PLANNING AND ZONING BOARD
SPECIAL MEETING
THURSDAY, JANUARY 19TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Board Members Present:	**Board Members Absent:**	**Staff Present:**
Jeramy Hooper, Chair	Julia Latham, 2nd Vice-Chair	Darryn Burich, Planning Director
Jack Farrell, 1st Vice-Chair	Sonja Rothstein	Alex Cameron, Planning Supervisor
Matt Jones	Louise Mercuro	Alfred Cassidy, Senior Planner
Paul Roberts		Maria Carpenter, Planner
David Alzamora		Shannon Konstantinou, Clerk to the Board
Bruce Hironimus		Josh Dockery, IT Technician

Approximately 4 member(s) of the public in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 04:02 PM.

Mr. Hooper announced the appointment of a new Board member, Mr. Bruce Hironimus, and asked the Board and Staff to give a brief introduction of themselves.

II. General Business

A. Discuss Village Place and Pinehurst South Form Based Code

This item is work session format to discuss development of the Form Based Code for Village Place and Pinehurst South. Also included is an updated version of the Pinehurst South Small Area Plan based on Council approval.

No official action will be taken by the Board on this matter.

Mr. Burich stated the intention is to have a final draft of the Form Based Code for Village Place prepared for the Board to review at the February 02, 2023 meeting and that a final draft of the Form Based Code document will be presented to Village Council during the January 24, 2023 Work Session meeting.

The Board, Mr. Burich, and Mr. Cameron discussed Section 2.2 Regulating Plan Pinehurst South Draft 01/23, which was distributed to the Board at the beginning of the meeting.

The Board, Mr. Burich, and Mr. Cameron discussed potentially scheduling additional Work Session meetings to help facilitate completion of the Form Based

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Code documents for both the Village Place and Pinehurst South areas and the proposed Public Hearing to be held at the February 02, 2023 meeting.

B. Discuss Upcoming Amendments to the Pinehurst Development Ordinance
Discussion of this item is continued from the Planning & Zoning Board's 01/05/23 meeting and will be discussed in work session format with no action being taken by the Board at this meeting. Development of the potential amendments is a result of Council and public discussions during adoption of the recently adopted short term rental ordinance on 10/27/22.

Mr. Burich gave background on the reason for seeking feedback from the Board on the proposed amendment. The Board, Mr. Burich, and Mr. Cameron reviewed and discussed the document P&Z Draft PDO Revisions for 01/05/22 (Proposed Definitions to be Added to PDO Section 10.2 Definitions, 8.5.1a Table of Permitted and Special Uses and Special Requirements, and Section 8.6 Special Requirements to the Table of Permitted and Special Uses and Special Requirements); potentially revisiting the discussion on Homestays regulation from 2022, which was delayed in favor of focusing on Short Term Rental regulation; where in Pinehurst the definition of Planned Community Neighborhood (PCN) could apply (at least 28 potential areas and widely applicable); the need for areas to meet two main requirements to qualify (development and rules / regulations); the process communities without current rules / regulations in place would have to follow to be considered a Planned Community Neighborhood (possibly requiring a change to the community Declarations not just the rules / regulations of the community); the potential issues non-homeowner members of HOA / Community boards could raise; the proposed amendment to the PDO not allowing communities to have less restrictive rules / regulations than the ordinance due to a new definition and use being created; not creating a new definition for SR10 but using the definition for SR9 and adjusting it for PCN use (compliance with SR9 standards such as smoke detectors, etc.); within the PCN definition, the obligation to pay real property taxes, etc. could become an issue if the community does not require homeowners to pay any assessment or fees of any kind; within the Neighborhood Housing Accommodation definition, adding language that would require the entire dwelling unit to be leased or made available; each unit the Master Community / HOA makes available for lease must be permitted; the possible need for a landscape buffer or fence requirement between non-PCN and PCN properties; applying the requirements for PCN's to individual properties not just communities; and how requiring the use of the Master Community / HOA limits the management choices of the property owner.

Mr. Alzamora left the meeting at 05:28 PM.

The Board, Mr. Burich, and Mr. Cameron discussed the next steps in the process for the proposed PDO amendments, and the Board members provided feedback and initial responses to the proposed PDO amendments.

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Mr. Roberts stated the Board should review the process used in decision making given the decision on STR's was made only a few months ago and the Board is already having to revisit that decision, what does the process need to be in order to ensure the Board is making lasting decisions.

Mr. Jones stated the Board needs to consider what is recommended to Council, whether that recommendation is consistent with the PDO, and is uncertain what the proposal will look like when it comes back before the Board once Council recommendations are taken into consideration and the amendments adopted.

Mr. Farrell stated the concept is interesting, but the details are what is important and the opinion of others on those details will be interesting to know.

Mr. Hooper stated concern over whether the intent is to achieve greater flexibility or to create a widely defined and multi-layered ordinance in hopes of appearing to be inclusive of all, there is a need to discuss alternatives to the proposal, and the unintended consequences of the proposal could include manipulation of Master Community / HOA boards by giving outside interests / non-Village residents a path of influence.

Mr. Hironimus questioned whether Work Session meetings between the Village Council and the Board had ever been held and whether that would be a possibility (joint Work Session meeting have been held in the past but are rare).

III. Next Meeting Date
02-02-2023 Regular Meeting

Mr. Hooper re-iterated the Board's previous discussion of topics to be covered in this upcoming meeting and the need to schedule additional Work Session meetings in the coming months.

IV. Motion to Adjourn
Mr. Hironimus moved to adjourn the Regular Meeting. Seconded by Mr. Jones. Approved by a vote of 4-0 at 06:00 PM.

Respectfully Submitted,

Shannon Konstantinou
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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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.

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PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, JANUARY 05TH, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Board Members Present:	**Board Members Absent:**	**Staff Present:**
Jeramy Hooper, Chair	Bruce Hironimus	Darryn Burich, Planning Director
Jack Farrell, 1st Vice-Chair		Alex Cameron, Planning Supervisor
Julia Latham, 2nd Vice-Chair		Alfred Cassidy, Senior Planner
Matt Jones		Maria Carpenter, Planner
Sonja Rothstein		Shannon Konstantinou, Clerk to the Board
Louise Mercuro		Lori Hercules, IT Technician
Paul Roberts		
David Alzamora		

Approximately 5 member(s) of the public in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 03:59 PM, asked the Board to introduce themselves, introduced Staff, and explained the purpose of this meeting.

Mr. Farrell joined the meeting at approximately 04:04 PM.

II. Approval of Minutes

A. 12-01-2022 Regular Meeting Minutes

Ms. Mercuro moved to approve with revisions the minutes of the December 01st, 2022 Regular Meeting. Revisions: spelling correction (swell changed to swale throughout document). Seconded by Mr. Alzamora. Approved by a vote of 6-0.

B. 12-12-2022 Special Meeting Minutes

Ms. Mercuro moved to approve the minutes of the December 12th, 2022 Special Meeting. Seconded by Mr. Jones. Approved by a vote of 6-0.

III. General Business

A. Discuss Village Place and Pinehurst South Form Based Code

This item is work session format to discuss development of the Form Based Code for Village Place and Pinehurst South. Also included is an updated version of the Pinehurst South Small Area Plan based on Council approval.

No official action will be taken by the Board on this matter.

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The Board, Mr. Burich, and Mr. Cameron discussed Pinehurst South Draft 12/22 2.2 Regulating Plan (building heights and uses for each subarea), Build-Out Plan – Scenario 1 (low), Build-Out Plan – Scenario 2 (high), Preferred Build-Out Plan, the Development Moratorium and the upcoming Village Council meeting to discuss extending the moratorium, how the Form Based Code and Regulating Plans for both Village Place and Pinehurst South will help to guide development in these areas once the moratorium is lifted.

B. Discuss Upcoming Amendments to the Pinehurst Development Ordinance
This agenda item will be discussed in work session format and no action will be taken by the Board at this meeting.

Development of these proposed amendments builds off of discussions raised during development of the recently adopted short term rental ordinance.

The Board, Mr. Burich, and Mr. Cameron discussed Proposed Definitions to be Added to PDO Section 10.2 Definitions and the impact the proposal will have on the regulation of Short-Term Rentals within the Village of Pinehurst.

IV. Next Meeting Date
02-02-2023 Regular Meeting

The Board and Staff agreed to schedule a Special Meeting on January 19th, 2023 at 04:00 PM to continue discussion of the Small Area Plans and Form Based Code for Village Place and Pinehurst South, and the proposed PDO definitions.

Mr. Hooper, also, announced the Board will have a new member joining, Mr. Bruce Hironimus, who was absent at tonight's meeting but will attend future meetings.

V. Motion to Adjourn
Mr. Jones moved to adjourn the Regular Meeting. Seconded by Mr. Alzamora. Approved by a vote of 7-0 at 06:26 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst
A videotape of this meeting is located on the Village website: www.vopnc.org.

