



Rezoning/Rezoning – Conditional

Fee: \$1300 - Rezoning

Fee: \$5000 – Conditional Rezoning

(Revised 09/2019)

Permit Information

Section 6.1 of the Pinehurst Development Ordinance (PDO) describes the process and requirements to amend the Official Zoning Map, or re-zone property. Applications for rezoning to a conditional district may only be initiated by the owner(s) of the property (or their representatives) and includes proposed conditions and/or use limitations that are more restrictive than would otherwise be allowed in the corresponding general use district.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	100 Centennial Boulevard
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	20000655

Owner Information	
Name	PINEHURST ACQUISITION CORP Attn: Richard Higginbotham
Street Address	1 Carolina Vista Drive
City, State, Zip Code	Pinehurst, NC 28374
Mobile Phone #	(910) 235-8409
Business Phone #	(910)295-6811
Other Phone #	
Email	dick.higginbotham@pinehurst.com

Applicant	
Name	Bob Koontz
Street Address	150 S Page Street
City, State, Zip Code	Southern Pines, NC 28387
Mobile Phone #	(910) 639-4058
Other Phone #	(910) 684-8487
Email	bkoontz@koontzjones.com

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org



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General Information

☒ Rezoning ☒ Conditional District Rezoning			
Project Description	The addition of 9 golf cottages at the Number 8 golf course		
Current Zoning District	R-30		
Proposed Zoning District	Hotel - Conditional District (H-CD)		
Reason for Rezoning Request	To allow lodging on the Number 8 golf course property		
Legal Basis for Application	☒ Property Owner in Village Planning Jurisdiction (Required for Conditional Rezoning) ☐ Agent, Lessee, or Contract Purchaser Authorized by Property Owner(s) ☐ Owner of a Legal Equitable Interest in Property in Village Planning Jurisdiction		
Number of Parcels to be Rezoned	1	Number of Acres to be Rezoned	14.56
Existing Use		Proposed Use	
☒ Vacant		☐ Vacant	
☐ Single Family Low Density		☐ Single Family Low Density	
☐ Single Family Medium Density		☐ Single Family Medium Density	
☐ Single Family High Density		☐ Single Family High Density	
☐ Multi-Family Development		☐ Multi-Family Development	
☐ Office		☐ Office	
☐ Retail		☐ Retail	
☐ Lodging		☒ Lodging	
☐ Recreational		☐ Recreational	
☐ Institutional		☐ Institutional	
☐ Medical		☐ Medical	
☐ Industrial		☐ Industrial	
☐ Services		☐ Services	
Conditions of Rezoning - Requested (If Any)	See attached project narrative		
Rezoning Results in an Increase in Density or Intensity of Uses	☐ Yes ☒ No	Date of Adjacent Property Owner Meeting (If Increased Density/Intensity of Uses)	12/9/2022
Other Information			

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Location Information

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

Required Documents

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

Certification

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

Applicant Signature: _____

Date: 1-26-2023

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-8660 - Fax (910) 295-1396 – www.vopnc.org

December 19, 2022

**Pinehurst Number 8 Golf Cottages
Conditional District Narrative and Conditions**

The Pinehurst Resort and Country Club (PRCC) and The Centennial Course, Number 8, are especially important pieces of the Village of Pinehurst. PRCC is seeking to expand their resort guestroom offerings, to meet demand, through the construction of nine (9) new golf cottages, with a total of 52 sleeping rooms, located on the Number 8 Golf Course. Located in the middle of the Number 8 property, near the clubhouse, these cottages will provide a more private lodging opportunity for resort guests. In addition, these cottages will be the first on golf lodging opportunity for resort guests on all PRCC properties.

Current zoning of the overall Pinehurst Number 8 property is comprised of two (2) zoning classifications. Recreational Development (RD) and Residential (R30) uses exist on the site, however, the cottage area is comprised solely of R30 zoned property. R30 permits 30,000 sf residential lots. 21 lots would be permitted on the +/- 14.56-acre property. The proposed Hotel Conditional District (H-CD) will comprise approximately 14.56 acres and permit the construction of the nine (9) proposed cottages. Development of the cottages will occur in two phases of construction. The first phase will consist of five (5) cottages with the remaining four (4) cottages to be built after the first phase is complete. Development will follow the Hotel (H) District Design Standards as described in Chapter 9 of the Pinehurst Development Ordinance (PDO). The cottage development will be described in this document and associated plan materials. The following materials are included with this request and provide all information regarding the proposed development as required by the PDO:

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

This Conditional District request is intended to accommodate the existing uses on the property and apply the zoning classification to the specific area of the property designated for the cottages as indicated on the submission drawings. Development of the cottages will provide a unique lodging opportunity for the Pinehurst Resort and Country Club, enhance the general character of the Number 8 property and fit in with the surrounding golf course and adjacent properties. The cottages are isolated within the overall 420-acre Number 8 property and more than 750 feet away from the nearest adjoining property.



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

EXISTING CONDITIONS

Cottages will be located near the existing Number 8 Clubhouse. The overall property for the cottages is 14.56 acres, however, the actual developed area, "cottage site", will be confined to approximately 7.10 acres of the parcel. Currently, the site is partially cleared and used for golf course maintenance storage and overflow parking. The actual cottage site is surrounded by golf and wetlands. Golf holes 7, 8, 9 and 10 surround the site. Wetlands are located on the eastern portion of the cottage site.

Surrounding properties include properties zoned in single-family residential district R-8 and Recreational Development (RD).

Topography on the site is relatively flat at the entrance and slopes from the 9th hole fairway toward the wetland area. A wetland area divides the parcel between the cottage site and the 7th green. The center of the site is cleared with Longleaf pine trees scattered throughout the remainder of the upland area. Some hardwoods and underbrush are located in the wetland areas of the property. A Red Cockaded Woodpecker habitat analysis has been completed by Dr. J.H Carter and Associates. The report is included with this application and shows no major impacts from the project. In addition, the Pinehurst Number 8 site is enrolled in the Red Cockaded Woodpecker Safe Harbor program.

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

PROJECT DESIGN AND CONDITIONS

A. Pedestrian Connectivity

- 1) Pedestrian connectivity is provided throughout the cottage area and will be connected to the existing cart paths to provide access to the clubhouse area.
- 2) Pedestrian connectivity will be provided in the internal cottage area to connect to the parking areas and amenity spaces.

B. Parking Areas

- 1) Section 9.4.1.1 of the PDO defines the required parking for lodging. Lodging requires 1 parking space per sleeping room.
- 2) Parking will be provided on the cottage site for the guest cottages. A total of 52 parking spaces will be provided on the site. This is a ratio of 1 parking space per sleeping room within the cottages.
- 3) Additional overflow parking is available at the Number 8 clubhouse if needed.
- 4) PRCC operates shuttles to various hotels and accommodations throughout the Village. Shuttles operate throughout the day and evening and will be utilized to transport Cottage guests to and from the main resort and Village.

C. Streets and Access

- 1) Access to the facility will be provided from Centennial Boulevard, which is a private drive. Centennial Boulevard connects to Murdocksville Road at the entrance to the #8

golf course facility.

- 2) The existing roadways on the property will be utilized for access to the cottages. A small vehicular drop off will be provided at the entrance to each cottage.
- 3) All streets will be designed to accommodate emergency vehicles.

D. Landscaping

- 1) Landscaping will meet the requirements of Section 9.5.1 of the PDO. Existing vegetation will be utilized to count toward the buffering and screening requirements.
- 2) New parking improvements will be planted per the requirements of Section 9.5.1.4 of the PDO to provide adequate shade for parking fields.
- 3) It is intended that plantings will follow the recommended plantings from Manning's original list of plants as described in Section 9.5.1.2(d)(1) of the PDO and included in the Village Planting Guide to the extent possible.
- 4) No state champion trees are located on the site.

E. Buffers/Setbacks

- 1) Although the isolated nature of the cottage site will only impact the surrounding golf course, setbacks on the property will follow the Hotel (H) District dimensional standards prescribed in Section 9.2 of the PDO. Setbacks for the Hotel District and the proposed setbacks are as follows:

Hotel District Setbacks

Front Yard = 40' min.

Side Yard = 20' min.

Side Street Yard = 20' min.

Rear Yard = 30'

- 2) Setbacks are shown on the General Concept Plan on sheet L-1.1 of the submittal package.
- 3) In addition, there is a 30' undisturbed buffer required along the wetland boundary which will be provided.

F. Stormwater

- 1) Stormwater management best practices will be applied as necessary and required to control and treat stormwater runoff for the project. Stormwater will be controlled and treated for the total new impervious surface created by the cottages and site improvements.
- 2) It is proposed that stormwater runoff be controlled on-site utilizing small individual basins located between the cottages. In addition, adequate stormwater management area will be provided for the parking areas in open spaces in the parking islands and surrounding areas.
- 3) PRCC will obtain permits required by all state and local agencies for stormwater management on the site.
- 4) The property falls within a WS-II, balance of watershed, which permits up to 24% impervious surface on the site. Cottage development will fall below 24% impervious surface and can be accommodated on site.

G. Utility Service

- 1) Water and sewer service can be provided by the Moore County Public Utilities to service

this development. Utilities currently exist on the property. A public sanitary sewer manhole and fire hydrant with associated waterline are located on the property. Utilities will be designed to connect the cottages to these existing utilities.

- 2) Power is readily available for the property.
- 3) See sheet L-1.1 for a conceptual plan of the utilities.

H. Architectural Character

- 1) Preliminary elevations of the units have been provided.
- 2) Character of the cottages will reflect a New England style cottage with colors that will blend in with the surroundings.
- 3) Maximum height in the Hotel Zoning District is 50'. Cottages will not exceed 35' in height and maintain a residential scale.

I. Signage

- 1) All signage will be designed to meet the requirements of Section 9.7 of the PDO.

J. Lighting

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

K. Soil Erosion and Sediment Control

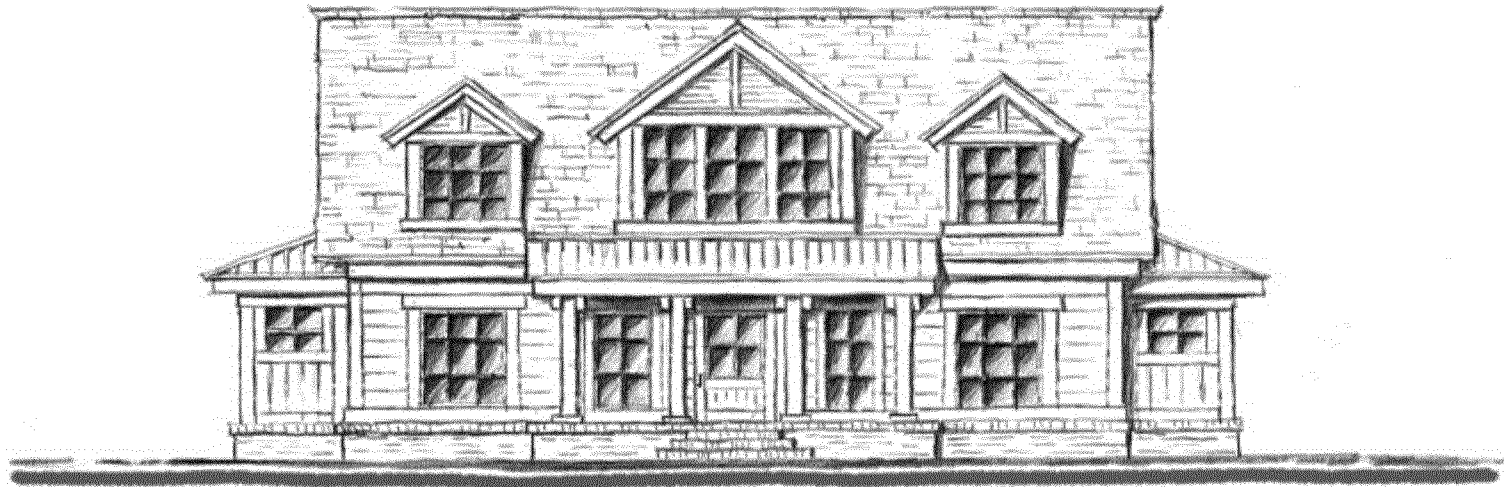
- 1) Soil erosion and sediment control during construction will be provided per Section 9.12 of the PDO and all state standards.
- 2) The developer will obtain an erosion control permit from NCDWQ for the project as required.

L. Fences, Walls and Columns

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

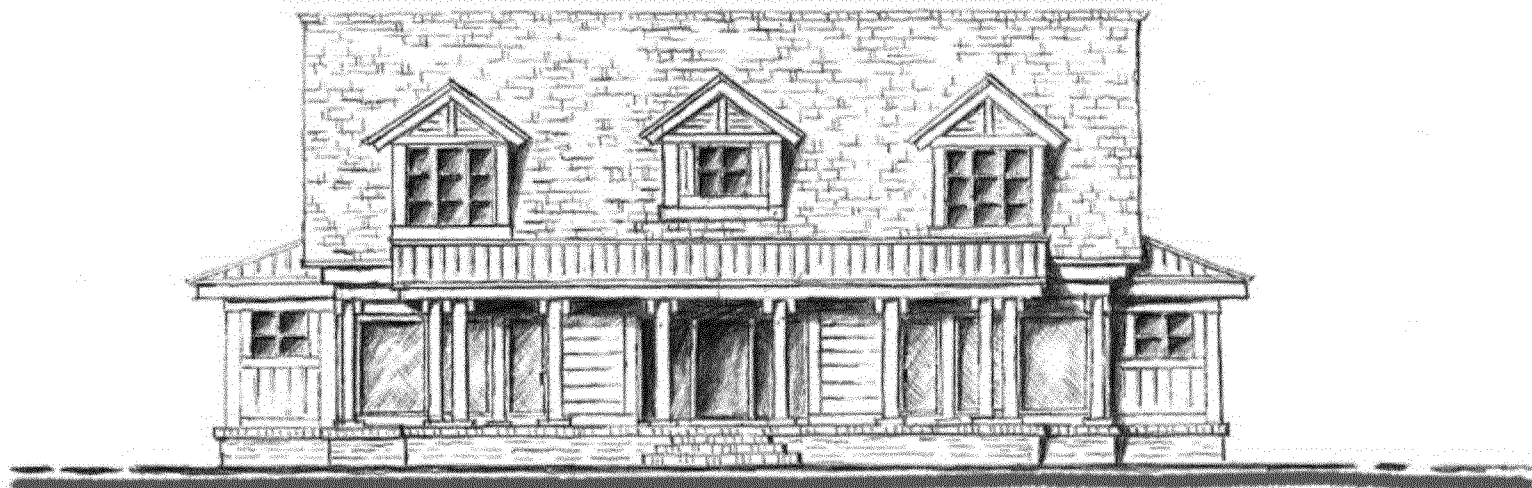
The descriptions and conditions described above will apply to the entire project as indicated in the Conditional District General Concept Plan document.

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



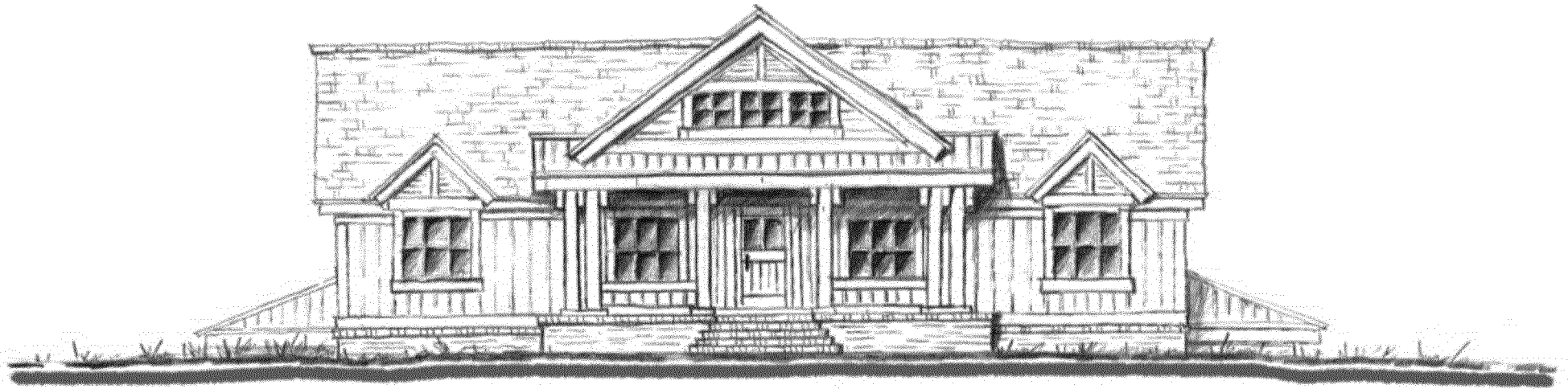
FRONT ELEVATION

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

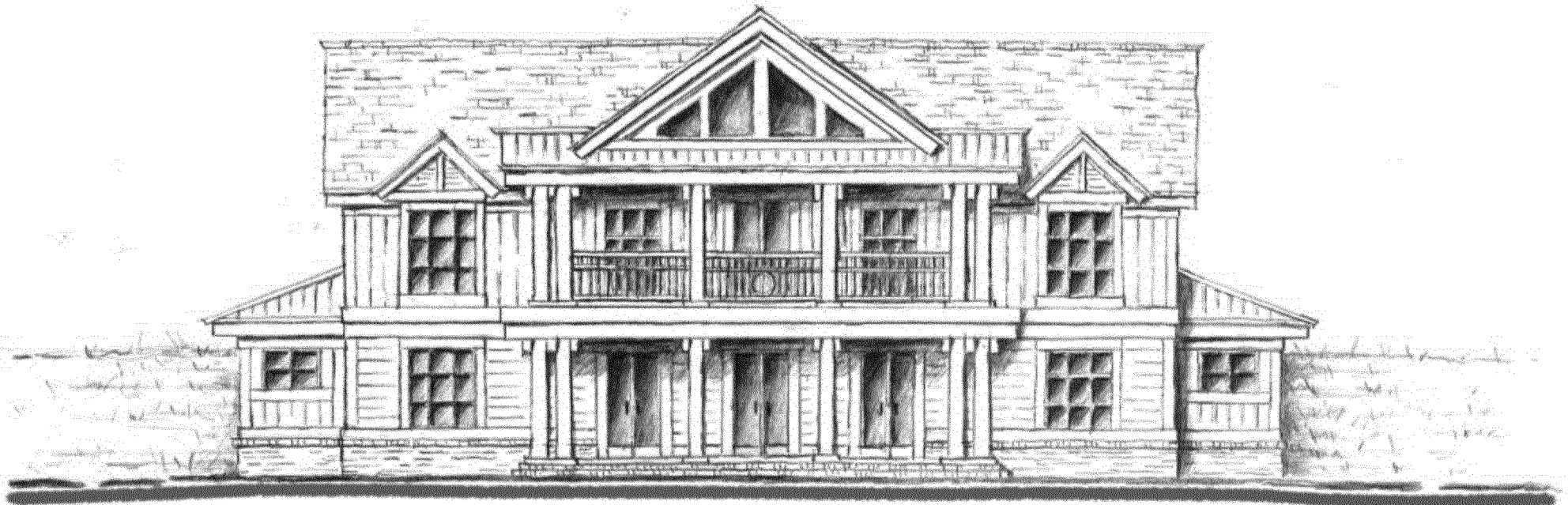


REAR ELEVATION

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



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



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

ADJACENT PROPERTY OWNERS

PARID	PIN	DEED_BOOK	DEED_PAGE	NAME	NAME2	ADDRESS	CITY	STATE	ZIP
00030094	856313037117	3644	470	ANGEL BRASWELL SMITH		5 GARNER LN	PINEHURST	NC	28374
00023560	856313037273	4226	476	ELY, THOMAS M	ELY, KIMBERLY B	205 BRIARDALE AVE	CARY	NC	27519
00025577	856313038249	4509	565	DODDS, MICHAEL SCOTT	DODDS, SUSAN ADENA	95 SCOTT ROAD	PINEHURST	NC	28374
00017938	856313039313	4694	168	FARRISH, PATRICIA A		35 GARNER LANE	PINEHURST	NC	28374
00020004	856313039387	2020E	109	RUPERT, MEAGHAN MARIE		45 GARNER LANE	PINEHURST	NC	28374
00023277	856313130376	3094	301	FLINCHUM, CRAIG P		55 GARNER LANE	PINEHURST	NC	28374
00022803	856313131355	3127	32	GRAHAM, GLENDA J		65 GARNER LANE	PINEHURST	NC	28374
00029233	856313132344	5289	295	THE G M THOMPSON FAMILY	LIMITED PARTNERSHIP	PO BOX 3513	PINEHURST	NC	28374
00025993	856313038420	1556	98	MOORE COUNTY		PO BOX 905	CARTHAGE	NC	28327

December 2, 2022

Dear adjoining property owner,

A Neighborhood Meeting will be held to discuss the rezoning of a portion of the Pinehurst Number 8 property to permit nine (9) guest cottages located near the clubhouse area (see attached map for location of proposed cottages). All access to the cottages will be provided from Murdocksville Road via Centennial Boulevard. The property is currently zoned R30, which permits 30,000 square foot lot residential development. The applicant, Pinehurst Resort and Country Club, is seeking to rezone the property to Hotel – Conditional District (H-CD) to allow for the construction of a new guest cottages, near the existing clubhouse.

This is not a public hearing. The purpose of this meeting is to inform adjoining property owners of the proposal and to seek comments. The drop-in meeting will be held on December 9, 2022, between the hours of 4:00 pm and 6:00 pm at the Pinehurst Number 8 Clubhouse in the Pro Shop. The clubhouse is located at 100 Centennial Boulevard in Pinehurst, North Carolina. This meeting will be informal, with no scheduled presentation, so feel free to come by at your convenience during the designated hours. Conceptual plans will be made available for review and discussion with members of the project team. Anyone seeking additional information regarding the rezoning application may call (910) 684-8487.

Best Regards,



Robert Koontz, PLA





#8 COTTAGES NEIGHBORHOOD MEETING 12/9/2022

<u>NAME</u>	<u>ADDRESS</u>
Thomas Ely	15 banner Lane Pinhurst, NC
Max Bussor	205 McCaskill Rd E Apt 313 Pinhurst, NC

NEIGHBORHOOD MEETING REPORT

DATE: December 9, 2022

PROJECT: Pinehurst Number 8 Guest Cottages

LOCATION: Pinehurst Number 8 Clubhouse Pro Shop located at 100 Centennial Boulevard

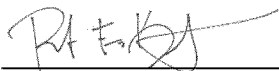
SUBMITTED BY: Bob Koontz

ATTENDEES: Bob Koontz, Koontz Jones Design, PLLC
Calvin Burkley, Pinehurst Resort and Country Club
Dick Higginbotham, Pinehurst Resort and Country Club
Matt Massei, Pinehurst Resort and Country Club

An informal Neighborhood Meeting was held on Friday December 9, 2022, from 4:00pm to 6:00 pm in the Pro Shop at the Pinehurst Resort Number 8 Clubhouse. This meeting is required by the Village of Pinehurst PDO for all rezoning requests that propose a more intense land use. The developer and project team held this meeting with the adjoining property owners to present the project and solicit feedback on the preliminary plans. All adjoining parcel owners within 100' of the property, as directed for neighborhood meeting notification in the PDO, were notified by letter (see attached copy of the letter) ten (10) days prior to the meeting date.

The meeting was informal in nature to allow adjoining property owners the opportunity to drop by at their convenience to review preliminary plans and ask questions of the development team. No formal presentation was provided. Drawings of the conceptual site plan were provided for review of the property owners. A development team member was available to answer questions regarding the proposed project.

One of the adjoining property owners took the opportunity to review the plans and discuss the project with the development team. A meeting sign-in sheet has been included, which also includes the Pinehurst Number 8 golf professional, Max Busser. The plan was presented to Mr. Ely and the cottage site location was identified on an overall aerial photograph of the Number 8 property to show the proximity to Mr. Ely's residence. The rezoning process and where this project stood in the approval process was also reviewed with Mr. Ely. It was explained that the neighborhood meeting is a requirement of the PDO and that public hearings with the Planning Board and Village Council would be scheduled for public hearings in early 2023.



Robert Koontz, RLA

These notes reflect the author's interpretation of the events during the referenced meeting. Any additions or modifications required should be submitted to the author in writing.



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

Environmental Consultants

515-F Midland Road • Southern Pines, N.C. 28387

(910) 695-1043 • Fax (910) 695-3317

31 October 2022

Mr. Bob Koontz
Koontz-Jones Design
150 South Page Street
Southern Pines, NC 28387

Dear Mr. Koontz:

Pinehurst Acquisition Corp. proposes to construct several cottages, associated parking and amenities on a portion of the existing Pinehurst No. 8 property located off Centennial Boulevard in Pinehurst, Moore County, North Carolina (NC) (Parcel ID: 2000655) (Figures 1 and 2). On 17 October 2022, personnel from Dr. J.H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) survey of the 10.35-ac. project site and a 0.5-mile radius of the project site (RCW survey area) (Figure 2).

The project site is located on the existing Pinehurst No. 8 property (approximately 238-acres) and is bordered by residential development to the south and golf course to the north, east and west. (Figure 1). The project design consists of construction of 9 cottages (5 4-bedroom and 4 8-bedroom units), 52 parking spaces, an open-air pavilion and a practice putting green (Figure 2).

The Pinehurst No. 8 Golf Club property is enrolled in the RCW Safe Harbor Program. Approximately 5.0 acres in the northern, northeastern and northwestern portions the of the project site will be cleared and developed (Figure 2). This area is mostly forested with a moderately dense overstory of longleaf pine (*Pinus palustris*) and loblolly pine (*P. taeda*) with an often sparse to moderately dense midstory of turkey oak (*Quercus laevis*), sand post oak (*Q. margarettae*), American persimmon (*Diospyros virginiana*), American holly (*Ilex opaca*) and sassafras (*Sassafras albidum*). There is a sparse herbaceous ground cover of Carolina wiregrass (*Aristida stricta*). The central portion of the project site contains a wetland drain with moderately dense to dense overstory of pond pine (*P. serotina*), red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*) and tulip poplar (*Liriodendron tulipifera*), with a dense midstory and understory of saplings of the same species. The shrub layer consists of wax myrtle (*Morella*

cerifera), inkberry (*I. glabra*), staggerbush (*Lyonia lucida*) with a ground cover of cinnamon fern (*Osmundastrum cinnamomea*) and netted chain-fern (*Lorinseria areolata*). The southeasternmost portion of the project site is similar to the northern portion.

Within the 0.5 mile radius RCW survey area, the majority of the area east, south and west of the project site consists mostly of residential properties. The residential areas to the south and west of the project site contained potentially suitable RCW foraging and nesting habitat, however, the midstory and understory layers were dense with hardwoods and ornamental shrubs and trees. The Pinehurst No. 8 property contained suitable and potentially suitable foraging and nesting habitat; however, the pine stands are fragmented and the midstory layer was dense with hardwoods in many areas.

All RCW cavity trees located on the Pinehurst No. 8 property and associated with abandoned RCW clusters Southern Pines/ Pinehurst (SOPI) 63, 64 and 71 were visited and the stage, shape and activity status were recorded (Table 1). None of the RCW cavity trees were active. No additional RCW cavity trees were found on the project site or within the 0.5 mile radius RCW survey area. The proposed project site is not within 0.5-mile of a known active RCW cluster/partition. The nearest known **active** RCW cluster, SOPI 46, is located approximately 1.2 miles southeast of the project site.

Based on the results of this survey, there are no RCW-related restrictions on developing this project other than minimizing the removal of pine trees ≥ 10 inches in dbh to the extent practicable. No RCW cavity trees will be removed or impacted by this project.

Sincerely,

Deven Davidson
Biologist

cc: Mr. Bob Koontz
JCA file

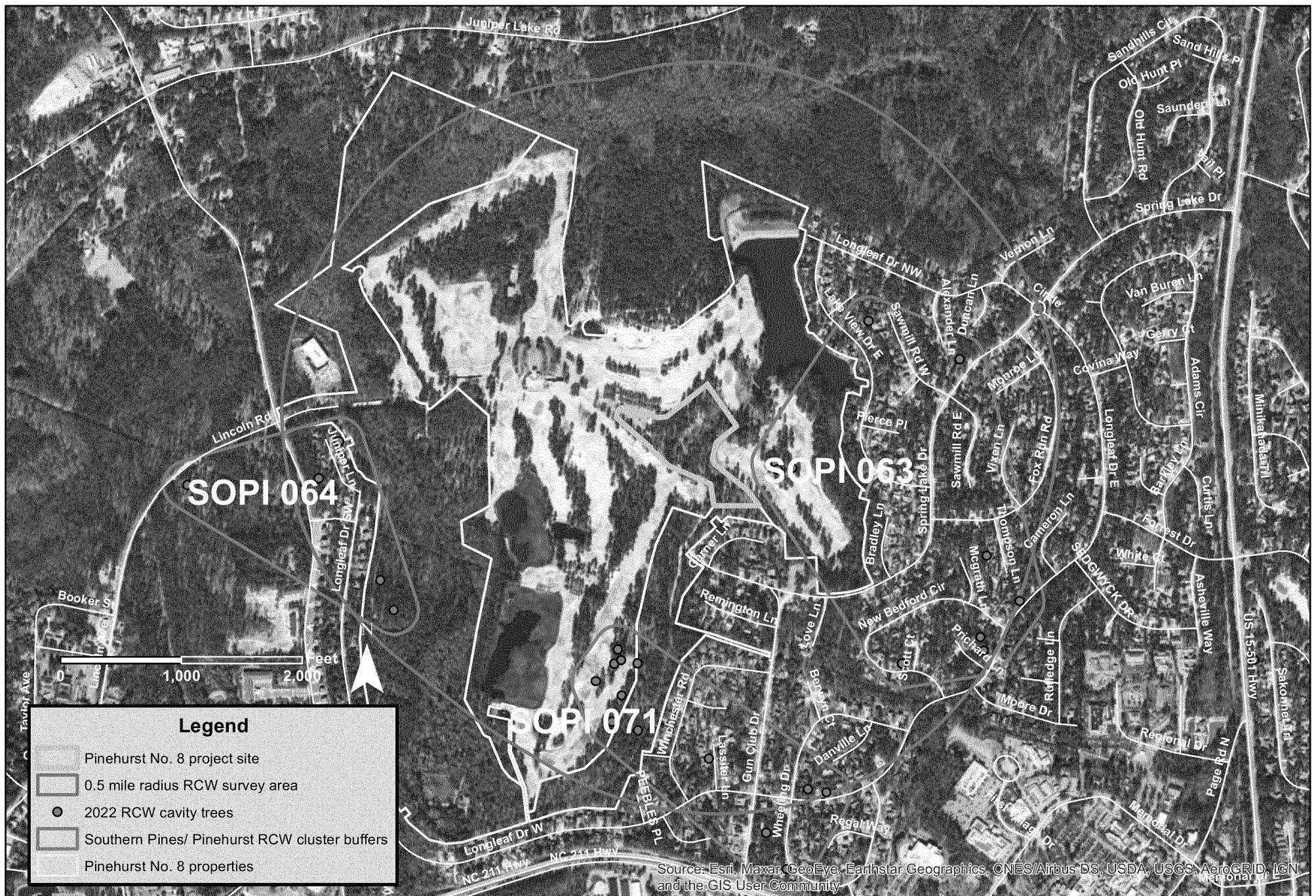
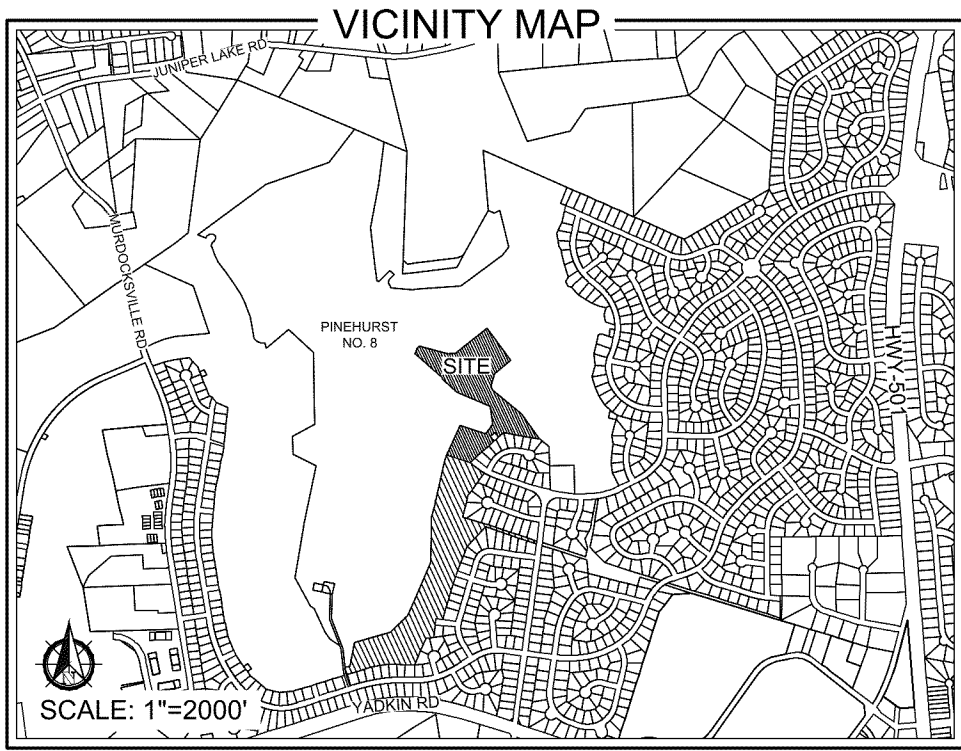


Figure 1. The project site and the 0.5 mile radius red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) (RCW) survey area for the proposed development of 9 cottages, an open air pavilion, a putting green and associated parking on the Pinehurst No.8 property, Pinehurst, Moore County, North Carolina.

Table 1. Red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) (RCW) cavity trees located on the Pinehurst No. 8 property and associated with abandoned RCW clusters Southern Pines/ Pinehurst (SOPI) 63, 64 and 71, Pinehurst, Moore County, North Carolina.

