



**VILLAGE COUNCIL
AGENDA FOR SPECIAL MEETING OF MARCH 23, 2021
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA**

1. Call to Order.
2. Status Update from Design Collective on Small Area Plan
3. Adjournment.

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



STATUS UPDATE FROM DESIGN COLLECTIVE ON SMALL AREA PLAN ADDITIONAL AGENDA DETAILS:

FROM:

Darryn Burich

CC:

Jeff Sanborn and Natalie Hawkins

DATE OF MEMO:

3/18/2021

MEMO DETAILS:

This agenda item is to provide the Village Council with an update on the status of the small area plans being developed for:

1. Village Place/Rattlesnake Trail Corridor
2. Pinehurst South/Hwy 5 Commercial Area

Last month, Design Collective facilitated a virtual public workshop that drew approximately 100 participants. Attached to this agenda item is the summary of the findings from Public Workshop #1 document which will be virtually presented by Design Collective. As a reminder, the Village will hold a total of 3 public workshops as part of the small area planning process. Please see the Engage Pinehurst project page for more information here.

ATTACHMENTS:

Description

- 📎 Public Workshop #1 Summary



VILLAGE OF PINEHURST SMALL AREA PLANS

Public Workshop #1 - Summary

MARCH 4, 2021 | FINAL

Design
Collective

 DUGGAL
REAL ESTATE ADVISORS

Moving forward.
 RKA
RAMEY KEMP ASSOCIATES



PHASE 1: COMMUNITY ENGAGEMENT SUMMARY

Overview

Stakeholder input and feedback are critical to creating a community-supported vision for Village Place and Pinehurst South. Public participation ensures that the plan addresses community concerns and ideas, fosters an inclusive and transparent planning process, identifies key opportunities and priority areas, and builds momentum to move the plan towards adoption and implementation.

In November 2020, the consultant team led by Design Collective, Inc. was engaged by the Village of Pinehurst to begin the Small Area Plans and Form-Based Codes for Pinehurst South and Village Place. The process approach was structured on a series of three phases to effectively examine, envision, and create a set of planning recommendations for the study areas.

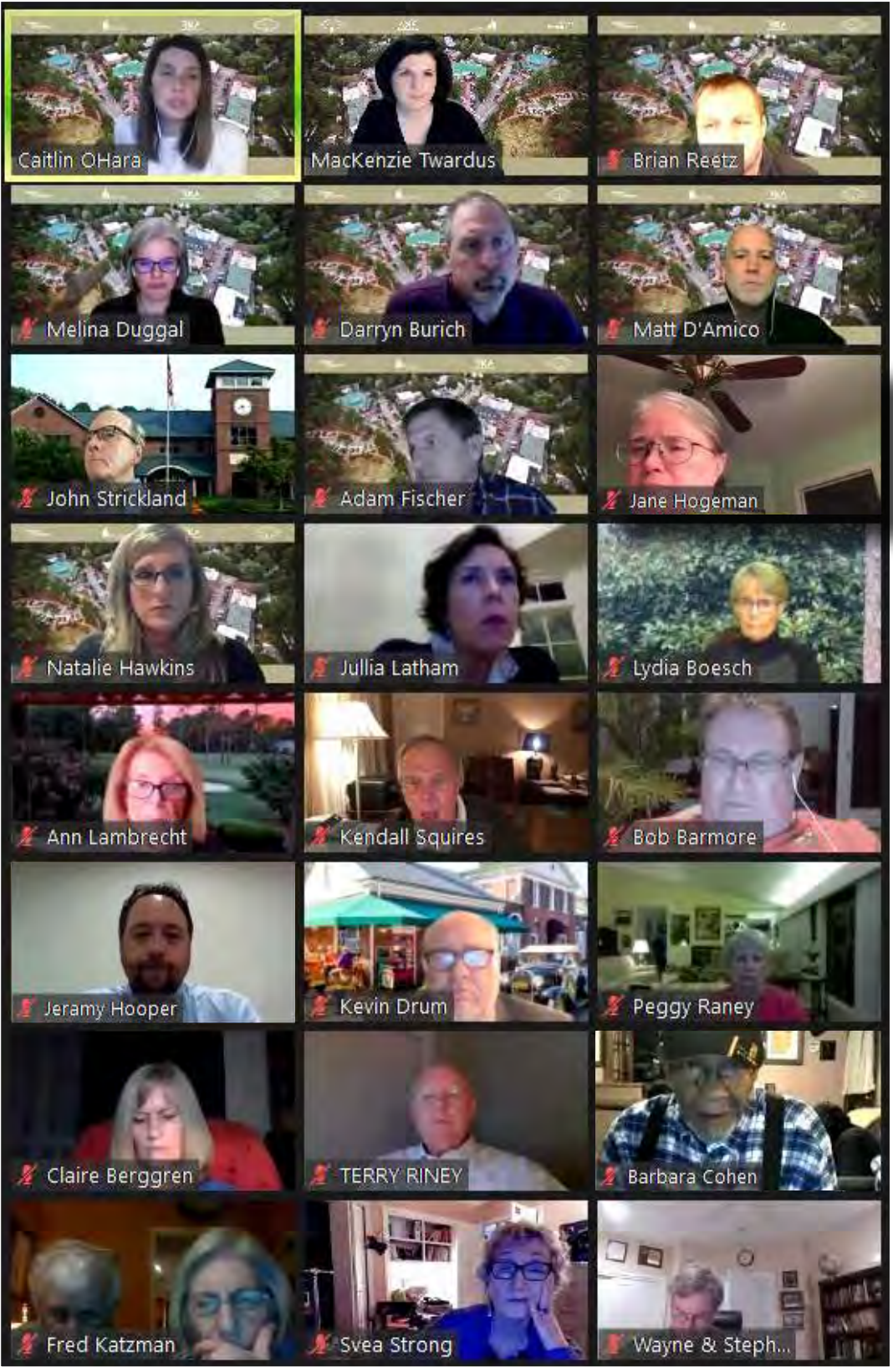
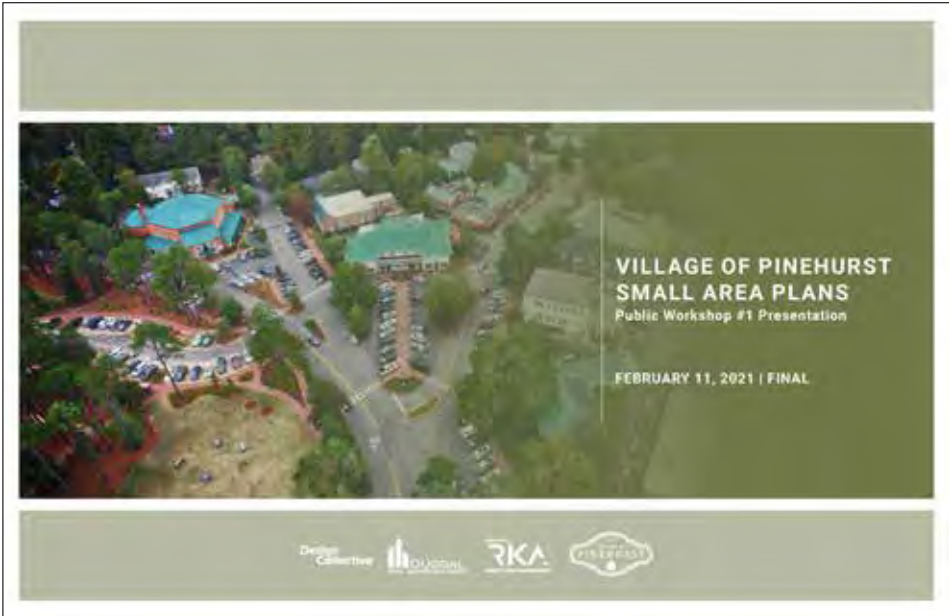
A critical task in Phase 1 was to gather stakeholder input. This engagement was conducted through a variety of outreach methods.

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.

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 (Dugaal Advisors) 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. The Appendix includes specific details from each of the seven Breakout Rooms.

