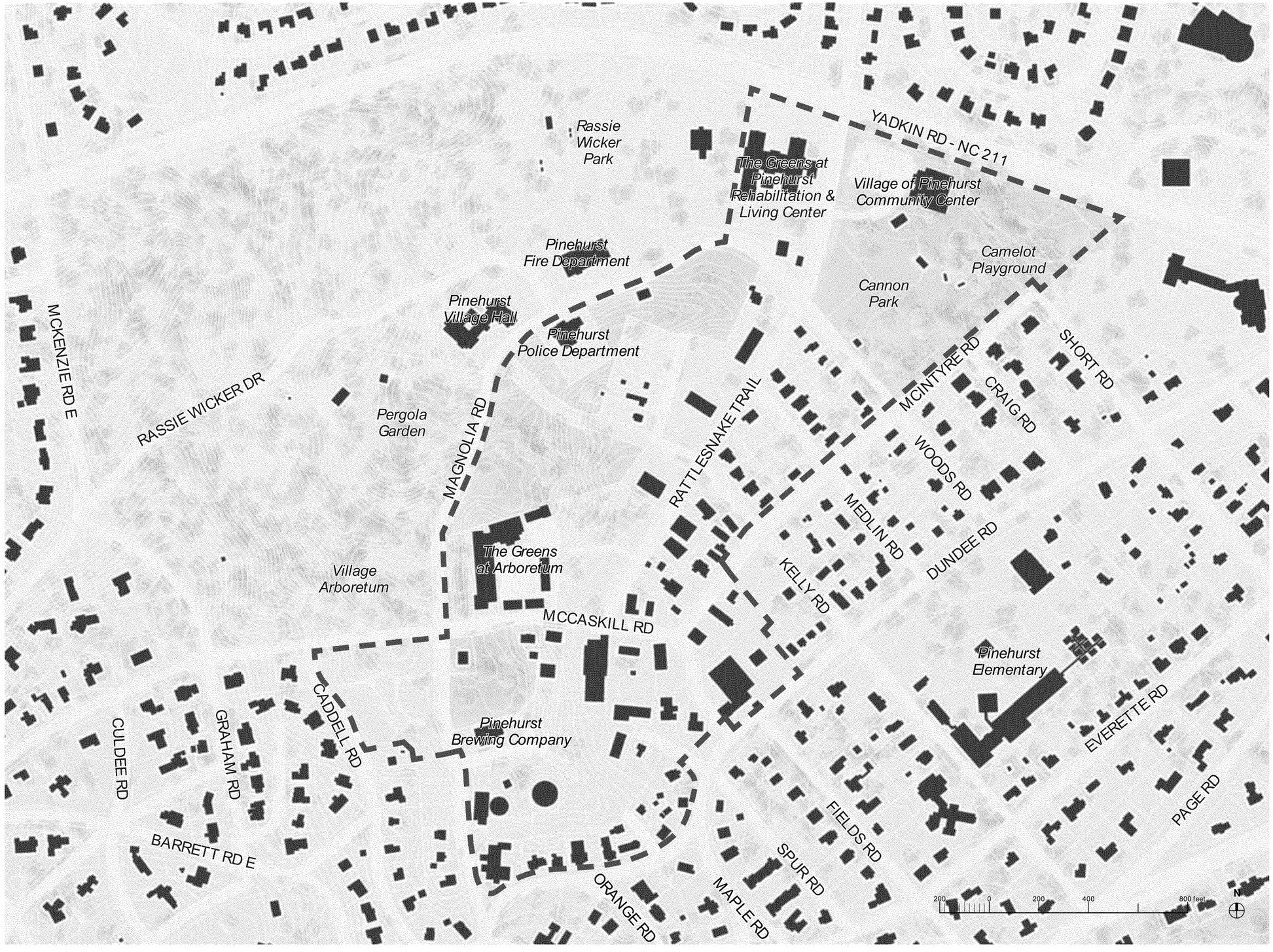
Existing Conditions

Figure Ground

The development patterns in the study area are characterized by single-family detached residential lots surrounded by a mix of non-residential uses and undeveloped properties. The single-family detached residential lots are located primarily between Dundee Road and Rattlesnake Trail, north of McCaskill Road. Institutional buildings such as the Pinehurst Village Hall, Pinehurst Police and Fire Departments, the Village of Pinehurst Community Center, and Pinehurst Elementary are scattered throughout Village Place, primarily surrounding the residential blocks. Larger commercial and industrial building footprints are located along and to the south of McCaskill Road, closer to the Village Center.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS

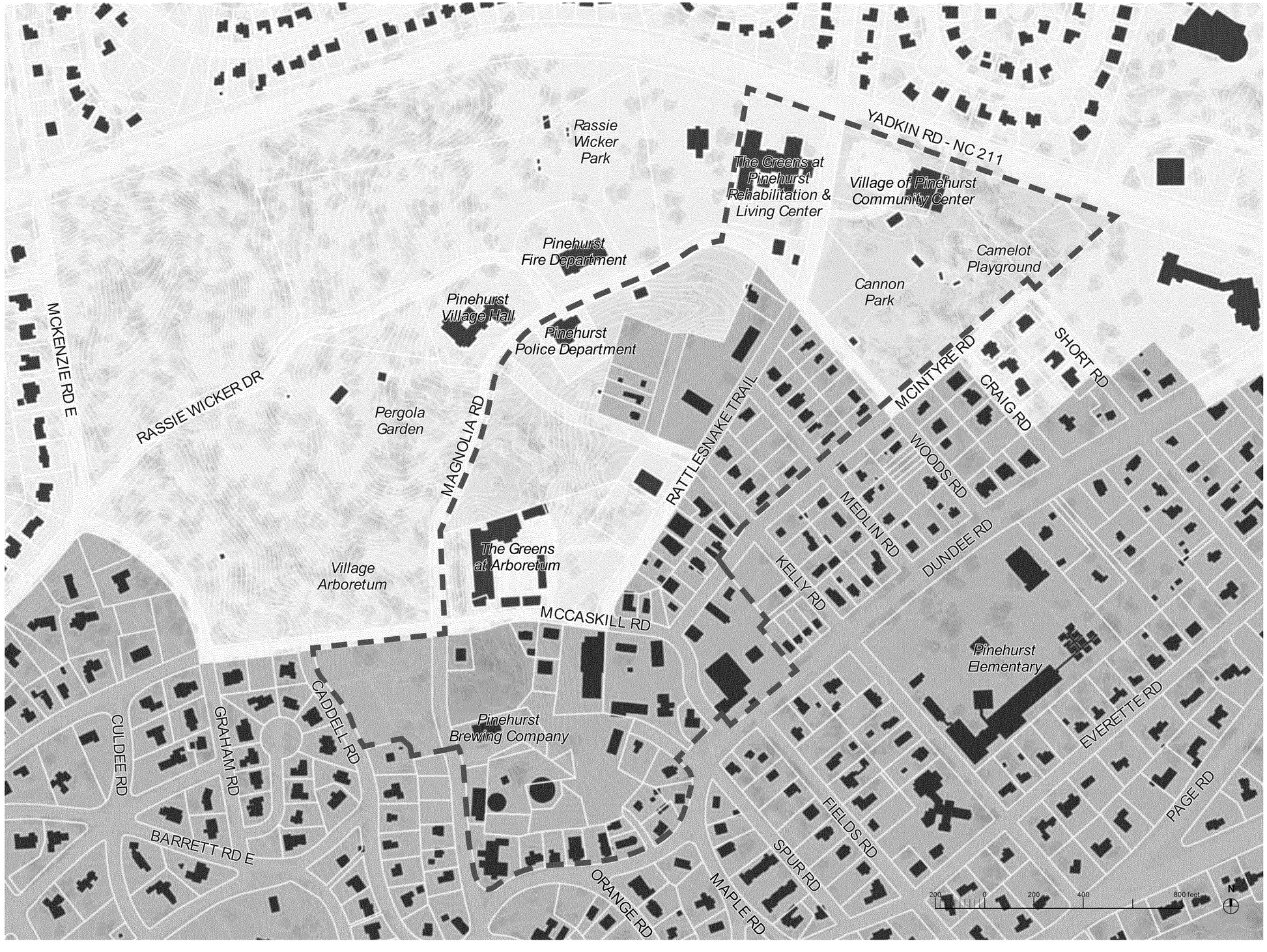


Historic District

The Historic District is comprised of properties that fall within the National Historic Landmark district or that were surveyed and identified as important fixtures within the community. These properties are subject to additional review by the Historic Preservation Commission and the Historic District Standards to ensure the history and charm of the Village of Pinehurst is preserved.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- HISTORIC DISTRICT OVERLAY



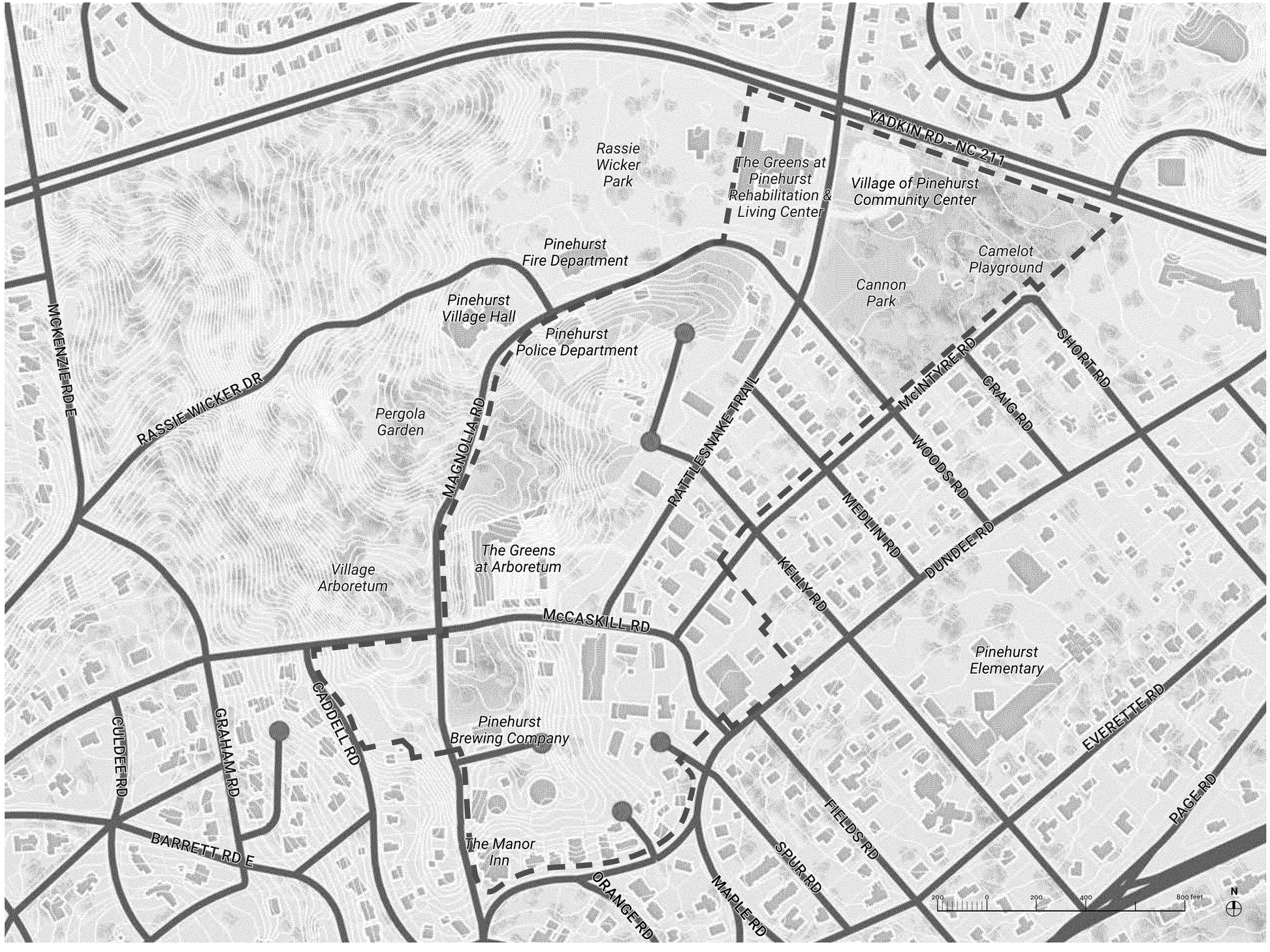
Existing Street Network

Village Place is well connected to a range of arterial roads. Yadkin Road - NC 211 lines the north side of the plan area boundary providing direct access to US 15/501 just east of the plan area.

Neighborhood streets are organic and somewhat disconnected due to large undeveloped land areas and topographic conditions within the plan area.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- EXISTING DEAD END

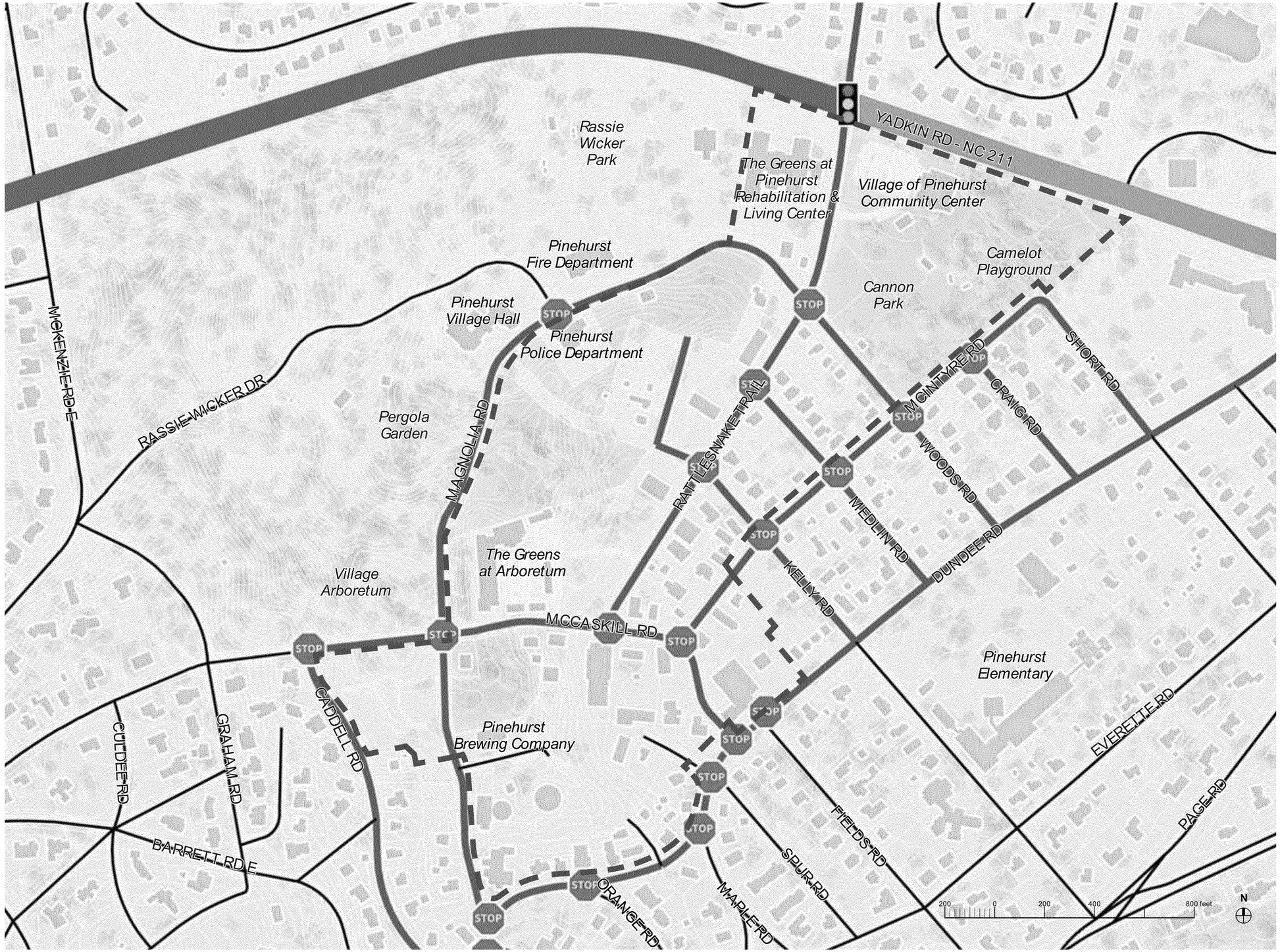


Posted Speed and Traffic Control

All of the streets within the study area boundary have posted speeds of 25 mph. Stop signs are located at most intersections with a traffic signal placed at Rattlesnake Trail and Yadkin Road - NC 211 for added control and safety.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- STOP CONTROL
- TRAFFIC SIGNAL
- NO DATA AVAILABLE
- 25 MPH
- 35 MPH
- 45 MPH
- 55 MPH

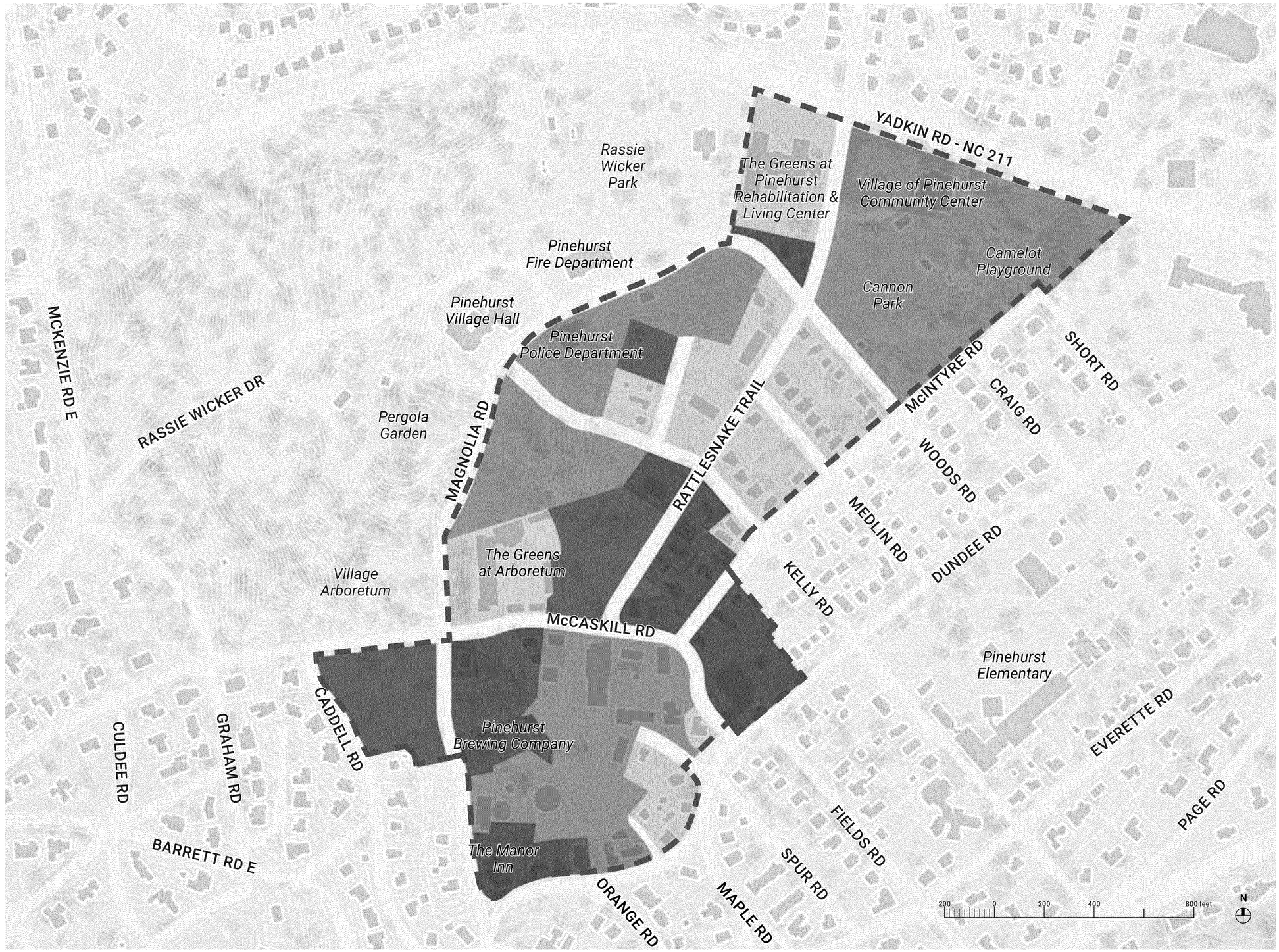


Existing Land Use

The study area includes a wide range of land uses that are mixed throughout the plan area. A majority of the residential uses and parks and open spaces exist within the northern half of the study area. More retail, civic, and industrial uses are located in the souther half, closer to Village Center. Vacant parcels are interspersed throughout the study area.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- CIVIC
- RETAIL
- OFFICE
- RESIDENTIAL
- INDUSTRIAL
- VACANT
- PARKS/ OPEN SPACE



Existing Conditions

Zoning

The north half of the study area is primarily zoned a mix of Residential (R10) where single-family detached residential housing exists, surrounded by Public Conservation (PC) where parks and open space are located. The south half of the study area, closer to the Village Center, is zoned a mix of Neighborhood Commercial (NC) and Village uses, including Village Mixed-Use (VMU), Village Cottage Professional (VCP), and Village Residential (VR).



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- R8 - RESIDENTIAL
- R10 - RESIDENTIAL
- R20 - RESIDENTIAL
- R30 - RESIDENTIAL
- RMF - RESIDENTIAL MULTIFAMILY
- VR - VILLAGE RESIDENTIAL
- HD - HOSPITAL DEVELOPMENT
- NC - NEIGHBORHOOD COMMERCIAL
- OP - OFFICE & PROFESSIONAL
- PC - PUBLIC CONSERVATION
- RD - RECREATIONAL DEVELOPMENT
- VC - VILLAGE COMMERCIAL
- VCP - VILLAGE COTTAGE PROFESSIONAL
- VMU - VILLAGE MIXED USE

Existing Zoning and Permitted Uses

The following zoning districts exist within the Village Place Small Area Plan boundary. For a full matrix of all zoning districts and permitted land uses, reference Section 8.5 of the *Pinehurst Development Ordinance* (PDO).

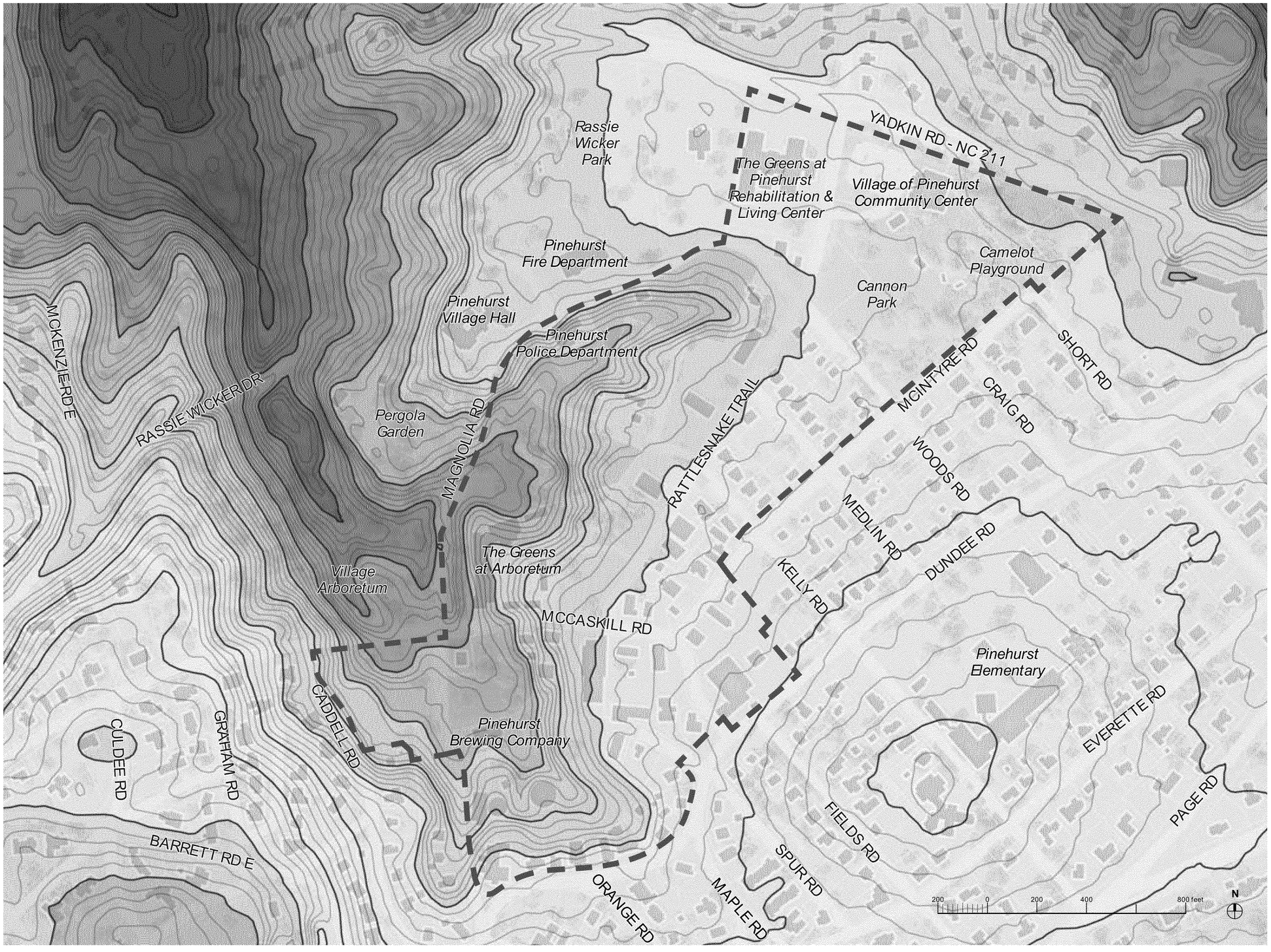
KEY

- ✓ PERMITTED USES
- SR SPECIAL REQUIREMENTS, SEE SECTION 8.6
- SU SPECIAL USE PERMIT REQUIRED, SEE SECTION 4.5
- ✕ PROHIBITED USES

		USES																				
		DWELLING - SINGLE FAMILY	DWELLING - TWO FAMILY	DWELLING - MULTIFAMILY	DWELLING - TOWNHOUSE/ CLUSTERED DWELLINGS	DWELLING - MIXED USE	BED AND BREAKFAST HOMES	HOTEL	MEDICAL CLINIC	PERSONAL SERVICES	PROFESSIONAL SERVICES	GENERAL RETAIL	RESTAURANT	CIVIC/CULTURAL FACILITIES	RESIDENTIAL CARE FACILITIES (> 6 RESIDENTS)	PARKING STRUCTURE		Maximum Building Height	NOTES
	R10 - RESIDENTIAL	✓	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕		35'	*Intended principal use of land is high-density residential uses*
	VR - VILLAGE RESIDENTIAL	✓	✓	SR	SR	✕	SR	✕	✕	✕	✕	✕	✕	✕	✕	SR		35'	*Intended principal use of land is multi-family and single-family dwellings in close proximity to the Village Center*
	NC - NEIGHBORHOOD COMMERCIAL	✕	✕	✕	✕	SR	✕	✕	✓	✓	✓	SR	SR	✓	✓	✕		35'	*Intended principal use of land is small scale commercial, retail, office and service to residential districts*
	PC - PUBLIC CONSERVATION	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕	✕	✓	✕	✕		35'	*Intended to preserve environmentally sensitive land*
	VCP - VILLAGE COTTAGE PROFESSIONAL	SR	SR	SR	SR	SR	SR	✕	✕	✓	✓	SR	SU	✓	✕	✕		35'	*Intended to provide limited office and retail development and a wide variety of housing*
	VMU - VILLAGE MIXED USE	SR	SR	SR	SR	SR	SR	SR	✕	✓	✓	SR	SR	✓	SU	SR		50'	*Established as a pedestrian-scaled district which caters to everyday needs of neighborhoods*

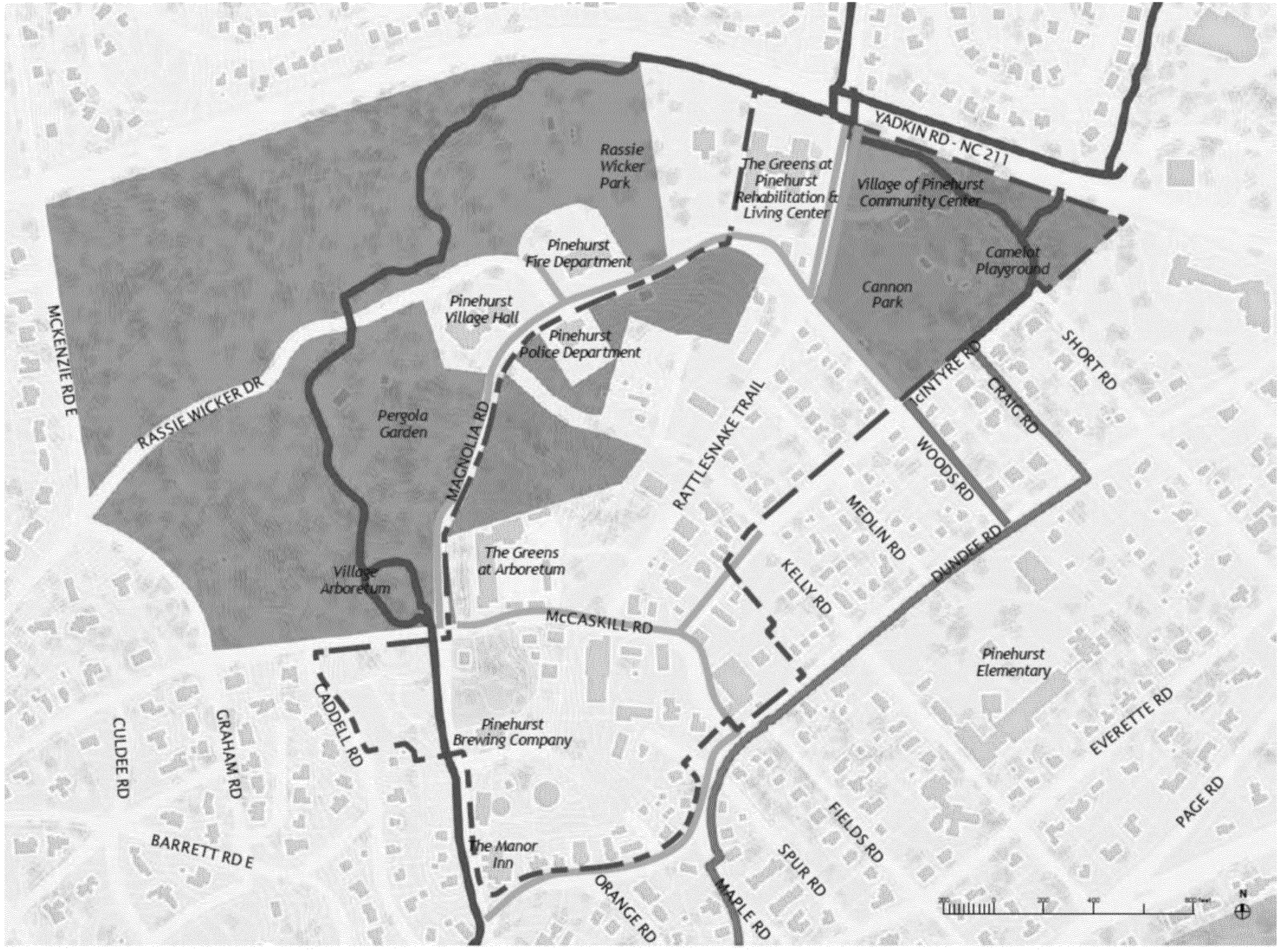
Topography

The topography of the study area is characterized by a natural ridge line that extends along Rattlesnake Trail, from the study area's southern boundary to the northern boundary at Cannon Park. The grade slopes downward west of Rattlesnake Trail and upward to the east of Rattlesnake Trail and to the south.



Open Space + Trails + Sidewalks

The study area is well served with open space consisting of active and passive parks and gardens. Cannon Park, located to the north, is a 15-acre park with recreation fields and play space. Along Magnolia Road are a series of open spaces that cover the steep slopes west of Rattesnake Trail and are an extension of Rassie Wicker Park. Rassie Wicker Park is a 103-acre facility that includes a variety of recreational courts, splash pad, playground, a 33-acre arboretum, and several manicured lawns and gardens to host a wide range of events. The study area also contains a well connected network of trails, walkway trails, and sidewalks.



2.3 MARKET ANALYSIS SUMMARY

Background and Objectives

A Market Analysis report was prepared by Duggal Real Estate Advisors, LLC (DREA); the following pages provide a summary; the data was collected in November and December 2020 and January 2021.

The market analysis is one step in the process to determine the feasibility of land uses within the Village of Pinehurst and the plan areas. It ascertains the quantitative and qualitative aspects of demand for land uses that might be appropriate for future development in the plan areas and quantifies the potential scale and timing of these uses.

The plan area for Village Place encompasses approximately 100 acres in size and 70 different parcels. This area is immediately north of the historic Village Center and stretches out to NC 211.

Summary of Market Opportunity

For the market analysis, DREA examined six different land uses: for-sale residential, for-rent residential, retail, office, hospitality, and golf. The following is a summary of the opportunity for each of the land uses in the Village Place plan area.

The overall market opportunity takes into account the current and projected future market conditions, future demand potential, and the suitability for the land use within the Village.

Summary of Demand

For each of the land uses, DREA completed a demand model to understand the future potential of the land use within the Village or Moore County. To determine how much of each land use would likely locate within the plan areas, it was necessary to consider where else within the Village the land use could be located. For example, if there is demand for one rental project every three to eight years within the Village, it cannot be located in both planning areas but, in reality, could be located in either one or another location in the Village, making it difficult to assign demand.

For many land uses, there has been and will be more demand for the product type within the Village than the amount of supply that has been or will be available (i.e., more houses would likely sell if they were available).

Summary of Demand for Land Uses within Plan Areas

DREA then considered how much of the demand could be located within the plan areas if the area was zoned for it, landowners were interested in selling, and developers would build it. While the market analysis quantifies realistic development opportunities, actual land use allocation is guided by planning exercises, site constraints, the desired vision, and stakeholder input, in balance with market demand.

The potential for most of the land uses is present in both plan areas. Although there is some flexibility in these numbers as stated before, DREA put together guidelines based upon the market to help the planning team understand the magnitude of demand in each of the plan areas. Below is the demand summary for Village Place.

For-Sale Residential

- Would likely be infill development or part of a small, mixed-use development.
- Most likely small lot single-family detached or attached product. Attached product would include both townhome style and condominium style product.
- The demand for this product is deep, and the plan area can support as much for-sale product as desired, from a market demand standpoint.
- Pricing would vary based upon product type and positioning, but would likely be in the range of $300,000 to $500,000.

For-Rent Residential

- Could either be stand-alone or within a mixed-use project. Would likely be horizontal mixed-use as opposed to vertical mixed-use (e.g., the apartments are next to the retail and office, not above) given the rent ranges possible to achieve and the cost of construction. If rents rise to support residential over commercial, that would be an appropriate land use here as well.
- Most likely size of an apartment complex would be similar to The Greens at Arboretum (70-100 units).
- Rents would be similar to the newest apartments at the time of construction. At this point, the newest apartments in the market are The Greens at Arboretum at approximately $1.35/SF.
- At an average size of approximately 1,000 square feet, that would equate to a rent of approximately $1,350 per month.

Retail

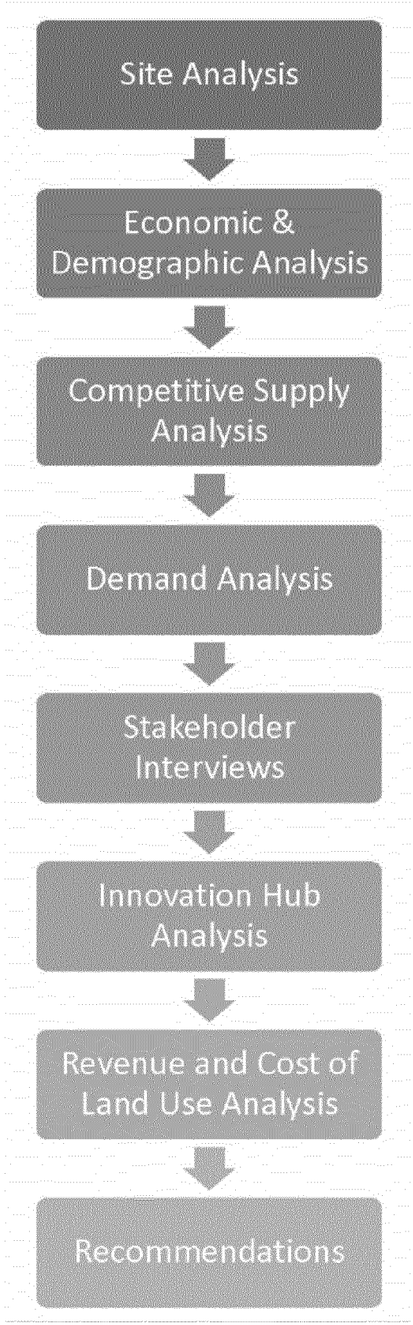
- The retail would not be in the form of a standalone shopping center, unless the retail was located along NC 211. Given the current uses, it is unlikely that there would be a shopping center in the plan area along NC 211.
- The retail would be part of a mixed-use area or more small retail shops like currently exist along Rattlesnake Trail.
- The demand for retail is more limited in this configuration, and would be limited to 25,000 to 50,000 SF total at build-out.
- Rents would need to be $24-$30/SF to support new construction.
- Tenants would include those that support local residents and tourists (such as flower shops, gift shops, pharmacies, home goods, salons, restaurants, shoe stores, boutiques, and others). The demand is strong for a variety of retail shops.

Office

- Office would be a supportive land use to the mixed-use area. It would be small offices, primarily locally-serving, including medical office.
- Given the amount of retail that could happen, DREA anticipates the office to be less than or equal to the amount of retail, therefore, 25,000 to 30,000 SF of office at build-out.
- Rents would be in the $18-$22/SF range.

Hospitality

- Village Place could support a hotel as well as bed and breakfasts. They would likely support tourists, and potentially people visiting the hospital.
- Hospitality could also include rental product within homes.
- New hotels in the area tend to have 75-100 rooms. Bed and breakfasts and similar tend to have far fewer rooms, typically less than 10.



Overall, Village Place offers a strong opportunity to develop a variety of land uses. Drawing upon the Village Center as inspiration, Village Place can complement what is already part of the community.

Strengths

- Location close to Village Center provides a strong foundation
- Community Center and Cannon Park
- Walkable to Village Center
- Large number of amenities
- Strong brand of Pinehurst
- Some redevelopment already occurring (Pinehurst Brewery)

Weaknesses

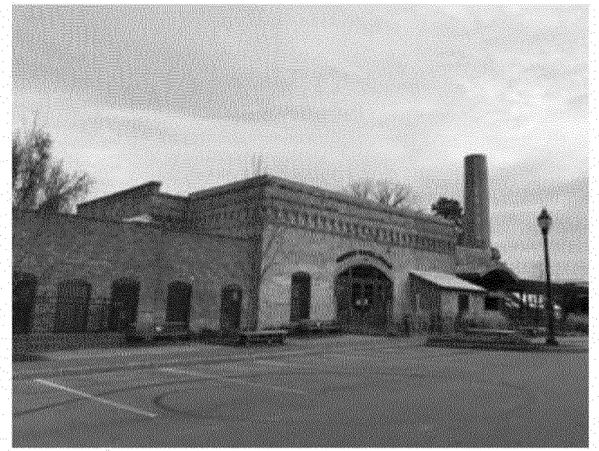
- Some of the properties are older
- Parking challenges
- Limited amount of available land

Opportunities

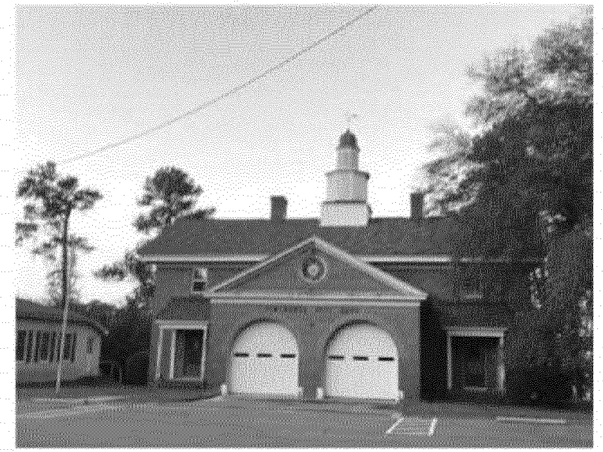
- Build off the success of historic Village Center
- Growth in nearby neighborhoods
- Redevelopment of public works
- Redevelopment of older properties
- Close to NC 211 – build a better gateway

Threats/Challenges

- Inability to create a strong link between Village Core and Village Place
- Not being able to move the tanks and public works



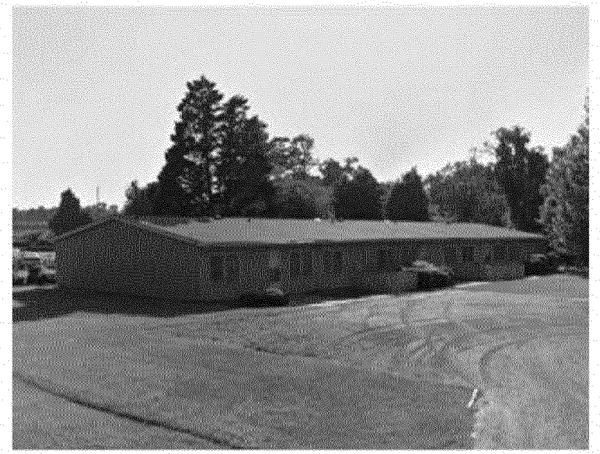
Pinehurst Brewing Company



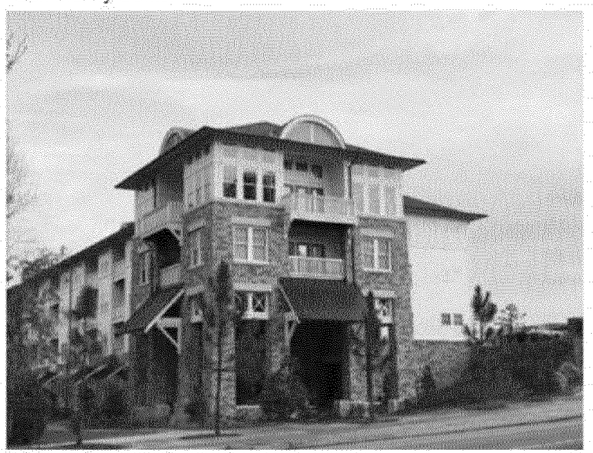
Old Fire House



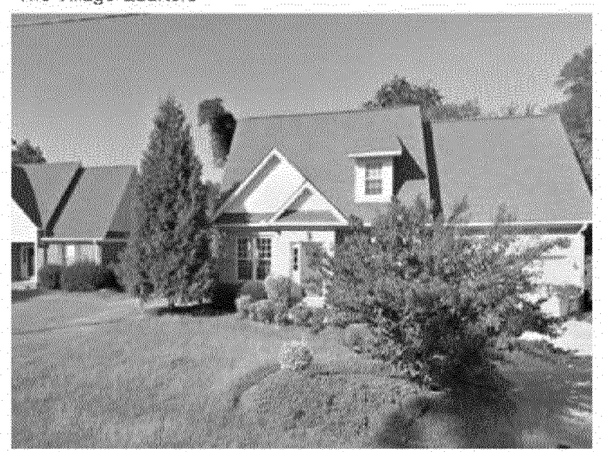
Community Center



The Village Quarters

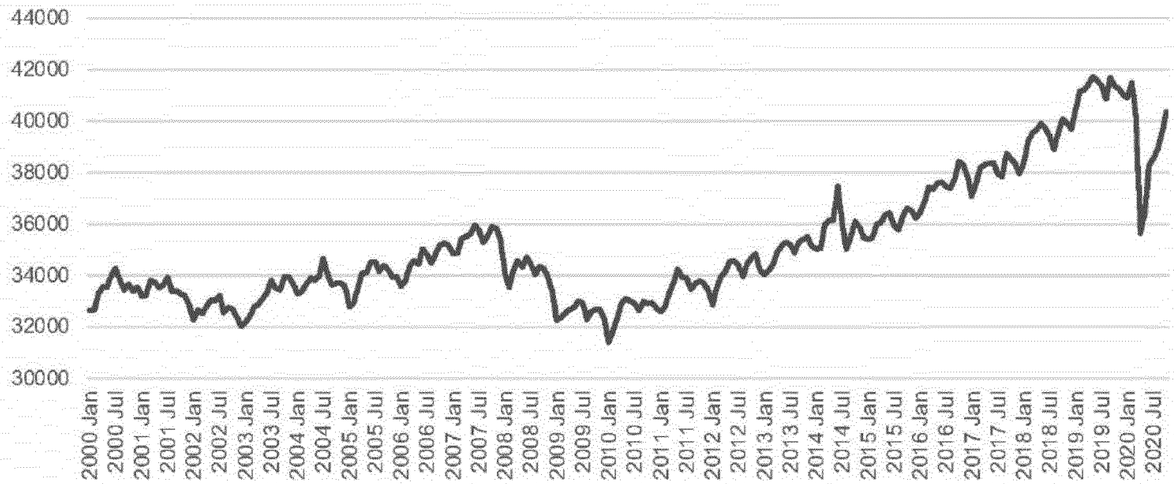


The Greens at Arboretum



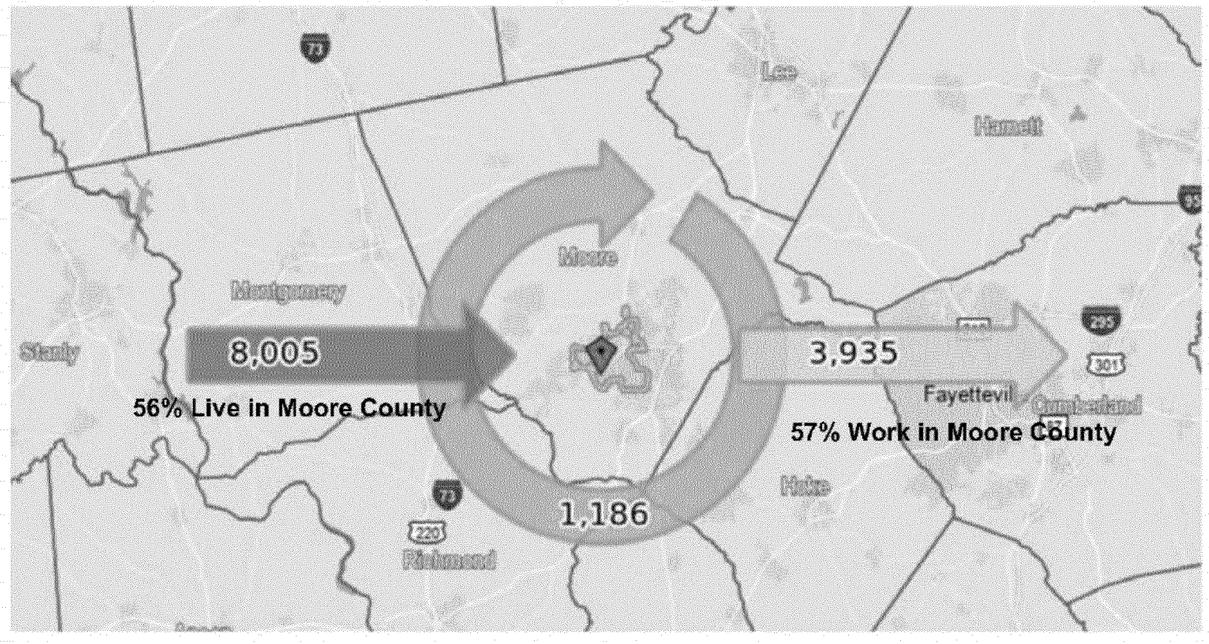
Single-family detached home

Moore County, NC Employment (2000-2020)



Source: BLS

Inflow and Outflow of Workers in Pinehurst (2017)



Source Census on the Map

Jobs by Industry in Pinehurst (2020)

Industry	Businesses	%	Employees	%
Health Care and Social Services	575	54%	5,880	52%
Accommodation and Food Services	42	4%	2,839	25%
Other Services - Repair, Personal Care, Laundry, Religious, etc.	69	6%	434	4%
Professional, Scientific, and Technical Services	58	5%	396	3%
Arts, Sports, Entertainment, and Recreation	23	2%	358	3%
Retail: Home, Food, Automobiles, Personal Care	35	3%	262	2%
Education	11	1%	257	2%
Real Estate and Rentals	47	4%	234	2%
Public Administration	12	1%	173	2%
Banking, Finance and Insurance	56	5%	145	1%
Construction	25	2%	89	1%
Information	12	1%	85	1%
Other	108	10%	248	2%
Total	1,073	100%	11,400	100%

Source: North Carolina Department of Commerce, Labor & Economic Analysis

People Who Work in Pinehurst (Where Workers in Pinehurst Live)

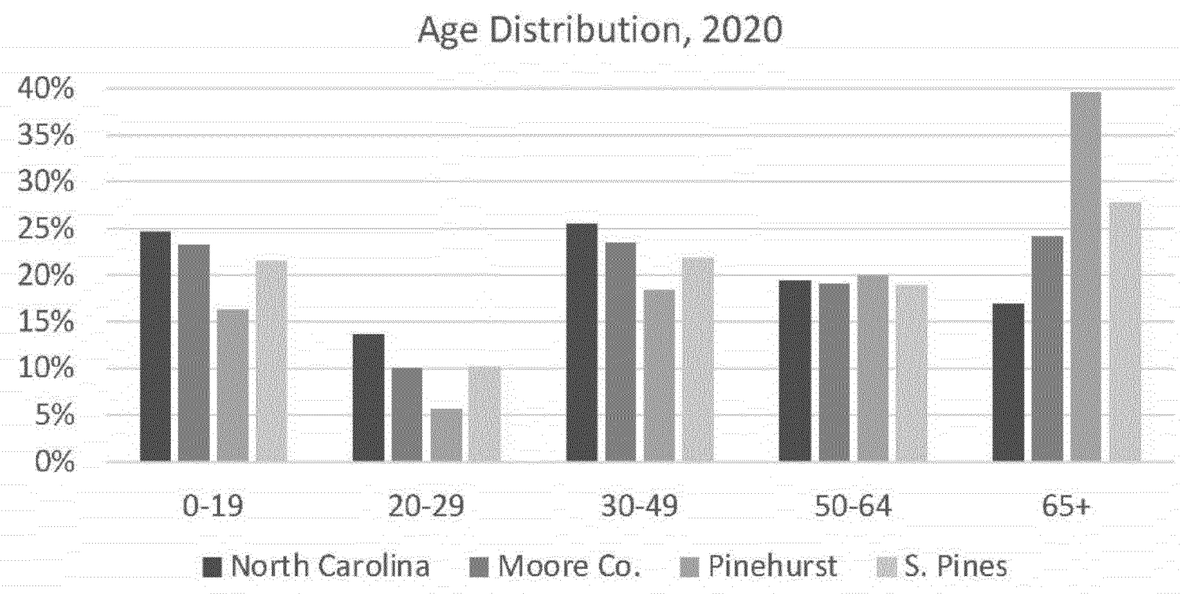
Of the people that work in Pinehurst, approximately 50% of them are aged 30-54, while 32% are over the age of 55, and 18% are under the age of 29.

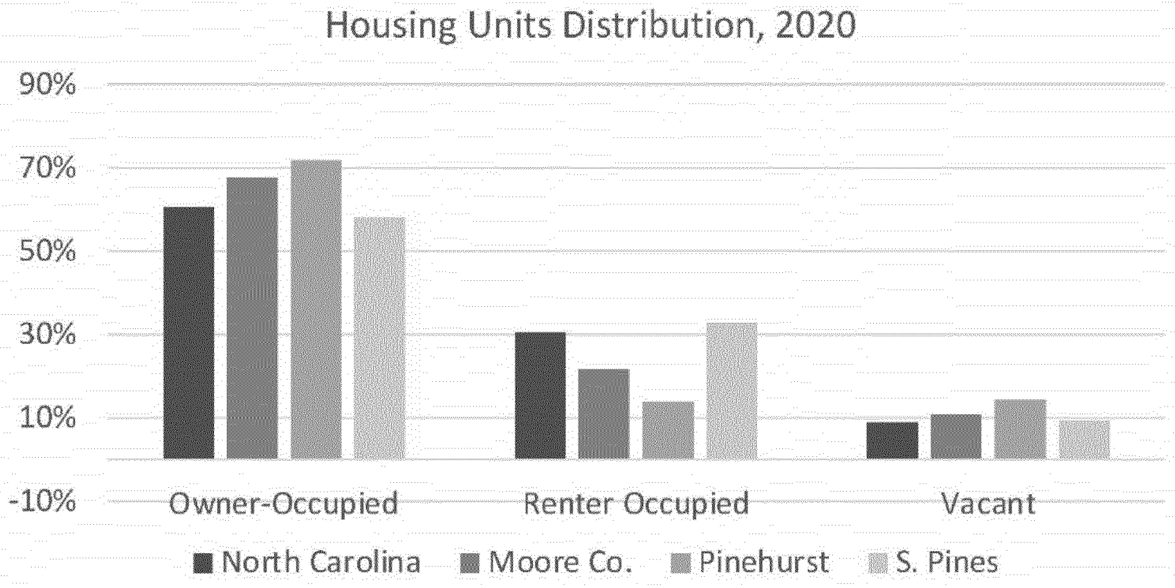
Almost half of the workers make more than $3,333 per month. Over 50% of the workforce has some college, an Associates degree, Bachelor's degree or higher.

Household Data for NC, Moore County, Pinehurst, and Southern Pines (2020-2025)

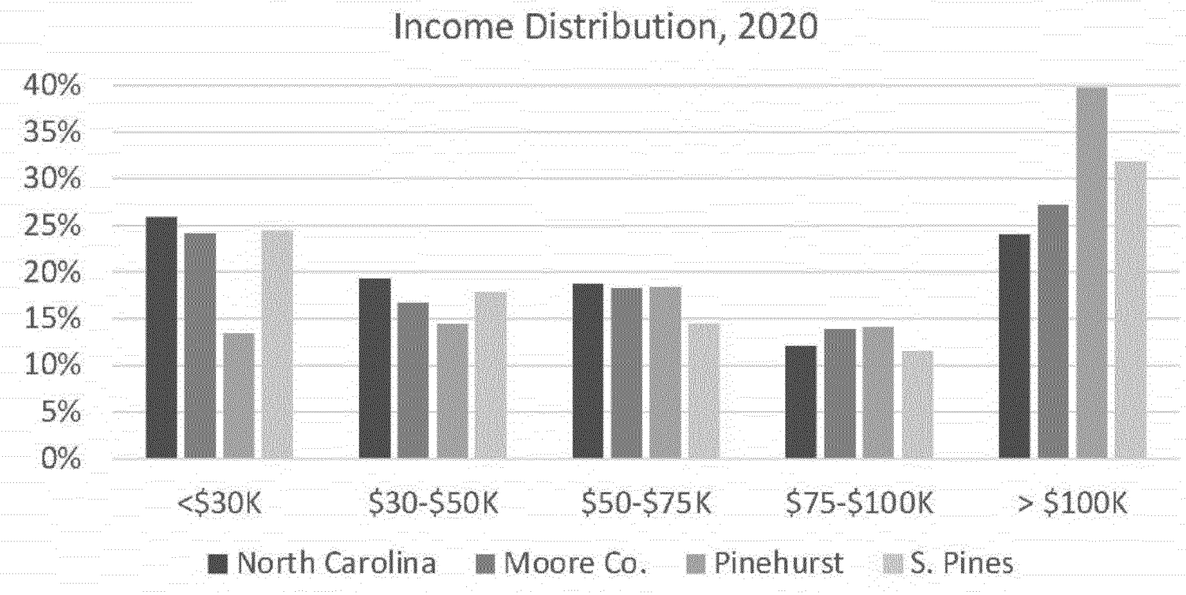
Geography	2020	2025	Growth	Annual Growth Rate
North Carolina	4,341,543	4,494,724	153,181	0.7%
Moore County	43,651	45,169	1,518	0.7%
Moore Co. as % of NC	1.0%	1.0%	1.0%	
Pinehurst Village	7,885	8,100	215	0.5%
Pinehurst as % of Moore	18.1%	17.9%	14.2%	
Southern Pines Town	7,142	7,207	65	0.2%
Southern Pines as % of Moore	16.4%	16.0%	4.3%	

Source: AccessNC, North Carolina Department of Commerce, Labor and Economic Analysis

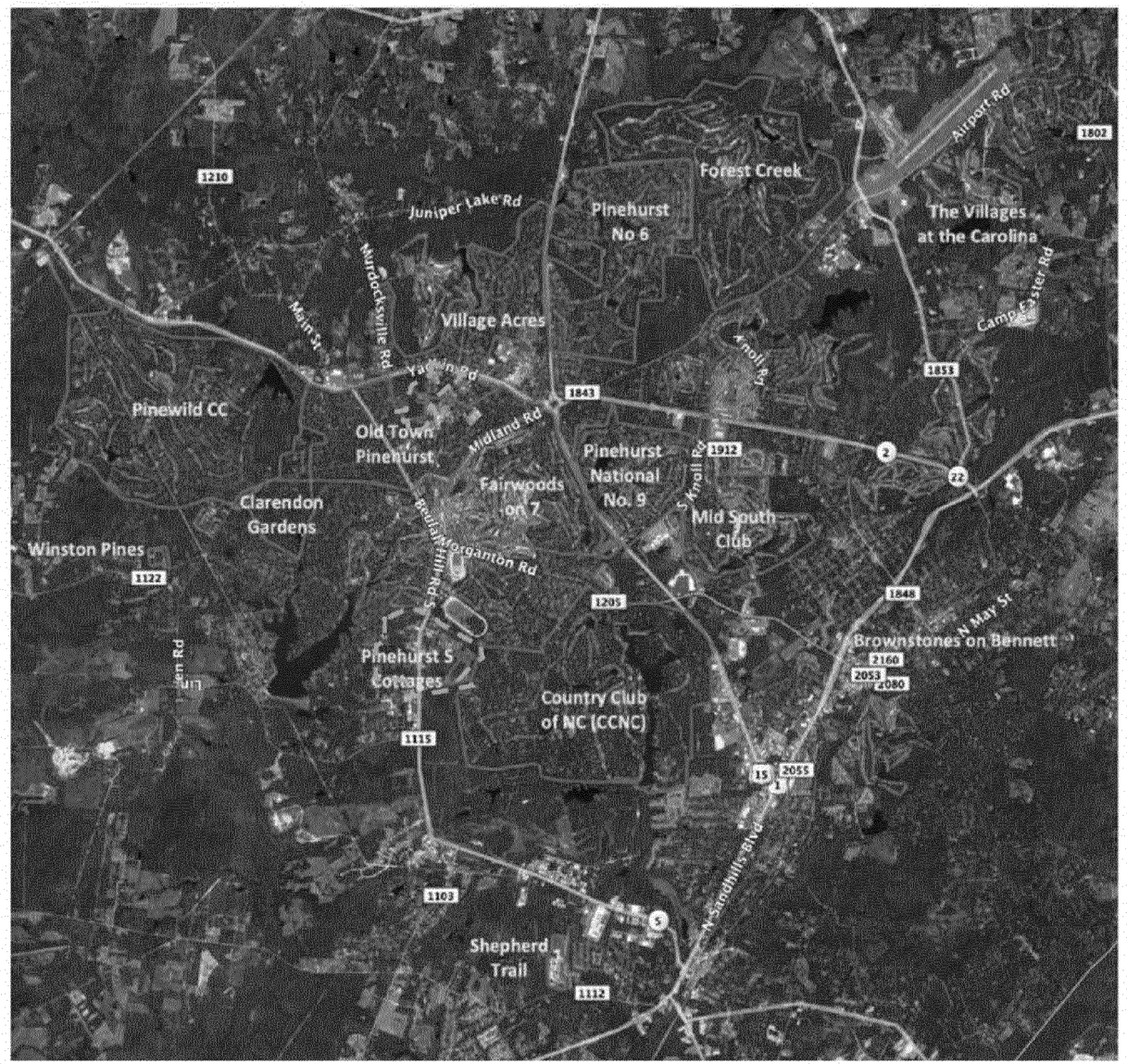




Source: AccessNC, North Carolina Department of Commerce, Labor and Economic Analysis



Source: AccessNC, North Carolina Department of Commerce, Labor and Economic Analysis



KEY

SMALL AREA PLAN (SAP) BOUNDARY

FOR-SALE COMMUNITY OUTLINE

Permits and sales continue to increase

Healthy market with strong demand fundamentals

For-sale in Pinehurst tends to be single-family detached

Demand is high

Home prices continue to rise in Pinehurst - still more attainable/affordable than similar housing in other parts of the country

New homes in non-golf oriented communities are $300,000 to $500,000 on average

New, infill housing in golf-oriented master-planned communities are $450,000 to $750,000

VP

Single-family homes selling in Village Place tend to be priced from $200,000 to $400,000. **Two new homes sold for approximately $300,000**

New product within the study area could be a combination of small lot single-family detached, townhome/attached, and possibly condominium product

The price point would likely be above existing homes within the study area

PS

There are very few for-sale houses within the Pinehurst South study area

Nearby townhouse community built in the late 1980s sells for approximately $180,000 and $230,000

For-sale homes would be marketable in the study area. There could be a combination of small lot single-family detached and townhome/villa product

The pricing would be above the existing product, and likely within the middle band of new houses in the Pinehurst area

Pinehurst is projected to see strong owner household growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods



Vacancy continues to remain low (3%) despite the addition of 180 apartment units since 2020

Most Pinehurst rental product is single-family detached homes

Strong, in-balance apartment market

Demand is moderate

Rental rates, although not overly high compared to more suburban areas, have continued to rise in recent years

New rental product in Pinehurst is likely to rent at the higher end of the market, similar to The Greens at Arboretum

One bedrooms range from $1.43 to $1.63 per square foot, two bedrooms range from $1.18 to $1.26 per square foot, and three bedrooms range from $1.25 to $1.55 per square foot

The Greens, a relatively new apartment complex, is located within Village Place

Additional new for-rent residential would be marketable within the study area

It is walkable to the Village Core, is close to services and amenities, and close to open space

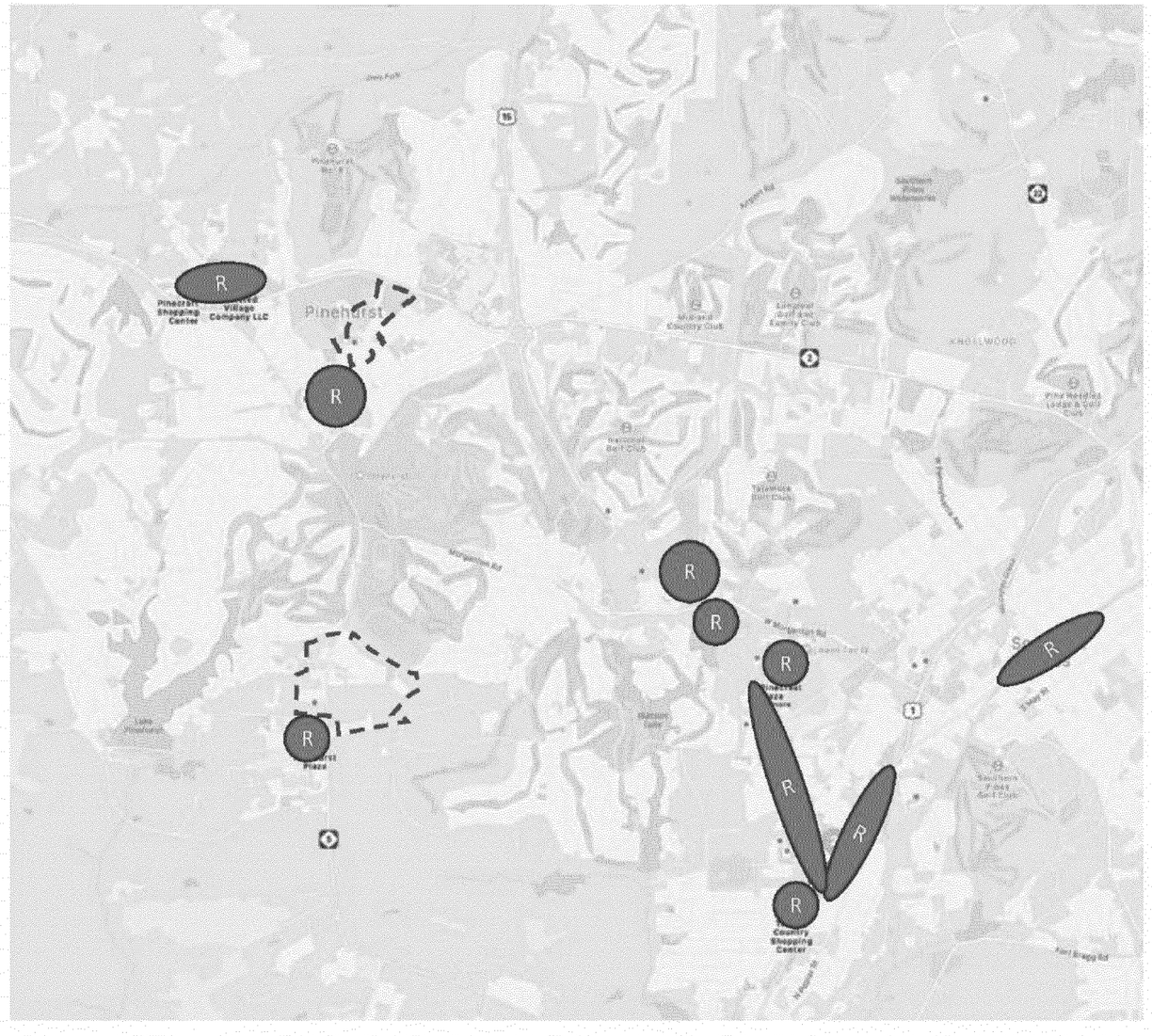
Pinehurst South currently has a rental townhome community, Abingdon Square Townhomes, and the Inn at Quail Haven Village, a senior continuing care retirement community (CCRC)

It would be a marketable location for a rental community

It would likley be positioned below new apartments in Village Place given it is not walkable and farther from services and amenities

Pinehurst is projected to see modest rental household growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods

Retail



KEY

SMALL AREA PLAN (SAP) BOUNDARY

R RETAIL SHOPPING

Retail occupancy is currently down due to Covid-19, but still performing relatively well compared to other similar parts of the state

Occupancy should increase after the pandemic is over

Demand is moderate, and tied to household growth

The average rental rate has been relatively stable

Rental rates are approaching the amount needed for new construction (roughly $24 to $30/SF)

VP

Village Place is adjacent to the Village Center

Small retail cluster along Rattlesnake Trail. This area could be built upon

Village Place would be an appropriate location for retail including restaurants, entertainment, tourist-oriented, and locally serving retail.

Larger format retail would prefer to be along NC 211, while smaller retail could be an extension of the Village Core, brewery, and retail along Rattlesnake Trail

PS

Pinehurst South is adjacent to some underperforming, older retail

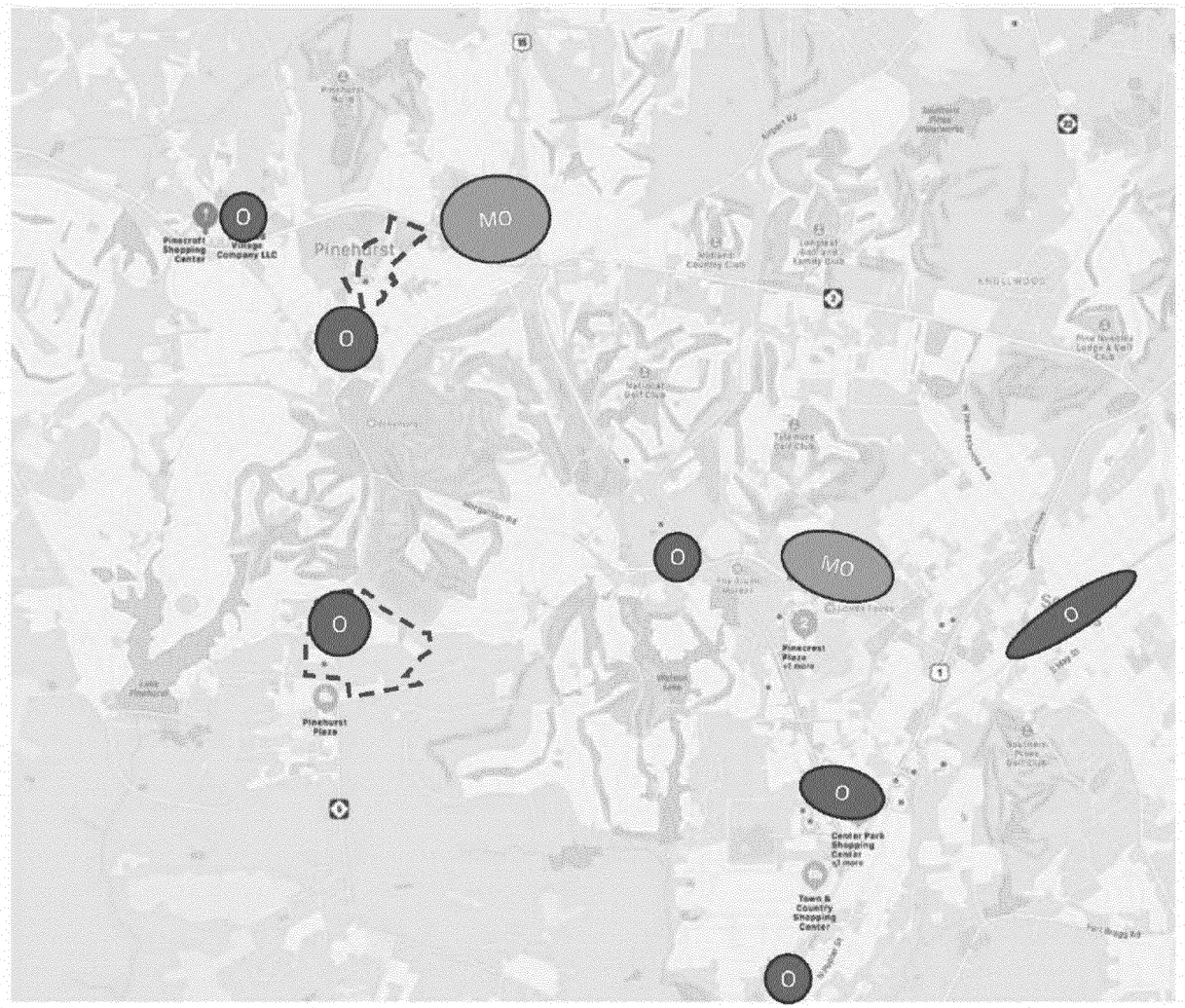
A few retail businesses in PS including the new ABC store, bank, and framing shop

Pinehurst South reasonable location for retail. Main challenge on eastern side of NC 5 is access – retail needs good access, and the rail road crossings make that difficult

Western side of NC 5 would be a good location for locally-serving retail and perhaps shopping center

Pinehurst is projected to see modest retail growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods.

Office



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- O — GENERAL OFFICE
- MO — MEDICAL OFFICE

Occupancy continues to remain high and there has been turnover within buildings

New space has been constructed and slowly leased within the area

Pinehurst office is primarily medical and/or locally serving

Demand is relatively low

Rental rates for most tenants remains below the threshold to build new product

New office product can be built when leases reach $18-$22/SF

This is starting to happen through the Pinehurst area, so new office construction begins to be feasible

There is very little office currently located within Village Place

Location would be appropriate for small-scale office that is locally-serving and generated such as accountants and real estate professionals

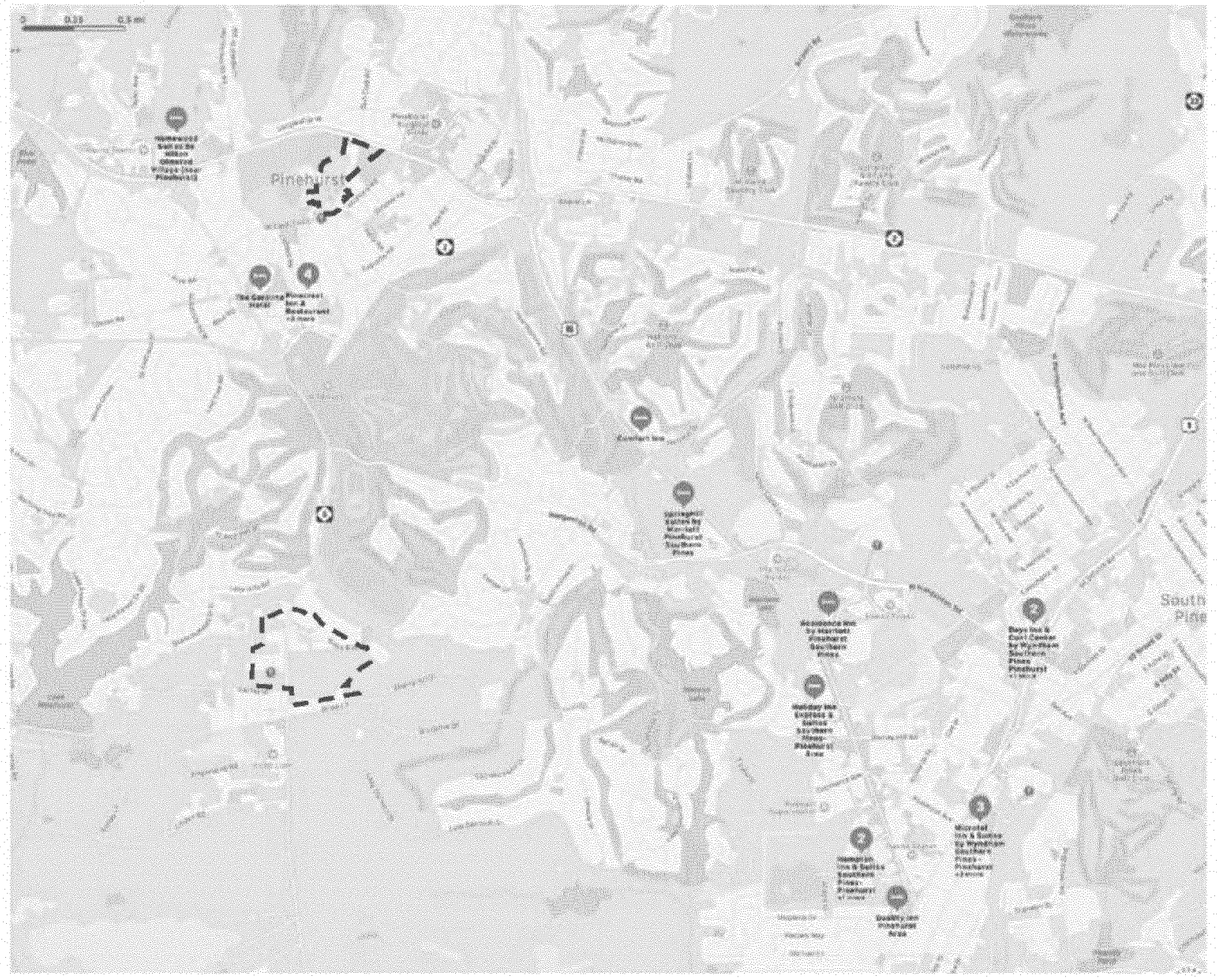
Pinehurst South has a fair amount of office

Some of it is medical office, such as dentists, and some is locally-serving such as financial planners

Location would be appropriate for both office mixed in with other uses as well as more stand-alone, larger office given land availability

Pinehurst is projected to see limited office growth over the coming years; both Village Place and Pinehurst South could capture this growth. In VP it would be part of a walkable, mixed-use neighborhoods. In PS it could also be more office-park like space.

Hospitality



KEY

SMALL AREA PLAN (SAP) BOUNDARY

HOTELS

Occupancy is currently down due to Covid-19

After the pandemic, market is likely to fully rebound to previous occupancy levels (65%)

Demand is low to moderate

The Average Daily Rate has remained strong despite Covid-19 at $131 for 2020

RevPAR is down to $61 for 2020, but should return to pre-Covid levels ($90 in 2019)

VP

The Manor is located within Village Place. 42 rooms and recently renovated. Higher-end hotel in the area

Village Place good location for additional hotel rooms. Close to downtown, NC 211, and could appeal to golf, medical, and business travelers

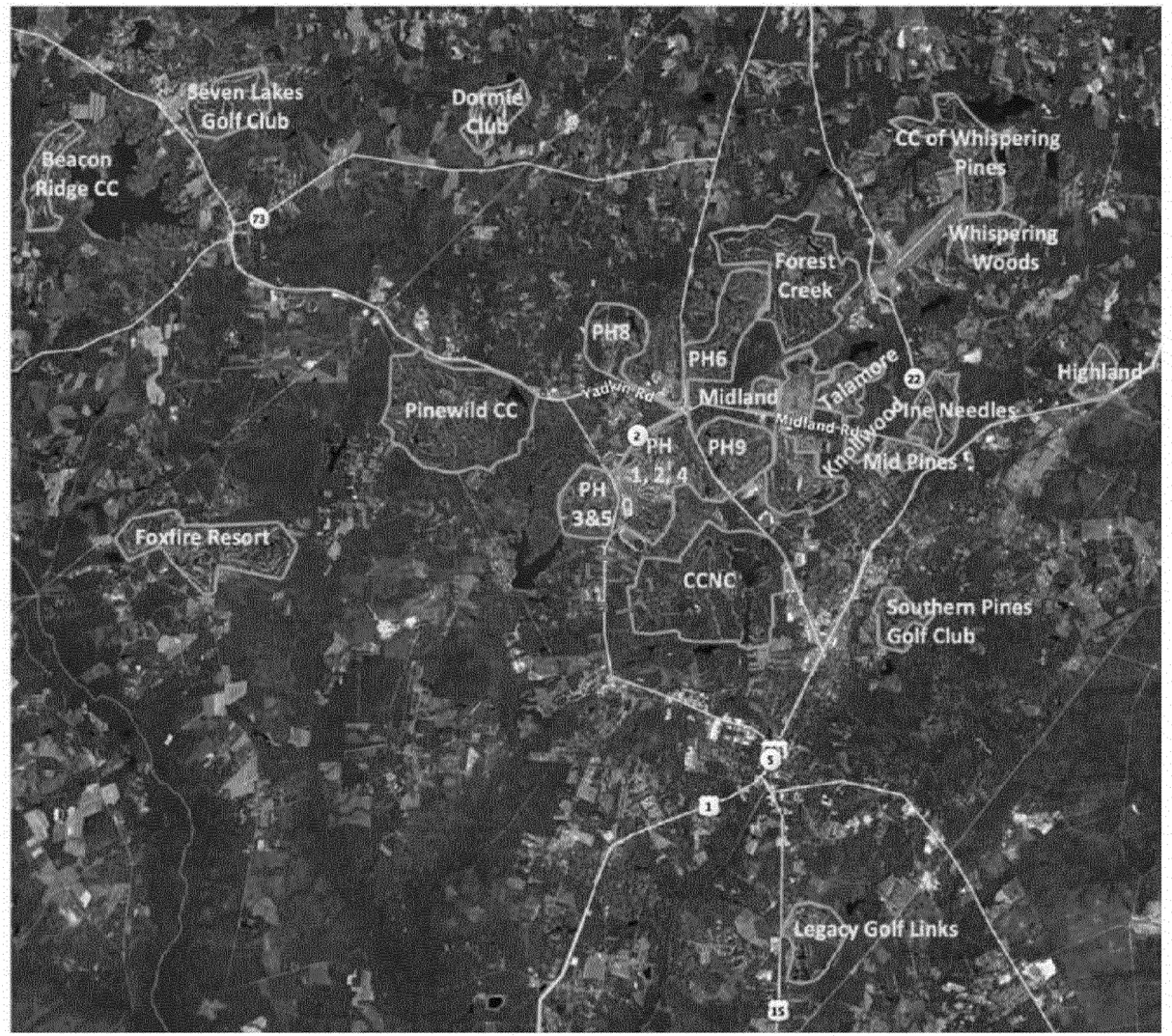
PS

There are no hotels currently in or near Pinehurst South

Majority of hotels in the area are concentrated either close to Pinehurst Center or along the major highways including US 15-501 and US 1

Currently, Village Place would be a more attractive location for a hotel than Pinehurst South

Pinehurst is projected to see modest hospitality growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods.



KEY

SMALL AREA PLAN (SAP) BOUNDARY

GOLF COURSE OUTLINE

Participation is currently up in the US for the first time in many years

Pinehurst has also seen an increase in the amount of golfers and rounds played this year

According to the National Golf Foundation, the average round in the US costs $61 in 2020

Pinehurst has rates far above the national average for golf

VP

Village Place cannot accommodate a new golf course

Given the nature of the other land uses, this is not as good of a location for other golf uses that might be appropriate in Pinehurst South

PS

Pinehurst South cannot accommodate a new golf course

It could be an appropriate location for golf operations facilities

Pinehurst and the surrounding area are projected to see modest golf growth in the coming years; neither Village Place nor Pinehurst South could support a golf course. Pinehurst South could be a viable location of golf-support activities (maintenance, back of house, etc.).

Summary of Market Opportunity

Land Use	Overall Market Opportunity	Village Place	Pinehurst South
For-Sale Residential	✓✓✓✓✓	✓✓✓✓	✓✓✓✓
For-Rent Residential	✓✓✓	✓✓✓	✓✓✓
Retail	✓✓✓✓	✓✓✓	✓✓✓
Office	✓✓	✓✓	✓✓
Hospitality	✓✓✓	✓✓✓	✓✓✓
Golf	✓✓	O	✓

Key: ✓ ✓ ✓ ✓ ✓= best, ✓ = worst, O = none

Summary of Demand

Land Use	Demand Potential	Locations within Pinehurst
For-Sale Residential	80-120 homes/year	Almost anywhere
For-Rent Residential	15-25 units/year	Major roads, VP, PS, Village Cntr
Retail	20-25,000 SF/ every 5 years	Major roads, VP, PS, Village Cntr
Office	Up to 5,000 SF/year	Medical area, VP, PS, Village Cntr
Hospitality	25 rooms/yr. in Moore Co.	Resort, Village Cntr, PS, VP
Golf	2-3 courses over the next 10 years in Moore Co.	Focus Area 1 is the only area with space

Summary of Demand for Land Uses within Planning Areas

Land Use	Village Place
For-Sale Residential	Unlimited (up to build-out capacity) 1 project would sell approximately 15-25 homes per year
For-Rent Residential	1-2 projects of up to 70-100 units each Timing depends on where else apartments have been constructed (e.g. Village only has demand for 1 project every 5-10 years)
Retail	25,000 - 50,000 SF
Office	25,000 - 20,000 SF Limited amount per year. 5,000 SF total in Village. Village Place could capture some of that, but likely less than Pinehurst South
Hospitality	1 hotel with approximately 75 - 100 rooms as well as bed and breakfasts
Golf	None

Village Place

For-Sale Residential

- Would likely be infill development or part of a small, mixed-use development.
- Most likely small lot single-family detached or attached product. Attached product would include both townhome style and condominium style product.
- The demand for this product is deep, and the planning area can support as much for-sale product as desired.
- Pricing would vary based upon product type and positioning, but would likely be in the range of $300,000 to $500,000.

For-Rent Residential

- Could either be stand-alone or within a mixed-use project. Would likely be horizontal mixed-use as opposed to vertical mixed-use (e.g. the apartments are next to the retail and office, not above) given the rent ranges possible to achieve and the cost of construction. If rents rise to support residential over commercial, that would be an appropriate land use here as well.
- Most likely size of an apartment complex would be similar to The Greens (70-100 units).
- Rents would be similar to the newest apartments at the time of construction. At this point, the newest apartments in the market are The Greens at approximately $1.35/SF. At an average size of approximately 1,000 square feet, that would equate to a rent of approximately $1,350 per month.

Retail

- The retail would not be in the form of a stand-alone shopping center, unless the retail was located along NC 211. Given the current uses, it is unlikely that there would be a shopping center in the planning area along NC 211.
- The retail would be part of a mixed-use area or more small retail shops like currently exist along Rattlesnake Trail.
- The demand for retail is more limited in this configuration, and would be limited to 25,000 to 50,000 SF total at build-out.
- Rents would need to be $24-$30/SF to support new construction.
- Tenants would include those that support local residents and tourists (such as flower shops, gift shops, pharmacies, home goods, salons, restaurants, shoe stores, boutiques, and others). The demand is strong for a variety of retail shops.

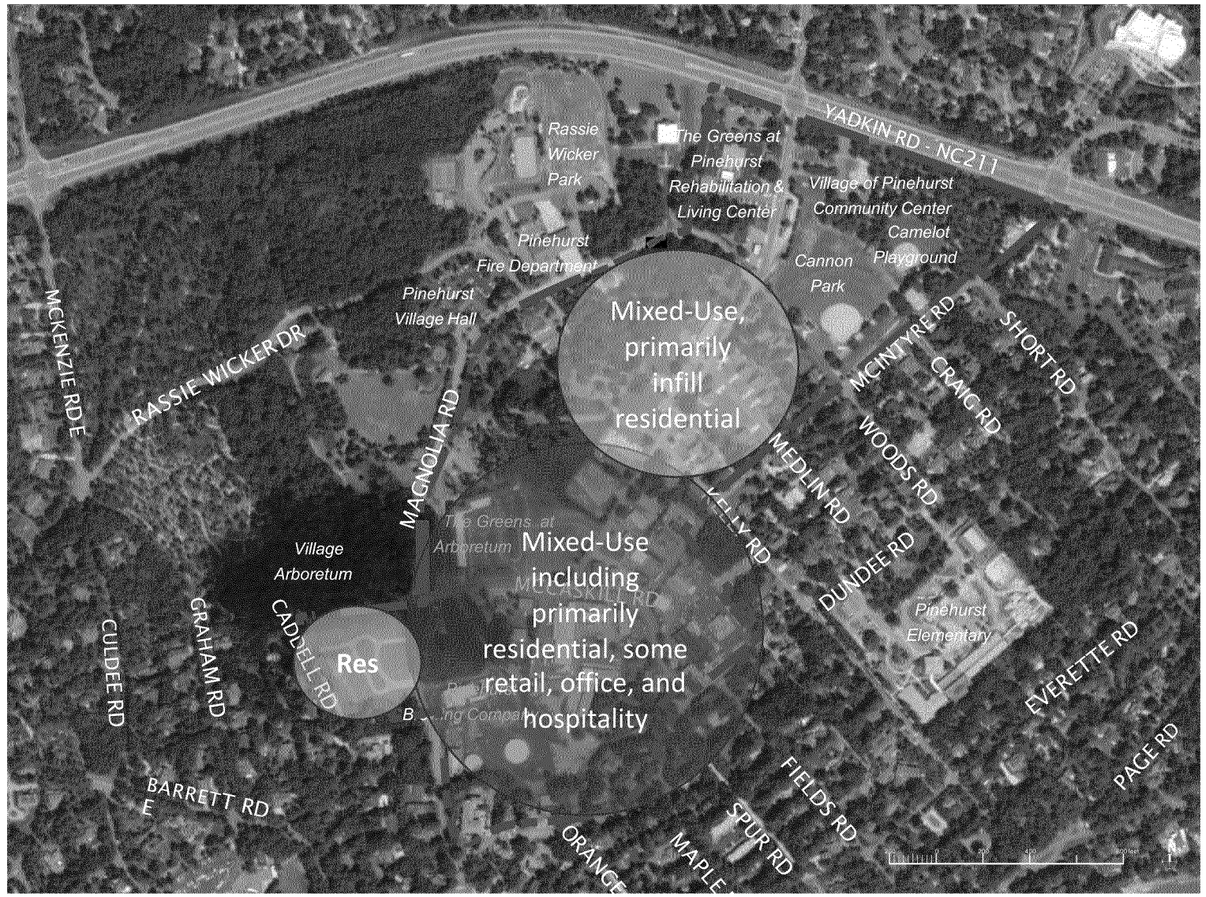
Office

- Office would be a supportive land use to the mixed-use area. It would be small offices, primarily locally-serving, including medical office.
- Given the amount of retail that could happen, we would anticipate the office to be less than or equal to the amount of retail, therefore, we would anticipate 25,000 to 30,000 SF of office at build-out.
- Rents would be in the $18-$22/SF range.

Hospitality

- Village Place could support a hotel as well as bed and breakfasts. They would likely support tourists, and potentially people visiting the hospital.
- Hospitality could also include rental product within homes.
- New hotels in the area tend to have 75-100 rooms. Bed and breakfasts and similar tend to have far fewer rooms, typically less than 10.

Possible Generalized Location for Land Uses Based upon Market Study



Land Use	Summary of Market Conditions	Future Demand Potential	Product/Tenant Types	Preferred Location	Suitability for Village Place
For-Sale Residential	• Building permits have been rising in Pinehurst, suggesting an uptick in the new for-sale housing market • The resale market has remained relatively steady • Many new homes are scattered throughout existing golf course communities • New homes within non-golf smaller subdivisions tend to be less expensive and generally range from $250,000 to $400,000 • New homes within golf master-planned communities tend to be more expensive and range from $300,000 to over $1 million	• Strong demand potential from local buyers, military buyers, and second home buyers • There is demand for approximately 80-130 new homes per year in the Village (which may or may not be realized). Some years will have more and some will have less, but are likely to average 100 new homes per year	• Approximately 12% of owner-occupied homes in Pinehurst have children in them • The majority of owners in Pinehurst (almost 70%) are married couples without children, and of these, 65% are over the age of 65 • Buyers are reported to be a mix of military families from Fort Bragg, children of current owners, commuters, and retired and second home owners	• Owners like to be near services and amenities. Walkable locations are desired. Golf course communities are popular • Depending on the age and make-up of owners, schools can be an important factor as well	**Strong** Small lot SFD Attached product Mixed-use **Medium** Multifamily
For-Rent Residential	• The majority of rental product in Pinehurst is single-family detached • Rents have been steadily rising in Pinehurst • Apartment complexes are 95% occupied on average • The majority of renters pay between $1,000 to $2,000 in rent	• The majority of households in Pinehurst own their homes (85%), so demand for rental product is lower • There is demand for approximately 15-25 new units of rental housing per year in the Village	• Approximately 27% rental units in Pinehurst have children in them • Rental apartments would likely appeal to a younger demographic without children. They are typically 1 and 2 person households • Rental townhomes would likely appeal to family renters	• Renters like to be near services and amenities. Walkable locations are desired. • Depending on the age and make-up of renters, schools can be important as well as nightlife	**Strong**
Retail	• Overall a strong retail market with low vacancy rates • Currently some challenges due to Covid-19 • This is likely a short-term issue • Almost half of the retail in the Village is restaurants. This includes a variety of sit down and fast casual establishments	• Strong demand potential tied to future household growth • Much of the retail is outside of the Village limits. There is even leakage outside of Moore County for certain categories • There is demand for 20-25,000 square feet of retail every five years in the Village – often this is captured by surrounding communities	• Retail most in demand includes auto parts and accessory stores, furniture stores, building material stores, health & personal care stores, gas stations, clothing stores, sporting good stores and restaurants	• Retailers want centralized, visible, accessible and appropriate locations • Local retail (Neighborhood Goods & Services and Food & Beverages): near households • Regional retail (General Merchandise, Apparel, Furnishings & Other): along US 15-501, NC 211, and US 1	**Strong** Small, locally-serving Boutique Restaurant **Medium** Convenience
Office	• The market is currently doing fairly well. It is reported to be well-occupied, and lease rates are stable	• There is limited demand for future office space at up to 5,000 square feet per year	• Medical, professional service, locally serving	• Tenants enjoy areas with services and amenities and good access. Some enjoy being in walkable areas	**Strong** Locally-serving, small
Hospitality	• The current hospitality market is suffering due to Covid-19. Although leisure guests have remained and possibly even increased, the group business is completely gone • This is likely a short-term issue • Post Covid-19 should go back to a very healthy hospitality market	• Future demand potential is based upon the growth in tourism as well as business and medical travel • We estimate the demand for approximately 25 new hotel rooms per year in the Pinehurst market area (Moore County). Some of this could locate in Pinehurst	• Hotels and bed and breakfast establishments	• Hotels vary in their location decision criteria. Hotels catering to tourists want to be near the attraction (ocean, theme park). In this case, the attraction is golf • Hotels attracting businesses would like to be located near employment, amenities, and major highways	**Strong**
Golf	• Total on-course golf participation has remained relatively stable in the US • There has been an uptick in golf rounds played in Pinehurst area since Covid restrictions have eased • Market is currently performing well in the Pinehurst area	• Demand for golf should remain moderately strong in the area. There could be demand for up to 2-3 new golf courses in the overall area in the next 10 years • The area is well-known for golf, and the addition of the USGA's Golf House Pinehurst and five US Open Championships, should increase future demand	• There appears to be an increase in the demand for 9 hole courses across the country	• In the Pinehurst, Aberdeen, Southern Pines area • Near other courses	**Not Suitable**

3.0 PUBLIC OUTREACH

3.1 OVERVIEW

3.2 PHASE 1 FEEDBACK SUMMARY

3.3 PHASE 2 FEEDBACK SUMMARY

3.1 OVERVIEW

Public participation helps ensure the plan addresses community concerns and ideas, foster an inclusive and transparent planning process, identify key opportunities and priority areas, and build momentum to move a planning process towards adoption and implementation. Stakeholder input and feedback were critical to creating a community-supported vision for Village Place.

A critical task throughout the planning effort was to gather stakeholder input on existing conditions and feedback on proposed concepts. This engagement was conducted through a variety of outreach methods.

Stakeholder Interviews

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints.

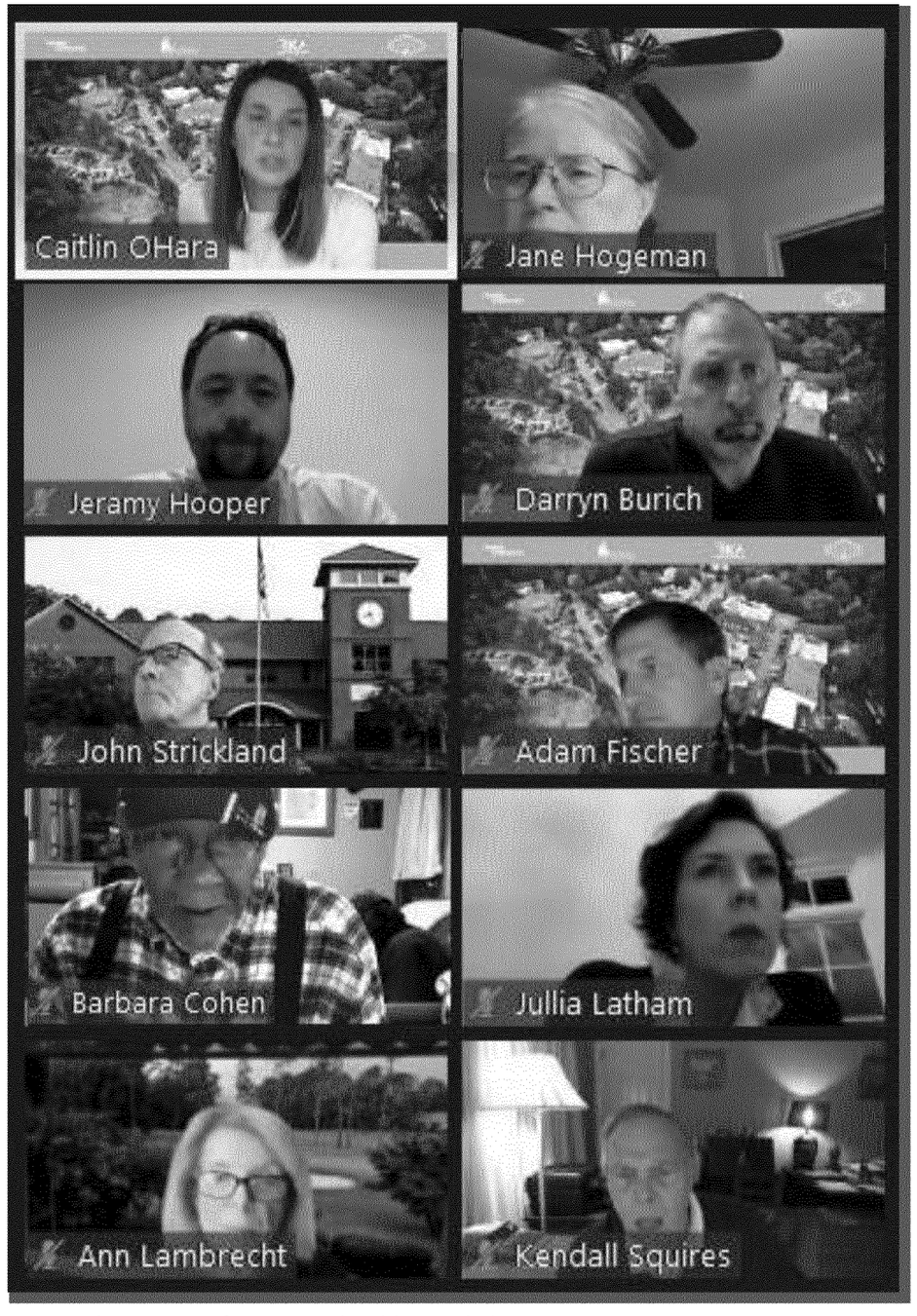
Public Workshops

The consultant team and the Village of Pinehurst held three public workshops to elicit feedback and present work to stakeholders. The workshops were held as follows:

- In February 2021, Public Workshop 1 was held to outline a vision for the future of the two Small Area Plans with public input and guidance. There were 148 registrants (including consultant and Village staff team members), and approximately 100 attendees participated virtually, due to COVID-19 precautions.
- In early June 2021, Public Workshop 2 was held to solicit further feedback on the proposed concepts for the two Small Area Plans. There were 88 registrants (including consultant and Village staff team members) and approximately 59 attendees participated virtually, due to COVID-19 precautions.
- In February 2022, an open house was held to present the draft Village Place Plan. Approximately 108 attendees participated in person at the Fair Barn.



Presentation images from Public Workshop 1



Screenshot images from Virtual Public Workshop 1

This page intentionally left blank.

Overview

In February 2021, the consultant team and Village of Pinehurst held Public Workshop 1 (of 3) to outline a vision for the future of the two Small Area Plans with public input and guidance.

The Public Workshop was held virtually due to COVID-19. There were 148 registrants (including consultant and Village staff team members), and approximately 100 attendees participated. Darryn Burich (VOP) introduced the team and gave an overview of the project goals and objectives. Cecily Bedwell and Caitlin O'Hara (DCI) presented the project team, project introduction, project schedule and Existing Conditions. Melina Duggal (DREA) presented the Market and Economic Analysis.

Breakout Rooms were utilized to give participants the opportunity to ask questions, give input, and listen to other stakeholders. Each breakout room was facilitated by a member of the project team. Additionally, the project website provided outreach materials as well as an online survey and a summary of the presentation.

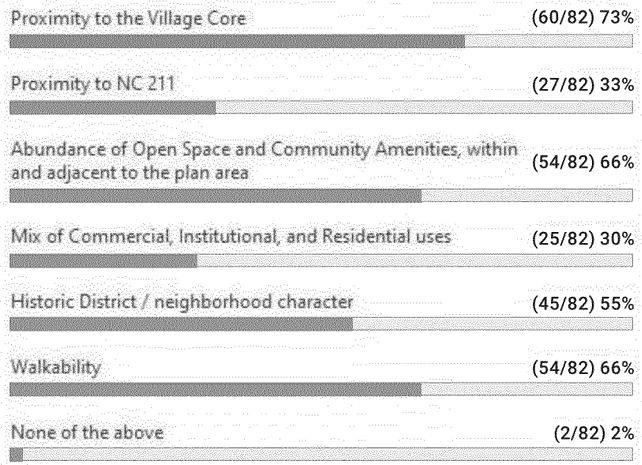
The following pages summarize the feedback received as a result of Public Workshop 1.

Village Place Polling Questions

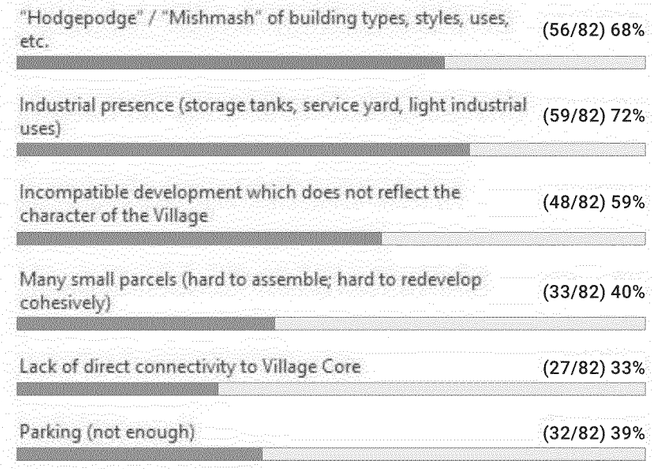
The polls were available live during the Public Workshop and also on the Project website for 10 days following the event. Participants were encouraged to use the polling questions to express their views on the strengths, weaknesses, and opportunities relating to the Small Area Plan.

This page shows the cumulative results of the Polling Questions for Village Place.

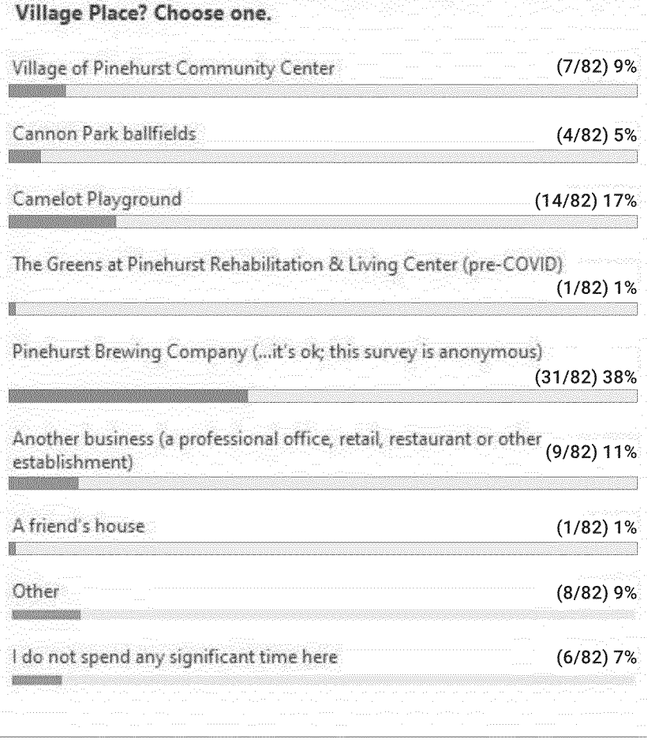
1. What are the strengths of Village Place, as it exists today? Check all that apply. (Multiple choice)



2. What are the weaknesses of Village Place, as it exists today? Check all that apply. (Multiple choice)



3. What is your favorite or most frequented place to visit within Village Place? Choose one.



4. What would you like to see (more) of in Village Place? Check all that apply. (Multiple choice)



Public Workshop 1 Summary

Public Workshop 1 offered the community an opportunity to voice their observations and concerns about the future of Village Place. The list below is a compilation of the comments received during the workshop, as well as additional comments received by staff post workshop. For a full list of comments recorded during Public Workshop 1, please visit the project website: www. engage.vopnc.org/smallareaplans.

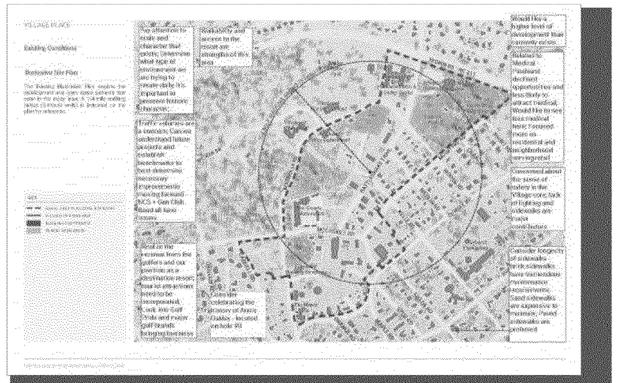
Land Use

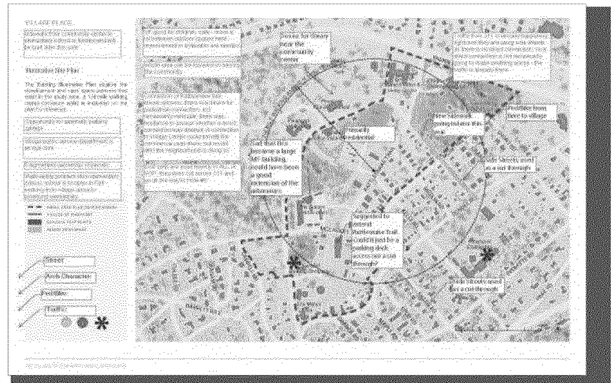
» Village Place lacks a sense of place and is currently a hodgepodge of uses.

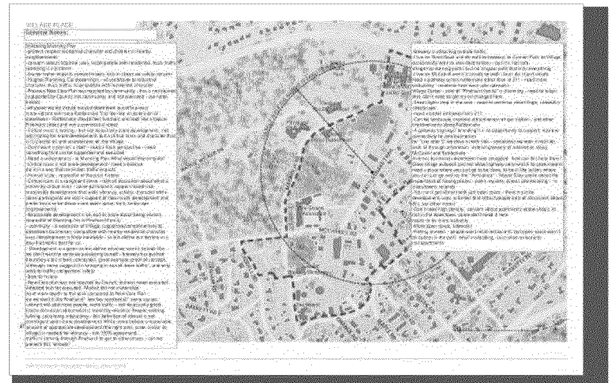
» Pinehurst is established as a destination resort for golfers, therefore, the needs and desires of visitors should be taken into account as it is a major source of revenue for businesses. Consider amenities or retail options that support these users – i.e., golf related retail.

» Desires:
- A library to be located in this area, potentially across from Village Hall as a 2-story building
- Uses that serve the community; i.e. personal services, neighborhood serving retail, open space, library
- Live/work or other creative solutions for residential. However, some stakeholders are concerned that apartments above retail currently do not work well in the village center (most likely due to parking)
- Multi-family or townhouses (mixed opinions from stakeholders
- There are mixed opinions about restaurants in this area. Some stakeholders feel they are needed, as there is nowhere to go right now, however there is concern for character, competition with the village center and more traffic
- Village Place would be a good opportunity for retail space if not in competition with the village center
- The uses in this area should complement the village center, be an extension of it, serve the community and not compete with the village center

» Concerns:
- Apartments may attract residents who are not invested in the community
- Concern about industrial uses – safety for children, truck traffic
- The Public Service area is an eyesore, this area would be better as mixed-use for the public







VILLAGE PLACE PLANS FOR BREAKOUT ROOM DISCUSSIONS

The pages above are examples plans shown during the Breakout Rooms for Village Place. For a full reference of these comments, please see the PW 1 Summary document on the project website.

Character

» Village Place lacks an overall plan

» Architecture:
- Concern for existing uses that do not match the character of VOP; overall the entire area needs better architectural character
- Architectural character should blend in with the Village, more traditional
- Desire for adaptive reuse, not for new construction or cheap construction
- Maintain scale and character of older single family detached homes; preserve historic character
- "New England Small Town"

» Landscaping and open space are very important to the character of Pinehurst

» Concern for protecting existing trees

» Some stakeholders believe this area should have no more rental units and no new construction over 2 stories

Transportation

- Need for an independent, professional traffic study
- Overall need for improvement in pedestrian circulation in this area. Pedestrians currently walk, but it is not safe. If it were safer, more people (families) would walk between destinations as opposed to drive.
  - Connecting to the schools
  - Connecting various open spaces
  - Connecting to VC (residents already bike/walk from here to VC)
  - Paths along Rattlesnake Trail, especially the west side
  - Consider a bike-share program

» Considerations for paths:
- Consider longevity of sidewalks - brick sidewalks and sand sidewalks require a lot of maintenance - mixed opinions about desired sidewalk material
- Maintain clay paths where it makes sense in the historic district
- Consider visual interest along pathways – i.e., buildings that are visually interesting, buildings lining the street
- Need crosswalks along Rattlesnake, not just at NC-211
- Consider use by golf carts
- Desire for a singular path that links everything together
- Leverage public/private partnerships to improve sidewalks/trail connectivity

» Traffic is an overall concern in the area; streets are stressed, current infrastructure will not support increase in traffic
- Pinehurst Brewery is attracting outside traffic. Some stakeholders find this traffic concerning
- Cut through traffic on the side streets – i.e. Woods Road, Fields Road to get to the Village Core

» Rattlesnake Trail
- There needs to be a better gateway from NC-211 – although some stakeholders think the opposite, do not want to entice visitors

Consider longevity of sidewalks – brick sidewalks
- This street should feel like a Pinehurst street, not a commercial street, i.e., improve landscape and streetscape to be consistent with streets in the village center
- Mixed opinions about a cut-through for Rattlesnake Trail – a pedestrian connection would be beneficial, not sure about vehicular
- Rattlesnake could be a better entrance, a big connector to the hospital as well

» Parking is a major concern:
- If there is more development, will need even more parking
- Parking needs to be convenient and safe
- Need parking south of McCaskill to support the Brewery, Manor Inn, and Village Center parking needs
- No parallel parking on residential streets; walking paths on every street
- Opportunity in this area for an aesthetically-pleasing parking garage

» Concern that widening streets will displace existing trees.

» Extension of Kelly Road could be a good idea if "cleaned up" and leading to a destination.

3.3 PHASE 2 FEEDBACK SUMMARY

Overview

In Phase 2, from March to May 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Village Place. During this time frame, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/ or elected officials, and key stakeholders and, based on input received, refined the concepts.

In early June 2021, the consultant team and Village of Pinehurst held Public Workshop 2 (of 3) to solicit further feedback on the proposed concepts for the two Small Area Plans. There were 88 registrants (including consultant and Village staff team members) and approximately 59 attendees participated virtually, due to COVID-19 precautions. Cecily Bedwell and MacKenzie Twardus (DCI) presented the Project Overview, Public Workshop 1 Summary, two plan options for each Small Area Plan, and other supporting materials. Melina Duggal (DREA) presented the Market and Economic Analysis summary that contributed to the plan options.

Breakout Rooms were utilized to give participants the opportunity to ask questions, give input, and listen to other stakeholders. Each breakout room was facilitated by a member of the project team. Materials were then posted to the project website to allow for further input.

The following pages summarize the feedback received during Public Workshop 2.



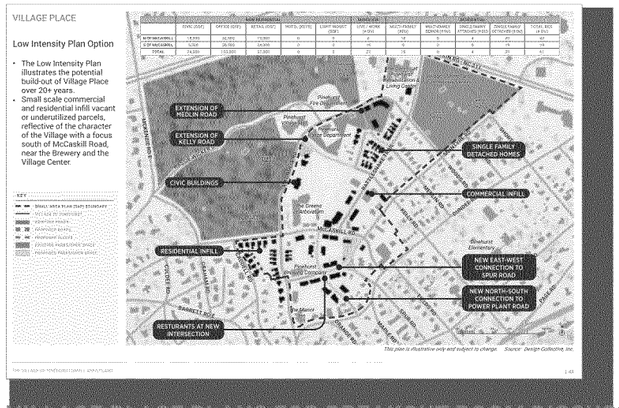
Presentation images from Public Workshop 2

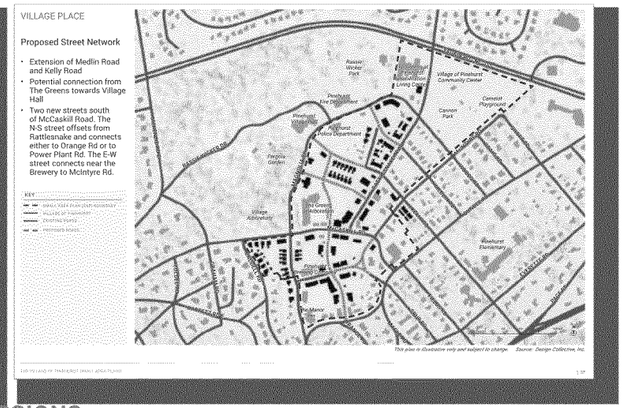


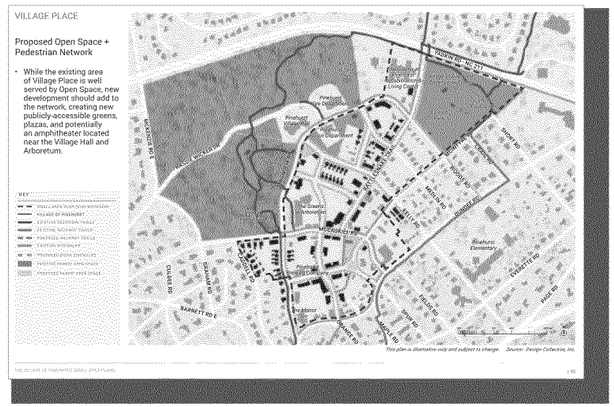
Screenshot images from Virtual Public Workshop 2

Public Workshop 2 Summary

Public Workshop 2 offered the community an opportunity to voice their observations and concerns about the future of Village Place. The list below is a compilation of the comments received during the workshop for Village Place, as well as additional comments received post workshop, via the project website survey.







VILLAGE PLACE PLANS FOR BREAKOUT ROOM DISCUSSIONS

The pages above are examples plans shown during the Breakout Rooms for Village Place. For a full reference of these comments, please see the PW 2 Summary document on the project website.

Low and High Intensity Plan Options

» Positive feedback from the stakeholders overall. PW1 comments were taken into account.

» Some stakeholders think the Low Intensity Plan is better; they prefer Single-Family Detached (SFD) to blend in with the character of the Village.

» Other stakeholders would like to see some Multi-Family units (either rental or for-sale) incorporated, as there is a lack of diversity and residential options in the area. Some stakeholders note that both young and senior residents may prefer Multi-Family units, to be close to activities, instead of having a backyard

» There is concern that the High Intensity Plan would bring an influx of cars, adding to the existing traffic issues.

- The support for Mixed-Use buildings is divided. Some stakeholders support Mixed -Use, if buildings are setback with landscape/shops.
- Other stakeholders think Mixed-Use is too urban and does not fit with VOP character.

» Stakeholders support the idea of grouping restaurants and retail near the Brewery, as the Brewery is a magnet. However, there is concern that parking in the area might become a problem.

» The idea of a parking garage behind the hotel building, and parallel parking in commercial area, is supported by some, as it encourages people to walk around the Village Core.

» A few stakeholders suggested an off-hill garage, as the topography of area can support the design.

» There is an important need for increased activities and destinations in VOP.

» Desire for a Form-Based Code (FBC) that guides the right type, scale, look of buildings.

Connections/Street Network

» Sidewalks:

- Overall support for new sidewalks and pedestrians connections.
- Streetscape improvement can encourage visitors of Pinehurst to explore area by foot and bicycle. A connection to the Arboretum, and other destinations, is a great way to encourage visitors of Village Core to visit businesses in this area.
- Although a few stakeholders are concerned about sidewalks being too wide, many are in support of wide sidewalks to accommodate outdoor dinning/pedestrian access.
- Stakeholders are concerned about the topography of the area, and how ADA accessible it will be.

» Streets

- Many stakeholders support connection to Orange Road as it is a more direct connection to the Village Core. Other stakeholders are concerned about ownership of streets and how likely is that private owners would allow streets to be built.
- Some stakeholders do not support connection to Orange Road and, instead, prefer a connection to Power Plant Road.
- Some support offsetting Rattlesnake Road as more appropriate.
- A few stakeholders do not support the idea of extending Medlin Road
- Additional streets make for more parallel parking.
- Concern streets are out of scale. All streets should be similar in scale. Street and sidewalks near Brewery seem too wide
- NC-211 can be used to handle traffic load.
- Curving streets are unique to character of Pinehurst - accommodating growth that has to happen, while maintaining character of the community
- Streets need to maintain the Olmstedian experience - consistent with the existing character - while supporting growth gracefully
- Some stakeholders are concerned that cut through traffic negatively impacts existing residential areas.
- Need for an independent, professional traffic study

Buildings:

» 2 stories is a better height; consistent with surrounding context.

» Some stakeholders believe the hotel and parking garage (shown at 3 stories) do not belong / are out of context

» Some stakeholders support 3-story buildings if in the right location – i.e., next to The Greens, an existing, taller structure within this neighborhood, or next to the Open Space/Retail Core; most are in support of 3 stories in an off-hill condition

» 3-Story buildings should have a landscape setback to avoid "claustrophobic"/out of place feeling. (e.g., The Manor Inn)

» A few stakeholders suggested 2 stories in front, 3 behind, with a garage in the rear, taking advantage of topography.

» Some believe 3-story buildings should not be in the core area, rather should be near other tall buildings.

» The commercial core should have an appropriate scale and character.

» New development should encourage night life activities, though not supported by all.

» Landscape and buildings must integrate to match VOP theme and make it more desirable.

» Parking for new residential in back is a problem for houses that may need backyards. Kids forced to play in street. (If large lot, garage in rear off alley, and there is still room for a big backyard, that would be ok)

» 3 stories with an active ground-floor use is important (coffee shop, mom + pop etc.); it is important to interact with the building's first floor if walking by (welcoming passersby, instead of imposing)

Open Space:

» Overall, community is very supportive of the Amphitheater. Topography and location is good, but some suggested that it could be bigger

- Landscape should be natural (organic)
- Some believe existing (Pine) trees should be replaced/re-purposed

» Some think that there should be more Open Space (parks) with organic landscape.

» Some stakeholders would like the library to be located on Village-owned land, and some specifically on the west side of Rattlesnake, on the 1-acre, flat property owned by the Village.

» Residents are pleased with the triangular greens.

This page intentionally left blank.



4.0 RECOMMENDATIONS

4.1 OVERVIEW

4.2 GUIDING PRINCIPLES

4.3 CONCEPT DESIGN

4.4 FINAL DESIGN

The recommendations for Village Place are broken down into three components: Guiding Principles, Concept Design, and Final Design. The material in this section takes into consideration the Phase 1 existing conditions analysis; the review of previous plans and studies; stakeholder feedback on proposed concept plans received in Phase 2; and continued input on refinements to the preferred plan and recommendations throughout Phase 3.

Approach

The approach for developing concept plan options in Phase 2 was guided by the following summary of feedback received in Phase 1, assembled in to three main planning categories of Character, Land Use, and Transportation. Additionally, the planning concepts were guided by universal planning principles as well as the principles used by Olmsted and Manning in the original design for Pinehurst.

CHARACTER:

- Mixed-use and walkable
- Reflective of Village Center (VC); the area south of McCaskill Road, in particular, should emulate VC in scale, massing, and materials
- Protect, respect, and connect to - but do not compete with the VC
- Address the character of Village Place described by stakeholders as “blighted” and "haphazard"
- Test preferences for 1-2 or 1-3 stories

LAND USE:

- McCaskill south: Mixed-Use similar in scale to VC; focus Restaurants and Retail here, with some office
- New infill development requires the relocation of the Village's Public Services Complex
- Address Parking (surface and potentially structured)
- McCaskill north: Mixed-Use along Rattlesnake Trail; explore variety of Residential types (including cottages, townhouses, live-work, and missing middle residential) and infill Commercial (mainly Office)
- Incorporate new small Open Spaces, to supplement and connect to existing larger Open Spaces which are well-supplied

TRANSPORTATION:

- Interest in connecting area north of McCaskill to VC, but likely not a direct vehicular connection
- Explore crossing streets through McCaskill south area, connecting to Power Plant Road, Spur Road, and/or McIntyre Road
- Explore street extensions of Medlin Road, Kelly Road, etc. west of Rattlesnake Trail
- Study streetscape improvements along Rattlesnake Trail, including giving feedback on the in-progress VOP Rattlesnake/Woods Sidewalk Plans
- Connect trails and destinations
- Choose sidewalk locations with consideration of existing Single-Family frontage

Guiding Principles

The Guiding Principles below informed the Concept and Final Designs found within this document and should carry through in future development and improvements within Village Place. These defining planning principles help with creating lively, walkable, desirable, and cohesive neighborhoods. The Guiding Principles employed for this planning effort are separated into universal Planning Principles and specific Olmsted and Manning Principles as follows.

PLANNING PRINCIPLES:

- Create a connected circulation network
- Incorporate Complete Streets
- Strengthen building frontage
- Provide a variety of public open spaces
- Design streets for flexible programming
- Promote health and wellness through neighborhood design

OLMSTED & MANNING PRINCIPLES:

- Design curvilinear street forms, following topography and continuously redirecting views
- Incorporate triangular parks at curvilinear street intersections
- Create an organic grid with short, walkable blocks (no cul-de-sacs)
- Maintain consistent building setbacks (except for Civic uses)
- Encourage tree-lined streets
- Organic landscape design in Open Spaces

Concept Design

Following the Public Outreach engagement and the Guiding Principles research, the consultant team began a concept design process to explore options for development in Village Place. The purpose of this phase (Phase 2) was to explore options for the Village Place Small Area Plan and elicit feedback from Village staff and representatives as well as stakeholders. The Concept Design was presented as part of Public Workshop 2. The feedback on these designs was critical to generating the Final Design, which can be found in Section 4.4 of this document.

Final Design

The Final Design (i.e., the preferred design solution) is a combination of text, perspective renderings, framework plans, streetscapes, and a potential build-out plan and absorption plan that represent the culmination of the feedback received through the project's Public Outreach process as well as the insight achieved from the existing conditions analysis, best practice and precedent research, and the concept design studies. The Final Design includes recommendations for planning and transportation elements throughout Village Place. The Final Plan and its accompanying recommendations encompass the entire plan area and consider its surroundings and broader context. The Final Design helps to create an interconnected and coordinated approach for recommendations and inform the design the Detail Plan.



Village Center streetscape depicting the curving streets and irregular groupings of evergreen and deciduous planting that are the hallmark of the original Olmsted & Manning vision for Pinehurst
Source: Design Collective

Form-Based Code (FBC)

The Form-Based Code (FBC) is a companion document to this Small Area Plan (SAP) report. While this document focuses on the existing conditions analysis, best practice and precedent research, Concept Design studies, the Final Design plan and recommendations, as well as stakeholder feedback, it should be seen as an account of the planning process and the intent and vision established collectively. The FBC, on the other hand, is a regulating document, taking the intent and vision established through this planning process and formulating precise development standards that help ensure the vision becomes reality. Property owners, whether from the public or private sector, and their design teams will be required to follow the criteria laid out in the FBC when designing and submitting their intended development or improvement. The Village will use the FBC to review submissions to ensure they are in compliance.

4.2 GUIDING PRINCIPLES

Planning Principles

The universal Guiding Principles below identify overarching design strategies for achieving an engaging, successful, and sustainably built environment. Additionally, on the following pages, the Olmsted and Manning Principles are design strategies specific to the historic design of the Village of Pinehurst which should be preserved and emulated in Village Place. These principles have been identified as essential strategies for improving Village Place and should be used to guide zoning modifications, streetscape and transportation improvements, and new development throughout the area.

1. CREATE A CONNECTED CIRCULATION NETWORK

» Provides greater accessibility through more direct routes compared to a branching system.

» Increases overall network efficiency and reliability through added redundancy

» Improves multi-modal transportation and encourages walking and bicycling

» Improves safety and public health

» Improve and expand golf cart accessibility

2. INCORPORATE COMPLETE STREETS STRATEGIES

» Incorporate bicycle and pedestrian facilities (e.g., accessible, passable sidewalks; curb ramps; bike racks; dark sky compliant, LED lighting; etc.)

» Integrate innovative stormwater management

» Improve the existing streetscapes to promote safe, comfortable, and convenient access for all users

» Require new development to design and improve streets to meet the Complete Streets principles and enhance and expand the pedestrian, bicycle, golf cart, and vehicular networks

3. STRENGTHEN BUILDING FRONTAGE

» Define Frontage with Street Trees and Buildings

» Relegate parking to side or rear

» Encourage infill development that respects traditional frontage patterns, with buildings lining streets

» Locate building entrances along primary streets and provide easy access and wayfinding for all users

» Require new development in the core area to have buildings with active ground-floor uses along primary streets to create engaging streetscapes

4. PROVIDE A VARIETY OF PUBLIC OPEN SPACES

» Incorporate a variety of passive and active open spaces to serve a broad base of users

» Promote an active lifestyle at all stages, by providing family-friendly outdoor activities and integrated accessible features and facilities

» Distribute open spaces to encourage daily use and access by walking and bicycling

» Require new development to provide a variety of appropriately-scaled open spaces and provide connections to the trail network. For proper village-scaled development, open space should equate to approximately 8% of the developable land area.

5. DESIGN STREETS FOR FLEXIBLE PROGRAMMING

» Streets in core locations should be flexible and adaptable

» Able to carry pedestrians, bicycles, and vehicles on the typical day

» But on event days, or in unique circumstances like the pandemic, streets may be closed to vehicular traffic to host festivals, in-street dining, provide additional open space, etc.

» Explore parking ratio reductions

6. PROMOTE HEALTH AND WELLNESS THROUGH NEIGHBORHOOD DESIGN

» Connect people with health, fitness, and wellness through daily engagement and activity

» Create places to Live-Work-Play-Eat-Shop in an enriched natural setting that promotes healthy lifestyles

» Promote walkable, mixed-use neighborhoods, lessening dependence on vehicles

» Celebrate Pinehurst's founding as a health resort village



1. CREATE A CONNECTED NETWORK



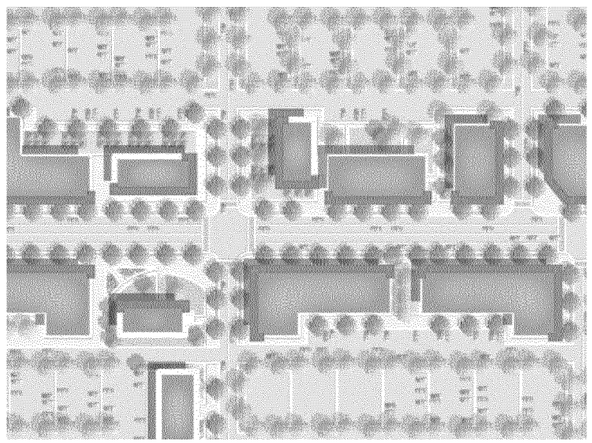
4. PROVIDE A VARIETY OF PUBLIC OPEN SPACES



2. INCORPORATE COMPLETE STREETS STRATEGIES



5. DESIGN STREETS FOR FLEXIBLE PROGRAMMING



3. STRENGTHEN BUILDING FRONTAGE

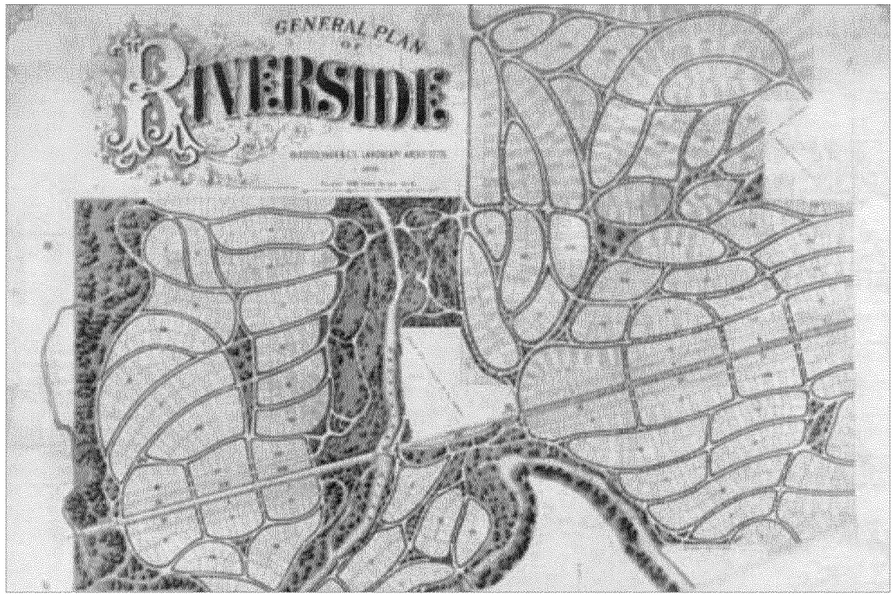


6. PROMOTE HEALTH AND WELLNESS ENVIRONMENTS

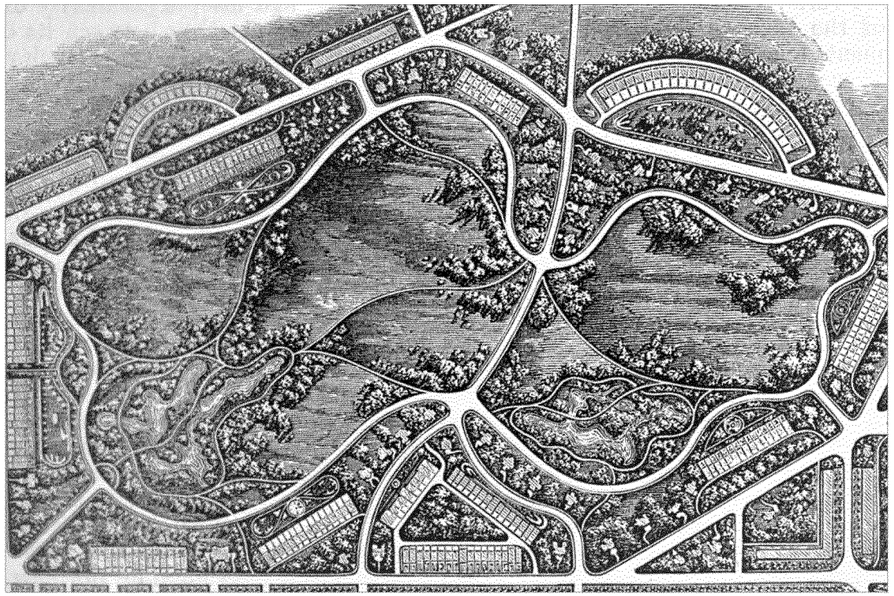
Olmsted Planning Principles

In 1895, James Walker Tufts hired the landscape architecture firm Olmsted, Olmsted, and Eliot to design the Village of Pinehurst as a health-centered resort. Known as the "Founder of American Landscape Architecture", Frederick Law Olmsted brought his design philosophy and planning principles to bear on Pinehurst - an approach that can be seen in many of his designs for towns, cities, and parks. These "Olmstedian" Principles include the following design strategies:

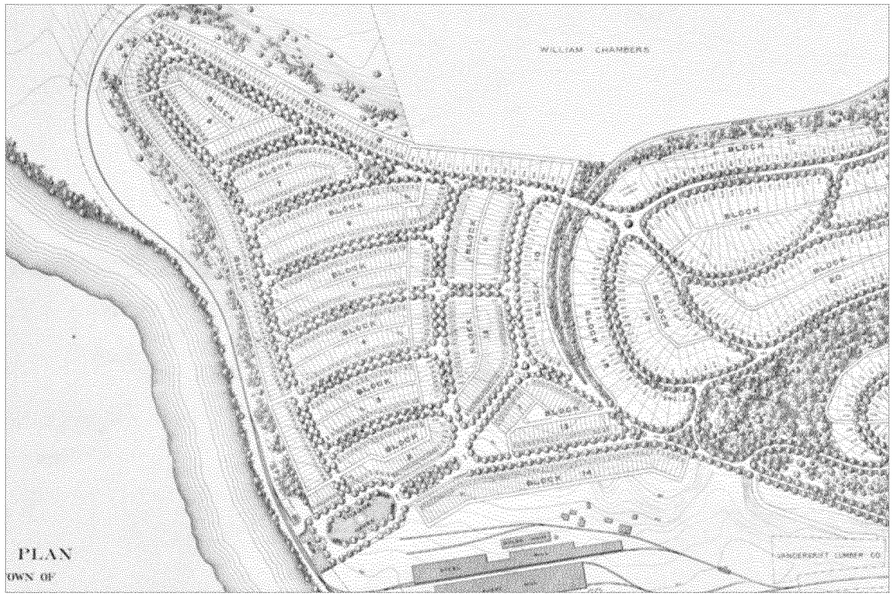
- Design curvilinear street forms, following topography and continuously redirecting views
- Incorporate triangular parks at curvilinear street intersections
- Create an organic grid with short, walkable blocks (no cul-de-sacs)
- Maintain consistent building setbacks (except for Civic uses)
- Encourage tree-lined streets, typically with regularly-spaced shade trees
- Organic landscape design in Open Spaces



Olmsted Plan: Riverside, IL
Credit: Enjoy Illinois



Olmsted Plan: Birkenhead Park - United Kingdom
Credit: The American Cyclopedia v. 13, 1879



Olmsted Plan: Vandergrift - Westmoreland Co, PA
Credit: Alamy Stock Photo



Olmsted Plan: Sherwood - Richmond, VA
Credit: National Park Service/Sherwood Land Co.

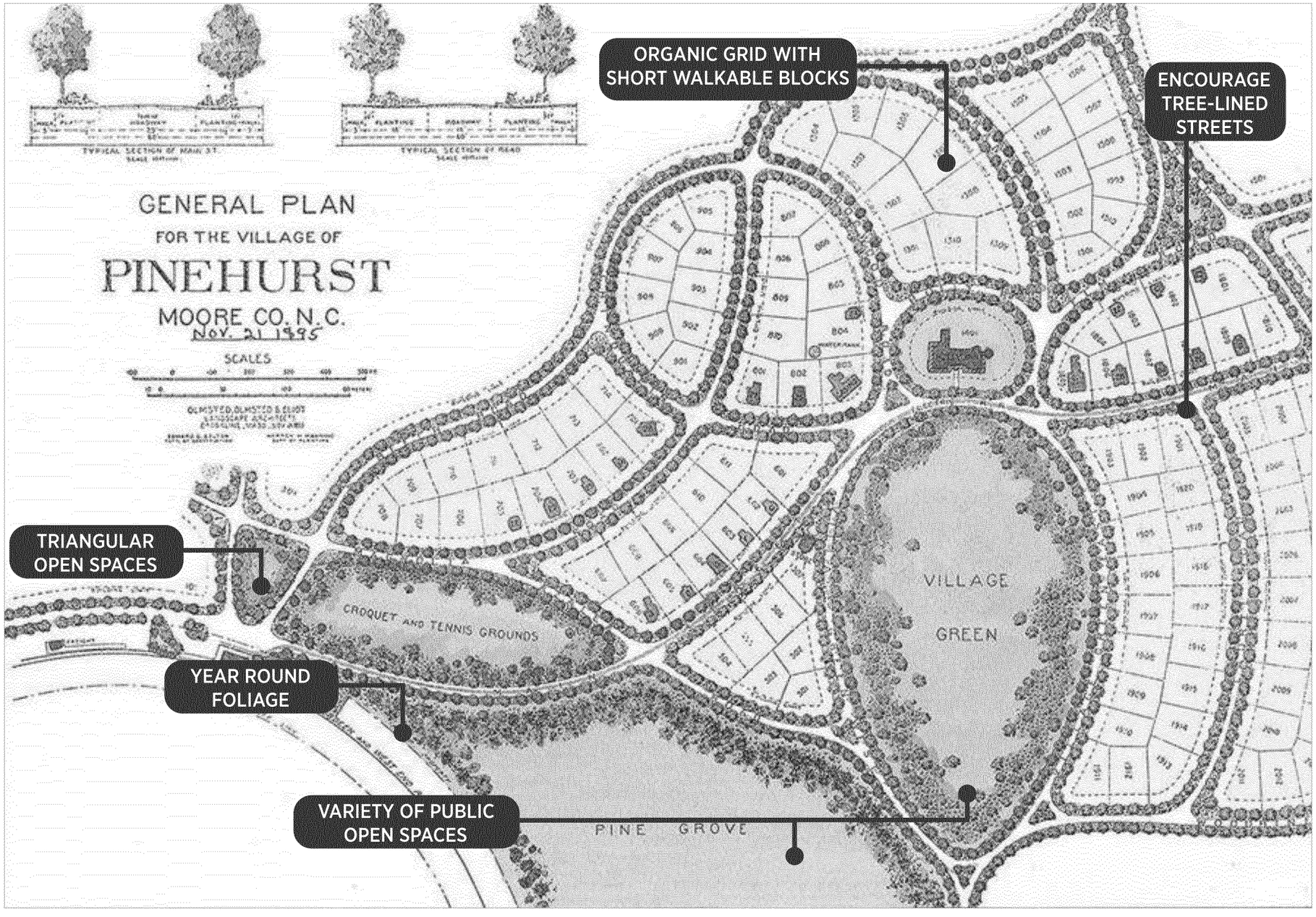
Olmsted and Manning Principles and the Village

The General Plan for the Village of Pinehurst, (shown to the right) exhibits many of the iconic "Olmstedian" characteristics of design. However, Olmsted's assistant Warren H. Manning also uniquely influenced the vision and execution of the plan, carrying out most of the major landscape design work and implementation. To view more detail, see the *Pinehurst National Historic Landmark Nomination Registration Form*.

