



**Planning & Zoning Board
Agenda for Regular Meeting of January 2, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 12-05-2024 P&Z Regular Meeting Minutes
3. Public Hearing
 - A. Major Site Plan Request for FirstHealth of The Carolinas Demolition and new Parking Lot
The applicant requests a Major Site Plan Review for the demolition of an existing specialty building and replacing with an additional 201 parking spaces to the FirstHealth Hospital Campus. This property is identified as Moore County PID# 00023475 and is addressed as 155 Memorial Dr. The applicant is Tom Reoch, Administrative Director of First Health of the Carolinas, and the owner is First Health of the Carolinas, Inc.
4. Next Meeting Date
 - A. 02-06-2025 P&Z Regular Meeting
5. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative, Teamwork, and Improvement.



Approval of 12-05-2024 P&Z Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Planning & Zoning Board; Maria Klein, Michael Mandeville, Alex Cameron
DATE OF MEMO: 12/18/2024

MEMO DETAILS

Attached is a draft copy of the 12-05-2024 P&Z Regular Meeting Minutes

ATTACHMENTS

1. 12-05-2024 P&Z Draft Minutes -



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, December 5, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercuro
Bruce Hironimus
Bill Colmer
Jimmy Duncan
Sonja Rothstein

Board Members Absent:

Thomas Schroeder
Carol Henry

Staff Present:

Alex Cameron, Planning Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Admin Specialist

Approximately 13 member(s) of the public in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:03 PM, stated that he will be Chairing tonight's meeting, confirmed a quorum was present, and explained the purpose of this meeting. Mr. Jones introduced new Board member, Bill Colmer. Mr. Colmer gave a brief background of his education and experience. The Board introduced themselves.

II. Approval of Minutes

A. 11-07-2024 Regular Meeting Minutes

Ms. Rothstein moved to approve the minutes of the November 7th, 2024, Regular Meeting. Seconded by Ms. Mercuro. Approved by a vote of 5-0.

Mr. Jones reminded the public in attendance that there was a sign-up sheet available for those who wished to speak during the Public Hearing and asked those wishing to speak to limit their time to 3 minutes.

Mr. Duncan moved to recess the regular Meeting and re-enter into the Public Hearing. Seconded by Mr. Bill Colmer. Approved by a vote of 5-0.

III. Public Hearing

A. Continued Conditional Rezoning for 52 McIntyre Rd

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and

McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC. and further identified by Parcel ID # 00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated General concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

Mr. Jones confirmed with Ms. Klein that there would not be another presentation by Staff, however Staff did receive new material from the applicant, shortly prior to the meeting. Ms. Klein confirmed, and advised the board had been given hard copies of the new material.

Mr. Jones asked the applicant to come forward and reintroduce themselves. Mr. Matt Williams and Mr. Richard Vincent introduced themselves.

Mr. Williams presented a slide presentation outlining the changes made. Mr. Williams presented the changes of building use allocation, square footage reductions and removed the parking along Kelly Rd. The applicant made changes to the building plans to meet the 35-foot maximum height requirement. The applicant requests the Board to consider a condition to allow a total of 45 parking spaces down from 48, as required per PDO.

Mr. Jones advised the Board had just received the material and would need a few minutes to review and asked the Board to ask questions to the applicant for clarifications.

Mr. Jones asked the reason for the change to the South building from being only medical clinic to now splitting between medical clinic and professional services. Mr. Vincent explained by limiting the square footage of medical services, this frees up parking space requirement. Mr. Vincent advised the North Building square footage changed to 6,000 due to the fact stairwells exclusively serve the second floor, therefore 500 square feet would be deducted from calculations. Mr. Jones asked staff how stairwell calculations would be determined. Mr. Cameron advised parking count is based on total floor area. Mr. Pete Bogle, Architect for the project reintroduced himself and stated per the ordinance it states gross square footage of the use. Mr. Bogle stated the specific use of the stairwells is for the access to the second floor, therefore this space should not be calculated. Mr. Duncan reiterated PDO states gross square footage, usage may vary.

The Board continued reviewing and discussing the changes on the condition tables. Mr. Vincent stated he believes the 45 parking spaces will adequately supply the proposed project. Mr. Jones asked the Board if they had questions for the applicant before public comments were made.

Mr. Jones opened the floor to public comments.

Don Mead, 100 Kelly Rd., questioned who made the decision to have the exit be on Kelly Rd. Mr. Jones explained at this time the board will receive comments then will discuss during deliberation. Mr. Mead also questioned if any more traffic studies were done. Mr. Mead also expressed his complaints of the light pollution on the properties nearby.

Valerie Mead, 100 Kelly Rd, expressed her disapproval regarding the parking for the apartments and increased traffic exiting onto Kelly Rd. Ms. Mead shared a signed petition from area neighbors disagreeing with the proposed project.

Kelly Nelson, 125 Kelly Rd, expressed her concern and disapproval of the proposed project, explaining the lights will shine into her home and the increased traffic on Kelly Rd is a safety concern.

Mr. Jones asked if any other members of the public that had not signed in would like to make a statement. No one came forward.

Mr. Jones asked staff what limits would be set if the Board would close the public hearing and re-enter the regular meeting. Mr. Cameron explained the requirements of a public hearing had been met, therefore no continuation would be allowed if the public hearing were closed. The board agreed they were ready to make a motion to close the public hearing.

Ms. Rothstein moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mercuro. Approved 5-0.

The board began deliberation. Mr. Duncan began by expressing his appreciation to applicant for eliminating the Kelly Rd. parking. Mr. Duncan reiterated the PDO terms of gross square foot instead of usage when calculating parking. Mr. Duncan expressed his concern of the one way in/out of the parking lot. Mr. Jones asked staff if TRC has any concerns especially with emergency vehicles. Ms. Klein advised Fire reviewed and approved the plans. Each member of the Board discussed their concerns of the parking and traffic onto Kelly Rd.

Ms. Rothstein moved the Planning and Zoning Board recommend denial of the zoning map amendment to the Pinehurst Village Council and find that the amendment is not consistent with the 2019 Comprehensive Plan, because the parking is not consistent with the Village Place Small Area Plan, and Form Based Guidance Plan. Seconded by Ms. Mercuro. Motion was approved 4-1 with Mr. Hironimus voting no.

IV. Next Meeting Date

A. 01-02-2025 Regular Meeting

V. Motion to Adjourn

Ms. Mercurio moved to adjourn the Regular Meeting. Seconded by Mr. Colmer.
Approved by a vote of 5-0 at 5:30 P.M.

Respectfully Submitted,

Jeanann Dawson
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

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

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Major Site Plan Request for FirstHealth of The Carolinas Demolition and new Parking Lot

ADDITIONAL AGENDA DETAILS:

The applicant requests a Major Site Plan Review for the demolition of an existing specialty building and replacing with an additional 201 parking spaces to the FirstHealth Hospital Campus. This property is identified as Moore County PID# 00023475 and is addressed as 155 Memorial Dr. The applicant is Tom Reoch, Administrative Director of First Health of the Carolinas, and the owner is First Health of the Carolinas, Inc.