DRAFT

2.2 Regulating Plan

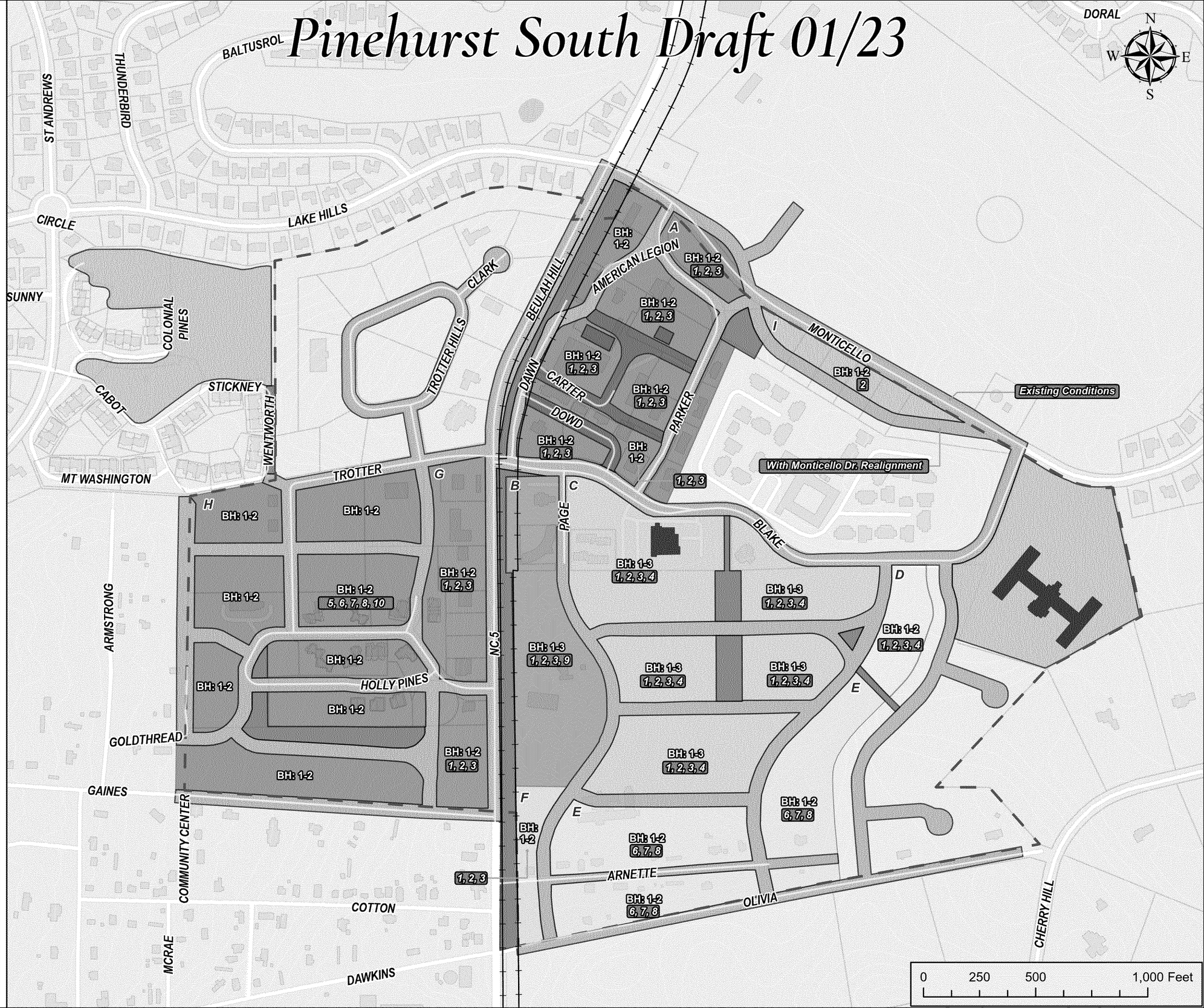
The Regulating Plan is a plan diagram that acts as a key for the application of the Site Design and Street Design criteria, linking the criteria with physical locations.

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

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

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

Pinehurst South Draft 01/23



Key

Core Area Blocks

- Block A
- Block B
- Block C
- Block D
- Block E
- Block F
- Block G
- Block H
- Block I
- General Frontage
- Active Frontage
- Public Conservation
- Open Space
- Civic Building Monuments
- Pinehurst South Boundary
- Existing Street Centerline
- Railroads

Building Types

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

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

VILLAGE OF PINEHURST

Rezoning/Rezoning – Conditional

Fee: $1300 - Rezoning
Fee: $5000 – Conditional Rezoning
(Revised 09/2019)

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			

VILLAGE OF PINEHURST

Rezoning/Rezoning – Conditional

Fee: $1300 - Rezoning
Fee: $5000 – Conditional Rezoning
(Revised 09/2019)

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

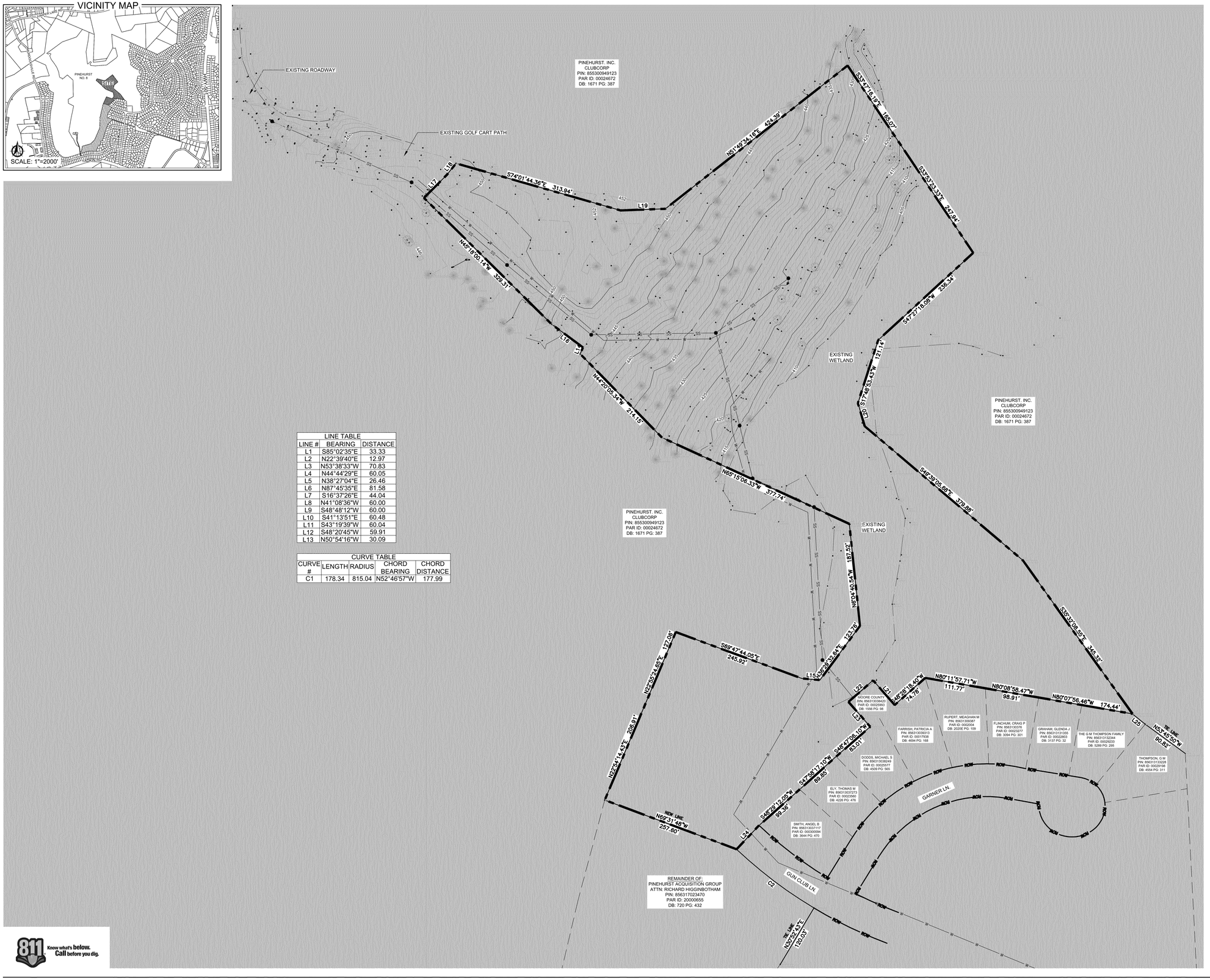
☒ Summary Report of Meeting with Adjacent Property Owners (If Increased Density/Intensity of Uses)
☒ General Concept Plan Application, with Required Documents (If a Conditional District Rezoning)
☒ Written authorization of property owner (If submitted by an owner's representative)

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

VICINITY MAP



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

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

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 AQUISITION 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

LEGEND

- = PROPERTY BOUNDARY
- = EXISTING TREE LINE
- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR
- = EXISTING CART PATH
- = EXISTING SANITARY SEWER LINE
- = EXISTING WATER LINE
- = 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

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

40' 0' 40' 80' 160'
SCALE: 1" = 80'-0"

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

REVISIONS:

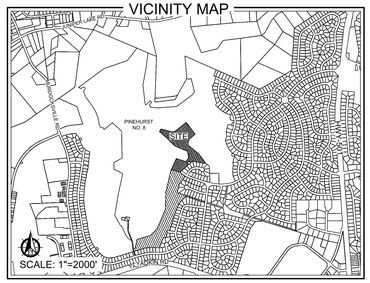
PINEHURST NO. 8 COTTAGES
PINEHURST, NORTH CAROLINA

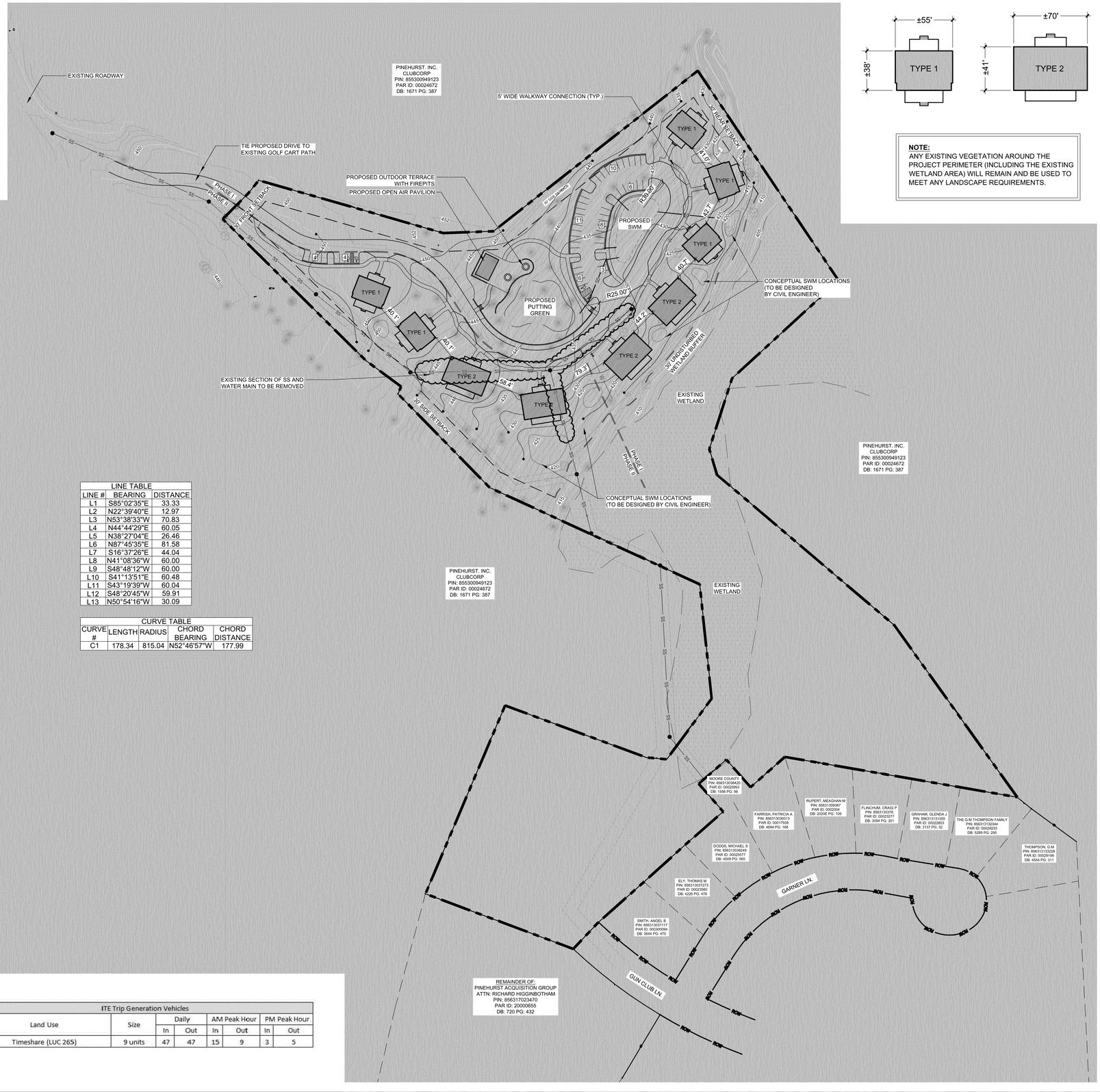
EXISTING CONDITIONS

DATE: 01-26-2023
DESIGNED BY: REK
DRAWN BY: DVM
CHECKED BY: JWS
Q.C. BY: REK
SCALE: 1" = 80'-0"
PROJECT #: KJD22041

SHEET NUMBER#:
L-1.0

VICINITY MAP





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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