- Design curvilinear street forms, providing a more relaxed approach to "getting there"
- Create an effect of a park-like oasis
- Encourage the use of native plants, primarily evergreens and plants with winter interest, to create a year-round green village. To note, while the plan to the right depicts a regular, linear spacing of deciduous street trees, the built landscape of Village Center represents an organic approach with irregular groupings of odd-numbered, mixed evergreen and deciduous plantings along the street edge.
- Accommodate new patrons and winter residents by providing additional recreational venues (this later became a focus on the golf industry with designer Donald James Ross)



Village Center
Credit: Village of Pinehurst

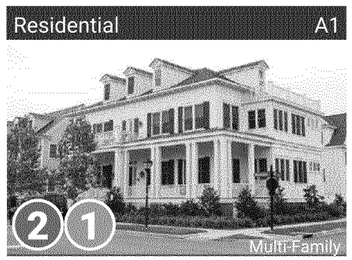


Overview

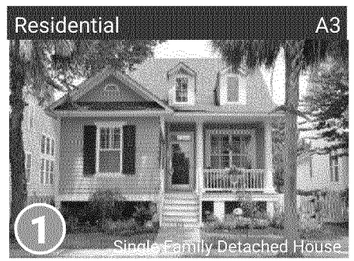
Following the Public Outreach and Guiding Principles research, the consultant team led a Concept Design process to explore options for development in Village Place. The purpose of the Concept Design phase (Phase 2) was to explore options for the Village Place Small Area Plan and elicit feedback from stakeholders and continued input from Village staff and representatives. The following pages outline images, diagrams, and plan options that were developed and presented as a part of Public Workshop 2. The feedback on these concept designs and images was critical to generating the Final Design, which can be found in Section 4.4 of this document.

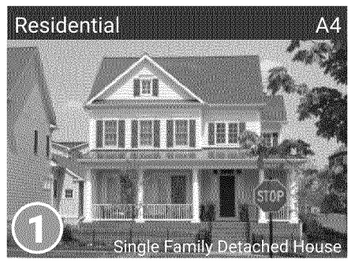
The images to the right show stakeholder preference feedback received in Public Workshop 2 Breakout Room Discussions. The images were shown as precedents for the architecture, streetscapes, parking, and parks/open spaces of Village Place. Participants were encouraged to respond "like" (with green dots) or "dislike" (with red dots) to each photo; the numbers within the green and red dots indicate the number of stakeholder responses.

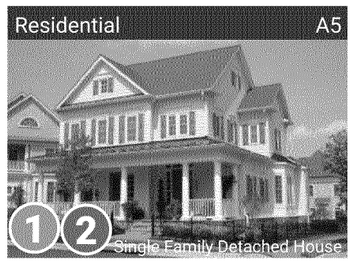
ARCHITECTURE

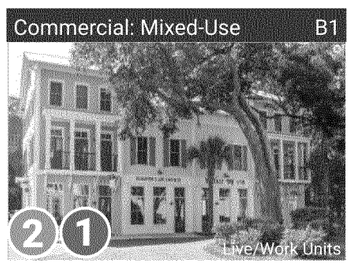


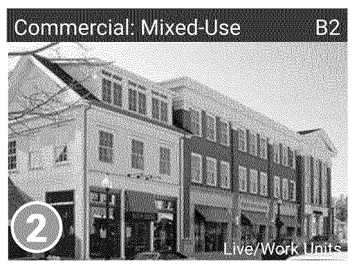


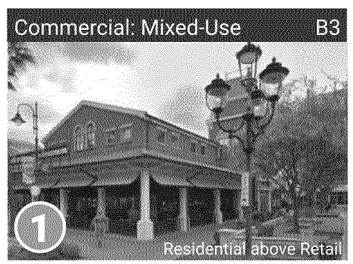










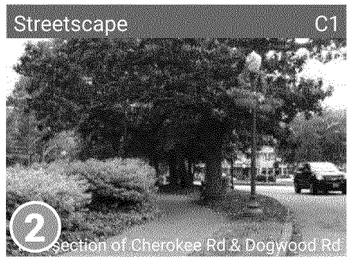


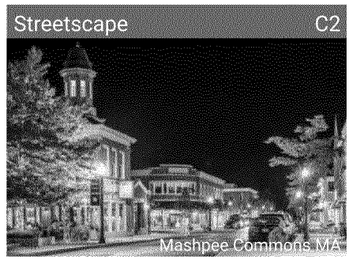




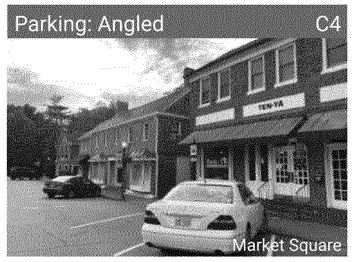
ARCHITECTURE

STREETSCAPE/ PARKING











PARKS/ OPEN SPACE











PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

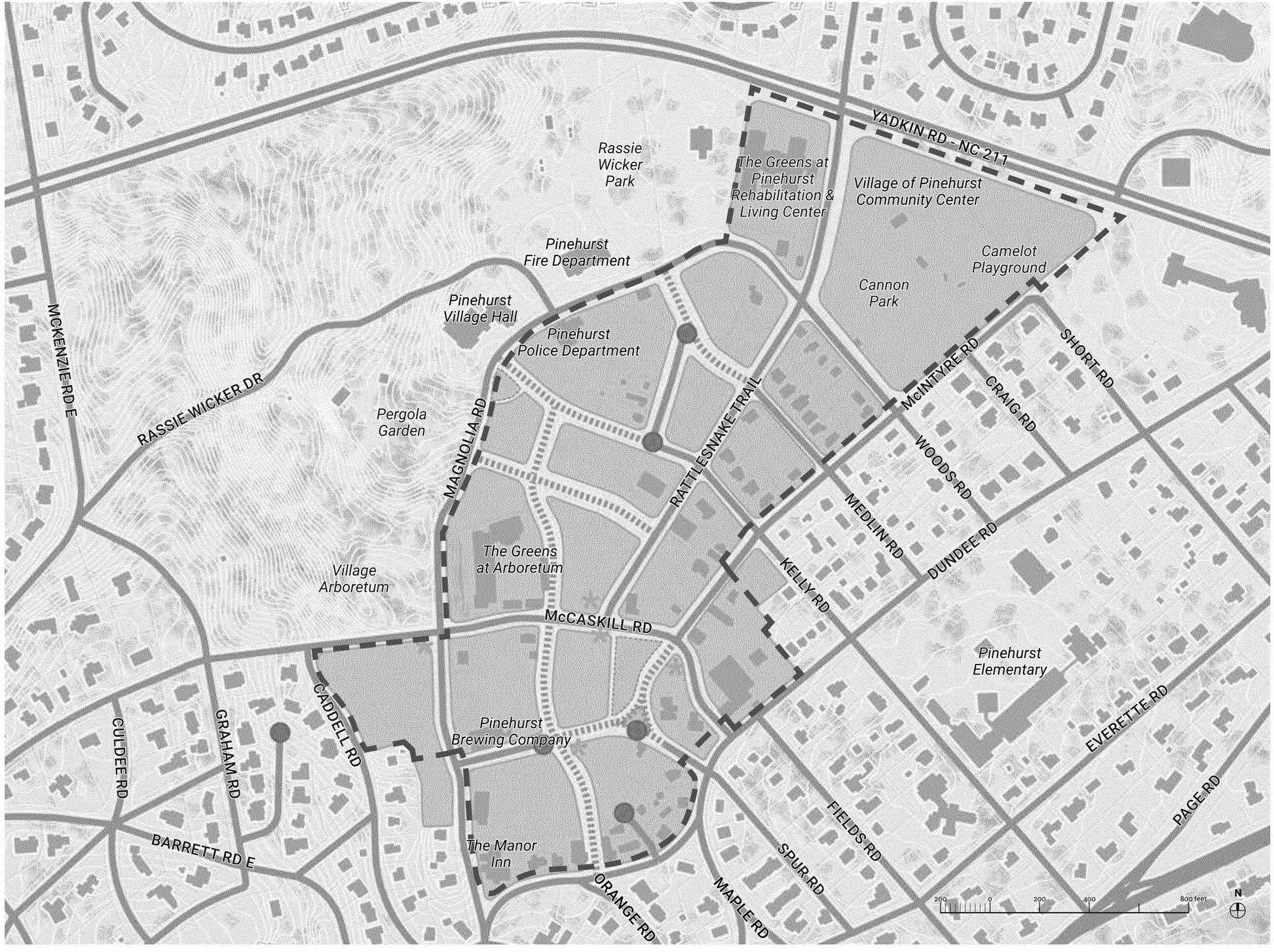
The feedback above is a summary of all Breakout Rooms. Participants were encouraged to respond to "like" (green) or "dislike" (red) for each photo.

Parti/Block Diagram
(preliminary concept)

The Parti/Block Diagram shows potential new streets and blocks that create a more connected street network and neighborhood. This diagram was presented as part of Public Workshop 2. The purpose of this diagram was to elicit feedback and conversation about development patterns and circulation in Village Place. This diagram does not represent the recommended plan as detailed in Section 4.4 Final Plan of this document.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING DEAD END
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED BLOCKS
- PROPOSED PROMINENT BUILDING LOCATION



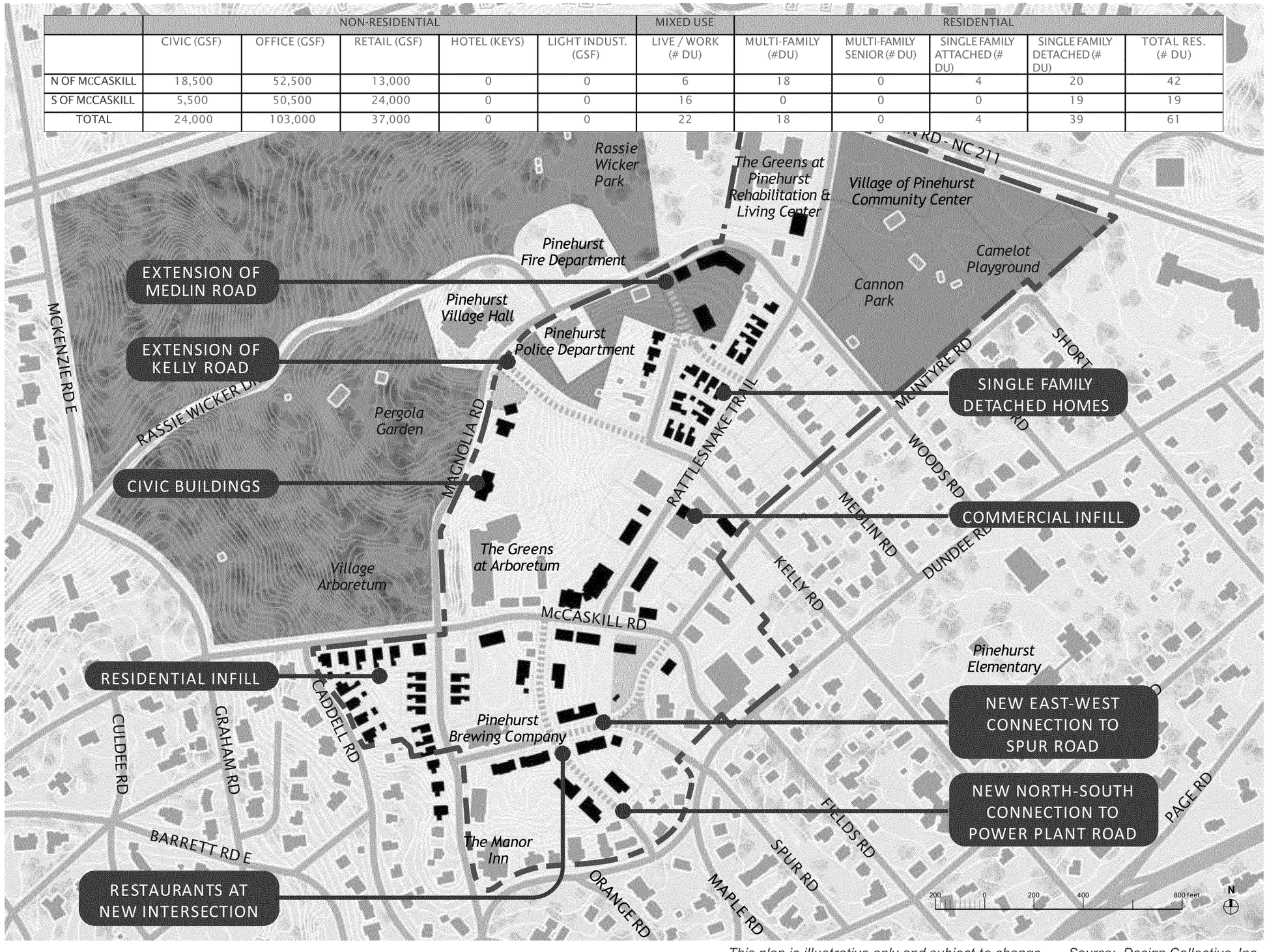
Low Intensity Plan - Preliminary Design Concept

The Low Intensity Plan option was presented as part of Public Workshop 2. The purpose of this plan was to test opportunity sites; see what building and parking configurations might fit on parcels; and elicit feedback and conversation about development patterns and intensity of new infill. This was a preliminary concept study and not the final recommended plan as detailed in Section 4.4 of this document.

The Low Intensity Plan illustrates a less intense potential build-out of Village Place over 30 years.

Small scale commercial and residential infill of vacant or under-utilized parcels, reflective of the character of the Village with a focus south of McCaskill Road creating a core activity area focused around the Brewery.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF MCCASKILL	18,500	52,500	13,000	0	0	6	18	0	4	20	42
S OF MCCASKILL	5,500	50,500	24,000	0	0	16	0	0	0	19	19
TOTAL	24,000	103,000	37,000	0	0	22	18	0	4	39	61



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

High Intensity Plan - Preliminary Design Concept Option

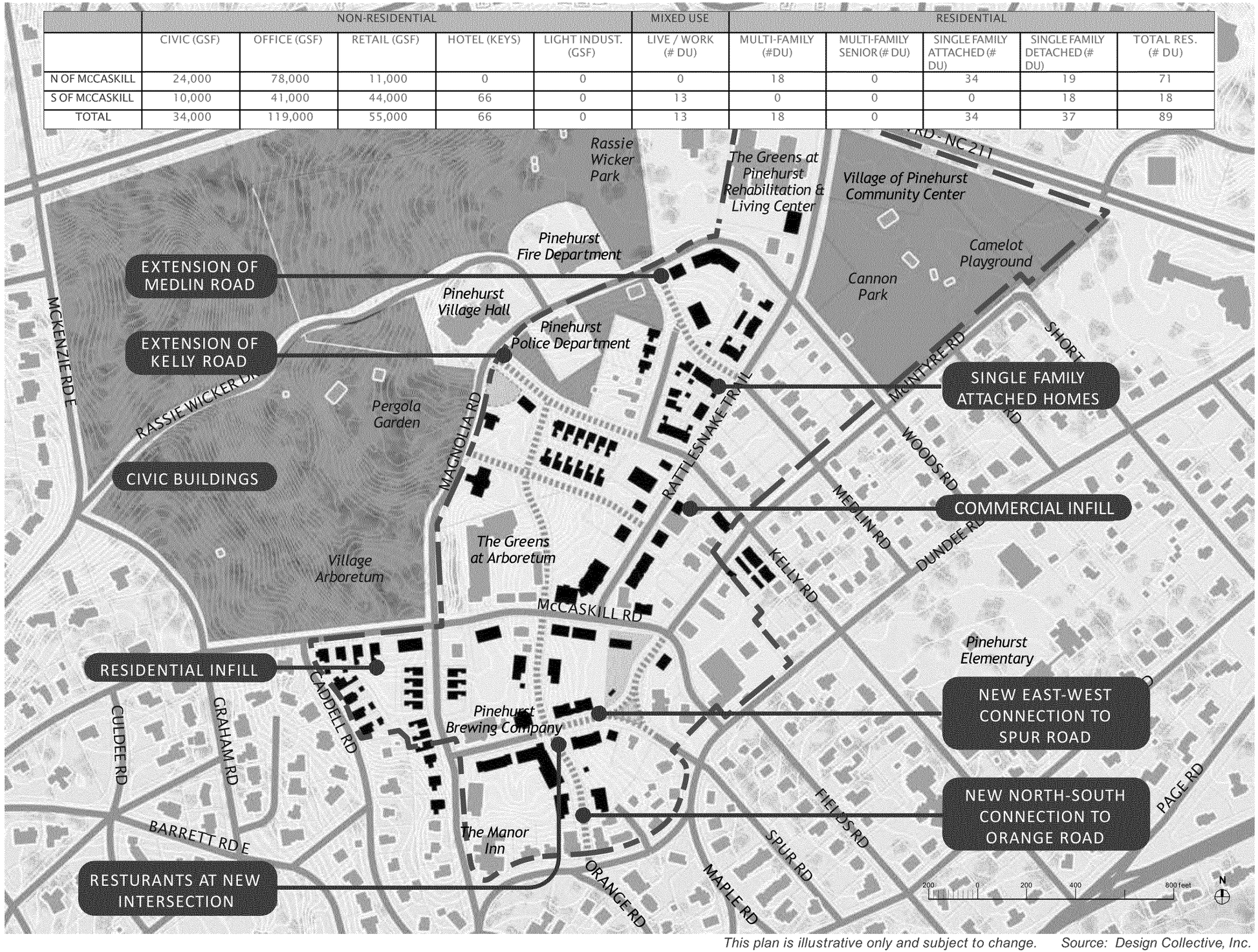
The High Intensity Plan option was presented as part of Public Workshop 2. Similar to the Low Intensity Plan, the purpose of this plan was to test opportunity sites; see what building and parking configurations might fit on parcels; and elicit feedback and conversation about development patterns and intensity of new infill. This was a preliminary concept study and not the final recommended plan as detailed in Section 4.4 of this document.

The High Intensity Plan illustrates a more intense potential build-out of Village Place over 30 years.

As with the Low Intensity Plan, small scale commerical and residential infill of vacant or underutilized parcels.

This option differs from the Low Intensity Plan with new street alignments, a higher percent of SFA, and moderately increased commercial infill.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF MCCASKILL	24,000	78,000	11,000	0	0	0	18	0	34	19	71
S OF MCCASKILL	10,000	41,000	44,000	66	0	13	0	0	0	18	18
TOTAL	34,000	119,000	55,000	66	0	13	18	0	34	37	89



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Overview

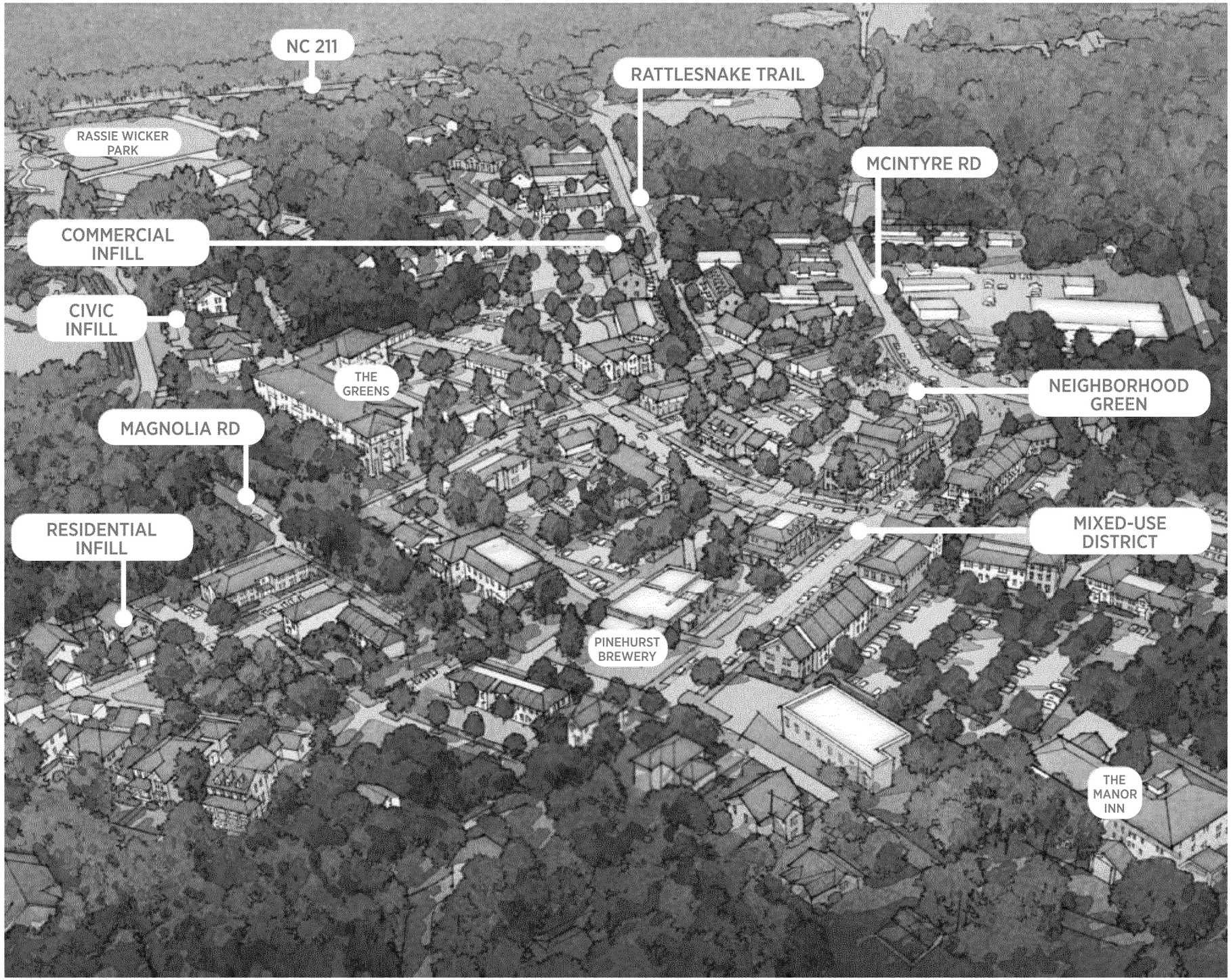
The Final Design comprises renderings, framework plans, and street sections that represent the culmination of the planning process and feedback heard through the project's Public Outreach efforts. It also incorporates the Guiding Principles, discussed in Section 4.2 of this document. The Final Design includes recommendations for land use and transportation throughout Village Place and illustrates the intent of the vision through graphics and text. It is important to note that the plans and renderings herein are illustrative only; development will occur as individual property owners come forward with development plans. The Form-Based Code (FBC), a companion document to this report, is the regulatory document that will ensure development plans (whether by the private or public sector) abide by the recommendations of this *Village Place Small Area Plan*.

The Aerial Rendering to the right demonstrates how Village Place may appear at full build-out. The rendering shows the following:

- A focus of Mixed-Use south of McCaskill Road
- A new Central Green as a focal point to the new mixed-use, small-scale development south of McCaskill Road; the green will serve as a space for community events and gathering
- Commercial infill along Rattlesnake Trail
- Residential infill west of Magnolia Road as a transition to the existing, adjacent single-family residential areas
- Civic infill along Magnolia Rd as an expansion of existing civic uses in that area

The Eye-Level Rendering on the following page shows a conceptual view of the new, main intersection south of McCaskill Road.

The renderings are conceptual and represent one of many scenarios that could happen over the next 30+ years in Village Place. Future development will depend on the interest of public and private property owners in developing or selling their property. The development will also be dependant on future changes to the market demand in the Village of Pinehurst.



VILLAGE PLACE - AERIAL RENDERING

This rendering is illustrative only and subject to change. Source: Design Collective, Inc. & Zanetta Illustration



VILLAGE PLACE - EYE LEVEL RENDERING

This rendering is illustrative only and subject to change. *Source: Design Collective, Inc. & Zanetta Illustration*

Detail Plan

The Detail Plan illustrates the potential build-out of the Village Place core area south of McCaskill Road; showing new buildings, streets, parking, and open space.

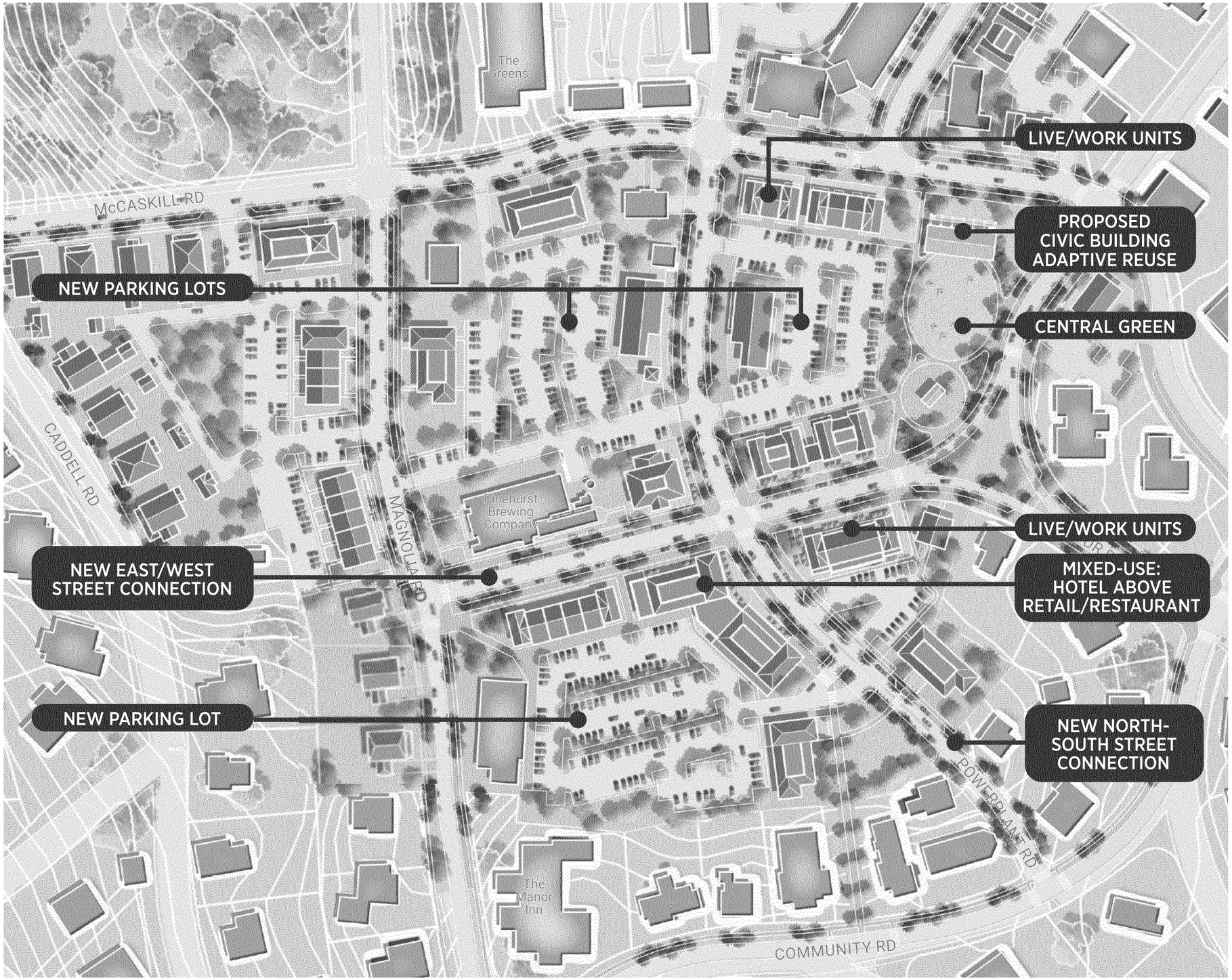
At the center, two new streets crisscross the area. Their intersection creates a hub for new restaurants, a hotel, Live/Work units, and professional offices. Parking is accommodated mid-block and as parallel on-street spaces.

Single-Family Detached (SFD) homes along McCaskill Road and Caddell Road help to transition to existing residential areas.

A new Central Green anchors the new infill area, serving as a gathering place for small community events, while a pedestrian passage links the area to Community Road, encouraging pedestrian circulation to and from the Village Core.

KEY

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED CIVIC BUILDINGS



This plan is illustrative only and subject to change. Source: Design Collective, Inc.



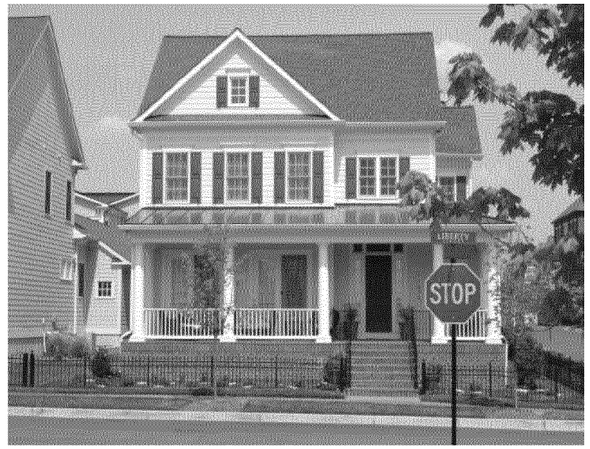
Precedent - Multi-Family - Daniel Island, SC
Credit: Daniel Parolek /Island Press



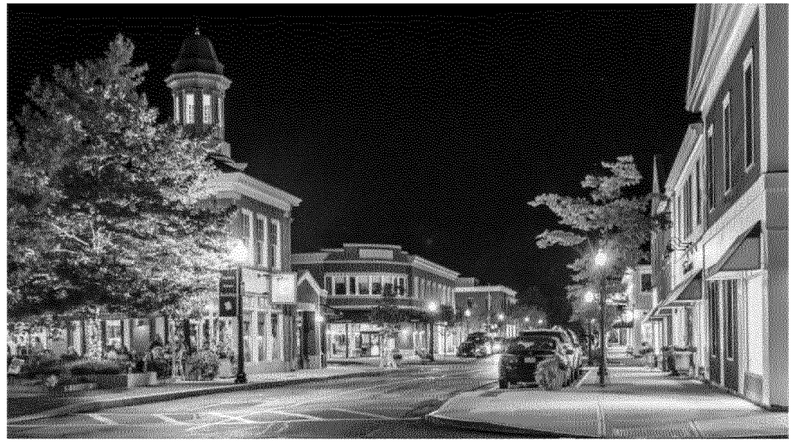
Precedent - Single Family Attached House - Baxter Village, NC
Source: Design Collective



Precedent - Single Family Detached House - Daniel Island, SC
Credit: www.homefinder.com



Precedent - Single Family Detached House - Maple Lawn, MD
Source: Design Collective



Precedent - Mixed Use - Mashpee Commons, MA
Credit: Congress for New Urbanism



Precedent - Mixed Use - Mashpee Commons, MA
Credit: PCA Design



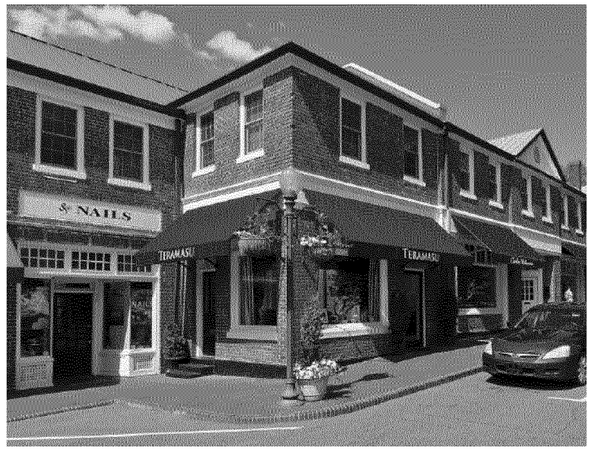
Precedent - Streetscape - Village Center, Pinehurst
Source: Design Collective



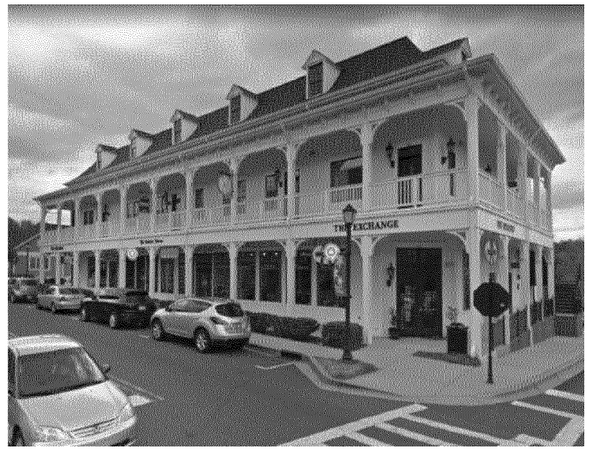
Precedent - Live/Work Units - Habersham, SC
Credit: Missing Middle Housing



Precedent - Live/Work Units - Mashpee Commons, MA
Credit: Michigan Municipal League



Precedent - Mixed Use - Market Square, Pinehurst
Credit: VOP Rentals



Precedent - Mixed-Use: Hotel Retail/Restaurant - Baxter Village, SC
Credit: Google Maps

Proposed Open Space + Pedestrian Network

While Open Space is abundant in Village Place, new development should add to the network creating publicly-accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.

A new Central Green is proposed southeast of Rattlesnake Trail and McCaskill Road to complement the new mixed-use core south of McCaskill, where the Village's Public Services Complex is currently located.

A new pedestrian path is proposed from McCaskill Road, south through the new open spaces, connecting to Community Road and then to the Village Center. Additionally, sidewalks will be added as new streets are constructed, creating a walkable, pedestrian-friendly environment.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- EXISTING WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS*
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE

** Proposed sidewalks shall be brick in commercial areas*



This plan is illustrative only and subject to change. Source: Design Collective, Inc.



Proposed Amphitheater Rendering
Source: Design Collective



Open Space - Attached Greens- Maple Lawn, MD
Source: Design Collective



Open Space - Plaza
Source: Design Collective



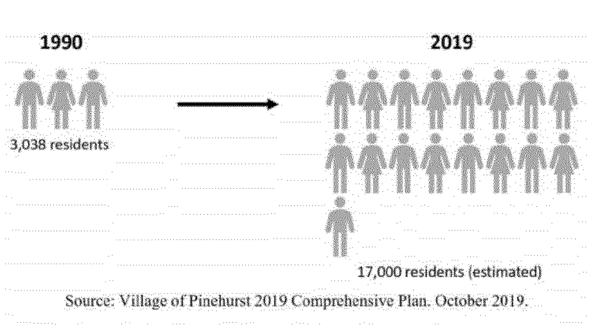
Open Space - Farmers Market
Credit: Community Farmers Market

TRAFFIC & TRANSPORTATION

Introduction

The Village of Pinehurst (Village) is a desirable community attracting new residents and businesses. Some Village residents are concerned about the impact of growth on the existing quality of life, particularly further vehicular traffic impacts.

In 2019, the Village of Pinehurst completed the "Envision the Village" community initiative to adopt the 2019 Comprehensive Plan. The 2019 Comprehensive Plan is an approved guide for the future vision and policy framework for development in Pinehurst. The plan established five focus areas which represent the most important areas to influence, as development in these areas could have the most significant impact on shaping the future of Pinehurst. Villlage Place/Rattlesnake Trail area is being evaluated in greater detail.



Source: Village of Pinehurst 2019 Comprehensive Plan. October 2019.

This Small Area Plan (SAP) effort aims to recommend improvements to the Village Place/Rattlesnake Trail Area (hereafter referred to as Village Place) that will improve the transportation network while maintaining the future vision for the Village of Pinehurst. This study provides a plan to create a mixed-use, walkable area that connects Village Place to the Village Center.

Village Place

Most of the streets in Village Place follow the original Olmsted Plan. According to the U.S. Department of the Interior/National Park Service, these streets:

> *"...are frequently named after native trees and are curvilinear, providing a more relaxed approach to "getting there", compatible with a resort environment. The width of the roads was designed to be sixty feet between lot lines. Sixteen feet of this was used for a hard surface road made of sand and clay. On each side of the road there was a sixteen-foot shrubbery bed and beyond each bed a five-foot sand and clay sidewalk."*

Existing Transportation and Infrastructure Conditions

STREETS

Most of the transportation network within the Village Place Study Area consists of local streets. The only changes to these streets over time is that the sixteen-foot clay and sand road surfaces have been paved with asphalt and are now typically eighteen (18') to twenty feet (20') wide. The streets are smooth and range from fair to good condition. The North Carolina Department of Transportation (NCDOT) plans to resurface US 211 in 2024, which is on the north end of this study area.

Travel on the streets within the study area consists of motorized vehicles, golf carts, bicycles, and pedestrians. Although some conflict points exist, these modes of travel currently coexist well together within the shared 18- to 20-foot roadway width. The speed limit on the streets is 25 miles per hour (MPH) and traffic is controlled by stop signs, with the exception of US 211, which has a posted speed limit of 45 MPH to 55 MPH (55 west and 45 east) and a traffic signal at its intersection with Rattlesnake Trail. A review of reported traffic accidents from 2015 to 2019 along the streets in Village Place reveals only minor incidents such as struck deer in road, vehicle backing from private drive, and sideswipe (mirrors colliding) due to narrow street lane conditions. There are several reported accidents along the section of US 211 between McKenzie Road and Rattlesnake Trail that may warrant further investigation.

BICYCLE AND PEDESTRIAN

Despite sidewalks being part of the original Olmsted plan, there are several streets within Village Place that do not have sidewalks, as shown on the Open Space + Trails + Sidewalks plan diagram on page 25 of this document.

Improvements to the sidewalk network in the area have been a noted community concern in the past: the 2015 Comprehensive Pedestrian Plan makes several recommendations for sidewalk installation in this area, and the 2019 Comprehensive Plan noted that a lack of sidewalks and pedestrian connections was raised as a community concern. As part of a funded project, sidewalks were installed along the east side of Rattlesnake Trail from US 211 to Woods Road and along the north side of Woods Road from Rattlesnake Trail to Dundee Road. These two portions of sidewalk complete a needed pedestrian connection between the VOP Community Center and the new Pinehurst Elementary School on Dundee Road.

GOLF CARTS

Golf carts are allowed on most of the streets within the Village Place study area and coexist well with existing motorized traffic. Concerns over golf cart safety and increased use was expressed in some of the public input received during this planning process.

Traffic Impacts of Village Place Build-Out Plan

Based on the 50-year Build-Out Development Plan for the Village Place Area, traffic was generated for the proposed new land uses based on the Institute of Transportation Engineers (ITE) trip generation manual, which is universally accepted by Traffic Engineers and Planners to project future traffic based on various land-uses. Traffic was generated for the two development options, Low Intensity and High Intensity, for the Village Place study area.

TRIP GENERATION

As development is phased in over the next 50 years, there will be a total of about 7,714 new trips per day created by the Low Intensity development scenario to about 11,191 new trips per day created by the High Intensity scenario. See tables on the following page for a summary of the total trips generated for these options.

Because the proposed development is a mixture of uses (residential, retail, restaurant, etc.), not all of these trips will result in actual new vehicle trips. Some of these trips will be absorbed by internal capture as patrons of the new shops may also decide to dine at one of the new establishments, thus eliminating a new vehicle trip (these are known as "internal capture" trips).

Based on internal capture and the pass-by trips, the total new vehicle trips per day will be reduced by about 20%. This trip reduction is due to internal capture and is an accepted practice by Transportation Engineers and Planners. Based on the ITE Trip generation rates and pass-by/internal capture reduction of 20%, it is estimated that there will be an additional 6,171 vehicles per day (vpd) to 8,952 vpd.

TRIP DISTRIBUTION

The 6,171 to 8,952 new vehicle trips that will gradually be introduced to the streets within Village Place over the 50-year phased build-out plan. As development is phased-in over time, the new vehicle trips will be evenly distributed to the local street network (Magnolia Road, Rattlesnake Trail, McCaskill Road, Dundee Road, Community Road, etc.) as well as distributed to new local streets which will be built with the new development as phased-in.

TRIP IMPACTS

The new traffic will be distributed amongst the existing street network as well as to the new streets built with the new developments, establishing new connections and access within Village Place. The existing street network and new streets/connections will be able to accommodate the gradual increase in traffic over time without a measurable increase in traffic congestion.

Village Place Opt A - Low Intensity Scheme				
		Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
North of McCaskill Road	Subarea A	64	13	71
	Subarea B	519	71	115
	Subarea C	170	5	15
	Subarea D	1,828	223	215
	Subarea E	857	159	67
Subtotal		**3,438**	**471**	**483**
South of McCaskill Road	Subarea F	268	9	23
	Subarea G	829	171	130
	Subarea H	1,602	183	196
	Subarea I	30	6	68
	Subarea J	289	45	94
	Subarea K	1,258	189	167
Subtotal		**4,276**	**603**	**678**
TOTAL		**7,714**	**1,074**	**1,161**

Village Place Opt A - High Intensity Scheme				
		Daily Trips (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
North of McCaskill Road	Subarea A	125	24	77
	Subarea B	515	75	115
	Subarea C	188	13	18
	Subarea D	2,164	244	244
	Subarea E	825	194	133
Subtotal		3,817	550	587
South of McCaskill Road	Subarea F	388	17	32
	Subarea G	1,329	191	173
	Subarea H	1,652	192	201
	Subarea I	58	12	71
	Subarea J	2,388	247	245
	Subarea K	1,559	170	191
Subtotal		**7,374**	**829**	**913**
TOTAL		**11,191**	**1,379**	**1,500**

*Trip Options correspond to the Preferred Build Out Plan on page 71.

It is anticipated that as traffic volumes increase there will be added facilities and accommodations so pedestrians and bicyclists can coexist with increased motorized traffic.

Transportation Improvements

The following improvements to the transportation infrastructure are recommended to be phased-in as development occurs within Village Place to enhance access, connectivity, pedestrian accommodations, and to calm/slow traffic.

ROADWAY/STREET

Additional street connections are needed within Village Place to provide improved traffic dispersion, more direct pedestrian, and vehicular connections, as well as access to future development sites. Street connections through the area south of McCaskill Road, near the Pinehurst Brewing Company, were shown in the 2011 Village of Pinehurst Thoroughfare Plan. These connections identified in the Thoroughfare Plan are included in the SAP's recommended street network improvements with some modifications. The street network improvements will provide route choices to the Village Center and other development sites which will reduce traffic volumes on some of the existing streets as travel will become more distributed across the network with better access to the Village Center and other Village Place destinations. The Proposed Circulation Plan on page 66 of this document provides a visual of the proposed street network.

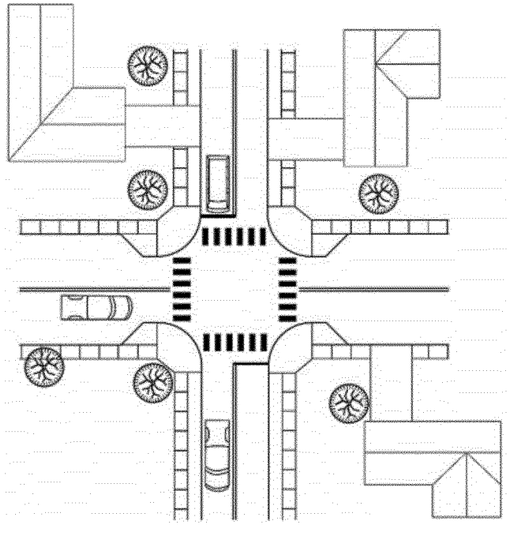
TRAFFIC CALMING

Speeding and traffic volumes on the local streets is an existing concern for residents and will continue to be a concern with the completion of the new Pinehurst Elementary School on Dundee Road and future development within Village Place. To address speeding concerns, it is recommended that additional multi-way stops be installed, additional cross-walk treatments be added, and that traffic calming devices be considered along streets within Village Place. Traffic calming devices can include strategies such as speed humps, intersection extensions/bulb-outs, mini roundabouts, and raised intersection treatments. Intersection improvements at critical intersections could be phased over time as funding becomes available; additional stop signs including some multi-way stops and marked crosswalks are low-cost investments that could be implemented immediately while speed humps/tables, intersection extension/bulb-outs, mini roundabouts, and raised crosswalks could be phased-in with new development and/or once full funding is available. The following page shows examples of phased intersection improvements and traffic calming devices

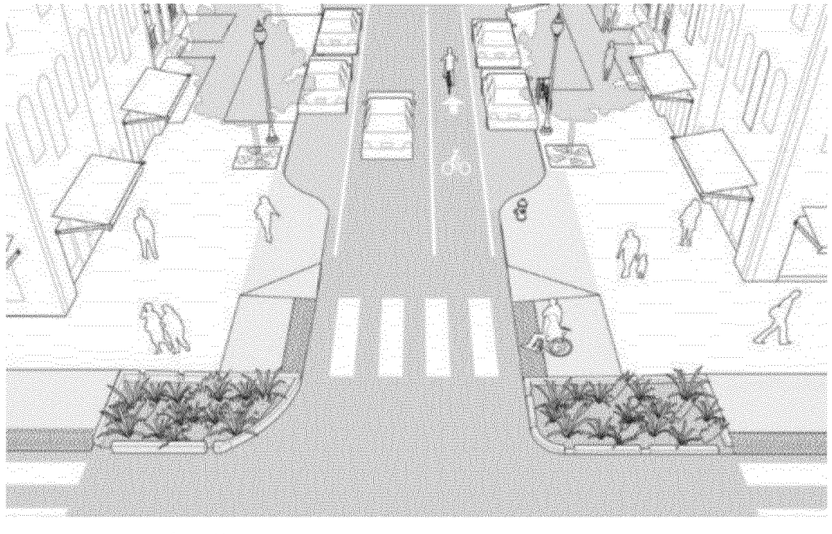
PEDESTRIAN AND BICYCLE

Despite sidewalks being part of the original Olmsted plan, there are several streets within Village Place that do not have sidewalks, as shown on page 25 of this document.

Improvements to the sidewalk network in the area have been a noted community concern in the past: the 2015 Comprehensive Pedestrian Plan makes several recommendations for sidewalk installation in this area, and the 2019 Comprehensive Plan noted that a lack of sidewalks and pedestrian connections was raised as a community concern. To address pedestrian mobility concerns, in late 2021 sidewalks were installed along the east side of Rattlesnake Trail from US 211 to Woods Road and along the north side of Woods Road from Rattlesnake Trail to Dundee Road. These two portions of sidewalk complete a needed pedestrian connection between the VOP Community Center and the new Pinehurst Elementary School on Dundee Road. However, during the first public workshop, some residents expressed strong concerns over the placement of sidewalks along every street within Village Place, citing impacts to private property, a lack of need, and alteration of the historic character. SAP recommendations for the pedestrian network strike a balance between improving pedestrian connections where critical (between primary destinations) while not advocating sidewalks be installed on every existing street within the study area, as shown on page 60 of this document. Recommended sidewalks and pedestrian connections will coincide with future development and provide better pedestrian connections between Village Place and the Village Center.



Corner Extension/Bulb-out

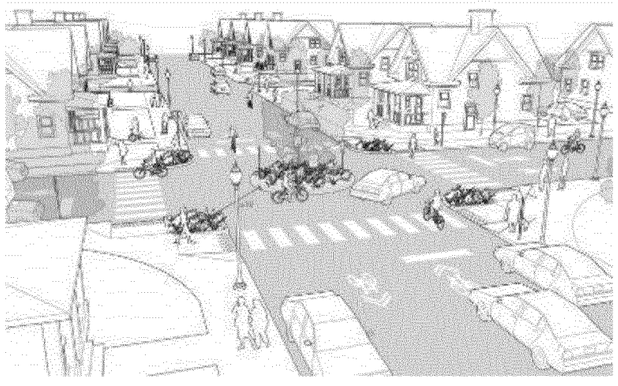




Speed Hump



Raised Intersection



Mini Roundabout

This page intentionally left blank.

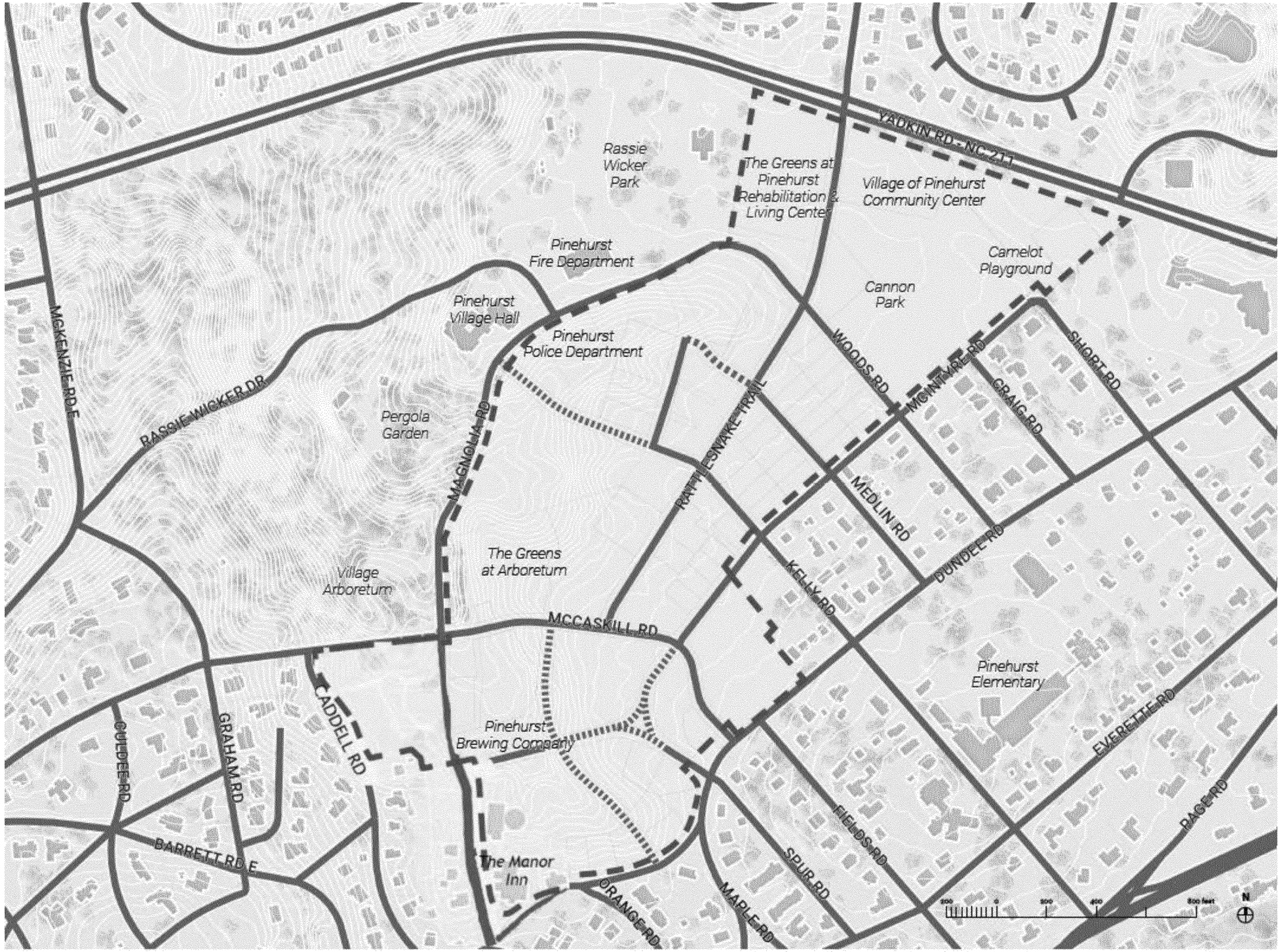
Proposed Circulation Plan

The proposed Circulation Plan for Village Place emphasizes an improved, connected network of streets. This system will provide additional routes for vehicles (as well as for pedestrians, bicycles, and golf carts), thereby reducing traffic stress on a single street. The circulation recommendations include:

- Extension of Medlin Road and Kelly Road
- Two new streets south of McCaskill Road. The north-south street extends from Rattlesnake Trail and connects to Power Plant Road. The east-west street connects near the Brewery to McIntyre Road.
- Connect Board Branch Road to Medlin Road

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING STREETS
- PROPOSED STREETS



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Proposed Street Section - Rattlesnake Trail

The Proposed Rattlesnake Trail Street Section depicts the addition of a brick sidewalk along the east side as currently being installed by the Village, along with clustered evergreens and deciduous trees with groundcover plantings below.

As a gateway to Pinehurst, new development along Rattlesnake Trail should create frontage that frames the street.*

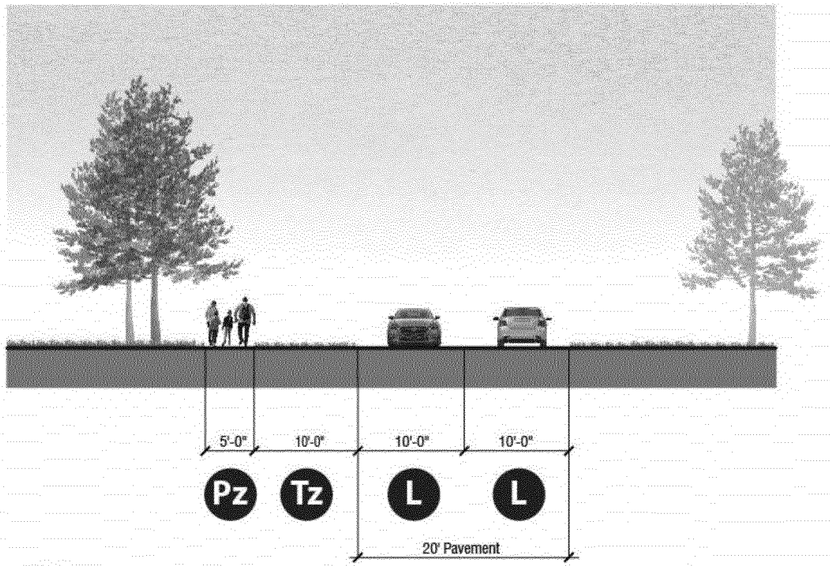
The Village may incorporate parallel parking along Cannon Park to provide additional parking where space is available. Further, for private development, along Rattlesnake from NC-211 to McCaskill Road, as redevelopment occurs, parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.

* For additional criteria and more information on frontage and setback requirements, see the *Village Place Form-Based Code*.

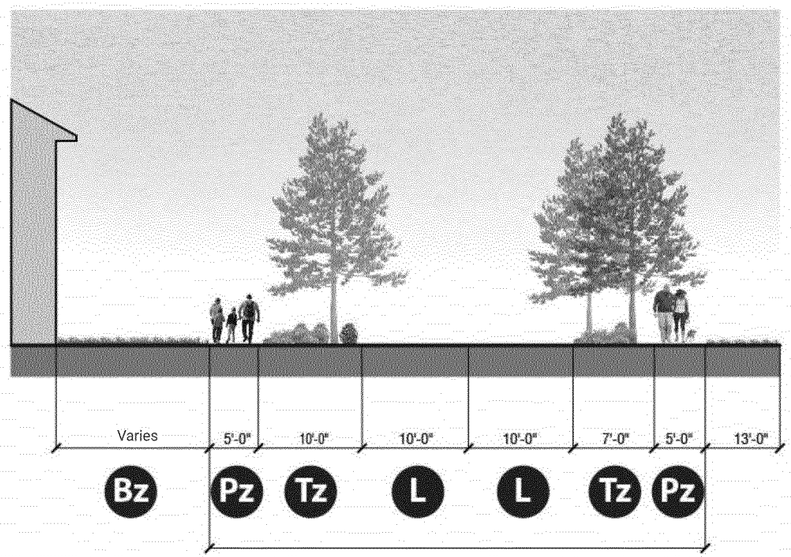
STREET SECTION KEY

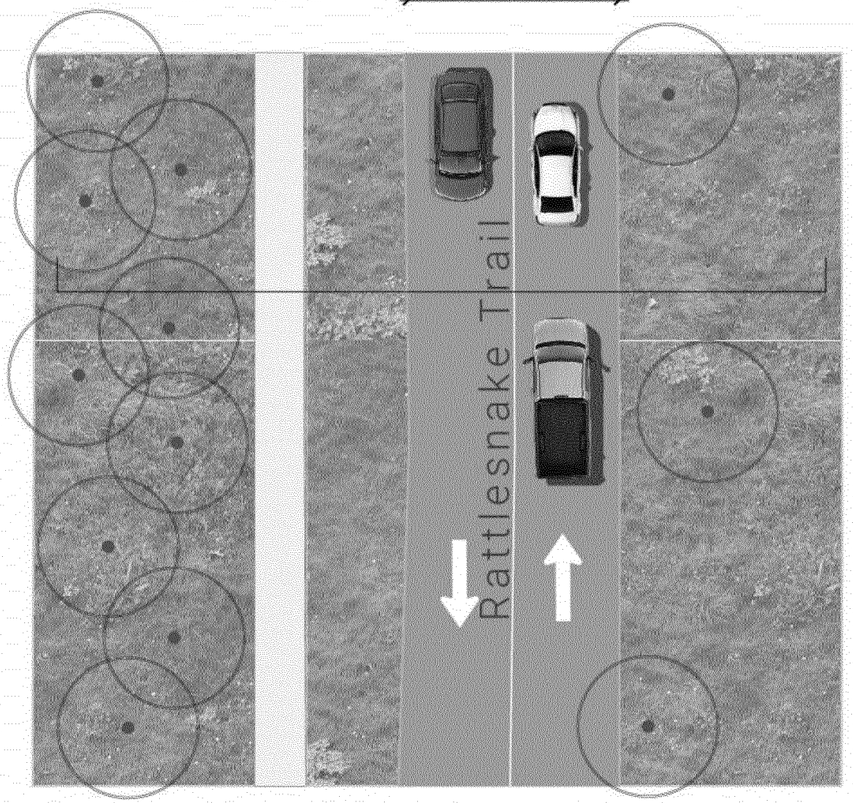
- **Bz** BUILDING ZONE
- **Pz** PEDESTRIAN ZONE (SIDEWALK)
- **Tz** TREE ZONE (PLANTING STRIP)
- **L** TRAVEL LANES (VEHICULAR)

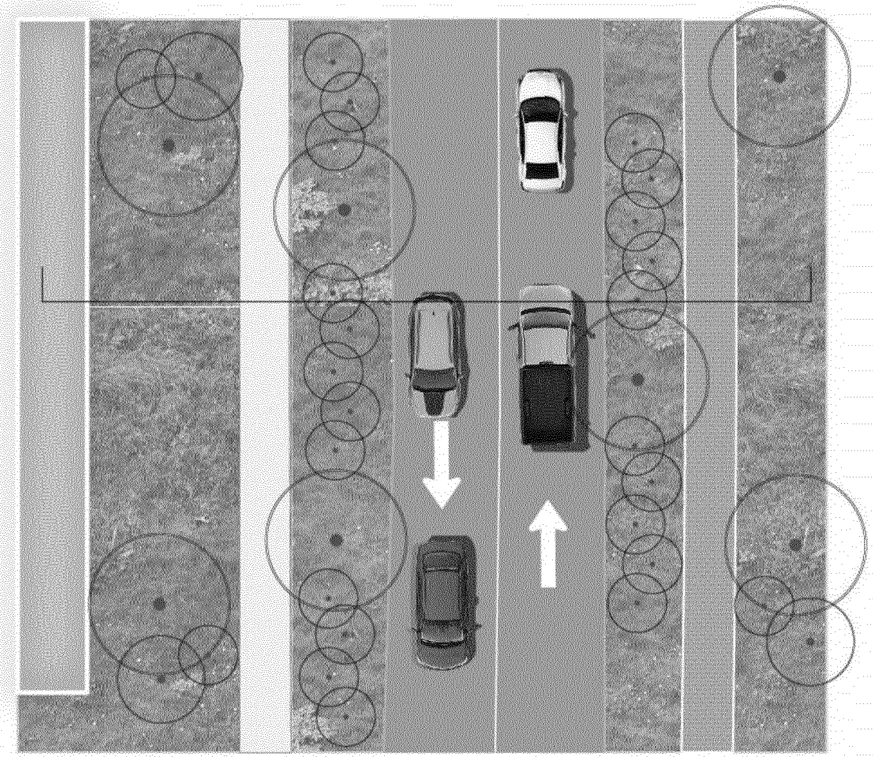
EXISTING



PROPOSED







Proposed Street Section - Typical Commercial

The Typical Commercial Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater management planters or tree pits; a 5' min. clear pedestrian zone; and a storefront zone for tables, chairs, potted plants, and displays.

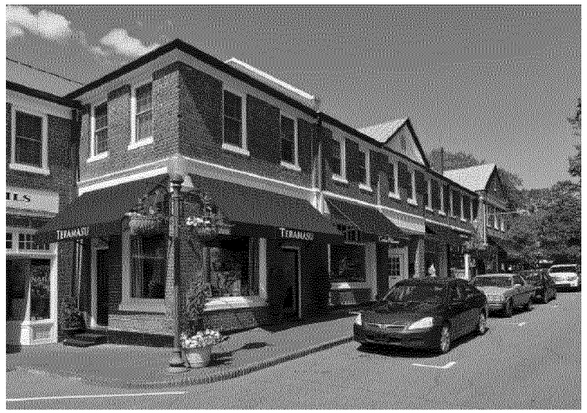
To reflect the character of Village Center, within the Village Place area, brick sidewalks are required where buildings have commercial frontage.* The Village's standard benches and street lights shall also be incorporated.*

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.*

* For additional criteria and more information on frontage and setback requirements, see the *Village Place Form-Based Code*.

STREET SECTION KEY

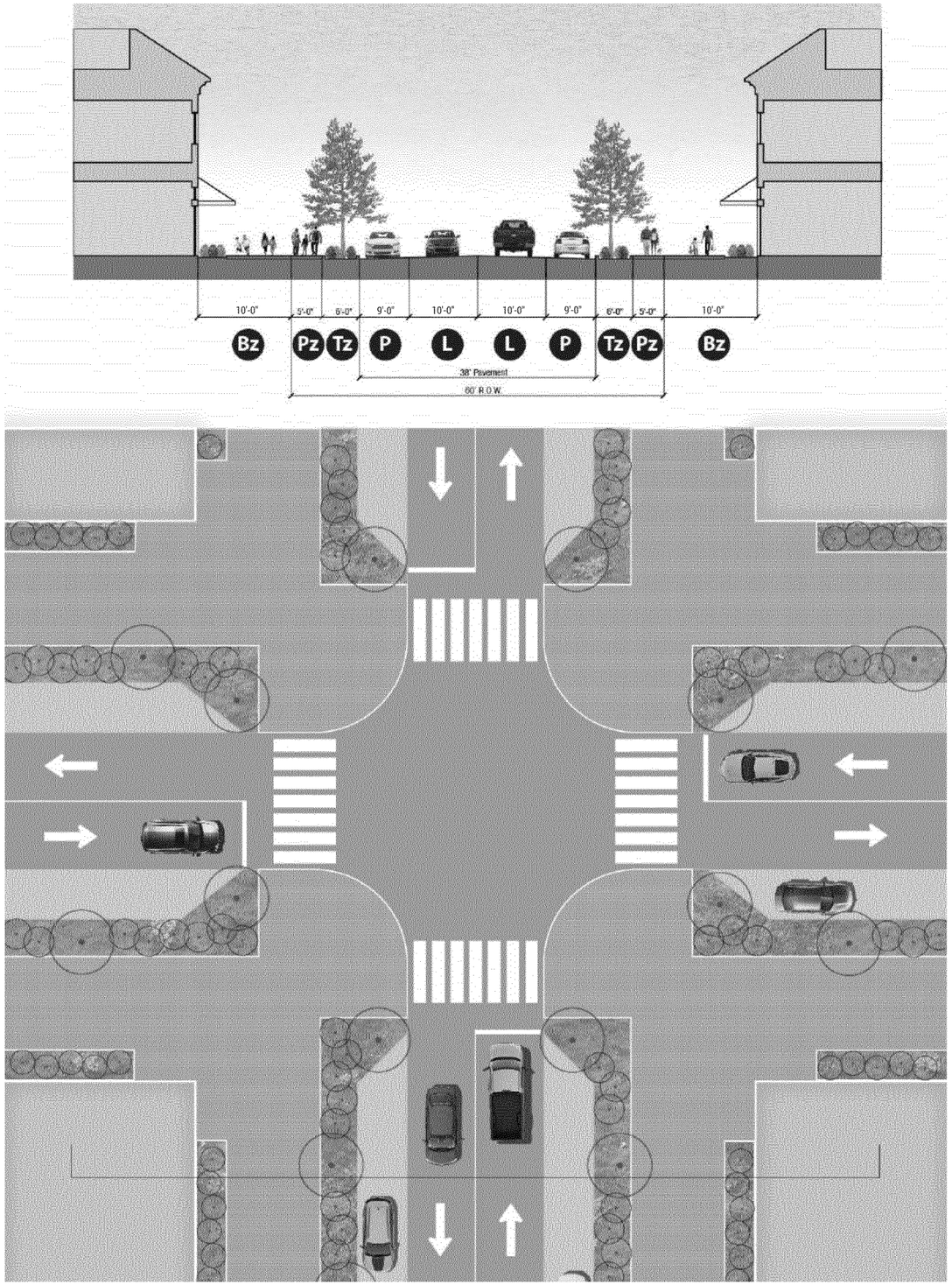
- **Bz** BUILDING ZONE
- **Pz** PEDESTRIAN ZONE (SIDEWALK)
- **Tz** TREE ZONE (PLANTING STRIP)
- **P** PARKING (PARALLEL)
- **L** TRAVEL LANES (VEHICULAR)



Mixed Use - Market Square, Pinehurst
Credit: VOP Rentals



Precedent - Mixed Use - Mashpee Commons, MA
Credit: PCA Design, Mashpee Commons, MA



Proposed Street Section - Typical Residential

The Typical Residential Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater management planters or tree lawns; and a 5' min. clear pedestrian zone.

In non-commercial areas, sidewalk material shall be specified as sand/clay, or concrete, as appropriate to context*.

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for homeowners and visitors.*

* For additional criteria and more information on frontage and setback requirements, see the *Village Place Form-Based Code*.

STREET SECTION KEY

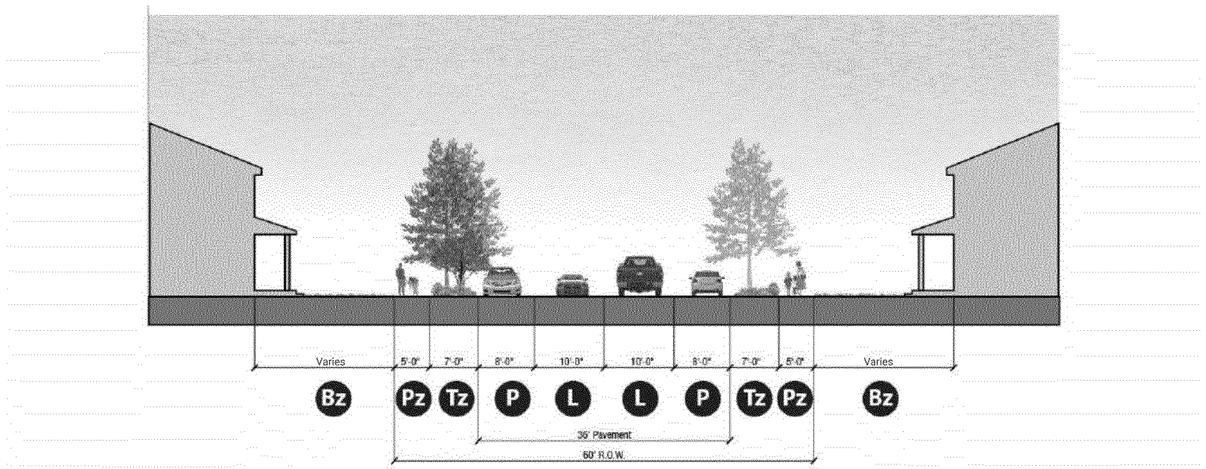
- BZ BUILDING ZONE
- PZ PEDESTRIAN ZONE (SIDEWALK)
- TZ TREE ZONE (PLANTING STRIP)
- P PARKING (PARALLEL)
- L TRAVEL LANES (VEHICULAR)

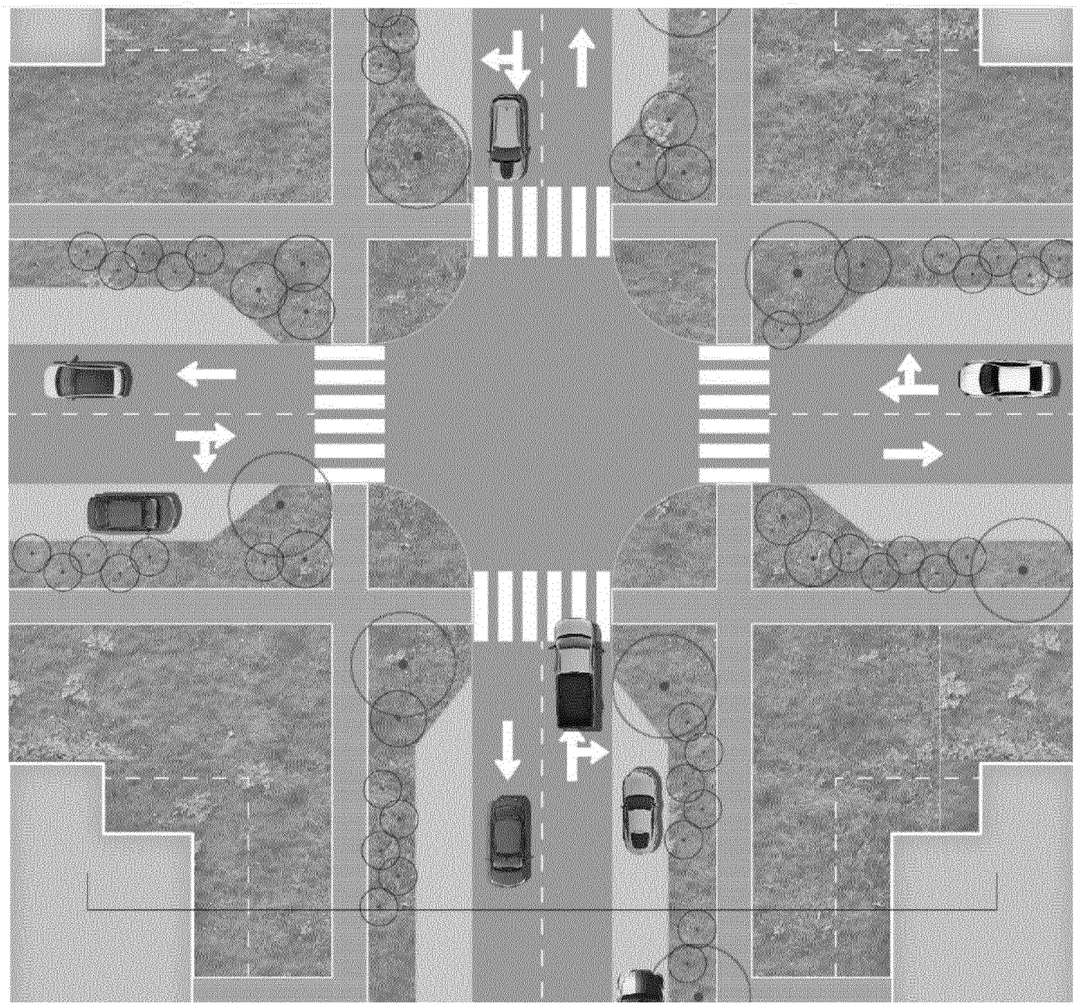


Precedent Residential Streetscape
Source: shortforkfarms.com



Precedent: Residential Streetscape - Kentlands, MD
Source: www.longandfoster.com





Preferred Build-Out Plan

The Preferred Build-out Plan represents one potential scenario of how infill development in Village Place may occur over the next 30+ years. This scenario is illustrative only and should not be considered the only option for this area. The build-out plan is based on the market demand and absorption rates per use, as projected by Duggal Real Estate Advisors (DREA). The V*illage Place Form-Based Code* (FBC) will regulate the character of development in dimension, material, and detail - see that document for additional information.

The plan shows the following:

- A concentration of Mixed-Use south of McCaskill Road
- A new Central Green as a focal point to new development, located south of McCaskill Road and serving as a space for small community events and gathering
- Commercial infill along Rattlesnake Trail
- Residential infill west of Magnolia Road as a transition to the existing residential neighborhoods
- Civic infill along Magnolia Road as an expansion of existing civic uses in that area

Form-Based Code (FBC)

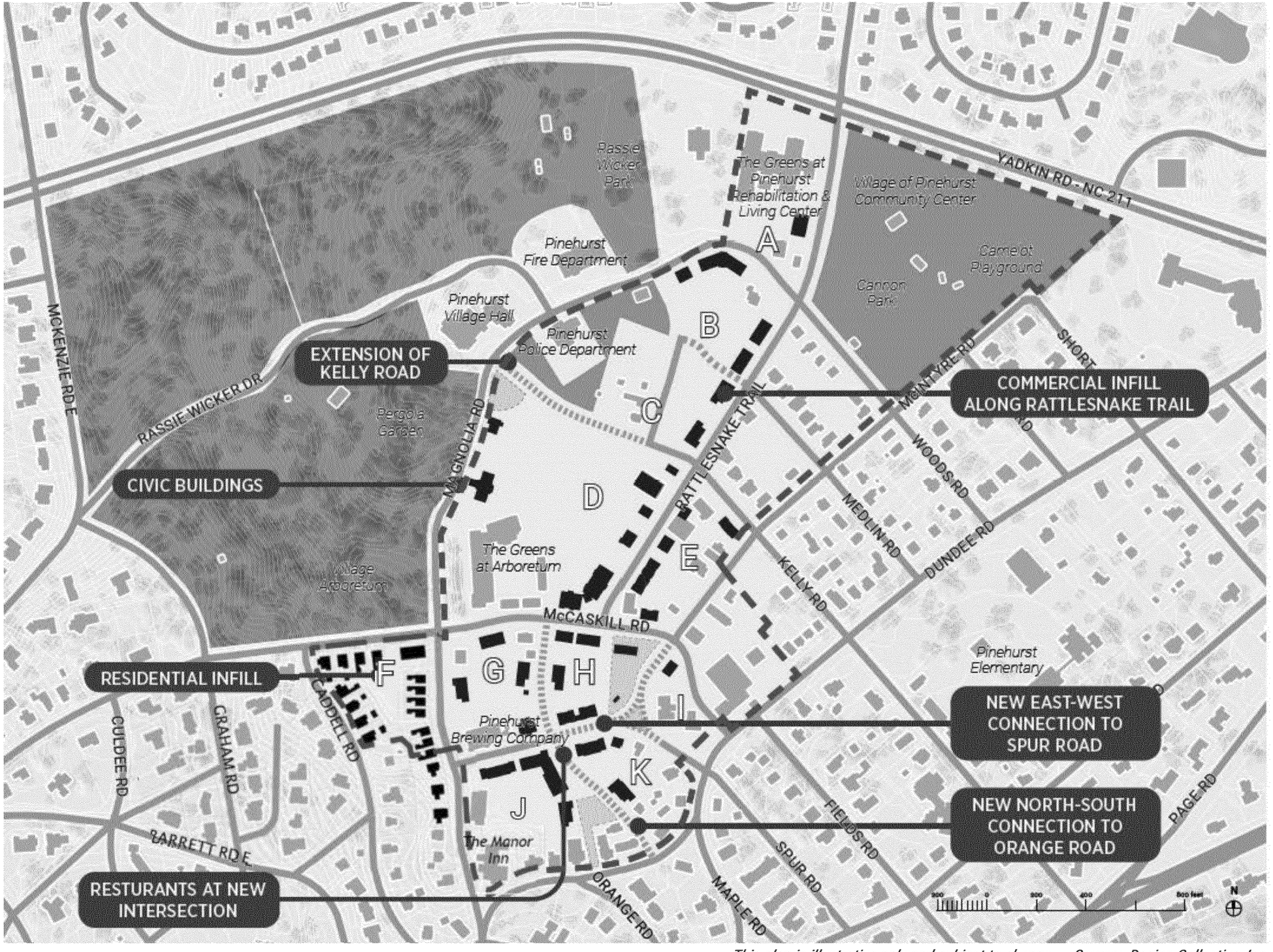
The Form-Based Code (FBC) is a companion document to this Small Area Plan (SAP) report. While this document focuses on the existing conditions analysis, best practice and precedent research, concept design studies, the Final Design plan and recommendations, and stakeholder feedback, it should be seen as an account of the planning process and the intent and vision established collectively. The FBC, on the other hand, is a regulating document, taking the intent and vision established through this planning process and formulating precise development standards that help ensure the vision becomes reality. Property owners, whether from the public or private sector, and their design teams will be required to follow the criteria laid out in the FBC when designing and submitting their intended development or improvement. The Village will use the FBC to review submissions, to ensure they are in compliance.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
N OF McCASKILL	21,000	79,000	7,000	0	0	0	18	0	11	0	29
S OF McCASKILL	10,000	61,000	44,000	66	0	13	0	0	0	8	21
TOTAL	31,000	140,000	51,000	66	0	13	18	0	11	8	50
DENSITY	**Average Non-Residential Density: 0.13 FAR** *(West of NC5: 0.15 FAR, East of NC5: 0.11 FAR)*					**Average Residential Density: 9 DU/AC** (*North of McCaskill: 11.6 DU/AC, South of McCaskill 6.4 DU/AC*)					

*Note this average includes 18 DU of Multi-Family from the previously-approved The Greens at Pinehurst planned development.

Preferred Build-out Plan Diagram

- As noted above, the Preferred Build-out Plan represents one potential scenario of how infill development in Village Place may occur over the next 30+ years.
- As with the Low and High Intensity Plans developed as concepts in Phase 2, small scale commercial and residential infill of vacant or underutilized parcels.
- This option increases the amount of infill commercial, while reducing the amount of infill residential.
- The building footprints are illustrative only, but represent the scale and placement of buildings appropriate to the context and historic character of the Village.



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Proposed Concept Plan - Phasing

Using the Market Analysis demand summary (shown in the charts to the right), the consultant team projected the potential timeframes of the proposed Village Place Build-Out plan. The resulting Absorption Plan (on the following page) illustrates these timeframes. As with the Build-Out Plan, this absorption scenario is illustrative only and should not be considered the only option for this area, particularly considering that it can only occur as private and public property owners express interest in redeveloping or selling their parcels.

Civic

Civic uses were not analyzed as part of the Market Analysis and will be determined and developed as needed by the Village.

Residential

The Market Analysis displayed a high demand for residential; therefore, the potential for any residential building Village Place is likely to be as soon as the next 0-5 years. The amount of residential shown in the Final Plan is much less than the demand, as a result of feedback to consultants by Village staff and representatives.

Office

The amount of Office in the Final Plan exceeds the current demand for this use in Village Place. Therefore, while up to 5,000 SF/year is projected, it will take 30+ years to develop the program shown on this plan. Office near the mixed-use area south of McCaskill Road should be prioritized over those properties closer to NC-211.

Retail/Hospitality

The amount of retail proposed in the Final Plan represents the full build-out potential for Village Place. The build-out of this plan would likely take 10+ years as the demand potential is currently 20-25,000 SF every five years. The demand for retail will likely be higher closer to Village Center, therefore retail around the southern mixed-use core area was prioritized to occur in the near term. Development of retail north of McCaskill Road would likely come later in the build-out of this plan. In conjunction, with the demand for Hospitality uses, a small hotel has been proposed at the main intersection in the core area (see the Detail Plan on page 58).

Golf was not included as part of the proposed plan for Village Place as this was not seen as an appropriate use for this area; golf-related retail and hospitality is included above.

SUMMARY OF MARKET OPPORTUNITY

Land Use	Overall Market Opportunity	Village Place	Pinehurst South
For-Sale Residential	✓✓✓✓✓	✓✓✓✓	✓✓✓✓
For-Rent Residential	✓✓✓	✓✓✓	✓✓✓
Retail	✓✓✓✓	✓✓✓	✓✓✓
Office	✓✓	✓✓	✓✓
Hospitality	✓✓✓	✓✓✓	✓✓✓
Golf	✓✓	O	✓

Key: ✓ ✓ ✓ ✓ ✓= best, ✓ = worst, O = none

SUMMARY OF DEMAND

Land Use	Demand Potential	Locations within Pinehurst
For-Sale Residential	80-120 homes/year	Almost anywhere
For-Rent Residential	15-25 units/year	Major roads, VP, PS, Village Cntr
Retail	20-25,000 SF/ every 5 years	Major roads, VP, PS, Village Cntr
Office	Up to 5,000 SF/year	Medical area, VP, PS, Village Cntr
Hospitality	25 rooms/yr. in Moore Co.	Resort, Village Cntr, PS, VP
Golf	2-3 courses over the next 10 years in Moore Co.	Focus Area 1 is the only area with space

For additional information regarding the Market Analysis summary, see Section 2.3 of this document.

SUMMARY OF DEMAND FOR LAND USE WITHIN PLANNING AREA

Land Use	Village Place
For-Sale Residential	Unlimited (up to build-out capacity) 1 project would sell approximately 15-25 homes per year
For-Rent Residential	1-2 projects of up to 70-100 units each Timing depends on where else apartments have been constructed (e.g. Village only has demand for 1 project every 5-10 years)
Retail	25,000 - 50,000 SF
Office	25,000 - 20,000 SF Limited amount per year. 5,000 SF total in Village. Village Place could capture some of that, but likely less than Pinehurst South
Hospitality	1 hotel with approximately 75 - 100 rooms as well as bed and breakfasts
Golf	None

Phasing Absorption Plan

In coordination with the Market Analysis, the consultant team developed a potential Absorption Plan to demonstrate the absorption potential based on current demand projections (see the previous page for more information).



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

This page intentionally left blank.

5.0 IMPLEMENTATION

5.1 OVERVIEW

5.2 FISCAL ANALYSIS

The following staff developed strategies/priorities are recommended to implement major Plan goals. Implementation of various strategies in the Plan are subject to policy modifications (e.g. zoning amendments) or funding (e.g. infrastructure) availability. See tables below.

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM	RESPONSIBLE PARTIES	COST
	Regulatory			Short (0-3) Medium (3-8) Long (8+)		$ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
1	Revisions to Existing Zoning Districts	Revise existing zoning districts to support the envisioned future land uses identified in the plan. There are currently 6 different zoning districts within the Village Place planning boundary area. The different zoning districts have differing use and development standards that may not align with the Plan's vision to create a walkable mixed-use area. The base zoning districts within Village Place are: Village Mixed Use (VMU); Neighborhood Commercial (NC); Village Residential (VR); Village Cottage Professional (VCP); Public Conservation (PC); Single Family Residential (R-10). Consider aligning the base zoning with the overall Village Place planning area (with exceptions) with the Village Commercial (VC) zoning district which is more suitable with the Plan's vision. The purpose of the Village Commercial District is to "accommodate an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing building. Retail should be placed as street level, with residential uses in rear or upper stories." This can be achieved with "active" frontage requirements in areas where this environment is desirable. For example, require active frontage in the area proposed around the Pinehurst Brewery as detailed on page 58 of this Plan.	VP 22 Comp Plan Strategy 2.15, 2.16, 5.11, 5.5, 5.13 and 5.14	Short	PL P&Z VC	$
2	Revisions to Existing Zoning Standards - Section 8.5 & 8.6 Table of Permitted Uses & Special Uses	**a)** The term "Dwelling – Mixed Use" is used in Section 8.5 of the PDO, however, it is unclear whether the term "Live-Work Unit" (as defined in Section 10.2) is included as a Dwelling-Mixed Use and may potentially limit the development of Live-Work Units. **b)** Develop a Special Requirement for Live-Work Units or add to SR-5 Dwelling - Mixed Use. **c)** SR-3 Dwelling - Multi-Family. The minimum size for a multiple-family dwelling unit is one thousand five hundred (1,500) square feet. This unit size is well outside the typical unit size (nationally, regionally, and locally) and may preclude new development from occurring and/or providing a range of unit sizes to meet market demand. **d)** Section 8.5.1a does not include "office" as defined in Section 10.2 as "general business office, government office, insurance office, law office, and real estate and management offices". The specificity of the uses listed in the table may be problematic for certain types of offices that may be desirable. **e)** The PDO defines such uses as Art Gallery, Artisan Studio, and Boutique Shop but does not correspondingly place them on the Table of Permitted Uses and Special Uses in Section 8.5.1a, which may discourage these desirable uses in mixed-use districts.	VP 10, 11 Comp Plan Strategy 2.14	Short	PL P&Z VC	$

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Regulatory					
3	Revisions to Existing Zoning Standards – Sections 9.1 & Table of Dimensional Requirements	**a)** Minimum Front Yard Setback: The minimum front yard setback for the majority of districts is greater than or equal to 20 feet. This may be problematic for small infill lots and/or to allow for a consistent street frontage that relates to pedestrian scale where building frontage is desirable and helps to create an engaging streetscape. For example, Rattlesnake Trail has street frontage across 4 differing zoning districts with differing development standards which can create streetscape uniformity issues. **b)** As written, the principal building as well as other structures including decks, landings, terraces, porches, and patios (with minimal exclusions) shall not be located within setbacks (see Section 9.1.E.2). This standard may unintentionally eliminate desirable building elements (such as deep front porches and bay windows) or streetscaping elements such as outside seating areas. c) Building height is currently measured to the highest point of the roofline which can unintentionally force flat or truncated roofs with wells.	VP 10	Short	PL P&Z VC	$
4	Revisions to Existing Zoning Standards – Section 9.3 Village Mixed Use District Design Standards.	**a)** Requires consistency with the development standards as identified in Section 9.3.1 and also references to design guidelines in the NewCore Master Plan but does not include specific design and architectural standards. **b)** Certain standards are vague or impractical; e.g., shake is limited to 15% per block, requiring the architect or builder to calculate every façade on the block in lieu of their proposed building only and allowing the first buildings to consume a full block's allocation of shake. **c)** Façade lighting standards address glare but do not address light trespass, full cut-off fixtures to protect the night sky, light temperature, or energy-conserving lamps. **d)** Public Spaces shall be incorporated in the Village Mixed Use District only, and there are no standards such as minimum size, frequency, appropriate types, amenities, and similar.	VP 11	Short	PL P&Z VC	$
5	Revisions to Existing Zoning Standards – Section 10.2 Definitions	**a)** Building Height is defined as "the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof." The preferred method requires building height to be measured to the eave or to the midpoint of the roof, allowing properly pitched roof slopes and tall floor-to-ceiling heights reflective of the Village's architectural character. The current definition may force flat or truncated roofs. **b)** Live-Work Units are defined as "variations of either the detached house building type or the townhome building type". It is recommended to also include Dwelling – Mixed Use to coordinate with the Table of Permitted Uses & Special Uses in Section 8.5.1a. **c)** The use of the phrase "detached house" should match "Dwelling - Single Family". d) "General Retail" is a term used in Section 8.5, however, is not defined in Section 10.2.	VP 10, 11	Short	PL P&Z VC	$

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Regulatory					
6	Revisions to Existing Zoning Standards – Parking	Require parking to be located in the rear or side yard of mixed use, live-work, retail, commercial, multiple family, and townhouse developments.	Comp Plan Strategy 4.14	Short	PL P&Z VC	$
7	Revisions to Engineering Standards and Specifications Manual	Amend ESSM to implement proposed street standards in this plan.	VP 67-69	Short	PS PL VC	$
8	Adopt Form Based Code	Adopt Form-Based Code to implement plan goals and vision.	Comp Plan Strategy 2.13, 2.16, 2.17	Short	PL P&Z VC	$
	Public Infrastructure Development					
9	Extend pedestrian network within the Village Place neighborhood	**a)** Install sidewalks/paths as needed to extend pedestrian circulation network connections to existing facilities prioritizing the sidewalk connection along Rattlesnake Trail between Woods Road and McCaskill Road. **b)** Install pedestian connection along Kelly Road extended between Rattlesnake Trail and Magnolia Road, approximately 900 feet. **c)** Install pedestrian connection between 35 to 55 Community Road to connect with Power Plant Road extended. Requires cooperation of adjacent property owners.	VP 60	Medium	AD PR BPAC VC	$$$
10	Explore ways to create a commercial spine connecting Village Place with Village Center	**a)** Install pedestrian connection somewhere between 35 to 55 Community Road to connect with Power Plant Road extended. Requires cooperation of adjacent property owners. **b)** Improve wayfinding from Village Center along Magnolia and Dogwood Roads.	VP 58, 60, 73 Comp Plan Strategy 5.2	Medium	AD PR BPAC	$$
11	Construct new streets	**a)** Construct or support additional street connections south of McCaskill Road near the Pinehurst Brewery as shown on the "Proposed Circulation Plan" (page 66). Will require relocation of Public Services Campus and acquisition of Moore County Public Utilities Sites. **b)** Investigate possible funding scenarios including Capital Improvement Plan, Economic Incentives, TIF, grants, etc.	VP 58, 66	Medium	AD PS VC	$$$$

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Public Infrastructure Development					
12	Develop Capital Improvement Plan for infrastructure development within the planning area	Develop multi-year capital improvement budget to plan and fund infrastructure projects. Include scope, timing, and financing.	Comp Plan Strategy 6.15	Medium	AD PS VC	$$$$
	Site Assembly					
13	Relocate Public Services Campus	Relocate Public Services campus and prepare the current public services area for redevelopment.	VP 56- 58, 71 Comp Plan Strategy 6.5	Medium	AD PS VC	$$$$
14	Moore County Public Utilities Site	Work with Moore County to acquire former utilities site for inclusion with the current public services campus to create a larger redevelopment site.	VP 56- 71	Short-Medium	AD VC MCPU MC	$$$
15	Moore County Emergency Services site	Encourage/support relocation to allow for development in keeping with plan vision.	VP 56- 58, 71	Short-Medium	AD VC	$$$
	Beautification and Landscaping					
16	Underground Overhead Utility Lines	**a)** Develop plan to underground existing overhead utility lines where feasible. **b)** Require utility lines to be undergrounded as part of development review. **c)** Investigate funding sources to implement undergrounding of utility lines.		Medium-Long	PL PS P&Z VC	$$$$
17	Encourage landscaping and building façade improvements to older building and developments to enhance appearance, especially the Rattlesnake Trail and McIntyre Road commercial corridor areas	**a)** Develop a unified landscaping and building façade improvement plan for the block bounded by Kelly Road, Rattlesnake Trail, McCaskill Road E, and McIntyre Road. **b)** Develop a matching grant program to incentivize exterior facade and landscaping improvements for use throughout the Village Place area.		Medium-Long	PL CD VC BTFL	$$$
18	Wayfinding	Develop and implement a unified wayfinding plan consistent with connection to the Village Center.	Comp Plan Strategy 5.1	Short-Medium	PL CD VC BTFL	$$

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Beautification and Landscaping					
19	"Soften" exterior look of 270 Magnolia Road (CenturyLink)	Work with CenturyLink to "soften" industrial look of the property especially the barbed wire fenced storage area through additional landscaping and screening treatments.		Short-Medium	PL AD BTFL	$
	Development					
20	Adaptive Reuse	Encourage adaptive reuse of existing older buildings for more active pedestrian oriented uses such as retail or restaurant types of operations.		Short-Long	CD PL	$
21	Issue RFP for redevelopment of Village owned parcels.	Issue individual RFP for newly created lots or for a Master developer for all lots.		Medium-Long	AD CD VC	$
22	Evaluate zone changes, site plans, and conditional zoning requests for consistency with Village Place goals	Similar to the Comprehensive Plan Consistency statement, incorporate a Village Place consistency statement for actions by advisory boards and Village Council.		Short	VC P&Z PL	$
23	Targeted Business Development	Consider public/private partnerships to locate artist studios and galleries in the Village Center and Village Place (e.g. Starworks glass blowing) to enhance the character of the Village and expand the arts.	VP Comp Plan Strategy 5.9, 5.14	Medium-Long	CD VC PIP	$

Responsible Parties

The operating departments responsible for implementation and other departments, committees, or outside entities who could partner with the responsible department.

AD: Administration
CD: Community Development
PR: Parks and Recreation
PL: Planning
PS: Public Services

VC: Village Council
BPAC: Bicycle & Pedestrian Advisory Committee
BTFL: Beautification Committee
MC: Moore County
MCPU: Moore County Public Utilities
P&Z: Planning & Zoning Board
PBP: Pinehurst Business Partners
PIP: Moore County Partners in Progress

Introduction

When new development occurs within the Village of Pinehurst, it brings both new revenues to the Village (primarily in the form of new taxes) and new costs to the Village (in terms of services such as fire protection and police as well as new infrastructure such as roads or sewers). Therefore, an important component to understand the implications of the Small Area Plans (SAPs) is to understand the revenue and costs to the Village of added services and infrastructure based upon future potential plans. This analysis is called a Fiscal Impact Analysis.

To determine the revenue and the costs of added service and infrastructure on the Preferred Build-Out Plans for Village Place and Pinehurst South, the team utilized the **FY 2017 Land Use Fiscal Analysis** completed by the Village of Pinehurst in October 2017. This document provided a net fiscal impact of various types of development in the Village of Pinehurst. These are expressed either as a net surplus or net deficit per acre by land use type. Please see the callout box for important assumptions made in the original document. In addition, refer to the original **FY 2017 Land Use Fiscal Analysis** for the full explanation of methodology and assumptions used to determine the net fiscal impact of different land uses by acre.

One of the major findings for the Village was that the analysis indicated that residential land uses generate more net revenue for the Village than non-residential uses. This is due in large part to the fact that the majority of revenues in the Village are from property taxes and that retail sales tax distributions occur on a per capita basis (as opposed to retail square footage or number of businesses). WThey also noted that certain assumptions about gated communities had a significant impact on the Single Family – Medium Density land use since the communities have security and maintain their own roads. In addition, assumptions regarding vacancy (16% for single-family and 68% for multifamily) had a large impact on the results. Finally, some Multi-family developments do not use the Village's solid waste services and instead contract with a private hauler which impacts costs. It was noted that for future development, Village leaders should consider variables such as private security, private roads, and solid waste collection to determine the true cost of any future residential development.

Results of Fiscal Impact Analysis

Based upon the results of the analysis, utilizing the assumptions as described herein, the Small Area Plans could have the following annual impact on the Village of Pinehurst at build-out (e.g. when the plan is completely built):

- Village Place Preferred Program: -$40,003 estimated total annual impact
- Pinehurst South Program Low: -$32,192 estimated total annual impact
- Pinehurst South Program High: -$18,313 estimated total annual impact

The commercial and the residential land uses in the plans balance each other out to help bring the net fiscal impact fairly close to zero. As noted above, residential land uses have a positive net fiscal impact on the VOP (e.g. more residential in the plans creates more revenue) and commercial land uses have a negative impact on the net fiscal impact (e.g. more commercial in the plans creates less revenue).

Fiscal Impact Assumptions and Methodology

In order to complete the analysis, we utilized the following assumptions:

- We utilized the assumptions regarding surplus or deficit by acre without any changes from the 2017 report. As noted above, this could make some residential land uses appear more beneficial than they are since the SAPs do not contemplate gated communities and for the other various reasons noted above.
- We fit the land use categories from the current SAPs into those land use categories from the 2017 report.

Figure 2 on page 78 outlines how the current land use categories in the SAPs compare to the FY 2017 document.

The next step was to determine the likely acreage associated with the SAPs as the FY document reported the surplus and deficit by acreage. The proposed density is similar to the existing density in the Village Center. The calculations to determine density by land use were completed on a gross net basis, based on typical average lots, plus the minimum required open space at 8%, half the right-of-way, and half the alley, if applicable. The following Figure 3 includes the estimated density of the products by land use that were then used to determine acreage in the SAPs.

Figure 4 on page 79 shows the calculations for each of the potential programs.

Page 1, FY 2017 Land Use Fiscal Analysis

"The 2017 Village of Pinehurst Land Use Fiscal Analysis was prepared by Village staff to determine the approximate net revenues or net expenditures of various land uses within the Village of Pinehurst corporate limits. Properties included in the Village's extra-territorial jurisdiction (ETJ) were not included in this analysis. This land use fiscal analysis was prepared using FY 2017 data and represents an estimate of current revenues and expenditures by land use for that period of time.

This analysis provides revenue and expenditure allocation principals that can be applied to any proposed future development to estimate the financial impact. It is not a perfect predictor of the financial impacts of future development because the impacts of future land uses will vary on a case by case basis. The actual revenues and expenditures generated by one acre of land can vary within the same land use type due to many variables. Therefore, the information contained in this analysis should be used to provide an approximation of the estimated net revenue or cost of development, recognizing the actual revenue and costs associated with any one particular development will likely not be the exact amounts shown in this report."

Figure 1: Land Uses from FY 2017 Land Use Fiscal Analysis Report and Net Impact Per Acre

Land use	Description	Net Annual Surplus (Deficit) Per Acre
Single Family – Low Density	R210: 5 acre lot/ 2,000 SF min	$520
Single Family – Medium Density	R-30: 30,000 SF lot/ 2,000 SF min R-20: 20,000 SF lot/ 2,000 SF min R-15: 15,000 SF lot/ 1,800 SF min	$1,054
Single Family – High Density	R-10: 10,000 SF lot/ 1,800 SF min R-8: 8,000 SF lot/ 1,500 SF min	$806
Multi-family Development	Density varies by zoning jurisdiction	$1,597
Office	General office, medical/dental office, government office, post office	($3,109)
Retail	Retail, car dealership, drugstore	($8,518)
Lodging	Hotel	($2,110)
Recreational	Park, marina, golf course, harness track, tennis facility, fitness center	$52
Institutional	School, church, library	($6,622)
Medical	Hospital, nursing home, clinics	($6,995)
Industrial	Utilities, manufacturing, warehousing	($110)
Services	Bank, real estate office, restaurant, gas station	($3,230)

Figure 2: Land Uses from SAPs Compared to FY 2017 Report

Land Use in SAP	Corresponding Land Use in FY 2017 Report
Civic	Institutional
Office	Office
Retail/Restaurant	40% Retail, 60% Services
Hotel	Lodging
Light Industrial	Industrial
Live / Work	Multi-Family Dev.
Multi-Family	Multi-Family Dev.
Multi-Family Senior	Multi-Family Dev.
Single-Family Attached	Multi-Family Dev.
Single-Family Detached	Single-Family - High Density

Figure 3: Estimated Density by Land Use to Determine Acreage in SAPs

Land Use	FAR*/Dwelling Unit (DU)/Key Per Acre
Civic	1.00
Office	0.50
Retail/Restaurant	0.33
Hotel	50
Light Industrial	0.25
Live / Work	12
Multi-Family	18
Multi-Family Senior	25
Single-Family Attached	10
Single-Family Detached	5.5

* Floor Area Ratio (FAR) is the measurement of a building's total amount of usable floor area in relation to the total area of the lot on which the building stands.

Figure 4: Village Place Preferred Program Calculations

	Non-Residential					Mixed-Use	Residential				
Land Use in SAP	**Civic (GSF)**	**Office (GSF)**	**Retail (GSF)**	**Hotel (Keys)**	**Light Indust. (GSF)**	**Live / Work (# DU)**	**Multi-Family (#DU)**	**Multi-Family Senior (#DU)**	**Single-Family Attached (#DU)**	**Single-Family Detached (#DU)**	**Total Program**
Village Place Program											
N of McCaskill	21,000	79,000	7,000	0	0	0	18	0	11	0	
S of McCaskill	10,000	61,000	44,000	66	0	13	0	0	0	8	
Total	31,000	140,000	51,000	66	0	13	18	0	11	8	
Village Place Program in Acres											
N of McCaskill	0.5	3.6	0.5	0.0	0.0	0.0	1.0	0.0	1.1	0.0	6.7
S of McCaskill	0.2	2.8	3.0	1.3	0.0	1.1	0.0	0.0	0.0	1.5	9.9
Total	0.7	6.4	3.5	1.3	0.0	1.1	1.0	0.0	1.1	1.5	16.6
Village Place Annual Revenue (Deficit) By Land Use											
N of McCaskill	-$3,192	-$11,277	-$2,577	$0	$0	$0	$1,597	$0	$1,757	$0	-$13,693
S of McCaskill	-$1,520	-$8,707	-$16,200	-$2,785	$0	$1,730	$0	$0	$0	$1,172	-$26,310
Total	-$4,713	-$19,984	-$18,777	-$2,785	$0	$1,730	$1,597	$0	$1,757	$1,172	-$40,003

Design
Collective

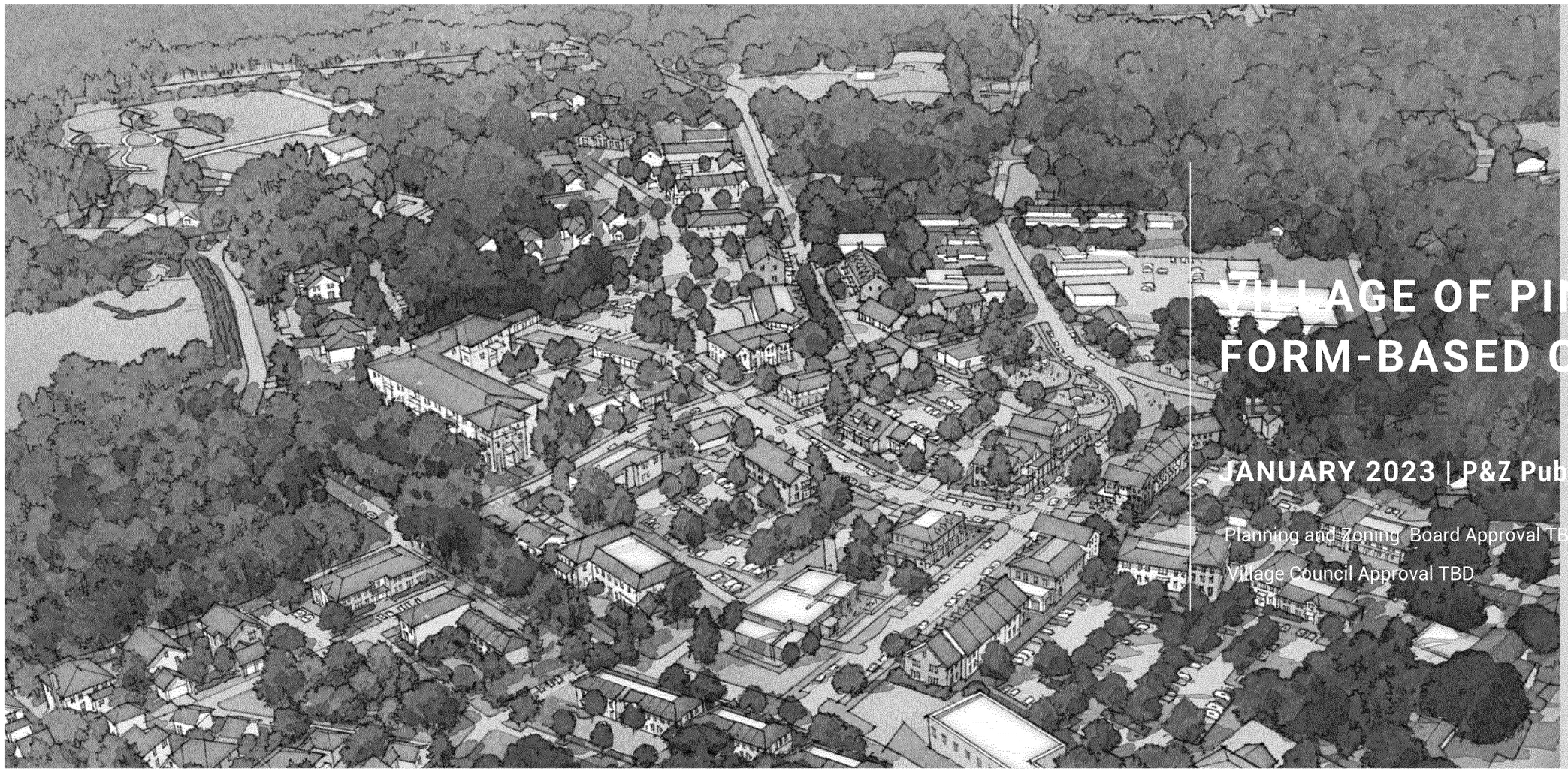
ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
GRAPHICS

Baltimore
601 East Pratt Street, Suite 300
Baltimore, Maryland, 21202
P 410.685.6655

Chicago
9 W. Washington Street, 4th Floor
Chicago, Ill 60602
P 312.625.4747

www.designcollective.com

100% Employee-Owned Design Firm



VILLAGE OF PINEHURST
FORM-BASED CODE

JANUARY 2023 | P&Z Public Hearing Draft

Planning and Zoning Board Approval TBD

Village Council Approval TBD

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

1895 VILLAGE OF PINEHURST

ACKNOWLEDGMENTS

ELECTED & APPOINTED OFFICIALS

JOHN C. STRICKLAND
Mayor

PATRICK PIZZELLA
Mayor Pro Tempore

LYDIA BOESCH
Treasurer

JEFF MORGAN
Council Member

JANE HOGEMAN
Council Member

KEVIN DRUM
Former Council Member

JUDY DAVIS
Former Council Member

VILLAGE STAFF

JEFF SANBORN
Village Manager

DARRYN BURICH
Planning & Inspections Director

ALEX CAMERON
Planning Supervisor

DESIGN TEAM

DESIGN COLLECTIVE
Baltimore, Maryland

URBAN DESIGN/ PLANNING

Matt D'Amico, PLA
Principal-in-Charge, Facilitator
Cecily Bedwell, AICP, LEED-AP BD+C, NCARB
Project Manager, Lead Planner, Facilitator
MacKenzie Twardus, PLA
Planner, Landscape Architect, Facilitator
Mayte Ortgea-Webbert
Planner, Facilitator
Brian Reetz, PLA, ASLA
Facilitator
Anna Owen Dennis, PLA, ASLA, LEED Green Assoc.
Facilitator
Jennifer Heinz-Zahner, PLA
Landscape Architect
Michael Pullano, Associate ASLA
Landscape Designer, Facilitator

RAMEY KEMP ASSOCIATES
Raleigh, NC

TRANSPORTATION

Adam Fischer, PE
Transportation Planner, Facilitator
Jessica McClure, PE
Traffic Engineering Lead, Facilitator

DUGGAL REAL ESTATE ADVISORS

MARKET & ECONOMIC

Melina Duggal, AICP
Market Analyst, Facilitator

WHAT IS A FORM-BASED CODE?

"A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements."

Source: Form-Based Codes Institute (FBCI)



TABLE OF CONTENTS

1.0 Introduction 1
1.1 Overview 2
1.2 Purpose & Components 4

2.0 Site Design 7
2.1 Overview 8
2.2 Regulating Plan 9
2.3 Lot Standards 10
2.4 Corner Lot & Frontage Elevation Standards 17

3.0 Street Design 19
3.1 Overview 20
3.2 Complete Streets 22
3.3 Street Types 24
3.4 Material & Element Standards 28

4.0 Landscape Design 31
4.1 Overview 32
4.2 Open Space Types 34
4.3 Material & Element Standards 40

5.0 Architectural Design 49
5.1 Overview 50
5.2 Building Types 51
5.3 Material & Elements Standards 56

6.0 Signage Designs 71
6.1 Overview 72
6.2 Signage Types and Standards 73

7.0 Definitions 77
7.1 Glossary of Terms 78

This page intentionally left blank

1.0 INTRODUCTION

1.1 OVERVIEW
1.2 PURPOSE & COMPONENTS

1.1 Overview

The Village of Pinehurst identified Village Place as an area well-suited to accommodate growth, advance economic development goals, increase revenues and the tax base, and to support the many quality-of-life needs of existing residents, businesses, and visitors.

In an effort to advance these opportunities and create a Small Area Plan that responds to the Village's 2019 Comprehensive Plan and guides future development initiatives, the Village of Pinehurst hired Design Collective, Duggal Real Estate Advisors, and Ramey Kemp & Associates. This plan will guide decision making on new development and redevelopment, public and private investments, policy and zoning, and many other important topics that will have a long-term impact on the Village.

The Small Area Plan (SAP) report for Village Place documents the planning effort and focus on existing conditions analysis, best practice and precedent research, Concept Design studies, the Final Design plan and recommendations, as well as stakeholder feedback. These reports should be seen as an account of the planning process and the intent and vision established collectively. While this document, *Village Place Form-Based Code* (FBC), is a regulating document, taking the intent and vision established through the SAP planning process and formulating prescriptive development standards that helps ensure the vision becomes reality. This document governs the plan area of Village Place only.

Process

The Small Area Plan effort occurred in the three following phases, with stakeholder involvement in all phases. Work began in November 2020 with adoption projected for 2022. For additional information on the project and process, see the adopted *Village Place Small Area Plan.*

PHASE 1: DATA COLLECTION; EXISTING CONDITIONS INVENTORY AND ANALYSIS

The first step in the process was to fully assess and understand existing conditions; historic, cultural, and environmental assets; neighborhood goals and objectives; realistic market-driven development opportunities; resident and stakeholder concerns and input; constraints and opportunities; and other factors that would inform the Small Area Plan.

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints. Phase 1 concluded with Public Workshop 1 in February 2021 with approximately 100 attendees.

PHASE 2: PLANNING AND DESIGN

In Phase 2, from March to June 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Village Place and Pinehurst South. During this timeframe, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/or elected officials, and key stakeholders and, based on input received, refined the concepts. These concepts were shared in early June 2021 in Public Workshop 2 to solicit further feedback; approximately 59 attendees participated.

PHASE 3: MASTER PLAN REPORT

During Phase Three, the design team presented the final draft plan to the community at a public input event in February 2022. This event provided an opportunity for the public to review and comment on the final draft prior to adoption. The design team then prepared this final master plan report, an illustrated, guiding document that outlines the preferred plan options and supported recommendations for the Village Place Small Area Plan.

Project Goals

The following project goals were identified in the project RFP, issued by the Village for the SAP Planning Process:

1. Create a mixed-use walkable destination area that is connected to the Village Center;
2. Create an implementable plan to make the community's vision for the area a reality in keeping with previous planning efforts and the newly adopted Comprehensive Plan;
3. Economic feasibility, urban design, and improving the public realm (e.g. roadways, sidewalks, parks, plazas, open spaces) are key aspects of this plan that must include specific and achievable actions;
4. Expand the footprint of authentic Pinehurst - immediately north of the historic center of the community - and add a new front door to the historic center from NC Highway 211;
5. Connect the historic Village Center area with Village Place via a "connecting spine(s)" which should include new or extended streets, sidewalks, and paths;
6. Extend the vision of Tufts, Olmsted, and Manning from the Village Center to Highway 211 throughout Village Place and along Rattlesnake Trail;
7. The Plan must be consistent with the foundational principles set forth in the National Historic District Nomination (Nomination) submitted to the National Park Service in 1994. The area should feature:
    a. Abundant landscaping, walking paths and open spaces while
    b. Minimizing traffic and maintaining the human scale of buildings.
8. Guiding Principles 1, 2, 3, and 7 of the 2019 Comprehensive Plan are especially important to the development of the Small Area Plans;
9. Parking for existing uses in the Village Center and surrounding areas will also need to be accommodated here.
10. Care must be taken to consider the interaction of any proposed new use with existing uses in the area, and to consider the impact of any proposed new use on the Village Center and its surrounding neighborhoods; and
11. Provide sufficient and discrete parking for any proposed use will be an important consideration.

Planning Goals

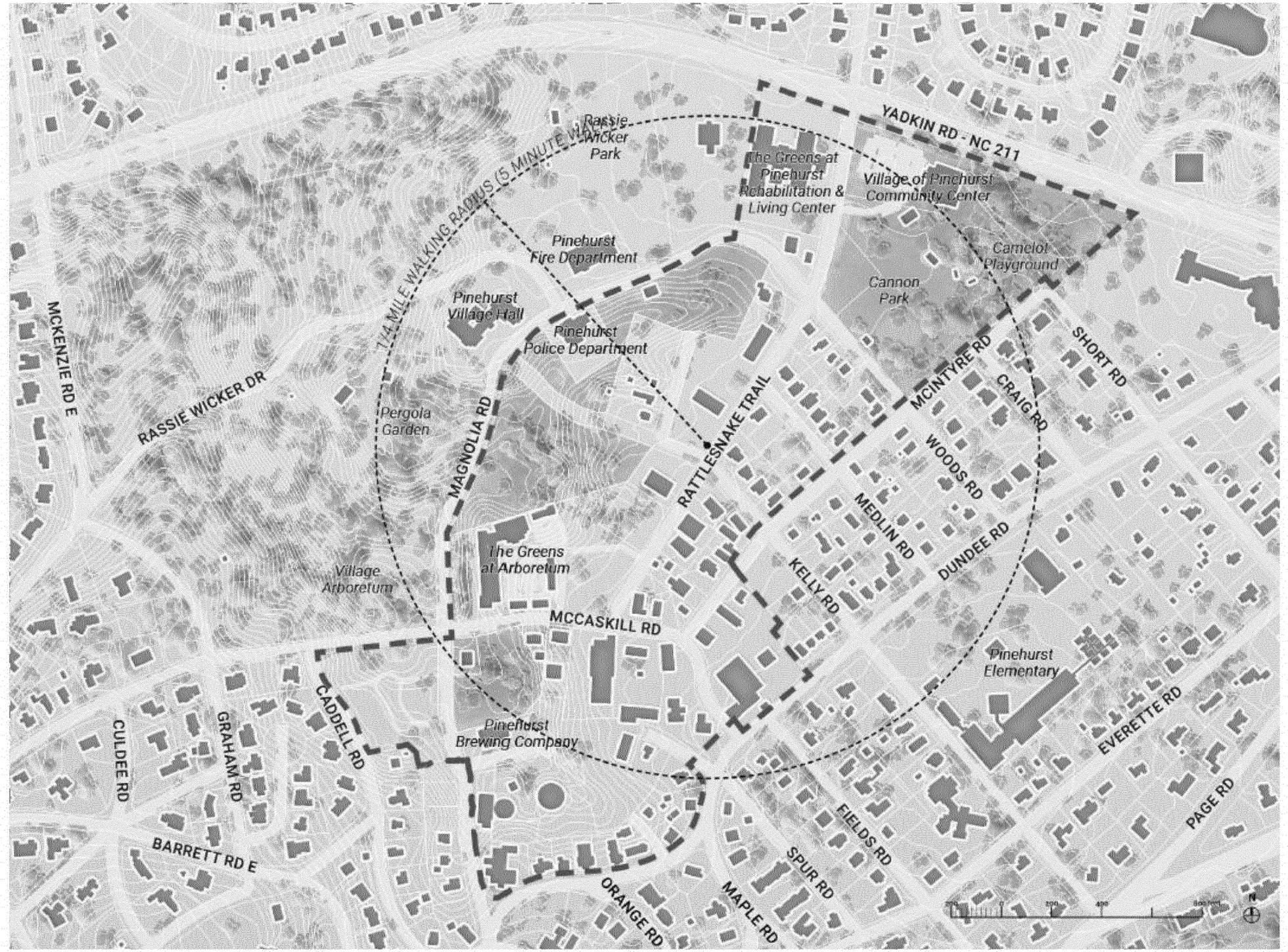
The following planning goals were identified through the development of the *Village Place Small Area Plan*, based on analysis and stakeholder feedback:

1. Promote a mixed-use walkable neighborhood that is reflective of the Village Core, but does not compete with or drain the economic success of it;
2. Recommend mixed-use south of McCaskill that is of a similar scale as the Village Center, while exploring additional mixed-use and infill commercial along Rattlesnake Trail;
3. Incorporate new small Open Spaces, to supplement and connect to the existing larger Open Spaces in and adjacent to Village Place;
4. Explore new infill development with the relocation of the VOP Services Complex; and
5. Provide a connected street network that will help to alleviate traffic congestion on Rattlesnake Trail and cut-through traffic in adjacent residential streets.

Existing Conditions

Illustrative Site Plan

The Existing Illustrative Plan depicts the development and open space patterns that exist in the study area. A 1/4-mile walking radius (5-minute walk) is indicated on the plan for reference.



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE

1.2 Purpose & Components

Purpose of the Form-Based Code (FBC)

The Small Area Plan (SAP) report is a companion document to this Form-Based Code (FBC) for Village Place. While the SAP report focuses on the existing conditions analysis, best practice and precedent research, Concept Design, and Final Design, as well as stakeholder feedback, it should be seen as an account of the planning process and the intent and vision established collectively. The FBC, on the other hand, is a regulating document, taking the intent and vision established through the SAP planning process and formulating development criteria that help ensure the vision becomes reality.

The intent of this FBC is to provide property owners (whether public or private), developers, builders, future homeowners and business owners, contractors, and designers with criteria for urban design, street design, open space design, architectural design, and signage design. All sections must be adhered to in order to ensure a consistent high-quality environment that 1) respects the Village's historic character established by Olmsted and Manning as well as sound planning principles (see the Village Place SAP, Section 4.2 Guiding Principles) and 2) sustains current and future property owner, homeowner, and business owner expectations.

Moreover, this FBC provides a basis from which the Planning Department and Village Council will evaluate development proposals for compliance.

The FBC is specifically prepared to ensure that all new development fulfills the vision for design excellence and unique neighborhood character as described in the *2019 Comprehensive Plan* and *Village Place Small Area Plan* documents. While individual development will occur over time through the hands and minds of many, certain elements within the Village Place SAP are envisioned to be consistent throughout the Village to create a coherent character. These elements include street lighting, benches, trash and recycling receptacles, tree grates, primary sidewalk material, permanent identification signs, vehicular and pedestrian directions signs, and parking signs.

The *Village Place Form-Based Code* (FBC) is comprehensive, complete, and serves as the development criteria for Village Place. All development in Village Place shall comply with the FBC criteria as determined by the Planning Department and approved by the Village Council. The previously-prepared *2019 Comprehensive Plan* and the *Village Place Small Area Plan* report are and will remain important reference documents, but specific quantitative and/or qualitative design considerations for Village Place are governed exclusively by this FBC, except where in conflict with the *Village of Pinehurst Historic District Standards,* life safety codes, or state or federal regulations; in such cases, the *Historic District Standards,* life safety codes, or state or federal regulations will prevail.

Further, while the process for development review and approval is governed by the *Pinehurst Development Ordinance* (PDO), the zoning regulations (including permitting uses, building heights and setbacks, parking requirements, and similar) are supplanted by the FBC criteria.

All applicable building codes, laws, Acts, life safety codes, ADA, environmental regulations, development approval processes, Village of Pinehurst, State, and Federal regulations and permitting processes, and similar regulations must be adhered to and are not superseded by the *Village Place Form-Based Code*.

The FBC is not a prescription for a specific design mandate. At the discretion of the Village, exceptions to the criteria within the FBC that conform to the goals of the V*illage Place Small Area Plan* may be granted. Any such exceptions shall be consistent with the intent of the FBC to create the best neighborhood possible and must be approved by the Village. Exceptions to the criteria within the FBC may be granted on the basis of unusual programmatic requirements, particular site constraints, or architectural/site design merit as determined by the Village and where shown on appropriately submitted documents.

Sustainability has been elevated as a priority for all elements of design and, therefore, is integrated throughout the FBC. Specific sustainable criteria are incorporated in all sections, including Site Design, Street Design, Landscape Design, Architectural Design, and Sign Design.

Throughout the FBC, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "prohibited" and "not permitted" identify practices, materials, or systems which are not allowed in Village Place.

Throughout this document, illustrative examples and photographs of building types, architectural design styles, open space design, streetscape, and similar are offered. These images are for illustrative purposes only and are not intended to suggest a specific style or design.

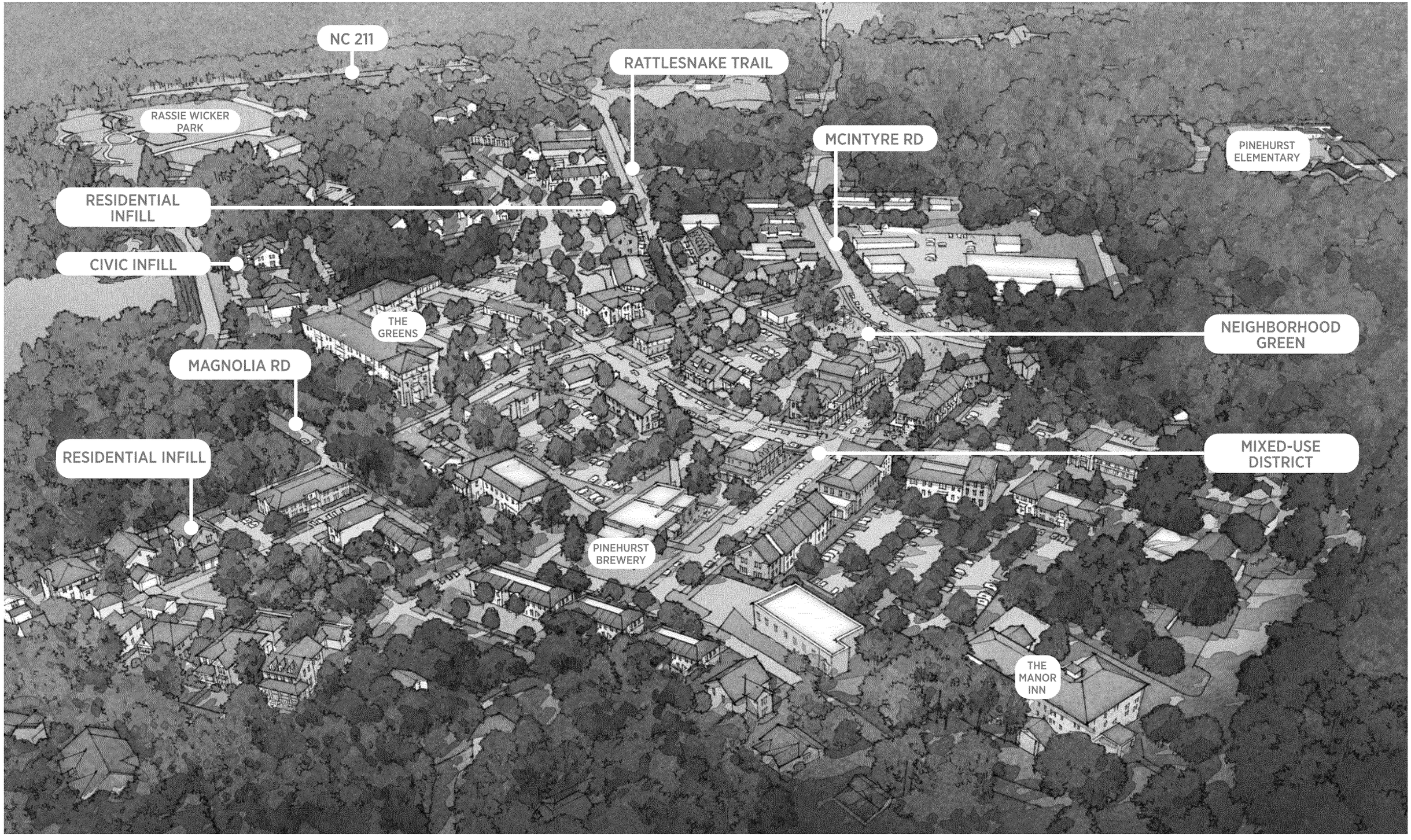
The FBC applies to all development within the boundaries of Village Place only. The FBC criteria may be modified from time to time with the Village Council's approval.

See Section 7.0 for a select glossary of terms used in this document; definitions of terms may vary from those in the PDO.

Components of the Form-Based Code (FBC)

The Form-Based Code criteria comprise the following sections, covering all aspects of the built environment within Village Place:

- 1.0 Introduction
- 2.0 Site Design
- 3.0 Street Design
- 4.0 Landscape Design
- 5.0 Architectural Design
- 6.0 Sign Design
- 7.0 Definitions



VILLAGE PLACE - AERIAL RENDERING

This page intentionally left blank

2.0 SITE DESIGN

2.1 OVERVIEW
2.2 REGULATING PLAN
2.3 LOT STANDARDS
2.4 CORNER LOT AND FRONT ELEVATION STANDARDS

2.1 Overview

Purpose

The Site Design criteria describe how buildings and streets interface to create the physical character of the built environment, including such bulk regulations as height, setbacks, and frontage. The Site Design criteria include general provisions for all areas of Village Place as well as specific design standards for each residential lot type.

The Project and Planning Goals on page 2 in this document and the Principles highlighted in the Village Place Small Area Plan report informed the Site Design criteria to help ensure a mixed-use walkable neighborhood that is reflective of the character of the Village.

Components

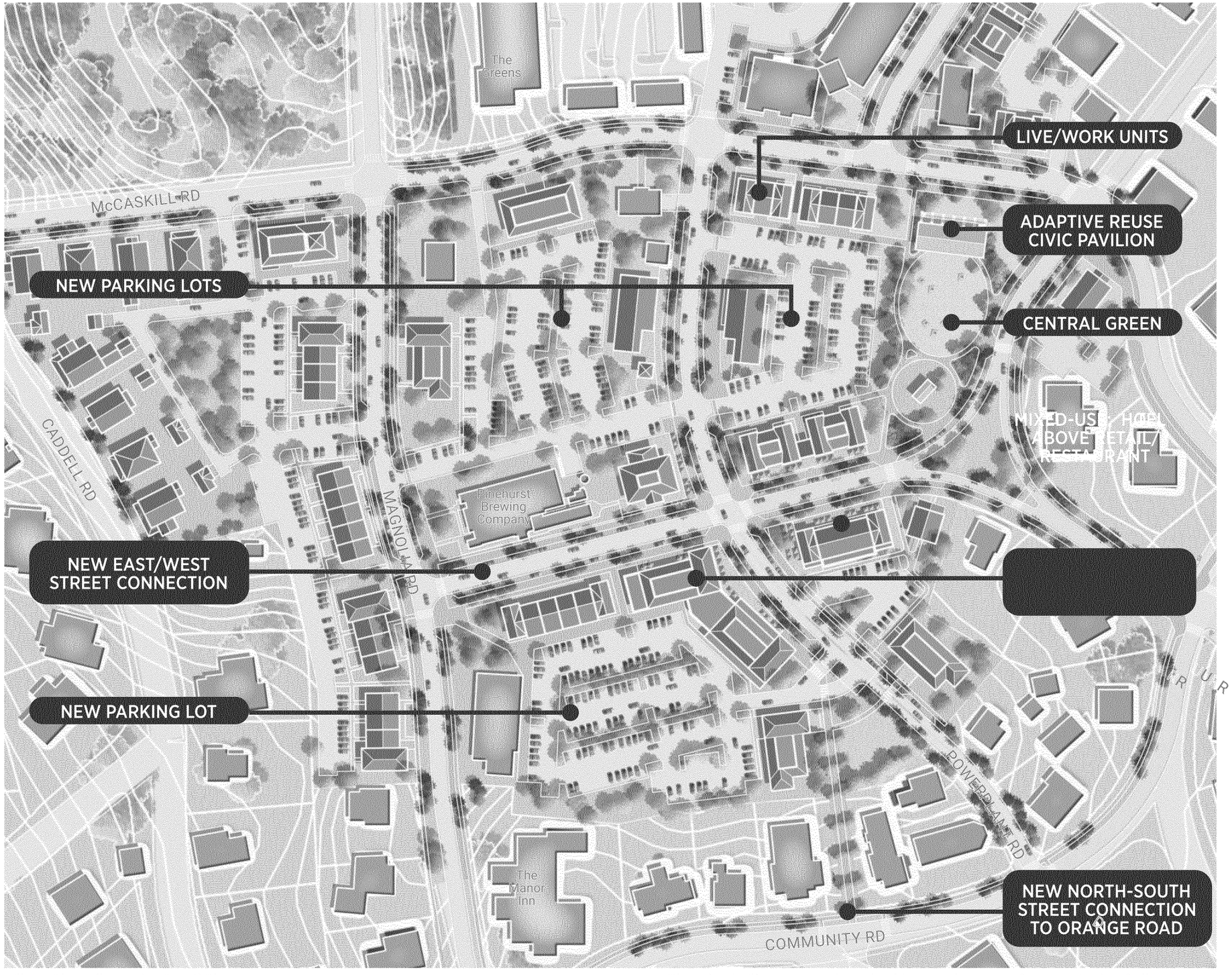
The Site Design criteria comprise the following sections:

1. Regulating Plan: A plan diagram that acts as a key for the application of the Site Design and Street Design standards
2. Lot Standards: Provide setbacks and other dimensional requirements for all lot types
3. Corner Lot Requirements: Indicate additional provisions for lots located on street corners and/or along primary open spaces.

Detail Plan

The Detail Plan to the right illustrates the potential build-out of the Village Place core area south of McCaskill Road, showing new buildings, streets, parking, and open space and embodies the criteria within the FBC. However, it is important to note that the Detail Plan is illustrative only; the actual built design may vary, but shall be consistent with the intent of the FBC and comply with its criteria.

It is anticipated over the approximate thirty-year redevelopment of the area, that street alignments, the mix of uses, building types, and distribution may be refined as redevelopment progresses. All such modifications shall follow the intent of the FBC.



Village Place Illustrative Detail Plan

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

2.2 Regulating Plan

The Regulating Plan is a plan diagram that acts as a key for the application of the Site Design and Street Design criteria, linking the criteria with physical locations.

The Regulating Plan defines the boundary within which the FBC criteria apply, as shown by the SAP Boundary as a brown dashed line. The Regulating Plan also indicates allowed Uses and Building Heights within subareas. For Building Heights for example, "BH: 1-2" indicates that buildings shall be either 1 or 2 stories in height (see Section 8.0 Definitions for information on how building height is measured within Village Place).

Additionally, the Regulating Plan indicates where Active Frontage is required, that is, where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street.

Proposed street alignments and open space locations and configurations may vary from those shown to the right, with Village approval.



Key

- Core Area Blocks
- Clark Cad
- Lower Rattlesnake Area Blocks
- Upper Rattlesnake Blocks
- Traditions Site
- General Frontage
- Active Frontage
- Public Conservation
- Open Space
- Civic Building Monuments

1. MIXED-USE
2. OFFICE
3. RETAIL
4. LIVE - WORK
5. SFA - TOWNHOUSE
6. SFD - COTTAGE
7. SFD - VILLA
8. SFD - MANOR
9. HOTEL
10. MULTIFAMILY

2.3 Lot Standards

The Lot Standards section addresses criteria for all lot types throughout Village Place. The Lot Standards criteria provide requirements for building setbacks, build-to lines, and minimum building widths for each lot type and condition (i.e., Corner versus Mid-Block lots). Civic Lots (i.e., parcels with civic buildings/uses) are exempt from Lot Standards criteria.

Lot Types

The Lot Types in Village Place are as follows and include Commercial (Retail, Office, Hotel, or Multi-Family); Single-Family Attached (SFA) units (i.e., townhouses); and Single-Family Detached (SFD) lots. In Village Place, the majority of Lot Types are Mixed-Use/Commercial, with some Residential, typically Rear-Loaded with garage or parking access from an alley (or shared-access driveway). Live/Work is a subtype of mixed use with Residential above ground-floor Retail or Office Space and is treated the same as other mixed use.

1. Mixed-Use/Commercial (Retail, Office, Hotel, or Multi-Family)
2. SFA - Rear-Loaded
3. SFD - Cottage Rear-Loaded
4. SFD - Manor Rear-Loaded
5. SFD - Villa Front- Loaded

The following pages provide specific criteria for each of the Lot Types listed above that include required setbacks, build-to lines, garage/parking placement and access, porch and stoop placement and projection, and similar.

General Provisions

General provisions that apply for all lot types are as follows:

The following encroachments may extend into the lot front and side setbacks up to 1 foot from the build-to line: stoops, steps, bays, and similar building elements; porches may extend into the lot front and side setbacks up to 2 feet from the build-to line. Masonry veneers may encroach a maximum of 6 inches into any required setback.

Encroachments into the right-of-way shall not be allowed. (To note: arcades, a common feature in some historic communities, are not present in the historic Village Core and, therefore, are not permitted in Village Place within the right-of-way).

Where alleys or shared-access driveways are provided, service areas and off-street parking (whether in garages or on surface lots, parking pads, or driveways) shall be accessed from the alley or shared-access driveway, unless otherwise approved by the Village.

On corner lots with no access from an alley or shared-access driveway, garage or parking access may be from the side street.

For driveways accessed directly from streets, the driveway shall be either less than 6 feet in length (and, therefore, not allowing vehicles to park in the driveway) or equal to or greater than 20 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

On SFD - Villa lots, where the garage is accessed from the front of the lot (Front-Loaded), the garage door shall not constitute more than 45% of the façade. Additionally, the driveway shall be equal to or greater than 18 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

See the following pages for criteria specific to each Lot Type.

Mixed-Use / Commercial Rear-Loaded Lots (Regulating Plan Key #1, #2, #3, #8, #9)

A Mixed-Use / Commercial Lot has a building with a ground-floor commercial use that may include retail, restaurant, and/or office and may include lobby or amenity space for upper floor uses. If included, the upper floor(s) may be retail, restaurant, office, hotel, and/or residential. Rear-Loaded refers to the positioning of the off-street parking and its access from a rear alley or shared-access driveway.

The standards for Mixed-Use / Commercial Lots are as follows:

Lot Width	24' min. for Mid-Block Lot; 34' min. for Corner Lot
Lot Depth	60' min.
Building Height	See Regulating Plan
Building Width	24' min.
Building Depth	Varies; no min.
Primary Building Setbacks:	
Front Setback	10' Build-To Line
Side Setback	See lot diagrams to the right
Rear Setback	15' min.; 20' if parking is on-lot to rear of primary structure

* A min. of 75% of the Primary Structure's front elevation/facade shall be placed on the Build-to Line set 10' off the front lot line.

Accessory Building Setbacks:

Front Setback	5' min. from rear of the primary structure
Side Setback	Shall be located directly behind the principal structure
Rear Setback	15' min.; 20' if parking is on-lot to rear of primary structure

Parking provided on-lot/off-street (whether in garages or on surface lots, parking pads, or driveways) and service areas shall be located to the rear or side (but not in front or projecting forward) of the primary structure.