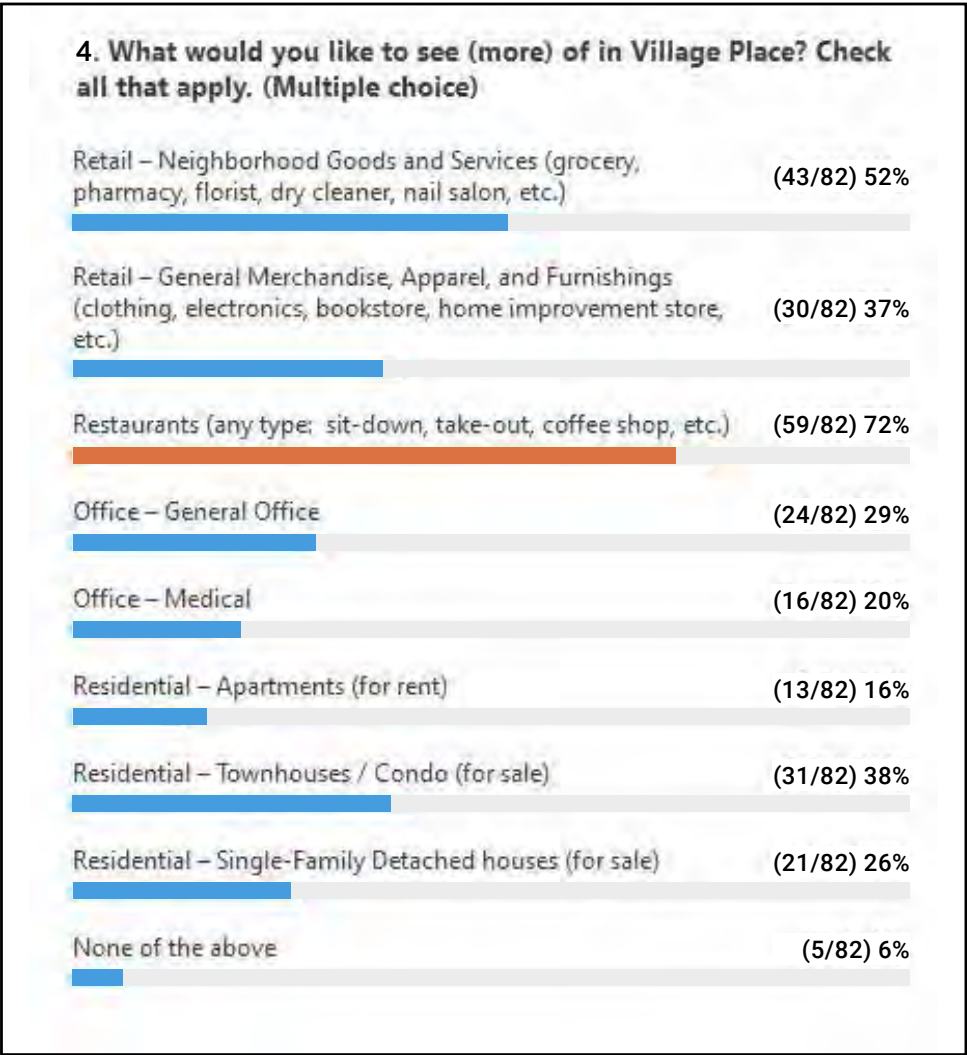
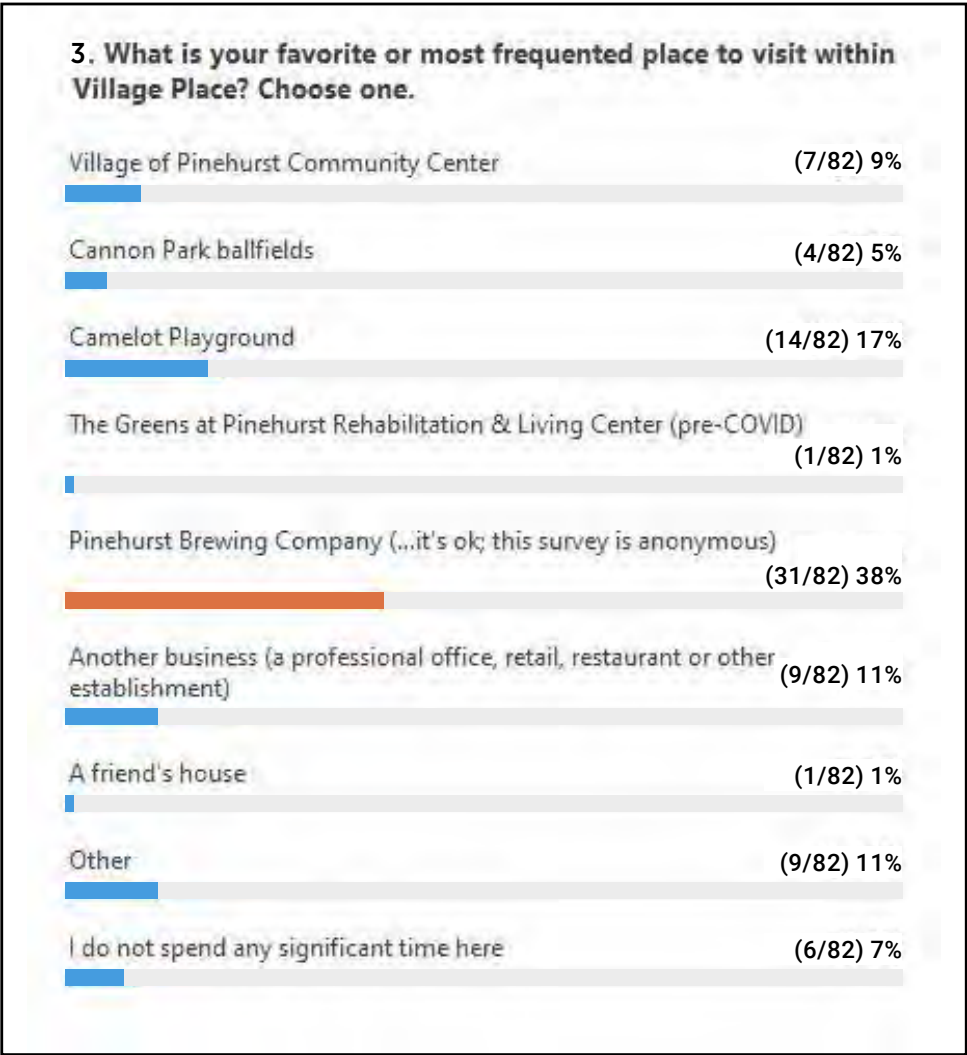
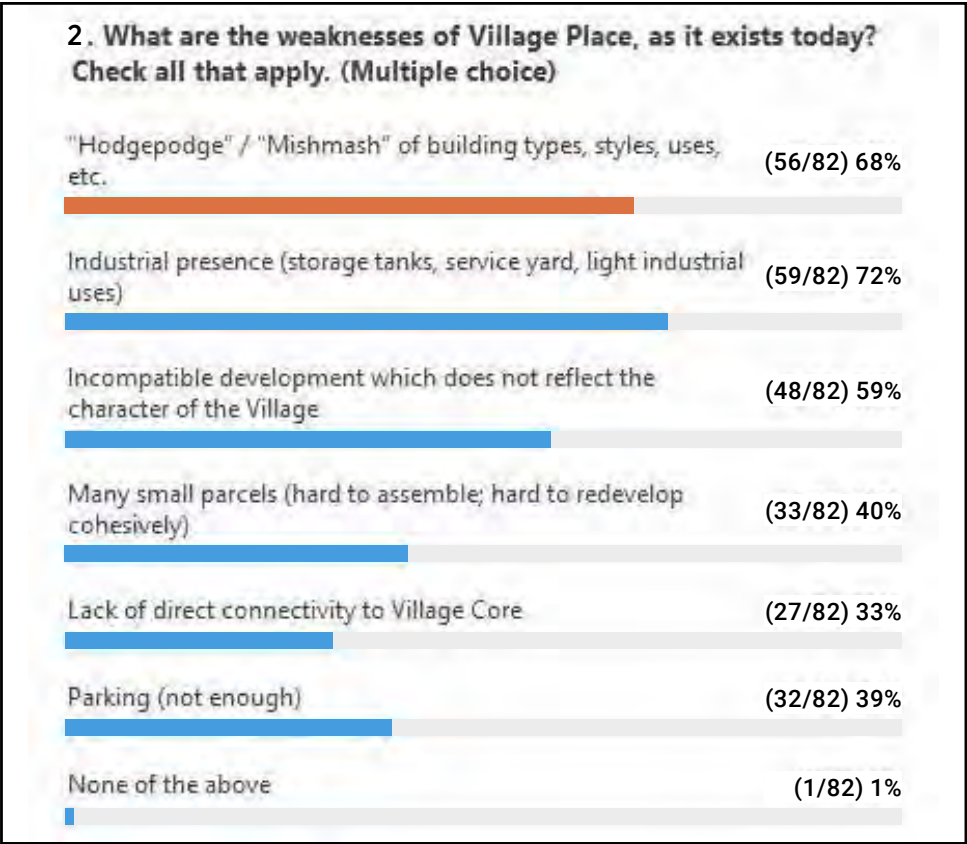
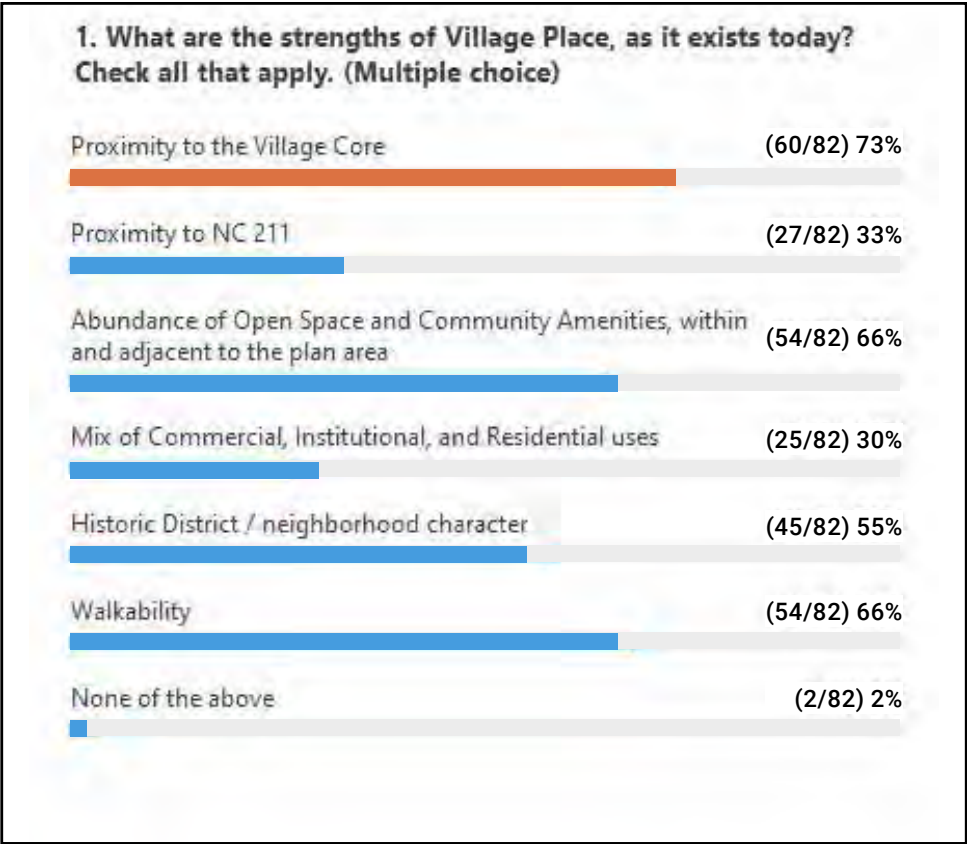


SCREENSHOTS FROM THE VIRTUAL PUBLIC WORKSHOP PRESENTATION

VILLAGE PLACE 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 Village Place.

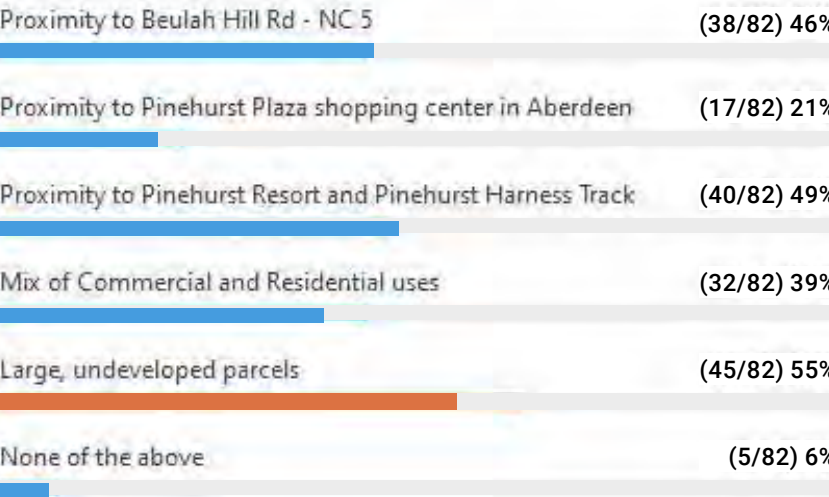


PINEHURST SOUTH POLLING QUESTIONS

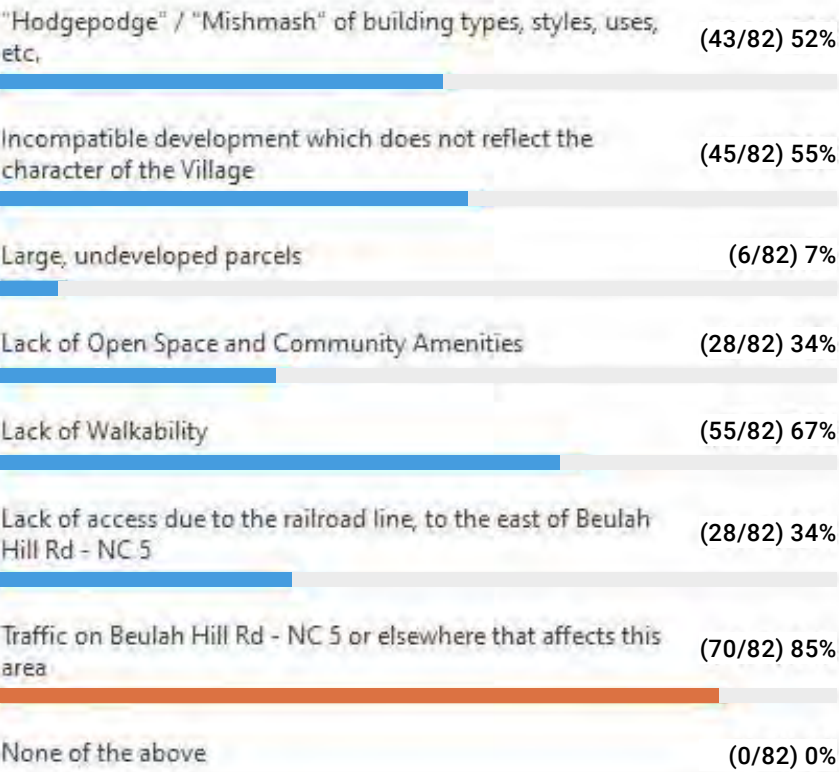
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This page shows the cumulative results of the Polling Questions for Pinehurst South.

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



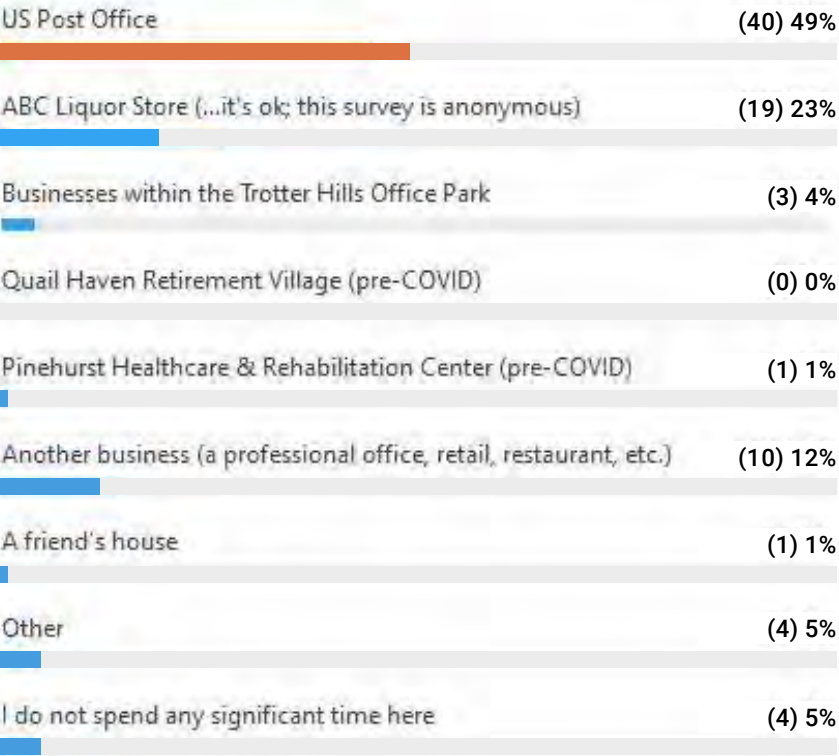
2. What are the weaknesses of Pinehurst South, as it exists today?
Check all that apply. (Multiple choice)



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.