FROM: Michael Mandeville, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 12/17/2024

MEMO DETAILS

ATTACHMENTS

1. Staff Report
2. Hearing Notification
3. General Concept Plan
4. Traffic Memo
5. RCW Survey and Letter



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Michael Mandeville, Senior Planner
Cc: Alex Cameron, Planning and Inspections Director
Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: January 2, 2025
Subject: Staff Report for Proposed Major Site Plan

Request

The applicant requests a Major Site Plan approval for the demolition to an existing specialty building and the addition of 201 parking spaces (13 ADA) to the FirstHealth Hospital Campus. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed Major Site Plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed major site plan to the Village Council.

Project Profile

Applicant:	Tom Reoch, Administrative Director of FirstHealth of the Carolinas, Inc.
Owner:	FirstHealth of the Carolinas, Inc.
Property Location:	155 Memorial Drive, Moore County PID #00023475
Zoning:	Hospital Development District (HD) – The Hospital Development District is established as a district in which the principal use of the land is for hospitals, surgical centers, or other health professional services and their supporting uses. The district is further intended to encourage the development of regional and community-wide providers or health care while minimizing and adverse impacts on neighboring residential and historic areas. Office & Professional (OP) – The Office Professional District is intended to provide for limited office and retail development as a spatial development between business districts and residential land uses.
Land Area	<u>±</u> 94.30 Acres

Current Land Use:	Northern portion of Moore Regional Hospital Campus - adjacent to Reid Heart Center. At-grade parking adjacent to Memorial Dr.
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Major Site Plan Process

Major Site Plan reviews and approvals are administrative decisions. Administrative decisions are grounded in established objective development standards and are generally executed by professional administrative staff. Public hearings are usually not necessary, and if the standards are satisfied, approvals must be granted.

The approval for Major Site Plans is a multi-step process. An application, general concept plan, and other supplementary material is submitted to the Village Planner. The Planner then distributes the material to the Technical Review Committee (TRC) for review. The TRC is made up of staff from the Village's Planning and Inspections Department, Administration Department, Public Services and Engineering Department, Fire Department and Moore County Public Works. The TRC reviews the material for compliance with the Pinehurst Development Ordinance (PDO) and Engineering Standards and Specifications Manual (ESSM) and provides comments to the applicant for revisions or clarification. The applicant then makes revisions and corrections to the material and resubmits. This process repeats until all items are addressed and the Village Planner schedules the Major Site Plan for review by the Planning & Zoning Board.

The TRC will then forward a recommendation to the Planning & Zoning Board. The Planning & Zoning Board will hold a public hearing on the proposed Major Site Plan and form a recommendation to Village Council. After the recommendation from the Planning & Zoning Board, Village Council will hold a public hearing to review the Major Site Plan. At the conclusion of the hearing the Village Council can either approve, approve with conditions, or reject the Major Site Plan.

If the Village Council approves or conditionally approves the Major Site Plan, construction plans can be submitted to the TRC. Once the construction plans are approved, construction may begin.

Project Analysis

The proposed Major Site Plan includes the demolition of a 80,000 square foot specialty building and adding additional parking. The site currently has 245 existing parking spaces, but that will be expanded to 446 spaces (13 ADA). The subject property is split between the OP (Office & Professional) and the HD (Hospital Development) Zoning Districts. The subject property was created by a recombination in July of 2007 by combining twelve (12) separate parcels that constituted the FirstHealth Moore Regional Hospital Campus. The project contains +/- 735 feet of frontage on Page Road and +/- 789 feet of frontage on Memorial Drive. Adjacent properties include medical office uses in Pinehurst's jurisdiction (Pinehurst Women's Clinic, Pinehurst Neurology, The Counseling Center Pinehurst, multiple Pinehurst Medical Group buildings, Pinehurst Radiology, Sandhills Center for Mental Health,

Orthotics and Prosthetics of Pinehurst), single family neighborhoods to the south and west/northwest, Sacred Heart Catholic Church, parking lots for various medical facilities, and undeveloped parcels.

The proposal includes three connections to Memorial Drive. A Traffic Memorandum was drafted by Kimley-Horn and Associates and that study determined that as no new facility space is proposed with this plan (and in fact would represent a reduction with the demolition of the existing medical office space), no new trips are expected to be generated on the hospital campus as part of this effort. It is expected that traffic patterns on campus may change slightly due to the removal of the existing office space and the additional parking, but it is not expected to significantly impact vehicular operations on campus. Further, previous analyses have indicated that external study intersections along US 15-501 and NC 211 are expected to have sufficient capacity to accommodate redistribution of campus traffic associated with this project.

The project proposes 54.39% impervious surface, which is an overall reduction of 0.35% from the existing 54.74% impervious area. The OP and HD Zoning Districts allow up to 70%. The project is not located in a flood zone but is in the WS-IIIP Nick's Creek Watershed. This project is exempt from the Watershed Protection Overlay District because the development existed prior to June 21, 1993. Any development existing prior to this date are not subject to the requirements of this section.

The site is bounded to the south (across 211) and west/northwest by R-10 zoned properties, to the east by OP and HD zoned properties.

Infrastructure and Zoning Criteria

The General Concept Plan (GCP) has been reviewed by the Technical Review Committee, with final approval received on November 12, 2024. Following final approval of the GCP by Village Council, the Committee may accept construction documents for a more detailed review. Construction documents must show that all components of the project will be constructed in accordance with the Village of Pinehurst Engineering Standards Specifications Manual, the Pinehurst Development Ordinance (PDO), as well as meet the requirements for emergency services vehicles. All the on-site water and sewer utilities are private and will be maintained by FirstHealth.

The landscape plan submitted with the construction document set will be reviewed for compliance with all PDO landscaping and buffer requirements.

A Sediment and Erosion Control Permit will need to be obtained from NCDEQ due to the area of disturbance exceeding one acre.

Staff Recommendation

The proposed use, as shown on the plan, does meet all HD & OP Zoning District requirements and the provisions of the PDO. These requirements will have to be met at the time of general concept plan and site plan approval. The general concept plan has undergone a thorough review by the Technical

Review Committee and all comments by the Committee have been addressed and resolved by the applicant.