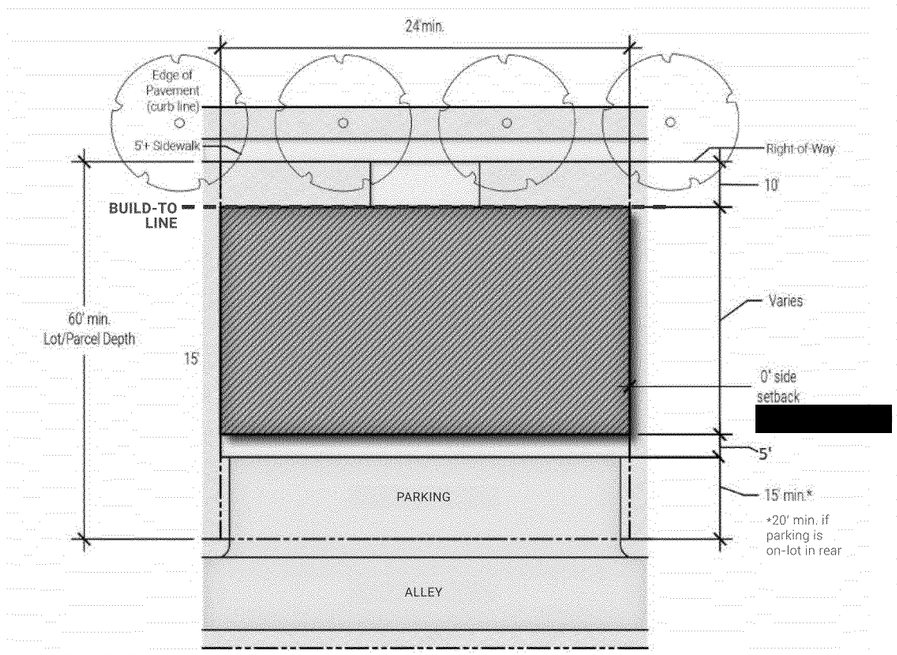
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of Mixed-Use / Commercial Lots in Village Place, Mid-Block Lots and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

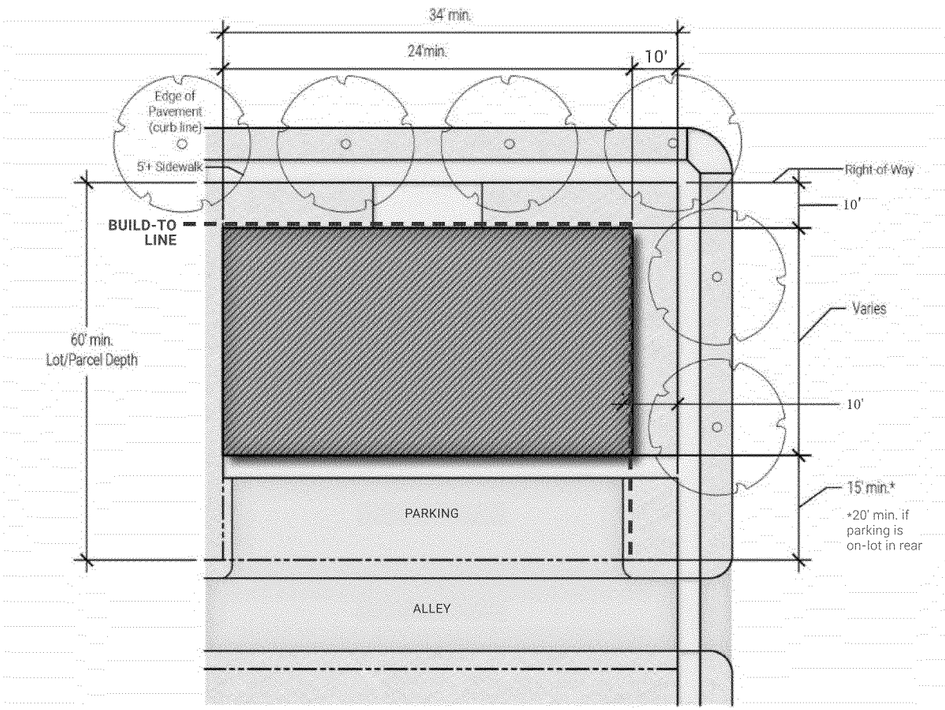
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Rear-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

Mixed-Use / Commercial Rear-Loaded Mid-Block Lot

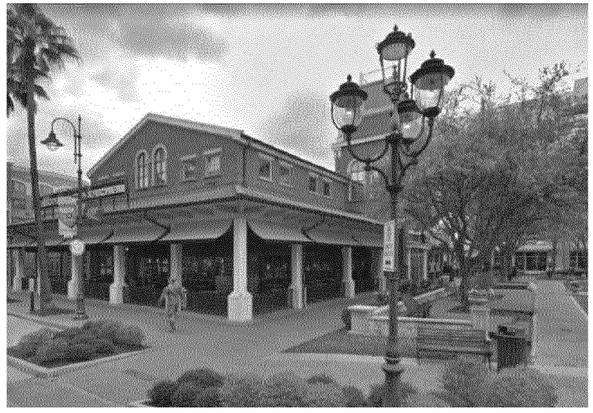


Mixed-Use / Comercial Rear-Loaded Corner Lot

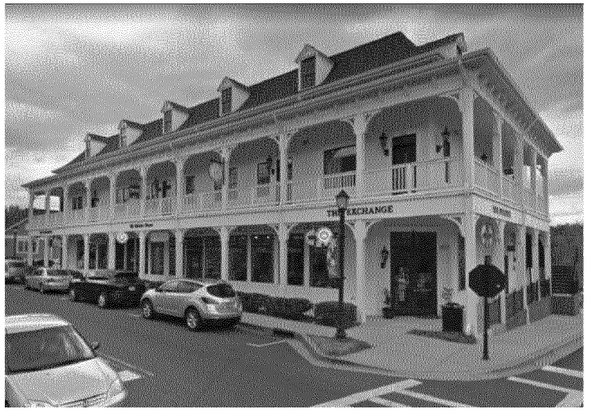




Precedent - One-story Retail
Source: unknown



Precedent - Commercial Building - Baton Rouge, LA
Credit: Google Maps Street View



Precedent - Commercial Building
Credit: Google Maps Street View

Single-Family Attached (SFA) Rear-Loaded Lots (Regulating Plan Key #4)

A Single-Family Attached Lot has a single-unit, residential building (a townhouse) that shares one or two side walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFA Lots are as follows:

Lot Width	22' min. for Mid-Block Lot; 37' min. for Corner Lot
Lot Depth	75' min.
Building Height	See Regulating Plan
Building Width	22' min.
Building Depth	34' min.

Primary Building Setbacks:

Front Setback	15' Build-To Line
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

*A minimum of 50% of the Primary Building (full building length of the) front elevation/facade shall be placed on the Build-To Line set 15' off the front lot line(s).

Accessory Building Setbacks:

Front Setback	To be located completely behind the Primary Building
Setbacks	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

See the General Provisions on page 10 for building elements that may extend into the lot's front and side setbacks.

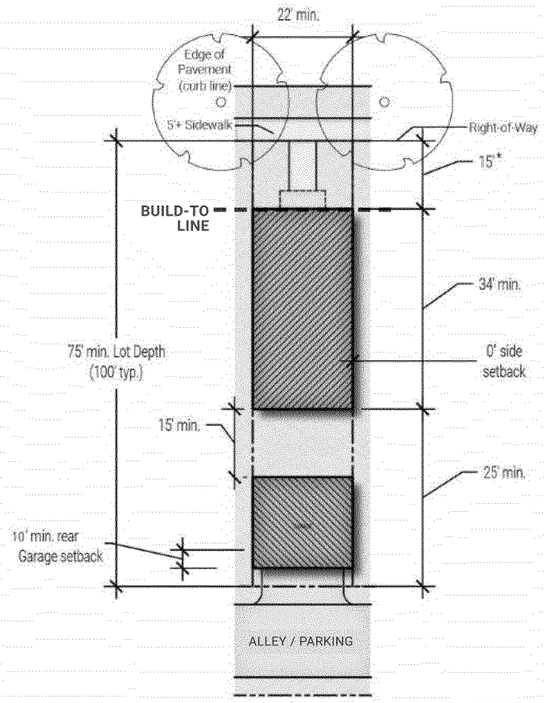
There are three types of Single-Family Attached lots: Mid-Block, Mid-Block End, and Corner lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

Mid-Block Lots: These lots are flanked by other lots and the building is attached on both sides.

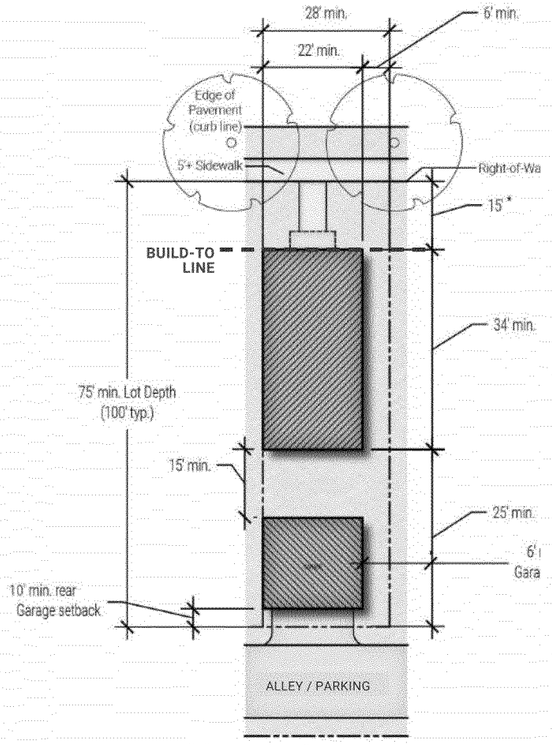
Mid-Block End Lots: These lots are flanked by other lots on both sides, but the building is attached on one side only.

Corner Rear-Loaded Lots: These lots have two frontages (ie. two lot lines along a street or a street and an open space); the building is attached on one side only.

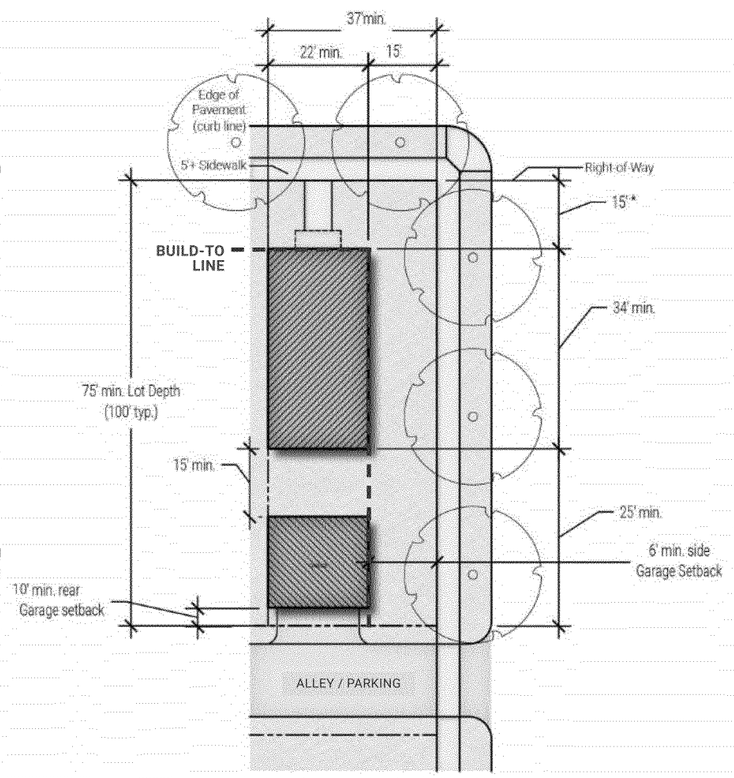
SFA Rear-Loaded Mid-Block Lot



SFA Rear-Loaded Mid-Block End Lot

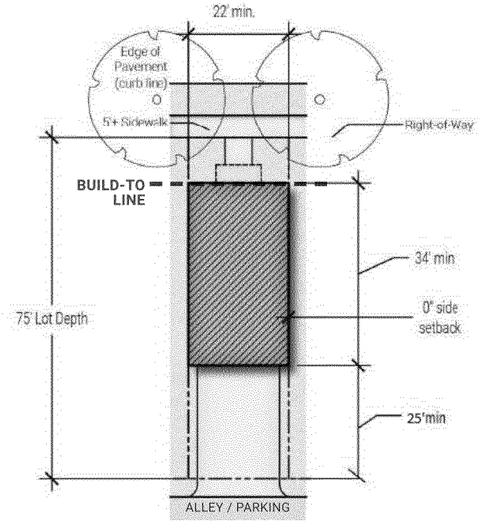


SFA Rear-Loaded Corner Lot



* Maximum porch encroachment 2'

SFA Rear-Loaded - Integral Garage Mid-Block Lot





Precedent - Single-Family Detached (Townhouse) - Akron, OH
Source: Design Collective



Precedent -Single-Family Detached (Townhouse) - Baxter, NC
Source: Design Collective

Single-Family Detached (SFD) Cottage Rear-Loaded Lots (Regulating Plan Key #5)

A Single-Family Detached (SFD) Cottage Lot has a small (22' to <32' wide) single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Cottage Lots are as follows:

Lot Width	34' min. for Mid-Block Lot; 42' min. for Corner Lot
Lot Depth	75' min.
Building Height	See Regulating Plan
Building Width	22' min.
Building Depth	34' min.

Primary Building Setbacks:

Front Setback	15' Build-To Line
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

* A min. of 75% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s).

Accessory Building Setbacks:

Front Setback	To be located completely behind the primary building
Setbacks	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

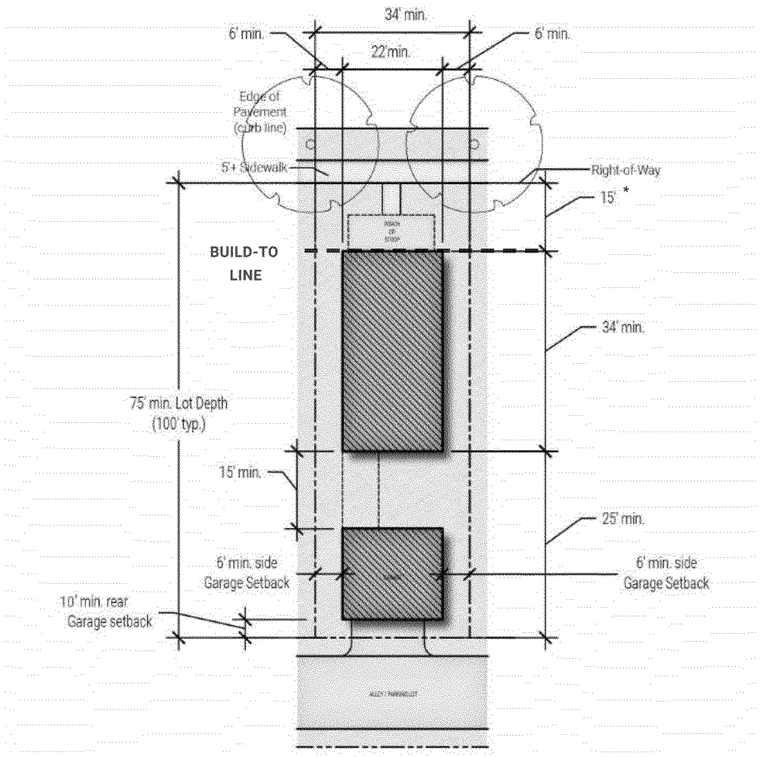
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Detached Lots in Village Place, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

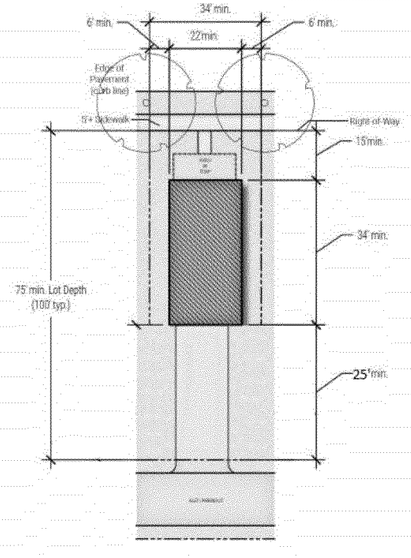
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Rear-Loaded Lots: These lots have two frontages (i.e. two lot lines along a street or a street and an open space).

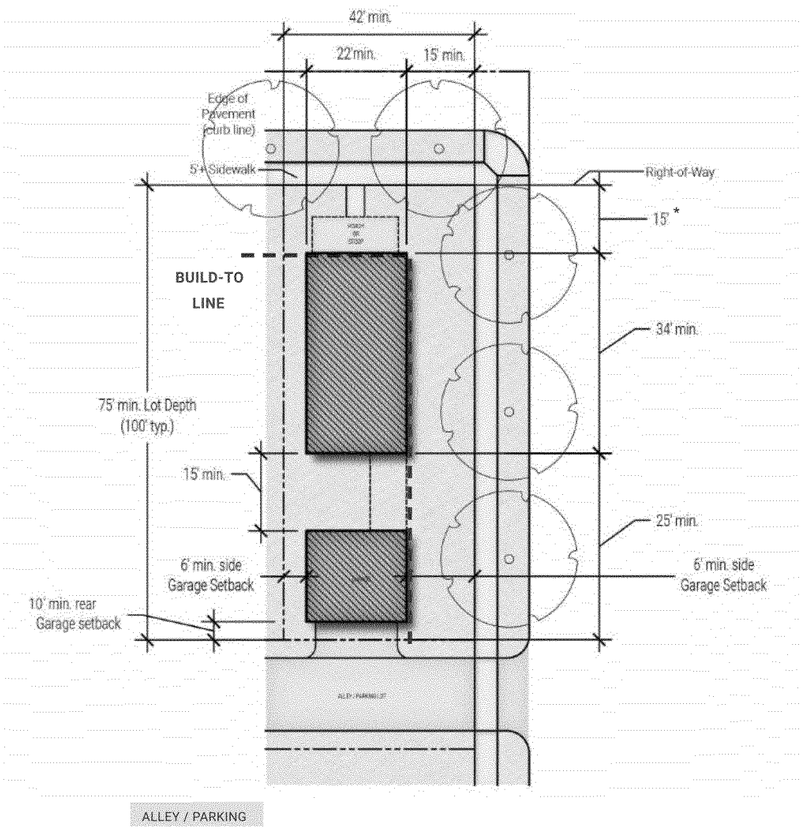
SFD Cottage Rear-Loaded Mid-Block Lot



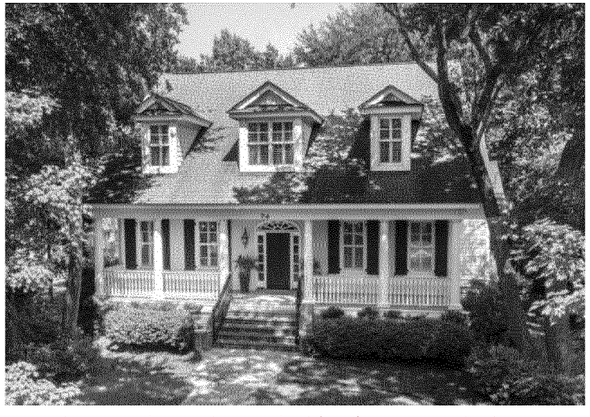
Integral Garage



SFD Cottage Rear-Loaded Corner Lot



* Maximum porch encroachment 2'



Precedent - Single-Family Detached (SFD) Cottage - Charleston, SC
Credit: Nat Wallen



Precedent - Single-Family Detached (SFD) Cottage - Maple Lawn, MD
Source: Design Collective

Single-Family Detached (SFD) Manor Rear-Loaded Lots (Regulating Plan Key #7)

A Single-Family Detached (SFD) Manor Lot has a 32'+ wide single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Manor Lots are as follows:

Lot Width	52' min. for Mid-Block Lot; 62' min. for Corner Lot
Lot Depth	80' min.
Building Height	See Regulating Plan
Building Width	32' min.
Building Depth	34' min.

Primary Building Setbacks:

Front Setback	20' Build-To Line
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

* A min. of 75% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 20' off the front lot line(s).

Accessory Building Setbacks:

Front Setback	To be located completely behind the primary building
Side Setback	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

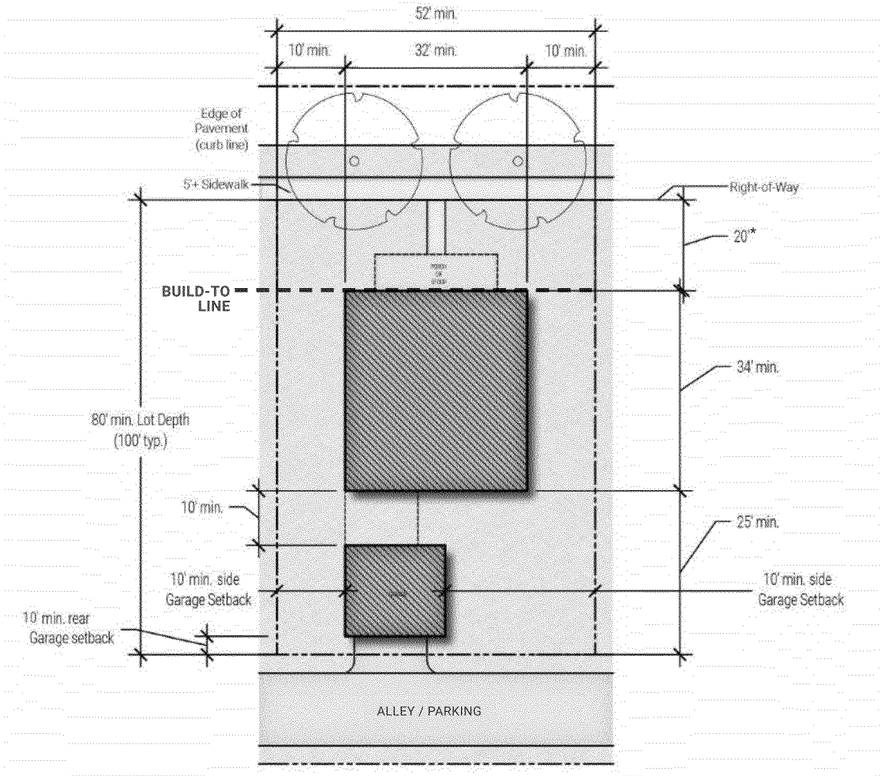
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Detached Lots in Village Place, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

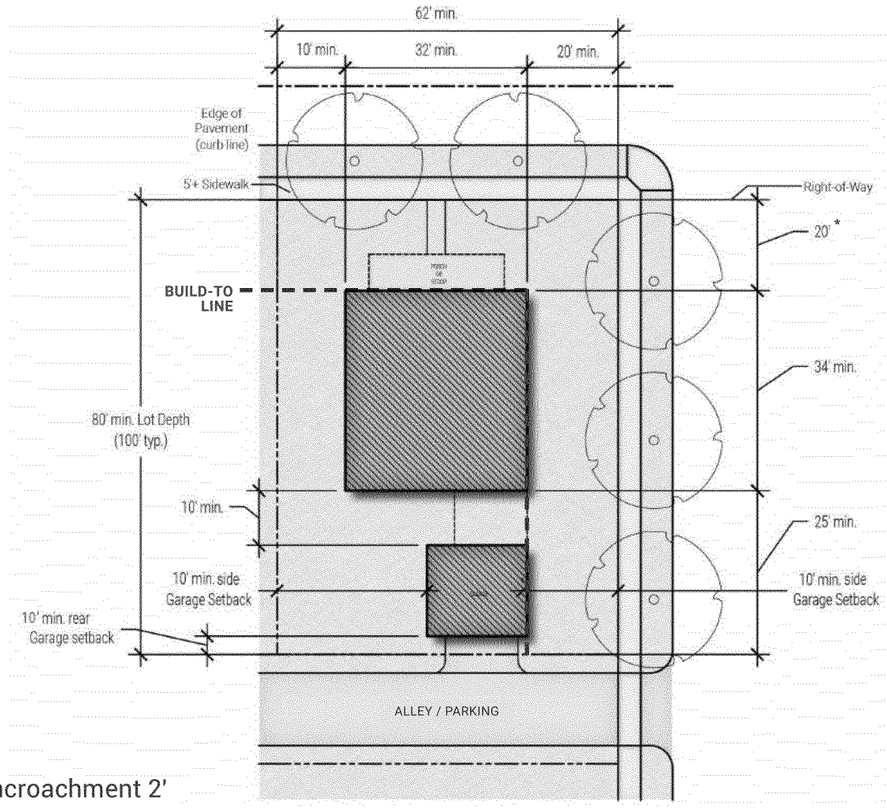
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Rear-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Manor Rear-Loaded Mid-Block Lot



SFD Manor Rear-Loaded Corner Lot



* Maximum porch encroachment 2'



Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD
Source: Design Collective



Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD
Source: Design Collective

Single-Family Detached (SFD) Villa Front-Loaded Lots (Regulating Plan Key #6)

A Single-Family Detached (SFD) Villa Lot has a single-unit, residential building that shares no walls with adjacent units. Front-Loaded refers to the positioning of the garage (or parking pad) and its access from a street in front of the lot.

The standards for SFD Villa Lots are as follows:

Lot Width	72' min. for Mid-Block Lot; 82' min. for Corner Lot
Lot Depth	80' min.
Building Height	See Regulating Plan
Building Width	32' min.
Building Depth	34' min.

Primary Building Setbacks:

Front Setback	20' Build-To Line
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

* A min. of 75% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 20' off the front lot line(s).

Accessory Structure Setbacks:

Front Setback	6' min. back from the facade of the primary structure
Side Setback	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached or attached garage or on a parking pad. A garage shall not be located within the front setback and shall be setback 6' min. from the front elevation (facade) of the primary structure.

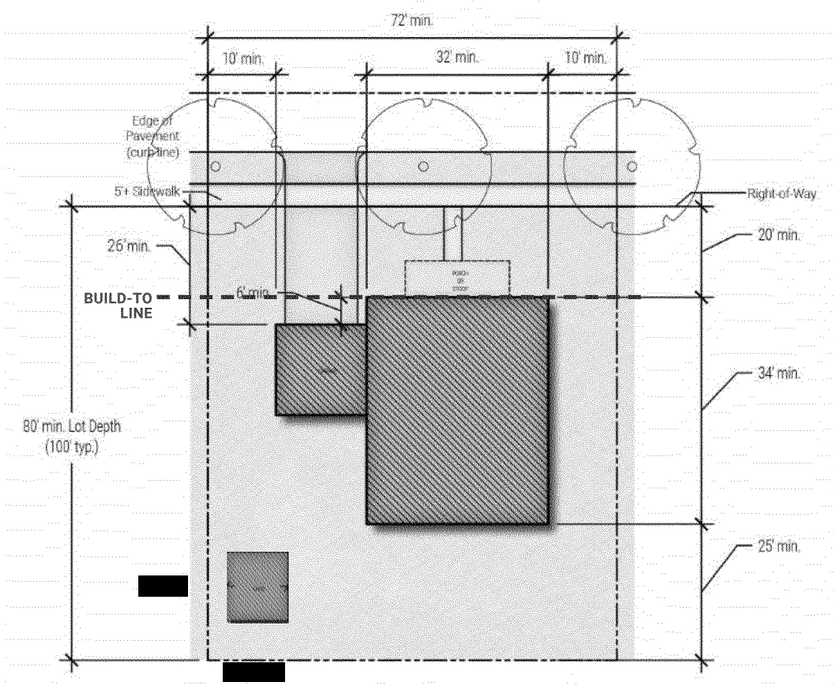
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of SFD Villa Lots in Village Place, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

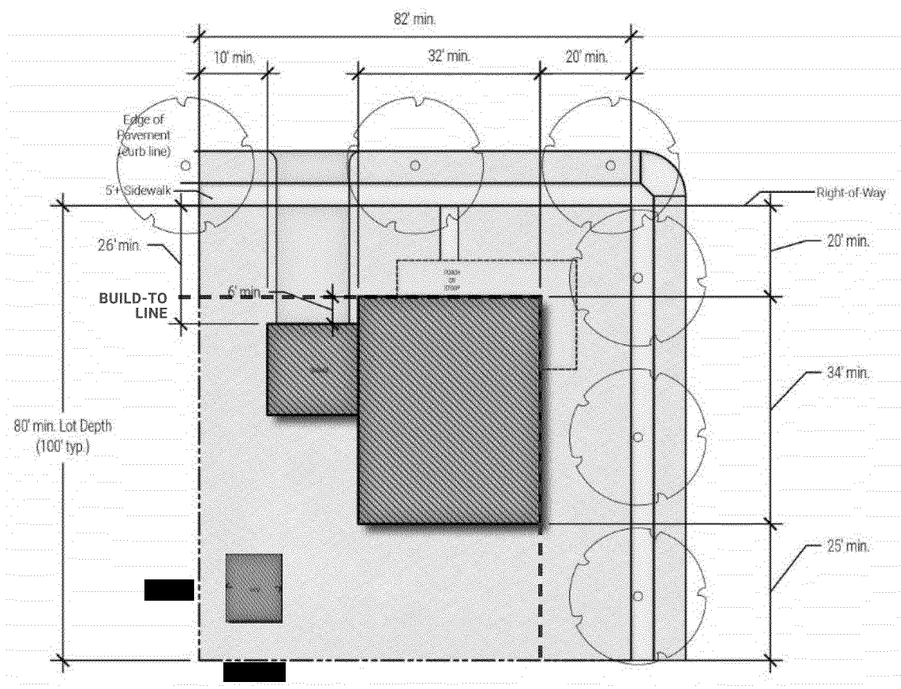
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Villa Front-Loaded-Loaded Mid-Block Lot

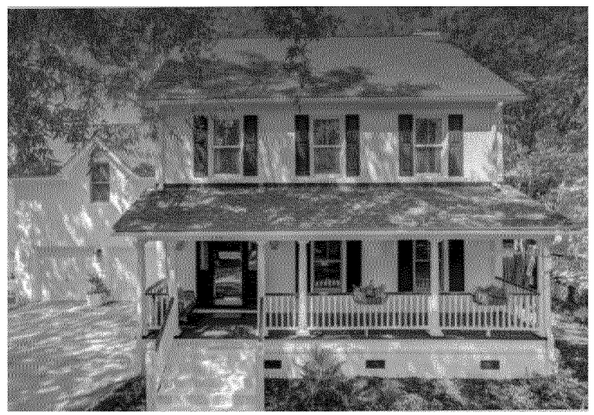


SFD Villa Front-Loaded-Loaded Corner Lot



Porches must wrap building corner with the depth and the length of the porch the same as the depth of the front porch. See Figure 10 on page 62.

Maximum porch encroachment 2'



Precedent - Single-Family Detached (SFD) Cottage _ Charleston, SC

Source: Trulia Real Estate Listings



Precedent - Single-Family Detached (SFD) Villa - Maple Lawn, MD

Source: Design Collective

2.4 Corner Lot and Front Elevation Standards

Given the importance of the public realm in Village Place and proximity to the Village Center, certain lots will require additional design attention due to their street exposure along a block face and unique criteria will apply to corner lots (see below). Civic lots and buildings are exempt from the corner lot and frontage elevation standards. The diagrams on this page are illustrative examples of lot hierarchy and elevation types.

Lots that front on two streets (i.e., where two of the lot lines run along streets) or a street and a primary open space are known as Corner Lots and have two “frontages” for the application of the Form-Based Code criteria. All other lots are known as standard Mid-Block Lots; no unique criteria apply to these lots, however, all other relevant design criteria apply.

Further, any building elevation, regardless of lot hierarchy, that fronts a street is known as a "frontage elevation" and requires particular design attention; specific criteria apply to these elevations (see the following pages). For non-frontage side elevations and rear elevations, no unique criteria apply, however, all other relevant design criteria apply (see the Architectural Design in Section 5.0).

See the Corner Lot and Frontage Elevation Requirements on the following page.

LOT HIERARCHY

- *Corner Lot*
- *Mid-Block Lot*

ELEVATION TYPES

- *Frontage Entry Elevations*
- *Frontage Non-Entry Elevations*
- *Non-Frontage Side Elevations*

LOT HIERARCHY AND ELEVATION TYPES DIAGRAMS





Corner Lot and Frontage Elevation Standards, continued

As noted on the previous page, given the importance of the public realm in Village Place and proximity to the Village Center, certain lots require particular attention due to their locations. The following criteria apply to these important lot locations.

Corner Lot and Frontage Elevation Requirements*:

» Where masonry is the primary facade material: Where and as used on the frontage entry elevation, masonry (brick or stone to 8" below grade) is required on the frontage non-entry elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/ or rear elevation(s) or at an inside corner of a protruding element on the frontage entry facade. Garages and other secondary structures may have a masonry watertable in lieu of full brick or stone on the frontage elevation(s).

» Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on the frontage entry elevation and frontage non-entry elevation (if applicable). Further, the masonry watertable shall return a minimum of 12" on the non-frontage side elevation. Garages and other secondary structures fronting streets shall also have a masonry watertable on the frontage elevation. Alternatively, if approved by the Village, a stamped concrete foundation, painted two shades darker than the siding above, may be substituted for the brick/stone watertable.

» Windows: On frontage elevations of primary structures (per 30 lineal feet of frontage on mixed-use/commercial buildings), at least 4 windows of 12 sf min. each or 48 sf min. in total are required. All buildings require a minimum of 2 windows of 12 sf min. each with a minimum of 24 sf on non-frontage side elevations, located within the front third of the elevation (closest to the street).

» Head features: Trim or masonry head features are required on all windows on all frontage elevations. Trim or masonry head features are required on all doors on all frontage elevations. See also Figure 25 on page 67.

» Window grilles and shutters: Where and as used on the frontage entry elevation, window grilles and shutters are required on the frontage non-entry elevation. See also Figure 25 on page 67.

» Trim: Eave, window, door, base, and other trim shall be consistent, in dimension and detail, on both the frontage entry and the frontage non-entry elevations. Trim may transition appropriately to the minimum criteria requirements on the non-frontage side and rear elevations.

» Porch: Porches on the front facade shall wrap the non-entry facade a minimum length and depth equivalent to the depth of the front porch. See Figures 9 and 10 on page 62.

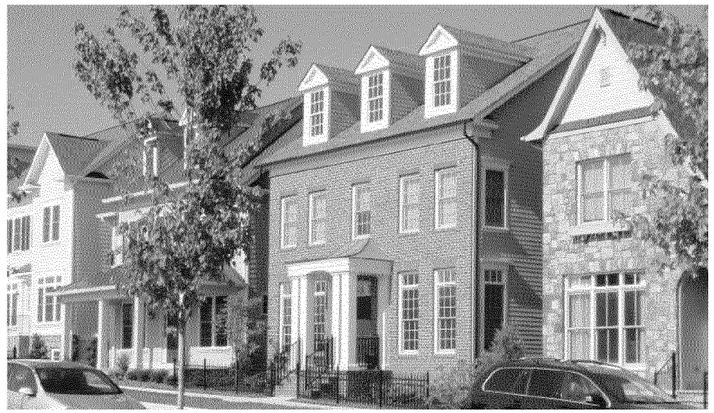
» Landscaping: Landscaping shall be required along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) extends to the building facade. For all Mixed-Use/ Commercial as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village Planner for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. See Section 4.0 Landscape Design on pages 32-46 for additional requirements.

In addition to the above, all other relevant Form-Based Code criteria apply; in particular, see Section 5.0 Architectural Design on pages 50-68.*

* Except as pre-empted per G.S 160D-702 pertaining to building design elements subject to regulation under the North Carolina Residential Code for One-and Two-Family Dwellings; in such cases, the criteria are encouraged rather than mandated. The Village may also request application of these standards through Conditional Rezoning process.



Precedent - Mixed-Use Corner Lot - Pinehurst, NC
Source: facebook



Precedent - SFD Cottage Mid-Block Lot with stoop - Maple Lawn, MD
Source: Design Collective



Precedent - SFD Manor Mid-Block Lot with full porch - Maple Lawn, MD
Source: Design Collective

3.0 STREET DESIGN

3.1 OVERVIEW
3.2 COMPLETE STREETS
3.3 STREET TYPES
3.4 MATERIAL AND ELEMENT STANDARDS

Purpose

Village Place is envisioned as a safe, walkable neighborhood and an extension of Village Center. Moreover, the streets within Village Place are an important part of the open space system. While not as green or planted as the open spaces, streets provide visual openness and access and are the main way people experience the area. The purpose of the Street Design criteria is to guide the design and character of all streets and alleys (or shared-access driveways) within Village Place, whether public or private.

With this vision in mind, the design of streets within Village Place must consider the mobility and safety of people walking, cycling and riding on golf carts, ensuring that maximizing traffic capacity and speed is not the dominant consideration in street design. The streets and sidewalks should include design elements that provide appropriate visual and physical clues for drivers to indicate that pedestrians and cyclists are integral users of the circulation system within Village Place. It is also essential that the design of streets considers the range of users' mobility and provide appropriate access along and across streets for those with limited mobility.

The Small Area Plan for Village Place has been envisioned and conceived as a pedestrian-friendly environment. Streets have sidewalks on both sides and are lined and shaded with trees. Additionally, the streets are narrow, designed to promote a natural slowing effect, flanked by parallel parking generally on both sides.

Beyond Village Place (and not governed by this Form-Based Code), a system of walkways and bikeways will connect Village Place to other neighborhoods as well as to recreation, commercial, and employment areas.

Throughout the Form-Based Code, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "prohibited" and "not permitted" identify practices, materials, or systems which are not allowed within Village Place.

Components

The Street Design criteria include both text and diagrams that specify:

1. General provisions for all streets and alleys (or shared-access driveways), including criteria for vehicle travel lanes, parallel parking, streetscape plantings, sidewalks, and medians;
2. Street Types identifying specific design and dimensional criteria for each of the street types envisioned within Village Place; and
3. Material and Element Standards.

General Provisions

1. The following typical street curb radii standard applies throughout Village Place:
   - Street Curb Radii: 30' min.
   - Alley/Shared Driveway Curb Radii: 10' min.
2. As shown in the Street Sections on the following pages, vehicular travels lane widths shall be:
   - Commercial Street Travel Lane: 10'
   - Residential Street Travel Lane: 10'
3. The following standard applies to alleys (or shared-access driveways) within Village Place:
   - Alley (or shared driveway) Paving Width: 16'* (accommodating a two-way, yield movement)
     * 20' if required for fire access
4. Transitions from one street type to another shall be designed to ensure smooth changes between paving, parking, sidewalks, planting strips, and similar.
5. Where site conditions warrant variations to the Street Type Plans and Sections, the lane widths and sidewalk widths should remain the same while the number of lanes, tree zone width, parking, and similar may vary. At an intersection where two different street types meet (with the exception of alleys or shared-access driveways) or where an existing street meets a new street, the larger curb radius should be used.
6. Streets should have sidewalks on both sides of the street, unless otherwise approved by the Village. Sidewalks shall be designed consistently along the entire length of a block. Additionally, where an alley intersects with a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance (see also page 27).
7. Connections from streets to trails are encouraged.
8. Crosswalks are required at the Rattlesnake Trail and McCaskill Road intersections as well as at the new proposed intersection near Pinehurst Brewing Company; crosswalks shall follow the Design Standards, requiring a white ladder design, to contrast with the street paving if different.
9. Street Plantings:
   i. Street plantings in Village Place should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings. See additional criteria on species and selection on pages 40-43.
   ii. Generally, street tree groupings should be planted at intervals, to provide shading of the sidewalks. In general, street tree groupings should be planted no more than 60 feet apart (excepting at street intersections). Variation in tree spacing is appropriate to the character of Pinehurst, and will vary based on location and adjacent uses, street lighting, underground utilities, and above ground structures (see below for additional criteria).
   iii. Where a single tree is planted (not in a group), the street tree shall be centered within the Tree Zone (see pages 23-25).
   iv. The placement of street trees shall be coordinated with the placement of street lights, such that street trees are located to ensure adequate light levels.
   v. Street trees shall be placed a minimum of 15 feet from all regulatory signs and street intersections when planted between the curb and sidewalk and located with consideration to underground utilities and structures. Street trees may not be planted within 5 feet of a street drain inlet structure, the edge of crosswalks, and/or handicap curb cuts/ramps, nor within 10 feet of an alley entrance or driveway.
   vi. Other streetscape plantings (not including street trees) shall be set back a minimum of 3 feet from the edge of crosswalks and handicap curb cuts/ramps.
   vii. Street trees shall be placed to align, where possible, with lot lines and demising walls of buildings so as to avoid blocking leadwalks to stoops and front porches, doors of buildings, address numbers, and pedestrian passage connections.
   viii. In order to create a comfortable pedestrian environment, street trees shall have their limbs pruned over sidewalks to approximately 8 feet above grade once a mature height is achieved.
   ix. Plant material must not obstruct visibility at intersections. No plant material taller than 30 inches (at maturity) above the curb height shall be allowed in any intersection sight triangle area except single stem trees whose lower branches are pruned to a minimum height of 8 feet above grade.
10. Along streets throughout Village Place, street lighting and street furniture (if proposed) should be consistent, in material, color, and style to present a unified, cohesive public realm (*see page 29 for more information*).

PROPOSED CIRCULATION PLAN

The proposed Circulation Plan for Village Place emphasizes an improved, connected network of streets. This system will provide additional routes for vehicles (as well as for pedestrians, bicycles, and golf carts), thereby reducing traffic stress on a single street. The circulation recommendations include:

- Extension of Medlin Road and Kelly Road
- Two new streets south of McCaskill Road. The north-south street offsets from Rattlesnake Trail and connects to Power Plant Road. The east-west street connects near the Brewery to McIntyre Road.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING STREETS
- PROPOSED STREETS



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

3.2 Complete Streets

Complete Streets are streets that provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike. Complete Streets recognize that crossing the street, walking to visit neighbors and businesses, and cycling to work are equally important as driving. Since streets will play an important role in the livability of Village Place, they must accommodate all users in an appropriate manner, whether young or old, motorist or cyclist, walker or wheelchair user. Complete Streets, together with necessary physical, design, and visual elements, will enable Village Place to be safer, more livable, and welcoming to everyone.

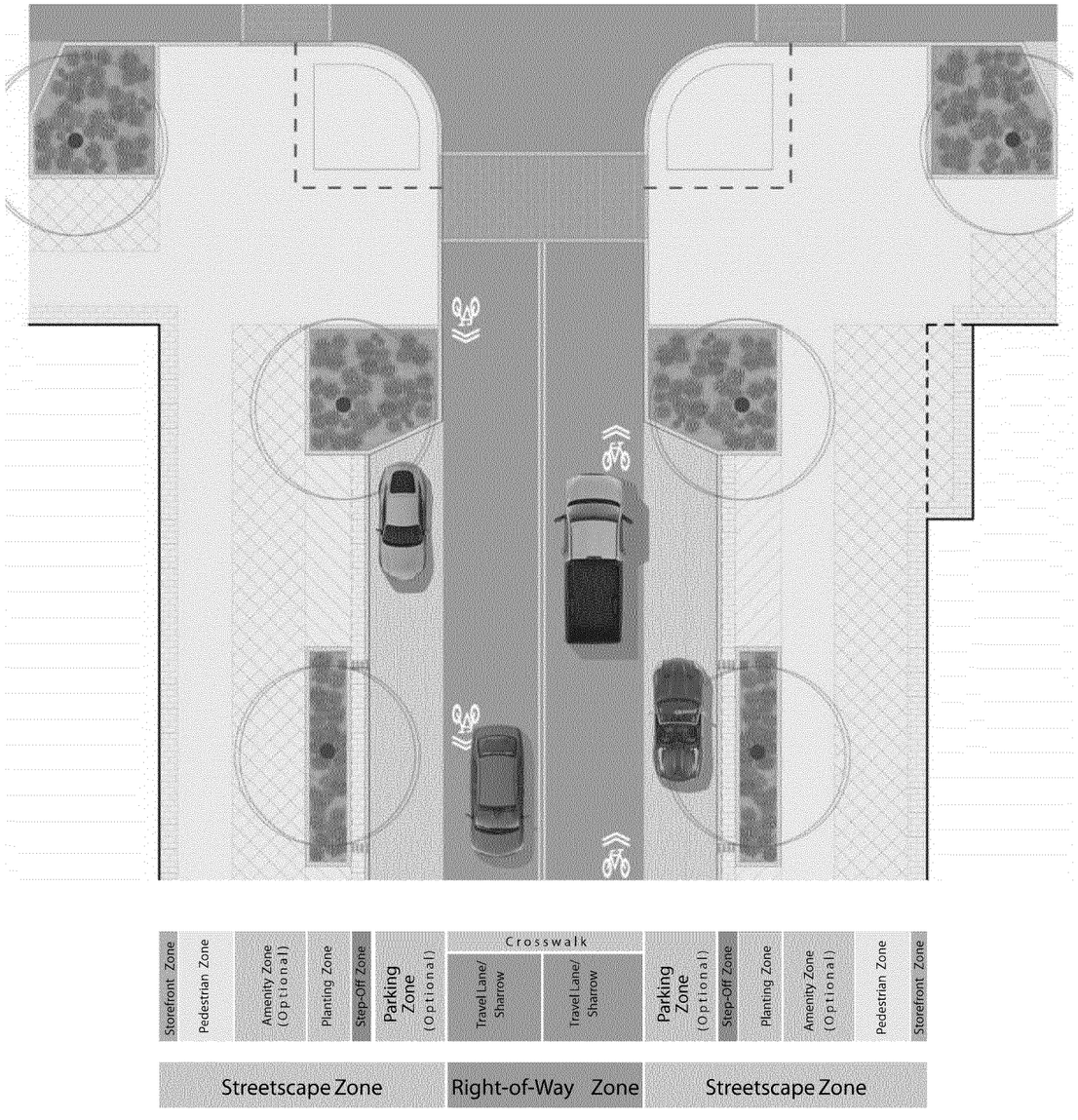
Effective Complete Streets are designed to be compatible with their context. For example, sidewalks should be wider where heavy foot traffic is anticipated, such as adjacent to retail storefronts or a large community gathering space or amenity, compared to a standard 5-foot wide sidewalk in a low-density residential area. Bicycle facilities also should vary per context. Shared-use lanes accommodating both vehicles and bicycles may be appropriate on low-speed residential streets; whereas an off-street shared-use path may be appropriate on wider or commercial streets. On the low-speed streets within Village Place, bicycles can share the roadway with vehicles; whereas, on NC 211 for example, separated bicycles lanes are required for safety.

Additionally, as a component of Complete Streets, sustainable design elements including native plantings, street trees to provide shade, sustainable materials, and efficient lighting contribute to the overall comfort, safety, and natural resource benefits that are part of complete street design.

The Street Design criteria, therefore, address all of the necessary components of Complete Streets, from building face to building face, across a street.

The goals of Complete Streets align with the goals and objectives established in the *Village of Pinehurst Comprehensive Pedestrian Plan 2015*, listed below:

1. Increase “walkability” in the Village of Pinehurst
2. Create a pedestrian network that is an important part of the urban structure
3. Promote walking as a healthy exercise
4. Create a pedestrian environment that is friendly to all users - including seniors, disabled persons, and children
5. Improve connections between disparate parts of the Village
6. Promote pedestrian safety



Complete Streets Diagram

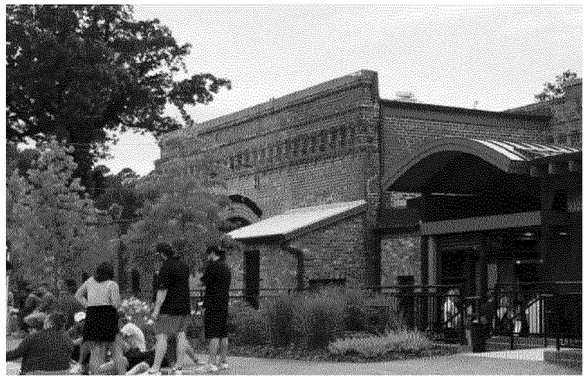
This diagram is for illustrative purposes only.
See the following pages for criteria specific to Pinehurst.

Streetscape Zones

Carrying forward the principle of Complete Streets to provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike, the streetscapes in Village Place are comprised of the following Streetscape Zones, as defined below and shown on the following pages in the Street Sections.

BUILDING ZONE

The Building Zone is the private front yard space. Within Village Place, this zone occurs within a residential lot or commercial parcel and shall be a minimum of 20 feet or 10 feet respectively, per the setback requirements (see pages 10-16). The principal structure sits clear (in back) of this zone, however, porches, stoops, steps, leadwalks, and landscape may occur within this zone. The Building Zone is the transition between the public realm of the street and the private realm of the home or business. See page 70 for more information on the Material and Element standards for this front yard zone.



Credit: Design Collective

PEDESTRIAN ZONE

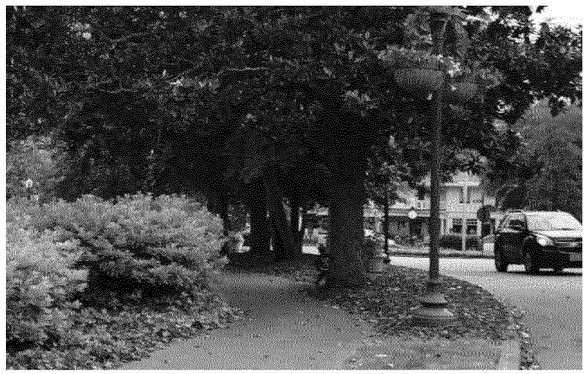
The Pedestrian Zone, within the sidewalk, is a minimum of 5 feet wide and shall remain clear of all street fixtures and furniture including street lights, signs, and similar. This zone is reserved for pedestrian circulation and should be clearly differentiated from other zones by paving materials or other visual cues. Where the Pedestrian Zone crosses a driveway or alley entrance, the pedestrian zone/sidewalk material shall be continuous.



Credit: Design Collective

TREE ZONE

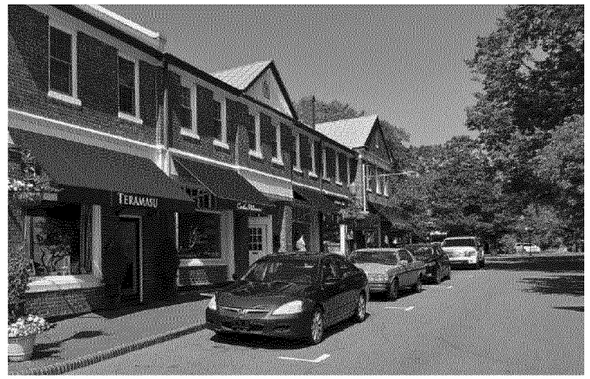
The Tree Zone or streetscape planting zone shall be a minimum of 6’ wide (7' or greater is preferred) and may increase to respond to site conditions. The Tree Zone accommodates permanent features such as planting strips, light poles, and street signage. This zone may also incorporate non-permanent elements, including waste/recycling receptacles, potted plants, mailboxes, and curb step-off pavers. At intersections, this zone may be partially or fully paved to provide access to pedestrian street crossings.



Credit: Design Collective

PARKING (PARALLEL)

Parallel parking along the curb shall be 9 feet wide on Commercial Streets and 8 feet wide on Residential Streets (see following pages for Street Sections) and is planned to be minimally marked. Parallel parking offers an additional buffer between traffic and pedestrians, as well as helps to lower vehicle speeds. Throughout Village Place, parallel parking is typically provided on both sides of the streets for visitor or patron parking. Street sections designed specifically for golf cart parking are recommended at 6 feet wide by 11 feet in length.

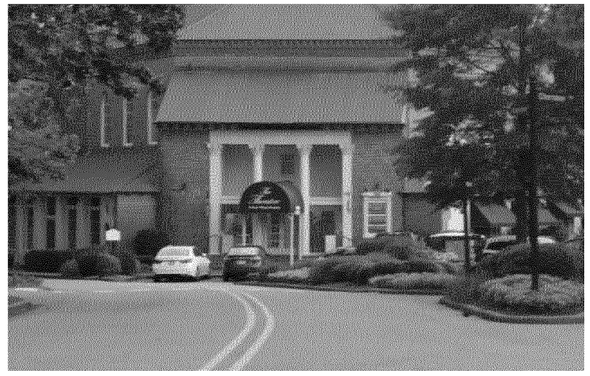


Credit: VOP Rentals

TRAVEL LANE

The streets within Village Place are designed to promote slower speeds within narrow 10-foot travel lanes, flanked by parallel parking on both sides.

The travel lanes of all streets within Village Place shall be viewed as shared-use facilities where bicycles and motorized vehicles (including golf carts) use the same travelway.



Credit: Design Collective

AMENITY ZONE (OPTIONAL)

A portion of the public right of way, typically adjacent to the sidewalk but outside the pedestrian walking area, including streetscape elements, landscaping, and street trees. Amenity zones are more often seen in higher density, pedestrian-oriented areas such as retail or mixed-use developments.

Credit: National Association of City Transportation Officials

Street Section - Typical Commercial

The Typical Commercial Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater planters or tree pits; a 5' min. clear pedestrian zone; and a storefront zone for tables, chairs, potted plants, and displays. For criteria specific to Rattlesnake Trail, see page 26.

To reflect the character of Village Center, within the Village Place area, brick sidewalks are required where buildings have commercial frontage.* The Village's standard benches and street lights shall also be incorporated (see page 29).

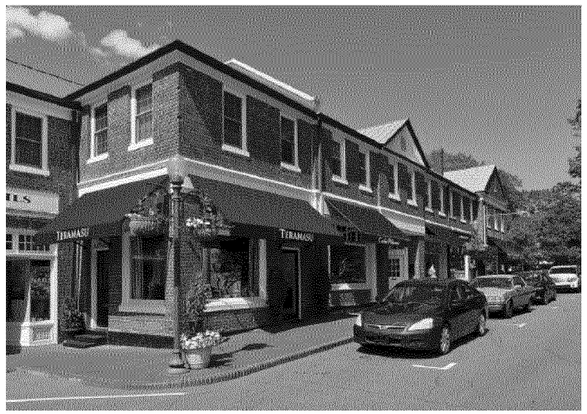
Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.

* For additional criteria and more information on building frontage and setback requirements, see Section 2.0 Site Design on pages 7-16.

See general provisions on page 20 for additional criteria.

STREET SECTION KEY

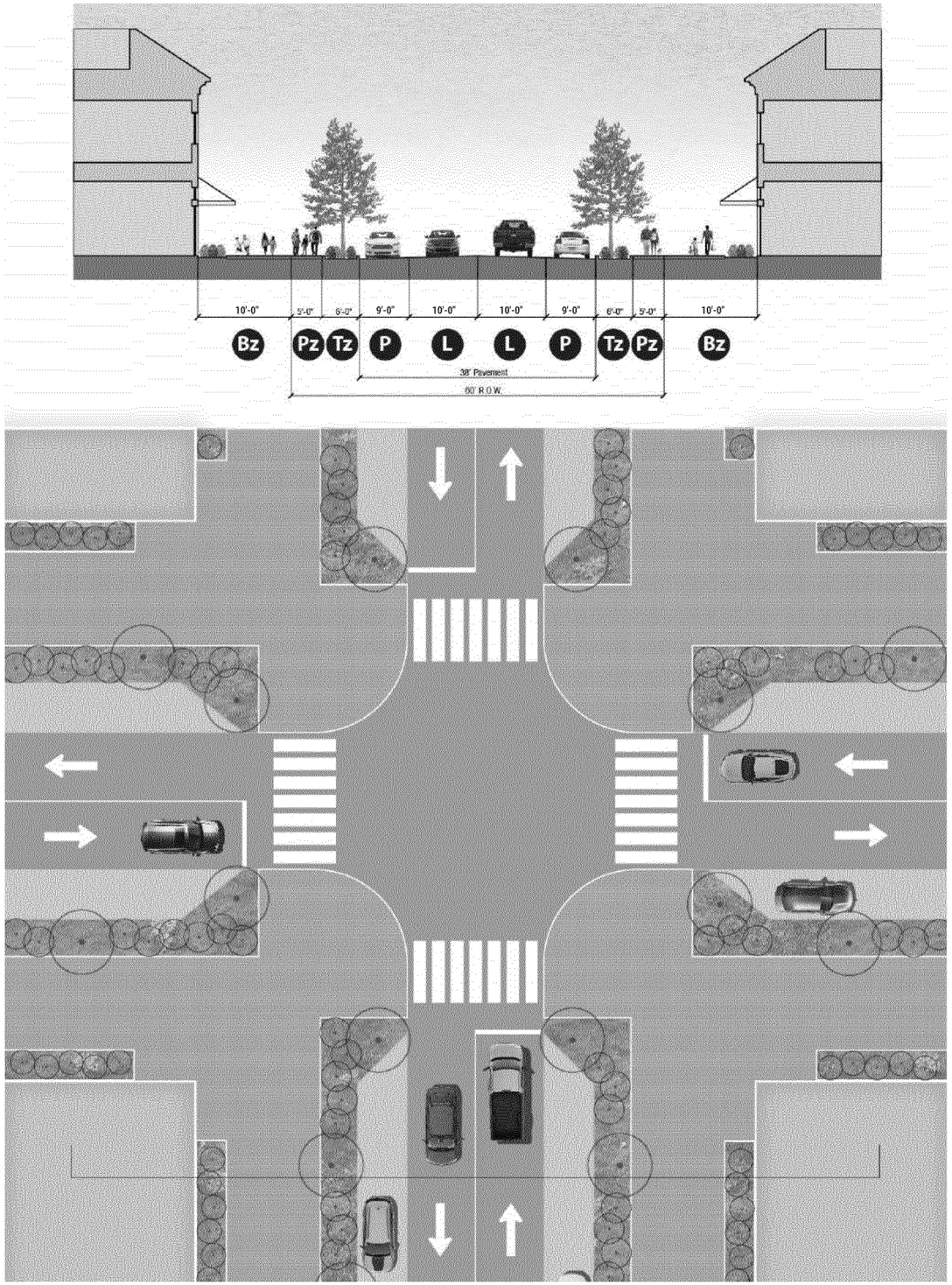
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)



Precedent Streetscape - Market Square, Pinehurst
Credit: VOP Rentals



Precedent Streetscape - Mashpee Commons, MA
Credit: PCA Design, Mashpee Commons, MA



Street Section - Typical Residential

The Typical Residential Street Section is a two-way, two-lane street with parallel parking, street trees, and groundcover in SWM planters or tree lawns and a 5' min. clear pedestrian zone.

In non-commercial areas, sidewalk material shall be specified as sand/clay or concrete, as appropriate to context and per Village policy.

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for homeowners and visitors (see page 25).

For additional criteria and more information on building frontage and setback requirements, see Section 2.0 Site Design on pages 7-16.

See General Provisions on page 20 for additional criteria.

STREET SECTION KEY

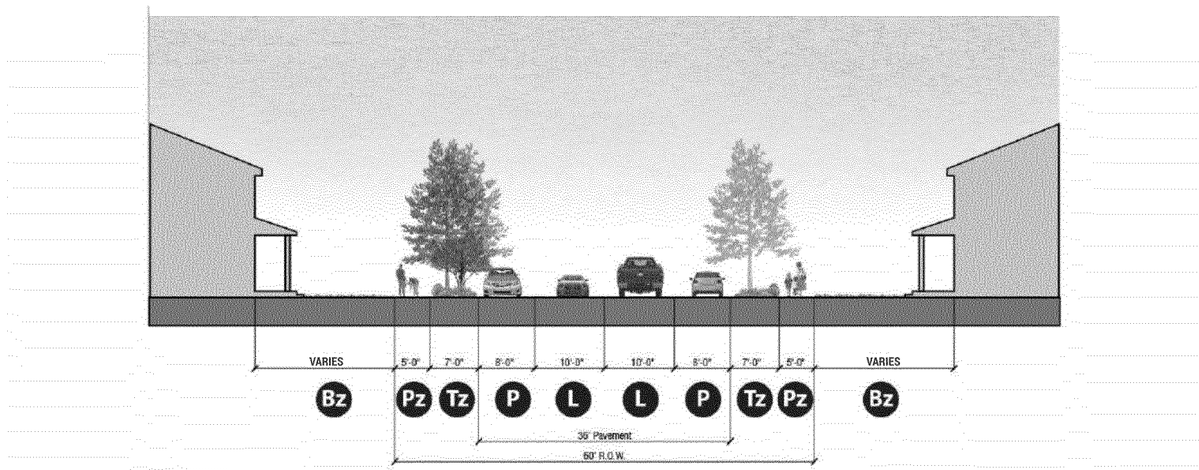
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

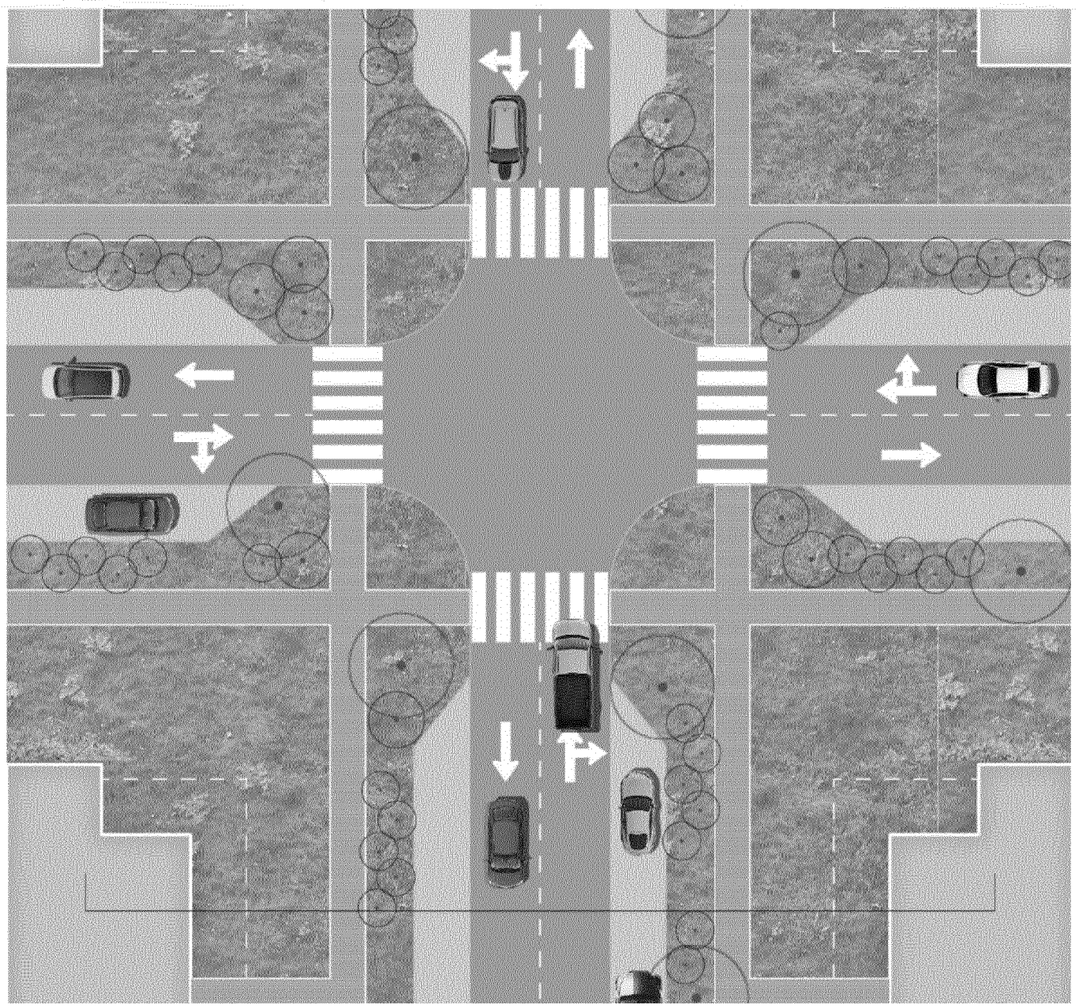


Precedent Residential Streetscape
Source: shortforkfarms.com



Precedent: Residential Streetscape - Kentlands, MD
Source: www.longandfoster.com





Street Section - Rattlesnake Trail

The Proposed Rattlesnake Trail Street Section depicts the addition of a brick sidewalk along the east side as recently installed by the Village, along with clustered evergreens and deciduous trees with groundcover plantings below.

As a gateway to Pinehurst, new development along Rattlesnake Trail should create frontage that frames the street.*

The Village may incorporate parallel parking along Cannon Park to provide additional parking where space is available (additional off-street parking may be needed as well). Further, for private development, along Rattlesnake from NC-211 to McCaskill Road, as redevelopment occurs, parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.

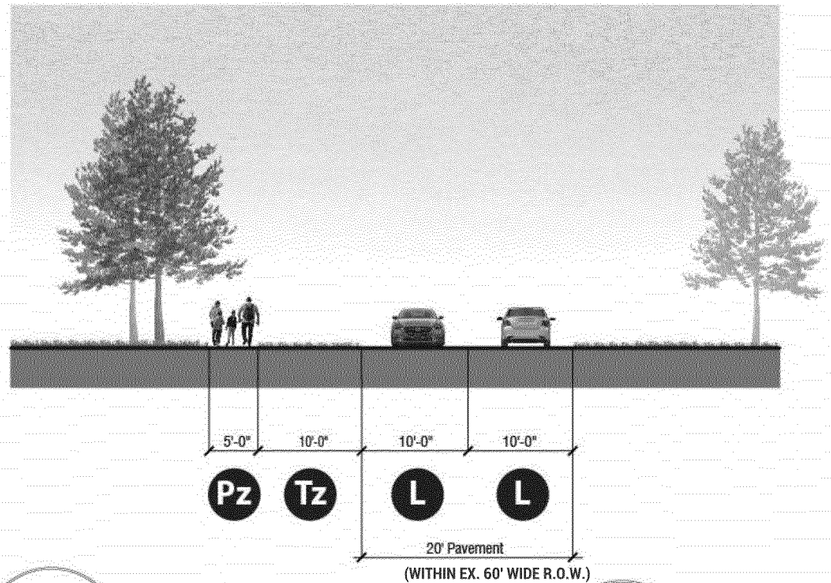
* For additional criteria and more information on frontage and setback requirements, see pages 7-16.

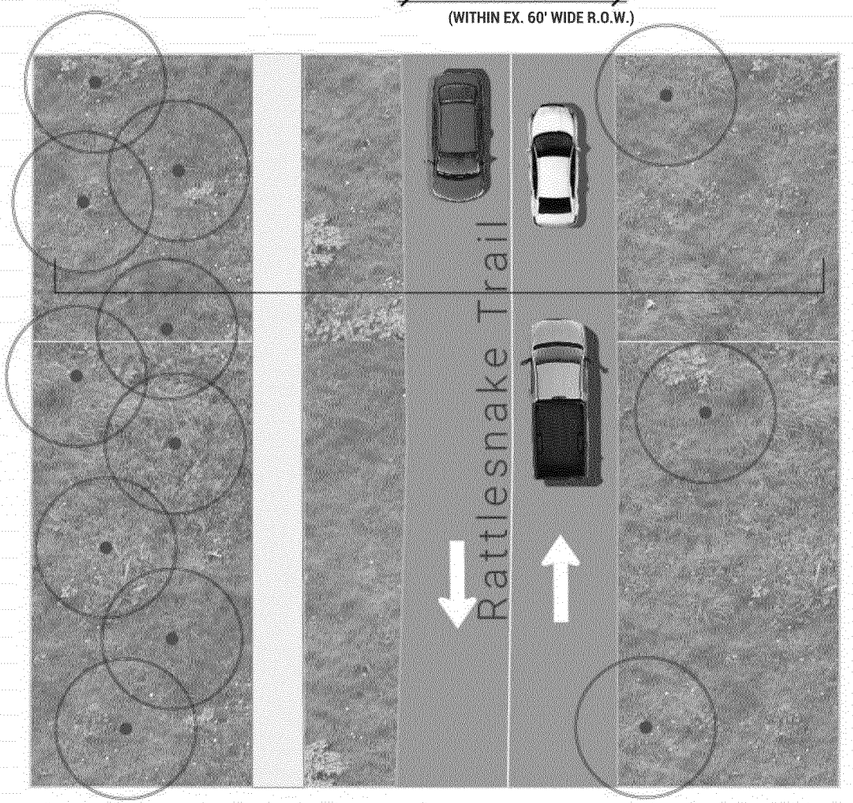
See General Provisions on page 20 for additional criteria.

STREET SECTION KEY

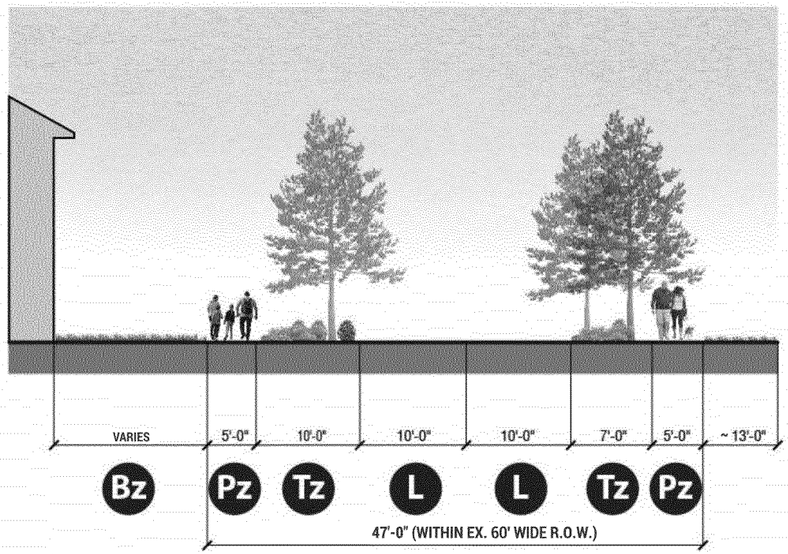
- **BZ** BUILDING ZONE
- **PZ** PEDESTRIAN ZONE (SIDEWALK)
- **TZ** TREE ZONE (PLANTING STRIP)
- **P** PARKING (PARALLEL)
- **L** TRAVEL LANES (VEHICULAR)

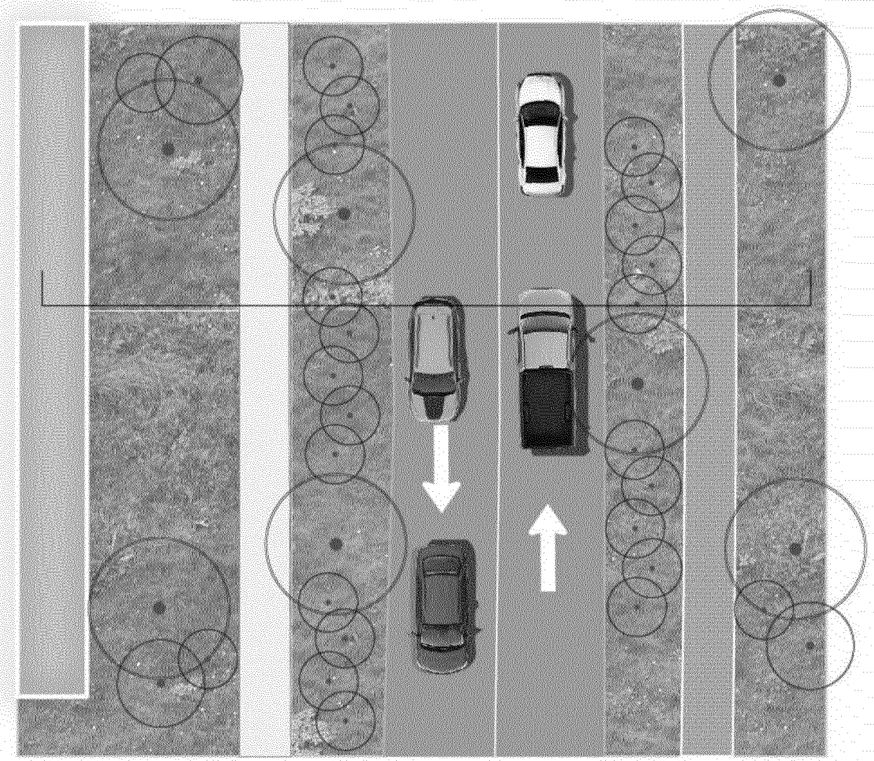
EXISTING





PROPOSED





Street Section
Typical Alley - Residential & Commercial

Alleys (or shared-access driveways) provide access to driveways, service areas, and parking lots and are private (not public). The Typical Alley Street Section within Village Place: shall have a 16'* paving width, within a 24' right-of-way (R.O.W.) accommodating a two-way, yield movement. 20' if required for fire access.

Where an alley intersects a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance, as shown in the photos to the right.

Parking spaces may be accessed directly off an alley, however, the spaces must provide 18' min. of stall length (for head-in, perpendicular spaces) clear of the alley right-of-way. No parked vehicles (except temporarily parked service, delivery, or emergency vehicles) may encroach into the alley right-of-way.

Buildings and landscape shall be placed near the alley entrance to help screen views down alleys from the public realm of streets and open spaces.*

* For additional criteria and more information on frontage and setback requirements, see pages 7-16.

See General Provisions on page 20 for additional criteria.



Precedent: Commercial Alley - Pinehurst, NC
Source: Google



Precedent: Residential Alley - Maple Lawn, MD
Source: Design Collective



Precedent: Residential Alley - Maple Lawn, MD
Source: Design Collective

3.4 Material and Element Standards

The purpose of the Street Design Material and Element Standards is to ensure and maintain a consistent, high-quality streetscape environment within Village Place.

The Material and Element Standards include criteria for the following streetscape elements:

- Travel Lanes (vehicular)
- Parking (parallel)
- Street Lights
- Street
- Street Furnishings

For additional information on streets and alley dimensional and configuration criteria, see pages 23-27.

See General Provisions on page 20 for additional criteria.

Travel Lanes (Vehicular)

Travel lanes within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Specifications Manual* requirements for paving materials and construction details. Where streets are to remain private (rather than dedicated public right-of-ways), alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance. All street travel lanes should be designed to accommodate private, delivery, and emergency management vehicles.

Parking (Parallel)

Parallel parking within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Specifications Manual* requirements for paving materials and construction details. Where parallel parking occurs along streets that are to remain private (rather than dedicated public right-of-ways) or where deemed feasible by the Planning Department and Village, alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance.



Precedent Image: Residential Street - Maple Lawn, MD

Credit: Design Collective



Precedent Image: Parallel Parking - Maple Lawn, MD

Credit: Google Maps



Precedent Image - Street Plantings - Village Center, Pinehurst, NC

Credit: Village of Pinehurst

Street Plantings

Street plantings in Village Place should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings (see image below left).

Materials:
Street trees, shrubs, and other plantings within Village Place, whether between the curb and sidewalk, within medians, or other locations within the streetscape, shall be chosen from the Plant Palette on pages 42-43. To note, the plant species listed in the palette have been selected from Appendix A - Plant Species Native to the Sandhills in the *Pinehurst Development Ordinance*. Other plant species in addition to this list may be acceptable for use as street plantings provided that they meet criteria for size, tolerance to road maintenance, and other similar conditions. Any alternate street planting species shall be approved by the Planning Department and Village.
Details:
Street trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks shall be rejected.

For additional criteria on street plantings, see General Provisions on page 20 and the Plant Palette on pages 42-43.

Street Lights

Street lights shall be placed to create an even rhythm and consistent, safe light levels along streets. Pedestrian-scaled street lights of approximately 14 feet in height are required along streets with commercial frontage. Higher poles up to 30 feet in height may be required to adequately light wider streets or intersections, such as at the intersection of Rattlesnake Trail and NC-211. Light levels and quality of light should be appropriate for the street type, character, and use. All other lighting within right-of-ways not listed below (such as bollard lights) should be selected to coordinate, in design, detail, and color, with the street lights and approved by the Village.

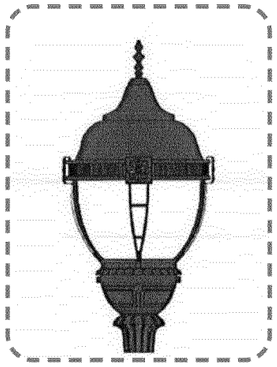
Materials:
For new pedestrian-scaled street lights within Village Place, the fixtures shall match those installed near Village Hall and the Community Center (as shown in the lower left photo) and noted below and/or as approved by the Village, excepting those replacement street lights in/or close to the Village Center which should match the historic street lights (shown to the right).

Duke Energy pole, fixture, and globe (or alternative(s) as approved by the Village):
- Pole: PX W17 10 F4 AB3/12 3T3 ANBK
- Fixture: AT20 A 50M MED PCT TB ANPP
- Globe: AT20 A PCT

All street lighting is encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light pole locations. Higher wattage fixtures may be used on the 30' pole locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).

Details:
Street light poles shall be finished in a dark green color to provide a uniform streetscape palette throughout the Village.

In order to ensure that adequate light levels are maintained, street lights shall be located first, followed by street trees (with mature height, canopy, and foliage density taken into consideration), and finally street furnishings.



All street lights shall have a solid cap to minimize the impact of artificial light on the night sky.



Standard street light near Village Hall
Credit: Google (left);

Street Furnishings

It is important that all streetscapes within Village Place represent a consistent built environment that is reflective of the intended character of Pinehurst. While site furnishings in open spaces or on private lots are encouraged to be varied and express an individual aesthetic appropriate to the type and location, street furnishings on the other hand shall be consistent throughout Village Place.

Materials: Street furnishings, including benches, waste/recycling receptacles, bike racks, tree grates, and bollards, within the street right-of-way shall be metal (aluminum, steel, or cast iron) and consistent in material, style, and color with the other street furnishings. Benches, may additionally include recycled plastic for the slats (as shown in the standard bench image to the right). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details:
All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color.

Tree grates are appropriate along streets where high pedestrian traffic is anticipated, near plazas, community building entries, restaurants, and other such locations.

Waste and recycling receptacles should be coupled together and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Selections shall be as approved by the Village.

Benches within the street right-of-way shall be the standard Pinehurst Bench, as approved by the Village, with cast aluminum supports and cedar color recycled plastic slats.

Bike racks shall be installed along streets near open spaces and retail areas to promote bicycling as a means of travel. Locations of bike racks are contingent on site conditions. In all cases, bike racks should be located without interfering with pedestrian movement and building entry. Bike racks shall be permanently installed. Bike racks should enable both the front wheel and frame to be locked securely and the bicycle to remain upright.





Precedent: Tree Grate and Waste/Recycling Receptacle
Credit (right): Victor Stanley (Ironsites)



All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color

Pinehurst Standard Bench: Victorian 60"Bench with cast aluminum supports and cedar color recycled plastic slats
Credit: Kings River Castings



Precedent: Bike Rack
Credit: Cycle Safe

This page intentionally left blank

4.0 LANDSCAPE DESIGN

4.1 OVERVIEW
4.2 OPEN SPACE TYPES
4.3 MATERIAL & ELEMENT STANDARDS
4.4 LOT LANDSCAPE PLANS

4.1 Overview

Landscape is an integral component of the overall character of Pinehurst and, in the redevelopment of Village Place, will include landscape in open spaces as well as landscape on individual lots/parcels. (For landscape within street right-of-ways, see the Plant Palette on pages 44-45 and the Street Design criteria on pages 20-29.)

Open spaces within Village Place serve multiple purposes for the design, organization, and livability of the neighborhood. Active open spaces should be provided throughout the area, in the form of small plazas, attached greens, and a large Central Green (envisioned in the area south of McCaskill Road). Pedestrian connections shall be provided throughout the plan area to provide pleasant and safe movement. This is especially important to access the Village Center, Village Hall, the Arboretum, Rassie Wicker Park, Cannon Park, and the Elementary School.

The new open spaces in Village Place should be designed as a system of places that link to one another. Variations in open space type, size, use, and design should occur throughout Village Place appropriate to the surrounding uses to allow for a variety of both passive and active recreation.

The *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements shall be used for all minimum dimensional and plant size standards for buffers, screens, and parking lots. However, the design intent shall follow the FBC, and, where a conflict between the FBC and PDO occurs, the FBC criteria shall supercede.

The Village of Pinehurst's *Village Planting Guide* offers additional insight and historical research into Warren Manning's original design approach and plant palette. However, as noted in the *Guide*, "...of the of the ninety-six plant species that Manning originally ordered, collected, or propagated for Pinehurst, only 25% were native to North Carolina." Therefore, the criteria within this Form-Based Code (FBC) purposely deviate from the original plant palette, instead advocating for native and adaptive plant selections only to meet sustainability goals.

Purpose

The primary purpose of the Landscape Design criteria for Village Place is to guide the design and character of open spaces as well as the landscape plantings within lots. Further, the Landscape Palette within this section, on pages 42-43, shall be used for open spaces, lot landscape, and street Tree Zone plantings (for additional Street Design criteria, see pages 20-29).

Components

The Landscape Design Criteria include:

1. General Provisions for Open Space which provide criteria for all of the Open Space types within Village Place;
2. General Provisions for Lots which provide criteria for all Lot types within Village Place;
3. The Open Space + Pedestrian Network plan diagram that shows the proposed locations for open spaces, trails, and sidewalks within Village Place;
4. Open Space Types that provide definitions and design criteria as well as illustrative examples specific to each type; and
5. Material and Element Standards that include criteria for the following components of Open Spaces: hardscape, landscape, site furnishings, and lighting as well as a
6. Plant Palette for landscape within open spaces, lots, and streetscapes (for Street Design criteria, see pages 20-29).

Throughout the Form-Based Code, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "discouraged," "avoid," and "not permitted" identify practices, materials, or systems which are not allowed within Village Place.

General Provisions for Open Space

1. A minimum of 8% of the net developable acreage of any lot (excepting infill single-family residential lots), whether public or private, shall be provided as Open Space.
2. Active open spaces should be open and visible, designed to invite people of various ages and mobility.
3. Sustainability should be a primary criteria in the design and maintenance of all open spaces.
4. Open spaces should be designed with consideration for adjacent building heights and sun angles during different seasons of the year; plant species should be selected based on site-specific sun exposure (see the Plant Palette on pages 42-43).
5. Open spaces should be designed for their intended function (i.e., the Central Green shall be designed for gatherings on event days as well as passive use on other days; plazas shall be located and designed for high pedestrian use; etc.).
6. Seating should be placed where sitters can watch passersby and/or activities within the open space, appropriate to the use level, and at intervals along trails, paths, and sidewalks to allow for walk breaks.
7. Seating walls, if proposed, should be approximately 16-18 inches in height off grade.
8. Paving materials and installation methods should take accessibility needs into consideration.
9. Views from open spaces should be framed, where appropriate, to visually link to other areas of the community.
10. Open spaces shall be maintained by the property owner.

See the following pages for criteria specific to each type of open space.

General Provisions for Lots

1. As noted in Section 2.3 Corner Lot and Frontage Elevation Standards on page 19: Landscaping shall be required on all Lots, along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) comes up to the building facade. For all Mixed-Use/Commercial as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. (See Section 2.0 Site Design on pages 8-19 for more information on frontage elevations.)
2. As indicated in the *Historic District Standards* fences over 3.5' in height shall be screened with native landscaping on sides visible from the street.

See the Material and Element Standards on pages 40-46 and the Plant Palette on pages 42-43 for additional criteria.

PROPOSED OPEN SPACE + PEDESTRIAN NETWORK

While the existing area of Village Place is well served by Open Space, new development should add to the network, creating new publicly-accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.

Proposed street, sidewalk, and trail alignments as well as open space locations and configurations may vary from those shown to the right, with Village approval.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING GREENWAY TRAILS
- PROPOSED TRAILS
- EXISTING WALKWAY TRAILS
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS*
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE

** Proposed sidewalks shall be brick in commercial areas*



Source: Design Collective, Inc.

4.2 Open Space Types

Within Village Place, open space shall be incorporated to enhance the character of the area, adding and connecting to the existing parks to form a network of spaces. This network will create a hierarchy of spaces that, along with the street network, completes the structure of Village Place and enhances the aesthetics and the walkability.

It is important that the type of open space be appropriate to its location, adjacent uses, sized correctly, and designed with the appropriate ratio of hardscape to landscape and amenities.

The open space types within Village Place may include:

1. Central Green
2. Plazas
3. Attached Greens
4. Pedestrian Passages
5. Natural / Buffer Areas

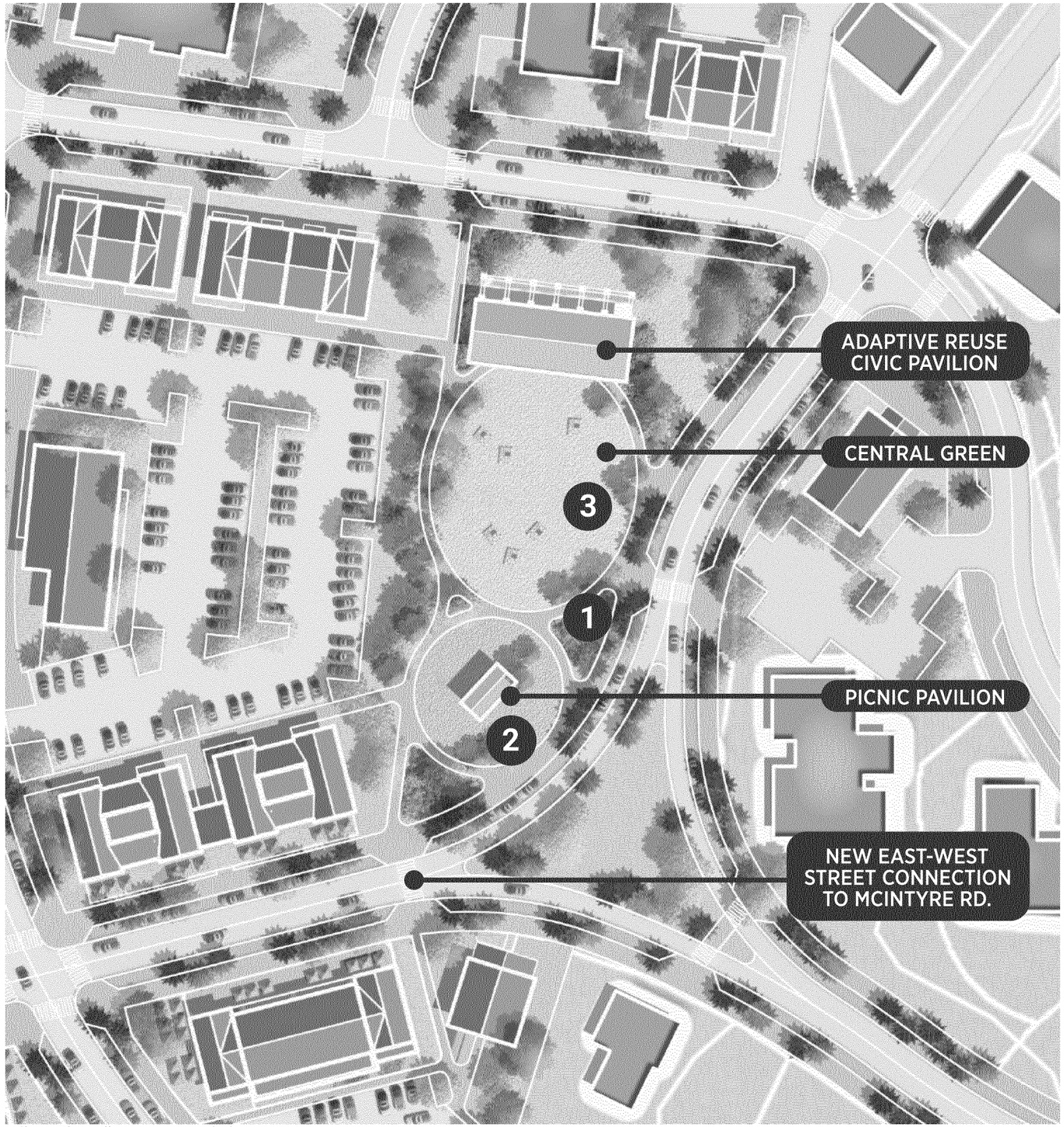
CENTRAL GREEN

In Village Place, the Central Green is located on the site of the current Public Services Facility, near the intersection of Rattlesnake Trail and McCaskill Road. The space fronts on McCaskill Road and a new east-west street connecting to McIntyre Road and the Pinehurst Brewing Company site. A mix of uses surrounds the Green, with Hughes Plumbing Supply located to the west (in the long-term, this use may change or remain).

An illustrative, conceptual plan of the Central Green is shown on the facing page. The final design and even the location may change, however, the design intent of the space shall be carried forward and the design criteria within the FBC shall be followed.

Size: 1-3 acres in size

Character: The design shall consist primarily of lawn areas, trees, and planted landscapes, informally disposed. The amount of hardscape shall be minimized, so that hardscape areas do not appear unoccupied and uninviting when events are not occurring. The Central Green shall minimally contain the following amenities: a large open-air pavilion (potentially using a renovated service building); a small pavilion/shade structure; benches; and a lawn area designed, sized, and arranged to host a variety of events such as small community gatherings, performances, and pick-up games. Swathes of informal, naturalistic plantings shall frame the lawn area and buffer the Green from adjacent streets and uses, however should not obscure views in from the streets and sidewalks.



Village Place Illustrative Detail Plan

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

The images to the right are for precedent reference only.



Lawn with grouped plantings and curvilinear brick walkways
Credit: Friends of City Square Park



Open-air Picnic Pavilion
Credit: Design Collective



Community lawn and gathering space
Credit: Seaport Square



Water feature within garden (potential feature; not shown in plan)
Credit: Design Collective

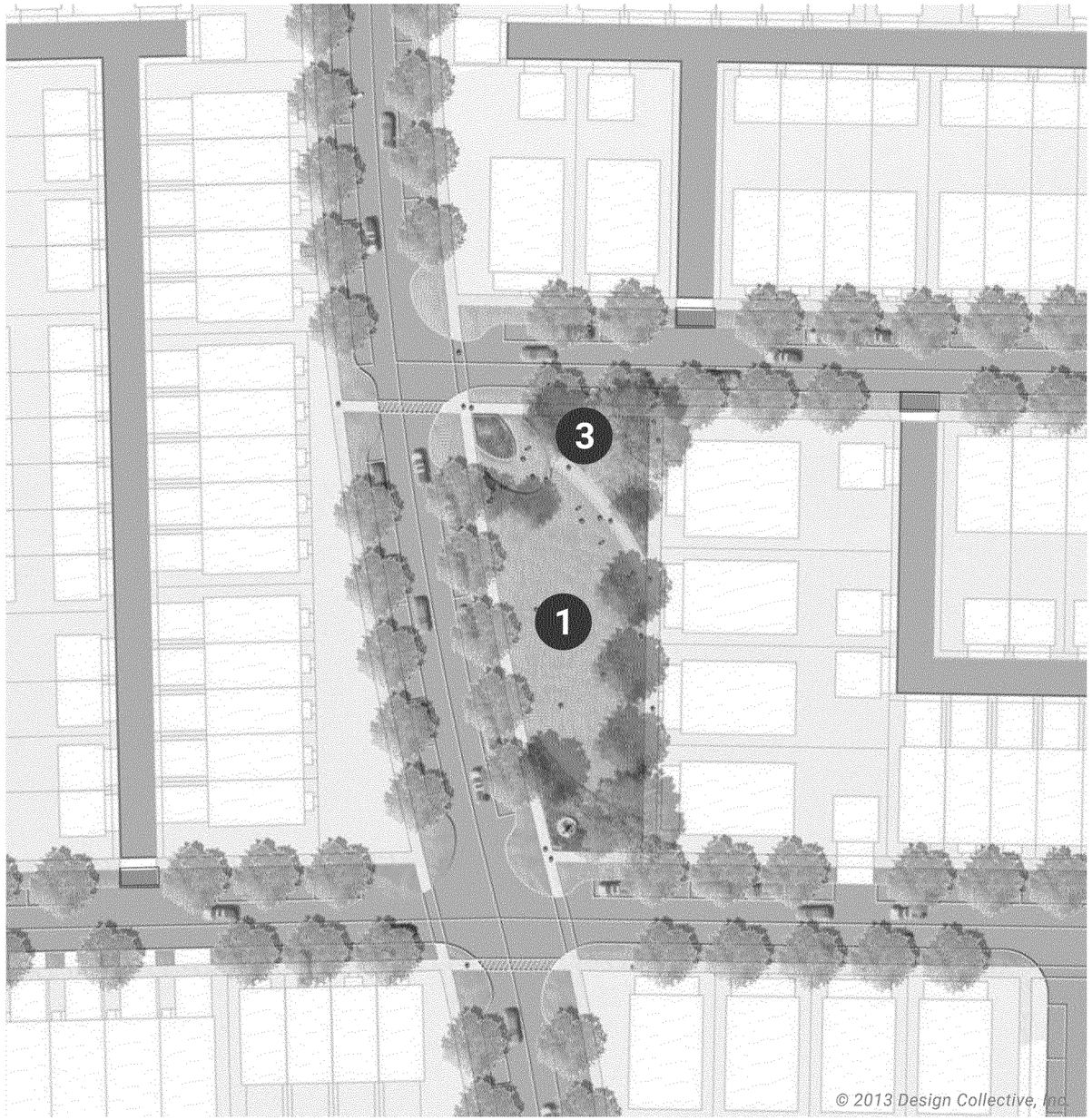
ATTACHED GREEN

Attached Greens range in size, but are generally smaller than a Central Green. Beyond size, they are distinguished by the fact that lots directly adjoin the open space on one or more sides. As with a Central Green, Attached Greens typically consist of more planted landscape areas than paved hardscape areas, but may include paths or sidewalks for pedestrian crossings and other small areas of hardscape. Attached Greens may occur throughout Village Place, distributed among the neighborhood. Generally, but not always, these greens are located at the ends of blocks. Each should have a unique character or feature to help create an identity for the surrounding area.

Size: Typically at least 2,400 square feet but not more than 2 acres in size.

Character: The design consists primarily of trees and lawn areas, informally disposed, and should not include excessive amounts of hardscape that will generally appear unoccupied and uninviting when not in use. Minimally, Attached Greens shall include a pathway, landscaping, and benches. Attached Greens are available for unstructured recreation and passive reflection. By definition, these greens shall be attached, with lots directly adjoining the open space, on one or more sides.

The two Attached Greens depicted to the right on this and the following page are typical examples. They are representative of two different sizes of attached greens and show illustrative, conceptual plans only as precedents. Final proposed designs for Village Place will vary, however, the design intent of this type of open space shall be carried forward and the design criteria within the FBC shall be followed.



Typical Attached Neighborhood Green - Greenleigh, MD - Midtown

This plan is illustrative only. Source: Design Collective, Inc.

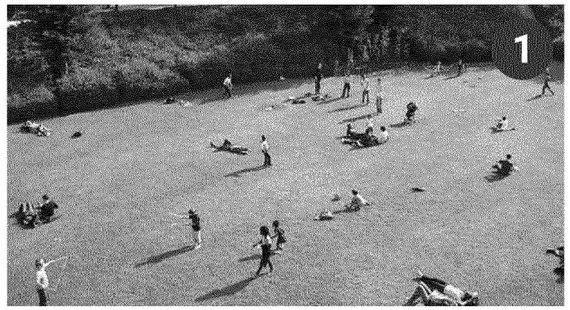


Typical Attached Neighborhood Green - Greenleigh, MD - Eastside
This plan is illustrative only. Source: Design Collective, Inc.

The images to the right are for precedent reference only.



Precedent: Attached Green - Maple Lawn, MD
Credit: Design Collective



Precedent: Informal lawn and gathering space
Credit: Flickr / Magda Wojtyra



Precedent: Picnic Pavilion - Maple Lawn, MD
Credit: Design Collective



Precedent: Natural plantings with brick paths
Credit: Grass Roots Gardening



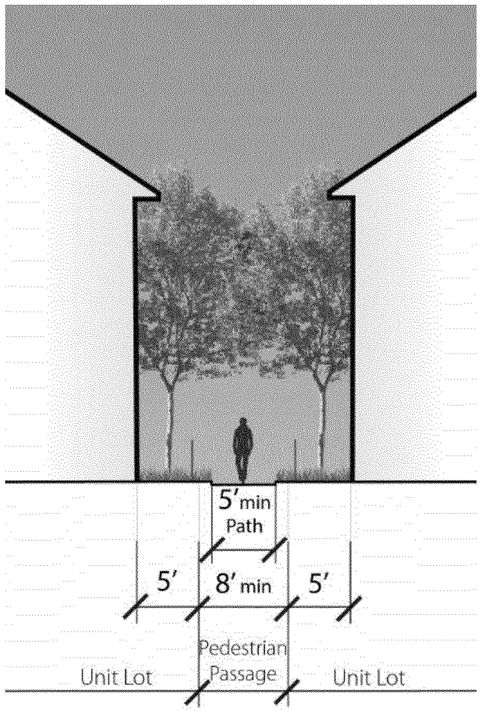
Precedent: Micro-bioretention - Baltimore, MD
Source: Design Collective

PEDESTRIAN PASSAGES

Pedestrian Passages are linear open spaces that typically make a pedestrian connection along a tree-lined or planted walk from one street to another or to an open space. Pedestrian Passages may be either formal or informal in their design, reflecting the character of the surrounding architecture.

Size: A minimum of 8’ wide with a minimum 5’ wide brick, concrete, gravel, or sand/clay path.

Character: A hardscape pathway within a planted landscape area that may contain trees or other plantings to either side of the pathway.



Pedestrian Passage Typical Section
Credit: Design Collective



Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
Credit: Design Collective



Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
Credit: Design Collective



Precedent: Mid-block Pedestrian Passage - Norfolk, VA
Credit: Design Collective

NATURAL AREAS

Natural Areas are vegetated, typically peripheral open spaces set aside for environmentally-sensitive features such as wetlands or streams, or to provide additional environmental or recreational benefit. Natural Areas typically consist of mostly landscape but may include trails, associated amenities, and stormwater management.

Size: Varies in size based on location and environmental features.

Character: A natural landscape that acts as a vegetated buffer protecting natural habitats and environmental features. Any added plantings shall be informal in arrangement; grasses and perennials should be planted in swaths to emulate naturally-occurring meadows. Trails within the Natural Areas may be paved or unpaved, may include boardwalk or bridge segments, and should accommodate a variety of users including bicyclists, walkers, skaters, and joggers.

See also the *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements for minimum dimensional and plant size standards for buffers, screens, and parking lots.

The images to the left and right are for precedent reference only.



Precedent: Trail and bridge in Natural Area
Source: unknown



Precedent: Sidewalk along Natural Area - Celebration, FL
Credit: Design Collective



Precedent: Layered Buffer Planting along Natural Area
Source: fine-furnished.com

PLAZA

Plazas are open spaces at the intersection of important streets, between buildings along a street or sidewalk, and/or at the front or around important commercial and/or civic buildings. Plazas are set aside for public use and intense pedestrian activity.

Typically, plazas are circumscribed on all sides by building frontages and/or streets. Plazas may contain large areas of durable pavement as well as furniture, public art, fountains, and trees, all formally arranged. Plazas are generally located at the core of a community and/or commercial district and intended for small, passive moments of rest and/or large gatherings and events. Provisions within large plazas for lighting, sound, and similar infrastructure needs should be considered.

Size: 1/8–1 acre

Character: Mostly hardscape; activated by both planned and spontaneous activities; attached minimally on one side.



Precedent: Small Plaza with center lawn - Lyndhurst, OH
Credit: Legacy Village



Precedent: Payne Stewart sculpture - Pinehurst, NC
Source: www.linksmagazine.com



Precedent: Plaza with seating and trees for shade - Reston, VA
Source: Design Collective

4.3 Material and Element Standards

The purpose of the Landscape Material and Element Standards is to ensure and maintain a consistent, high-quality built environment within Village Place.

Throughout Village Place, various tree and plant types shall be employed to denote the different zones and uses of landscape areas. For example, shade trees shall be used to shelter seating areas, long swathes of perennials or grasses may edge movement zones, and grass lawn areas may occur in quiet, informal gathering areas. The hierarchy and character of each open space is encouraged to be expressed through the creative use of different plant materials. Landscape plantings on lots should compliment the architecture and use, but also the overall character of the Village.

In addition to Landscape plantings, hardscape and site furnishings are an important component of open space design that helps express the individual character of the Central Green, Attached Green, Plaza, or Pedestrian Passage. Unlike streetscapes where uniformity of the furnishings and fixtures is desired and appropriate, open spaces should aim to be uniquely memorable.

The Material and Element Standards include criteria for the following components of open spaces:

1. Landscape
2. Hardscape
3. Site Furnishings

Owner / Developers shall submit landscape plans prepared by an appropriately-licensed professional certifying that the landscape plans meet the design intent and criteria specified in this Form-Based Code, including plant species selection or comparable alternatives.

TALL TREES (>30' AT MATURITY):

Tree Crown: Density of tree crowns should be considered when choosing tree species and used appropriately. Crown density and spacing of trees can negatively affect street lighting, cleanliness, shade density, sight lines to buildings, and safety, when used inappropriately. Trees should reflect the intended use of the space and balance between ecological function and aesthetic value. Trees in open spaces should consider the desire for adequate filtered sunlight reaching the ground plane and understory plantings. A variety of species is generally desired to contrast with the uniformity of the street trees.

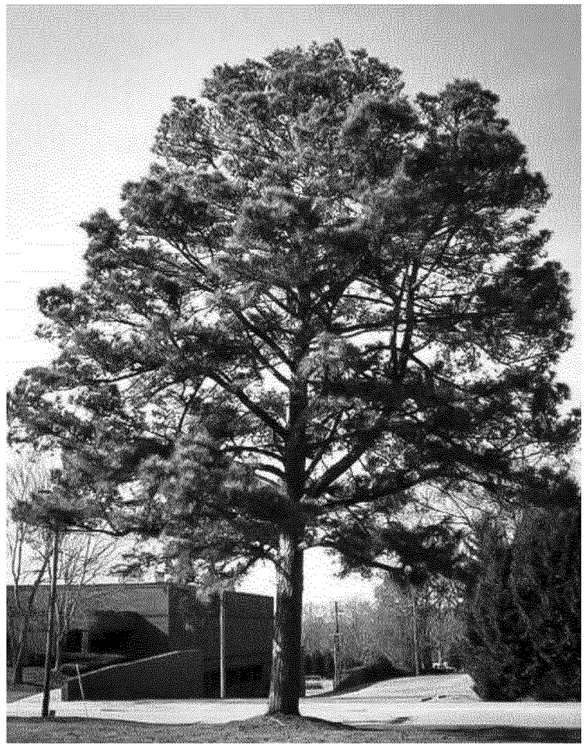
Soil Compaction: Preventing soil compaction should be considered in tree species selection and placement. Avoidance of excessive movement over tree root zones and the use of root protection materials (such as Silva Cells or other approved systems) should be considered, to allow stormwater infiltration and promote tree longevity.

Color and Texture: Color variation and textural qualities should be noted and considered when selecting certain shade trees. A variety of seasonal color and/or differentiation among open spaces should be considered.

Selection & Pruning: Certain species have been cultivated to be thornless, fruitless, disease and insect resistant, and are preferred in high-use and stressed environments. Trees known for excessive plant litter and weak limbs should be avoided in high-use pedestrian and vehicular areas to prevent injury and utility damage. In these high-use areas, shade tree limbs should be pruned to approximately 8 feet above grade to not impair circulation routes for pedestrians, bicyclists, and maintenance vehicles.

Zone Hardiness: Appropriate hardiness of tree species should reflect the climate zone of the intended planting area. Although the site's climate zone may be consistent, microclimates within the site may exist and will inform specific plant selection based on sun exposure, slope, and soil condition.

Growth Habit: Trees known for root upheaval, water sprouts, or knees should be planted in areas away from pedestrian movement to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented).



Precedent Image - Tall Tree
Credit: The Tree Center

The scale of the trees' eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

Invasive trees: should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

Biodiversity: A variety of trees should be used to promote local biodiversity and healthy resiliency against insects and diseases. The same tree genus should not be used for more than approximately ten percent of the entire planting design.

Additionally, see the Plant Palette on pages 42-43.

SMALL TREES (10'-30' AT MATURITY:

Tree Crown: The crown and density of specimen/ ornamental trees will vary greatly. Selection and placement/spacing of trees should support the desired design aesthetic, whether in small clumps for accent, in rows to reinforce linear references, or in random/organic patterns to strengthen a natural aesthetic. Specimen trees may be used to denote a place of significance, frame views, accentuate a façade or sculptural piece, or add visual and seasonal variation to a planting area. Specimen/ornamental trees should not be overused. The scale of specimen/ornamental trees; eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

Soil Compaction: Same as noted for Tall Trees.

Color and Texture: "Specimen/ornamental tree" refers to any tree specially noted for its high visual quality of bloom color, foliage color, texture, visibility, or placement in the landscape. Typically, specimen/ornamental trees are lower growing trees, single or multi-stemmed, which can be planted in massings, small clusters, individually, or in large planters. Specimen/ornamental trees are noted for flowers, color, and/or texture. Avoid overuse of specimen/ornamental trees that bloom at the same time of year and consider a staggering of species and bloom times that last for different durations and begin and end at different times.

Zone Hardiness: Same as noted for Tall Trees.

Growth Habit: Invasive trees should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list). Trees known for root upheaval, water sprouts, or knees, should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented). Those with fragrant flowers may attract stinging insects and should be located an appropriate distance out of reach from pedestrians. Maintenance costs and considerations should be weighed when choosing ornamental tree species that require constant attention.

Biodiversity: Same as noted for Shade Trees.



Precedent Image - Small Tree
Credit: Smart Seeds Emporium



Precedent Image - Large Shrub
Source: fastgrowingtrees.com

SHRUBS:

Design Objective: Planting areas, massings, and large planters are typically the best locations for shrubs. They may be used to control circulation by guiding the movement of pedestrians and cyclists. Shrubs may be used for screening against views, wind, sun, and similar. Shrubs should grow to (or be maintained at) a height that will not obstruct views, block visibility, or create unsafe areas. Shrubs should be spaced for eventual growth and expansion, depending on size of the plant upon installation. Evergreen and deciduous shrubs should be used to create a year-round range of colors, textures, and interest in the landscape. Shrubs used in masses or as hedges should be of the same genus and species and not intermixed. However, intentionally naturalized areas or designs that intend to mimic a more organic or natural environment may be mixed.

Color and Texture: A variety of evergreen and deciduous shrubs are recommended. Leaf color, texture, flowers, as well as growth habit, should be varied and selected to support a particular design aesthetic. A shrub's fragrance, whether pleasant or odious, should be considered; unpleasant fragrant shrubs should be avoided.

Zone Hardiness: Same as noted for Tall Trees.

Growth Habit: Shrubs with poisonous berries or shrubs that attract stinging insects should be located an appropriate distance out of reach from pedestrians and especially children. Importantly, shrub plantings around circulation routes shall avoid thorns, bright berries, and insect-attracting flowers. Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

Biodiversity: Same as noted for Tall Trees. Native and drought tolerant shrubs are desired.

PERENNIALS, FERNS, GRASSES, AND GROUNDCOVERS:

In this section, "grasses" refers to a blend of native and ornamental grasses other than sod. Perennials, ferns, grasses, and groundcovers may be planted in massings, clusters, grids, or borders, but should not be planted alone unless in planters or pots.

A blend of non-invasive, native and exotic grasses should be used to exhibit regional character while adding interest and variety. Grasses that grow above 48" should be avoided for security and wildlife issues.



Precedent Image - Low Shrub
Source: www.provenwinners.com



Precedent Image - Fern
Credit: Wikimedia/Krzysztof Ziarnek, Kenraiz

Growth Habit: Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

PLANT PALETTE

The Plant Palette provides a list of approved trees and plants for Village Place and is derived, but pared down, from the Plant Species Native to the Sandhills in Appendix G of the *Pinehurst Development Ordinance* (PDO). The Plant Palette shall be used for landscape within open spaces, lots, and streetscapes.

The plant palette chart is divided into the following eight (8) categories:

1. Tall Trees (>30' at maturity)
2. Small Trees (10'-30' at maturity)
3. Large Shrubs (6'-12' at maturity)
4. Medium Shrubs (4'-6' at maturity)
5. Low Shrubs (<6' at maturity)
6. Ferns
7. Grasses
8. Perennials

Each category provides the plant's Latin name, common name, height, and any specific notes.

Alternative plant species may be used, with approval from the Village.

Latin Name	Common Name	Native/ Adaptive	Notes
Tall Trees (> 30')			
Acer floridanum	Southern Sugar Maple	native	beautiful bark
Acer rubrum	Red Maple	native	great Fall color
Betula nigra	River Birch	native	beautiful bark/deer resistant
Chamaecyparis thyoides	Atlantic White Cedar	native	evergreen
Fagus grandifolia	American Beech	native	silver bark
Ilex opaca	American Holly	native	evergreen/deer resistant
Taxodium distichum	Bald Cyprus	native	street tree/deer resistant
Juniperus virginiana	Eastern Red Cedar	native	evergreen/deer resistant
Gleditsia triacanthos	Honeylocust	adaptive	street tree/deer resistant
Magnolia grandiflora	Southern Magnolia	native	evergreen/deer resistant
Liquidambar styraciflua	Sweetgum	adaptive	evergreen/street tree
Magnolia virginiana	Sweetbay	native	
Nyssa sylvatica	Blackgum	native	good fall color
Pinus echinata	Shortleaf Pine	native	evergreen/deer resistant
Pinus palustris	Longleaf Pine	native	evergreen/deer resistant
Pinus serotina	Pond Pine	native	evergreen
Pinus taeda	Loblolly Pine	native	evergreen
Platanus occidentalis	Sycamore	native	
Quercus coccinea	Scarlet Oak	native	street tree
Quercus falcate	Southern Red Oak	native	
Quercus pagoda	Cherrybark Oak	native	
Quercus phellos	Willow Oak	native	
Quercus rubra	Red Oak	native	
Quercus stellata	Post Oak	native	
Tilia Americana	Basswood	native	good for pollinators
Ulmus Americana	American Elm	native	street tree/use disease resistant
Small Trees (10-30 ft)			
Alnus serrulata	Alder	native	good for wet soils
Amelanchier arborea	Serviceberry	native	flowering
Amelanchier canadensis	Juneberry	native	flowering
Carpinus caroliniana	American hornbeam	native	
Cercis canadensis	Eastern redbud	native	flowering
Chionanthus virginicus	Fringe Tree	native	flowering
Cornus alternifolia	Pagoda dogwood	adaptive	flowering
Cornus florida	Flowering Dogwood	native	flowering ; use disease resistant
Crataegus spp.	Hawthorn	native	flowering/deer resistant
Halesia carolina	Carolina Silverbell	native	flowering/deer resistant
Hamamelis virginiana	Witch-hazel	native	flowering in Jan/Feb/deer resistant
Magnolia virginiana 'Moon Glow'	Moon Glow Sweetbay	native	evergreen
Magnolia x soulangiana	Magnolia	adaptive	flowering
*Ostrya virginiana**	Hophornbeam	native	
*Oxydendrum arboreum**	Sourwood	native	

* Recommended Street Tree Type

Latin Name	Common Name	Native/ Adaptive	Notes
Large Shrubs (6-12 ft)			
Aesculus pavia	Red Buckeye*	native	deer resistant
Buxus semp. 'Dee Runk'	Fastigate American Boxwood	adaptive	evergreen
Cornus amomum	Silky Dogwood	native	
Ilex 'Conaf'	Oakleaf Holly	adaptive	evergreen
Ilex deciduas	Possumhaw	native	good winter berries
Ilex verticillata	Winterberry	native	good winter berries
Myrica cerifera	Wax Myrtle	native	evergreen/deer resistant
Rhododendron arborescens	Sweet azalea	native	
Rhododendron calendulaceum	Flame azalea	native	
Rhododendron catawbiense	Mountain rosebay	native	evergreen
Rhus copallina	Winged Sumac	native	
Rhus glabra	Smooth Sumac	native	
Viburnum rufidulum	Rusty Blackhaw	native	keep off sidewalks due to fruit
Viburnum x rhytidophylloides 'Allegheny'	Leatherleaf Viburnum	adaptive	evergreen
Medium Shrubs (4-6 ft)			
Camellia japonica	Camellia	adaptive	evergreen
Kalmia latifolia	Mountain laurel	native	evergreen
Rhododendron carolinianum	Carolina Rhododendron	native	evergreen
Rhododendron periclymenoides	Wild or Pinxter azalea	native	
Rhododendron vaseyi	Pinkshell azalea	native	evergreen
Viburnum x rhytidophylloides 'Cree'	Dwarf Leatherleaf Viburnum	adaptive	evergreen
Low Shrubs (Under 4')			
Abelia x grandiflora	Glossy Abelia	adaptive	deer resistant
Buxus mic.'Winter Gem'	Korean Boxwood	adaptive	evergreen
Buxus mic.'Wintergreen'	Korean Boxwood	adaptive	evergreen
Clethera alnifolia	Summersweet Clethra	native	
Cornus sericea	Redosier Dogwood	adaptive	
Hydrangea aborescens	Snowhill Hydrangea	native	flowering
Hypericum prolificum	Shrubby St. John's Wort	native	flowering
Ilex glabra 'Compacta'	Compact Inkberry Holly	adaptive	evergreen
Leucothoe fontanesiana	Drooping leucothoe	native	evergreen
Rosa carolina	Carolina rose	native	flowering
Rosa palustris	Swamp rose	native	flowering
Vaccinium macrocarpon	Cranberry	native	evergreen
Vaccinium pallidum	Lowbush blueberry	native	
Viburnum acerifolium	Maple-leaf Viburnum	native	

Latin Name	Common Name	Native/ Adaptive	Notes
Ferns			
Adiantum pedatum	Maidenhair fern	native	deer resistant
Asplenium platyneuron	Ebony spleenwort	native	evergreen
Athyrium felix-feimina	Lady fern	native	deer resistant
Dennstaedtia punctilobula	Hay-scented fern	native	
Dryopteris marginalis	Wood fern	native	evergreen
Onoclea sensibilis	Sensitive fern	native	
Osmunda cinnamomea	Cinnamon fern	native	deer resistant
Polystichum acrostichoides	Christmas fern	native	evergreen/deer restistant
Grasses			
Andropogon gerardii	Big bluestem	native	
Andropogon virginicus	Broomsedge	native	
Arundinaria gigantea	River cane	native	
Carex pensylvanica	Pennsylvania sedge	native	
Carex plantaginea	Plantain-leaved sedge	native	
Chasmanthium latifolium	River Oats	native	
Panicum virgatum	Switch-grass	native	deer resistant
Schizachyrium scoparium	Little bluestem	native	
Sorghastrum nutans	Indian grass	native	deer resistant
Perennials			
Amsonia spp.	Blue star	adaptive	
Aquilegia canadensis	Wild columbine	native	deer resistant
Asclepias incarnata	Swamp milkweed	native	
Asclepias tuberosa	Butterfly-weed	native	
Aster novea angliae	New England aster	native	
Astilbe spp.	Astilbe	adaptive	
Baptisia spp.	Wild indigo	adaptive	
Chelone lyonii	Pink turtlehead	native	
Coreopsis 'Moonbeam'	Coreopsis	adaptive	deer resistant
Dicentra eximia	Bleeding heart	native	
Echinacea spp.	Coneflower	adaptive	deer resistant
Geranium 'Rozanne'	Wild geranium	adaptive	
Helianthus resinosus	Sunflower	native	
Hemerocallis spp.	Daylily	adaptive	
Heuchera americana	Alumroot	native	
Heuchera 'Palace Purple'	Coral Bells	adaptive	
Hosta spp.	Hosta	adaptive	
Iris cristata	Dwarf crested iris	native	
Liatris spicata	Blazing star	native	
Lobelia cardinalis	Cardinal flower	native	deer resistant
Monarda didyma	Bee-balm	native	deer resistant
Nepeta faassenii	Catmint	adaptive	deer resistant
Pachysandra procumbens	Allegheny spurge	native	
Phlox carolina	Carolina phlox	native	
Phlox divaricata	Wild blue phlox	native	
Phlox paniculata	Garden phlox	native	
Polygonatum biflorum	Solomon's seal	native	
Rudbeckia 'Goldsturm'	Blackeyed susan	adaptive	
Salvia 'May Night'	May Night Salvia	adaptive	deer resistant
Silene virginica	Fire pink	native	
Solidago rugosa	Winkle-leaf goldenrod	native	
Tiarella cordifolia	Foamflower	native	
Vernonia noveboracensis	New York ironweed	native	

HARDSCAPE

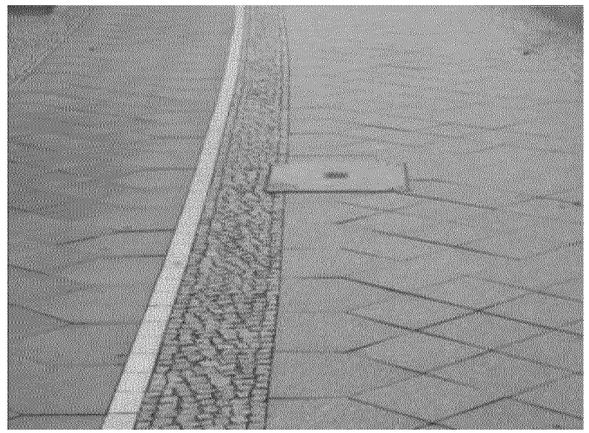
Throughout Village Place, various paving types may be employed to denote the different zones and uses of hardscape areas. For example, where a sidewalk adjoins a plaza seating area, a change in paving type differentiates a movement zone from an area of rest. The hierarchy of spaces is encouraged to be reinforced through the creative, yet restrained, use of different paving options by varying material, pattern, color, and/or texture. Unlike the more uniform streetscape, hardscape areas within open spaces are encouraged to differ from and contrast with the typical street sidewalk paving (however, concrete is anticipated as the primary material for both streetscape sidewalks and open space paths). Hardscape areas within open spaces shall contribute to the overall design intent and character of the space and compliment the adjacent architecture.

Materials:
Hardscape shall be constructed of concrete or brick pavers, stone, brushed concrete, or sand/clay. Trails may also be asphalt.

Details:
Hardscape paving materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the open space areas.



Precedent Image - Brick path
Credit: Grass Roots Gardening



Precedent Image - Hardscape
Credit: www.japagirlemberlin.com



Precedent Image - Hardscape Paving
Source: i.pinimg.com

SITE FURNISHINGS & FIXTURES

BENCHES, TABLES, AND CHAIRS

Outdoor seating is an important element in a vibrant neighborhood, providing places for social interaction and recreation. When outdoor seating is comfortable, clean, and convenient, visitors will be encouraged to stay and residents will be able to enjoy Village Place. Benches, tables, and chairs within the open spaces, away from the street edge, shall be differentiated from the typical street furnishings. Whereas the street furnishings shall be uniform and consistent throughout Village Place, furnishings within the open spaces may be unique and expressive of the overall composition and character of the space. A variety of styles, materials, and colors are strongly encouraged.

Materials: Benches shall be metal (aluminum, steel, or cast iron), a combination of wood and metal, stone, or other durable material. Materials with a high percentage (75% or more) of recycled content are encouraged. Other materials may be used for benches that serve as public art if approved by the Village.

Details: Benches should be surface-mountable or able to be embedded in paving. Tables and chairs may be either permanently placed/mounted or moveable.



Precedent Image - Outdoor Seating
Source: www.smugmug.com



Precedent Image - Bench with back
Credit: Landscape Forms



Precedent Image - Bench without back
Credit: www.landscapeforms.com

POTS AND PLANTERS

Pots and planters should add interest, color, and pedestrian scale to the open space. Low-maintenance planters with perennial and annual plantings are highly encouraged throughout Village Place, but shall be appropriate to the overall design of the open spaces in which they occur. Moveable pots and planters shall be used where permanent planters may limit the versatility and use of an open space.

Details: Pots and planters shall be of a durable, low maintenance material. Materials with a high percentage (75% or more) of recycled content are encouraged. Pots and planters shall not impede pedestrian circulation or block visibility.

TREE GRATES

Tree grates are appropriate in open spaces with high pedestrian traffic. In Village Place, tree grates should be used primarily within plazas. As part of the streetscape, tree grates shall be consistent throughout Village Place, however, when used in open spaces away from the street edge, tree grates may be of a different design coordinated with the open space character.

Materials: Tree grates shall be metal (steel or cast iron). Materials with a high percentage (75% or more) of recycled content are encouraged.

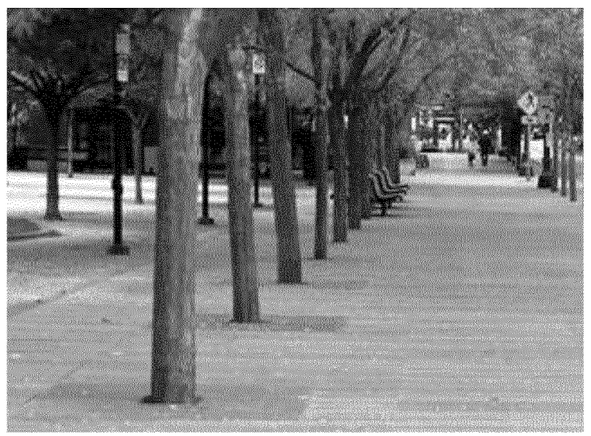
Details: Tree grates shall be properly maintained and cleaned for the safety of visitors and for the welfare of the trees they protect.



Precedent Image - Planters
Source: st.houzz.com



Precedent Image - Planters
Source: www.secretgardenshop.com



Precedent Image - Tree Grates
Credit: Flickr / Orbmiser

BOLLARDS

Bollards may be used in open spaces to protect pedestrians from vehicles or to add visual interest and provide ground-level lighting.

Details: Bollards shall be of a durable, low maintenance material. Bollards may be permanent or removable, depending on the desired limits of access. Removable bollards are recommended where possible in order to provide maximum flexibility.

SMOKING RECEPTACLES

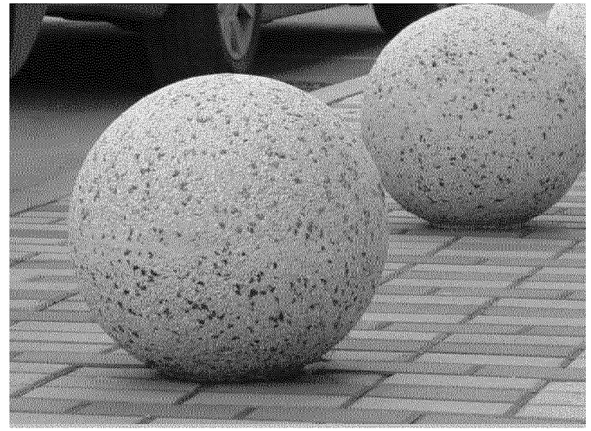
A non-smoking environment should be a goal of Village Place; however, proper disposal of tobacco products is necessary to avoid littering and fire hazards.

Materials: Smoking receptacles shall be metal.

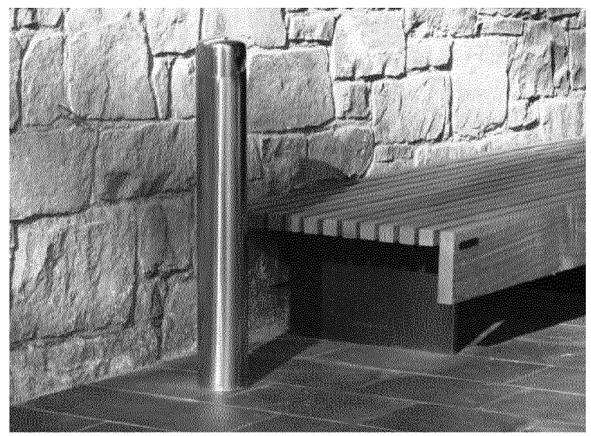
Details: Any exterior designated smoking areas shall be located at least 25 feet away from building entries, outdoor air intakes, operable windows, and playgrounds.



Precedent Image - Bollards
Credit: www.broxap.com & www.bollards.co.uk



Precedent Image - Bollard
Credit: Il Fiore Rosso



Precedent Image - Smoking/Cigarette Receptacle
Credit: Landscape Forms

WASTE AND RECYCLING RECEPTACLES

Waste and recycling receptacles should be coupled together (or adjaceent to one another) and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Waste and recycling receptacles used as standard types for streets may be used in adjacent open spaces (see Street Lights on pages 29) or unique receptacles specific to and coordinating with other other furnishings in the open space may be selected, conforming to the criteria below.

Materials: Waste and recycling receptacles shall be metal or a combination of wood and metal.



Precedent Image - Waste/Recycling Receptacle
Credit: Forms + Surfaces



Precedent Image - Waste Receptacle
Credit: Landscape Forms

LIGHTING

Lighting in open spaces should change in scale and type according to the adjacent use, size, and character of the space. Light fixtures used as standard types for streets should not be employed randomly (out of alignment, away from the street edge) in adjacent open spaces (see Street Lights on pages 29). A variety of lighting types are encouraged in open spaces and may include pole-mounted, string, lantern, bollard, sconce, step, and similar types.

Materials: All light poles and fixture housings shall be metal or durable composite material. All lighting fixtures are encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).



Precedent Image - Tivoli Garden Lights
Source: 1.bp.blogspot.com



Precedent Image - Bollard Lights
Source: lightandliving.com



Precedent Image - Bench without back
Source: www.simplelifeprattle.com

This page intentionally left blank

This page intentionally left blank

5.0 ARCHITECTURAL DESIGN

5.1 OVERVIEW
5.2 BUILDING TYPES
5.3 MATERIAL AND ELEMENT STANDARDS

5.1 Overview

PURPOSE

The primary purpose of the Architectural Criteria in this document is to guide the design and character of all buildings and associated elements in Village Place - *see the Exceptions listed below - in material, configuration, and technique (i.e., what materials are permitted for each component of a building, how materials shall be used, and what finishes or details are acceptable). Importantly, the design and character of the architecture should support the quality goals established for Village Place.

Exceptions:

1. Except Civic buildings which are exempt form the Architectural Design criteria;
2. Except as precluded by the North Carolina Residential Code for One- and Two-Family Dwellings (per Section 160D-702); in such cases, the criteria are encouraged rather than mandated; and
3. Except where in conflict with the Village of Pinehurst *Historic District Standards*, life safety codes, or state or federal regulations; in such cases, the *Historic District Standards*, life safety codes, or state or federal regulations will prevail.

COMPONENTS

The Architectural Design Criteria contain two subsections:

5.2 Building Types
5.3 Material and Element Standards

Section 5.3 Material and Element Standards contain two discreet sets of criteria based on building type. The first set applies to all Commercial/Mixed-Use Building Types and the second set applies to all Residential Building Types (for more information on Building Types, see pages 51-54).

Each set of Material and Element Standards include General Provisions, followed by criteria that apply to specific building components including:

1. Exterior Walls;
2. Building Elements (such as porches, stoops, bays, and decks);
3. Roofs;
4. Doors and Windows: and
5. Frontage and Yard components.

As noted in Section 1.2 on page 4, precedent images are included within this section to support the criteria, are illustrative only, and are not intended to indicate specific design mandates.

5.2 Building Types

This and the following pages summarize the anticipated Building Types in Village Place, as redevelopment and infill occurs, as well as specific criteria that apply per type. For Site Design criteria such as building setbacks, build-to lines, and minimum building widths, see the Lot Standards section on pages 10-16. See the Material and Element Standards on the following pages for additional architectural criteria.

RETAIL (SINGLE-USE)

New stand-alone retail buildings, whether with a single tenant or multiple tenants may be built within Village Place. Small pavilion-scaled buildings with restaurants or shops may be located in or near amenity spaces to provide activity and serve people in adjacent buildings or visiting Pinehurst. Retail buildings may vary in massing but will typically be 1-2 stories in height, up to a maximum of 3 stories, as allowed in the Regulating Plan on page 9 and as their programs necessitate. Although the programs and designs may vary, the goal for Village Place should be to enliven the streetscape and/or amenity space with significant glazing on the ground and upper floors. Solar orientation and shading of glazing should also be considered.



Precedent Image - One-story Retail
Source: unknown

Standards:

1. Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space. Display cases, semi-transparent glass, or other methods may be used where storefronts with full glazing are not feasible due to specific program requirements. Also see the Urban Design criteria on page 18 for minimum window requirements.
2. Significant glazing shall be incorporated, where possible, in all retail building upper-story frontage elevations.
3. Canopies, awnings, and storefronts shall vary per building and may vary per tenant.
4. Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.
5. Vehicular and pedestrian visibility from streets and/or amenity spaces shall be established to support viability of the retail tenant.

See the Material and Element Standards on the following pages for additional criteria.

OFFICE (SINGLE-USE)

New stand-alone office buildings, whether with a single tenant or multiple tenants, either as small residential-scaled buildings or larger, multi-floor buildings, may be built within Village Place. Office buildings may vary in massing but will be 1-3 stories in height, as allowed in the Regulating Plan on page 9. Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot.
General as well as Medical Office is anticipated. While many of the type characteristics are similar between General and Medical Office (and both uses may be mixed within one building), Medical Office has some unique design considerations that need to be taken into account and accommodated. For example, Medical Office floor plates may be deeper and/or taller than General Office; drop-off and entry needs to be conveniently located with an elevated focus on accessibility for patients with mobility-, visual-, or hearing-impairments; and parking has a higher demand and turn-over rate compared to General Office.



Precedent Image - One-story Office - Turnberry Wood, So. Pines
Credit - Design Collective

See the Material and Element Standards on the following pages for additional criteria.

Standards:

1. Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 18 for minimum window requirements.
2. Significant glazing shall be incorporated, where possible, in all office building upper-story frontage elevations, to reflect the building's use and to provide more natural daylighting for office workers.
3. If multi-storied, walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
4. The office lobby entrance shall be highlighted as a strong, legible element of the façade.
5. If incorporated, canopies and awnings shall vary per building and may vary per tenant.
6. Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.

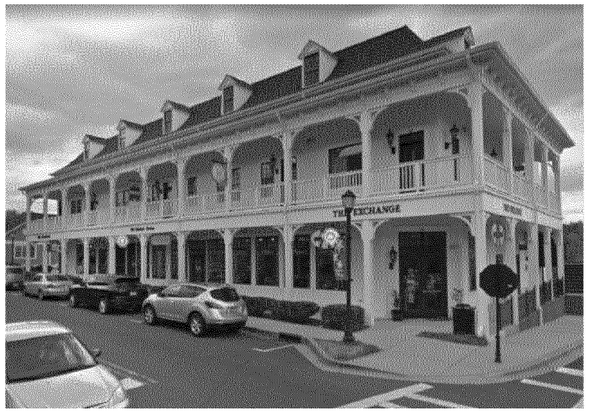
HOTEL (SINGLE-USE OR WITH RETAIL)

As a building welcoming visitors to Village Place, a hotel should have a distinctive character from other types. Hotels will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Hotels may (but are not required to) include retail/restaurant space, typically on the ground floor. Guest rooms typically occur on the upper floor(s) and have a residential fenestration pattern. Direct access from parking to the retail and the hotel lobby is desired and shall be welcoming, safe, and well-lit.

Standards:

1. Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space. Also see the Urban Design criteria on page 18 for minimum window requirements.
2. Guest rooms on the upper levels shall have a residential fenestration pattern as shown on pages 66 and 67.
3. Architectural bays should read in elevation. A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
4. Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
5. The lobby/primary entrance shall have a prominent architectural read and may have a guest drop-off area, either curb-side or with a pull-off lane separated from the street.
6. If incorporated, canopies and awnings shall vary per building and may vary per tenant.
7. Although not preferred, flat roofs may be used for mechanical units, and/or green roof systems.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story Building
Credit: Google Maps Street View



Precedent Image - Three-story Hotel - Woodstock, VT
Source: jetsetmag.com

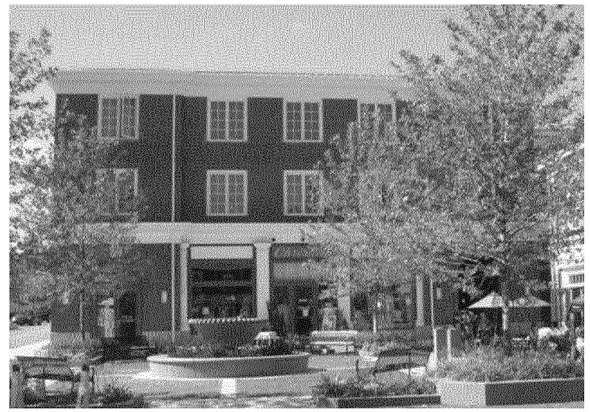
COMMERCIAL / MIXED-USE

Commercial/Mixed-Use buildings may include retail, restaurant, office space, and/or residential units (often leased to different tenants). In Village Place, Commercial/Mixed-Use buildings will typically be 1-3 stories in height, as allowed in the Regulating Plan on page 9. In Village Place, mixed-use buildings are encouraged and adaptive reuse of building space is anticipated. This building type, found also in the historic Village Core, as well as the other mixed-use building types envisioned, including Hotel with Retail, Multi-family with Retail, will help accommodate changes over time.

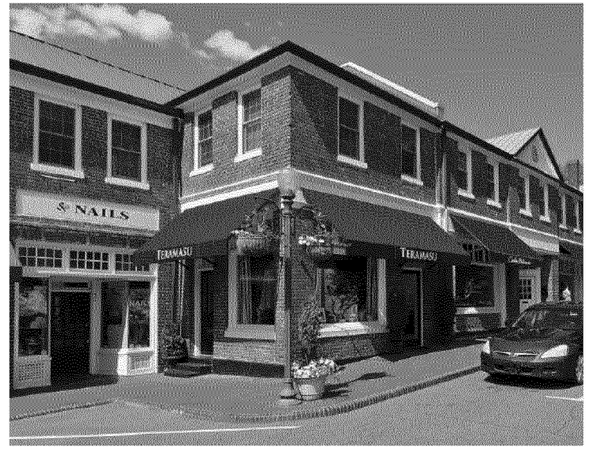
Standards:

1. The standards listed on page 51 under Retail and Office and on page 53, under Multi-Family apply as relevant to each use. However, the building elevations are not required to, but may, be altered if tenants transition over time from office to retail or vice-versa.

See the Material and Element Standards on the following pages for additional criteria.



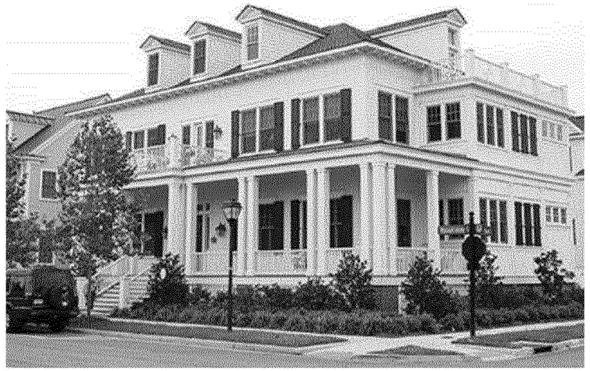
Precedent Image - Three-story Mixed-Use- Mashpee Commons, MA
Credit - buildabetterburb.org



Precedent - Two-Story Mixed Use - Market Square, Pinehurst, NC
Credit: VOP Rentals

MULTI-FAMILY (SINGLE-USE OR OVER RETAIL)

Multi-family buildings contain apartments/flats either rented or owned (as condos). Parking is provided to the rear or side in detached or integral garage(s) and/or in a shared surface parking lot. In Village Place, Multi-family building heights will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Where residential units occur on the ground-floor, individual stoop entrances may be incorporated. When retail/restaurant space is incorporated, the dual goals of animating the ground-floor retail while creating a subdued environment for residential living demand thoughtful design. Balconies and rooftop terraces are encouraged. Visitable units that can be lived in or visited by people with mobility impairments are encouraged.



Precedent Image - Mulit-family - Daniel Island, SC
Credit - Daniel Parolek / Island Press

Standards:

1. Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 18 for minimum window requirements.
2. Upper floors shall have a subdued and regular residential fenestration pattern, while the ground level may express the individual character of the retail/restaurant tenants if included.
3. Architectural bays should read in elevation.
4. A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
5. Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
6. The lobby/primary entrance shall have a prominent architectural read and may have a drop-off area curb-side.
7. If incorporated, canopies and awnings shall vary per building and may vary per tenant.
8. Flat roofs may be used to incorporate terraces for additional amenity space, mechanical units, and/or green roof systems.
9. Access from parking to the lobby/primary entrance shall be welcoming, safe, and well-lit.
10. Visitable units are encouraged. A residential unit is visitable when it meets the following three basic requirements: on the main living level, one zero-step entrance, doors with 32 inches of clear passage, and one bathroom that you can maneuver into in a wheelchair (to note, a fully accessible bathroom is not required).
11. Outside noise from surroundings, including nearby event spaces, should be considered in residential design; Sound Transmission Class (STC) glass or other measures are encouraged where noise is an issue.

See the Material and Element Standards on the following pages for additional criteria.

SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL (TOWNHOUSE)

Single-Family Attached (SFA)/Townhouses are residential buildings of 2-3 stories, as allowed in the Regulating Plan on page 9. Typically, 3-7 vertical units are combined in one building, typically with each unit on its own lot with parking to the rear in a detached, linked, or integral garage; on a driveway or parking pad; or in a shared surface parking lot. Yard space may occur on 1-3 sides of the lot. While attached rather than detached, a SFA/Townhouse unit is commonly the same size (sf) as a Cottage unit, the smallest of the Single-Family Detached units. SFA/Townhouse units may and are often located to provide a transition between commercial uses and larger (Manor and Villa) Single-Family Detached residential units/lots.

Standards:

1. Stoops or porches shall be provided on the front entry elevation of each unit.
2. See the Urban Design criteria on page 18 for minimum window requirements.
3. All floors shall have a subdued and regular residential fenestration pattern.
4. Individual vertical units should read in elevation.
5. While typically designed with pitched roofs, flat roofs (or portions of flat roof) may be used to incorporate roof decks, mechanical units, and/or green roof systems.
6. Access from rear parking lots (if included) to exterior residential entries shall be welcoming, safe, and well-lit.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story SFA - Baxter Village, NC
Credit - Design Collective

SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL

Single-Family Detached (SFD) are residential buildings of 1-3 stories, as allowed in the Regulating Plan on page 9. Each unit sits on a separate lot, typically each with a front, 2 sides, and a rear yard. Cottages are the smallest (in total sf) of the Single-Family Detached units. Manors and Villas are larger and, for the purposes of this FBC, are distinguished from one another by the placement of and access to the garage (and/or driveway). Manors have rear- or side-loaded garages/driveways. Villas have front-loaded garages/driveways.

Standards:

1. Stoops or porches shall be provided on the front entry elevation of each unit.
2. See the Urban Design criteria on page 18 for minimum window requirements.
3. All floors shall have a subdued and regular residential fenestration pattern.
4. SFD units should be varied and distinct from neighboring units.
5. Primary/main roofs shall be pitched. Portions of flat roof may be used to incorporate roof decks or to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage).

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story SFD - Maple LAwn, MD
Credit - Design Collective



Precedent Image - One+-story SFD - Daniel Island, SC
Source - www.homefinder.com

This page intentionally left blank

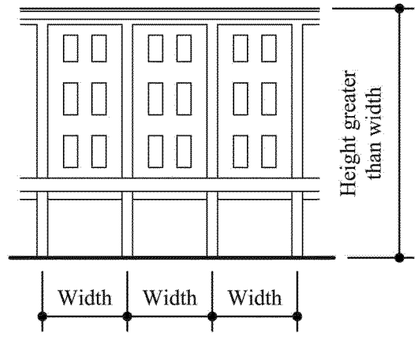
COMMERCIAL / MIXED-USE BUILDING TYPES

GENERAL PROVISIONS

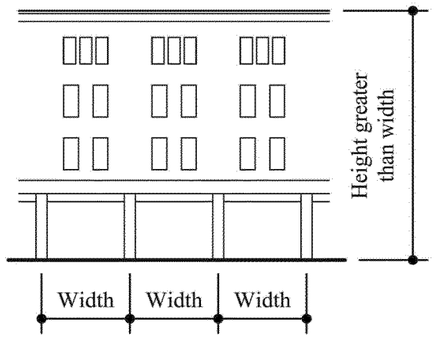
The Following General Provisions apply to all Commercial/ Mixed-Use Building Types:

1. Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section on pages 17-18.
2. Commercial/Mixed-Use buildings shall front onto the primary street (have primary front entrances on) or open space. Storefronts shall face the primary street or open space and may turn the corner to receive pedestrian circulation from the secondary street, open space, parking area, or pedestrian passage.
3. Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, enhanced entry ways, or other unique features.
4. Buildings shall align at the front façade along a block. See the Regulating Plan and Lot Standards on pages 10-16 for additional criteria.
5. Commercial structures exceeding 60 feet in any horizontal dimension shall set up an implicit or explicit system of bays. Implicit systems use window groupings in the base, intervening floors and the cornice area to denote bays. Explicit systems use columns or pilasters on the principal facade to accentuate smaller building increments and/or individual storefronts. Implicit systems use material changes horizontally and at the base of the building or storefront to accentuate smaller building increments. See Figure 1.
6. Buildings should be designed to reduce apparent mass and accentuate vertical proportions.
7. Entrances should be visually clear within the frontage elevation/facade and special by articulation within the base or bays in which they occur. Through lobbies are preferred, where feasible, to provide direct pedestrian circulation from rear parking areas to the primary street or open space. See pages 51-54 for additional entrance criteria specific to each Building Type.
8. Commercial ground floors shall have a minimum interior ceiling height of 12 feet.
9. The frontage of commercial and mixed-use buildings shall have no less than 20% nor more than 60%of the upper level facade as glazed openings and no less than 60% nor more than 85% of the lower level storefront facade shall be glazed openings. See Figure 8.
10. No more than three colors shall be used on the upper level building facade; two primary colors and one trim or highlight color. One (of the two) primary colors shall not be less than 60% of a primary facade, excluding windows, openings and storefront, etc.
11. Variation in exterior siding colors is encouraged on commercial and mixed-use buildings. The exterior siding color shall not repeat on buildings two lots down or across the street, or around the corner. See the Pinehurst Development Ordinance, Section 9.1 and the Village of Pinehurst Color Palette for additional color requirements.
12. A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the building code. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.
13. Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
14. Outdoor lighting fixtures are required on the front building elevation (façade) and on rear building elevations along an alley or off-street parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
15. Flood lights are permitted on commercial lots, but should be discreet and avoid light trespass onto neighboring residential lots or the night sky per the requirements of Section 9.8 of the PDO . Fixtures shall be Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
16. Solar panels shall be placed on screened flat roofs surfaces only, out of view from the street or open space.
17. To reduce the visual impact of overhead wires, utility services shall be located underground.

See the following pages for additional criteria.



EXPLICIT SYSTEMS USE COLUMNS OR PILASTERS ON THE PRINCIPAL FACADE TO ACCENTUATE SMALLER INCREMENT BUILDINGS AND STOREFRONTS WITH VERTICAL PROPORTIONS.



IMPLICIT SYSTEMS USE WINDOW GROUPINGS IN THE BASE, INTERVENING FLOORS, AND THE CORNICE AREA TO DENOTE BAYS USING VERTICAL PROPORTIONS.

Figure 1

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

STOREFRONT AND SIGNAGE

Construction Materials:

1. Storefront exterior walls shall be precast concrete, architectural block, brick, wood clapboard, or cementitious siding. Stone is not appropriate.
2. Signs shall be wood, simulated wood, fiberglass, acrylic, cast plastic, aluminum, or enameled steel.
3. Awning frames shall be constructed of metal and covered with canvas, synthetic canvas, or solution-dyed acrylic fabric. All-metal (frame and covering) awnings are permitted with no side or bottom panels.
4. Outside tables, chairs, and benches placed along the building frontage shall be stone, precast concrete, wood, cast aluminum, or powder coated metal.

Configurations and Techniques:

1. The storefront, doors, awnings and signage shall be a unified design to establish an architectural language for the base of the building facade. Also see the Urban Design criteria on page 19 for minimum window requirements.
2. In general, the storefront should be more detailed while the rest of the building should be more restrained.
3. Storefront glazing shall be a minimum of 8" above the sidewalk grade.
4. Storefront glass shall be clear.
5. Sliding doors and windows are not permitted on frontage elevations (facades).
6. Storefront entry doors shall be recessed a minimum of 36" or have an awning installed overhead and located near the center of the storefront, except at corners. See Figure 2.
7. Individual retail or office signage is encouraged to create visual interest for the pedestrian. See Figure 3.
8. A single external wall sign may be applied flush with the elevation above the ground-floor level. The sign shall be a maximum of 24" in height but otherwise consistent with the PDO. See Figure 3.
9. Additionally, a single external blade sign may be hung below the second floor window sill perpendicular to the building. These signs may extend from the building a maximum of 42" and may be a max. of 24" in height. See Figure 5.
10. Signs may contain multiple individual signs which refer to tenants of the building.
11. Signs shall be externally lit with decorative visible light sources. Pin letters with concealed halo backlighting are also permitted.
12. Fabric awnings may have side panels but shall not have a bottom (soffit) panel. The vertical drip of an awning may be stenciled with signage a maximum of 8" in height. Awnings shall not be backlit. See Figure 3.
13. Street elevations of corner buildings may be externally lit with decorative visible light sources.
14. Signs flush with a facade shall be designed to be integral with the building, a maximum of 24" in height, and externally lit. Internally illuminated exterior signage is prohibited.

See General Provisions for additional criteria.

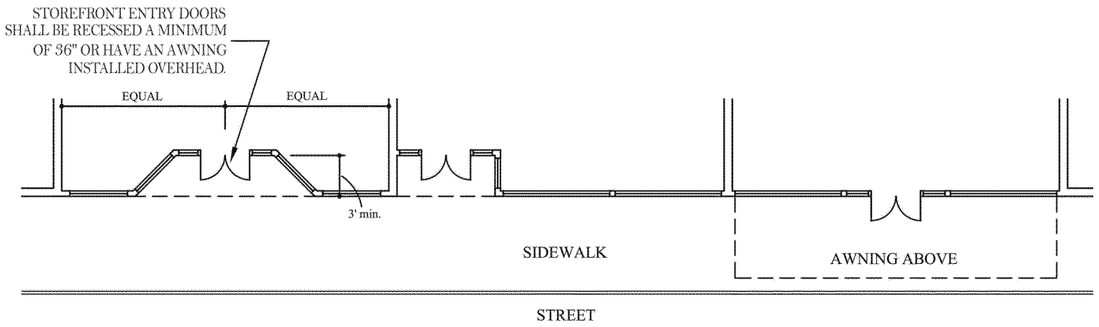


Figure 2

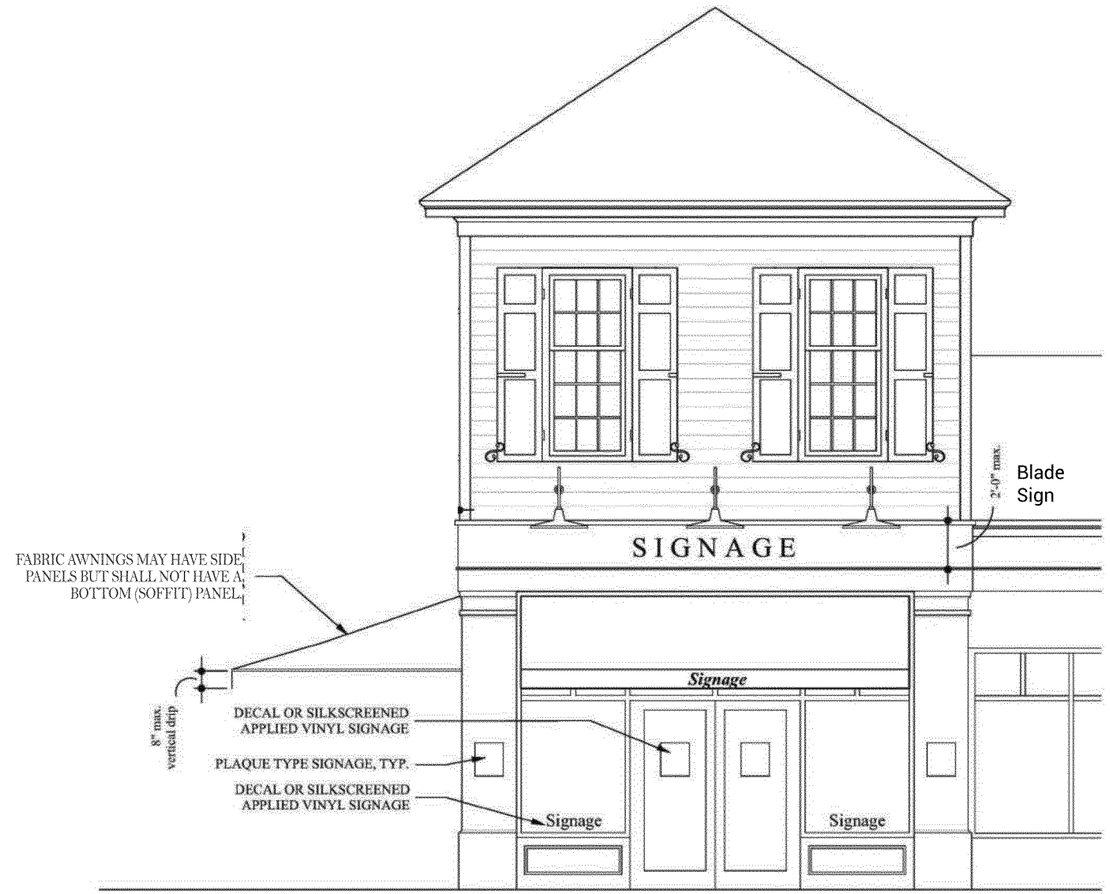


Figure 3

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

EXTERIOR WALLS

Construction Materials:

1. Walls shall be precast concrete, architectural concrete block, brick, wood clapboard siding, or cementitious siding. Stone is not appropriate.
2. Foundation walls shall be stone, brick, or poured concrete with a brick pattern or painted finish.

Configurations:

1. See the Corner Lot and Frontage Elevation Standards on pages 17-18, for additional criteria.
2. Building walls between the foundation and the eave shall be no more than two materials. Material changes shall occur along a horizontal datum or common line. Additionally, the lighter material shall be used above the heavier materials. See Figures 4 and 5.
3. Where and as used on the frontage entry elevation (façade), masonry (brick or stone to 8" below grade) is required on the side/non-entry frontage elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/or rear elevation or at an inside corner of a protruding element on the main/entry facade. Accessory buildings may have a masonry watertable in lieu of full brick on the frontage elevation(s). See Figure 9.
4. Precast panels shall be no greater than 100 sf.
5. Walls of siding shall have all openings trimmed in wood (or simulated wood) boards of a minimum 4" nominal width and corners trimmed in wood (or simulated wood) boards of 4"-8" nominal width. Doors may have wider trim.
6. Trim is required where there is a change in material or a change in plane.
7. The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the *Pinehurst Development Ordinance*, (PDO) for additional information on and requirements related to the *Village of Pinehurst Color Palette*.

Techniques:

1. Precast concrete, architectural concrete masonry units and brick shall be on a running bond pattern. Rustication may occur at the base of the exterior wall using one of the above materials.
2. Precast masonry units shall have an etched finish. Pre-cast panels shall be further articulated by reveals with coursing to appear as smaller masonry units.
3. Wood clapboard, wood beaded siding or cementitious siding shall be pre-finished or (field) painted within the approved VOP color pallete.
4. Butt joints may be caulked or covered and shall be painted to match the adjacent material color.
5. Brick shall be in a horizontal running bond pattern with weathered, concave, V-shaped, or grapevine mortar joints not greater than ½" in height. Patterned brick detailing and special brick shapes may be used.
6. Stucco shall be sand finished or steel trowelled.
7. Stone foundations shall be set in an uncoursed, ledgerock pattern or roughly squared pattern. See Figure 14

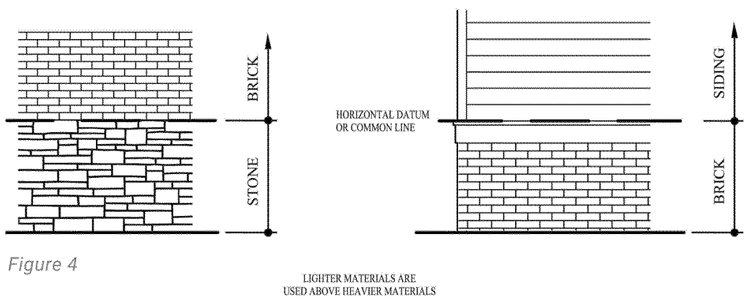
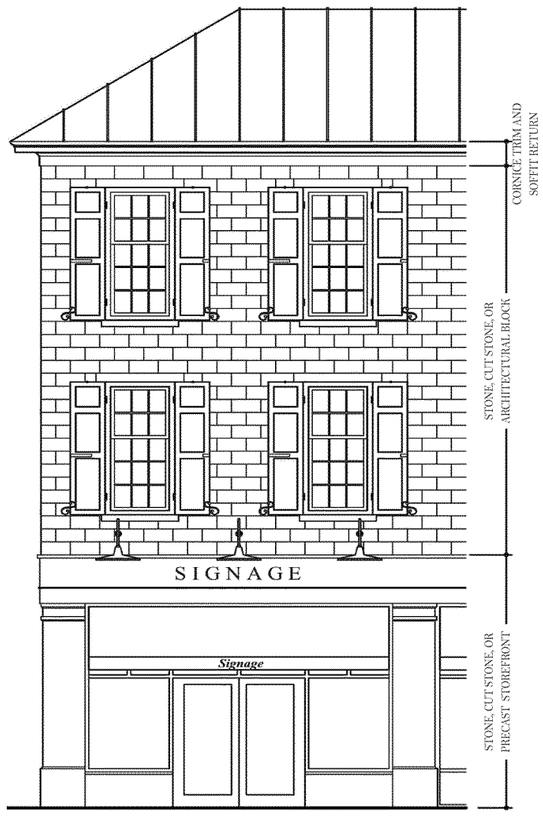


Figure 4



Figure 5



Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

BUILDING ELEMENTS

Construction Materials:

1. Cornices may be made of stone, cast stone, brick, precast concrete, wood, solid PVC, cementitious fiberboard, fiberglass composite, or polymer composite.
2. Columns and posts shall be made of natural quarry stone, wood, polymer composite, or fiberglass, subject to approval by the Village.
3. Piers and arches shall be stone, precast concrete, cast stone, or brick. Architectural concrete block may be permitted, subject to approval by the Village.
4. Porch railings shall be wood, or solid PVC, steel, wrought iron, or ESP aluminum.
5. Walking surfaces of porches shall be wood or simulated wood such as "Trex" deck or equal.
6. Stoops shall be stone, brick, or concrete. Wood or simulated wood may be used at secondary, non-frontage entrances, with Village approval.
7. Stoop and other metal railings shall be made of steel, wrought iron, or electro-static painted (ESP) aluminum.
8. Sills shall be cut stone, precast, rowlock brick, sill brick, or solid PVC.
9. Balconies may be made of steel, wrought iron, electro-static painted (ESP) aluminum, stone, cast stone, or precast.
10. Railings shall be made of steel, wrought iron, or ESP aluminum.
11. Piers and arches shall be brick, stone, or rusticated block.

Configurations:

1. Arches made of masonry shall not be less than 8" in thickness.
2. Keystones in arches shall have sides radial to the arch.
3. Piers in arches shall be no less than 18" in width and 12" in depth and shall conform to The American Vignola.
4. Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola.
5. Cornices shall project a maximum of 36" inches from the exterior wall and shall conform to The American Vignola. See additional criteria under Roofs on page 62.
6. Porches shall be a minimum of 8' in depth. Porch openings between columns and piers shall be vertical in proportion.
7. Ballusters shall not exceed 4-1/2" on center.
8. Lintels made of stone or pre-cast concrete shall extend horizontally beyond the opening a minimum of 2" but not greater than the dimension equal to the height of the lintel.
9. Brick soldier lintels shall extend a minimum of one brick beyond the opening. See Figure 16.

Techniques:

1. Wood shall be painted or stained, except walking surfaces which may be left unfinished.
2. Railings of steel or wrought iron shall be pre-finished or painted black or dark green.

See General Provisions for additional criteria.

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

ROOFS

Construction Materials:

1. Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
2. Gutters and downspouts shall be aluminum, pre-finished metal, or copper. Copper anodized aluminum is not permitted.
3. Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl.
4. Glazing in windows, skylights, and stained-glass shall be glass.

Configurations:

1. Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Although not preferred, flat roofs may be used on the non street facing facade to incorporate terraces and mechanical units to maximum of 50%of the building's roof square footage.
2. On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, as well as on garage and link roofs, may have shallower pitches but shall relate to the principal structure's roof (hips with hips and gables with gables). See Figure 18.
3. Eaves shall have no more than six outside corners. See Figure 19.
4. Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
5. Balustrades on flat roofs are permitted only when the flat roof is occupiable and accessible.
6. Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of building wall.
7. Rake returns are required at gable ends and shall have 2' minimum return of cornice trim. See Figures 12a and 12b.
8. Gable ends shall have profile trim.
9. Skylights shall be flat in profile and not directly visible from a street or open space.
10. Solar Panels: See General Provisions on page 56.
11. Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.
12. Vents, flues, turbines, and other roof penetrations on pitched roofs shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.
13. Gutters shall be half-round or ogee ("K") profile.
14. Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall (preferably on non-frontage elevations).

Techniques:

1. Roofs built of standing seam metal shall be pre-finished.
2. Shingle color may be dark gray, charcoal, black, or a black blend.
3. Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.
4. Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

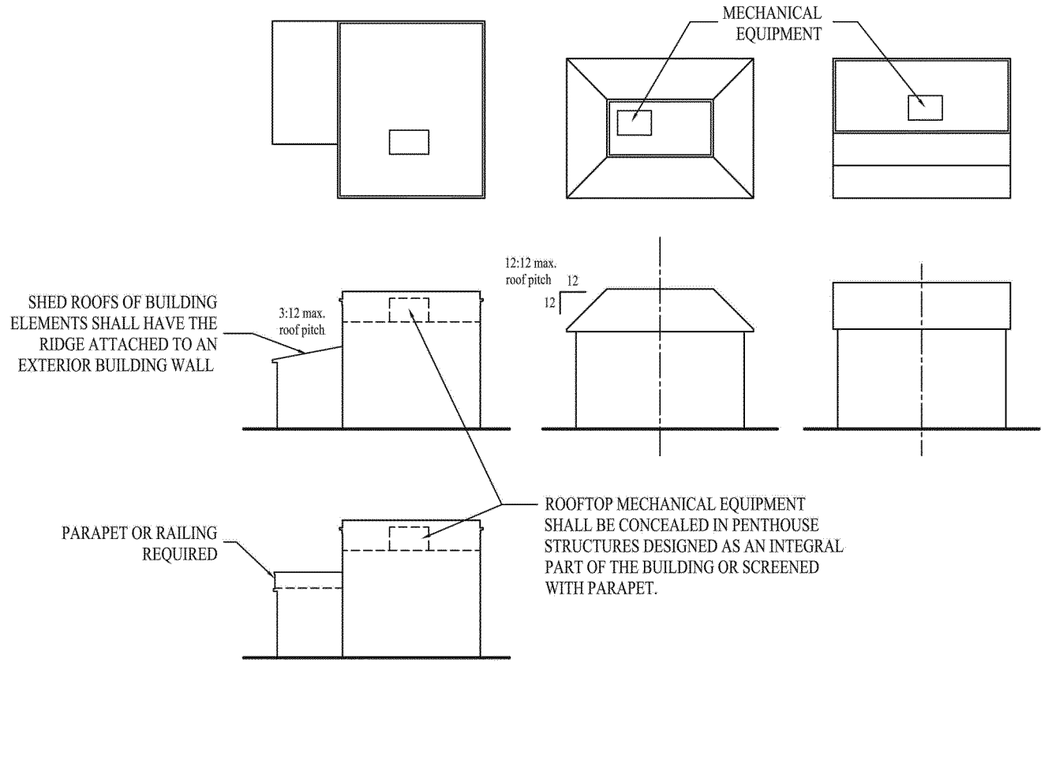


Figure 6

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

DOORS AND WINDOWS

See the Storefront & Signage section on page 57, for criteria specific to Storefronts. The following criteria apply to non-storefront windows and doors.

Construction Materials:

1. Window frames shall be embossed steel, extruded aluminum clad, wood, fiberglass or vinyl clad.
2. Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
3. Shutters shall be wood or solid cellular PVC.
4. Doors shall be built of wood, embossed steel, embossed aluminum, or fiberglass with a brushed paint finish.

Configurations:

1. See the Corner Lot and Frontage Elevation Standards on pages 17-18, for additional criteria.
2. Centerlines of windows shall align vertically within any given facade. See Figure 7.
3. Windows and window lites shall be no wider than square in proportion, accentuating the vertical proportion.
4. Bay windows on facades facing a street shall extend to the ground or be structurally or visually supported by brackets. See Figure 8.
5. Two or more windows paired in the same rough opening shall be separated by a minimum 4" nominal post. See Figure 24.
6. Windows shall be no closer than 2' to building corners, except where windows are paired, one on each wall at the corner with a maximum 8" nominal post.
7. Shutters shall be shaped, sized and proportioned to the windows they serve. See Figures 8 and 25.
8. Shutters shall be operable or provided with adequate hardware to make them appear operable and shall be mounted as if hinged to the window frame or brick surround. See Figures 8 and 25.
9. Doors shall be attached by hinges. Sliding and barn doors should not be permitted.
10. A minimum of 18" shelter shall be provided at all public entry doors.

Techniques:

1. Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
2. Shutters shall be painted a dark neutral color. White shutters may be used against a dark masonry exterior wall material, with Village approval.

See General Provisions for additional criteria.

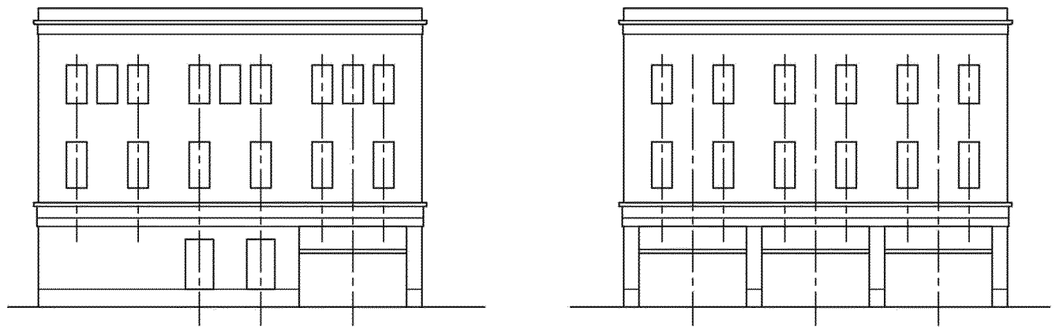


Figure 7

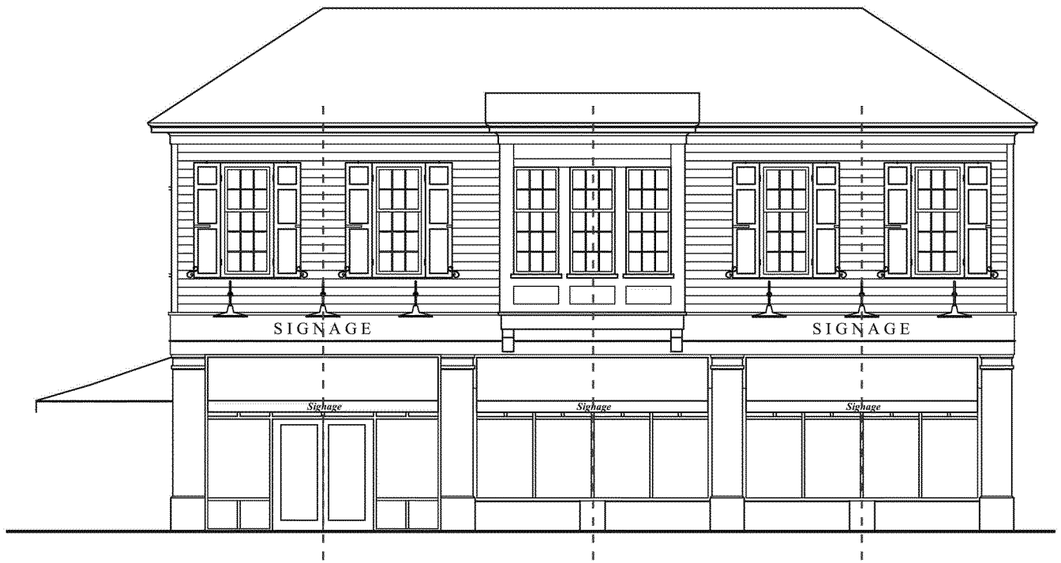


Figure 8

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

GENERAL PROVISIONS

1. Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section on pages 17-18.
2. On Corner Lots, porches on the entry façade shall wrap the non-entry façade a minimum length and depth equivalent to the depth of the front porch, unless otherwise approved by the Village. See Figures 9 and 10.
3. Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, porches or stoops, or other unique features; should be placed such that garage doors are oriented away from the view corridor; and may require additional detail or features as required by the Village.
4. Buildings should align at the front façade along a block. See the required setback and Build-to Line requirements in Section 2.2 Lot Standards on pages 11-16.
5. The frontage elevation (facade) designs as well as color selections of the exterior siding (see also Exterior Walls criteria on the following page) shall not repeat on buildings two lots down or across the street, or around the corner.
6. A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the Post Office. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.
7. Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
8. Outdoor lighting fixtures are required on the front building elevation (façade) and on the alley side (or shared-access driveway) of each rear-load garage or parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
9. Flood lights are permitted on residential lots, but only with a motion detector and timer that turns off after no more than 5 minutes. Flood lights should be discreet and avoid light trespass onto neighboring lots or the night sky. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA). See Chapter 9.8 in the Pinehurst Development Ordinance, (PDO) for additional requirements.
10. Solar path/garden lights, antennae, statuary, garden benches, play equipment, barbecues, and similar shall be relegated to rear yards only.
11. Solar panels shall be placed out of view from the street or open space.
12. To reduce the visual impact of overhead wires, utility services shall be located underground.

See General Provisions for additional criteria.

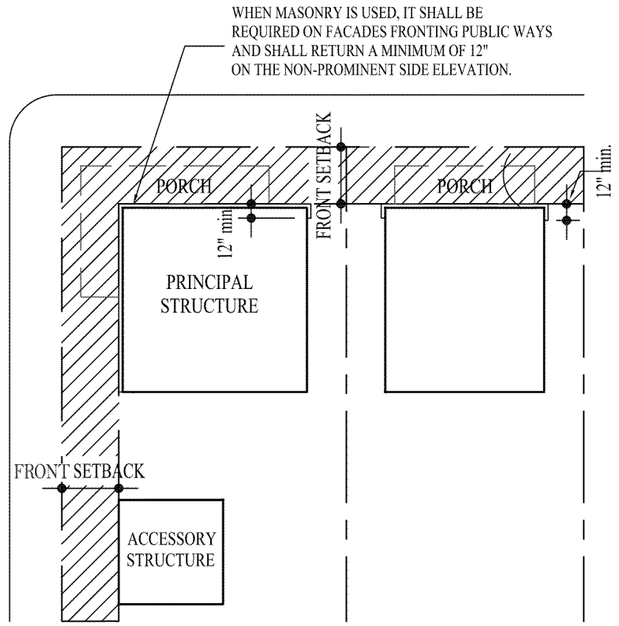


Figure 9

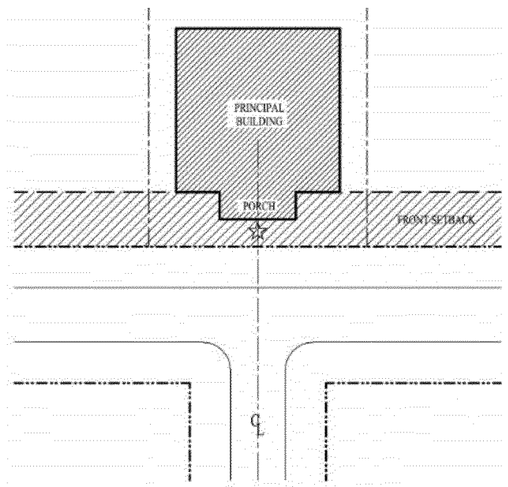


Figure 11

PORCHES ON THE FRONT ENTRY FACADE SHALL WRAP THE NON-ENTRY FACADE A MINIMUM LENGTH AND DEPTH EQUAL TO THE DEPTH OF THE FRONT PORCH

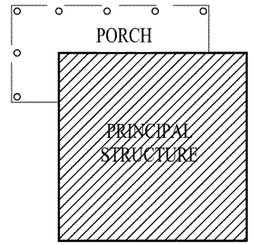


Figure 10

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

EXTERIOR WALLS

Construction Materials:

1. Foundation walls shall be faced in real brick or real/quarry stone with a minimum nominal thickness of 4", or poured concrete with a brick pattern and painted to match or be one shade darker than the main façade material.
2. Walls shall be brick, wood clapboard siding, or cementitious siding in a smooth finish (no vinyl or stone siding is permitted). Stucco may be approved, if appropriate to the architectural character, by the Village.
3. Trim shall be a smooth finish cementitious, solid cellular PVC, or other simulated wood as approved by the Village.

Configurations:

1. Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on both the frontage entry and frontage non-entry elevations. See Frontage Elevation criteria on pages 18-19 for additional requirements.
2. The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the Pinehurst Development Ordinance, (PDO) for additional information on and requirements related to the Village of Pinehurst Color Palette.
3. Additionally, on masonry elevations, an expression of the base or watertable through a change in plane, brick shape, color, and/or pattern is required on frontage elevations. See Figure 15.
4. Masonry shall return a minimum of 12" on non-frontage side elevations or at an inside corner of a protruding element on the main/entry facade. Masonry returns are encouraged, but not required on rear elevations. See Figure 12a.
5. Building walls between the foundation and the eave shall be no more than two primary materials. Material changes shall occur along a horizontal line. Additionally, the lighter (or lighter appearing) material shall be used above the heavier (or heavier appearing) material. See Figure 15.
6. Wall materials shall be oriented horizontally, unless approved as appropriate to the architectural character by the Village.
7. Walls of siding shall have all openings trimmed in vertical/jamb boards with a 4" minimum nominal width unless otherwise noted below. Windows with installed shutters may omit the 4" jamb boards. Trim boards on rear windows may be a minimum of 2" wide. On frontage elevations, head trim shall be 8" minimum nominal in height and may incorporate a special head feature. On non-frontage side elevations, head trim shall be 4" minimum nominal in height.
8. Sill trim shall project and be differentiated from apron trim.
9. A minimum 10" nominal skirt/band trim board is required where siding meets a foundation wall or a watertable.
10. Corners of siding elevations shall be trimmed in boards of 6" minimum nominal width. Non-frontage side and rear corners may be trimmed in boards of 4" minimum nominal width, subject to Village approval. Doors in siding elevations shall be trimmed in boards of 4" minimum nominal width; wider trim is encouraged.
11. Keystones are not permitted in non-masonry head features.
12. Walls of masonry shall have all openings trimmed in simulated wood brick mould. Lintels and sills shall be made of brick, stone, or precast.
13. Cornices are required with a minimum 10" nominal base trim. Decorative trim may be applied within the frieze of the cornice as approved by the Village. See Figure 13.
14. Cornice returns at gable ends shall be a minimum of 2'. See Figure 12.b.

Techniques:

1. Cementitious siding shall be pre-finished or painted.
2. Butt joints may be caulked or covered and shall be painted to match the siding color.
3. Brick shall be in a horizontal running or Flemish bond pattern with weathered, concave, V-shaped or grapevine mortar joints not greater than 5/8" in height.
4. Mortar shall be glazed, beige, warm grey, or similar.
5. Stucco shall be sand finished or steel trowelled.
6. Stone for foundations shall be set in a regularly coursed or roughly coursed pattern. See Figure 14.
7. Trim is required where there is a change in material or a change in plane.

See General Provisions for additional criteria.

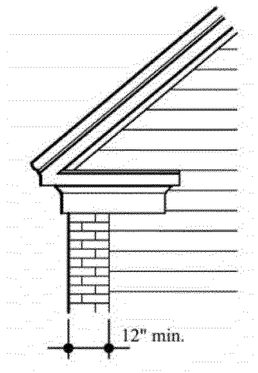


Figure 12a

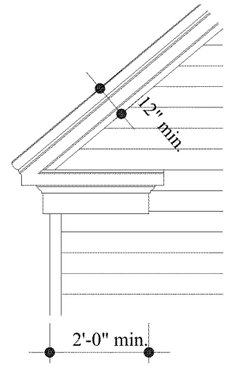


Figure 12b

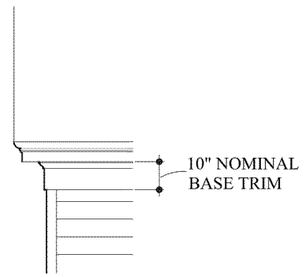


Figure 13

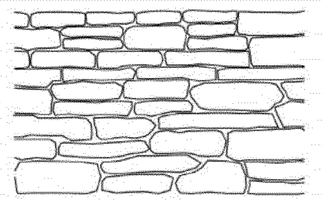


Figure 14



Figure 15

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

BUILDING ELEMENTS

Construction Materials:

1. Porches shall have simulated wood (i.e., Trex, Azek, or similar), brick, or flagstone on walking surfaces. Concrete, bordered by brick on all outside edges may be approved by the Village if it is not directly visible from the street and has been detailed appropriately. Concrete must not be exposed on vertical surfaces.
2. Stoops shall be brick or flagstone on walking surfaces, risers, and sides. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
3. Rear yard decks shall have simulated wood products such as Trex, Azek, or similar decking on walking surfaces. Deck walking surfaces may also be pressure-treated wood. For patios, see Frontage and Yard on page 68.
4. Lattice shall be wood, solid cellular PVC, or vinyl.
5. Posts and columns may be made of simulated wood, PVC, or composite material (such as Permacast columns).
6. Railings on porches and stoops shall be made of powder-coated steel, wrought iron, or electro-static painted (ESP) aluminum. PVC railing systems may be approved by the Village where appropriate to architectural character.
7. Masonry piers and arches shall be faced in real brick or real/quarry stone . Rusticated architectural block may be approved by the Village where consistent with the architectural character.
8. In masonry elevations, sills shall be brick, molded brick, cut stone, or precast with proper drip edge projection. In siding elevations, sills and aprons shall be solid cellular PVC or simulated wood. See Doors and Windows on page 68 for additional requirements.
9. No "doghouses" for direct vent fireplaces are permitted on frontage elevations. If fireplaces are installed and require venting on the frontage elevations, brick or stone masonry chimneys are required and vents shall run vertically, up the chimney (i.e., no direct venting on frontage elevations). Additional chimney detail may be required by the Village on frontage elevations. Direct vents and "dog houses" are permitted only on non-frontage, side and rear elevations.
10. Flues shall be tile, terracotta, or metal.
11. Garages, outbuildings, sunrooms, and similar shall match or coordinate with the architecture (in materials and details) of the main/principal building.

Configurations:

1. Decks are only permitted in rear yards and may not extend beyond the side foundation walls of the principal structure.
2. Deck posts that are more than 36" out of grade shall be wrapped in solid cellular PVC, fiberglass composite, or polymer composite trim with appropriate base and cap trim.
3. Patios are allowed in the rear yard only and may not extend beyond the side foundation walls of the principal structure.
4. The undercroft of porches shall be skirted with lattice having openings of 1-1/2" square maximum. Alternatively, louvers of solid cellular PVC may be used. Lattice or louvers shall be placed a minimum of 3/4" behind the surface of the pier and shall be framed with trim. See Figure 10.
5. Porches and stoops shall have a maximum height of 7 risers and a minimum height of 2 risers.
6. Porches on frontage elevations shall be a minimum of 6' in depth. Stoops shall be a minimum of 4' in depth.
7. Porch openings between columns and piers shall be vertical in proportion, unless approved otherwise by the Village.
8. Posts shall be no less than 6" nominal in width or depth. See Figure 17.
9. Openings in masonry elevations shall have brick arches, jack arches, or stone/precast lintels.
10. Open arches made of masonry shall not be less than 8" in thickness.
11. Keystones and voussoirs (masonry units that compose an arch) shall have sides radial to the arch.
12. Piers made of masonry shall be no less than 12" in width and 8" in depth and integral when used with a column or post.
13. Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola, unless approved otherwise by the Village. On porches or stoops, full or half-round columns or pilasters are required against the building wall corresponding to the outside, freestanding column or pier. See Figure 17.
14. Lintels made of stone or pre-case concrete shall extend horizontally beyond the opening a dimension equal to the height of the lintel, not to exceed 8". Precast lintels shall be flush with the wall surface.
15. Brick soldier lintels (i.e., jack arches) shall extend a minimum of one brick beyond the opening and may project between 1/2" and 3/4" beyond the wall surface. See Figure 16.

Techniques:

1. Railings of steel, wrought iron, or aluminum shall be black in color.

See General Provisions for additional criteria.

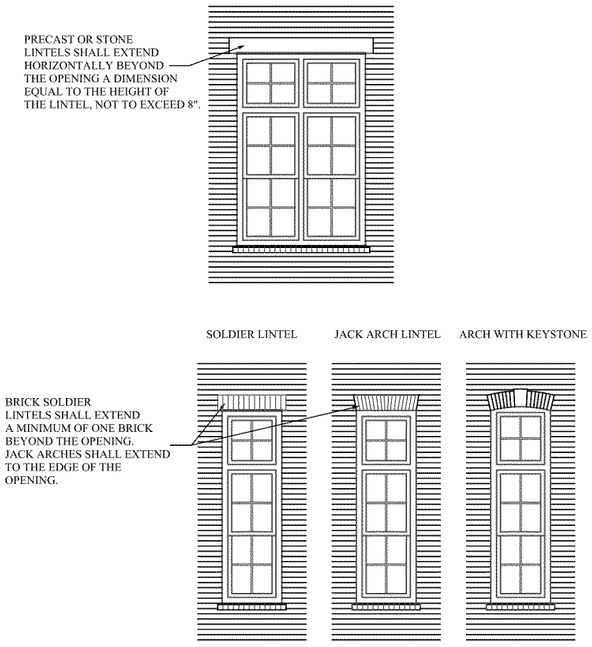


Figure 16

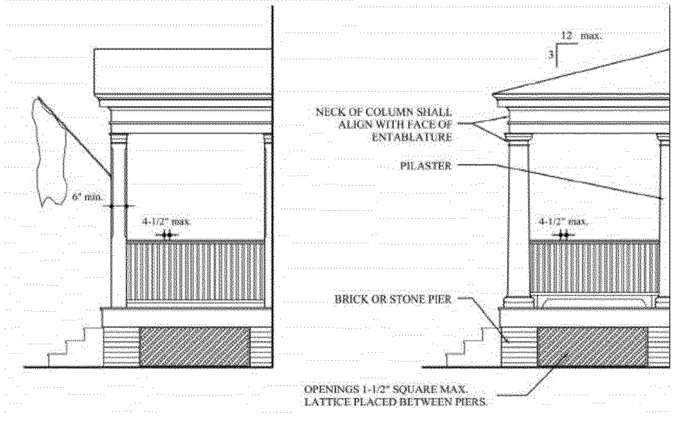


Figure 17

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

ROOFS

Construction Materials:

1. Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
2. Gutters and downspouts shall be aluminum, pre-finished metal or copper. (Copper anodized aluminum is not permitted).
3. Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl. Gravel may be approved by the Village.
4. Glazing in windows, skylights, and stained-glass shall be glass.

Configurations:

1. Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Portions of flat roof may be used to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage) but should not otherwise be used.
2. On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, subject to Village approval, as well as garage and link roofs may have shallower pitches but shall relate to the main house roof (hips with hips and gables with gables). See Figure 18.
3. Eaves shall have no more than six outside corners. See Figure 19.
4. Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
5. Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of the building wall.
6. Rake returns are required at gable ends and shall have 2' minimum return of cornice trim (see also Exterior Walls). See Figure 12b.
7. Gable ends shall have profile trim.
8. Skylights shall be flat in profile and not directly visible from a street or open space.
9. Solar Panels: See General Provisions on page 62.
10. Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.
11. Vents, flues, turbines, and other roof penetrations shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.
12. Gutters shall be half-round or ogee ("K") profile.
13. Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall.

Techniques:

1. Roofs built of standing seam metal shall be pre-finished.
2. Shingle color may be dark gray, charcoal, black, or a black blend.
3. Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.
4. Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

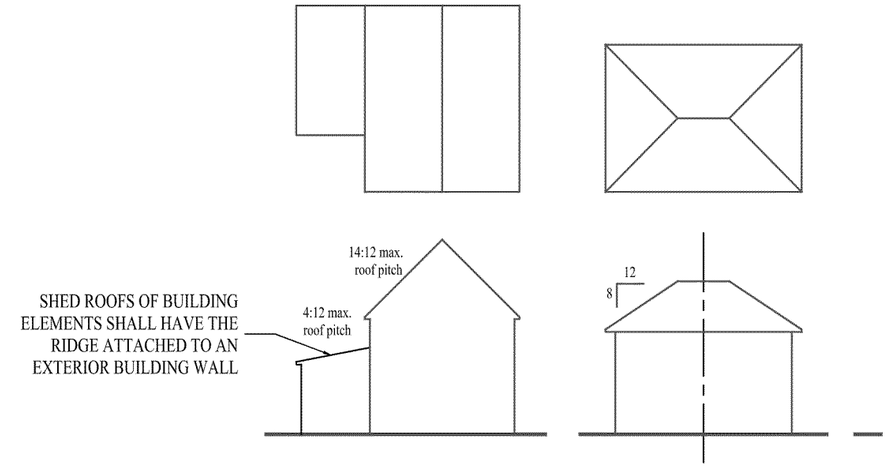


Figure 19

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

DOORS AND WINDOWS

Construction Materials:

1. Windows shall be aluminum clad, fiberglass, wood, or vinyl.
2. Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
3. Shutters shall be wood, solid cellular PVC, or vinyl with approval from the Village.
4. Doors shall be built of embossed steel or fiberglass.
5. Garage doors shall be built of embossed steel or fiberglass. Glass transoms appropriate to the garage door style may be included (i.e., square-top transoms with square-top doors; arch-top transoms with arch-top doors). Garage doors on frontage elevations (fronting a street) shall be architectural grade, carriage style doors with transom windows. See Figure 28.

Configurations:

1. Windows shall align vertically within any given façade, unless approved otherwise on non-frontage side and rear elevations by the Village. See Figure 20.
2. One window on each frontage elevation may be circular, semi-circular, hexagonal, or octagonal in shape. Windows may be quarter-circular in shape when paired in a gable end. See Figure 20.
3. All houses require a minimum of 2 windows on non-frontage side elevations, located within the front third of the elevation (closest to the street); 2 full-sized, vertically-aligned windows are preferred.
4. Windows and window lites shall be square or vertical in proportion. Windows shall be configured with 9/9, 9/6, 6/6, 6/1, 4/4, 4/1, 2/1, or 1/1 lites. Muntins shall be true divided light or simulated divided light. See Figure 21.
5. Bay windows on frontage elevations shall extend to the ground or visually appear to be structurally supported by brackets. See Figure 23.
6. Single glass panes shall be a no larger than 24 square feet.
7. For residential buildings, total fenestration (rough window openings) on frontage elevations (not including a tower element above the eave) shall not exceed 50% of the total surface area. See Figure 22.
8. Two windows paired in the same rough opening should be separated by a minimum 4” nominal post (mullion). See Figure 24.
9. Windows should be no closer than 2’ to building corners, except where windows are paired, one on each wall at a corner or within rear yard sunrooms or solariums.
10. Storm windows shall be the same material and color matching the windows they serve.
11. Screens shall be a dark neutral color.
12. Shutters shall be applied to all or none of the windows on any given elevation and on both frontage elevations on a Corner Lot. Shutters shall be shaped, sized, and proportioned to the windows they serve, both in height and width. See Figure 18. The Village may approve the elimination of shutters on paired or unique windows.
13. A minimum of 18” shelter shall be provided at main entry doors.
14. Storm doors and screen doors shall be full view, free of decorative trim, and match the color of the exterior trim of the house. See Figure 26.
15. Doors shall be attached by hinges. Double doors on single-family residential units are not permitted on frontage façades without Village approval.
16. Exterior doors shall be a minimum of 3’-0” x 6’-8” with raised or recessed panels. Doors may be set within door surrounds with sidelight panels. See Figure 27.

Techniques:

1. Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
2. Shutters shall be painted a dark neutral color.
3. Doors, including garage doors, shall have glass, raised or recessed panels, or both.

See General Provisions for additional criteria.

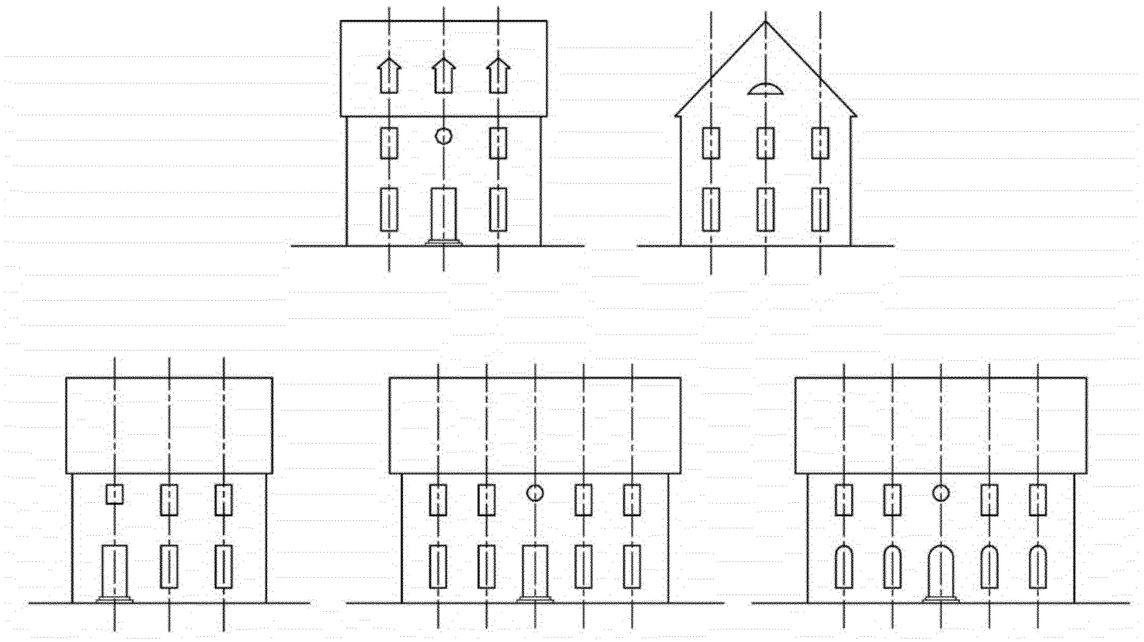


Figure 20

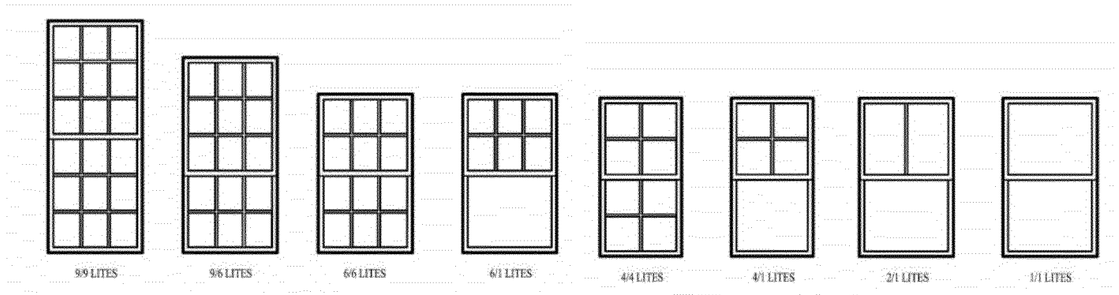


Figure 21

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective



Figure 22

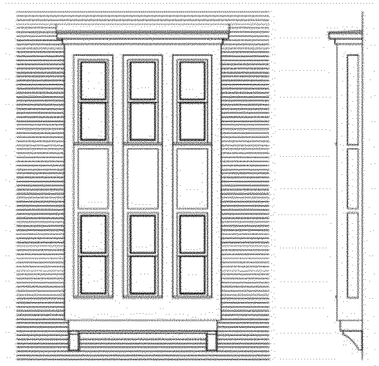


Figure 23

Figure 24

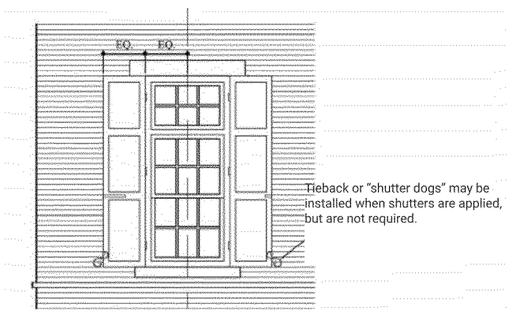


Figure 25

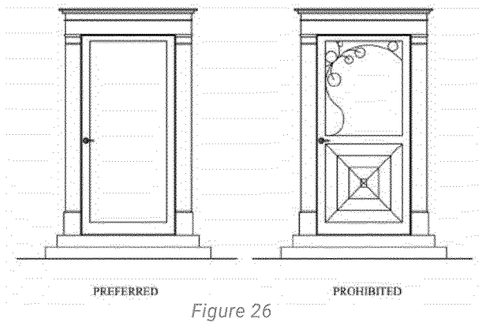


Figure 26

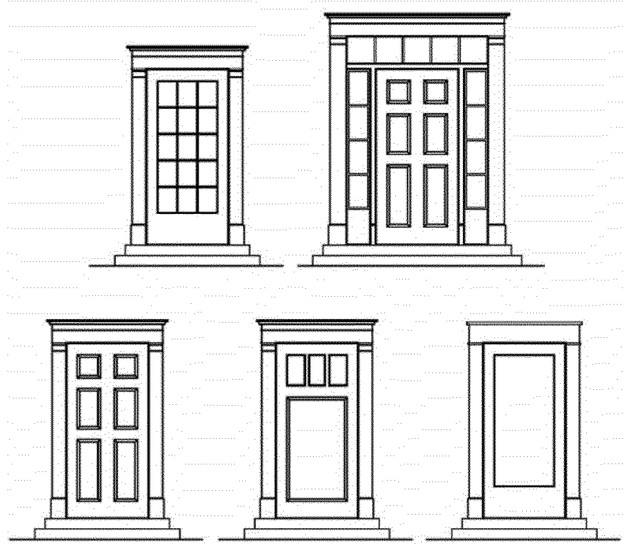


Figure 27

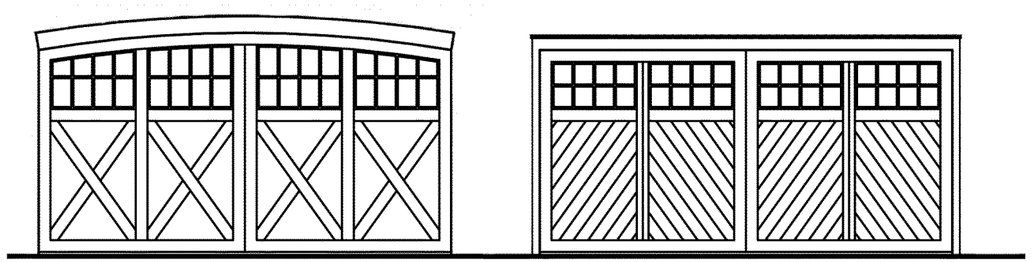


Figure 28

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

FRONTAGE AND YARD

Construction Materials:

1. Front yard fences shall be wood, solid cellular PVC, wrought iron, steel, or ESP aluminum.
2. Rear yard privacy fences shall be wood, solid cellular PVC, vinyl, wrought iron, steel, or ESP aluminum.
3. Frontage dooryard walls and garden walls shall be brick or stone.
4. Retaining walls shall be brick, stone, or architectural grade, straight-face block.
5. Hedges, when installed along a frontage, shall be planted and maintained to be a continuous mass. See additional Landscape Design criteria on pages 41-43.
6. Leadwalks on lots may be brick, stone (flagstone or slate), concrete pavers, or concrete.
7. Steps attached to stoops or porches shall be brick or flagstone on walking surfaces, risers, and sides. Additionally, steps on non-masonry porches may be simulated wood products such as Trex, Azek, or similar. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
8. Front-load driveways may be asphalt, brick pavers, or concrete pavers. Aprons may be concrete. See Figure 31.
9. Rear yard patios shall be brick, flagstone, and/or concrete pavers. Additionally, concrete may be used for rear patios that are not directly visible from a street or open space.

Configurations:

1. Terminal posts in rear-yard privacy fences (at corners, openings, ends, and similar) shall be wider and taller in proportion than other posts (maximum heights per type follow below). Fence posts shall be spaced evenly along a run with 8' maximum spacing.
2. Rear-yard privacy fences shall be a maximum of 6' in height, including any top lattice or spaced picket portion. See Figure 33.
3. Residential side yard fences taller than four (4) feet in height must be set back at least ten (10) feet from the front corner of the façade.
4. Brick or stone piers may mark the pedestrian entrance to a private yard. See Figure 30.
5. Frontage dooryard, garden, or retaining walls shall be between 18" and 42" in height, with piers up to 48" in height.
6. Lot leadwalks shall connect with street sidewalks and/or driveways. See Figure 30.
7. Brick or stone piers and/or garden walls shall be set 12" minimum and 24" maximum off street sidewalks. See Figure 30.

Techniques:

1. Steel or aluminium fences shall be pre-finished in black.
2. Wood fences shall be painted white, off-white, or dark green or stained white with an opaque stain.
3. Vinyl fences shall be white vinyl with white house trim, almond/beige vinyl with all other/non-white house trim colors.
4. Brick walls shall be capped with coping stone or shaped brick. The cap shall overhang the wall between 1/2" and 1-1/2" to provide an appropriate drip edge. See Figure 32.
5. Dooryard, garden, or retaining walls of brick or stone shall be no less than 8" wide and capped in a rowlock course of brick, cut brick, or dressed coping stone 1-1/2" to 3" thick. See Figure 32. Dooryard or garden walls are encouraged where sidewalk grade is 4' or more lower than the stoop or porch walking surface.
6. Poured concrete shall have a smooth finish.
7. Vinyl fences shall have a smooth finish (i.e., no wood grain).
8. Mulch shall be natural or dyed a dark brown color.

See General Provisions for additional criteria.

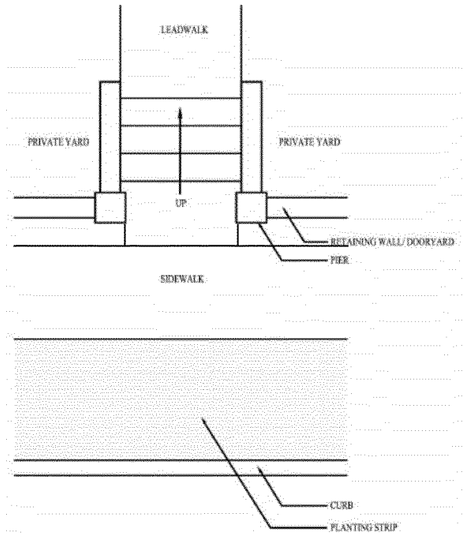


Figure 30

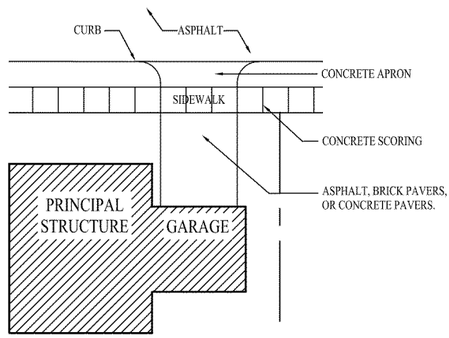


Figure 31

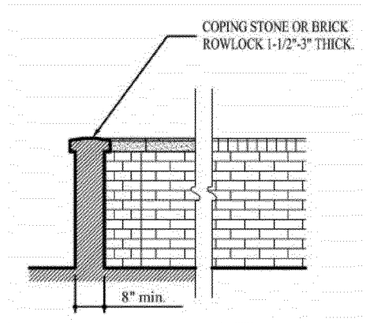


Figure 32

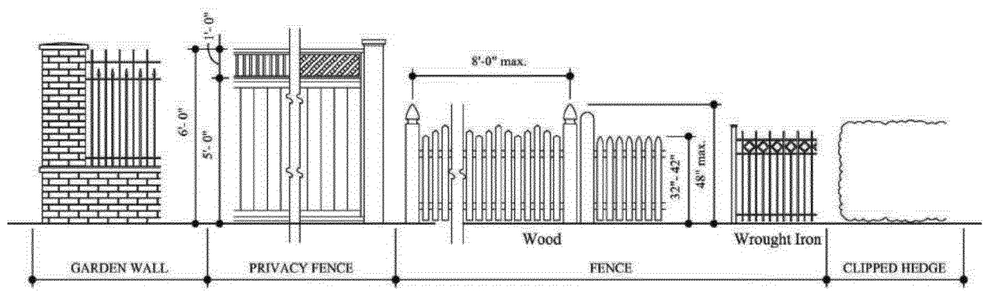


Figure 33

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

This page intentionally left blank

This page intentionally left blank

6.0 SIGNAGE DESIGN

6.1 OVERVIEW
6.2 MATERIAL AND ELEMENT STANDARDS

Purpose

This section comprises standards to help ensure that signs are an integral part of Village Place, welcoming visitors to the community and promoting clear wayfinding. The criteria in the Form-Based Code are aimed at achieving well-designed, coordinated signage. These criteria apply to all signage located within Village Place, whether on private lots or within public realm of streets and open spaces.

Signage should inform, direct, and orient the public in a thoughtful and meaningful way. It should also improve and complement the aesthetic qualities of a building, a streetscape, or landscape while having a positive visual impact on the entire community.

These criteria are intended to convey required standards and to provide visual and textual examples of a variety of signs that represent the community's expectation for quality signage.

Signage dimensional criteria such as maximum square feet are governed by the Pinehurst Development Ordinance (PDO).

Components

The Signage Criteria include General Provisions that provide criteria for all sign types within Village Place. The Sign Types and Standards include specific criteria for each sign type as well as illustrative examples.

General Provisions

The following items listed below are general criteria that apply to all sign types within Village Place. Further criteria specific to each sign type follow the General Provisions.

» Village Place should contain an eclectic mix of signage that provides a layer of authenticity to the community (uniformity in signage is not desired, nor reflective of the existing signage found in Village Center).

» Signs should be designed with the purpose of promoting Village Place to all users while enhancing the pedestrian and cyclist experience.

» Building signs on community or amenity structures should relate to their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building but also to the streetscape. Building signs should be located in logical "signable areas" which relate to the architecture (e.g., column or architectural bay spacing) of the façade. Signage areas are often, but not always, continuous wall surfaces uninterrupted by doors, windows, or architectural detail. Building signs should enhance and relate to, not obscure, the architectural features of buildings.

» Building signs on single-family residential buildings are not permitted, excepting address numbers.

» Signs are to be kept in good repair such that they are always in clean, working condition and the copy text and graphics are not obscured or damaged.

For building-mounted signage on Commercial/Mixed-Use Buildings, see the Storefront and Signage section on page 57 for additional criteria.

Content & Illumination

» Signs, copy, and graphic elements should fit comfortably into sign area, leaving sufficient margins and negative space. Thickness, height, and color of sign lettering should be visually balanced and in proportion to other signs located on the same building façade.

» Lighted signs shall be illuminated carefully and appropriately to ensure safety.

» Internally illuminated, acrylic or flexible-vinyl faced box signs are not permitted, unless incorporated as a secondary or supportive feature.

» Backlit, halo-lit illumination, or reverse channel letters with halo illumination are encouraged for commercial signage. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.

» Projecting light fixtures (e.g., gooseneck lights) used for externally-illuminated signs should be simple and unobtrusive in appearance. They should not obscure the graphics of the sign and should be designed as part of the architecture of the sign.

» Sign lighting should be designed and installed to achieve appropriate illumination of the particular sign type and condition. Effort should be made to only illuminate the graphic surfaces, background, and letterforms of the sign, while limiting light spill over to other adjacent uses, buildings, pedestrians, and vehicles and to keep night sky light pollution to a minimum.

» All electrical connections, including junction boxes, transformers, conduit, raceways, and tubing required for any sign items, should not be exposed; they should be concealed and out of public view.

» Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light operated to create an appearance or illusion of writing or printing.

» Sign illumination should promote energy conservation by utilizing energy efficient illumination methods such as LED lighting components.

Sign Design & Materials

» Quality materials and creative design should be used as a means to add visual interest and direct attention rather than bright colors or over-scaled letters.

» Dimensional signs, letterforms, and decorative brackets are encouraged.

» Where sign letters are pin-mounted, they should have dimensional returns to give the appearance of solid dimensional material.

» Internally illuminated plastic letters or plastic box signs are not permitted.

» Signage for Village Place is anticipated to employ a variety of materials and illumination techniques including:

- Painted aluminum/metals
- Natural finish metals, including bronze, aluminum, steel, and stainless steel
- Etched and polished metals
- Cast metals/plaques
- Natural, opaque, hard surface materials, such as brick and stone
- Glass, including frosted, colored, patterned, and clear
- Exterior grade vinyl materials
- Acrylic, poly-resin materials
- High Density Urethane
- LED illumination

6.2 Sign Types and Standards

While the General Provisions apply to all signs within Village Place, the following sign types require particular attention as the identification and directional signage for the community. In this important role of building the community character, further provisions specific to each of the following sign types apply.

- Permanent Identification Signs
- Directional Signs - Vehicular & Pedestrian
- Street Signs
- Banners

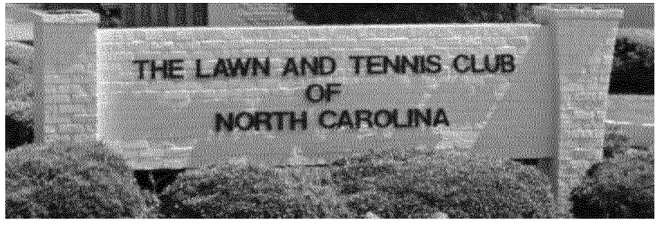
For building-mounted signage on Commercial/Mixed-Use Buildings, see the Storefront and Signage section on page 59 for requirements.

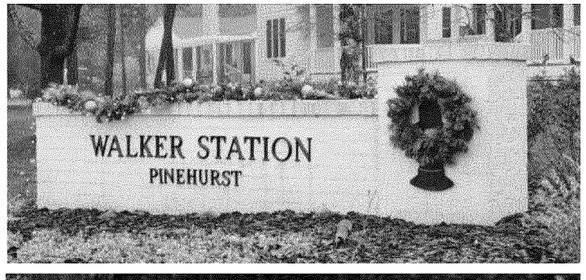


Precedent: Historic Distric Sign - *Pinehurst*



Precedent: Flag Signage - Minneapolis, MN
Credit: unknown







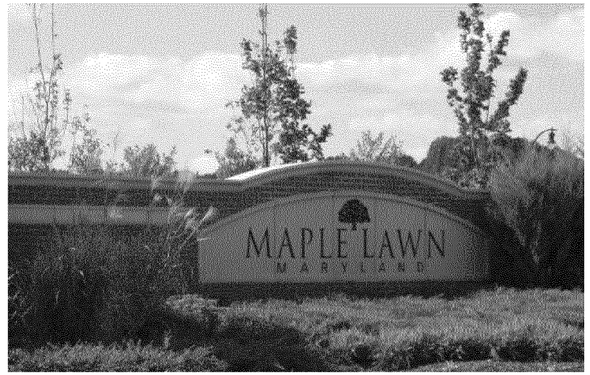
Precedent: Entry Monument Signs - Pinehurst, NC

Permanent Identification Signs

Located at key perimeter locations, these signs announce the primary entry points (or gateways) to Village Place. This sign type should be part of a coordinated family of signs and should be integrated within an overall wayfinding plan. These signs play an important role in establishing an identity for Village Place that welcomes visitors to the community.

Materials and Standards:

- Shall be designed as an integral part of the community's hardscaping and landscaping.
- Shall be compatible with the architecture of Village Place and Village Center.
- Sign materials may include fabricated aluminum, natural metals, natural stone, masonry, and/or glass.
- Messages on Village Place Identification Signs shall be limited to the name, "Village of Pinehurst," but may also include "Welcome to" or similar supporting text.
- Signs may contain remote illumination and not be internally lit.



Precedent: Entry Monument Sign - Maple Lawn, MD
Credit: Design Collective



Precedent: Entry Monument Sign - White Marsh, MD
Credit: Design Collective



Precedent: Entry Pier - Maple Lawn, MD
Credit: Design Collective

Vehicular Directional Signs

Along with Pedestrian Directional Signs, Vehicular Directional Signs promote convenient wayfinding within the Village Place
.
Vehiclular Directional Signs will play an active role in providing the primary form of communication for visitors driving within Village Place. These signs will identify paths of travel and directions to primary destinations and amenities for residents and visitors.

Materials and Standards:

» Shall be designed with an emphasis on clarity and legibility for vehicular occupants, taking into account vehicular speeds and sight lines (see below).

» Vehicular directional signage shall be designed to be consistent and uniform within Village Place and signs shall contain a coordinated logotype.

» Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.

» Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.

» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.

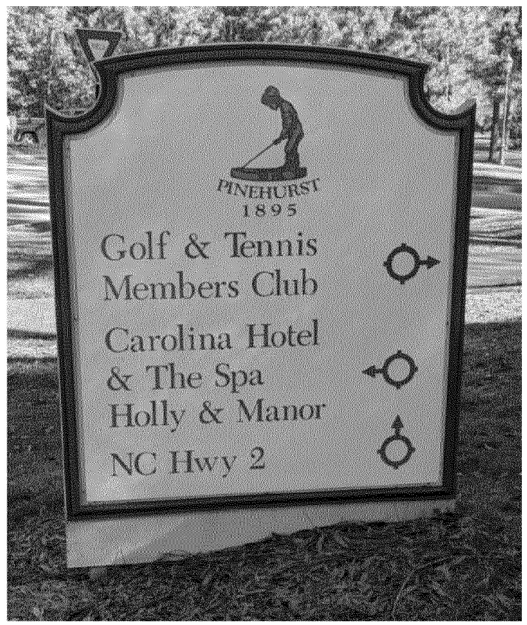
» Signs should not contain internal illumination, rather they should be illuminated by remote sources.

» Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.

» All text shall take vehicular speed and sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 3 inches is recommended. This has a readable distance for maximum impact of 30 feet and a maximum readable distance of 100 feet.



Precedent: Vehicular Directional Sign - Pinehurst, NC



Precedent: Vehicular Directional Sign - *Pinehurst, NC*

Pedestrian Directional Signs

These signs provide directional wayfinding for pedestrian use. Pedestrian Directional Signs may also be used for cyclists, particularly on the shared-use paths or trails within or near Village Place.

Materials and Standards:

» Signs shall be designed and constructed as a family of signs that enhances the pedestrian experience.

» Shall be pedestrian in scale and height (see below).

» Shall be used to direct and inform pedestrians throughout Village Place.

» Pedestrian directional signage should be designed to be consistent and uniform throughout Village Place and shall contain a coordinated logotype.

» Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar and wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.

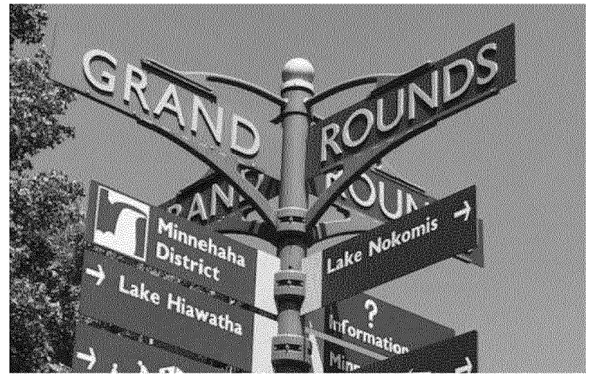
» Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.

» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.

» Signs should not contain internal illumination, rather they should be illuminated by remote sources.

» Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.

» All text shall take sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 1inch and maximum cap text height of 3 inches is recommended.



Precedent: Pedestrian Directional Sign - The Grand Rounds, MN
Credit: Valerie's Voice



Precedent: Pedestrian Directional Sign
Credit: unknown

Banner Signs

Banner signs are permanent or temporary signs that add visual interest and color to the streetscape. They are vertically oriented and should be compatible with the overall character and color of the community's graphic identity. Permanent and temporary banner signs along the streetscape may be mounted on street light poles or similar pole structures to provide a simple means of displaying the community's identity and/or promoting special community events, holidays, or seasons.

Materials and Standards:

» Banners shall be scaled for both pedestrians and vehicular occupants.

» Materials may include:
  - Durable, heavy weight exterior grade canvas fabric
  - Exterior grade, digitally printed vinyl and vinyl mesh materials

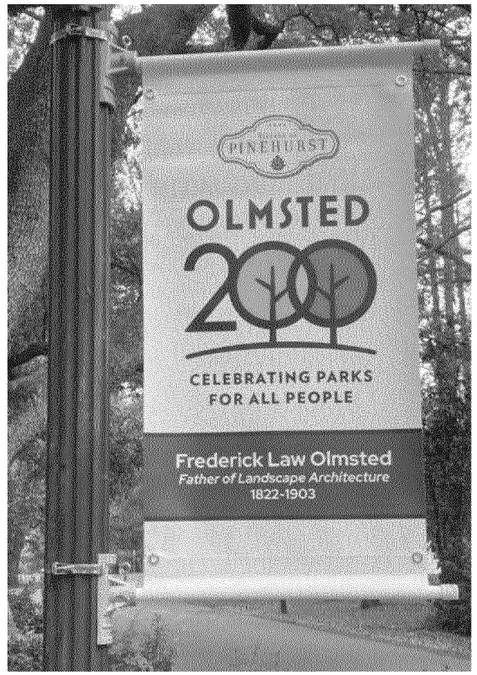
» Size: Banners shall be appropriately scaled to the street light (or other) pole to which they will attach, taking wind load into consideration. Banners shall not exceed sixteen square feet per side.

» Pole-Mounted Banners located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.

» The horizontal clearance between a banner and the curb line shall not be less than 3'.

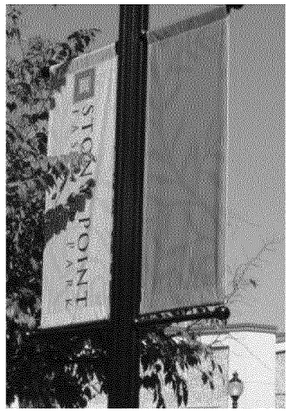
» Banners shall be coordinated along the streetscape as to size, style, frequency, and placement.

» Pole-Mounted Banners for community events or holidays may be displayed up to 90 days.



Precedent: Banner Sign - Pinehurst, NC
Credit: K Bunton





Precedents: Banner Signs - Beaumont, TX; Richmond, VA
Credit: greentechpanamasa.com, Unknown

Street Name Signs

These signs, attached to poles, offer an opportunity for customization and can add to the sense of place.

Materials and Standards:

» Shall be designed with an emphasis on clarity and readability for vehicular occupants, taking into account vehicular speeds and sight lines.

» Street signs shall be designed to be consistent and uniform throughout Village Place.

» Signage panels shall be fabricated of aluminum, post-mounted, and contain white reflective vinyl text.

» An alternative background color other than the normal guide sign color of green may be used for Street Name Signs, however, dark green is a standard color for streetscape elements in Pinehurst and is encouraged.

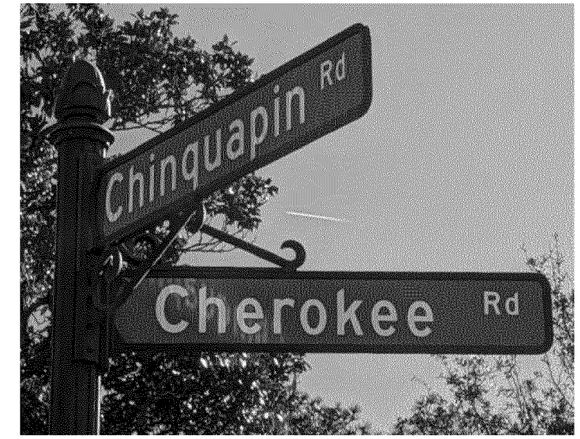
» Recommended minimum letter heights for post-mounted street signs follow:

At or near Rattlesnake & NC-211 intersection:
Initial Upper-Case Min. Height 6 inches

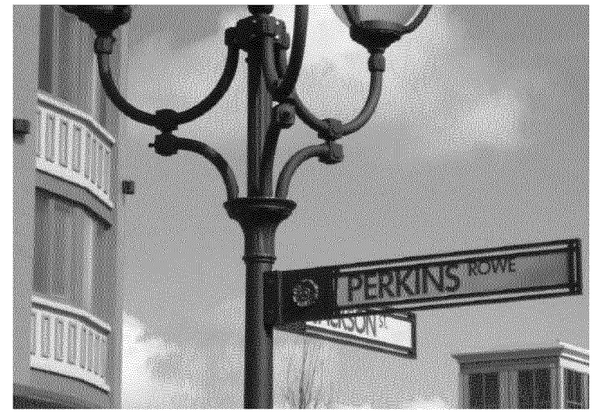
Lower-Case Min. Height 4.5 inches

All other Commercial and Residential Streets (posted 25 mph or less):
Initial Upper-Case Min. Height 4 inches
Lower-Case Min. Height 3 inches

» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.



Precedent: Street Name Sign - *Pinehurst, NC*



Precedent: Street Name Sign - Baton Rouge, LA
Credit: unknown



Precedent: Street Name Sign - Pinehurst, NC

This page intentionally left blank

7.0 DEFINITIONS

7.1 GLOSSARY OF TERMS

7.1 Glossary of Terms

The definitions in this section are to be applied to the terms used in this *Village Place Form-Based Code* (FBC) only and explain terms used in the FBC that are either not defined in the *Pinehurst Development Ordinance* (PDO) or have a different meaning in the FBC.

Active Frontage: is where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street encompassing a minimum of 60% of the square footage of the building.

Alley: A service roadway that typically has 1 or 2 lanes; is designed to provide access to parking garages, surface parking lots, and/or service areas; and is either publicly or privately owned.

Avenue: A roadway that typically has 2 to 4 lanes and is intended to provide access to and links between two or more points of interest/ community destinations. An Avenue is typically a public right-of-way.

Bioswale: Landscape element designed to remove silt and pollutants from surface runoff water in open areas. Swales are typically lined with stone and are planted with wet/dry tolerant vegetation in order to filter and infiltrate rainwater, allowing for improvements in water quality and reduction in volume before discharge to water bodies.

Block: An increment of urban land, typically circumscribed by Streets and/or perimeter Open Space.

Boulevard: A divided roadway that typically has 4 or more lanes and a center median. A Boulevard is typically a public right-of-way.

Building Frontage: Each linear segment of a building perimeter which adjoins (runs along) a private street, public right-of-way, or public Open Space.

Building Height: In Village Place, Building Height is generally governed by number of stories, not by lineal foot measurements, unless specifically noted in the criteria. When lineal foot measurements are required, Building Height shall be measured from the median grade along the primary Frontage Street (see below) to the eave (bottom edge of sloped roof) or parapet (top edge of flat roof).

Build-to Line (BTL): A line established on a lot to indicate the placement of building structures upon the lot, parallel to the front lot line(s) and/or right-of-way, facing a Street or Open Space. The intent of the build-to-line is to align structures framing a Street or Open Space.

Civic Building: A structure whose principal purpose is a public or civic use, such as a government office or service, school, post office, or community center.

Expression Line: An architectural treatment extending, or offset from, the surface plane of the building wall, or change of material, color or other treatment of the front elevation (facade). Expression Lines typically delineate the transition between floor levels and the base-middle-top of a building.

Frontage Coverage: The percentage of a Lot occupied by a building's front facade elevation(s). The Frontage Coverage is calculated as the sum of the length of the front elevation(s) divided by the Lot length

Front Elevation: The front facade of a built structure parallel to a Street, public right-of-way, and/or public Open Space and typically coinciding with the Build-to Line (BTL).

Frontage Street: The street bordering on a property toward which the front facade and main entrance are oriented.

Layered Landscaping: Landscaping using a wide variety of plants arranged into a staggered foreground, middle-ground and background creating casual, mixed border planting.

Green Roof: A roof that is partially or completely covered with vegetation and a growing medium, typically placed over a drainage layer above the roof's waterproofing. Benefits include reduction in stormwater runoff, increase in roof life span, heat and noise insulation value, reduction of the urban heat island effect, and creation of wildlife habitat.

Lot: A parcel of land publicly or privately owned.

Mixed-Use Building: A structure containing two or more uses, whose ground-floor use is typically, but not limited to, retail, restaurant, office, or building lobby or amenity space, with residential or office space on upper floors.

Open Space: A separate lot or indoor or outdoor area/space designated for plazas, promenades, greens, gardens, parks, and other spaces; intended to support community interactions and gatherings; and accessible to the public (whether publicly or privately owned). Perimeter Open Space refers to open space located at the edge of a neighborhood and/or natural area and is often more informal/naturalistic in shape and design; whereas as Central Open Space occurs closer to the neighborhood core and is often more formal in shape and design.

Porous Pavement: Permeable pavement such as porous asphalt, concrete, and pavers, typically considered for pedestrian walkways, bike paths, plazas, and parking spaces (typically not suitable for heavily traveled vehicular lanes or parking lot aisles). Benefits include water quality treatment and infiltration, storm water flow control, reduction of water pooling/ponding on paved surfaces and reduction of urban heat island effect by cooling paved surfaces.

Private Street: A privately-owned roadway including, Alleys, Driveways, Avenues, Streets, or Boulevards that provide access to and through neighborhood Blocks.

Rainwater Planter: An area designed to capture stormwater runoff from sidewalks, roadways, and other paved areas, in order to reduce peak stormwater flows, volume, and pollution. Plant beds along street edges and walks might be designed as a series of small infiltration beds filled with plants and linked to drainage systems in natural areas by means of covered channels below the pavement.

Storefront: The facade or portion of a building's front elevation, typically located on the ground-floor level with retail and/or office use(s), and typically aligned along the Build-to Line (BTL) with entrance(s) to the business at sidewalk grade.

Street: A roadway that typically has 1 to 4 lanes; designed to provide local access and disperse traffic within or between neighborhoods; and is either publicly or privately owned. Within neighborhoods, Streets typically make up the majority of roadways.

Street Type: A classification based on the a roadway's distinctive character, defined by number of travel and parking lanes, the potential presence of a median, the width and character of the tree/planting zones, the width and character of the sidewalk zones, and any other special treatments.

Vista: A view framed by built structures or landscape.

Vista Terminus [Terminated Vista]: A building, significant feature of a building, or site element that terminates or punctuates a framed view. Civic buildings, sculptural pieces, iconic natural areas, and special building elements serve as the most appropriate view terminators.

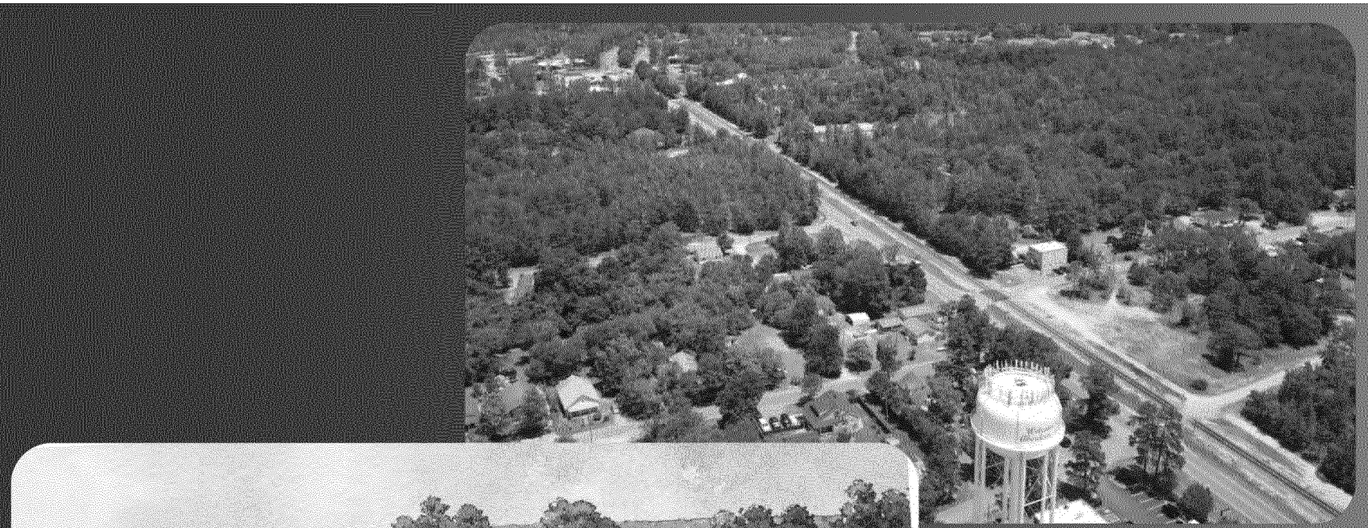


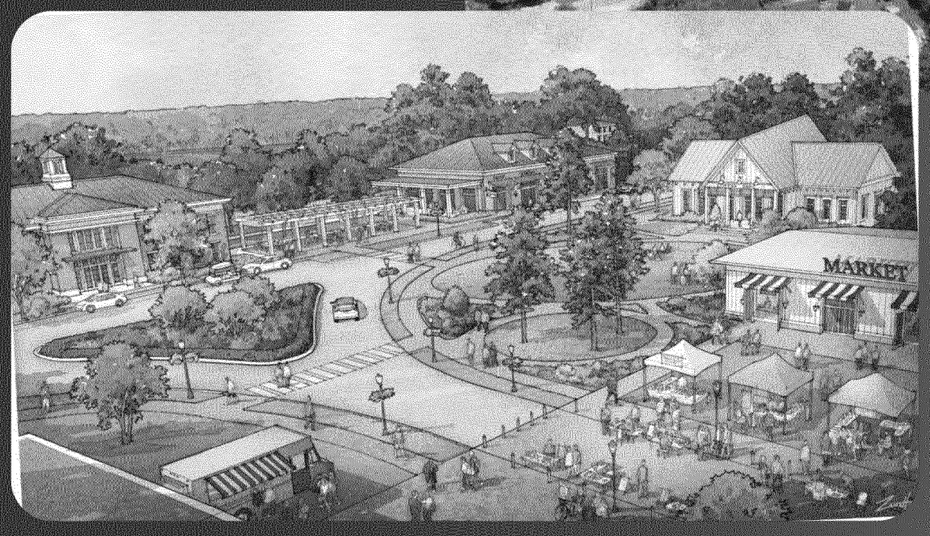
Design
Collective

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
GRAPHICS

601 East Pratt Street, Suite 300
Baltimore, Maryland, 21202
P 410.685.6655 | www.designcollective.com

100% Employee-Owned Design Firm





VILLAGE OF PINEHURST SMALL AREA PLAN

PINEHURST SOUTH

COUNCIL ACTION:

PLANNING AND ZONING BOARD ACTION:

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

VILLAGE OF PINEHURST

ACKNOWLEDGMENTS

ELECTED & APPOINTED OFFICIALS

JOHN C. STRICKLAND
Mayor

PATRICK PIZZELLA
Mayor Pro Tempore

LYDIA BOESCH
Treasurer

JEFF MORGAN
Council Member

JANE HOGEMAN
Council Member

JUDY DAVIS
Former Council Member

KEVIN DRUM
Former Council Member

VILLAGE STAFF

JEFF SANBORN
Village Manager

DARRYN BURICH
Planning & Inspections Director

ALEX CAMERON
Planning Supervisor

DESIGN TEAM

DESIGN COLLECTIVE

Baltimore, Maryland

Urban Design/ Planning
Matt D'Amico, PLA
Principal-in-Charge, Facilitator
Cecily Bedwell, AICP, LEED-AP BD+C, NCARB
Project Manager, Lead Planner, Facilitator
MacKenzie Twardus, PLA
Planner, Landscape Architect, Facilitator
Mayte Ortgea-Webbert
Planner, Facilitator
Brian Reetz, PLA, ASLA
Facilitator
Anna Owen Dennis, PLA, ASLA, LEED Green Assoc.
Facilitator
Jennifer Heinz-Zahner
Landscape Architect
Michael Pullano, Associate ASLA
Landscape Designer, Facilitator

RAMEY KEMP ASSOCIATES

Raleigh, NC

Transportation
Adam Fischer, PE
Transportation Planner, Facilitator
Jessica McClure, PE
Traffic Engineering Lead, Facilitator

DUGGAL REAL ESTATE ADVISORS

McLean, Virginia

Market & Economic
Melina Duggal, AICP
Market Analyst, Facilitator

TABLE OF CONTENTS

1.0 Introduction **1**
1.1 Overview & Process 2
1.2 Purpose 4
1.3 Background & History 6
1.4 Previous Plans & Studies 8
1.5 PDO Assessment Summary 10

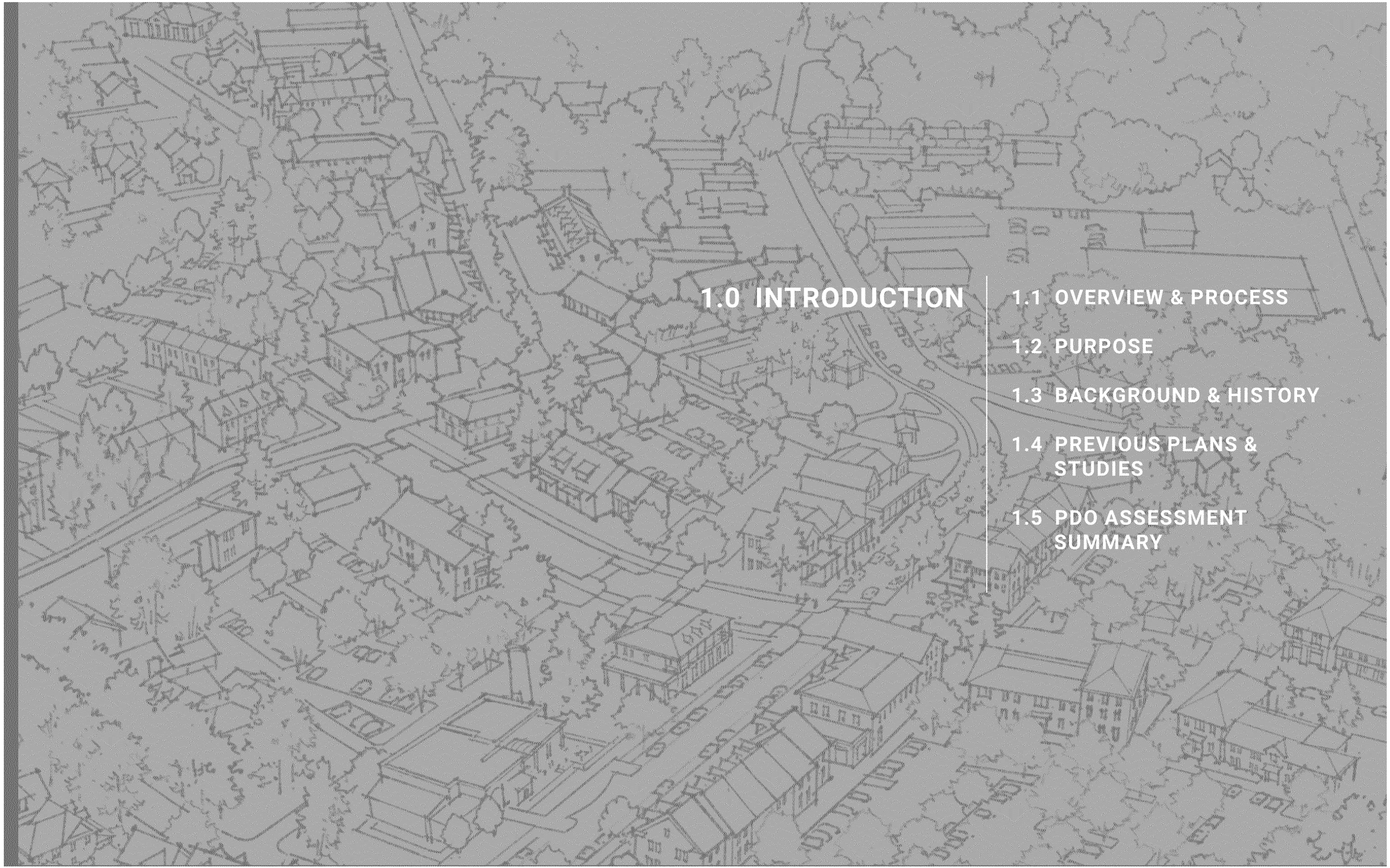
2.0 Existing Conditions **13**
2.1 Overview 14
2.2 Existing Conditions 16
2.3 Market Analysis Summary 26

3.0 Public Outreach **38**
3.1 Overview 39
3.2 Public Workshop 1 40
3.3 Public Workshop 2 42

4.0 Recommendations **45**
4.1 Overview 46
4.2 Guiding Principles 47
4.3 Concept Design 50
4.4 Final Design 54

5.0 Implementation **77**
5.1 Overview 78
5.2 Fiscal Analysis 82

This page intentionally left blank.



1.0 INTRODUCTION

1.1 OVERVIEW & PROCESS

1.2 PURPOSE

1.3 BACKGROUND & HISTORY

1.4 PREVIOUS PLANS & STUDIES

1.5 PDO ASSESSMENT SUMMARY

1.1 OVERVIEW & PROCESS

Overview

The Village of Pinehurst identified Pinehurst South, as an area well-suited to accommodate growth, advance economic development goals, increase revenues and the tax base, and to support the many quality-of-life needs of existing residents, businesses, and visitors.

In an effort to advance these opportunities and create a set of Small Area Plans that respond to the Village's 2019 Comprehensive Plan and guide future development initiatives, the Village of Pinehurst hired Design Collective, Duggal Real Estate Advisors, and Ramey Kemp & Associates. These plans will guide decision making on new development and redevelopment, public and private investments, policy and zoning, and many other important topics that will have a long-term impact on the Village.

The focus of this document is on the Pinehurst South Small Area Plan. For recommendations pertaining to Village Place, please see the *Village Place Small Area Plan*.

The scope for the Pinehurst South Small Area Plan (SAP) project included planning, streetscape, and landscape design; market/economic analysis; and transportation planning. The consultant team, led by Design Collective, worked on behalf of the Village and prepared plan recommendations, zoning regulations, and development standards specific to Pinehurst South that, once adopted by the Village, will guide future private development as well as public capital improvement projects.

Process

The Small Area Plans effort occurred in the three following phases, with stakeholder involvement in all phases. Work began in November 2020 with adoption projected in late 2021. For additional information on stakeholder input and public feedback, refer to Section 3.0 of this document.

PHASE 1: DATA COLLECTION; EXISTING CONDITIONS INVENTORY AND ANALYSIS

The first step in the process was to fully assess and understand existing conditions; historic, cultural, and environmental assets; neighborhood goals and objectives; realistic market-driven development opportunities; resident and stakeholder concerns and input; constraints and opportunities; and other factors that would inform the Small Area Plan.

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints. Phase 1 concluded with Public Workshop 1 in February 2021 with approximately 100 attendees.

PHASE 2: PLANNING AND DESIGN

In Phase 2, from March to June 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Pinehurst South. During this time frame, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/or elected officials, and key stakeholders and, based on input received, refined the concepts. These concepts were shared in early June 2021 in Public Workshop 2 to solicit further feedback; approximately 59 attendees participated.

PHASE 3: MASTER PLAN REPORT

In Phase 3, the design team presented the final draft plan to the community at a public input event in February 2022. This event provided an opportunity for the public to review and comment on the final draft prior to adoption. The design team then prepared this final master plan report, an illustrated, guiding document that outlines the preferred plan options and supported recommendations for the Pinehurst South Small Area Plan.

Project Goals

The following project goals were identified in the project RFP, issued by the Village:

- Create a small area plan to facilitate redevelopment as an "Innovation Hub" with office, medical, life science, and research facilities with small-scale retail services and residential uses;
- Create an implementable plan to make the community's vision for the area a reality in keeping with previous planning efforts and the newly adopted Comprehensive Plan;
- Economic feasibility, urban design, and improving the public realm (e.g., roadways, sidewalks, parks, plazas, open spaces) are key aspects of this plan that must include specific and achievable actions;
- Extend the vision of Tufts, Olmsted, and Manning from the Village Center to NC-5 and throughout the Pinehurst South study area;
- The Plan should recognize (but not require) the foundational principles set forth in the National Historic District Nomination (Nomination) submitted to the National Park Service in 1994. The area should feature:
  - Abundant landscaping, walking paths and open spaces while
  - Minimizing traffic and maintaining the human scale of buildings.
- Guiding Principles 1, 2, 5 and 7 of the 2019 Comprehensive Plan are especially important to the development of the Small Area Plans;
- Explore traffic relief measures pertaining to NC-5;
- Buffering and mitigating the impact of new development will be an important part of this planning effort;
- Care must be taken to consider the interaction of any proposed new use with existing uses in the area, and to consider the impact of any proposed new use on the surrounding neighborhoods; and
- Provide sufficient and discrete parking for any proposed use will be an important consideration.

Planning Goals

The following planning goals were identified through the development of the *Pinehurst South Small Area Plan*, based on analysis and stakeholder feedback:

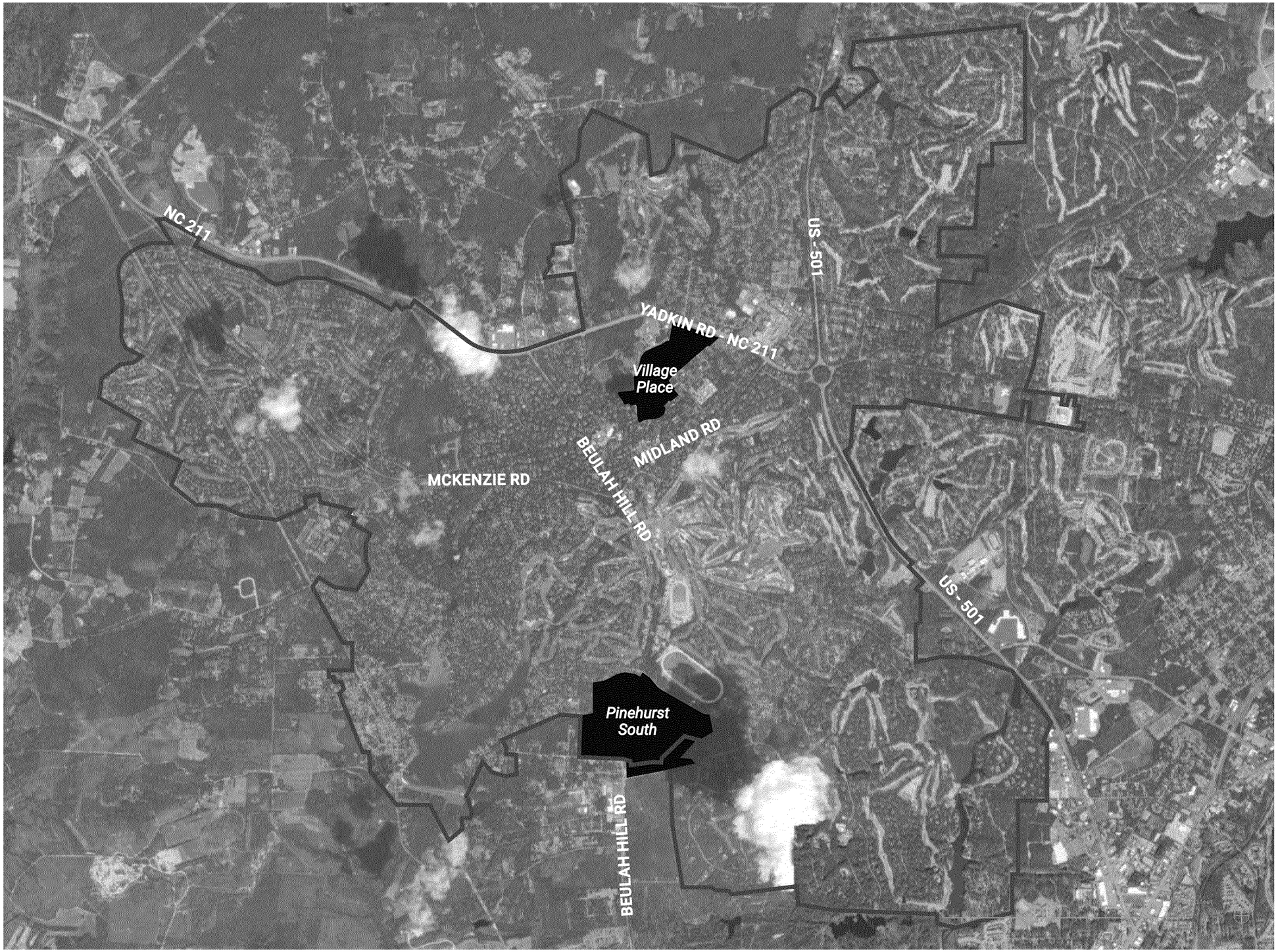
- Provide a connected street network that will help disperse and alleviate traffic congestion on NC-5
- Explore placemaking and creating a center east of NC-5, between Monticello and Blake Boulevard, building off the nexus of the Post Office, Pharmacy, ABC, Dowd Cabin, and the new Girls & Boys Club;
- Incorporate a variety of new Open Spaces, to serve surrounding office and residential users and a Shared-Use Path (SUP) adjacent to the Railroad to connect Pinehurst South to the Village Center;
- Explore an alternative approach from the Innovation Center suggested in the 2019 Comprehensive Plan which is likely better suited to Focus Area 3, anchored by an institution;
- Explore a variety of residential types (including cottages, townhouses, live-work, and missing middle res.) and infill commercial; and
- Explore the realignment of Monticello Drive to accommodate the relocation of the Village's Public Service Facility from Village Place to the property south of the Harness Track.

Locator Map

The Village of Pinehurst boundary encompasses approximately 17.3 square miles of land area. The two focus areas, Village Place and Pinehurst South, are located to the north and south of the Village Center, the historic hub of the community. Connecting these two focus areas is a range of housing, lodging accommodations, retail, and recreational amenities, including golf courses, lakes, and walking and bike trails.

KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARIES



1.2 PURPOSE

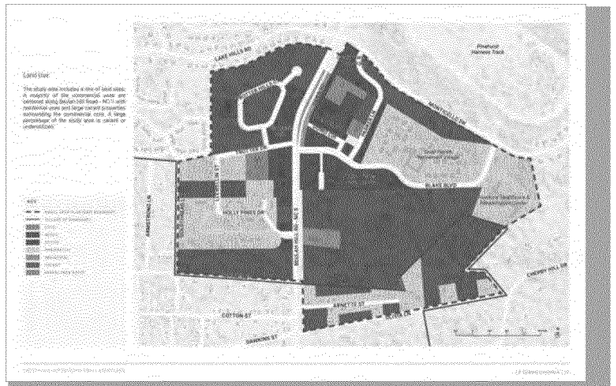
The purpose of this plan is to define the characteristics of future development that are supportable and appropriate for Pinehurst, to guide change towards a predictable and agreed upon outcome. This plan addresses land use; street types; open space; pedestrian and bicycle facilities and connectivity; and numerous other considerations. Recommendations will consider impacts and benefits, traffic, revenues and costs, phasing, zoning, development standards, Pinehurst Development Ordinance (PDO) updates, and other implementation strategies.

The document includes the following components:



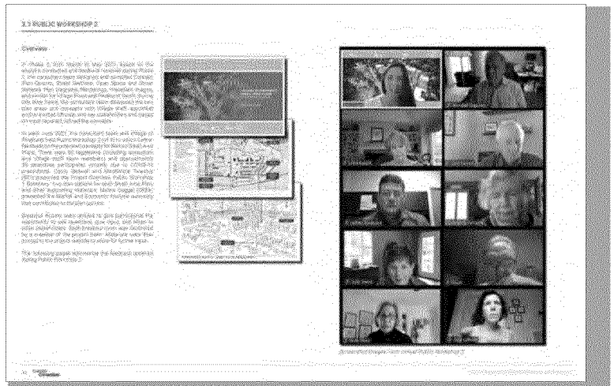
SECTION 1.0: INTRODUCTION

Provides a brief overview of the project location, the objectives and process, and a general description of the document's content.



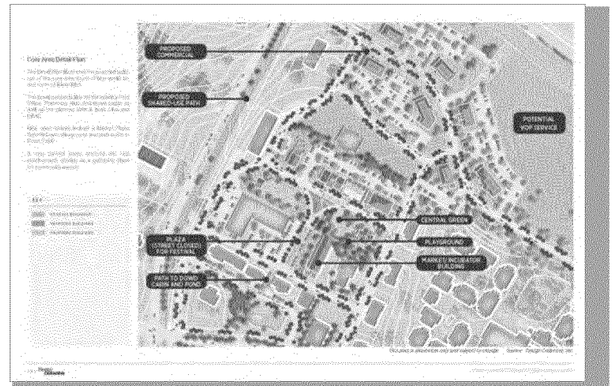
SECTION 2.0: EXISTING CONDITIONS

Examines the physical and market conditions of Pinehurst South through photo documentation, analysis of data, stakeholder interviews, and community feedback.



SECTION 3.0: PUBLIC OUTREACH

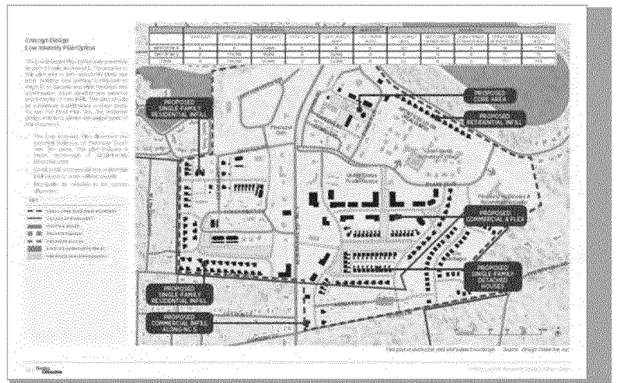
Provides a brief overview of the stakeholder interviews and public workshops that were implemented as part of the public outreach process.



SECTION 4.0: RECOMMENDATIONS

Provides a brief overview of the approach, concept planning, and feedback that the consultant team used as guidance towards the final recommendations.

Highlights development opportunities; describes street systems; and provides illustrative and photographic examples of open spaces and streetscape design elements.



SECTION 5.0: IMPLEMENTATION

Summarizes fiscal analysis data as it relates to the implementation of the proposed concept design and approach for Pinehurst South.

This document does not cover development standards required for construction review within the Pinehurst South Small Area Plan, including Site Design, Street Design, Landscape Design, Architectural Design, and Sign Design criteria. For more information on the on the criteria and the submission and review process, please refer to the Pinehurst Development Ordinance.

Existing Conditions

Site Aerial

The aerial image shows the Pinehurst South Small Area Plan (SAP) boundary as a brown dashed line.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST



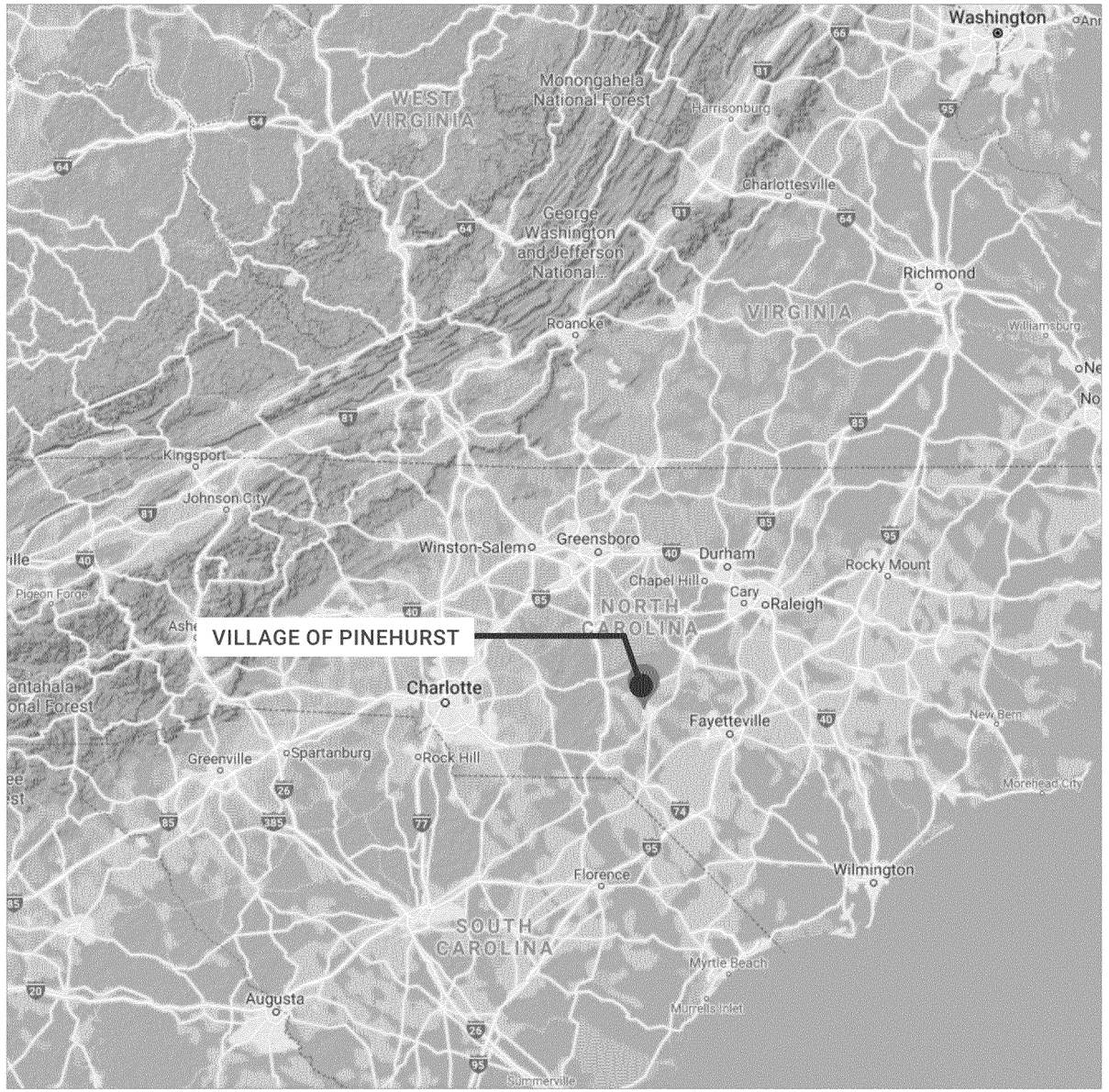
Background and History

The Village of Pinehurst is a small, traditional town located in North Carolina, approximately 70 miles from Raleigh and 100 miles from Charlotte. Located equidistant to these two major cities, the Village is accessed by Yadkin Road - NC 211 and US 15 as the two major thoroughfares that bisect its boundary.

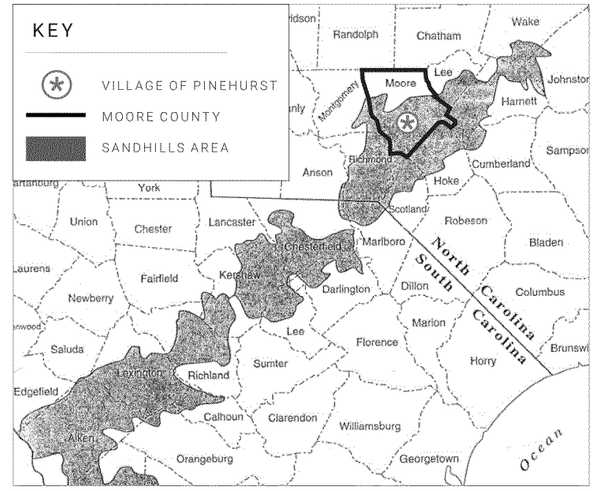
One of two National Historic Landmark Districts in North Carolina, the Village is deeply rooted in its setting and history. The area is nestled in “the Sandhills” of Moore County, characterized by rolling hills, covered by deep coarse sands and forested areas. Longleaf pines, in particular, were a major resource for the region and harvested to produce turpentine for the naval industry and lumber. By the late 1800s, the growth of the Raleigh and Augusta Railroad became a catalyst for industry and development.

By 1895, James Walter Tufts purchased the original lands of the Village, approximately 5,980 acres, to create a health resort and wellness community centered around pulmonary issues. He hired one of the country’s most prestigious landscape architecture firm at the time, Olmsted, Olmsted, and Eliot to plan and design the Village.

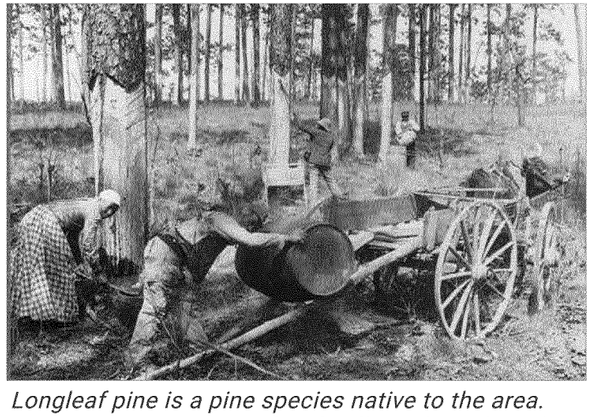
The Village of Pinehurst was first opened in January 1896 with the Holly Inn and several guest cottages as the initial phases of development. Since then, the Village has grown to become an iconic golf destination and anchor site of the U.S. Open, supported by the Pinehurst Resort, a variety of hotels, boutique shops and restaurants, and a wide range of trails, natural amenities, and historic sites for visitors to enjoy.



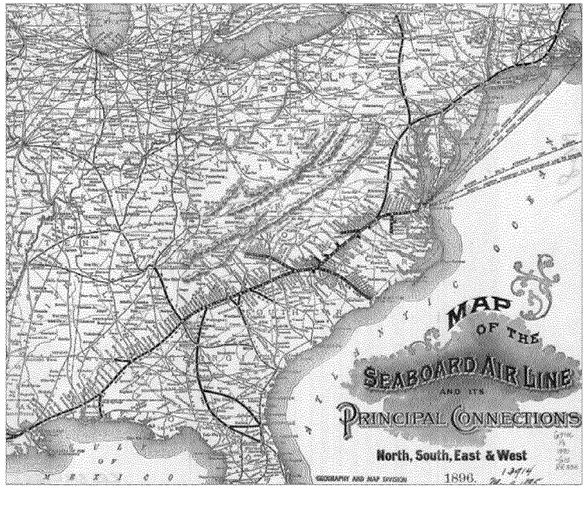
Regional map

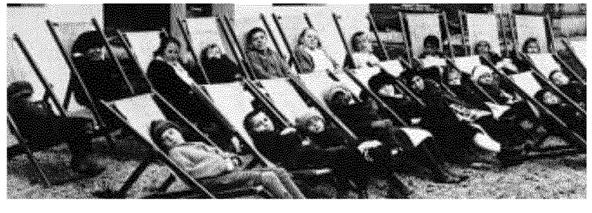


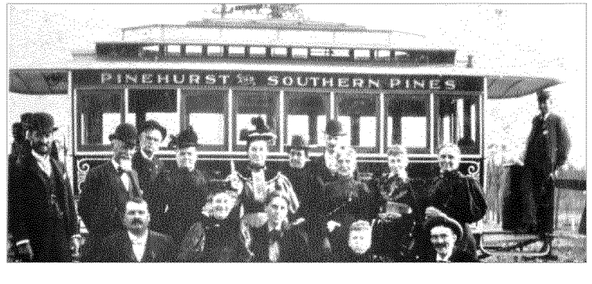
Map of the Sandhills Area

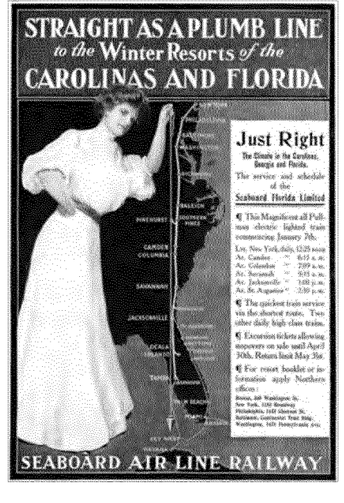


Longleaf pine is a pine species native to the area. Pine resin was extracted and collected into barrels for distilling into turpentine used to make oil paint for ships and buildings.

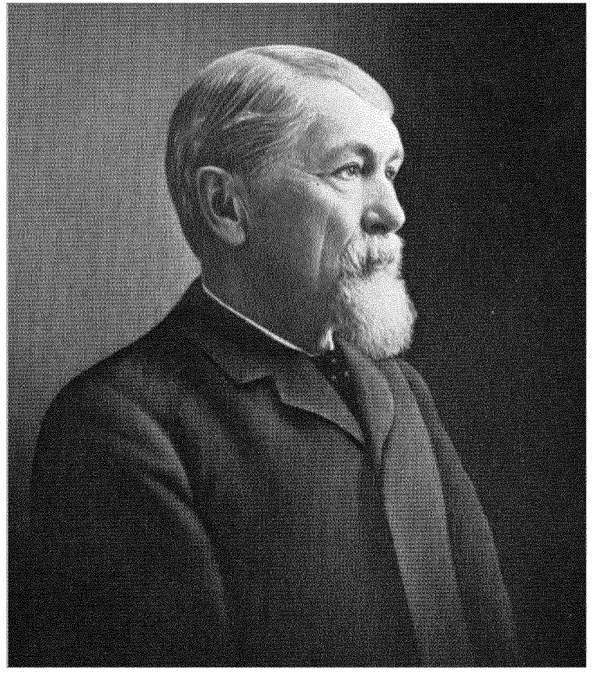




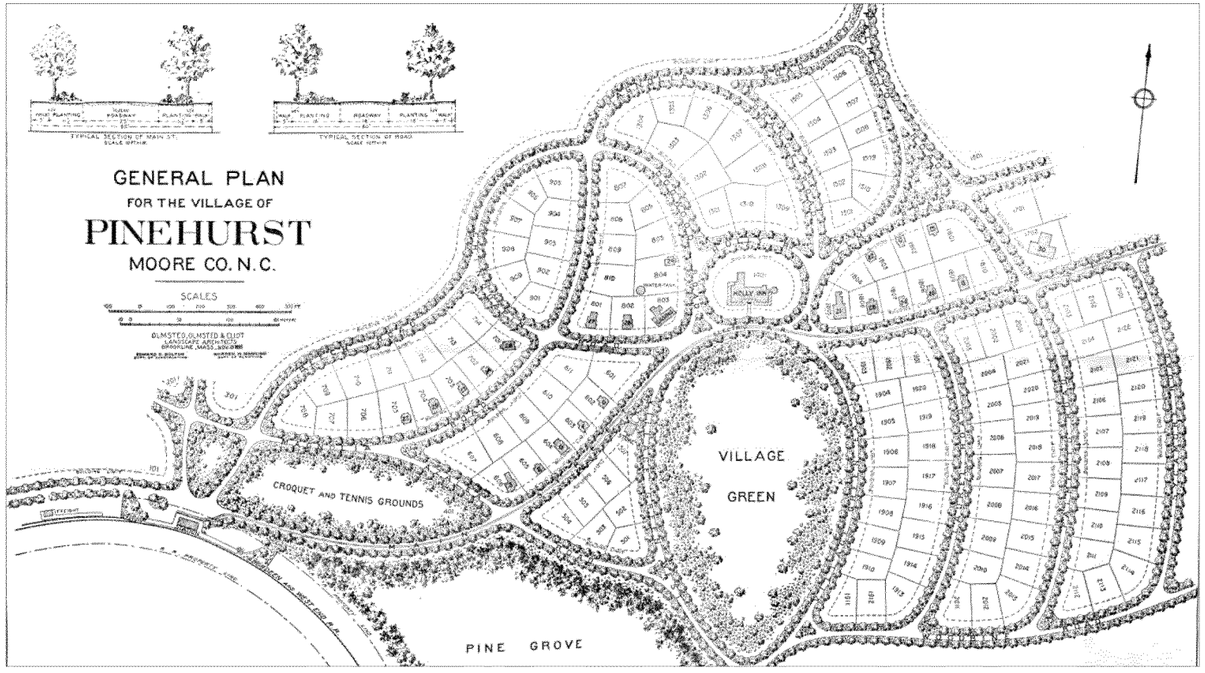




In the 1800s, pollution in cities and the expansion of rail lines to the south provided the catalyst for people to retreat to warmer and healthier environments, contributing to the growth and development of parts of North Carolina.



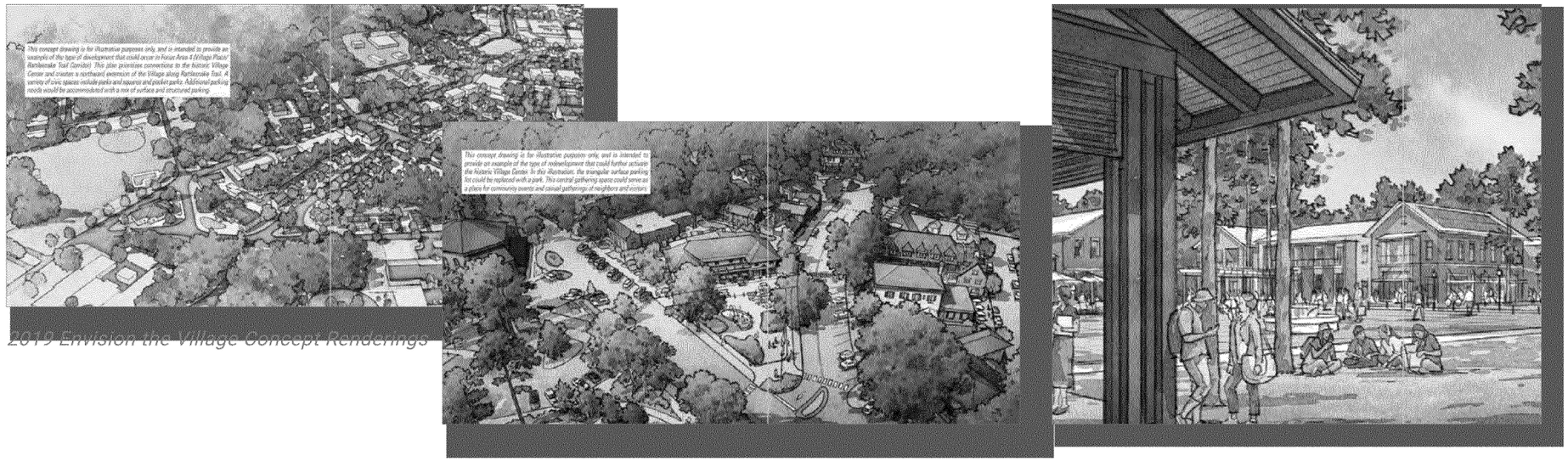
James Walter Tufts



General Plan for the Village of Pinehurst - 1895

1.4 PREVIOUS PLANS AND STUDIES

Since becoming a municipality in the 1980s, at least eight plans have been completed, either encompassing the full area of the Village, or focusing on a particular neighborhood. A summary of each relevant study can be found below.



2019 Envision the Village Concept Renderings

2020 STRATEGIC OPERATING PLAN

As the most recent previous planning effort undertaken by the Village, this plan identified growth in population and increased development as the primary issues facing the Village. The plan established the following priorities and areas of focus:

1. Safeguard the community;
2. Promote high quality development and appearance;
3. Promote a thriving business community;
4. Promote transportation mobility and connectivity;
5. Protect the environment;
6. Promote active living and cultural opportunities;
7. Professionally manage a high performing organization;
8. Attract and retain an engaged workforce; and
9. Maintain a healthy financial condition.

2019 COMPREHENSIVE PLAN

The Village completed the *2019 Comprehensive Plan* as a guide to manage growth for the next 15-20 years. The planning effort included a significant level of public participation including numerous public forums and online engagement. The Plan outlined the following seven guiding principles:

1. Retain the small-town charm, scale, and character of the community to ensure a high quality of life. Celebrate and preserve the historic Village and traditions that make Pinehurst desirable and unique.
2. Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses, and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst.
3. Protect and enhance the quality and character of existing residential neighborhoods. Seek opportunities to offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers.
4. Provide a safe, reliable and efficient transportation system that promotes and enhances mobility and connectivity between neighborhoods and destinations through a multi-modal network of complete and walkable streets, sidewalks and paths for vehicles, golf carts, pedestrians, and cyclists.
5. 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. Encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.
6. Ensure supporting infrastructure and community facilities exist to meet the needs of existing and future Pinehurst residents, businesses, and visitors. Partner with other providers to plan for and expand infrastructure as necessary to ensure a high quality of life.
7. Preserve, conserve, and feature Pinehurst's natural resources with expanded parks, open spaces, and events that enhance the health and well-being of the community and the environment.

2015 COMPREHENSIVE BIKE PLAN

The *2015 Comprehensive Pedestrian Plan* was completed to evaluate the needs of current and future residents and visitors in the Village. The efforts included input from a Steering Committee, several Community Workshops/ Events and a Pedestrian/Bicycle Survey. The following Goals and Objectives were established:

- Increase the options for bicycling as an alternate form of transportation within the Village
- Provide attractive, yet safe, bicycling connections from Village residential areas to nearby destinations
- Promote bicycling as a healthy exercise
- Create a bicycle environment that is friendly to all users - including seniors, disabled persons and children
- Improve connections between disparate parts of the Village
- Promote bicycle safety

2015 COMPREHENSIVE PEDESTRIAN PLAN

The *2015 Comprehensive Pedestrian Plan* was completed at the same time as the *2015 Comprehensive Bike Plan* to evaluate the needs of current and future residents and visitors in the Village. The efforts included input from a Steering Committee, several Community Workshops/ Events and a Pedestrian/Bicycle Survey. The following Goals and Objectives were established:

- Increase "walkability" in the Village of Pinehurst
- Create a pedestrian network that is an important part

of the urban structure

» Promote walking as healthy exercise

» Create a pedestrian environment that is friendly to all users – including seniors, disabled persons and children.

» Improve connections between disparate parts of the Village.

2011 VILLAGE OF PINEHURST THOROUGHFARE PLAN

The *2011 Village of Pinehurst Thoroughfare Plan* was completed as an update to the original Thoroughfare Plan completed 20 years prior by the North Carolina Department of Transportation. The intent was to ensure a dynamic and strategic road network for the Village of Pinehurst for future travel and development needs. As stated in the report, the intent was to create a local consensus of the vision for Pinehurst's future transportation system. The plan included a designation of roadways as Major Thoroughfares, Minor Thoroughfares, and Collector Streets, as well as a Thoroughfare Map identifying each road classification. The plan recommended the following principles for the Village's local road improvements:

» Advocate for context sensitive design in all transportation planning and design efforts

» Continue to prefer roundabouts over signalized intersection and other traffic control devices when considering intersection improvements.

» Assure appropriate landscaping as a high priority on road projects in our jurisdiction

» Preserve the tree canopy on local and regional projects to maintain our community character

» Preserve and enhance landscaping at gateway intersections

» Maintain and enhance landscape along road corridors

» Maintain strong design controls in the transportation planning review process

» Continue to investigate methods to minimize the overall costs of future pavement maintenance

» Continue to monitor traffic speeds

» Continue efforts to minimize the number of curb cuts and other possible disruptions to traffic flow, capacity, and safety on major roads.

» Continue to plan for additional sidewalks and trails to be integrated with local streets and NCDOT projects

2010 COMPREHENSIVE LONG RANGE PLAN

The *2010 Comprehensive Long Range Plan* was a two part document including a Strategic Element and an Implementation Element. The Strategic Element guided the overall strategic direction of the Village to preserve and enhance the overall sense of place. The Implementation Element included a detailed compilation of tasks and programs to be completed. The plan outlined four thematic elements: Enhance, Preserve, Guide and Support. With the plan, the Village intended to:

» Preserve and enhance the unique character and ambience of the entire community, especially the historic Village Center

» Enhance the quality of life for present and future residents

» Guide growth or change in ways that complement the unique character and ambience of the community

» Address community needs in the most efficient and cost-effective manner

» Maintain the legacy of Pinehurst for future residents and visitors to enjoy.

2008 NEW CORE MASTER PLAN

The *2008 New Core Master Plan* focused on an area of approximately 19 acres in the Village Center as an opportunity for redevelopment. The study included participation of a Steering Committee as well as extensive public participation, including a three-day charrette. The Key Concepts and Principles for the Plan included:



2010 Comprehensive Long Range Plan Diagrams

» Continuation of the scale, design, architectural character and "walkability" of the Village Center

» A mix of uses – retail, office, residential and open spaces

» Addition of roads and sidewalks to provide access to the interior of the plan area and to continue the Village's interconnecting street pattern

» Clustering retail uses on the southern portion of the plan area, where they would be in close proximity to the Village Center and enhance its strength as a specialty retail location

» Adding a variety of residential uses – cluster homes including single-family residential, townhouses, live-work units, and other market-supported residential forms

» Adaptive reuse and/or relocation of historic structures

» Pedestrian emphasis

» Providing at least as much parking as needed for development in the New Core

1994 NATIONAL HISTORIC LANDMARK NOMINATION

The *1994 National Historic Landmark Nomination* highlights the history and making of Pinehurst by Frederick Law Olmsted, Warren H. Manning, and James Tufts. The document highlights the intentions of the Olmsted plan to ensure the "overlay of an evergreen landscape on a curvilinear pattern of Village streets" as the heart of the design for the recreational resort and details many aspects of the original plan and development.

A companion to the 1994 National Historic Landmark Nomination was the creation of the Village of Pinehurst Historic District Standards and Guidelines, created in 2006 and updated through September of 2013.

1.5 PDO ASSESSMENT SUMMARY

The development ordinance for the Village, known as the *Pinehurst Development Ordinance (PDO),* includes regulations for all development (whether new, or modifications to existing, development) and became effective October 2014.

As part of the analysis of the Small Area Plan (SAP) Existing Conditions, the consultant team completed a comprehensive review of the PDO, looking for items of concern, compiled in this summary, that may inhibit achieving the envisioned future of Village Place and Pinehurst South.

The PDO regulations were adopted in accordance with the then current, *2010 Comprehensive Long Range Village Plan,* as well as all other then current Village plans and policies, in order to accomplish the following goals:

- Preserve and enhance the unique character and ambience of the entire community, especially the historic Village Center;
- Enhance the quality of life for present and future residents;
- Guide growth or change in ways that complement the unique character and ambience of the community
- Address community needs in the most efficient and cost-effective manner; and
- Maintain the legacy of Pinehurst for future residents and visitors to enjoy.

While these goals remain valid, since the adoption of the PDO, several additional planning efforts have been undertaken, including the *2019 Comprehensive Plan*. Along with many other key strategies and recommendations, the new comprehensive plan called for a full update to the PDO, specifically to include corridor standards, conservation subdivision standards, and character-based zoning concepts. The Small Area Plan (SAP) effort, and the following summary, builds off of this *2019 Comprehensive Plan* key recommendation.

For the SAP, the consultant team focused on the following sections of the PDO.

SECTION 8.2 GENERAL USE ZONING DISTRICTS

The General Use Zoning Districts section of the PDO provides land use regulations for nineteen (19) districts allowing for a variety of uses appropriate to the character of each individual district. The following items were noted as concerns for this section, relative to the SAP effort:

- Section 8.2.5 defines R-10, R-8 and R-5 as High-Density Residential Zones, however, high-density uses (such as Multi-family and Townhouse Dwellings) are not permitted by the Section 8.5 Table of Permitted Uses. Only Single-Family Dwellings are permitted and are not considered a high-density type.
- In addition to the specific item listed above, generally, the Euclidian or used-based zoning districts are counter to the recommendation in the *2019 Comprehensive Plan* for character-based zoning. The Form-Based Codes (FBC), to be developed as part of this SAP effort, in contrast, align with the comprehensive plan's recommendation and will shift the focus from use-based zoning to building form and character. The FBC are intended to supplant the current PDO for Village Pace and Pinehurst South areas only.

SECTION 8.5 & 8.6 TABLE OF PERMITTED USES & SPECIAL USES

Section 8.5 of the PDO contains a list of uses which may be permitted in one or more of the various General Use Zoning Districts established by the Ordinance. While Section 8.6 defines the Special Requirements as called for in Section 8.5. The following items were noted as concerns for these sections, relative to the SAP effort:

- There are several terms used in the Table of Permitted Uses & Special Uses which are inconsistent or in conflict with Section 10.2 Definitions. These terms may be limiting or unintentionally promote certain uses in areas that are not intended by the PDO. In particular, the following items were noted:
  - The terms "Industry, Heavy" and "Heavy" while used in Section 10.2, are not included in the Section 8.5. It is unclear where uses in this category would be classified in Section 8.5.
  - In regard to Senior Housing, Section 8.5 lists the categories "Residential Care Facilities (More than 6 Residents)" and "Child/Adult Daycare Center". These terms do not address the additional uses listed in Section 10.2 as defined under "Nursing Home: Adult Care Home , Assisted Living Residence, Continuing Care Retirement Community, and Hospice". Therefore, it is unclear whether these additional uses were intentionally omitted and, if so, why.
  - Section 8.5 does not include "Office", as defined in Section 10.2 as "general business office, government offices, insurance offices, law office and real estate and management offices". The specificity of the uses listed in the table may be problematic for certain types of office that may be desirable.
  - The term "Dwelling - Mixed Use" is used in Section 8.5, however, it is unclear whether the term "Live-Work Unit" (as defined in Section 10.2) is included as a Dwelling-Mixed Use. This may potentially limit the ability for development of Live-Work units.
- SR-3 Dwelling, Multi-Family:
  - The minimum size for a multi-family dwelling is one thousand five hundred (1,500) heated square feet. This size is well outside the typical unit size and may preclude new development from occurring and/or providing a range of unit sizes to meet market demand.

SECTIONS 9.1 & 9.2 TABLE OF DIMENSIONAL REQUIREMENTS

Section 9.1 of the PDO defines the minimum design and development standards for all buildings, sites, and infrastructure. While Section 9.2 defines the dimensional requirements for all uses and structures in the General Use Zoning Districts.

The following items were noted as concerns for these sections, relative to the SAP effort:

- Minimum Front Yard Setback: The minimum front yard setback for the majority of districts is greater than or equal to 20'. This may be problematic for smaller infill lots and/or to allow for a street frontage that relates to a pedestrian scale where building frontage is desirable and helps to create an engaging streetscape.
- The Minimum Rear Yard Setback in most districts is a minimum of 20' or more. This may preclude the redevelopment of small infill lots or lots that do not require on-lot parking and/or are rear-loaded.
- As written, the principal building as well as other structures including decks, landings, terraces, porches, and patios (with minimal exclusions) shall not be located within setbacks (*see 9.1.E.2*). This standard may unintentionally eliminate desirable building elements (such as deep front porches and bay windows).
- Building Height: While "Dwelling - Multifamily" is a permitted use in the RM-F district, the building height is limited to 35', thereby limiting these buildings to 2 stories with a sloped roof (unless placed in an off-hill site condition or designed with a flat roof). As noted under Section 10.2 below, Building Height is measured to the highest point of the roofline, which precludes a 3-story building with a properly sloped roof and may unintentionally force a flat roof or a truncated sloped roof with a well.

SECTION 9.14 DESIGN STANDARDS FOR SINGLE FAMILY DWELLINGS & 9.3 VILLAGE DISTRICT DESIGN STANDARDS

Section 9.14 of the PDO defines design standards for Single-Family Dwelling development to ensure it is compatible with existing development and consistent with its site and surroundings. While Section 9.3 defines

design standards for the Village Districts to promote development that is functionally and structurally compatible with the existing Village Center and pedestrian area.

The following items were noted as concerns for these sections, relative to the SAP effort:

- While the landscape design standards in Section 9.14 go into some detail and specify minimum quantities, the Exterior Building Materials portion is very limited (perhaps due to the restrictions placed on one- and two-family dwelling design standards by the state). The majority of this section is focused on process rather than design standards.
- The Village District Design Standards are applicable only to the following districts: Village Mixed Use, Village Cottage Professional, and Village Residential. Therefore, the following residential districts, R-5, R-8, R-10, R-15, R-20, R-30, R-210, and R-MF, as well as Office Professional (OP) district do not have design standards, limiting the design oversight of these areas.
- Certain standards are vague or impractical; e.g., shake is limited to 15% per block, requiring the architect or builder to calculate every facade on the block in lieu of their proposed building only and allowing the first buildings to consume a full block's allotment of shake; facade lighting standards address glare, but do not address light trespass, full cut-off fixtures to protect the night sky, light temperature, or energy-conserving lamps; public spaces shall be incorporated in the Village Mixed-Use District, but no other districts and there is mention of minimum size, frequency, appropriate types, amenities, and similar.

