



**VILLAGE COUNCIL
AGENDA FOR WORK SESSION OF MARCH 10, 2020
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

1. Call to Order.
2. Discuss Recommended Changes to Budget Ordinance and Delegated Authorities.
3. Discuss Moore County Highway Corridor Overlay District.
4. Other Work Session Business.
5. Potential Future Agenda Topics
6. 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.



**DISCUSS RECOMMENDED CHANGES TO BUDGET ORDINANCE AND
DELEGATED AUTHORITIES.
ADDITIONAL AGENDA DETAILS:**

FROM:

Brooke Hunter

CC:

Jeff Sanborn & Natalie Hawkins

DATE OF MEMO:

3/4/2020

MEMO DETAILS:

The annual budget ordinance adopted by Council identifies all revenues and expenditures projected for the upcoming fiscal year. It also delegates specific budget amendment and contracting authorities to the Village Manager. Staff is proposing changes to three sections of the budget ordinance for FY 2021 to increase operational efficiencies, more closely align with General Statute definitions, and mirror the practices of other peer communities.

1 . In Section 1, staff recommends combining operating and capital expenditures into a single appropriation for each department beginning with FY 2021. Section 1 of the attached FY 2020 Budget Ordinance includes all “appropriations” or expenditures for the upcoming fiscal year. We currently separate each department’s expenditures between operating costs and capital costs. NC General Statute 159-13 requires that the governing body make appropriations by “department, function, or project” in the budget ordinance. Combining operating and capital into a single departmental appropriation directly aligns with the state statute language and mirrors several of our peer communities (Southern Pines, Cornelius, Davidson, and Moore County).

This change will allow the Village Manager to approve reclassification budget amendments between capital and operating items in the same department that exceed \$10,000. Under the current ordinance structure, those amendments must be approved by Council. Reclassification amendments that are \$10,000 or less will no longer be required to be reported in the budget amendment report, since the amendments will not alter the original budget ordinance.

There have only been one or two reclassification budget amendments that required Council approval in the past couple years, but the greater benefit is more closely aligning with the state statute definition. This change will also reduce the number of budget amendments to report. In the past two years, approximately fifteen amendments were between operating and capital line items in the same department.

2 . In Section 4(b), staff recommends increasing the Village Manager’s authority to make budget amendments between departments within the same fund from \$10,000 to \$25,000. NC General Statute 159-15 allows Council to delegate this authority. The \$10,000 limit was established in the FY 2005 budget ordinance when the Village’s total budget was only \$11.6 million. In FY 2020, our total budget was \$21.6 million. I reviewed our peers and found that Cornelius and Moore County do not place a limit on transfers of line-item expenditures even between departments, Holly Springs has a limit of \$15,000 between departments, and Davidson allows transfers up to 10% of the appropriated funds for

the department whose allocation is reduced. This change will provide additional flexibility to transfer existing funds between departments, as needed.

Staff also recommends adding a statement to allow unlimited budget amendment authority within the same fund in the event a State of Emergency is declared (similar to the current contracting authority language in Section 5 that was added in response to Hurricane Florence in FY 2019). This will allow the Village Manager to move funds between departments in the same fund to allow the Village to execute a contract in an emergency. Funds must be available before the Village should enter into a contract.

3. In Section 5(d), staff recommends increasing the Village Manager's authority to enter into services contracts from \$25,000 to at least \$50,000. This item delegates authority to the Village Manager to execute consultant services, professional services, contracted services, or maintenance service agreements, with unlimited authority granted during a State of Emergency (emergency clause added in FY 2019). This dollar limit was established in FY 2008 and has caused some delays in recent years. State statutes do not require council approval for service contracts, so this limit can be adjusted to any amount.

Increasing the limit to \$50,000 will allow more efficient execution of contracts and completion of projects at the Village. The higher limit will reduce the risk of delaying work until the next scheduled Council Meeting or calling a Special Council Meeting to obtain required approval. As the cost of doing business has increased since FY 2008 and the Village has moved toward more IT subscription services contracts, there are now a couple of routine IT contracts that require Council approval. Over the past two years, five contracts fell into the \$25,000-\$50,000 range, but I anticipate that number increasing in the near future. Under this recommended limit of \$50,000, at a minimum Council will still approve the audit, road resurfacing, health insurance, outsourced solid waste, construction greater than \$500k, and attorney contracts.

If Council is receptive, a higher limit would allow greater flexibility of contract execution. The Village Manager is only able to execute contracts if appropriations are available in the budget ordinance that Council adopted.

To summarize, staff recommends combining operating and capital expenditures into a single appropriation for each department, increasing the Village Manager's authority to approve budget amendments between departments from \$10,000 to \$25,000, and increasing the Village Manager's contracting authority for services from \$25,000 to \$50,000. These changes will ensure our expenditure appropriations align with General Statute definitions, allow for timely execution of contracts and completion of work in the Village, and bring our delegated approval limits closer to the practices of similar peer communities in North Carolina.