Cluster Number	Tree Number	Stage	Shape	Activity	Easting	Northing
SOPI 63	5014E	Cavity	Slightly Enlarged	Relic	639770.0	3898088.0
SOPI 63	5315E	Cavity	Normal	Relic	639774.0	3898072.0
SOPI 63	5316E	Cavity	Normal	Relic	639812.0	3898076.0
SOPI 64	1188	Cavity	Normal	Relic	638650.0	3897999.0
SOPI 64	1189	Cavity	Healed Over	Relic	638619.0	3898026.0
SOPI 64	1896	Start	Healed Over	Relic	638668.0	3898120.0
SOPI 64	1897	Cavity	Enlarged	Relic	638779.0	3897772.0
SOPI 64	1898	Cavity	Enlarged	Relic	638815.0	3897698.0
SOPI 71	1899	Cavity	Enlarged	Relic	639436.0	3897407.0
SOPI 71	4754	Cavity	Enlarged	Relic	639373.0	3897574.0
SOPI 71	9331	Cavity	Normal	Relic	639327.0	3897529.0
SOPI 71	260E	Cavity	Healing	Relic	639370.0	3897428.0
SOPI 71	261E	Cavity	Normal	Relic	639432.0	3897576.0
SOPI 71	262E	Cavity	Normal	Relic	639391.0	3897583.0
SOPI 71	263E	Advanced Start	Healed	Relic	639393.0	3897494.0
SOPI 71	5314E	Cavity	Normal	Relic	639382.0	3897610.0



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°02'35"E	33.33
L2	N22°39'40"E	12.97
L3	N53°38'33"W	70.83
L4	N44°44'29"E	60.05
L5	N38°27'04"E	26.46
L6	N87°45'35"E	81.58
L7	S16°37'26"E	44.04
L8	N41°08'36"W	60.00
L9	S48°48'12"W	60.00
L10	S41°13'51"E	60.48
L11	S43°19'39"W	60.04
L12	S48°20'45"W	59.91
L13	N50°54'16"W	30.09

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	178.34	815.04	N52°46'57"W	177.99

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8563 MAP(S): 3710854200J, 3710856300J DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

ZONING INFORMATION

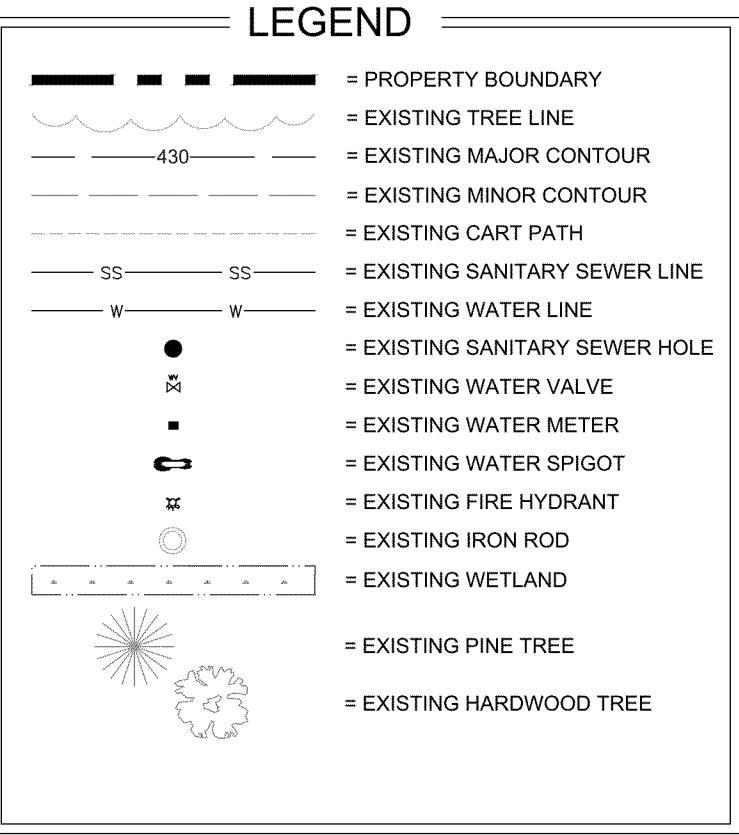
EXISTING ZONING CLASSIFICATION:
R30 - RESIDENTIAL

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
PINEHURST ACQUISITION CORP
ATTN: RICHARD HIGGINBOTHAM
P.O. BOX 4000
PINEHURST, NC 28374

PARCEL ID: 2000655
PIN: 856317023470
DB: 720 PG: 432

TOTAL PARCEL ACREAGE: ±14.56 AC

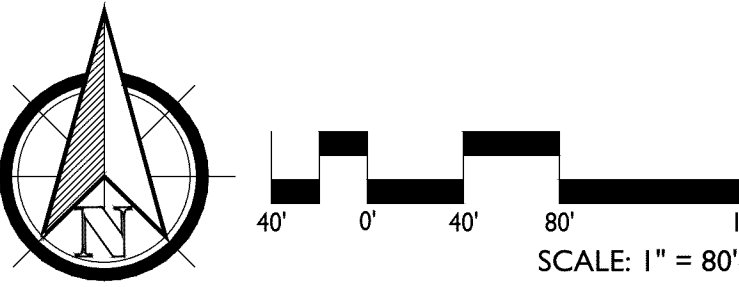


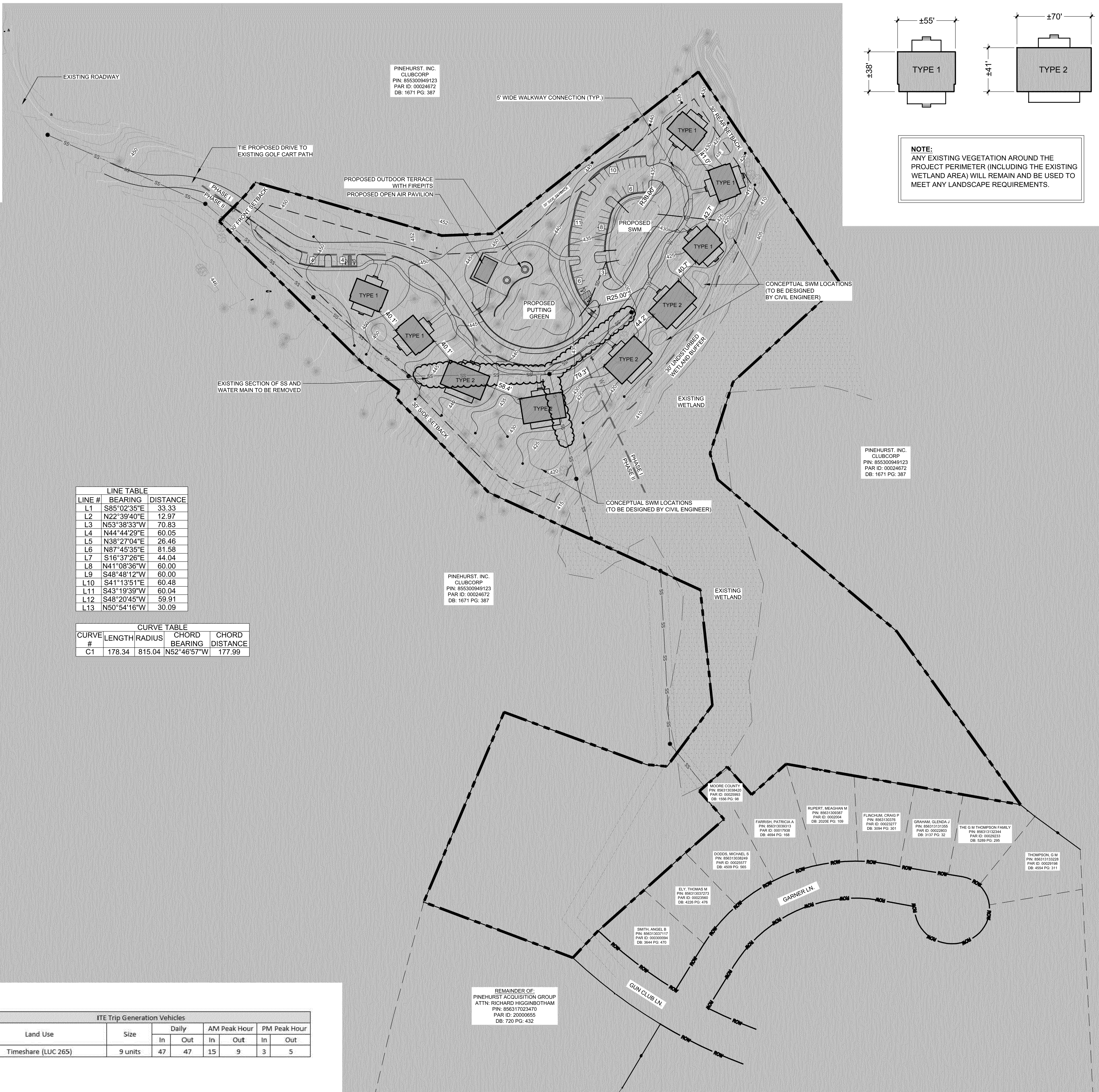
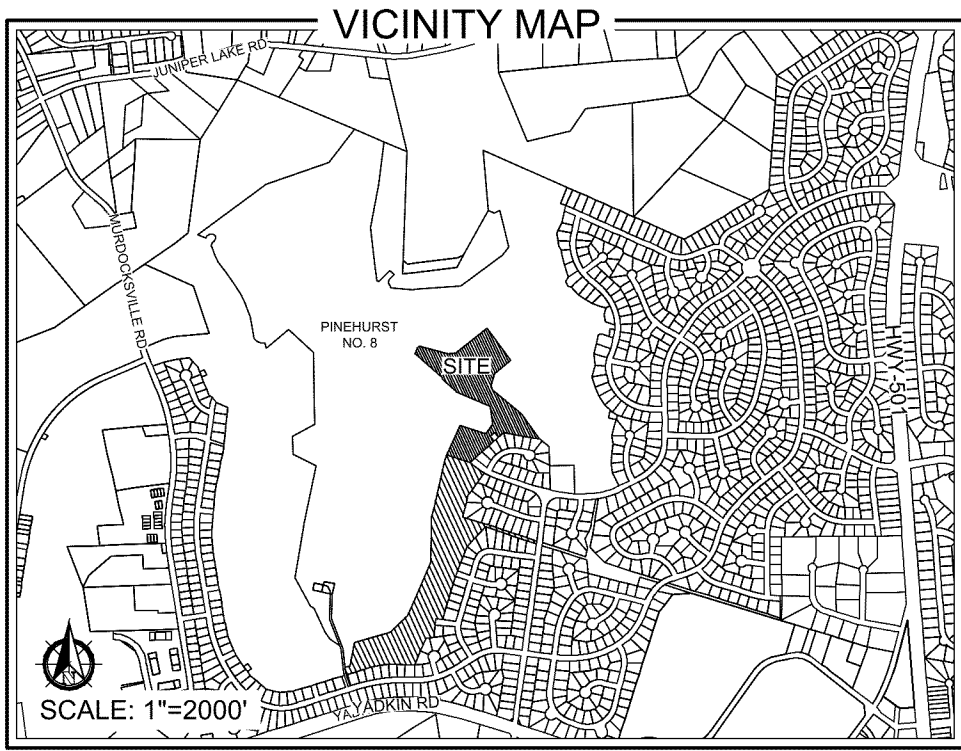
CAUTION

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

SURVEY FOR:
PINEHURST ACQUISITION CORP
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2022

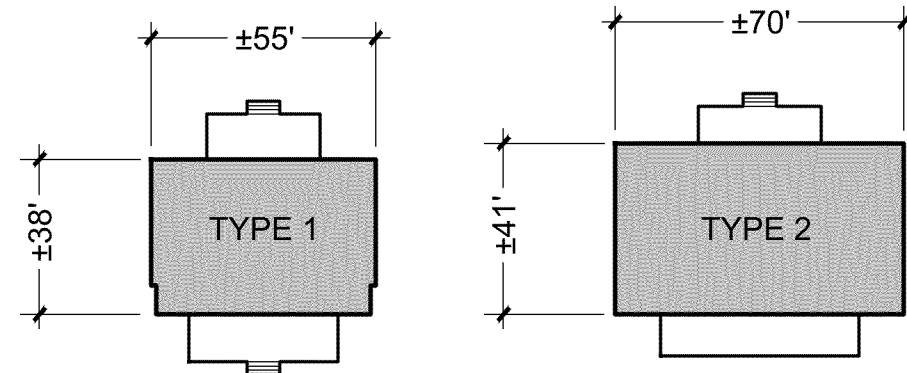




LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°02'35"E	33.33
L2	N22°39'40"E	12.97
L3	N53°38'33"W	70.83
L4	N44°44'29"E	60.05
L5	N38°27'04"E	26.46
L6	N87°45'35"E	81.58
L7	S16°37'26"E	44.04
L8	N41°08'36"W	60.00
L9	S48°48'12"W	60.00
L10	S41°13'51"E	60.48
L11	S43°19'39"W	60.04
L12	S48°20'45"W	59.91
L13	N50°54'16"W	30.09

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	178.34	815.04	N52°46'57"W	177.99

ITE Trip Generation Vehicles						
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour
		In	Out	In	Out	In Out
Timeshare (LUC 265)	9 units	47	47	15	9	3 5



NOTE:
ANY EXISTING VEGETATION AROUND THE PROJECT PERIMETER (INCLUDING THE EXISTING WETLAND AREA) WILL REMAIN AND BE USED TO MEET ANY LANDSCAPE REQUIREMENTS.

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8563
MAP(S): 3710854200J, 3710856300J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
R30 - RESIDENTIAL

PROPOSED ZONING CLASSIFICATION:
H-CD - HOTEL CONDITIONAL DISTRICT

WETLAND BUFFER:
30' UNDISTURBED

SETBACKS (PROPOSED):
FRONT (GOLF COURSE): 30'
INTERIOR SIDE (GOLF COURSE): 30'
REAR (GOLF COURSE): 30'

MAX BUILDING HEIGHT: 35'

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
PINEHURST ACQUISITION CORP
ATTN: RICHARD HIGGINBOTHAM
P.O. BOX 4000
PINEHURST, NC 28374

PARCEL ID: 2000655
PIN: 856317023470
DB: 720 PG: 432

TOTAL PARCEL ACREAGE: ±14.56 AC

PROPOSED BUILDINGS:
TYPE 1 (5) 4-BEDROOM COTTAGE
TYPE 2 (4) 8-BEDROOM COTTAGE

TOTAL PARKING: 52 SPACES (1 SPACE / BEDROOM)

TOTAL IMPERVIOUS SURFACE: ±2.73 AC (18.75%)

LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- UNDISTURBED WETLAND BUFFER
- EXISTING TREE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING CART PATH
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN PIPE
- PROPOSED UTILITY EASEMENT
- PHASE BOUNDARY
- PROPOSED STORMWATER POND
- EXISTING SANITARY SEWER HOLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER SPIGOT
- EXISTING FIRE HYDRANT
- EXISTING IRON ROD
- EXISTING WETLAND
- EXISTING PINE TREE
- EXISTING HARDWOOD TREE

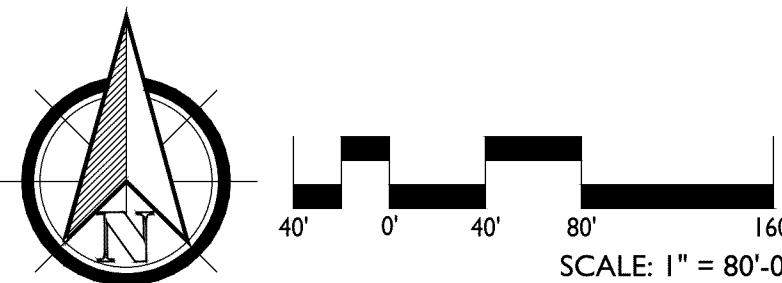
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PINEHURST ACQUISITION CORP
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2022



KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8467
W: www.koontzjonesdesign.com

REVISIONS:

PINEHURST NO. 8 COTTAGES
PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 01-26-2023
DESIGNED BY: REK
DRAWN BY: DVM
CHECKED BY: JWS
SCALE: 1" = 80'-0"
PROJECT #: KDD2041
SHEET NUMBER: L-1.1



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Strickland and Village Council
From: Alex Cameron, Planning Supervisor
CC: Jeff Sanborn, Village Manager
Kelly Chance, Village Clerk
Date: February 21, 2023
Subject: Request for Special Intensity Allocation of 1.03 acres for Veteran's Guardian Association additional parking at 65 Trotter Hills Circle (PID # 96000378).

Background

Village Council is being asked to approve a Special Intensity Allocation (SIA) of 1.03 acres involving 1 parcel of undeveloped land within the Trotter Hills business park in the Pinehurst South area just west of NC Highway 5. The property is zoned OP (Office Professional) which permits up to 70% impervious area. The parcel is also located within the WS II Drowning Creek – Lumber River Balance of Watershed, which limits non-residential development to 12% built upon area unless a Special Intensity Allocation (SIA) is granted by the Village Council pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance (PDO).

The request to grant the SIA is to allow for the development of additional parking to serve the Veteran's Guardian Association (Professional Service) which would result in an increase of approximately 18,295 square feet of impervious area. The existing business is located on the adjacent lot at 75 Trotter Hills Circle. The owner has purchased the properties on either side (85 & 65 Trotter Hills Circle) for the opportunity to construct the proposed parking and any future addition to the existing office. In 2021, the owner purchased the property at 85 Trotter Hills Circle and pursued a SIA request and site plan approval for a similar proposal to add parking to the site which was approved by both the Village Council and the Technical Review Committee (TRC). Since that time, the owner decided to pursue purchasing the subject lot and use that area for additional parking. The owner is currently in the process of combining the subject property with the other parcel and this will be needed to be executed prior to site plan approval. Once the properties are combined, the resulting impervious area would be approximately 35.9%.

Section 8.3.3.5(B)(2) of the PDO states that up to ten (10%) percent of the balance of the watershed may be developed for nonresidential and multi-family uses, allowing up to seventy (70%) percent built-upon area on a project by project basis. The Technical Review Committee (TRC) have been reviewing the proposed improvements as a Minor Site Plan and this SIA allocation needs to be granted prior to issuing building and development permits for construction.

Property Owner	Property Location	Moore County PID#	Project Area
75 Trotter Hills Circle, LLC	65 Trotter Hills Circle	96000378	1.03

Zoning and Proposed Use

Current Zoning	OP-Office Professional
Watershed Protection District	WS II Drowning Creek-Lumber River
Within Corporate Limits	Yes
Existing Use	Vacant
Proposed Use	Additional parking to serve adjacent professional service office building (Veteran's Guardian Association)
Proposed Imperious Area	18,295 square feet or approximately 40.64% of existing lot, 35.9% total once combined with adjacent property (up to 70% permitted per SIA and OP Zoning District)

Project Analysis

The proposed project involves construction of a 55 space parking lot. The parking lot will serve the adjacent Veteran's Guardian Association professional services office which has an existing 34 parking spaces. One space will be removed as part of the construction and therefore leaving a net total of 88 spaces. Due to the increase in use at the professional services office, often times there is not enough available on-site parking spaces which results into spill over into the right-of-way and in non-improved or marked areas on-site. Therefore, there is a current need to provide for additional on-site parking to serve this use.

The PDO requires the use of Best Management Practices (BMP) to minimize water quality impacts if an SIA is approved. Stormwater is collected by a network consisting of curb and gutter, curb inlets, and approximately 300 linear feet of pipe that discharges into a stormwater management pond. The stormwater management pond is designed for the first inch of runoff to infiltrate with the remainder being held and then released at the pre-development runoff rate for a 25-year, 24 hour storm event. The system is designed to meet and exceed the Village's Engineering Standards to handle post development runoff for a 10-year, 24 hour storm event. The system will also allow for the first inch of runoff to infiltrate into the ground as a quality design to implement BMP's. The provided soil scientist report and analysis has indicated an infiltration rate of 10.0" per hour which far exceeds the minimum requirement by North Carolina Department of Environmental Quality (NCDEQ).

This SIA would grant relief from the WS-II Watershed Protection District maximum impervious built upon area of twelve percent (12%) identified in Section 8.3.3.5 (B) (1) of the PDO, which again is permitted up to 70% impervious coverage for non-residential uses and within the OP (Office & Professional Development District). Per Section 8.3.3.5 (B) (2) (a), the total acreage of the tract shall be calculated in granting the allocation including pervious areas, which totals 1.03 acres with this request. Up to ten percent (10%) of the WS-II Watershed Protection District can be granted a Special Intensity Allocation (SIA). This yields a total area of 819.84 acres eligible to receive a Special Intensity Allocation in the WS-II Watershed Protection District. **The Village has allocated approximately 70.783 acres since 1993 leaving 749 acres of allocation remaining for future projects.**

The property is located within the corporate limits of the Village of Pinehurst and complies with the Village Council's Watershed Intensity Allocation Policy contained in Resolution 13-13 that states, "It shall be the policy of the Village of Pinehurst to only allocate special intensity allocations to properties that are located within the corporate limits of Pinehurst or to properties which have an active voluntary annexation petition to the Village of Pinehurst."

Associated Approvals

As previously mentioned in this memo, the Technical Review Committee is currently reviewing the proposed improvements as a Minor Site Plan and a SIA allocation would need to be granted prior to issuing site plan approval for construction. The SIA is the remaining issue before the TRC may issue site plan approval and construction can commence.

The table below outlines activity in the WS-II Watershed Protection District since 1996.

Date of Council Action	Project	Area Approved by Council for SIA (Acres)	Balance of WS-II (Acres)
6/21/1993	Creation of WS-II (Drowning Creek)	N/A	198.300
12/16/1996	MOWASA (Moore County Water and Sewer Authority)	0.150	198.150
1/21/1997	Love Grove Freewill Baptist Church	0.060	198.090
2/17/1997	Moore County Landfill	2.580	195.510
6/16/1997	Quail Haven Village	6.700	188.810
7/21/1997	Deep Creek Baptist Church	0.260	188.550
7/21/1997	Pinehurst Resort Parking Lot	0.500	188.050
8/18/1997	Boles Funeral Home	0.690	187.360
3/16/1998	Quail Haven	0.000	187.360
6/15/1998	Quail Haven	0.006	187.354
8/17/1998	Golf Course #1 Restrooms	0.017	187.337
10/26/1998	Congregational Church	0.870	186.467
10/26/1998	Pinehurst Resort Improvements	12.830	173.637
10/26/1998	Pinehurst Resort Golf Learning Center	1.860	171.777
10/26/1998	Moore County Landfill	0.150	171.627
3/15/1999	Congregational Church	0.023	171.604
3/15/1999	Harness Track	2.290	169.314
4/19/1999	Pinehurst Track Restaurant	0.010	169.304
6/21/1999	Quail Haven Village	0.010	169.294
5/30/2000	Pinehurst Resort Green House	0.870	168.424

1/23/2001	The Pinehurst Company	0.020	168.404
1/23/2001	The Pinehurst Company	0.590	167.814
1/23/2001	Bretton Woods Pool Pavilion	0.598	167.216
5/22/2001	Quail Haven Village	0.022	167.194
7/24/2001	Trotter Hills Development	1.560	165.634
10/8/2001	Pinehurst Hardware	0.350	165.284
1/16/2004	Moore County ABC Store	0.377	164.907
8/2/2004	Rudd Office Building	0.340	164.567
12/16/2008	Community One Bank	1.440	163.127
5/5/2011	Village Chapel	1.440	161.687
1/10/2012	Quality Care Pharmacy	1.440	160.247
6/12/2012	Moore County Transfer of WS-II Acreage	+ 621.537	781.784
1/8/2013	Village Green	6.630	775.154
11/18/2013	Terry Riney Office	1.140	774.014
9/8/2015	Sandhills Alliance Church	1.540	772.474
*6/28/2016	Kirkpatrick Office Building	1.000	771.474
8/13/2019	La Foret Townhomes	6.950	764.524
8/13/2019	Pinehurst Coin Exchange	1.440	763.084
1/14/2020	Pinehurst Resort Beach Club Improvements	5.81	757.274
9/8/2021	Huntley Office Building	1.0	756.274
4/27/2021	Hwy 5 Retail Development	0.850	755.424
4/27/2021	Vieta Dermatology	3.350	752.074
8/10/21	95 Trotter Hills NC Child Development Services	1.04	751.034
*10/26/2021	Veteran's Guardian Association Parking Lot	0.94	750.094
2/28/2023	Veterans Guardian Parking	1.03	749.064
2/28/2023	35 Trotter Hills Ron Talis Medical Office	1.0	748.064

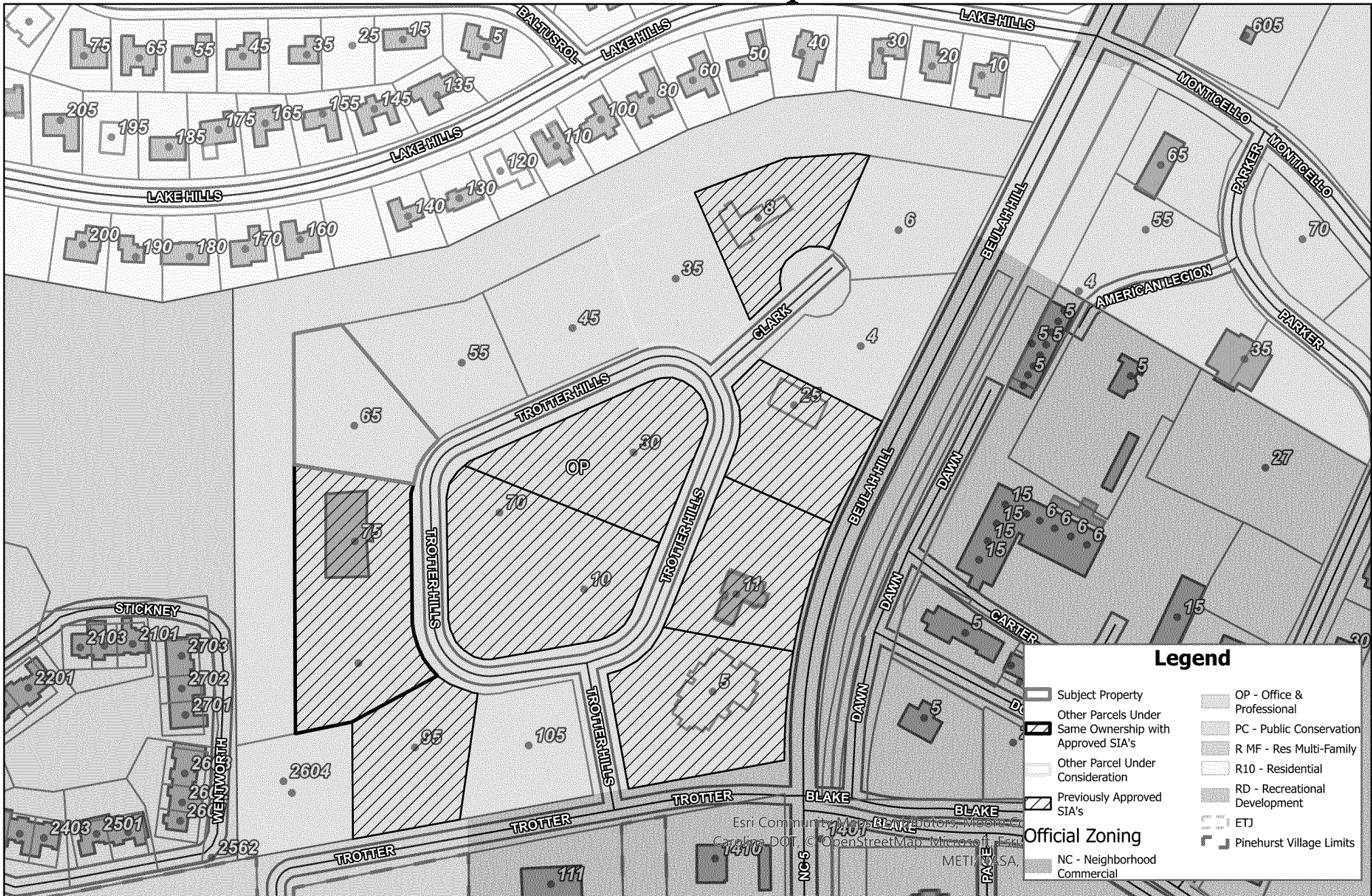
* Previously approved SIA for adjacent property (75 & 85 Trotter Hills Circle) to be combined with subject property

** Tentative until approved by Village Council (both requests on the 02-28-2023 meeting agenda)

Staff Recommendation

As the project will meet all PDO and ESSM requirements as well as the Council adopted Watershed Intensity Allocation Policy, staff recommends approval of the SIA for the project as proposed and allocating the 1.03 acres from the balance of the WS-II Watershed Protection District, which Council can approve by motion.

Area Map



0 330 660 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).

2/20/2023

Trotter Hills Office Park Special Intensity Allocation (SIA) Request





Council Member to Report	Partners & Collaborators
John Strickland	Convention and Visitors Bureau
	FirstHealth
	*Moore County, NC - Rotating
	Moore County Transportation Committee
	NCDOT/TARPO
	*Neighborhood Advisory Committee - Rotating
	*North Carolina - Rotating
	Partners in Progress
	Pinehurst Resort
Patrick Pizzella	*Moore County, NC - Rotating
	NCDOT/TARPO
	*Neighborhood Advisory Committee - Rotating
	*North Carolina - Rotating
	Partners in Progress
	Tri-Cities Work Group (Pinehurst, So. Pines, Aberdeen)
Jane Hogeman	Beautification Committee
	Chamber of Commerce
	*Moore County, NC - Rotating
	*Neighborhood Advisory Committee - Rotating
	*North Carolina - Rotating
	Pinehurst Business Partners
	Tri-Cities Work Group (Pinehurst, So. Pines, Aberdeen)
Lydia Boesch	Bicycle and Pedestrian Advisory Committee
	Convention and Visitors Bureau
	*Moore County, NC - Rotating
	*Neighborhood Advisory Committee - Rotating
	*North Carolina - Rotating
Jeff Morgan	FirstHealth
	*Moore County, NC - Rotating
	Moore County Schools
	*Neighborhood Advisory Committee - Rotating
	*North Carolina - Rotating
	Triangle J. COG

SITE DATA:			
PROJECT NAME:			
VETERANS GUARDIAN PARKING LOT			
OWNER:		OWNER EMAIL CONTACT:	
75 TROTTER HILLS CIRCLE, LLC		SCOTT.GREENBLATT@VETSGUARDIAN.COM	
ENGINEER:		ENGINEER EMAIL CONTACT:	
LKC ENGINEERING, PLLC		PHILIP@LKCENGINEERING.COM	
PROJECT ADDRESS:		LAT & LONG:	
65 TROTTER HILLS CIR, PINEHURST, NC 28374		35°09'48.4"N, 79°25'23.3"W	
PARCEL ID#:		PIN:	
96000379 & 96000378		855100882283 & 855108882593	
DEED BOOK & PAGE:			
DB 5744, 5729 PG 248, 122			
LOT SIZE:		DISTURBED AREA:	
1.03 ACRES (65 TROTTER HILLS CIR.) 1.95 ACRES (75 TROTTER HILLS CIR.) 2.98 ACRES (TOTAL) *65 TROTTER HILLS CIR. TO BE RECOMBINED WITH 75 TROTTER HILLS CIR.		1.15 ACRES	
CURRENT ZONING:		SETBACKS:	
OP		FRONT: 40 FT BACK: 40 FT SIDES: 20 FT	
WATERSHED:		RECEIVING WATER COURSE:	
WS-II		HORSE CREEK (PINEHURST LAKE)	
STREAM CLASS:		RIVER BASIN:	
HQW		LUMBER RIVER	
HQW:		FLOODZONE:	
Y/N		NONE	
YES			
EXISTING IMPERVIOUS AREA:		AC.	%
28,225 SF		0.65	21.8%
PROPOSED NEW IMPERVIOUS AREA:		AC.	%
18,295 SF		0.42	14.1%
TOTAL IMPERVIOUS AREA:		AC.	%
46,520 SF		1.07	35.9%

INDIVIDUAL IMPERVIOUS AREAS:

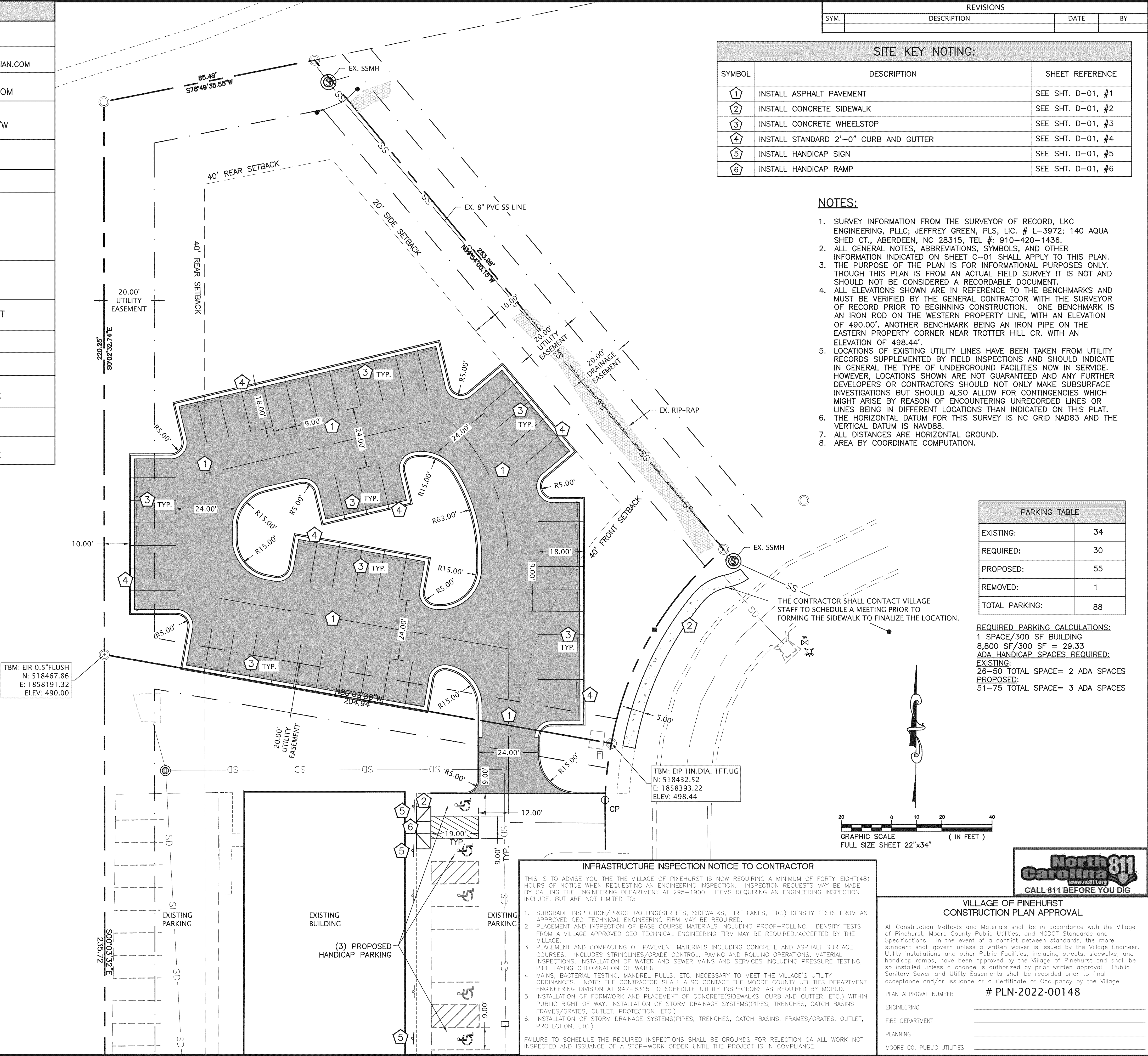
LOT 65: 1.03 A.C.
EX. IMPERVIOUS: 0 A.C.(0%)
PROPOSED IMPERVIOUS: 0.42 A.C.(40.64%)

LOT 75: 1.95 A.C.
EX. IMPERVIOUS: 0.65 A.C.(33.3%)

TOTAL (RECOMBINED): 2.98 ACS
COMBINED IMPERVIOUS: 1.07 A.C.(35.9%)

TBM: EIR 0.5"FLUSH
N: 518467.86
E: 1858191.32
ELEV: 490.00

TBM: EIP 1IN.DIA. 1FT.UG
N: 518432.52
E: 1858393.22
ELEV: 498.44



Professional Seal

LKC ENGINEERING, PLLC

04285

PHILIP A. GREEN

2-3-23

LKC Engineering, pllc

140 Aqua Shed Court

Aberdeen, NC 28315

O: 910.420.1437

F: 910.637.0096

lkceengineering.com

License No. P-1095

Engineering

Landscape Architecture

Surveying

LKC

SITE LAYOUT PLAN

VETERANS GUARDIAN PARKING LOT

Pinehurst, North Carolina

DATE: SEPTEMBER, 2022

DESIGNED: WLS

DRAWN: MFL

CHECKED: PAP

NO.