SECTION 10.2 DEFINITIONS

Section 10.2 of the PDO contains definitions of words used within the ordinance. The following items of concern were noted for this section:

- Building Height is defined as "the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof". The preferred method requires building height to be measured to the eave or to the midpoint of the roof, allowing properly pitched roof slopes and tall floor-to-ceiling heights reflective of the Village's architectural character.
- Live-Work Units are defined as "variations of either the detached house building type or the townhome building type". It is recommended to also include Dwelling - Mixed Use to coordinate with the Table of Permitted Uses & Special Uses in Section 8.6.
- The use of the phrase "detached house" should match "Dwelling, Single Family".
- "General Retail" is a term used in Section 8.5, however is not defined in Section 10.2.

To see current zoning districts and permitted uses that exist within the Small Area Plan boundaries, see pages 22-23 of this document.

This page intentionally left blank.

2.0 EXISTING CONDITIONS

2.1 OVERVIEW

2.2 EXISTING CONDITIONS

2.3 MARKET ANALYSIS SUMMARY

Existing Conditions

Located south of the Village Center along NC-5, Pinehurst South encompasses approximately 290 acres with almost 47% of the area undeveloped. A portion of this area is in the unincorporated area of the Village of Pinehurst known as the Village's Extraterritorial Zoning Jurisdiction (ETJ). Some of the development in this study area is older, more auto-centric, and may be considered out of character with the Village.

The *2019 Comprehensive Plan* recommends redevelopment with office, medical, life science, and research facilities supported with small-scale retail services and residential uses. Given the availability of undeveloped land, Pinehurst South offers the unique opportunity to expand the character of Pinehurst and create a new gateway for the Village to the south.

To ensure the small area plans support the Village's vision, the design team conducted a thorough assessment and inventory of existing conditions to understand the historic, cultural, environmental, social, market, and economic assets of Pinehurst.

The plan builds on the strengths of the existing conditions; upholds the planning principles of the original Tufts, Olmsted, and Manning vision and plan; and extends the Village's small-town scale, architectural character, and walkability outward rather than allowing auto-oriented commercial development to creep inward over time.

This section includes the photographs, diagrams, and conclusions of this documentation and analysis phase, which was then used, along with stakeholder input, as the groundwork for the concept planning phase (Phase 2).

The Existing Conditions and Analysis diagrams include:

- Existing Illustrative Plan
- Figure Ground Plan Diagram
- Historic District Plan Diagram
- Street Network Plan Diagram
- Posted Speed and Traffic Control Plan Diagram
- Land Use Plan Diagram
- Zoning Plan Diagram
- Topography Plan Diagram
- Open Space + Trails + Sidewalk Plan Diagram
- Market Analysis Summary

The following observations were made as part of the Existing Conditions study:

- Forest cover is abundant in Pinehurst South; however, the area lacks meaningful and organized open spaces for the community's use.
- There is a grouping of existing and planned commercial and civic uses in the area between Monticello Drive and Blake Boulevard, including the Post Office, Pinehurst Fire Station No. 2, American Legion, the soon-to-be-relocated Boys & Girls Club, and a new headquarters building for NAHB.
- Multi-family and Single-Family Detached (SFD) residential are the primary uses west of NC-5. This area is poorly connected for pedestrian, bicycle, golf cart, and vehicle circulation as well as to other surrounding streets and trails.
- Trotters Hill Office Park is an enclave of separate professional office buildings. Several lots have been developed, including several in recent years, particularly those adjacent to and visible from NC-5. With the recent construction, few undeveloped parcels within the office park remian.
- There is a range of residential architecture in Pinehurst South, some of which is in keeping with the historic character of Pinehurst and some that appears quite out of place or in disrepair.
- Similarly, there is a range of commercial architecture in Pinehurst South, some of which is in keeping with the historic character of Pinehurst and some that appears quite out of place as ubiquitous, auto-centric development.
- Overall, the area remains largely undeveloped and, thus, presents an opportunity for development that responds to the market demand but additionally upholds the Village's character.



Monticello Drive
Source: Design Collective



Blake Blvd & NC-5
Source: Design Collective



Multi-Family Residential - Abingdon Square
Source: Design Collective



United States Post Office - Blake Blvd
Credit: Google



Blake Blvd Railroad Crossing
Source: Design Collective



Commercial - Pinehurst Dental/Trotters Hill Office Park
Credit: Google



Commercial - Trotters Hill Office Park
Source: Design Collective



Commercial - Pinehurst Coins
Credit: Google Images



Flooring Gallery
Credit: Google

Illustrative Site Plan

The Existing Illustrative Plan depicts the development and open space patterns that exist in the study area. A 1/4-mile walking radius (5-minute walk) is indicated on the plan for reference.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE

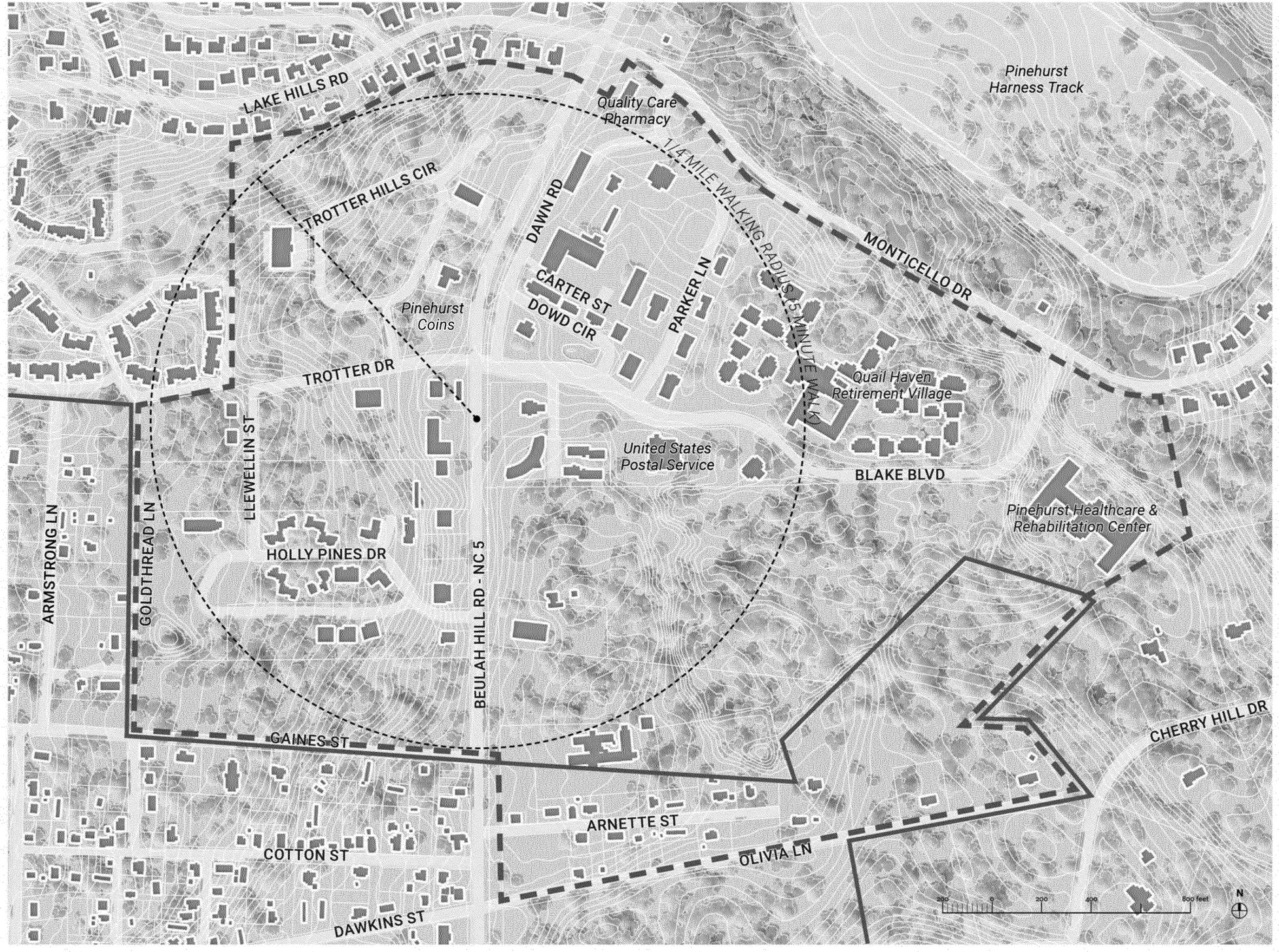
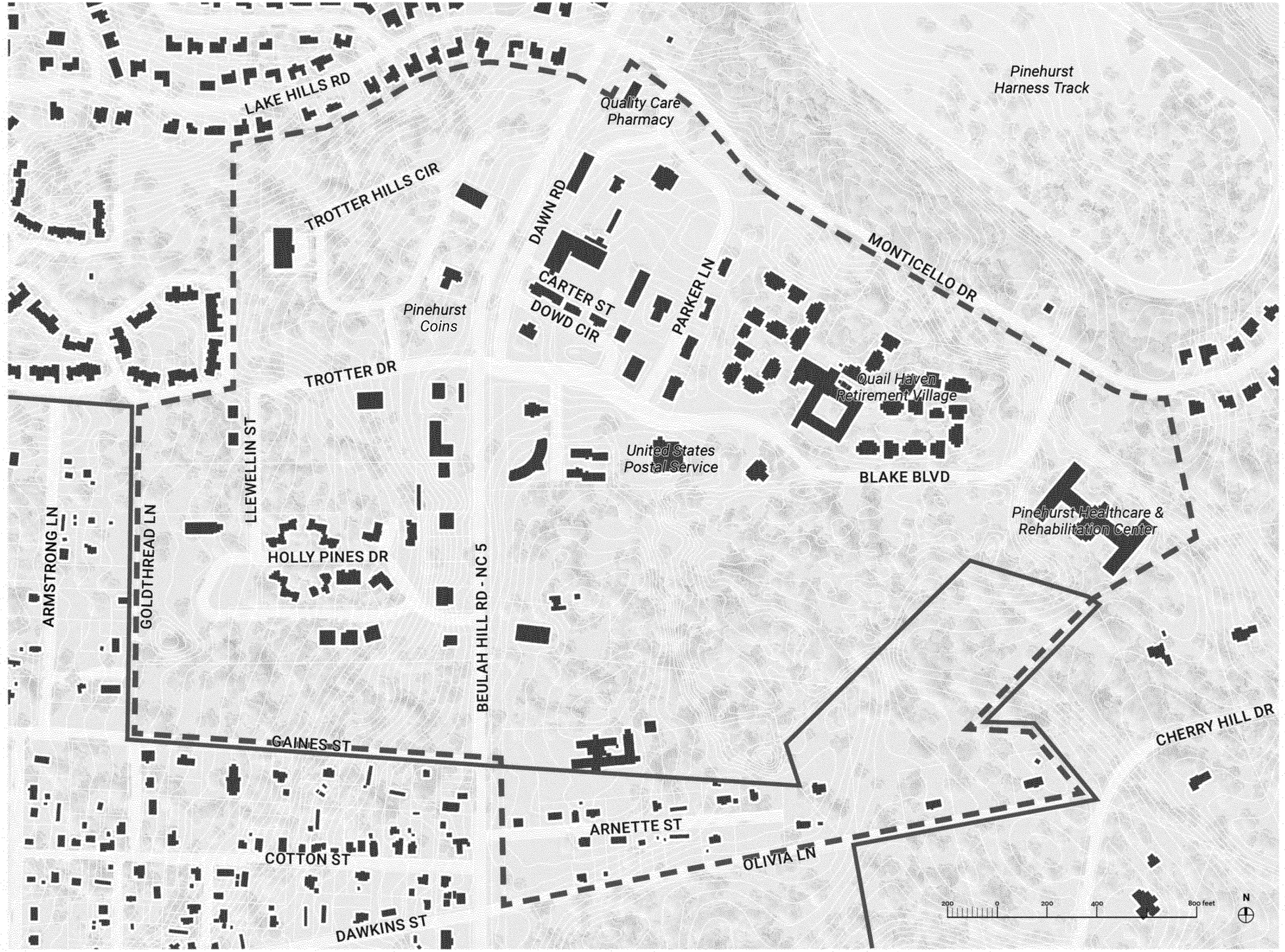


Figure Ground

The Existing Figure Ground plan shows the relationship of built and unbuilt space in Pinehurst South.The development patterns in the study area are characterized by commercial uses accessed off of Beulah Hill Road - NC-5 with a mix of residential building types interspersed to the west and east. Undeveloped parcels exist in Trotter Hills, a planned office development located in the northwest corner of the study area. The development consists of 17 parcels with approximately 1/3 of the lots either developed, permitted, or under review. Larger underutilized land with no projected development exists in the southeast corner of the study area.

KEY

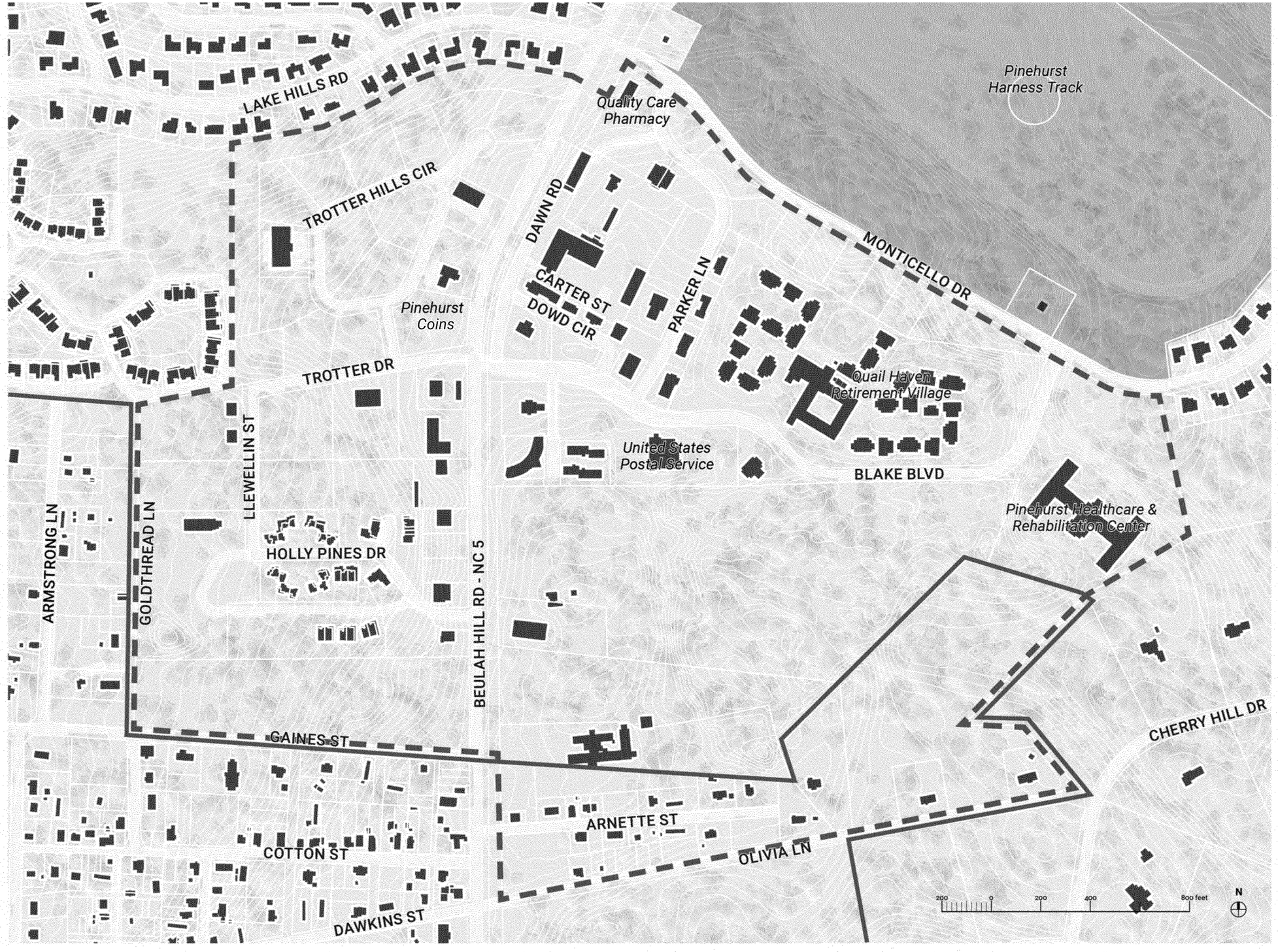
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS



Historic District

The Historic District is comprised of properties that fall within the National Historic Landmark district or that were surveyed and identified as important fixtures within the community. These properties are subject to additional review by the Historic Preservation Commission and the Historic District Standards to ensure the history and charm of the Village of Pinehurst is preserved.

No portion of the Historic District expands into the Pinehurst South study area, however, the Pinehurst Harness Track lies directly to the north and is within the District.

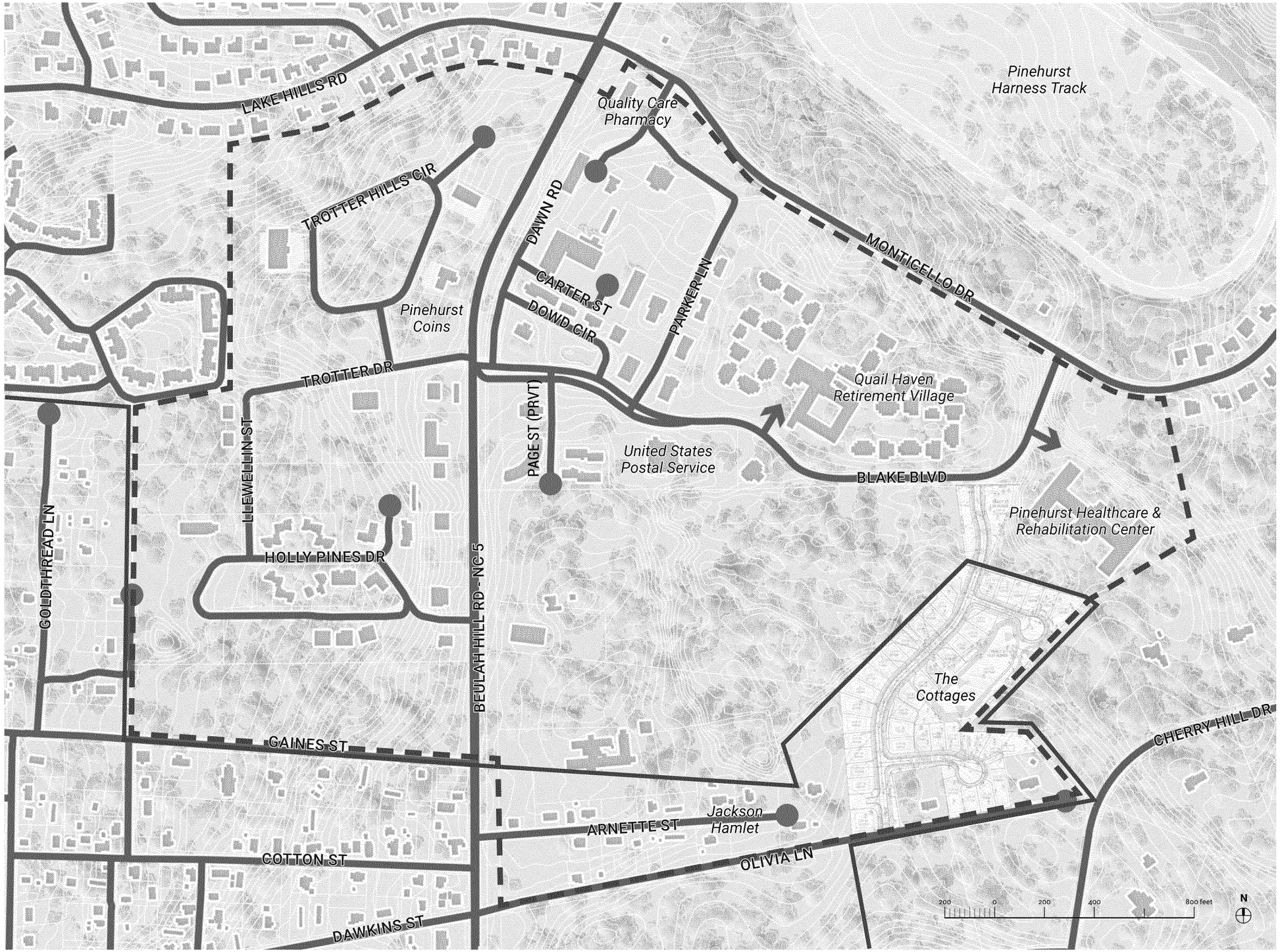


Street Network

The Pinehurst South study area spans Beulah Hill Road - NC-5, a major connector street that provides direct access to the Village Center to the north and US-501 to the south. Neighborhood streets are organic and disconnected with many dead-end conditions throughout the study area.

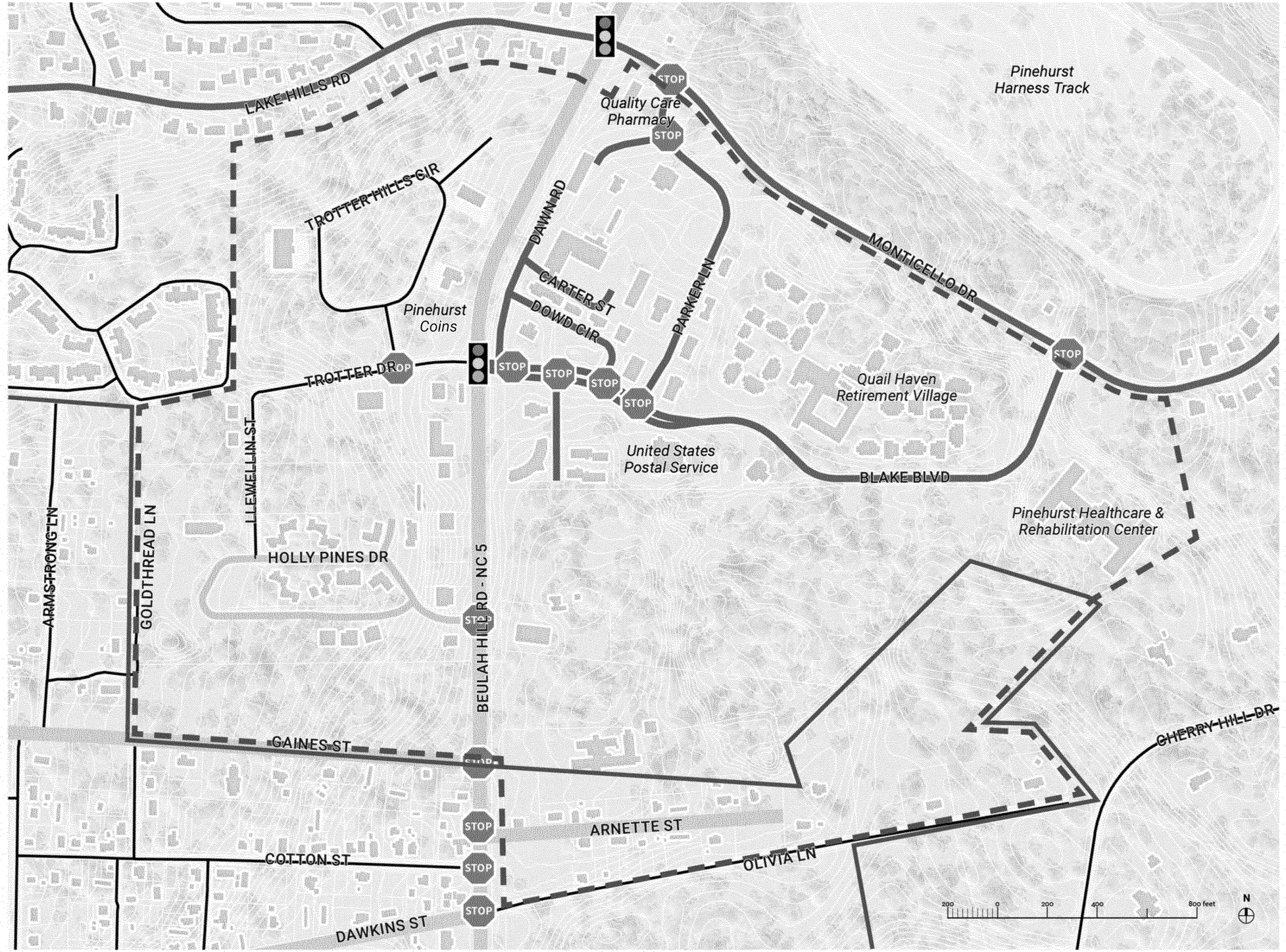
KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARY
- EXISTING ROADS
- EXISTING DEAD END



Posted Speed and Traffic Control

The streets within the study area boundary have a range of posted speeds. Beulah Hill Road - NC-5 is 35 mph. A majority of the neighborhood streets are 25 mph with the exception of Holly Pines Drive which is 10 mph. Stop signs are located at all Beulah Hill Road - NC 5, Blake Boulevard, and Monticello Drive intersections. For added control and safety, traffic signals have been placed along Beulah Hill Road - NC 5 at the intersections of Blake Blvd and Monticello Drive.

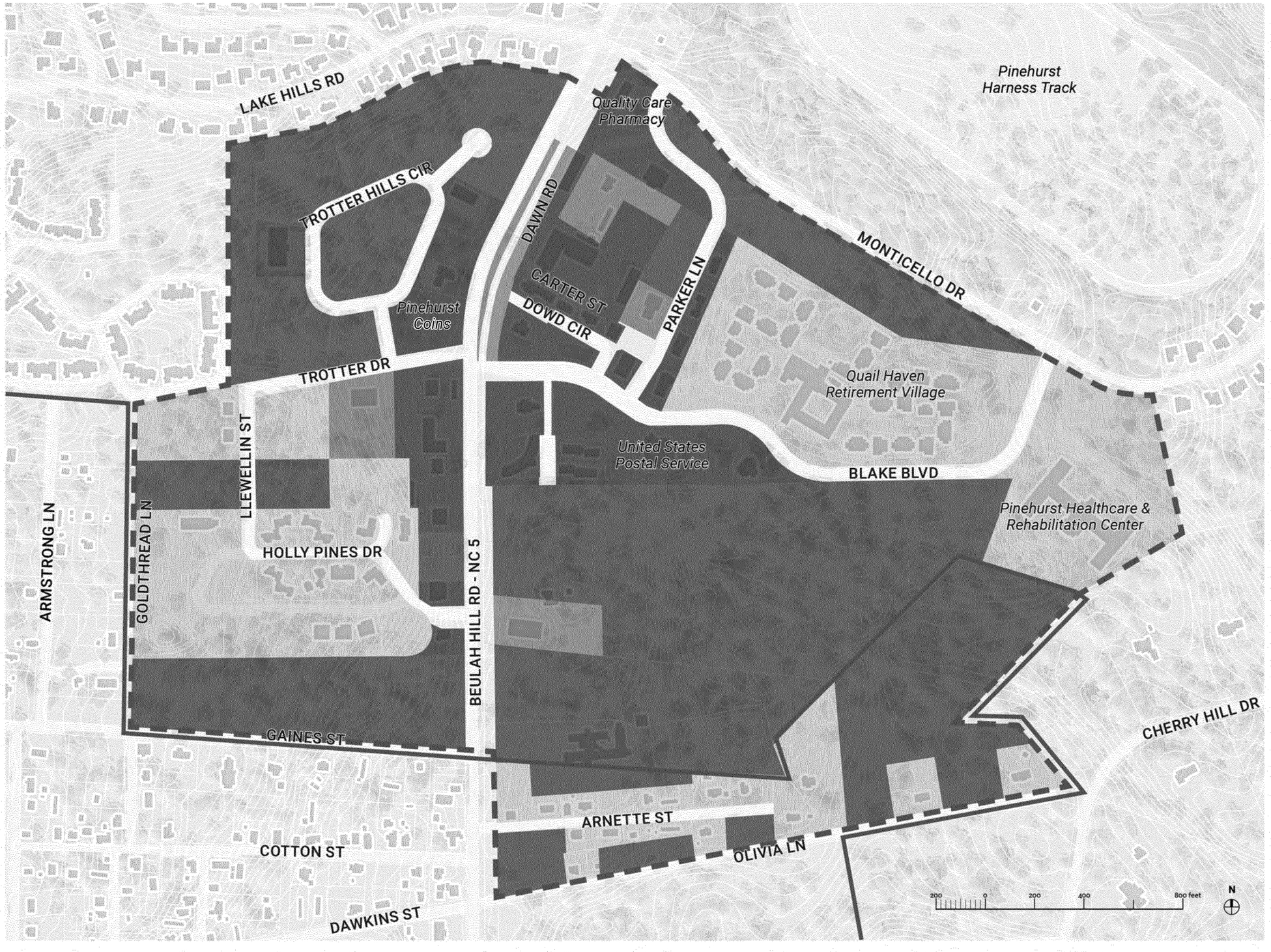


KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- STOP CONTROL
- TRAFFIC SIGNAL
- NO DATA AVAILABLE
- 10 MPH
- 25 MPH
- 35 MPH
- 45 MPH
- 55 MPH

Land Use

The study area includes a mix of land uses. A majority of the commercial uses are centered along Beulah Hill Road - NC-5 with residential uses and large vacant properties surrounding the commercial core. A large percentage of the study area is vacant or underutilized.

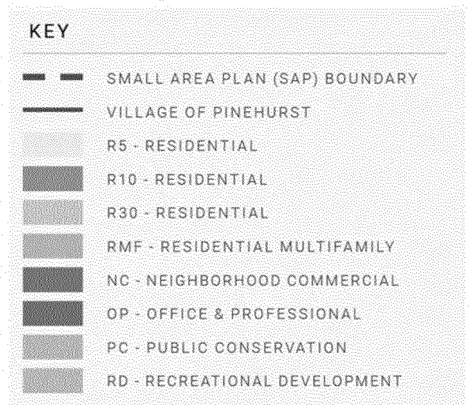


KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- CIVIC
- RETAIL
- OFFICE
- RESIDENTIAL
- INDUSTRIAL
- VACANT
- PARKS/ OPEN SPACE

Zoning

A majority of the eastern half of the study area is zoned Neighborhood Commercial (NC) with a mix of Office and Professional (OP) and Residential (R5) zones. The western half of the study area is Office and Professional (OP) to the north with Residential Multifamily (RMF) to the south.





Existing Zoning and Permitted Uses

The following zoning districts exist within the Pinehurst South Small Area Plan boundary. For a full matrix of all zoning districts and permitted land uses, reference Section 8.5 of the *Pinehurst Development Ordinance* (PDO).

KEY

- ✓ PERMITTED USES
- SR SPECIAL REQUIREMENTS, SEE SECTION 8.6
- SU SPECIAL USE PERMIT REQUIRED, SEE SECTION 4.5
- ✗ PROHIBITED USES

		USES																
		DWELLING - SINGLE FAMILY	DWELLING - TWO FAMILY	DWELLING - MULTIFAMILY	DWELLING - TOWNHOUSE/ CLUSTERED DWELLINGS	DWELLING - MIXED USE	BED AND BREAKFAST HOMES	HOTEL	MEDICAL CLINIC	PERSONAL SERVICES	PROFESSIONAL SERVICES	GENERAL RETAIL	RESTAURANT	CIVIC/CULTURAL FACILITIES	RESIDENTIAL CARE FACILITIES (> 6 RESIDENTS)	PARKING STRUCTURE	Maximum Building Height	NOTES
	R5 - RESIDENTIAL	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	SU	✗	35'	*Intended principal use of land is high-density residential uses, intended to discourage any use detrimental to the residential nature.*
	RMF - RESIDENTIAL MULTIFAMILY	✓	✓	SR	SR	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	35'	*Intended principal use of land is multi-family and/or single family dwellings, intended to discourage any use that would be detrimental to the residential nature.*
	NC - NEIGHBORHOOD COMMERCIAL	✗	✗	✗	✗	SR	✗	✗	✓	✓	✓	SR	SR	✓	✓	✗	35'	*Intended principal use of land is small scale commercial, retail, office and service to residential districts*
	OP - OFFICE & PROFESSIONAL	✗	✗	✗	✗	SR	✗	✓	✓	✓	✓	✗	SU	✗	✓	SR	35'	*Intended to provide for limited office and retail development, as a transition between business districts and residential land uses*

Topography

The topography of the study area is characterized by a natural ridge line along Beulah Hill Road - NC-5. The study area sits at a plateau along the eastern side with grades sloping downward towards Pinehurst Lake.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- +550
- +450

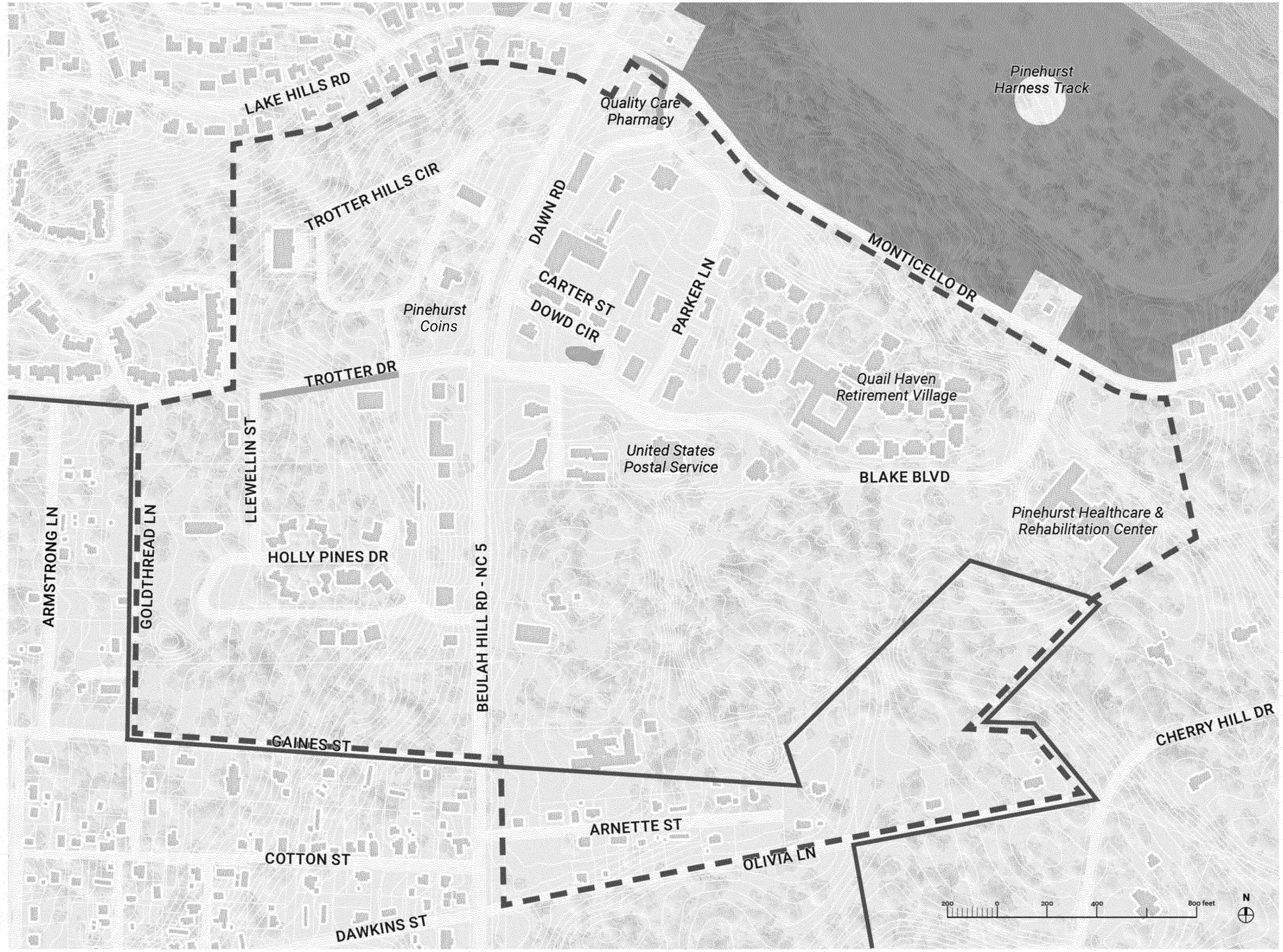


Open Space + Trails + Sidewalks

The study area contains no dedicated public open space or trails within its boundary. There are only two segments of sidewalks that currently exist on parker Lane and a portion of Trotter Drive. Just north of the study area is the Pinehurst Harness Track, one of the oldest continuously operating equine sports facilities in the state.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- GREENWAY TRAILS
- WALKWAY TRAILS
- SIDEWALKS
- PARKS/ OPEN SPACE



2.3 MARKET ANALYSIS SUMMARY

Background and Objectives

A Market Analysis report was prepared by Duggal Real Estate Advisors, LLC (DREA); the following pages provide a summary; the full report can be found on the project website: https://engage.vopnc.org/smallareaplans. The data was collected in November and December 2020 and January 2021.

The market analysis is one step in the process to determine the feasibility of land uses within the Village of Pinehurst and the plan areas. It ascertains the quantitative and qualitative aspects of demand for land uses that might be appropriate for future development in the plan areas and quantifies the potential scale and timing of these uses.

Also known as the Highway 5 Commercial Area, Pinehurst South is an approximate 290 acre limited growth and redevelopment area on the Village's south side containing approximately 145 parcels.

Summary of Market Opportunity

For the market analysis, DREA examined six different land uses: for-sale residential, for-rent residential, retail, office, hospitality, and golf. The following is a summary of the opportunity for each of the land uses in the Pinehurst South plan area.

The overall market opportunity takes into account the current and projected future market conditions, future demand potential, and the suitability for the land use within the Village.

Summary of Demand

For each of the land uses, DREA completed a demand model to understand the future potential of the land use within the Village or Moore County, depending on the land use. To determine how much of each land use would likely locate within the plan areas, it was necessary to consider where else within the Village the land use could be located. For example, if there is demand for one rental project every three to eight years within the Village, it cannot be located in both planning areas, but in reality, it could be located in either one or another location in the Village, making it difficult to assign demand.

For many land uses, there has been and will be more demand for the product type within the Village than the amount of supply that has been or will be available (i.e., more houses would likely sell if they were available).

Summary of Demand for Land Uses within Plan Areas

DREA then considered how much of the demand could be located within the plan areas if the area was zoned for it, landowners were interested in selling, and developers would build it. While the market analysis quantifies realistic development opportunities, actual land use allocation is guided by planning exercises, site constraints, the desired vision, and stakeholder input, in balance with market demand.

The potential for most of the land uses is present in both plan areas. Although there is some flexibility in these numbers as stated before, DREA put together guidelines based upon the market to help the planning team understand the magnitude of demand in each of the plan areas. Below is the demand summary for Pinehurst South.

For-Sale Residential

- Likely a stand-alone residential community as opposed to mixed with other product.
- Given land availability, could have 1-2 projects. Each would be 30-50 units.
- However, the demand for this product is deep, and the planning area can support as much for-sale product as desired.
- Could be either single-family detached or attached product.
- Pricing would vary based upon product type and positioning, but would likely be in the range of $250,000 to $450,000.

For-Rent Residential

- Could be either a stand-alone larger community (typically larger, 150-200 units) or integrated into a mixed-use area.
- Integrated into a mixed-use area, the apartments would still likely be horizontal mixed-use (e.g. the apartments are next to the retail and office, not above). This would likely be a smaller project (80-120 units).
- Rents would be similar to the newest apartments at the time of construction. At this point, the newest apartments in the market are The Greens at approximately $1.35/SF. At an average size of approximately 1,000 square feet, that would equate to a rent of approximately $1,350 per month.

Retail

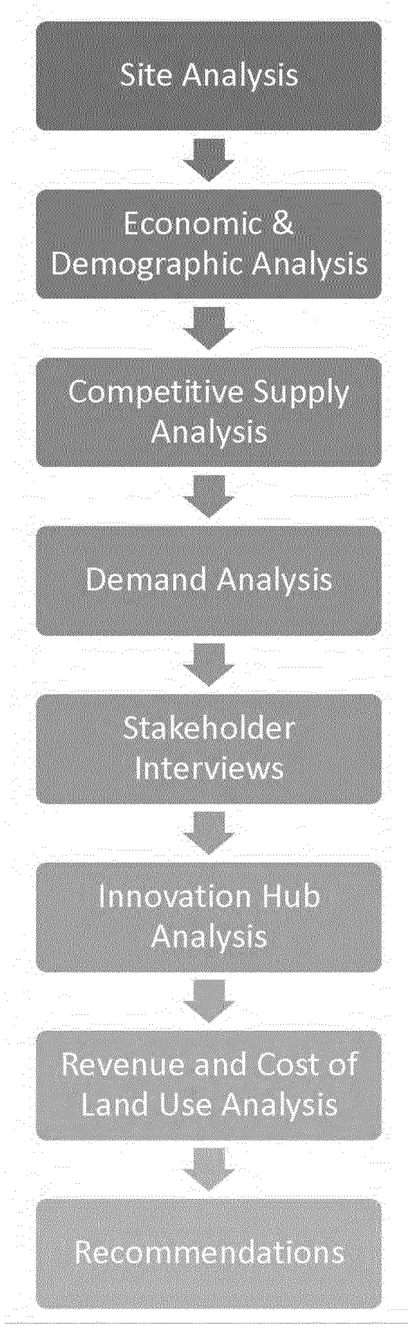
- Any retail would prefer to be located and accessed off of NC-5. If a project were created on the east side of NC-5, it would still be important to have NC-5 visibility.
- Could be a stand-alone shopping center on the west side of NC-5. This would depend on having an anchor within the project such as a grocery store or drug store. The size of the center would depend on what type of anchor, ranging from 50,000-80,000 SF in size total. This would likely not materialize for some time as the area continues to develop and mature.
- There is also demand for retail on the east side of NC-5. Due to access issues, it would be small-scale, and just to support local businesses and residents. There would likely be less than 10,000 SF total.
- If there was a shopping center on the west side of NC-5, the retail on the east side would be more limited, and vice versa.
- Any retail located within Pinehurst South would be locally serving.
- The maximum amount of retail in the area is likely to be 80,000 SF with a grocery store, and less than 40,000 SF without a grocery store at build-out.
- Rents would need to be $24-$30/SF to support new construction

Office

- Office could either be like the product available at Turnberry (small format, 1-2 story) or integrated into a mixed-use center.
- Although there is not a lot of office demand annually, given the limited amount of office land available in other areas, this would be an appropriate location to save land for future office use.
- Even at 2,000 SF of office per year, in 50 years, the total amount would be 100,000 SF. Tenants and owner-occupied space would be a collection of medical, locally-serving professional services, and potentially related to the USGA.
- Rents for office would be in the $18-$22/SF range.
- Part of the area could be a modified Innovation Hub – meaning it could be planned to attract and facilitate companies and technologies related to golf, but be willing to accept other industries and users as well.

Hospitality

- The planning area could support a hotel if it were part of a mixed-use area. If there were enough businesses, it could support the workers in the area. Otherwise, it would likely support tourists. Type of hotel depends on place creation.
- A new hotel would likely have around 100 rooms.



Overall, Pinehurst South is best suited for residential and office uses. Hospitality could be an option as well. Large-scale retail would be challenging given the access issues, but locally-serving retail would be viable.

Strengths

- Land availability
- Direct access to Pinehurst Resort via NC 5
- New development in area
- Strong businesses in area (such as Quail Haven Retirement Village)

Weaknesses

- No common theme to buildings
- Unrelated land uses
- Traffic issues

Opportunities

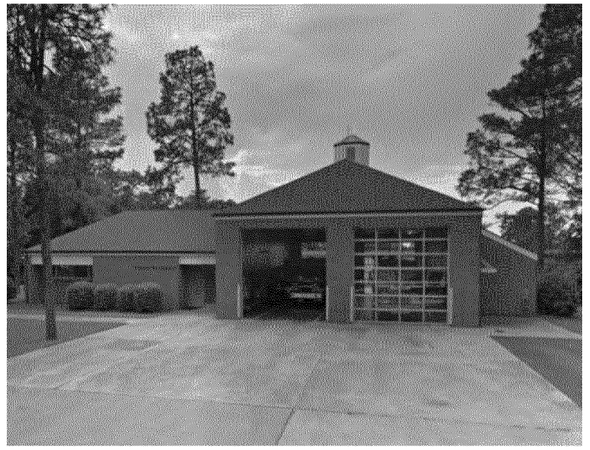
- Capitalize on growth along NC 5
- Concentration of public and semi-public services (post office, fire station, VA services)
- Create a distinct identity for area
- Build off of USGA
- Infill development

Threats/Challenges

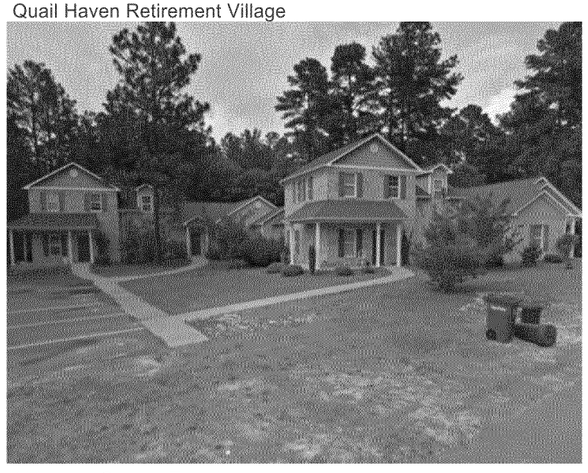
- RR crossings & limited access
- Significant amount of vacant land south of the study area along NC Hwy 5 that could take demand potential away



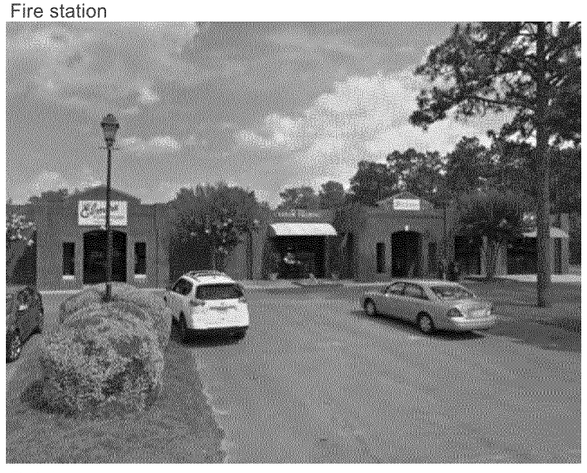
Quail Haven Retirement Village



Fire station



Abingdon Square Townhomes



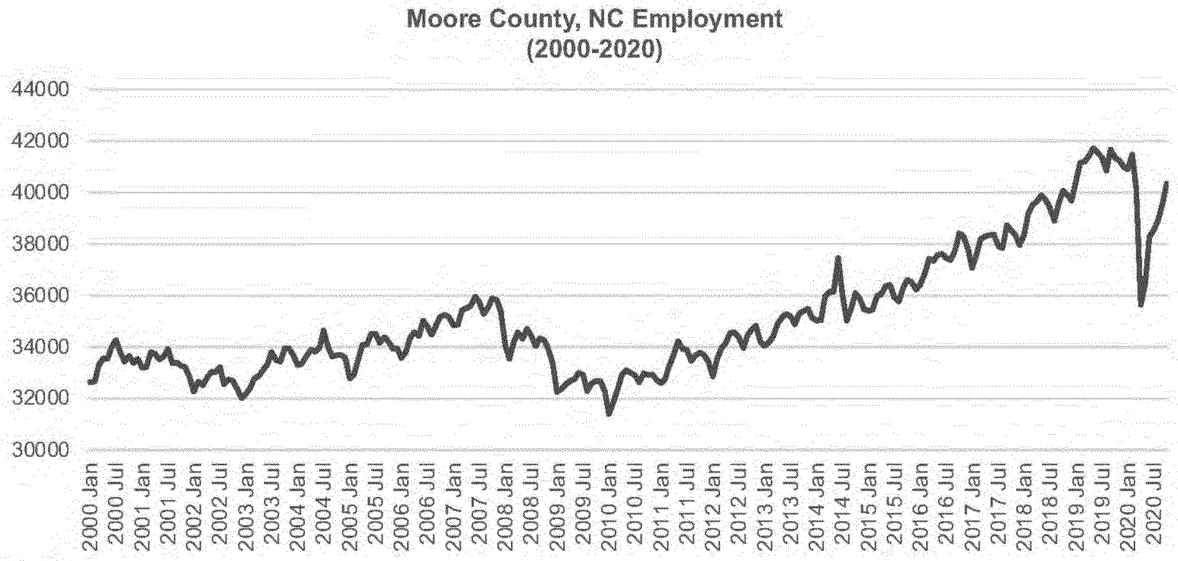
Retail



Veterans Guardian Claim Consulting

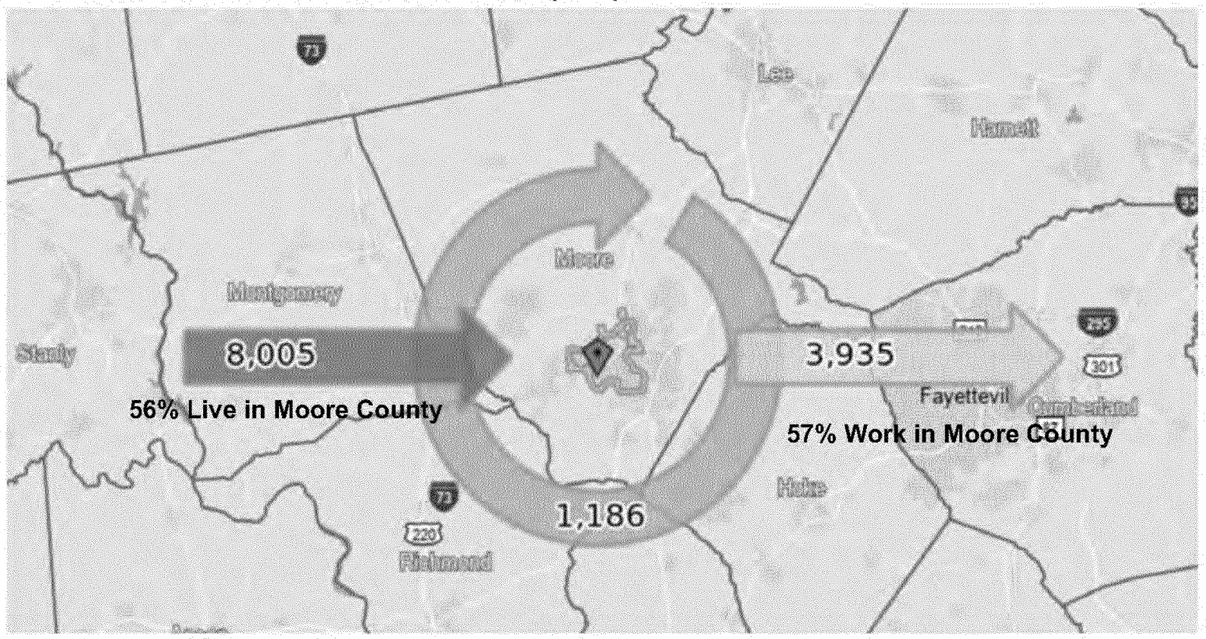


Open space along Blake Blvd.



Source: BLS

Inflow and Outflow of Workers in Pinehurst (2017)



Source Census on the Map

Jobs by Industry in Pinehurst (2020)

Industry	Businesses	%	Employees	%
Health Care and Social Services	575	54%	5,880	52%
Accommodation and Food Services	42	4%	2,839	25%
Other Services - Repair, Personal Care, Laundry, Religious, etc.	69	6%	434	4%
Professional, Scientific, and Technical Services	58	5%	396	3%
Arts, Sports, Entertainment, and Recreation	23	2%	358	3%
Retail: Home, Food, Automobiles, Personal Care	35	3%	262	2%
Education	11	1%	257	2%
Real Estate and Rentals	47	4%	234	2%
Public Administration	12	1%	173	2%
Banking, Finance and Insurance	56	5%	145	1%
Construction	25	2%	89	1%
Information	12	1%	85	1%
Other	108	10%	248	2%
Total	1,073	100%	11,400	100%

Source: North Carolina Department of Commerce, Labor & Economic Analysis

People Who Work in Pinehurst (Where Workers in Pinehurst Live)

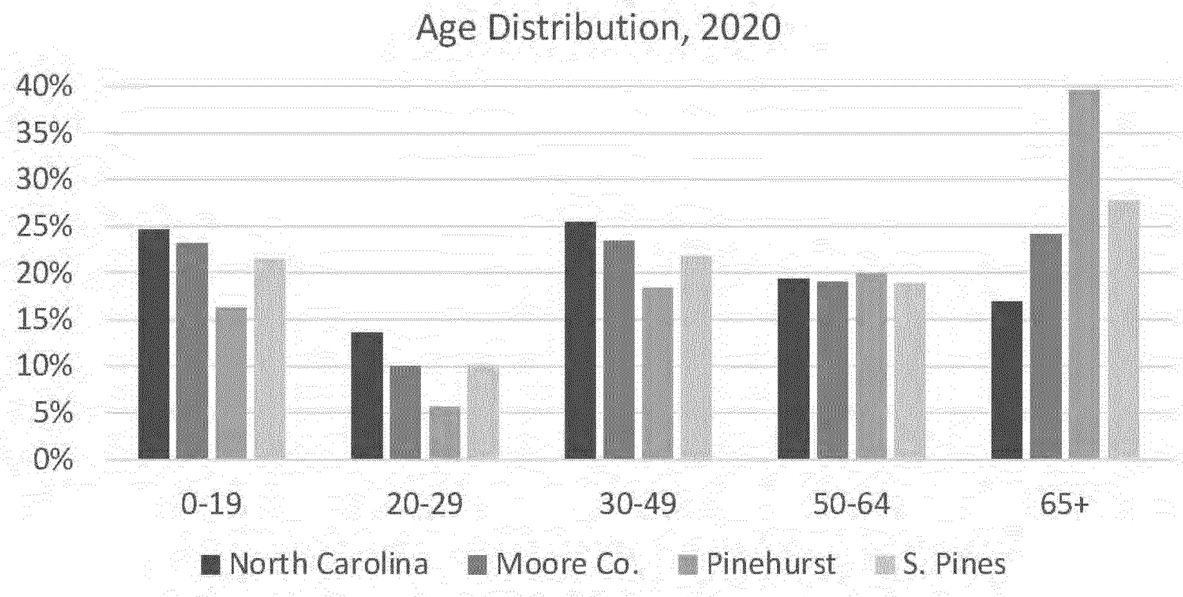
Of the people that work in Pinehurst, approximately 50% of them are aged 30-54, while 32% are over the age of 55, and 18% are under the age of 29.

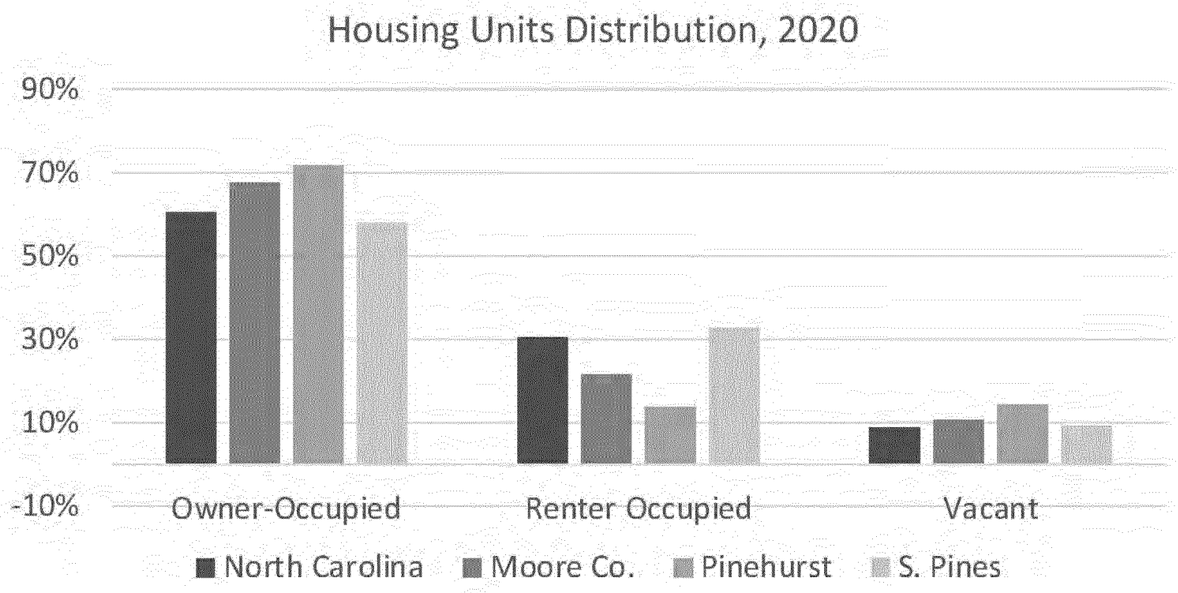
Almost half of the workers make more than $3,333 per month. Over 50% of the workforce has some college, an Associates degree, Bachelor's degree or higher.

Household Data for NC, Moore County, Pinehurst, and Southern Pines (2020-2025)

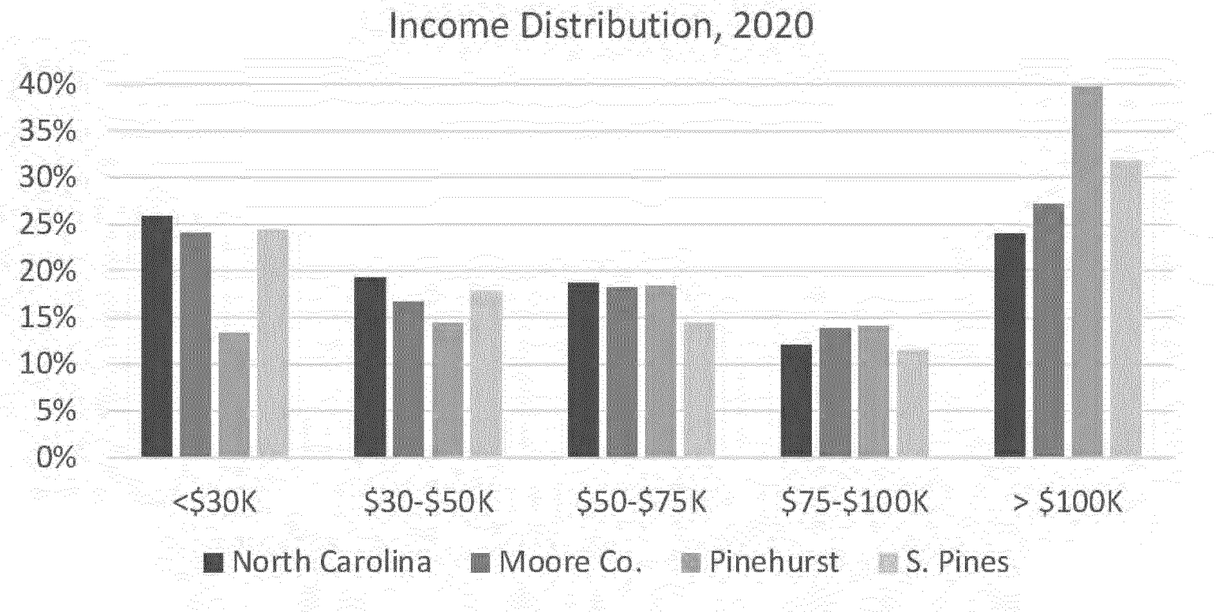
Geography	2020	2025	Growth	Annual Growth Rate
North Carolina	4,341,543	4,494,724	153,181	0.7%
Moore County	43,651	45,169	1,518	0.7%
Moore Co. as % of NC	1.0%	1.0%	1.0%	
Pinehurst Village	7,885	8,100	215	0.5%
Pinehurst as % of Moore	18.1%	17.9%	14.2%	
Southern Pines Town	7,142	7,207	65	0.2%
Southern Pines as % of Moore	16.4%	16.0%	4.3%	

Source: AccessNC, North Carolina Department of Commerce, Labor and Economic Analysis

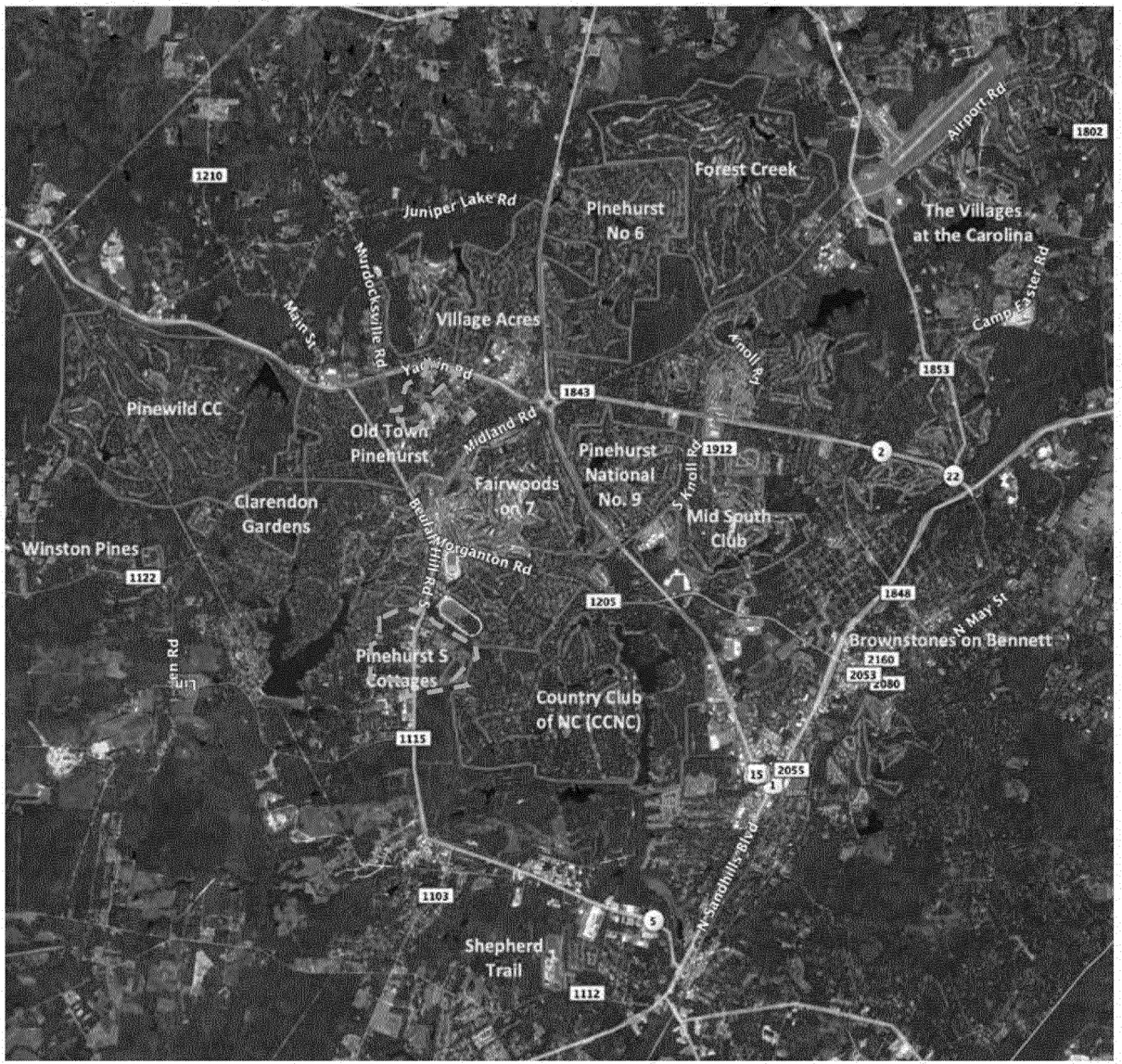




Source: AccessNC, North Carolina Department of Commerce, Labor and Economic Analysis



Source: AccessNC, North Carolina Department of Commerce, Labor and Economic Analysis



KEY

SMALL AREA PLAN (SAP) BOUNDARY

FOR-SALE COMMUNITY OUTLINE

Permits and sales continue to increase

Healthy market with strong demand fundamentals

For-sale in Pinehurst tends to be single-family detached

Demand is high

Home prices continue to rise in Pinehurst - still more attainable/affordable than similar housing in other parts of the country

New homes in non-golf oriented communities are $300,000 to $500,000 on average

New, infill housing in golf-oriented master-planned communities are $450,000 to $750,000

VP

Single-family homes selling in Village Place tend to be priced from $200,000 to $400,000. **Two new homes sold for approximately $300,000**

New product within the study area could be a combination of small lot single-family detached, townhome/attached, and possibly condominium product

The price point would likely be above existing homes within the study area

PS

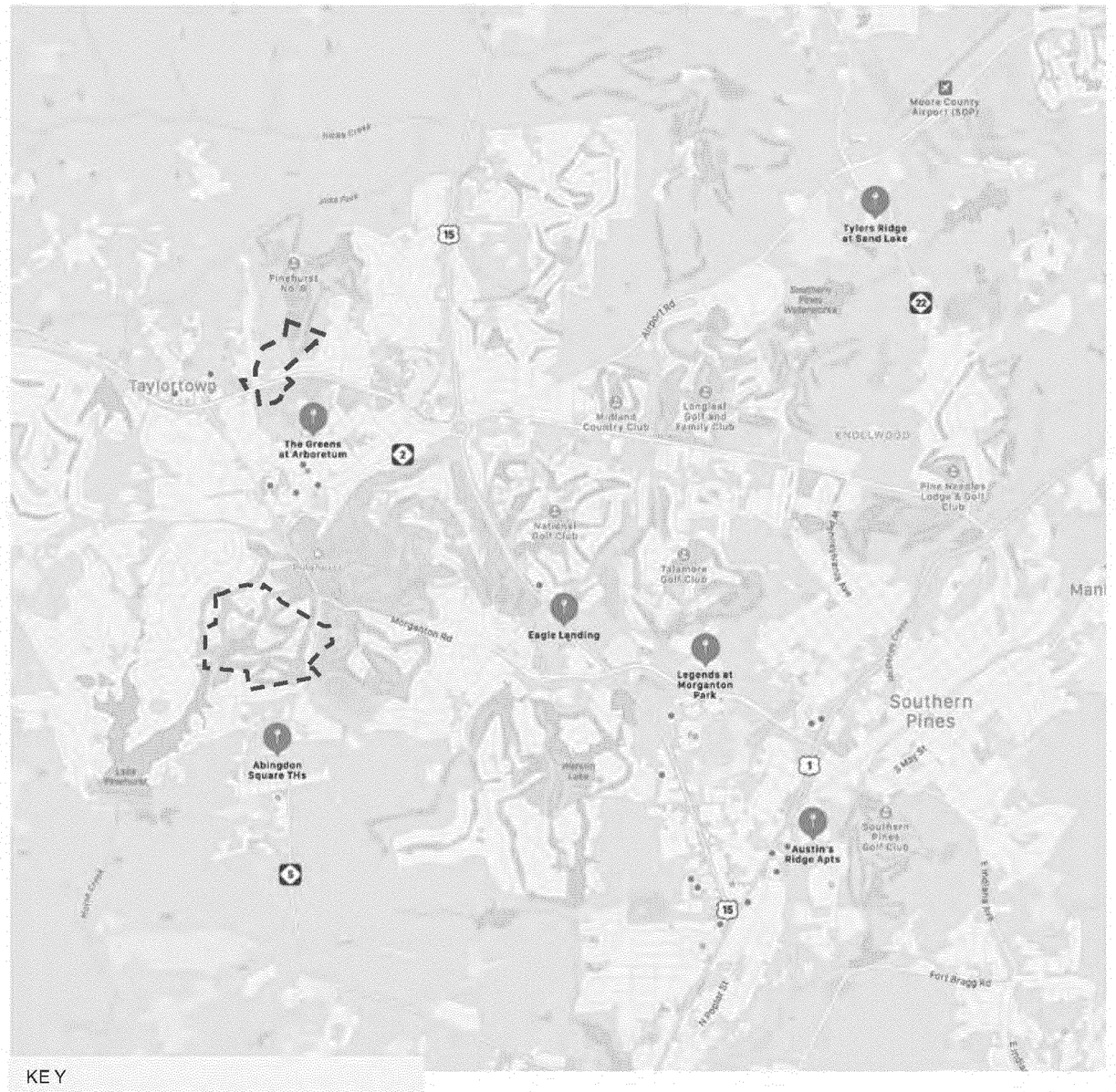
There are very few for-sale houses within the Pinehurst South study area

Nearby townhouse community built in the late 1980s sells for approximately $180,000 and $230,000

For-sale homes would be marketable in the study area. There could be a combination of small lot single-family detached and townhome/villa product

The pricing would be above the existing product, and likely within the middle band of new houses in the Pinehurst area

Pinehurst is projected to see strong owner household growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods



Vacancy continues to remain low (3%) despite the addition of 180 apartment units since 2020

Most Pinehurst rental product is single-family detached homes

Strong, in-balance apartment market

Demand is moderate

Rental rates, although not overly high compared to more suburban areas, have continued to rise in recent years

New rental product in Pinehurst is likely to rent at the higher end of the market, similar to The Greens at Arboretum

One bedrooms range from $1.43 to $1.63 per square foot, two bedrooms range from $1.18 to $1.26 per square foot, and three bedrooms range from $1.25 to $1.55 per square foot

The Greens, a relatively new apartment complex, is located within Village Place

Additional new for-rent residential would be marketable within the study area

It is walkable to the Village Core, is close to services and amenities, and close to open space

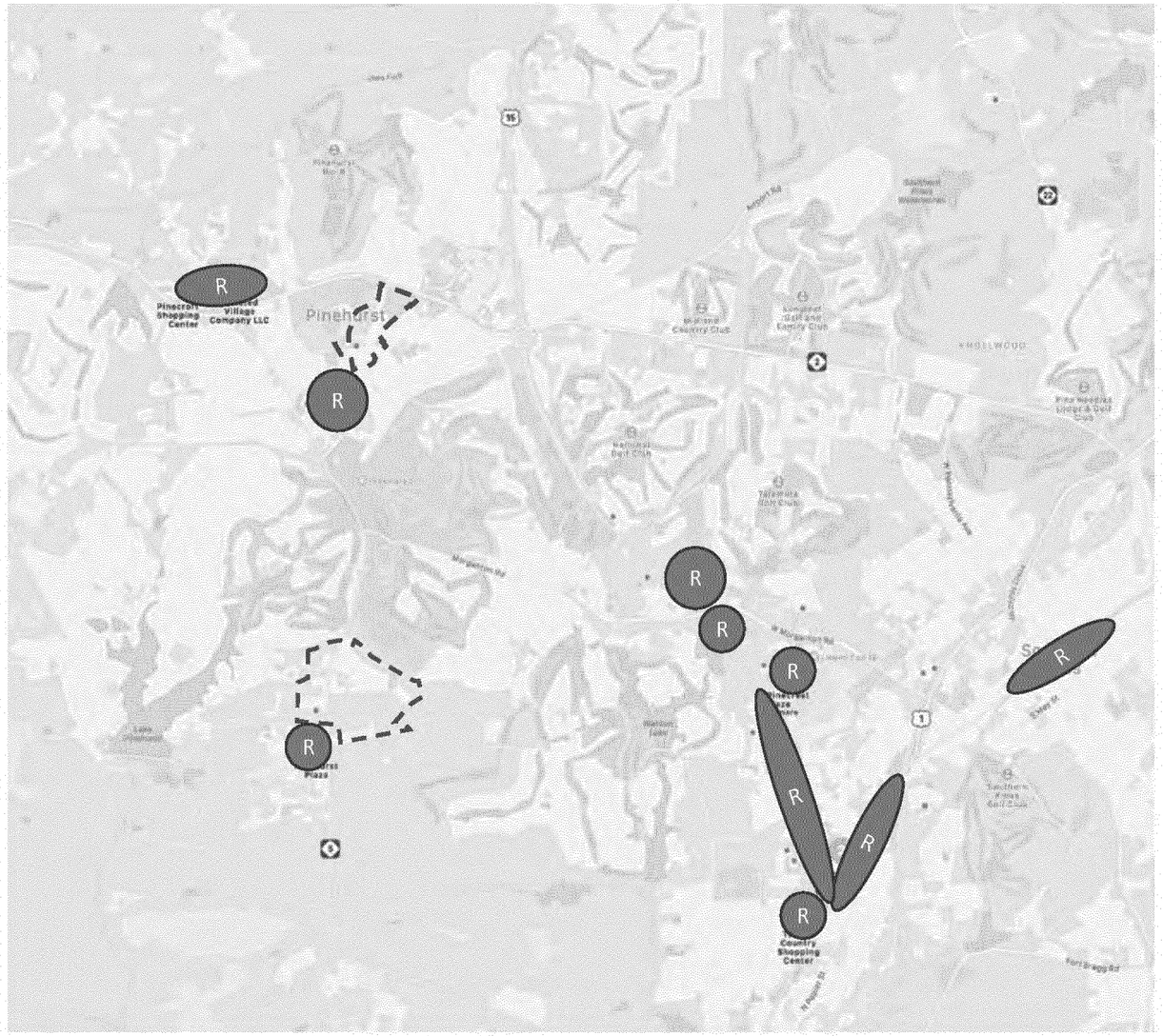
Pinehurst South currently has a rental townhome community, Abingdon Square Townhomes, and the Inn at Quail Haven Village, a senior continuing care retirement community (CCRC)

It would be a marketable location for a rental community

It would likley be positioned below new apartments in Village Place given it is not walkable and farther from services and amenities

Pinehurst is projected to see modest rental household growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods

Retail



KEY

SMALL AREA PLAN (SAP) BOUNDARY

R RETAIL SHOPPING

Retail occupancy is currently down due to Covid-19, but still performing relatively well compared to other similar parts of the state

Occupancy should increase after the pandemic is over

Demand is moderate, and tied to household growth

The average rental rate has been relatively stable

Rental rates are approaching the amount needed for new construction (roughly $24 to $30/SF)

VP

Village Place is adjacent to the Village Center

Small retail cluster along Rattlesnake Trail. This area could be built upon

Village Place would be an appropriate location for retail including restaurants, entertainment, tourist-oriented, and locally serving retail.

Larger format retail would prefer to be along NC 211, while smaller retail could be an extension of the Village Core, brewery, and retail along Rattlesnake Trail

PS

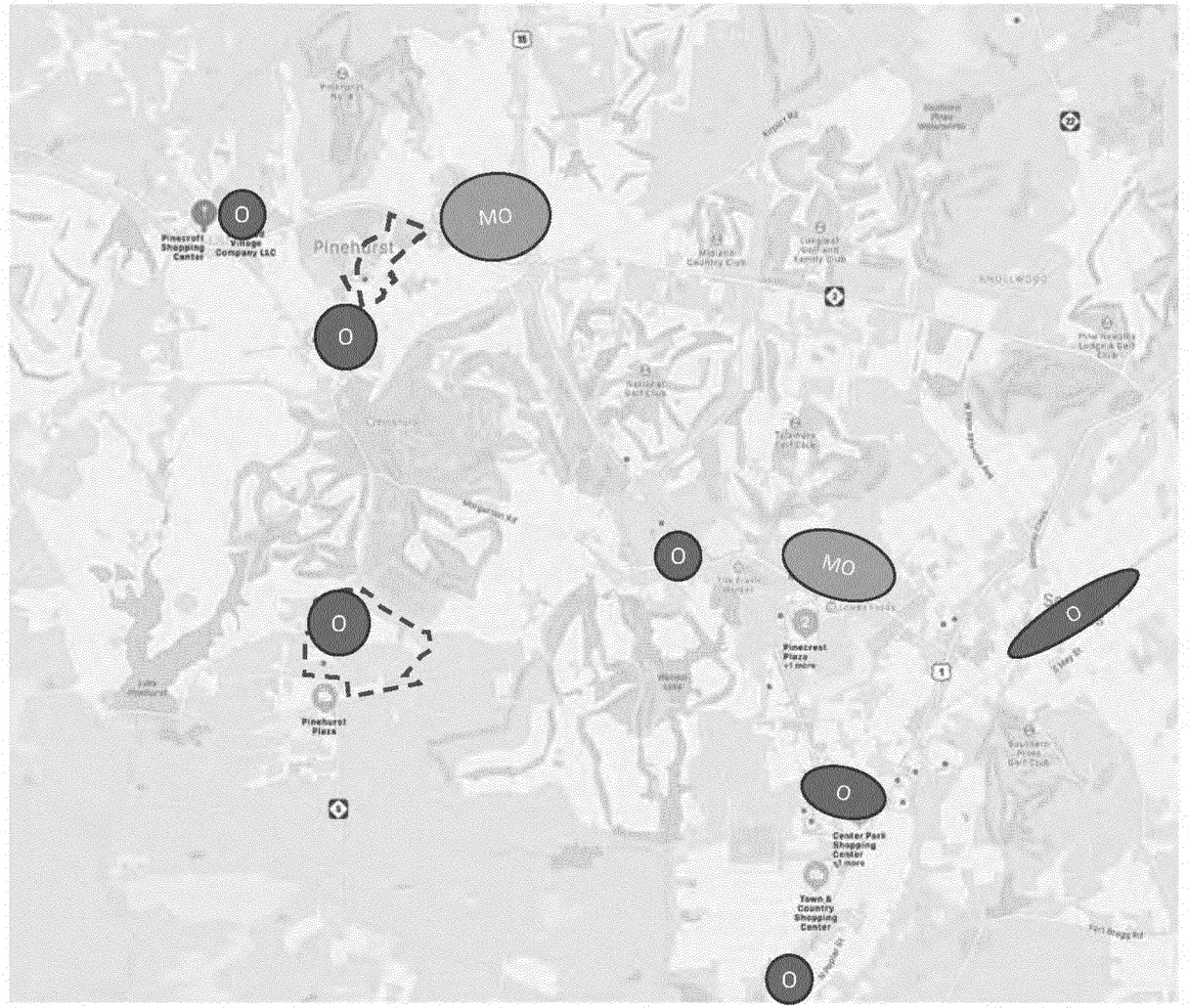
Pinehurst South is adjacent to some underperforming, older retail

A few retail businesses in PS including the new ABC store, bank, and framing shop

Pinehurst South reasonable location for retail. Main challenge on eastern side of NC 5 is access – retail needs good access, and the rail road crossings make that difficult

Western side of NC 5 would be a good location for locally-serving retail and perhaps shopping center

Pinehurst is projected to see modest retail growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods.



KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- O — GENERAL OFFICE
- MO — MEDICAL OFFICE

Occupancy continues to remain high and there has been turnover within buildings

New space has been constructed and slowly leased within the area

Pinehurst office is primarily medical and/or locally serving

Demand is relatively low

Rental rates for most tenants remains below the threshold to build new product

New office product can be built when leases reach $18-$22/SF

This is starting to happen through the Pinehurst area, so new office construction begins to be feasible

There is very little office currently located within Village Place

Location would be appropriate for small-scale office that is locally-serving and generated such as accountants and real estate professionals

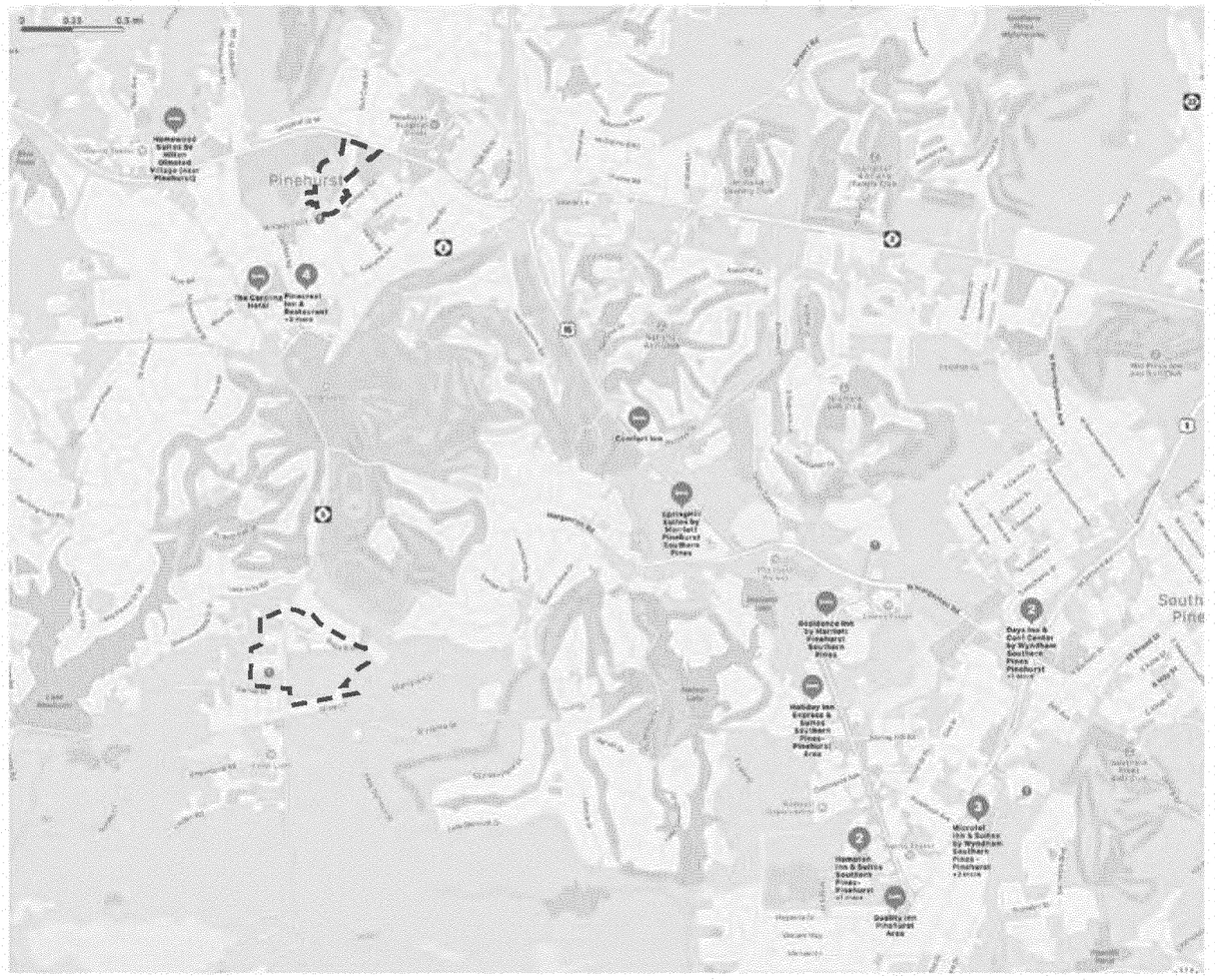
Pinehurst South has a fair amount of office

Some of it is medical office, such as dentists, and some is locally-serving such as financial planners

Location would be appropriate for both office mixed in with other uses as well as more stand-alone, larger office given land availability

Pinehurst is projected to see limited office growth over the coming years; both Village Place and Pinehurst South could capture this growth. In VP it would be part of a walkable, mixed-use neighborhoods. In PS it could also be more office-park like space.

Hospitality



KEY

SMALL AREA PLAN (SAP) BOUNDARY

HOTELS

Occupancy is currently down due to Covid-19

After the pandemic, market is likely to fully rebound to previous occupancy levels (65%)

Demand is low to moderate

The Average Daily Rate has remained strong despite Covid-19 at $131 for 2020

RevPAR is down to $61 for 2020, but should return to pre-Covid levels ($90 in 2019)

VP

The Manor is located within Village Place. 42 rooms and recently renovated. Higher-end hotel in the area

Village Place good location for additional hotel rooms. Close to downtown, NC 211, and could appeal to golf, medical, and business travelers

PS

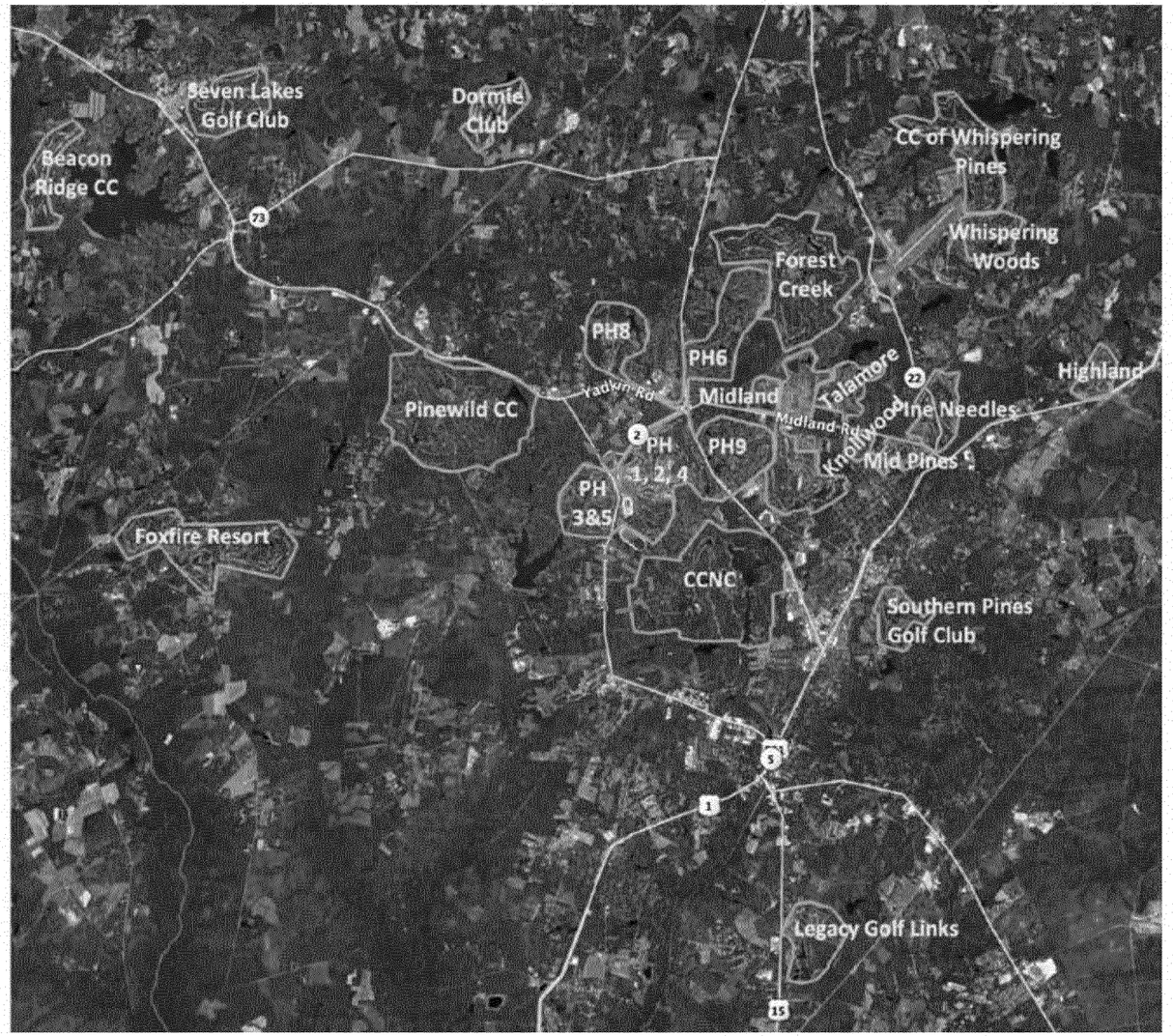
There are no hotels currently in or near Pinehurst South

Majority of hotels in the area are concentrated either close to Pinehurst Center or along the major highways including US 15-501 and US 1

Currently, Village Place would be a more attractive location for a hotel than Pinehurst South

Pinehurst is projected to see modest hospitality growth over the coming years; both Village Place and Pinehurst South could capture this growth and help create new, walkable, mixed-use neighborhoods.

Golf



Participation is currently up in the US for the first time in many years

Pinehurst has also seen an increase in the amount of golfers and rounds played this year

According to the National Golf Foundation, the average round in the US costs $61 in 2020

Pinehurst has rates far above the national average for golf

VP

Village Place cannot accommodate a new golf course

Given the nature of the other land uses, this is not as good of a location for other golf uses that might be appropriate in Pinehurst South

PS

Pinehurst South cannot accommodate a new golf course

It could be an appropriate location for golf operations facilities

Pinehurst and the surrounding area are projected to see modest golf growth in the coming years; neither Village Place nor Pinehurst South could support a golf course. Pinehurst South could be a viable location of golf-support activities (maintenance, back of house, etc.).

Summary of Market Opportunity

Land Use	Overall Market Opportunity	Village Place	Pinehurst South
For-Sale Residential	✓✓✓✓✓	✓✓✓✓	✓✓✓✓
For-Rent Residential	✓✓✓	✓✓✓	✓✓✓
Retail	✓✓✓✓	✓✓✓	✓✓✓
Office	✓✓	✓✓	✓✓
Hospitality	✓✓✓	✓✓✓	✓✓✓
Golf	✓✓	O	✓

Key: ✓✓✓✓✓ = best, ✓ = worst, O = none

Land Use	Demand Potential	Locations within Pinehurst
For-Sale Residential	80-120 homes/year	Almost anywhere
For-Rent Residential	15-25 units/year	Major roads, VP, PS, Village Cntr
Retail	20-25,000 SF/ every 5 years	Major roads, VP, PS, Village Cntr
Office	Up to 5,000 SF/year	Medical area, VP, PS, Village Cntr
Hospitality	25 rooms/yr. in Moore Co.	Resort, Village Cntr, PS, VP
Golf	2-3 courses over the next 10 years in Moore Co.	Focus Area 1 is the only area with space

Summary of Demand for Land Uses within Planning Areas

Land Use	Pinehurst South
For-Sale Residential	Unlimited (up to build-out capacity) 1 project would sell approximately 15-25 homes per year
For-Rent Residential	1-2 projects of up to 200 units each, depending on the location Timing depends on where else apartments have been constructed
Retail	Up to 80,000 SF with grocery, 40,000 SF without grocery
Office	Up to 100,000 SF Limited amount per year. 5,000 SF total in Village. Pinehurst South could capture some of that. Could increase, depending on impact of USGA
Hospitality	1 hotel with approximately 100 rooms
Golf	Possibly some support functions (although the land probably has a higher and better use than maintence for golf)

This page intentionally left blank.

3.0 PUBLIC OUTREACH

3.1 OVERVIEW

3.2 PHASE 1 OUTREACH SUMMARY

3.3 PHASE 2 OUTREACH SUMMARY

3.1 OVERVIEW

Public participation helps ensure the plan addresses community concerns and ideas, fosters an inclusive and transparent planning process, identify key opportunities and priority areas, and build momentum to move a planning process towards adoption and implementation. Stakeholder input and feedback were critical to creating a community-supported vision for Pinehurst South

A critical task throughout the planning effort was to gather stakeholder input on existing conditions and feedback on proposed concepts. This engagement was conducted through a variety of outreach methods.

Stakeholder Interviews

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints.

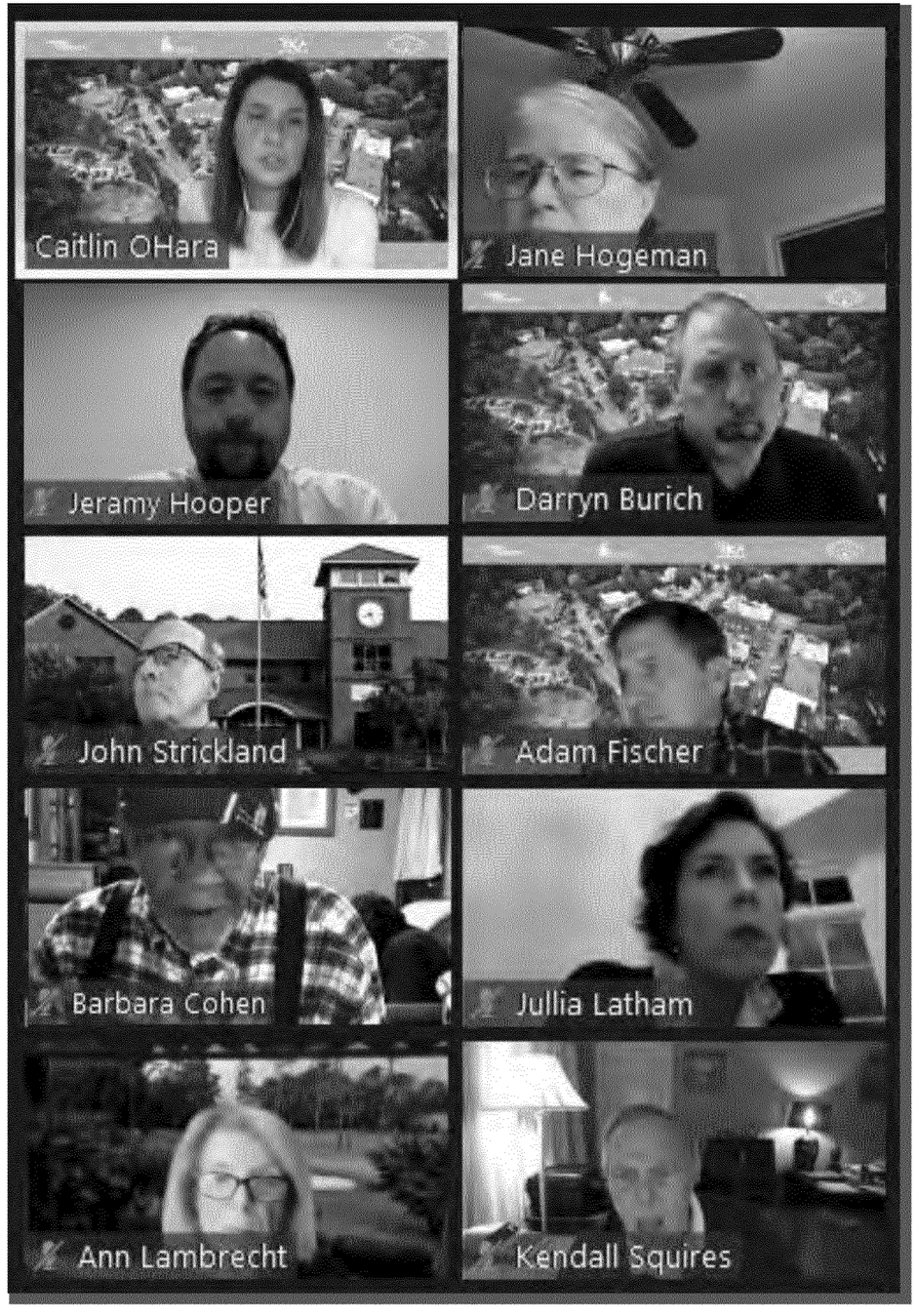
Public Workshops

The consultant team and the Village of Pinehurst held three public workshops to elicit feedback and present work to stakeholders. The workshops were held as follows:

- In February 2021, Public Workshop 1 was held to outline a vision for the future of the two Small Area Plans with public input and guidance. There were 148 registrants (including consultant and Village staff team members), and approximately 100 attendees participated virtually, due to COVID-19 precautions.
- In early June 2021, Public Workshop 2 was held to solicit further feedback on the proposed concepts for the two Small Area Plans. There were 88 registrants (including consultant and Village staff team members) and approximately 59 attendees participated virtually, due to COVID-19 precautions.
- In February 2022, an open house was held to present the draft Pinehurst South Report. Approximately 108 attendees participated in person at the Fair Barn.



Presentation images from Public Workshop 1



Screenshot images from Virtual Public Workshop 1

Pinehurst South Small Area Plan

3.2 PUBLIC WORKSHOP 1

Overview

In February 2021, the consultant team and Village of Pinehurst held Public Workshop 1 (of 3) to outline a vision for the future of the two Small Area Plans with public input and guidance.

The Public Workshop was held virtually due to COVID-19. There were 148 registrants (including consultant and Village staff team members), and approximately 100 attendees participated. Darryn Burich (VOP) introduced the team and gave an overview of the project goals and objectives. Cecily Bedwell and Caitlin O'Hara (DCI) presented the project team, project introduction, project schedule and Existing Conditions. Melina Duggal (DREA) presented the Market and Economic Analysis.

Breakout Rooms were utilized to give participants the opportunity to ask questions, give input, and listen to other stakeholders. Each breakout room was facilitated by a member of the project team. Additionally, the project website provided outreach materials as well as an online survey and a summary of the presentation.

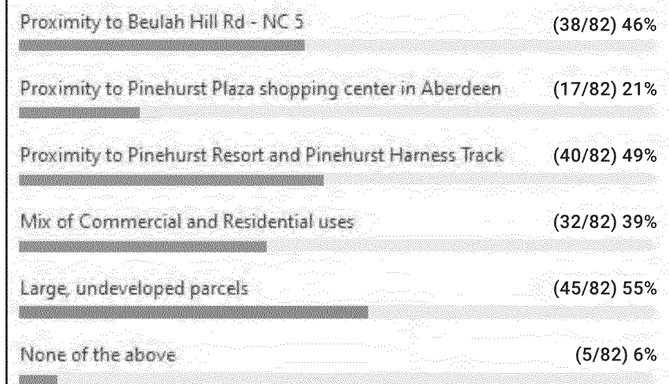
The following pages summarize the feedback received as a result of Public Workshop 1.

Pinehurst South Polling Questions

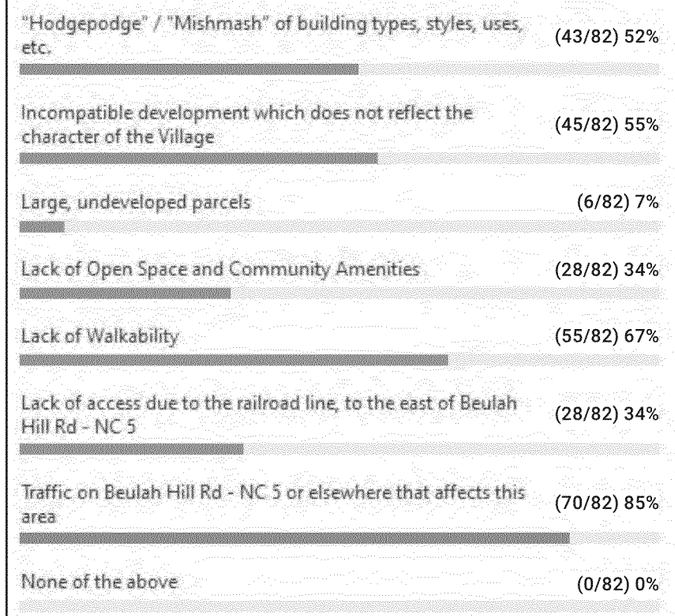
The Public Workshop included two rounds of Polling Questions, one for Village Place and one for Pinehurst South. The polls were available live during the Public Workshop and also on the Project website for 10 days following the event. Participants were encouraged to use the polling questions to express their views on the strengths, weaknesses, and opportunities relating to each Small Area Plan.

This page shows the cumulative results of the Polling Questions for Pinehurst South.

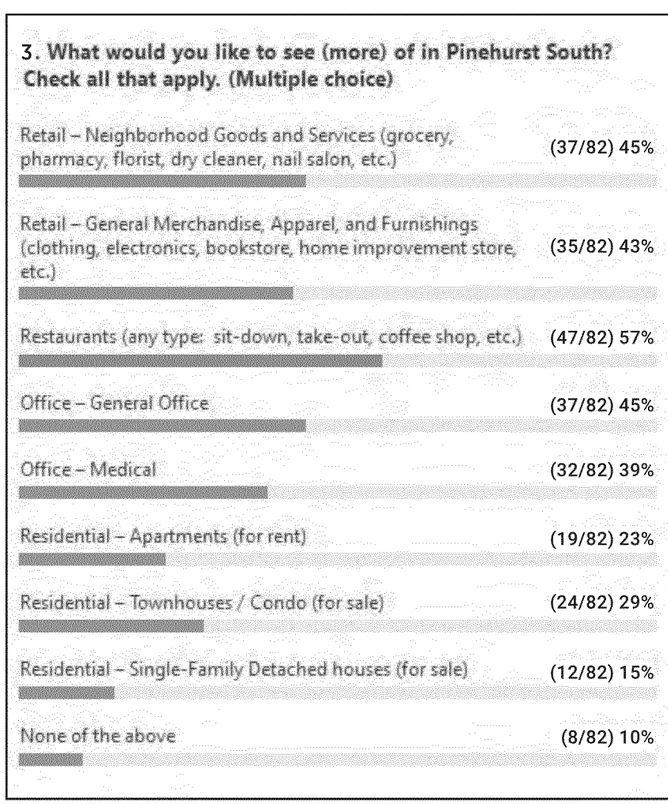
1. What are the strengths of Pinehurst South, as it exists today? Check all that apply. (Multiple choice)



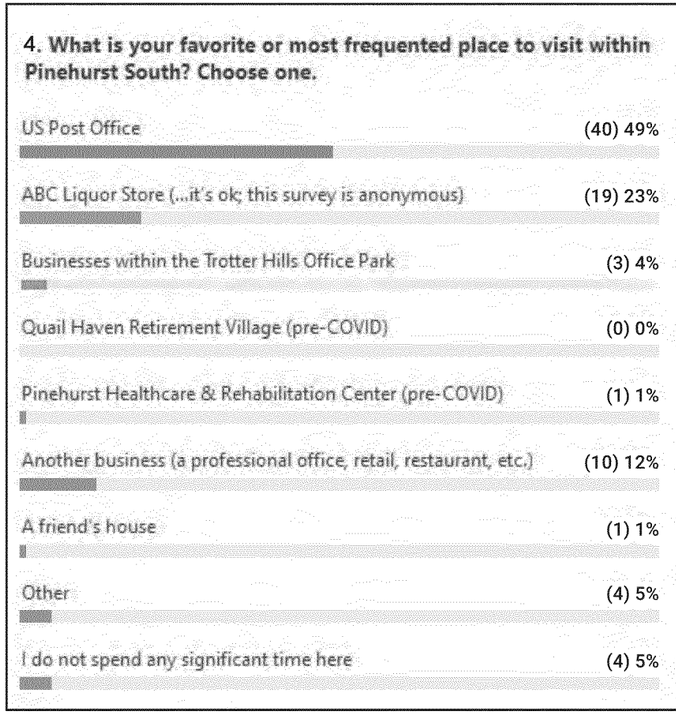
2. What are the weaknesses of Pinehurst South, as it exists today? Check all that apply. (Multiple choice)



3. What would you like to see (more) of in Pinehurst South? Check all that apply. (Multiple choice)



4. What is your favorite or most frequented place to visit within Pinehurst South? Choose one.

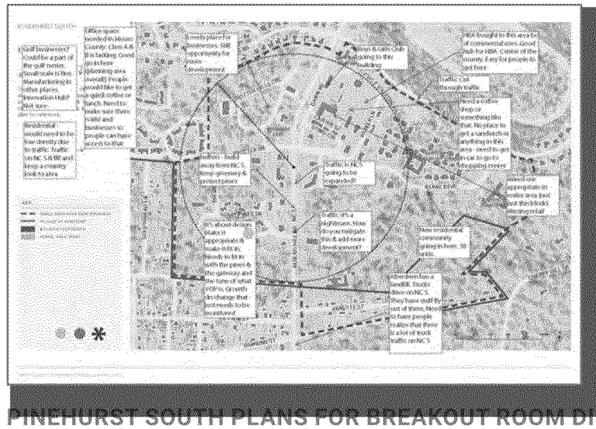


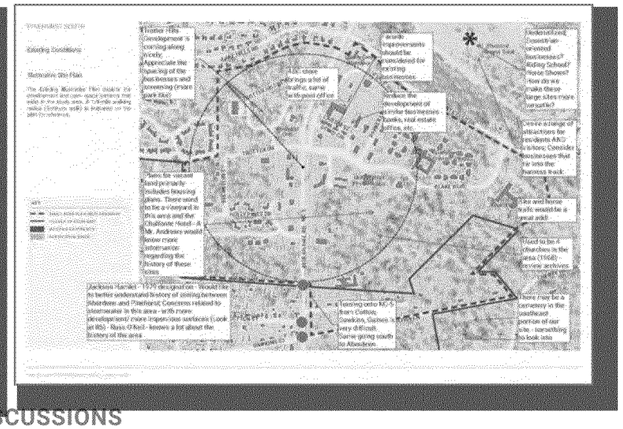
Public Workshop 1 Summary

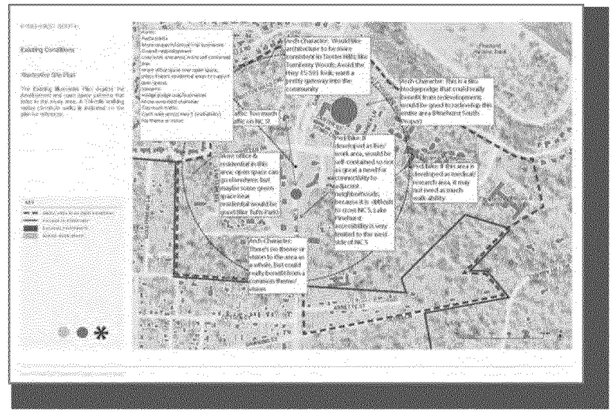
Public Workshop 1 offered the community an opportunity to voice their observations and concerns about the future of Village Place and Pinehurst South. The list below is a compilation of the comments received during the workshop, as well as additional comments received by staff post workshop, for Pinehurst South. For a full list of comments recorded during Public Workshop 1, please visit the project website: www.engage.vopnc.org/smallareaplans.

Land Use

- Development right now is inconsistent
- Strong desire for a public open space in this area
  - Some stakeholders mentioned open space like Tufts Park
  - Build/extend recreational amenities for families in the area
- Low density residential desired by some stakeholders
- Desire for mixed-use:
  - Consider mixed use that disperses traffic, encourages internal circulation
  - This area is currently a bedroom community, needs businesses to help tax base
  - The area between Dawn Road and Parker Lane is seen as an opportunity for mixed-use; it is missing retail right now. A coffee shop or deli would be great – it is easily accessible
- Office space is needed in Moore County – Class A and B is lacking – which would fit this area. However, some stakeholders cautioned against too much office space as COVID has altered the need for it and the future of office is undetermined
- Given proximity to Aberdeen, Rt. 1, and the railroad, Light Industrial may be attracted to this area
- Opportunity for Retail:
  - Along Gaines street
  - Desire for retail uses along Monticello Drive
  - Some stakeholders would like to see a grocery store in this area, while others are happy to go elsewhere
  - Perhaps small-scale businesses, golf businesses, golf centers?
- Desire for office space – clinical/research businesses
- The Innovation HUB as planned in the 2019 Comp. Plan does not resonate with some stakeholders; they are confused by this concept and think it is too much development







PINEHURST SOUTH PLANS FOR BREAKOUT ROOM DISCUSSIONS

The pages above are examples plans shown during the Breakout Rooms for Pinehurst South. For a full reference of these comments, please see the PW 1 Summary document on the project website.

Character

- Pinehurst has numerous neighborhoods that are unique; it is okay to keep them different, but connected to each other
- There is no cohesiveness to character in this area
- Keep country area look
- Trotter Hills coming along nicely, a great opportunity for more development; stakeholders like the park-like setting
- Desire for development like Turnberry Wood
- Landscape:
  - Consider buffers along NC-5 – keep greenery and protect the pines; set development back from the highway.
- Future development needs to fit in with the pines and the gateway and the tone of the Village – growth and change need to be monitored.
- Consider façade improvements for existing businesses near Carter Street; future businesses should vary, not be the same types of uses
- Concern about new vinyl-sided homes and large homes – not sure they match the Village character
- No chain restaurants; no strip centers
- Reuse existing buildings such as Elmore Furniture

Transportation

- Need for an independent, professional traffic study
- Pedestrian:
  - Promote pedestrian circulation over vehicular; make more walkable
  - Walking from residences to retail is desired
  - Desire to cross NC-5 safely
- Vehicular:
  - Traffic on NC-5 is a nightmare and the corridor is littered with trash
  - Trucks on NC-5 from the Aberdeen landfill are a concern; there is a lot of truck traffic
  - NC-5 intersections at Cotton, Dawkins, and Gaines Streets have very difficult turns on both sides
  - Doral Woods exit onto Morganton Road has very traffic heavy
  - Monticello Drive is used as a cut through
  - Future development off Blake Blvd. for 38 homes raises traffic concerns for some stakeholders
  - Residential would need to be low density due to traffic concerns
  - ABC Store and Post Office bring lots of traffic
  - Concern for how to solve traffic; railroad limits widening the roadway.
  - Need for another entrance off Blake Blvd. past the new liquor store
- Need to connect back to Village Center to make this area feel like it is a part of the Village, not isolated/ disconnected
- Consider bike and horse trails near Pinehurst Rehab Center

3.3 PUBLIC WORKSHOP 2

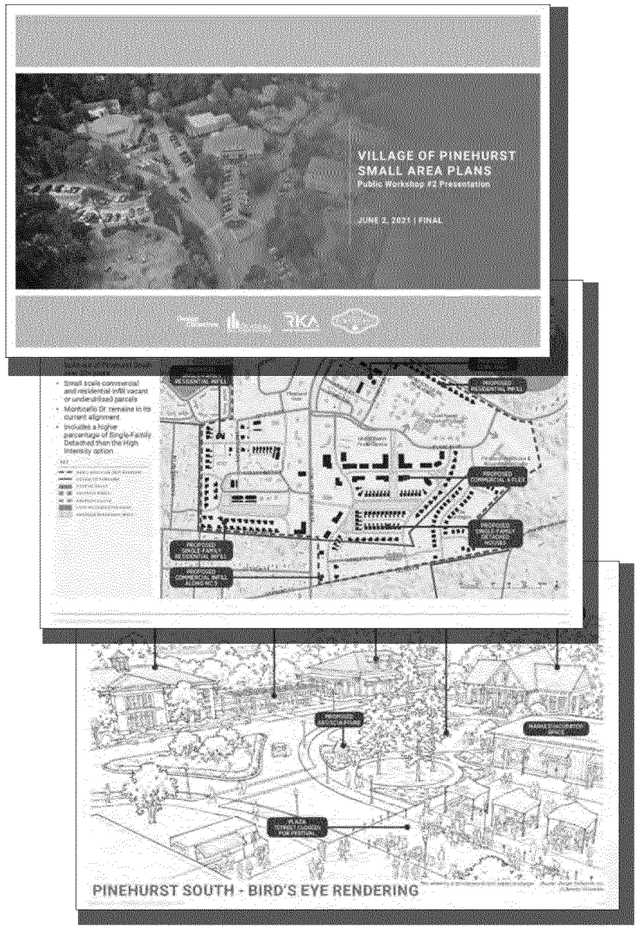
Overview

In Phase 2, from March to May 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Village Place and Pinehurst South. During this time frame, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/or elected officials, and key stakeholders and, based on input received, refined the concepts.

In early June 2021, the consultant team and Village of Pinehurst held Public Workshop 2 (of 3) to solicit further feedback on the proposed concepts for the two Small Area Plans. There were 88 registrants (including consultant and Village staff team members) and approximately 59 attendees participated virtually, due to COVID-19 precautions. Cecily Bedwell and MacKenzie Twardus (DCI) presented the Project Overview, Public Workshop 1 Summary, two plan options for each Small Area Plan, and other supporting materials. Melina Duggal (DREA) presented the Market and Economic Analysis summary that contributed to the plan options.

Breakout Rooms were utilized to give participants the opportunity to ask questions, give input, and listen to other stakeholders. Each breakout room was facilitated by a member of the project team. Materials were then posted to the project website to allow for further input.

The following pages summarize the feedback received during Public Workshop 2.

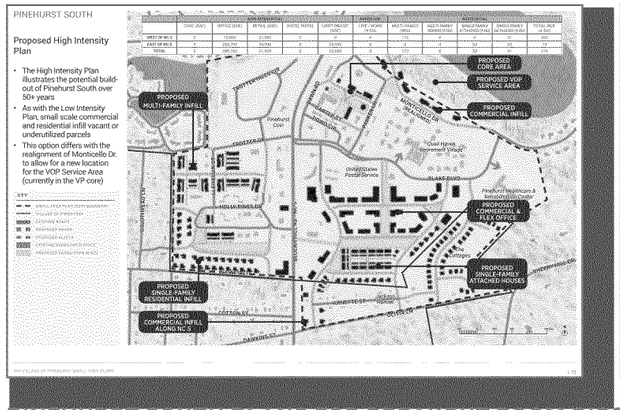


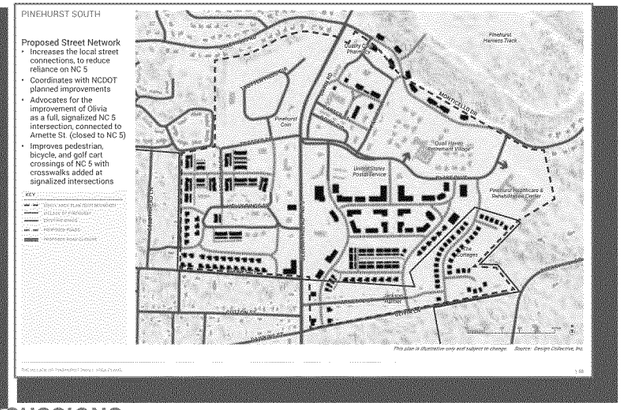


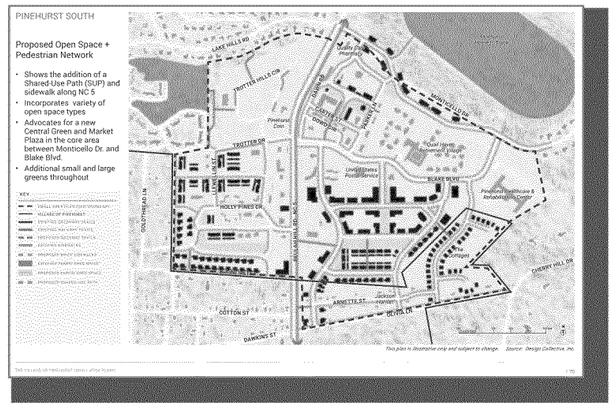
Screenshot images from Virtual Public Workshop 2

Public Workshop 2 Summary

Public Workshop 2 offered the community an opportunity to voice their observations and concerns about the future of Village Place and Pinehurst South. The list below is a compilation of the comments received during the workshop for Pinehurst South, as well as additional comments received post workshop, via the project website survey (see www.engage.vopnc.org/smallareaplans for more information).







PINEHURST SOUTH PLANS FOR BREAKOUT ROOM DISCUSSIONS

The pages above are examples plans shown during the Breakout Rooms for Pinehurst South. For a full reference of these comments, please see the PW 2 Summary document on the project website.

Low and High Intensity Plans

» Many stakeholders support the High Intensity Plan – although it is long term, it creates a good vision for this area.
  - VOP is running out of room so this area is critical to future development. More Multi-Family is needed here.
  - Prefer the idea of moving density here than taking Natural Areas and Green Spaces elsewhere

» However, some stakeholders prefer the Low Intensity Plan and Single-Family units as more in keeping with the Village of Pinehurst (VOP) theme.
  - Desire to make Single-Family lots larger to accommodate backyards and focus on low density with no Multi-Family
  - Some stakeholders are afraid that the High Intensity Plan would bring more traffic and add to the existing traffic problems. There is support for internal streets, but stakeholders do not believe this helps to alleviate traffic on NC-5 in the near term.

» Some stakeholders are in favor of Mixed Use. Mixed used and commercial buildings should still maintain appropriate heights, keeping VOP character.

» Many are against big box stores in the area, preferring smaller, locally-owned businesses

» Support for the Market/Incubator space for small businesses (proposed in the core, north of Blake Blvd.)

» Some stakeholders prefer research/medical businesses here (per Comp. Plan), believing those uses don't generate much traffic

» Concerns about the type of commercial development; needs to be thoughtful.

» Opposition to industrial use near residential area

» Some stakeholders think residential use on east side of NC-5 should be Multi-Family, not Single-Family Detached, as that area was meant to be commercial, Innovation Hub anchor.

» Moving the Pinehurst Public Service Facility from Village Place to Pinehurst South was a surprised to some stakeholders. Many agree that it needs to move, but think that there needs to be a better description of what it is and how will it look. There is also some concern that there may not be enough space for the Service Area.

» Pinehurst South's design should reflect / fit with VOP theme; it should not imitate Village Center, but the design should relate.

Transportation / Circulation

» Sidewalks / Paths:
  - Some think brick sidewalks should be required
  - Walkability is key to growth. Currently nowhere to go
  - Overall support for pedestrian connections and walkability
  - There is an opportunity to connect to Harness Track and Clubhouse by foot.
  - Support for the shared-use path along NC-5 - it would be good to connect it north, to Village Center
  - The residents of the Jackson Hamlet community travel on foot - adding sidewalks/walkability helps underserved community.
  - There should be a shared-use path going west to Lake Hills Road.
  - Focus has been switched from innovation hub to health and wellness; plan needs to reflect this change - more trails to walk or ride.
  - Plan needs to encourage walking to services and increase walkability to ease traffic on NC-5

» Streets
  - Most stakeholders in support of Monticello realignment and relocation of Service Facility here. However, some noted that the Service Facility would fit without relocating Monticello if no commercial was located on the north side.
  - Emphasize connectivity to the Harness Track; this is an asset to the community and it can be enhanced by this adjacent development.
  - There are still many concerns about NC-5 traffic. Some stakeholders do not think this plan helps the traffic problem.
  - Some stakeholders expressed concern that existing parallel parking (in Southern Pines) isn't working well because residents do not like parallel parking
  - Stakeholders are concerned about truck traffic on Monticello, depending on what type of commercial development will be in the area. They would like to know what kind of vehicles would be coming in and out.
  - Community supports the idea of rerouting commercial traffic off NC-5.
  - Concern about street ownership.
  - Some stakeholders think the Railroad should be diverted to bypass all of Pinehurst, altogether. This area could be used to make a greenway to accommodate golf carts from Aberdeen to Pinehurst.
  - Open up area around USGA headquarters - multi modal movement from Aberdeen to Pinehurst - almost to Southern Pines area - connect three small towns
  - Like that this plan would alleviate traffic on local streets
  - Plan looks appropriately Olmstedian in street pattern

Buildings:

» Preference for commercial/retail along the green space to encourage public use and engagement.

» Stakeholders would like to see a cohesion of architecture and landscape to blend everything together. FBC will be important.
  - Buildings (especially Multifamily, Mixed Used, and Commercial) need to have lots of open space, and breathing room around them, to avoid looking out of place.
  - Some stakeholders did not like the proposed 8-, 10-, 12-unit multi-family buildings

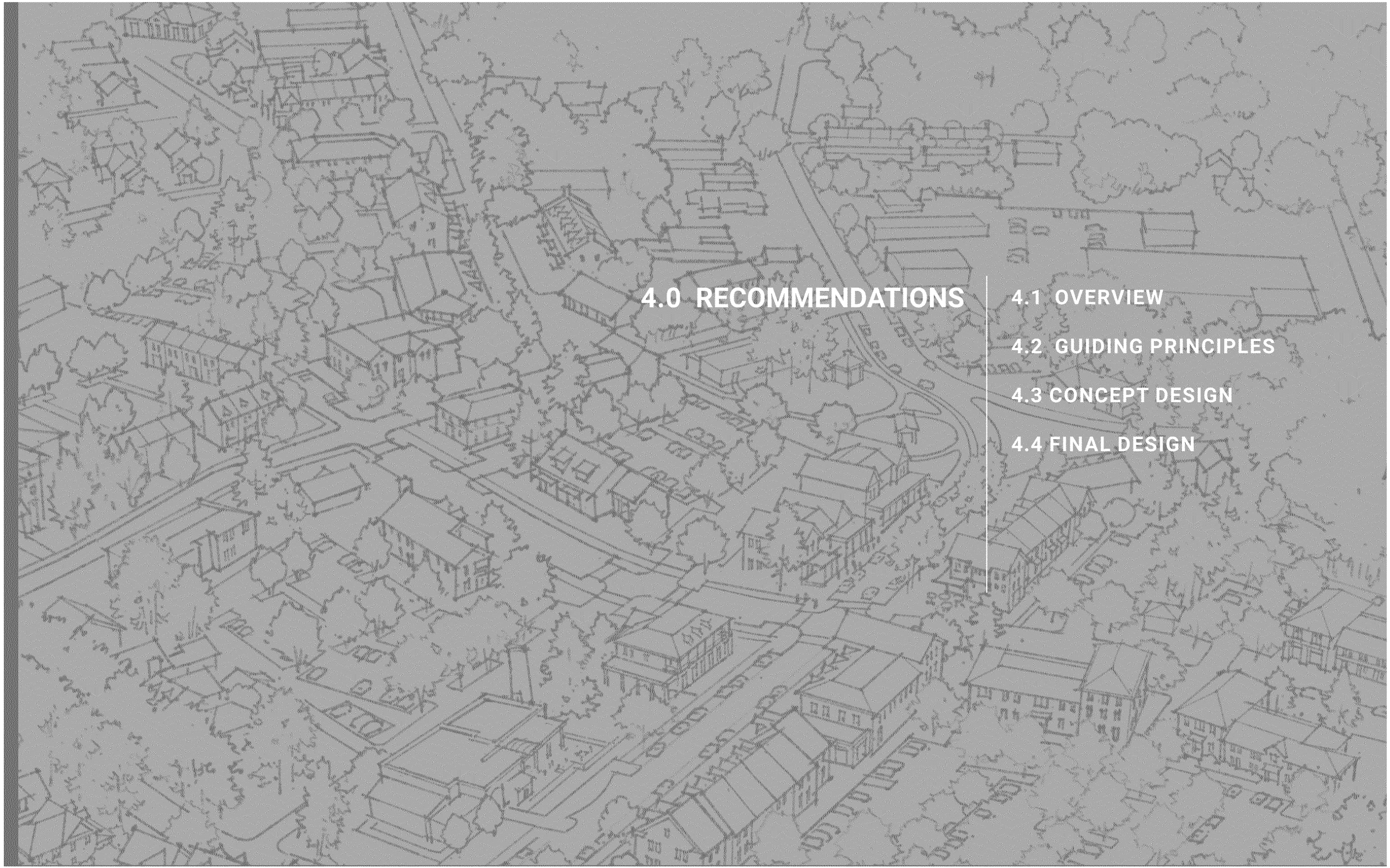
Open Space:

» Some stakeholders think that there is not enough open space in this plan.

» This is an entry corridor; it is important to have landscape and Village character here to reflect the theme of VOP. People should know they are entering VOP. Some stakeholders think that more landscape is needed in this area.

» Some stakeholders desire access to more sports fields, recreation areas for families in this area - possibly a sports campus with soccer, baseball, tennis, etc.

This page intentionally left blank.



4.0 RECOMMENDATIONS

4.1 OVERVIEW

4.2 GUIDING PRINCIPLES

4.3 CONCEPT DESIGN

4.4 FINAL DESIGN

Overview

The recommendations for Pinehurst South are broken down into three components: Guiding Principles, Concept Design, and Final Design. The material in this section takes into consideration the Phase 1 Existing Conditions analysis, the review of the previous plans and studies, and input received from stakeholders.

Approach

CHARACTER:

- Gateway at NC-5 & Blake Blvd. is important
- Architecture does not need to emulate the Village Center (VC), but should reflect the overall character of the Village
- New streets should reflect the curvilinear character of the Olmsted plan where practical, in response to topography, etc.
- 1-2 stories is preferred
- Jackson Hamlet: respect this historically Black neighborhood and its residents' history
- Explore ways to tie in the history of the Chalfonte Hotel and Ambassador 's Club, two historic buildings in this area that no longer exist

LAND USE:

- Explore placemaking/center east of NC-5, between Monticello Drive and Blake Blvd., given the nexus of the Post Office, Pharmacy, ABC, Dowd Cabin, and the new Girls & Boys Club
- Explore variety of residential types (including cottages, townhouses, live-work, and missing middle residential) as well as infill commercial
- Departure from 2019 Comp. Plan; the Innovation District is better suited to Focus Area 3: Medical District as it requires an anchor institution: medical, university, etc. Alternatively, this area could be anchored by the Golf Industry
- Incorporate new Open Spaces

TRANSPORTATION:

- Help alleviate traffic congestion on NC-5 by providing network/expanding connectivity
- Explore "Rails with trails" Shared-Use Path (SUP) east of NC-5, between roadway and rail (no golf carts)
- Coordinate with NCDOT sidewalk and roadway improvements along the west side of NC-5
- Study golf cart connections (west to east) and NC-5 and railway crossings (2 existing)

Guiding Principles

The Guiding Principles below informed the Concept and Final Designs found within this document and should carry through in future development and improvements within Pinehurst South. These defining planning principles help creating lively, walkable, desirable, and cohesive neighborhoods. The Guiding Principles employed for this planning effort are separated into universal Planning Principles and specific Olmsted and Manning Principles as follows.

PLANNING PRINCIPLES:

- Create a connected circulation network
- Incorporate Complete Streets
- Strengthen building frontage
- Provide a variety of public open spaces
- Design streets for flexible programming
- Promote health and wellness through neighborhood design

OLMSTED & MANNING PRINCIPLES:

- Design curvilinear street forms, following topography and continuously redirecting views
- Incorporate triangular parks at curvilinear street intersections
- Create an organic grid with short, walkable blocks (no cul-de-sacs)
- Maintain consistent building setbacks (except for civic uses)
- Encourage tree-lined streets
- Organic landscape design in Open Spaces

Concept Design

Following the Public Outreach engagement and the Guiding Principles research, the consultant team began a concept design process to explore options for development in Pinehurst South. The purpose of this phase (Phase 2) was to explore options for the Pinehurst South Small Area Plan and elicit feedback from Village staff and representatives as well as stakeholders. The Concept Design was presented as part of Public Workshop 2. The feedback on these designs was critical to generating the Final Design, which can be found in *Section 4.4* of this document.

Final Design

The Final Design (i.e., the preferred design solution) is a combination of text, perspective renderings, framework plans, streetscapes, and a potential build-out plan and absorption plan that represent the culmination of the feedback received through the project's Public Outreach process as well as the insight achieved from the existing conditions analysis, best practice and precedent research, and the concept design studies. The Final Design includes recommendations for planning and transportation elements throughout Pinehurst South. The Final Plan and its accompanying recommendations encompass the entire plan area and consider its surroundings and broader context. The Final Design helps to create an interconnected and coordinated approach for recommendations and inform the design the Detail Plan.

For Pinehurst South, two Build-out Plan Scenarios are shown due to the desire for flexibility. Build-out Plan - Scenario 1 shows a plan with a higher intensity program, including Single-Family Attached (SFA) residential east of NC-5, while Build-out Plan - Scenario 2 shows a plan with a lower intensity program, incorporating more Single-Family Detached (SFD) residential.



Village Center streetscape depicting the curving streets and irregular groupings of evergreen and deciduous planting that are the hallmark of the original Olmsted & Manning vision for Pinehurst
Source: Design Collective

Form-Based Code (FBC)

The Form-Based Code (FBC) is a companion document to this Small Area Plan (SAP) report. While this document focuses on the existing conditions analysis, best practice and precedent research, Concept Design studies, the Final Design plan and recommendations, as well as stakeholder feedback, it should be seen as an account of the planning process and the intent and vision established collectively. The FBC, on the other hand, is a regulating document, taking the intent and vision established through this planning process and formulating precise development standards that help ensure the vision becomes reality. Property owners, whether from the public or private sector, and their design teams will be required to follow the criteria laid out in the FBC when designing and submitting their intended development or improvement. The Village will use the FBC to review submissions, to ensure they are in compliance.

4.2 GUIDING PRINCIPLES

Planning Principles

The universal Guiding Principles below identify overarching design strategies for achieving an engaging, successful, and sustainable built environment. Additionally, on the following pages, the Olmsted and Manning Principles are design strategies specific to the historic design of the Village of Pinehurst which should be preserved and emulated in Pinehurst South. These principles have been identified as essential strategies for improving Pinehurst South and should be used to guide zoning modifications, streetscape and transportation improvements, and new development throughout the area.

1. CREATE A CONNECTED CIRCULATION NETWORK

» Provides greater accessibility through more direct routes, compared to a branching system

» Increases overall network efficiency and reliability through added redundancy

» Improves multi-modal transportation and encourages walking and bicycling

» Improves safety and public health

» Improve and expand golf cart accessibility

2. INCORPORATE COMPLETE STREETS STRATEGIES

» Incorporate bicycle and pedestrian facilities (e.g., accessible, passable sidewalks; curb ramps; bike racks; dark sky compliant, LED lighting; etc.)

» Integrate innovative stormwater management

» Improve the existing streetscapes to promote safe, comfortable, and convenient access for all users

» Require new development to design and improve streets to meet the Complete Streets principles and enhance and expand the pedestrian, bicycle, golf cart, and vehicular networks

3. STRENGTHEN BUILDING FRONTAGE

» Define Frontage with Street Trees and Buildings

» Relegate parking to side or rear

» Encourage infill development that respects traditional frontage patterns, with buildings lining streets

» Locate building entrances along primary streets and provide easy access and wayfinding for all users

» Require new development in the core area to have buildings with active ground-floor uses along primary streets to create engaging streetscapes

4. PROVIDE A VARIETY OF PUBLIC OPEN SPACES

» Incorporate a variety of passive and active open spaces to serve a broad base of users

» Promote an active lifestyle at all stages, by providing family-friendly outdoor activities and integrated accessible features and facilities

» Distribute open spaces to encourage daily use and access by walking and bicycling

» Require new development to provide a variety of appropriately-scaled open spaces and provide connections to the trail network. For proper village-scaled development, open space should equate to approximately 8% of the developable land area.

5. DESIGN STREETS FOR FLEXIBLE PROGRAMMING

» Streets in core locations should be flexible and adaptable

» Able to carry pedestrians, bicycles, and vehicles on the typical day

» But on event days, or in unique circumstances like the pandemic, be able to close to vehicular traffic to host festivals, in-street dining, provide additional open space, etc.

» Explore parking ratio reductions

6. PROMOTE HEALTH AND WELLNESS THROUGH NEIGHBORHOOD DESIGN

» Connect people with health, fitness, and wellness through daily engagement and activity

» Create places to Live-Work-Play-Eat-Shop in an enriched natural setting that promotes healthy lifestyles

» Promote walkable, mixed-use neighborhoods, lessening dependence on vehicles

» Celebrate Pinehurst's founding as a health resort village



1. CREATE A CONNECTED NETWORK



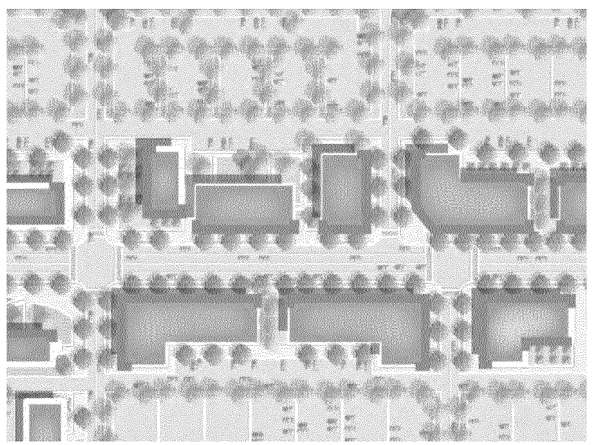
4. PROVIDE A VARIETY OF PUBLIC OPEN SPACES



2. INCORPORATE COMPLETE STREETS STRATEGIES



5. DESIGN STREETS FOR FLEXIBLE PROGRAMMING



3. STRENGTHEN BUILDING FRONTAGE

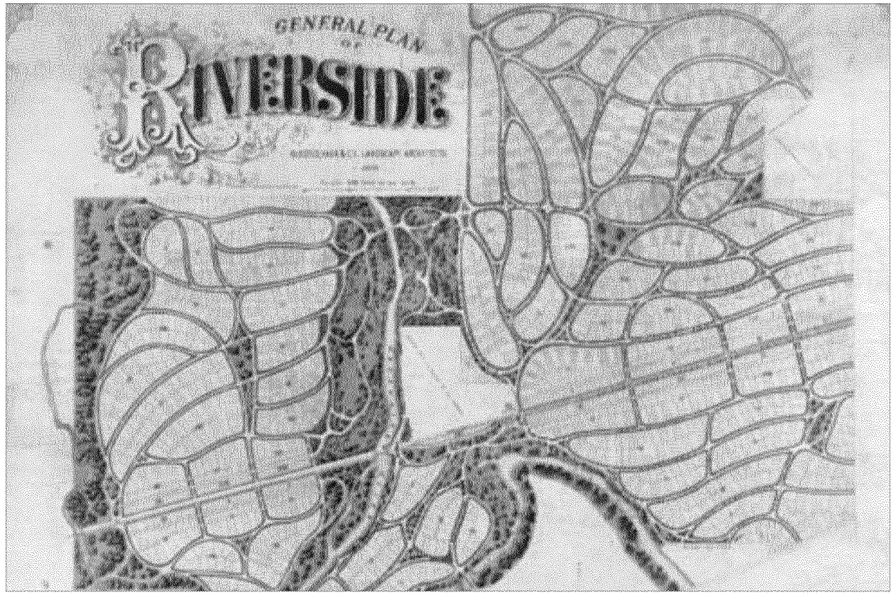


6. PROMOTE HEALTH AND WELLNESS ENVIRONMENTS

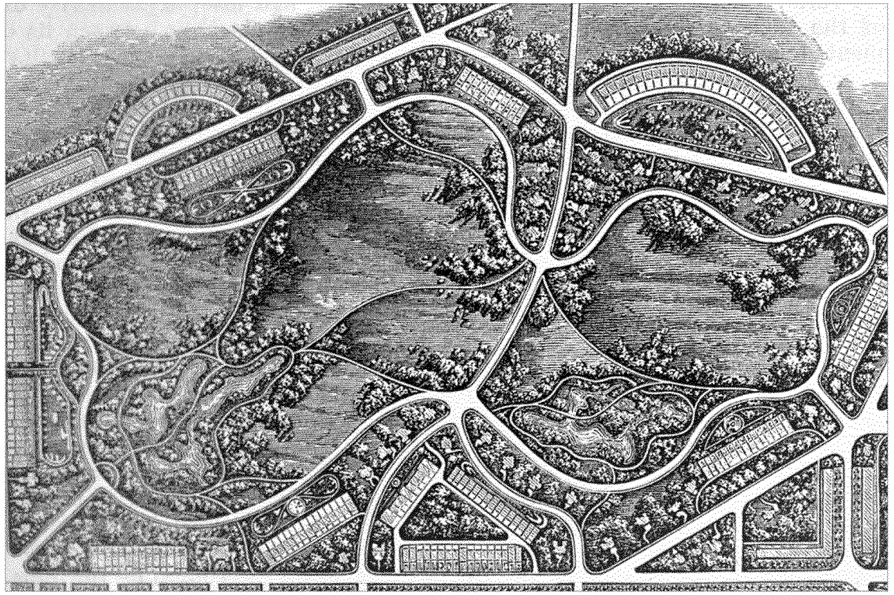
Olmsted Planning Principles

In 1895, James Walker Tufts hired the landscape architecture firm Olmsted, Olmsted, and Eliot to design the Village of Pinehurst as a health-centered resort. Known as the "Founder of American Landscape Architecture", Frederick Law Olmsted brought his design philosophy and planning principles to bear on Pinehurst - an approach that can be seen in many of his designs for towns, cities, and parks. These "Olmstedian" Principles include the following design strategies:

- Design curvilinear street forms, following topography and continuously redirecting views
- Incorporate triangular parks at curvilinear street intersections
- Create an organic grid with short, walkable blocks (no cul-de-sacs)
- Maintain consistent building setbacks (except for Civic uses)
- Encourage tree-lined streets, typically with regularly-spaced shade trees
- Organic landscape design in Open Spaces



Olmsted Plan: Riverside, IL
Credit: Enjoy Illinois



Olmsted Plan: Birkenhead Park - United Kingdom
Credit: The American Cyclopedia v. 13, 1879



Olmsted Plan: Vandergrift - Westmoreland Co, PA
Credit: Alamy Stock Photo

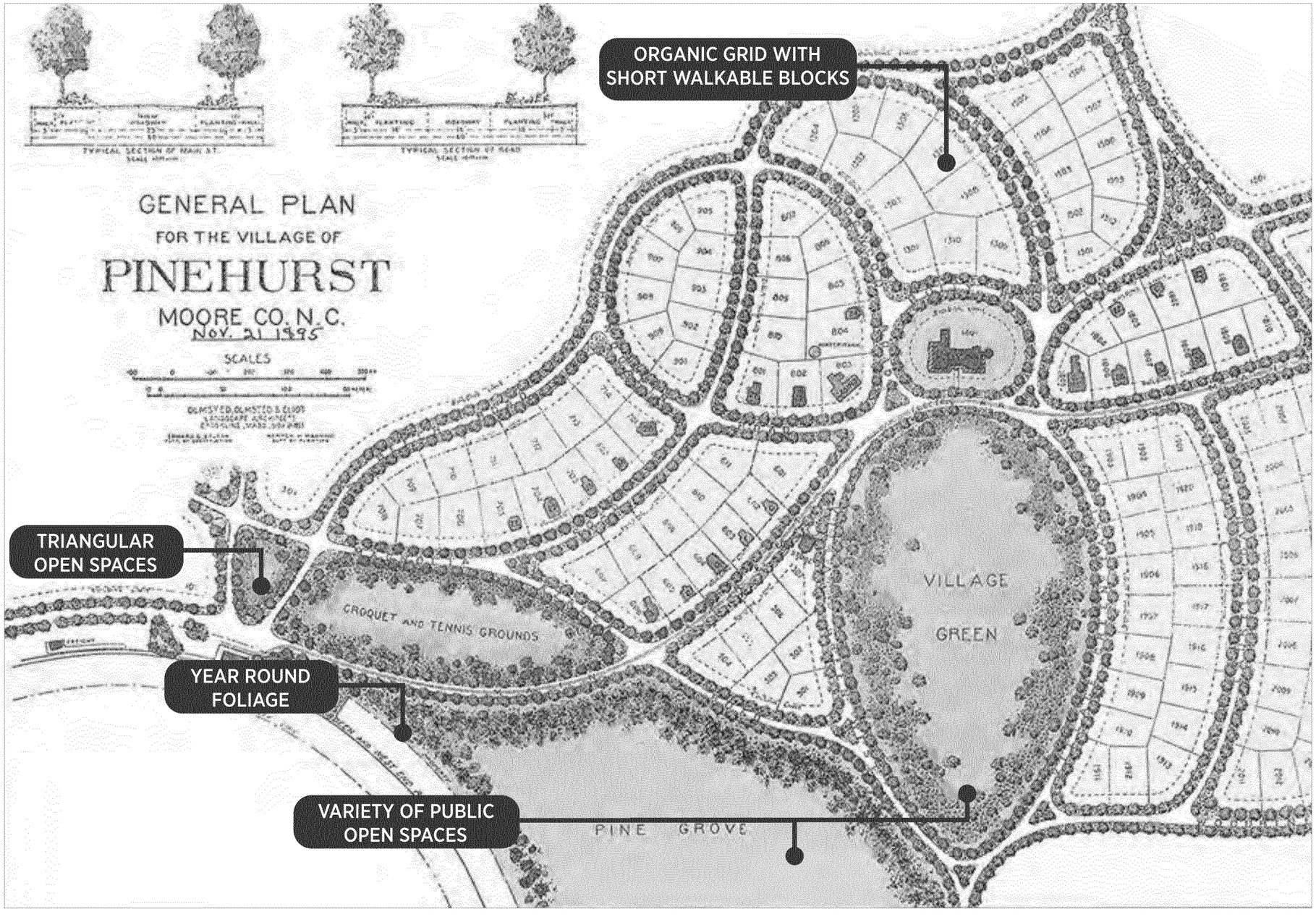


Olmsted Plan: Sherwood - Richmond, VA
Credit: National Park Service/Sherwood Land Co.