As always, please let me know if you have any questions.

ATTACHMENTS:

Description

☐ Recommended Budget Ordinance Changes for FY 2021



Annual Budget Ordinance

VILLAGE OF PINEHURST
Budget Ordinance
Fiscal Year 2020

BE IT ORDAINED AND ESTABLISHED by the Village Council of Pinehurst, North Carolina, in the Regular Meeting assembled this 11th day of June 2019 as follows:

SECTION 1. The following amounts are hereby appropriated in the General Fund for the operation of Village government and its activities for the fiscal year beginning July 1, 2019 and ending June 30, 2020, in accordance with the chart of accounts heretofore established for this Village:

~~OPERATING~~-EXPENDITURES:

Governing Body	\$ 147,150	\$ 147,150
Administration	1,383,700	1,402,992
Financial Services	671,180	672,060
Human Resources	536,060	537,160
Police	3,347,260	3,503,757
Fire	3,071,520	3,689,793
Inspections	317,890	318,462
Public Services Administration	481,270	538,736
Streets & Grounds	1,685,200	2,085,609
Powell Bill	1,100,500	1,100,500
Solid Waste	1,724,530	1,931,473
Planning	801,110	802,038
Community Development	168,430	368,650
Recreation	1,879,030	1,906,611
Library	150,000	150,000
Harness Track	579,250	682,398
Fair Barn	374,240	428,831
Contingency	1,000,000	1,000,000
Debt Service	312,127	312,127

**Staff recommends
combining
operating and
capital
expenditures for
each department.**

Total Operating Expenditures	\$ 19,730,447	
TOTAL EXPENDITURES		<u>\$ 21,578,347</u>



Annual Budget Ordinance

CAPITAL EXPENDITURES:

Administration	\$ 19,292
Financial Services	880
Human Resources	1,100
Police	156,497
Fire	618,273
Inspections	572
Public Services Administration	57,466
Streets & Grounds	400,409
Solid Waste	206,943
Planning	928
Community Development	200,220
Recreation	27,581
Harness Track	103,148
Fair Barn	54,591

Total Capital Expenditures \$ 1,847,900

TOTAL EXPENDITURES \$ 21,578,347

SECTION 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2019 and ending June 30, 2020:

REVENUES:

Ad Valorem Tax Revenue	\$ 11,186,000
Other Taxes and Licenses	1,500
Unrestricted Intergovernmental Revenue	6,023,300
Restricted Intergovernmental Revenue	511,100
Permits and Fees	925,700
Sales and Services	720,700
Assessments	24,200
Other Revenues	1,249,880
Investment Income	180,000
Appropriated Fund Balance	755,967

TOTAL REVENUES \$ 21,578,347

SECTION 3. There is hereby levied a tax at the rate of thirty cents (\$0.30) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2019, for the purpose of raising revenue in the General Fund in Section 2 of this ordinance. This rate is based on a total valuation of property for the purposes of taxation of \$3,731,000,000 and an estimated collection rate of 99.9% for real and personal property and 100.0% for motor vehicles.



Annual Budget Ordinance

SECTION 4. The Village Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. He may transfer amounts between line item expenditures without limitation and without a report being required.
- b. He may transfer amounts up to ~~\$10,000~~ **\$25,000** between departments, including contingency appropriations, within the same fund. He must make an official report on such transfers at the next regular meeting of the Village Council. **In the event a State of Emergency is declared by the Mayor or designee, unlimited budget amendment authority within the same fund is granted.**
- c. He may not transfer any amounts between funds, except as approved by the Village Council in the Budget Ordinance as amended.

Staff recommends increasing budget amendments limit from \$10,000 to \$25,000 and adding unlimited budget amendment authority during a State of Emergency.

SECTION 5. The Village Manager or his designee is hereby authorized to execute the necessary agreements within funds included in the Budget Ordinance for the following purposes:

- a. Purchase of apparatus, supplies, and materials where formal bids are not required by law;
- b. Leases of normal and routine business equipment;
- c. Construction or repair work where formal bids are not required by law;
- d. Consultant services, professional services, contracted services, or maintenance service agreements up to an anticipated contract amount of ~~\$25,000~~ **\$50,000**. In the event a State of Emergency is declared by the Mayor or designee, unlimited contracting authority is granted;
- e. Agreements for acceptance of State and Federal grant funds; and
- f. Grant agreements with public and non-profit agencies.

Staff recommends increasing services contracting limit from \$25,000 to \$50,000.

SECTION 6. Copies of this Budget Ordinance shall be furnished to the Village Clerk, the Village Manager, and Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 11th day of June, 2019.