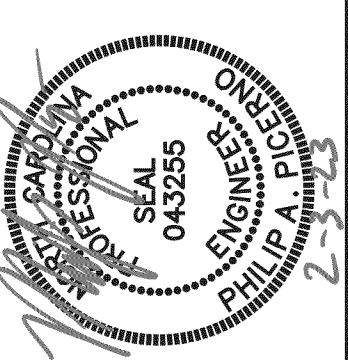
C-03

DRAINAGE KEY NOTING:		
SYMBOL	DESCRIPTION	SHEET REFERENCE
1	INSTALL STORM DRAIN MANHOLE	SEE SHT. D-04, #1; #5
2	INSTALL CURB INLET	SEE SHT. D-04, #3; #4
3	INSTALL OUTLET STRUCTURE	SEE SHT. D-03, #4; D-04, #6
4	INSTALL GRATE INLET	SEE SHT. D-04, #3; #4
5	INSTALL SSCO COVER	SEE SHT. D-05, #2

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

NOTES:

1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON SHEET C-01 SHALL APPLY TO THIS PLAN.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL VILLAGE OF PINEHURST AND MOORE COUNTY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL ENSURE THAT THE EXISTING UTILITIES ARE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
4. PURSUANT TO G.S.113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 7 OR 14 DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATION COVER. IF ANY SEEDING FAILURE OCCURS, THOSE AREAS SHALL BE RE-SEEDED WITH RYE GRAIN FOR TEMPORARY STABILIZATION AND PREPARED FOR PERMANENT SEEDING.



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140 Aqua Shed Court
Aberdeen, NC 28315
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F: 910.637.0096
lkceengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

LKC

DRAINAGE PLAN

VETERANS GUARDIAN
PARKING LOT

Pinehurst, North Carolina

DATE: SEPTEMBER, 2022

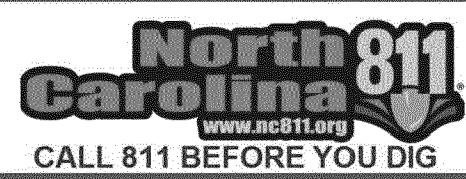
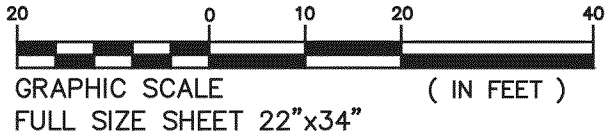
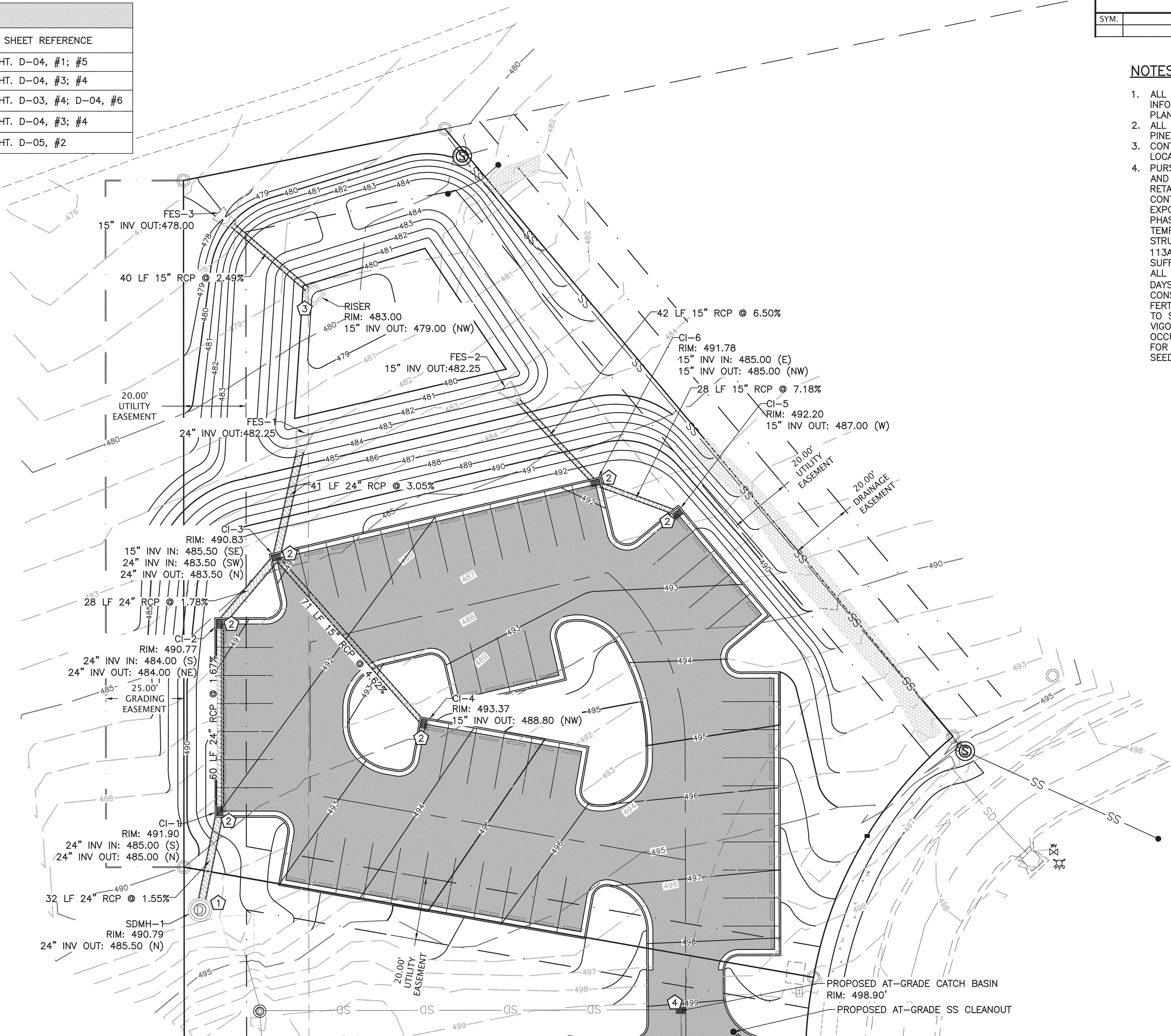
DESIGNED: WLS

DRAWN: MFL

CHECKED: PAP

NO.

C-05



VILLAGE OF PINEHURST
CONSTRUCTION PLAN APPROVAL

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.

PLAN APPROVAL NUMBER # PLN-2022-00148

ENGINEERING

FIRE DEPARTMENT

PLANNING

MOORE CO. PUBLIC UTILITIES

INFRASTRUCTURE INSPECTION NOTICE TO CONTRACTOR

THIS IS TO ADVISE YOU THE THE VILLAGE OF PINEHURST IS NOW REQUIRING A MINIMUM OF FORTY-EIGHT(48) HOURS OF NOTICE WHEN REQUESTING AN ENGINEERING INSPECTION. INSPECTION REQUESTS MAY BE MADE BY CALLING THE ENGINEERING DEPARTMENT AT 295-1900. ITEMS REQUIRING AN ENGINEERING INSPECTION INCLUDE, BUT ARE NOT LIMITED TO:

1. SUBGRADE INSPECTION/PROOF ROLLING(STREETS, SIDEWALKS, FIRE LANES, ETC.) DENSITY TESTS FROM AN APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED.
2. PLACEMENT AND INSPECTION OF BASE COURSE MATERIALS INCLUDING PROOF-ROLLING. DENSITY TESTS FROM A VILLAGE APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED/ACCEPTED BY THE VILLAGE.
3. PLACEMENT AND COMPACTING OF PAVEMENT MATERIALS INCLUDING CONCRETE AND ASPHALT SURFACE COURSES. INCLUDES STRINGLINES/GRADE CONTROL, PAVING AND ROLLING OPERATIONS, MATERIAL INSPECTIONS. INSTALLATION OF WATER AND SEWER MAINS AND SERVICES INCLUDING PRESSURE TESTING, PIPE LAYING CHLORINATION OF WATER.
4. MAINS, BACTERIAL TESTING, MANDREL PULLS, ETC. NECESSARY TO MEET THE VILLAGE'S UTILITY ORDINANCES. NOTE: THE CONTRACTOR SHALL ALSO CONTACT THE MOORE COUNTY UTILITIES DEPARTMENT ENGINEERING DIVISION AT 947-6315 TO SCHEDULE UTILITY INSPECTIONS AS REQUIRED BY MOPUD.
5. INSTALLATION OF FORMWORK AND PLACEMENT OF CONCRETE(SIDEWALKS, CURB AND GUTTER, ETC.) WITHIN PUBLIC RIGHT OF WAY. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)
6. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)

FAILURE TO SCHEDULE THE REQUIRED INSPECTIONS SHALL BE GROUNDS FOR REJECTION OA ALL WORK NOT INSPECTED AND ISSUANCE OF A STOP-WORK ORDER UNTIL THE PROJECT IS IN COMPLIANCE.

JAMES R TRUSTEE
KIRKPATRICK
PO BOX 1087
WEST END, NC 27376
PARCEL ID: 00054232
PIN: 855108885831
ZONING: OP

EXISTING
PARKING

EXISTING
BUILDING

EXISTING
PARKING



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Strickland and Village Council
From: Alex Cameron, Planning Supervisor
Maria Carpenter, Planner
CC: Jeff Sanborn, Village Manager
Kelly Chance, Village Clerk
Date: February 20, 2023
Subject: Request for Special Intensity Allocation of 1.0 acre (43,706 square feet) for the Ron Talis Medical Office at 35 Trotter Hills Circle (PID # 96000375).

Background

Council is being asked to approve a Special Intensity Allocation (SIA) of 1.0 acre involving 1 parcel of undeveloped land within the Trotter Hills business park in the Pinehurst South area just west of NC Highway 5. The property is zoned OP (Office Professional) which permits up to 70% impervious area or 30,492 square feet. The parcel is also located within the WS II Drowning Creek – Lumber River Balance of Watershed, which limits non-residential development to 12% built upon area unless a Special Intensity Allocation (SIA) is granted by the Village Council pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance (PDO).

If the SIA is granted, it would permit construction of a 5,000 square foot single story office building with associated surface parking. The proposed impervious area is 52.7% (22,943 square feet) and under the impervious limitation of 70% maximum in the OP district.

Section 8.3.3.5(B)(2) of the PDO states that up to ten (10%) percent of the balance of the watershed may be developed for nonresidential and multi-family uses, allowing up to seventy (70%) percent built-upon area on a project by project basis. The Technical Review Committee is currently reviewing the proposed improvements as a Minor Site Plan and this SIA allocation needs to be granted prior to issuing building and development permits for construction. The SIA allocation is the remaining issue before the TRC may issue site plan approval and construction can commence.

Property Owner	Property Location	Moore County PID#	Project Area
TALIS REALTY, LLC	35 Trotter Hills Circle	96000375	1.0

Zoning and Proposed Use

Current Zoning	OP-Office Professional
Watershed Protection District	WS II Drowning Creek-Lumber River BW
Within Corporate Limits	Yes
Existing Use	Vacant Lot
Proposed Use	Commercial with related surface improvements.
Proposed Imperious Area	22,943 square feet or approximately 52.7% (up to 70% permitted)

Project Analysis

The proposed office development appears to meet all PDO and ESSM requirements. A total of 31 parking spaces are proposed and 25 required. Stormwater will be managed on-site through an underground stormwater detention system constructed on the northern (rear) side of the property, beneath the new parking lot. The design of this system is compliant with the State's Stormwater Best Management Practice (BMP) Manual, and the Village's standard that the post-development runoff rate shall not exceed the pre-development runoff rate during a 10-year storm event. Note that the proposed design exceeds the Village standard by also reducing the runoff rate during a 25-year design storm.

This SIA would grant relief from the WS-II BW Watershed Protection District maximum impervious built upon area of twelve percent (12%) identified in Section 8.3.3.5(B)(1) of the PDO, which is permitted up to 70% impervious coverage for non-residential uses. Per Section 8.3.3.5(B)(2)(a) the total acreage of the tract involved in the request will be counted in the SIA which also includes pervious surfaces, which totals 1.0 acre in this case.

In accordance with Section 8.3.3.5(B)(2) of the PDO, ten percent (10%) of the WS-II BW Watershed Protection District can be granted a Special Intensity Allocation (SIA). This yields a total area of 819.84 acres eligible to receive a Special Intensity Allocation in the WS-II BW Watershed Protection District. **The Village has allocated approximately 70.783 acres since 1993 leaving 749 acres of allocation remaining for future projects.**

The property is located within the corporate limits of the Village of Pinehurst and complies with the Village Council's Watershed Intensity Allocation Policy contained in Resolution 13-13 that states, "It shall be the policy of the Village of Pinehurst to only allocate special intensity allocations to properties that are located within the corporate limits of Pinehurst or to properties which have an active voluntary annexation petition to the Village of Pinehurst."

The table below outlines activity in the WS-II Watershed Protection District since 1996.

Date of Council Action	Project	Area Approved by Council for SIA (Acres)	Balance of WS-II (Acres)
6/21/1993	Creation of WS-II (Drowning Creek)	N/A	198.300
12/16/1996	MOWASA (Moore County Water and Sewer Authority)	0.150	198.150
1/21/1997	Love Grove Freewill Baptist Church	0.060	198.090
2/17/1997	Moore County Landfill	2.580	195.510
6/16/1997	Quail Haven Village	6.700	188.810
7/21/1997	Deep Creek Baptist Church	0.260	188.550
7/21/1997	Pinehurst Resort Parking Lot	0.500	188.050
8/18/1997	Boles Funeral Home	0.690	187.360
3/16/1998	Quail Haven	0.000	187.360
6/15/1998	Quail Haven	0.006	187.354
8/17/1998	Golf Course #1 Restrooms	0.017	187.337
10/26/1998	Congregational Church	0.870	186.467
10/26/1998	Pinehurst Resort Improvements	12.830	173.637
10/26/1998	Pinehurst Resort Golf Learning Center	1.860	171.777
10/26/1998	Moore County Landfill	0.150	171.627
3/15/1999	Congregational Church	0.023	171.604
3/15/1999	Harness Track	2.290	169.314
4/19/1999	Pinehurst Track Restaurant	0.010	169.304
6/21/1999	Quail Haven Village	0.010	169.294
5/30/2000	Pinehurst Resort Green House	0.870	168.424
1/23/2001	The Pinehurst Company	0.020	168.404
1/23/2001	The Pinehurst Company	0.590	167.814
1/23/2001	Bretton Woods Pool Pavilion	0.598	167.216
5/22/2001	Quail Haven Village	0.022	167.194
7/24/2001	Trotter Hills Development	1.560	165.634
10/8/2001	Pinehurst Hardware	0.350	165.284
1/16/2004	Moore County ABC Store	0.377	164.907
8/2/2004	Rudd Office Building	0.340	164.567
12/16/2008	Community One Bank	1.440	163.127
5/5/2011	Village Chapel	1.440	161.687
1/10/2012	Quality Care Pharmacy	1.440	160.247
6/12/2012	Moore County Transfer of WS-II Acreage	+ 621.537	781.784

1/8/2013	Village Green	6.630	775.154
11/18/2013	Terry Riney Office	1.140	774.014
9/8/2015	Sandhills Alliance Church	1.540	772.474
6/28/2016	Kirkpatrick Office Building	1.000	771.474
8/13/2019	LaForet Townhomes	6.950	764.524
8/13/2019	Pinehurst Coin Exchange	1.440	763.084
1/14/2020	Pinehurst Resort Beach Club Improvements	5.810	757.274
9/8/2020	Huntley Office Building	1.000	756.274
4/27/2021	Hwy 5 Retail Development	0.850	755.424
4/27/2021	Vieta Dermatology	3.350	752.074
8/10/21	95 Trotter Hills NC Child Development Services	1.04	751.034
10/26/2021	Veteran's Guardian Association Parking Lot	0.94	750.094
2/28/2023	Veterans Guardian Parking	1.03	749.064
2/28/2023	35 Trotter Hills Ron Talis Medical Office	1.0	748.064

* Tentative until approved by Village Council (both requests on the 02-28-2023 meeting agenda)

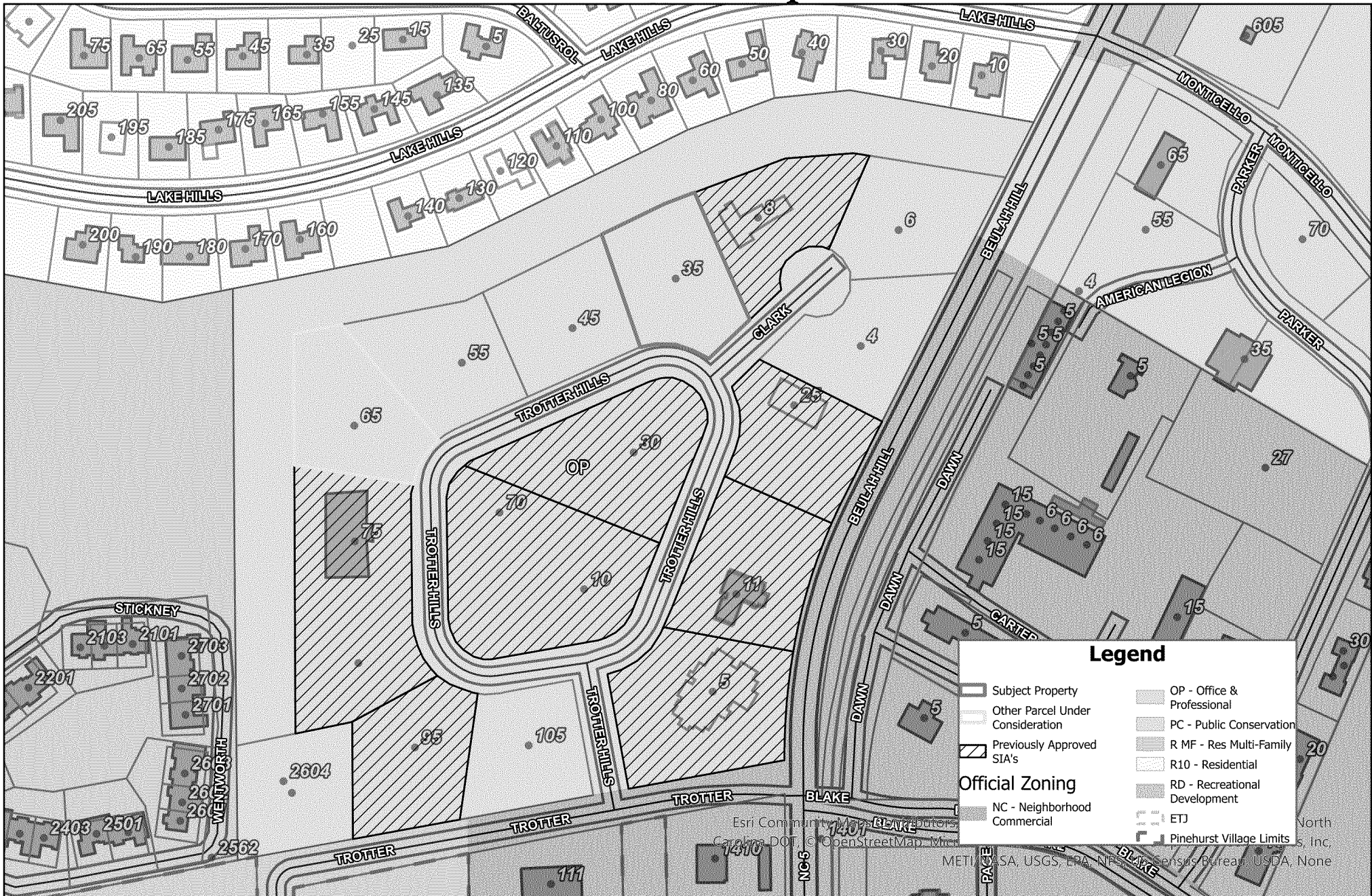
Associated Approvals

As previously mentioned in this memo, the Technical Review Committee is currently reviewing the proposed improvements as a Minor Site Plan and a SIA allocation would need to be granted prior to issuing site plan approval for construction. The SIA is the remaining issue before the TRC may issue site plan approval and construction can commence.

Staff Recommendation

As the project will meet all PDO and ESSM requirements as well as the Council adopted Watershed Intensity Allocation Policy, staff recommends approval of the SIA from the WS-II Watershed Protection District of 1.0 acre as proposed, which Council can approve by motion.

Area Map



0 330 660 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).

2/20/2023

Trotter Hills Office Park Special Intensity Allocation (SIA) Request



Legend:

- = Iron Pipe Found
- = Iron Rod Found
- = Concrete Monument Found
- ▲ = PK Nail Found
- ▲ = PK Nail Set
- = Existing Right of Way
- = Proposed Right of Way
- = Boundary Line
- = Adjacent Property Lines not Surveyed
- = Existing Setback Lines
- = Proposed Setback Lines
- = Existing Contour
- = Proposed Contour
- = Approximate Location of Existing Waterline
- = Proposed 6" Waterline
- = Approximate Location of Existing Gas line
- = Existing Sanitary Sewer Line
- = Proposed 8" Sanitary Sewer Line
- = Existing Easement
- = Proposed Easement
- = Existing Overhead Utility
- = Existing Underground Utility
- = Existing Wetland Limits
- = Existing Fence
- = Proposed Fence
- = Proposed 4" Sewer Service
- = Proposed 2" Water Service
- = Limits of Disturbance
- = Proposed Silt Fence
- = Proposed Temporary Diversion
- = Existing Stream Centerline
- = Existing Soil Road
- = Existing Gravel Road
- = Existing Light Pole
- = Proposed Light Pole
- = Existing Utility Pole
- = Proposed Utility Pole
- = Existing Water Meter
- = Proposed Water Meter
- = Existing Water Valve
- = Proposed Water Valve
- = Existing Fire Hydrant
- = Proposed Fire Hydrant
- = Existing Sanitary Sewer Manhole
- = Proposed Sanitary Sewer Manhole
- = Existing Sewer Clean out
- = Proposed Sewer Clean out
- = Curb Inlet
- = Existing Storm Drain Manhole
- = High Density Polyethylene Pipe
- = Reinforced Concrete Pipe
- = Flared End Section
- = Proposed Spot Elevation
- = 10' Pine (typ.)
- = Existing Tree to be Removed

SITE DATA

SITE JURISDICTION:
ADDRESS:
PARCEL ID/PIN:
DEED BOOK & PAGE:
CURRENT ZONING:
SETBACKS:
OP ZONING
FRONT:
SIDE:
REAR:
RECORDED PLAT:
FRONT:
SIDE:
REAR:
TOTAL ACREAGE:
WATER SUPPLY WATERSHED:
EXISTING IMPERVIOUS AREA:
PROPOSED IMPERVIOUS AREA:
LIMITS OF DISTURBANCE:

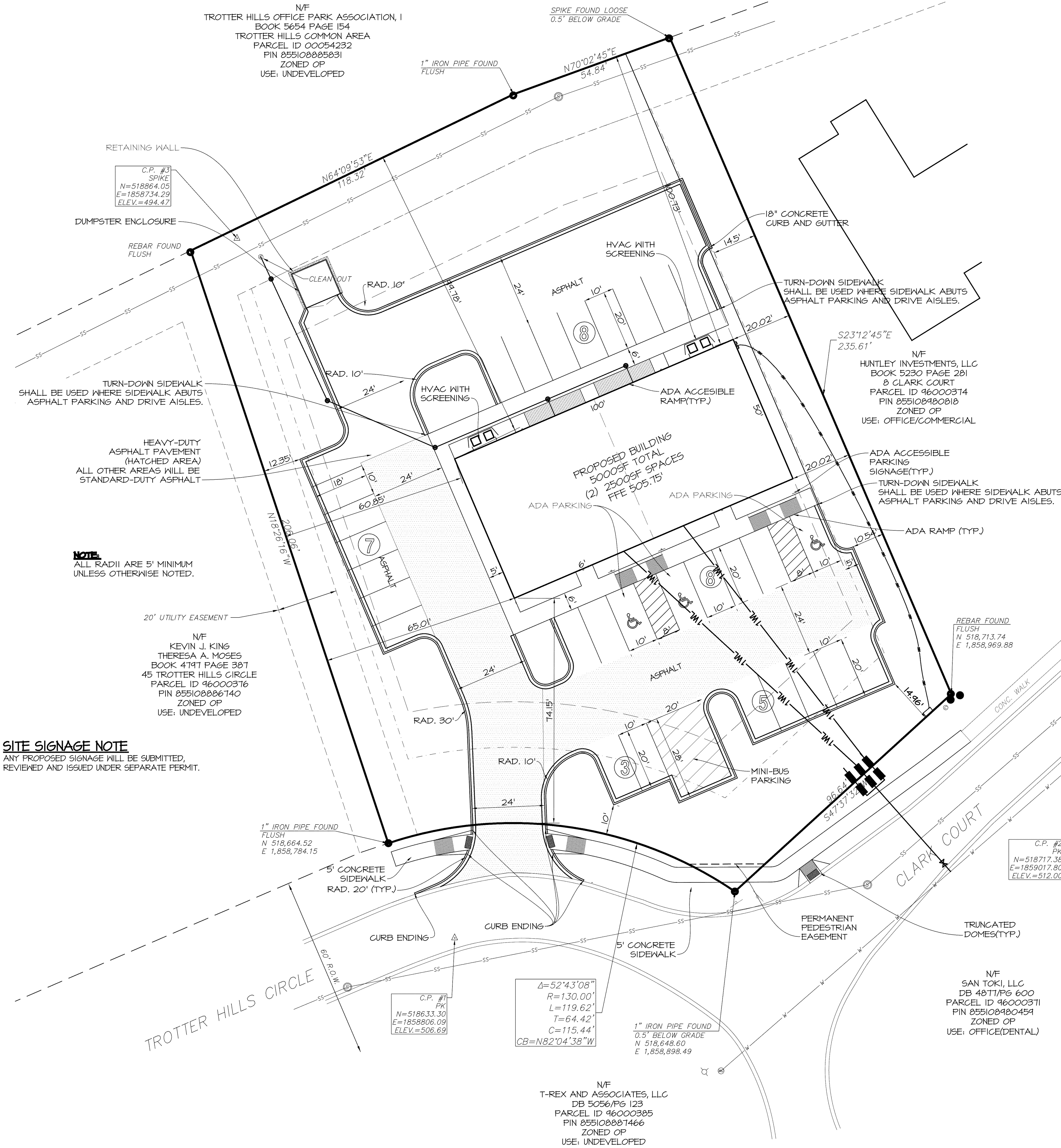
VILLAGE OF PINEHURST
35 TROTTER HILLS CIRCLE
PINEHURST, NC
46000375/055108080736
BOOK 5035, PAGE 224
OP
25'
15'(STREET 20')
20'
40'
20'
40'
1.0 ACRES
MS-II-BN(HGW)
0 SF (0%)
22,943 SF(52.7%)
34514 SF

SPECIAL INTENSITY ALLOCATION REQUIRED FOR IMPERVIOUS AREA ABOVE 12%.

PARKING DATA

MEDICAL OFFICE:
REQUIREMENT:
5000 / 200 = 25
SPACES REQUIRED:
SPACES PROVIDED:
ADA SPACES REQUIRED:
ADA SPACES PROVIDED:

1 SPACE PER 200SF
25
31
2
3



Village of Pinehurst
Construction Plan Approval

All construction methods and materials shall be in accordance with the standards and specifications of the Village of Pinehurst, Moore County Public Utilities, and NCDOT. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the village engineer. Utility installations and other public facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public sanitary sewer, utility, and stormdrainage easements shall be recorded prior to final acceptance and/or issuance of a certificate of occupancy by the village.

Plan Approval Number: PLN-2022-00141
Engineering: _____
Fire Department: _____
Planning: _____
Moore Co. Public Utilities: _____

Infrastructure Inspection Notice to Contractor

This is to advise you that the Village of Pinehurst is now requiring a minimum of Forty-eight (48) hours of notice when requesting and Engineering Inspection. Inspection requests may be made by calling the Engineering Department at 245-1900. Items requiring an Engineering Inspection include, but are not limited to:

Subgrade inspection/proof rolling (streets, sidewalks, firelines, etc.) Density tests from an approved geotechnical engineering firm may be required.

Placement and inspection of base course materials including proof-rolling. Density tests from a Village approved geotechnical engineering firm may be required/accepted by the Village.

Placement and compaction of pavement materials including concrete and asphalt surface courses. Includes stringlines/grade control, paving & rolling operations, material inspections.

Installation of water and sewer mains and services including pressure testing, pipe laying, chlorination of water mains, bacterial testing, mandrel pulls, etc. necessary to meet the Village's Utility ordinances. NOTE: The contractor shall also contact Moore County Public Utilities Department Engineering Division at 441-6315 to schedule utility inspections as required by MCRUD.

Installation of formwork and placement of concrete (sidewalks, curb & gutter, etc.) within the public right of way.

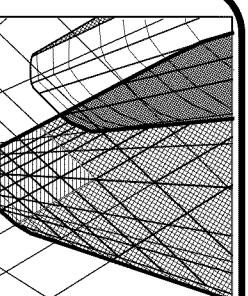
Installation of storm drainage systems (pipes, trenches, catch basins, frames/grates, outlet protection, etc.)

Failure to schedule the required inspections shall be grounds for rejection of all work not inspected and issuance of a stop-work order until the project is in compliance.

RON TALIS MEDICAL OFFICE
35 TROTTER HILLS CIRCLE, PINEHURST, NC

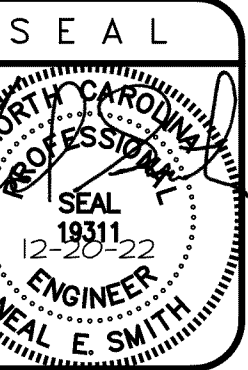
SITE LAYOUT PLAN

REVISIONS	DATE	BY	CHK
1	12-20-22	BCW	BCW
2			



Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseinc.com
License No. C-1425

NSE



RELEASED
for
CONSTRUCTION

DRAWN BY:
SCALE:
AS NOTED
DATE:
07-21-22
JOB NUMBER:
2200507
DRAWING KEY:
SP-1

THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ORDINANCE #23-06:

AN ORDINANCE AMENDING THE ORDINANCE APPROPRIATING FUNDS FOR OPERATIONS OF THE VILLAGE OF PINEHURST, REGARDING REVENUES AND EXPENDITURES OF THE GENERAL FUND FOR THE VILLAGE OF PINEHURST, NORTH CAROLINA (MID-YEAR BUDGET ADJUSTMENTS).

THAT WHEREAS, the Village budgeted for revenues and expenditures in FY 2023 for the General Fund; and

WHEREAS, the estimates for FY 2023 revenues and expenditures have been calculated and there are some variations between the amounts budgeted and the amounts expected,

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 28th day of February 2023, as follows:

SECTION 1. To amend the General Fund with regard to revenues and expenditures, the revenue and expenditure accounts are to be changed as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Debit</u>	<u>Credit</u>
Revenues:			
10-00-100-3122	Property Taxes – MV 2022		\$ 86,000
10-00-100-3260	Local Option Sales Tax		416,000
10-00-110-3245	Hold Harmless Sales Tax		115,000
10-20-170-3350	Powell Bill		3,245
10-10-170-3360	Public Safety Grant	\$ 13,983	
10-80-170-3360	Cultural & Recreation Grants		40,557
10-80-130-3417	Fair Barn Rental Income		25,000
10-00-120-3870	ABC Revenue – 50% Mixed Bev		11,000
10-00-120-3871	ABC Revenue – 25% Counter Sales		58,700
10-80-120-3888	Library Donations		8,722
10-80-120-3889	Library Endowment Income	6,000	
10-00-120-3890	Interest on Investments		300,000
10-00-190-3905	Fund Balance Appropriated	1,033,002	
Expenditures:			
10-00-240-4990	Salary Adjustments – HR		\$ 65,000
10-10-310-6980	Miscellaneous Grants – Police		13,983
10-00-960-5600	Gas - Fleet	\$ 70,000	
10-00-960-3560	Charges to Other Depts. – Fleet		70,000
10-10-320-5903	Fleet ISF – Fire	32,000	
10-30-510-5903	Fleet ISF – Solid Waste	32,000	
10-80-610-5903	Fleet ISF – Recreation	6,000	
10-80-615-5402	Dept. Supplies Restricted – Library	9,222	
10-80-620-5600	Gas – Harness Track	7,000	
10-80-620-6300	Travel & Training – Harness Track	4,000	
TOTAL		<u>\$ 1,213,207</u>	<u>\$ 1,213,207</u>

SECTION 2. Copies of this budget amendment shall be furnished to the Village Clerk, Village Manager, and Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 28th day of February 2023.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
John C. Strickland, Mayor

Attest:

Approved as to Form:

Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney

Dana Van Nostrand
395 Magnolia Road
Pinehurst, NC 28374
Phone: 910-295-8646
Fax: 910-295-4434
e-mail: dvannostrand@vopnc.org



Memo

To: Village Council
From: Dana Van Nostrand
CC: Village Managers
Date: February 20, 2023
Re: Projected Year-End Financial Results and Budget Amendment

Projected Year-End Financial Results

Based upon my review of the quarterly financial statements through the end of December 2022, budget-to-actual reports through January 31, 2023 and discussions with Senior Management and Department Heads, I have formulated my estimate of the Village's projected year-end financial results. At this time, I estimate that the Village's revenues will exceed its expenditures at year-end by approximately \$1.5 million. This estimated net revenue is primarily due to projected revenues being \$1.0 million more than budgeted and projected savings in salaries and benefits of approximately \$529 thousand compared to budget.

The projected expenditures include a large reappropriation of approximately \$1.4 million related to purchases and projects that were incomplete as of June 30, 2022 and continued into FY 2023. In addition to specific revenue and expenditure projections for significant accounts, the estimate also includes an assumption that the Village will achieve additional favorable budget-to-actual variances. Based on the Village's historical budget-to-actual variances, it is probable the estimated budget-to-actual variances will be attained. The estimate assumes all budgeted capital outlays will be expended in FY 2023.

Total fund balance for the General Fund at the beginning of this fiscal year was approximately \$15.2 million. I am projecting that fund balance will increase to \$16.7 million by the close of this fiscal year. This estimate will leave the ending fund balance for the General Fund at 57% of budgeted expenditures. This percentage is above our policy minimum and positions us well to address initiatives identified in the FY 2024 Village Council Strategic Planning Retreat.