Olmsted and Manning Principles and the Village

The General Plan for the Village of Pinehurst, shown to the right, exhibits many of the iconic "Olmstedian" characteristics of design. However, Olmsted's assistant Warren H. Manning also uniquely influenced the vision and execution of the plan, carrying out most of the major landscape design work and implementation. To view more detail, see the *Pinehurst National Historic Landmark Nomination Registration Form*.

- Design curvilinear street forms, providing a more relaxed approach to "getting there"
- Create an effect of a park-like oasis
- Encourage the use of native plants, primarily evergreens and plants with winter interest, to create a year-round green village. To note, while the plan to the right depicts a regular, linear spacing of deciduous street trees, the built landscape of Village Center represents an organic approach with irregular groupings of odd-numbered, mixed evergreen and deciduous plantings along the street edge)
- Accommodate new patrons and winter residents by providing additional recreational venues (this later became a focus on the golf industry with designer Donald James Ross)





Village Center
Credit: Village of Pinehurst

Overview

Following the Public Outreach and Guiding Principles research, the consultant team led a Concept Design process to explore options for development in Pinehurst South. The purpose of the Concept Design phase (Phase 2) was to explore options for the Pinehurst South Small Area Plan and elicit feedback from stakeholders and continued input from Village staff and representatives. The following pages outline images, diagrams, and plan options that were developed and presented as a part of Public Workshop 2. The feedback on these concept designs and images was critical to generating the Final Design, which can be found in *Section 4.4* of this document.

The images to the right show stakeholder preference feedback received in Public Workshop 2 Breakout Room Discussions. The images were shown as precedents for the architecture, streetscapes, parking, and parks/open spaces of Pinehurst South. Participants were encouraged to respond "like" (with green dots) or "dislike" (with red dots) to each photo; the numbers within the green and red dots indicate the number of stakeholder responses.



PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

The feedback above is a summary of all Breakout Rooms. Participants were encouraged to respond to "like" (green) or "dislike" (red) for each photo.

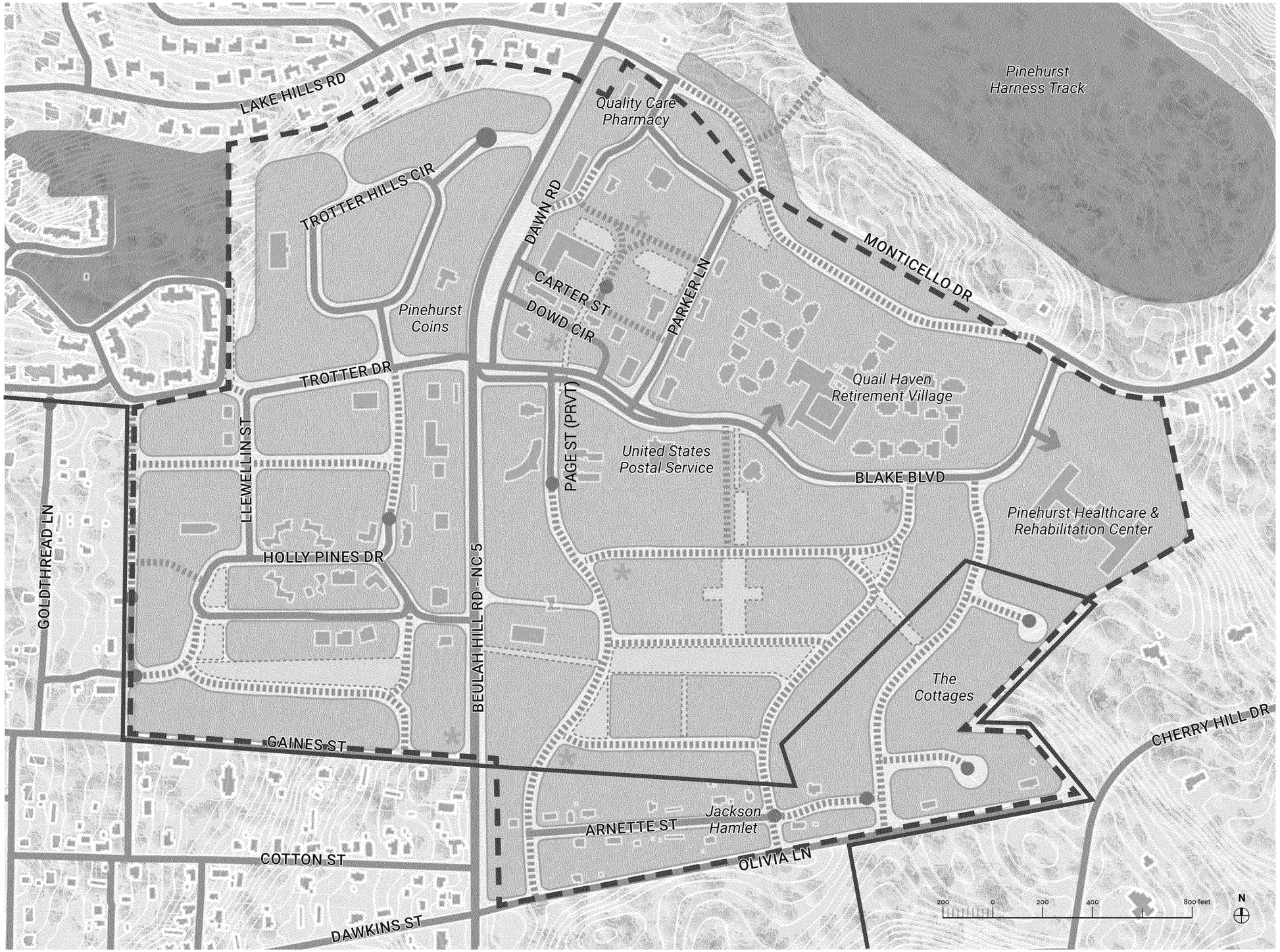
Parti/Block Diagram

The Parti/Block Diagram was presented as part of Public Workshop 2. The purpose of this plan was to elicit feedback and conversation about development patterns and circulation in Pinehurst South. This plan should be considered a preliminary concept study and not the final recommended plan. To see the Final Plan (preferred design solution), please see *Section 4.4* of this document.

- The Parti diagram illustrates the approach in plan form
- The diagram shows the proposed addition of new streets, forming new blocks and creating a more connected street network

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING DEAD END
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED BLOCKS
- PROPOSED PROMINENT BUILDING LOCATION



Preliminary Concept Design
Low Intensity Plan Option

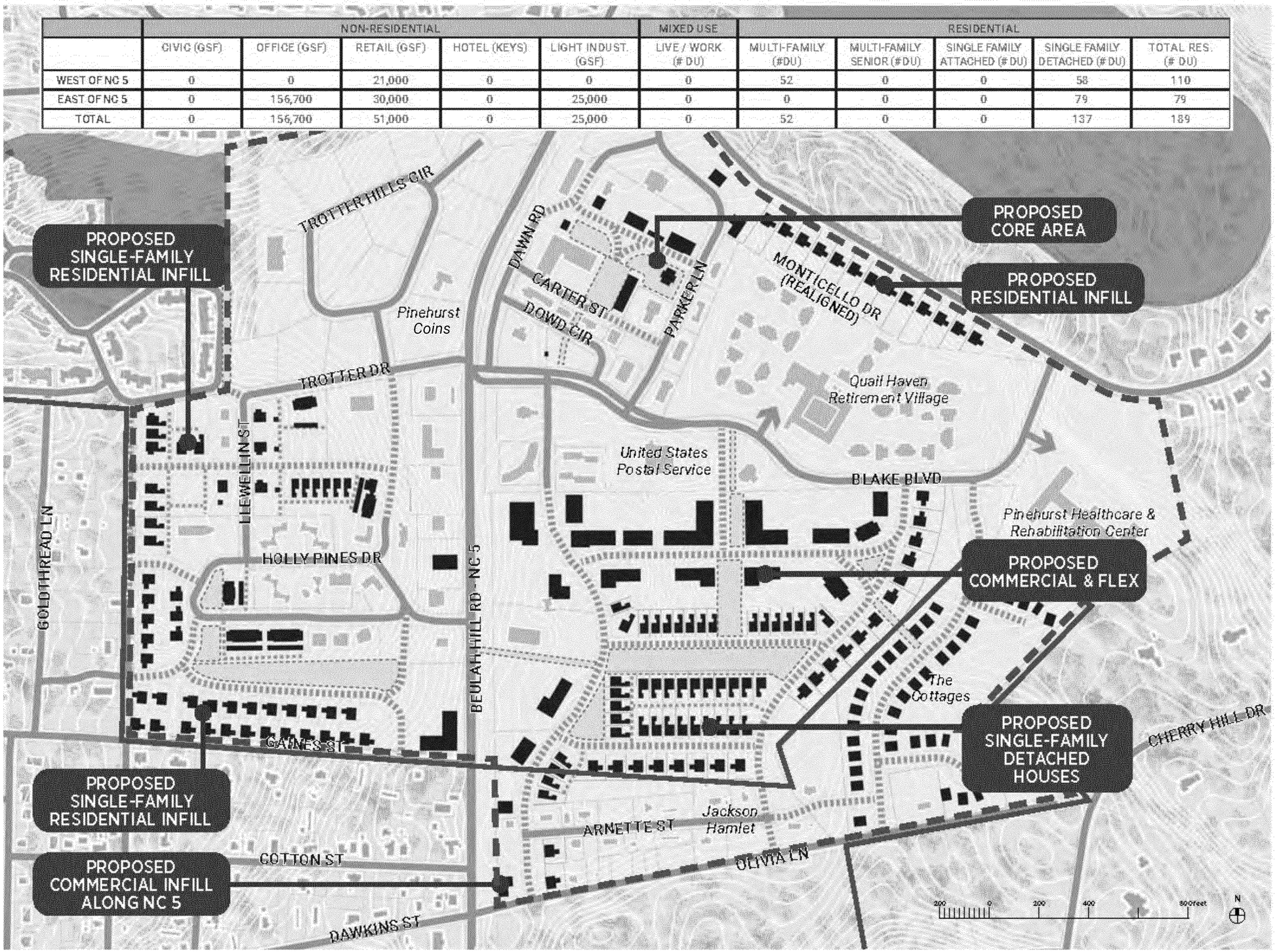
The Low Intensity Plan Option was presented as part of Public Workshop 2. The purpose of this plan was to test opportunity sites; see what building and parking configurations might fit on parcels; and elicit feedback and conversation about development patterns and intensity of new infill. This plan should be considered a preliminary concept study and not the final recommended plan. To see the Final Plan (i.e., the preferred design solution), please see *Section 4.4* of this document.

- The Low Intensity Plan illustrates the potential build-out of Pinehurst South over 30+ years. This plan includes a higher percentage of Single-Family Detached units
- Small scale commercial and residential infill vacant or underutilized parcels
- Monticello Dr remains in its current alignment

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (#DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	0	21,000	0	0	0	52	0	0	58	110
EAST OF NC 5	0	156,700	30,000	0	25,000	0	0	0	0	79	79
TOTAL	0	156,700	51,000	0	25,000	0	52	0	0	137	189



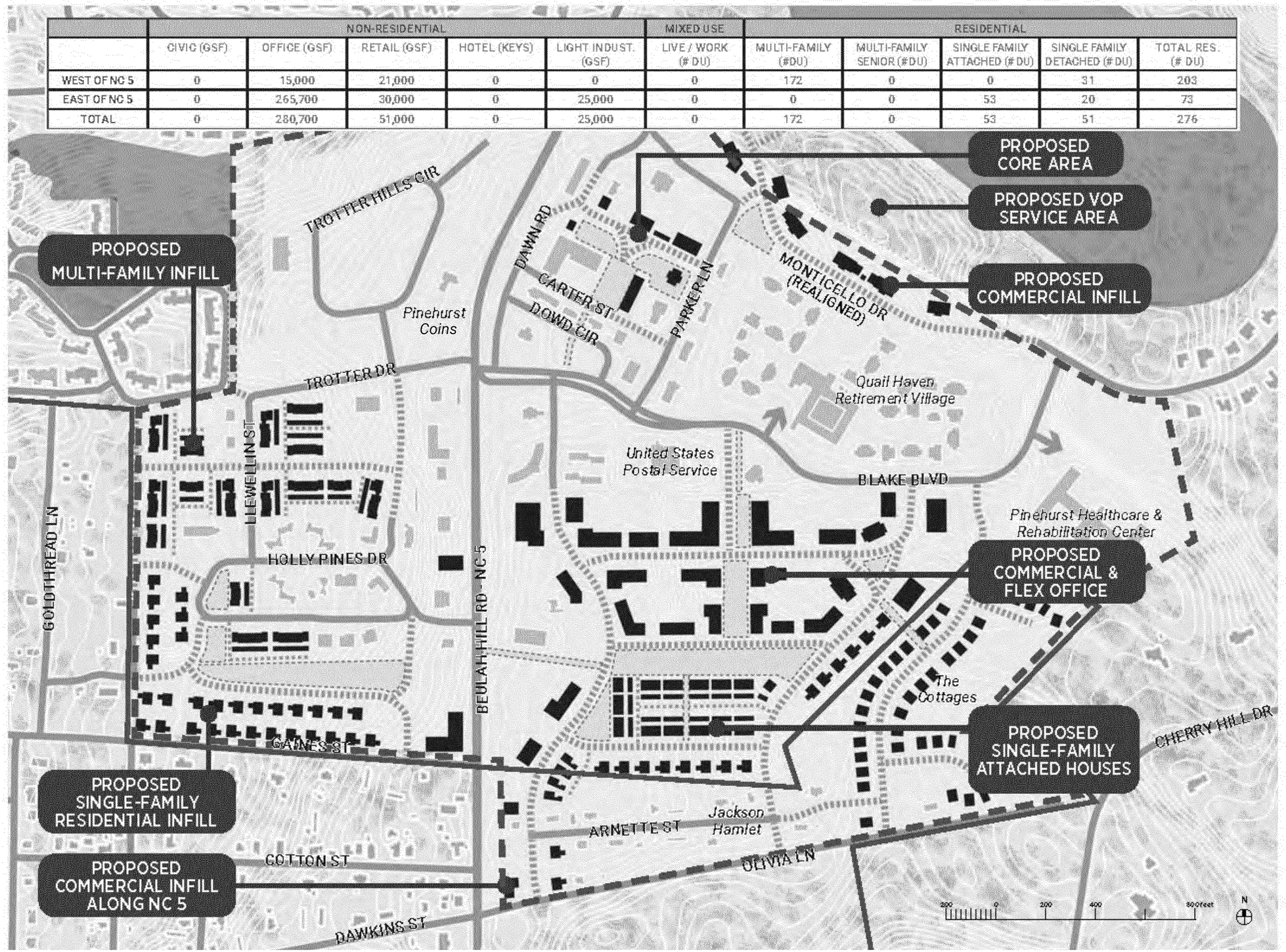
This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Preliminary Concept Design
High Intensity Plan Option

The High Intensity Plan Option was presented as part of Public Workshop 2. Similar to the Low Intensity Plan, the purpose of this plan was to test opportunity sites; see what building and parking configurations might fit on parcels; and elicit feedback and conversation about development patterns and intensity of new infill. This plan should be considered a preliminary concept study and not the final recommended plan. To see the Final Plan (i.e., the preferred design solution), please see *Section 4.4* of this document.

- The plan illustrates the potential build-out of Pinehurst South over 50+ years.
- This plan includes a higher percentage of Single-Family Attached and Multi-Family residential units
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels
- Monticello Dr. is realigned to allow for a new location of the Village's Public Service Area to the north

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (#DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC 5	0	265,700	30,000	0	25,000	0	0	0	53	20	73
TOTAL	0	280,700	51,000	0	25,000	0	172	0	53	51	276



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Overview

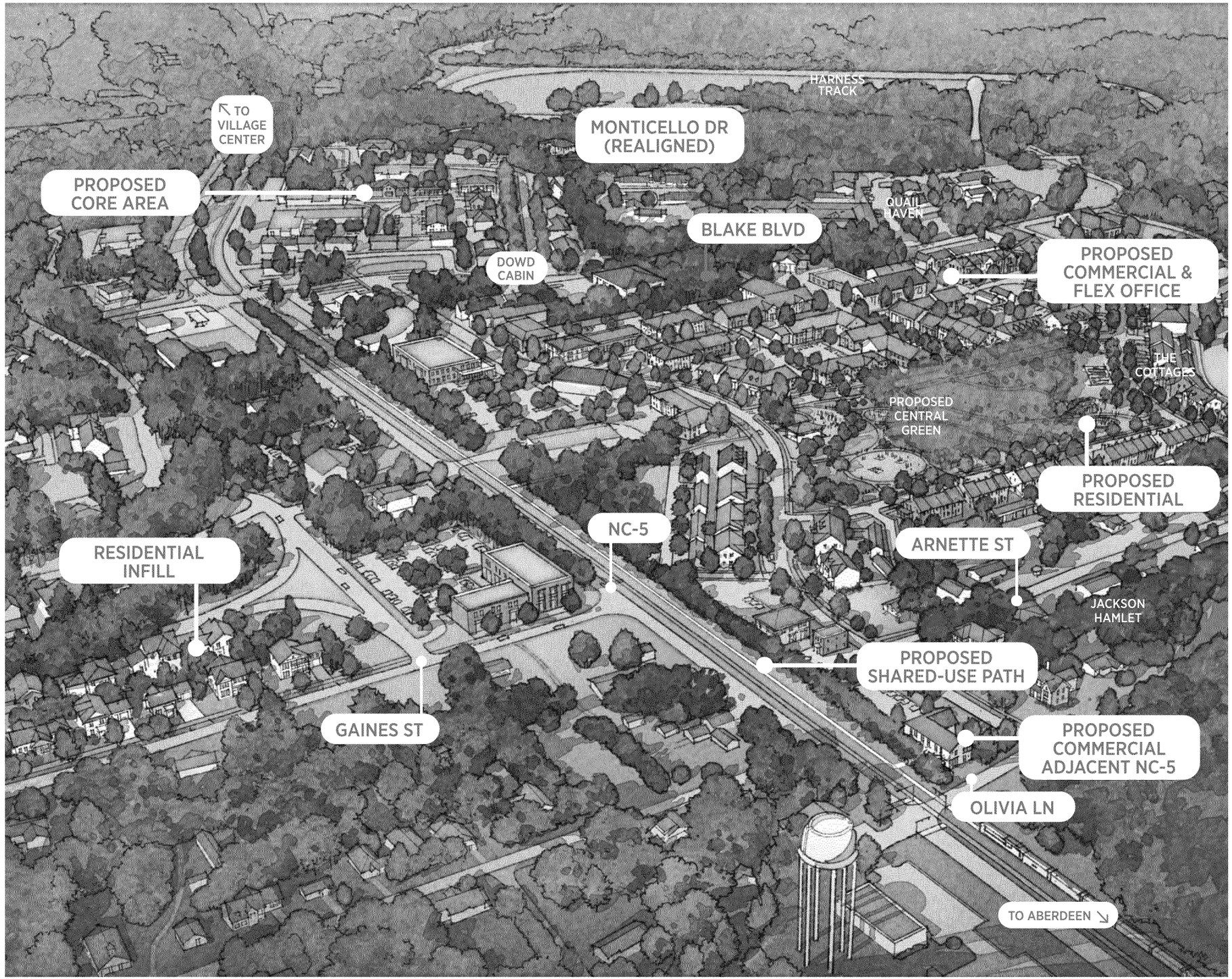
The Final Design comprises renderings, framework plans, and street sections that represent the culmination of the planning process and feedback heard through the project's Public Outreach efforts. It also incorporates the Guiding Principles, discussed in Section 4.2 of this document. The Final Design includes recommendations for land use and transportation throughout Pinehurst South and illustrates the intent of the vision through graphics and text. It is important to note that the plans and renderings herein are illustrative only; development will occur as individual property owners come forward with development plans. The Form-Based Code (FBC), a companion document to this report, is the regulatory document that will ensure development plans (whether by the private or public sector) abide by the recommendations of this *Pinehurst South Small Area Plan*.

The Aerial Rendering to the right demonstrates how Pinehurst South may appear at full build-out. The rendering shows the following:

- Infill commercial adjacent to NC-5 for visibility and access. New office and flex-building uses infill the area south of Blake Blvd.
- A large Central Green between Blake Boulevard and Arnette Street will provide ample opportunity for residents and commercial users of this neighborhood to enjoy outdoor activities that are both active and passive. See page 62 of this document for more detail on this open space.
- Residential infill to the south helps to transition from new development to the existing historically Black neighborhood of Jackson Hamlet
- Residential development west of NC-5.

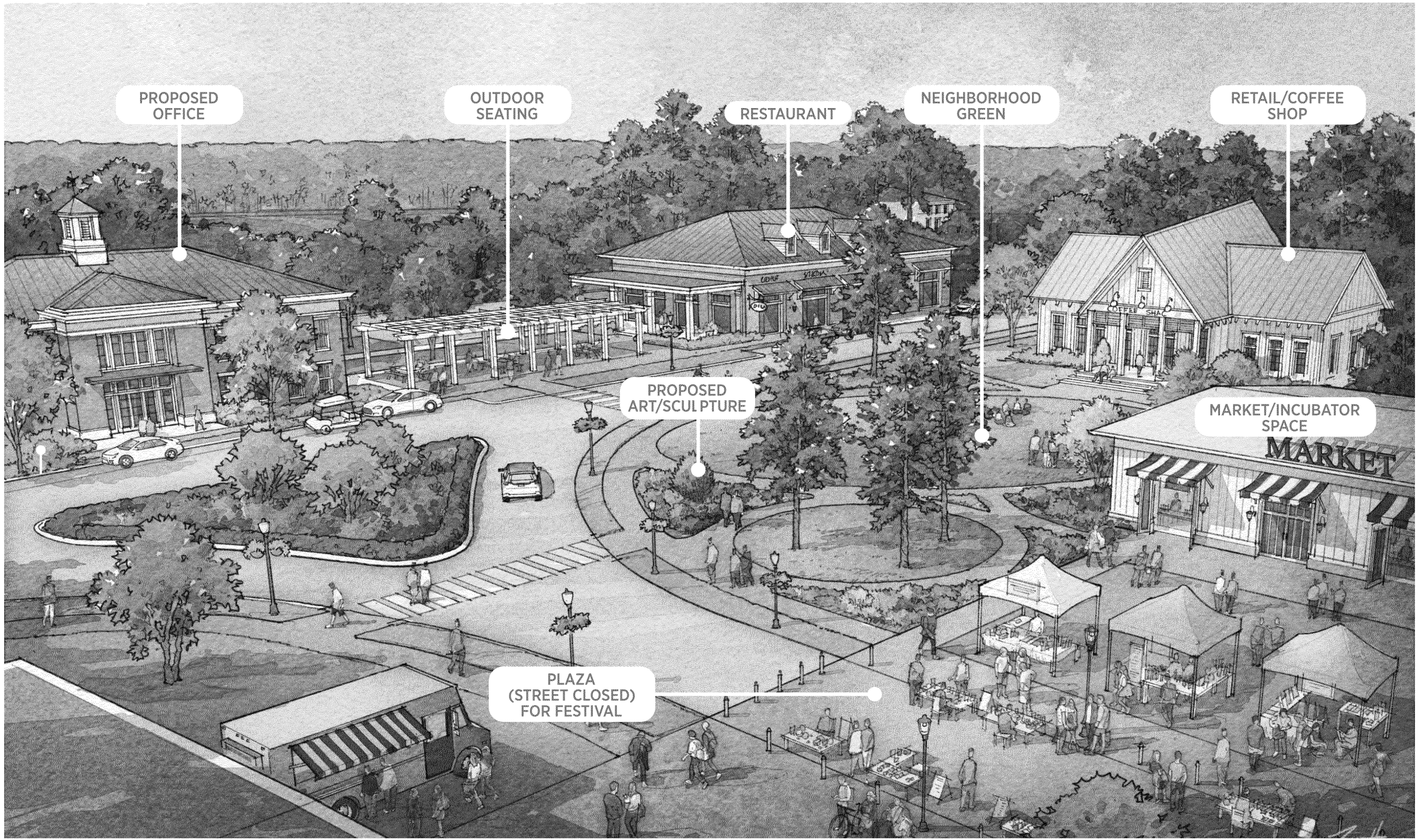
The Bird's Eye Rendering on the following page shows a conceptual view of the new core area between Monticello Drive and Blake Boulevard that will serve as a new destination for neighborhood retail and services, restaurants, an incubator space for new businesses and makerspace, and a plaza for markets and festivals.

The renderings are conceptual and represent one of many scenarios that could happen over the next 50+ years in Pinehurst South. Future development will depend on the interest of public and private property owners in developing or selling their property. The development will also be dependant on future changes to the market demand in the Village of Pinehurst.



PINEHURST SOUTH - AERIAL RENDERING

This rendering is illustrative only and subject to change. Source: Design Collective, Inc. & Zanetta Illustration



CORE AREA - BIRD'S EYE RENDERING

This rendering is illustrative only and subject to change. Source: Design Collective, Inc. & Zanetta Illustration

Core Area Detail Plan

The Detail Plan illustrates the potential build-out of the core area south of Monticello Dr. and north of Blake Blvd.

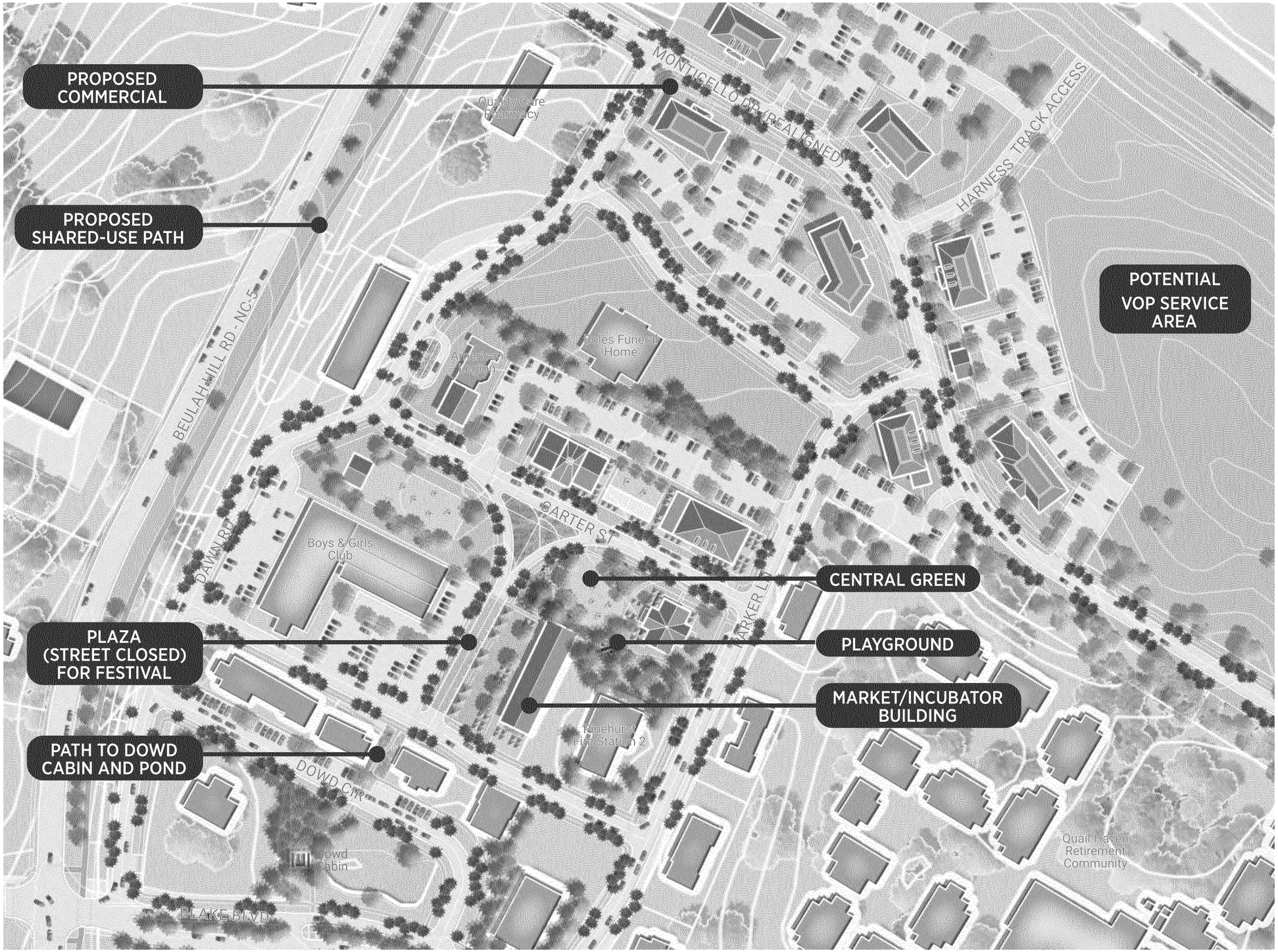
The development builds off the existing Post Office, Pharmacy, ABC, and Dowd Cabin as well as the planned Girls & Boys Club and National Association of Home Builders.

New open spaces include a Market Plaza, Central Green, playground, and path south to Dowd Cabin

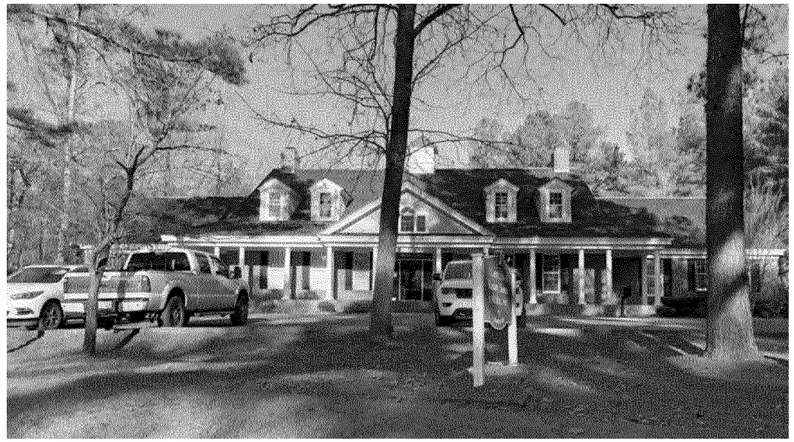
A new Central Green anchors the new development, serving as a gathering place for community events.

KEY

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED BUILDINGS



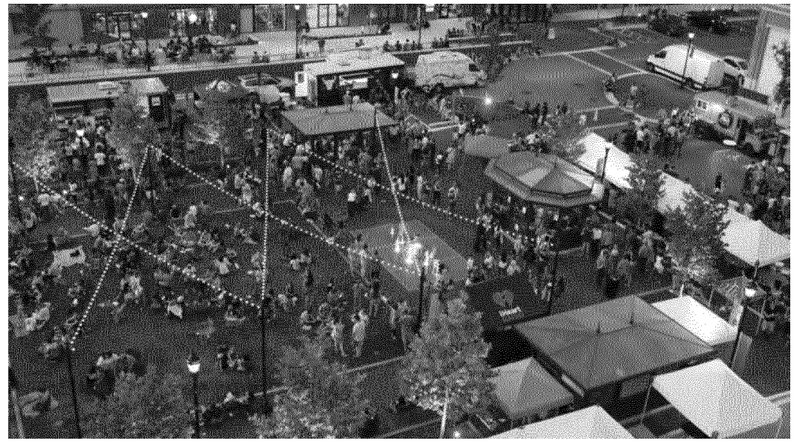
This plan is illustrative only and subject to change. Source: Design Collective, Inc.



Precedent - Office - Turnberry Wood
Credit: Design Collective



Precedent - Mixed Use - Mashpee Commons, MA
Credit: PCA Design



Precedent - Market Square - Baltimore, MD
Source: Design Collective



Precedent - Plaza - Summersville, SC
Credit: LaQuatra Bonci



Precedent - Playground - Portland, OR
Credit: Greenworks SPC



Precedent - North Village Market Pavilion, Prospect, Kentucky
Credit: Google Maps



Precedent - Small Retail Shop - Summersville, SC
Credit: CRBJ Bizwire



Precedent - Farmers Market - Atlanta, GA
Credit: Community Farmers Markets



Precedent - Food Truck Event - Salem, MA
Credit: North of Boston



Precedent - Streetscape - Pinehurst, NC
Source: Design Collective

Proposed Open Space + Pedestrian Network

The existing Pinehurst South plan area contains no dedicated public open space or trails within its boundary. The Pinehurst Harness Track lies just to the north.

All new development should add to the network, creating publicly-accessible greens, plazas, and trail connections to serve the surrounding office and residential uses.

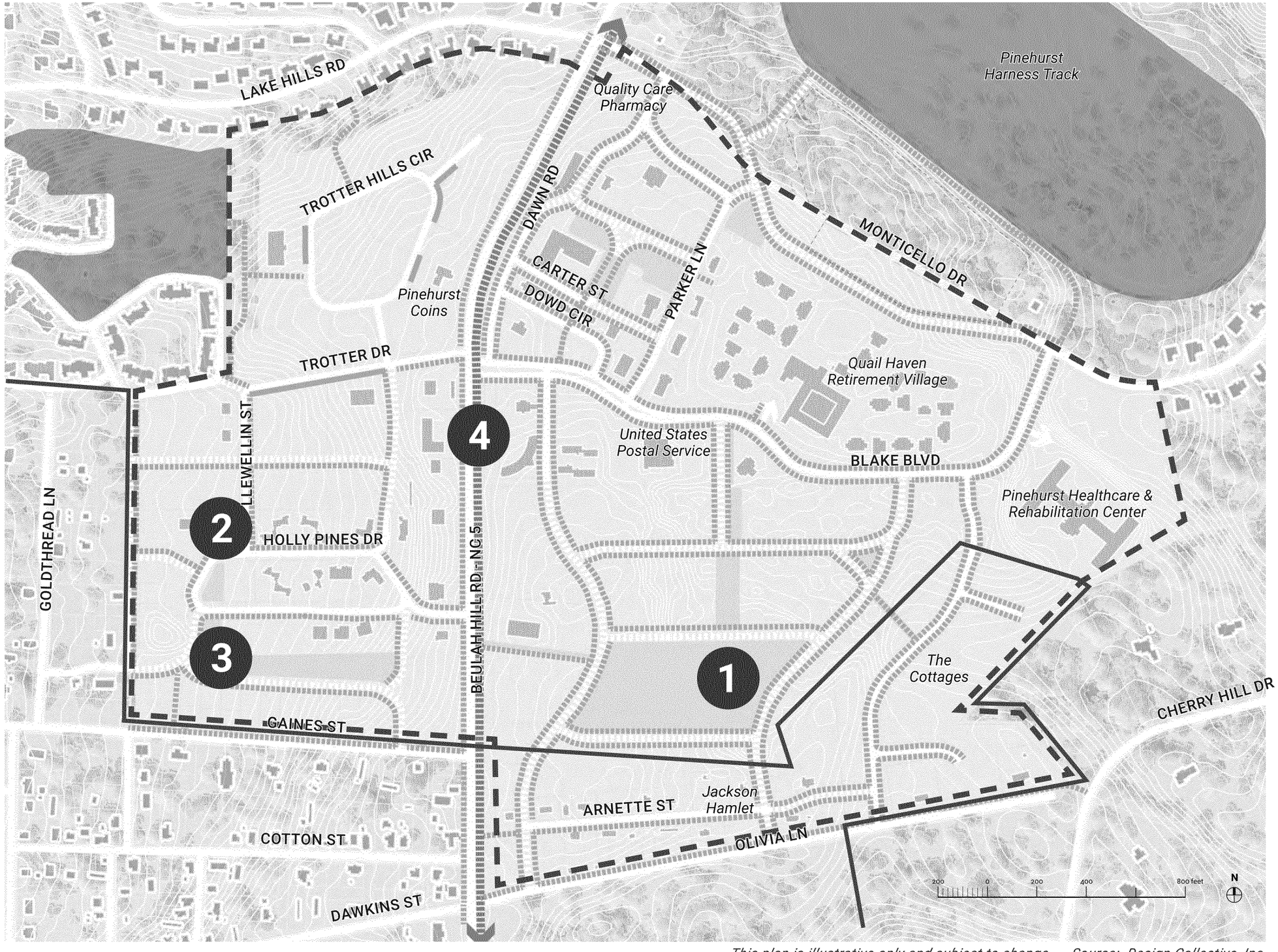
A Market Plaza is shown in the core area between Monticello Drive and Blake Blvd. and a new, large Central Green is shown to the south, east of NC-5.

A new Shared-Use Path (SUP) and sidewalk are shown along NC-5 and within the ACWR right-of-way.

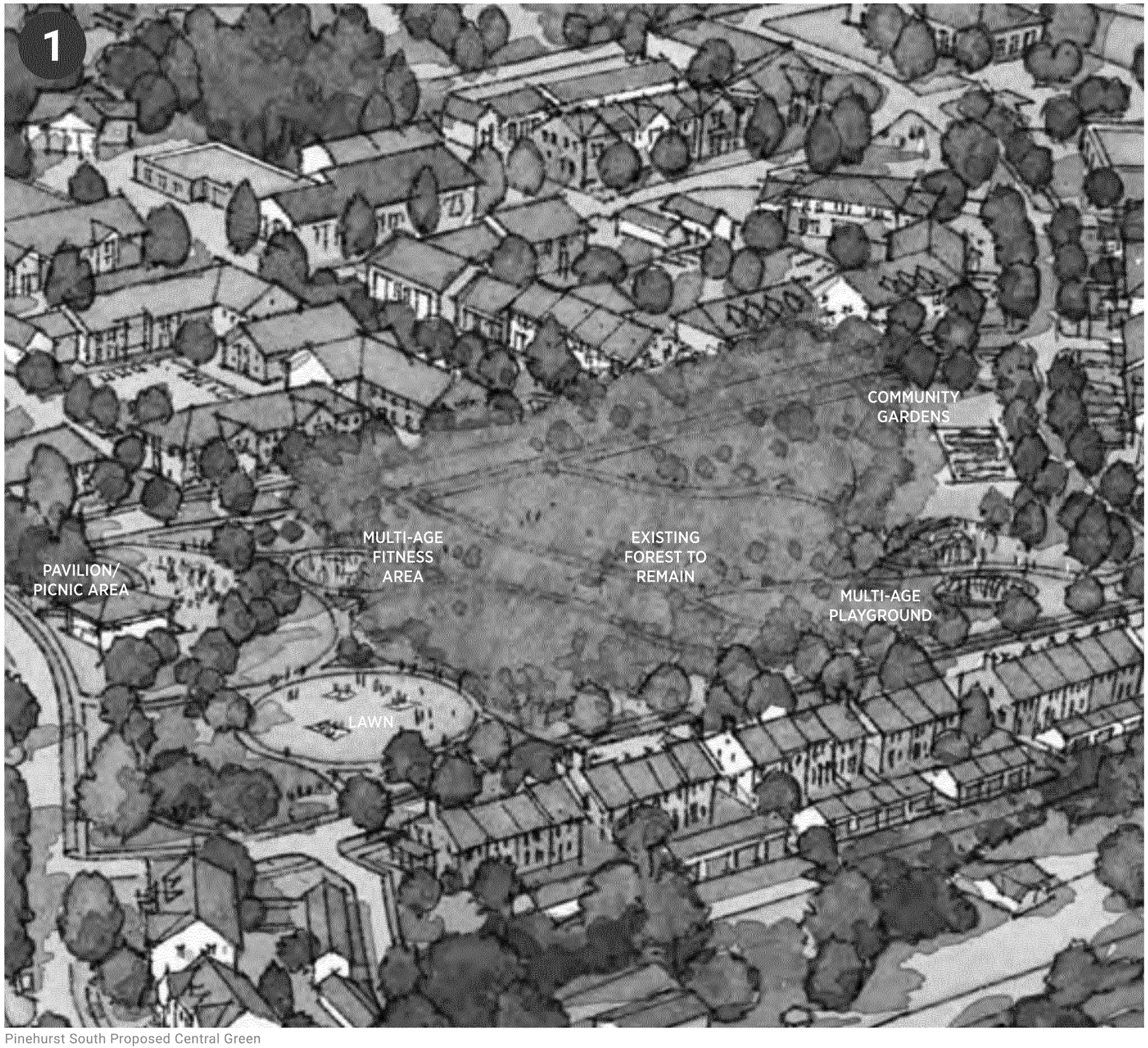
KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS*
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED SHARED-USE PATH

**Proposed sidewalks shall be brick in commercial areas*



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*



Pinehurst South Proposed Central Green
Source: Design Collective



Precedent - Attached Green - Maple Lawn, MD
Credit: Design Collective



Precedent - Attached, Linear Green - Maple Lawn, MD
Source: Design Collective



Precedent - Shared-Use Path
Source: Village of Pinehurst

Open Space Detail Plan

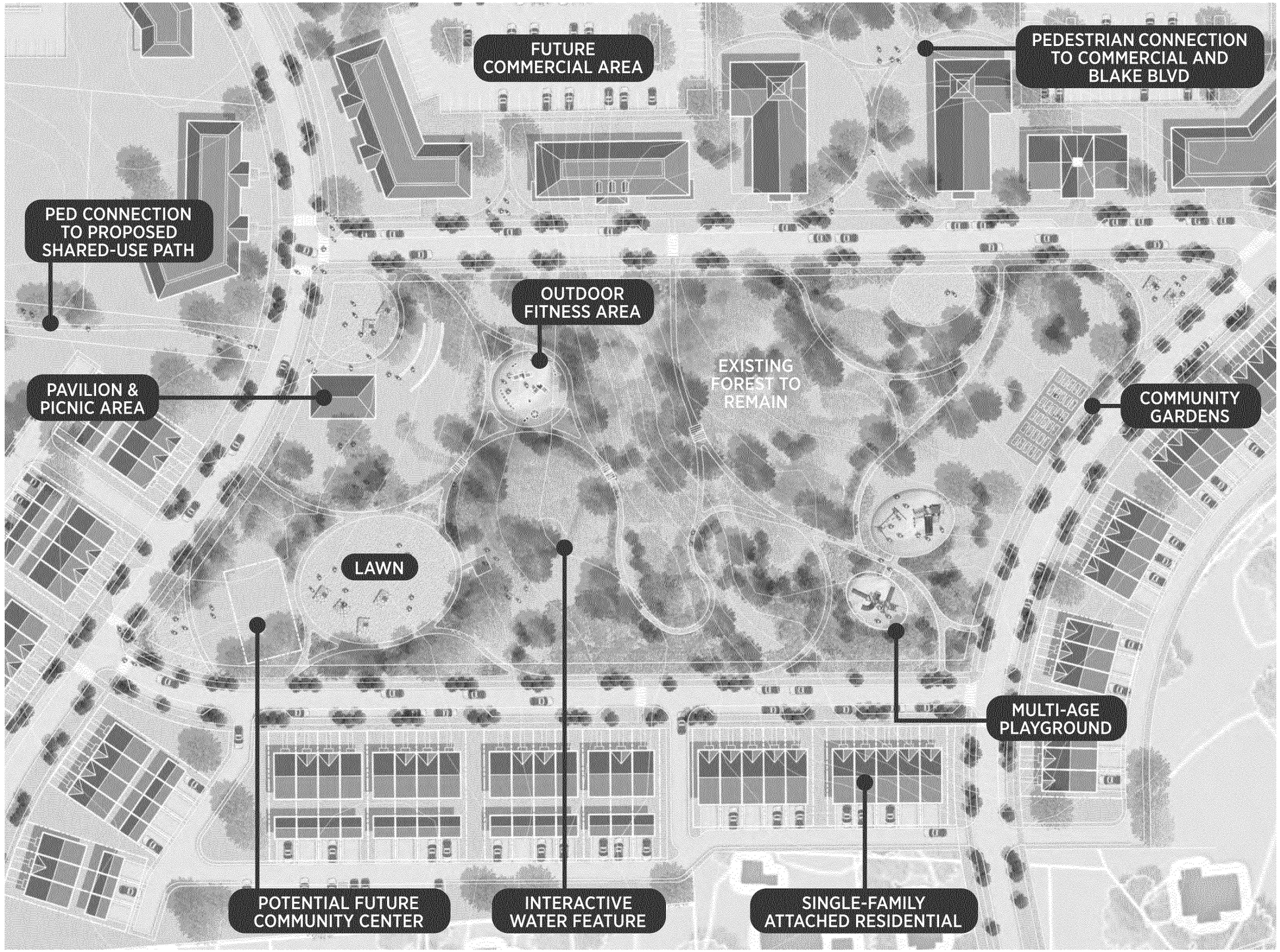
The Detail Plan illustrates a potential build-out of the area south of Blake Boulevard and north of Jackson Hamlet.

New mixed-use development surrounds a large Central Green that helps to preserve some of the existing topography and trees, This new open space serves both office tenants as well as neighborhood residents.

The new Central Green is shown with a pavilion, an interactive, meandering water feature fed by stormwater, community gardens, paths through a wooded area, disc golf, an exercise park, and a multi-age playground area. If desired, a community building could be built in the future in the lower southwest corner, where the historic Chalfonte Hotel used to stand.

KEY

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED BUILDINGS



This plan is illustrative only and subject to change. Source: Design Collective, Inc.



Precedent - Pavilion
Credit: Design Collective



Precedent - Playground
Source: Greenworks SPC



Precedent - Disc Golf
Credit: Reinhardt University



Precedent - Community Garden
Source: Eiber Community Garden



Precedent - Intergenerational Fitness Park
Credit: Phil Bourne/Goric

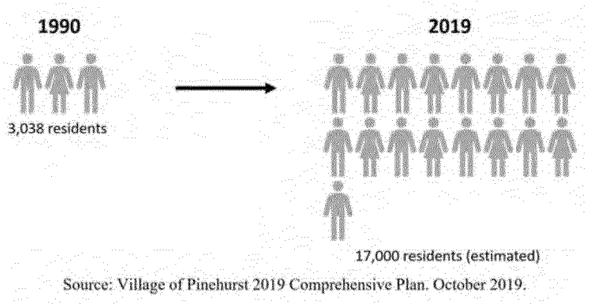


Precedent - Stormwater Management Water Feature
Credit: The Plant Hunter

Introduction

The Village of Pinehurst (Village) is a desirable community attracting new residents and businesses, and some Village residents are concerned about the impact of growth on the existing quality of life, particularly further vehicular traffic impacts.

In 2019, the Village of Pinehurst completed the "Envision the Village" community initiative to adopt the 2019 Comprehensive Plan. The 2019 Comprehensive Plan is an official guide for the future vision and policy framework for development in Pinehurst. The plan established five focus areas which represent the most important areas to influence, as development in these areas could have the most significant impact on shaping the future of Pinehurst. Two of the focus areas are being evaluated in deeper detail with this study: Village Place/Rattlesnake Trail Area and Pinehurst South/Highway 5 Commercial Area.



Source: Village of Pinehurst 2019 Comprehensive Plan. October 2019.

The Small Area Plan (SAP) effort recommends improvements to the Village Place/Rattlesnake Trail Area (hereafter referred to as Village Place) and Pinehurst South/Highway 5 Commercial Area (hereafter referred to as Pinehurst South) that will improve the transportation network while maintaining the future vision for the Village of Pinehurst. For Village Place, this study provides a plan to create a mixed-use, walkable area that connects Village Place/Rattlesnake Trail to the Village Center. For Pinehurst South, this study provides a plan to apply the planning principles of Tufts, Olmsted, and Manning to Pinehurst South while also providing connection to the Village Center via bicycle and pedestrian facilities to encourage reduced traffic on NC-5.

Pinehurst South

The following are the existing transportation conditions within the Pinehurst South/Highway 5 Commercial Area (hereafter referred to as Pinehurst South), projected traffic impacts of the proposed 50-year build-out development plan, planned transportation improvements along with recommended long-range transportation improvements. Recommendations apply the planning principles of Tufts, Olmsted, and Manning to Pinehurst South while also providing connection to the Village Center via bicycle and pedestrian facilities as well as support of long-range transportation plans which will provide an alternate route to NC-5.

Existing Transportation Infrastructure Conditions:

BEULAH HILL ROAD/HIGHWAY 5 (NC-5)

The dominant transportation feature in the Pinehurst South area is Beulah Hill Road/Highway 5 (NC-5). NC-5 is a major thoroughfare running north and south through the heart of the Village of Pinehurst, connecting NC 211 to the north with US 1 to the south through Aberdeen. The Aberdeen Carolina and Western Railway (ACWR) which runs parallel to NC-5, contributes to transportation access challenges, however; the ACWR is open to discussions about improvements within their right-of-way. Traffic congestion along NC-5 has long been a concern for the Village of Pinehurst community.

The NC-5 section running through the Pinehurst South study area is carrying over 20,000 vehicles per day (vpd) and operates as a class 2 arterial with a 35 MPH speed limit. Based on a planning level capacity analysis, NC-5 is operating at an average Level of Service (LOS) D during peak hours. Corridor Traffic Capacity is based on overall travel time/speed and is measured by levels of service ranging from LOS A (free-flowing, no delays) to LOS D (frequent stops and delays with overall travel speeds less than 10 MPH).

2020 PINEHURST NC 5 CORRIDOR TRAFFIC UPDATE

LEVEL OF SERVICE COMPARISON

Stop Sign Controlled Intersections - AM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*
NC 5 @ McDonald W/E	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ McKenzie W/E	D-D	D-D	E-D	E-C	D-C	D-C	E-C	E-C
NC 5 @ Barrett/McCaskill	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-C
NC 5 @ Linden/McLean	-	-	-	-	-	-	-	C-D
NC 5 @ Shaw SW/SE	-	-	-	-	-	-	-	D-B

Stop Sign Controlled Intersections - Noon Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*
NC 5 @ McDonald W/E	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C

Stop Sign Controlled Intersections - PM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*
NC 5 @ McDonald W/E	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ McKenzie W/E	D-D	D-D	E-D	E-C	D-C	D-C	F-E	F-E
NC 5 @ Barrett/McCaskill	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-C
NC 5 @ Linden/McLean	-	-	-	-	-	-	-	E-D
NC 5 @ Shaw SW/SE	-	-	-	-	-	-	-	C-C

Signalized Intersections - AM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*
NC 5 @ McKenzie W/Cherokee (NC 2)	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ Morganton	D-D	D-D	E-D	E-C	D-C	D-C	E-C	C-C
NC 5 @ Lake Hills/Monticello	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-A
NC 5 @ Trotter/Blake	C	B	B	C	B	B	C-A	B-A

Signalized Intersections -Noon Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*
NC 5 @ Morganton	D-D	D-D	E-D	E-C	D-C	D-C	E-C	C-C
NC 5 @ Trotter/Blake	C	B	B	C	B	B	D-A	B-A

Signalized Intersections - PM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*
NC 5 @ McKenzie W/Cherokee (NC 2)	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ Morganton	D-D	D-D	E-D	E-C	D-C	D-C	E-C	C-C
NC 5 @ Lake Hills/Monticello	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-B
NC 5 @ Trotter/Blake	C	B	B	C	B	B	D-A	B-B

Source: Village of Pinehurst NC-5 Corridor, 2020 Traffic Update.

Starting in 2005, the Village of Pinehurst has conducted a biannual review of the major intersections along NC-5 from Trotter Drive/Blake Boulevard to McDonald Road. The table on the previous page provides a summary of the traffic volumes and capacity analysis from the Village of Pinehurst NC-5 Traffic Update Report, focusing on the intersections within the study area. Traffic Volumes have increased steadily along the NC-5 corridor and the (LOS) at these critical intersections has declined as indicated in the table below. The most congested signalized intersection is NC-5 at Morganton Road with a 2018 LOS E in both the morning (AM) and afternoon (PM) peak hours. The most congested non-signalized intersection is NC-5 at McKenzie Road with a LOS F in both the AM and PM peak hours.

In summary, based on a corridor planning level capacity analysis for a 2-lane class 2 arterial roadway carrying 20,000 vpd and the capacity analysis of the individual intersections, NC-5 is operating below capacity (LOS D) during AM and PM peak travel times where motorists experience travel speeds below 10 MPH and vehicle delays at critical intersections in excess of 45 seconds/vehicle during AM and PM peak travel times.

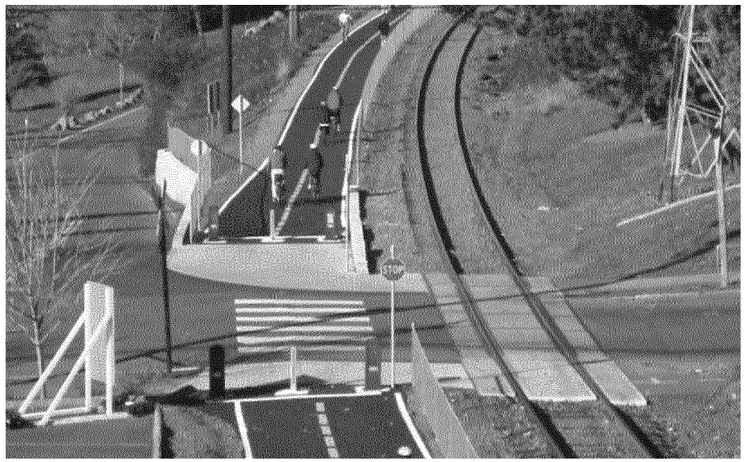
ABERDEEN CAROLINA AND WESTERN RAILWAY (ACWR)
The ACWR runs parallel to, and east of, NC-5 through the study area and carried 102 trains in 2020. The inbound trains carry feed for chicken farms and typically carry 90 cars while the return trains carry lumber, wood chips, aggregate, and rebar. The ACWR would like to increase train lengths to 110 cars and subsequently would like to close the at-grade rail crossing on Arnette Street. This closure would allow the longer trains to stop between Olivia Lane and Blake Boulevard without blocking vehicular traffic. To accommodate this closure, Olivia Lane would be upgraded to an NCDOT facility and become a full, potentially signalized, intersection at NC-5 with a connection to Arnette Street via Olivia Lane.

The at-grade rail crossing on Blake Boulevard sometimes experiences motorist stopping on the railroad track despite fully functioning gates and signage. More signage and/or enhanced pavement markings are recommended to reinforce the proper stopping location for motorist at this rail crossing.

GOLF CARTS
Golf carts are not allowed on NC-5 nor would they be allowed on the shared-use path. Improved golf cart access to this area would need to be established along residential streets where golf carts are allowed and by enhancing golf cart crossings on NC-5.

BICYCLE AND PEDESTRIAN
Bicycle and Pedestrian accommodations are lacking in the Pinehurst South Area as NC-5 lacks accommodations for these modes of travel and the local streets have been built without sidewalks. Currently, there are two NCDOT projects for NC-5 that will include sidewalks on the west side of NC-5 through the study area.

There is an opportunity for a 8- or 10- foot wide shared-use path (SUP) to be built along the east side of NC-5, enhancing bicycle and pedestrian mobility along this corridor as well as connecting Pinehurst South with the Village Center and Pinehurst Resort. Representatives from the ACWR Company, who owns the property right-of-way (ROW) to the east of NC-5, indicated that they would be open to allowing a shared-use path (SUP) within the railroad right-of-way through a program called “Rails with Trails”. The ACWR will be involved with the planning and design of any SUP within their ROW. The ACWR has expressed concerns about keeping users of any SUP completely separated from the railroad through physical barriers (fencing); however, they are open to the concept of coexisting with a SUP. To see a section of the proposed SUP, see page 62 of this document. Other recommended pedestrian & bicycle improvements in the Pinehurst South study area include sidewalk connections between existing and planned neighborhoods to provide connectivity between communities in the study area. To see the proposed pedestrian network, see page 60 of this document.



Precedent - Shared-Use Path
Source: Village of Pinehurst

Traffic Impacts of Pinehurst South Build-Out Plan

Based on the 50-year Build-Out Development Plan for the Pinehurst South Area, traffic was generated for the proposed new land uses based on the Institute of Transportation Engineers (ITE) trip generation manual, which is universally accepted by Traffic Engineers and Planners to project future traffic based on various land-uses. Traffic was generated for the two development options, Low Intensity and High Intensity, for the Pinehurst South study area. Also, traffic generation was split between proposed future development sites on the east side and the west side of NC-5.

TRIP GENERATION

As development is phased in over the next 50 years, there will be a total of about 11,349 new trips per day created by the Low Intensity development scenario to about 12,905 new trips per day created by the High Intensity scenario. See tables below for a summary of the total trips generated for these options.

Because the proposed development is a mixture of uses (residential, retail, restaurant), not all of these trips will result in actual new vehicle trips. Some of these trips will be absorbed by internal capture as patrons of the new shops may also decide to dine at one of the new establishments, thus eliminating a new vehicle trip. (these are known as "internal capture" trips). Also, as NC-5 is a heavily traveled major thoroughfare carrying about 20,000 vehicles per day (vpd), some of the vehicles already traveling on NC-5 are likely to be attracted to the new development as they pass-by on their way to other destinations and will not increase the total number of new vehicle trips (these are known as pass-by trips).

Based on internal capture and the pass-by trips, the total new vehicle trips per day will be reduced by about 30% . This trip reduction due to internal capture and pass-by trips is an accepted practice by Transportation Engineers and Planners. Based on the ITE Trip generation rates and pass-by/internal capture reduction of 30%, it is estimated that there will be an additional 7,944 vpd to 9,033 vpd on the surrounding street network.

TRIP DISTRIBUTION

It is estimated that about 80% of the new vehicle trips will originate from NC-5 and about 20% of the new vehicle trips will originate from the local street network which will be connected to the new development(s) in the Pinehurst South Area via new connections as illustrated in the future development plan. This will result in an increase of between 6,355 vpd to 7,266 vpd on NC-5 and an increase of 1,588 vpd to 1,806 vpd to the local street system, which will be split between the east side of NC-5 (60%) (953 to 1,084 vpd) and the west side of NC-5 (40%) (635 to 722 vpd)

TRAFFIC IMPACTS

The section of NC-5 running through the Pinehurst South study area is currently carrying around 20,000 VPD and is estimated to be operating at a LOS D with overall travel speeds at or below 10 MPH during peak travel times (based on planning level capacity analysis) with several of the intersections operating at or below LOS E with delays in excess of 45 seconds per vehicle during peak travel times (based on capacity analysis conducted by the Village).

Without intevention, improved connectivity, or mobility choice, the projected increase of 6,355 VPD to 7,266 VPD on this section of NC-5 over the next 50 years due to planned development in the Pinehurst South study area will further increase traffic congestion along this section of NC-5. However, mitigation measures should coincide with development and increased traffic will be gradual as new development is phased-in over the next 50 years. There are some planned roadway improvements and long-range transportation plans which will also help to off-set the impacts of this traffic growth (see the following page for more information).

EASTBOUND DAILY AND PEAK HOUR TRIPS

Pinehurst South (EAST) Opt A - Low Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
North of Blake Blvd	Subarea A	2,974	179	248
	Subarea B	425	52	106
Subtotal		**3,399**	**231**	**354**
South of Blake Blvd	Subarea A	242	43	89
	Subarea B	1,465	216	186
	Subarea C	1,220	206	165
	Subarea D	325	44	96
	Subarea E	286	41	93
	Subarea F	78	5	7
	Subarea G	206	38	86
	Subarea H	280	5	26
	Subarea I	78	5	7
	Subarea J	148	5	13
Subtotal		**4,328**	**608**	**768**
TOTAL		**7,727**	**839**	**1,122**

Pinehurst South (EAST) Opt A - High Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
North of Blake Blvd	Subarea A	2,974	179	248
	Subarea B	626	103	129
Subtotal		3,600	282	377
South of Blake Blvd	Subarea A	402	69	106
	Subarea B	1,465	216	186
	Subarea C	1,220	206	165
	Subarea D	447	76	110
	Subarea E	399	68	106
	Subarea F	212	39	86
	Subarea G	206	38	86
	Subarea H	388	26	34
	Subarea I	78	5	7
	Subarea J	148	5	13
Subtotal		**4,965**	**748**	**899**
TOTAL		**8,565**	**1,030**	**1,276**

Note: To see the corresponding Low and High-Intensity Schemes, see pages 72-73 of this document.

Transportation Improvements

NCDOT has plans to make the following improvements to NC-5 starting in 2025:

STIP Project U-5756 – Widen NC-5 to five-lane section from US 1 to north of Turning Leaf Way and to a three-lane section from north of Turning Leaf Way to Trotter Drive/ Blake Boulevard. This improvement project will include the installation of a sidewalk along the west side of NC-5 from US 1 to Trotter Drive/Blake Boulevard. U-5756 is currently under design with right-of-way acquisition scheduled for State fiscal year 2023 and construction to start in State fiscal year 2025.

STIP Project R-5892 – Make operational improvements (add turn-lanes and improve traffic signals) on NC-5 from Blake Boulevard/Trotter Drive to NC 211. A feasibility study is currently underway. A construction date has not been established for R-5892 and the project is currently unfunded in the State Transportation Improvement Plan (STIP)

Beyond these two State Projects, no additional roadway improvements are recommended to NC-5. NC-5 is the main travel corridor in the study area and is constrained by the ACWR which runs parallel to NC-5 on the east side, at some points less than 30 feet from the edge of existing pavement. Any further roadway expansion, beyond what NCDOT currently has planned, would likely result in negative impacts and relocations to the homes and businesses to the west of NC-5.

WESTERN CONNECTOR

The Village of Pinehurst Thoroughfare Plan and the Moore County Comprehensive Transportation Plan (CTP) include the "Western Connector" which could provide a new north-south highway around the Village Center. The western connector could provide an alternate route for through-trips(trucks) between US-1 and NC-211 and provide long term traffic relief which could liberate NC-5/ Beulah Hill Road for local travel. The "Western Connector" is on the long-range transportation plan and is conceptual at this stage, however; the benefits and costs need to be carefully evaluated for future prioritization.

PEDESTRIAN/BICYCLE IMPROVEMENTS

There is an opportunity for a 10-foot wide shared-use path (SUP) to be built along the east side of NC-5 in the ACWR right of way. The SUP would greatly enhance bicycle and pedestrian mobility along this corridor as well providing a vital connection between Pinehurst South and The Village Center. The ACWR Company has indicated that they would be open to allowing a SUP. Other recommended pedestrian & bicycle improvements in the Pinehurst South study area include sidewalk connections between existing and planned neighborhoods which would provide safe pedestrian connectivity between communities in the study area.

OTHER IMPROVEMENTS

- Recommended improvements to the SAP suggest providing better connections between existing and planned neighborhoods within the study area. Better local street connections can reduce traffic impacts to NC-5 by providing internal circulation and access to both existing and proposed developments.
- Enhanced cross-walks along NC-5 to delineate safe crossing locations and alert motorist to pedestrian, bicycle and golf cart crossings.
- Close the Arnette Street RR crossing and access to NC-5. To accommodate this closure, Olivia Lane would be upgraded to an NCDOT facility and become a full, potentially signalized, intersection at NC-5 with a connection to Arnette Street via Olivia Lane.
- More signage and/or enhanced pavement markings are recommended to reinforce the proper stopping location for motorist at this rail crossing.

WESTBOUND DAILY AND PEAK HOUR TRIPS

Pinehurst South (WEST) Opt A - Low Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
	Subarea A	159	5	14
	Subarea B	316	15	29
	Subarea C	102	5	9
	Subarea D	234	16	21
	Subarea E	887	155	68
	Subarea F	269	5	25
	Subarea G	1,655	159	133
TOTAL		**3,622**	**360**	**299**

Pinehurst South (WEST) Opt A - High Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
	Subarea A	439	29	37
	Subarea B	586	39	48
	Subarea C	102	5	9
	Subarea D	234	16	21
	Subarea E	887	155	68
	Subarea F	269	5	25
	Subarea G	1,823	190	215
TOTAL		**4,340**	**439**	**423**

Note: To see the corresponding Low and High-Intensity Schemes, see pages 72-73 of this document.

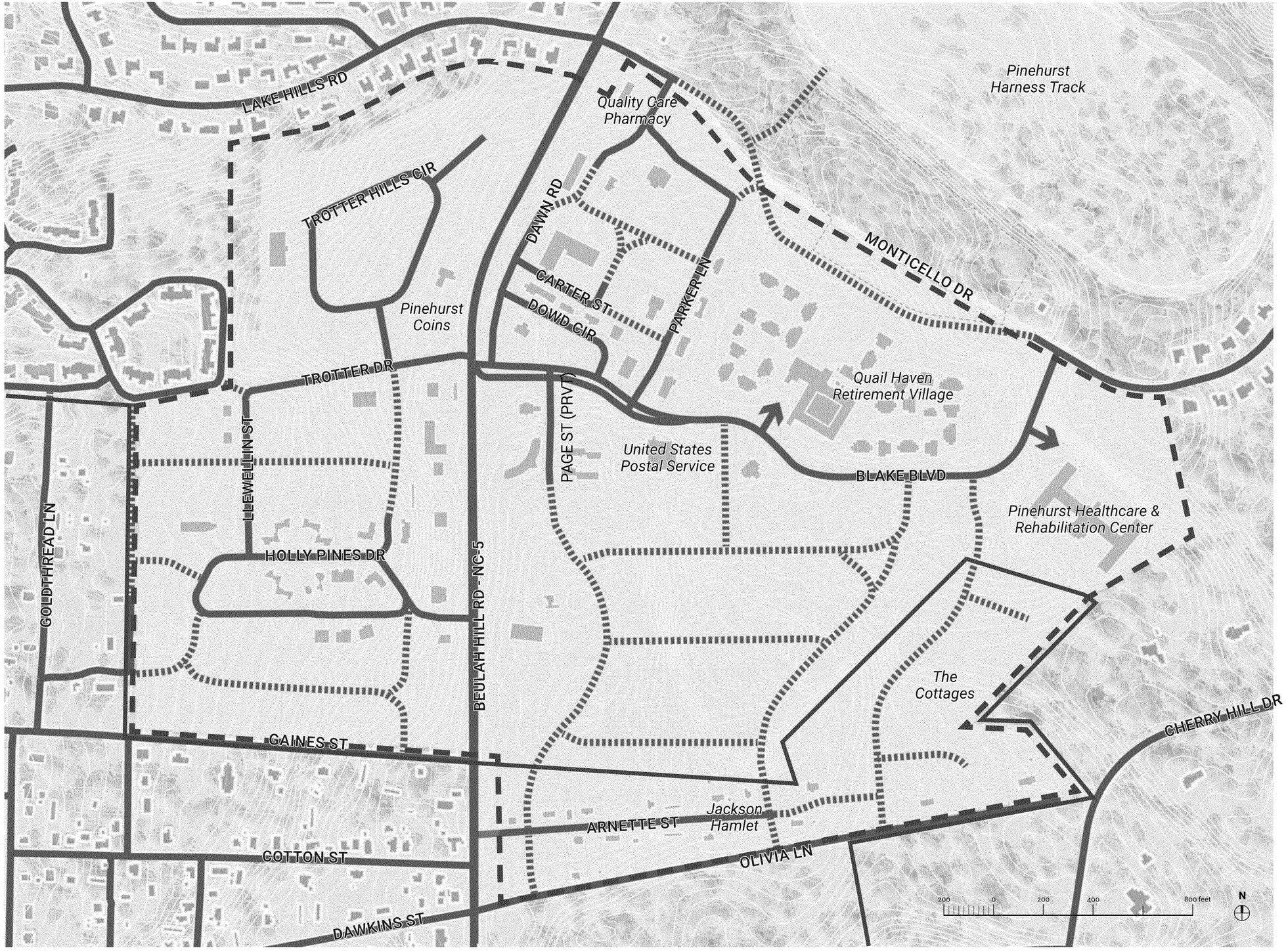
Proposed Circulation Plan

The proposed Circulation Plan for Pinehurst South emphasizes an improved, connected network of streets. This system will provide additional routes for vehicles (as well as for pedestrians, bicycles, and golf carts), thereby reducing traffic stress on any single street. The circulation recommendations include:

- Three new street connections from Olivia Lane to Blake Boulevard
- Realignment of Monticello Drive to accommodate the the potential relocation of the Public Service Facility south of the Harness Track
- Coordination with NCDOT planned improvements along NC-5
- The improvement of Olivia Lane as a full, signalized NC-5 intersection, connected to Arnette St. (to be closed to NC-5)
- Improved pedestrian, bicycle, and golf cart crossings of NC-5 with crosswalks added at signalized intersections

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING STREETS
- PROPOSED STREETS
- PROPOSED ROAD CLOSURE



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

Proposed Street Section
NC-5/Blake Boulevard

The proposed Street Section at the intersection of NC-5 and Blake Boulevard envisions improvements for pedestrians, bicycles, golf carts, and vehicles.

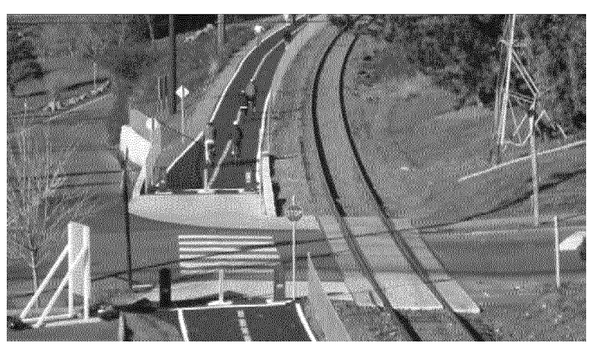
This proposed section coordinates with NCDOT planned improvements to add a sidewalk to the west side of NC-5. While a proposes Shared-Use Path (SUP) runs between the eastern edge of the roadway and ACWR rail line (suggested to be part of the Rails-to-Trail program). Where the path is close to the rail line, a physical barrier will be required. Motorized vehicles, including golf carts, should not be permitted on the path.

Crosswalks are added at signalized intersections to improve pedestrian, bicycle, and golf cart crossings of NC-5.

Buffers shall be provided along NC-5 where constraints allow, to provide a seamless "evergreen" landscape that is typical to Village of Pinehurst streetscapes.

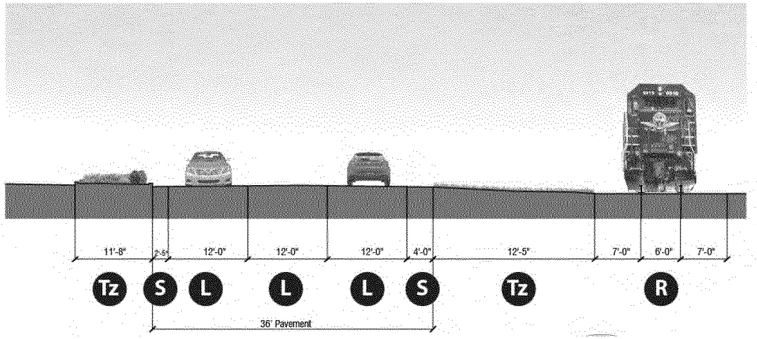
STREET SECTION KEY

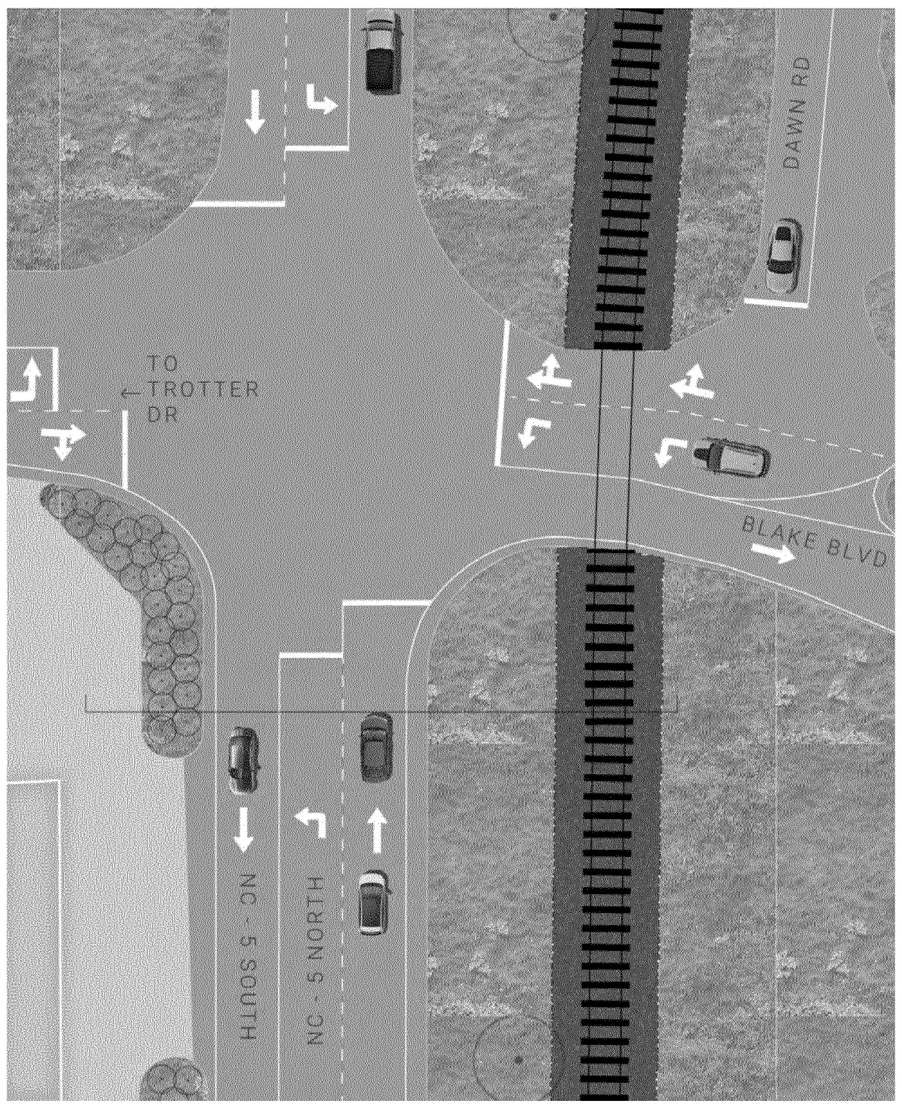
- S — SHOULDER
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- SU — SHARED-USE PATH (BICYCLES & PEDESTRIANS)
- L — TRAVEL LANES (VEHICULAR)
- R — RAILROAD



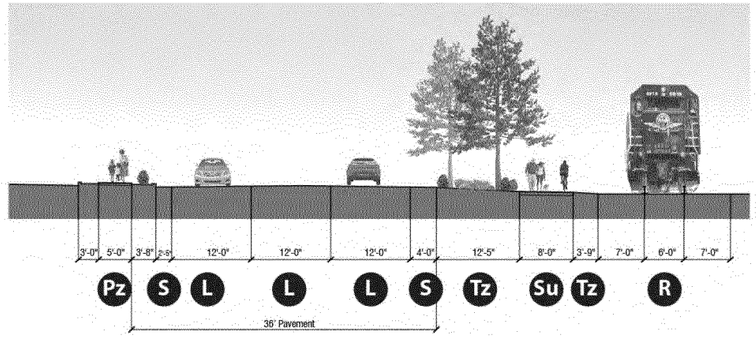
Precedent - Shared-Use Path
Source: Village of Pinehurst

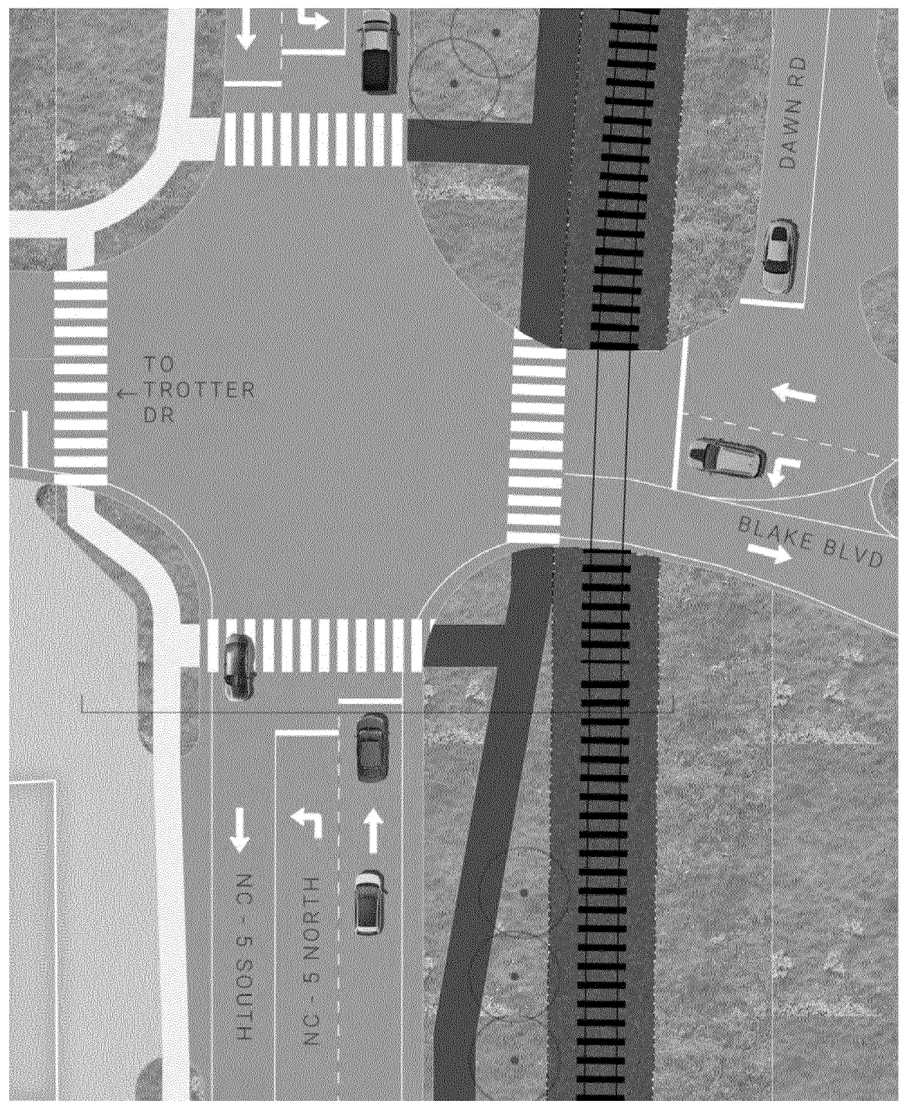
EXISTING





PROPOSED





Proposed Street Section - Typical Commercial

The Typical Commercial Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater management planters or tree pits; a 5' min. clear pedestrian zone; and a storefront zone for tables, chairs, potted plants, and displays.

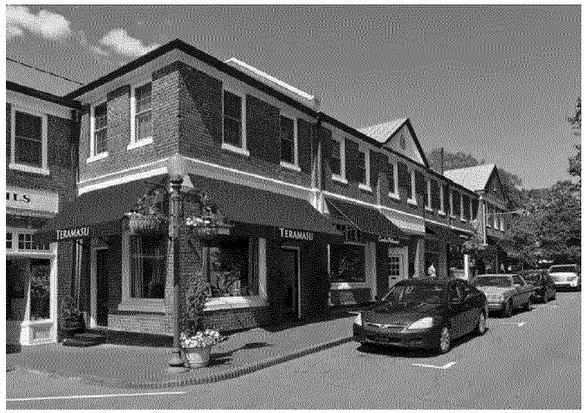
To reflect the character of Village Center, within the Pinehurst South area, brick sidewalks are required where buildings have commercial frontage.* The Village's standard benches and street lights shall also be incorporated.*

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.*

* For additional criteria and more information on frontage and setback requirements, see the *Pinehurst South Form-Based Code*.

STREET SECTION KEY

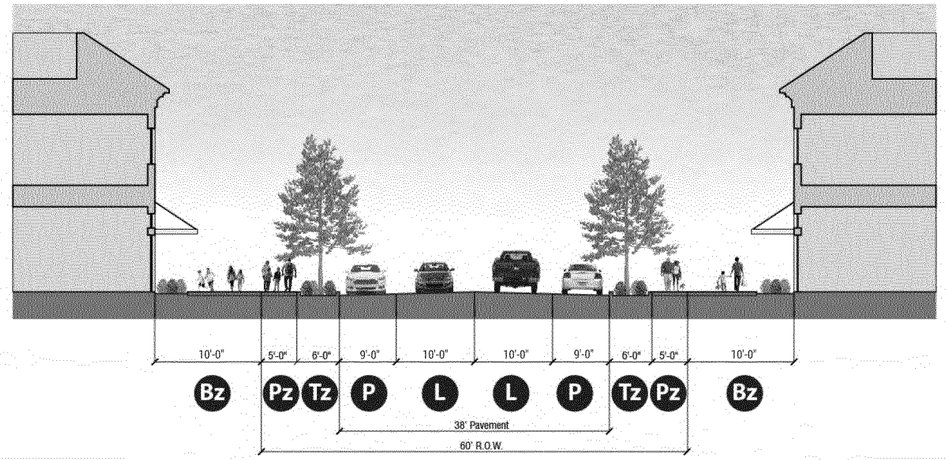
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

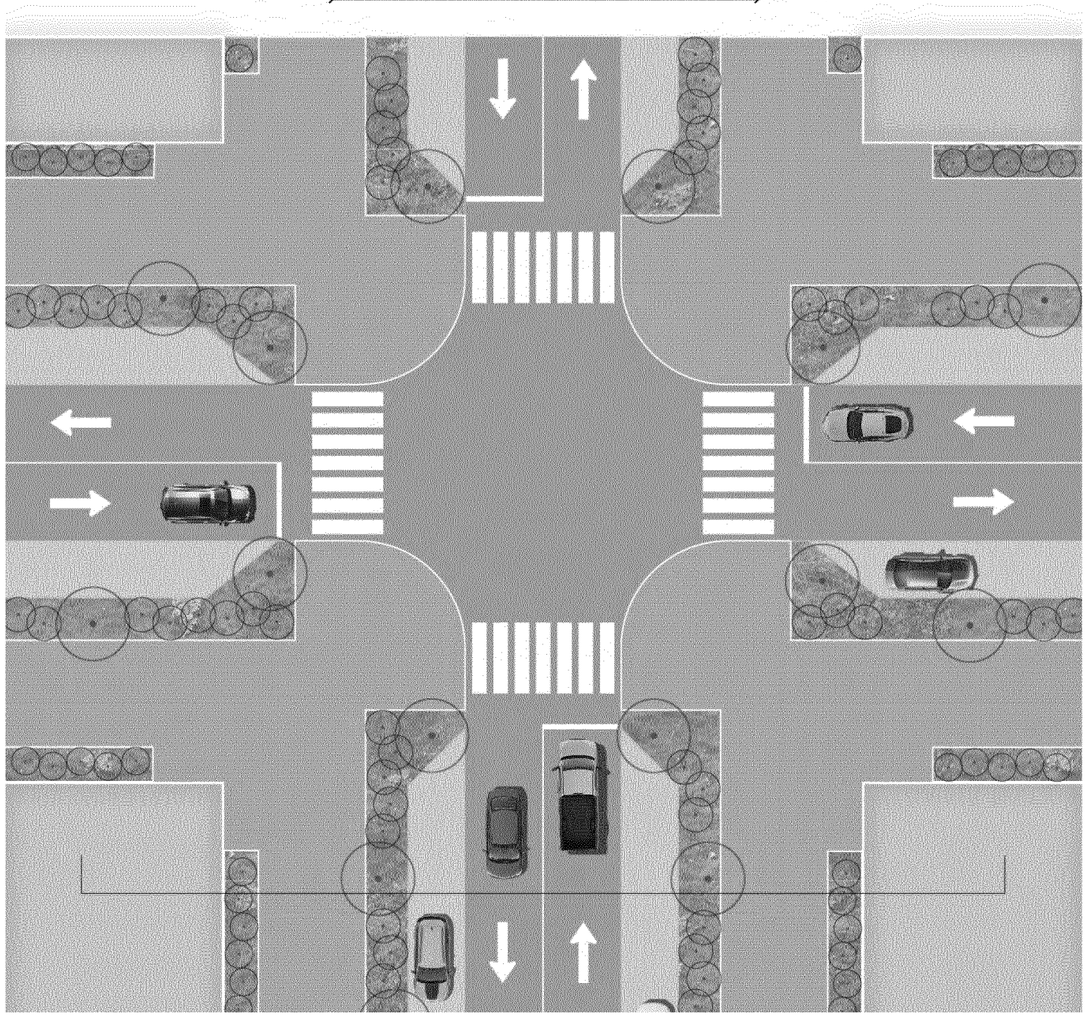


Mixed Use - Market Square, Pinehurst
Credit: VOP Rentals



Precedent - Mixed Use - Mashpee Commons, MA
Credit: PCA Design, Mashpee Commons, MA





Proposed Street Section - Typical Residential

The Typical Residential Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater management planters or tree lawns; and a 5' min. clear pedestrian zone.

In non-commercial areas, sidewalk material shall be specified as sand/clay, or concrete, as appropriate to context*.

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for homeowners and visitors.*

* For additional criteria and more information on frontage and setback requirements, see the *Pinehurst South Form-Based Code*.

STREET SECTION KEY

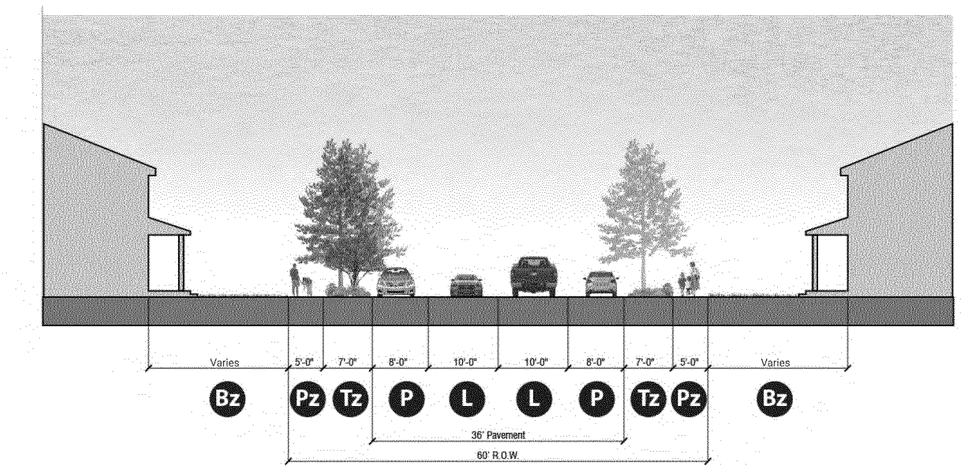
- BZ BUILDING ZONE
- PZ PEDESTRIAN ZONE (SIDEWALK)
- TZ TREE ZONE (PLANTING STRIP)
- P PARKING (PARALLEL)
- L TRAVEL LANES (VEHICULAR)

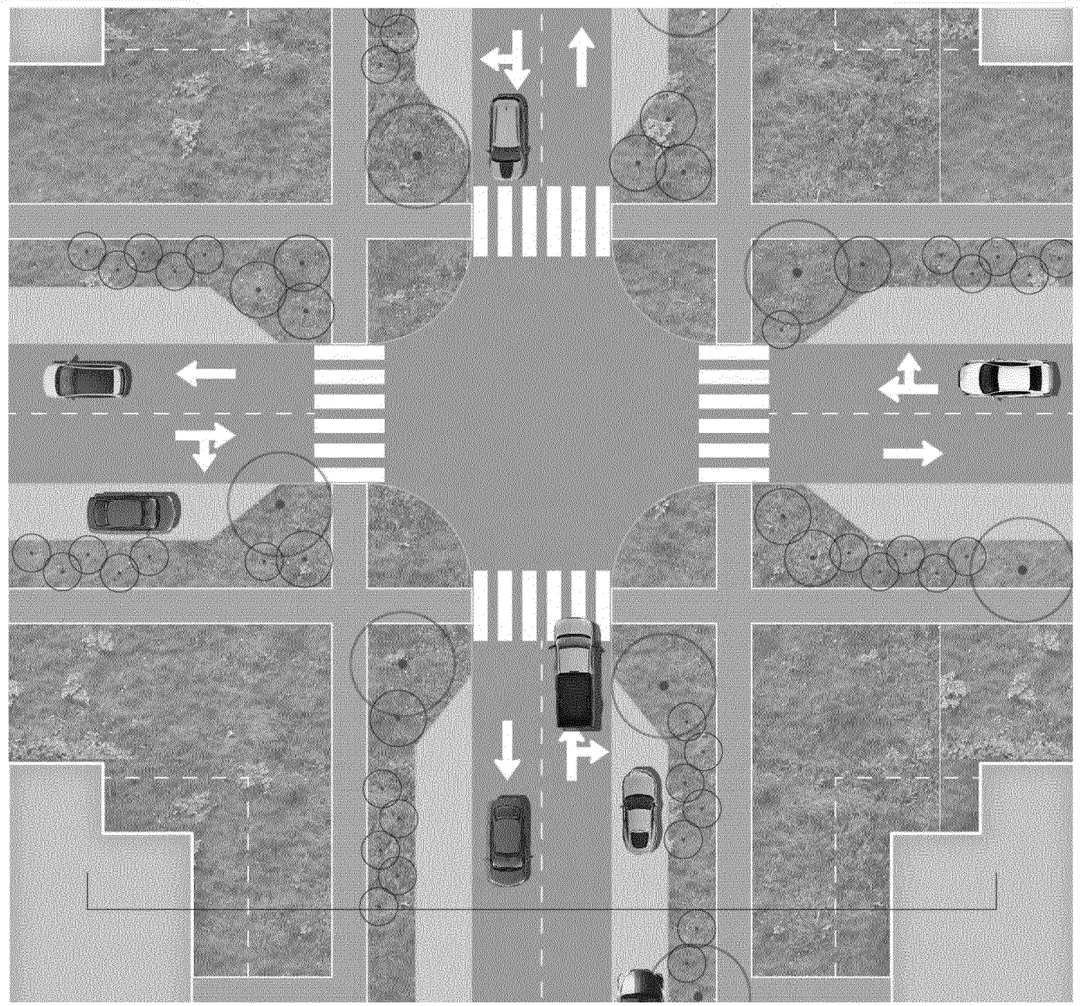


Precedent Residential Streetscape
Source: shortforkfarms.com



Precedent: Residential Streetscape - Kentlands, MD
Source: www.longandfoster.com





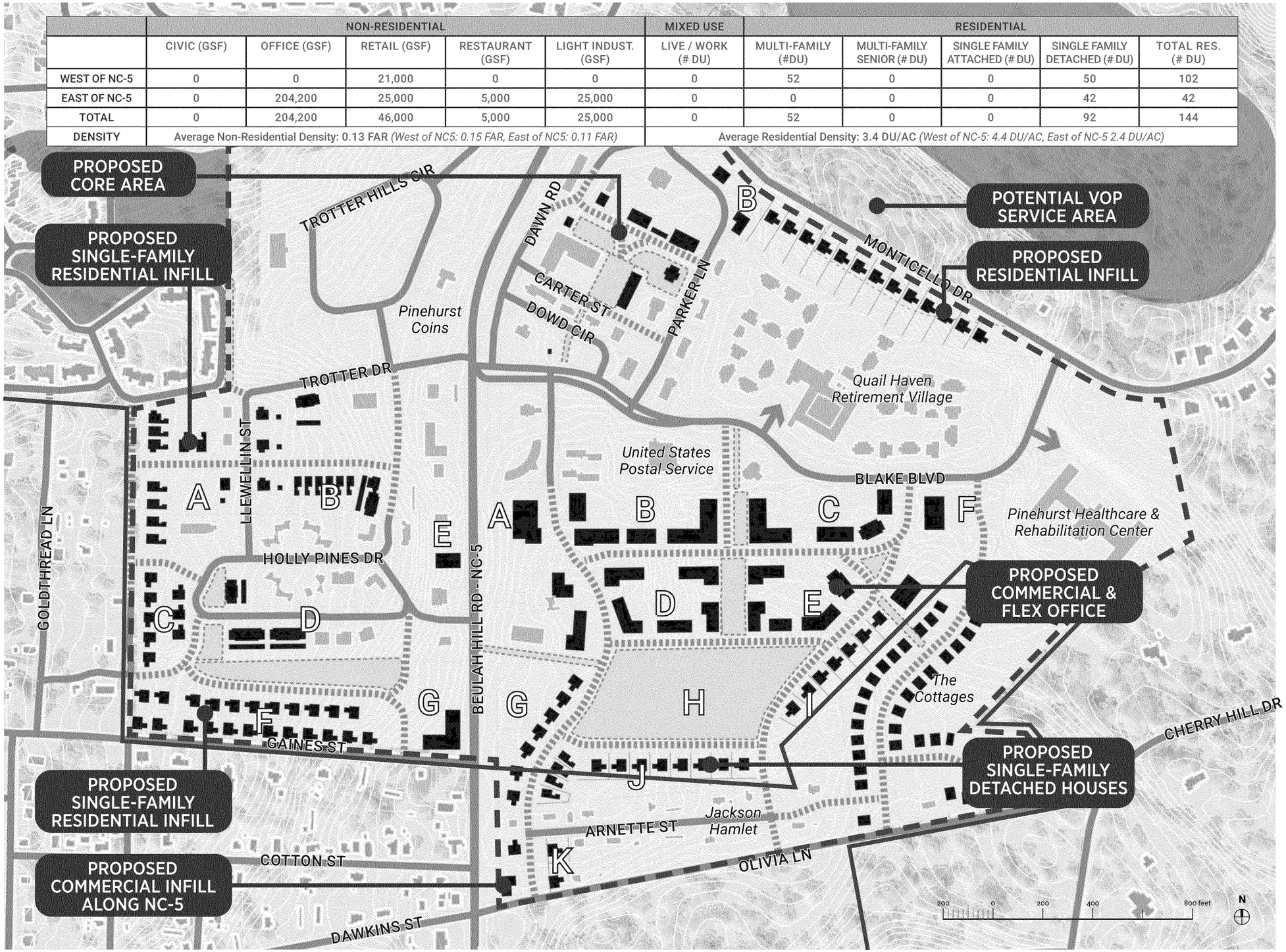
Build-Out Plan - Scenario 1 (low)

The Build-out Plan - Scenario 1 represents the cumulative efforts of the consultant team to create one potential, low intensity scenario of how the build-out of Pinehurst South may occur over the next 50+ years. This scenario is illustrative only and should not be considered the only option for this area. This build-out plan is based on the market demand and absorption rates per use, as projected by Duggal Real Estate Advisors (DREA). The *Pinehurst South Form-Based Code* (FBC) will regulate the character of development, in dimension, material, and detail - see that document for additional information.

This scenario shows the following:

- A core area is established between Monticello Dr. and Blake Blvd., east of NC-5
- To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential
- Single-Family Detached (SFD) fronts three sides of this Green.
- On the west side of NC-5, SFD, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	RESTAURANT (GSF)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC-5	0	0	21,000	0	0	0	52	0	0	50	102
EAST OF NC-5	0	204,200	25,000	5,000	25,000	0	0	0	0	42	42
TOTAL	0	204,200	46,000	5,000	25,000	0	52	0	0	92	144
DENSITY	Average Non-Residential Density: 0.13 FAR *(West of NC5: 0.15 FAR, East of NC5: 0.11 FAR)*					Average Residential Density: 3.4 DU/AC *(West of NC-5: 4.4 DU/AC, East of NC-5 2.4 DU/AC)*					



KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE
- A — SUBAREA LABEL

This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

Build-Out Plan - Scenario 2 (high)

The Build-out Plan - Scenario 2 represents the cumulative efforts of the consultant team to create an alternative, marginally higher intensity potential scenario of how the build-out of Pinehurst South may occur over the next 50+ years. As with the low intensity scenario, this scenario is illustrative only and should not be considered the only option for this area. This build-out plan is based on the market demand and absorption rates per use, as projected by Duggal Real Estate Advisors (DREA). The *Pinehurst South Form-Based Code* (FBC) will regulate the character of development, in dimension, material, and detail - see that document for additional information.

This scenario shows the following:

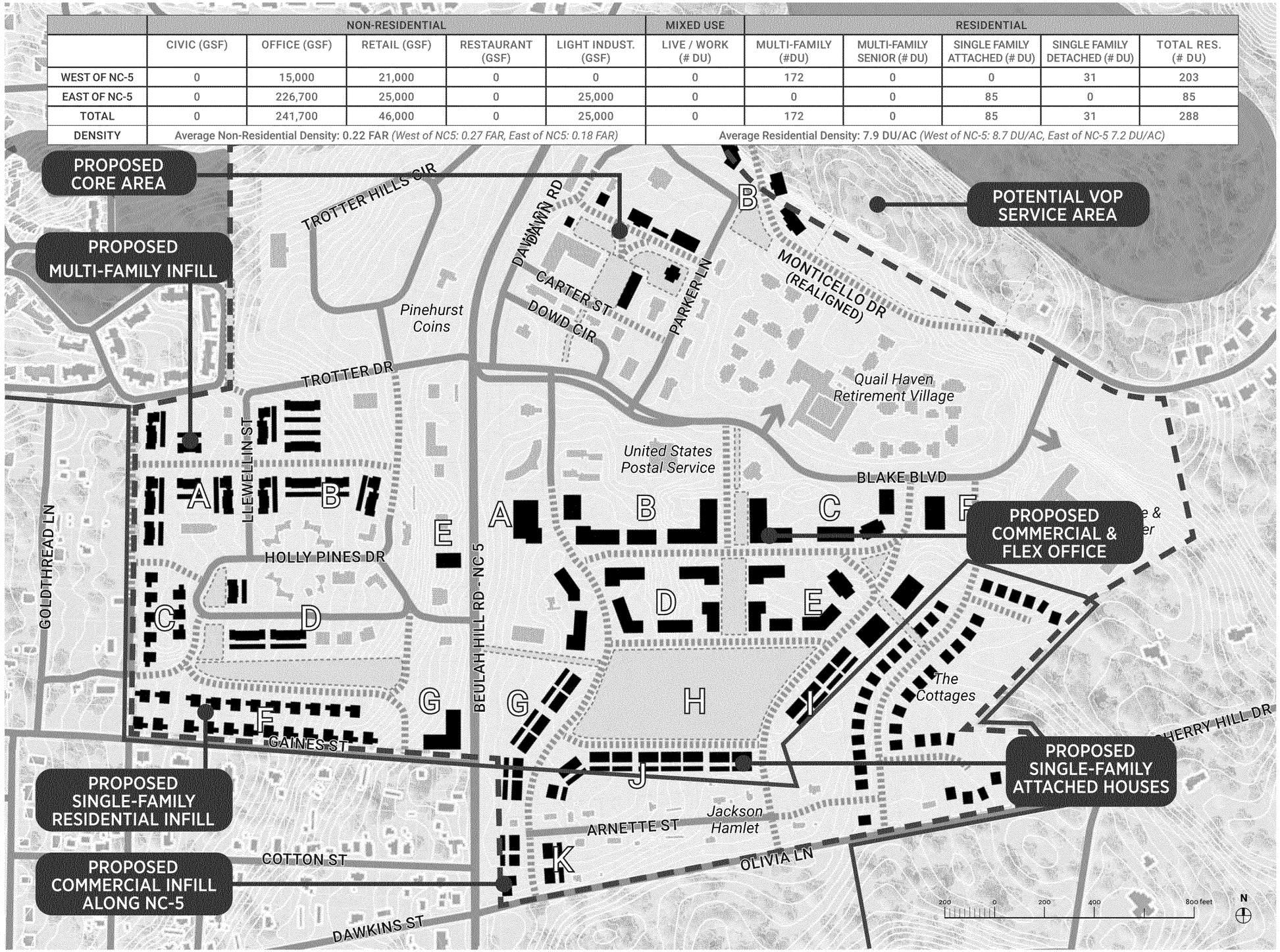
» A core area is established between Monticello Dr. and Blake Blvd., east of NC-5

» To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential

» Single-Family Attached (SFA) fronts three sides of this Green.

» On the west side of NC-5, SFD, SFA, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	RESTAURANT (GSF)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC-5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC-5	0	226,700	25,000	0	25,000	0	0	0	85	0	85
TOTAL	0	241,700	46,000	0	25,000	0	172	0	85	31	288
DENSITY	Average Non-Residential Density: 0.22 FAR *(West of NC5: 0.27 FAR, East of NC5: 0.18 FAR)*					Average Residential Density: 7.9 DU/AC *(West of NC-5: 8.7 DU/AC, East of NC-5 7.2 DU/AC)*					



KEY

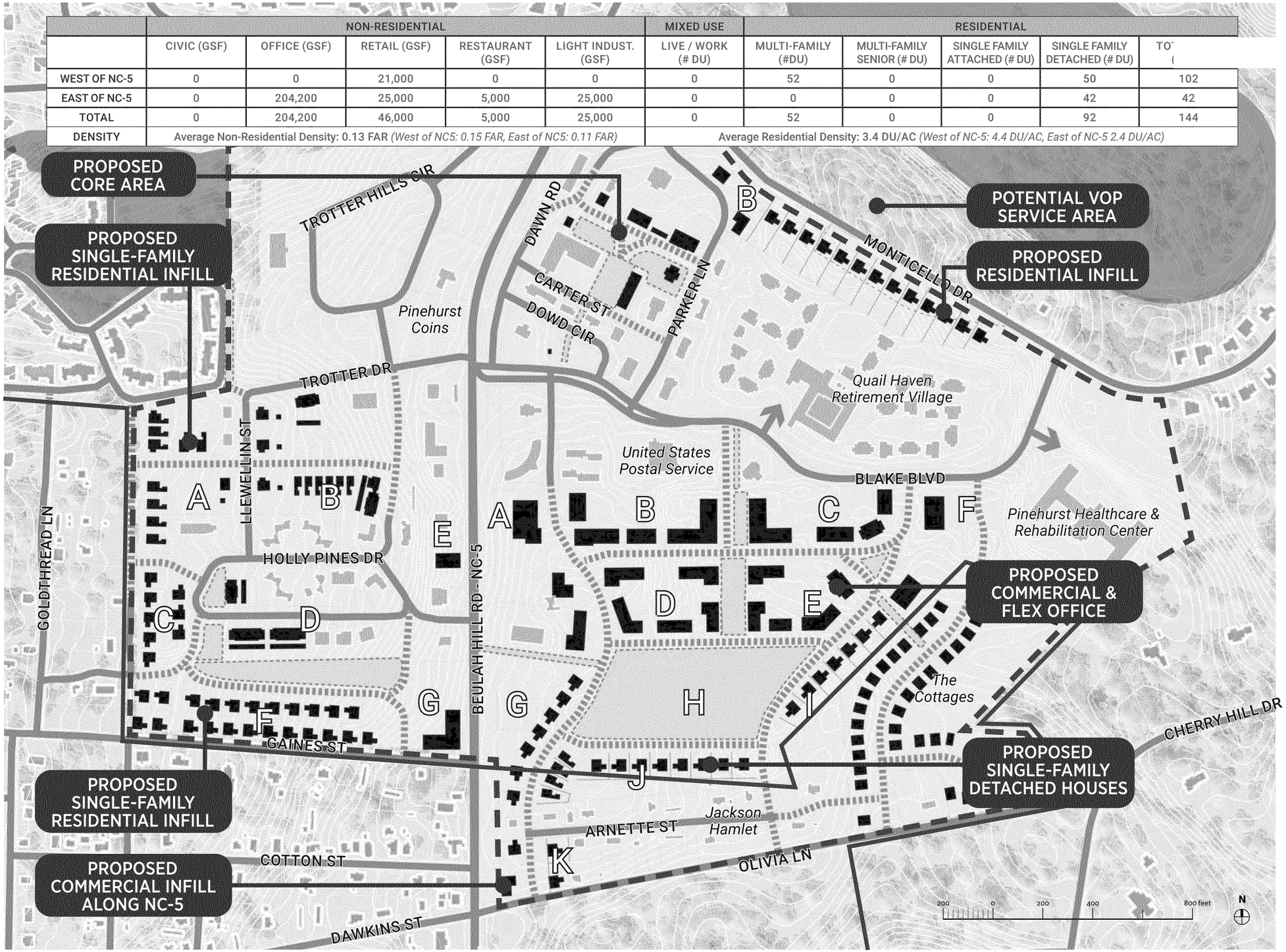
- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE
- A SUBAREA LABEL

Preferred Build-Out Plan

This scenario shows the following:

- A core area is established between Monticello Dr. and Blake Blvd., east of NC-5
- To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential
- Single-Family Detached (SFD) fronts three sides of this Green.
- On the west side of NC-5, SFD, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	RESTAURANT (GSF)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TO
WEST OF NC-5	0	0	21,000	0	0	0	52	0	0	50	102
EAST OF NC-5	0	204,200	25,000	5,000	25,000	0	0	0	0	42	42
TOTAL	0	204,200	46,000	5,000	25,000	0	52	0	0	92	144
DENSITY	Average Non-Residential Density: 0.13 FAR *(West of NC5: 0.15 FAR, East of NC5: 0.11 FAR)*					Average Residential Density: 3.4 DU/AC *(West of NC-5: 4.4 DU/AC, East of NC-5 2.4 DU/AC)*					



KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE
- A SUBAREA LABEL

This plan is illustrative only and subject to change. Source: Design Collective, Inc.

This page intentionally left blank.

Proposed Concept Plan - Phasing

Using the Market Analysis demand summary (shown in the charts to the right), the consultant team projected the potential timeframes of the proposed Pinehurst South Build-Out plan. The resulting Absorption Plan (on the following page) illustrates these timeframes. As with the Build-Out Plans, this absorption scenario is illustrative only and should not be considered the only option for this area, particularly considering that it can only occur as private and public property owners express interest in redeveloping or selling their parcels.

Civic
Civic uses were not analyzed as part of the Market Analysis and will be determined and developed as needed by the Village.

Residential
The Market Analysis displayed a high demand for residential; therefore, the potential for residential building in Pinehurst South is likely to be as soon as the next 0-10 years. The amount of residential shown in the Build-Out Plans is much less than the demand, as a result of feedback to consultants by Village staff and representatives.

Office
The amount of Office in the Build-Out Plans exceeds the current demand for this use in Pinehurst South. Therefore, while up to 5,000 SF/year is projected, it will take 50+ years to develop the program shown on these plans. Office north of Blake Boulevard should be prioritized over areas to the south in order to activate the proposed core area north of Blake.

Retail/Hospitality
The amount of retail proposed in the Build-Out Plans represents the full build-out potential for Pinehurst South. The build-out of this plan would likely take 10+ years as the demand potential is currently 20-25,000 SF every five years. The demand for retail will likely be higher where access to NC-5 is more direct, therefore retail near the new mixed-use core should be prioritized. This plan does not include hospitality as this use was seen as more appropriate near the Village Center

Golf courses were not included as part of the proposed plan for Pinehurst South, however, golf-related retail and light industry were seen as viable and are included within those use categories.

SUMMARY OF MARKET OPPORTUNITY

Land Use	Overall Market Opportunity	Village Place	Pinehurst South
For-Sale Residential	✓✓✓✓✓	✓✓✓✓	✓✓✓✓
For-Rent Residential	✓✓✓	✓✓✓	✓✓✓
Retail	✓✓✓✓	✓✓✓	✓✓✓
Office	✓✓	✓✓	✓✓
Hospitality	✓✓✓	✓✓✓	✓✓✓
Golf	✓✓	O	✓

Key: ✓✓✓✓✓ = best, ✓ = worst, O = none

SUMMARY OF DEMAND

Land Use	Demand Potential	Locations within Pinehurst
For-Sale Residential	80-120 homes/year	Almost anywhere
For-Rent Residential	15-25 units/year	Major roads, VP, PS, Village Cntr
Retail	20-25,000 SF/ every 5 years	Major roads, VP, PS, Village Cntr
Office	Up to 5,000 SF/year	Medical area, VP, PS, Village Cntr
Hospitality	25 rooms/yr. in Moore Co.	Resort, Village Cntr, PS, VP
Golf	2-3 courses over the next 10 years in Moore Co.	Focus Area 1 is the only area with space

For additional information regarding the Market Analysis summary, see Section 2.3 of this document.

SUMMARY OF DEMAND FOR LAND USE WITHIN PLANNING AREAS

Land Use	Pinehurst South
For-Sale Residential	Unlimited (up to build-out capacity) 1 project would sell approximately 15-25 homes per year
For-Rent Residential	1-2 projects of up to 200 units each, depending on the location Timing depends on where else apartments have been constructed
Retail	Up to 80,000 SF with grocery, 40,000 SF without grocery
Office	Up to 100,000 SF Limited amount per year. 5,000 SF total in Village. Pinehurst South could capture some of that. Could increase, depending on impact of USGA
Hospitality	1 hotel with approximately 100 rooms
Golf	Possibly some support functions (although the land probably has a higher and better use than maintence for golf)

Phasing Absorption Plan

In coordination with the Market Analysis, the consultant team developed a potential Absorption Plan to demonstrate the absorption potential based on demand projections (see the previous page for more information).

The Absorption Plan is based on Build-out Plan - Scenario 2, which can be found on page 73 of this document. However, due to slow absorption rate of Office and Retail and the relatively fast absorption rate of Residential, the absorption durations of Scenario 1 and Scenario 2 would be anticipated to be similar.



This plan is illustrative only and subject to change. Source: Design Collective, Inc.

This page intentionally left blank.

5.0 IMPLEMENTATION

5.1 OVERVIEW

5.2 FISCAL ANALYSIS

The following strategies/priorities are recommended to implement major Plan goals.Implementation of various strategies in the Plan are subject to policy modifications (e.g. zoning amendments) or funding (e.g. infrastructure) availability. See tables below.

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Regulatory					
1	Revisions to Existing Zoning Districts	Revise existing zoning districts to support the envisioned future land uses identified in the plan. There are currently 4 different zoning districts within the Pinehurst South planning boundary area. The different zoning districts have differing use and development standards that may not align with the Plan's vision to create a walkable mixed-use area. The base zoning districts within Pinehurst South are: Neighborhood Commercial (NC); Office and Professional (OP); Residential Multi-Family (R-MF); and Single Family Residential (R-5). Consider aligning base zoning with the Village Mixed Use (VMU) or the Village Commercial (VC) zoning districts, especially for the undeveloped areas east of NC-5 and south of Blake Boulevard where a more mixed-use environment is proposed. The Village Mixed Use District is "established as a pedestrian-scaled district which caters to the everyday needs of nearby neighborhoods. This district allows a mixture of primary land uses within the same building and development site and emphasizes accessibility by automobiles, bicycles, and pedestrians." The purpose of the Village Commercial District is to "accommodate an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertical mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories." Undeveloped areas to the west of NC-5 are primarily zoned R-MF and anticipated to remain residential in nature.	PS 2 Comp Plan Strategy 2.15, 2.16, 5.13, and 5.14	Short	PI P&Z VC	$
2	Revisions to Existing Zoning Standards - Section 8.5 & 8.6 Table of Permitted Uses & Special Uses	a) The term "Dwelling – Mixed Use" is used in Section 8.5 of the PDO, however, it is unclear whether the term "Live-Work Unit" (as defined in Section 10.2) is included as a Dwelling-Mixed Use and may potentially limit the development of Live-Work Units. b) Develop a Special Requirement for Live-Work Units or add to SR-5 Dwelling-Mixed Use. c) SR-3 Dwelling-Multi-Family. The minimum size for a multiple family dwelling unit is one thousand five hundred (1,500) square feet. This unit size is well outside the typical unit size (nationally, regionally, and locally) and may preclude new development from occurring and/or providing a range of unit sizes to meet market demand. d) Section 8.5 does not include "office" as defined in Section 10.2 as "general business office, government office, insurance office, law office, and real estate and management offices". The specificity of the uses listed in the table may be problematic for certain types of offices that may be desirable. The PDO defines such uses as Art Gallery, Artisan Studio, and Boutique Shop but does not correspondingly place them on the Table of Permitted Uses and Special Uses in Section 8.5.1a which may discourage these desirable uses in mixed-use districts.	PS 10, 11 Comp Plan Strategy 2.14	Short	PI P&Z VC	$

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Regulatory					
3	Revisions to Existing Zoning Standards – Sections 9.1 & Table of Dimensional Requirements	a) Minimum Front Yard Setback: The minimum front yard setback for the majority of districts is greater than or equal to 20 feet. This may be problematic for small infill lots and/or to allow for a consistent street frontage that relates to pedestrian scale where building frontage is desirable and helps to create an engaging streetscape. b) As written, the principal building as well as other structures including decks, landings, terraces, porches, and patios, with minor exclusions, shall not be located within setbacks (see Section 9.1.E.2). This standard may unintentionally eliminate desirable building elements, such as deep front porches and bay windows, or streetscaping elements, such as outside seating areas.	PS 10	Short	PI P&Z VC	$
4	Revisions to Existing Zoning Standards – Section 9.3 Village Mixed Use District Design Standards.	a) Façade lighting standards address glare, but do not address light trespass, full cut-off fixtures to protect the night sky, light temperature, or energy-conserving lamps. Public Spaces shall be incorporated in the Village Mixed Use District only, and there are no standards such as minimum size, frequency, appropriate types, amenities, and similar.	PS 11	Short	PI P&Z VC	$
5	Revisions to Existing Zoning Standards – Section 9.5.2 Landscaping Standards	Outside of required buffer yards and parking lot perimeter landscaping, overall site and building landscaping is not required. Create additional landscaping standards.	Comp Plan Strategy 3.1	Short	PI P&Z VC	$
6	Revisions to Existing Zoning Standards – Section 10.2 Definitions	a) Building Height is defined as “the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof.” The preferred method requires building height to be measured to the eave or to the midpoint of the roof, allowing properly pitched roof slopes and tall floor to ceiling heights reflective of the Village’s architectural character.The current definition may force flat or truncated roofs. b) Live-Work Units are defined as “variations of either the detached house building type or the townhome building type”. It is recommended to also include Dwelling – Mixed Use to coordinate with the Table of Permitted Uses & Special Uses in Section 8.6. c) The use of the phrase “detached house” should match “Dwelling-Single Family”. d) “General Retail” is a term used in Section 8.5, however is not defined in Section 10.2.	PS 10-11	Short	PI P&Z VC	$
7	Revisions to Existing Zoning Standards – Parking	a) Require parking to be located in the side or rear of mixed use, retail, commercial, multiple family, and townhouse developments consistent with Comprehensive Plan Goal 4.14.	Comp Plan Strategy 4.14	Short		$
8	Revisions to Engineering Standards and Specifications Manual	Amend ESSM to implement proposed street standards illustrated in this Plan	PS 67- 69	Short		$

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Regulatory					
9	Adopt Form Based Code	Adopt Form Based Code to implement plan goals and vision.	Comp Plan Strategy 2.13, 2.15, 2.16	Short	PI P&Z VC	$
	Public Infrastructure and Park Development					
10	Extend pedestrian trail network through Pinehurst South	a) Continue to work with the Aberdeen Carolina and Western Railway (ACWR) to plan and construct a shared use path within the ACWR's right of way as detailed on pages 58 and 67 of this Plan.		Medium-Long	AD PR BPAC VC	$$$
11	Realign Monticello Drive	Acquire lands to realign Monticello Drive as illustrated on page 66 of this Plan.	PS 66	Medium-Long	AD PS VC	$$$
12	Construct new streets	a)Support additional street connections as proposed on page 66 of this Plan with particular attention to street development south of Blake Boulevard to establish a long term development pattern for that area.	PS 66	Medium-Long	AD PS VC	$
13	New public park south of Blake Boulevard	Work with interested developers and/or property owners of lands south of Blake Boulevard to develop a public park as illustrated on pages 58-61 of this Plan.	PS 58-61 Comp Plan Strategy 3.6	Medium	AD PR VC	$$$
14	Safer Pedestrian Crossings of NC-5	Install enhanced crosswalks across NC-5 to delineate safe crossing locations (e.g. Trotter/Blake, Lake Hills/Monticello and alert motorists to pedestrian, bicycle, and golf cart crossings.	Comp Plan Strategy 4.3 and 4.9	Medium	AD PR PS VC	$$
15	Neighborhood Connections	a) Plan and prioritize pedestrian, bicycle, and golf cart path connections to adjacent neighborhoods.	PS 58 Comp Plan Strategy 3.4, 3.7, 3.8, 4.9 4,12, and 4.13	Medium	AD PR PS VC	$$
16	Arnette RR Crossing	Support closing Arnette Street crossing and direct access to NC-5 by upgrading Olivia Lane with a potentially signalized crossing.	Comp Plan Strategy 4.3	Medium-Long	AD PS VC	$$$
17	DOT NC-5 improvements	Continue to monitor NCDOT proposed improvements to NC-5 to ensure that roadway expansions do not further encroach and negatively impact residences and businesses along the west side of the road.	Comp Plan Strategy 4.4	Ongoing	AD	

ACTION NO.	CATEGORY/ACTION	DESCRIPTION	PLAN PAGE OR COMP. PLAN REFERENCE	TERM Short (0-3) Medium (3-8) Long (8+)	RESPONSIBLE PARTIES	COST $ Minimal ($0 - $50,000) $$ Moderate ($50,000 - $200,000) $$$ Significant ($200,000 - $1 million) $$$$ Major Capital (> $1 million)
	Beautification and Landscaping					
18	Corridor Beautification	a) Develop an NC-5 landscaping and beautification plan to improve look of corridor.	Comp Plan Goal 1.6	Medium-Long	PL PS P&Z VC	$$$
	Development					
19	Targeted Business Development	a) Work with Moore County Partners in Progress and North Carolina state economic development organizations to recruit golf related industries to the area to foster an industry cluster.	Comp Plan Strategy 2.3, 5.13	Medium-Long	AD CD PL	$
20	Redevelopment	a) Encourage redevelopment of older auto oriented sites along both sides of the NC-5 corridor in keeping with this plan by adopting Form Based Code. Encourage landscaping and building façade improvement to older buildings and developments to enhance appearance.		Medium-Long	AD CD P&Z VC	$
21	Evaluate zone changes, site plans, and conditional zoning requests for consistency with Pinehurst South goals	Similar to the Comprehensive Plan Consistency statement, incorporate a Pinehurst South consistency statement for actions requiring approval by Administrative Boards and Village Council		Short	VC P&Z	$

Introduction

When new development occurs within the Village of Pinehurst, it brings both new revenues to the Village (primarily in the form of new taxes) and new costs to the Village (in terms of services such as fire protection and police as well as new infrastructure such as roads or sewers). Therefore, an important component to understand the implications of the Small Area Plans (SAPs) is to understand the revenue and costs to the Village of added services and infrastructure based upon future potential plans. This analysis is called a Fiscal Impact Analysis.

To determine the revenue and the costs of added service and infrastructure on the Preferred Build-Out Plans for Village Place and Pinehurst South, the team utilized the **FY 2017 Land Use Fiscal Analysis** completed by the Village of Pinehurst in October 2017. This document provided a net fiscal impact of various types of development in the Village of Pinehurst. These are expressed either as a net surplus or net deficit per acre by land use type. Please see the callout box for important assumptions made in the original document. In addition, refer to the original **FY 2017 Land Use Fiscal Analysis** for the full explanation of methodology and assumptions used to determine the net fiscal impact of different land uses by acre.

One of the major findings for the Village was that the analysis indicated that residential land uses generate more net revenue for the Village than non-residential uses. This is due in large part to the fact that the majority of revenues in the Village are from property taxes and that retail sales tax distributions occur on a per capita basis (as opposed to retail square footage or number of businesses). WThey also noted that certain assumptions about gated communities had a significant impact on the Single Family – Medium Density land use since the communities have security and maintain their own roads. In addition, assumptions regarding vacancy (16% for single-family and 68% for multifamily) had a large impact on the results. Finally, some Multi-family developments do not use the Village's solid waste services and instead contract with a private hauler which impacts costs. It was noted that for future development, Village leaders should consider variables such as private security, private roads, and solid waste collection to determine the true cost of any future residential development.

Results of Fiscal Impact Analysis

Based upon the results of the analysis, utilizing the assumptions as described herein, the Small Area Plans could have the following annual impact on the Village of Pinehurst at build-out (e.g. when the plan is completely built):

- Village Place Preferred Program: -$40,003 estimated total annual impact
- Pinehurst South Program Low: -$32,192 estimated total annual impact
- Pinehurst South Program High: -$18,313 estimated total annual impact

The commercial and the residential land uses in the plans balance each other out to help bring the net fiscal impact fairly close to zero. As noted above, residential land uses have a positive net fiscal impact on the VOP (e.g. more residential in the plans creates more revenue) and commercial land uses have a negative impact on the net fiscal impact (e.g. more commercial in the plans creates less revenue).

Fiscal Impact Assumptions and Methodology

In order to complete the analysis, we utilized the following assumptions:

- We utilized the assumptions regarding surplus or deficit by acre without any changes from the 2017 report. As noted above, this could make some residential land uses appear more beneficial than they are since the SAPs do not contemplate gated communities and for the other various reasons noted above.
- We fit the land use categories from the current SAPs into those land use categories from the 2017 report.

Figure 2 on page 80 outlines how the current land use categories in the SAPs compare to the FY 2017 document.

The next step was to determine the likely acreage associated with the SAPs as the FY document reported the surplus and deficit by acreage. The proposed density is similar to the existing density in the Village Center. The calculations to determine density by land use were completed on a gross net basis, based on typical average lots, plus the minimum required open space at 8%, half the right-of-way, and half the alley, if applicable. The following Figure 3 includes the estimated density of the products by land use that were then used to determine acreage in the SAPs.

Figures 5 and 6 on page 81 are the calculations for each of the potential programs.

Page 1, FY 2017 Land Use Fiscal Analysis

"The 2017 Village of Pinehurst Land Use Fiscal Analysis was prepared by Village staff to determine the approximate net revenues or net expenditures of various land uses within the Village of Pinehurst corporate limits. Properties included in the Village's extra-territorial jurisdiction (ETJ) were not included in this analysis. This land use fiscal analysis was prepared using FY 2017 data and represents an estimate of current revenues and expenditures by land use for that period of time.

This analysis provides revenue and expenditure allocation principals that can be applied to any proposed future development to estimate the financial impact. It is not a perfect predictor of the financial impacts of future development because the impacts of future land uses will vary on a case by case basis. The actual revenues and expenditures generated by one acre of land can vary within the same land use type due to many variables. Therefore, the information contained in this analysis should be used to provide an approximation of the estimated net revenue or cost of development, recognizing the actual revenue and costs associated with any one particular development will likely not be the exact amounts shown in this report."

Figure 1: Land Uses from FY 2017 Land Use Fiscal Analysis Report and Net Impact Per Acre

Land use	Description	Net Annual Surplus (Deficit) Per Acre
Single Family – Low Density	R210: 5 acre lot/ 2,000 SF min	$520
Single Family – Medium Density	R-30: 30,000 SF lot/ 2,000 SF min R-20: 20,000 SF lot/ 2,000 SF min R-15: 15,000 SF lot/ 1,800 SF min	$1,054
Single Family – High Density	R-10: 10,000 SF lot/ 1,800 SF min R-8: 8,000 SF lot/ 1,500 SF min	$806
Multi-family Development	Density varies by zoning jurisdiction	$1,597
Office	General office, medical/dental office, government office, post office	($3,109)
Retail	Retail, car dealership, drugstore	($8,518)
Lodging	Hotel	($2,110)
Recreational	Park, marina, golf course, harness track, tennis facility, fitness center	$52
Institutional	School, church, library	($6,622)
Medical	Hospital, nursing home, clinics	($6,995)
Industrial	Utilities, manufacturing, warehousing	($110)
Services	Bank, real estate office, restaurant, gas station	($3,230)

Figure 2: Land Uses from SAPs Compared to FY 2017 Report

Land Use in SAP	Corresponding Land Use in FY 2017 Report
Civic	Institutional
Office	Office
Retail/Restaurant	40% Retail, 60% Services
Hotel	Lodging
Light Industrial	Industrial
Live / Work	Multi-Family Dev.
Multi-Family	Multi-Family Dev.
Multi-Family Senior	Multi-Family Dev.
Single-Family Attached	Multi-Family Dev.
Single-Family Detached	Single-Family - High Density

Figure 3: Estimated Density by Land Use to Determine Acreage in SAPs

Land Use	FAR*/Dwelling Unit (DU)/Key Per Acre
Civic	1.00
Office	0.50
Retail/Restaurant	0.33
Hotel	50
Light Industrial	0.25
Live / Work	12
Multi-Family	18
Multi-Family Senior	25
Single-Family Attached	10
Single-Family Detached	5.5

* Floor Area Ratio (FAR) is the measurement of a building's total amount of usable floor area in relation to the total area of the lot on which the building stands.

Figure 5: Pinehurst South Low Program Calculations

	Non-Residential					Mixed-Use	Residential				
Land Use in SAP	**Civic (GSF)**	**Office (GSF)**	**Retail/ Restaurant (GSF)**	**Hotel (Keys)**	**Light Indust. (GSF)**	**Live / Work (# DU)**	**Multi-Family (#DU)**	**Multi-Family Senior (#DU)**	**Single-Family Attached (#DU)**	**Single-Family Detached (#DU)**	**Total Program**
Pinehurst South Program Low											
W of NC 5	0	0	21,000	0	0	0	52	0	0	50	
E of NC 5	0	204,200	30,000	50	25,000	0	0	0	0	42	
Total	0	204,200	51,000	50	25,000	0	52	0	0	92	
Pinehurst South Program Low in Acres											
W of NC 5	0.0	0.0	1.4	0.0	0.0	0.0	2.9	0.0	0.0	9.1	13.4
E of NC 5	0.0	9.4	2.1	1.0	2.3	0.0	0.0	0.0	0.0	7.6	22.4
Total	0.0	9.4	3.5	1.0	2.3	0.0	2.9	0.0	0.0	16.7	35.8
Pinehurst South Low Annual Revenue (Deficit) By Land Use											
W of NC 5	$0	$0	-$7,732	$0	$0	$0	$4,614	$0	$0	$7,327	$4,209
E of NC 5	$0	-$29,149	-$11,045	-$2,110	-$253	$0	$0	$0	$0	$6,155	-$36,402
Total	$0	-$29,149	-$18,777	-$2,110	-$253	$0	$4,614	$0	$0	$13,482	-$32,192

Figure 6: Pinehurst South High Program Calculations`

	Non-Residential					Mixed-Use	Residential				
Land Use in SAP	**Civic (GSF)**	**Office (GSF)**	**Retail (GSF)**	**Hotel (Keys)**	**Light Indust. (GSF)**	**Live / Work (# DU)**	**Multi-Family (#DU)**	**Multi-Family Senior (#DU)**	**Single-Family Attached (#DU)**	**Single-Family Detached (#DU)**	**Total Program**
Pinehurst South Program High											
W of NC 5	0	15,000	21,000	0	0	0	172	0	0	31	
E of NC 5	0	226,700	25,000	0	25,000	0	0	0	85	0	
Total	0	241,700	46,000	0	25,000	0	172	0	85	31	
Pinehurst South Program High in Acres											
W of NC 5	0.0	0.7	1.4	0.0	0.0	0.0	9.6	0.0	0.0	5.6	17.3
E of NC 5	0.0	10.4	1.7	0.0	2.3	0.0	0.0	0.0	8.5	0.0	22.9
Total	0.0	11.1	3.2	0.0	2.3	0.0	9.6	0.0	8.5	5.6	40.3
Pinehurst South High Annual Revenue (Deficit) By Land Use											
W of NC 5	$0	-$2,141	-$7,732	$0	$0	$0	$15,260	$0	$0	$4,543	$9,930
E of NC 5	$0	-$32,360	-$9,204	$0	-$253	$0	$0	$0	$13,575	$0	-$28,243
Total	$0	-$34,502	-$16,936	$0	-$253	$0	$15,260	$0	$13,575	$4,543	-$18,313

Design
Collective

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
GRAPHICS

Baltimore
601 East Pratt Street, Suite 300
Baltimore, Maryland, 21202
P 410.685.6655

Chicago
9 W. Washington Street, 4th Floor
Chicago, Ill 60602
P 312.625.4747

www.designcollective.com

100% Employee-Owned Design Firm



VILLAGE OF PINEHURST
FORM-BASED CODE

PINEHURST SOUTH

Design Collective

DUGGAL
REAL ESTATE ADVISORS

Moving forward
RKA
RAMEY KEMP ASSOCIATES

VILLAGE OF
PINEHURST

ACKNOWLEDGMENTS

ELECTED & APPOINTED OFFICIALS

JOHN C. STRICKLAND
Mayor

PATRICK PIZELLA
Mayor Pro Tempore

LYDIA BOESCH
Treasurer

JANE HOGEMAN
Council Member

JEFF MORGAN
Council Member

JUDY DAVIS
Former Council Member

KEVIN DRUM
Former Council Member

VILLAGE STAFF

JEFF SANBORN
Village Manager

DARRYN BURICH
Planning & Inspections Director

ALEX CAMERON
Planning Supervisor

DESIGN TEAM

DESIGN COLLECTIVE
Baltimore, MD

URBAN DESIGN/ PLANNING

Matt D'Amico, PLA
Principal-in-Charge, Facilitator
Cecily Bedwell, AICP, LEED-AP BD+C, NCARB
Project Manager, Lead Planner, Facilitator
MacKenzie Twardus, PLA
Planner, Landscape Architect, Facilitator
Mayte Ortgea-Webbert
Planner, Facilitator
Brian Reetz, PLA, ASLA
Facilitator
Anna Owen Dennis, PLA, ASLA, LEED Green Assoc.
Facilitator
Jennifer Heinz-Zahner, PLA
Landscape Architect
Michael Pullano, Associate ASLA
Landscape Designer, Facilitator

RAMEY KEMP ASSOCIATES
Raleigh, NC

TRANSPORTATION

Adam Fischer, PE
Transportation Planner, Facilitator
Jessica McClure, PE
Traffic Engineering Lead, Facilitator

DUGGAL REAL ESTATE ADVISORS

MARKET & ECONOMIC

Melina Duggal, AICP
Market Analyst, Facilitator

WHAT IS A FORM-BASED CODE?

"A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. They are drafted to implement a community plan. They try to achieve a community vision based on time-tested forms of urbanism. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements."

Source: Form-Based Codes Institute (FBCI)



TABLE OF CONTENTS

1.0 Introduction 1
1.1 Overview 2
1.2 Purpose & Components 4

2.0 Site Design 7
2.1 Overview 8
2.2 Lot Standards 10
2.3 Corner Lot and Frontage Elevation Standards 18

3.0 Street Design 21
3.1 Overview 22
3.2 Complete Streets 24
3.3 Street Types 26
3.4 Material and Element Standards 30

4.0 Landscape Design 33
4.1 Overview 34
4.2 Open Space Types 36
4.3 Material and Element Standards 42

5.0 Architectural Design 51
5.1 Overview 52
5.2 Building Types 53
5.3 Material and Element Standards 58

6.0 Signage Design 73
6.1 Overview 74
6.2 Sign Types and Standards 75

7.0 Definitions 79
7.1 Glossary of Terms 80

This page intentionally left blank

1.0 INTRODUCTION

1.1 OVERVIEW
1.2 PURPOSE & COMPONENTS

1.1 Overview

The Village of Pinehurst identified two locations within the Village boundary, Village Place and Pinehurst South, as areas well-suited to accommodate growth, advance economic development goals, increase revenues and the tax base, and to support the many quality-of-life needs of existing residents, businesses, and visitors.

In an effort to advance these opportunities and create a set of Small Area Plans that respond to the Village's 2019 Comprehensive Plan and guide future development initiatives, the Village of Pinehurst hired Design Collective, Duggal Real Estate Advisors, and Ramey Kemp & Associates. These plans will guide decision making on new development and redevelopment, public and private investments, policy and zoning, and many other important topics that will have a long-term impact on the Village.

The Small Area Plan (SAP) reports - for Village Place and Pinehurst South - document the planning effort and focus on existing conditions analysis, best practice and precedent research, Concept Design studies, the Final Design plan and recommendations, as well as stakeholder feedback. These reports should be seen as an account of the planning process and the intent and vision established collectively. While this document, the *Pinehurst South Form-Based Code* (FBC), and the FBC for Village Place, on the other hand, are regulating documents, taking the intent and vision established through the SAP planning process and formulating prescriptive development standards that help ensure the vision becomes reality. This document governs the plan area of Pinehurst South only. For the FBC criteria pertaining to Village Place, please see the *Village Place Form-Based Code*.

Process

The Small Area Plans effort occurred in the three following phases, with stakeholder involvement in all phases. Work began in November 2020 with adoption projected in late 2021. For additional information on the project and process, see the *Village Place Small Area Plan* and the project website: https://engage.vopnc.org/smallareaplans.