VILLAGE PLACE

PUBLIC WORKSHOP 1

The Public Workshop 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 Public Workshop 1, as well as additional comments received by staff post workshop. For a full list of comments recorded during Public Workshop 1, please reference the Appendix of this document.

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, particularly across from Village Hall - 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 VC (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 VC and more traffic
 - Village Place would be a good opportunity for retail space if not in competition with VC
 - The uses in this area should complement the VC, be an extension of it and serve the community, not compete with the VC
- » 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



PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

The pages above are examples of notes taken in various Breakout Rooms during the Public Workshop. For a full reference of these comments, please see the Appendix.

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 & 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 , esp. 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 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, roads 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 Rd, Fields Rd to get to the Village Core
- » Rattlesnake Trail
 - There needs to be a better gateway from 211 – although some stakeholders think the opposite, do not want to entice visitors
 - This road should feel like a Pinehurst street, not a commercial street, i.e. improve landscape and streetscape to be consistent with streets in VC
 - Mixed opinions about a cut-through for Rattlesnake – 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 aesthetic parking garage
- » Concern that widening roads which will displace existing trees
- » Extension of Kelly Road could be a good idea if “cleaned up” and leading to a destination

PUBLIC WORKSHOP 1

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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 Rd 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. Although some stakeholders noted cautioning 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
 - Some stakeholders would like to see a grocery store in this area, while others are happy to go elsewhere
 - Small scale businesses, golf businesses, golf centers?
- » Desire for office space – clinical/research businesses
- » The Innovation HUB as planned in the NewCore masterplan does not resonate with some stakeholders, they are confused by this concept and think it is too much development



PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

The pages above are examples of notes taken in various Breakout Rooms during the Public Workshop. For a full reference of these comments, please see the Appendix.

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 NC5 – keep greenery and protect the pines, set development back from the road.
- » Future development needs to fit in with the pines and the gateway and the tone of VOP – growth and change need to be monitored.
- » Consider façade improvements for Existing Businesses near Carter St, future businesses should vary, not be the same types of uses
- » Concern about new vinyl sided homes and large homes – not sure they match VOP 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 NC5
- » Vehicular:
 - Traffic on NC5 is a nightmare, corridor is littered with trash
 - Trucks on NC5 from the Aberdeen landfill are a concern, a lot of truck traffic
 - NC5 intersections of Cotton, Dawkins, Gaines, very difficult turns on both sides
 - Doral Woods exit onto Morganton is very traffic heavy
 - Monticello is used as a cut through
 - The 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 Rd past

- the new liquor store
- » Need to connect back to the VC to make this area feel like it is part of VOP, not isolated/disconnected
- » Consider bike and horse trails near Pinehurst Rehab Center

ResidentialR1



Single Family Detached House5

ResidentialR2



The Greens at Arboretum24

ResidentialR3



Single Family Detached House

ResidentialR4



St. Andrews Dr Condos4

ResidentialR5



Single Family Detached House1

ARCHITECTURE

Non-ResidentialNR1



The Villager Deli Restaurant2

Non-ResidentialNR2



The Care Cottage1

Non-ResidentialNR3



Pinehurst Brewing Company5

Non-ResidentialNR4



Pinehurst Coin4

Non-ResidentialNR5



Turnberry Wood Office Park (So. Pines)3

ARCHITECTURE

StreetscapeS1



Intersection of Cherokee Rd & Dogwood Rd13

StreetscapeS2



Cherokee Road near Village Core2

StreetscapeS3



Intersection of McCaskill Rd & Magnolia Rd1

ParkingP1



Market Square

ParkingP2



Market Square1

STREETSCAPE/ PARKING

Parks/Open SpaceOS1



Village Green1

Parks/Open SpaceOS2



Cannon Park Trails2

Parks/Open SpaceOS3



Camelot Playground1

Parks/Open SpaceOS4



Cannon Park Pavilion1

Parks/Open SpaceOS5



Cannon Park Baseball Fields2

PARKS/ OPEN SPACE

SMALL AREA PLAN PRECEDENTS

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.

An aerial photograph of a town intersection. On the left is a large building with a bright blue roof and red brick walls. In the center is a large building with a green roof. To the right are several smaller buildings. There are several parking lots with cars, and a road with a roundabout in the foreground. The image is overlaid with a semi-transparent green filter.

APPENDIX

The following notes were compiled by the facilitators during the live Public Workshop event on February 11, 2021 and are included for reference only.

VILLAGE PLACE

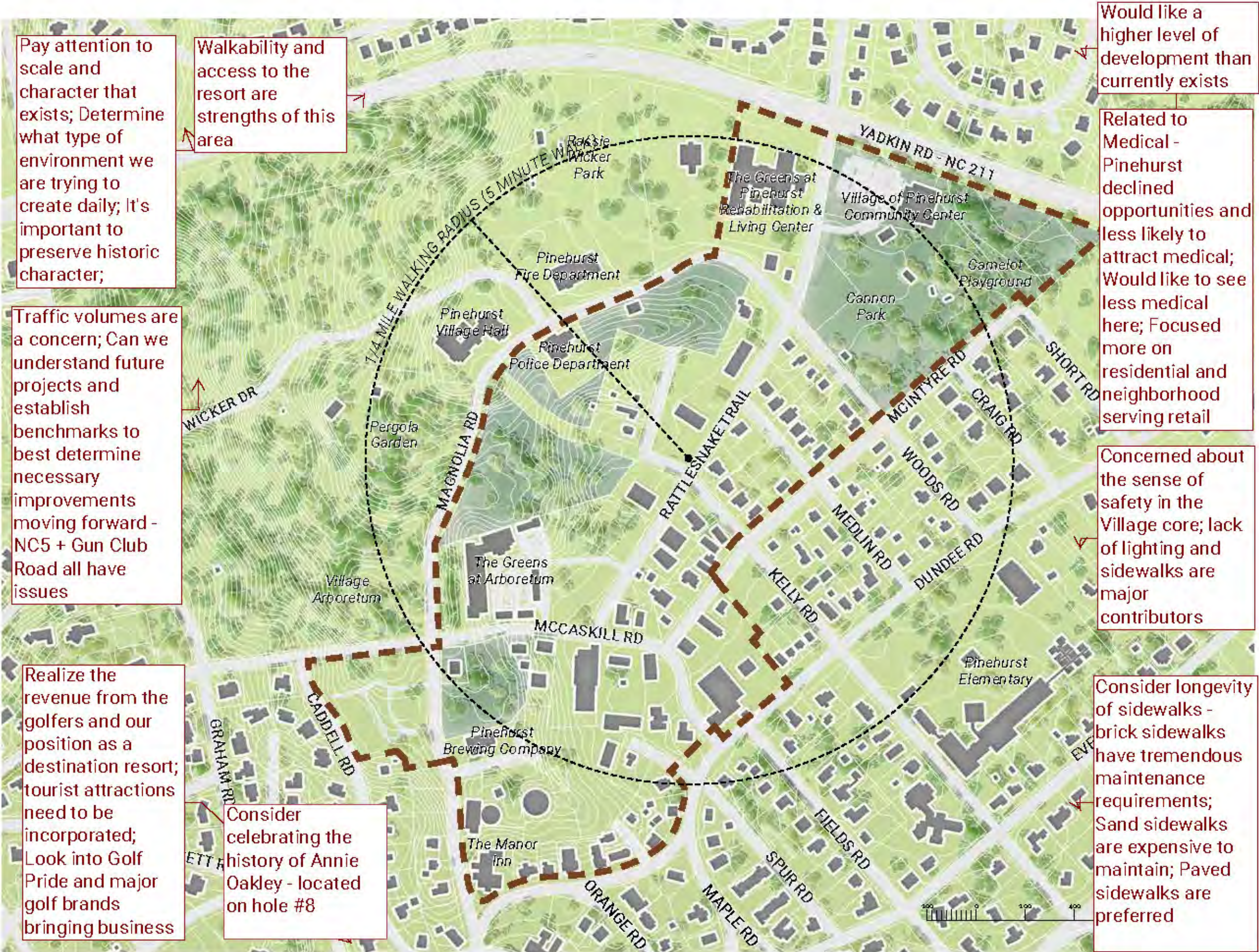
Existing Conditions

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



VILLAGE PLACE NOTES - BREAKOUT ROOM 1

PINEHURST SOUTH

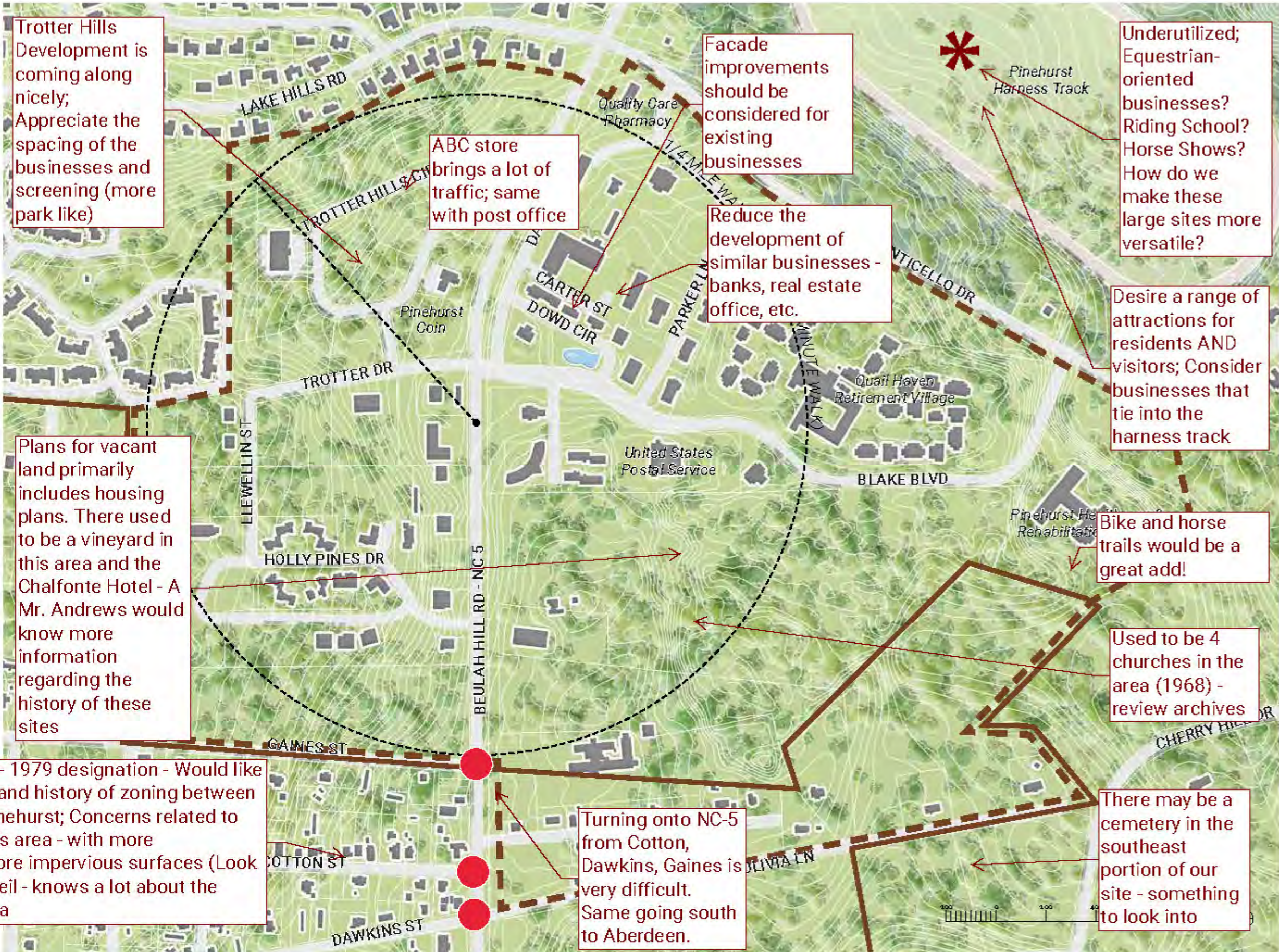
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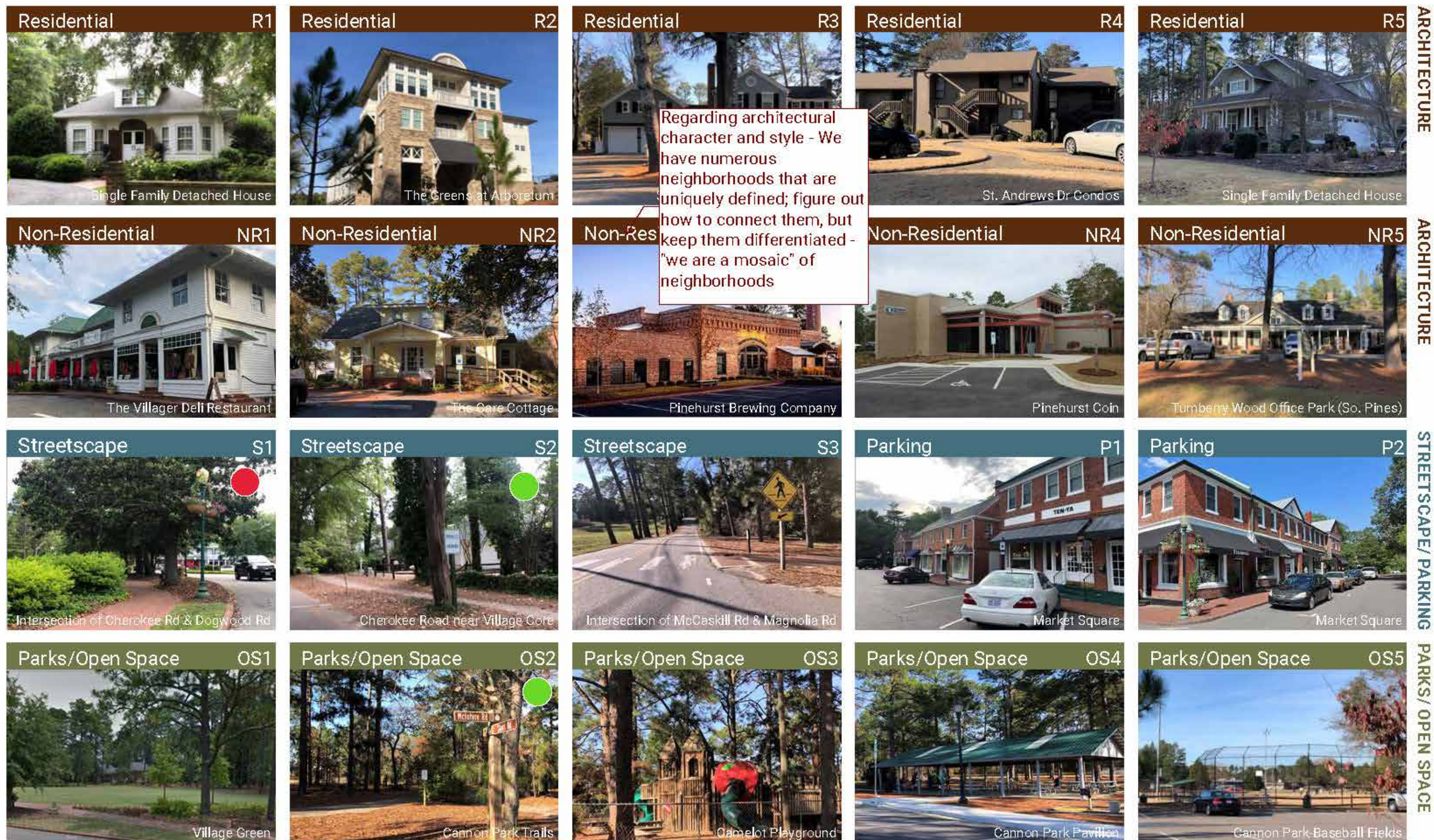
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PINEHURST SOUTH NOTES - BREAKOUT ROOM 1