Annual Budget Ordinance

(Municipal)



Attest:

Beth Dunn

Beth Dunn, Village Clerk

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: Nancy Roy Fiorillo
Nancy Roy Fiorillo, Mayor

Approved as to Form:

Michael J. Newman
Michael J. Newman, Village Attorney



**DISCUSS MOORE COUNTY HIGHWAY CORRIDOR OVERLAY DISTRICT.
ADDITIONAL AGENDA DETAILS:**

FROM:

Beth Dunn

CC:

Jeff Sanborn

DATE OF MEMO:

3/5/2020

MEMO DETAILS:

Attached is the proposed Moore County Highway Corridor Overlay Districts. Also, included is Councilmember Hogeman's suggested changes.

ATTACHMENTS:

Description

- ☐ Proposed Moore County Highway Corridor District
- ☐ Matrix of Proposed Moore County Highway Corridor District
- ☐ Councilmember Hogemans Suggestions

3.16 Highway Corridor Overlay District

In order to promote the general health, safety, and welfare of the community, to protect the rural character and natural environment of the area, and to provide attractive highway corridors and gateways to our communities, the Highway Corridor Overlay District is created. The Highway Corridor Overlay District is established as a district which overlays the zoning in every district along either side of US 1 Highway (from Southern Pines ETJ north to Cameron's ETJ and south from Pinebluff's ETJ to the Richmond County line), US 15/501 Highway between Pinehurst and Carthage, from Aberdeen to the Hoke County line, and from Carthage to the Lee County line, NC 22 Highway from US 15-501 intersection at Carthage to Southern Pines, and NC 211 Highway from Pinehurst to Montgomery County line (including the Seven Lakes Village Business District). The HCOD does not include any municipal zoning jurisdictions. Two HCOD districts have been established. Wherever standards of the underlying zoning district differ from the watershed overlay standards, the more restrictive provisions shall apply.

- A. Rural Highway. The Rural HCOD overlays the zoning along portions of the following roadways as depicted on the official zoning map, not including any municipal zoning jurisdiction: US 1 Highway, US Highway 15/501, NC 22 Highway, NC Highway 211. This district's goal is to provide compatible transitions between differing land uses, enhance the natural environment, and retain the existing rural character of Moore County.
- B. Urban Transition. The Urban HCOD overlays the zoning along portions of the following roadways as depicted on the official zoning map, not including any municipal zoning jurisdiction: US 1 Highway, US Highway 15/501, NC 211 Highway. This district's goal is to improve property, support the natural conditions, and keep in visual character and appearance of the nearby Towns. The Sandhills and Longleaf Pine are unique within North Carolina and these elements are of economic value to the Towns and make it a desirable place for both residents and visitors.

7.8 Highway Corridor Overlay District

- A. New Development. All new building construction and major subdivisions within the Highway Corridor Overlay District (400 feet from the ROW lines) shall comply with the regulations of this section wherever they are more restrictive than the underlying zoning district.
- B. Existing Development. If the total renovations, maintenance, and/or repairs to an existing building within a 5 year period enlarge the footprint 50% or more or collectively cost more than 50% of the tax value as recorded in the county tax record at the date of application, the entire lot shall comply with the requirements of this Section. Such developments shall be required to meet the minimum requirements set forth to the fullest extent technically feasible, excluding the removal of asphalt.
- C. Exemptions. Single family (not including manufactured homes), duplexes (not including multi-family) and their accessory buildings and uses. Developed lots in the Village

Business Zoning District are exempt from building and parking setbacks and landscaping standards.