Therefore, staff recommends approval of the Major Site Plan.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing on:

Thursday, January 2, 2025

4:00 PM

Village Assembly Hall

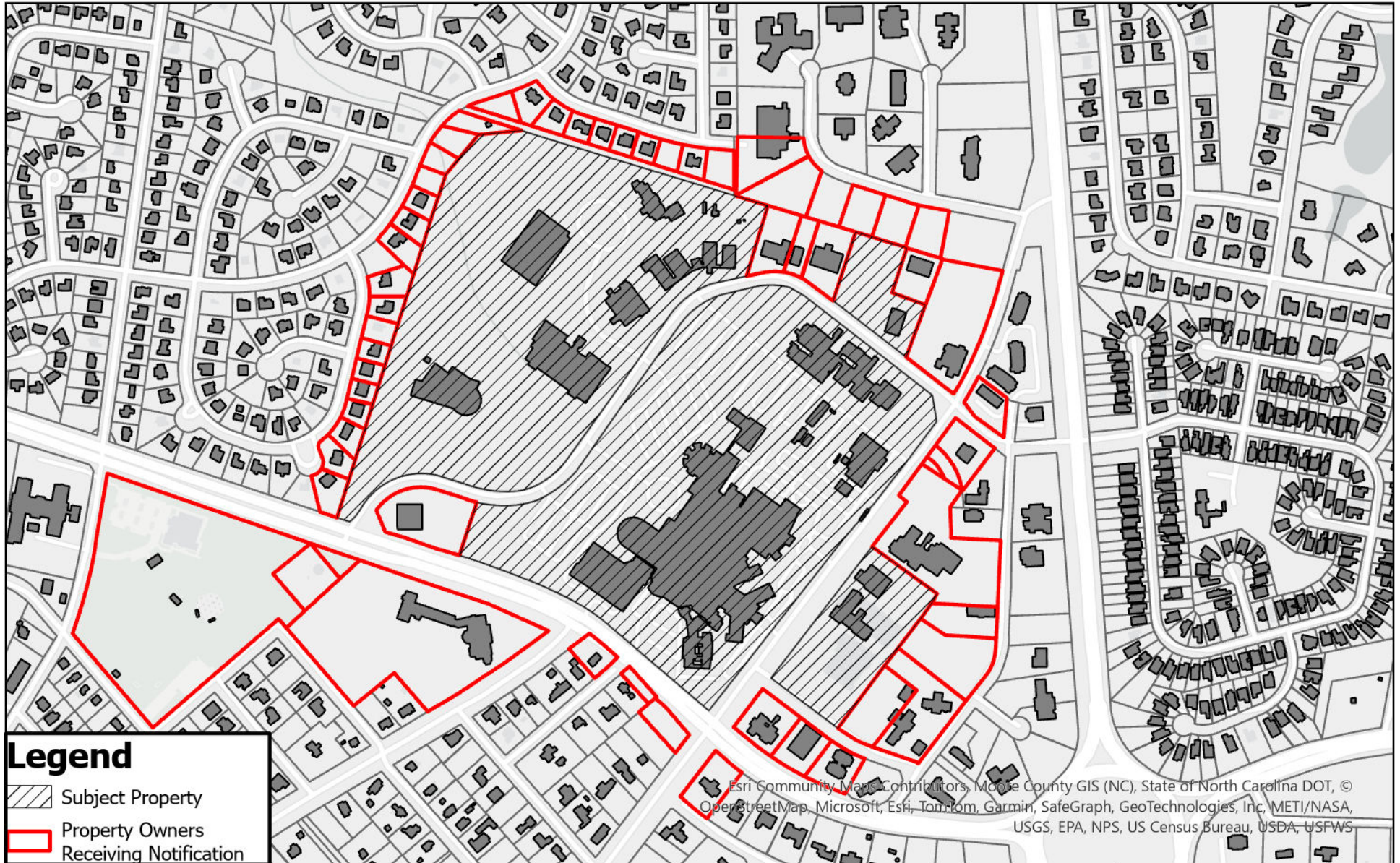
395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

To consider a request of a Major Site Plan Review for the demolition of an existing specialty building and replacing with an additional 201 parking spaces to the FirstHealth Hospital Campus. This property is identified as Moore County PID# 00023475 and is addressed as 155 Memorial Dr. The applicant is Tom Reoch, Administrative Director of First Health of the Carolinas, and the owner is First Health of the Carolinas, Inc.

As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request 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 **OR** will be available online the week of the meeting at <https://pinehurstnc.portal.civicclerk.com/> For more information, please call (910) 295- 2581.

Public Hearing Notification



PINEHURST NEUROLOGY PROPERTIES
PO BOX 1749
PINEHURST,NC,28374

LENSER, NOELLE
1775 E LONGLEAF DRIVE
PINEHURST,NC,28374

MASER, FRANCIS T
PO BOX 1133
SOUTHERN PINES,NC,28388

AW HOMES, INC
32245 US 1 HWY STE B
ABERDEEN,NC,28315

WOODARD, BERRY E
1795 LONGLEAF DR E
PINEHURST,NC,28374

MCLEAN, MICHAEL R
40 MCFARLAND RD
PINEHURST,NC,28374

PULEO, JOEL G
70 MEMORIAL DR
PINEHURST,NC,28374-8707

ALDERS, TREVOR DALTON &
40 WHEELING DRIVE
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

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

PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

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

GAZAWAY, JEFFREY DAVID
10 WHEELING DRIVE
PINEHURST,NC,28374

PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

SCHMIDT, WENDY L
60 WHEELING DRIVE
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374-9130

PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

TOBIAS, EMANUEL PAUL
50 WHEELING DRIVE
PINEHURST,NC,28374

MOIR, SPENCER GORDON
324 DUNSTON ROAD
CARTHAGE,NC,28327

PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

FIRSTHEALTH OF THE CAROLINAS, INC
PO BOX 3000
PINEHURST,NC,28374-3000

JOHNSON, RICHARD E
3 ICE COURT
PINEHURST,NC,28374

PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

SAWYER, SHELBY L
1 ICE COURT
PINEHURST,NC,28374

PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

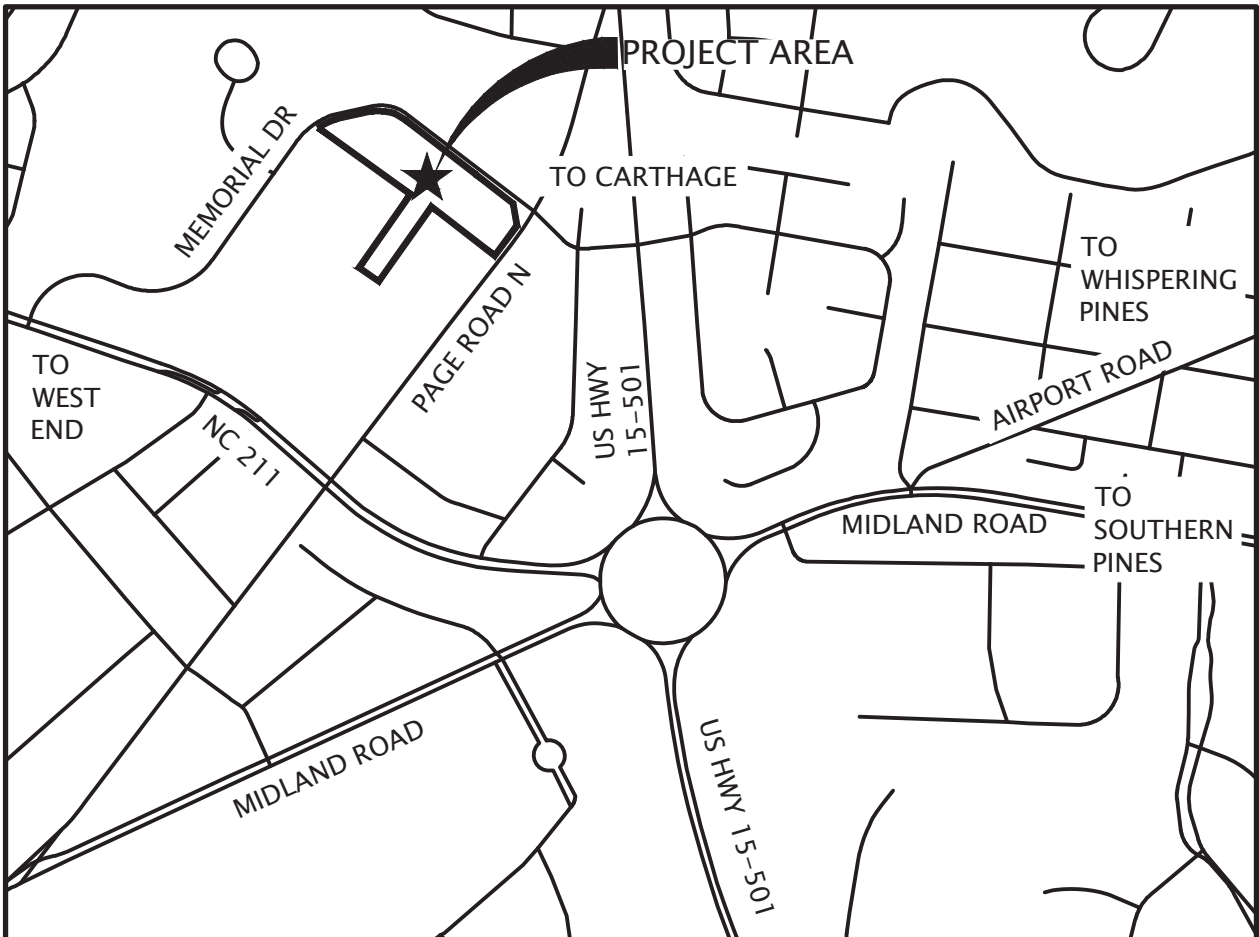
PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

FIRSTHEALTH OF THE CAROLINAS GENERAL CONCEPT PLAN – PARKING LOTS & LOADING DOCK DRIVE PINEHURST , NORTH CAROLINA

SHEET INDEX

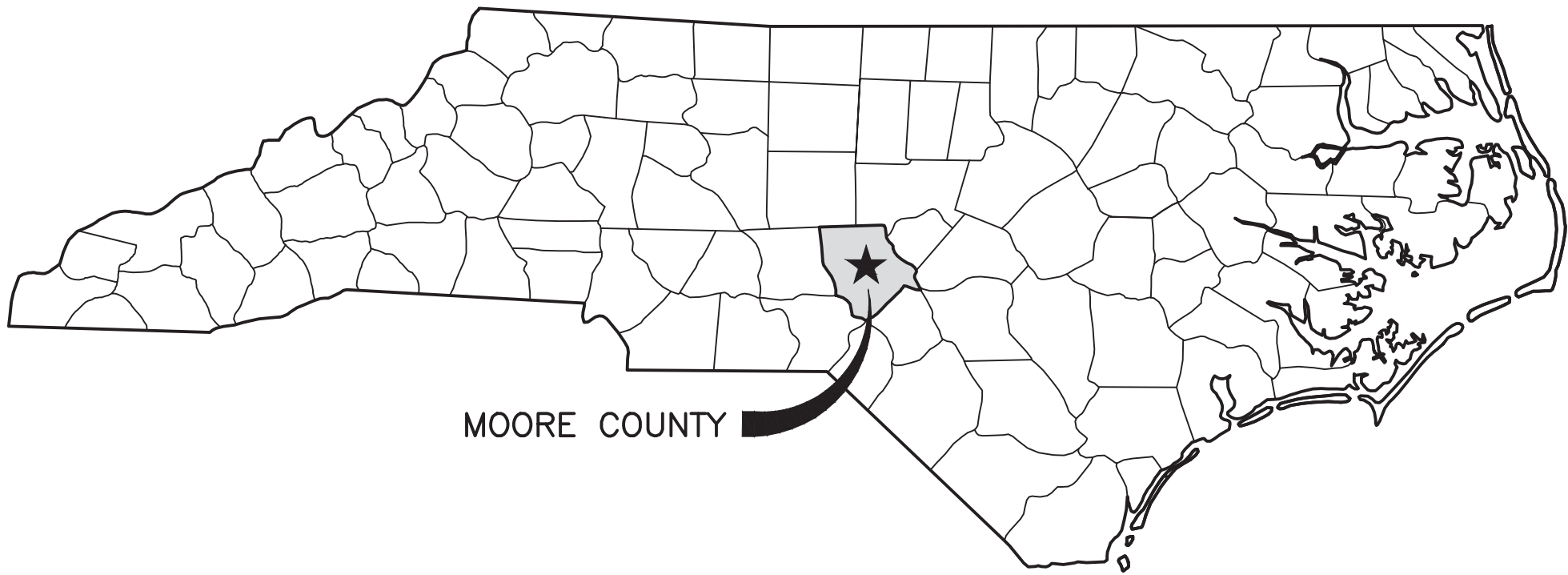
-	COVER SHEET
GCP-01	GENERAL CONCEPT PLAN-EXISTING TOPOGRAPHIC SURVEY & DEMO PLAN
GCP-02	GENERAL CONCEPT PLAN
GCP-03	GENERAL CONCEPT PLAN-DRAINAGE PLAN
GCP-04	GENERAL CONCEPT PLAN-LANDSCAPE PLAN

SITE DATA TABLE		
JURISDICTION	VILLAGE OF PINEHURST	
PROPERTY OWNER	FIRSTHEALTH OF THE CAROLINAS, INC.	
OWNER CONTACT	TOM REOCH, ADMINISTRATIVE DIRECTOR - FACILITY SERVICES, PLANNING, DESIGN & CONSTRUCTION	
OWNER PHONE	910-715-1543	
OWNER EMAIL	TREOCH@FIRSTHEALTH.ORG	
OWNER'S ADDRESS	155 MEMORIAL DR PINEHURST, NC 28374	
PROPERTY PARCEL ID	00023475	
DEED INFORMATION	DB: 5567 PG: 106	
PROPERTY ZONED	HD & OP	
TOTAL ACREAGE	94.30 AC.	
DISTURBED AREA	7.16 AC.	
BUILDING SETBACKS	FRONT	75'
	REAR	75'
SIDES	SIDES	50'
	SIDE STREET	75'
ACCESSORY STRUCTURE SETBACK	25'	
RIVER BASIN	NAME	CAPE FEAR
	SUB-BASIN	NICKS CREEK
	CLASSIFICATION	WS-IIIP
	STREAM INDEX	18-23-3-1-2 RATTLESNAKE CREEK
FLOODPLAIN	MAP/DATE	3710856300J / 10-17-06
	PANEL	8563
	FLOODPLAIN INVOLVEMENT	ZONE "X"