Regarding architectural character and style - We have numerous neighborhoods that are uniquely defined; figure out how to connect them, but keep them differentiated - "we are a mosaic" of neighborhoods

PRECEDENT NOTES - BREAKOUT ROOM 1

VILLAGE PLACE

Sidewalk from community center to elementary school is funded and will be built later this year

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.

Opportunity for aesthetic parking garage

Village public service department is an eye sore

Fragmented ownership of parcels

Walk-ability problem from elementary school, school is to open in Fall - walking from village acres to pinehurst elementary

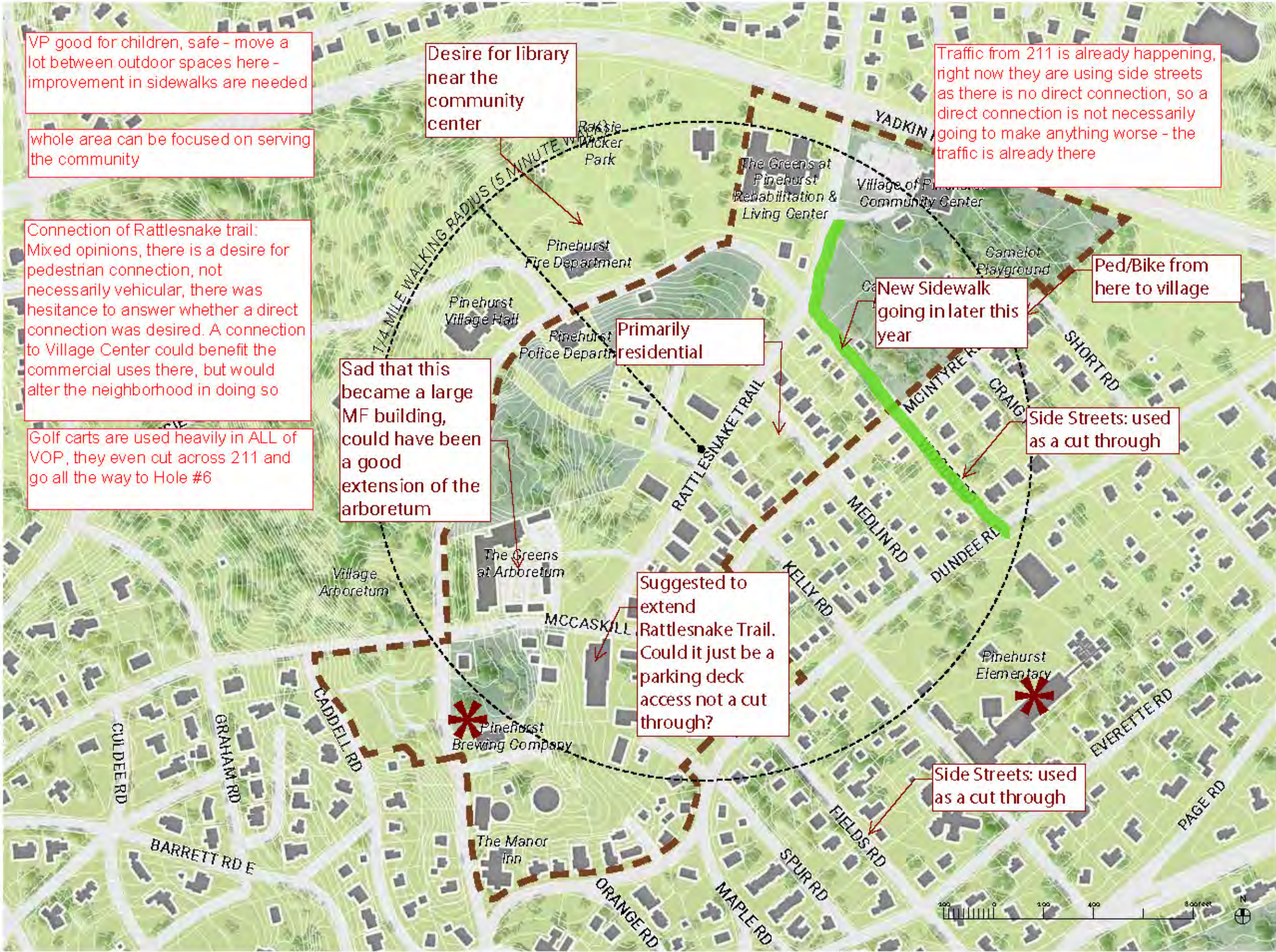
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
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- PARKS/ OPEN SPACE

Street:

Arch Character:

Ped/Bike:

Traffic:



VILLAGE PLACE NOTES - BREAKOUT ROOM 2

PINEHURST SOUTH

Existing Conditions

Illustrative Site Plan

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Street:

KEY

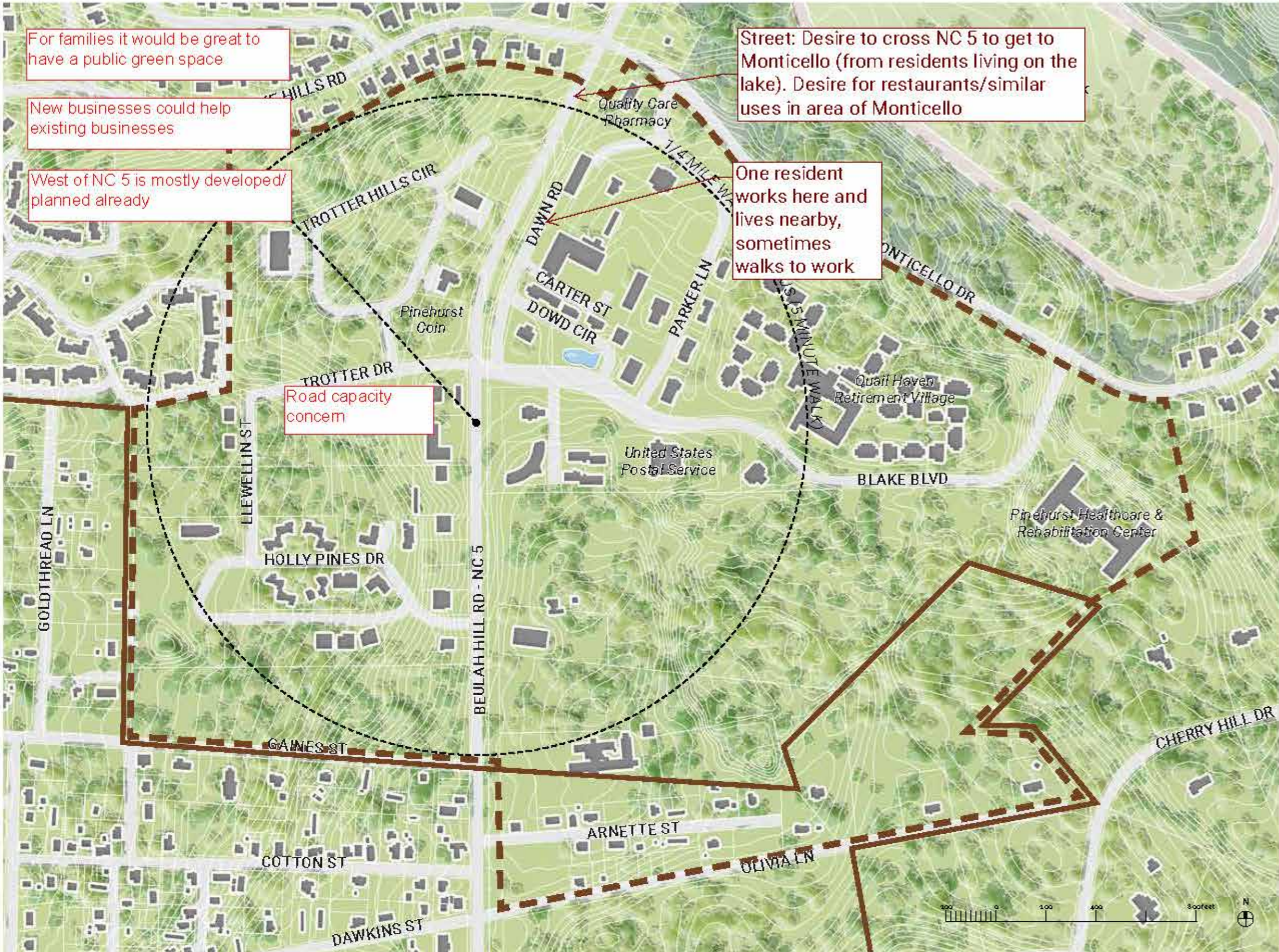
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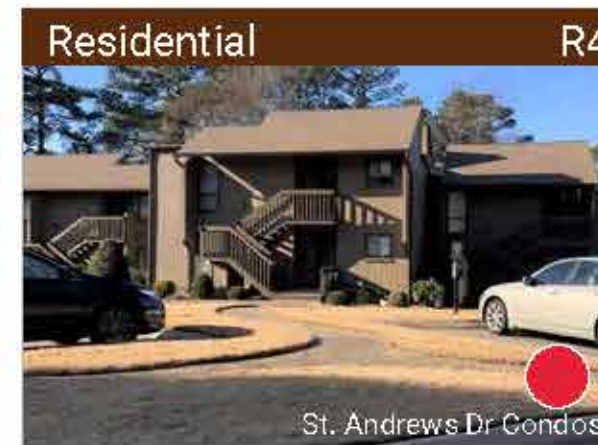
Street:

Arch Character:

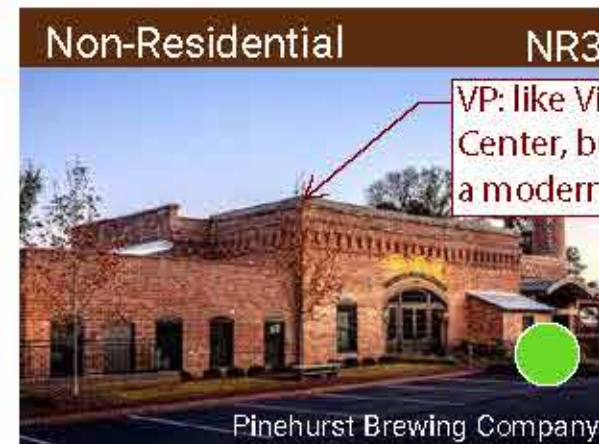
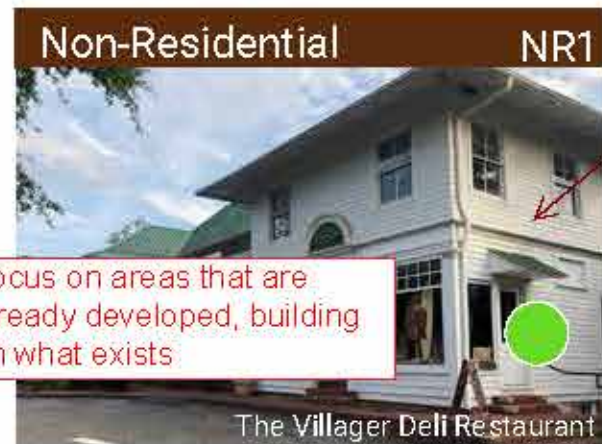
Ped/Bike:

Traffic:





ARCHITECTURE



ARCHITECTURE



STREETSCAPE/ PARKING



PARKS/ OPEN SPACE

PRECEDENT NOTES - BREAKOUT ROOM 2

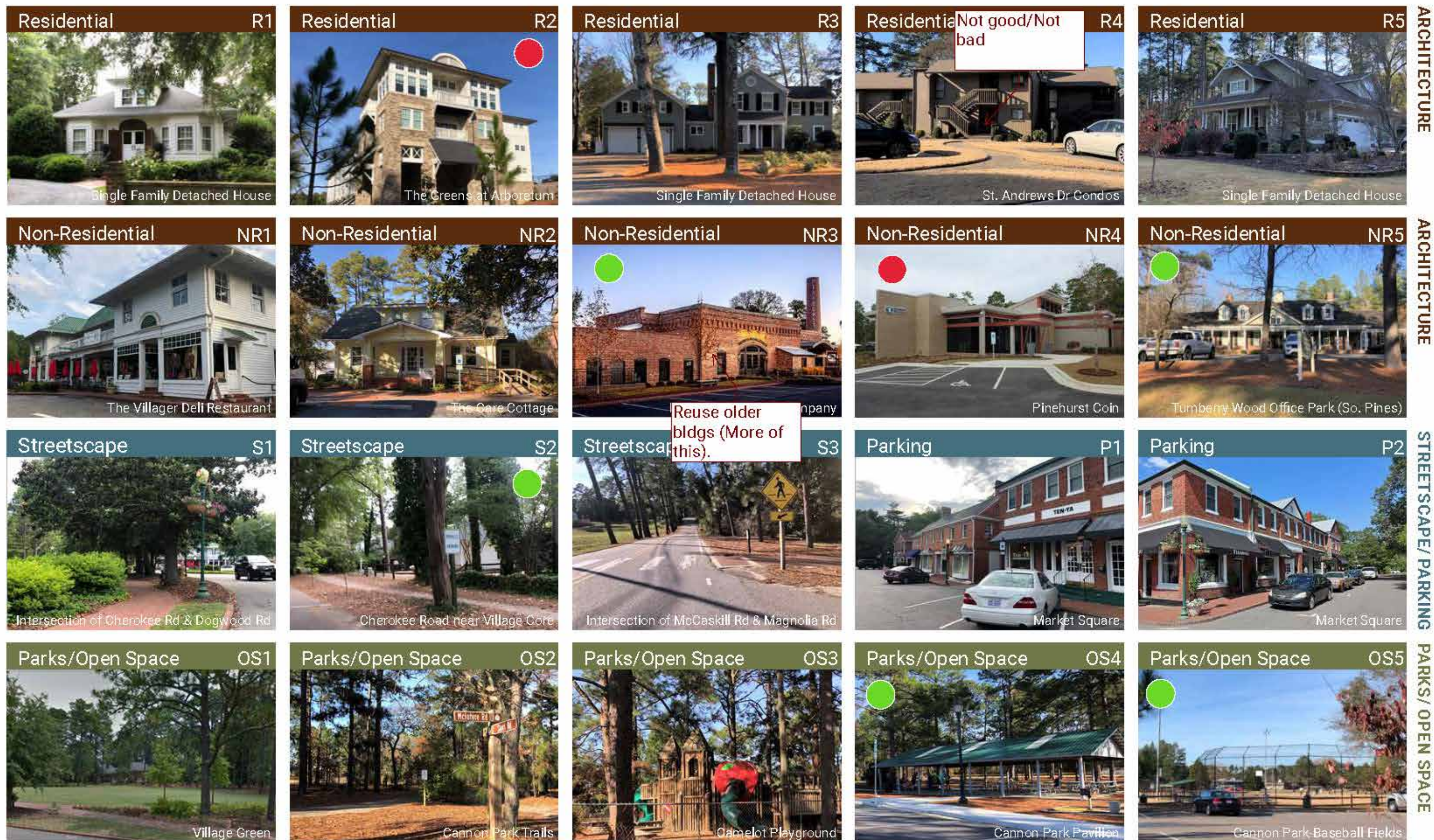
PINEHURST SOUTH

Existing Conditions

Illustrative Site Plan

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





PRECEDENT NOTES - BREAKOUT ROOM 4

VILLAGE PLACE

Existing Conditions

Q: Is anyone going to be looking into LED and energy efficiency and things like that?

Overall - need better architecture on buildings

Plan depicts the space patterns that exist. A 1/4-mile walking radius (5-minute walk) is indicated on the plan for reference.

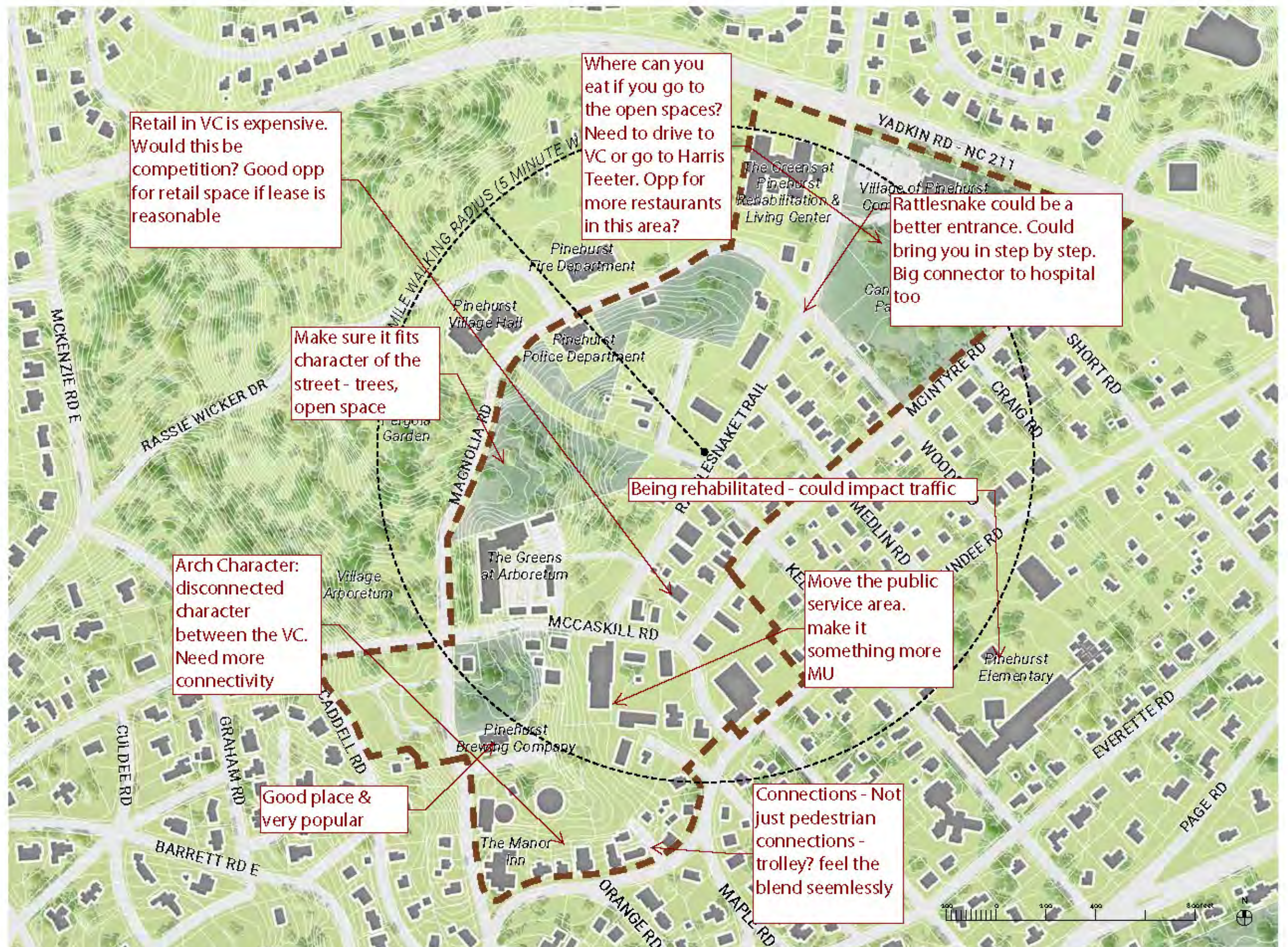
Library location?

Landscaping very important. Architecture very important. have it blend with the Village

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
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VILLAGE PLACE NOTES - BREAKOUT ROOM 5

PINEHURST SOUTH

Golf businesses?
Could be a part of the golf center.
Small scale is fine.
Manufacturing in other places.
Innovation Hub?
Not sure

Residential - would need to be low density due to traffic. Traffic on NC 5 & RR and keep a country look to area

Office space needed in Moore County. Class A & B is lacking. Good go in here (planning area overall). People would like to get a quick coffee or lunch. Need to make sure there is MU and businesses so people can have access to that

Lovely place for businesses. Still opportunity for more development

Boys & Girls Club going to this building

HBA bought in this area bc of commercial uses. Good hub for HBA. Center of the county. Easy for people to get here

Traffic Cut through traffic

Need a coffee shop or something like that. No place to get a sandwich or anything in this area - need to get in car to go to shopping center

Mixed-use appropriate in entire area (not just this block). Missing retail

Traffic: Is NC5 going to be expanded?

Traffic: it's a nightmare. How do you mitigate this & add more development?

New residential community going in here. 38 units.