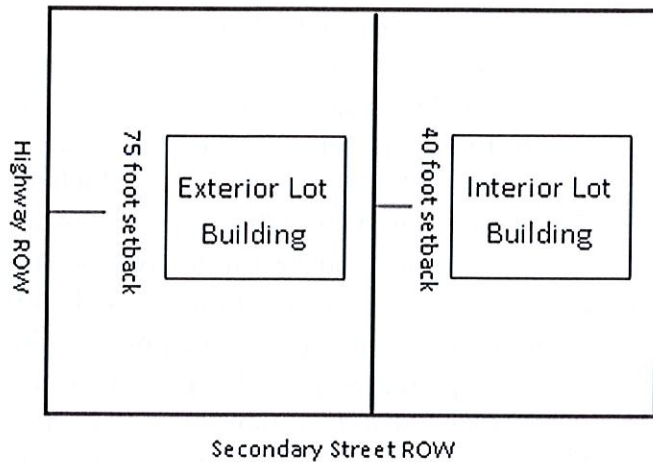
- D. Maintenance and Changes. Maintenance, changes to exterior existing buildings elements and facades of 50% or more of the building shall comply to the standards adopted in this Chapter. The passage of time shall not remove this requirement for review and approval if changes in design, including color, are proposed for any building, built prior to or after the adoption of this Chapter, within the County which is subject to these provisions.
- E. Screening Standards. The Screening standards of this Section shall apply to any expansion of a parking lot by 10 or more parking spaces. If there is a change of use in a principal building the lot shall comply with screening standards. Sites that have ceased operation for more than 180 days shall comply with screening standards prior to continuing operation.
- F. Prohibited Uses.
1. Urban Transition. Accessory Manufactured Home, Manufactured Home, Personal Workshop / Storage Building, Manufactured or Modular Home Sales, all uses listed under "Adult Uses," and "Waste Related Services" in the Table of Uses, Cemetery or Mausoleum/Commercial, Family Cemetery, High Impact Outdoor Recreation, Indoor Shooting Range, Outdoor Shooting Range, Zoo/Petting Zoo, Contractors Storage Yard and Office, Wireless Communication Facility, Mini-Warehouse (Self-Service), Warehousing and/or Distribution Center, and Debris Management Facility.
 2. Rural Highway. Sexually Oriented Business, Indoor Shooting Range, Outdoor Shooting Range, and all uses listed under "Waste Related Services" in the Table of Uses.
- G. Conditional Zoning Uses.
1. Urban Transition. Commercial buildings in excess of 10,000 square feet.
 2. Rural Highway. Group Care Facility, All uses listed under "Vehicle Services" and "Adult Uses" in the Table of Uses, Outdoor Recreation, Low Impact and High Impact, Mini-warehouse (self-service), Manufactured or modular home sales, Commercial buildings in excess of 50,000 square feet.
- H. Storm Water Management. A Stormwater Management Plan shall be required as part of the application submittal. The Stormwater Management Plan and all stormwater control measures shall be designed by a state registered professional, shall meet the most current edition of the North Carolina Department of Environmental Quality's (NCDEQ) Stormwater Design Manual, and shall be supported by the appropriate calculations, plan sheets, grading plans, planting plans and details and specifications. The post development peak flow discharged rates shall not exceed the pre-development peak

discharge rates for all storms up to and including the 25 year, 24 hour event. Prior to final plat approval, the applicant shall confirm the completed project is in accordance with the approved stormwater management plan, certified by a state registered professional, and shall submit "as-built" plans for all stormwater management measures after final construction is complete.

I. Building Standards

1. Setbacks

1. The front building setback from the highway ROW is 75 feet. The building setback for internal lots with access to an internal street ROW shall be 40 feet.
2. The building setback from residential districts is 50 feet.
3. The building setback from non-residential districts is 25 feet.



2. Building Design

1. Entrances. Principal building entrances shall be oriented to public streets or towards the corners of streets.
2. Utilities. Utility services shall be located underground. Wooden poles are prohibited.
3. Wall Materials. Exterior walls shall be at least 60% glass, brick, stone, or wood clapboard siding. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate or asphalt shingles. Manufactured, mobile, portable storage units, and metal units are prohibited, except for temporary construction, sales trailers, or storage uses during construction. Brick veneers, corrugated metal, plywood, particleboard, untreated wood, and similar material are prohibited.
4. Maintenance. All exterior surfaces, which have or have not been painted, shall be maintained free of peeling or flaking paint or stucco. Rotten or weakened portions shall be removed and/or replaced to match as closely as possible the original patterns.
5. Facade Colors. Façade colors shall be of low reflectance earth tone, muted, or subtle or neutral colors. Building trim may feature brighter colors, but neon tubing is not allowed as an accent material. The use of high-intensity, bright, metallic, fluorescent or neon colors are prohibited.

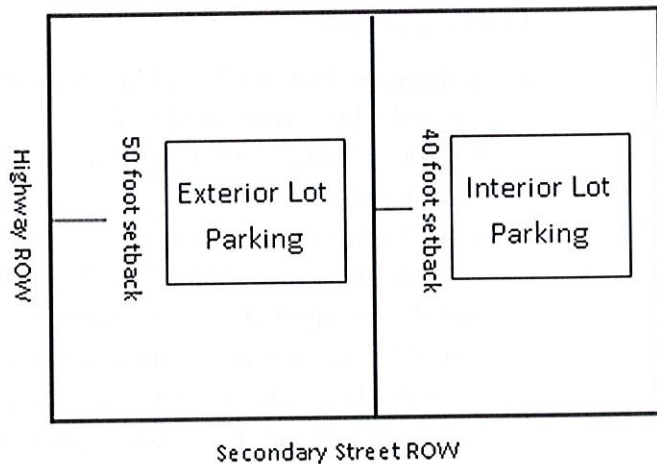
6. Windows. Except for civic and industrial buildings, a window or functional general access doorway shall be located along the length of the façade at least every 20 feet of the first floor on ROW fronting facades. Windows shall be visually permeable.
7. Accessory Buildings and Shopping Centers. All accessory buildings and structures shall be of similar design, materials, and color as the principle structure. All accessory structures are not permitted in the front yard.