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

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): 37108542200J, 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 AQUISITION 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
- = 8" PROPOSED SEWER LINE
- = 6" 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
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P: (910) 420-1437

SURVEY FOR:
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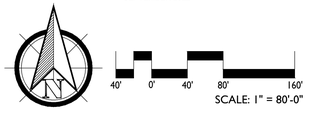
SEPTEMBER 2022



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

REVISIONS:

PINEHURST NO. 8 COTTAGES
PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 01-26-2023
DESIGN BY: REK
DRAWN BY: DVH
CHECKED BY: JWS
Q.C. BY: REK
SCALE: 1" = 80'-0"
PROJECT #: KJO22041

SHEET NUMBER#:
L-1.1

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.

150 SOUTH PAGE STREET
SOUTHERN PINES, NC 28387
P: 910.684.8487
www.koontzjones.com

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 an 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.

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

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

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

150 SOUTH PAGE STREET
SOUTHERN PINES, NC 28387
P: 910.684.8487

GOLF PRIDE
ACCESS DRIVE
#8 CLUBHOUSE
COTTAGE AREA

#8 COTTAGES NEIGHBORHOOD MEETING 12/9/2022

NAME	ADDRESS
Thomas Ely	15 Garner Lane Pinehurst, NC
Max Busser	205 McCaskill Rd E Apt 313 Pinehurst, NC

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

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.

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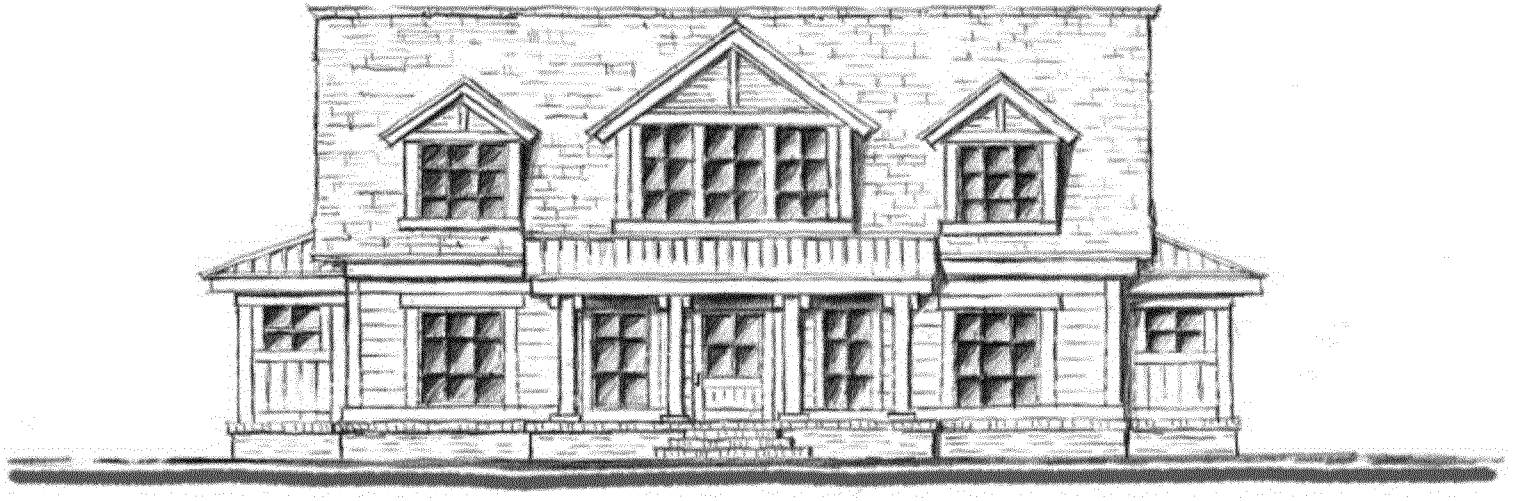
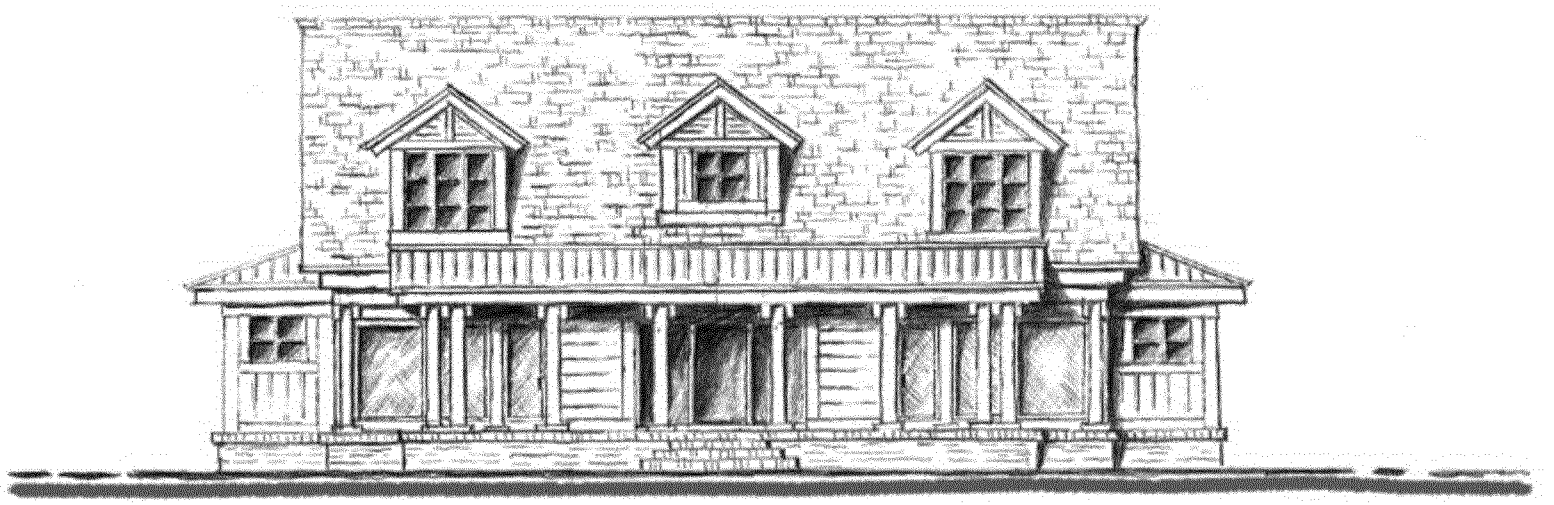
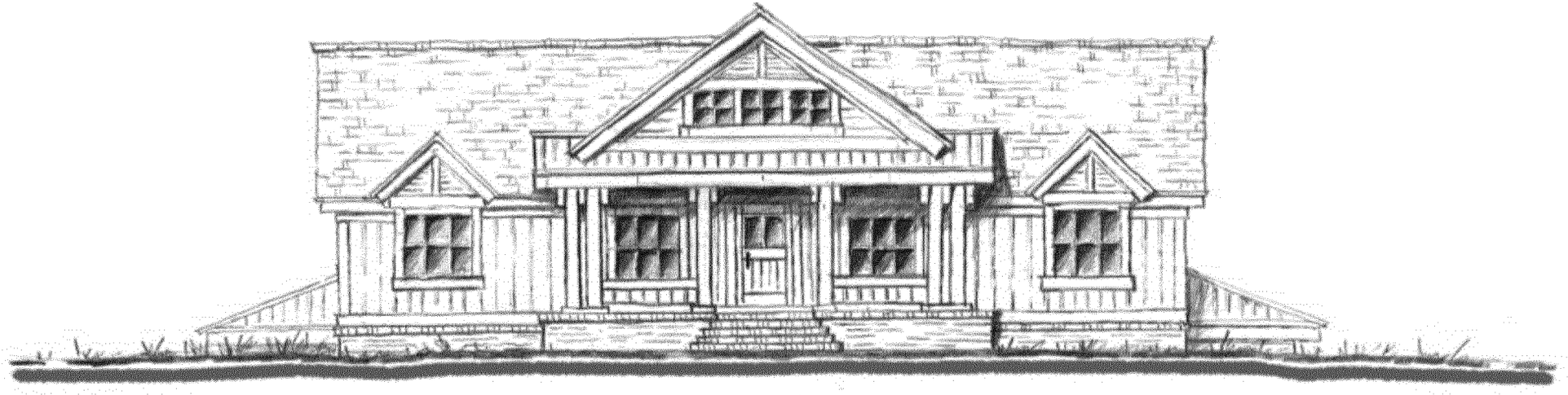


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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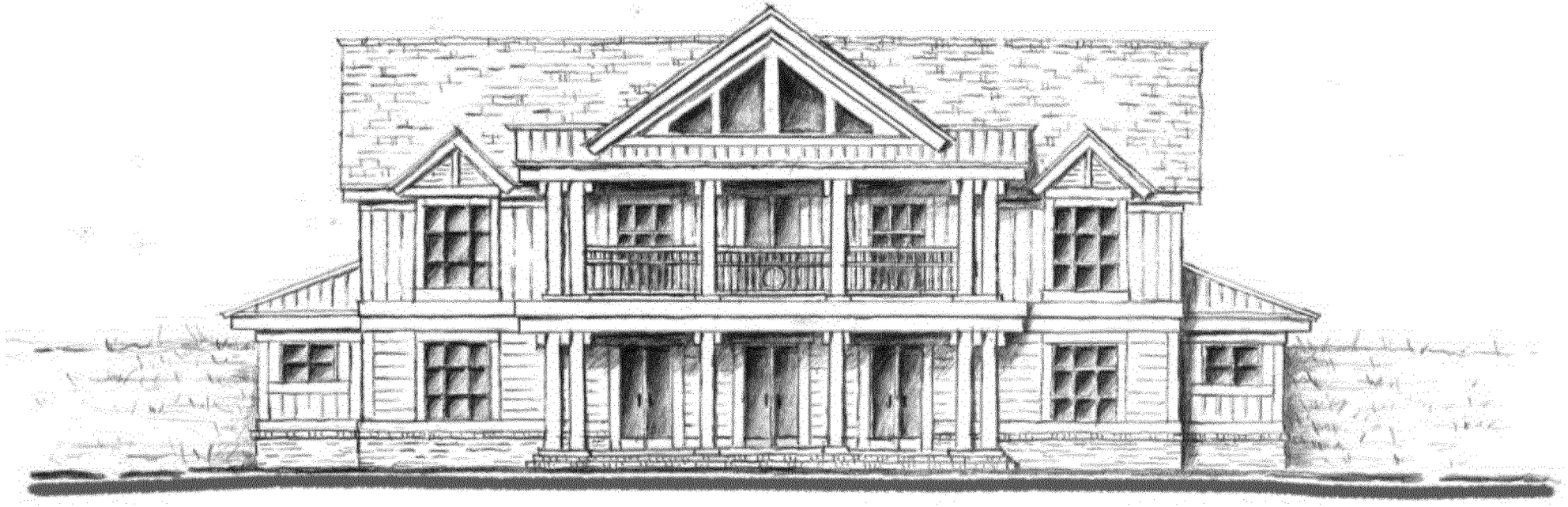


REAR ELEVATION
SCALE: 1/8" = 1'-0"

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.