Fund Balance	FY 2021 Actual	FY 2022 Actual	FY 2023 Budgeted*	FY 2023 Estimated*
Beginning	\$ 11,229,270	\$ 13,288,868	\$ 13,116,149	\$ 15,239,959
Ending	13,288,868	15,239,959	14,872,947	16,711,428
Increase	2,059,598	1,951,091	1,756,798	1,471,469
% Change	18.3%	14.7%	13.4%	9.7%
% of Expenditures**	68.9%	73.5%	54.9%	57.1%

* Assumes an estimated budget-to-actual variance for revenues and expenditures

** Excludes Other Financing Sources and Uses



Budget Amendment

When evaluating our projected actual amounts compared to the current budget, I identified several of the more significant items that have deviated from our original budget projections. We propose the Village revise the budget estimates for these items to bring the budgeted amounts closer to the expected year-end amounts. I have detailed the proposed changes below:

Revenues

- Finance staff and I project motor vehicle property tax revenues to be slightly higher than originally anticipated. These projections are based on the taxes collected to date. We recommend increasing motor vehicle tax revenues by \$86,000.
- Actual local option sales taxes and their related hold harmless reimbursements have been significantly higher than budgeted due to a variety of factors, including inflation. The Village experienced a 12.9% increase in sales tax revenues through February 2023 compared to the prior year to date. This is higher than the average increase for Moore County of 11.4%. As such, these revenues are projected to be higher than budgeted. We recommend increasing sales tax revenue by \$416,000 and the hold harmless reimbursements by \$115,000.
- Upon adoption of the FY 2023 North Carolina state budget in October, the NC Department of Transportation (NC DOT) Powell Bill program funding was finalized. We received \$3,245 more than originally anticipated, thus we recommend increasing revenue by this amount.
- The Police Department received a grant for the purchase of equipment. The FY 2023 budget was for the full amount of the grant award, however, a portion of the grant revenue was recognized in FY 2022 but was not budgeted and the remainder of the grant was not expended. The revenue budget should be reduced by \$13,983 to bring the budget down to the actual grant revenue recognized in FY 2023. This revenue decrease is directly offset by a decrease in the expenditure budget for Police.
- In September 2022, the Library received a \$40,557 grant of federal American Rescue Plan Act funds which have been used to offset Library operating costs. The revenue budget should be increased by \$40,557 to match the grant revenue that is recognized in FY 2023.
- Fair Barn rentals and reservations have returned to pre-pandemic levels, and revenues and reservations are comparable to FY 2022 actuals. We expect to collect \$250,000 for fair barn rentals in FY 2023, or \$25,000 higher than the budget.
- Projected ABC revenues are higher than budgeted this year. We recommend an increase of \$11,000 for ABC revenue on mixed beverages and an increase of \$58,700 for ABC revenue on counter sales.
- The Library received \$8,722 more in restricted donations to date than the budgeted amount of \$500. This budget increase to revenue is offset by an increase in the restricted expenditures budget for the Library to match the total revenue budget of \$9,222. Additionally, the Library endowment income budget is being reduced by \$6,000 based on the actual endowment income for FY 2023.
- The rapid increase in interest rates over the last several months is driving investment income to be significantly higher than budgeted. The January 2023 investment yield was 4.29%, compared to 0.01% in January of the prior year. Approximately 98% of the Village's cash is invested in the North Carolina Capital Management Trust (NCCMT) money market fund and yields in this fund are tracking with relevant indices. I recommend conservatively amending the investment income budget to increase it by \$300,000, which equates to an annual yield of approximately 2%.



Expenditures

- In Human Resources, \$65,000 was originally appropriated for salary market adjustments. When the market adjustments for FY 2023 were implemented, it was determined that they could be absorbed within the affected departments due to various position changes and temporary vacancies. We are recommending removing the \$65,000 appropriation from the budget.
- The Police department budget for restricted grant expenditures needs to be reduced by \$13,983 for the remaining budget balance that cannot be spent since the grant has ended. This is offset by the grant revenue budget reduction noted above.
- Gas prices have been higher than anticipated in the budget. We recommend increasing the gas budget for Fleet Maintenance by \$70,000 based on projections through the end of the fiscal year. The related department fleet allocations for Fire, Solid Waste, and Recreation will be increased accordingly. We also recommend increasing the Harness Track budget for gas by \$7,000.
- The Library budget for restricted departmental supplies should be increased by \$9,222 to match the amount of restricted donations received for the Library to date.
- The travel and training budget for the Harness Track is projected to exceed the current budget based on historical actuals and year-to-date expenditures. I recommend increasing this budget line by \$4,000.

In total, these adjustments will increase the Village's FY 2023 Budget by \$11,239 and will reduce fund balance appropriated by \$1,033,002. Adopting the above adjustments within the revenue and expenditure accounts will enable the Village to prepare more accurate budget estimates for the next fiscal year and maintain statutory compliance required by the Local Government Budget and Fiscal Control Act.

As we enter the strategic planning and budgeting season, the Village is well positioned to carry out the objectives in our Strategic Operating Plan. The Village continues to remain in a solid financial position because of our conservative financial policies, disciplined financial planning, and diligent budget oversight by all departments. Should you have any questions, please feel free to contact me.

ORDINANCE #23-02:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF A PARCEL OF LAND CONSISTING OF APPROXIMATELY 14.56 ± ACRES FURTHER IDENTIFIED AS PART OF MOORE COUNTY PID # 20000655

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October, 2014, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, a public hearing was held at 4:30 p.m. on February 28, 2023 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of approximately 14.56 ± acres and further identified as Moore County PID # 20000655 from R-30 – Medium Density Residential District to H-CD – Hotel Conditional District, as shown on the attached map as **Exhibit A** and survey plat as **Exhibit B** as recorded in Plat Cabinet 19 Slide 724 with the Moore County Register of Deeds, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to provide comments on the proposed rezoning; and

WHEREAS, the proposed use of the property is the development of nine lodging cottages as depicted on the attached **Exhibit C** General Concept Plan; and

WHEREAS, the Planning and Zoning Board held a duly advertised public hearing on February 2, 2023; and

WHEREAS, the Planning and Zoning Board recommended the zoning map be amended with conditions agreed upon by the applicant and the General Concept Plan be approved; and

WHEREAS, the applicant, owner and Village Council has agreed upon the conditions identified in **SECTION 6**; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 27th day of July 2021 as follows:

SECTION 1. The proposed conditional rezoning is consistent with Guiding Principle # 5 of the 2019 Comprehensive Plan stating, “golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort and other businesses that cater to these industries in order to maintain Pinehurst’s identity as a premiere golf and hospitality destination (page 176, 2019 VOP LRCP).

SECTION 2. That the subject area be amended on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan from “Suburban Neighborhood” to “Private Open Space”

SECTION 3. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by rezoning of approximately 14.56 acres and further identified as a portion of Moore County PID # 20000655 from R-30 – Medium Density Residential District to H-CD – Hotel Conditional District by the Village of Pinehurst effective February 28, 2023.

SECTION 4. The zoning map as attached hereto as **Exhibit A**, and made part of hereof, the same as if included verbatim.

SECTION 4. The survey plat as attached hereto as **Exhibit B** as recorded in Plat Cabinet 19 Slide 724 with the Moore County Register of Deeds, and made part of hereof, the same as if included verbatim.

SECTION 5 The Concept Plan as attached hereto as **Exhibit C**, and made part of hereof, the same as if included verbatim

SECTION 6 The applicant and owner have agreed to the following conditions associated with the conditional district map amendment:

- 1. In lieu of providing a Class 2 vegetative buffer, the Applicant shall retain existing vegetation along residential properties at a minimum width of 20’.*
- 2. The building height of the proposed cottages shall not exceed 35’ in height.*

SECTION 7. This Ordinance shall be and remain in full force and effect from and after February 28, 2023.

Adopted this 28th day of February 2023

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
John C. Strickland, Mayor

Attest:

Approved as to Form:

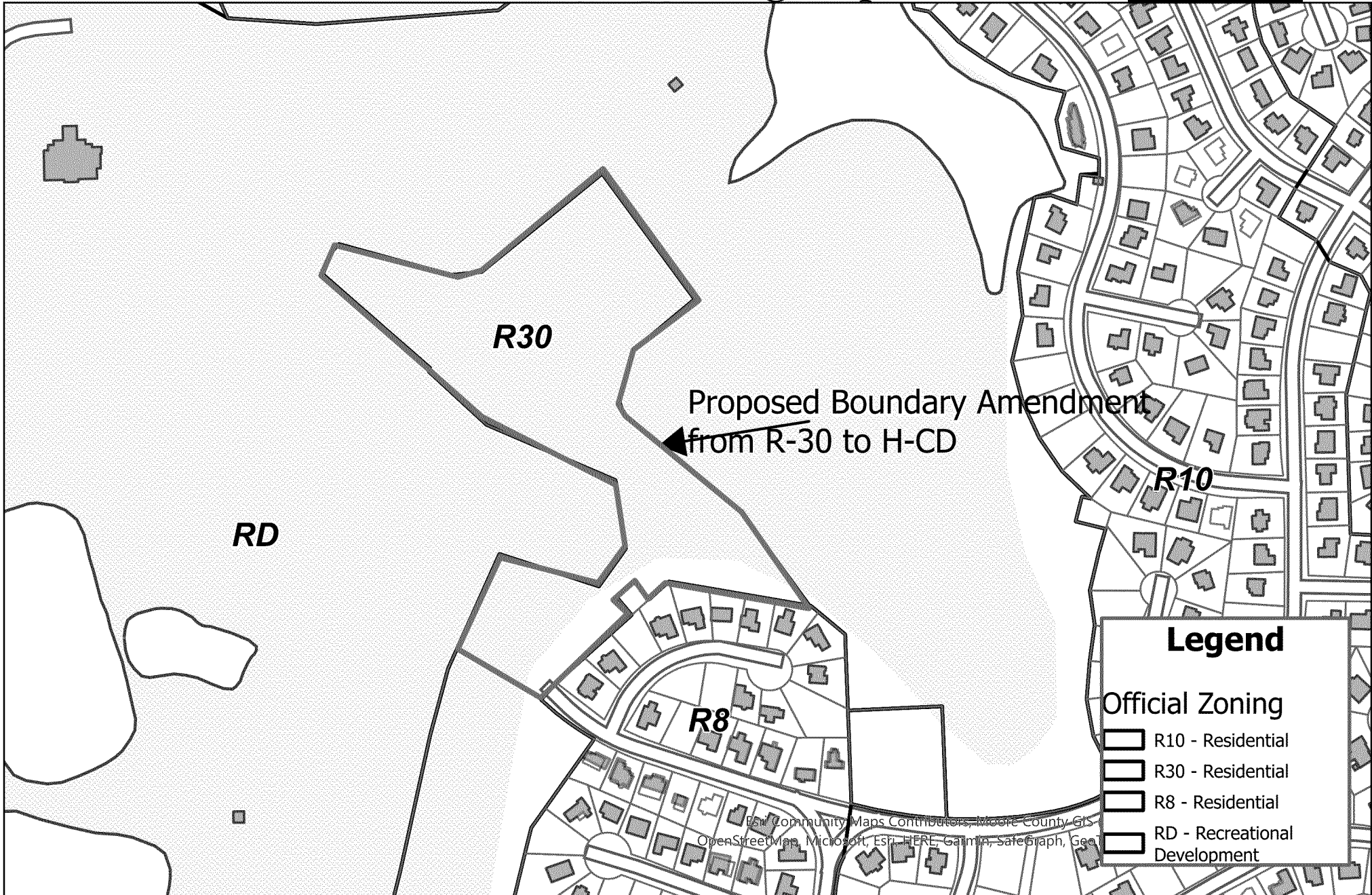
Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney

Applicant/Owner Agreed to Conditions:

Resorts of Pinehurst, Inc.

Area Zoning Map



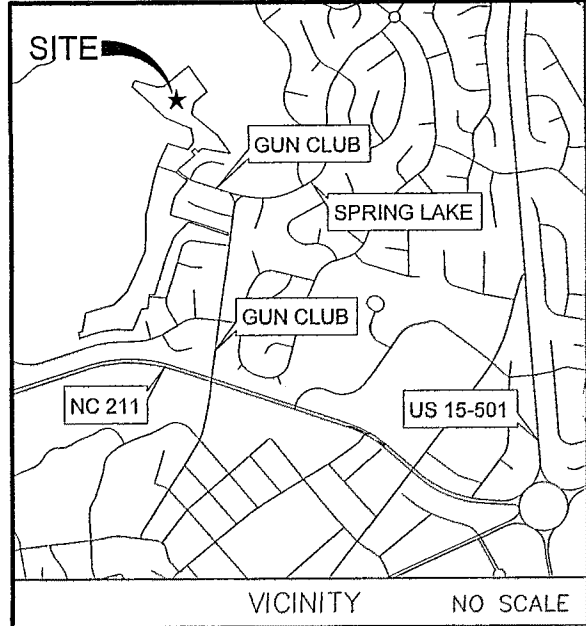
0 500 1,000 Feet

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).

1/27/2023

Pinehurst No. 8 Cottages Conditional District Rezoning





- LEGEND
- EIR = EXISTING IRON ROD
 - IRS = 0.5" IRON ROD SET
 - EIP = EXISTING IRON PIPE
 - EAI = EXISTING ANGLE IRON
 - = RIGHT OF WAY
 - = BOUNDARY LINE
 - = BOUNDARY NOT SURVEYED

TITLE REFERENCE
PARCEL ID 20000655
DEED BOOK 720 PAGE 432
DEED BOOK 1671 PAGE 387
PLAT CABINET 4 SLIDE 307
MAP BOOK 10 PAGE 21
MOORE COUNTY REGISTRY

OWNER
PINEHURST ACQUISITION CORPORATION
ATTN: RICHARD HIGGINBOTHAM
PO BOX 4000
PINEHURST, NC 28374

SITE DATA
JURISDICTION: PINEHURST
ADDRESS: GUN CLUB DRIVE, 28374
ZONING: R-30 (RESIDENTIAL)
SETBACKS
FRONT 40'
EXT. SIDE 20'
INT. SIDE 20'
REAR 30'

SURVEYOR
ROBERTO RODRIGUEZ, JR., PLS
LICENSE # 5428
140 AQUA SHED COURT
ABERDEEN, NC 28315

I, ROBERTO RODRIGUEZ, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 720, PAGE 432; ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

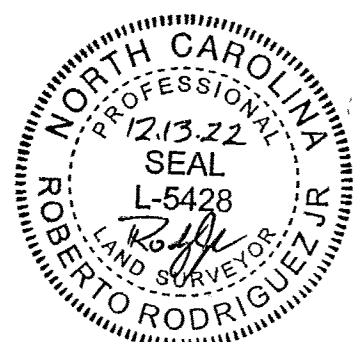
FURTHER, I, ROBERTO RODRIGUEZ, JR., PROFESSIONAL LAND SURVEYOR, L-5428, CERTIFY TO THE FOLLOWING AS REQUIRED IN G.S. 47-30(f)(11):

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 13 DAY OF December, A.D., 2022.

Roberto Rodriguez Jr
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5428

12.13.22
DATE



CERTIFICATE OF EXEMPTION

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM THE DEVELOPMENT ORDINANCE UNDER THE DEFINITIONS OF SUBDIVISION CONTAINED IN N.C.G.S. 160D-802 AND SECTION 10 OF THE VILLAGE OF PINEHURST DEVELOPMENT ORDINANCE FOR ONE OF THE FOLLOWING REASONS:

B. THE DIVISION OF LAND INTO PARCELS GREATER THAN TEN (10) ACRES WHERE NO STREET RIGHT-OF-WAY DEDICATION IS INVOLVED.

Roberto Rodriguez Jr
VILLAGE MANAGER
Roberto Rodriguez Jr
SURVEYOR

CERTIFICATE OF APPROVAL
APPROVED FOR RECORDING BY THE VILLAGE PLANNER OF THE VILLAGE OF PINEHURST, NORTH CAROLINA ON THE 21 DAY OF December 2022 PURSUANT TO THE PINEHURST DEVELOPMENT ORDINANCE. MUST BE RECORDED WITHIN THIRTY (30) DAYS OF THIS DATE.

Alma Caman
VILLAGE PLANNER
VILLAGE OF PINEHURST

PINEHURST ACQUISITION CORPORATION
ATTN: RICHARD HIGGINBOTHAM
PARID 20000655
DB 720 PG 432
35.43 TAXABLE ACRES
PER MOORE CO. GIS
LESS PARCEL ONE
14.562 ACRES
20.868 ACRES
NET REMAINDER

PARCEL ONE
14.562 ACRES

PINEHURST, INC CLUBCORP
PARID 00024672
DB 1671 PG 387

MOORE CO.
00025993
DB1556-98

PINEHURST, INC.
PHASE 1 UNIT 3
MB 10 PAGE 21
PAGE 4 OF 4

PINEHURST, INC CLUBCORP
PARID 00024672
DB 1671 PG 387

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°02'35"E	33.33
L2	N22°39'40"E	12.97
L3	N53°38'33"W	70.83
L4	N44°44'29"E	60.05
L5	N38°27'04"E	26.46
L6	N87°45'35"E	81.58
L7	S16°37'26"E	44.04
L8	N41°08'36"W	60.00
L9	S48°48'12"W	60.00
L10	S41°13'51"E	60.48
L11	S43°19'39"W	60.04
L12	S48°20'45"W	59.91
L13	N50°54'16"W	30.09

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	178.34	815.04	N52°46'57"W

DIVISION OF LAND SURVEY
for
PINEHURST ACQUISITION CORPORATION
PARCEL ONE - 14.562 ACRES
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
DECEMBER 13, 2022
FIELD SURVEY: OCT - NOV, 2021
DRAFTED BY: RR SCALE 1" = 60'
PRCC 22.06

Dena Banner REVIEW OFFICER OF MOORE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Alma Banner
REVIEW OFFICER
DATE 2/16/23

PLAT CABINET 19 SLIDE 724

FOR REGISTRATION REGISTER OF DEEDS
William Britton
February 16, 2023 04:39:30 PM
Book 19 Page 724-724
FEE: \$21.00
INSTRUMENT # 2023001944

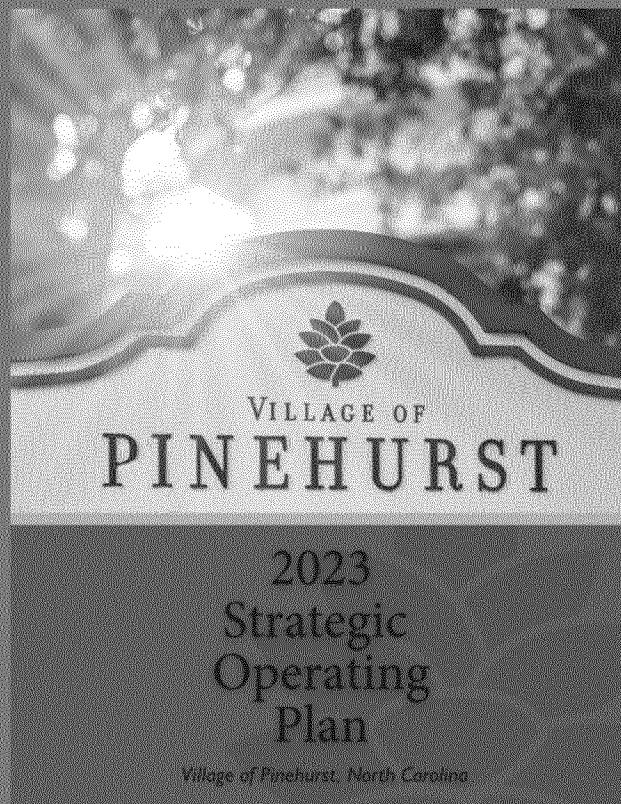
LKC

Engineering
Landscape Architecture
Surveying

LKC Engineering, PLLC
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. P-1095



Village of Pinehurst Strategic Operating Plan Update FY 2023



VILLAGE OF PINEHURST | www.vopnc.org



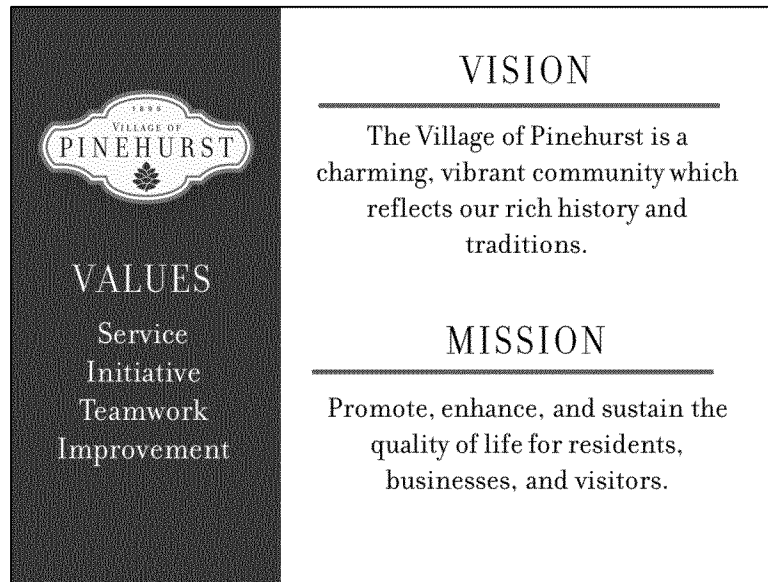
FY 2023 Strategic Operating Plan Overview

Village Council

Each year, the Pinehurst Village Council adopts a Strategic Operating Plan, which indicates the Village's plans to achieve our vision and mission. The Strategic Operating Plan covers the fiscal year that begins on July 1 and includes a five-year financial plan.

Vision, Mission, and Values

The vision is what the Village intends to be, and the mission is what the Village must do to achieve that vision. The Village's core values are the guiding principles and behaviors that embody how Village employees and volunteers are expected to operate as they provide services.



Balanced Scorecard

The Village uses a Balanced Scorecard (BSC) to integrate strategic planning and resource allocation. The BSC contains goals, objectives, and key performance indicators in four perspectives to ensure a balanced approach to evaluating the achievement of organizational strategy:

1. Customer
2. Internal
3. Workforce
4. Financial

FY 2023 Balanced Scorecard

FY 2023 Goals

The FY 2023 Balanced Scorecard contains 9 strategic goals in the four perspectives.



FY 2023 Areas of Focus

Each balanced scorecard goal has one or more strategic objectives. Strategic objectives indicate how we will achieve the Village goals. In FY 2023, the Village Council identified three strategic objectives as Areas of Focus:

1. Manage development and enforce codes and ordinances
2. Support the business community
3. Provide a safe and effective multi-modal transportation system

FY 2023 Initiative Action Plans (IAPs)

Status of FY 2023 Initiative Action Plans on December 31, 2022

The FY 2023 Strategic Operating Plan includes 5 Initiative Action Plans (IAPs).

IAP Status at 12/31/22		# of IAPs	% of IAPs
In progress; on schedule		1	20%
In progress; NOT on schedule		3	60%
Begins in the future		0	0%
Complete		1	20%
TOTAL		5	100%

Status of FY 2023 Initiative Action Plan Metrics on December 31, 2022

The IAPs include metrics to track how effective the Village is at accomplishing targeted results.

Metrics Projections Met at 12/31/22		# of IAPs	% of IAPs
Achieved projected performance		5	83%
Did not achieve targeted results		0	0%
Begins in the future		1	17%
TOTAL		6	100%

The complete status of the FY 2023 IAPs and an indication if metric projections were achieved in Q2 are indicated in the table attached to this report.



	Goal	IAP Name	IAP Description	FY	Q2 FY 2023 IAP Status				
					IAP Status	Q2 Comments	IAP Metrics	YTD Actual	YTD Goal
Customer	Promote high quality development and appearance	Update the Pinehurst Development Ordinance	Update the Pinehurst Development Ordinance to reflect priorities of the 2019 Comprehensive Plan and changes required by 160d legislation.	FY23-FY24		Initial draft scope of services has been developed. Waiting to clear up other priorities before initiating. IAP metric is on hold until task #4 (Update IAP timeline and KPIs according to contract for PDO update) is completed.	# of PDO sections drafted and presented to Village Council	0	0
		Small Area Plan for the Village Place/Rattlesnake Trail Corridor and Pinehurst South/Hwy5 Commercial Area	The purpose of this IAP is to engage a consultant and develop small area plans for 2 Focus Areas identified in the 2019 Comprehensive Plan. This represents and update and expansion of the previously adopted 2008 New Core Master Plan and a new plan for the Pinehurst South Focus Area 2.	FY23		Plan adjustments were finalized and the implementation strategy was built into the SAP documents. This IAP is marked as complete.	# of participants who attended meetings or view information on Engage Pinehurst	190	50
		Relocation of the Public Services Complex to allow for redevelopment of Village Place. (6.5)	Purchase or use property already owned for purposes of moving the public services facility from its current location to another location to make room for Village Place to develop.	FY23-25		Pros and cons list of each potential site was compiled and presented to Council on 10/12/22. Next steps are scheduled for Q4 of FY 2023.	No applicable IAP metric identified at this time.		
	Promote active living and cultural opportunities	Retrofit current athletic fields with synthetic turf	Retrofit existing grass athletic fields into synthetic turf at Wicker Park and Cannon Park. Converting fields to synthetic will provide a more durable surface for activities and reduce maintenance costs over the life of the synthetic fields.	FY23-27		Site work on Cannon Park field 1 has not yet begun. However, the March completion deadline is still accurate as of the end of January 2023.	PR.C.3 % of residents satisfied with the quality of Village parks	99%	95%
		Expand and renovate Given Library/Tufts Archives	The purpose of this IAP is to create and implement a plan to expand and renovate the Givens Library and Tufts Archives.	FY23-27		An architect/engineering firm was selected during Q2. The planning concepts and plan designs task for Q2 was completed in January 2023, which resulted in this IAP being marked as not on schedule for Q2. Items are on schedule for the rest of FY 2023.	% of residents satisfied with Given Memorial Library services % of residents satisfied with Tufts Archives services	95% 98.6%	95% 95%

IAPs listed in red are FY 2023 Village Council Areas of Focus.

Key for IAP Status	
	In progress; NOT on schedule
	In progress; on schedule
	Completed
	Starts in the future
	Removed IAP and metric
Key for Metrics	
	Did not achieve projected performance
	Achieved projected performance
	Starts in the future

FY 2023-2027 Strategic Objectives

We define strategic objectives as prospects for new or changed services or processes. The Village Council prioritizes the list of strategic objectives identified in the annual Strategic Planning Retreat. Below is a list of OFIs addressing strategic objectives included in the five-year financial forecast (FY 2023-2027).

FY 2023 OFIs that address Strat. Opportunities	OFI	Years	Notes
Update the Pinehurst Development Ordinance	IAP	FY23-24	Initial draft scope of services has been developed. Waiting to clear up other priorities before initiating. IAP metric is on hold until task #4 (Update IAP timeline and KPIs according to contract for PDO update) is completed.
Small Area Plan for the Village Place/Rattlesnake Trail Corridor and Pinehurst South/Hwy5 Commercial Area	IAP	FY23	Plan adjustments were finalized and the implementation strategy was built into the SAP documents. This IAP is marked as complete.
Relocation of the Public Services Complex	IAP	FY23-25	Pros and cons list of each potential site was compiled and presented to Council on 10/12/22. Next steps are scheduled for Q4 of FY 2023.
Retrofit current athletic fields with synthetic turf	IAP	FY23-27	As of the end of Q2, site work on Cannon Park field 1 had not yet begun. <i>February update: the March timeline has been pushed to the end of April.</i>
Expand and renovate Given Library/Tufts Archives	IAP	FY23-27	An architect/engineering firm was selected during Q2. The planning concepts and plan designs task for Q2 was completed in January 2023, which resulted in this IAP being marked as not on schedule for Q2. Items are on schedule for the rest of FY 2023.
Evaluate viability of potential Fair Barn enhancements or improvements	Evaluation	FY23	Initial planning meeting held with Performance Director. Expect to assemble review team and start the evaluation in Q3.
Evaluate the opportunity to manage single lot residential stormwater through PDO amendments (on-site storage and/or other solutions)	Evaluation	FY23-27	This is tied to Phase II Stormwater Management Master Plan development and will be evaluated as part of that process.
Create a Highway Corridor Overlay ordinance in the PDO to protect critical corridors (2.21)	Project	FY23-24	This is tied to the Comprehensive PDO update (not started yet) and also evaluating zoning for Focus Area 5 (not started yet) and the Form Based Code for Pinehurst South (under development). May not end up creating one highway overlay ordinance.
Pursue safety awareness grants through the SRTS program at NCDOT (4.11)	Project	FY23	Continue to monitor notices of funding availability. School district needs to be part of most grant opportunities so need to coordinate better with them on their needs in this regard.
Update the Comprehensive Parks & Recreation Master Plan while considering neighborhood open spaces and amenities (7.1)	Project	FY23	Survey was released in Q2 for public input and mailed to random residences within the Village. Public Input meeting was scheduled but had to be delayed due to the power outage in December. Rescheduled for Q3.
Evaluate changing stormwater standards from 10-year storm to 25-year storm and other solutions.	Evaluation	FY23	In progress as part of Stormwater Management and Master Plan.

(continued) FY 2023 OFIs that address Strat. Opportunities	OFI	Years	Notes
Prepare and implement a comprehensive stormwater master plan policy recommendations to identify effective stormwater management strategies. (6.8)	Project	FY23	Phase 2 Task Order approved by Council in October. Met with McGill in early November to visit problem sites. Currently awaiting their analysis of those areas.
Develop an ordinance for stormwater facility maintenance post-construction. (6.10)	Project	FY23	In progress as part of the Stormwater Management and Master Plan project
Construct sidewalks, walkways, greenways, and/or bike lanes/paths	Project	FY23-27	Doug sent out and is collecting surveys for McKenzie Road (south of Linden) and Juniper Creek and Deerwood in Pinehurst No. 6. He is waiting for more surveys to come in but will discuss with Council in Q3.
Implementation of stormwater improvements (6.9)	Project	FY23-27	We have several ongoing small drainage projects in FY23, will continue to implement projects as needed, and will utilize the Stormwater Management and Master Plan for further guidance when completed.
Village Place streetscape enhancements	Project	FY23-27	Council has directed these funds be used for implementation of certain components of the Downtown Amenity Plan. Lampposts and flagpole have been repainted, landscape renovation plans have gone through one draft revision, new globes and night-sky defectors have been ordered for the lamp posts.

Future Year OFIs that address Strat. Opportunities	OFI	Years	Notes
Evaluate the need for an additional Police Station or substation to meet the increased service needs and demands of residents. (6.7)	Evaluation	FY26 FY27*	This evaluation was adjusted to FY207 during the FY2024 Strategic Planning Retreat.
Assess whether the community supports an indoor and/or outdoor performing arts venue, and if so, explore options for locations and funding sources. (6.14)	Evaluation	FY27	This evaluation was recommended for removal during the FY2024 Strategic Planning Retreat.
Expand downtown parking facilities	IAP	FY24-27 FY25-28*	The timeline for this IAP was adjusted to begin in FY2025 during the FY2024 Strategic Planning Retreat. The timeline may continue to shift during the FY2024 budget process.
Coordinate efforts between Aberdeen, Southern Pines & Pinehurst to expand arts and cultural facilities and experiences in the region. (5.6)	Project	FY27	This project was recommended for removal during the FY2024 Strategic Planning Retreat.
Partner with Moore Co. to relocate the EMS facility	Project	FY25	
Develop West Pinehurst Park and identify potential partners. (7.3)	Project	FY27 FY28*	This project was adjusted to FY2028 during the FY2024 Strategic Planning Retreat. The timeline may continue to shift during the FY2024 budget process.
Replace lighting at Cannon Park Field 2	Project	FY25	This project was adjusted to included lighting at Cannon Park Field 1 during the FY2024 Strategic Planning Retreat.
Evaluate CommunityViz Model to evaluate impact of development (includes 2.10, 2.11, 2.12, 7.14)	Evaluation	FY25	This evaluation will move to a departmental OFI in FY2024.
Pursue public/private development partnerships, issuing Requests for Development Proposals (RFDP), as needed. (2.20)	Evaluation	FY24	This evaluation was adjusted to FY2025 during the FY2024 Strategic Planning Retreat.
Consider a policy to partner with others to promote private, or public, acquisition of historic properties to hold, manage, preserve, restore, and improve properties to promote historic preservation efforts. (1.4)	Evaluation	5+ years	Staff recommends that this evaluation begin in FY28.
Develop <i>and implement</i> a Consolidated Multi-Modal Transportation Plan (includes 3.4, 4.8, 4.9, 4.10, 4.12)	IAP	FY24-25 FY24-28*	The language of this IAP was adjusted to “develop and implement” during the FY2024 Strategic Planning Retreat. The implementation phase extends the years to FY2028.
Preserve/conserv open space in and around Pinehurst and develop a comprehensive conservation plan for ETJ and update zoning for Focus Area #1	Project	FY24 FY25*	This project was adjusted to FY2025 during the FY2024 Strategic Planning Retreat.
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. (5.9)	Project	FY27	This project was aligned with a strategic opportunity that was removed during the FY2024 Strategic Planning Retreat. This project will be re-examined when the Village updates the Comprehensive Plan.

(Continued) Future Year OFIs that address Strat. Opportunities	OFI	Years	Notes
Consider expanding the Village's extra-territorial jurisdiction north of NC Highway 211 and west of US Highway 15-501. (2.9)	Project	FY24 FY25*	This project was adjusted to FY2025 during the FY2024 Strategic Planning Retreat.
Consider enhancements to the pedestrian alleyways in Village Center	Evaluation	FY25	This OFI is part of the downtown amenity plan.
Update the PDO and zoning maps to address planning needs for Focus Area 1	Project	FY24 FY26*	This project was adjusted to FY2026 during the FY2024 Strategic Planning Retreat. The project will align with the ETJ conservation plan listed above.
Address resident street lighting dissatisfaction	Project	FY24-27 FY24-28*	This project was adjusted through FY2028 during the FY2024 Strategic Planning Retreat.

* Notes an updated timeline.