3. Height

1. The maximum building or structure height shall not exceed 35 feet.
 2. All mechanical, electrical, communications, and service equipment, including satellite dishes shall be set back from the edge of the roof a minimum distance of 1 foot for every foot the feature extends above the roof surface. Screen or parapet walls shall be constructed to the height of any fixture taller than 3 feet in height that would be visible from a street or residential abutting property.
 3. Flagpoles and similar devices shall be limited to 35 feet in height.
- J. Fences. Fences may be used for side and rear yards only. In addition to Type 1 standards the following shall apply: Chain link is prohibited. Vinyl and Wood Board / Shadow Box / Solid, is permitted provided that the board width (vertical members) is not less than 4 inches nominal and not more than 10 inches nominal. Wood fences greater than 4 feet in height are required to have a minimum of 3 horizontal rails (does not apply to vinyl fences).

K. Parking

1. Setback. Front parking setback from highway ROW line is 50 feet. The parking setback for internal lots with access to an internal street ROW shall be 40 feet.
2. Location. A development with 75 or fewer parking spaces shall have a maximum of 2 rows of parking spaces between any street and the front elevation of a building. All other parking must be located on the side or rear of the building. Developments with more than 75 parking spaces must have parking on at least 3 sides of the building with not more than 30% of the parking spaces located in the front of the building.
3. Paving. Paving is required in the Urban Transition COD only. Suitable paving materials for required parking and driveway areas include, but are not limited to: asphalt, porous asphalt, porous paving blocks, and concrete. Compacted stone (road bond) and gravel are permitted as paving materials in the rear setback area for loading and service areas. The use of grass is permitted for satellite parking areas.



4. Striping. Striping is required in the Urban Transition COD only. The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing road bond, gravel, or grass surfacing.
5. Curbing. Curbing is required in the Urban Transition COD only. Each parking space shall be provided with curbing or a tire stop.
6. Maintenance. Parking areas shall be maintained to provide for vehicle access and shall be kept free of litter, debris, outdoor display and sales and material storage, including portable containers.
7. Service Areas. Parking for service vehicles and loading areas shall be designated, located and screened with Type 1 or Type 2 Screening to minimize the view from adjacent properties and right-of-ways, at the rear of the buildings.
8. Compact Spaces. Up to 20% of the total number of spaces required may be provided by compact or alternative transportation spaces, no less than 8 feet in width. Parking may also accommodate electric vehicle charging stations.
9. Storage. The parking area may be used only for parking and for any type of loading, sales, dead storage, or repair work.
10. Stacking. Where drive-thru or drive-up facilities are provided, space shall be provided to accommodate not less than three cars per stacking lane.

L. Access

1. Access standards are required in the Urban Transition COD only. Within a development, safe and easy-to-use circulation is an important design principle. All adjoining parcels serving (or potentially serving) non-residential or multifamily uses shall be interconnected as follows:

- a. Interconnectivity. All parking lots shall dedicate access easements and provide interconnectivity to adjoining properties. The connection is at least 20 feet wide. If applicable, the connection aligns with a connection that has been previously constructed on an adjacent property.
- b. Street Frontage. Any lot that is to be created or any existing lot on which a structure is to be erected or a use to be established shall be accessible to a public or private street right-of-way. Access through easements are not permitted.
- c. Driveways. The maximum driveway width is 36 feet. The maximum number of driveways per lot is 2. The minimum distance from an intersection or adjoining



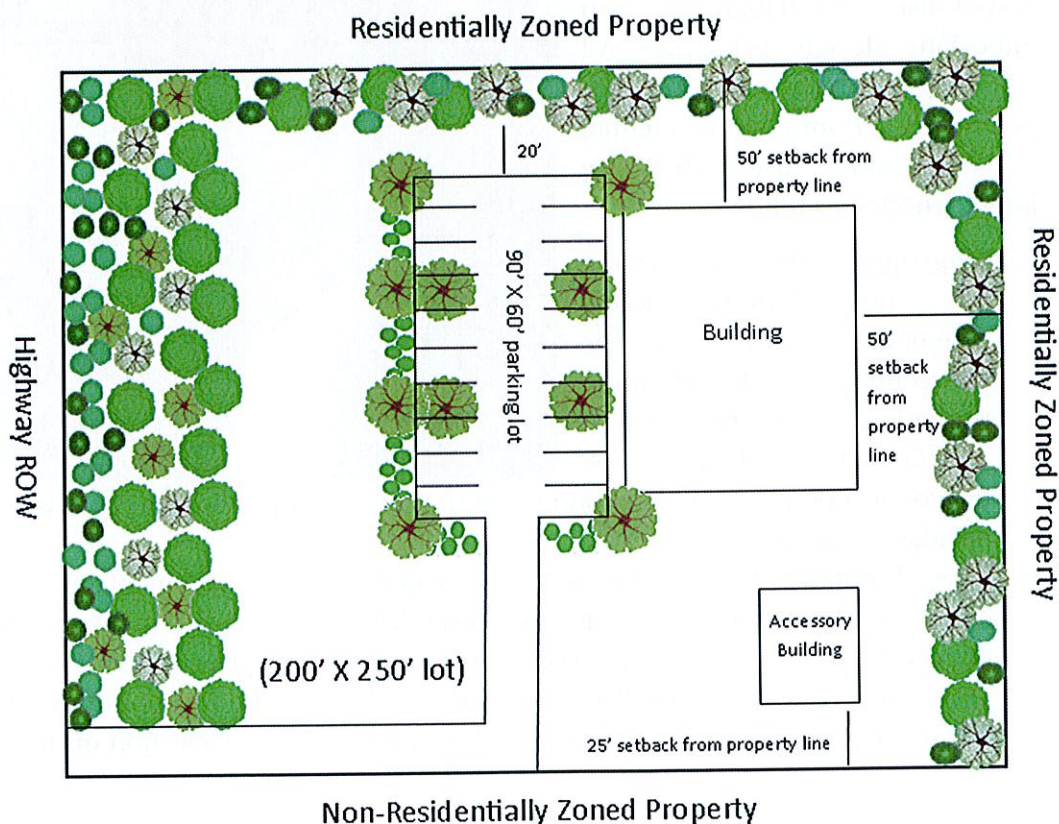
driveway is 100 feet, except in the case where no other lot access to a street is available. Common driveways on adjoining lots are recommended.