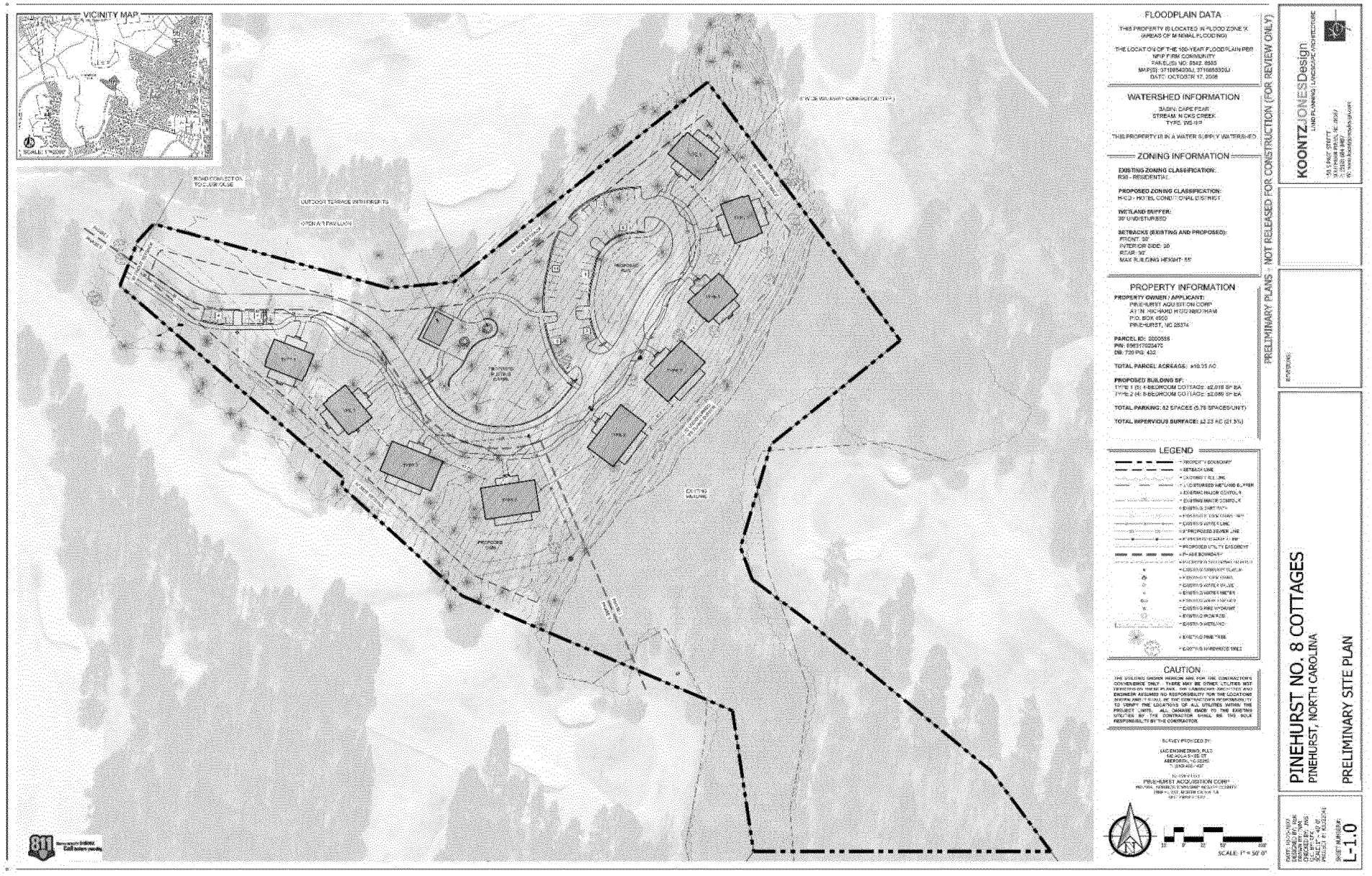


Figure 2. Conceptual plan to construct 5 4-bedroom and 4 8-bedroom cottages, an outdoor pavilion and associated parking on the Pinehurst No. 8 property, Pinehurst, Moore County, North Carolina.

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

1895
VILLAGE OF
PINEHURST

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

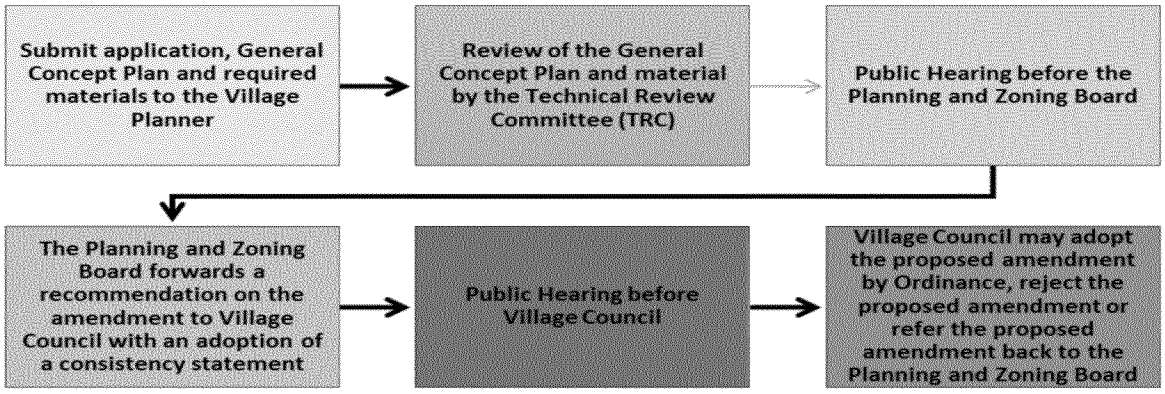
The Technical Review Committee (TRC) has reviewed the application and General Concept Plan and have issued comments to the applicant. The applicant provided additional material and an updated GCP. The TRC is comfortable with the General Concept Plan moving forward for review and consideration of the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

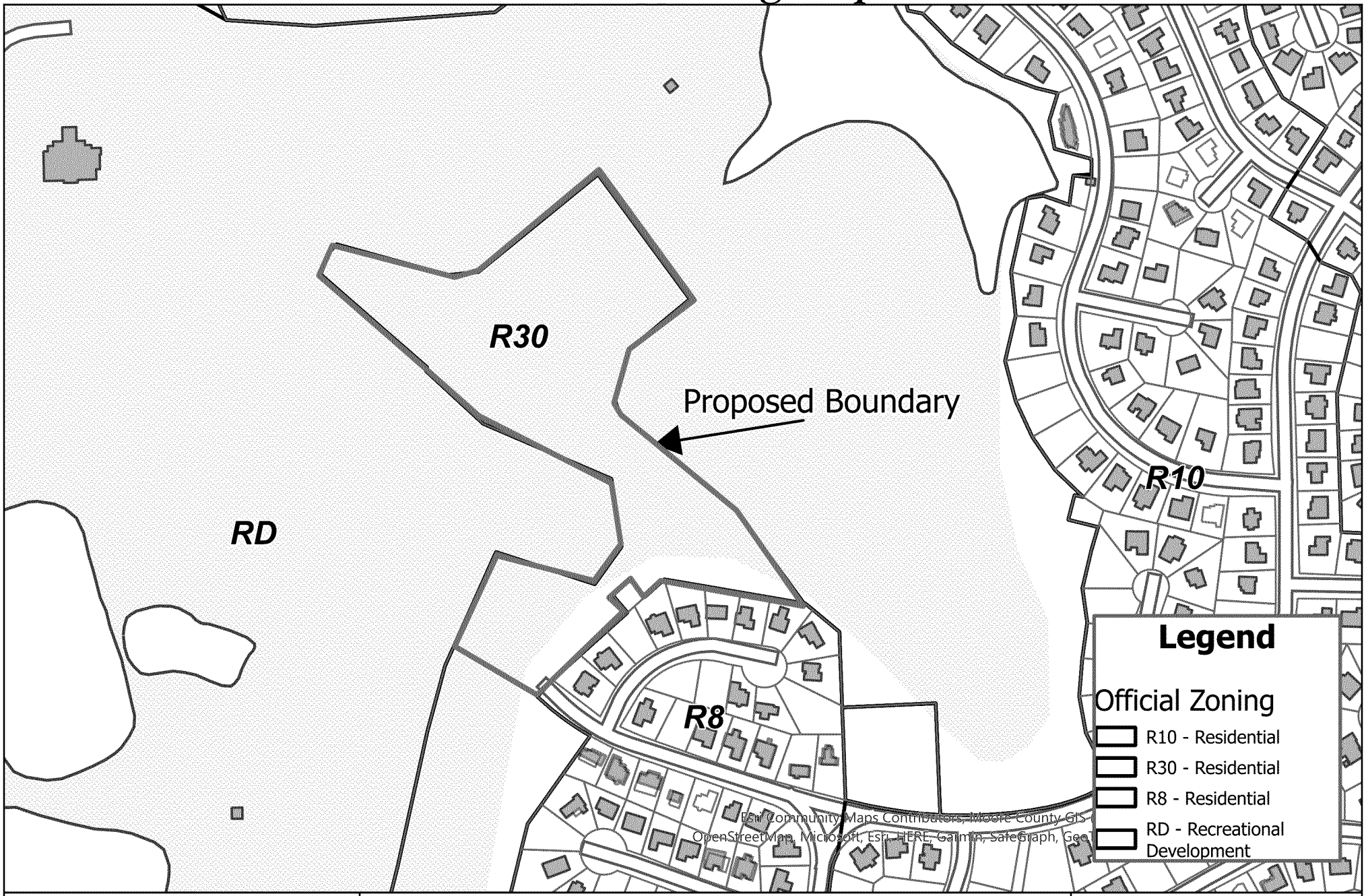
Conditions:

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

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

1/27/2023

Pinehurst No. 8 Cottages
Conditional District Rezoning

1895 Village of Pinehurst

N W E S

Aerial Map

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

1/27/2023

Pinehurst No. 8 Cottages
Conditional District Rezoning

1895 VILLAGE OF PINEHURST

N W E S

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#: **2000655**

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.