VILLAGE OF PINEHURST



FINANCIAL STATEMENTS
FOR THE SIX MONTHS ENDED
DECEMBER 31, 2022

**Village of Pinehurst
Financial Statements
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Village of Pinehurst
Combined Balance Sheet - All Fund Types
December 31, 2022

	Governmental Fund Type			Account Groups		Totals December 2022	Totals December 2021
	General Fund	Special Revenue Fund	Capital Project Fund	General Capital Assets	General Long - Term Debt		
ASSETS							
Cash & investments	\$ 19,369,514	\$ -	\$ 405,657	\$ -	\$ -	\$ 19,775,171	\$ 18,400,811
Restricted cash	-	5,368,176	-	-	-	5,368,176	2,648,477
Taxes receivable	809,165	-	-	-	-	809,165	729,722
Due from other governmental agencies	3,003,808	-	-	-	-	3,003,808	2,713,774
Other receivables	323,029	-	-	-	-	323,029	280,081
Prepaid items	1,250	-	-	-	-	1,250	5,486
Inventory	60,090	-	-	-	-	60,090	59,183
Capital assets	-	-	-	56,131,279	-	56,131,279	53,001,188
Right to use leased assets	-	-	-	36,123	-	36,123	-
Amounts to be provided for retirement of general long-term debt	-	-	-	-	4,165,465	4,165,465	6,243,696
TOTAL ASSETS	\$ 23,566,856	\$ 5,368,176	\$ 405,657	\$ 56,167,402	\$ 4,165,465	\$ 89,673,556	\$ 84,082,418
LIABILITIES AND FUND EQUITY							
Accounts payable	\$ 8,161	\$ -	\$ -	\$ -	\$ -	\$ 8,161	\$ 6,738
Withholdings & accrued expenses	150,948	-	-	-	-	150,948	237,181
Lease liabilities	-	-	-	-	19,054	19,054	-
Accrued vacation	-	-	-	-	903,346	903,346	819,600
Total pension liability (LEO)	-	-	-	-	1,635,856	1,635,856	1,687,722
Net pension liability (LGRS)	-	-	-	-	1,607,209	1,607,209	3,736,374
Deposits	278,373	-	-	-	-	278,373	275,777
Unearned revenues	-	5,296,752	-	-	-	5,296,752	2,648,376
Unavailable revenues	1,261,169	-	-	-	-	1,261,169	1,164,835
Total Liabilities	1,698,651	5,296,752	-	-	4,165,465	11,160,868	10,576,603
EQUITY							
Investment in general capital assets	-	-	-	56,131,279	-	56,131,279	53,001,188
Investment in right to use lease assets	-	-	-	36,123	-	36,123	-
Fund Balance:							
Nonspendable:							
Inventory	60,090	-	-	-	-	60,090	59,183
Prepaid items	1,250	-	-	-	-	1,250	5,486
Restricted:							
General government	-	71,424	-	-	-	71,424	101
Stabilization by state statute	8,346,983	-	-	-	-	8,346,983	6,745,488
Public safety	32,591	-	-	-	-	32,591	35,976
Transportation	576,091	-	-	-	-	576,091	568,951
Committed:							
Cultural and recreation	-	-	405,657	-	-	405,657	-
Library and Archives	544,777	-	-	-	-	544,777	1,000,000
Future Capital	6,942,557	-	-	-	-	6,942,557	4,102,691
Assigned:							
Designated for expenditures	1,048,373	-	-	-	-	1,048,373	3,951,627
Unassigned	4,315,493	-	-	-	-	4,315,493	4,035,124
Total equity	21,868,205	71,424	405,657	56,167,402	-	78,512,688	73,505,815
TOTAL LIABILITIES & EQUITY	\$ 23,566,856	\$ 5,368,176	\$ 405,657	\$ 56,167,402	\$ 4,165,465	\$ 89,673,556	\$ 84,082,418

**Village of Pinehurst
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Period Ended December 31, 2022**

	Annual Budget as of 12/31/2022	Quarterly Budget as of 12/31/2022	YTD as of 12/31/2022	YTD as of 12/31/2021	Current Year Over (Under) Prior Year	% of 2023 Budget Spent / Received YTD
Revenues						
Ad valorem taxes & penalties	\$ 12,176,000	\$ 10,620,560	\$ 11,077,019	11,106,111	\$ (29,092)	90.97%
Other taxes and licenses	3,800	1,900	2,510	2,165	345	66.05%
Intergovernmental revenues:						
Unrestricted	7,736,100	3,532,980	3,939,862	3,485,742	454,120	50.93%
Restricted	685,100	652,324	680,969	567,643	113,326	99.40%
Permits & fees	924,500	462,250	526,973	463,899	63,074	57.00%
Sales & services	767,900	449,950	480,086	389,859	90,227	62.52%
Other revenues	453,855	316,665	273,844	141,156	132,688	60.34%
Investment earnings	133,000	68,100	241,477	749	240,728	181.56%
TOTAL REVENUES	22,880,255	16,104,729	17,222,740	16,157,324	1,065,416	75.27%
Operating Expenditures						
Governing Body	200,300	127,650	97,534	64,432	33,102	48.69%
Administration	1,590,744	834,034	746,220	654,697	91,523	46.91%
Financial Services	854,540	526,280	501,799	478,601	23,198	58.72%
Human Resources	620,510	303,232	234,775	211,927	22,848	37.84%
Police	4,476,131	2,558,483	2,010,808	1,587,220	423,588	44.92%
Fire	3,524,697	1,820,340	1,586,789	1,454,705	132,084	45.02%
Inspections	380,210	192,708	174,461	164,694	9,767	45.89%
Public Services Administration	720,200	403,848	314,654	239,473	75,181	43.69%
Streets & Grounds	1,702,370	877,598	615,767	659,933	(44,166)	36.17%
Powell Bill Funds	1,472,975	172,975	90	-	90	0.01%
Solid Waste	2,083,192	1,052,478	916,476	778,776	137,700	43.99%
Recreation	2,149,396	1,074,988	955,411	869,068	86,343	44.45%
Library	602,670	302,585	253,842	86,963	166,879	42.12%
Harness Track	624,260	324,032	305,726	248,171	57,555	48.97%
Fair Barn	398,940	199,622	154,288	139,382	14,906	38.67%
Planning	1,258,420	735,666	489,847	418,609	71,238	38.93%
Community Development	151,260	86,780	82,085	72,573	9,512	54.27%
Debt Service	12,500	12,500	6,590	-	6,590	52.72%
Total Operating Expenditures	22,823,315	11,605,799	9,447,162	8,129,224	1,317,938	41.39%
Capital Outlay Expenditures						
Administration	180,381	54,001	8,295	58,348	(50,053)	4.60%
Financial Services	780	780	-	-	-	0.00%
Human Resources	1,040	1,040	-	-	-	0.00%
Police	445,351	105,974	93,083	158,569	(65,486)	20.90%
Fire	468,880	466,672	114,645	6,987	107,658	24.45%
Inspections	50,520	25,520	24,661	-	24,661	48.81%
Public Services Administration	353,122	1,602	-	-	-	0.00%
Streets & Grounds	1,445,110	467,610	208,989	361,177	(152,188)	14.46%
Solid Waste	489,730	244,730	214,859	-	214,859	43.87%
Recreation	1,500,728	1,495,720	67,292	175,611	(108,319)	4.48%
Library	1,003,375	1,000,850	-	17,316	(17,316)	0.00%
Harness Track	227,256	211,627	202,339	62,920	139,419	89.04%
Fair Barn	30,480	26,627	10,273	-	10,273	33.70%
Planning	9,820	9,820	-	-	-	0.00%
Community Development	216,460	216,460	216,200	-	216,200	99.88%
Total Capital Outlay Expenditures	6,423,033	4,329,033	1,160,636	840,928	319,708	18.07%
TOTAL EXPENDITURES ¹	29,246,348	15,934,832	10,607,798	8,970,152	1,637,646	36.27%
REVENUES OVER (UNDER) EXPENDITURES	(6,366,093)	169,897	6,614,942	7,187,172	(572,230)	

**Village of Pinehurst
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
For the Fiscal Period Ended December 31, 2022**

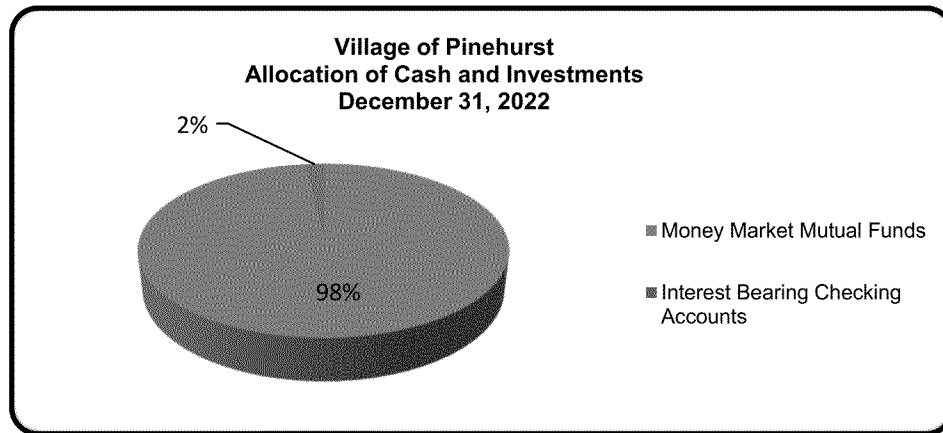
	<u>Annual Budget as of 12/31/2022</u>	<u>Quarterly Budget as of 12/31/2022</u>	<u>YTD as of 12/31/2022</u>	<u>YTD as of 12/31/2021</u>	<u>Current Year Over (Under) Prior Year</u>	<u>% of 2023 Budget Spent / Received YTD</u>
Other Financing Sources (Uses)						
Operating transfers in	\$ 5,297,720	\$ 1,011,000	\$ -	\$ -	\$ -	0.00%
Sales of capital assets	20,000	10,000	13,304	28,486	(15,182)	66.52%
Total Other Fin. Sources (Uses)	<u>5,317,720</u>	<u>1,021,000</u>	<u>13,304</u>	<u>28,486</u>	<u>(15,182)</u>	<u>0.25%</u>
REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXP AND OTHER FINANCING USES	<u>(1,048,373)</u>	<u>1,190,897</u>	<u>6,628,246</u>	<u>7,215,658</u>	<u>(587,412)</u>	
Appropriated Fund Balance	<u>1,048,373</u>	<u>1,048,373</u>	<u>-</u>	<u>-</u>	<u>-</u>	
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 142,524</u>	<u>6,628,246</u>	<u>\$ 7,215,658</u>	<u>\$ (587,412)</u>	
FUND BALANCE, JULY 1			<u>15,239,959</u>			
FUND BALANCE, JUNE 30			<u>\$ 21,868,205</u>			
			<u>YTD as of 12/31/2022</u>	<u>% of Total Expenditures</u>		
¹ Total Expenditures by Type						
Salaries & Benefits			\$ 6,126,691	58%		
Operating			3,320,471	31%		
Capital			<u>1,160,636</u>	<u>11%</u>		
Total Expenditures by Type			<u>\$ 10,607,798</u>	<u>100%</u>		

**Village of Pinehurst
Schedule of Cash and Investments
December 31, 2022**

Investment	Bond/Bank Ratings	Purchase Date	Maturity Date	Cost
<i>Money Market Mutual Funds</i>				
North Carolina Capital Management Trust - Government Portfolio	AAA ⁺ (S&P)			\$ 24,701,949
<i>Interest Bearing Checking Accounts</i>				
PNC Bank Operating				440,448
<i>Petty Cash</i>				<u>950</u>
Total Cash and Investments				<u><u>\$ 25,143,347</u></u>
Total Cash and Investments (same quarter previous year)				<u><u>\$ 21,049,288</u></u>

Summary of Cash and Investments

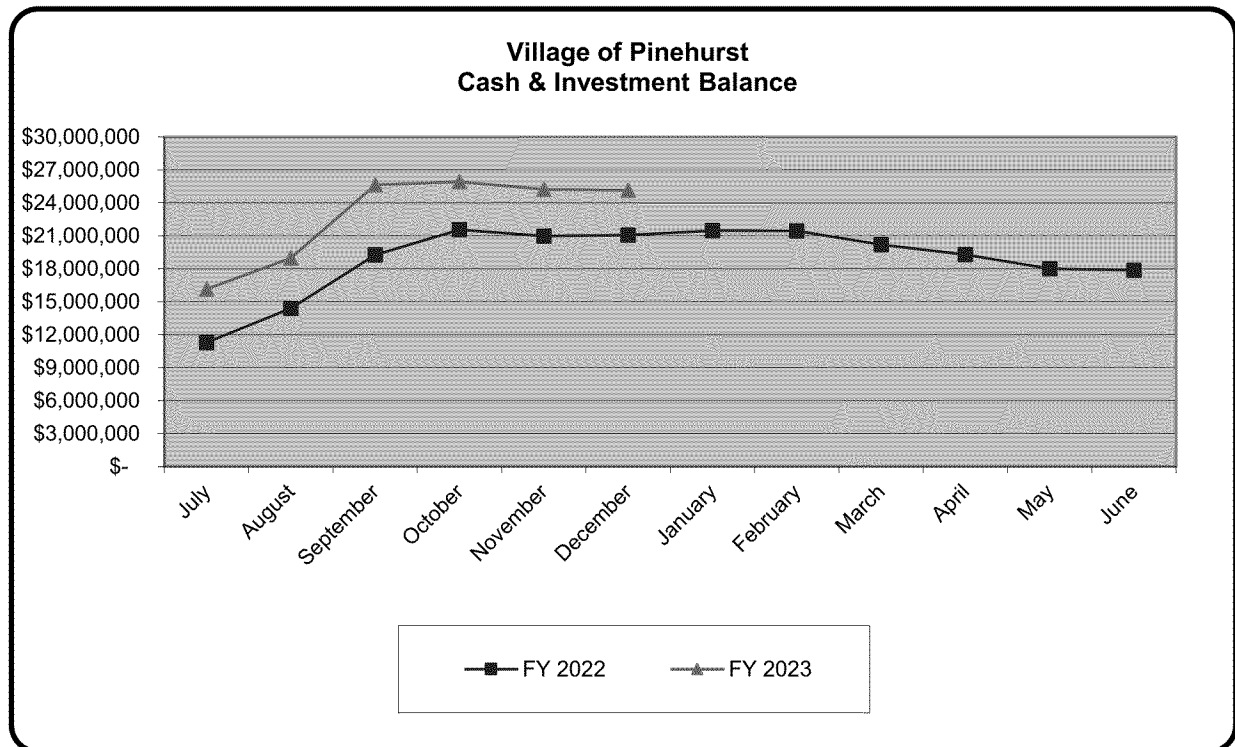
Money Market Mutual Funds	\$ 24,701,949
Interest Bearing Checking Accounts	440,448
Petty Cash	<u>950</u>
	<u><u>\$ 25,143,347</u></u>



Village of Pinehurst Investment Yield Summary

	FY 2022			FY 2023		
	Cash Balance	Investment Earnings	Investment Yield*	Cash Balance	Investment Earnings	Investment Yield*
July	\$ 11,280,977	\$ 99	0.01%	\$ 16,142,428	\$ 20,950	1.50%
August	14,394,289	107	0.01%	18,973,465	32,919	2.28%
September	19,266,333	129	0.01%	25,636,101	42,371	2.31%
October	21,547,532	168	0.01%	25,909,852	63,212	2.98%
November	20,976,349	172	0.01%	25,233,554	73,093	3.48%
December	21,049,288	175	0.01%	25,143,347	81,478	3.94%
January	21,477,552	176	0.01%			
February	21,429,548	162	0.01%			
March	20,195,845	1,337	0.08%			
April	19,271,130	3,355	0.21%			
May	17,988,540	8,958	0.59%			
June	17,855,516	14,267	0.97%			
Average	<u>\$ 18,894,408</u>	<u>\$ 29,105</u>	0.15%	<u>\$ 22,839,791</u>	<u>\$ 314,023</u>	2.03%

* Investment yield is presented on an accrual basis.



Village of Pinehurst
Schedule of Budget Amendments - General Fund
For the Fiscal Period Ended December 31, 2022

	Original FY 2023 Budget	Amended * Qtr Ended 9/30/2022	Amended Qtr Ended 12/31/2022	Amended Qtr Ended 3/31/2023	Amended Qtr Ended 6/30/2023	Total Amendments	Amended FY 2023 Budget
REVENUES							
Ad valorem taxes	\$ 12,176,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,176,000
Other taxes and licenses	3,800	-	-	-	-	-	3,800
Unrestricted Intergov't Revenues	7,736,100	-	-	-	-	-	7,736,100
Restricted Intergov't Revenues	635,100	50,000	-	-	-	50,000	685,100
Permits & Fees	924,500	-	-	-	-	-	924,500
Sales & Services	767,900	-	-	-	-	-	767,900
Other Revenues	435,980	37,875	-	-	-	37,875	473,855
Investment Income	133,000	-	-	-	-	-	133,000
Other Financing Sources	4,286,720	1,011,000	-	-	-	1,011,000	5,297,720
Appropriated Fund Balance	-	978,373	70,000	-	-	1,048,373	1,048,373
TOTAL REVENUES	\$ 27,099,100	\$ 2,077,248	\$ 70,000	\$ -	\$ -	\$ 2,147,248	\$ 29,246,348
OPERATING EXPENDITURES							
Governing Body	150,300	-	50,000	-	-	50,000	200,300
Administration	1,571,720	19,024	-	-	-	19,024	1,590,744
Financial Services	856,340	(1,800)	-	-	-	(1,800)	854,540
Human Resources	617,010	3,500	-	-	-	3,500	620,510
Police	4,148,000	188,131	140,000	-	-	328,131	4,476,131
Fire	3,481,470	43,227	-	-	-	43,227	3,524,697
Inspections	380,210	-	-	-	-	-	380,210
Public Services Administration	635,110	85,090	-	-	-	85,090	720,200
Streets & Grounds	1,670,350	12,020	20,000	-	-	32,020	1,702,370
Powell Bill	1,300,100	172,875	-	-	-	172,875	1,472,975
Solid Waste	2,069,430	13,762	-	-	-	13,762	2,083,192
Planning	1,052,510	205,910	-	-	-	205,910	1,258,420
Community Development	151,260	-	-	-	-	-	151,260
Recreation	2,147,020	40,376	(38,000)	-	-	2,376	2,149,396
Library	605,170	(2,500)	-	-	-	(2,500)	602,670
Harness Track	603,260	21,000	-	-	-	21,000	624,260
Fair Barn	398,940	-	-	-	-	-	398,940
Debt Service	-	12,500	-	-	-	12,500	12,500
Total Operating Expenditures	21,838,200	813,115	172,000	-	-	985,115	22,823,315
CAPITAL EXPENDITURES							
Administration	145,198	15,183	20,000	-	-	35,183	180,381
Financial Services	780	-	-	-	-	-	780
Human Resources	1,040	-	-	-	-	-	1,040
Police	710,351	(125,000)	(140,000)	-	-	(265,000)	445,351
Fire	176,130	292,750	-	-	-	292,750	468,880
Inspections	25,520	25,000	-	-	-	25,000	50,520
Public Services Administration	353,122	-	-	-	-	-	353,122
Streets & Grounds	1,168,110	277,000	-	-	-	277,000	1,445,110
Solid Waste	269,730	220,000	-	-	-	220,000	489,730
Planning	1,820	8,000	-	-	-	8,000	9,820
Community Development	260	216,200	-	-	-	216,200	216,460
Recreation	1,323,728	159,000	18,000	-	-	177,000	1,500,728
Library	1,003,375	-	-	-	-	-	1,003,375
Harness Track	51,256	176,000	-	-	-	176,000	227,256
Fair Barn	30,480	-	-	-	-	-	30,480
Total Capital Expenditures	\$ 5,260,900	\$ 1,264,133	\$ (102,000)	\$ -	\$ -	\$ 1,162,133	\$ 6,423,033
TOTAL EXPENDITURES	\$ 27,099,100	\$ 2,077,248	\$ 70,000	\$ -	\$ -	\$ 2,147,248	\$ 29,246,348

Amended Budget as a % of
Original Budget

107.7% 107.9%

* Includes \$1,437,173 that was reappropriated from FY 2022.

Village of Pinehurst
Schedule of Fair Barn Revenues and Expenditures
For the Fiscal Period Ended December 31, 2022

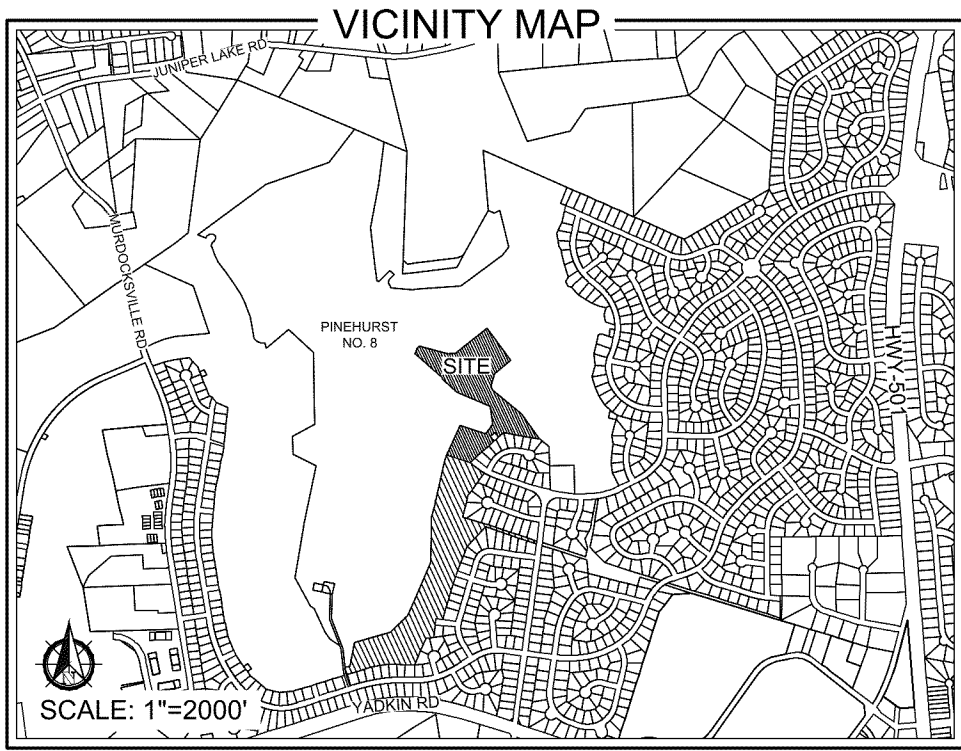
	Annual Budget as of 12/31/2022	Quarterly Budget as of 12/31/2022	Actual 12/31/2022	YTD as of 12/31/2021	Current Year Over (Under) Prior Year	% of 2023 Budget Spent / Received YTD
<u>Fair Barn</u>						
Revenues	\$ 230,000	\$ 135,000	\$ 213,238	\$ 158,547	\$ 54,691	92.71%
Expenditures						
Operating	398,940	199,622	154,288	139,382	14,906	38.67%
Capital	30,480	26,627	10,273	-	10,273	33.70%
	<u>429,420</u>	<u>226,249</u>	<u>164,561</u>	<u>139,382</u>	<u>25,179</u>	<u>38.32%</u>
Net <u>Before</u> Discounts	<u>(199,420)</u>	<u>(91,249)</u>	<u>48,677</u>	<u>19,165</u>	<u>29,512</u>	<u>-24.41%</u>
Event Revenue Discounts			<u>(56,283)</u>	<u>(29,930)</u>	<u>(26,353)</u>	
Net <u>After</u> Discounts	<u>\$ (199,420)</u>	<u>\$ (91,249)</u>	<u>\$ (7,606)</u>	<u>\$ (10,765)</u>	<u>\$ 3,159</u>	<u>3.81%</u>
Operating Revenues as a % of Operating Expenditures - Before Discounts	58%	68%	138%	114%		
Operating Revenues as a % of Operating Expenditures - After Discounts	58%	68%	102%	92%		
Target			95%			

Village of Pinehurst
Schedule of Harness Track Revenues and Expenditures
For the Fiscal Period Ended December 31, 2022

	Annual Budget as of 12/31/2022	Quarterly Budget as of 12/31/2022	Actual 12/31/2022	YTD as of 12/31/2021	Current Year Over (Under) Prior Year	% of 2023 Budget Spent / Received YTD
<u>Harness Track</u>						
Revenues	\$ 211,700	\$ 139,850	\$ 156,249	\$ 138,900	\$ 17,349	73.81%
Expenditures						
Operating	624,260	324,032	305,726	248,171	57,555	48.97%
Capital	<u>227,256</u>	<u>211,627</u>	<u>202,339</u>	<u>62,920</u>	<u>139,419</u>	<u>89.04%</u>
	<u>851,516</u>	<u>535,659</u>	<u>508,065</u>	<u>311,091</u>	<u>196,974</u>	<u>59.67%</u>
Net <u>Before</u> Discounts	<u>(639,816)</u>	<u>(395,809)</u>	<u>(351,816)</u>	<u>(172,191)</u>	<u>(179,625)</u>	<u>54.99%</u>
Event Revenue Discounts			<u>-</u>	<u>-</u>	<u>-</u>	
Net <u>After</u> Discounts	<u>\$ (639,816)</u>	<u>\$ (395,809)</u>	<u>\$ (351,816)</u>	<u>\$ (172,191)</u>	<u>\$ (179,625)</u>	<u>54.99%</u>
Operating Revenues as a % of Operating Expenditures - Before Discounts	34%	43%	51%	56%		
Operating Revenues as a % of Operating Expenditures - After Discounts	34%	43%	51%	56%		
Target			47%			

Village of Pinehurst
American Rescue Plan Act Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
From Inception and for the Fiscal Period Ended December 31, 2022

	Project Budget	Prior Years	Actual Current Year	Total To Date
Revenues				
Restricted intergovernmental:				
Grant revenue	\$ 4,860,000	\$ 2,648,376	\$ 2,648,376	\$ 5,296,752
Investment earnings	-	4,216	67,208	71,424
TOTAL REVENUES	4,860,000	2,652,592	2,715,584	5,368,176
Expenditures				
American Rescue Plan Act expenditures	4,860,000	-	-	-
TOTAL EXPENDITURES	4,860,000	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	-	2,652,592	2,715,584	5,368,176
NET CHANGE IN FUND BALANCE	<u>\$ -</u>	<u>\$ 2,652,592</u>	2,715,584	<u>\$ 5,368,176</u>
FUND BALANCE, JULY 1			<u>2,652,592</u>	
FUND BALANCE, JUNE 30			<u>\$ 5,368,176</u>	



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°02'35"E	33.33
L2	N22°39'40"E	12.97
L3	N53°38'33"W	70.83
L4	N44°44'29"E	60.05
L5	N38°27'04"E	26.46
L6	N87°45'35"E	81.58
L7	S16°37'26"E	44.04
L8	N41°08'36"W	60.00
L9	S48°48'12"W	60.00
L10	S41°13'51"E	60.48
L11	S43°19'39"W	60.04
L12	S48°20'45"W	59.91
L13	N50°54'16"W	30.09

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	178.34	815.04	N52°46'57"W	177.99

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8542, 8563 MAP(S): 3710854200J, 3710856300J DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

ZONING INFORMATION

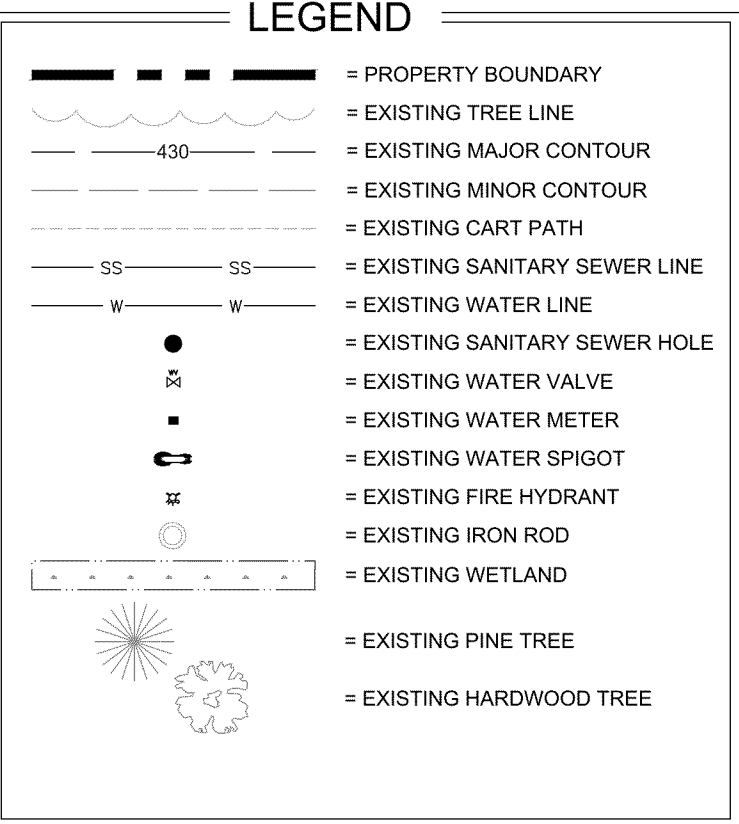
EXISTING ZONING CLASSIFICATION:
R30 - RESIDENTIAL

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
PINEHURST ACQUISITION CORP
ATTN: RICHARD HIGGINBOTHAM
P.O. BOX 4000
PINEHURST, NC 28374

PARCEL ID: 2000655
PIN: 856317023470
DB: 720 PG: 432

TOTAL PARCEL ACREAGE: ±14.56 AC

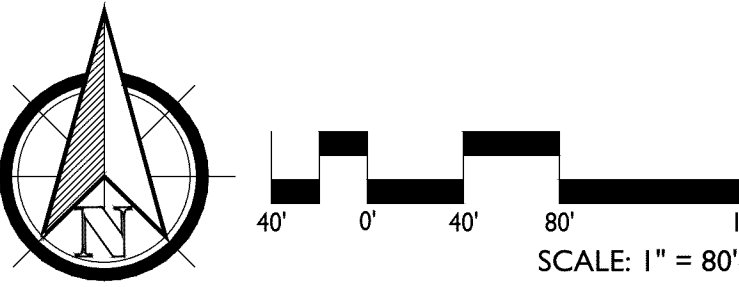


CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.

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

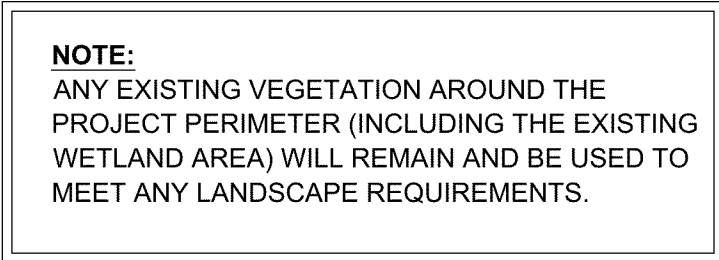
SURVEY FOR:
PINEHURST ACQUISITION CORP
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
SEPTEMBER 2022



REVISIONS:



**Know what's below.
Call before you dig.**



WATERSHED INFORMATION

BASIN: CAPE FEAR
STREAM: NICKS CREEK
TYPE: WS-IIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

PROPERTY OWNER / APPLICANT:
PINEHURST ACQUISITION CORP
ATTN: RICHARD HIGGINBOTHAM
P.O. BOX 4000
PINEHURST, NC 28374

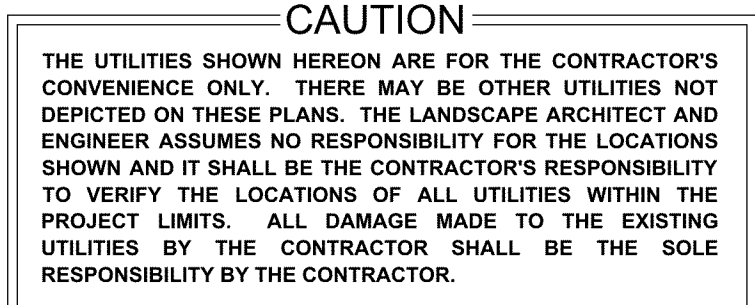
PARCEL ID: 2000655
PIN: 856317023470
DB: 720 PG: 432

TOTAL PARCEL ACREAGE: ±14.56 AC

PROPOSED BUILDINGS:
TYPE 1 (6) 4-BEDROOM COTTAGE
TYPE 2 (4) 8-BEDROOM COTTAGE

TOTAL PARKING: 52 SPACES (1 SPACE / BEDROOM)

TOTAL IMPERVIOUS SURFACE: ±2.73 AC (18.75%)



NOT RELEASED FOR

[illegible]

DATE: 01-26-2023
DESIGNED BY: REK
DRAWN BY: DVM
CHECKED BY: JWS
Q.C. BY: REK
SCALE: 1" = 80'-0"
PROJECT #: KID22041

SHEET NUMBER#:
L-1.1

RESOLUTION 23-06:

**A RESOLUTION HONORING THE SERVICE OF MR. ERIC VON SALZEN TO THE
VILLAGE OF PINEHURST HISTORIC PRESERVATION COMMISSION**

THAT WHEREAS, the Village Council of Pinehurst, North Carolina, wishes to acknowledge and express its appreciation to Mr. Eric Von Salzen for his dedicated service to the citizens of Pinehurst as a member of the Pinehurst Historic Preservation Commission; and

WHEREAS, Mr. Von Salzen was appointed to the Historic Preservation Commission on January 1, 2019, and served continuously and faithfully from that time; and

WHEREAS, Mr. Von Salzen was instrumental in the efficient operation of the Historic Preservation Commission, always conducting the Village's business in a courteous, professional manner; and

WHEREAS, Mr. Von Salzen was involved in many decisions affecting the character of the community, each time exhibiting sound judgement and concern for the health, safety and welfare of the Village of Pinehurst, and its important historic qualities, in his decision-making process; and

WHEREAS, Mr. Von Salzen was instrumental in revising the Village of Pinehurst Historic District Guidelines, adopted in 2019.

WHEREAS, Mr. Von Salzen played a key leadership role on significant projects within the Village of Pinehurst Historic.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of Pinehurst, North Carolina, in a regular meeting assembled this 28th day of February 28, 2023, as follows:

SECTION 1. That the Village Council hereby expresses on behalf of the citizens of Pinehurst, deep appreciation, and gratitude for the gifts of time, ability, and determination given as a member of the Historic Preservation Commission.

SECTION 2. That the Village Manager is hereby directed to have a copy of this Resolution presented to Mr. Von Salzen as a token of our gratitude.

THIS RESOLUTION passed and adopted this 28th day of February 2023.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
John C. Strickland, Mayor

Attest:

Approved as to Form:

Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF FEBRUARY 14, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday February 14, 2023, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Mr. Patrick Pizzella, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Jeff Morgan, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 16 attendees, including 9 staff and 1 press

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Reports:

Village Manager

- Mr. Jeff Sanborn, Village Manager, reported our new Finance Director, Dana Van Nostrand, started this week

Village Council

- Mayor Strickland stated he received a letter from the Chief Executive of the Arbor Day Foundation congratulating the Village on earning recognition as a 2022 Tree City USA. He reported the NPS 2022 Integrity and Conditions Study was presented last week, and the results were favorable and helpful on guiding us in maintaining our landmark status. He stated the Village Manager, and he attended a NCDOT dinner and annual meeting, which focused on issues related to Division 8. He noted State Legislative delegates were in attendance to hear about the needs of our region.
- Mayor Pro Tem Pizzella stated he attended the beautification committee and said it was great to see our residents so good at keeping up our village. He reported he, Mayor Strickland, and Councilmember Boesch attended a zoom course with the UNC School of government which offered a couple of courses, one on land use planning and one on conflict management. He noted there will be a Keep Moore County Beautiful cleanup on February 18th from 10-12 on Linden and Foxfire. He reported he attended a TARPO meeting via zoom where Metropolitan planning organizations were discussed. Finally, he stated he attended the Partners in Progress meeting where they went over potential development plans and introduced Darren Burich to their staff.
- Councilmember Hogeman stated she attended the Beautification Committee where an extensive calendar for the year was share of the plantings coming up throughout the year. She reported she also attended the Feb. 9th meeting of the Moore

County Board of Commissioners. She noted they have set up 8 or 10 task forces consisting of two commission members each to cover such things as budget, land use, law enforcement, solid waste, water and sewer, and other matters, to help aid in their planning process for the year.

- Councilmember Morgan had nothing to report.
- Councilmember Boesch reported that residents should know that Pinehurst is on the National Register of Historic Places as well as is special in that it is also a designated Landmark district. She noted there are more than 90,000 listings on the National Registry, of which only 2600, or 3%, are designated as Landmark districts.

3. Motion to Approve Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Approval of Village Council Meeting Minutes
 - January 24, 2023, Council Regular Meeting
 - January 24, 2023, Council Work Session
 - January 24, 2023, Council Closed Session
- B. Budget Amendments Report

End of Consent Agenda.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Pizzella, Council unanimously approved the Consent agenda by a vote of 5-0.

4. Discuss and Consider Resolution 23-03 Appointing Roxanne Vaitkus to the Pinehurst Historic Preservation Commission.

Village Manager Jeff Sanborn reported there are currently three vacancies on the Historic Preservation Commission and interviews have occurred of many high-quality candidates to fill these positions. He noted two of those selected will be presented tonight for consideration. Mr. John Taylor, Chair of the Historic Preservation Commission provided an overview of the interview panels comments and acknowledged his full support of the two candidates being presented for approval.

Ms. Roxanne Vaitkus provided Council with an overview of her experience and thanked the Council for their consideration of her as a candidate to serve.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Morgan, Council unanimously approved Resolution 23-03, appointing Roxanne Vaitkus to the Pinehurst Historic Preservation Commission for a term starting February 15, 2023, and expiring January 31, 2025, by a vote of 5-0.

5. Discuss and Consider Resolution 23-04 Appointing Karl Ecker to the Pinehurst Historic Preservation Commission.

Village Manager Sanborn and Historic Preservation Commission Chair, John Taylor, presented Council with their recommendation to appoint Karl Ecker to serve in the second vacant seat. Mr. Ecker was unable to attend and will address Council at a later date.