M. Screening along Highway. The required buffer planting from the ROW lines shall be a 50 foot wide buffer. 10 long leaf pines, 8 trees (at least half evergreen), and 25 shrubs per 100 linear feet of buffer area. New or supplemental trees shall be planted with the intent to grow to 10 feet within 5 years. New or supplemental shrubs shall be planted with the intent to grow to 5 feet within 5 years. Vegetation shall be distributed along the entire length and width of the planted buffer. A mixture of plant types are recommended to mitigate the spread of disease.

N. Vehicular Use Screening

1. Perimeter Parking Screening. Perimeter parking screening is required in the Urban Transition COD only. New or supplemental trees shall be planted with the intent to grow to 10 feet within 5 years. Shrubs shall with the intent to grow to 3 feet within 3 years. All off-street parking, loading areas, and service areas shall be screened from view by use of one or more of the following:

- A building,
- Stone or brick wall (side and rear yards only),
- 1 tree, excluding longleaf pine, per 30 feet and 1 shrub per 3 feet (rounding up),
- Perimeter boundary screening (Type 1, 2, or 3) alongside property lines located not more than 20 feet from parking edge. Refer to fencing standards within this Section for Type 1.



2. Screening Within Vehicle Use Area. Screening standards are required in the Urban Transition COD only. In addition to exterior screening requirements, trees shall be installed in planting areas within parking lots to provide shade coverage and break up large areas of impermeable surface allowing areas for water infiltration. New or supplemental trees shall be planted with the intent to grow to 10 feet within 5 years. Planting areas shall meet the following:
 - a. Trees. 2 trees, excluding longleaf pine, per 10 spaces of vehicular use area (rounding up). Landscaped areas surrounded by impervious surfaces shall have a minimum width of 9 feet and include a minimum of 150 square feet of open planting area for trees. Trees shall be even distributed throughout the vehicular use area.
 - b. Shrubs. 4 evergreen shrubs per 10 spaces of vehicular use area (rounding up).
 - c. Groundcover. Each planting shall be landscaped with mulch, groundcover, shrubs, or grass to protect against soil erosion.
 - d. Barriers. Barriers, such as wheel stops or 6 inch standard curbs, must be provided between vehicular use areas and landscaped areas.
- O. Dumpster, Mechanical and Electrical Equipment, Outdoor Storage Screening. All storage facilities shall be located to the rear of the primary building and shielded from any public roadway or adjacent property by means of Type 1 (chained link is prohibited) or Type 2 screening, unless already screened by a buffer yard. Dumpster screening shall be at least 5 feet in height.
- P. Signs. The maximum height is 5 feet. Sign colors shall be uniform between the ground sign and wall sign. Colors shall be muted. Off-premise signs are prohibited.
- Q. Lighting
 1. Sign illumination. Electronic changeable message signs are prohibited.
 2. Parking Lot Lighting. The maximum mounting height of illumination is 40 feet from the ground to the light source. Light poles and fixtures shall be a matte or low-gloss grey, black, dark earthen, or bronze finish to minimize glare from the light source.
 3. Exterior Lighting. The maximum average maintained illumination is 3.0 lumens per square foot at the property line. The light source must be white light. The use of laser source light or any similar high intensity light for outdoor entertainment or advertisement is prohibited. Awnings and canopies shall not be illuminated internally.