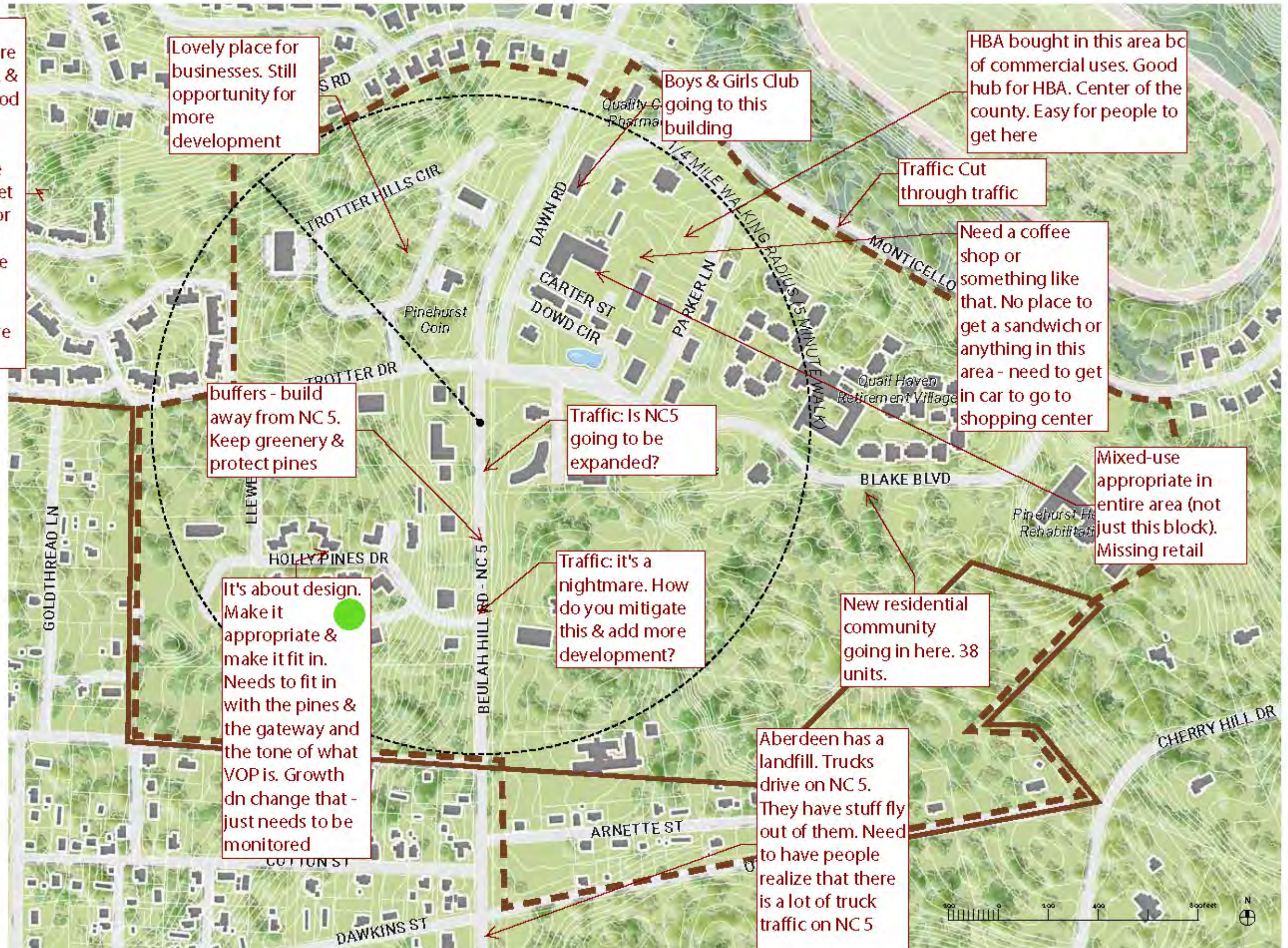
Aberdeen has a landfill. Trucks drive on NC 5. They have stuff fly out of them. Need to have people realize that there is a lot of truck traffic on NC 5

buffers - build away from NC 5. Keep greenery & protect pines

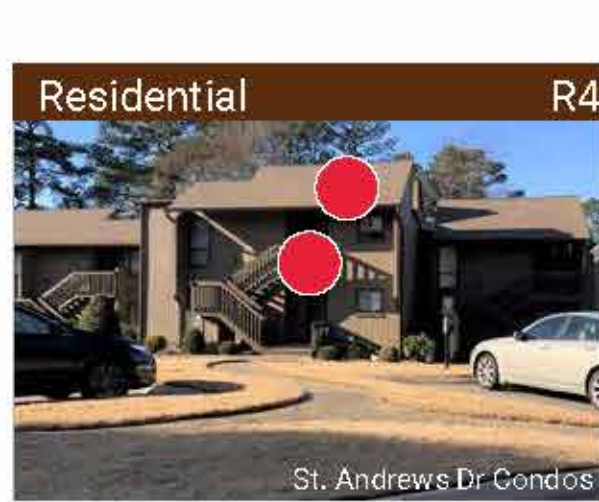
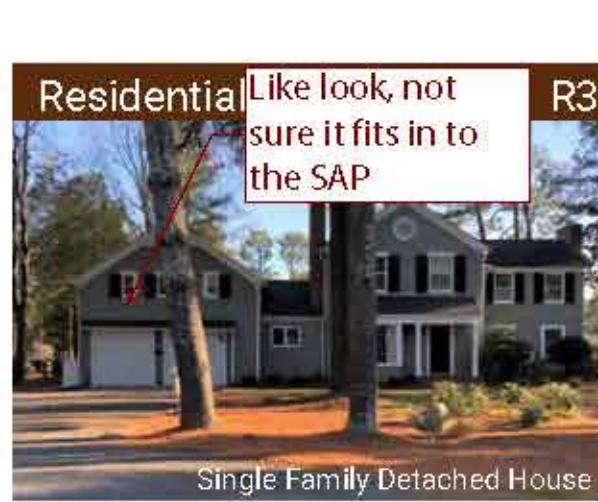
It's about design. Make it appropriate & make it fit in. Needs to fit in with the pines & the gateway and the tone of what VOP is. Growth dn change that - just needs to be monitored

KEY

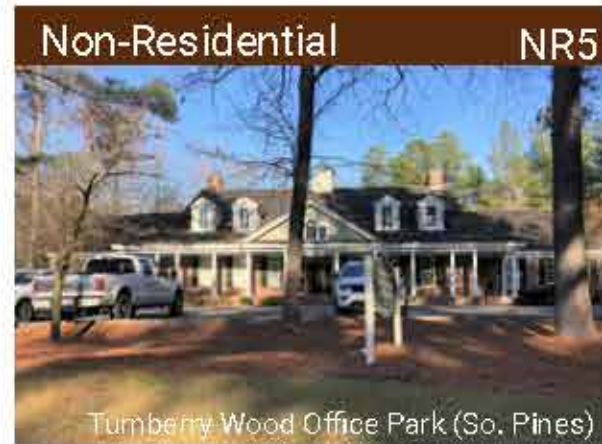
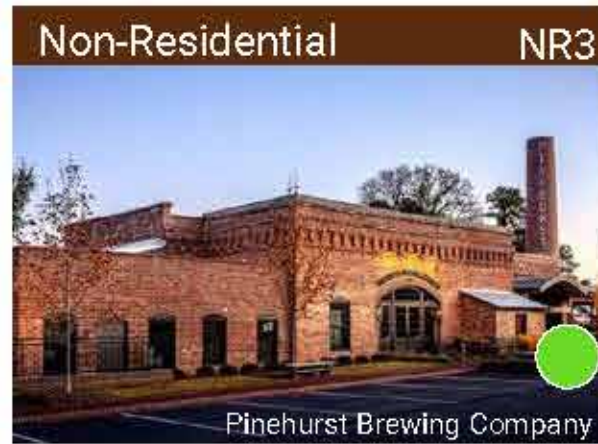
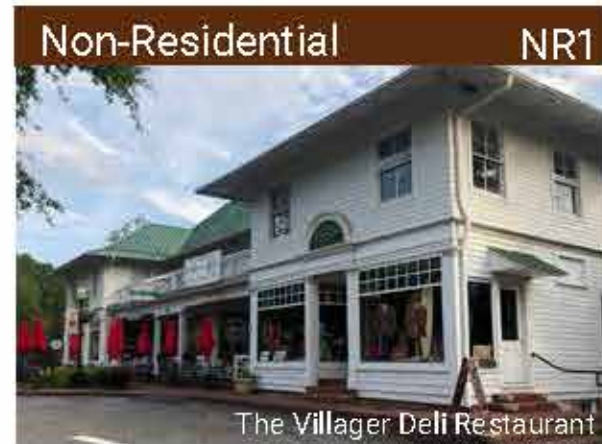
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PINEHURST SOUTH NOTES - BREAKOUT ROOM 5



ARCHITECTURE



ARCHITECTURE



STREETSCAPE/ PARKING



PARKS/ OPEN SPACE

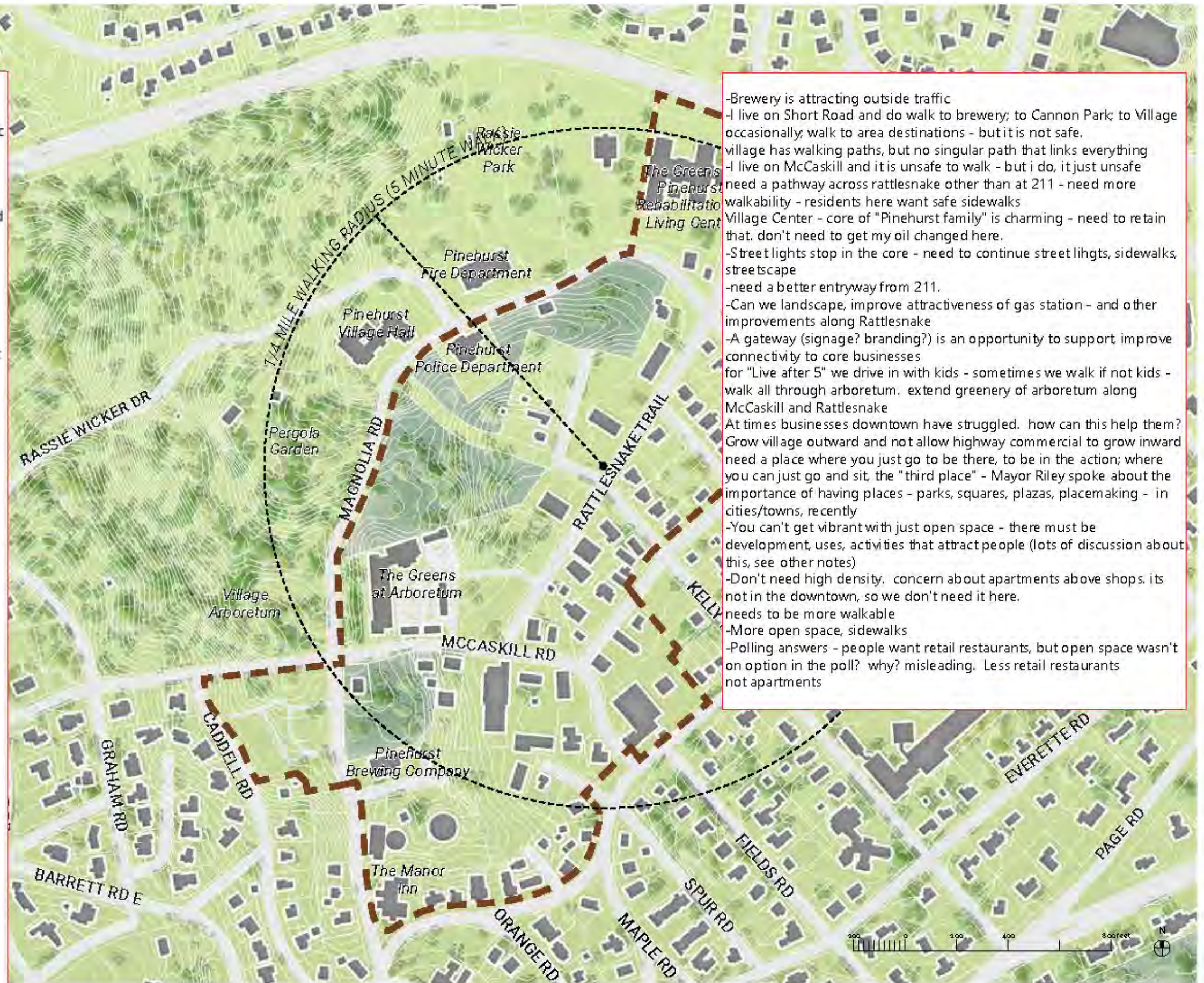
PRECEDENT NOTES - BREAKOUT ROOM 5

VILLAGE PLACE

General Notes:

Following Manning Plan

- protect, respect residential character and children in nearby neighborhoods
- concern about industrial uses, incompatible with residential, truck traffic speeding is a problem
- tractor trailer impacts, cement mixers, kids in street are safety concern
- Hughes Plumbing, Car dealerships - all contribute to industrial character, truck traffic, incompatible with residential character
- Previous New Core Plan was rejected by community - this is not desired (supported by Council, not community, and not executed - see notes below)
- whatever we do should not put downtown out of business
- more vibrant will make Rattlesnake Trail feel like an extension of downtown - Rattlesnake should feel, function, and look like a typical Pinehurst street and not a commercial street
- Critical mass is lacking - but not necessarily more development. not advocating for more development, but a critical mass and character that is respectful of, and an extension of, the Village
- Don't want a plan on a shelf - need a fresh perspective - need something that can be supported and executed
- Need a cohesiveness - ie Manning Plan, What would Manning do?
- Critical mass is not more development - need a balance
- do it in a way that minimizes traffic impacts
- Human scale - respectful of the past, history
- Critical mass in a congruent sense - (lots of discussion about what is meant by critical mass - some participants support mixed-use, reasonable development that adds vibrancy, activity, character while some participants are not in support of (too much) development and prefer focus to be about more open space, trails, landscape improvements)
- Reasonable development is ok, but its more about being vibrant, respectful of Manning, fits in Pinehurst Family
- continuity - ie extension of Village, supportive/complimentary to downtown businesses, compatible with nearby residential character
- uses /development is likely inevitable - so lets define our destiny in a way that works best for us.
- Development is a given so lets define what we want it to look like
- we don't want to continue paralyzing ourself - brewery has pushed boundary a bit; it feels connected. great example, proof of concept. although, some suggest it is bringing in out-of-town traffic - and only adds to traffic, congestion, safety
- Bow to history
- New Core plan was not rejected by Council, but was never executed. Adopted but not executed. Market did not materialize.
- want more depth to this plan compared to New Core Plan -
- do we want it like Pinehurst? low key residential? some say yes.
- vibrant will add more people, more traffic - not necessarily good. (some discussion about what is meant by vibrancy. People, walking, talking, socializing, interacting - this definition of vibrant is not contingent upon more development. While some believe a reasonable amount of appropriate development (the right uses, scale, similar to village) is needed for vibrancy - not 100% agreement)
- traffic is coming through Pinehurst to get to other places - can we prevent this, reroute?