Upon a motion by Councilmember Morgan, seconded by Councilmember Boesch, Council unanimously approved Resolution 23-04, appointing Karl Ecker to the Pinehurst Historic Preservation Commission for a term starting February 15, 2023, and expiring January 31, 2025, by a vote of 5-0.

6. Discuss and Consider Resolution 23-05 Appointing a Finance Officer (Dana Van Nostrand).

Village Manager Sanborn reported with the hiring of a new Finance Director for the Village, staff is recommending Council remove Sheila Edmonds, who was serving as interim, and appointing Dana Van Nostrand, as the Village Finance Officer. Ms. Van Nostrand provided Council with an overview of her experience and thanked Council for the opportunity to work with the Village.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved Resolution 23-05, appointing Dana Van Nostrand as Finance Officer, by a vote of 5-0.

7. Discuss and Consider Resolution Amending the Village of Pinehurst Fees and Charges Schedule.

Village Manager Sanborn stated every year staff solicits input from all departments on what they would like to see changed with the policy that governs fees and charges administered across the staff. He noted Doug Willardson, Assistant Village Manager of Administration would present Council with the suggested amendments to this policy.

Mr. Willardson presented changes to the policy as:

- Fire department fee changes to cover the cost of the reinspection's that are increasing each year, and fee increase for fire sprinklers and detection systems inspections
- Non-conforming use certificate fee creation
- Elimination of the door-to-door Peddling and Solicitation fee
- Solid Waste fee increase for refuse totes
- Fair Barn usage fees increase

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council unanimously approved Resolution 23-01, amending the Village of Pinehurst fees and charges schedule, effective July 1, 2023, as presented and identified as exhibit A, by a vote of 5-0.

8. Discuss and Consider Changes to the Policy on the Administration of the Position Classification and Pay Plan.

Angie Kantor, Human Resources Director, presented Council with a request to hire fire and police cadets to help with recruitment of Public Safety hires. She noted these cadets would be paid a lesser amount while attending the corresponding academies, which the Village would pay for. She stated upon completion of the academies and achieved certifications, the cadets would be bumped up to full pay and asked to sign an agreement that they would stay with the Village for a determined amount of time. She stated this would help bridge the gap in our current and future needs.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved Resolution 23-02, amending the Village of Pinehurst policy on administration of the position classification and pay plan, effective February 14, 2023, as presented and identified as Attachments A and B, by a vote of 5-0.

9. Other Business

During other business, Mayor Pro Tem Pizzella suggested Council consider some sort of Community Conversation opportunities throughout the year to allow for more interaction with residents. Mr. Pizzella also presented information on resident requests he received on the addition of traffic circle signage and golf-cart striping ideas for the downtown area.

10. Comments from Attendees

- Judy Kemp addressed Council on concerns about the prolonged safety risks associated with the introduction of 5G in our area.

11. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the regular meeting by a vote of 5-0 at 6:30 p.m.

Respectfully Submitted,

Kelly Chance,
Village Clerk

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

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



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF FEBRUARY 14, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Work Session Meeting at 6:40 p.m., Tuesday, February 14, 2023, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Mr. Patrick Pizzella, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Jeff Morgan, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 11 attendees, including 7 staff and 1 press

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Timeline Review of FY2024-2028 Initiative Action Plan Items

Matthew McKirahan, Organizational Performance Director, presented Council with a revised timeline following a request by Mayor Pro Tem Pizzella to revisit the priorities set out in the FY2024 Strategic Planning Retreat Process. Mr. McKirahan stated there seemed to be a Council desire, at least as voiced by a few of the Councilmembers, to change the priority and thus investment in some projects versus others given current events over the last few months.

Council consensus was to move the relocation of the Public Services Complex forward two years, to have the design phase in FY2026, and to have staff run the numbers in the budget plan, and report back on its feasibility.

3. Discuss Formation of an M.P.O.

Village Manager Sanborn reported that the most recent census data for Southern Moore County, made up largely of Pinehurst, Southern Pines, Aberdeen, Taylortown, Whispering Pines, and Pine Bluff, has met the threshold to be called an urbanized zone, with a population of fifty thousand within a certain Geographic footprint. He stated because we now meet that threshold, we have an obligation or opportunity to start up a municipal planning organization to perform transportation related planning for the immediate, largely municipal, or largely urbanized zone. He noted that given the fact that it's a multi-jurisdictional problem, the idea is to start up this organization that represents the interests of all the local governments to have jurisdiction within that geographical area.

Mr. Sanborn reported this organization would be governed by a board appointed in accordance with the original charter of the

organization. He stated we would need to define what the geographic area is, work with all the local governments to create a charter, develop the structure and voting procedures, and he noted this process should begin soon as we are over the time allotted to begin the organization upon learning we have crossed the threshold. He stated there are requirements and expectations this organization would be responsible for, including the development of a comprehensive transportation plan.

Councilmember Hogeman and Mayor Pro Tem Pizzella expressed concerns and whether the organization is required, and why the Village should spearhead the project. Mr. Sanborn reported on the details and requirements of the M.P.O. and will bring more detail at a future meeting.

4. Other Work Session Items.

Under other work session items, Council discussed the potential to move the current library facility to a new location, with Mr. Sanborn offering potential locations. Council will continue to hear more information as the architectural design is completed and needs for land size are decided upon.

Councilmember Hogeman provided Council with a report on the information given during the new County Task Force meetings on water, sewer, and land use.

Council requested to begin the reworking process for the Neighborhood Advisory Committee. Mr. Sanborn reported we will bring an update at the next work session.

5. Potential Future Agenda Items.

No potential future agenda items were presented.

6. Adjournment.

Upon a motion by Councilmember Boesch, seconded by Councilmember Morgan, Council unanimously approved to adjourn the work session at 7:20 p.m., by a vote of 5-0.

Respectfully Submitted,

Kelly Chance,
Village Clerk

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

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.

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ORDINANCE #23-07:

AN ORDINANCE AMENDING THE ORDINANCE APPROPRIATING FUNDS FOR OPERATIONS OF THE VILLAGE OF PINEHURST FOR FISCAL YEAR 2023, REGARDING EXPENDITURES OF THE GENERAL FUND FOR THE VILLAGE OF PINEHURST, NORTH CAROLINA (DOWNTOWN STORMWATER AND INTERSECTION ENHANCEMENTS)

THAT WHEREAS, on June 14, 2022, the Village Council adopted the Fiscal Year 2023 (FY2023) Strategic Operating Plan appropriating funds for operations of the Village of Pinehurst; and

WHEREAS, in the FY 2023 General Fund budget, \$350,000 was appropriated to fund land acquisition for the Public Services Complex alternate location; and

WHEREAS, land was purchased for \$67,362, leaving a balance of \$282,638 in the appropriation for the project; and

WHEREAS, additional funds are needed for downtown stormwater and intersection enhancement projects;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 28th day of February 2023, as follows:

SECTION 1. To amend the FY 2023 General Fund budget with regard to expenditures, the expenditure accounts are to be changed as follows:

<u>Account No.</u>	<u>Account Name</u>	<u>Debit</u>	<u>Credit</u>
10-20-420-7700	Capital Outlay: Infrastructure – S&G	\$282,638	
10-20-410-7100	Capital Outlay: Land – Public Services		\$282,638

SECTION 2. Copies of this budget amendment shall be furnished to the Clerk to the Village Council, Village Manager, and Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 28th day of February, 2023.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
John C. Strickland, Mayor

Attest:

Approved as to Form:

Kelly Chance, Village Clerk

Michael J. Newman, Village Attorney

Dana Van Nostrand
395 Magnolia Road
Pinehurst, NC 28374
Phone: 910-295-8646
Fax: 910-295-4434
e-mail: dvannostrand@vopnc.org



Memo

To: Village Council
From: Dana Van Nostrand
CC: Jeff Sanborn & Senior Leadership
Date: February 13, 2023
Re: Financial Statements for the Six Months Ended December 31, 2022

Attached are the quarterly financial statements for the six months ended December 31, 2022. The Village remains in a very good financial position through the first half of the fiscal year. Revenues exceeded expenditures by a larger margin than anticipated in our forecast for the first two quarters. In addition, our operating expenditures are under control and our revenue outlook is stable. These results should position us well to carry out the objectives outlined in the FY 2023 Strategic Operating Plan.

Financial Position:

The Village's General Fund is showing \$6.6 million in net income for the first six months of the year compared to \$7.2 million the prior year. The Village's General Fund fund balance is currently 75% of budgeted expenditures, which is lower than the 82% level seen the previous year on December 31. However, this is still in line with our expectations and results from previous fiscal years.

The Village's total cash and investment balances increased by \$4.1 million, or 19%, compared with the previous year. Of the \$25.1 million in cash and investments on December 31, 2022, \$24.7 million was held in the North Carolina Capital Management Trust Government Portfolio. The cash and investments have yielded 2.03% in fiscal year 2023 through December 31, 2022. This is a significant improvement compared to the fiscal year 2022 yield through the same period of 0.01% as interest rates are rising. The Village does not have any installment financing debt obligations as of December 31.

Revenues & Expenditures:

General fund revenues were \$1.1 million, or 7%, above the quarterly budget projections. Property tax revenues were \$456 thousand above the quarterly revenue estimate. Most of this variance was due to the timing of the Village's real and personal property tax collections.

Investment income was \$173 thousand above the budgeted \$68 thousand for the first half of the fiscal year. We expect to continue to see significant investment income over the rest of the fiscal year as the FOMC continues to increase interest rates.

So far, local option sales taxes actual collections for the first four months of the year were \$289 thousand above budget of \$2.1 million and running \$349 thousand over the previous year, or 17% ahead of the previous year collections. Most of this was due to inflation-based prices on consumer goods.

General fund operating expenditures were \$2.2 million, or 19%, below the quarterly budget overall, which is comparable to previous year amounts at this point in the fiscal year.

For capital outlay, only \$1.2 million of the \$4.3 million budgeted in the first half of the year was expended. This equates to 27% of the budgeted expenditures. Several projects planned in the first half of the year have not been completed but are still expected to be performed during the fiscal year, most significantly the synthetic turf on the athletic fields of \$1.5 million. Variances of this kind are common in the first half of the year and will level out as the fiscal year progresses.

Financial Outlook:

Growth in the Village's property tax base will be slowing as fewer homes and commercial buildings are being constructed due to the increase in interest rates. So far this year, the Village has issued 12 new residential building permits valued at \$3.4 million, compared to 44 new permits issued at the same time last year (FY22) and 71 the year before that (FY21).

Moore County will be revaluing properties for the 2024 fiscal year. The last time properties were revalued in Pinehurst the total taxable assessed value increased 7% rather than the typical 1.5-2% in non-revaluation years.

Other Items:

During the first two quarters, the Fair Barn covered 102% of operating expenditures with operating revenues. This is an increase over the same quarter last year, in which the Fair Barn covered 92% of operating expenditures with operating revenues. Currently, this year's results are in line with our balanced scorecard target of 95% coverage of operating expenses with revenues by the end of the fiscal year.

The Harness Track covered 51% of its operating expenditures this quarter compared to 56% the previous year. This is currently exceeding our balanced scorecard target of 47% coverage of operating expenses with revenues. Harness Track revenues are typically not received until the second and third quarters of the fiscal year. Based on contracts for rented stalls, we hope to see a significant bump in revenue this year.

Conclusion:

At this point in the fiscal year, we are doing better than we anticipated with revenues ahead of forecast and expenditures below forecast. There are still many variables at play in our overall financial outlook and most of the variances in revenues, expenditures, and capital outlay may be resolved as the fiscal year progresses. We will continue to closely monitor all revenues and expenditures to ensure good financial oversight of taxpayer dollars. As we begin preparing our budget for the upcoming year, we will continue to maintain expenditure growth that is in line with available revenues. The Village continues to remain in a solid financial position as a result of our conservative financial policies, good financial planning, and diligent budget oversight.

Should you have any questions about these quarterly statements, please feel free to contact me.



Memo

To: Village Council
From: Doug Willardson
Date: February 22, 2023
Re: FY2023 Walkway Construction Locations

Earlier this fiscal year, Council reviewed two possible locations for constructing walkways in the Village—McKenzie Road West and Pinehurst No. 6. At Council's direction, staff surveyed residents in these locations regarding their desire for walkways and preference of walkway construction materials.

McKenzie Road

As a reminder, staff proposed extending the walkway on McKenzie Road West for the multiple interconnections it would create within the existing walkway network—specifically with the greenway trail on Linden Road and the soon-to-be constructed walkway on McKenzie on the north side of Linden Road. Additionally, walkways along McKenzie would provide a pedestrian connection between the lake neighborhood and downtown.

I spoke with all the residents along the inside of the McKenzie Road circle from Linden Road to Ritter Road (shown in yellow on the map below). All were supportive of a walkway being constructed—and in some places there are already remnants of a former sand/clay path. All abutters were also agreeable to stone screenings which would match the existing pathways. Originally, staff proposed connecting the McKenzie Road West pathway with the existing greenway along Shaw Road via Ritter Road. However, on both sides of Ritter Road there was a resident that was strongly opposed to walkways. We then contacted residents along Ferguson Road. Similarly, there was opposition to constructing walkways along Ferguson. Staff reassessed the plan and considering both Ferguson and Ritter have light traffic and will pose few pedestrian/vehicle interactions, we think it better to focus on adding a crosswalk across McKenzie at Lost Tree Road. We also recommend adding a pathway along a short distance of Lost Tree Road to cross the railroad tracks and terminate at Oakmont Drive. This is shown in red on the map below. When Hwy 5 is improved to include sidewalks, the Village can finish the last portion of McKenzie Road West from Ritter to Highway 5.



Pinehurst No. 6

The Bicycle and Pedestrian Advisory Committee and staff recommended pursuing sidewalks in No. 6 for the following reasons:

- No. 6 had the lowest satisfaction with walkways of any neighborhood in the last resident survey
- No. 6 has consistently shown low satisfaction with walkways since 2014
- The No. 6 POA shared a survey of its members showing 74% were in favor of sidewalks
- The Comprehensive Pedestrian Plan identified walkways in No. 6 as a priority
- Interconnections with existing greenway trail and sidewalk on other side of 15-501

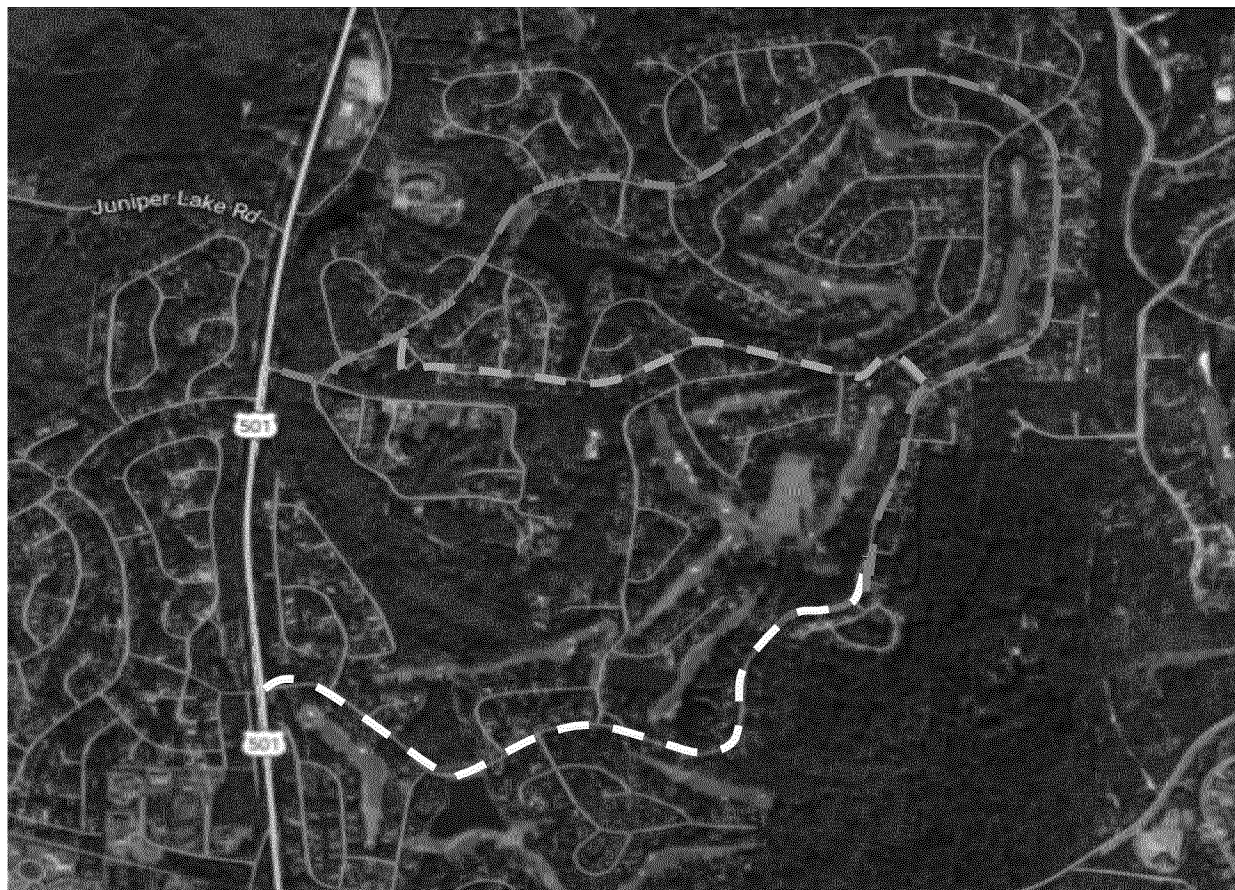
Staff surveyed all property owners along Juniper Creek Boulevard and a portion of Deerwood Lane (in blue on the map below). Overall, we had just over 200 respondents with 37% opposed to the construction of sidewalks and 63% not opposed. Based on a 5-point Likert scale, below are the average scores from the survey. As you can see, there is a preference for constructing concrete sidewalks.

Question	Average Score
Support construction of new walkways?	3.4 Neutral/Agree
Likelihood of using new walkway?	3.7 Likely

Construction materials: Screenings	2.5 Disapprove/Neutral
Construction materials: Asphalt	2.8 Neutral
Construction materials: Concrete	3.4 Neutral/Agree

When we look at the survey results specific to the side of the road that has been designated for the construction of sidewalks, the desire for sidewalks is even stronger as shown in the table below. A copy of the map designating which side of the road the sidewalks are proposed on was uploaded into Novus.

Section on Preferred Side of the Road	Non-opposed	Opposed
Yellow section (15-501 to Club House)	11 (65%)	6 (33%)
Red Section (Club House to completion)	38 (70%)	16 (30%)
Blue Section (connect via Deerwood rather than Juniper Creek)	27 (75%)	9 (25%)



A public meeting was held on February 15, 2023, to receive feedback from residents regarding the survey results and proposed placement of the sidewalks. At the meeting some community members expressed concerns about the proposed sidewalks. Below is a summary of their questions and responses.

- Will my property taxes increase?
 - No. \$400,000 is budgeted in the General Fund each year for sidewalk construction. If sidewalks are not built in No. 6, the money will be spent elsewhere.
- How much of my front yard will it take?
 - ROW on Juniper Creek Blvd is 80'. All construction will be within ROW. Our engineering standards call for 8' utility strip followed by 5' sidewalk. However, since we are constructing post-development we must be flexible. Sidewalk can be next to pavement if curb is installed.
- Why include non-resident, property owners in survey results?
 - They pay taxes on the property. Survey results are essentially the same if non-resident, property owners are excluded.
- Why is it proposed on my side of the road?
 - We looked at typography, significant obstacles and who was supportive/opposed to walkways. Side of road could change based on new information i.e. ROW availability, storm water, etc.
- Why concrete?
 - Preferred material from survey. Approximately 100' elevation change along Juniper Creek Blvd. Stone screenings would be washed out with existing slopes.

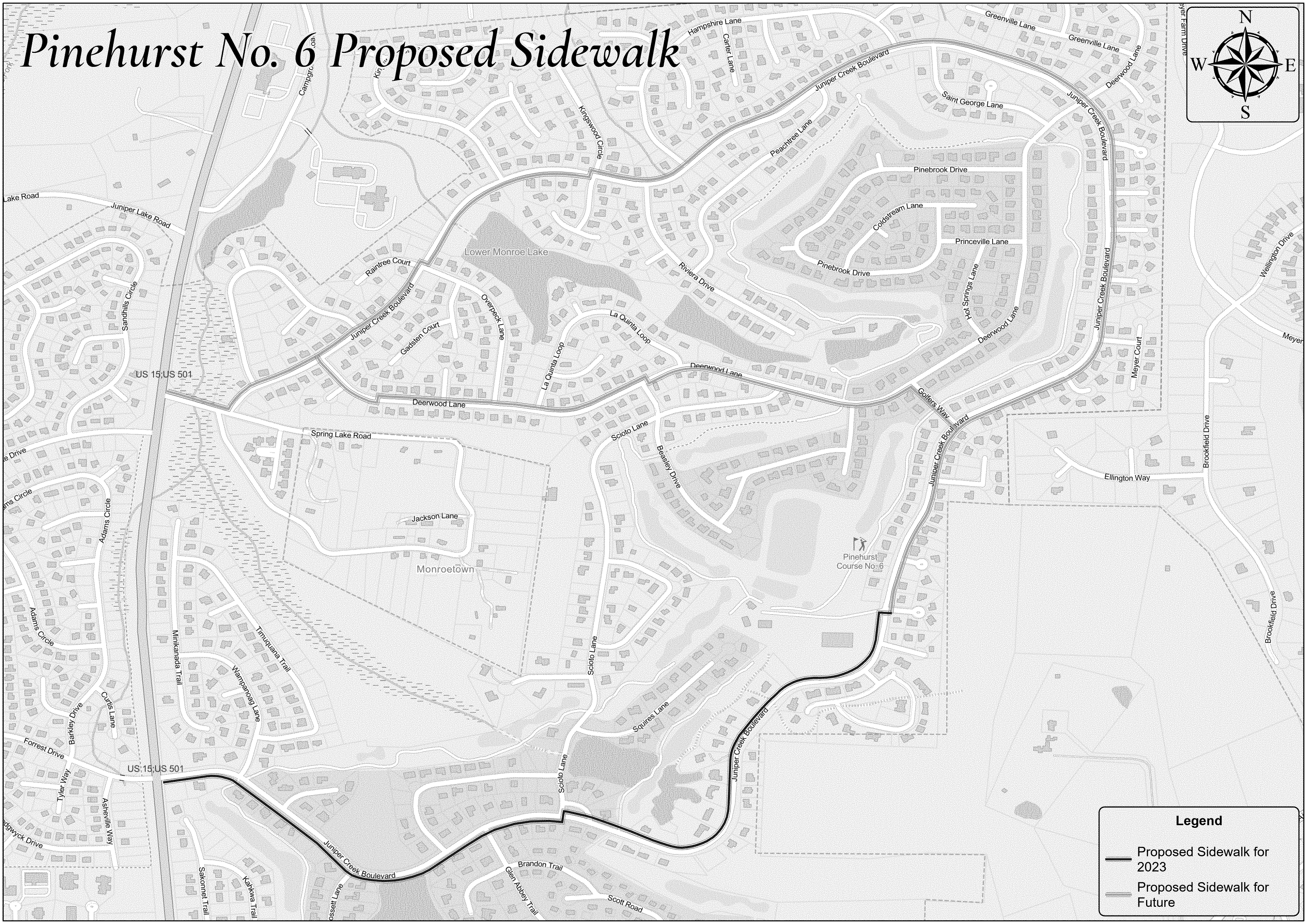
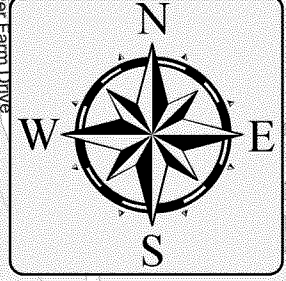
Recommendation:

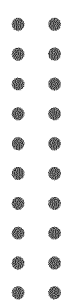
Staff recommends Council confirm the selection of Juniper Creek Boulevard and McKenzie Road West. In addition to this, we recommend that the Village prioritize completion of the Juniper Creek Boulevard loop in future budget/construction cycles. This may take two to three additional years.

Next Steps:

Finalize street locations with Village Council	February 28, 2023
Engage engineering firm	March 2023
Complete design	June 2023
Solicit & award construction contract	June 2023
Notice to proceed	July 2023
Completion	September 2023

Pinehurst No. 6 Proposed Sidewalk





FINANCIAL STATEMENTS

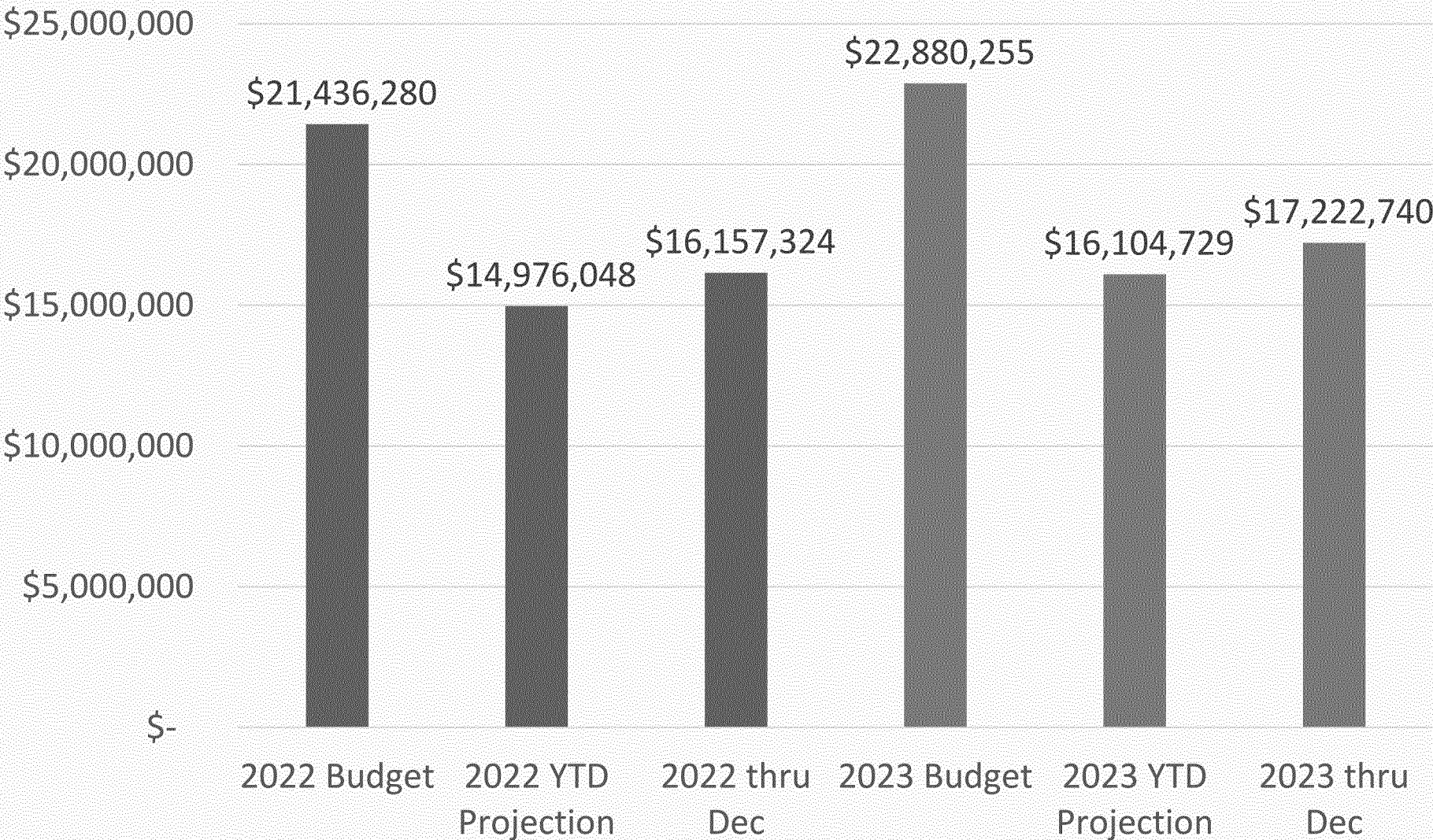
As of DECEMBER 31, 2022



Year-to-Date Budget

General Fund Revenues

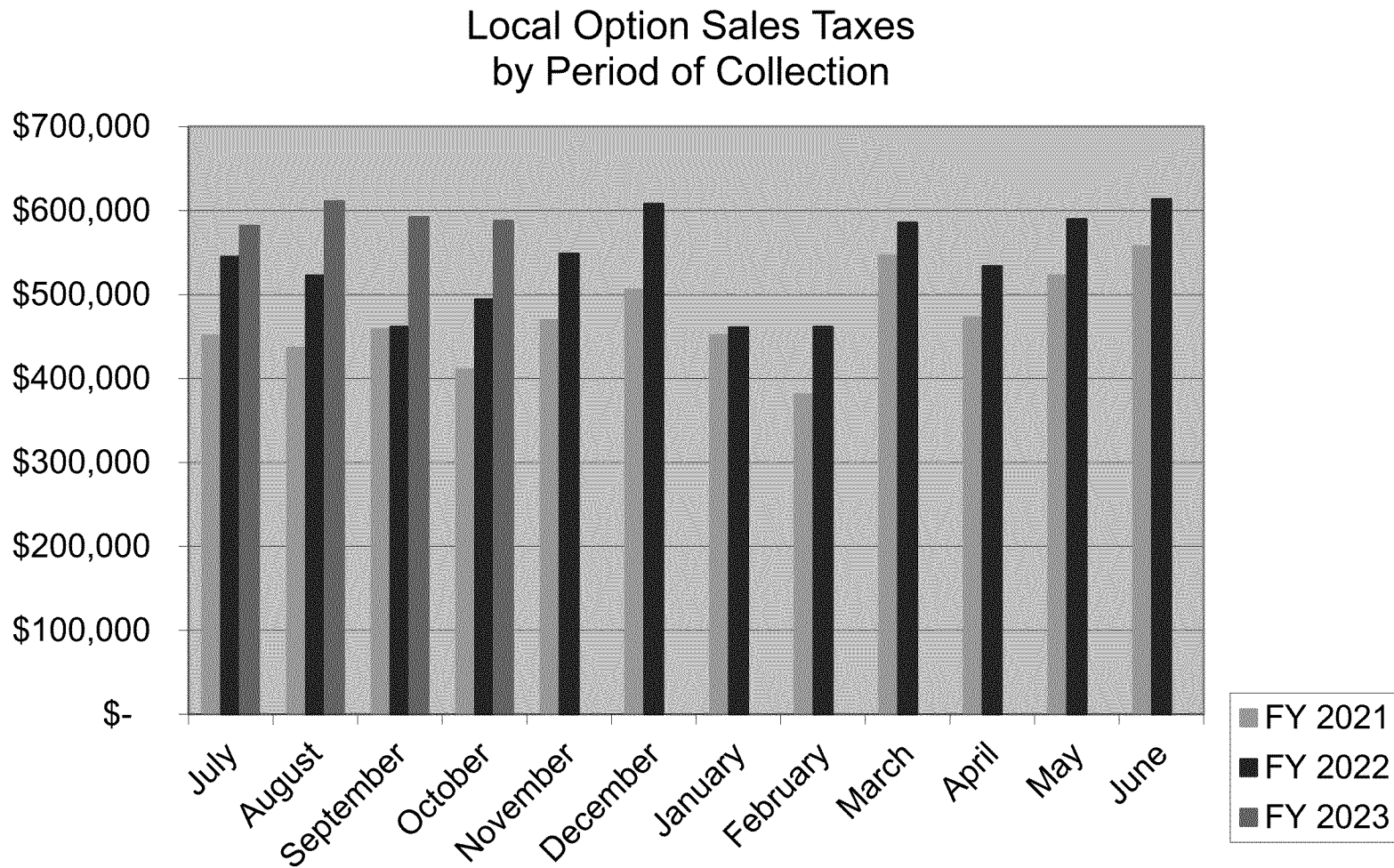
Revenues



Revenues to Note:

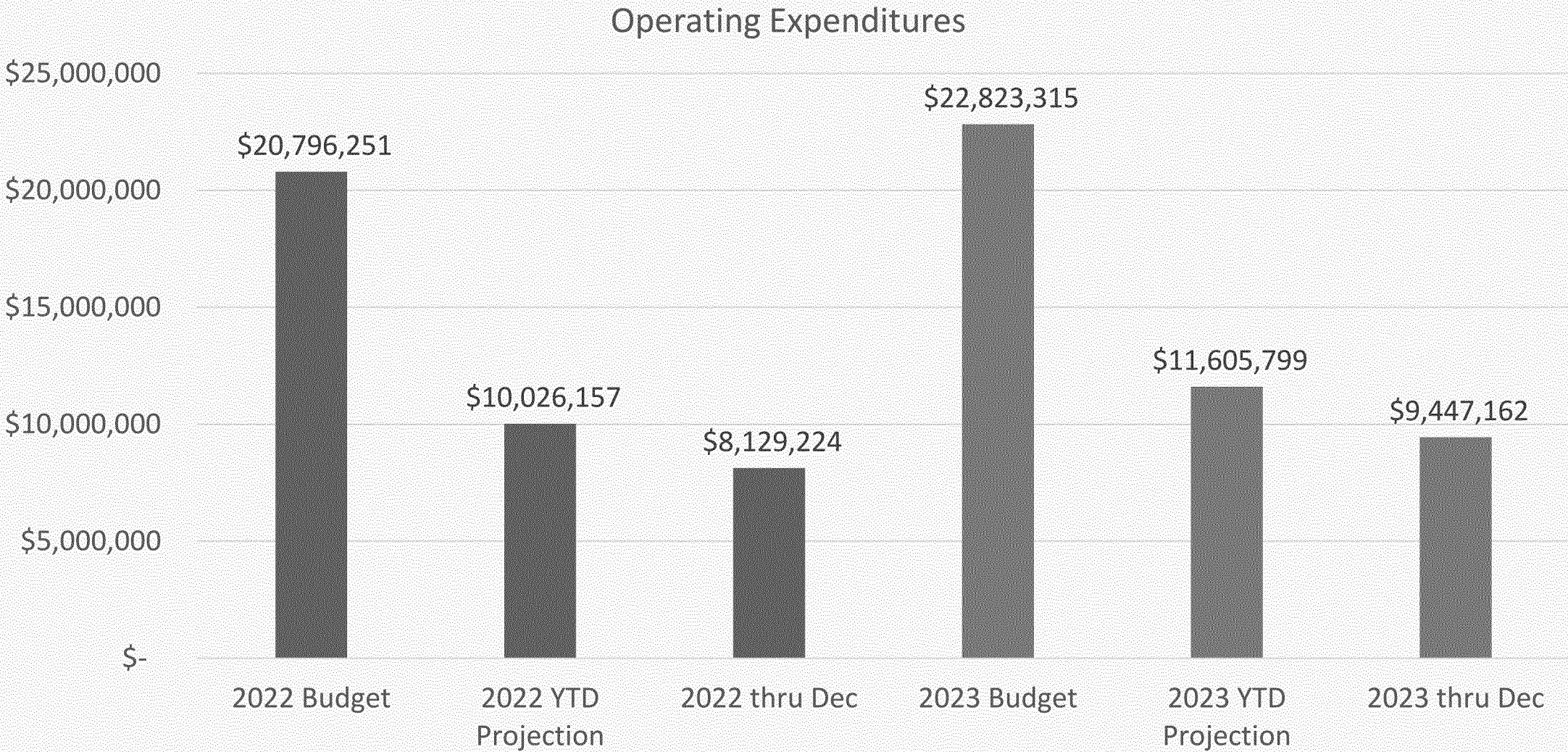


- Property Tax
 - Majority
 - As of 12
 - As of 12
- Sales Tax
 - \$350,000
 - Inflation
- Investment
 - Due to F
 - than the
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more