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. 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.

DRAFT

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) 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.

DRAFT

This is the _____ day of _____ , 20____

_____

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

_____

DATE

_____

Shannon Konstantinou
Clerk to the Planning and Zoning Board

Cc: Alex Cameron
Shannon Konstantinou

Pinehurst South

USE TYPES									
PRINCIPAL USES									
RESIDENTIAL	A	B	C	D	E	F	G	H	I
USE TYPES	OP/NC	NC	NC/OP	NC	R-5	NC	NC	R-MF	OP
PRINCIPAL USES									
RESIDENTIAL	A	B	C	D	E	F	G	H	I
Dwelling-Single Family					X			X	
Dwelling-Two Family								X	
Dwelling-Multifamily								X	
Dwelling-Townhouse/ Clustered Dwellings								X	
Family Care Home (6 or fewer residents)					X			X	
Halfway Homes									
Dwelling -Mixed Use	X	X	X	X		X	X		X
Manufactured Housing					X				
Manufactured Home Park									

LODGING	A	B	C	D	E	F	G	H	I
Bed and Breakfast Homes									
Boarding or Rooming House									
Dormitory									
Hotel									
Recreational Vehicle Park									
Short Term Rental									

OFFICE/SERVICE	A	B	C	D	E	F	G	H	I
OFFICE/SERVICE	A	B	C	D	E	F	G	H	I
Banks, Credit Unions, Financial Services	X	X	X	X		X	X		X
Business Support Services	X	X	X	X		X	X		X
Crematoria									
Dry Cleaning & Laundry Services	X	X	X	X		X	X		X
Funeral Home	X	X	X	X		X	X		X
Medical Clinic	X	X	X	X		X	X		X
Personal Services	X	X	X	X		X	X		X

Personal Services, Restricted									
Post Office	X	X	X	X		X	X		
Professional Services	X	X	X	X		X	X		X
Radio/TV Studio	X	X	X	X		X	X		X
Small Equipment Repair/Rental	X	X	X	X		X	X		
Small Engine Repair / Sales	X	X	X	X		X	X		
Veterinary Services / Indoor Kennels	X	X	X	X		X	X		X

COMMERCIAL/ ENTERTAINMENT	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
COMMERCIAL/ ENTERTAINMENT	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
Sexually Oriented Business									
Alcoholic Beverage Sales Store									
Amusements, Indoor	X	X	X	X		X	X		
Amusement, Outdoor									
Billiard/Pool Hall									
Bar/Tavern/Night Club	X	X	X	X		X	X		
Garden Center	X	X	X	X		X	X		
General Retail	X	X	X	X		X	X		
Golf Course									
Internet Sweepstakes Facilities									
Outside Sales	X	X	X	X		X	X		
Pawnshops									
Racetrack									
Restaurant	X	X	X	X		X	X		
Shooting Range									
Theater, Indoor (Movie or Live Performance)	X	X	X	X		X	X		

CIVIC	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
CIVIC	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
Civic/Cultural Facilities	X	X	X	X		X	X		
Community Shared Facilities					X				

Conference/Convention Center									
Country Club									
Municipal Public Service Facility									
Private Clubs	X	X	X	X		X	X		
Public Safety Station	X	X	X	X	X	X	X	X	X
Recreation Facilities, Indoor	X	X	X	X		X	X	X	X
Recreation Facilities, Outdoor			X			X	X	X	
Religious Institution			X			X	X	X	
Park	X	X	X	X	X	X	X	X	X

EDUCATION/ INSTITUTION	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
EDUCATION/ INSTITUTION	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
Residential Care Facilities (More than 6 Residents)	X	X	X	X		X	X		X
Child/Adult Day Care Center	X	X	X	X		X	X		X
Community Support Facility	X		X			X	X		X
Hospital									
Schools - Elementary & Secondary									X
Schools- Vocational/Technical	X		X						X
Studio - art, dance, martial arts, music	X	X	X	X		X	X		X

USE TYPES									
AUTOMOTIVE	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
Fueling Station									
Heavy Equipment/ Manufactured Home Rental/Sales									
Vehicle. Rental/Leasing/Sales									
Vehicle Service- Maintenance Repair/Body Work									

INDUSTRY/ WHOLESALE/ STORAGE	A	B	C	D	E	F	G	H	I
INDUSTRY/ WHOLESALE/ STORAGE	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
Artisan Workshops	X	X	X	X		X	X		
Industry, Manufacturing									
Landfill/Waste Recovery Facilities									
Recycling Collection Stations Municipal	X	X	X	X	X	X	X	X	X
Storage -Outdoor Storage Yard									
Storage-Self Service									
Storage -Warehouse, Indoor Storage									
Wholesaling and Distribution									

AGRICULTURE	A	B	C	D	E	F	G	H	I
AGRICULTURE	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
Farming/Animal Production									
Horse Farm & Training Track									
Nurseries									
Gardens (Community and Private)	X	X	X	X	X	X	X	X	X
Kennels, Outdoor									
Swine Farms									

INFRASTRUCTURE	A	B	C	D	E	F	G	H	I
INFRASTRUCTURE	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**
Parking Structure	X		X						X
Parking Lot -Principal Use									
Small/Micro Wireless Facilities	X	X	X	X	X	X	X	X	X
Telecommunications Facilities									
Utilities -Moore County and VOP	X	X	X	X	X	X	X	X	X

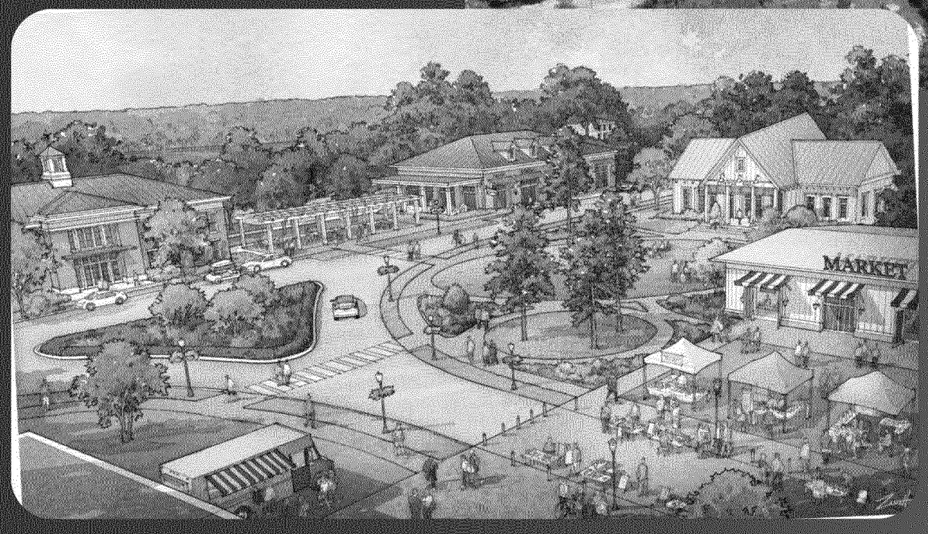
Utilities-All Other									

ACCESSORY USES	A	B	C	D	E	F	G	H	I
ACCESSORY USES	A	B	C	D	E	F	G	H	I
ATM	X	X	X	X		X	X	X	X
Beekeeping	X	X	X	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X		X
Child/Adult Day Care Home Occupations	X		X		X			X	X
Farmers Market									
Concealed Wireless Telecommunication Facilty	X	X	X	X	X	X	X	X	X
Fuel/Propane Tanks	X	X	X	X	X	X	X	X	X
Ice Vending									
Home Occupation	X	X	X	X	X	X	X	X	X
Outdoor Swimming Pools and Spas					X			X	
Pet Houses and Pet Runs	X		X		X			X	X
Playground Equipment	X	X	X	X	X	X	X	X	X
Accessory Buildings	X	X	X	X	X	X	X	X	X
Dwelling - Accessory								X	
Accessory Structure	X	X	X	X	X	X	X	X	X
Bulkheads on Lakes	X	X	X	X	X	X	X	X	X
Docks on Lakes	X	X	X	X	X	X	X	X	X
Floats/Rafts and Mooring Buoy	X	X	X	X	X	X	X	X	X

TEMPORARY USE	A	B	C	D	E	F	G	H	I
TEMPORARY USE	A	B	C	D	E	F	G	H	I
Boat Storage	X	X	X	X	X	X	X	X	X
Temporary Facilities during replacement of existing facilities or until permanent establishment of new facilities	X	X	X	X	X	X	X	X	X
Temporary Expansion of School Facilities	X		X						X
Temporary Real Estate Offices					X			X	

Pinehurst South

Model Homes					X			X	
Yard Sales	X	X	X	X	X	X	X	X	X
Temporary Uses Other	X	X	X	X	X	X	X	X	X



VILLAGE OF PINEHURST SMALL AREA PLAN

PINEHURST SOUTH

COUNCIL ACTION:

PLANNING AND ZONING BOARD ACTION: 5/5/22

Design Collective

DUGGAL REAL ESTATE ADVISORS

Moving forward. RKA RAMEY KEMP ASSOCIATES

1895 VILLAGE OF PINEHURST

ACKNOWLEDGMENTS

ELECTED & APPOINTED OFFICIALS

JOHN C. STRICKLAND
Mayor

PATRICK PIZZELLA
Mayor Pro Tempore

LYDIA BOESCH
Treasurer

JEFF MORGAN
Council Member

JANE HOGEMAN
Council Member

JUDY DAVIS
Former Council Member

KEVIN DRUM
Former Council Member

VILLAGE STAFF

JEFF SANBORN
Village Manager

DARRYN BURICH
Planning & Inspections Director

ALEX CAMERON
Planning Supervisor

DESIGN TEAM

DESIGN COLLECTIVE

Baltimore, Maryland

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

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

DUGGAL REAL ESTATE ADVISORS

McLean, Virginia

Market & Economic
Melina Duggal, AICP
Market Analyst, Facilitator

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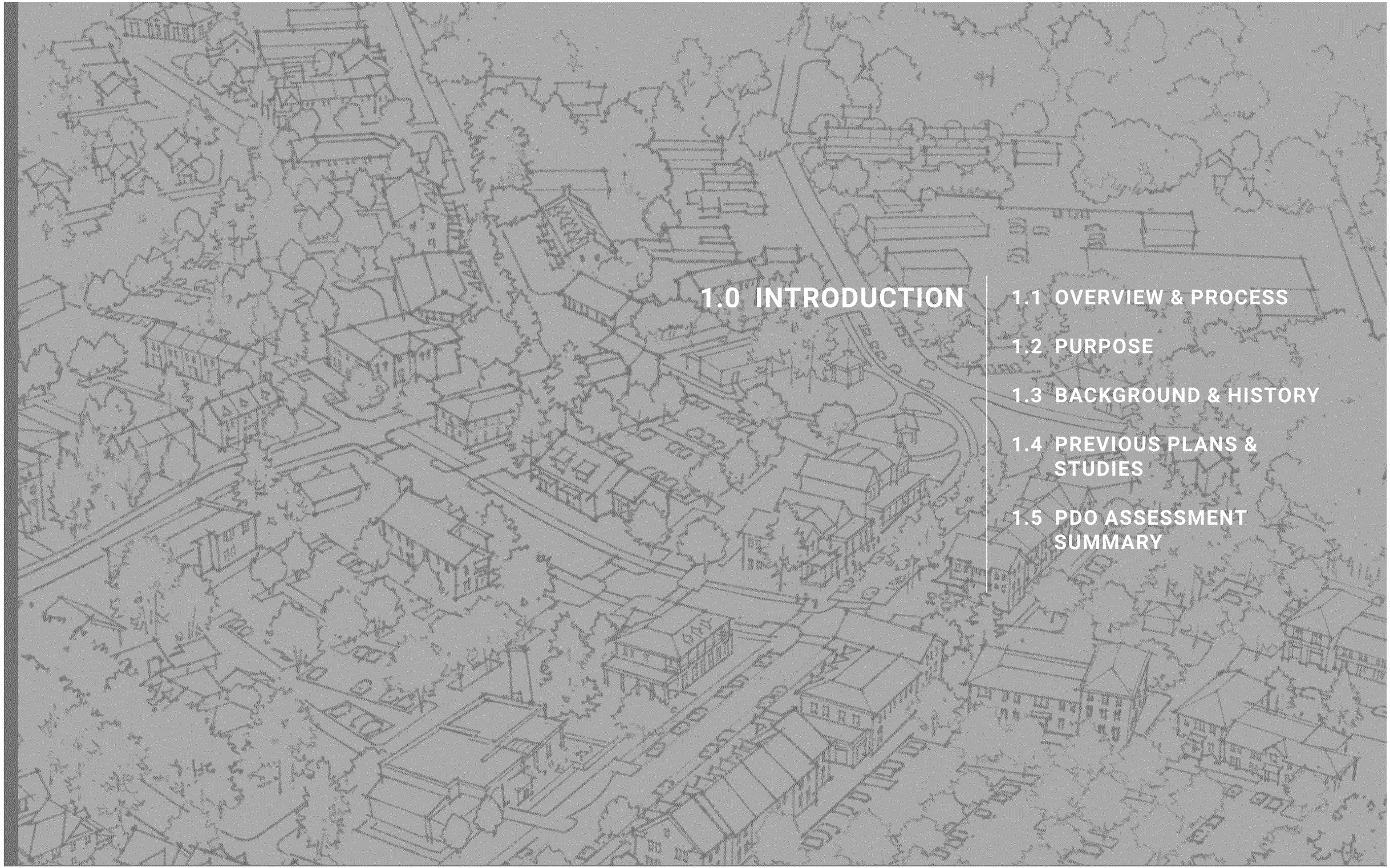


1.0 INTRODUCTION

1.1 OVERVIEW & PROCESS

1.2 PURPOSE

1.3 BACKGROUND & HISTORY

1.4 PREVIOUS PLANS & STUDIES

1.5 PDO ASSESSMENT SUMMARY

1.1 OVERVIEW & PROCESS

Overview

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

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

The focus of this document is on the Pinehurst South Small Area Plan. For recommendations pertaining to Village Place, please see the *Village Place Small Area Plan*.

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

Process

The Small Area Plans effort occurred in the three following phases, with stakeholder involvement in all phases. Work began in November 2020 with adoption projected in late 2021. For additional information on stakeholder input and public feedback, refer to Section 3.0 of this document.

PHASE 1: DATA COLLECTION; EXISTING CONDITIONS INVENTORY AND ANALYSIS

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

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

PHASE 2: PLANNING AND DESIGN

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

PHASE 3: MASTER PLAN REPORT

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

Project Goals

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

- Create a small area plan to facilitate redevelopment as an "Innovation Hub" with office, medical, life science, and research facilities with small-scale retail services and residential uses;
- Create an implementable plan to make the community's vision for the area a reality in keeping with previous planning efforts and the newly adopted Comprehensive Plan;
- Economic feasibility, urban design, and improving the public realm (e.g., roadways, sidewalks, parks, plazas, open spaces) are key aspects of this plan that must include specific and achievable actions;
- Extend the vision of Tufts, Olmsted, and Manning from the Village Center to NC-5 and throughout the Pinehurst South study area;
- The Plan should recognize (but not require) the foundational principles set forth in the National Historic District Nomination (Nomination) submitted to the National Park Service in 1994. The area should feature:
  - Abundant landscaping, walking paths and open spaces while
  - Minimizing traffic and maintaining the human scale of buildings.
- Guiding Principles 1, 2, 5 and 7 of the 2019 Comprehensive Plan are especially important to the development of the Small Area Plans;
- Explore traffic relief measures pertaining to NC-5;
- Buffering and mitigating the impact of new development will be an important part of this planning effort;
- Care must be taken to consider the interaction of any proposed new use with existing uses in the area, and to consider the impact of any proposed new use on the surrounding neighborhoods; and
- Provide sufficient and discrete parking for any proposed use will be an important consideration.

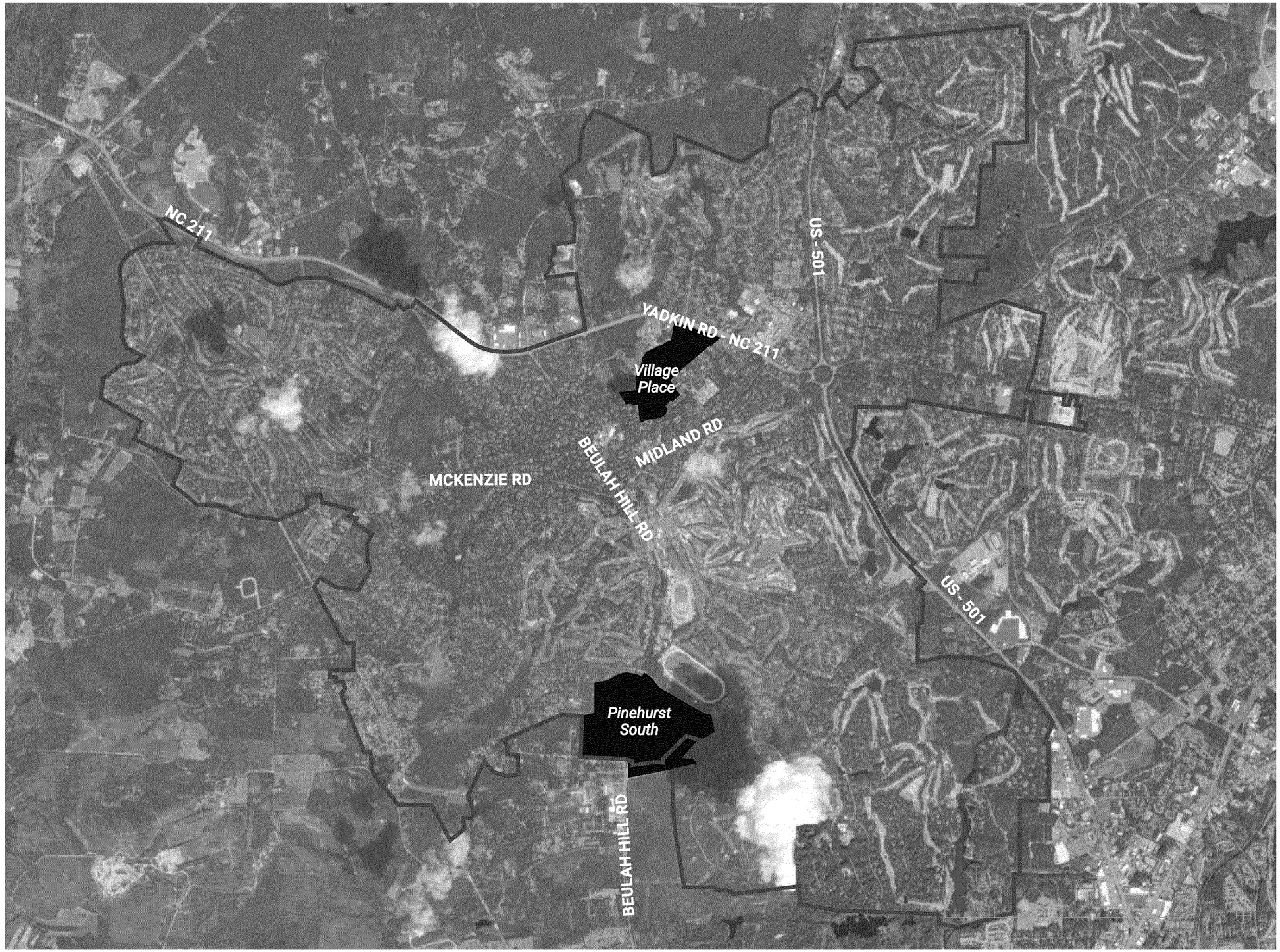
Planning Goals

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

- Provide a connected street network that will help disperse and alleviate traffic congestion on NC-5
- Explore placemaking and creating a center east of NC-5, between Monticello and Blake Boulevard, building off the nexus of the Post Office, Pharmacy, ABC, Dowd Cabin, and the new Girls & Boys Club;
- Incorporate a variety of new Open Spaces, to serve surrounding office and residential users and a Shared-Use Path (SUP) adjacent to the Railroad to connect Pinehurst South to the Village Center;
- Explore an alternative approach from the Innovation Center suggested in the 2019 Comprehensive Plan which is likely better suited to Focus Area 3, anchored by an institution;
- Explore a variety of residential types (including cottages, townhouses, live-work, and missing middle res.) and infill commercial; and
- Explore the realignment of Monticello Drive to accommodate the relocation of the Village's Public Service Facility from Village Place to the property south of the Harness Track.