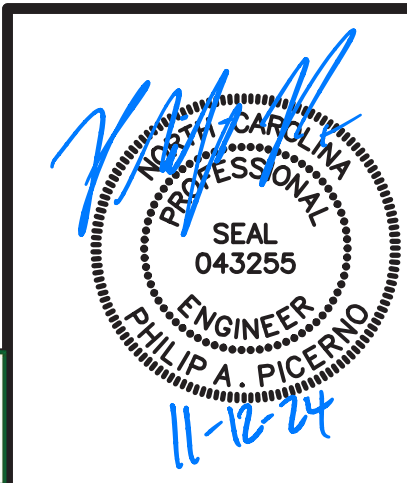
PROJECT VICINITY MAP

1" = 1000'



COUNTY LOCATION MAP

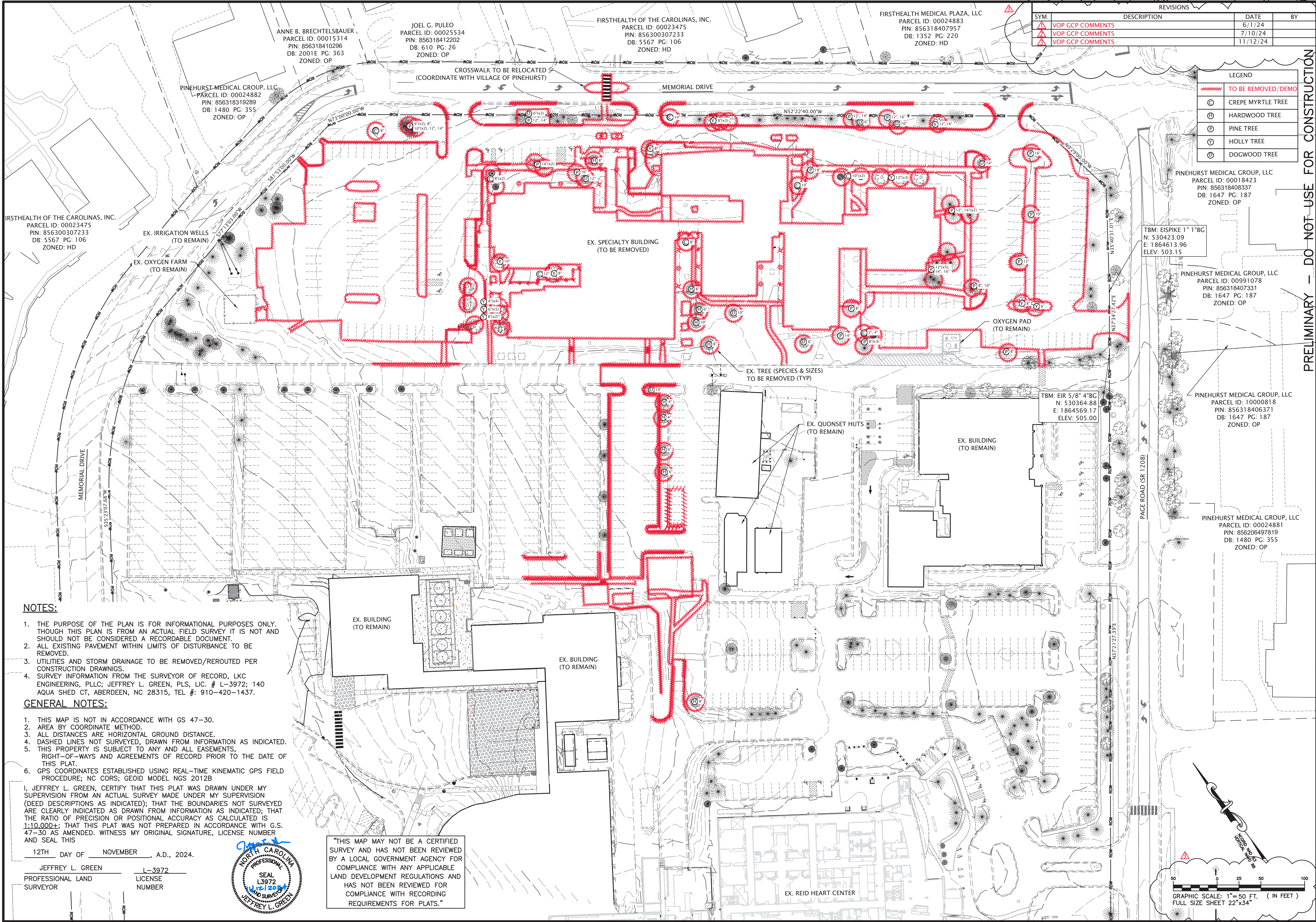
NTS



LKC

Engineering
Landscape Architecture
Surveying

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



NOTES:

1. THE PURPOSE OF THE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THOUGH THIS PLAN IS FROM AN ACTUAL FIELD SURVEY IT IS NOT AND SHOULD NOT BE CONSIDERED A RECORDABLE DOCUMENT.
2. ALL EXISTING PAVEMENT WITHIN LIMITS OF DISTURBANCE TO BE REMOVED.
3. UTILITIES AND STORM DRAINAGE TO BE REMOVED/REROUTED PER CONSTRUCTION DRAWINGS.
4. SURVEY INFORMATION FROM THE SURVEYOR OF RECORD, LKC ENGINEERING, PLLC; JEFFREY L. GREEN, PLS, LIC. # L-3972; 140 AQUA SHED CT, ABERDEEN, NC 28315, TEL #: 910-420-1437.

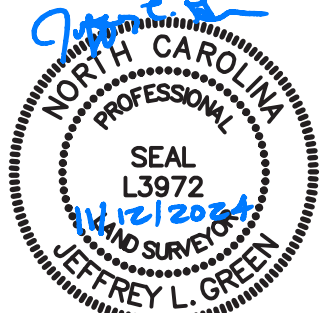
GENERAL NOTES:

1. THIS MAP IS NOT IN ACCORDANCE WITH GS 47-30.
2. AREA BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE.
4. DASHED LINES NOT SURVEYED, DRAWN FROM INFORMATION AS INDICATED.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAN.
6. GPS COORDINATES ESTABLISHED USING REAL-TIME KINEMATIC GPS FIELD PROCEDURE; NC CORS; GEOID MODEL NGS 2012B

I, JEFFREY L. GREEN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS INDICATED); 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 PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

12TH DAY OF NOVEMBER, A.D., 2024.