General Fund Expenditures

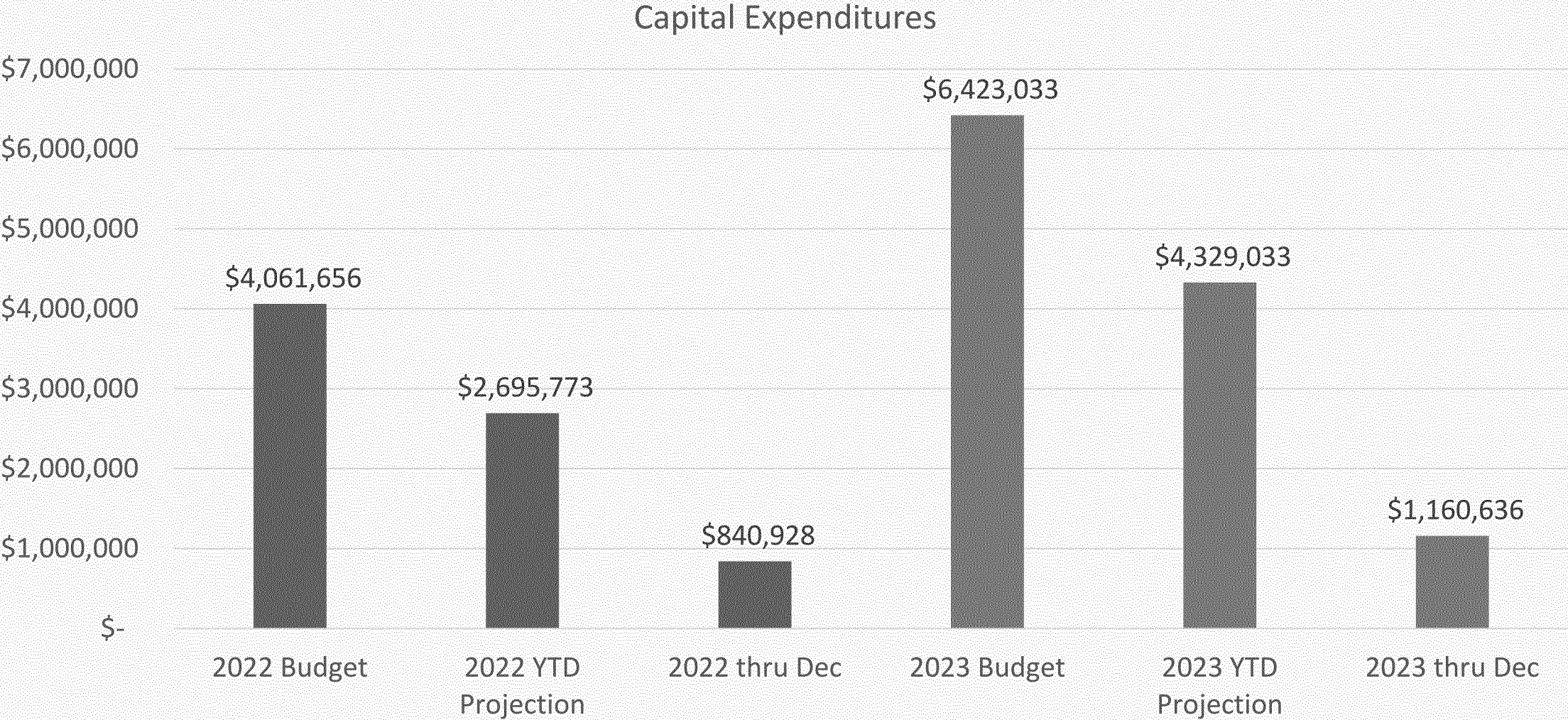


Operating Expenditures to Note:



- Personnel Expenses:
 - \$6.1 million (45%) of \$13.7 million personnel budget expended thru 12/31/22
- Contracted Services \$600,000 of \$2.8 million budget spent
 - Powell Bill: \$1.5 million
 - Solid Waste: \$200,000 (gated community solid waste pickup)
 - Streets & Ground: \$200,000 (pavement patching)

Capital Expenditures



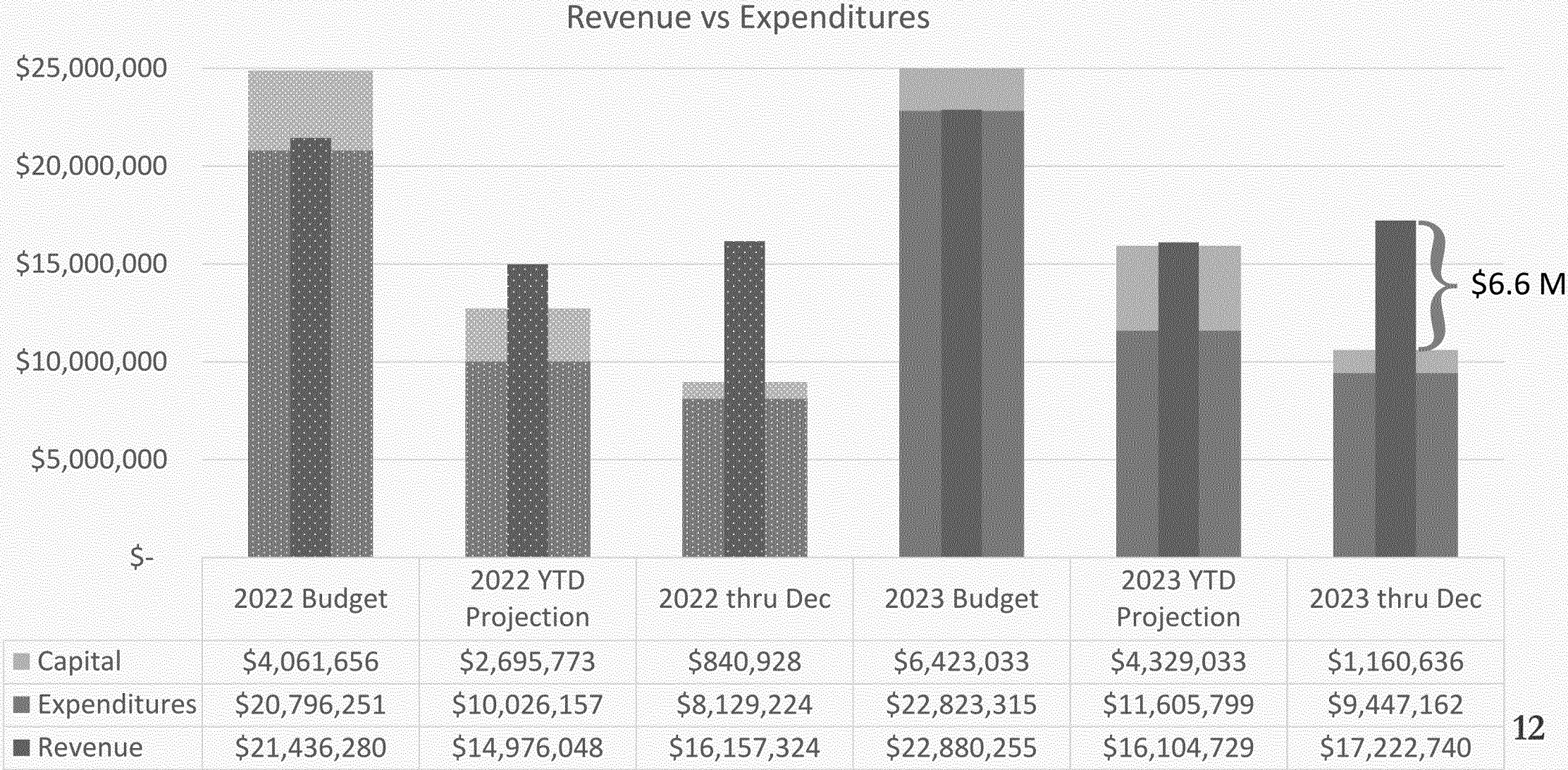
Capital Expenditures to Note:



- Unspent Capital Dollars \$5.2 Million:
 - Streetscape Improvements: \$200,000 (downtown amenity plan)
 - Sidewalk Improvements: \$400,000
 - Stormwater Improvements: \$200,000
 - Street Sweeper: \$150,000
 - Public Services Relocation: \$350,000
 - Artificial Turf Field: \$1.5 million
 - Library Property: \$1 million
 - Solid Waste Vehicle: \$250,000
 - Police Vehicles: \$280,000
 - Village Hall HVAC: \$120,000
 - Fire SCBA and RIT Paks: \$160,000
 - All Other: \$590,000

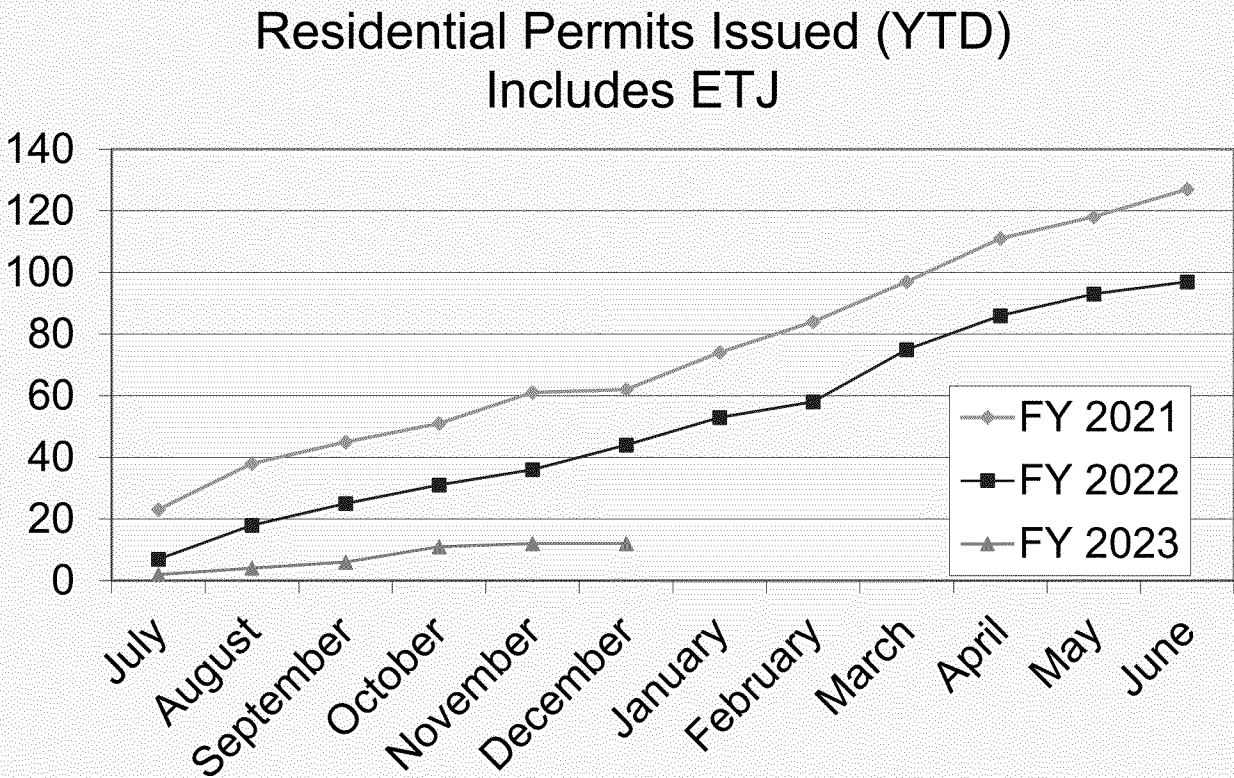
Financial Position & Outlook

Revenues vs. Expenditures



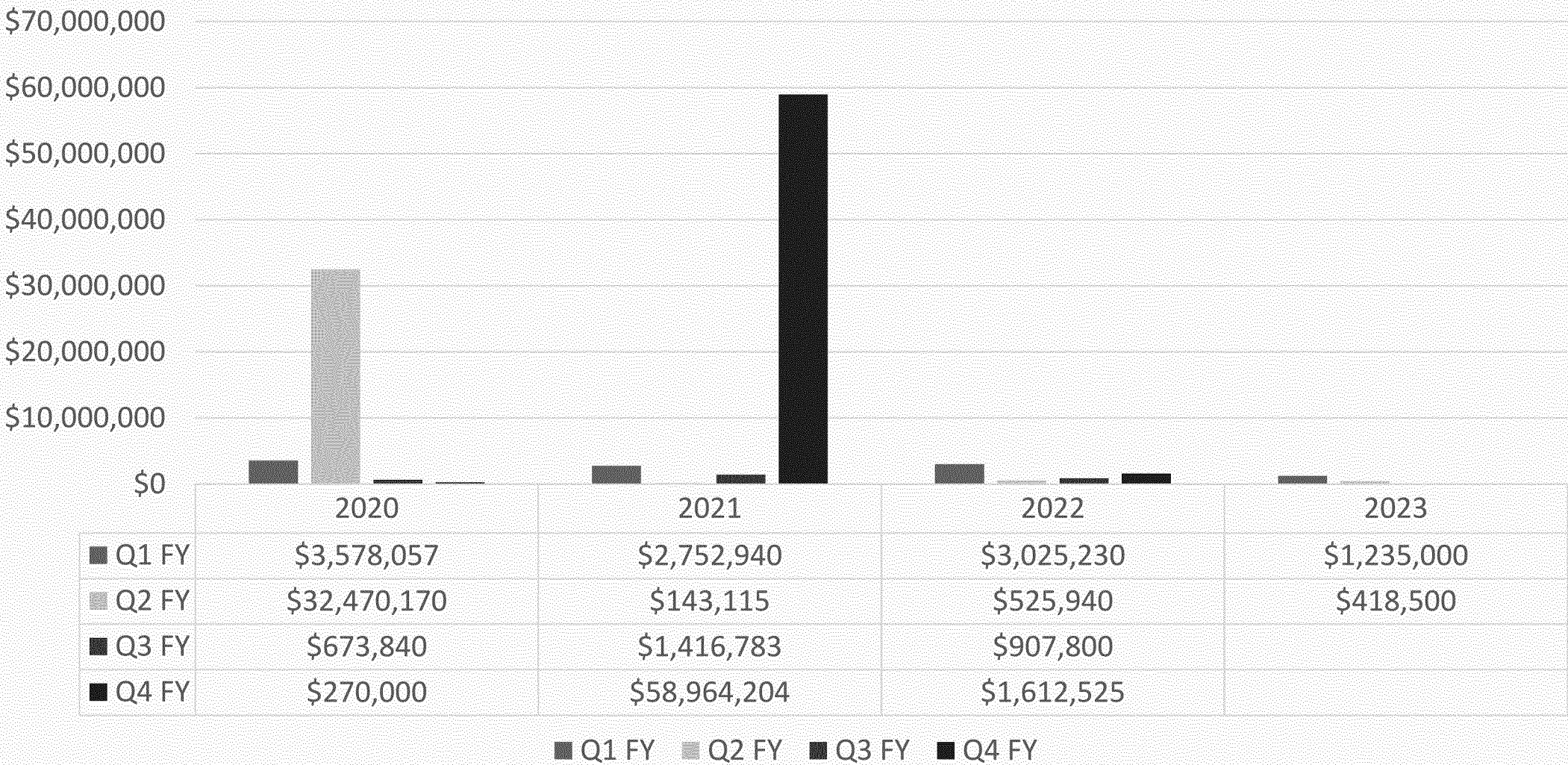


- Property taxes:
 - 90% of Village revenues
 - Residential building permits have slowed dramatically due to higher interest rates.





\$ Value of Non-Residential Development Permitted



Financial Outlook



	Residential Tax Base	Non-Residential Tax Base	Tax Exempt Property	Total Taxable Assessed Value	% Change
FY08	\$2,719,108,835	\$326,652,890	\$268,117,125	\$2,777,644,600	
FY09	\$2,761,647,092	\$335,386,033	\$269,719,030	\$2,827,314,095	1.79%
FY10	\$2,807,721,340	\$339,175,249	\$271,564,035	\$2,875,332,554	1.70%
FY11	\$3,312,056,948	\$356,462,370	\$309,316,950	\$3,359,202,368	16.83%*
FY12	\$3,333,807,236	\$366,092,668	\$309,216,950	\$3,390,682,954	0.94%
FY13	\$3,368,430,240	\$363,811,846	\$312,873,330	\$3,419,368,756	0.85%
FY14	\$3,433,539,072	\$363,682,745	\$314,499,090	\$3,482,722,727	1.85%
FY15	\$3,433,872,218	\$374,562,883	\$316,220,133	\$3,492,214,968	0.27%
FY16	\$3,352,781,389	\$394,449,904	\$404,357,860	\$3,342,873,433	-4.28%
FY17	\$3,398,349,498	\$394,950,175	\$405,681,620	\$3,387,618,053	1.34%
FY18	\$3,438,503,505	\$402,905,521	\$405,969,480	\$3,435,439,546	1.41%
FY19	\$3,495,942,470	\$412,691,920	\$405,458,520	\$3,503,175,870	1.97%
FY20	\$3,737,721,744	\$451,240,244	\$437,571,040	\$3,751,390,948	7.09%
FY21	\$3,809,790,478	\$453,842,757	\$434,758,410	\$3,828,874,825	2.07%
FY22	\$3,910,901,972	\$444,959,595	\$463,961,170	\$3,891,900,397	1.65%

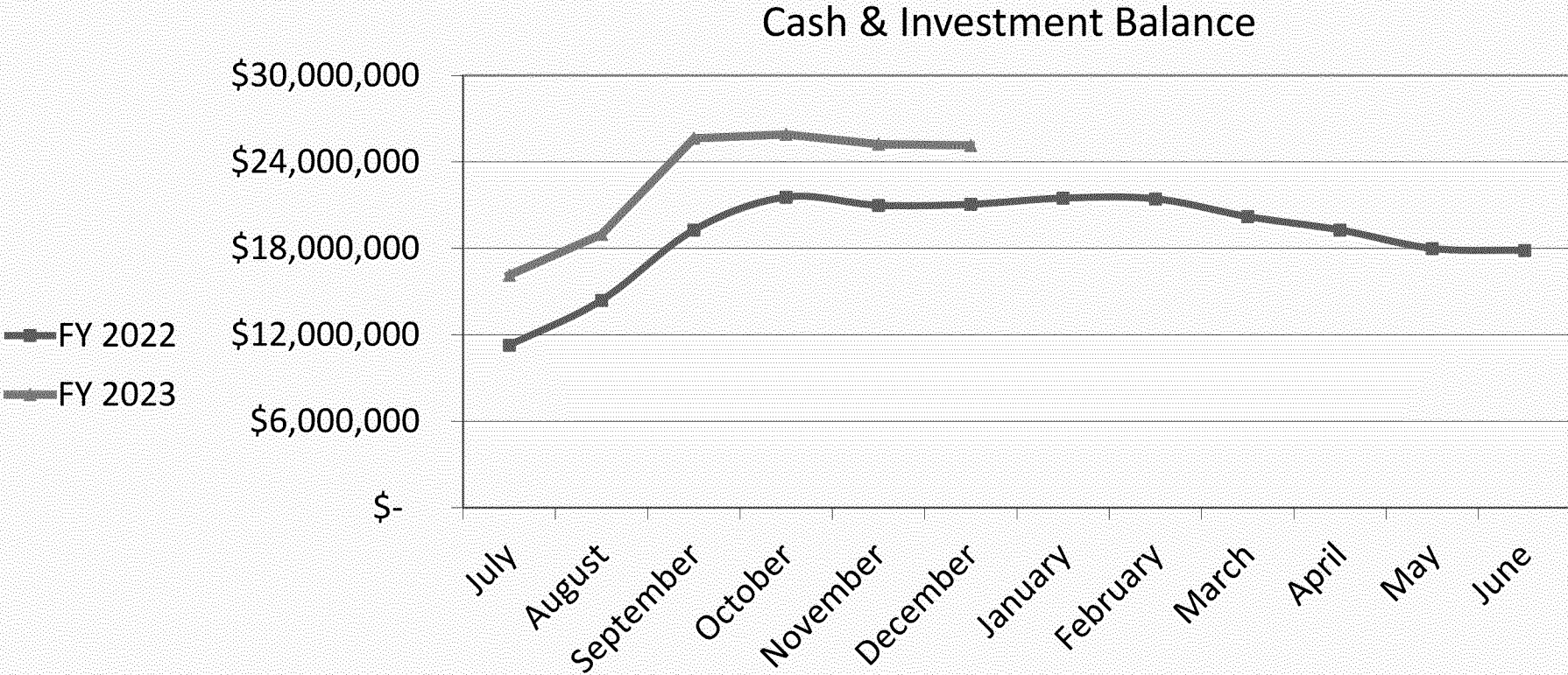
*Pinewild Annexed

Cash & Investment Balances

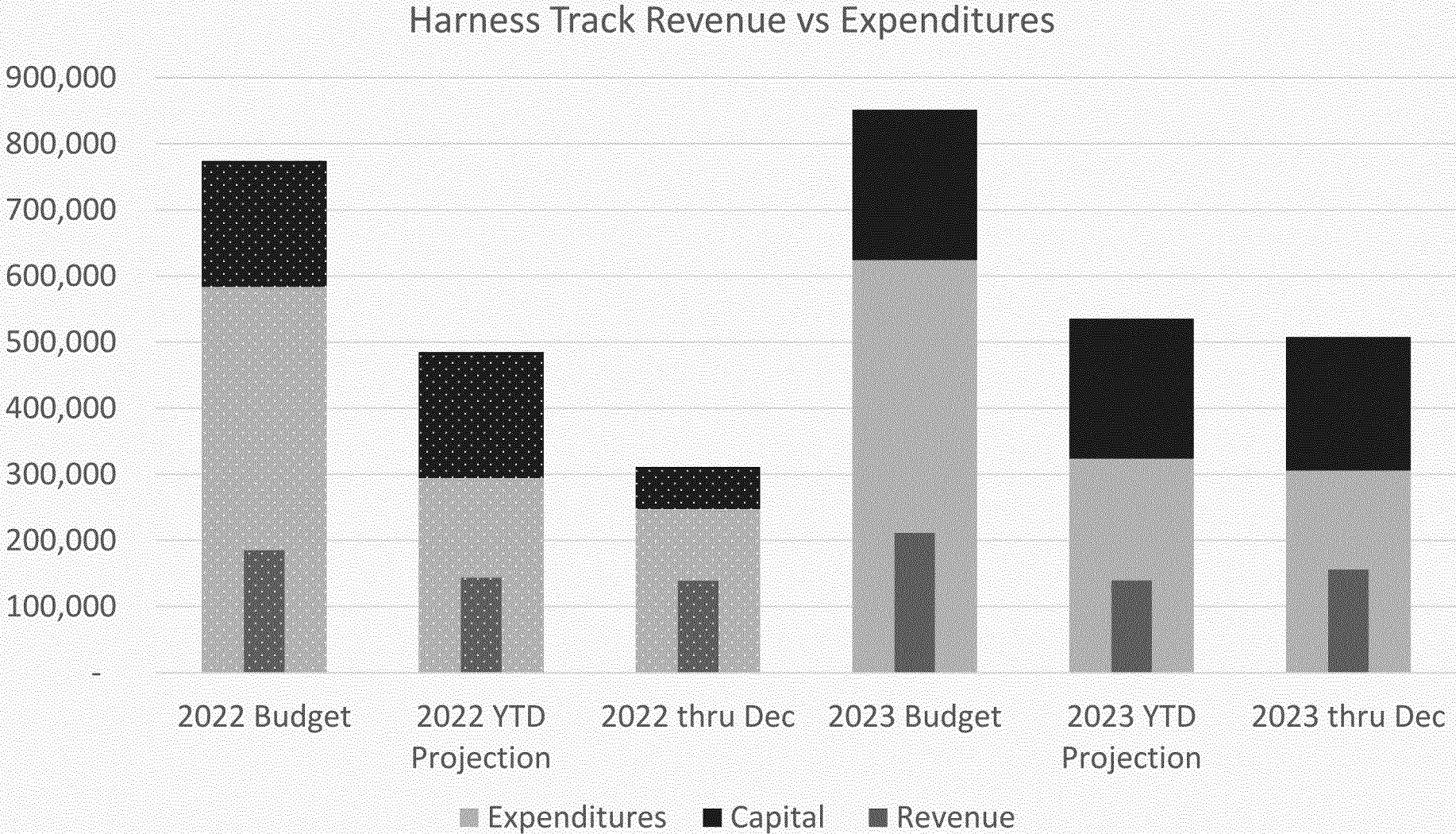
Cash and Investment Balance



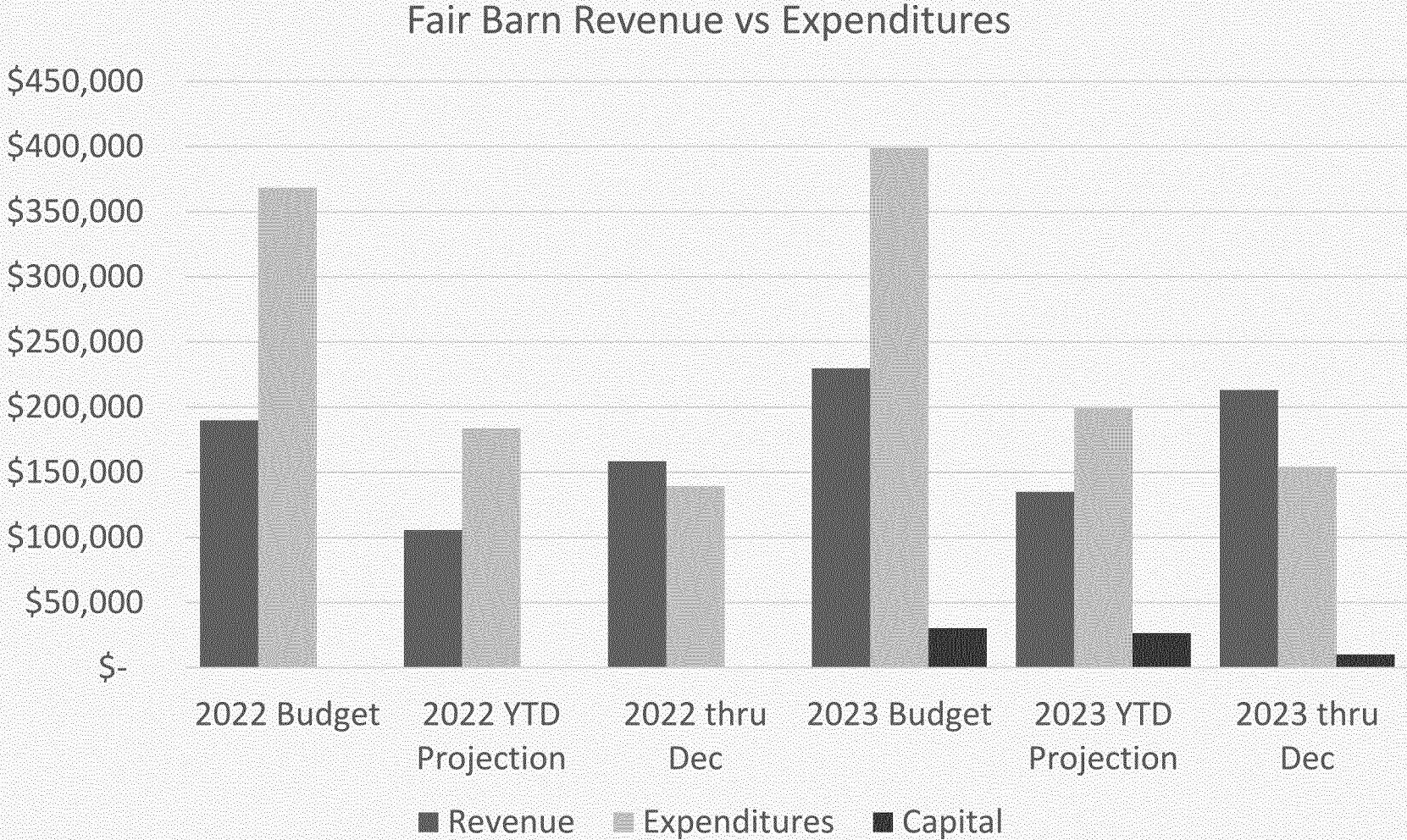
- Total cash balance increased by \$4.1 million from Dec '21 to Dec '22.
- Of the \$25.1 million in cash and investments, 98% is held in the North Carolina Capital Management Trust Government Portfolio.



Harness Track



Fair Barn





Fiscal Year 2023
Sidewalk Construction

GOAL:

To construct sidewalks in the Village:

- That enhance the quality of life, and
- Make interconnections with other sidewalks/trails
- In neighborhoods where they are desired
- While being as unobtrusive as possible to abutting yards, and
- Maintaining the charm of the neighborhood.

Purpose of tonight's discussion:

- Review survey data
- Determine whether to move forward with sidewalks along McKenzie Road West and in Pinehurst No. 6.



FY23 Construction
Budget: \$400,000

McKenzie Road West

McKenzie Road Results: 100% response rate

Visited all homes on McKenzie Road on the inside of the circle.

- All were supportive of a stone screenings walkway
- Visited all homes on Ritter and Ferguson; in attempt to connect new walkway with existing greenway.
 - Could not come to a consensus where all were satisfied.
- Staff recommendation:
 - Build walkway along McKenzie to Ritter
 - Do not construct walkway on either Ritter or Ferguson (Both have light traffic and will pose few pedestrian/vehicle interactions.
 - When Hwy 5 is improved with sidewalks, finish McKenzie Rd circle to Hwy 5.
 - Add crosswalk from Lost Tree Rd over to the walkway on McKenzie.



McKenzie Road West



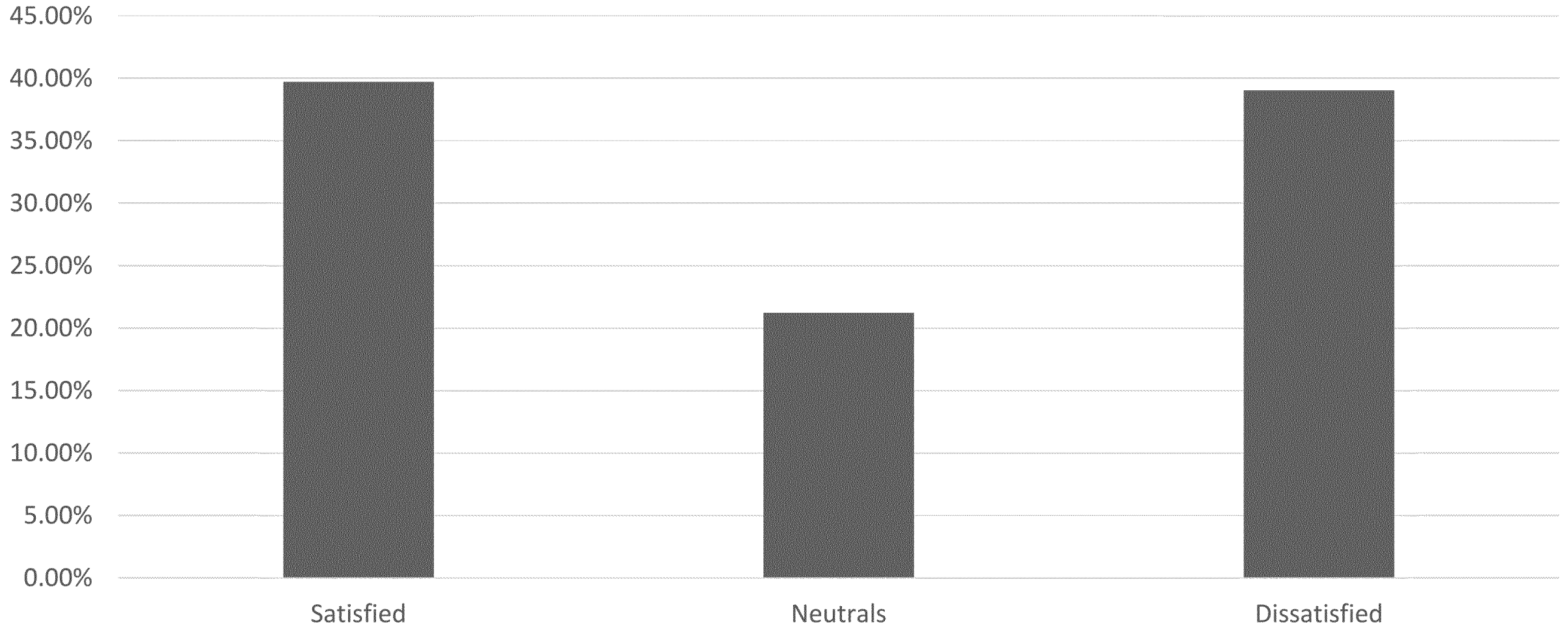
Pinehurst No. 6

Why proposed sidewalks in No. 6?