Locator Map

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



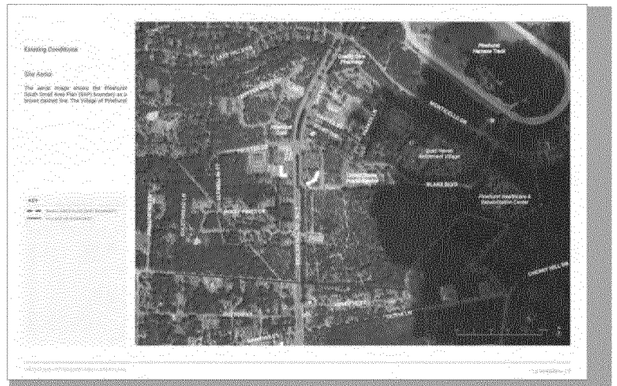
KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARIES

1.2 PURPOSE

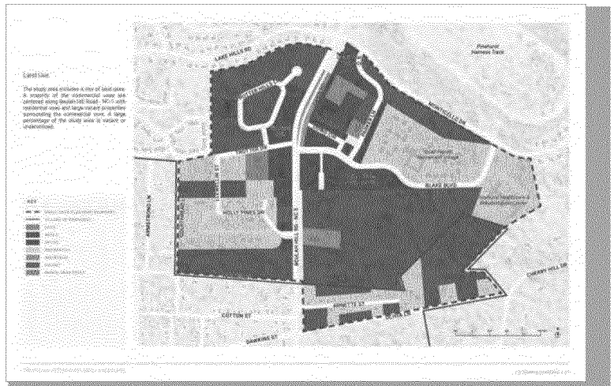
The purpose of this plan is to define the characteristics of future development that are supportable and appropriate for Pinehurst, to guide change towards a predictable and agreed upon outcome. This plan addresses land use; street types; open space; pedestrian and bicycle facilities and connectivity; and numerous other considerations. Recommendations will consider impacts and benefits, traffic, revenues and costs, phasing, zoning, development standards, Pinehurst Development Ordinance (PDO) updates, and other implementation strategies.

The document includes the following components:



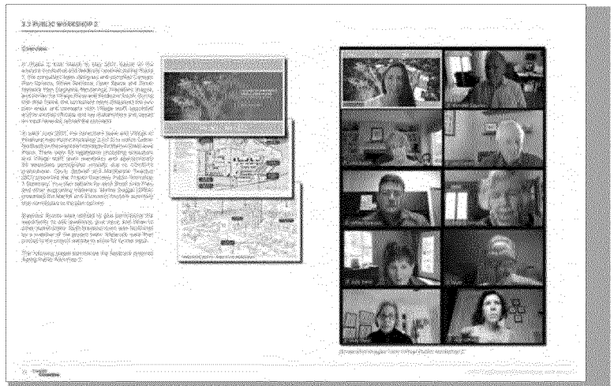
SECTION 1.0: INTRODUCTION

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



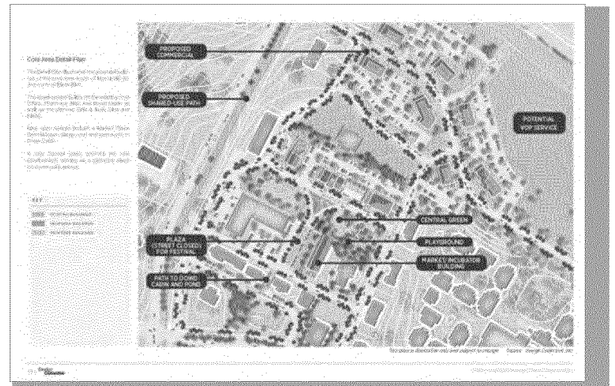
SECTION 2.0: EXISTING CONDITIONS

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



SECTION 3.0: PUBLIC OUTREACH

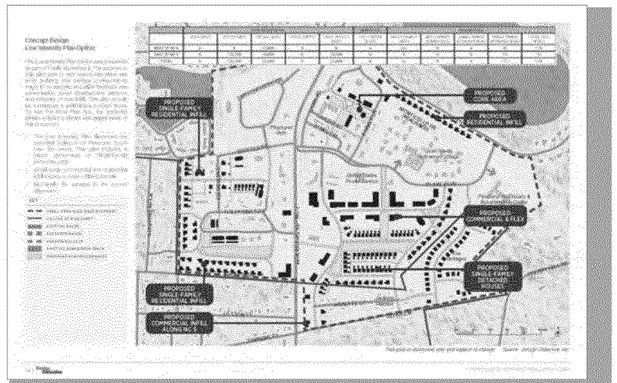
Provides a brief overview of the stakeholder interviews and public workshops that were implemented as part of the public outreach process.



SECTION 4.0: RECOMMENDATIONS

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

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



SECTION 5.0: IMPLEMENTATION

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

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

Existing Conditions

Site Aerial

The aerial image shows the Pinehurst South Small Area Plan (SAP) boundary as a brown dashed line.

KEY

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

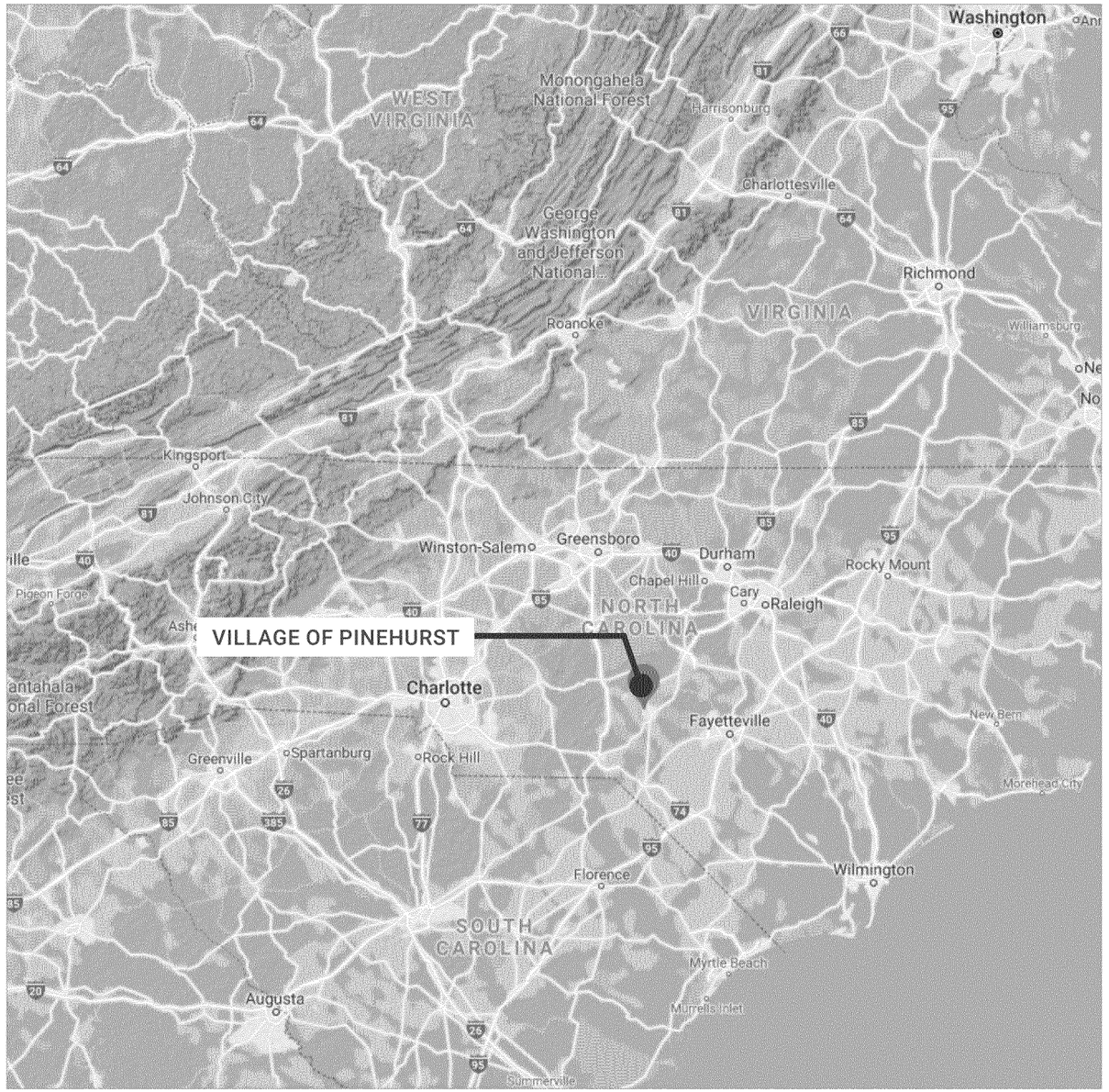
Background and History

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

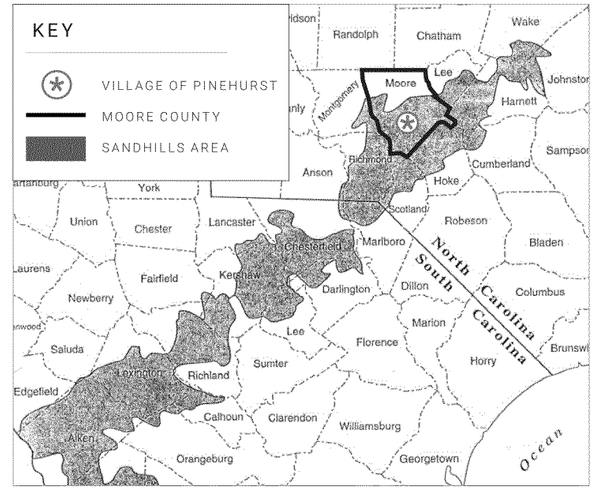
One of two National Historic Landmark Districts in North Carolina, the Village is deeply rooted in its setting and history. The area is nestled in “the Sandhills” of Moore County, characterized by rolling hills, covered by deep coarse sands and forested areas. Longleaf pines, in particular, were a major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

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

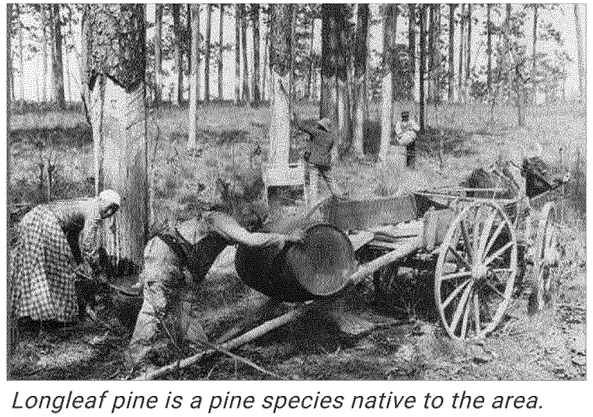
The Village of Pinehurst was first opened in January 1896 with the Holly Inn and several guest cottages as the initial phases of development. Since then, the Village has grown to become an iconic golf destination and anchor site of the U.S. Open, supported by the Pinehurst Resort, a variety of hotels,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