	Urban Transition	Rural Highway
Stormwater Management	The post development peak flow discharged rates shall not exceed the pre-development peak discharge rates for all storms up to and including the 25 year, 24 hour event.	
Front Building Setback	75 feet	
Internal Street Front Setback	40 feet	
Setback from Residential Districts	50 feet	
Setback from Non-residential districts	25 feet	
Entrances	Principal building entrances shall be oriented to public streets or towards the corners of streets	
Utilities	Utility services shall be located underground. Wooden poles are prohibited.	
Wall Materials	Exterior walls shall be at least 60% glass, brick, stone, stucco, colored split faced block, cementitious siding, wood clapboard siding, vinyl materials. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate or asphalt shingles. Manufactured, mobile, portable storage units, and metal units are prohibited, except for temporary construction, sales trailers, or storage uses during construction. Brick veneers, corrugated metal, plywood, particleboard, untreated wood, and similar material are prohibited.	
Maintenance	All exterior surfaces, which have or have not been painted, shall be maintained free of peeling or flaking paint or stucco. Rotten or weakened portions shall be removed and/or replaced to match as closely as possible the original patterns.	
Facade Color	Facade colors shall be of low reflectance earth tone, muted, or subtle or neutral colors. Building trim may feature brighter colors, but neon tubing is not allowed as an accent material. The use of high-intensity, bright, metallic, fluorescent or neon colors are prohibited.	
Windows	Except for civic and industrial buildings, a window or functional general access doorway shall be located along the length of the facade at least every 20 feet of the first floor on ROW fronting facades. Windows shall be visually permeable.	
Accessory Buildings	All accessory buildings and structures shall be of similar design, materials, and color as the principle structure. All accessory structures are not permitted in the front yard.	
Max Height	35 feet	

	Urban Transition	Rural Highway
Fences	Fences may be used for side and rear yards only. In addition to Type 1 standards the following shall apply: Chain link is prohibited. Vinyl	
Front Parking Setback	50 feet	
Internal Parking Setback	40 feet	
Parking Location	A development with 75 or fewer parking spaces shall have a maximum of 2 rows of parking spaces between any street and the front elevation of a building. All other parking must be located on the side or rear of the building. Developments with more than 75 parking spaces must have parking on at least 3 sides of the building with not more than 30% of the parking spaces located in the front of the building.	
Paving	Suitable paving materials for required parking and driveway areas include, but are not limited to: asphalt, porous asphalt, porous paving blocks, and concrete. Compacted stone (road bond) and gravel are permitted as paving materials in the rear setback area for loading and service areas. The use of grass is permitted for satellite parking areas.	No paving requirements.
Striping	The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing road bond, gravel, or grass surfacing.	No striping requirements.
Curbing	Each parking space shall be provided with curbing or a tire stop.	No curbing requirements.
Parking Lot Maintenance	Parking areas shall be maintained to provide for vehicle access and shall be kept free of litter, debris, outdoor display and sales and material storage, including portable containers.	
Service Areas	Parking for service vehicles and loading areas shall be designated, located and screened with Type 1 or Type 2 Screening to minimize	
Compact Spaces	Up to 20% of the total number of spaces required may be provided by compact or alternative transportation spaces, no less than 8 feet in width. Parking may also accommodate electric vehicle charging stations.	
Parking Storage	The parking area may be used only for parking and for any type of loading, sales, dead storage, or repair work.	
Stacking	Where drive-thru or drive-up facilities are provided, space shall be provided to accommodate not less than three cars per stacking lane.	

	Urban Transition	Rural Highway
Interconnect-ivity	All parking lots shall dedicate access easements and provide interconnectivity to adjoining properties. The connection is at least 20 feet wide. If applicable, the connection aligns with a connection that has been previously constructed on an adjacent property.	No interconnectivity requirements.
Street Frontage	Any lot that is to be created or any existing lot on which a structure is to be erected or a use to be established shall be accessible to a public or private street right-of-way. Access through easements are not permitted.	No street frontage requirements.
Driveways	The maximum driveway width is 36 feet. The maximum number of driveways per lot is 2. The minimum distance from an intersection or adjoining driveway is 100 feet, except in the case where no other lot access to a street is available. Common driveways on adjoining lots are recommended.	No HCOD driveway requirements.
Screening along Highway	The required buffer planting from the ROW lines shall be a 50 foot wide buffer (Tri-Cities Recommendation). 10 long leaf pines, 8 trees (at least half evergreen), and 25 shrubs per 100 linear feet of buffer area. (PINEHURST) New or supplemental trees shall be planted with the intent to grow to 10 feet within 5 years. New or supplemental shrubs shall be planted with the intent to grow to 5 feet within 5 years. Vegetation shall be distributed along the entire length and width of the planted buffer. A mixture of plant types are recommended to mitigate the spread of disease.	
Signs	The maximum height is 5 feet. Sign colors shall be uniform between the ground sign and wall sign. Colors shall be muted. Off-premise signs are prohibited.	
Sign Illumination	Electronic changeable message signs are prohibited.	