JEFFREY L. GREEN
PROFESSIONAL LAND SURVEYOR
L-3972
LICENSE NUMBER



"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."

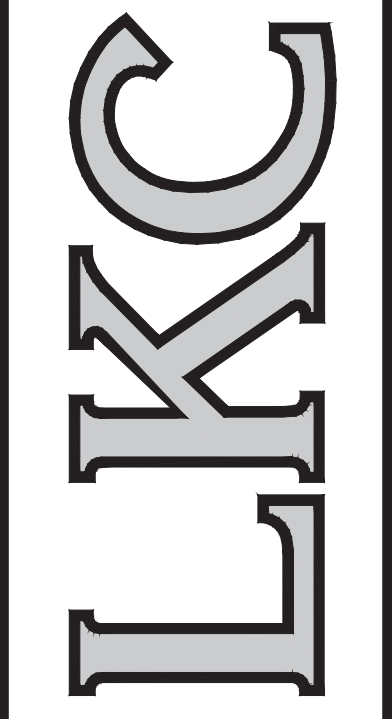
REVISIONS			
SYM.	DESCRIPTION	DATE	BY
△	VOP GCP COMMENTS	6/1/24	
△	VOP GCP COMMENTS	7/10/24	
△	VOP GCP COMMENTS	11/12/24	

LEGEND	
////	TO BE REMOVED/DEMO
⊙	CREPE MYRTLE TREE
⊙	HARDWOOD TREE
⊙	PINE TREE
⊙	HOLLY TREE
⊙	DOGWOOD TREE



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

Engineering
Landscape Architecture
Surveying

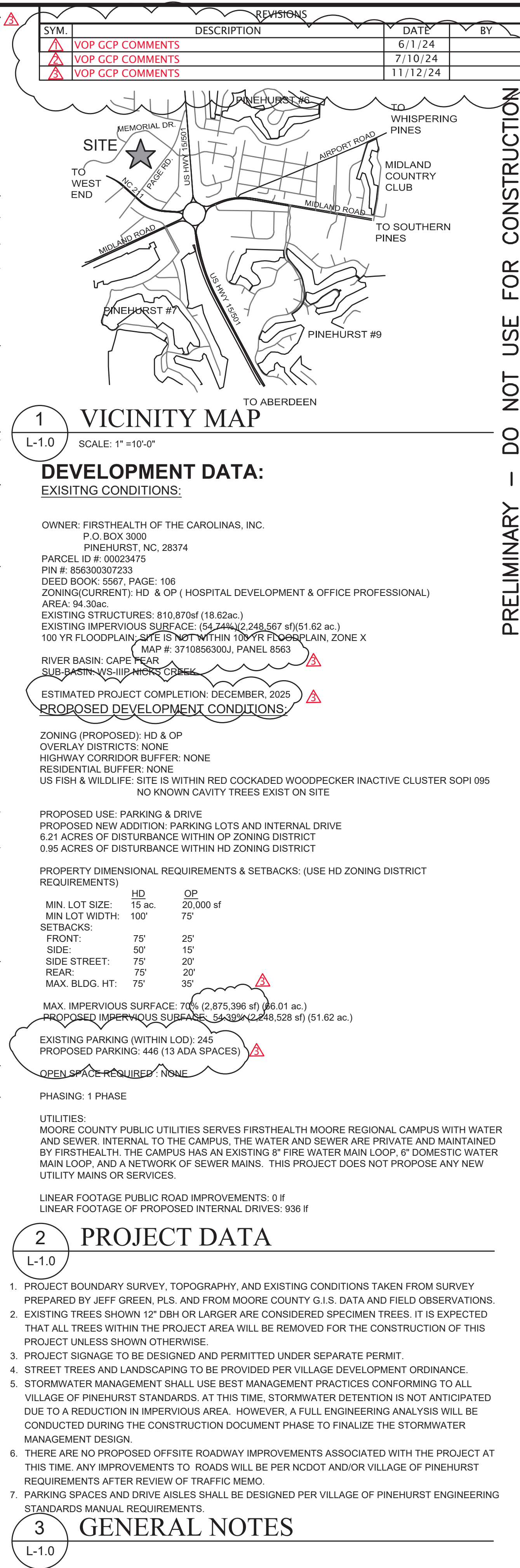


GENERAL CONCEPT PLAN-
EXISTING TOPOGRAPHIC
SURVEY & DEMOLITION PLAN

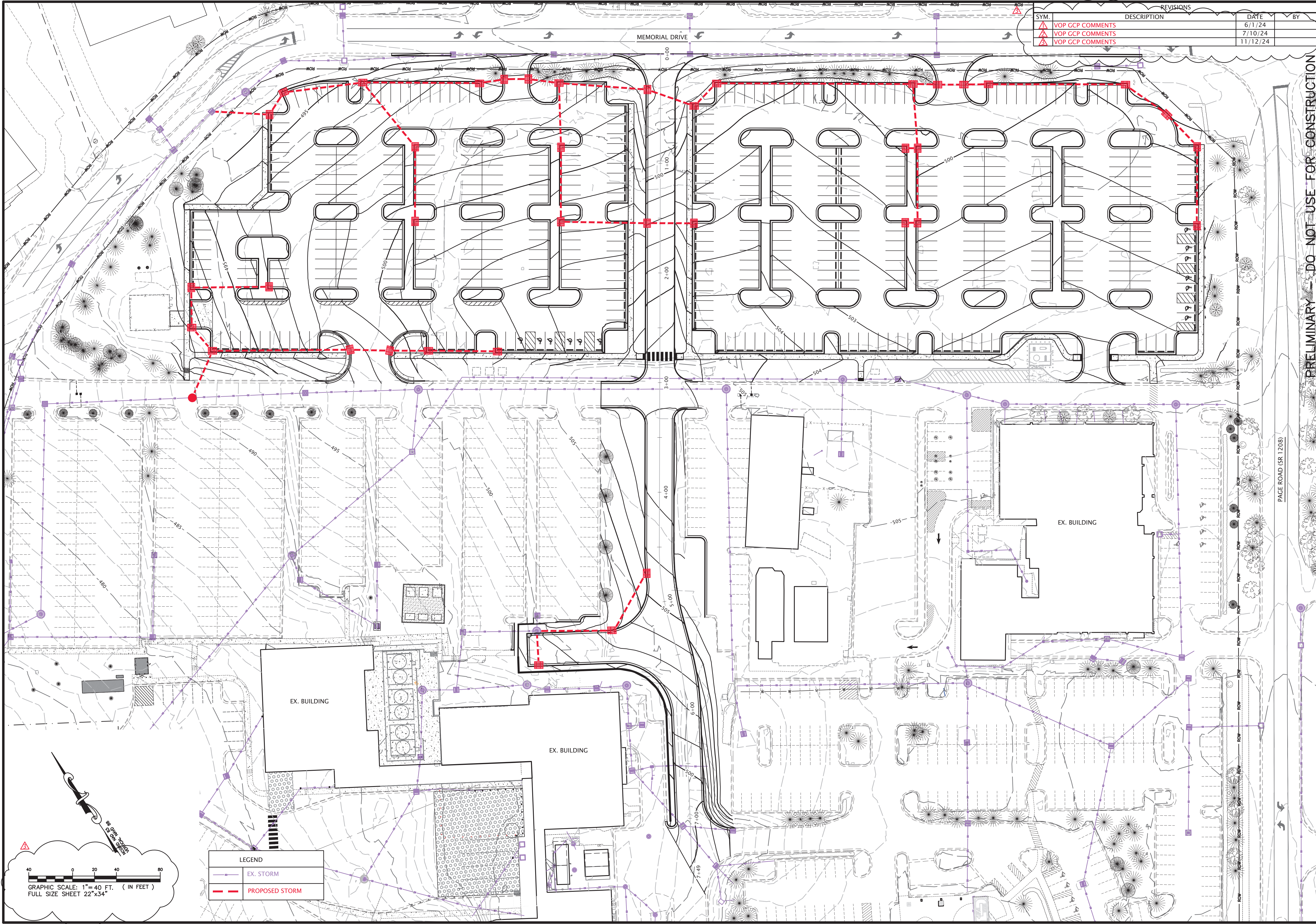
FIRSTHEALTH of the
CAROLINAS
PARKING LOTS &
LOADING DOCK DRIVE
Pinehurst, North Carolina