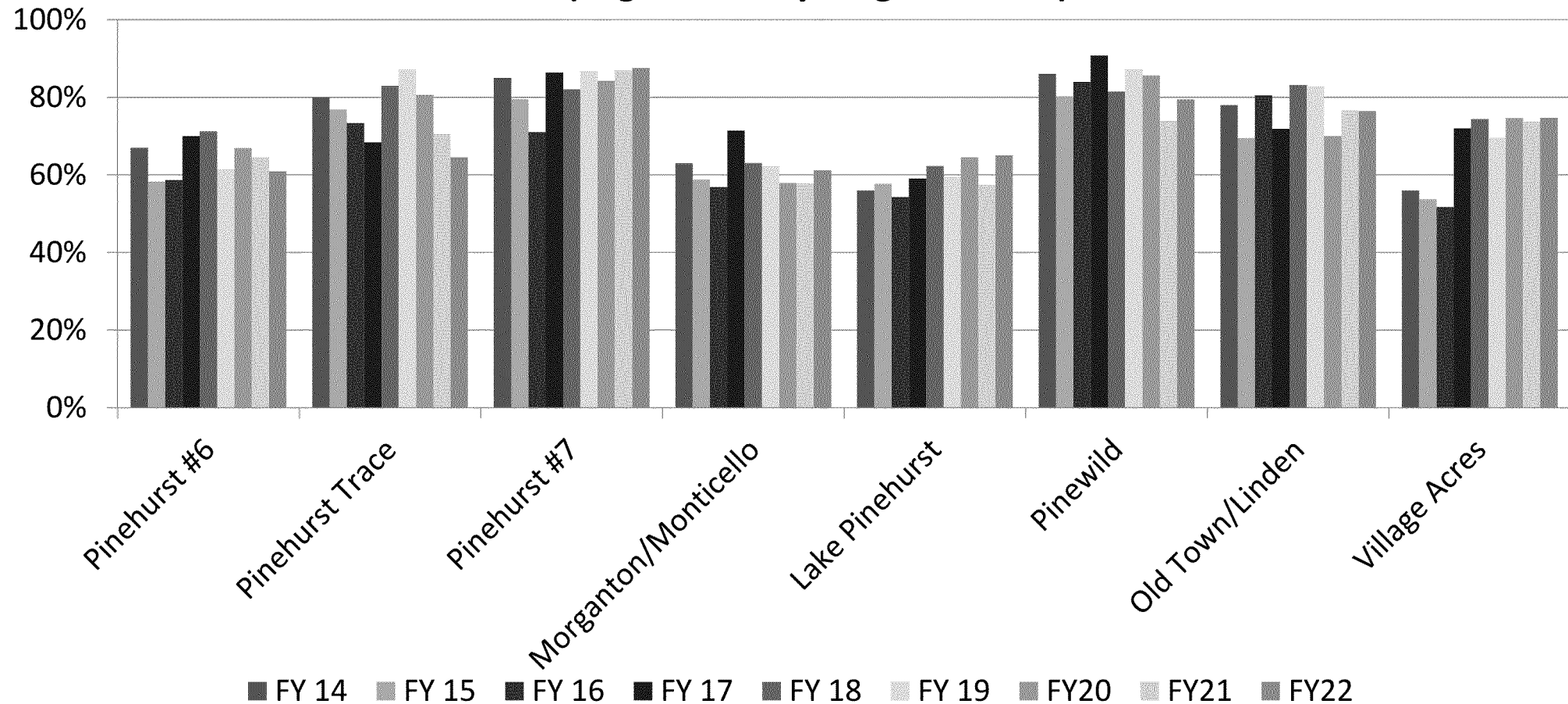
- Lowest satisfaction with walkways in last resident survey
- Consistently shown low satisfaction with walkways since 2014
- No. 6 POA shared survey of its members showing 74% in favor of sidewalks
- Comprehensive Pedestrian Plan identified walkways in No. 6
- Interconnections with existing greenway trail and sidewalk on other side of 15-501



Pinehurst #6 Satisfied with Availability of Walkways June 2022

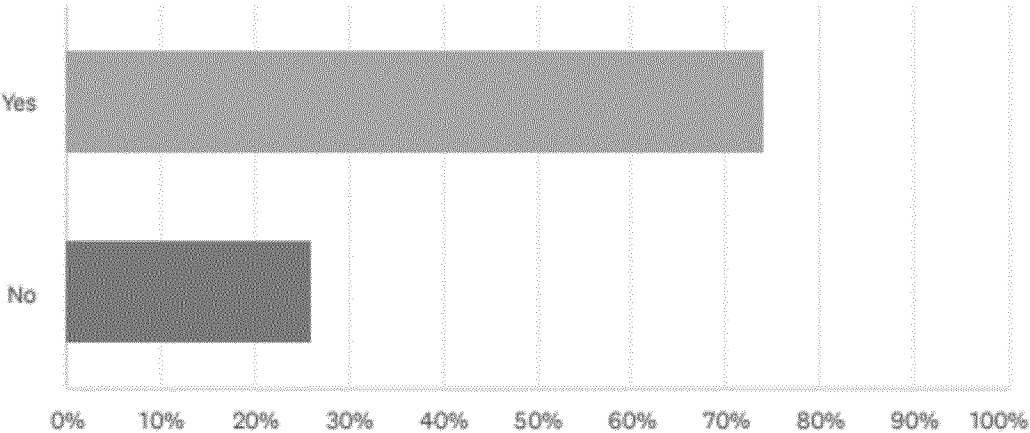


Residents who are overall satisfied with availability of walkways (Segmented by neighborhood)



Q1 In general, would you be in favor of having walkways "sidewalks" installed along a few carefully chosen streets in Pinehurst No. 6?

Answered: 542 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	73.99%	401
No	26.01%	141
Total Respondents: 542		





PINEHURST
NUMBER 8

FINEHURST
NUMBER 6

VILLAGE
ACRES

**PINEHURST
GREENWAY**

RASEE

**CANNON
PARK**

PINEHURST
TRACE ON

AIRPORT ROAD

MIDLAND CC

MIDLAND ROAD

PINEHURST
ELEMENTARY

VILLAGE
GREEN

PINEHURST
No. 7

KNOLL
(SOUTH



- Surveyed residents in Pinehurst No. 6
- Questions
 - Support construction of new walkways? (Scale of 1 to 5)
 - Likelihood of using new walkway? (Scale of 1 to 5)
 - Construction materials preference: (Scale of 1 to 5)
 - Stone Screenings
 - Asphalt
 - Concrete
 - Support walkways on your side of the street? (Yes/No)
 - Support walkways on the other side of the street? (Yes/No)



Pinehurst No. 6: 72% response rate

Question	Average Score
Support construction of new walkways?	3.4 Neutral/Agree
Likelihood of using new walkway?	3.7 Likely
Construction materials: Screenings	2.5 Disapprove/ Neutral
Construction materials: Asphalt	2.8 Neutral
Construction materials: Concrete	3.4 Neutral/Agree

Overall:

- 126 owners not opposed to walkways (63%)
- 73 owners opposed to constructing walkways (37%)



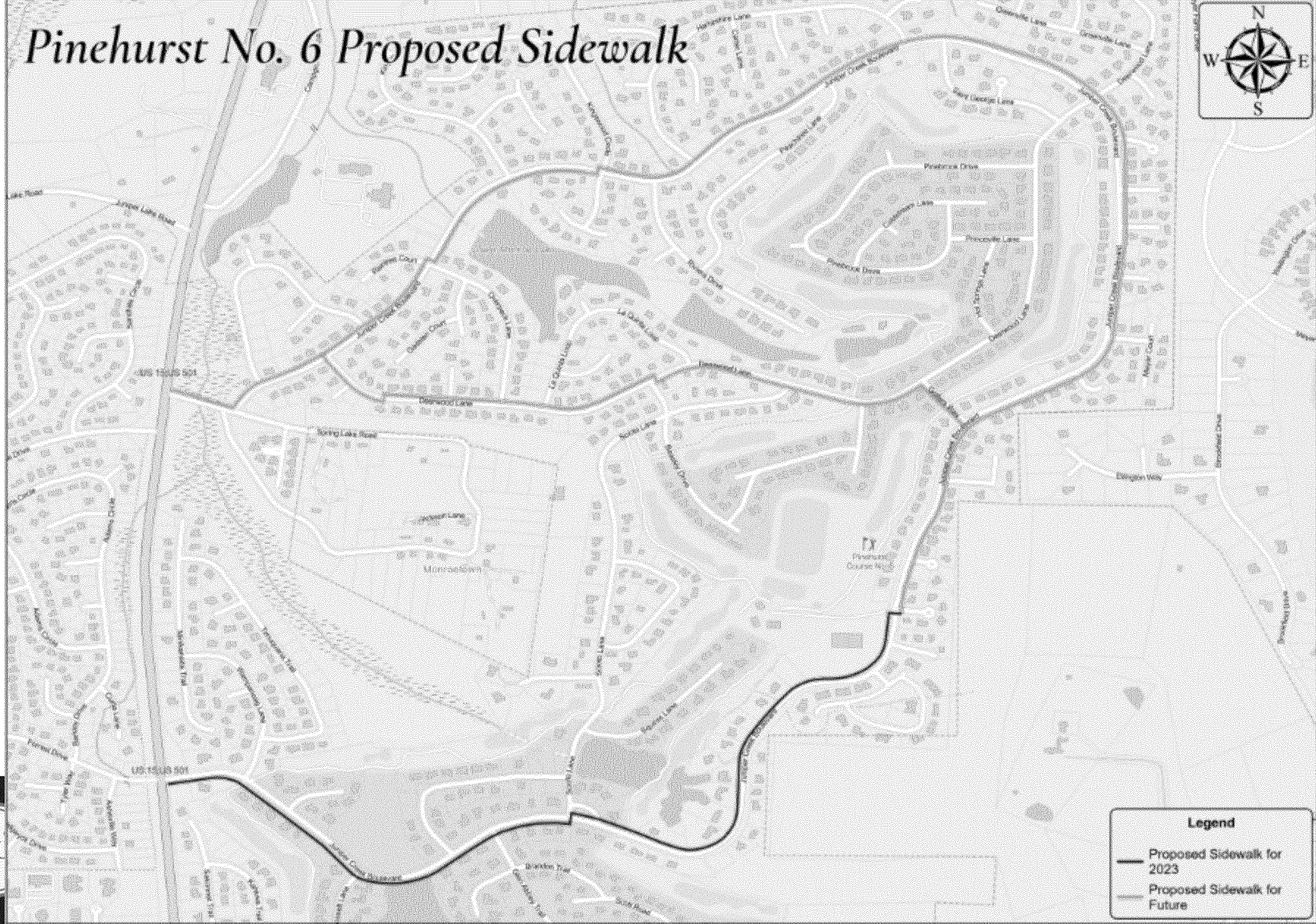
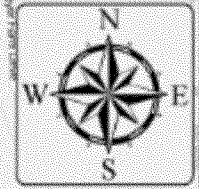
Juniper Creek Blvd & Deerwood in Pinehurst No. 6



Section on Preferred Side of the Road	Non-opposed	Opposed
Yellow section (15-501 to Club House)	11 (65%)	6 (33%)
Red Section (Club House to completion)	38 (70%)	16 (30%)
Blue Section (connect via Deerwood rather than Juniper Creek)	27 (75%)	9 (25%)



Pinehurst No. 6 Proposed Sidewalk



Legend

- Proposed Sidewalk for 2023
- - - Proposed Sidewalk for Future

	Linear Feet	Screenings cost (\$15/lf)	Asphalt Cost (\$35/lf)	Concrete Cost (\$45/lf)
Yellow section (15-501 to Club House)	6,800	\$102,000	\$238,000	\$306,000
Red Section (Club House to completion)	12,700	\$190,500	\$444,500	\$571,500
Blue Section (connect via Deerwood rather than Juniper Creek)	7,700	\$115,500	\$269,500	\$346,500





\$15/linear foot
Screenings



\$35/linear foot
Asphalt



\$45/linear foot
Concrete

Concerns:

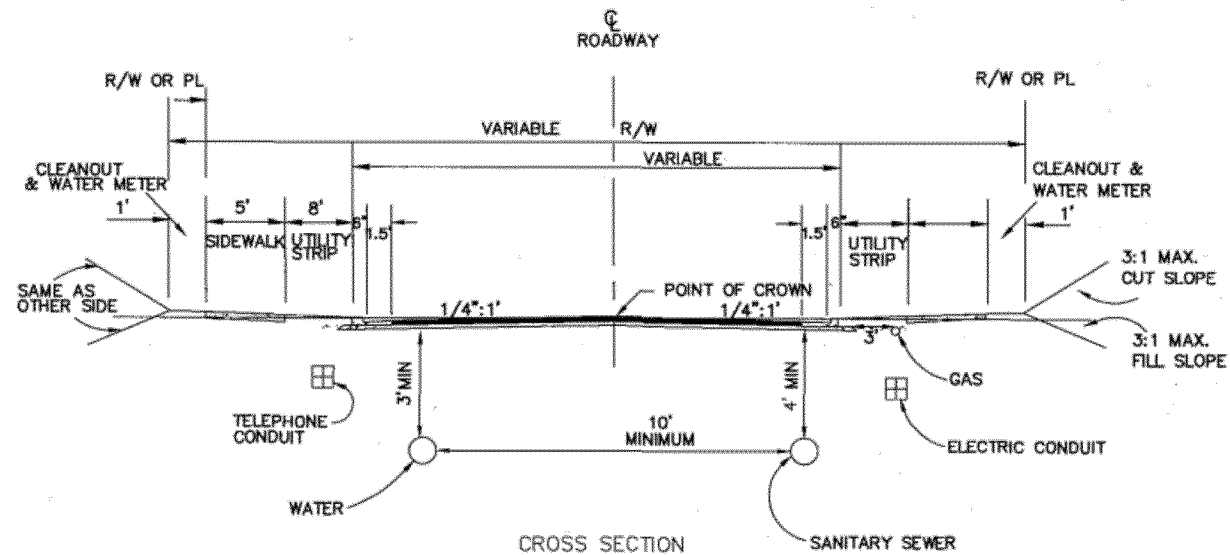
- Will my property taxes increase?
 - No. \$400,000 is budgeted in the General Fund each year for sidewalk construction. If sidewalks are not built in No. 6, the money will be spent elsewhere.
- How much of my front yard will it take?
 - ROW on Juniper Creek Blvd is 80'. All construction will be within ROW. Our engineering standards call for 8' utility strip followed by 5' sidewalk. However, since we are constructing post-development we must be flexible. Sidewalk can be next to pavement if curb is installed.
- Why include non-resident, property owners in survey results?
 - They pay taxes on the property. Survey results are essentially the same if non-resident, property owners are excluded.



Concerns Continued...

- Why is it proposed on my side of the road?
 - We looked at topography, significant obstacles and who was supportive/opposed to walkways. Side of road could change based on new information i.e. ROW availability, storm water, etc.
- Why concrete?
 - Preferred material from survey. Approximately 100' elevation change along Juniper Creek Blvd. Stone screenings would be washed out with existing slopes.





Recommendation:

- Confirm selection of these roads at Feb 28th Council Meeting
 - Juniper Creek up to the club house on alternating sides of the road
 - McKenzie Road West on inside of the circle
- Prioritize completion of Juniper Creek Blvd loop in future budget/construction cycles. May take two to three additional years.



Next Steps:

Finalize street locations with Village Council	February 28, 2023
Engage engineering firm	March 2023
Complete design	June 2023
Solicit & award construction contract	June 2023
Notice to proceed	July 2023
Completion	September 2023



Based on 2015 Comp Ped Plan, desire for interconnections, requests from neighborhoods, community survey data, future road work BPAC recommends the following prioritized list:

- McKenzie Road (\$50,000 estimate)
 - Sand Clay Path extension from Linden Rd. past Lost Tree to Ritter
- Pinehurst No. 6
 - Juniper Creek Blvd. (\$\$ TBD)
- Burning Tree/Diamondhead (\$340,000 estimate)
 - From Pine Vista to Marina along B. Tree/Diamondhead
- Airport Road – Bicycle project (\$200,000-300,000 estimate)
 - Either unpaved greenway or bikeable shoulders
- 15/501 Greenway Extension (\$217,000 estimate)
 - From Spring Lake to Juniper Lake





PLANNING AND INSPECTIONS DEPARTMENT STAFF MEMO

To: Mayor Strickland and Village Council
From: Alex Cameron, Planning Supervisor
CC: Jeff Sanborn, Village Manager
Date: February 21, 2023
Subject: Staff Report for Conditional District Rezoning request for (+/- 14.56 acres)
Parcel ID# 2000655 currently address as 100 Centennial Blvd.

This staff memo supplements the Department's staff report and analysis by Alfred Cassidy, Senior Planner dated January 25, 2023. Please see that staff report (included in Novus Agenda for the February 2, 2023 Planning and Zoning Board Regular Meeting and attached) for a more detailed description of the proposal and General Concept Plan.

Applicant:	Bob Koontz, PLA Principal, Koontz Jones Design
Owner:	Pinehurst Acquisition Corporation/The Resorts of Pinehurst, Inc. (PCC)
Current Zoning	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 this district. This zoning permits 30,000 square foot residential development lots.
Proposed Zoning:	H-CD (Hotel Conditional District) is established as a district in which the principal use of land is for hotels and their associated villas or cottages. This district is intended to provide lodging facilities for visitors while minimizing any adverse impact on neighboring residential areas.
Current Land Use:	Undeveloped Land (vacant).
Proposed Land Use:	Lodging.

Request

The applicant requests an official zoning map amendment for a conditional district zoning of 14.65 acres of land currently zoned R-30 to H-CD (Hotel – Conditional District). The Pinehurst Resort and Country Club (PRCC) is seeking to expand lodging guestroom offerings, through the construction of nine (9) golf cottages, with a total of 52 sleeping rooms, located on the Number 8 Golf Course. Of the nine cottages, five (5) will be four (4) bedroom cottages and the remaining four (4) cottages will be eight (8) bedrooms. Development of the cottages will occur in two phases of construction.

The proposed development would occur in two phases. Phase 1 will include a total of 5 cottages, three of which are Type 1 (4-bedroom cottages) and two which are Type 2 (8-bedroom cottages). Phase 2 will include a total of 4 cottages, two Type 1 (4-bedroom cottages) and the other two Type 2 (8-bedroom cottages).

The proposed conditional district map amendment would still allow accommodation of all the existing uses on the property as it would only apply the proposed zoning classification to this specific area to allow for the proposed cottages and uses as indicated in the submitted materials.

Included with this conditional district rezoning request is the application for rezoning, conditional district narrative, General Concept Plan (GCP), proposed architectural character elevations, existing conditions map and aerial, environmental site assessment, and the neighborhood meeting report.

Background

TRC Review

After the applicant made their initial submission to the Village, the application and supplemental material was distributed to the Technical Review Committee (TRC) for review. The TRC issued comments to the applicant and the applicant provided additional/revised material and an updated GCP. The TRC is comfortable with the proposal moving forward as a conceptual design and understands a more detailed design and construction drawings will be required to be reviewed by the TRC, if approved by Village Council, prior to development.

Planning and Zoning Board Review

The Planning and Zoning Board held a public hearing on February 2, 2023 and unanimously recommended approval of the proposed amendment with the following conditions recommended by staff and after deliberations of the Board at the meeting.

1. In lieu of providing a Class 2 vegetative buffer, the Applicant shall retain existing vegetation along residential properties at a minimum width of 20’.
2. The building height of the proposed cottages shall not exceed 35’ in height.

The applicant, as required by North Carolina General Statutes, agreed to the proposed conditions

The Planning and Zoning Board also found the request to be consistent with the 2019 Village of Pinehurst Comprehensive Long Range Plan (see attached statement of consistency).

Proposed Conditions

The applicant has not requested any specific conditions either to lax or further impose any development standards in the Pinehurst Development Ordinance (PDO). The GCP itself, if approved, will become a site specific development plan and therefore a condition of approval of the proposed map amendment.

Comprehensive Plan Consistency

Guiding Principle #5: Taking Care of Business in the 2019 Comprehensive Plan states that that the Village should support the golf, tourism and healthcare industries that make up the economic backbone of the community by encouraging entrepreneurship, supporting diverse and innovative businesses, and developing a thriving arts, culture, and entertainment market. It also states that the Village should encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.

Page 176 of the 2019 Comprehensive Plan states that golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort and other businesses that cater to these industries in order to maintain Pinehurst's identity as a premiere golf and hospitality destination. Further, there are opportunities to diversify the types of attractions, businesses and amenities available to golf enthusiasts and in or order to stay attractive to the industry, Pinehurst will need to adapt to meet the needs and desires of players and fans of golf.

The subject area is identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan as "Suburban Neighborhood" which is largely based on the underlying zoning (R-30). The area surrounding the subject location is under common ownership and identified as "Private Open Space" (Pinehurst Resort Course No. 8). If the proposed zoning map amendment were approved, the Conservation and Growth Map would also be amended to "Private Open Space".

As the majority of the area surrounding the proposal is currently zoned RD, labeled as Private Open Space on Conservation and Growth Map, under the same private ownership and operated as part of Pinehurst Resort Course No. 8, and helping to support the golf and tourism industry while minimizing adverse impacts on neighboring residential areas, staff believes the proposal is consistent with the goals of the 2019 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.

Staff Recommendation

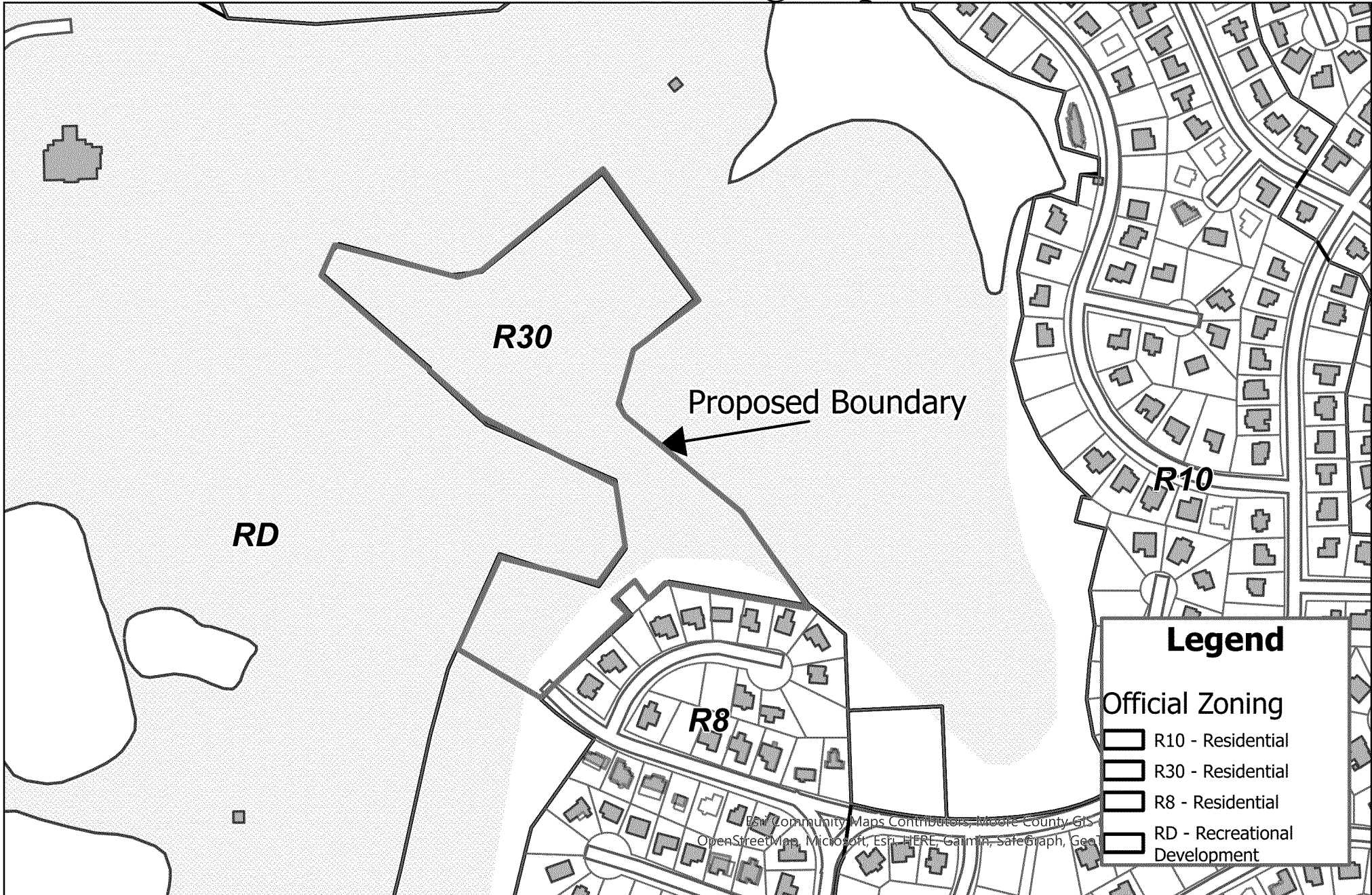
Planning staff recommends approval of the rezoning request for PID # 20000655 to H – CD (Hotel - Conditional District) with the conditions recommended by the Planning and Zoning Board.

1. *In lieu of providing a Class 2 vegetative buffer, the Applicant shall retain existing vegetation along residential properties at a minimum width of 20'.*
2. *The building height of the proposed cottages shall not exceed 35' in height.*

Attachments:

- Area Zoning Map
- Aerial Map
- Hearing Notification Packet
- Planning and Zoning Board Staff Report
- Signed Planning and Zoning Board Comprehensive Plan Consistency Statement

Area Zoning Map



Legend

Official Zoning

- R10 - Residential
- R30 - Residential
- R8 - Residential
- RD - Recreational Development

0 500 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).

Pinehurst No. 8 Cottages Conditional District Rezoning



Aerial Map



0 500 1,000 Feet

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1/27/2023

Pinehurst No. 8 Cottages Conditional District Rezoning





HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

NOTICE OF PUBLIC HEARING VILLAGE OF PINEHURST

Dear Property Owner:

The Village of Pinehurst Village Council will be holding a Public Hearing on Tuesday, February 28th, 2023 at 4:30 pm in Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, N.C.

Members of the Village Council and Staff will be participating at Village Hall 395 Magnolia Rd. Pinehurst, North Carolina. The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live, for public viewing/listening and video-recorded for future reference.

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 14.56 acres of Moore County PID# 20000655. This proposed map amendment would zone the property from R-30 – Medium Density Residential District to H-CD – Hotel Conditional District. The proposed rezoning and associated General Concept Plan would allow for development of five (5) four-bedroom and four (4) eight-bedroom lodging units at Pinehurst Resort Course No. 8.

Additional information on the above item is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM. Information on this request will also be made available the week of the meeting on the Village of Pinehurst's Novus Agenda website at <https://pinehurst.novusagenda.com/agendapublic/>.

All persons wishing to be heard or comment on this proposal can attend this meeting during the public hearing at Village Hall.

FARRISH, PATRICIA A
35 GARNER LANE
PINEHURST,NC,28374

THE G M THOMPSON FAMILY
PO BOX 3513
PINEHURST,NC,28374

STAAB, JOSEPH J
5 WEEBURN PL
PINEHURST,NC,28374

SMITH, ANGEL BRASWELL
5 GARNER LN
PINEHURST,NC,28374

RUPERT, MEAGHAN MARIE
45 GARNER LANE
PINEHURST,NC,28374

PINEHURST ACQUISITION CORP
PO BOX 4000
PINEHURST,NC,28374

GRAHAM, GLENDA J
65 GARNER LN
PINEHURST,NC,28374

FLINCHUM, CRAIG P
55 GARNER LN
PINEHURST,NC,28374

ELY, THOMAS M
205 BRIARDALE AVE
CARY,NC,27519-2829

PINEHURST, INC
PO BOX 4000
PINEHURST,NC,28374-4000

DODDS, MICHAEL SCOTT
95 SCOTT RD
PINEHURST,NC,28374-9206

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

THOMPSON, GUY M
PO BOX 3513
PINEHURST,NC,28374

Public Hearing Notification



0 500 1,000 Feet

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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

1/20/2023

Pinehurst No. 8 Cottages Conditional District Rezoning





PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
Darryn Burich, Planning & Inspections Director
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: January 25, 2023
Subject: Staff Report for Conditional District Rezoning request for (+/- 14.56 acres)
Parcel ID# 2000655 currently address as 100 Centennial Blvd

Applicant:	Pinehurst Resort and Country Club
Owner:	Pinehurst Acquisition Corporation.
Current Zoning	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 this district. This zoning permits 30,000 square foot residential development lots.
Proposed Zoning:	H-CD (Hotel Conditional District) is established as a district in which the principal use of land is for hotels and their associated villas or cottages. This district is intended to provide lodging facilities for visitors while minimizing any adverse impact on neighboring residential areas.
Current Land Use:	Undeveloped Land (vacant).
Proposed Land Use:	Lodging.

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 14.65 acres of land currently zoned R-30 to H-CD (Hotel – Conditional District). The Pinehurst Resort and Country Club (PRCC) is seeking to expand lodging guestroom offerings, through the construction of nine (9) golf cottages, with a total of 52 sleeping rooms, located on the Number 8 Golf Course. Of the nine cottages, five (5) will be four (4) bedroom cottages and the remaining four (4) cottages will be eight (8) bedrooms. Development of the cottages will occur in two phases of construction.

According to the General Concept Plan, Phase 1 will include a total of 5 cottages. Three of the cottages are Type 1 (4-bedroom cottages) and two of the cottages are Type 2 (8-bedroom cottages). Phase 2 will include a total of 4 cottages. Two of the cottages are Type 1 (4-bedroom cottages) and the other two cottages are Type 2 (8-bedroom cottages).

Per the application, the main goal for this proposal, is to provide a more private lodging opportunity for resort guests. The proposed cottages will be the first type of this development on all PRCC properties within the Village.

The proposed conditional district map amendment would still allow accommodation of all the existing uses on the property as it would only apply the proposed zoning classification to this specific area to allow for the proposed cottages and uses as indicated in the submitted materials.

Included with this conditional district rezoning request is the application for rezoning, conditional district narrative, General Concept Plan, proposed architectural character elevations, existing conditions map and aerial, environmental site assessment, and the neighborhood meeting report.

A General Concept Plan is required as part of a Conditional District rezoning application and if approved, the plan then becomes a site-specific zoning plan and a condition of the rezoning. Any substantial changes to an approved General Concept Plan as stated in Section 6.2.3 (B) of the Pinehurst Development Ordinance (PDO) shall be reviewed by the Planning and Zoning Board and approved or denied by the Village Council. All other changes to an approved General Concept Plan that are not substantial and do not alter the basic development concept may be approved by the Village Planner.

Analysis:**Background/Location**

The subject property is located within the Village's corporate limits and defined as being Moore County Parcel ID# 20000655. The proposed cottages will be located near the existing Number 8 Clubhouse. The overall area for the proposed rezoning is 14.56 acres, however, the actual development area, "cottage site", will be confined to approximately 7.10 acres. Currently, the site is partially cleared and used for golf maintenance storage and overflow parking. The actual cottage site is surrounded by golf course Number 8

(Holes 7, 8, 9, and 10) zoned RD and wetlands, as well as residential land zoned R8 to the southeast and part of the Village Acres neighborhood. Wetlands are located on the south and east side of the cottages site.

Environmental

The topography on the site is relatively flat at the entrance and slopes from 9th hole fairway toward the wetland area. A wetland area divides the parcel between the cottage site and the 7th green. The center of the site is cleared with longleaf pine trees scattered throughout the remainder of the upland area. Some hardwoods and underbrush are located in the wetland areas of the property. A Red Cockaded Woodpecker habitat analysis has been completed by Dr. J.H Carter and Associates. The report is included with this application and shows no major impacts from the project. In addition, the Pinehurst Number 8 site is enrolled in the Red Cockaded Woodpecker Safe Harbor program.

Parking

The proposal includes a total of 52 parking spaces (48 standards parking spaces and 4 ADA parking spaces). According to 9.4a Table of Required Parking of the PDO, the minimum required parking for hotels (including cottages) is 1 per sleeping room. The proposal meets the parking space requirements.

Buffers/Setbacks

Setbacks and buffer areas requirements are shown on the General Concept Plan. There is a 30' undisturbed buffer required along the wetland boundary as indicated on the GCP. The Hotel District Setbacks for the proposed cottages are:

Hotel District Setbacks:
Front Yard = 40' min.
Side Yard = 20' min.
Side Street Yard = 20' min.
Rear Yard = 30'

Access and Connectivity

Access to the cottages will be provided from Centennial Boulevard, which connects to Murdocksville Road at the entrance to the No. 8 golf course. Pedestrian connectivity will be provided in the internal cottage area to connect to the parking areas as depicted on the General Concept Plan.

Landscaping

Per section 9.5 of the Pinehurst Development Ordinance, a Class 2 buffer is required along the boundary of the development where it abuts adjacent residential properties. The applicant is proposing to use existing vegetation to meet the requirements. The applicant has indicated all other plantings will meet the requirements of the Pinehurst Development Ordinance

Stormwater

Stormwater is proposed to be managed using the stormwater management areas as depicted on the General Concept Plan. Best Management Practices (BMP) will be implemented as well. The stormwater

management areas will need to be constructed and meet the requirement of the Engineering Standards and Specifications Manual (ESSM).

Utilities

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

Neighborhood Meeting

A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. The neighborhood meeting was held at the Pinehurst Number 8 Clubhouse in the pro shop on December 9, 2022. The applicant notified all adjacent property owners by direct mail on December 2, 2022. According to the submitted sign in sheet, a total of two residents attended the neighborhood meeting. The neighborhood meeting was informal in nature to allow adjoining property owners the opportunity to review preliminary plans, discuss the project, and ask questions to the development team. Please find the results of that meeting as reported by the applicant.

Conditions

No conditions are currently proposed by the applicant.

TRC Review

The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. The applicant provided additional material and an updated GCP. The TRC is comfortable with the General Concept Plan moving forward for review and consideration of the Planning and Zoning Board.

Planning and Zoning Board Action and Conditional District Rezoning Process:

After holding a public hearing on the proposed zoning map amendment, the Planning and Zoning Board must adopt a consistency statement describing how the proposed amendment is or is not consistent with the Comprehensive Plan and may recommend approval or denial of the proposed map amendment to Village Council. If the Board recommends approval of the proposed amendment but adopts a statement of inconsistency with the Long-Range Comprehensive Plan, then the plan is deemed to be amended.

The Planning and Zoning Board can ask to impose more restrictive conditions that are not included with the proposal, but the applicant must consider and agree to any additional or different conditions. However, no changes can be made to the proposed conditions that are less restrictive than those stipulated in the proposal.

If there are more questions or concerns that need to be addressed, the Planning and Zoning Board can continue the public hearing to a specific date, place, and time but a recommendation to Village Council should be made within 30 days of the first scheduled public hearing of this board or Village Council can decide to take the request up for their consideration.



Comprehensive Plan Consistency Statement:

Guiding Principle #5: Taking Care of Business in the 2019 Comprehensive Plan states that the Village should support the golf, tourism and healthcare industries that make up the economic backbone of the community by encouraging entrepreneurship, supporting diverse and innovative businesses, and developing a thriving arts, culture, and entertainment market. It also states that the Village should encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.

Page 176 of the 2019 Comprehensive Plan states that golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort and other businesses that cater to these industries in order to maintain Pinehurst’s identity as a premiere golf and hospitality destination. Further, there are opportunities to diversify the types of attractions, businesses and amenities available to golf enthusiasts and in or order to stay attractive to the industry, Pinehurst will need to adapt to meet the needs and desires of players and fans of golf. One of the recommendations in Implementation Strategy 5.11 on page 176 suggests a golf museum could further activate the Village Core and other nodes.

The proposed zoning district is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Private Open Space”. Even though the base zoning would change and allow for a use not permitted within the existing zoning, the overall use and designation of the property as depicted on the Conservation and Growth Map in the 2019 Comprehensive Plan would remain as a privately owned recreation area supporting the golf and tourism industry.

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

Staff Recommendation:

Planning staff recommends approval of the rezoning request for PID # 20000655 to H – CD (Hotel - Conditional District) with the conditions listed below and recommends the Board adopt the consistency statement provided.

Conditions:

- A) Applicant to retain existing vegetation along the residential properties to meet the Class 2 buffer requirement.
- B) The building height of the proposed cottages shall not exceed 35' in height.

Attachments:

- Area Zoning Map
- Aerial Map
- Hearing Notification Packet
- Draft Comprehensive Plan Consistency Statement



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN
FEBRUARY 2, 2023 REGULAR MEETING**

**Conditional District Rezoning Request
R-30 (Residential District) to
H-CD (Hotel Conditional District)**

Property Location: 100 Centennial Blvd
Parcel ID#: 20000655

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed conditional rezoning **IS** consistent with the 2019 Comprehensive Plan:

The proposed zoning district is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Private Open Space”. Even though the base zoning would change and allow for a use not permitted within the existing zoning, the overall use and designation of the property as depicted on the Conservation and Growth Map in the 2019 Comprehensive Plan would remain as a privately owned recreation area supporting the golf and tourism industry.

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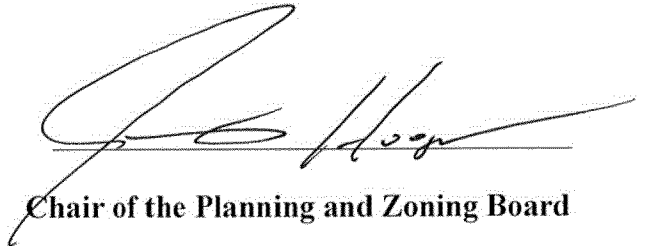
HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL** of the conditional rezoning from R-30 (Residential District) to H-CD (Hotel Conditional District) with conditions (staff recommendation).

Conditions:

- A) In lieu of providing a Class 2 vegetative buffer, the Applicant shall retain existing vegetation along residential properties at a minimum width of 20'.
- B) The building height of the proposed cottages shall not exceed 35' in height.

This is the 02nd day of February, 2023


Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

07 February 2023
DATE


Shannon Konstantinou
Clerk to the Planning and Zoning Board

Cc: Alex Cameron
Shannon Konstantinou