PHASE 1: DATA COLLECTION; EXISTING CONDITIONS INVENTORY AND ANALYSIS

The first step in the process was to fully assess and understand existing conditions; historic, cultural, and environmental assets; neighborhood goals and objectives; realistic market-driven development opportunities; resident and stakeholder concerns and input; constraints and opportunities; and other factors that would inform the Small Area Plan.

Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry representatives, major employers, property owners, developers, brokers, and others to further understand their viewpoints. Phase 1 concluded with Public Workshop 1 in February 2021 with approximately 100 attendees.

PHASE 2: PLANNING AND DESIGN

In Phase 2, from March to June 2021, based on the analysis conducted and feedback received during Phase 1, the consultant team designed and compiled Concept Plan Options, Street Sections, Open Space and Street Network Plan Diagrams, Renderings, Precedent Images, and similar for Village Place and Pinehurst South. During this timeframe, the consultant team discussed the two plan areas and concepts with Village staff, appointed and/or elected officials, and key stakeholders and, based on input received, refined the concepts. These concepts were shared in early June 2021 in Public Workshop 2 to solicit further feedback; approximately 59 attendees participated.

PHASE 3: MASTER PLAN REPORT

During Phase Three, the design team presented the final draft plan to the community at a public input event in February 2022. This event provided an opportunity for the public to review and comment on the final draft prior to adoption. The design team then prepared this final master plan report, an illustrated, guiding document that outlines the preferred plan options and supported recommendations for the Pinehurst South Small Area Plan.

The Pinehurst South SAP and FBC were approved by the Village of Pinehurst Council and recommended for adoption as an element of the _____ through General Resolution #-_____ on _____, 2022.

The FBC was adopted as an amendment to the Village of Pinehurst Development Ordinance by the Pinehurst South Council through Amendment #-_____ on _____, 2022.

Project Goals

The following project goals were identified in the project RFP, issued by the Village:

- Create a small area plan to facilitate redevelopment as an "Innovation Hub" with office, medical, life science, and research facilities with small-scale retail services and residential uses;
- Create an implementable plan to make the community's vision for the area a reality in keeping with previous planning efforts and the newly adopted Comprehensive Plan;
- Economic feasibility, urban design, and improving the public realm (e.g., roadways, sidewalks, parks, plazas, open spaces) are key aspects of this plan that must include specific and achievable actions;
- Extend the vision of Tufts, Olmsted, and Manning from the Village Center to NC-5 and throughout the Pinehurst South study area;
- The Plan should recognize (but not require) the foundational principles set forth in the National Historic District Nomination (Nomination) submitted to the National Park Service in 1994. The area should feature:
  - Abundant landscaping, walking paths and open spaces while
  - Minimizing traffic and maintaining the human scale of buildings.
- Guiding Principles 1, 2, 5 and 7 of the 2019 Comprehensive Plan are especially important to the development of the Small Area Plans;
- Explore traffic relief measures pertaining to NC-5;
- Buffering and mitigating the impact of new development will be an important part of this planning effort;
- Care must be taken to consider the interaction of any proposed new use with existing uses in the area, and to consider the impact of any proposed new use on the surrounding neighborhoods; and
- Provide sufficient and discrete parking for any proposed use will be an important consideration.

Planning Goals

The following planning goals were identified through the development of the *Pinehurst South Small Area Plan*, based on analysis and stakeholder feedback:

- Provide a connected street network that will help disperse and alleviate traffic congestion on NC-5
- Explore placemaking and creating a center east of NC-5, between Monticello and Blake Boulevard, building off the nexus of the Post Office, Pharmacy, ABC, Dowd Cabin, and the new Girls & Boys Club;
- Incorporate a variety of new Open Spaces, to serve surrounding office and residential users and a Shared-Use Path (SUP) adjacent to the Railroad to connect Pinehurst South to the Village Center;
- Explore an alternative approach from the Innovation Center suggested in the 2019 Comprehensive Plan which is likely better suited to Focus Area 3, anchored by an institution;
- Explore variety of residential types (including cottages, townhouses, live-work, and missing middle res.) and infill commercial; and
- Explore the realignment of Monticello Drive to accommodate the relocation of the Village's Public Service Facility from Village Place to the property south of the Harness Track.

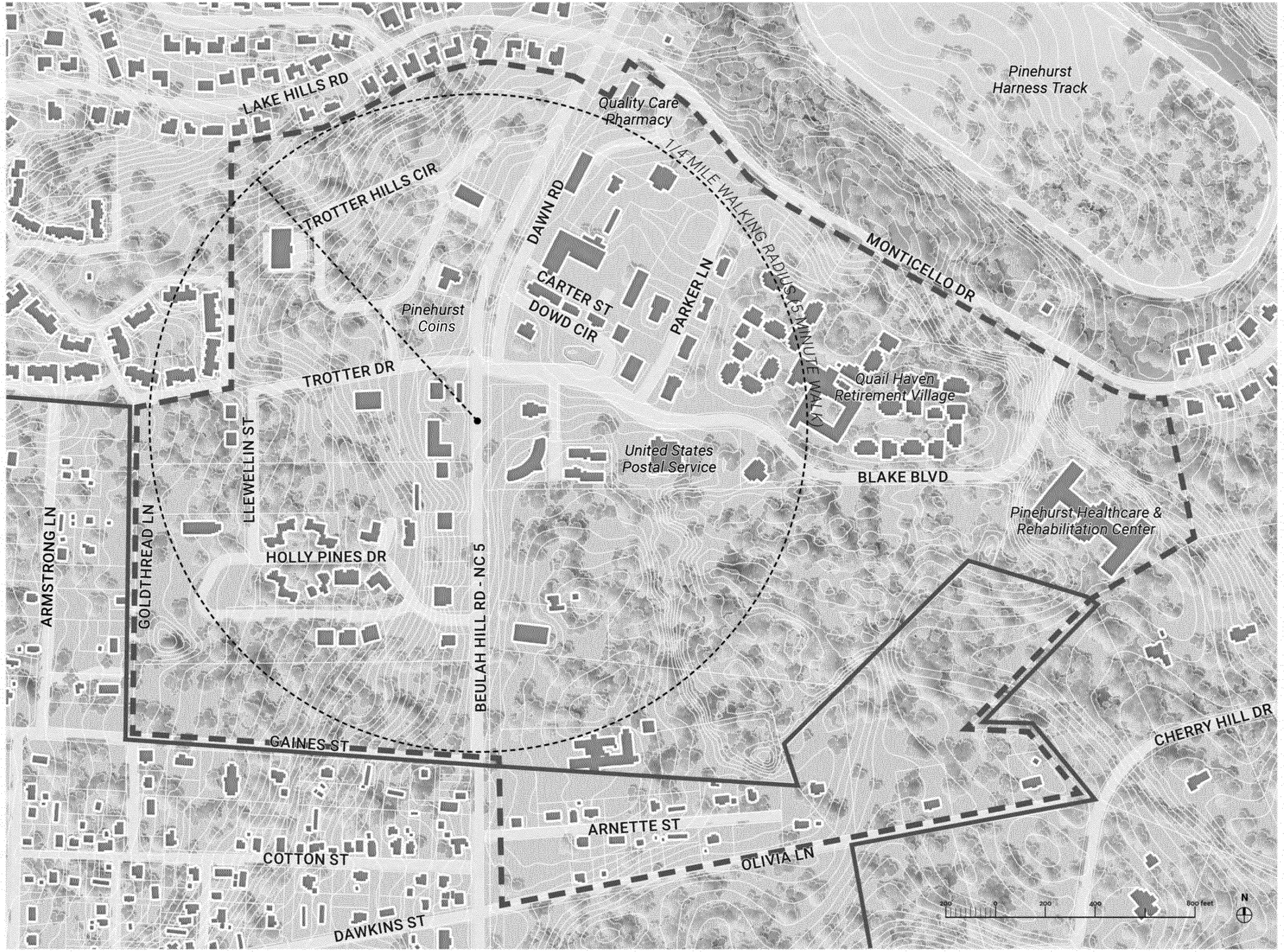
Existing Conditions

Illustrative Site Plan

The Existing Illustrative Plan depicts the development and open space patterns that exist in the study area. A 1/4-mile walking radius (5-minute walk) is indicated on the plan for reference.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE



1.2 Purpose & Components

Purpose of the Form-Based Code (FBC)

The Small Area Plan (SAP) report is a companion document to this Form-Based Code (FBC) for Pinehurst South. While the SAP report focuses on the existing conditions analysis, best practice and precedent research, Concept Design, and Final Design, as well as stakeholder feedback, it should be seen as an account of the planning process and the intent and vision established collectively. The FBC, on the other hand, is a regulating document, taking the intent and vision established through the SAP planning process and formulating development criteria that help ensure the vision becomes reality.

The intent of this FBC is to provide property owners (whether public or private), developers, builders, future homeowners and business owners, contractors, and designers with criteria for urban design, street design, open space design, architectural design, and signage design. All sections must be adhered to in order to ensure a consistent high-quality environment that 1) respects the Village's historic character established by Olmsted and Manning as well as sound planning principles and 2) sustains current and future property owner, homeowner, and business owner expectations.

Moreover, this FBC provides a basis from which the Planning Department and Village Council will evaluate development proposals for compliance.

The FBC is specifically prepared to ensure that all new development fulfills the vision for design excellence and unique neighborhood character as described in the *2019 Comprehensive Plan* and *Pinehurst South Small Area Plan* documents. While individual development will occur over time through the hands and minds of many, certain elements within the Pinehurst South SAP are envisioned to be consistent throughout the Village to create a coherent character. These elements include street lighting, benches, trash and recycling receptacles, tree grates, primary sidewalk material, permanent identification signs, vehicular and pedestrian directions signs, and parking signs.

The *Pinehurst South Form-Based Code* (FBC) is comprehensive and complete and serves as the development criteria for Pinehurst South. All development in Pinehurst South shall comply with the FBC criteria as determined by the Planning Department and approved by the Village Council. The previously-prepared *2019 Comprehensive Plan* and the *Pinehurst South Small Area Plan* report are and will remain important reference documents, but specific quantitative and/or qualitative design considerations for Pinehurst South are governed exclusively by this FBC, except where in conflict with the *Village of Pinehurst Historic District Standards and Guidelines,* life safety codes, or state or federal regulations; in such cases, the *Historic District Standards and Guidelines,* life safety codes, or state or federal regulations will prevail.

Further, while the process for development review and approval is governed by the *Pinehurst Development Ordinance* (PDO), the zoning regulations (including permitting uses, building heights and setbacks, parking requirements, and similar) are supplanted by the FBC criteria.

All applicable building codes, laws, Acts, life safety codes, ADA, environmental regulations, development approval processes, Village of Pinehurst, State, and Federal regulations and permitting processes, and similar regulations must be adhered to and are not superseded by the *Pinehurst South Form-Based Code*.

The FBC are not a prescription for a specific design mandate. At the discretion of the Village, exceptions to the criteria within the FBC that conform to the goals of the P*inehurst South Small Area Plan* may be granted. Any such exceptions shall be consistent with the intent of the FBC to create the best neighborhood possible and must be approved by the Village. Exceptions to the criteria within the FBC may be granted on the basis of unusual programmatic requirements, particular site constraints, or architectural/site design merit as determined by the Village and where shown on appropriately submitted documents.

Sustainability has been elevated as a priority for all elements of design and, therefore, is integrated throughout the FBC. Specific sustainable criteria are incorporated in all sections, including Site Design, Street Design, Landscape Design, Architectural Design, and Sign Design.

Throughout the FBC, the use of the word “shall” identifies mandated criteria. “Must,” “required,” and “mandated” are additional words with the same meaning. The use of the word “encouraged,” “should,” or “recommended” identify criteria which are desired. In some instances, words such as “prohibited” and “not permitted” identify practices, materials, or systems which are not allowed in Pinehurst South.

Throughout this document, illustrative examples and photographs of building types, architectural design styles, open space design, streetscape, and similar are offered. These images are for illustrative purposes only and are not intended to suggest a specific style or design.

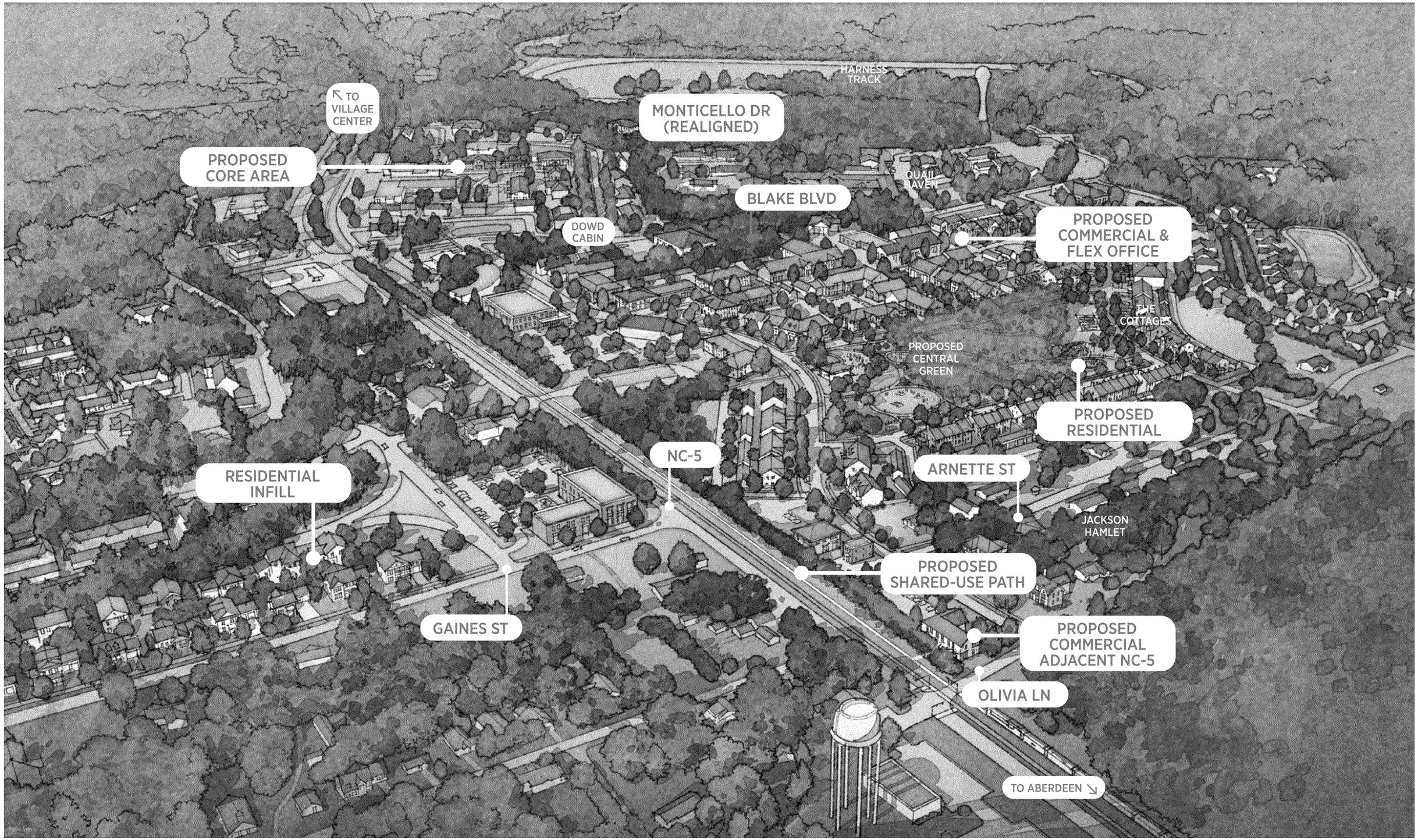
The FBC applies to all development within the boundaries of Pinehurst South only. The FBC criteria may be modified from time to time with the Village Council's approval.

See Section 7.0 for a select glossary of terms used in this document; definitions of terms may vary from those in the PDO.

Components of the Form-Based Code (FBC)

The Form-Based Code criteria comprise the following sections, covering all aspects of the built environment within Pinehurst South:

- 1.0 Introduction
- 2.0 Site Design
- 3.0 Street Design
- 4.0 Landscape Design
- 5.0 Architectural Design
- 6.0 Sign Design
- 7.0 Definitions



PINEHURST SOUTH - AERIAL RENDERING

This rendering is illustrative only and subject to change. Source: Design Collective, Inc. & Zanetta Illustration

2.0 SITE DESIGN

2.1 OVERVIEW
2.2 REGULATING PLAN
2.3 BLOCK STANDARDS
2.4 LOT STANDARDS

Purpose

The Site Design criteria describe how buildings and streets interface to create the physical character of the built environment, including such bulk regulations as height, setbacks, and frontage. The Site Design criteria include general provisions for all areas of Pinehurst South as well as specific design standards for each residential lot type.

The Project and Planning Goals on page 2 in this document and the Principles highlighted in the Pinehurst South Small Area Plan report informed the Site Design criteria to help ensure a mixed-use walkable neighborhood that is reflective of the character of the Village.

Components

The Site Design criteria comprise the following sections:

» Regulating Plan: A plan diagram that acts as a key for the application of the Site Design and Street Design standards

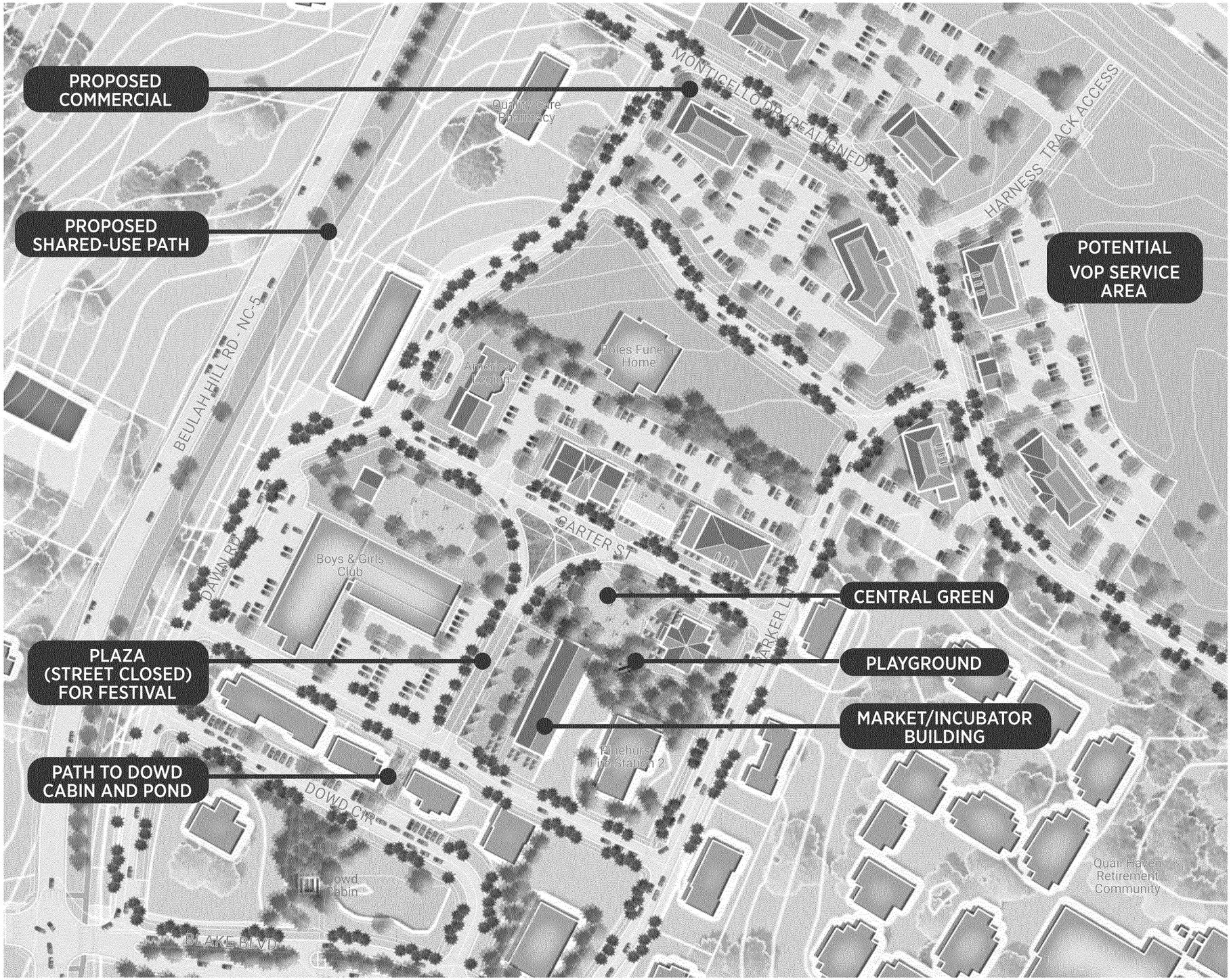
» Lot Standards: Provide setbacks and other dimensional requirements for all lot types

» Corner Lot Requirements: Indicate additional provisions for lots located on street corners and/or along primary open spaces.

Detail Plan

The Detail Plan to the right illustrates the potential build-out of the Pinehurst South core area south of Monticello Drive and north of Blake Boulevard, showing new buildings, streets, parking, and open space and embodies the criteria within the FBC. However, it is important to note that the Detail Plan is illustrative only; the actual built design may vary, but shall be consistent with the intent of the FBC and comply with its criteria.

It is anticipated over the approximate thirty- to fifty-year redevelopment of the area, that street alignments, the mix of uses, building types, and distribution may be refined as redevelopment progresses. All such modifications shall follow the intent of the FBC.



Pinehurst South Illustrative Detail Plan *This plan is illustrative only and subject to change. Source: Design Collective, Inc.*

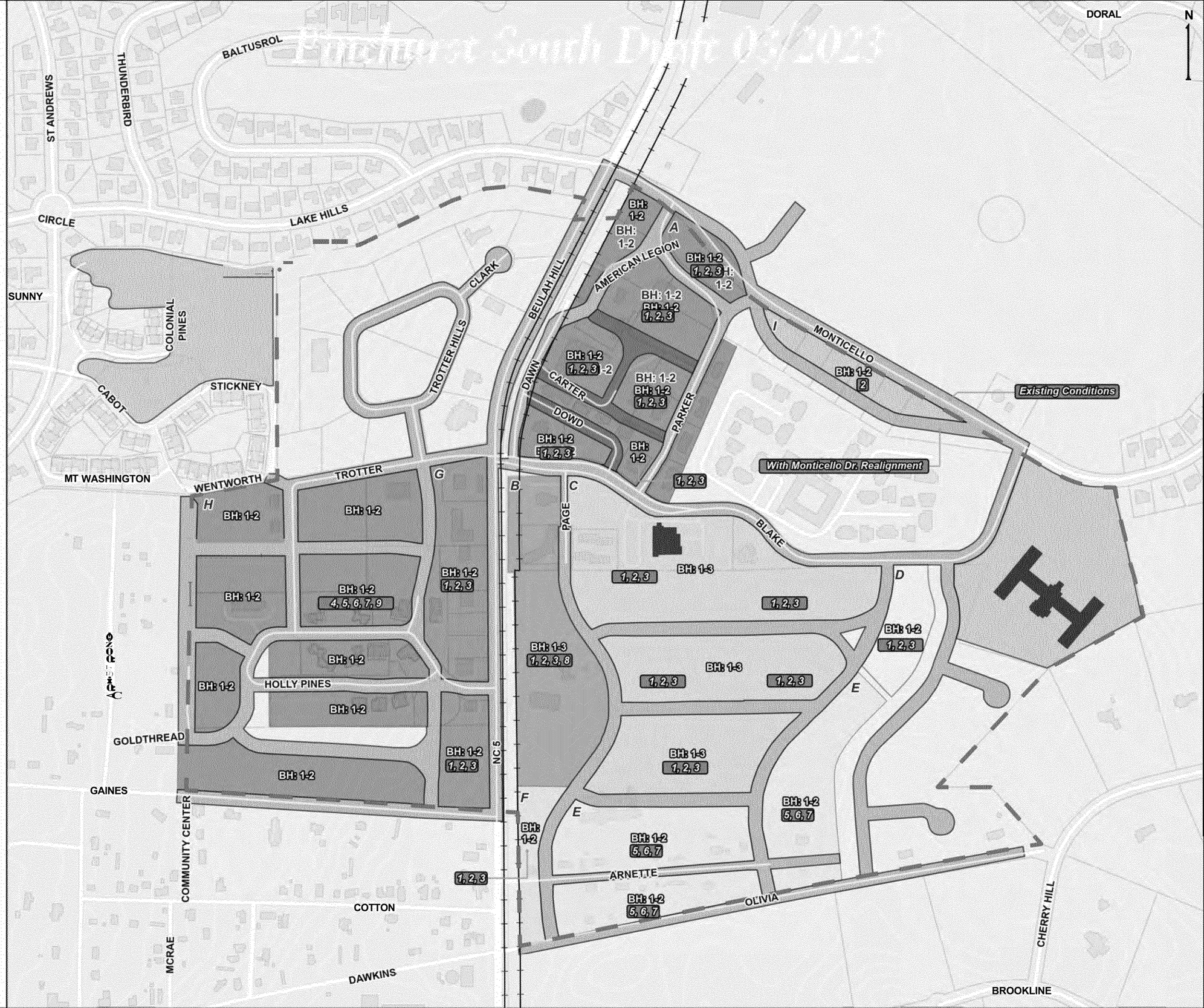
2.2 Regulating Plan

The Regulating Plan is a plan diagram that acts as a key for the application of the Site Design and Street Design criteria, linking the criteria with physical locations.

The Regulating Plan defines the boundary within which the FBC criteria apply, as shown by the SAP Boundary as a brown dashed line. The Regulating Plan also indicates allowed Uses and Building Heights within subareas. For Building Heights for example, "BH: 1-2" indicates that buildings shall be either 1 or 2 stories in height (see Section 8.0 Definitions for information on how building height is measured within Village Place).

Additionally, the Regulating Plan indicates where Active Frontage is required, that is, where retail or restaurant space, lobbies, or building amenities must be located on the ground floor facing the street.

Proposed street alignments and open space locations and configurations may vary from those shown to the right, with Village approval.



Key

Core Area Blocks

- Block A
- Block B
- BlockC
- Block D
- BlockE
- BlockF
- BlockG
- BlockH
- Block I
- General Frontage
- Active Frontage
- Public Conservation
- Civic Building Monuments
- Pinehurst South Boundary
- Existing Street Centerline
- Railroads

Building Types

- MIXED-USE
- OFFICE
- RETAIL
- SFA - TOWNHOUSE
- SFD - COTTAGE
- SFD-VILLA
- SFD-MANOR
- HOTEL
- MULTIFAMILY

2.2 Lot Standards

The Lot Standards section addresses criteria for all lot types throughout Pinehurst South. The Lot Standards criteria provide requirements for building setbacks, build-to lines, and minimum building widths, for each lot type and condition (i.e., Corner versus Mid-Block lots). Civic Lots (i.e., parcels with civic buildings/uses) are exempt from Lot Standards criteria.

Lot Types

The Lot Types in Pinehurst South are as follows and include Commercial (Retail, Office, Hotel, or Multi-Family); Live/Work (a mixed use type with Residential above ground-floor Retail or Office Space); Single-Family Attached (SFA) units (i.e., townhouses); and Single-Family Detached (SFD) lots. In Pinehurst South, Lot Types are varied, with Mixed-Use/Commercial, some potential Live/Work, and Residential, either as Rear-Loaded with garage or parking access from an alley (or shared-access driveway) or with front-loaded garages on the peripheral lots.

- Mixed-Use/Commercial (Retail, Office, Hotel, or Multi-Family, Live/Work)
- SFA - Rear-Loaded
- SFD - Cottage Rear-Loaded
- SFD - Manor Rear-Loaded
- SFD - Villa Front- Loaded

The following pages provide specific criteria, for each of the Lot Types listed above, that include required setbacks, build-to lines, garage/parking placement and access, porch and stoop placement and projection, and similar.

General Provisions

General provisions that apply for all lot types are as follows:

The minimum distance between principal structures, measured from side building face to side building face shall not be less than 12 feet (excepting attached buildings); porches, garages (separate from the primary structure's massing), links, and other accessory structures are exempt from this criteria.

The following building elements may extend into the lot front and side setbacks up to 1 foot from the lot line: stoops, steps, bays, and similar building elements; porches may extend into the lot front and side setbacks up to 2 feet from the lot line. Masonry veneers may encroach a maximum of 6 inches into any required setback.

Encroachments into the right-of-way shall not be allowed. (To note, arcades, a common feature in some historic communities, are not present in Pinehurst and, therefore, are not permitted in Pinehurst South within the right-of-way).

Where alleys or shared-access driveways are provided, service areas and off-street parking (whether in garages or on surface lots, parking pads, or driveways) shall be accessed from the alley or shared-access driveway, unless approved otherwise by the Village.

On corner lots with no access from an alley or shared-access driveway, garage or parking access may be from the side street.

For driveways accessed directly from streets, the driveway shall be either less than 6 feet in length (and, therefore, not allowing vehicles to park in the driveway) or equal to or greater than 18 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

On SFD - Villa lots, where the garage is accessed from the front of the lot (Front-Loaded), the garage door shall not constitute more than 45% of the façade. Additionally, the driveway shall be equal to or greater than 18 feet in length (allowing vehicles to park in the driveway, clear of the street right-of-way).

See the following pages for criteria specific to each Lot Type.

Mixed-Use / Commercial Rear-Loaded Lots

A Mixed-Use / Commercial Lot has a building with a ground-floor commercial use that shall include retail, restaurant, and/or office and may include lobby or amenity space for upper floor uses. If included, the upper floor(s) may be retail, restaurant, office, hotel, and/or residential. Rear-Loaded refers to the positioning of the off-street parking and its access from a rear alley or shared-access driveway.

The standards for Mixed-Use / Commercial Lots are as follows:

Lot Width	24' min. for Mid-Block Lot; 34' min. for Corner Lot
Lot Depth	60' min.
Building Height	See Regulating Plan
Building Width	24' min.
Building Depth	Varies; no min.

Primary Structure Setbacks:

Front Setback	10' min.*
Side Setback	See lot diagrams to the right
Rear Setback	15' min.; 20' if parking is on-lot to rear of primary structure

* A min. of 75% of the Primary Structure's front elevation/facade shall be placed on the Build-to Line set 10' off the front lot line.

Accessory Structure Setbacks:

Front Setback	6' min. back from the facade of the primary structure
Side Setback	Same as primary structure, See lot diagrams Rear
Setback	15' min.; 20' if parking is on-lot to rear of primary structure

Parking provided on-lot/off-street (whether in garages or on surface lots, parking pads, or driveways) and service areas shall be located to the rear or side (but not in front or projecting forward) of the primary structure.

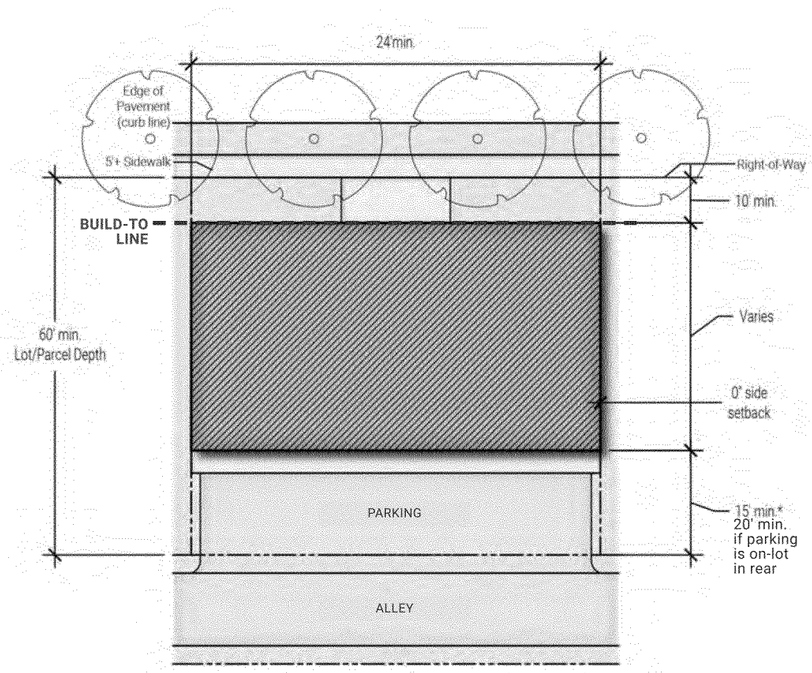
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of Mixed-Use / Commercial Lots in Pinehurst South, Mid-Block Lots and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

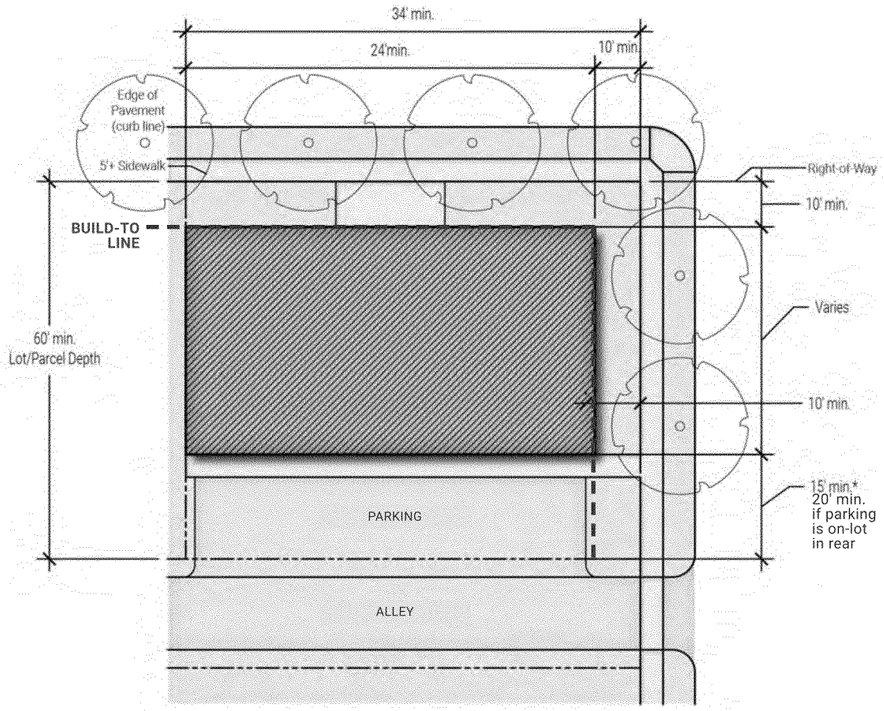
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

Mixed-Use / Commercial Rear-Loaded Mid-Block Lot



Mixed-Use / Commercial Rear-Loaded Corner Lot





Precedent - Commercial Building, One-story
Credit: CRBJ Bizwire



Precedent - Commercial Buildings, Two Stories - Mashpee Commons
Credit: PCA Design



Precedent - Commercial Building, Three Stories
Credit: Google

Single-Family Attached (SFA) Rear-Loaded Lots

A Single-Family Attached Lot has a single-unit, residential building (a townhouse) that shares one or two side walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFA Lots are as follows:

Lot Width	22' min. for Mid-Block Lot; 37' min. for Corner Lot
Lot Depth	75' min.
Building Height	Minimum 2 stories. See Regulating Plan
Building Width	22' min.
Building Depth	34' min.

Primary Structure Setbacks:

Front Setback	15' min. Build-to Line
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

* A min. of 50% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s).

Accessory Structure Setbacks:

Front Setback	To be located completely behind the primary structure
Side Setback	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

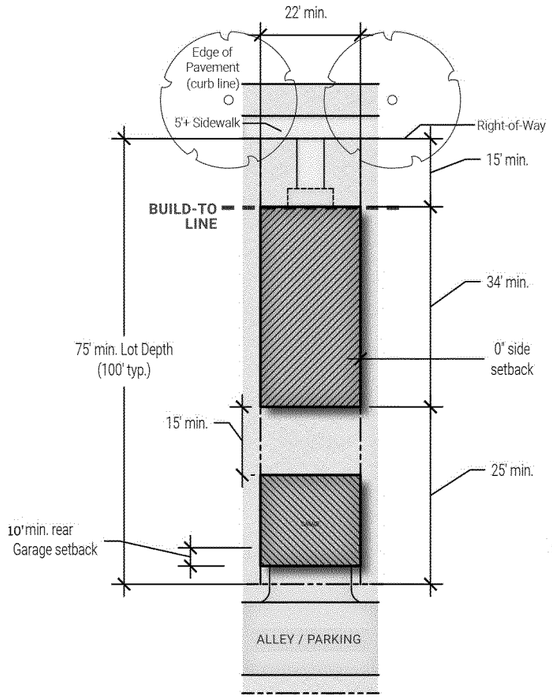
There are three types of Single-Family Attached Lots in Pinehurst South, Mid-Block, Mid-Block End, and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

Mid-Block Lots: These lots are flanked by other lots and the building is attached on both sides.

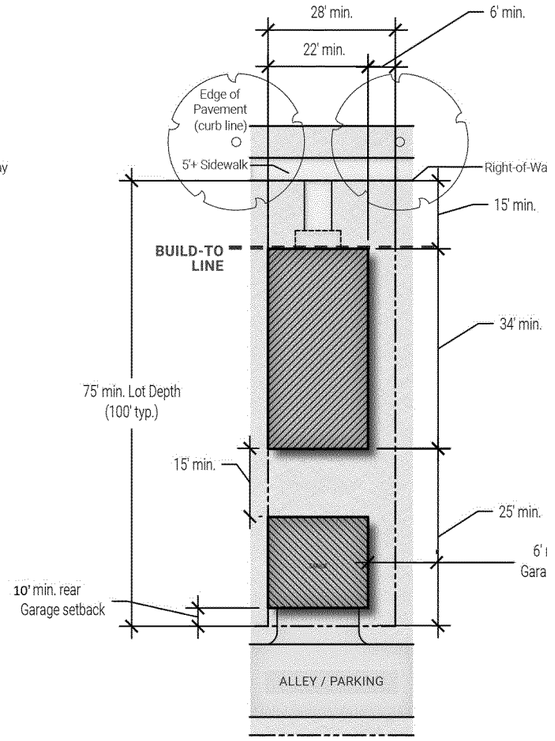
Mid-Block End Lots: These lots are flanked by other lots on both sides, but the building is attached on one side only.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space); the building is attached on one side only.

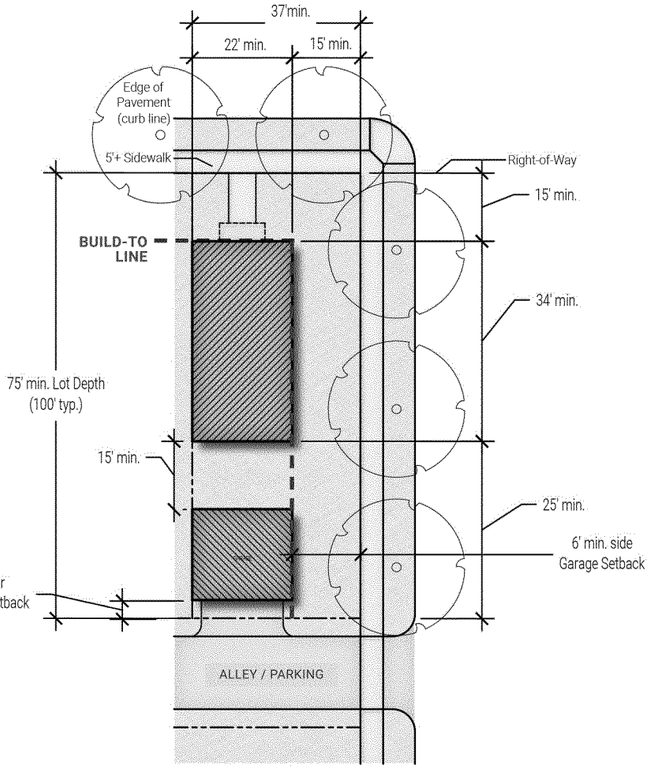
SFA Rear-Loaded Mid-Block Lot



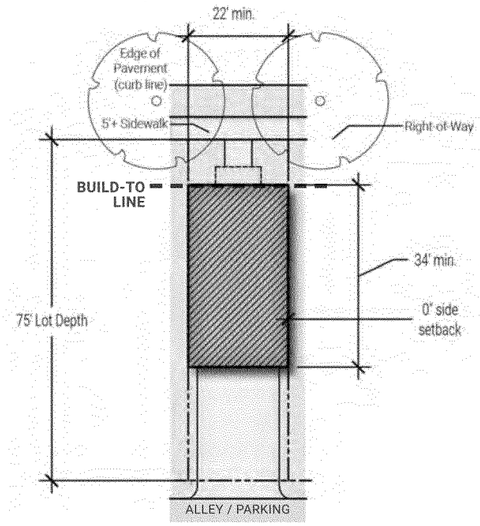
SFA Rear-Loaded Mid-Block End Lot



SFA Rear-Loaded Corner Lot



SFA Rear-Loaded - Integral Garage Mid-Block Lot





Precedent - Single-Family Detached (Townhouse) - Akron, OH

Source: Design Collective



Precedent -Single-Family Detached (Townhouse) - Baxter, NC

Source: Design Collective

Single-Family Detached (SFD) Cottage Rear-Loaded Lots

A Single-Family Detached (SFD) Cottage Lot has a small (22' to <32' wide) single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Cottage Lots are as follows:

Lot Width	34' min. for Mid-Block Lot; 42' min. for Corner Lot
Lot Depth	75' min.
Building Height	See Regulating Plan
Building Width	22' min.
Building Depth	34' min.

Primary Structure Setbacks:

Front Setback	15' min.Build-to Line
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

* A min. of 75% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s).

Accessory Structure Setbacks:

Front Setback	To be located completely behind the primary structure
Side Setback	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

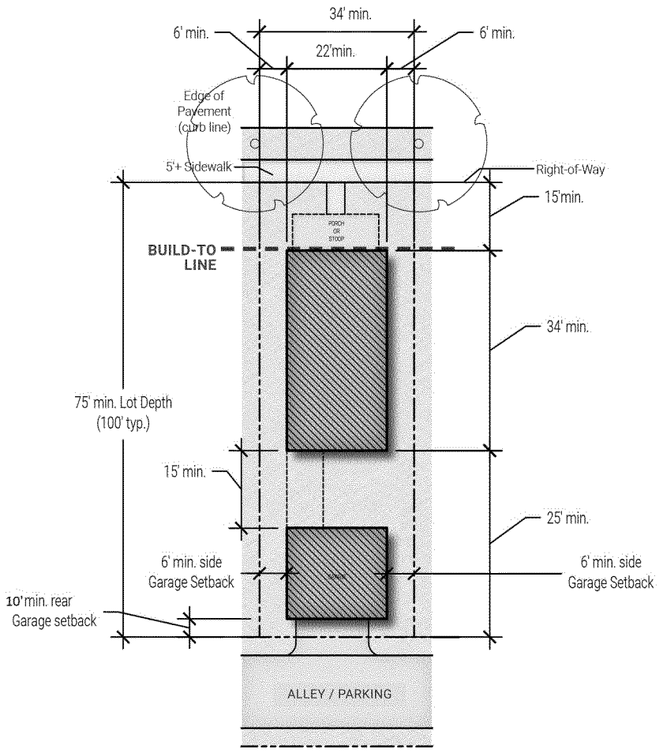
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Attached Lots in Pinehurst South, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

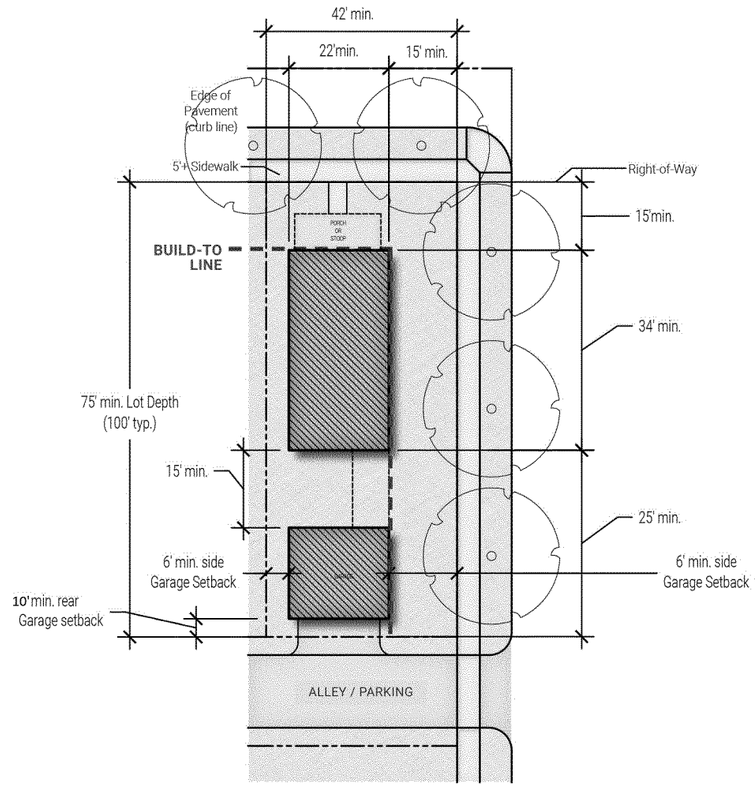
Mid-Block Lots: These lots are flanked by other lots on both sides.

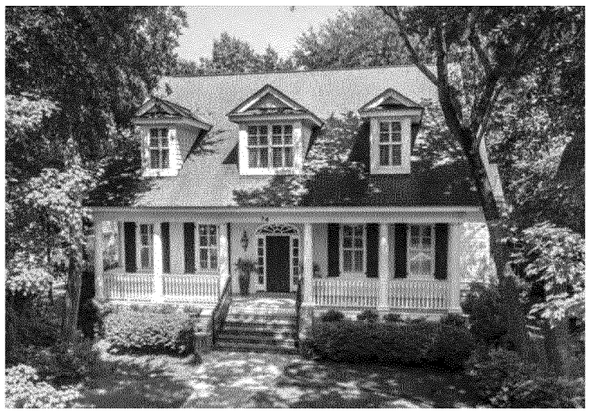
Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Cottage Rear-Loaded Mid-Block Lot



SFD Cottage Rear-Loaded Corner Lot





Precedent - Single-Family Detached (SFD) Cottage - Charleston, SC
Credit: Nat Wallen



Precedent - Single-Family Detached (SFD) Cottage - Maple Lawn, MD
Source: Design Collective

Single-Family Detached (SFD) Manor Rear-Loaded Lots

A Single-Family Detached (SFD) Manor Lot has a 32'+ wide single-unit, residential building that shares no walls with adjacent units. Rear-Loaded refers to the positioning of the garage (or parking pad) and its access from a rear alley or shared-access driveway.

The standards for SFD Manor Lots are as follows:

Lot Width	52' min. for Mid-Block Lot; 62' min. for Corner Lot
Lot Depth	80' min.
Building Height	See Regulating Plan
Building Width	32' min.
Building Depth	34' min.

Primary Structure Setbacks:

Front Setback	20' min.
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

* A min. of 50% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 15' off the front lot line(s).

Accessory Structure Setbacks:

Front Setback	To be located completely behind the primary structure
Side Setback	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached, attached, or integral garage or on a parking pad, located to the rear of the primary structure.

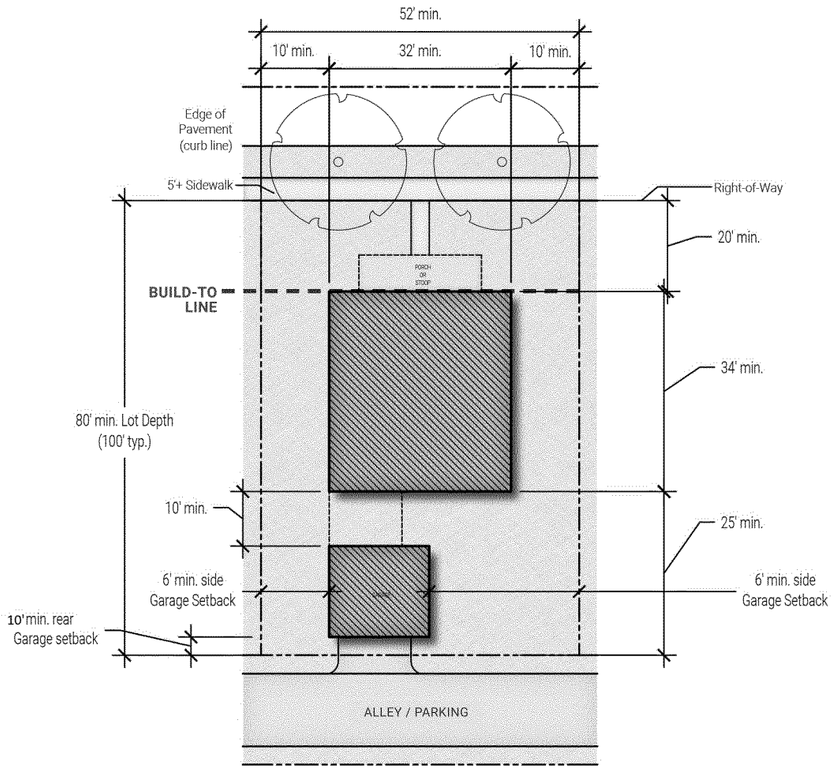
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of Single-Family Attached Lots in Pinehurst South, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

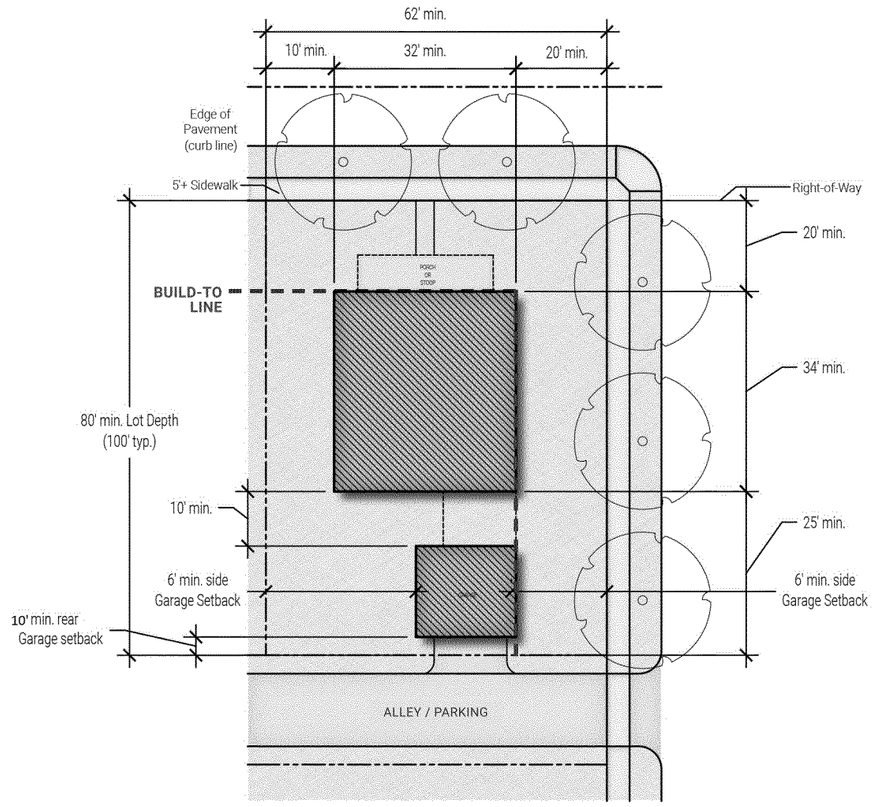
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Front-Loaded Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Manor Rear-Loaded Mid-Block Lot



SFD Manor Rear-Loaded Corner Lot





Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD
Source: Design Collective



Precedent - Single-Family Detached (SFD) Manor - Maple Lawn, MD
Source: Design Collective

Single-Family Detached (SFD) Villa Front-Loaded Lots

A Single-Family Detached (SFD) Villa Lot has a single-unit, residential building that shares no walls with adjacent units. Front-Loaded refers to the positioning of the garage (or parking pad) and its access from a street in front of the lot.

The standards for SFD Villa Lots are as follows:

Lot Width	72' min. for Mid-Block Lot; 82' min. for Corner Lot
Lot Depth	80' min.
Building Height	See Regulating Plan
Building Width	32' min.
Building Depth	34' min.

Primary Structure Setbacks:

Front Setback	20' min.
Side Setback	See lot diagrams to the right
Rear Setback	25' min.

* A min. of 50% of the Primary Structure's (full building length of the) front elevation/facade shall be placed on the Build-to Line set 20' off the front lot line(s).

Accessory Structure Setbacks:

Front Setback	6' min. back from the facade of the primary structure
Side Setback	See lot diagrams to the right
Rear Setback	10' min.

Parking provided on-lot/off-street shall be in a detached or attached garage or on a parking pad. A garage shall not be located within the front setback and shall be setback 6' min. from the front elevation (facade) of the primary structure.

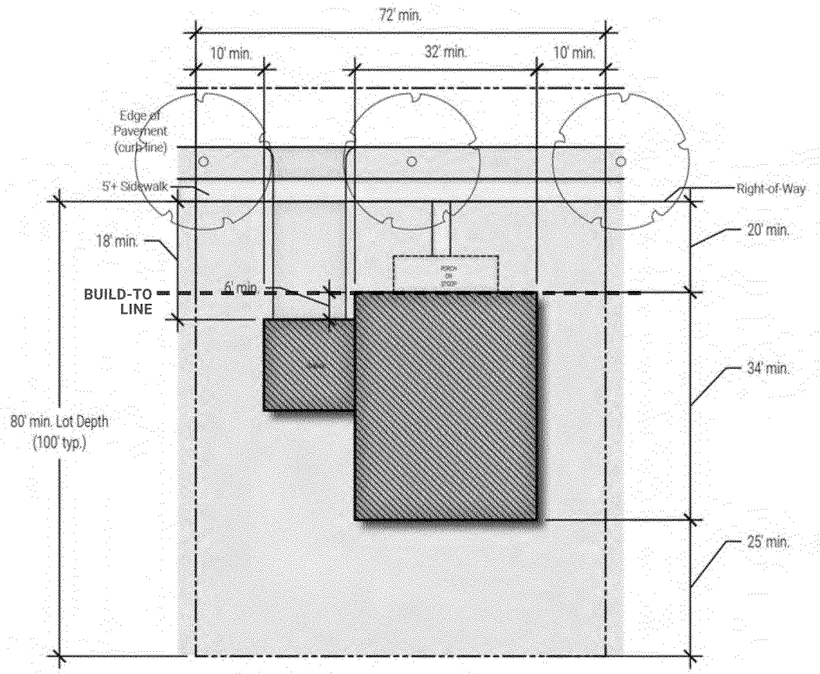
See the General Provisions on page 10, for building elements that may extend into the lot's front and side setbacks.

There are two types of SFD Villa Lots in Pinehurst South, Mid-Block and Corner Lots. Due to their prominent locations and visibility within the community, Corner Lots have unique design criteria and side setbacks (see the diagrams to the right and the criteria on the following pages).

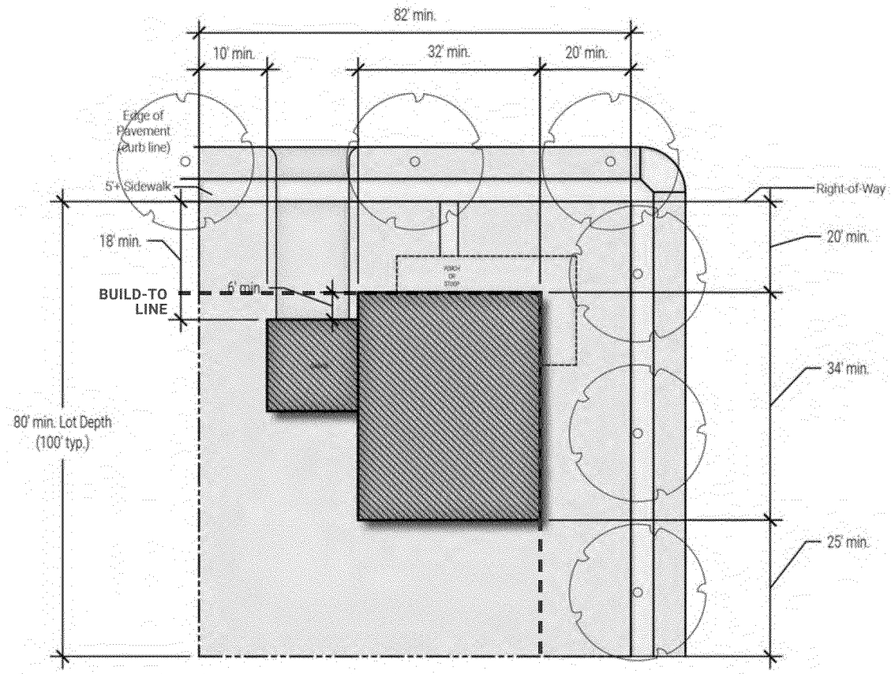
Mid-Block Lots: These lots are flanked by other lots on both sides.

Corner Lots: These lots have two frontages (i.e., two lot lines along a street or a street and an open space).

SFD Villa Front-Loaded-Loaded Mid-Block Lot



SFD Villa Front-Loaded-Loaded Corner Lot





Precedent - Single-Family Detached (SFD) Cottage _ Charleston, SC
Source: Trulia Real Estate Listings



Precedent - Single-Family Detached (SFD) Villa - Maple Lawn, MD
Source: Design Collective

2.3 Corner Lot and Front Elevation Standards

Given the importance of the public realm in Pinehurst South, certain lots require particular attention due to their locations. Civic Lots and Buildings are exempt from the Corner Lot and Frontage Elevation standards. The diagram on the following page is an illustrative example of these important lot locations.

Lots that front on two streets (i.e., where two of the lot lines run along streets) or a street and a primary open space are known as Corner Lots and have two “frontages” for the application of the Form-Based Code criteria. Due to their prominent locations, unique criteria apply to these Corner Lots (see below). All other lots are known as standard Mid-Block Lots; no unique criteria apply to these lots, however, all other relevant design criteria apply.

Further, any building elevation, regardless of lot hierarchy, that fronts a street is known as a "frontage elevation" and requires particular design attention; specific criteria apply to these elevations (see the following pages). For non-frontage side elevations and rear elevations, no unique criteria apply, however, all other relevant design criteria apply (see the Architectural Design criteria on pages 52-70).

See the Corner Lot and Frontage Elevation Requirements on the following page.

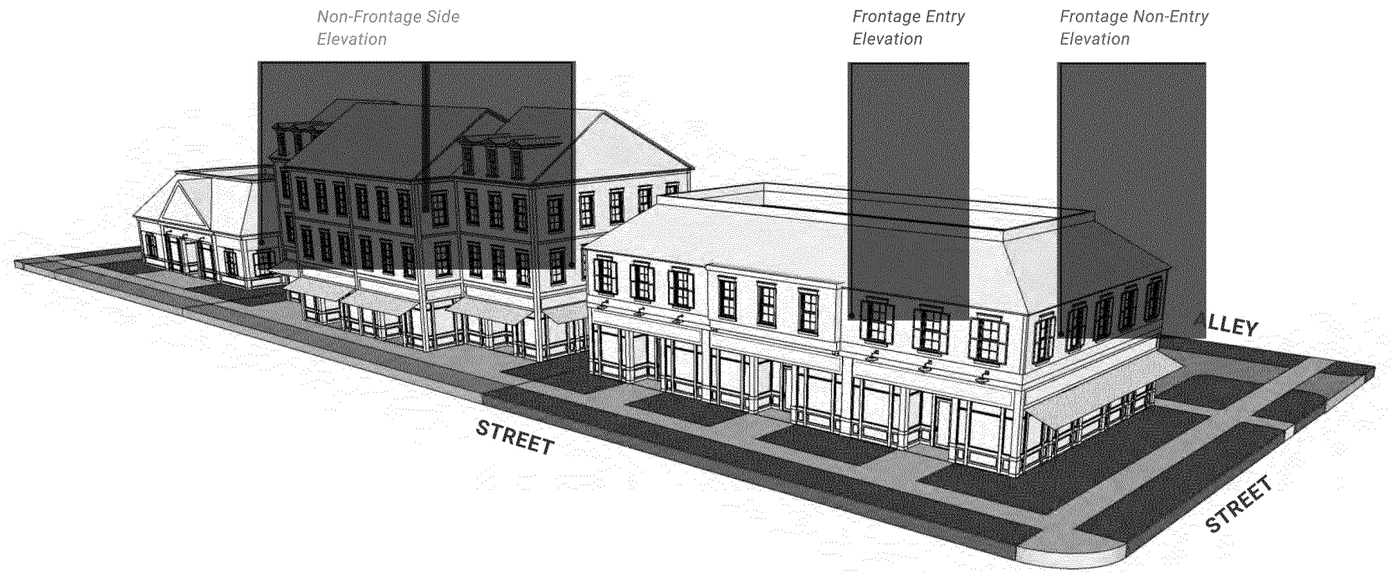
LOT HIERARCHY

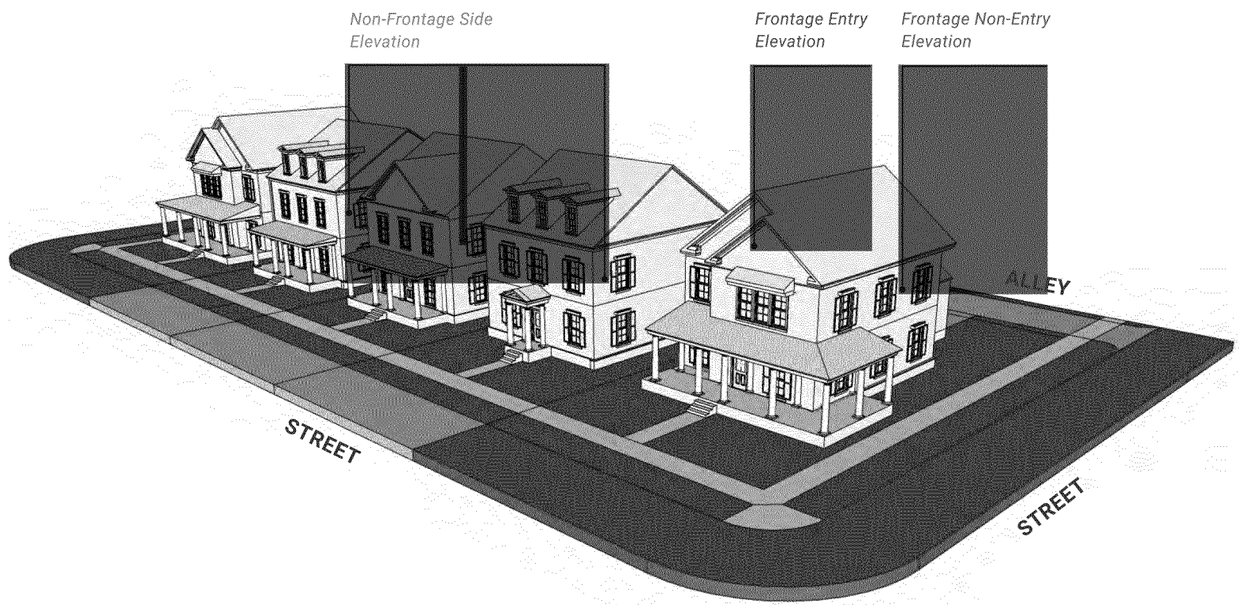
- *Corner Lot*
- *Mid-Block Lot*

ELEVATION TYPES

- *Frontage Entry Elevations*
- *Frontage Non-Entry Elevations*
- *Non-Frontage Side Elevations*

LOT HIERARCHY AND ELEVATION TYPES DIAGRAMS





Corner Lot and Frontage Elevation Standards, continued

As noted on the previous page, given the importance of the public realm in Pinehurst South, certain lots require particular attention due to their locations. The following criteria apply to these important lot locations. However, Civic Lots and Buildings are exempt from the Corner Lot and Frontage Elevation standards.

Corner Lot and Frontage Elevation Requirements*:

- Where masonry is the primary facade material: Where and as used on the frontage entry elevation, masonry (brick or stone to 8" below grade) is required on the frontage non-entry elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/or rear elevation(s) or at an inside corner of a protruding element on the frontage entry facade. Garages and other secondary structures may have a masonry watertable in lieu of full brick or stone on the frontage elevation(s).
- Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on the frontage entry elevation and frontage non-entry elevation (if applicable). Further, the masonry watertable shall return a minimum of 12" on the non-frontage side elevation. Garages and other secondary structures fronting streets shall also have a masonry watertable on the frontage elevation. Alternatively, if approved by the Village, a stamped concrete foundation, painted two shades darker than the siding above, may be substituted for the brick/stone watertable.
- Windows: For primary structures, on frontage elevations (per 30 lineal feet of frontage on mixed-use/commercial buildings), at least 4 windows of 12 sf min. each or 48 sf min. in total are required. Further, all buildings require a minimum of 2 windows with a minimum of 24 sf min. in total on non-frontage side elevations, located within the front third of the elevation (closest to the street).
- Head features: Trim or masonry head features are required on all windows on all frontage elevations. Trim or masonry head features are required on all doors on all frontage elevations, unless otherwise approved by the Village.
- Window grilles and shutters: Where and as used on the frontage entry elevation, window grilles and shutters are required on the frontage non-entry elevation. See also Figure 25 on page 69.
- Trim: Eave, window, door, base, and other trim shall be consistent, in dimension and detail, on both the frontage entry and the frontage non-entry elevations. Trim may transition appropriately to the minimum criteria requirements on the non-frontage side and rear elevations.
- Porch: On a Corner Lot, if a porch is installed on the frontage entry elevation, the porch shall wrap twice the depth of the front porch on the frontage non-entry elevation, unless otherwise approved by the Village. See Figures 9 and 10 on page 64.
- Landscaping: Landscaping shall be required along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) extends to the building facade. For all Mixed-Use/Commercial or Live/Work Lots as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. See Section 4.0 Landscape Design on pages 34-48 for additional requirements.

In addition to the above, all other relevant Form-Based Code criteria apply; in particular, see Section 5.0 Architectural Design on pages 52-70.*

* Except as exempted per Section 160D-702pertaining to building design elements subject to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings; in such cases, the criteria are encouraged rather than mandated. The Village may also request application of these standards through Conditional Rezoning process.



Precedent - Mixed-Use Corner Lot - Pinehurst, NC
Source: facebook



Precedent - SFD Cottage Mid-Block Lot with stoop - Maple Lawn, MD
Source: Design Collective



Precedent - SFD Manor Mid-Block Lot with full porch - Maple Lawn, MD
Source: Design Collective

3.0 STREET DESIGN

3.1 OVERVIEW
3.2 COMPLETE STREETS
3.3 STREET TYPES
3.4 MATERIAL AND ELEMENT STANDARDS

Purpose

Pinehurst South is envisioned as a safe, walkable neighborhood. Moreover, the streets within Pinehurst South are an important part of the open space system. While not as green or planted as the open spaces, streets provide visual openness and access and are the main way people experience the area. The purpose of the Street Design criteria is to guide the design and character of all streets and alleys (or shared-access driveways) within Pinehurst South, whether public or private.

With this vision in mind, the design of streets within Pinehurst South must consider the mobility and safety of people walking, cycling and riding on golf carts, ensuring that maximizing traffic capacity and speed is not the dominant consideration in street design. The streets and sidewalks should include design elements that provide appropriate visual and physical clues for drivers to indicate that pedestrians and cyclists are integral users of the circulation system within Pinehurst South. It is also essential that the design of streets considers the range of users' mobility and provide appropriate access along and across streets for those with limited mobility.

The Small Area Plan for Pinehurst South has been envisioned and conceived as a pedestrian-friendly environment. Streets have sidewalks on both sides and are lined and shaded with trees. Additionally, the streets are narrow, designed to promote a natural slowing effect, flanked by parallel parking generally on both sides.

Beyond Pinehurst South (and not governed by this Form-Based Code), a system of walkways and bikeways will connect Pinehurst South to other neighborhoods as well as to recreation, commercial, and employment areas.

Throughout the Form-Based Code, the use of the word "shall" identifies mandated criteria. "Must," "required," and "mandated" are additional words with the same meaning. The use of the word "encouraged," "should," or "recommended" identify criteria which are desired. In some instances, words such as "prohibited" and "not permitted" identify practices, materials, or systems which are not allowed within Pinehurst South.

Components

The Street Design criteria include both text and diagrams that specify:

» General provisions for all streets and alleys (or shared-access driveways), including criteria for vehicle travel lanes, parallel parking, streetscape plantings, sidewalks, and medians;

» Street Types identifying specific design and dimensional criteria for each of the street types envisioned within Pinehurst South; and

» Material and Element Standards.

General Provisions

1. The following typical street curb radii standard applies throughout Pinehurst South:
   - Street Curb Radii: 30' min.
   - Alley/Shared Driveway Curb Radii: 10' min.
2. As shown in the Street Sections on the following pages, vehicular travels lane widths shall be:
   - Commercial Street Travel Lane: 10'
   - Residential Street Travel Lane: 10'
3. The following standard applies to alleys (or shared-access driveways) within Pinehurst South:
   - Alley (or shared driveway) Paving Width: 16'* (accommodating a two-way, yield movement)
     * 20' if required for fire access
4. Transitions from one street type to another shall be designed to ensure smooth changes between paving, parking, sidewalks, planting strips, and similar.
5. Where site conditions warrant variations to the Street Type Plans and Sections, the lane widths and sidewalk widths should remain the same while the number of lanes, tree zone width, parking, and similar may vary. At an intersection where two different street types meet (with the exception of alleys or shared-access driveways) or where an existing street meets a new street, the larger curb radius should be used.
6. Streets should have sidewalks on both sides of the street, unless otherwise approved by the Village. Sidewalks shall be designed consistently along the entire length of a block. Additionally, where an alley intersects with a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance (see also page 29).
7. Connections from streets to trails are encouraged.
8. Crosswalks are required along Hwy 5 and Railroad crossings; crosswalks shall follow the Design Standards, requiring a white ladder design, to contrast with the street paving different.
9. Street Plantings:
   i. Street plantings in Pinehurst South should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings. See additional criteria on species and selection on pages 42-45.
   ii. Generally, street tree groupings should be planted at intervals, to provide shading of the sidewalks. In general, street tree groupings should be planted no more than 60 feet apart (excepting at street intersections). Variation in tree spacing is appropriate to the character of Pinehurst, and will vary based on location and adjacent uses, street lighting, underground utilities, and above ground structures (see below for additional criteria).
   iii. Where a single tree is planted (not in a group), the street tree shall be centered within the Tree Zone (see pages 25-28).
   iv. The placement of street trees shall be coordinated with the placement of street lights, such that street trees are located to ensure adequate light levels.
   v. Street trees shall be placed a minimum of 15 feet from all regulatory signs and street intersections when planted between the curb and sidewalk and located with consideration to underground utilities and structures. Street trees may not be planted within 5 feet of a street drain inlet structure, the edge of crosswalks, and/or handicap curb cuts/ramps, nor within 10 feet of an alley entrance or driveway.
   vi. Other streetscape plantings (not including street trees) shall be set back a minimum of 3 feet from the edge of crosswalks and handicap curb cuts/ramps.
   vii. Street trees shall be placed to align, where possible, with lot lines and demising walls of buildings so as to avoid blocking leadwalks to stoops and front porches, doors of buildings, address numbers, and pedestrian passage connections.
   viii. In order to create a comfortable pedestrian environment, street trees shall have their limbs pruned over sidewalks to approximately 8 feet above grade once a mature height is achieved.
   ix. Plant material must not obstruct visibility at intersections. No plant material taller than 30 inches (at maturity) above the curb height shall be allowed in any intersection sight triangle area except single stem trees whose lower branches are pruned to a minimum height of 8 feet above grade.
10. Along streets throughout Pinehurst South, street lighting and street furniture (if proposed) should be consistent, in material, color, and style to present a unified, cohesive public realm (*see page 31 for more information*).

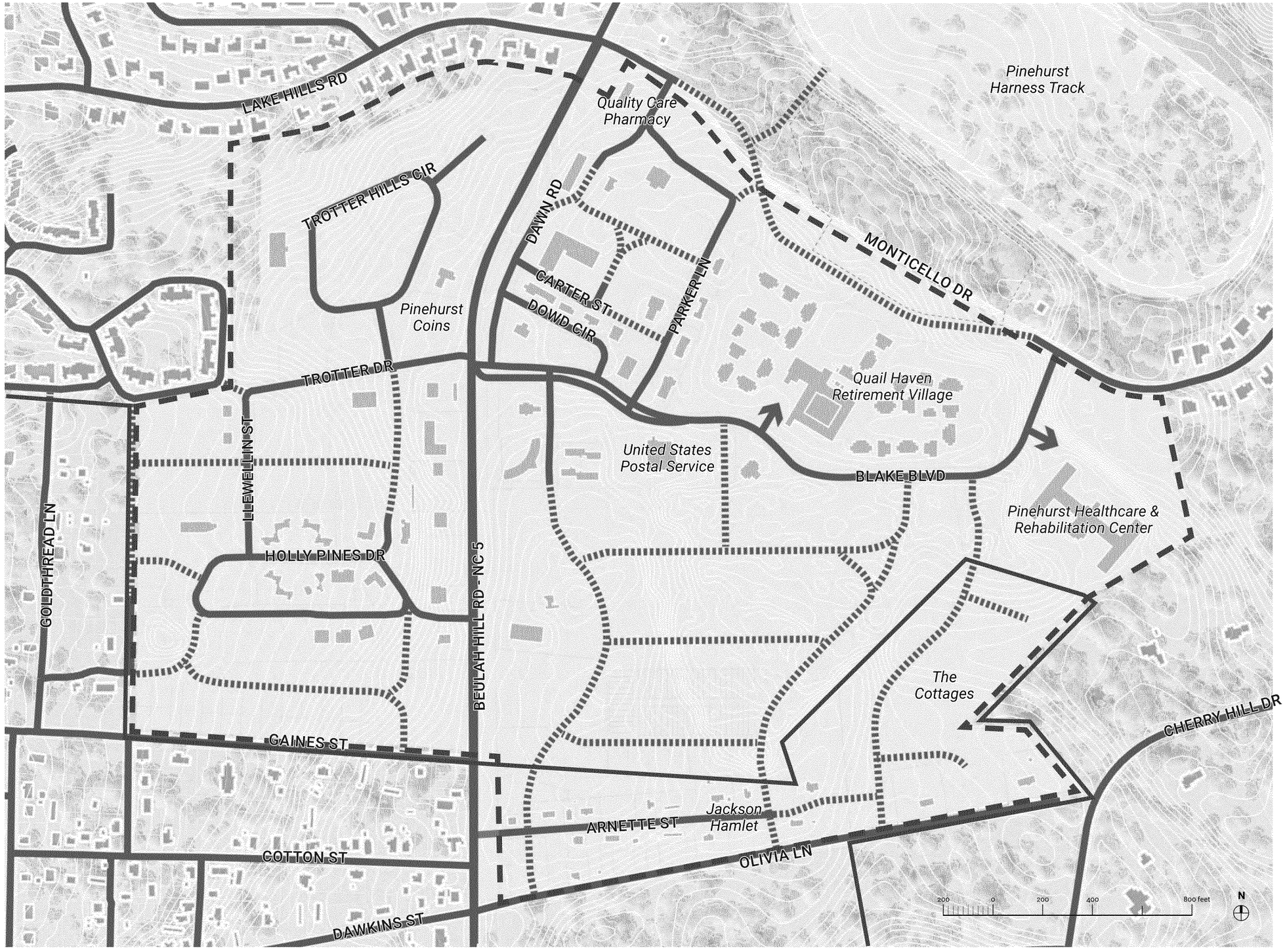
PROPOSED CIRCULATION PLAN

The proposed Circulation Plan for Pinehurst South emphasizes an improved, connected network of streets. This system will provide additional routes for vehicles (as well as for pedestrians, bicycles, and golf carts), thereby reducing traffic stress on any single street. The circulation recommendations include:

- Two new street connections from Olivia Lane to Blake Boulevard
- Realignment of Monticello Drive to accommodate the the potential relocation of the Public Service Facility south of the Harness Track
- Coordination with NCDOT planned improvements along NC-5
- The improvement of Olivia Lane as a full, signalized NC-5 intersection, connected to Arnette St. (to be closed to NC-5)
- Improved pedestrian, bicycle, and golf cart crossings of NC-5 with crosswalks added at signalized intersections

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING STREETS
- PROPOSED STREETS



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

3.2 Complete Streets

Complete Streets are streets that provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike. Complete Streets recognize that crossing the street, walking to visit neighbors and businesses, and cycling to work are equally important as driving. Since streets will play an important role in the livability of Pinehurst South, they must accommodate all users in an appropriate manner, whether young or old, motorist or cyclist, walker or wheelchair user. Complete Streets, together with necessary physical, design, and visual elements, will enable Pinehurst South to be safer, more livable, and welcoming to everyone.

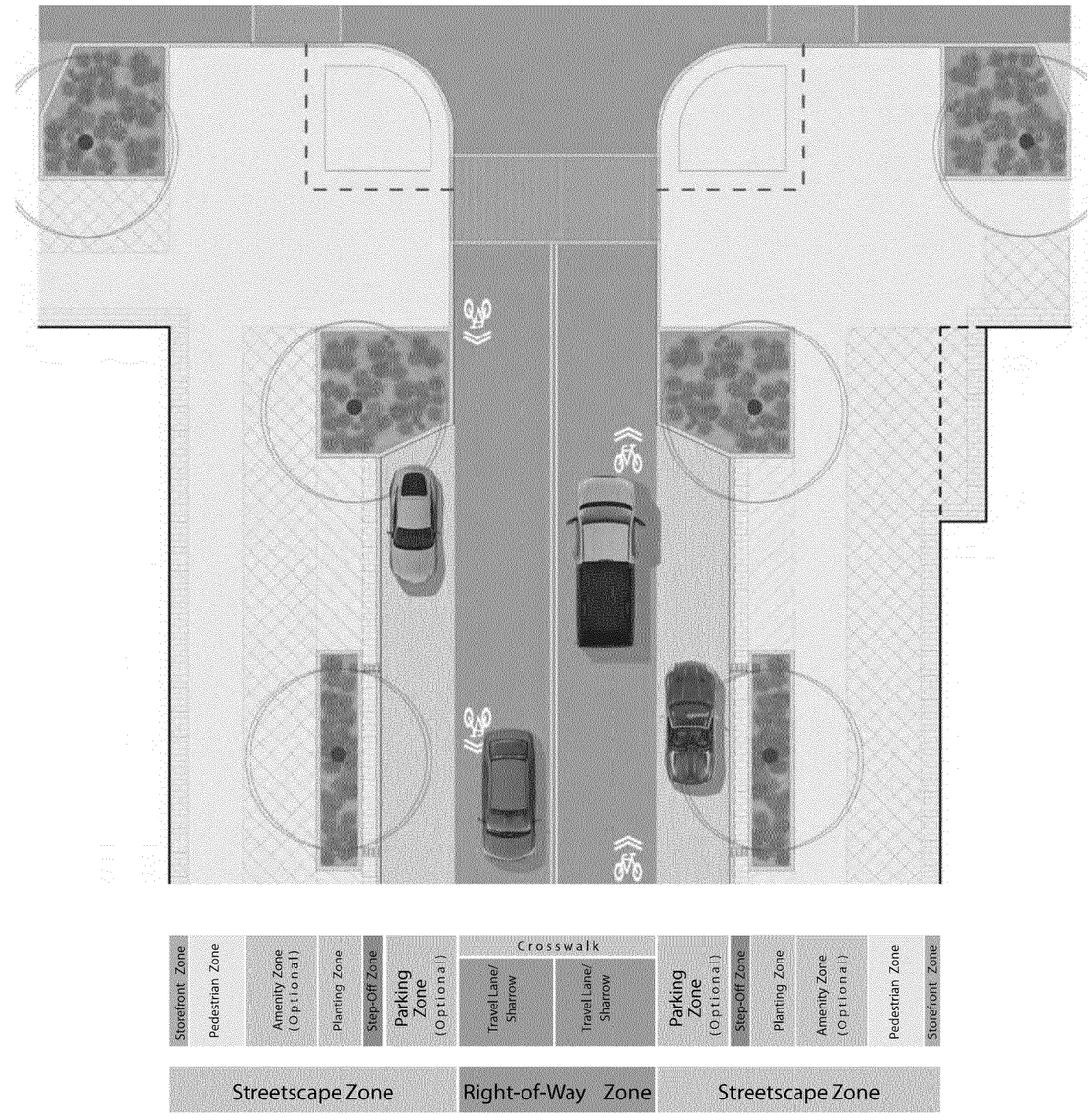
Effective Complete Streets are designed to be compatible with their context. For example, sidewalks should be wider where heavy foot traffic is anticipated, such as adjacent to retail storefronts or a large community gathering space or amenity, compared to a standard 5-foot wide sidewalk in a low-density residential area. Bicycle facilities also should vary per context. Shared-use lanes accommodating both vehicles and bicycles may be appropriate on low-speed residential streets; whereas an off-street shared-use path may be appropriate on wider or commercial streets. On the low-speed streets within Pinehurst South, bicycles can share the roadway with vehicles; whereas, on NC-5 for example, separated bicycles lanes are required for safety.

Additionally, as a component of Complete Streets, sustainable design elements including native plantings, street trees to provide shade, sustainable materials, and efficient lighting contribute to the overall comfort, safety, and natural resource benefits that are part of complete street design.

The Street Design criteria, therefore, address all of the necessary components of Complete Streets, from building face to building face, across a street.

The goals of Complete Streets align with the goals and objectives established in the *Village of Pinehurst Comprehensive Pedestrian Plan 2015*, listed below:

- Increase “walkability” in the Village of Pinehurst
- Create a pedestrian network that is an important part of the urban structure
- Promote walking as a healthy exercise
- Create a pedestrian environment that is friendly to all users - including seniors, disabled persons, and children
- Improve connections between disparate parts of the Village
- Promote pedestrian safety



Complete Streets Diagram

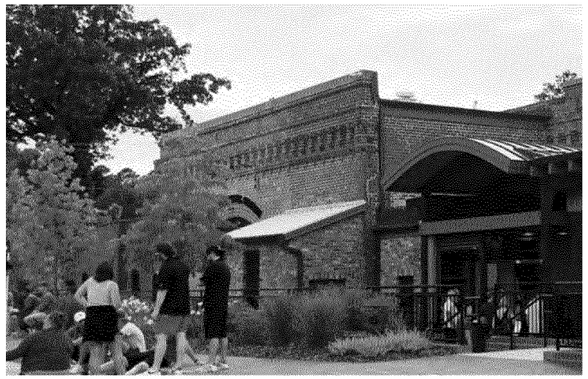
This diagram is for illustrative purposes only.
See the following pages for criteria specific to Pinehurst.

Streetscape Zones

Carrying forward the principle of Complete Streets, to provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and motorists alike, the streetscapes in Pinehurst South are comprised of the following Streetscape Zones, as defined below and shown on the following pages in the Street Sections.

BUILDING ZONE

The Building Zone is the private front yard space. Within Pinehurst South, this zone occurs within a residential lot or commercial parcel and shall be a minimum of 20 feet or 10 feet respectively, per the setback requirements (see pages 10-16). The principal structure sits clear (in back) of this zone, however, porches, stoops, steps, leadwalks, and landscape may occur within this zone. The Building Zone is the transition between the public realm of the street and the private realm of the home or business. See page 70 for more information on the Material and Element standards for this front yard zone.



Credit: Design Collective

PEDESTRIAN ZONE

The Pedestrian Zone, within the sidewalk, is a minimum of 5 feet wide and shall remain clear of all street fixtures and furniture including street lights, signs, and similar. This zone is reserved for pedestrian circulation and should be clearly differentiated from other zones by paving materials or other visual cues. Where the Pedestrian Zone crosses a driveway or alley entrance, the pedestrian zone/sidewalk material shall be continuous.



Credit: Design Collective

TREE ZONE

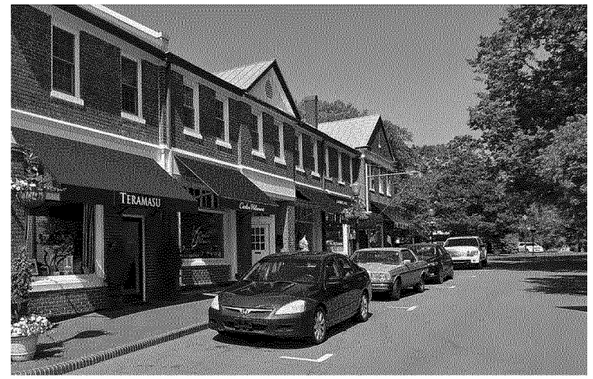
The Tree Zone or streetscape planting zone shall be a minimum of 6’ wide (7' or greater is preferred) and may increase to respond to site conditions. The Tree Zone accommodates permanent features such as planting strips, light poles, and street signage. This zone may also incorporate non-permanent elements, including waste/recycling receptacles, potted plants, mailboxes, and curb step-off pavers. At intersections, this zone may be partially or fully paved to provide access to pedestrian street crossings.



Credit: Design Collective

PARKING (PARALLEL)

Parallel parking along the curb shall be 9 feet wide on Commercial Streets and 8 feet wide on Residential Streets (see following pages for Street Sections) and is planned to be minimally marked. Parallel parking offers an additional buffer between traffic and pedestrians, as well as helps to lower vehicle speeds. Throughout Pinehurst South, parallel parking is typically provided on both sides of the streets to provide visitor or patron parking.

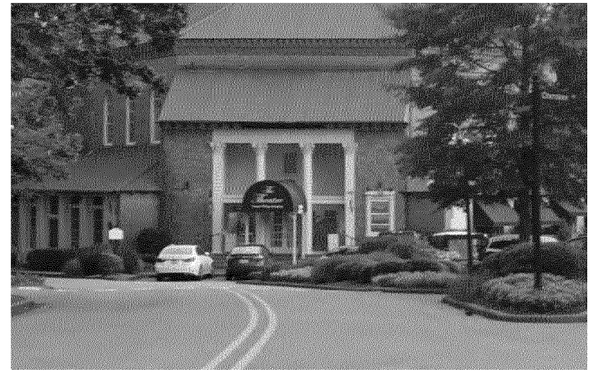


Credit: VOP Rentals

TRAVEL LANE

The streets within Pinehurst South are designed to promote slower speeds within narrow 10-foot travel lane, typically flanked by parallel parking on both sides.

The travel lanes of all streets (except NC-5) within Pinehurst South shall be viewed as shared-use facilities where bicycles and motorized vehicles (including golf carts) use the same travelway.



Credit: Design Collective

AMENITY ZONE (OPTIONAL)

A portion of the public right of way, typically adjacent to the sidewalk but outside the pedestrian walking area, including streetscape elements, landscaping, and street trees. Amenity zones are more often seen in higher density, pedestrian-oriented areas such as retail or mixed-use developments.



Credit: National Association of City Transportation Officials

Street Section - Typical Commercial

The Typical Commercial Street Section is a two-way, two-lane street with parallel parking; street trees and groundcover in stormwater planters or tree pits; a 5' min. clear pedestrian zone; and a storefront zone for tables, chairs, potted plants, and displays.

To reflect the character of Village Center, within the Pinehurst South area, brick sidewalks are required where buildings have commercial frontage.* The Village's standard benches and street lights shall also be incorporated (see page 31).

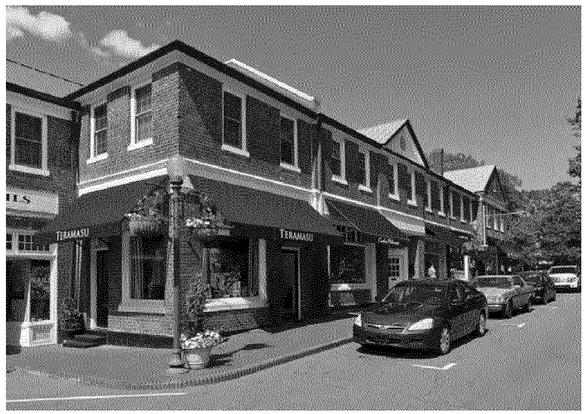
Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for patrons and visitors.*

* For additional criteria and more information on building frontage and setback requirements, see Section 2.0 Site Design on pages 8-19.

See General Provisions on page 22 for additional criteria.

STREET SECTION KEY

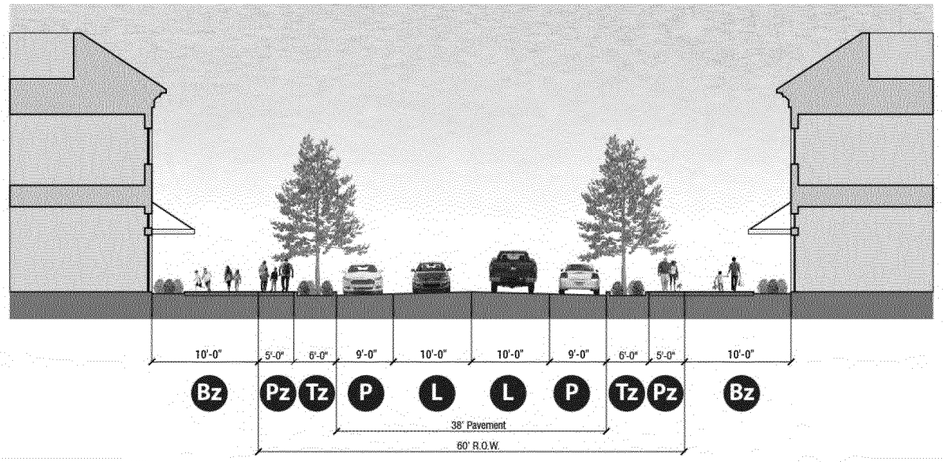
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)

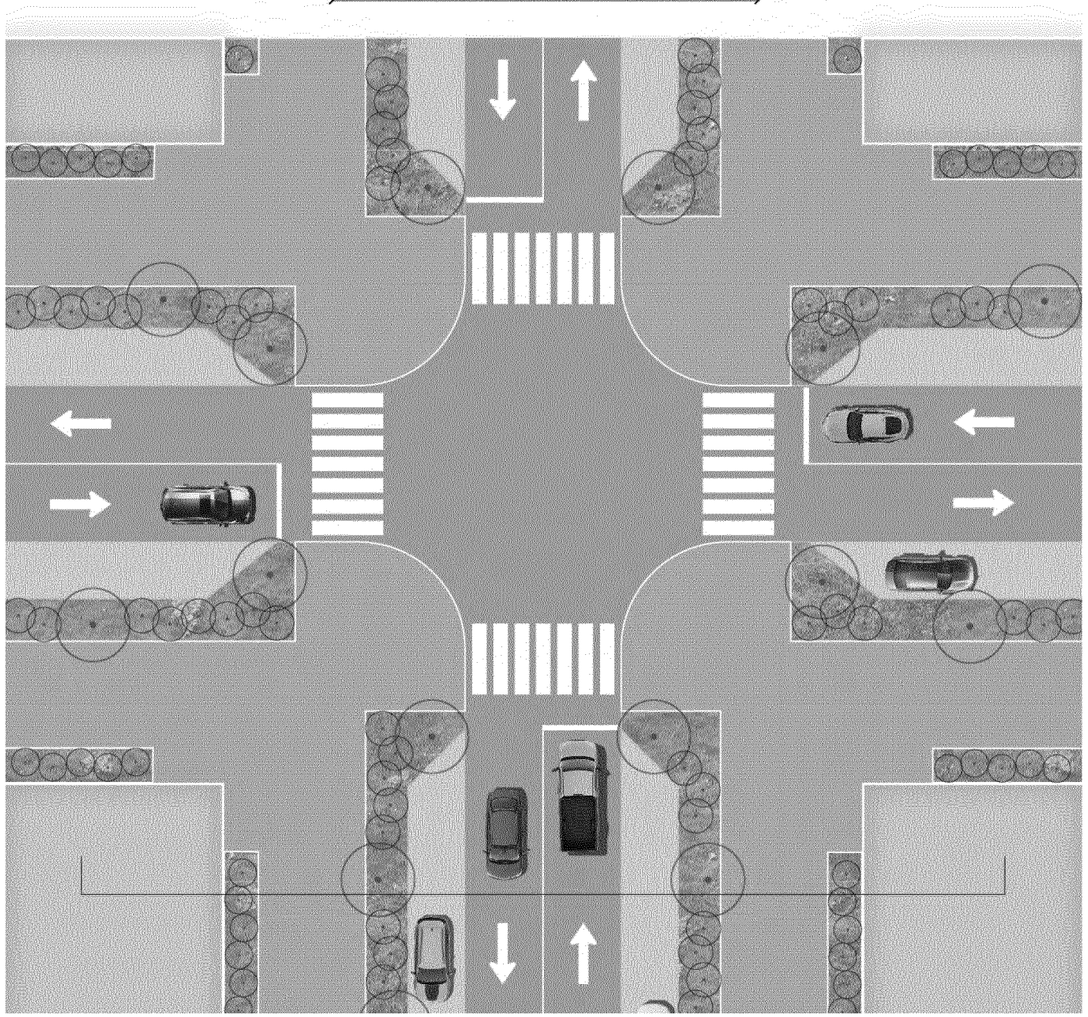


Precedent Streetscape - Market Square, Pinehurst
Credit: VOP Rentals



Precedent Streetscape - Mashpee Commons, MA
Credit: PCA Design, Mashpee Commons, MA





Street Section - Typical Residential

The Typical Residential Street Section is a two-way, two-lane street with parallel parking, street trees, and groundcover in SWM planters or tree lawns and a 5' min. clear pedestrian zone.

In non-commercial areas, sidewalk material shall be specified as sand/clay or concrete, as appropriate to context and per Village policy.

Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for homeowners and visitors (see page 25).

For additional criteria and more information on building frontage and setback requirements, see Section 2.0 Site Design on pages 8-19.

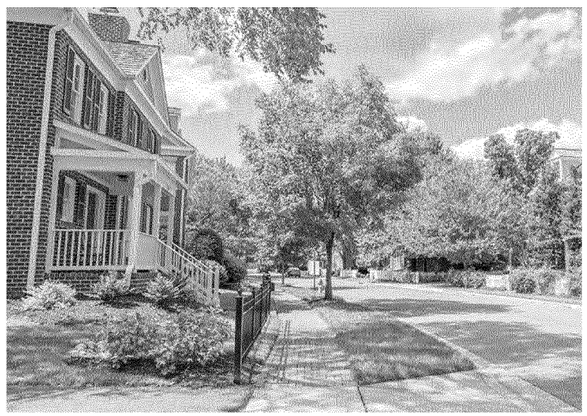
See General Provisions on page 22 for additional criteria.

STREET SECTION KEY

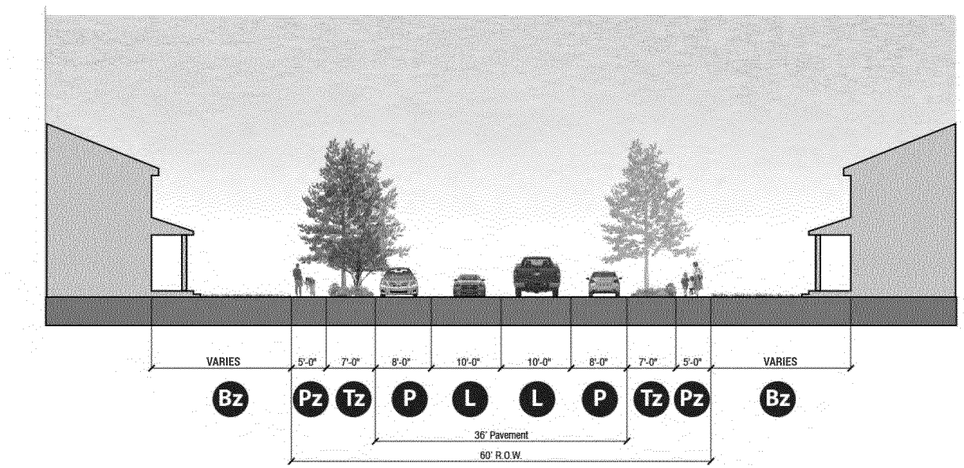
- BZ BUILDING ZONE
- PZ PEDESTRIAN ZONE (SIDEWALK)
- TZ TREE ZONE (PLANTING STRIP)
- P PARKING (PARALLEL)
- L TRAVEL LANES (VEHICULAR)

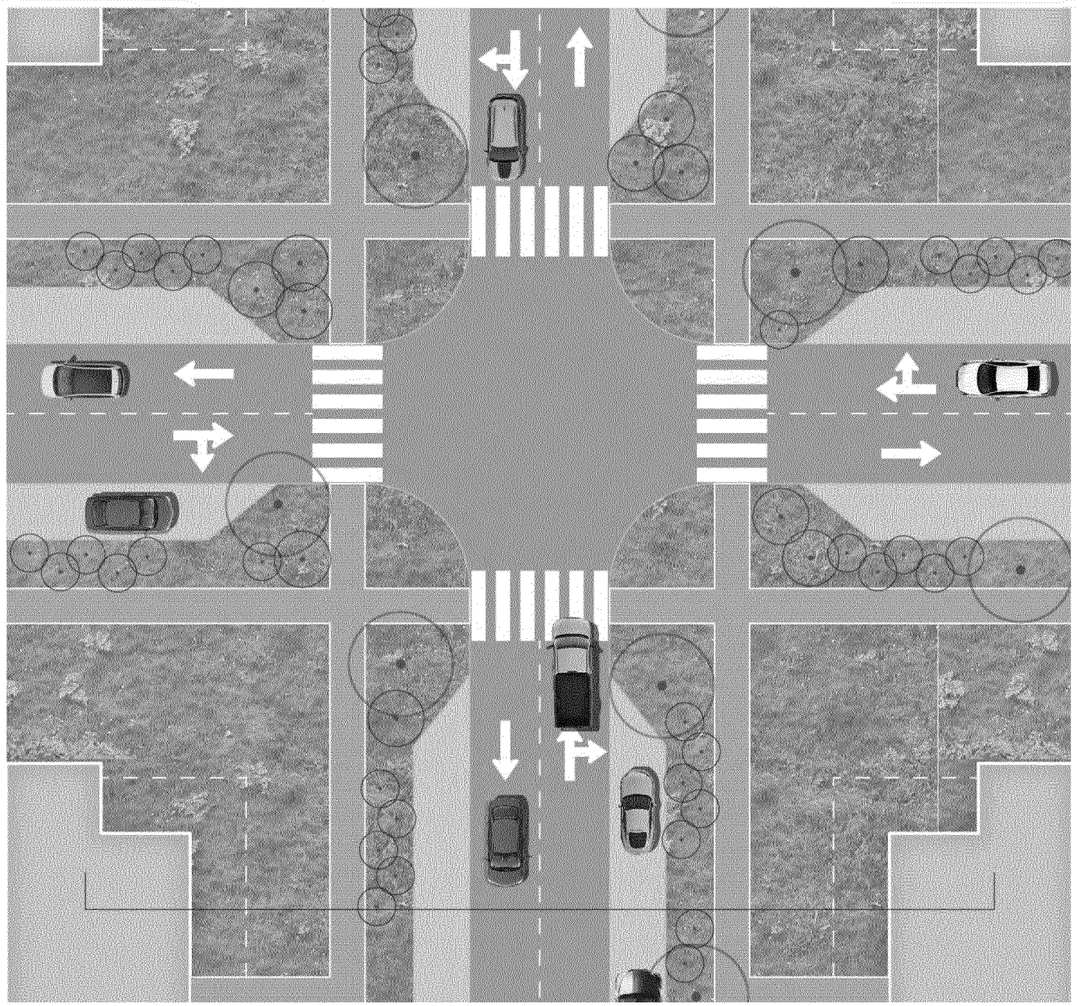


Precedent Residential Streetscape
Source: shortforkfarms.com



Precedent: Residential Streetscape - Kentlands, MD
Source: www.longandfoster.com





Street Section - NC-5/Blake Boulevard

The proposed Street Section at the intersection of NC-5 and Blake Boulevard envisions improvements for pedestrians, bicycles, golf carts, and vehicles.

This proposed section coordinates with NCDOT planned improvements to add a sidewalk to the west side of NC-5. While a proposes Shared-Use Path (SUP) runs between the eastern edge of the roadway and ACWR rail line (suggested to be part of the Rails-to-Trail program). Where the path is close to the rail line, a physical barrier will be required. Motorized vehicles, including golf carts, should not be permitted on the path.

Crosswalks are added at signalized intersections to improve pedestrian, bicycle, and golf cart crossings of NC-5. Buffers shall be provided along NC-5 where constraints allow, to provide a seamless "evergreen" landscape that is typical to Village of Pinehurst streetscapes.

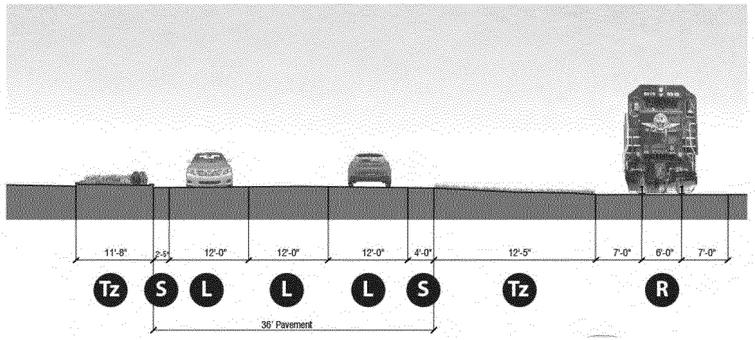
* For additional criteria and more information on frontage and setback requirements, see pages 8-19.

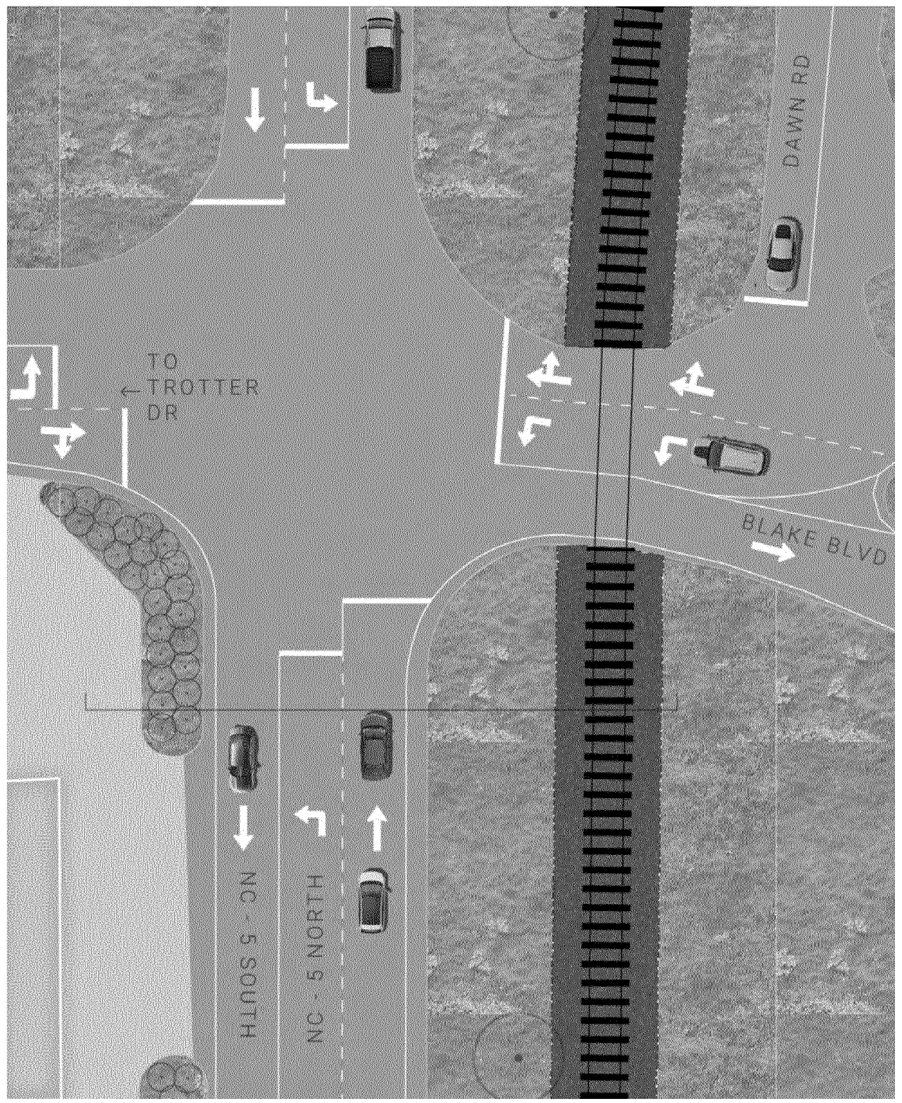
See General Provisions on page 22 for additional criteria.

STREET SECTION KEY

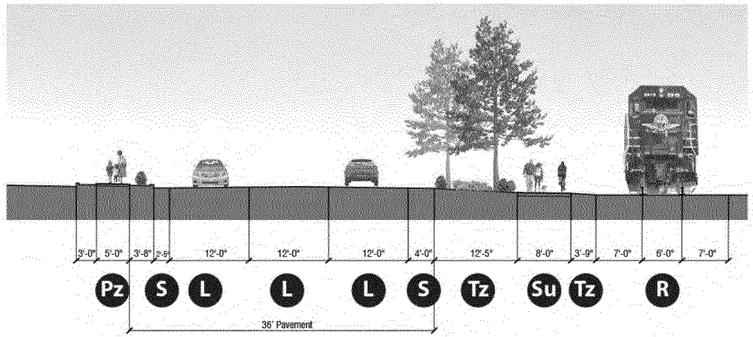
- S — SHOULDER
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- SU — SHARED-USE PATH (BICYCLES & PEDESTRIANS)
- L — TRAVEL LANES (VEHICULAR)
- R — RAILROAD

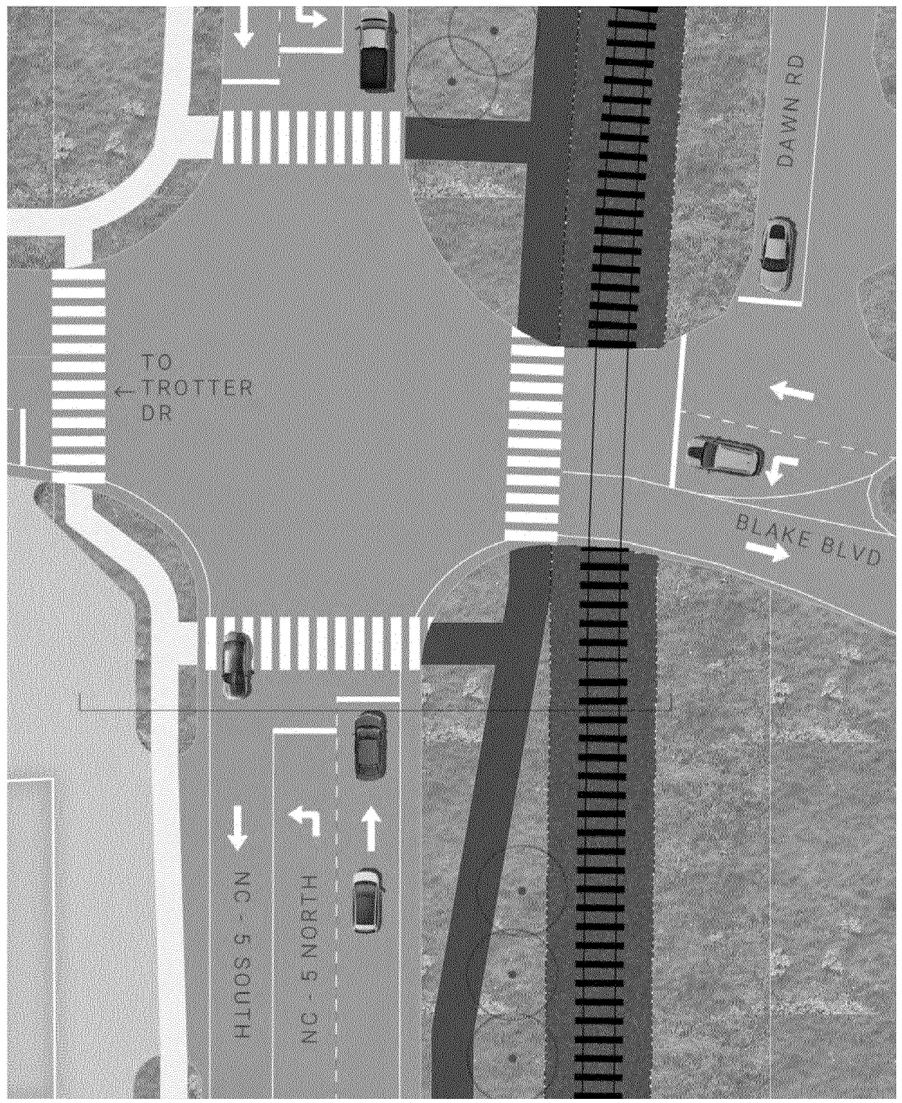
EXISTING





PROPOSED





Street Section
Typical Alley - Residential & Commercial

Alleys (or shared-access driveways) provide access to driveways, service areas, and parking lots and are private (not public). The Typical Alley Street Section within Pinehurst South shall have a 16'* paving width, within a 24' right-of-way (R.O.W.) accommodating a two-way, yield movement.
* 20' if required for fire access.

Where an alley intersects a street, the street's sidewalk (in material and alignment) shall continue across the alley entrance, as shown in the photos to the right.

Parking spaces may be accessed directly off an alley, however, the spaces must provide 18' min. of stall length (for head-in, perpendicular spaces) clear of the alley right-of-way. No parked vehicles (except temporarily parked service, delivery, or emergency vehicles) may encroach into the alley right-of-way.

Buildings and landscape shall be placed near the alley entrance to help screen views down alleys from the public realm of streets and open spaces.*

* For additional criteria and more information on frontage and setback requirements, see pages 8-19.

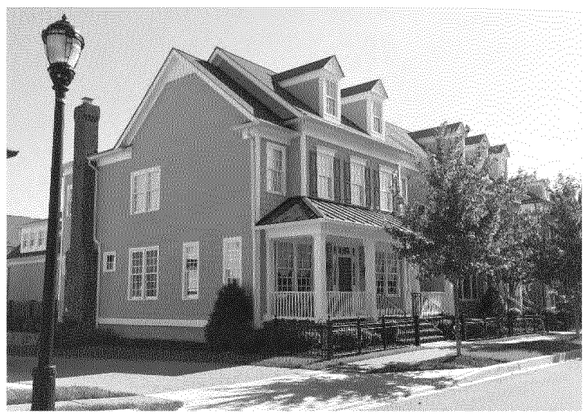
See General Provisions on page 22 for additional criteria.



Precedent: Commercial Alley - Pinehurst, NC
Source: Google



Precedent: Residential Alley - Maple Lawn, MD
Source: Design Collective



Precedent: Residential Alley - Maple Lawn, MD
Source: Design Collective

3.4 Material and Element Standards

The purpose of the Street Design Material and Element Standards is to ensure and maintain a consistent, high-quality streetscape environment within Pinehurst South.

The Material and Element Standards include criteria for the following streetscape elements:

- Travel Lanes (vehicular)
- Parking (parallel)
- Street Lights
- Street
- Street Furnishings

For additional information on streets and alley dimensional and configuration criteria, see pages 25-29.

See General Provisions on page 22 for additional criteria

Travel Lanes (Vehicular)

Travel lanes within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Specifications Manual* requirements for paving materials and construction details. Where streets are to remain private (rather than dedicated public right-of-ways), alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance. All street travel lanes should be designed to accommodate private vehicles, as well as emergency equipment.

Parking (Parallel)

Parallel parking within streets that are intended to be dedicated as public right-of-ways, either at the time of construction or at a future date, shall conform to the Village's *Engineering Standards and Specifications Manual* requirements for paving materials and construction details. Where parallel parking occurs along streets that are to remain private (rather than dedicated public right-of-ways) or where deemed feasible by the Planning Department and Village, alternative sustainable paving systems may be investigated and approved by the Planning Department and Village, but shall be chosen for durability and ease of maintenance.



Precedent Image: Residential Street - Maple Lawn, MD
Credit: Design Collective



Precedent Image: Parallel Parking - Maple Lawn, MD
Credit: Google Maps



Precedent Image - Street Plantings - Village Center, Pinehurst, NC
Credit: Village of Pinehurst

Street Plantings

Street plantings in Pinehurst South should reflect the character of plantings in the Village Center, as originally conceived and cultivated by Olmsted and Manning, with a predominance of evergreen trees and shrubs in irregular groupings (see image below left).

Materials:
Street trees, shrubs, and other plantings within Pinehurst South, whether between the curb and sidewalk, within medians, or other locations within the streetscape, shall be chosen from the Plant Palette on pages 44-45. To note, the plant species listed in the palette have been selected from Appendix A - Plant Species Native to the Sandhills in the *Pinehurst Development Ordinance*. Other plant species in addition to this list may be acceptable for use as street plantings provided that they meet criteria for size, tolerance to road maintenance, and other similar conditions. Any alternate street planting species shall be approved by the Planning Department and Village.

Details:
Street trees with unbalanced crowns, a poor branching habit, and excessively bent or curved trunks shall be rejected.

For additional criteria on street plantings, see General Provisions on page 22 and the Plant Palette on pages 44-45.

Street Lights

Street lights shall be placed to create an even rhythm and consistent, safe light levels along streets. Pedestrian-scaled street lights of approximately 14 feet in height are required along streets with commercial frontage. Higher poles up to 30 feet in height may be required to adequately light wider streets or intersections. Light levels and quality of light should be appropriate for the street type, character, and use. All other lighting within right-of-ways not listed below (such as bollard lights) should be selected to coordinate, in design, detail, and color, with the street lights and approved by the Village.

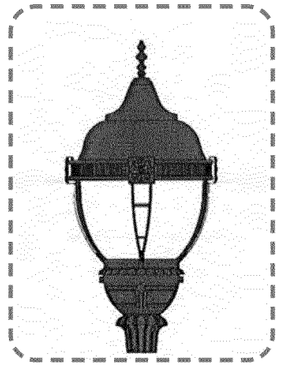
Materials:
For new pedestrian-scaled street lights within Pinehurst South, the fixtures s hall m atch t hose i nstalled near Village Hall and the Community Center (as shown in the lower left photo) and noted below and/or as approved by the Village, excepting those replacement street lights in/or close to the Village Center which should match the historic street lights (shown to the right).

Duke Energy pole, fixture, and globe (or alternative(s) as approved by the Village):
- Pole: PX W17 10 F4 AB3/12 3T3 ANBK
- Fixture: AT20 A 50M MED PCT TB ANPP
- Globe: AT20 A PCT

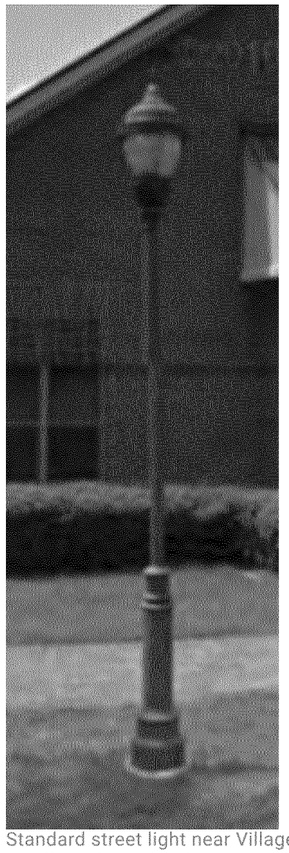
All street lighting is encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light pole locations. Higher wattage fixtures may be used on the 30' pole locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).

Details:
Street light poles shall be finished in a dark green color to provide a uniform streetscape palette throughout the Village.

In order to ensure that adequate light levels are maintained, street lights shall be located first, followed by street trees (with mature height, canopy, and foliage density taken into consideration), and finally street furnishings.



All street lights shall have a solid cap to minimize the impact of artificial light on the night sky.



Standard street light near Village Hall (left); Historic street light in Village Center (right)

Credit: Google (left); Design Collective (right)

Street Furnishings

It is important that all streetscapes within Pinehurst South represent a consistent built environment that is reflective of the intended character of Pinehurst. While site furnishings in open spaces or on private lots are encouraged to be varied and express an individual aesthetic appropriate to the type and location, street furnishings on the other hand shall be consistent throughout Pinehurst South.

Materials: Street furnishings, including benches, waste/recycling receptacles, bike racks, tree grates, and bollards, within the street right-of-way shall be metal (aluminum, steel, or cast iron) and consistent in material, style, and color with the other street furnishings. Benches, may additionally include recycled plastic for the slats (as shown in the standard bench image to the right). Materials with a high percentage (75% or more) of recycled content are encouraged.

Details:
All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color.

Tree grates are appropriate along streets where high pedestrian traffic is anticipated, near plazas, community building entries, restaurants, and other such locations.

Waste and recycling receptacles should be coupled together and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Selections shall be (as) approved by the Village.

Benches within the street right-of-way shall be the standard Pinehurst Bench, as approved by the Village, with cast aluminum supports and cedar color recycled plastic slats.

Bike racks shall be installed along streets near open spaces and retail areas to promote bicycling as a means of travel. Locations of bike racks are contingent on site conditions. In all cases, bike racks should be located without interfering with pedestrian movement and building entry. Bike racks shall be permanently installed. Bike racks should enable both the front wheel and frame to be locked securely and the bicycle to remain upright.





Precedent: Tree Grate and Waste/Recycling Receptacle

Credit (right): Victor Stanley (Ironsites)



All streetscape furnishings, unless approved otherwise by the Village, are to be finished in a dark green color

Pinehurst Standard Bench: Victorian 60"Bench with cast aluminum supports and cedar color recycled plastic slats

Credit: Kings River Castings



Precedent: Bike Rack

Credit: Cycle Safe

4.0 LANDSCAPE DESIGN

4.1 OVERVIEW
4.2 OPEN SPACE TYPES
4.3 MATERIAL & ELEMENT STANDARDS
4.4 LOT LANDSCAPE PLANS

4.1 Overview

Landscape is an integral component of the overall character of Pinehurst and, in the redevelopment of Pinehurst South, will include landscape in open spaces as well as landscape on individual lots/ parcels. (For landscape within street right-of-ways, see the Plant Palette on pages 44-45 and the Street Design criteria on pages 22-31.)

Open spaces within Pinehurst South serve multiple purposes for the design, organization, and livability of the neighborhood. Active open spaces should be provided throughout the area, in the form of small plazas, attached greens, and a large Central Green. Pedestrian connections shall be provided throughout the plan area to provide pleasant and safe movement. .

The new open spaces in Pinehurst South should be designed as a system of places that link to one another. Variations in open space type, size, use, and design should occur throughout Pinehurst South and appropriate to the surrounding uses to allow for a variety of both passive and active recreation.

The *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements shall be used for all minimum dimensional and plant size standards for buffers, screens, and parking lots. However, the design intent shall follow the FBC, and, where a conflict between the FBC and PDO occurs, the FBC criteria shall supercede.

The Village of Pinehurst's *Village Planting Guide* offers additional insight and historical research into Warren Manning's original design approach and plant palette. However, as noted in the *Guide*, "...of the of the ninety-six plant species that Manning originally ordered, collected, or propagated for Pinehurst, only 25% were native to North Carolina." Therefore, the criteria within this Form-Based Code (FBC) purposely deviate from the original plant palette, instead advocating for native and adaptive plant selections only to meet sustainability goals.

Purpose

The primary purpose of the Landscape Design criteria for Pinehurst South is to guide the design and character of open spaces as well as the landscape plantings within lots. Further, the Landscape Palette within this section, on pages 44-45, shall be used for open spaces, lot landscape, and street Tree Zone plantings (for additional Street Design criteria, see pages 22-31).

Components

The Landscape Design Criteria include:

- General Provisions for Open Space which provide criteria for all of the Open Space types within Pinehurst South;
- General Provisions for Lots which provide criteria for all Lot types within Pinehurst South;
- The Open Space + Pedestrian Network plan diagram that shows the proposed locations for open spaces, trails, and sidewalks within Pinehurst South;
- Open Space Types that provide definitions and design criteria as well as illustrative examples specific to each type; and
- Material and Element Standards that include criteria for the following components of Open Spaces: hardscape, landscape, site furnishings, and lighting as well as a
- Plant Palette for landscape within open spaces, lots, and streetscapes (for Street Design criteria, see pages 22-31).

Throughout the Form-Based Code, the use of the word “shall” identifies mandated criteria. “Must,” “required,” and “mandated” are additional words with the same meaning. The use of the word “encouraged,” “should,” or “recommended” identify criteria which are desired. In some instances, words such as “discouraged,” “avoid,” and “not permitted” identify practices, materials, or systems which are not allowed within Pinehurst South.

General Provisions for Open Space

1. A minimum of 8% of the net developable acreage of any lot (excepting infill single-family residential lots), whether public or private, shall be provided as Open Space.
2. Active open spaces should be open and visible, designed to invite people of various ages and mobility.
3. Sustainability should be a primary criteria in the design and maintenance of all open spaces.
4. Open spaces should be designed with consideration for adjacent building heights and sun angles during different seasons of the year; plant species should be selected based on site-specific sun exposure (see the Plant Palette on pages 44-45.).
5. Open spaces should be designed for their intended function (i.e., the Central Green shall be designed for gatherings on event days as well as passive use on other days; plazas shall be located and designed for high pedestrian use; etc.).
6. Seating should be placed where sitters can watch passersby and/or activities within the open space, appropriate to the use level, and at intervals along trails, paths, and sidewalks to allow for walk breaks.
7. Seating walls, if proposed, should be approximately 16-18 inches in height off grade.
8. Paving materials and installation methods should take accessibility needs into consideration.
9. Views from open spaces should be framed, where appropriate, to visually link to other areas of the community.
10. Open spaces shall be maintained by the property owner.

See the following pages for criteria specific to each type of open space.

General Provisions for Lots

1. As noted in Section 2.0 Site Design 2.3 Corner Lot and Frontage Elevation Satndards on page 19: Landscaping shall be required on all Lots, along the foundation of all frontage elevations (i.e., along elevations fronting streets) in a layered, varied, and naturalistic pattern, except where hardscape (paving) comes up to the building facade. For all Mixed-Use/Commercial Lots as well as all Residential Corner Lots, a lot-specific landscape plan shall be submitted to the Village for review. On these lots, particular attention shall be paid to the placement of landscape to help screen mechanical equipment, views down alleys (or shared-access driveways), and similar. (See Section 2.0 Site Design on pages 8-19 for more information on frontage elevations.)
2. As indicated in the *Historic District Standards and Guidelines*, fences over 3.5’ in height shall be screened with native landscaping on sides visible from the street.

See the Material and Element Standards on pages 42-48 and the Plant Palette on pages 44-45 for additional criteria.

PROPOSED OPEN SPACE + PEDESTRIAN NETWORK

The existing Pinehurst South plan area contains no dedicated public open space or trails within its boundary. The Pinehurst Harness Track lies just to the north.

All new development should add to the network, creating publicly-accessible greens, plazas, and trail connections to serve the surrounding office and residential uses.

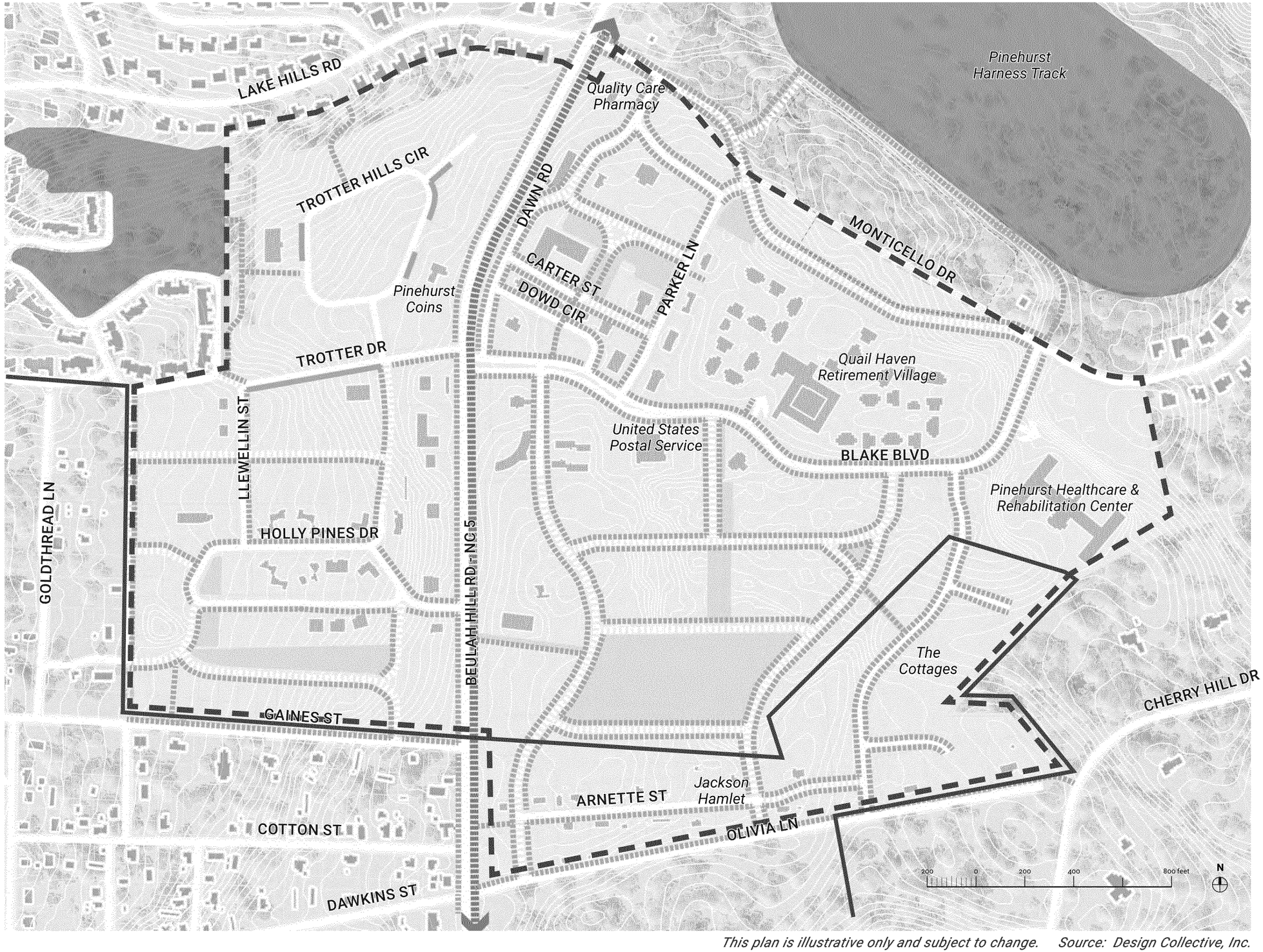
A Market Plaza is shown in the core area between Monticello Drive and Blake Blvd. and a new, large Central Green is shown to the south, east of NC-5.

A new Shared-Use Path (SUP) and sidewalk are shown along NC-5.

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS*
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED SHARED-USE PATH

**Proposed sidewalks shall be brick in commercial areas*



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

4.2 Open Space Types

Within Pinehurst South, open space shall be incorporated to enhance the character of the area, adding and connecting to the existing parks to form a network of spaces. This network will create a hierarchy of spaces that, along with the street network, completes the structure of Pinehurst South and enhances the aesthetics and the walkability.

It is important that the type of open space be appropriate to its location, adjacent uses, sized correctly, and designed with the appropriate ratio of hardscape to landscape and amenities.

The open space types within Pinehurst South may include:

- Central Green
- Plazas
- Attached Greens
- Pedestrian Passages
- Natural / Buffer Areas

CENTRAL GREEN

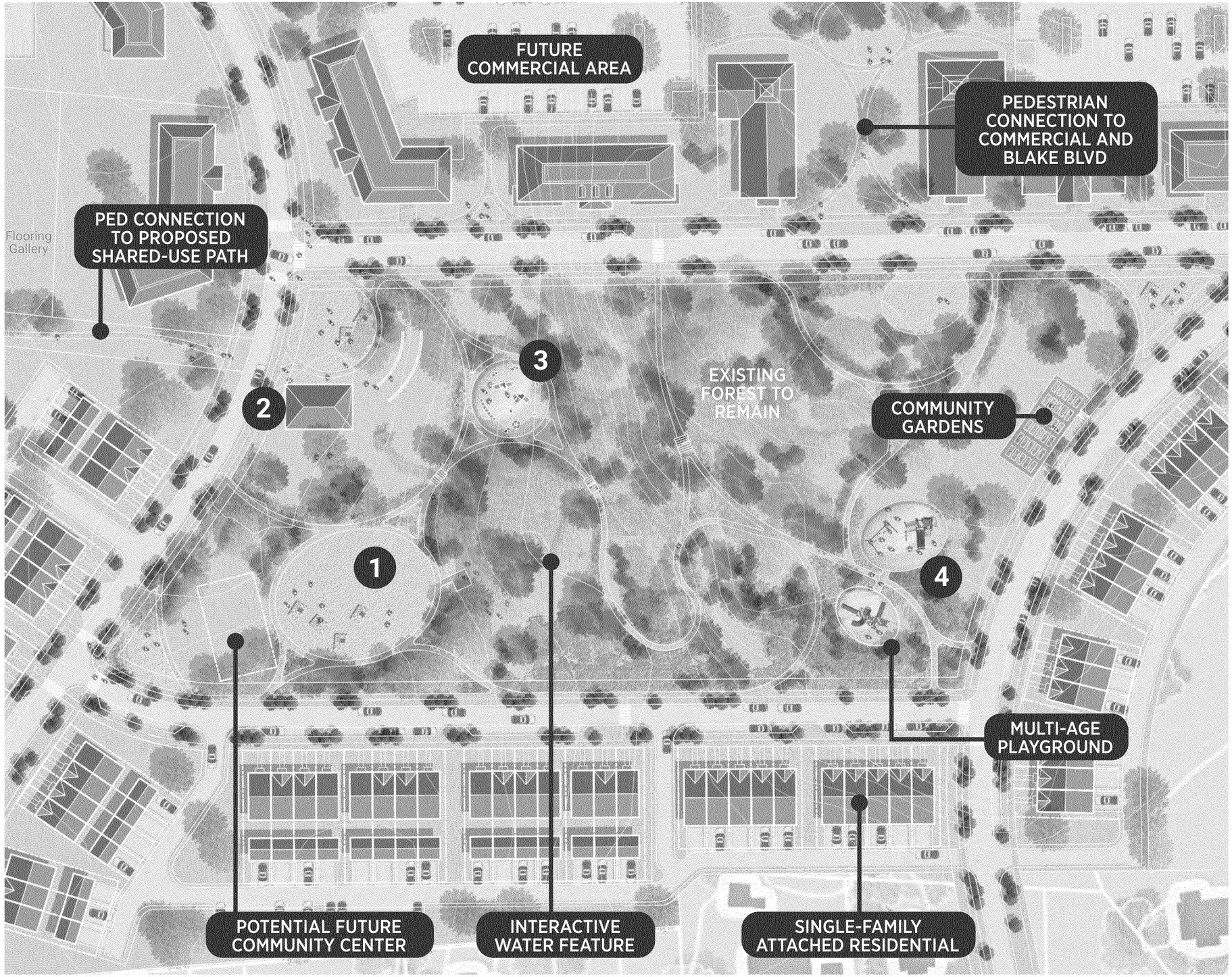
In Pinehurst South, new mixed-use development surrounds a large Central Green that helps to preserve some of the existing topography and trees. This new open space serves both office tenants as well as neighborhood residents.

An illustrative, conceptual plan of the Central Green is shown on the facing page. Here, the new Central Green is shown with a pavilion, an interactive, meandering water feature fed by stormwater, community gardens, paths through a wooded area, disc golf, an exercise park, and a multi-age playground area. If desired, a community building could be built in the future in the lower southwest corner, where the historic Chalfonte Hotel used to stand.

The final design and even the location may change, however, the design intent of the space shall be carried forward and the design criteria within the FBC shall be followed.

Size: 1-3 acres in size

Character: The design shall consist primarily of lawn areas, trees, and planted landscapes, informally disposed. The amount of hardscape shall be minimized, so that hardscape areas do not appear unoccupied and uninviting when events are not occurring. The Central Green shall minimally contain the following amenities: a large open-air pavilion; a small pavilion/shade structure; a playground, benches; and a lawn area designed, sized, and arranged to host a variety of events such as small community gatherings, performances, and pick-up games. Swathes of informal, naturalistic plantings and tree save areas shall frame lawn areas and buffer them from adjacent streets and uses, however should not obscure views in from the streets and sidewalks.



This plan is illustrative only and subject to change. *Source: Design Collective, Inc.*

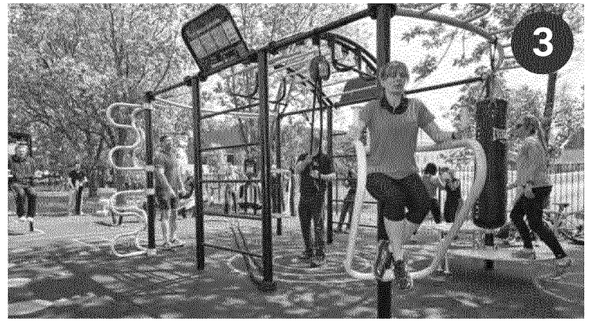
The images to the right are for precedent reference only.



Lawn with grouped plantings and curvilinear brick walkways
Credit: Friends of City Square Park



Open-air Picnic Pavilion
Credit: Design Collective



Precedent - Intergenerational Fitness Park
Credit: Phil Bourne/Goric



Precedent - Playground
Source: Greenworks SPC

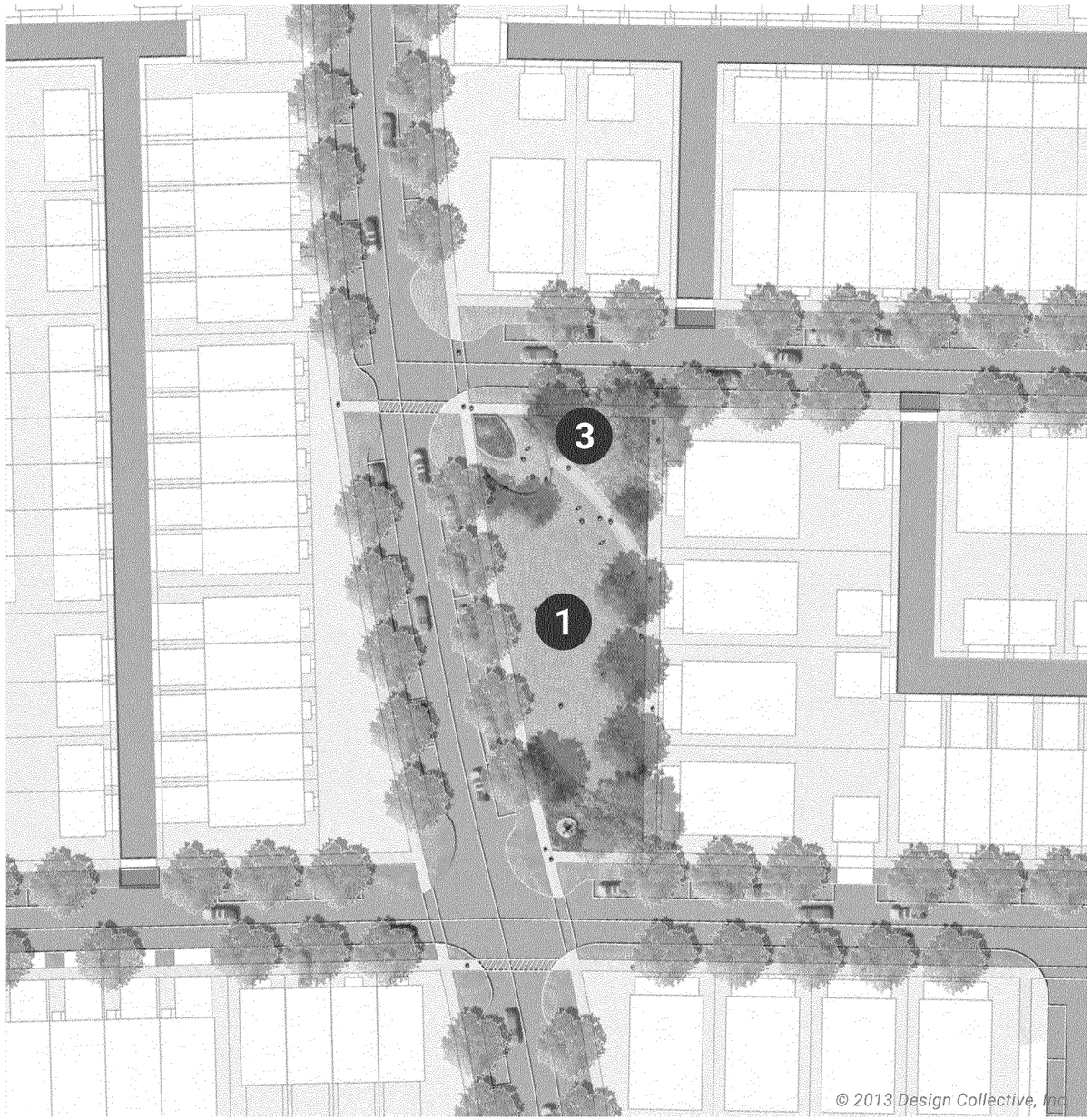
ATTACHED GREEN

Attached Greens range in size, but are generally smaller than a Central Green. Beyond size, they are distinguished by the fact that lots directly adjoin the open space on one or more sides. As with a Central Green, Attached Greens typically consist of more planted landscape areas than paved hardscape areas, but may include paths or sidewalks for pedestrian crossings and other small areas of hardscape. Attached Greens may occur throughout Pinehurst South, distributed among the neighborhood. Generally, but not always, these greens are located at the ends of blocks. Each should have a unique character or feature to help create an identity for the surrounding area.