DATE	OCT., 2024
DESIGN	WLS
DRAWN	DJH
CHECKED	PAP
NO.	

GCP-01



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REVISIONS			
SYM.	DESCRIPTION	DATE	BY
△	VOP GCP COMMENTS	6/1/24	
△	VOP GCP COMMENTS	7/10/24	
△	VOP GCP COMMENTS	11/12/24	



LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
lkceengineering.com
License No. P-1095

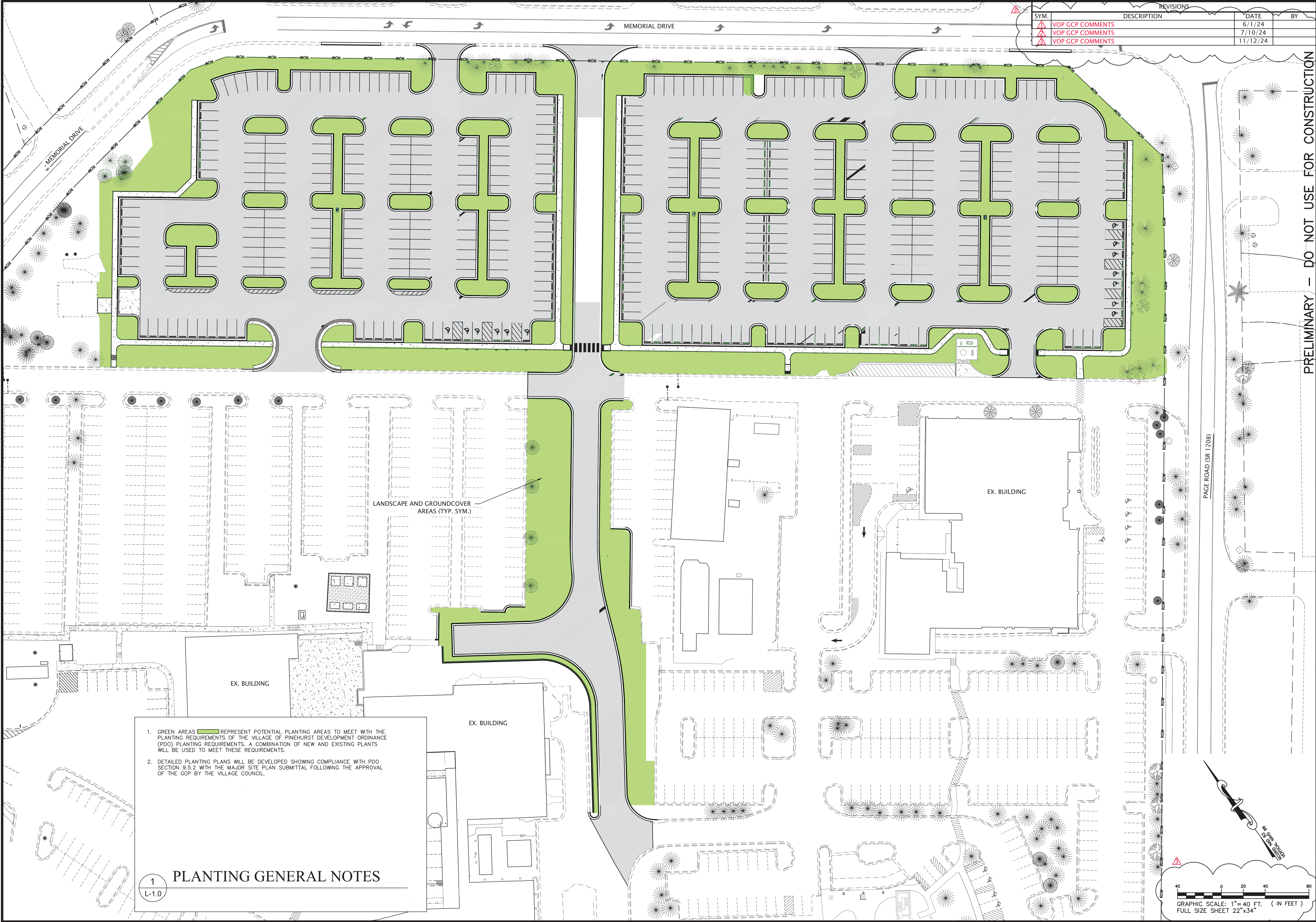
Engineering
Landscape Architecture
Surveying



GENERAL CONCEPT PLAN-
DRAINAGE PLAN

FIRSTHEALTH of the
CAROLINAS
PARKING LOTS &
LOADING DOCK DRIVE
Pinehurst, North Carolina

DATE	OCT., 2024
DESIGN	WLS
DRAWN	DJH
CHECKED	PAP
NO.	GCP-03



1
L-1.0

PLANTING GENERAL NOTES

1.

GREEN AREAS  REPRESENT POTENTIAL PLANTING AREAS TO MEET WITH THE PLANTING REQUIREMENTS OF THE VILLAGE OF PINEHURST DEVELOPMENT ORDINANCE (PDO) PLANTING REQUIREMENTS. A COMBINATION OF NEW AND EXISTING PLANTS WILL BE USED TO MEET THESE REQUIREMENTS.

2.

DETAILED PLANTING PLANS WILL BE DEVELOPED SHOWING COMPLIANCE WITH PDO SECTION 9.5.2 WITH THE MAJOR SITE PLAN SUBMITTAL FOLLOWING THE APPROVAL OF THE GCP BY THE VILLAGE COUNCIL.