	Urban Transition	Rural Highway
Perimeter Parking Screening	New or supplemental trees shall be planted with the intent to grow to 10 feet within 5 years. Shrubs shall with the intent to grow to 3 feet within 3 years. All off-street parking, loading areas, and service areas shall be screened from view by use of one or more of the following: a. A building, b. Stone or brick wall (side and rear yards only), c. 1 tree, excluding longleaf pine, per 30 feet and 1 shrub per 3 feet, d. Perimeter screening (Type 1, 2, or 3) alongside property lines located not more than 20 feet from parking edge. Refer to fencing standards within this Section for Type 1.	No perimeter parking screening requirements.
Screening Within Vehicle Use Area	In addition to exterior screening requirements, trees shall be installed in planting areas within parking lots to provide shade coverage and break up large areas of impermeable surface allowing areas for water infiltration New or supplemental trees shall be planted with the intent to grow to 10 feet within 5 years. Planting areas shall meet the following: a. <u>Trees</u>. 2 trees, excluding longleaf pine, per 10 spaces of vehicular use area (rounding up). Landscaped areas surrounded by impervious surfaces shall have a minimum width of 9 feet and include a minimum of 150 square feet of open planting area for trees. Trees shall be even distributed throughout the vehicular use area. b. <u>Shrubs</u>. 4 evergreen shrubs per 10 spaces of vehicular use area (rounding up). c. <u>Groundcover</u>. Each planting shall be landscaped with mulch, groundcover, shrubs, or grass to protect against soil erosion.	No screening within vehicle use area requirements.

	Urban Transition	Rural Highway
Dumpster, Mechanical, and Electrical Equipment, Outdoor Storage Screening	All storage facilities shall be located to the rear of the primary building and shielded from any public roadway or adjacent property by means of Type 1 (chained link is prohibited) or Type 2 screening, unless already screened by a buffer yard. Dumpster screening shall be at least 5 feet in height.	
Parking Lot Lighting	The maximum mounting height of illumination is 40 feet from the ground to the light source. Light poles and fixtures shall be a matte or low-gloss grey, black, dark earthen, or bronze finish to minimize glare from the light source.	
Exterior Lighting	The maximum average maintained illumination is 3.0 lumens per square foot at the property line. The light source must be white light. The use of laser source light or any similar high intensity light for outdoor entertainment or advertisement is prohibited. Awnings and canopies shall not be illuminated internally.	
Prohibited Uses	Accessory Manufactured Home, Manufactured Home, Personal Workshop / Storage Building, Manufactured or Modular Home Sales, all uses listed under "Adult Uses" and "Waste Related Services" in the Table of Uses, Cemetery or Mausoleum/Commercial, Family Cemetery, High Impact Outdoor Recreation, Indoor Shooting Range, Outdoor Shooting Range, Zoo/Petting Zoo, Contractors Storage Yard and Office, Wireless Communication Facility, Mini-Warehouse (Self-Service), Warehousing and/or Distribution Center, and Debris Management Facility.	Sexually Oriented Business, Indoor Shooting Range, Outdoor Shooting Range, All uses listed under "Waste Related Services" in the Table of Uses
Conditional Zoning Uses	Commercial buildings in excess of 10,000 square feet.	Group Care Facility, All uses listed under "Vehicle Services" and "Adult Uses" in the Table of Uses, Outdoor Recreation, Low Impact and High Impact, Mini-warehouse (self-service), Manufactured or modular home sales, Commercial buildings in excess of 50,000 square feet.

Comments On Moore County Highway Corridor Overlay District - Urban Transition

Jane Hogeman

January 2020

First, I want to express my appreciation to Mrs. Ensminger and Mrs. Thompson for all of their work in researching and putting together the proposed Highway Corridor Overlay Districts.

I have a couple of suggestions:

1. Section 7.8 F: "Prohibited Uses", in Urban Transition District: please add:

- Home Occupation Level 2
- Group Care Facility
- Nursing Home
- Hotel/Motel
- Auction House
- Wholesales
- Uses under "Vehicle Services"
- Assembly Hall
- Low Impact Outdoor Recreation
- Restaurant

The reasons are high numbers of vehicle trips, evening and weekend activity, noise, lights, and uses incompatible with residential neighborhoods as one approaches municipalities.

2. Section 7.8 I: "Building Standards"

2.3. "Building Design - Wall Materials". It is not clear whether corrugated metal is permitted, and I would ask that it not be.

3. Section 7.8 K: "Parking"

9. "Storage". Please consider prohibiting dead storage and sales in parking areas in this District.

4. Section 7.8 Q: "Exterior Lighting"

- a. please limit maximum mounting height of illumination to 20 feet above grade;
- b. please require that exterior lights be fully shielded so that light sources (bulbs, etc.) are not visible beyond the property line, and so that all light is projected below the horizontal; and
- c. please reduce the maximum average retained illumination to 0 lumens at the property line.