Size: Typically at least 2,400 square feet but not more than 2 acres in size.

Character: The design consists primarily of trees and lawn areas, informally disposed, and should not include excessive amounts of hardscape that will generally appear unoccupied and uninviting when not in use. Minimally, Attached Greens shall include a pathway, landscaping, and benches. Attached Greens are available for unstructured recreation and passive reflection. By definition, these greens shall be attached, with lots directly adjoining the open space, on one or more sides.

The two Attached Greens depicted to the right on this and the following page are typical examples. They are representative of two different sizes of attached greens and show illustrative, conceptual plans only as precedents. Final proposed designs for Pinehurst South will vary, however, the design intent of this type of open space shall be carried forward and the design criteria within the FBC shall be followed.



Typical Attached Neighborhood Green - Greenleigh, MD - Midtown

This plan is illustrative only. Source: Design Collective, Inc.

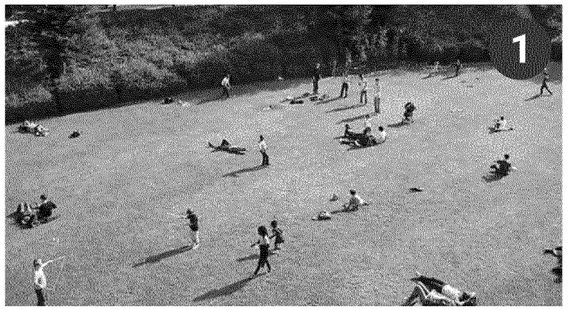


Typical Attached Neighborhood Green - Greenleigh, MD - Eastside
This plan is illustrative only. Source: Design Collective, Inc.

The images to the right are for precedent reference only.



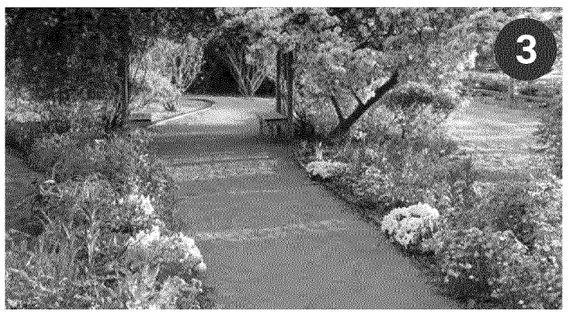
Precedent: Attached Green - Maple Lawn, MD
Credit: Design Collective



Precedent: Informal lawn and gathering space
Credit: Flickr / Magda Wojtyra



Precedent: Picnic Pavilion - Maple Lawn, MD
Credit: Design Collective



Precedent: Natural plantings with brick paths
Credit: Grass Roots Gardening



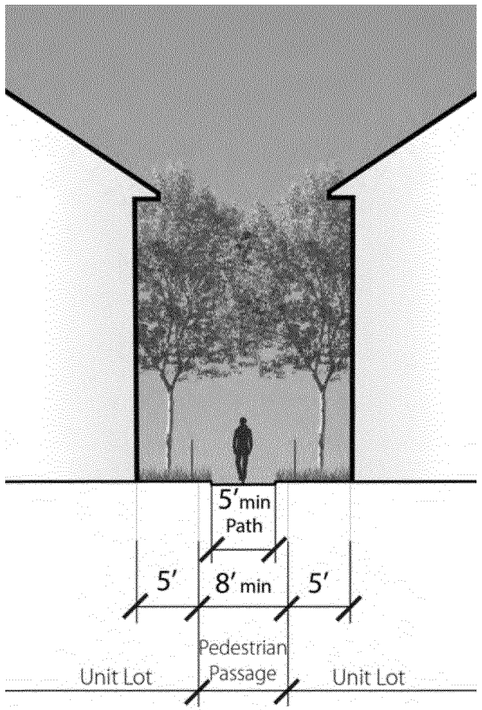
Precedent: Micro-bioretention - Baltimore, MD
Source: Design Collective

PEDESTRIAN PASSAGES

Pedestrian Passages are linear open spaces that typically make a pedestrian connection along a tree-lined or planted walk from one street to another or to an open space. Pedestrian Passages may be either formal or informal in their design, reflecting the character of the surrounding architecture.

Size: A minimum of 8’ wide with a minimum 5’ wide brick, concrete, gravel, or sand/clay path.

Character: A hardscape pathway within a planted landscape area that may contain trees or other plantings to either side of the pathway.



Pedestrian Passage Typical Section
Credit: Design Collective



Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
Credit: Design Collective



Precedent: Mid-block Pedestrian Passage - Fords Landing, VA
Credit: Design Collective



Precedent: Mid-block Pedestrian Passage - Norfolk, VA
Credit: Design Collective

NATURAL AREAS

Natural Areas are vegetated, typically peripheral open spaces set aside for environmentally-sensitive features such as wetlands or streams, or to provide additional environmental or recreational benefit. Natural Areas typically consist of mostly landscape but may include trails, associated amenities, and stormwater management.

Size: Varies in size based on location and environmental features.

Character: A natural landscape that acts as a vegetated buffer protecting natural habitats and environmental features. Any added plantings shall be informal in arrangement; grasses and perennials should be planted in swaths to emulate naturally-occurring meadows. Trails within the Natural Areas may be paved or unpaved, may include boardwalk or bridge segments, and should accommodate a variety of users including bicyclists, walkers, skaters, and joggers.

See also the *Pinehurst Development Ordinance* (PDO), Section 9.5 Landscaping Requirements for minimum dimensional and plant size standards for buffers, screens, and parking lots.

The images to the left and right are for precedent reference only.



Precedent: Trail and bridge in Natural Area
Source: unknown



Precedent: Sidewalk along Natural Area - Celebration, FL
Credit: Design Collective



Precedent: Layered Buffer Planting along Natural Area
Source: fine-furnished.com

PLAZA

Plazas are open spaces at the intersection of important streets, between buildings along a street or sidewalk, and/or at the front or around important commercial and/or civic buildings. Plazas are set aside for public use and intense pedestrian activity.

Typically, plazas are circumscribed on all sides by building frontages and/or streets. Plazas may contain large areas of durable pavement as well as furniture, public art, fountains, and trees, all formally arranged. Plazas are generally located at the core of a community and/or commercial district and intended for small, passive moments of rest and/or large gatherings and events. Provisions within large plazas for lighting, sound, and similar infrastructure needs should be considered.

Size: 1/8–1 acre

Character: Mostly hardscape; activated by both planned and spontaneous activities; attached minimally on one side.



Precedent: Small Plaza with center lawn - Lyndhurst, OH
Credit: Legacy Village



Precedent: Payne Stewart sculpture - Pinehurst, NC
Source: www.linksmagazine.com



Precedent: Plaza with seating and trees for shade - Reston, VA
Source: Design Collective

4.3 Material and Element Standards

The purpose of the Landscape Material and Element Standards is to ensure and maintain a consistent, high-quality built environment within Pinehurst South.

Throughout Pinehurst South, various tree and plant types shall be employed to denote the different zones and uses of landscape areas. For example, shade trees shall be used to shelter seating areas, long swathes of perennials or grasses may edge movement zones, and grass lawn areas may occur in quiet, informal gathering areas. The hierarchy and character of each open space is encouraged to be expressed through the creative use of different plant materials. Landscape plantings on lots should compliment the architecture and use, but also the overall character of the Village.

In addition to Landscape plantings, hardscape and site furnishings are an important component of open space design that helps express the individual character of the Central Green, Attached Green, Plaza, or Pedestrian Passage. Unlike streetscapes where uniformity of the furnishings and fixtures is desired and appropriate, open spaces should aim to be uniquely memorable.

The Material and Element Standards include criteria for the following components of open spaces:

» Landscape
» Hardscape
» Site Furnishings

Owner / Developers shall submit landscape plans prepared by an appropriately-licensed professional certifying that the landscape plans meet the design intent and criteria specified in this Form-Based Code, including plant species selection or comparable alternatives.

TALL TREES (>30' AT MATURITY):

Tree Crown: Density of tree crowns should be considered when choosing tree species and used appropriately. Crown density and spacing of trees can negatively affect street lighting, cleanliness, shade density, sight lines to buildings, and safety, when used inappropriately. Trees should reflect the intended use of the space and balance between ecological function and aesthetic value. Trees in open spaces should consider the desire for adequate filtered sunlight reaching the ground plane and understory plantings. A variety of species is generally desired to contrast with the uniformity of the street trees.

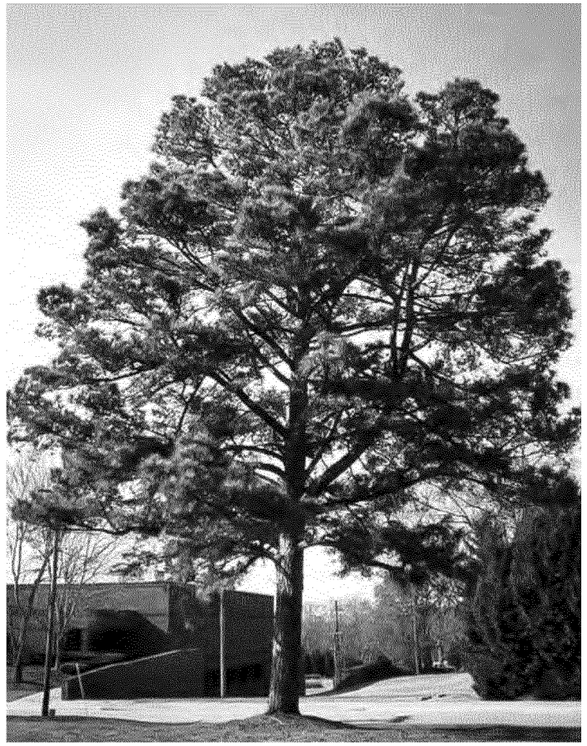
Soil Compaction: Preventing soil compaction should be considered in tree species selection and placement. Avoidance of excessive movement over tree root zones and the use of root protection materials (such as Silva Cells or other approved systems) should be considered, to allow stormwater infiltration and promote tree longevity.

Color and Texture: Color variation and textural qualities should be noted and considered when selecting certain shade trees. A variety of seasonal color and/or differentiation among open spaces should be considered.

Selection & Pruning: Certain species have been cultivated to be thornless, fruitless, disease and insect resistant, and are preferred in high-use and stressed environments. Trees known for excessive plant litter and weak limbs should be avoided in high-use pedestrian and vehicular areas, in order to prevent injury and utility damage. In these high-use areas, shade tree limbs should be pruned to approximately 8 feet above grade, to not impair circulation routes for pedestrians, bicyclists, and maintenance vehicles.

Zone Hardiness: Appropriate hardiness of tree species should reflect the climate zone of the intended planting area. Although the site's climate zone may be consistent, microclimates within the site may exist and will inform specific plant selection based on sun exposure, slope, and soil condition.

Growth Habit: Trees known for root upheaval, water sprouts, or knees should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented).



Precedent Image - Tall Tree
Credit: The Tree Center

The scale of the trees' eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

Invasive trees: should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

Biodiversity: A variety of trees should be used to promote local biodiversity and healthy resiliency against insects and diseases. The same tree genus should not be used for more than approximately ten percent of the entire planting design.

Additionally, see the Plant Palette on pages 44-45.

SMALL TREES (10'-30' AT MATURITY:

Tree Crown: The crown and density of specimen/ ornamental trees will vary greatly. Selection and placement/spacing of trees should support the desired design aesthetic, whether in small clumps for accent, in rows to reinforce linear references, or in random/organic patterns to strengthen a natural aesthetic. Specimen trees may be used to denote a place of significance, frame views, accentuate a façade or sculptural piece, or add visual and seasonal variation to a planting area. Specimen/ornamental trees should not be overused. The scale of specimen/ornamental trees; eventual growth (both eventual height and root mass) should be taken into consideration when deciding tree species, spacing, and proximity to buildings, parking, and utilities.

Soil Compaction: Same as noted for Tall Trees.

Color and Texture: "Specimen/ornamental tree" refers to any tree specially noted for its high visual quality of bloom color, foliage color, texture, visibility, or placement in the landscape. Typically, specimen/ornamental trees are lower growing trees, single or multi-stemmed, which can be planted in massings, small clusters, individually, or in large planters. Specimen/ornamental trees are noted for flowers, color, and/or texture. Avoid overuse of specimen/ornamental trees that bloom at the same time of year and consider a staggering of species and bloom times that last for different durations and begin and end at different times.

Zone Hardiness: Same as noted for Tall Trees.

Growth Habit: Invasive trees should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list). Trees known for root upheaval, water sprouts, or knees, should be planted in areas away from pedestrian movement, to prevent personal injury or circulation disruption (unless alternative root protection, root barrier, or root growth methods are implemented). Those with fragrant flowers may attract stinging insects and should be located an appropriate distance out of reach from pedestrians. Maintenance costs and considerations should be weighed when choosing ornamental tree species that require constant attention.

Biodiversity: Same as noted for Shade Trees.



Precedent Image - Small Tree
Credit: Smart Seeds Emporium



Precedent Image - Large Shrub
Source: fastgrowingtrees.com

SHRUBS:

Design Objective: Planting areas, massings, and large planters are typically the best locations for shrubs. They may be used to control circulation by guiding the movement of pedestrians and cyclists. Shrubs may be used for screening against views, wind, sun, and similar. Shrubs should grow to (or be maintained at) a height that will not obstruct views, block visibility, or create unsafe areas. Shrubs should be spaced for eventual growth and expansion, depending on size of the plant upon installation. Evergreen and deciduous shrubs should be used to create a year-round range of colors, textures, and interest in the landscape. Shrubs used in masses or as hedges should be of the same genus and species and not intermixed. However, intentionally naturalized areas or designs that intend to mimic a more organic or natural environment may be mixed.

Color and Texture: A variety of evergreen and deciduous shrubs are recommended. Leaf color, texture, and flowers, as well as growth habit, should be varied and selected to support a particular design aesthetic. A shrub's fragrance, whether pleasant or odious, should be considered; unpleasant fragrant shrubs should be avoided.

Zone Hardiness: Same as noted for Tall Trees.

Growth Habit: Shrubs with poisonous berries or shrubs that attract stinging insects should be located an appropriate distance out of reach from pedestrians and especially children. Importantly, shrub plantings around circulation routes shall avoid thorns, bright berries, and insect-attracting flowers. Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

Biodiversity: Same as noted for Tall Trees. Native and drought tolerant shrubs are desired.

PERENNIALS, FERNS, GRASSES, AND GROUNDCOVERS:

In this section, "grasses" refers to a blend of native and ornamental grasses other than sod. Perennials, ferns, grasses, and groundcovers may be planted in massings, clusters, grids, or borders, but should not be planted alone unless in planters or pots.
A blend of non-invasive, native and exotic grasses should be used to exhibit regional character while adding interest and variety. Grasses that grow above 48" should be avoided for security and wildlife issues.



Precedent Image - Low Shrub
Source: www.provenwinners.com



Precedent Image - Fern
Credit: Wikimedia/Krzysztof Ziarnek, Kenraiz

Growth Habit: Invasive plants should be avoided to prevent spread of noxious seeds, roots, or rhizomes (refer to local invasive plant species list).

PLANT PALETTE

The Plant Palette provides a list of approved trees and plants for Pinehurst South and is derived, but pared down, from the Plant Species Native to the Sandhills in Appendix G of the *Pinehurst Development Ordinance* (PDO). The Plant Palette shall be used for landscape within open spaces, lots, and streetscapes.

The plant palette chart is divided into the following eight (8) categories:

- Tall Trees (>30' at maturity)
- Small Trees (10'-30' at maturity)
- Large Shrubs (6'-12' at maturity)
- Medium Shrubs (4'-6' at maturity)
- Low Shrubs (<6' at maturity)
- Ferns
- Grasses
- Perennials

Each category provides the plant's Latin name, common name, height, and any specific notes.

Alternative plant species may be used, with approval from the Village.

Latin Name	Common Name	Native/ Adaptive	Notes
Tall Trees (> 30')			
Acer floridanum	Southern Sugar Maple	native	beautiful bark
Acer rubrum	Red Maple	native	great Fall color
Betula nigra	River Birch	native	beautiful bark
Chamaecyparis thyoides	Atlantic White Cedar	native	evergreen
Fagus grandifolia	American Beech*	native	silver bark
Ilex opaca	American Holly*	native	evergreen
Ilex opaca	American holly	native	evergreen
Juniperus virginiana	Eastern Redcedar*	native	evergreen
Juniperus virginiana	Red cedar	native	evergreen
Magnolia grandiflora	Southern Magnolia	native	evergreen
Magnolia grandiflora	Southern Magnolia	adaptive	evergreen
Magnolia virginiana	Sweetbay	native	
Nyssa sylvatica	Blackgum	native	good fall color
Pinus echinata	Shortleaf Pine	native	evergreen
Pinus palustris	Longleaf Pine	native	evergreen
Pinus serotina	Pond Pine	native	evergreen
Pinus taeda	Loblolly Pine	native	evergreen
Platanus occidentalis	Sycamore	native	
Quercus coccinea	Scarlet Oak	native	
Quercus falcate	Southern Red Oak	native	
Quercus pagoda	Cherrybark Oak	native	
Quercus phellos	Willow Oak	native	
Quercus rubra	Red Oak	native	
Quercus stellata	Post Oak	native	
Tilia Americana	Basswood	native	good for pollinators
Ulmus Americana	American Elm	native	use disease resistant cultivars
Small Trees (10-30 ft)			
Alnus serrulata	Alder	native	good for wet soils
Amelanchier arborea	Serviceberry	native	flowering
Amelanchier canadensis	Juneberry	native	flowering
Carpinus caroliniana	American hornbeam	native	
Cercis canadensis	Eastern redbud	native	flowering
Chionanthus virginicus	Fringe Tree	native	flowering
Cornus alternifolia	Pagoda dogwood	adaptive	flowering
Cornus florida	Flowering Dogwood	native	flowering ; use disease resistant
Crataegus spp.	Hawthorn	native	flowering
Halesia carolina	Carolina Silverbell	native	flowering
Hamamelis virginiana	Witch-hazel	native	flowering in Jan/February
Magnolia virginiana 'Moon Glow'	Moon Glow Sweetbay	native	evergreen
Magnolia x soulangiana	Magnolia	adaptive	flowering
Ostrya virginiana	Hophornbeam	native	
Oxydendrum arboreum	Sourwood	native	

Latin Name	Common Name	Native/ Adaptive	Notes
Large Shrubs (6-12 ft)			
Aesculus pavia	Red Buckeye*	native	
Buxus semp. 'Dee Runk'	Fastigate American Boxwood	adaptive	evergreen
Cornus amomum	Silky Dogwood	native	
Ilex 'Conaf'	Oakleaf Holly	adaptive	evergreen
Ilex deciduas	Possumhaw	native	good winter berries
Ilex verticillata	Winterberry	native	good winter berries
Myrica cerifera	Wax Myrtle	native	evergreen
Rhododendron arborescens	Sweet azalea	native	
Rhododendron calendulaceum	Flame azalea	native	
Rhododendron catawbiense	Mountain rosebay	native	evergreen
Rhus copallina	Winged Sumac	native	
Rhus glabra	Smooth Sumac	native	
Viburnum rufidulum	Rusty Blackhaw	native	keep off sidewalks due to fruit
Viburnum x rhytidophylloides 'Allegheny'	Leatherleaf Viburnum	adaptive	evergreen
Medium Shrubs (4-6 ft)			
Camellia japonica	Camellia	adaptive	evergreen
Kalmia latifolia	Mountain laurel	native	evergreen
Rhododendron carolinianum	Carolina Rhododendron	native	evergreen
Rhododendron periclymenoides	Wild or Pinxter azalea	native	
Rhododendron vaseyi	Pinkshell azalea	native	evergreen
Viburnum x rhytidophylloides 'Cree'	Dwarf Leatherleaf Viburnum	adaptive	evergreen
Low Shrubs (Under 4')			
Abelia x grandiflora	Glossy Abelia	adaptive	
Buxus mic.'Winter Gem'	Korean Boxwood	adaptive	evergreen
Buxus mic.'Wintergreen'	Korean Boxwood	adaptive	evergreen
Clethera alnifolia	Summersweet Clethra	native	
Cornus sericea	Redosier Dogwood	adaptive	
Hydrangea aborescens	Snowhill Hydrangea	native	flowering
Hypericum prolificum	Shrubby St. John's Wort	native	flowering
Ilex glabra 'Compacta'	Compact Inkberry Holly	adaptive	evergreen
Leucothoe fontanesiana	Drooping leucothoe	native	evergreen
Rosa carolina	Carolina rose	native	flowering
Rosa palustris	Swamp rose	native	flowering
Vaccinium macrocarpon	Cranberry	native	evergreen
Vaccinium pallidum	Lowbush blueberry	native	
Viburnum acerifolium	Maple-leaf Viburnum	native	

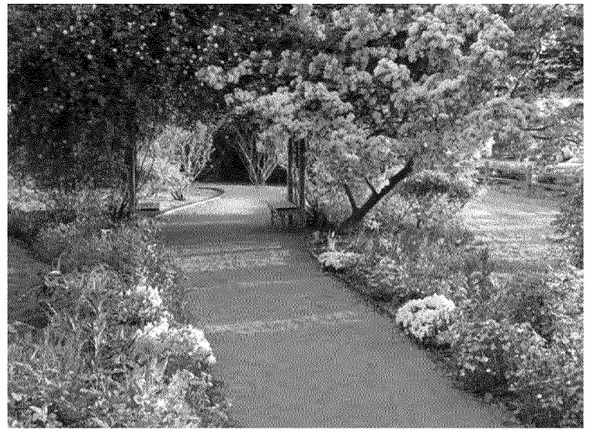
Latin Name	Common Name	Native/ Adaptive	Notes
Ferns			
Adiantum pedatum	Maidenhair fern	native	
Asplenium platyneuron	Ebony spleenwort	native	evergreen
Athyrium felix-feimina	Lady fern	native	
Dennstaedtia punctilobula	Hay-scented fern	native	
Dryopteris marginalis	Wood fern	native	evergreen
Onoclea sensibilis	Sensitive fern	native	
Osmunda cinnamomea	Cinnamon fern	native	
Polystichum acrostichoides	Christmas fern	native	evergreen
Grasses			
Andropogon gerardii	Big bluestem	native	
Andropogon virginicus	Broomsedge	native	
Arundinaria gigantea	River cane	native	
Carex pensylvanica	Pennsylvania sedge	native	
Carex plantaginea	Plantain-leaved sedge	native	
Chasmanthium latifolium	River Oats	native	
Panicum virgatum	Switch-grass	native	
Schizachyrium scoparium	Little bluestem	native	
Sorghastrum nutans	Indian grass	native	
Perennials			
Amsonia spp.	Blue star	adaptive	
Aquilegia canadensis	Wild columbine	native	
Asclepias incarnata	Swamp milkweed	native	
Asclepias tuberosa	Butterfly-weed	native	
Aster novea angliae	New England aster	native	
Astilbe spp.	Astilbe	adaptive	
Baptisia spp.	Wild indigo	adaptive	
Chelone lyonii	Pink turtlehead	native	
Coreopsis 'Moonbeam'	Coreopsis	adaptive	
Dicentra eximia	Bleeding heart	native	
Echinacea spp.	Coneflower	adaptive	
Geranium 'Rozanne'	Wild geranium	adaptive	
Helianthus resinosus	Sunflower	native	
Hemerocallis spp.	Daylily	adaptive	
Heuchera americana	Alumroot	native	
Heuchera 'Palace Purple'	Coral Bells	adaptive	
Hosta spp.	Hosta	adaptive	
Iris cristata	Dwarf crested iris	native	
Liatris spicata	Blazing star	native	
Lobelia cardinalis	Cardinal flower	native	
Monarda didyma	Bee-balm	native	
Nepeta faassenii	Catmint	adaptive	
Pachysandra procumbens	Allegheny spurge	native	
Phlox carolina	Carolina phlox	native	
Phlox divaricata	Wild blue phlox	native	
Phlox paniculata	Garden phlox	native	
Polygonatum biflorum	Solomon's seal	native	
Rudbeckia 'Goldsturm'	Blackeyed susan	adaptive	
Salvia 'May Night'	May Night Salvia	adaptive	
Silene virginica	Fire pink	native	
Solidago rugosa	Winkle-leaf goldenrod	native	
Tiarella cordifolia	Foamflower	native	
Vernonia noveboracensis	New York ironweed	native	

HARDSCAPE

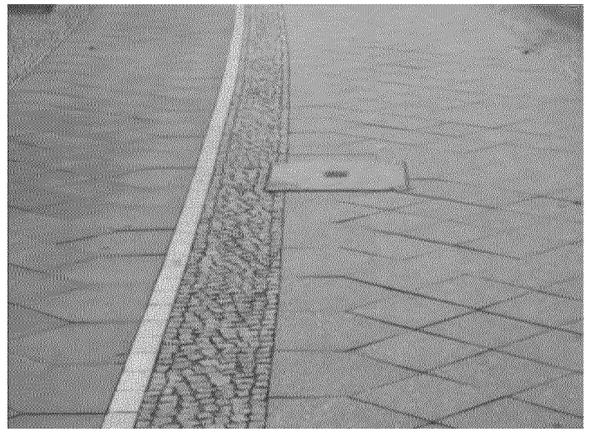
Throughout Pinehurst South, various paving types may be employed to denote the different zones and uses of hardscape areas. For example, where a sidewalk adjoins a plaza seating area, a change in paving type differentiates a movement zone from an area of rest. The hierarchy of spaces is encouraged to be reinforced through the creative, yet restrained, use of different paving options by varying material, pattern, color, and/or texture. Unlike the more uniform streetscape, hardscape areas within open spaces are encouraged to differ from and contrast with the typical street sidewalk paving (however, concrete is anticipated as the primary material for both streetscape sidewalks and open space paths). Hardscape areas within open spaces shall contribute to the overall design intent and character of the space and compliment the adjacent architecture.

Materials:
Hardscape shall be constructed of concrete or brick pavers, stone, brushed concrete, or sand/clay. Trails may also be asphalt.

Details:
Hardscape paving materials shall meet all mobility and accessibility requirements. Changes to paving material, pattern, color, and/or texture may occur between different zones and uses of the open space areas.



Precedent Image - Brick path
Credit: Grass Roots Gardening



Precedent Image - Hardscape
Credit: www.japagirlemberlin.com



Precedent Image - Hardscape Paving
Source: i.pinimg.com

SITE FURNISHINGS & FIXTURES

BENCHES, TABLES, AND CHAIRS

Outdoor seating is an important element in a vibrant neighborhood, providing places for social interaction and recreation. When outdoor seating is comfortable, clean, and convenient, visitors will be encouraged to stay and residents will be able to enjoy Pinehurst South. Benches, tables, and chairs within the open spaces, away from the street edge, shall be differentiated from the typical street furnishings. Whereas the street furnishings shall be uniform and consistent throughout Pinehurst South, furnishings within the open spaces may be unique and expressive of the overall composition and character of the space. A variety of styles, materials, and colors are strongly encouraged.

Materials: Benches shall be metal (aluminum, steel, or cast iron), a combination of wood and metal, stone, or other durable material. Materials with a high percentage (75% or more) of recycled content are encouraged. Other materials may be used for benches that serve as public art if approved by the Village.

Details: Benches should be surface-mountable or able to be embedded in paving. Tables and chairs may be either permanently placed/mounted or moveable.
Pots and Planters



Precedent Image - Outdoor Seating
Source: www.smugmug.com



Precedent Image - Bench with back
Credit: Landscape Forms



Precedent Image - Bench without back
Credit: www.landscapeforms.com

POTS AND PLANTERS

Pots and planters should add interest, color, and pedestrian scale to the open space. Low-maintenance planters with perennial and annual plantings are highly encouraged throughout Pinehurst South, but shall be appropriate to the overall design of the open spaces in which they occur. Moveable pots and planters shall be used where permanent planters may limit the versatility and use of an open space.

Details: Pots and planters shall be of a durable, low maintenance material. Materials with a high percentage (75% or more) of recycled content are encouraged. Pots and planters shall not impede pedestrian circulation or block visibility.

TREE GRATES

Tree grates are appropriate in open spaces with high pedestrian traffic. In Pinehurst South, tree grates should be used primarily within plazas. As part of the streetscape, tree grates shall be consistent throughout Pinehurst South, however, when used in open spaces away from the street edge, tree grates may be of a different design coordinated with the open space character.

Materials: Tree grates shall be metal (steel or cast iron). Materials with a high percentage (75% or more) of recycled content are encouraged.

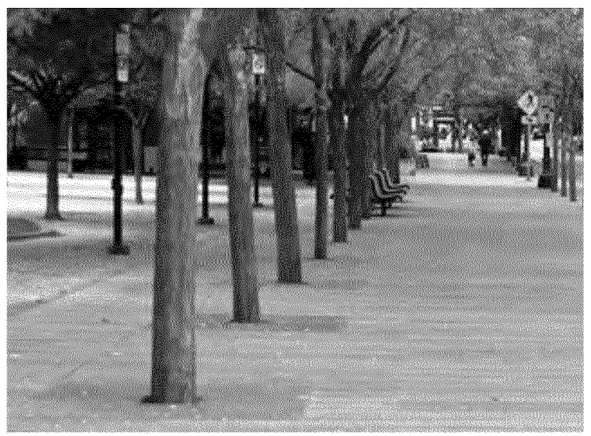
Details: Tree grates shall be properly maintained and cleaned for the safety of visitors and for the welfare of the trees they protect.
Waste/Recycling Receptacles



Precedent Image - Planters
Source: st.houzz.com



Precedent Image - Planters
Source: www.secretgardenshop.com



Precedent Image - Tree Grates
Credit: Flickr / Orbmiser

BOLLARDS

Bollards may be used in open spaces to protect pedestrians from vehicles or to add visual interest and provide ground-level lighting.

Details: Bollards shall be of a durable, low maintenance material. Bollards may be permanent or removable, depending on the desired limits of access. Removable bollards are recommended where possible in order to provide maximum flexibility.

SMOKING RECEPTACLES

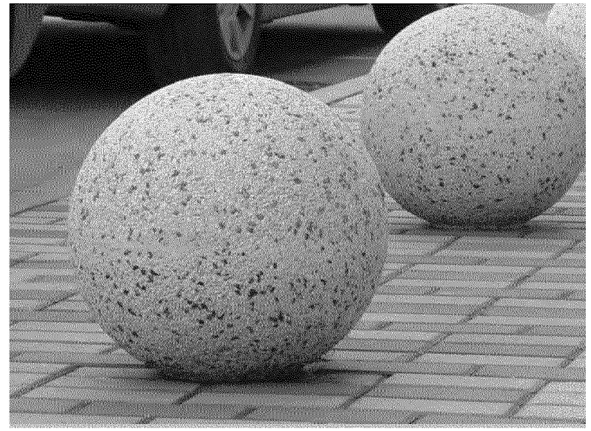
A non-smoking environment should be a goal of Pinehurst South; however, proper disposal of tobacco products is necessary to avoid littering and fire hazards.

Materials: Smoking receptacles shall be metal.

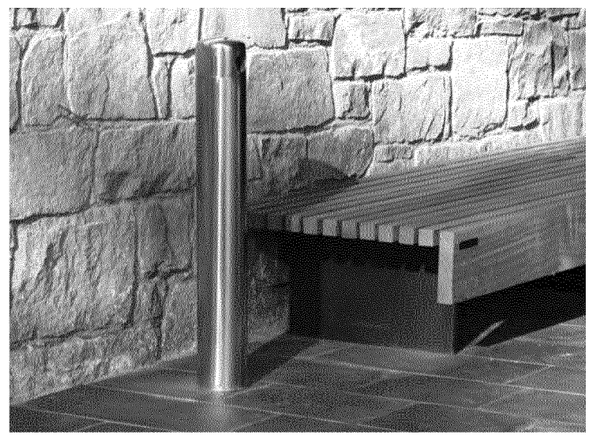
Details: Any exterior designated smoking areas shall be located at least 25 feet away from building entries, outdoor air intakes, operable windows, and playgrounds.



Precedent Image - Bollards
Credit: www.broxap.com & www.bollards.co.uk



Precedent Image - Bollard
Credit: Il Fiore Rosso



Precedent Image - Smoking/Cigarette Receptacle
Credit: Landscape Forms

WASTE AND RECYCLING RECEPTACLE

Waste and recycling receptacles should be coupled together (or adjaceent to one another) and shall be conveniently located along streets. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container. Waste and recycling receptacles used as standard types for streets may be used in adjacent open spaces (see Street Lights on page 31) or unique receptacles specific to and coordinating withe the other other furnishings in the open space may be selected, conforming to the criteria below.

Materials: Waste and recycling receptacles shall be metal or a combination of wood and metal.

Details: Waste and recycling receptacles should be coupled together and shall be conveniently located in central open spaces and at main trail heads. For sanitation purposes, receptacles shall have a rain guard over the main opening and shall conceal the main recycling or trash container.



Precedent Image - Waste/Recycling Receptacle
Credit: Forms + Surfaces



Precedent Image - Waste Receptacle
Credit: Landscape Forms

LIGHTING

Lighting in open spaces should change in scale and type according to the adjacent use, size, and character of the space. Light fixtures used as standard types for streets should not be employed randomly (out of alignment, away from the street edge) in adjacent open spaces (see Street Lights on page 31). A variety of lighting types are encouraged in open spaces and may include pole-mounted, string, lantern, bollard, sconce, step, and similar types.

Materials: All light poles and fixture housings shall be metal or durable composite material. All lighting fixtures are encouraged to be Dark Sky compliant, as defined by the International Dark Sky Association (IDA). LED (or other advanced energy efficient lamp) fixtures are recommended to provide a range of 70 to 100 watts for pedestrian-scaled light locations. LED fixtures shall have a lamp color near 4000 K (similar to natural sunlight during morning or afternoon hours).



Precedent Image - Tivoli Garden Lights
Source: 1.bp.blogspot.com



Precedent Image - Bollard Lights
Source: lightandliving.com



Precedent Image - Bench without back
Source: www.simplelifeprattle.com

5.0 ARCHITECTURAL DESIGN

5.1 OVERVIEW
5.2 MATERIAL AND ELEMENT STANDARDS

5.1 Overview

PURPOSE

The primary purpose of the Architectural Criteria in this document is to guide the design and character of all buildings and associated elements in Pinehurst South - *see the Exceptions listed below - in material, configuration, and technique (i.e., what materials are permitted for each component of a building, how materials shall be used, and what finishes or details are acceptable). Importantly, the design and character of the architecture should support the quality goals established for Pinehurst South.

Exceptions:

- Except Civic buildings which are exempt form the Architectural Design criteria;
- Except as precluded by the North Carolina Residential Code for One- and Two-Family Dwellings (per Section 160D-702); in such cases, the criteria are encouraged rather than mandated; and
- Except where in conflict with the Village of Pinehurst *Historic District Standards and Guidelines*, life safety codes, or state or federal regulations; in such cases, the *Historic District Standards and Guidelines,* life safety codes, or state or federal regulations will prevail.

COMPONENTS

The Architectural Design Criteria contain two subsections:

5.1 Building Types
5.2 Material and Element Standards

Section 5.2 Material and Element Standards contain two discreet sets of criteria based on building use. The first set applies to all Commercial/Mixed-Use Building Types and the second set applies to all Residential Building Types (for more information on Building Types, see pages 53-56).

Each set of Material and Element Standards include General Provisions, followed by criteria that apply to specific building components, including:

- Exterior Walls;
- Building Elements (such as porches, stoops, bays, and decks);
- Roofs; and
- Doors and Windows, as well as criteria specific to
- Frontage and Yard components.

As noted in Section 1.2 on page 4, precedent images are included within this section to support the criteria, are illustrative only, and are not intended to indicate specific design mandates.

5.2 Building Types

This and the following pages summarize the anticipated Building Types in Pinehurst South, as redevelopment and infill occurs, as well as specific criteria that apply per type. For Site Design criteria such as building setbacks, build-to lines, and minimum building widths, see the Lot Standards section on pages 10-16. See the Material and Element Standards on the following pages for additional architectural criteria.

RETAIL (SINGLE-USE)

New stand-alone retail buildings, whether with a single tenant or multiple tenants may be built within Pinehurst South. Small pavilion-scaled buildings with restaurants or shops may be located in or near amenity spaces to provide activity and serve people in adjacent buildings or visiting Pinehurst. Retail buildings may vary in massing but will typically be 1-2 stories in height, up to a maximum of 3 stories, as allowed in the Regulating Plan on page 9 and as their programs' necessitate. Although the programs and designs may vary, the goal for Pinehurst South should be to enliven the streetscape and/or amenity space with significant glazing on the ground and upper floors if applicable. Solar orientation and shading of glazing should also be considered.



Precedent Image - One-story Retail
Source: CRBJ Bizwire

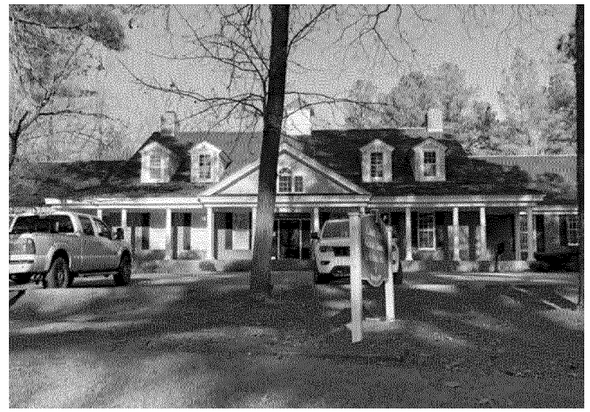
Standards:

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space. Display cases, semi-transparent glass, or other methods may be used where storefronts with full glazing are not feasible due to specific program requirements. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Significant glazing shall be incorporated, where possible, in all retail building upper-story frontage elevations.
- Canopies, awnings, and storefronts shall vary per building and may vary per tenant.
- Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.
- Vehicular and pedestrian visibility from streets and/or amenity spaces shall be established to ensure the viability of the retail.

See the Material and Element Standards on the following pages for additional criteria.

OFFICE (SINGLE-USE)

New stand-alone office buildings, whether with a single tenant or multiple tenants, either as small residential-scaled buildings or larger, multi-floor buildings, may be built within Pinehurst South. Office buildings may vary in massing but will be 1-3 stories in height, as allowed in the Regulating Plan on page 9. Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot.
General as well as Medical Office is anticipated. While many of the type characteristics are similar between General and Medical Office (and both uses may be mixed within one building), Medical Office has some unique design considerations that need to be taken into account and accommodated. For example, Medical Office floor plates may be deeper and/or taller than General Office; drop-off and entry needs to be conveniently located with an elevated focus on accessibility for patients with mobility-, visual-, or hearing-impairments; and parking has a higher demand and turn-over rate compared to General Office.



Precedent Image - One-story Office - Turnberry Wood, So. Pines
Credit - Design Collective

See the Material and Element Standards on the following pages for additional criteria.

Standards:

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Significant glazing shall be incorporated, where possible, in all office building upper-story frontage elevations, to reflect the building's use and to provide more natural daylighting for office workers.
- If multi-storied, walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The office lobby entrance shall be highlighted as a strong, legible element of the façade
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
- Vertical proportions and architectural details appropriate to the architectural character shall be incorporated to enliven the façade and provide greater interest on street frontage elevations.

HOTEL (SINGLE-USE OR WITH RETAIL)

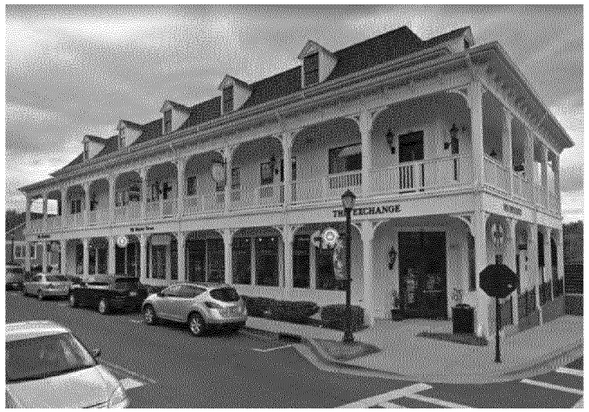
As a building welcoming visitors to Pinehurst South, a hotel should have a distinctive character from other types. Hotels will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Hotels may (but are not required to) include retail/restaurant space, typically on the ground floor. Guest rooms typically occur on the upper floor(s) and have a residential fenestration pattern. Direct access from parking to the retail and the hotel lobby is desired and shall be welcoming, safe, and well-lit.

Standards:

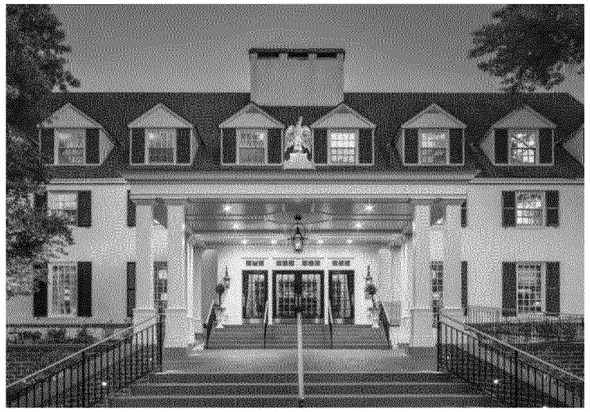
- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Guest rooms on the upper levels shall have a subdued and regular residential fenestration pattern.
- Architectural bays should read in elevation.

  A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The lobby/primary entrance shall have a prominent architectural read and may have a guest drop-off area, either curb-side or with a pull-off lane separated from the street.
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
- Flat roofs may be used to incorporate terraces for additional amenity space, mechanical units, and/or green roof systems.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story Building
Credit: Google Maps Street View



Precedent Image - Three-story Hotel - Woodstock, VT
Source: jetsetmag.com

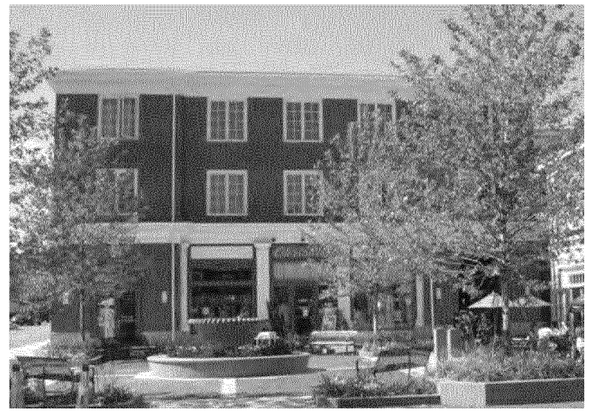
COMMERCIAL / MIXED-USE

Commercial/Mixed-Use buildings may include retail, restaurant, office space, and/or residential units within the same structure (often leased to different tenants). In Pinehurst South, Commercial/Mixed-Use buildings will typically be 1-3 stories in height, as allowed in the Regulating Plan on page 9. In Pinehurst South, mixed-use buildings are encouraged and adaptive reuse of building space is anticipated and encouraged. This building type, found also in the historic Village Core, as well as the other mixed-use building types envisioned, including Hotel with Retail, Multi-family with Retail will help accommodate changes over time and market demand shifts.

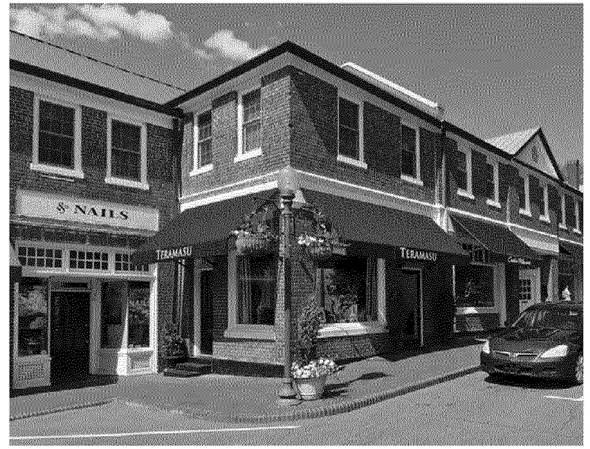
Standards:

- The standards listed on page 53, under Retail and Office and on page 55, under Multi-Family apply, as relevant to each use. However, the building elevations are not required to, but may, be altered if tenants transition over time from office to retail or vice-versa.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Three-story Mixed-Use- Mashpee Commons, MA
Credit - buildabetterburb.org



Precedent - Two-Story Mixed Use - Market Square, Pinehurst, NC
Credit: VOP Rentals

MULTI-FAMILY (SINGLE-USE OR OVER RETAIL)

Multi-family buildings contain apartments/flats either rented or owned (as condos). Parking is provided to the rear (and sometimes side) in detached or integral garage(s) and/or in a shared surface parking lot. In Pinehurst South, Multi-family building heights will typically be 2-3 stories in height, as allowed in the Regulating Plan on page 9. Where residential units occur on the ground-floor, individual stoop entrances may be incorporated. When retail/restaurant space is incorporated, the dual goals of animating the ground-floor retail while creating a subdued environment for residential living demand thoughtful design. Balconies and rooftop terraces are encouraged. Visitable units that can be lived in or visited by people with mobility impairments are encouraged.



Precedent Image - Mulit-family - Daniel Island, SC
Credit - Daniel Parolek / Island Press

Standards:

- Where Active Frontage is indicated by the Regulating Plan on page 9, the ground-floor frontage elevations shall be activated with retail and restaurant space where feasible and/or building lobby or amenity spaces. Also see the Urban Design criteria on page 19 for minimum window requirements.
- Upper floors shall have a subdued and regular residential fenestration pattern, while the ground level may express the individual character of the retail/ restaurant tenants if included.
- Architectural bays should read in elevation.
- A strong base should be expressed and shall be delineated from the upper story/stories by a horizontal banding element.
- Walls, piers, and/or columns at the building base should visually transfer the wall load above, to the ground plane and shall relate in alignment to the wall areas above.
- The lobby/primary entrance shall have a prominent architectural read and may have a drop-off area curb-side.
- If incorporated, canopies and awnings shall vary per building and may vary per tenant.
- Flat roofs may be used to incorporate terraces for additional amenity space, mechanical units, and/or green roof systems.
- Access from parking to the lobby/primary entrance shall be welcoming, safe, and well-lit.
- Visitable units are encouraged. A residential unit is visitable when it meets the following three basic requirements: on the main living level, one zero-step entrance, doors with 32 inches of clear passage, and one bathroom that you can maneuver into in a wheelchair (to note, a fully accessible bathroom is not required).
- Outside noise from surroundings, including nearby event spaces, should be considered in residential design; Sound Transmission Class (STC) glass or other measures are encouraged where noise is an issue.

See the Material and Element Standards on the following pages for additional criteria.

SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL (TOWNHOUSE)

Single-Family Attached (SFA)/Townhouses are residential buildings of 2-3 stories, as allowed in the Regulating Plan on page 9. Typically, 3-7 vertical units are combined in one building, typically with each unit on its own lot with parking to the rear in a detached, linked, or integral garage; on a driveway or parking pad; or in a shared surface parking lot. Yard space may occur on 1-3 sides of the lot. While attached rather than detached, a SFA/Townhouse unit is commonly the same size (sf) as a Cottage unit, the smallest of the Single-Family Detached units. SFA/Townhouse units may and are often located to provide a transition between commercial uses and larger (Manor and Villa) Single-Family Detached residential units/lots.

Standards:

- Stoops or porches shall be provided on the front entry elevation of each unit.
- See the Urban Design criteria on page 19 for minimum window requirements.
- All floors shall have a subdued and regular residential fenestration pattern.
- Individual vertical units should read in elevation.
- While typically designed with pitched roofs, flat roofs (or portions of flat roof) may be used to incorporate roof decks, mechanical units, and/or green roof systems.
- Access from rear parking lots (if included) to exterior residential entries shall be welcoming, safe, and well-lit.

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story SFA - Baxter Village, NC
Credit - Design Collective

SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL

Single-Family Detached (SFD) are residential buildings of 1-3 stories, as allowed in the Regulating Plan on page 9. Each unit sits on a separate lot, typically each with a front, 2 sides, and a rear yard. Cottages are the smallest (in total sf) of the Single-Family Detached units. Manors and Villas are larger and, for the purposes of this FBC, are distinguished from one another by the placement of and access to the garage (and/or driveway). Manors have rear- or side-loaded garages/driveways. Villas have front-loaded garages/driveways.

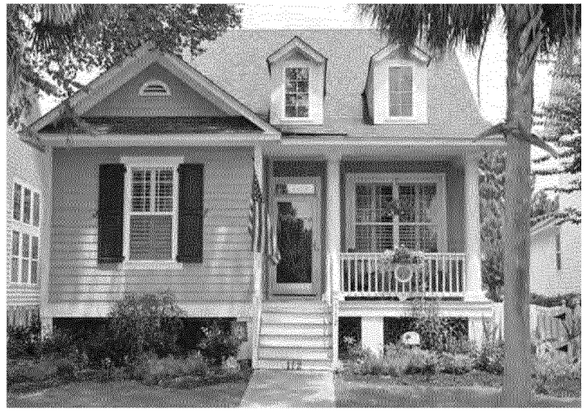
Standards:

- Stoops or porches shall be provided on the front entry elevation of each unit.
- See the Urban Design criteria on page 19 for minimum window requirements.
- All floors shall have a subdued and regular residential fenestration pattern.
- SFD units should be varied and distinct from neighboring units.
- Primary/main roofs shall be pitched. Portions of flat roof may be used to incorporate roof decks or to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage).

See the Material and Element Standards on the following pages for additional criteria.



Precedent Image - Two-story SFD - Maple LAwn, MD
Credit - Design Collective



Precedent Image - One+-story SFD - Daniel Island, SC
Source - www.homefinder.com

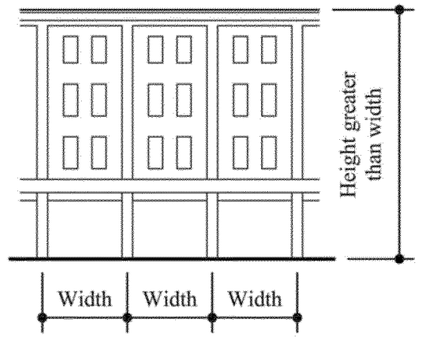
COMMERCIAL / MIXED-USE BUILDING TYPES

GENERAL PROVISIONS

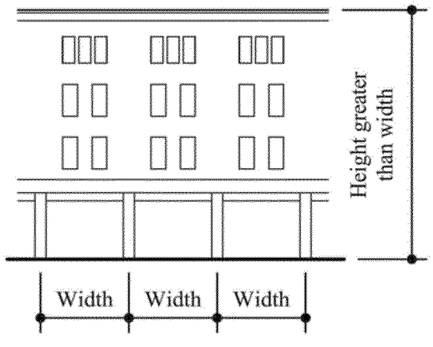
The Following General Provisions apply to all Commercial/ Mixed-Use Building Types:

- Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section on pages 18-19.
- Commercial/Mixed-Use buildings shall front onto (have primary front entrances on) the primary street or open space. Storefronts shall face the primary street or open space and may turn the corner to receive pedestrian circulation from the secondary street, open space, parking area, or pedestrian passage.
- Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, enhanced entry ways, or other unique features.
- Buildings shall align at the front façade along a block. See the Regulating Plan and Lot Standards on pages 9-xx for additional criteria.
- Commercial structures exceeding 60 feet in any horizontal dimension shall set up an implicit or explicit system of bays. Implicit systems use window groupings in the base, intervening floors and the cornice area to denote bays. Explicit systems use columns or pilasters on the principal facade to accentuate smaller building increments and/or individual storefronts. Implicit systems use material changes horizontally and the base of the building or storefront to accentuate smaller building increments. See Figure 1.
- Buildings should be designed to reduce apparent mass (potentially excluding office buildings in Pinehurst South which may have similar floor plates on all stories) and accentuate vertical proportions. See Figure 1.
- Entrances should be visually clear within the frontage elevation/facade and special by articulation within the base or bays in which they occur. Through lobbies are preferred, where feasible, to provide direct pedestrian circulation from rear parking areas to the primary street or open space. See pages 53-56 for additional entrance criteria specific to each Building Type.
- Commercial ground floors shall have a minimum interior ceiling height of 12 feet.
- The frontage of commercial and mixed-use buildings shall have no less than 20% nor more than 60% of the upper level facade as glazed openings and no less than 60% nor more than 85% of the lower level commercial storefront facade shall be glazed openings. See Figure 8.
- No more than three colors shall be used on the upper level building facade; two primary colors and one trim or highlight color. One (of the two) primary colors shall not be less than 60% of a primary facade, excluding windows, openings and storefront, etc.
- Variation in exterior siding colors is encouraged on commercial and mixed-use buildings. The exterior siding color shall not repeat on buildings two lots down or across the street, or around the corner. See the Pinehurst Development Ordinance, Section 9.1 and the *Village of Pinehurst Color Palette* for additional color requirements.
- A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the Post Office. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.
- Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
- Outdoor lighting fixtures are required on the front building elevation (façade) and on rear building elevations along an alley or off-street parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- Flood lights are permitted on commercial lots, but should be discreet and avoid light trespass onto neighboring residential lots or the night sky. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- Solar panels shall be placed on screened flat roofs surfaces only, out of view from the street or open space.
- To reduce the visual impact of overhead wires, utility services shall be located underground.

See the following pages for additional criteria.



EXPLICIT SYSTEMS USE COLUMNS OR PILASTERS ON THE PRINCIPAL FACADE TO ACCENTUATE SMALLER INCREMENT BUILDINGS AND STOREFRONTS WITH VERTICAL PROPORTIONS.



IMPLICIT SYSTEMS USE WINDOW GROUPINGS IN THE BASE, INTERVENING FLOORS, AND THE CORNICE AREA TO DENOTE BAYS USING VERTICAL PROPORTIONS.

Figure 1

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

STOREFRONT AND SIGNAGE

Construction Materials:

» Storefront exterior walls shall be stone, precast concrete, wood, simulated wood, aluminum (clear-anodized or powder-coated), or fiberglass.

» Signs shall be wood, simulated wood, fiberglass, acrylic, cast plastic, aluminum, or enameled steel.

» Awning frames shall be constructed of metal and covered with canvas, synthetic canvas, or solution-dyed acrylic fabric. All-metal (frame and covering) awnings are permitted with no side or bottom panels.

» Outside tables, chairs, and benches placed along the building frontage shall be stone, precast concrete, wood, cast aluminum, or powder coated metal.

Configurations and Techniques:

» The storefront, doors, awnings and signage shall be a unified design to establish an architectural language for the base of the building facade. Also see the Urban Design criteria on page 19 for minimum window requirements.

» In general, the storefront should be more detailed while the rest of the building should be more restrained.

» Storefront glazing shall a minimum of 8” above the sidewalk grade.

» Storefront glass shall be clear.

» Sliding doors and windows are not permitted on frontage elevations (facades).

» Storefront entry doors shall be recessed a minimum of 30" or have an awning installed overhead and located near the center of the storefront, except at corners. See Figure 2.

» Individual retail or office signage is encouraged to create visual interest for the pedestrian. See Figure 3.

» A single external sign may be applied flush with the elevation above the ground-floor level. The sign shall be a maximum of 24" in height but otherwise consistent with the Pinehurst Development Ordinance.

» Additionally, a single external blade sign may be hung below the second floor window sill perpendicular to the building. These signs may extend from the building a maximum of 42” and may be a max. of 24” in height.

» Signs may contain multiple individual signs which refer to tenants of the building. See Figure 3.

» Signs shall be externally lit with decorative visible light sources. Pin letters with concealed halo backlighting are also permitted.

» Fabric awnings may have side panels but shall not have a bottom (soffit) panel. The vertical drip of an awning may be stenciled with signage a maximum of 8" in height. Awnings shall not be backlit. See Figure 3.

» Street elevations of corner buildings may be externally lit with decorative visible light sources.

» Signs flush with a facade shall be designed to be integral with the building, a maximum of 24" in height, and externally lit.

See General Provisions for additional criteria.

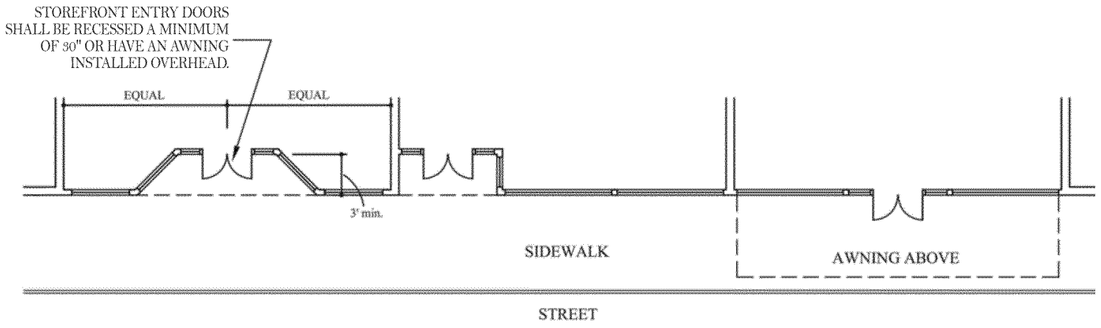


Figure 2

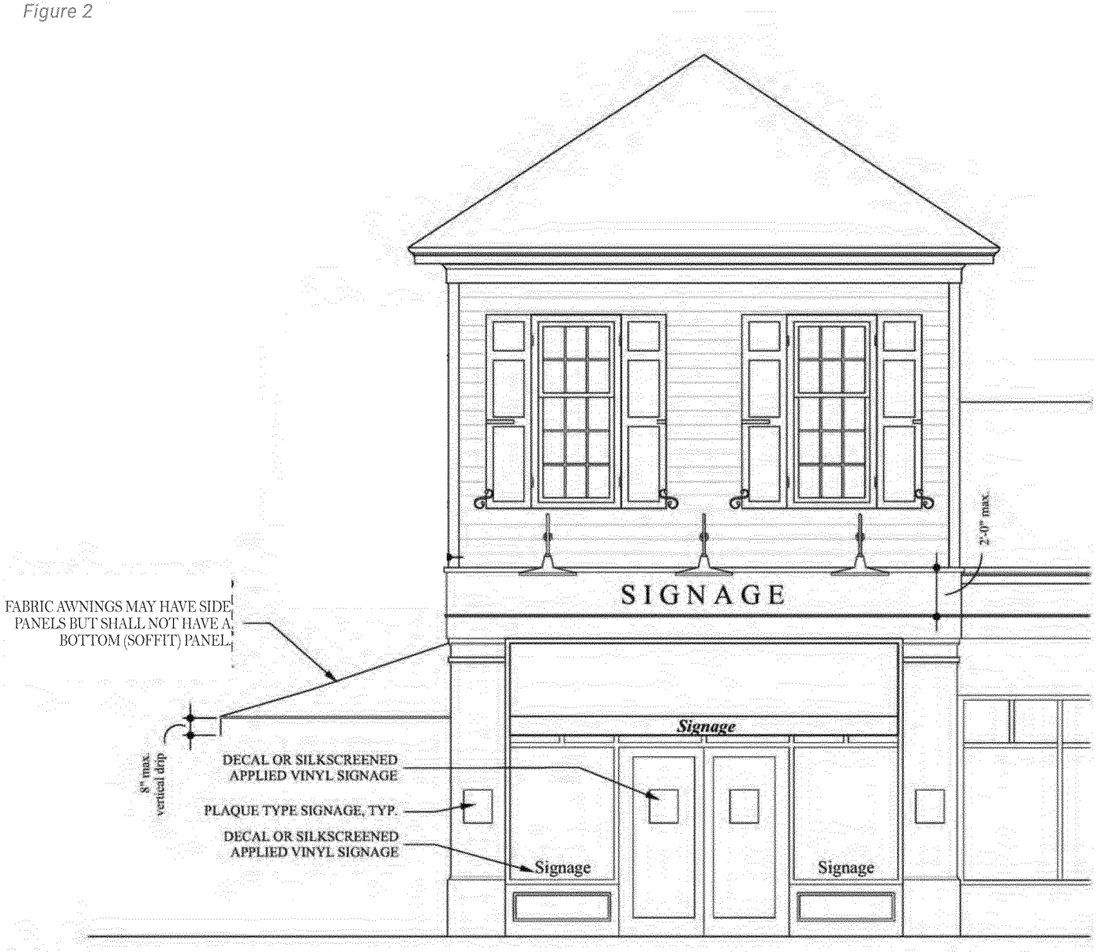


Figure 3

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

EXTERIOR WALLS

Construction Materials:

- Walls shall be stone, cast stone, precast concrete, architectural concrete block, brick, wood clapboard siding, or cementitious siding.
- Foundation walls shall be stone, brick, or poured concrete with a brick pattern or painted finish.

Configurations:

- See the Corner Lot and Frontage Elevation Standards on pages 18-19, for additional criteria.
- Building walls between the foundation and the eave shall be no more than two materials. Material changes shall occur along a horizontal datum or common line. Additionally, the lighter material shall be used above the heavier materials. See Figures 4 and 5.
- Where and as used on the frontage entry elevation (façade), masonry (brick or stone to 8" below grade) is required on the side/non-entry frontage elevation. Further, the masonry shall return a minimum of 12" on the non-frontage side and/or rear elevation or at an inside corner of a protruding element on the main/entry facade. Accessory buildings may have a masonry watertable in lieu of full brick on the frontage elevation(s). See Figure 9.
- Precast panels shall be no greater than 100 sf.
- Walls of siding shall have all openings trimmed in wood (or simulated wood) boards of a minimum 4" nominal width and corners trimmed in wood (or simulated wood) boards of 4"-8" nominal width. Doors may have wider trim.
- Trim is required where there is a change in material or a change in plane.
- The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the *Pinehurst Development Ordinance*, (PDO) for additional information on and requirements related to the *Village of Pinehurst Color Palette*.

Techniques:

- Precast concrete, cast stone, stone, architectural concrete masonry units and brick shall be on a running bond pattern. Rustication may occur at the base of the exterior wall using one of the above materials.
- Precast and cast stone masonry units shall have an etched finish. Pre-cast panels shall be further articulated by reveals with coursing to appear as smaller masonry units.
- Wood clapboard, wood beaded siding or cementitious siding shall have a smooth finish and be pre-finished or (field) painted. Should be consistent with approved Village of Pinehurst Color Palette.
- Butt joints may be caulked or covered and shall be painted to match the adjacent material color.
- Brick shall be in a horizontal running bond pattern with weathered, concave, V-shaped, or grapevine mortar joints not greater than ½" in height. Patterned brick detailing and special brick shapes may be used.
- Stucco shall be sand finished or steel trowelled.
- Stone shall be set in an uncoursed, ledgerock pattern or roughly squared pattern. See Figure 14

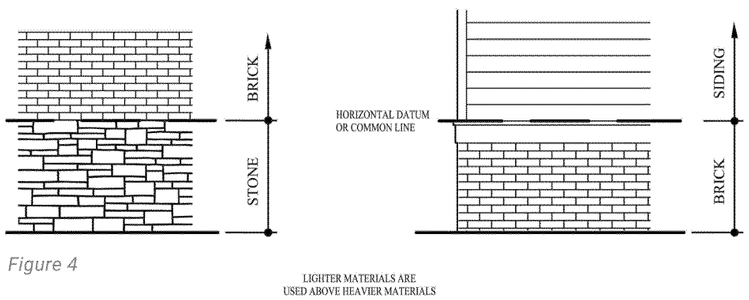
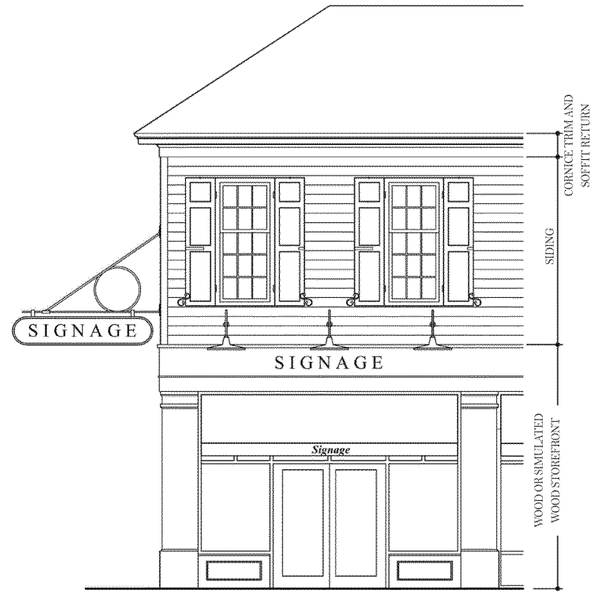


Figure 4



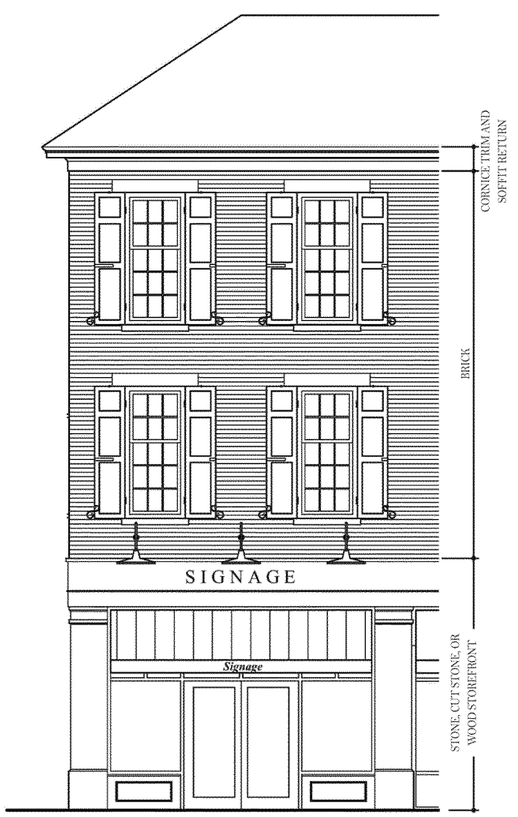




Figure 5

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

BUILDING ELEMENTS

Construction Materials:

- Cornices may be made of stone, cast stone, brick, precast concrete, wood, solid PVC, cementitious fiberboard, fiberglass composite, or polymer composite.
- Columns and posts shall be made of natural quarry stone, wood, polymer composite, or fiberglass, subject to approval by the Village.
- Piers and arches shall be stone, precast concrete, cast stone, or brick. Architectural concrete block may be permitted, subject to approval by the Village.
- Porch railings shall be wood or solid PVC, steel, wrought iron, or ESP aluminum.
- Walking surfaces of porches shall be wood or simulated wood such as "Trex" deck or equal.
- Stoops shall be stone, brick, or concrete. Wood or simulated wood may be used at secondary, non-frontage entrances, with Village approval.
- Stoop and other metal railings shall be made of steel, wrought iron, or electro-static painted (ESP) aluminum.
- Sills shall be cut stone, precast, rowlock brick, sill brick, or solid PVC.
- Balconies may be made of steel, wrought iron, electro-static painted (ESP) aluminum, stone, cast stone, or precast.
- Railings shall be made of steel, wrought iron, or ESP aluminum.
- Piers and arches shall be brick, stone, or rusticated block.

Configurations:

- Arches made of masonry shall not be less than 8" in thickness.
- Keystones in arches shall have sides radial to the arch.
- Piers in arches shall be no less than 18" in width and 12" in depth and shall conform to The American Vignola.
- Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola.
- Cornices shall project a maximum of 36" inches from the exterior wall and shall conform to The American Vignola. See additional criteria, under Roofs, on page 62.
- Porches shall be a minimum of 8' in depth. Porch openings between columns and piers shall be vertical in proportion.
- Ballusters shall not exceed 4-1/2" on center.
- Lintels made of stone or pre-cast concrete shall extend horizontally beyond the opening a minimum of 2" but not greater than the dimension equal to the height of the lintel.
- Brick soldier lintels shall extend a minimum of one brick beyond the opening. See Figure 16.

Techniques:

- Wood shall be painted or stained, except walking surfaces which may be left unfinished.
- Railings of steel or wrought iron shall be pre-finished or painted black or dark green.

See General Provisions for additional criteria.

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

COMMERCIAL / MIXED-USE BUILDING TYPES

ROOFS

Construction Materials:

- Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.
- Gutters and downspouts shall be aluminum, pre-finished metal, or copper. Copper anodized aluminum is not permitted.
- Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl. Gravel may be approved by the Village.
- Glazing in windows, skylights, and stained-glass shall be glass.

Configurations:

- Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Flat roofs may be used to incorporate terraces, mechanical units, and/or green roof systems.
- On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, as well as on garage and link roofs, may have shallower pitches but shall relate to the principal structure's roof (hips with hips and gables with gables). See Figure 18.
- Eaves shall have no more than six outside corners. See Figure 19.
- Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.
- Balustrades on flat roofs are permitted only when the flat roof is occupiable and accessible.
- Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of building wall.
- Rake returns are required at gable ends and shall have 2' minimum return of cornice trim. See Figures 12a and 12b.
- Gable ends shall have profile trim.
- Skylights shall be flat in profile and not directly visible from a street or open space.
- Solar Panels: See General Provisions on page 58.
- Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.
- Vents, flues, turbines, and other roof penetrations on pitched roofs shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.
- Gutters shall be half-round or ogee ("K") profile.
- Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall (preferably on non-frontage elevations).

Techniques:

- Roofs built of standing seam metal shall be pre-finished.
- Shingle color may be dark gray, charcoal, black, or a black blend.
- Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.
- Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

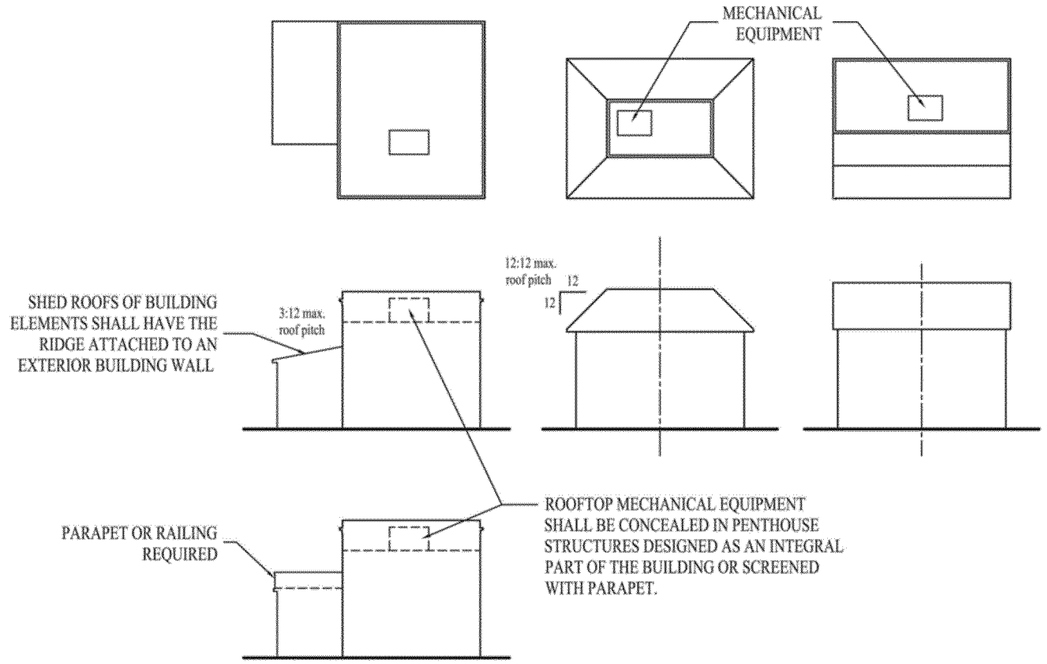


Figure 6

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

DOORS AND WINDOWS

See the Storefront & Signage section on page 59, for criteria specific to Storefronts. The following criteria apply to non-storefront windows and doors.

Construction Materials:

- Window frames shall be embossed steel, extruded aluminum clad, wood, fiberglass or vinyl clad.
- Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
- Shutters shall be wood or solid cellular PVC.
- Doors shall be built of wood, embossed steel, embossed aluminum, or fiberglass with a brushed paint finish.

Configurations:

- See the Corner Lot and Frontage Elevation Standards on pages 18-19, for additional criteria.
- Centerlines of windows shall align vertically within any given facade. See Figure 7.
- Windows and window lites shall be no wider than square in proportion, accentuating the vertical proportion.
- Bay windows on facades facing a street shall extend to the ground or be structurally or visually supported by brackets. See Figure 8.
- Two or more windows paired in the same rough opening shall be separated by a minimum 4" nominal post. See Figure 24.
- Windows shall be no closer than 2' to building corners, except where windows are paired, one on each wall at the corner with a maximum 8" nominal post.
- Shutters shall be shaped, sized and proportioned to the windows they serve. See Figures 8 and 25.
- Shutters shall be operable or provided with adequate hardware to make them appear operable and shall be mounted as if hinged to the window frame or brick surround. See Figures 8 and 25.
- Doors shall be attached by hinges.
- A minimum of 18" shelter shall be provided at all public entry doors.

Techniques:

- Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
- Shutters shall be painted a dark neutral color. White shutters may be used against a dark masonry exterior wall material, with Village approval.

See General Provisions for additional criteria.

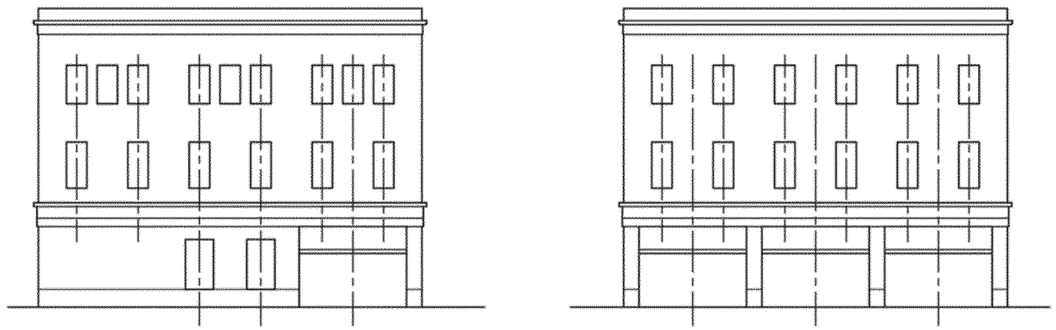


Figure 7

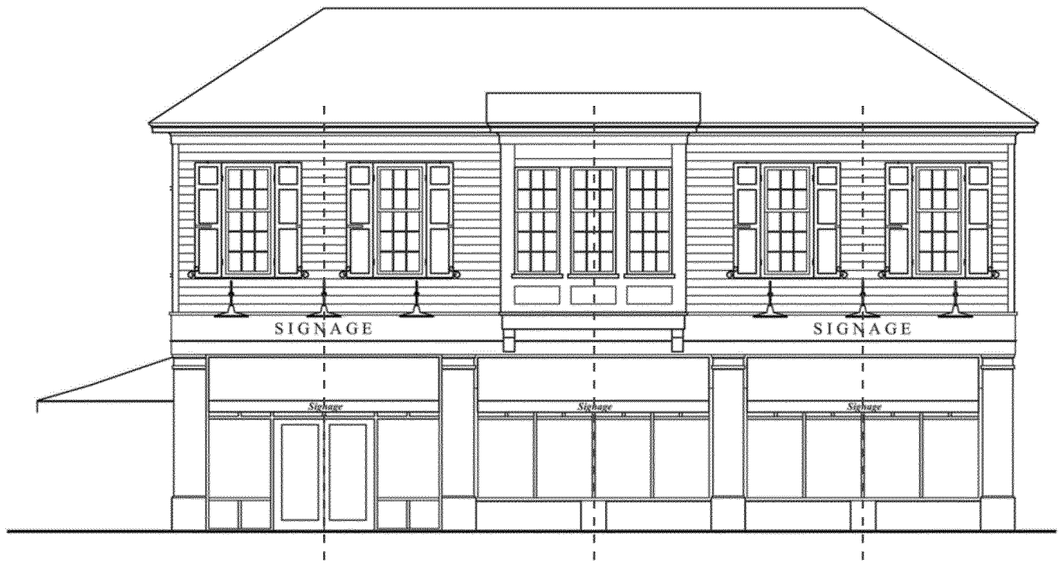


Figure 8

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

RESIDENTIAL BUILDING TYPES

GENERAL PROVISIONS

- Corner lots (i.e., lots fronting two streets) have two frontages, including two front façades, roofscapes, and yards for the purposes of these criteria. See the required Corner Lot criteria in the Site Design section on pages 18-19.
- On Corner Lots, full porches on the entry façade shall wrap the non-entry façade a minimum length and depth equivalent to the depth of the front porch unless otherwise approved by the Village. See Figures 9 and 10.
- Particular attention shall be paid to buildings situated at the ends of streets or open spaces. See Figure 11. These buildings shall have special articulation and massing, such as bays, porches or stoops, or other unique features; should be placed such that garage doors are oriented away from the view corridor; and may require additional detail or features as required by the Village.
- Buildings should align at the front façade along a block. See the required setback and Build-to Line requirements in Section 2.2 Lot Standards on pages 10-16.
- The frontage elevation (facade) designs as well as color selections of the exterior siding (see also Exterior Walls criteria on the following page) shall not repeat on buildings two lots down or across the street, or around the corner.
- A unified, thoughtful approach shall be used in the style selection and placement of all address numbers. In general, all building-mounted address numbers shall be placed to the right side of the main entry door (when facing the building from the street) or mounted above the entry door. The particular quantity and size shall be as required by the Post Office. Building-mounted address numbers may be direct mounted or applied on a plaque, but, in all cases, they shall be placed appropriately, in concert with the building's architecture, and visible from the street.
- Further, address numbers shall be legible, in high contrast with the background color (e.g., black numbers on white trim), in a bold sans serif font (e.g., Helvetica).
- Outdoor lighting fixtures are required on the front building elevation (façade) and on the alley (or shared-access driveway)-side of each rear-load garage or parking area. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA).
- Flood lights are permitted on residential lots, but only with a motion detector and timer that turns off after no more than 5 minutes. Flood lights should be discreet and avoid light trespass onto neighboring lots or the night sky. Fixtures shall be LED (or other advanced energy efficient lamp) and Dark Sky compliant, as defined by the International Dark Sky Association (IDA). See Chapter 9.8 in the *Pinehurst Development Ordinance*, (PDO) for additional requirements.
- Solar path/garden lights, antennae, statuary, garden benches, play equipment, barbecues, and similar shall be relegated to rear yards only.
- Solar panels shall be placed on screened flat roofs surfaces only, out of view from the street or open space.
- To reduce the visual impact of overhead wires, utility services shall be located underground.

See General Provisions for additional criteria.

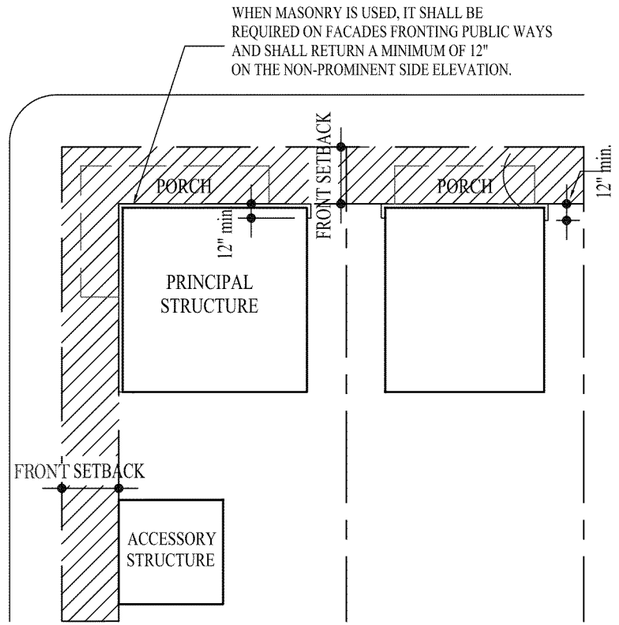


Figure 9

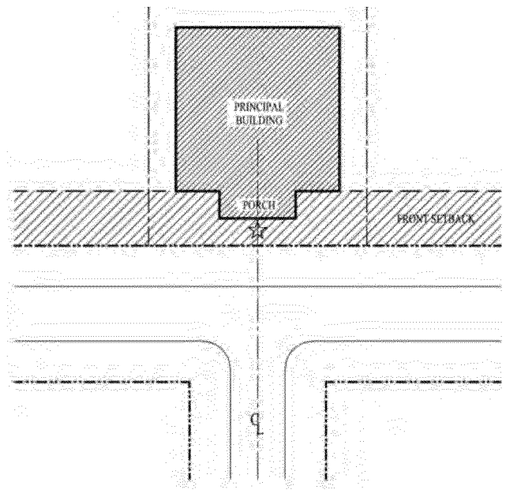


Figure 11

PORCHES ON THE FRONT ENTRY FACADE SHALL WRAP THE NON-ENTRY FACADE A MINIMUM LENGTH AND DEPTH EQUAL TO THE DEPTH OF THE FRONT PORCH

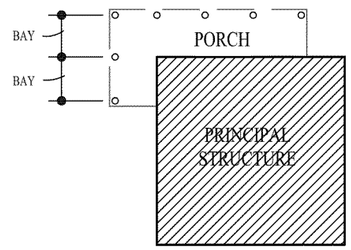


Figure 10

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

EXTERIOR WALLS

Construction Materials:

» Foundation walls shall be faced in real brick or real/quarry stone with a minimum nominal thickness of 4", or poured concrete with a brick pattern and painted to match or be one shade darker than the main façade material.

» Walls shall be brick, stone, or wood clapboard siding, or cementitious siding in a smooth finish (no vinyl siding is permitted). Stucco may be approved, if appropriate to the architectural character, by the Village.

» Trim shall be a smooth finish cementitious, solid cellular PVC, or other simulated wood as approved by the Village.

Configurations:

» Where siding is the primary façade material: A masonry watertable (brick or stone to 8" below grade) is required on both the frontage entry and frontage non-entry elevations. See Frontage Elevation criteria on pages 18-19 for additional requirements.

» The color selections of the exterior siding shall not repeat on buildings two lots down or across the street, or around the corner. See also Chapter 9. Design and Development Standards and Processes in the *Pinehurst Development Ordinance*, (PDO) for additional information on and requirements related to the Village of Pinehurst Color Palette.

» Additionally, on masonry elevations, an expression of the base or watertable through a change in plane, brick shape, color, and/or pattern is required on frontage elevations. See Figure 15.

» Masonry shall return a minimum of 12" on non-frontage side elevations or at an inside corner of a protruding element on the main/entry facade. Masonry returns are encouraged, but not required on rear elevations. See Figure 12a.

» Building walls between the foundation and the eave shall be no more than two primary materials. Material changes shall occur along a horizontal line. Additionally, the lighter (or lighter appearing) material shall be used above the heavier (or heavier appearing) material. See Figure 15.

» Wall materials shall be oriented horizontally, unless approved as appropriate to the architectural character by the Village.

» Walls of siding shall have all openings trimmed in vertical/jamb boards with a 4" minimum nominal width unless otherwise noted below. Windows with installed shutters may omit the 4" jamb boards. Trim boards on rear windows may be a minimum of 2" wide. On frontage elevations, head trim shall be 8" minimum nominal in height and may incorporate a special head feature. On non-frontage side elevations, head trim shall be 4" minimum nominal in height.

» Sill trim shall project and be differentiated from apron trim.

» A minimum 10" nominal skirt/band trim board is required where siding meets a foundation wall or a watertable.

» Corners of siding elevations shall be trimmed in boards of 6" minimum nominal width. Non-frontage side and rear corners may be trimmed in boards of 4" minimum nominal width, subject to Village approval.

» Doors in siding elevations shall be trimmed in boards of 4" minimum nominal width; wider trim is encouraged.

» Keystones are not permitted in non-masonry head features.

» Walls of masonry shall have all openings trimmed in simulated wood brick mould. Lintels and sills shall be made of brick, stone, or precast.

» Cornices are required with a minimum 10" nominal base trim. Decorative trim may be applied within the frieze of the cornice as approved by the Village. See Figure 13.

» Cornice returns at gable ends shall be a minimum of 2'. See Figure 12b.

Techniques:

» Cementitious siding shall be pre-finished or painted.

» Butt joints may be caulked or covered and shall be painted to match the siding color.

» Brick shall be in a horizontal running or Flemish bond pattern with weathered, concave, V-shaped or grapevine mortar joints not greater than 5/8" in height.

» Mortar shall be glazed, beige, warm grey, or similar.

» Stucco shall be sand finished or steel trowelled.

» Stone shall be set in a regularly coursed or roughly coursed pattern. See Figure 14.

» Trim is required where there is a change in material or a change in plane.

See General Provisions for additional criteria.

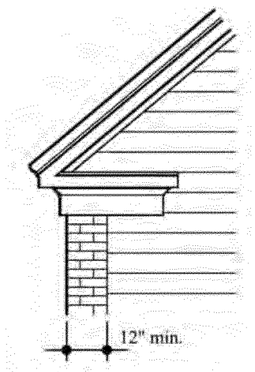


Figure 12a

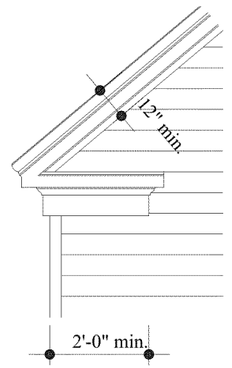


Figure 12b

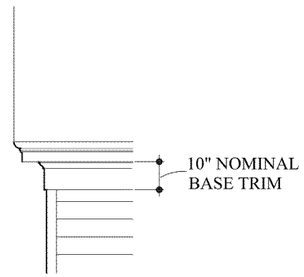


Figure 13

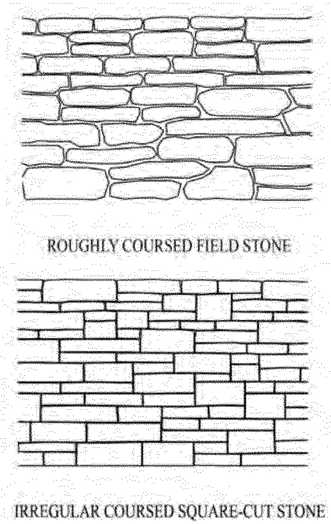


Figure 14



Figure 15

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

BUILDING ELEMENTS

Construction Materials:

- Porches shall have simulated wood (i.e., Trex, Azek, or similar), brick, or flagstone on walking surfaces. Concrete, bordered by brick on all outside edges may be approved by the Village if it is not directly visible from the street and has been detailed appropriately. Concrete must not be exposed on vertical surfaces.
- Stoops shall be brick or flagstone on walking surfaces, risers, and sides. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
- Rear yard decks shall have simulated wood products such as Trex, Azek, or similar decking on walking surfaces. Deck walking surfaces may also be pressure-treated wood. For patios, see Frontage and Yard on page 70.
- Lattice shall be wood, solid cellular PVC or vinyl.
- Posts and columns may be made of simulated wood, PVC, or composite material (such as Permacast columns).
- Railings on porches and stoops shall be made of powder-coated steel, wrought iron, or electro-static painted (ESP) aluminum. PVC railing systems may be approved by the Village where appropriate to architectural character.
- Masonry piers and arches shall faced in real brick or real/quarry stone . Rusticated architectural block may be approved by the Village where consistent with the architectural character.
- In masonry elevations, sills shall be brick, molded brick, cut stone, or precast with proper drip edge projection. In siding elevations, sills and aprons shall be solid cellular PVC or simulated wood. See Doors and Windows on page 68 for additional requirements.
- No "doghouses" for direct vent fireplaces are permitted on frontage elevations. If fireplaces are installed and require venting on the frontage elevations, brick or stone masonry chimneys are required and vents shall run vertically, up the chimney (i.e., no direct venting on frontage elevations). Additional chimney detail may be required by the Village on frontage elevations. Direct vents and "dog houses" are permitted only on non-frontage, side and rear elevations.
- Flues shall be tile, terracotta, or metal.

Garages, outbuildings, sunrooms, and similar shall match or coordinate with the architecture (in materials and details) of the main/principal building.

Configurations:

- Decks are only permitted in rear yards and may not extend beyond the side foundation walls of the principal structure.
- Deck posts that are more than 36" out of grade shall be wrapped in solid cellular PVC, fiberglass composite, or polymer composite trim with appropriate base and cap trim.
- Patios are allowed in the rear yard only and may not extend beyond the side foundation walls of the principal structure.
- The undercroft of porches shall be skirted with lattice having openings of 1-1/2" square maximum. Alternatively, louvers of solid cellular PVC may be used. Lattice or louvers shall be placed a minimum of 3/4" behind the surface of the pier and shall be framed with trim. See Figure 10.
- Porches and stoops shall have a maximum height of 7 risers and a minimum height of 2 risers.
- Porches on frontage elevations shall be a minimum of 6' in depth. Stoops shall be a minimum of 4' in depth.
- Porch openings between columns and piers shall be vertical in proportion, unless approved otherwise by the Village.
- Posts shall be no less than 6" nominal in width or depth. See Figure 17.
- Openings in masonry elevations shall have brick arches, jack arches, or stone/precast lintels.
- Open arches made of masonry shall not be less than 8" in thickness.
- Keystones and voussoirs (masonry units that compose an arch) shall have sides radial to the arch.
- Piers made of masonry shall be no less than 12" in width and 8" in depth and integral when used with a column or post.
- Columns and pilasters shall be of the Tuscan or Doric orders as prescribed by The American Vignola, unless approved otherwise by the Village. On porches or stoops, full or half-round columns or pilasters are required against the building wall corresponding to the outside, freestanding column or pier. See Figure 17.
- Lintels made of stone or pre-case concrete shall extend horizontally beyond the opening a dimension equal to the height of the lintel, not to exceed 8". Precast lintels shall be flush with the wall surface.
- Brick soldier lintels (i.e., jack arches) shall extend a minimum of one brick beyond the opening and may project between 1/2" and 3/4" beyond the wall surface. See Figure 16.

Techniques:

- Railings of steel, wrought iron, or aluminum shall be black in color.

See General Provisions for additional criteria.

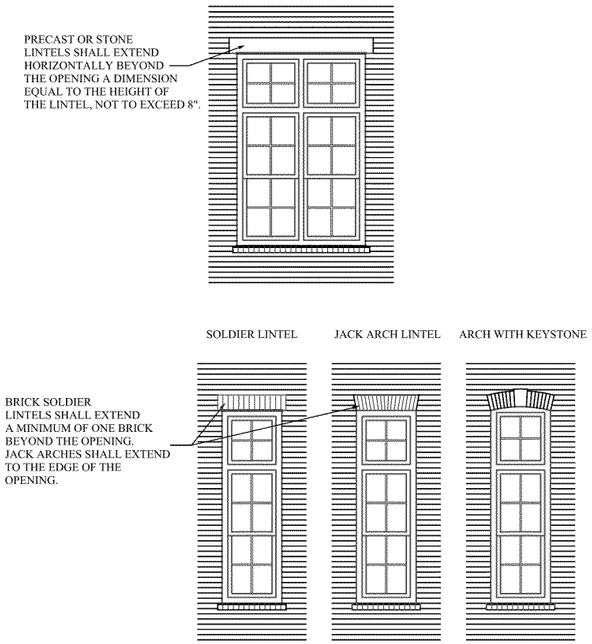


Figure 16

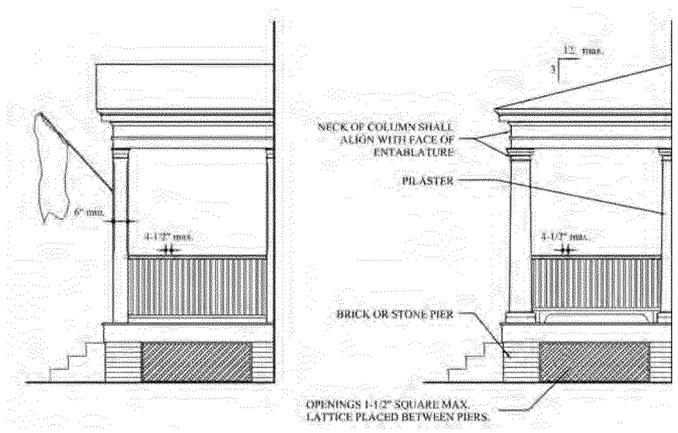


Figure 17

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

ROOFS

Construction Materials:

» Roofs may be pre-finished standing metal seam, copper, slate, artificial slate, or architectural grade asphalt shingles.

» Gutters and downspouts shall be aluminum, pre-finished metal or copper. (Copper anodized aluminum is not permitted).

» Splash blocks shall be stone, brick, concrete, fiberglass, or vinyl. Gravel may be approved by the Village.

» Glazing in windows, skylights, and stained-glass shall be glass.

Configurations:

» Roofs shall be simple and symmetrically pitched, and only in the configuration of gables, hips, and mansards. Shed roofs may be used on secondary massing elements and dormers. Portions of flat roof may be used to incorporate roof decks or to transition between pitched roofs (e.g., on a breezeway or link between the house proper and the garage) but should not otherwise be used.

» On the primary structure the pitch of the main roof shall be between 8:12 and 14:12. Secondary roofs on the principal structure, subject to Village approval, as well as garage and link roofs may have shallower pitches but shall relate to the main house roof (hips with hips and gables with gables). See Figure 18.

» Eaves shall have no more than six outside corners. See Figure 19.

» Shed roofs of building elements shall have the ridge attached to an exterior building wall or primary roof ridge and have a maximum pitch of 4:12.

» Flat roofs and balustrades are permitted only when the flat roof is occupiable and accessible. See Figure 18.

» Roofs shall overhang a gable end a minimum of 12" measured from the face of the fascia board to the face of building wall.

» Rake returns are required at gable ends and shall have 2' minimum return of cornice trim (see also Exterior Walls). See Figure 12b.

» Gable ends shall have profile trim.

» Skylights shall be flat in profile and not directly visible from a street or open space.

» Solar Panels: See General Provisions on page 64.

» Rooftop mechanical equipment (including elevator equipment, HVAC equipment, and similar) shall be concealed in roof wells designed as an integral part of the building or screened with a parapet.

» Vents, flues, turbines, and other roof penetrations shall be vertically straight, collected or grouped when possible, and relegated to the rear roof surface.

» Gutters shall be half-round or ogee ("K") profile.

» Downspouts shall not be attached to free-standing columns or posts, rather shall run down and attach to the building wall.

Techniques:

» Roofs built of standing seam metal shall be pre-finished.

» Shingle color may be dark gray, charcoal, black, or a black blend.

» Vents, attic ventilators, turbines, flues and another roof penetrations shall be pre-finished or painted matte black.

» Gutters and downspouts made of aluminum or pre-finished metal shall coordinate with the color of the adjacent material finish (i.e., gutters and downspouts mounted on light trim material shall be white or off-white; gutters and downspouts on dark brick or stone shall be a dark neutral color). Copper downspouts shall be permitted to age naturally.

See General Provisions for additional criteria.

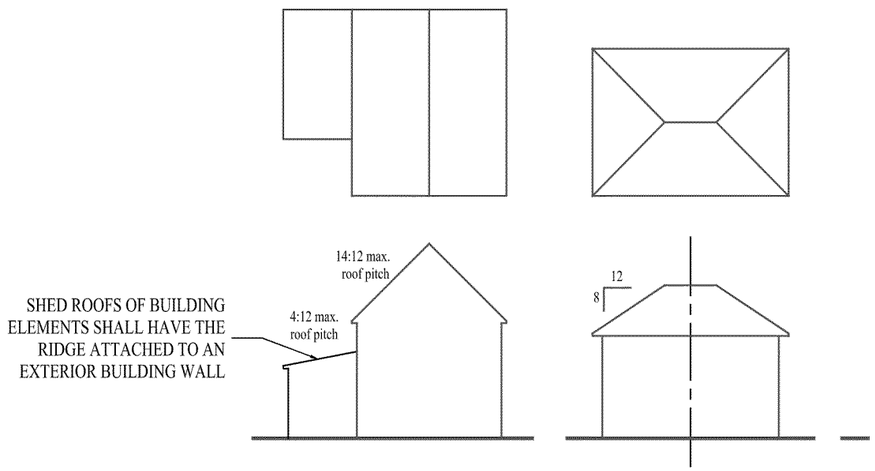


Figure 18

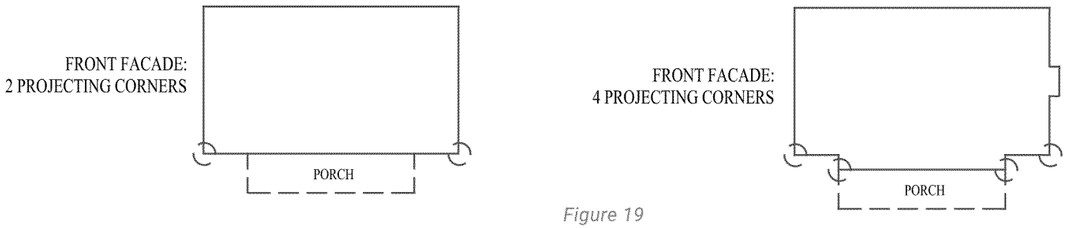


Figure 19

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

DOORS AND WINDOWS

Construction Materials:

- Windows shall be aluminum clad, fiberglass, or vinyl.
- Glass shall be clear and free of color. One window in each building may be stained glass, art glass, or frosted glass. False windows may have a dark film, frosted film, or dark neutral paint applied to the interior.
- Shutters shall be wood, solid cellular PVC, or vinyl with approval from the Village.
- Doors shall be built of embossed steel or fiberglass.
- Garage doors shall be built of embossed steel or fiberglass. Glass transoms appropriate to the garage door style may be included (i.e., square-top transoms with square-top doors; arch-top transoms with arch-top doors). Garage doors on frontage elevations (fronting a street) shall be architectural grade, carriage style doors with transom windows. See Figure 28.

Configurations:

- Windows shall align vertically within any given façade, unless approved otherwise on non-frontage side and rear elevations by the Village. See Figure 20.
- One window on each frontage elevation may be circular, semi-circular, hexagonal, or octagonal in shape. Windows may be quarter-circular in shape when paired in a gable end. See Figure 20.
- All houses require a minimum of 2 windows on non-frontage side elevations, located within the front third of the elevation (closest to the street); 2 full-sized, vertically-aligned windows are preferred.
- Windows and window lites shall be square or vertical in proportion. Windows shall be configured with 9/9, 9/6, 6/6, 6/1, 4/4, 4/1, 2/1, or 1/1 lites. Muntins shall be true divided light or simulated divided light. See Figure 21.
- Bay windows on frontage elevations shall extend to the ground or visually appear to be structurally supported by brackets. See Figure 23.
- Single glass panes shall be a no larger than 24 square feet.
- For residential buildings, total fenestration (rough window openings) on frontage elevations (not including a tower element above the eave) shall not exceed 50% of the total surface area. See Figure 22.
- Two windows paired in the same rough opening should be separated by a minimum 4” nominal post (mullion). See Figure 24.
- Windows should be no closer than 2’ to building corners, except where windows are paired, one on each wall at a corner or within rear yard sunrooms or solariums.
- Storm windows shall be the same material and color matching the windows they serve.
- Screens shall be a dark neutral color.
- Shutters shall be applied to all or none of the windows on any given elevation and on both frontage elevations on a Corner Lot. Shutters shall be shaped, sized, and proportioned to the windows they serve, both in height and width. See Figure 18. The Village may approve the elimination of shutters on paired or unique windows.
- A minimum of 18” shelter shall be provided at main entry doors.
- Storm doors and screen doors shall be full view, free of decorative trim, and match the color of the exterior trim of the house. See Figure 26.
- Doors shall be attached by hinges. Double doors on single-family residential units are not permitted on frontage façades without Village approval.
- Exterior doors shall be a minimum of 3’-0” x 6’-8” with raised or recessed panels. Doors may be set within door surrounds with sidelight panels. See Figure 27.

Techniques:

- Windows shall be single-hung, double-hung, triple-hung, casement, hopper, or fixed.
- Shutters shall be painted a dark neutral color.
- Doors, including garage doors, shall have glass, raised or recessed panels, or both.

See General Provisions for additional criteria.

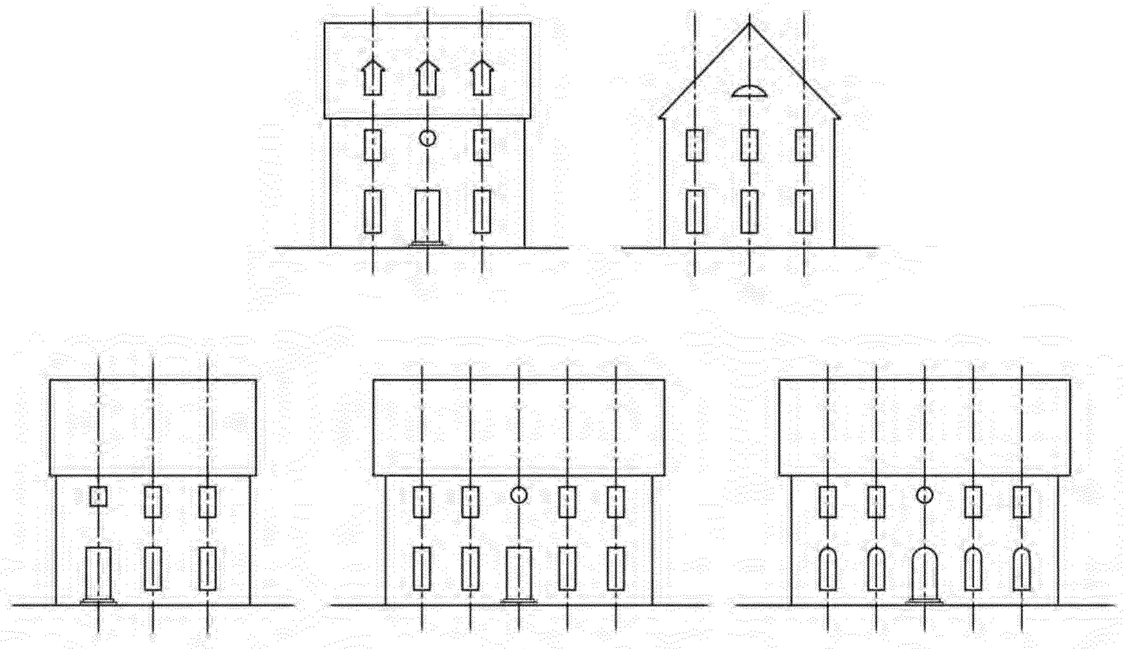


Figure 20

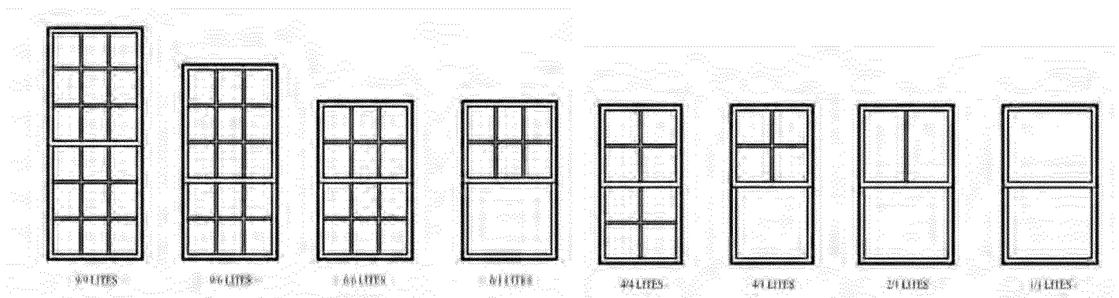


Figure 21

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

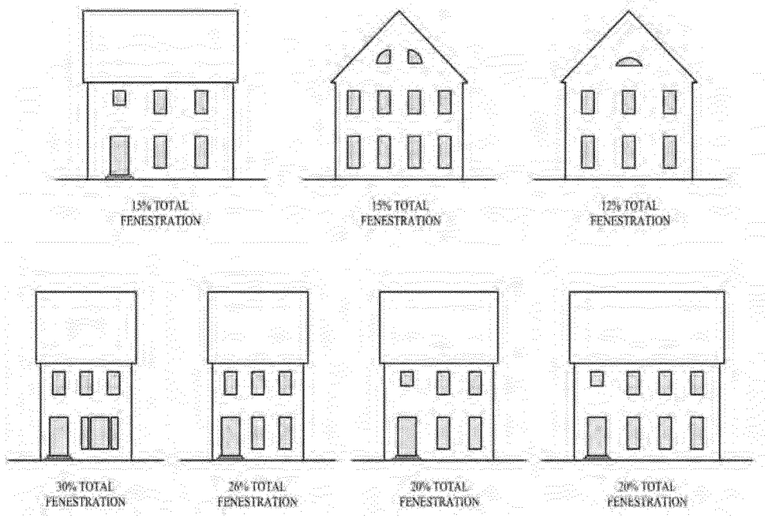


Figure 22

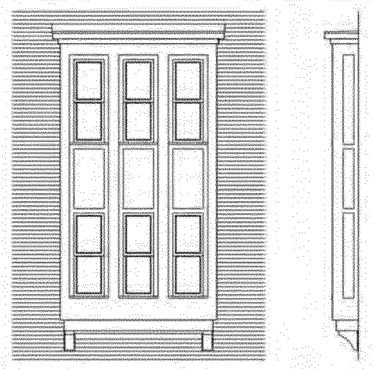


Figure 23

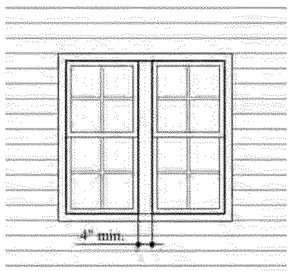


Figure 24

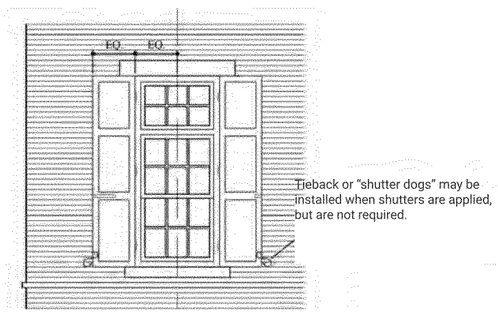


Figure 25

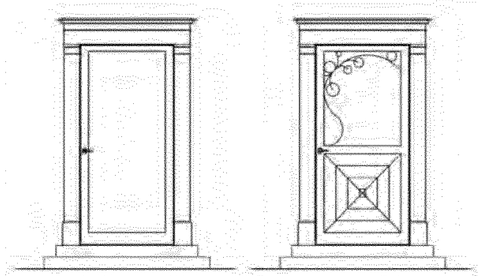


Figure 26

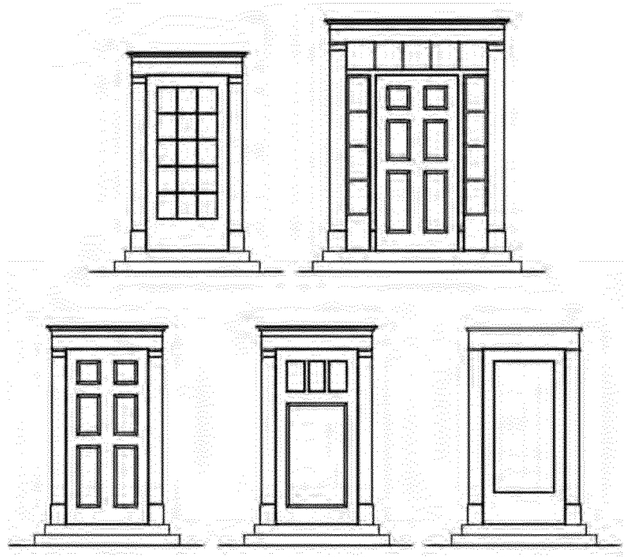


Figure 27

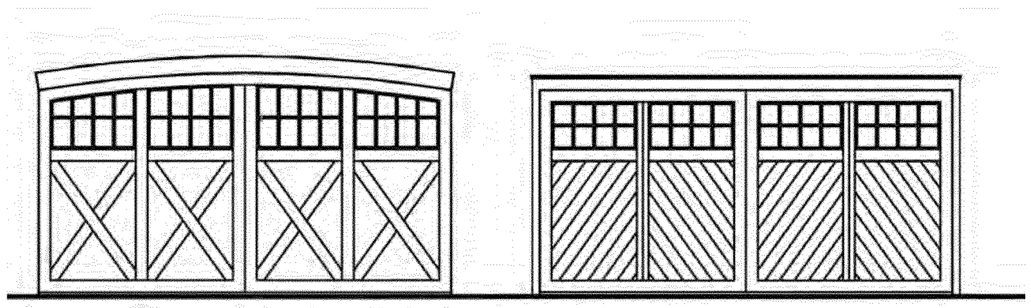


Figure 28

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

FRONTAGE AND YARD

Construction Materials:

- Front yard fences shall be wood, solid cellular PVC, wrought iron, steel, or ESP aluminum.
- Rear yard privacy fences shall be wood, solid cellular PVC, vinyl, wrought iron, steel, or ESP aluminum.
- Frontage dooryard walls and garden walls shall be brick or stone.
- Retaining walls shall be brick, stone, or architectural grade, straight-face block.
- Hedges, when installed along a frontage, shall be planted and maintained to be a continuous mass. See additional Landscape Design criteria on pages 43-45.
- Leadwalks on lots may be brick, stone (flagstone or slate), concrete pavers, or concrete.
- Steps attached to stoops or porches shall be brick or flagstone on walking surfaces, risers, and sides. Additionally, steps on non-masonry porches may be simulated wood products such as Trex, Azek, or similar. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
- Front-load driveways may be asphalt, brick pavers, or concrete pavers. Aprons may be concrete. See Figure 31.
- Rear yard patios shall be brick, flagstone, and/or concrete pavers. Additionally, concrete may be used for rear patios that are not directly visible from a street or open space.

Configurations:

- Terminal posts in rear-yard privacy fences (at corners, openings, ends, and similar) shall be wider and taller in proportion than other posts (maximum heights per type follow below). Fence posts shall be spaced evenly along a run with 8' maximum spacing.
- Rear-yard privacy fences shall be a maximum of 6' in height, including any top lattice or spaced picket portion. See Figure 33.
- Residential side yard fences taller than four(4) feet in height must be set back at least ten (10) feet from the front corner of the facade.
- Brick or stone piers may mark the pedestrian entrance to a private yard. See Figure 30.
- Frontage dooryard, garden, or retaining walls shall be between 18" and 42" in height, with piers up to 48" in height.
- Lot leadwalks shall connect with street sidewalks and/or driveways. See Figure 30.
- Brick or stone piers and/or garden walls shall be set 12" minimum and 24" maximum off street sidewalks. See Figure 30.

Techniques:

- Steel or aluminium fences shall be pre-finished in black.
- Wood fences shall be painted white, off-white, or dark green or stained white with an opaque stain.
- Vinyl fences shall be white vinyl with white house trim, almond/beige vinyl with all other/non-white house trim colors.
- Brick walls shall be capped with coping stone or shaped brick. The cap shall overhang the wall between 1/2" and 1-1/2" to provide an appropriate drip edge. See Figure 32.
- Dooryard, garden, or retaining walls of brick or stone shall be no less than 8" wide and capped in a rowlock course of brick, cut brick, or dressed coping stone 1-1/2" to 3" thick. See Figure 32. Dooryard or garden walls are encouraged where sidewalk grade is 4' or more lower than the stoop or porch walking surface.
- Poured concrete shall have a smooth finish.
- Vinyl fences shall have a smooth finish (i.e., no wood grain).
- Mulch shall be natural or dyed a dark brown color.

See General Provisions for additional criteria.

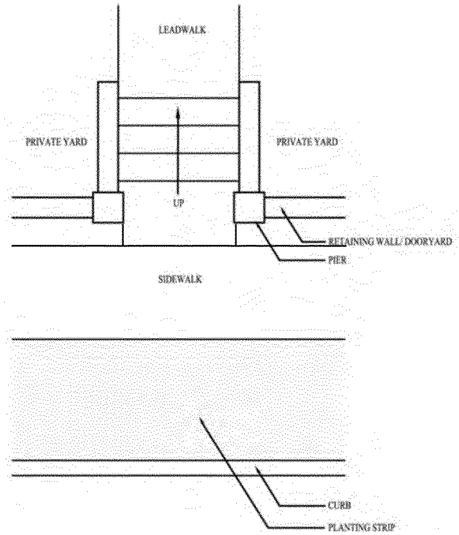


Figure 30

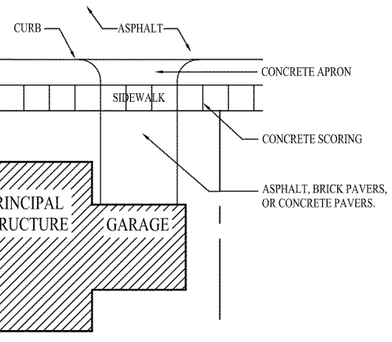


Figure 31

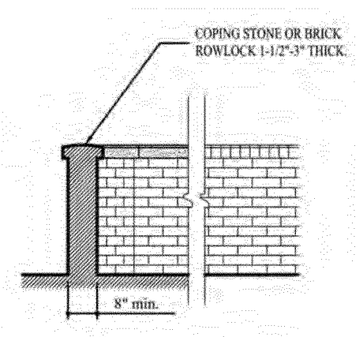


Figure 32

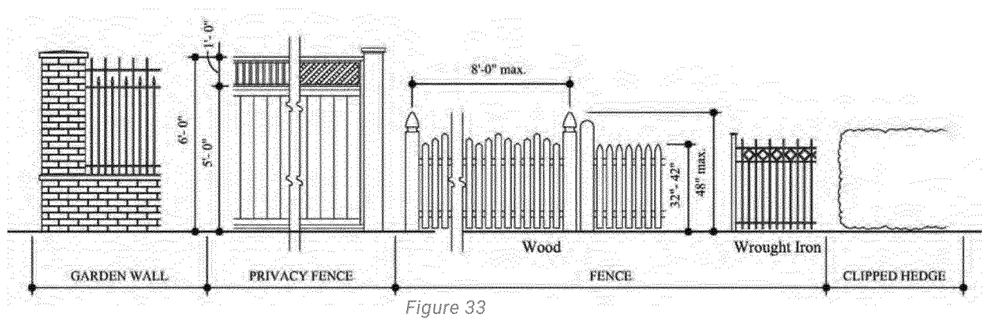


Figure 33

Figures are supplemental to the criteria, for illustrative purposes only.
Source: Design Collective

6.0 SIGNAGE DESIGN

6.1 OVERVIEW
6.2 MATERIAL AND ELEMENT STANDARDS

6.1 Overview

Purpose

This section comprises standards to help ensure that signs are an integral part of Pinehurst South, welcoming visitors to the community and promoting clear wayfinding. The criteria in the Form-Based Code are aimed at achieving well-designed, coordinated signage. These criteria apply to all signage located within Pinehurst South, whether on private lots or within public realm of streets and open spaces.

Signage should inform, direct, and orient the public in a thoughtful and meaningful way. It should also improve and complement the aesthetic qualities of a building, a streetscape, or landscape while having a positive visual impact on the entire community.

These criteria are intended to convey required standards and to provide visual and textual examples of a variety of signs that represent the community's expectation for quality signage.

Signage dimensional criteria such as maximum square feet are governed by the Pinehurst Development Ordinance (PDO).

Components

The Signage Criteria include General Provisions that provide criteria for all sign types within Pinehurst South. The Sign Types and Standards include specific criteria for each sign type as well as illustrative examples.

General Provisions

The following items listed below are general criteria that apply to all sign types within Pinehurst South. Further criteria specific to each sign type follow the General Provisions.

- Pinehurst South should contain an eclectic mix of signage that provides a layer of authenticity to the community (uniformity in signage is not desired, nor reflective of the existing signage found in Village Center).
- Signs should be designed with the purpose of promoting Pinehurst South to all users while enhancing the pedestrian and cyclist experience.
- Building signs on community or amenity structures should relate to their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building but also to the streetscape. Building signs should be located in logical "signable areas" which relate to the architecture (e.g., column or architectural bay spacing) of the façade. Signage areas are often, but not always, continuous wall surfaces uninterrupted by doors, windows, or architectural detail. Building signs should enhance and relate to, not obscure, the architectural features of buildings.
- Building signs on single-family residential buildings are not permitted, excepting address numbers.
- Signs are to be kept in good repair such that they are always in clean, working condition and the copy text and graphics are not obscured or damaged.

For building-mounted signage on Commercial/Mixed-Use Buildings, see the Storefront and Signage section on page 59 for additional criteria.

Content & Illumination

- Signs, copy, and graphic elements should fit comfortably into sign area, leaving sufficient margins and negative space. Thickness, height, and color of sign lettering should be visually balanced and in proportion to other signs located on the same building façade.
- Lighted signs shall be illuminated carefully and appropriately to ensure safety.
- Internally illuminated, acrylic or flexible-vinyl faced box signs are not permitted, unless incorporated as a secondary or supportive feature.
- Backlit, halo-lit illumination, or reverse channel letters with halo illumination are encouraged for commercial signage. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.
- Projecting light fixtures (e.g., gooseneck lights) used for externally-illuminated signs should be simple and unobtrusive in appearance. They should not obscure the graphics of the sign and should be designed as part of the architecture of the sign.
- Sign lighting should be designed and installed to achieve appropriate illumination of the particular sign type and condition. Effort should be made to only illuminate the graphic surfaces, background, and letterforms of the sign, while limiting light spill over to other adjacent uses, buildings, pedestrians, and vehicles and to keep night sky light pollution to a minimum.
- All electrical connections, including junction boxes, transformers, conduit, raceways, and tubing required for any sign items, should not be exposed; they should be concealed and out of public view.
- Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light operated to create an appearance or illusion of writing or printing.
- Sign illumination should promote energy conservation by utilizing energy efficient illumination methods such as LED lighting components.

Sign Design & Materials

- Quality materials and creative design should be used as a means to add visual interest and direct attention rather than bright colors or over-scaled letters.
- Dimensional signs, letterforms, and decorative brackets are encouraged.
- Where sign letters are pin-mounted, they should have dimensional returns to give the appearance of solid dimensional material.
- Internally illuminated plastic letters or plastic box signs are not permitted.
- Signage for Pinehurst South is anticipated to employ a variety of materials and illumination techniques including:
  - Painted aluminum/metals
  - Natural finish metals, including bronze, aluminum, steel, and stainless steel
  - Etched and polished metals
  - Cast metals/plaques
  - Natural, opaque, hard surface materials, such as brick and stone
  - Glass, including frosted, colored, patterned, and clear
  - Exterior grade vinyl materials
  - Acrylic, poly-resin materials
  - High Density Urethane
  - LED illumination

6.2 Sign Types and Standards

While the General Provisions apply to all signs within Pinehurst South, the following sign types require particular attention as the identification and directional signage for the community. In this important role of building the community character, further provisions specific to each of the following sign types apply.

- Permanent Identification Signs
- Directional Signs - Vehicular & Pedestrian
- Street Signs
- Banners

For building-mounted signage on Commercial/Mixed-Use Buildings, see the Storefront and Signage section on page 59 for requirements.



Precedent: Historic Distric Sign - Belle Grove, Fort Smith, AR
Credit: unknown



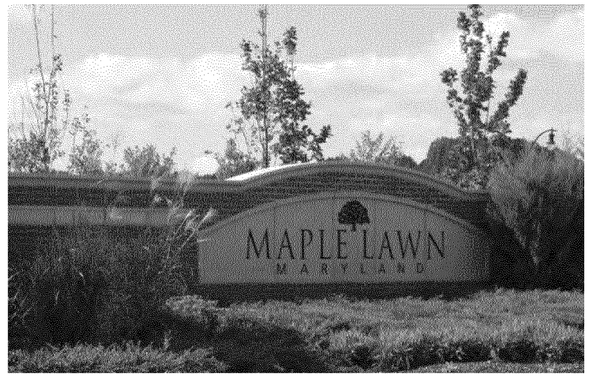
Precedent: Flag Signage - Minneapolis, MN
Credit: unknown

Permanent Identification Signs

Located at key perimeter locations, these signs announce the primary entry points (or gateways) to Pinehurst South. This sign type should be part of a coordinated family of signs and should be integrated within an overall wayfinding plan. These signs play an important role in establishing an identity for Pinehurst South that welcomes visitors to the community.

Materials and Standards:

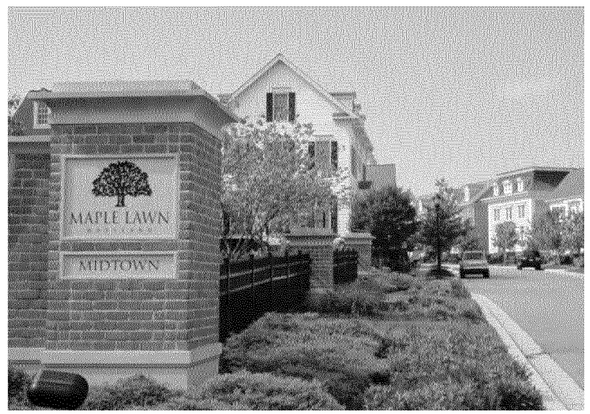
- Shall be designed as an integral part of the community's hardscaping and landscaping.
- Shall be compatible with the architecture of Pinehurst South and Village Center.
- Sign materials may include fabricated aluminum, natural metals, natural stone, masonry, and/or glass.
- Messages on Pinehurst South Identification Signs shall be limited to the name, "Village of Pinehurst" and/or Pinehurst South", but may also include "Welcome to" or similar supporting text.
- Signs may contain internal and/or remote illumination.



Precedent: Entry Monument Sign - Maple Lawn, MD
Credit: Design Collective



Precedent: Entry Monument Sign - White Marsh, MD
Credit: Design Collective



Precedent: Entry Pier - Maple Lawn, MD
Credit: Design Collective

Vehicular Directional Signs

Along with Pedestrian Directional Signs, Vehicular Directional Signs, signs promote convenient wayfinding within the Pinehurst South

.

Directional Signs for vehicles will play an active role in providing the primary form of communication for visitors driving within Pinehurst South. These signs will identify paths of travel and directions to primary destinations and amenities for residents and visitors.

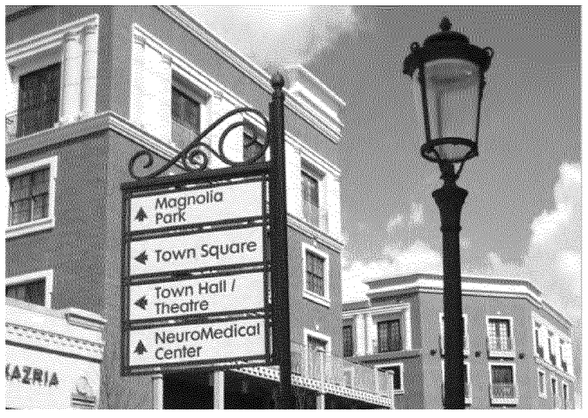
Materials and Standards:

- Shall be designed with an emphasis on clarity and legibility for vehicular occupants, taking into account vehicular speeds and sight lines (see below).
- Vehicular directional signage shall be designed to be consistent and uniform within Pinehurst South and signs shall contain a coordinated logotype.
- Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar and wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.
- Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.
- Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.
- Signs should not contain internal illumination, rather they should be illuminated by ambient or remote sources.
- Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.
- All text shall take vehicular speed and sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 3 inches is recommended. This has a readable distance for maximum impact of 30 feet and a maximum readable distance of 100 feet.



Precedent: Vehicular Directional Sign - Charlotte, NC

Credit: Two Twelve



Precedent: Vehicular Directional Sign

Credit: unknown

Pedestrian Directional Signs

These signs provide directional wayfinding for pedestrian use. Pedestrian Directional Signs may also be used for cyclists, particularly on the shared-use paths or trails within or near Pinehurst South.

Materials and Standards:

- Signs shall be designed and constructed as a family of signs that enhances the pedestrian experience.
- Shall be pedestrian in scale and height (see below).
- Shall be used to direct and inform pedestrians throughout Pinehurst South.
- Pedestrian directional signage should be designed to be consistent and uniform throughout Pinehurst South and shall contain a coordinated logotype.
- Directional text shall contain generic uses (such as “Parking”, ”Shops”, “Hotel”, “Restaurants”, and similar and wording of a directional nature, excepting for primary civic buildings and amenities whose names may be used.
- Signage panels shall be fabricated of aluminum and be ground and/or post-mounted.
- Any projecting overhead sign item located within the streetscape shall be mounted no less than 8’ above the ground level and shall not overhang the travel lanes or on-street parking.
- Signs should not contain internal illumination, rather they should be illuminated by ambient or remote sources.
- Text for signage shall be fabricated and/or cast painted aluminum letters and applied vinyl.
- All text shall take sight line visibility into consideration when determining the appropriate font sizes to be used. A minimum text height of 1inch and maximum cap text height of 3 inches is recommended.



Precedent: Pedestrian Directional Sign - The Grand Rounds, MN

Credit: Valerie's Voice



Precedent: Pedestrian Directional Sign

Credit: unknown

Banner Signs

Banner signs are permanent or temporary signs that add visual interest and color to the streetscape. They are vertically oriented and should be compatible with the overall character and color of the community's graphic identity. Permanent and temporary banner signs along the streetscape may be mounted on street light poles or similar pole structures to provide a simple means of displaying the community's identity and/or promoting special community events, holidays, or seasons.

Materials and Standards:

» Banners shall be scaled for both pedestrians and vehicular occupants.

» Materials may include:
  - Durable, heavy weight exterior grade canvas fabric
  - Exterior grade, digitally printed vinyl and vinyl mesh materials

» Size: Banners shall be appropriately scaled to the street light (or other) pole to which they will attach, taking wind load into consideration. Banners shall not exceed sixteen square feet per side.

» Pole-Mounted Banners located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.

» The horizontal clearance between a banner and the curb line shall not be less than 3'.

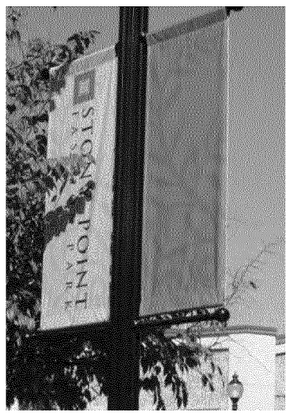
» Banners shall be coordinated along the streetscape as to size, style, frequency, and placement.

» Pole-Mounted Banners for community events or holidays may be displayed up to 90 days.



Precedent: Banner Sign - Fayetteville, AR
Credit: unknown





Precedents: Banner Signs - Beaumont, TX; Richmond, VA
Credit: greentechpanamasa.com, Unknown

Street Name Signs

These signs, attached to poles, offer an opportunity for customization. Including the Pinehurst South logo and/or typeface along with the street name can add to the sense of place and distinguish Pinehurst South.

Materials and Standards:

» Shall be designed with an emphasis on clarity and readability for vehicular occupants, taking into account vehicular speeds and sight lines.

» Street signs shall be designed to be consistent and uniform throughout Pinehurst South.

» Signage panels shall be fabricated of aluminum, post-mounted, and contain white reflective vinyl text.

» An alternative background color other than the normal guide sign color of green may be used for Street Name Signs, however, dark green is a standard color for streetscape elements in Pinehurst and is encouraged.

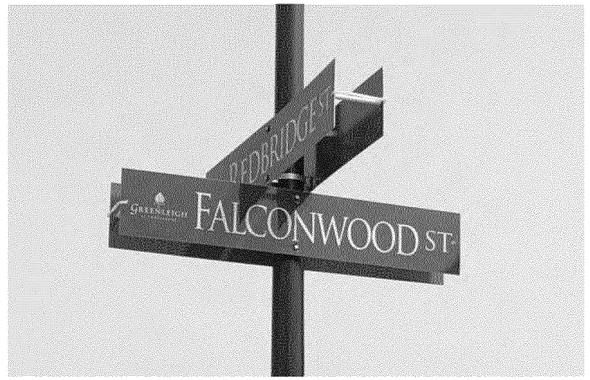
» Recommended minimum letter heights for post-mounted street signs follow:

Along Hwy 5:

» Initial Upper-Case Min. Height 6 inches
Lower-Case Min. Height 4.5 inches

All other Commercial and Residential Streets (posted 25 mph or less):
Initial Upper-Case Min. Height 4 inches
Lower-Case Min. Height 3 inches

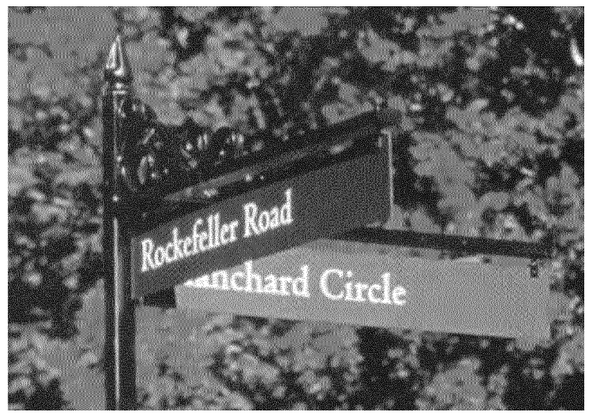
» Any projecting overhead sign item located within the streetscape shall be mounted no less than 8' above the ground level or 18' above any roadway, driveway, or alley.



Precedent: Street Name Sign - Greenleigh, MD
Credit: Design Collective



Precedent: Street Name Sign - Baton Rouge, LA
Credit: unknown



Precedent: Street Name Sign
Credit: unknown

7.1 Glossary of Terms

The definitions in this section are to be applied to the terms used in this *Pinehurst South Form-Based Code* (FBC) only and explain terms used in the FBC that are either not defined in the *Pinehurst Development Ordinance* (PDO) or have a different meaning in the FBC.

Alley: A service roadway that typically has 1 or 2 lanes; is designed to provide access to parking garages, surface parking lots, and/or service areas; and is either publicly or privately owned.

Avenue: A roadway that typically has 2 to 4 lanes and is intended to provide access to and links between two or more points of interest/community destinations. An Avenue is typically a public right-of-way.

Bioswale: Landscape element designed to remove silt and pollutants from surface runoff water in open areas. Swales are typically lined with stone and are planted with wet/dry tolerant vegetation in order to filter and infiltrate rainwater, allowing for improvements in water quality and reduction in volume before discharge to water bodies.

Block: An increment of urban land, typically circumscribed by Streets and/or perimeter Open Space.

Boulevard: A divided roadway that typically has 4 or more lanes and a center median. A Boulevard is typically a public right-of-way.

Building Frontage: Each linear segment of a building perimeter which adjoins (runs along) a private street, public right-of-way, or public Open Space.

Building Height: In Pinehurst South, Building Height is generally governed by number of stories, not by lineal foot measurements, unless specifically noted in the criteria. When lineal foot measurements are required, Building Height shall be measured from the median grade along the primary Frontage Street (see below) to the eave (bottom edge of sloped roof) or parapet (top edge of flat roof).

Build-to Line (BTL): A line established on a lot to indicate the placement of building structures upon the lot, parallel to the front lot line(s) and/or right-of-way, facing a Street or Open Space. The intent of the build-to-line is to align structures framing a Street or Open Space.

Civic Building: A structure whose principal purpose is a public or civic use, such as a government office or service, school, post office, or community center.

Expression Line: An architectural treatment extending, or offset from, the surface plane of the building wall, or change of material, color or other treatment of the front elevation (facade). Expression Lines typically delineate the transition between floor levels and the base-middle-top of a building.

Frontage Coverage: The percentage of a Lot occupied by a building's front elevation(s) (facade(s)). The Frontage Coverage is calculated as the sum of the length of the front elevation(s) divided by the Lot length.

Front Elevation: T he front facade of a built structure parallel to a Street, public right-of-way, and/or public Open Space and typically coinciding with the Build-to Line (BTL).

Frontage Street: T he street bordering on a property toward which the front facade and main entrance are oriented.

Green Roof: A roof that is partially or completely covered with vegetation and a growing medium, typically placed over a drainage layer above the roof's waterproofing. Benefits include reduction in stormwater runoff, increase in roof life span, heat and noise insulation value, reduction of the urban heat island effect, and creation of wildlife habitat.

Lot: A parcel of land publicly or privately owned.

Mixed-Use Building: A structure containing two or more uses, whose ground-floor use is typically, but not limited to, retail, restaurant, office, or building lobby or amenity space, with residential or office space on upper floors.

Open Space: A separate lot or indoor or outdoor area/space designated for plazas, promenades, greens, gardens, parks, and other spaces; intended to support community interactions and gatherings; and accessible to the public (whether publicly or privately owned). Perimeter Open Space refers to open space located at the edge of a neighborhood and/or natural area and is often more informal/naturalistic in shape and design; whereas as Central Open Space occurs closer to the neighborhood core and is often more formal in shape and design.

Porous Pavement: Permeable pavement such as porous asphalt, concrete, and pavers, typically considered for pedestrian walkways, bike paths, plazas, and parking spaces (typically not suitable for heavily traveled vehicular lanes or parking lot aisles). Benefits include water quality treatment and infiltration, storm water flow control, reduction of water pooling/ponding on paved surfaces and reduction of urban heat island effect by cooling paved surfaces.

Private Street: A privately-owned roadway including, Alleys, Driveways, Avenues, Streets, or Boulevards that provide access to and through neighborhood Blocks.

Rainwater Planter: An area designed to capture stormwater runoff from sidewalks, roadways, and other paved areas, in order to reduce peak stormwater flows, volume, and pollution. Plant beds along street edges and walks might be designed as a series of small infiltration beds filled with plants and linked to drainage systems in natural areas by means of covered channels below the pavement.

Storefront: The facade or portion of a building's front elevation (facade), typically located on the ground-floor level with retail and/or office use(s), and typically aligned along the Build-to Line (BTL) with entrance(s) to the business at sidewalk grade.

Street: A roadway that 1 to 4 lanes; designed to provide local access and disperse traffic within or between neighborhoods; and is either publicly or privately owned. Within neighborhoods, Streets typically make up the majority of roadways.

Street Type: A classification based on the a roadway's distinctive character, defined by number of travel and parking lanes, the potential presence of a median, the width and character of the tree/planting zones, the width and character of the sidewalk zones, and any other special treatments.

Vista: A view framed by built structures or landscape.

Vista Terminus [Terminated Vista]: A building, significant feature of a building, or site element that terminates or punctuates a framed view. Civic buildings, sculptural pieces, iconic natural areas, and special building elements serve as the most appropriate view terminators.