- Brewery is attracting outside traffic
- I live on Short Road and do walk to brewery; to Cannon Park; to Village occasionally; walk to area destinations - but it is not safe.
- village has walking paths, but no singular path that links everything
- I live on McCaskill and it is unsafe to walk - but i do, it just unsafe
- need a pathway across rattlesnake other than at 211 - need more walkability - residents here want safe sidewalks
- Village Center - core of "Pinehurst family" is charming - need to retain that. don't need to get my oil changed here.
- Street lights stop in the core - need to continue street lights, sidewalks, streetscape
- need a better entryway from 211.
- Can we landscape, improve attractiveness of gas station - and other improvements along Rattlesnake
- A gateway (signage? branding?) is an opportunity to support, improve connectivity to core businesses
- for "Live after 5" we drive in with kids - sometimes we walk if not kids - walk all through arboretum. extend greenery of arboretum along McCaskill and Rattlesnake
- At times businesses downtown have struggled. how can this help them?
- Grow village outward and not allow highway commercial to grow inward
- need a place where you just go to be there, to be in the action; where you can just go and sit, the "third place" - Mayor Riley spoke about the importance of having places - parks, squares, plazas, placemaking - in cities/towns, recently
- You can't get vibrant with just open space - there must be development, uses, activities that attract people (lots of discussion about this, see other notes)
- Don't need high density. concern about apartments above shops. its not in the downtown, so we don't need it here.
- needs to be more walkable
- More open space, sidewalks
- Polling answers - people want retail restaurants, but open space wasn't on option in the poll? why? misleading. Less retail restaurants not apartments

VILLAGE PLACE NOTES - BREAKOUT ROOM 3

PINEHURST SOUTH

- I live off Monticello should still respect Manning Plan and fit in Pinehurst family, but not necessarily as literal - the spirit of manning
- Not Broadview Heights, Ohio, no chain restaurants; no strip commercial
- Needs vibrancy, people outside talking socializing;
- Form Based Code will guide qualitative aspects, character, and what we want and not simply how much stuff or the quantity of uses - we need an approach that defines and guides change to be exactly what we want
- more development will only add to traffic along 5
- RR is a constraint; impact and limit to retail and other uses
- 40 more homes on Blake Blvd - 80 cars is an issue - too much
- need to consider mixed-use that disperses traffic, keeps traffic contained, encourages internal circulation, reduces # trips (see, also, discussions above about development, mixed-use, vibrancy - differences of opinion on this)
- promote ped - reduce cars
- need dedicated public open space
- concern that survey did not have open space as an option. will provide misleading answers.
- no one looking at qualitative considerations in survey
- more open space
- need more walkability
- concern about development, erosion, esp as it flows to lake. more development here is causing erosion and environmental problems for homes down towards the lake
- do something like Turnberry Wood - this is a good example
- Open Space
- how can we make Pinehurst South more walkable?
- Need to improve connectivity so it feels like part of Pinehurst and not isolated or disconnected

- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS
- PARKS/ OPEN SPACE

General Notes:



PINEHURST SOUTH NOTES - BREAKOUT ROOM 3

Comment:

Residential R1



Single Family Detached House

Residential R2



The Greens at Arboretum

Residential R3



Single Family Detached House

Residential R4



St. Andrews Dr Condos

Residential R5



Single Family Detached House

Non-Residential NR1



The Villager Deli Restaurant

Non-Residential NR2



The Care Cottage

Non-Residential NR3



Pinehurst Brewing Company

Non-Residential NR4



Pinehurst Coin

Non-Residential NR5



Tumberry Wood Office Park (So. Pines)

Streetscape S1



Intersection of Cherokee Rd & Dogwood Rd

Streetscape S2



Cherokee Road near Village Core

Streetscape S3



Intersection of McCaskill Rd & Magnolia Rd

Parking P1



Market Square

Parking P2



Market Square

Parks/Open Space OS1



Village Green

Parks/Open Space OS2



Cannon Park Trails

Parks/Open Space OS3



Camelot Playground

Parks/Open Space OS4



Cannon Park Pavilion

Parks/Open Space OS5



Cannon Park Baseball Fields

ARCHITECTURE

ARCHITECTURE

STREETSCAPE/ PARKING

PARKS/ OPEN SPACE

PRECEDENT NOTES - BREAKOUT ROOM 3

VILLAGE PLACE

Existing Conditions

Illustrative Site Plan

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

KEY

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

Street:

Arch Character:

Ped/Bike:

Traffic:



1. More retail desired
2. Parking is hard to find
3. Would like to see a bikeshare program
4. Desire for more sidewalks

General Comments for VP:

- 'New England small town to the South'. Like Old Salem in Winston-Salem, architecture outside historic district doesn't need to match exactly/follow same rules, as long as it fits with surroundings.
- Rent is too high for most entrepreneurs
- need more retail / mixed use so you can eat/shop after work, get coffee.
- figure out how to get more people back in the area
- wayfinding signs and maps for visitors
- Currently the hotel shuttles people to Southern Pines - need to keep those people/dollars in VoP
- bringing existing vacant building up to code can be cost prohibitive for development
- highest/best use for VP is mixed-use walkability

Ped/Bike: Village has done great job with walkability and like the greenways.
- What about bike rental places like at the beach?

Ped/Bike: Need to get more pedestrians/foot traffic downtown to attract boutique retailers/mixed use in general.

Ped/Bike:
- Need more sidewalks in general.
- Need to leverage public/private partnerships to improve sidewalks/trail connectivity.
- Alternatively, people seem to use clay paths when they are cleaned off - more frequent maintenance to encourage use?

VILLAGE PLACE NOTES - BREAKOUT ROOM 6

PINEHURST SOUTH

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

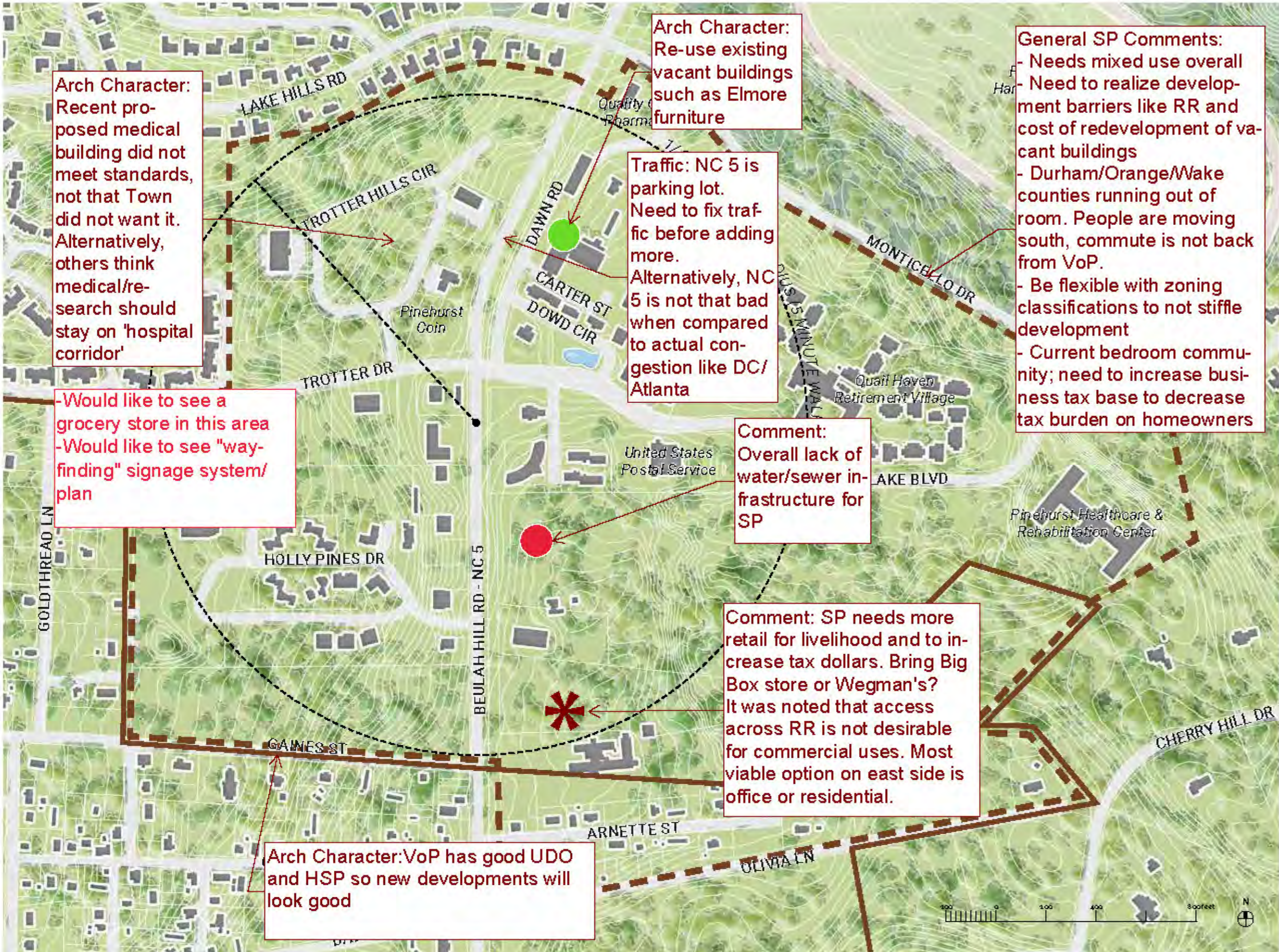
PARKS/ OPEN SPACE

Street:

Arch Character:

Ped/Bike:

Traffic:



Comment:

Residential R1



Single Family Detached House

Residential R2



The Greens at Arboretum

Residential R3



Single Family Detached House

Residential R4



St. Andrews Dr Condos

Residential R5



Single Family Detached House

Non-Residential NR1



The Villager Deli Restaurant

Non-Residential NR2



The Care Cottage

Non-Residential NR3



Pinehurst Coin

Comment: Re-use existing buildings like PBC did. Maybe inventory vacant buildings available for redevelopment?

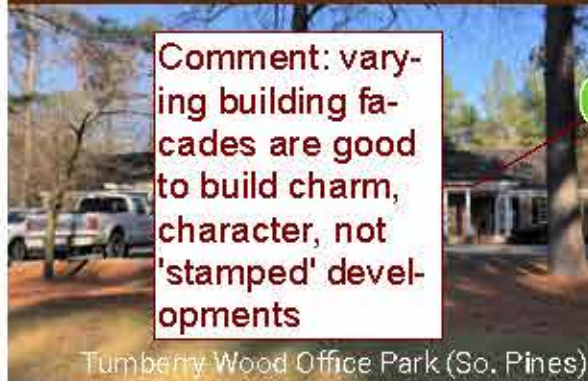
Non-Residential NR4



Pinehurst Coin

Comment: No 'ultra modern' buildings. Arch needs to fit surroundings

Non-Residential NR5



Tumberry Wood Office Park (So. Pines)

Comment: varying building facades are good to build charm, character, not 'stamped' developments

Streetscape S1



Intersection of Cherokee Rd & Dogwood Rd

Comment: Need more landscaping to separate bike/ped from road. Also, need more sidewalks.