REVISIONS			
SYM.	DESCRIPTION	DATE	BY
	VOP GCP COMMENTS	6/1/24	
	VOP GCP COMMENTS	7/10/24	
	VOP GCP COMMENTS	11/12/24	

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

Engineering

Landscape Architecture

Surveying



FIRSTHEALTH of the
CAROLINAS

PARKING LOTS &
LOADING DOCK DRIVE

Pinehurst, North Carolina

DATE OCT., 2024

DESIGN WLS

DRAWN DJH

CHECKED PAP

NO.

GCP-04

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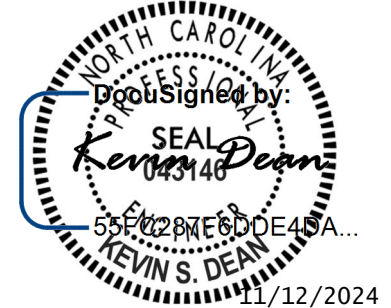
MEMORANDUM

To: Mike Apke, P.E.
Public Services Director, Village of Pinehurst

From: Kevin Dean, P.E.
Kimley-Horn and Associates, Inc.

Date: November 12, 2024

Subject: FirstHealth Parking Lots & Loading Dock Drive – Pinehurst, NC – Traffic Memorandum



It is understood that FirstHealth proposes to replace some existing medical office space along the south side of Memorial Drive west of Page Road North with additional surface parking, as well as reconfiguring some existing surface parking in that area. In total, it is estimated that approximately 200 new parking spaces will be provided as part of this effort. These spaces are expected to be utilized by both visitors and staff and will provide options for parking closer to the main hospital building for individuals currently parking in other areas on campus, which may reduce the number of pedestrian crossings along Memorial Drive and Page Road North.

As no new facility space is proposed with this plan (and in fact this would represent a reduction with the demolition of the existing medical office space), no new site trips are expected to be generated on the hospital campus as part of this effort. It is expected that traffic patterns on campus may change slightly due to the removal of the existing office space and the additional parking, but it is not expected to significantly impact vehicular operations on campus. Further, previous analyses have indicated that external study intersections along US 15-501 and NC 211 are expected to have sufficient capacity to accommodate redistribution of campus traffic associated with this project.

As such, no improvements or further analyses should be required with this phase of the project. Should you have any questions or comments, please contact me at (919) 678-4185 or kevin.dean@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Dean, P.E.
Senior Transportation Engineer

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

Environmental Consultants
P.O. Box 891 • Southern Pines, N.C. 28388
(910) 695-1043 • Fax (910) 695-3317

15 March 2024

Mr. Philip Picerno
LKC Engineering
140 Aqua Shed Court
Aberdeen, NC 28315

Dear Mr. Picerno:

On 5 March 2024, a biologist from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) (RCW) survey of an approximately 24-acre portion of the 92-acre First Health of the Carolinas medical campus parcel (LRK #00023475) on Page Road in Pinehurst, Moore County, North Carolina (NC). A new 102,000 square foot Women's and Children's Center will be constructed within the 24-acre survey area (Figure 1). The proposed facility will contain a 2-story building with a basement. As part of the project there will be enabling work which consists of demolishing the existing Specialty Building and replacing with at-grade parking.

A vast majority of the parcel has been previously developed as part of the medical complex. The developed areas are occupied by buildings, parking lots, roadways and various hospital and medical structures. Several portions of the parcel have strips of vegetation that contain a sparse overstory of longleaf (*Pinus pulustris*) and loblolly (*P. taeda*) pines, no midstory and a sparse ground cover of mowed grass or pinestraw.

No RCW cavity trees were found on this parcel. However, the proposed facility is within the one-half mile radius foraging habitat partition of the inactive (as of 2023) SOPI Cluster 50. The nearest known RCW cavity tree (#1842) contains a relic cavity and is located approximately 650 feet southeast of the parcel in abandoned SOPI Cluster 95.

SOPI 50 has a pre-project suitable habitat area of 48.03 acres, a potentially suitable pre-project habitat acreage of 57.06 acres. The proposed project will result in the removal of 0.37 acre of suitable habitat and 0.13 acre of potentially suitable habitat. The proposed post project suitable area will be 47.66 acres and the potentially suitable habitat will be 56.93 acres. The pre-project basal areas (BA) of suitable habitat is 3,850.11 feet square per acre of pines ≥ 10

inches in diameter at breast height and potentially suitable habitat is 4,754.36 feet square per acre of pines ≥ 10 inches in diameter at breast height. The proposed post project BAs for suitable habitat would be 3,829.29 feet square per acre of pines ≥ 10 inches in diameter at breast height and potentially suitable habitat would be 4,747.04 feet square per acre of pines ≥ 10 inches in diameter at breast height.

The RCW Recovery Plan (United States Fish & Wildlife Service (USFWS) 2003) defines a cluster as the aggregation of cavity trees used and defended by a group of RCWs plus a 200-ft. buffer of contiguous forest. The Recovery Plan also outlines the minimum acreage, distribution and stocking levels of foraging habitat required to conserve a family group of RCWs. Foraging habitat is defined as stands of pine or pine-hardwood more than 30 years old, located within one-half mile of, and contiguous to, an active or managed RCW cluster. Landowners within RCW habitat have a responsibility to minimize the removal of RCW foraging habitat (pine trees ≥ 10 inches in diameter at breast height (dbh)) and must notify the USFWS Raleigh Area Field Office prior to such removals.

Property development within a cluster and associated foraging habitat, if not carefully conducted, is potentially harmful to RCWs and may violate the Endangered Species Act if not specifically authorized by the USFWS. Removing pine trees within the cluster contributes to habitat fragmentation, making RCWs more vulnerable to predation and more susceptible to having other species take over their cavities.

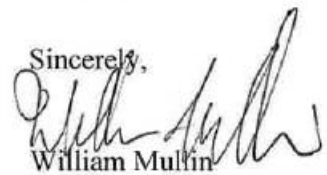
Based on the results of this survey, there are no RCW-related restrictions on developing this medical campus. Please note that the USFWS is recommending minimizing the removal of pine trees ≥ 8 inches in dbh to the extent practicable.

The USFWS will require additional information prior to issuing a response/concurrence to this letter. You will need the USFWS concurrence to obtain your building permits. To obtain that concurrence submit this letter along with the attached cover page (completed) and a site plan to the USFWS Raleigh Area Field Office in, North Carolina. The letter and associated materials can be sent to Raleigh@fws.gov.

The RCW survey results are valid for a period of **one year** from the date of this letter. A copy of this letter along with a letter from the USFWS will be required when you request a building permit from your local Planning and Zoning office. If a RCW constructs a cavity in a pine tree on the aforementioned lot within the one-year time frame, this letter **does not** allow

disturbance (within 50 ft.) or removal of the cavity tree. You must get additional approval from the USFWS for removal or disturbance of a RCW cavity tree.

Please feel free to call if you have any questions or comments.

Sincerely,

William Mullin
Wetland & Wildlife Biologist