Streetscape S2



Cherokee Road near Village Core

Comment: Once the sand/clay paths are cleaned off, people seem to use them more.

Streetscape S3



Intersection of McCaskill Rd & Magnolia Rd

Parking P1



Market Square

Comment: More parking that is convenient. Any way possible.

Parking P2



Market Square

Parks/Open Space OS1



Village Green

Parks/Open Space OS2



Cannon Park Trails

Comment: VoP has done good job with greenways/trails

Parks/Open Space OS3



Camelot Playground

Parks/Open Space OS4



Cannon Park Pavilion

Parks/Open Space OS5



Cannon Park Baseball Fields

PRECEDENT NOTES - BREAKOUT ROOM 6

PINEHURST SOUTH

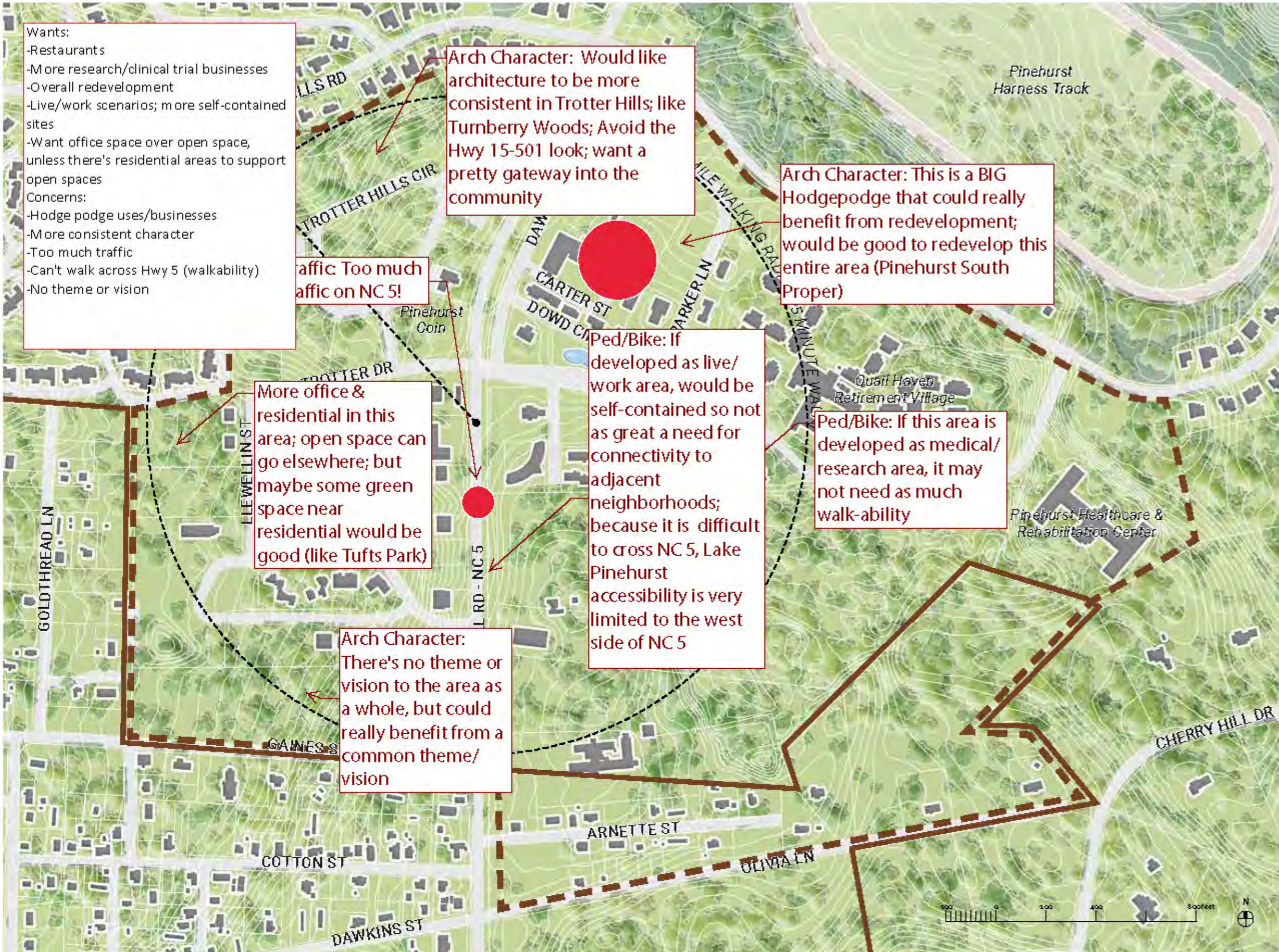
Existing Conditions

Illustrative Site Plan

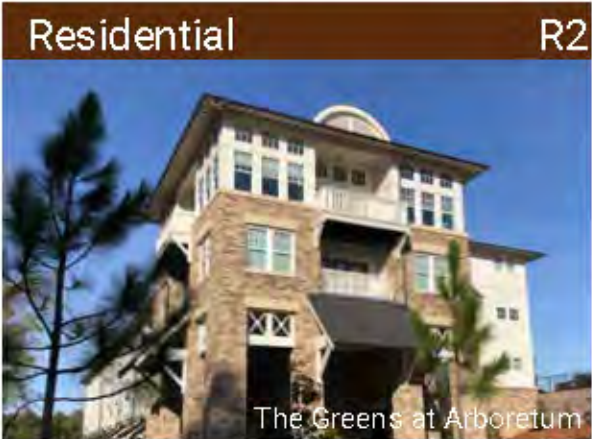
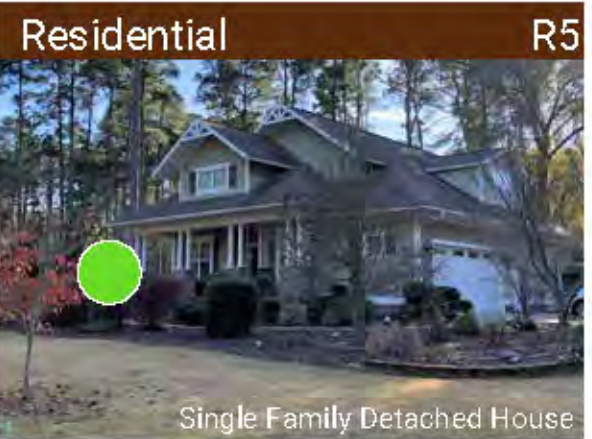
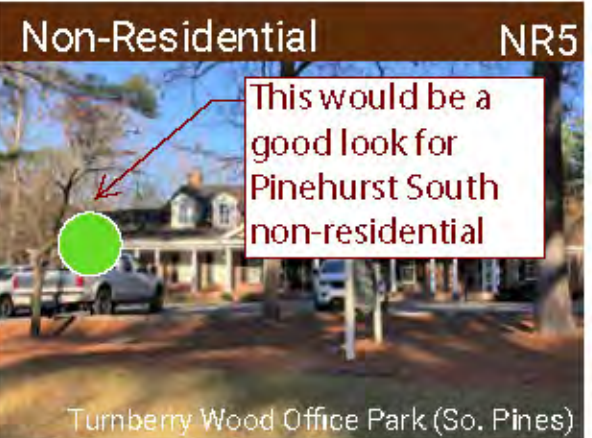
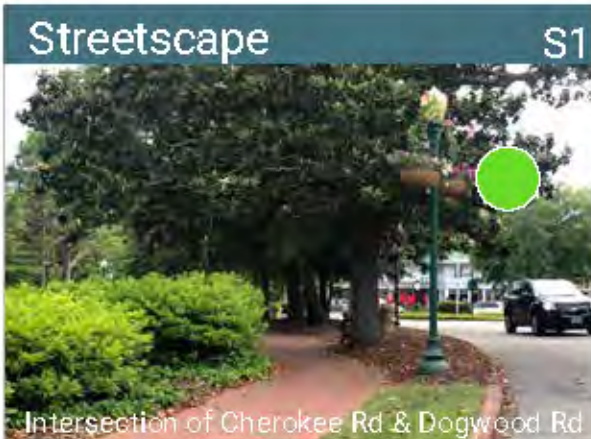
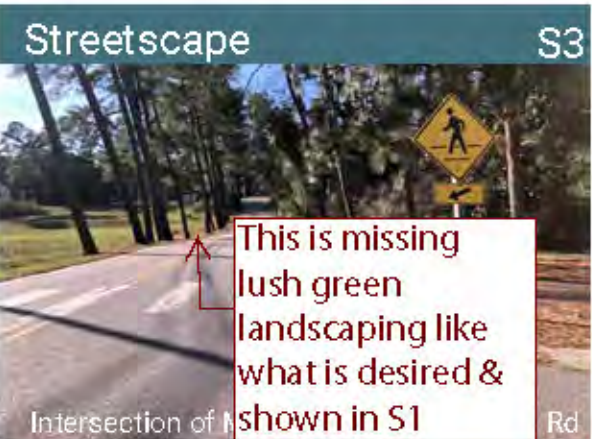
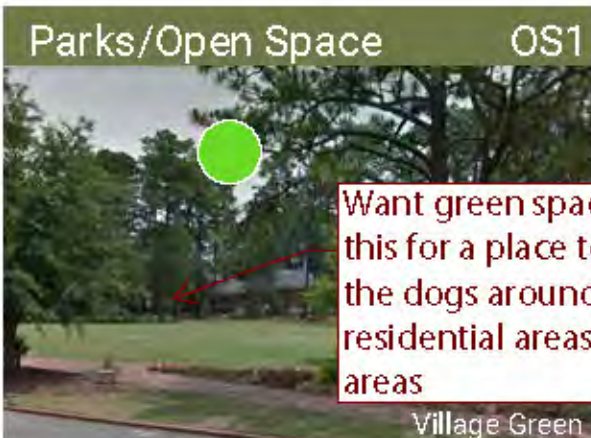
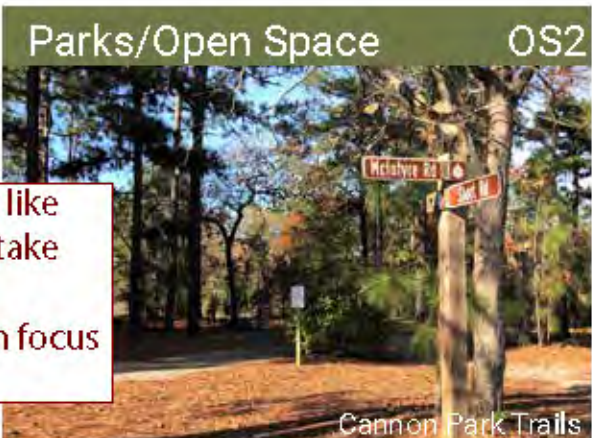
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KEY

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- PARKS/ OPEN SPACE



Need more creative live/work designs than is what is in these images

Residential R1  Single Family Detached House	Residential R2  The Greens at Arboretum	Residential R3  Single Family Detached House	Residential R4  St. Andrews Dr Condos Want to see town homes & condos in Village Place (but not ones that look like this)	Residential R5  Single Family Detached House	ARCHITECTURE
Non-Residential NR1  The Villager Deli Restaurant Want a traditional look (like this) for non-residential in Village Place	Non-Residential NR2  The Care Cottage	Non-Residential NR3  Pinehurst Brewing Company This was done very well; could use some more parking though	Non-Residential NR4  Pinehurst Coin This was not done well and don't want to see anymore of this	Non-Residential NR5  Tumberly Wood Office Park (So. Pines) This would be a good look for Pinehurst South non-residential	ARCHITECTURE
Streetscape S1  Intersection of Cherokee Rd & Dogwood Rd	Streetscape S2  Cherokee Road near Village Core Would like to extend sand/clay paths where we can with landscaping between path & road (per Olmsted's plan)	Streetscape S3  Intersection of Rd This is missing lush green landscaping like what is desired & shown in S1	Parking P1  Market Square May need parking in the rear along Rattlesnake Trail if not room for on-street or diagonal pkg	Parking P2  Market Square Like this look for live/work space that could be in both focus areas	STREETSCAPE/ PARKING
Parks/Open Space OS1  Village Green Want green space like this for a place to take the dogs around residential areas in focus areas	Parks/Open Space OS2  Cannon Park Trails	Parks/Open Space OS3  Camelot Playground	Parks/Open Space OS4  Cannon Park Pavilion	Parks/Open Space OS5  Cannon Park Baseball Fields	PARKS/ OPEN SPACE

PRECEDENT NOTES - BREAKOUT ROOM 7