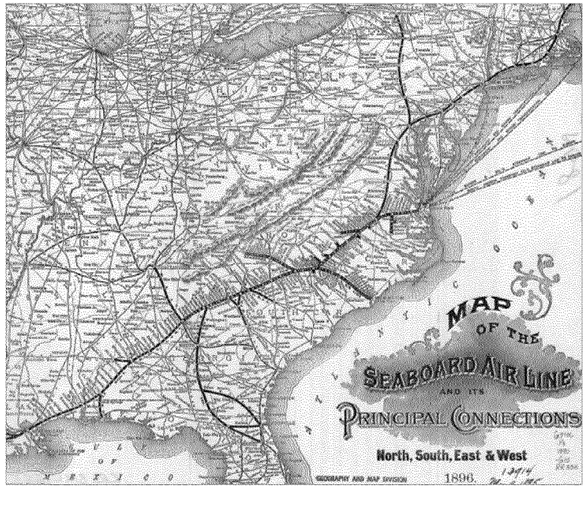
Regional map

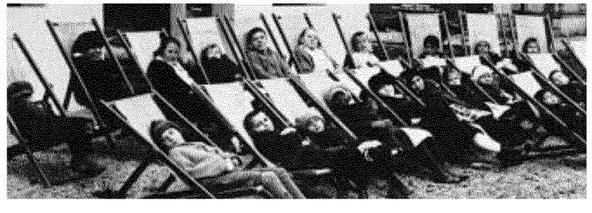


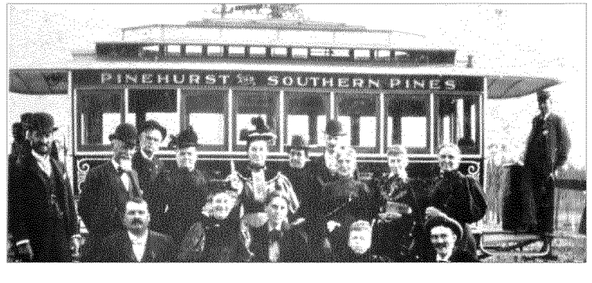
Map of the Sandhills Area

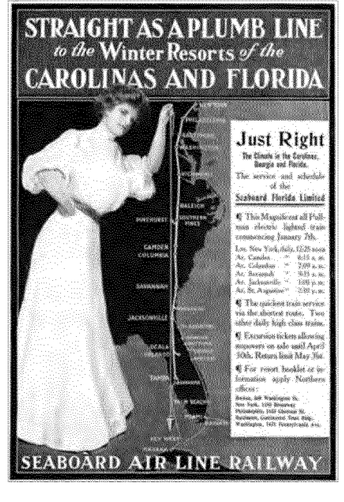


Longleaf pine is a pine species native to the area. Pine resin was extracted and collected into barrels for distilling into turpentine used to make oil paint for ships and buildings.

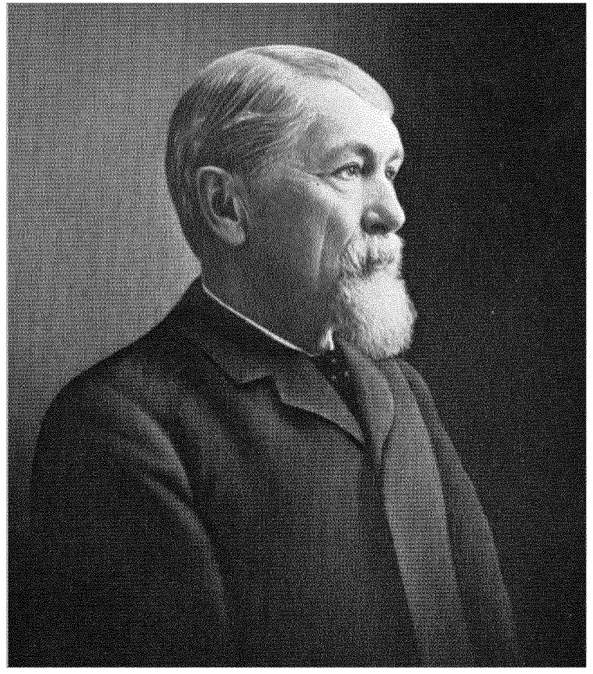




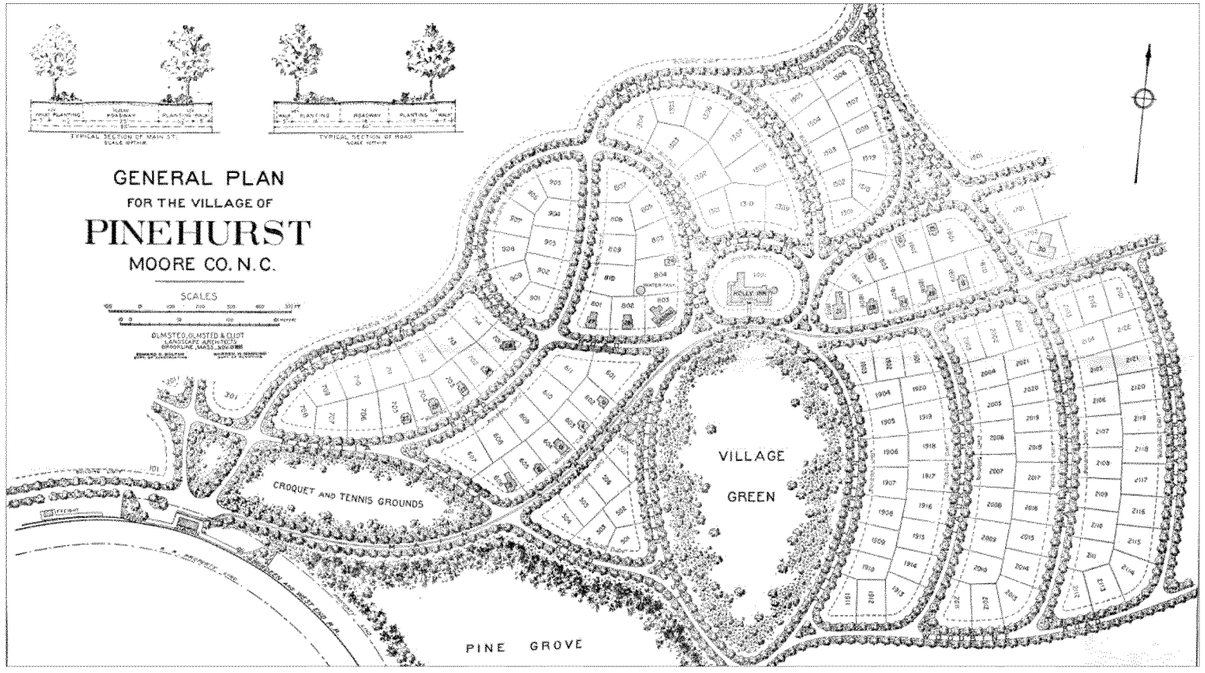




In the 1800s, pollution in cities and the expansion of rail lines to the south provided the catalyst for people to retreat to warmer and healthier environments, contributing to the growth and development of parts of North Carolina.



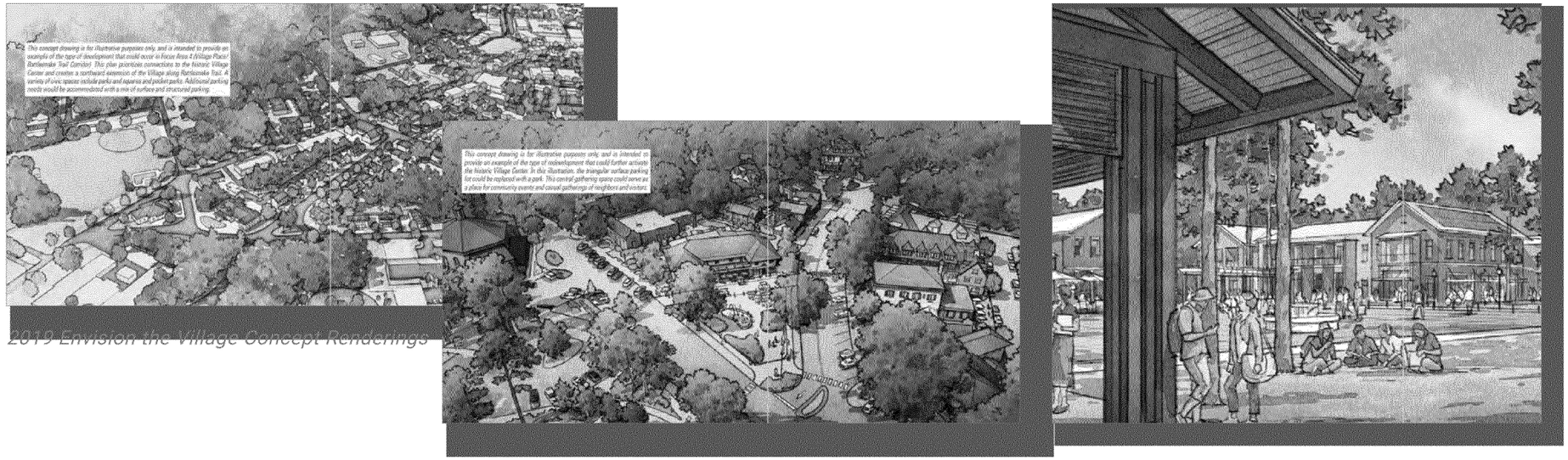
James Walter Tufts



General Plan for the Village of Pinehurst - 1895

1.4 PREVIOUS PLANS AND STUDIES

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



2019 Envision the Village Concept Renderings

2020 STRATEGIC OPERATING PLAN

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

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

2019 COMPREHENSIVE PLAN

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

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

2015 COMPREHENSIVE BIKE PLAN

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

- Increase the options for bicycling as an alternate form of transportation within the Village
- Provide attractive, yet safe, bicycling connections from Village residential areas to nearby destinations
- Promote bicycling as a healthy exercise
- Create a bicycle environment that is friendly to all users - including seniors, disabled persons and children
- Improve connections between disparate parts of the Village
- Promote bicycle safety

2015 COMPREHENSIVE PEDESTRIAN PLAN

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

- Increase "walkability" in the Village of Pinehurst
- Create a pedestrian network that is an important part

of the urban structure

» Promote walking as healthy exercise

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

» Improve connections between disparate parts of the Village.

2011 VILLAGE OF PINEHURST THOROUGHFARE PLAN

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

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

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

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

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

» Preserve and enhance landscaping at gateway intersections

» Maintain and enhance landscape along road corridors

» Maintain strong design controls in the transportation planning review process

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

» Continue to monitor traffic speeds

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

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

2010 COMPREHENSIVE LONG RANGE PLAN

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

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

» Enhance the quality of life for present and future residents

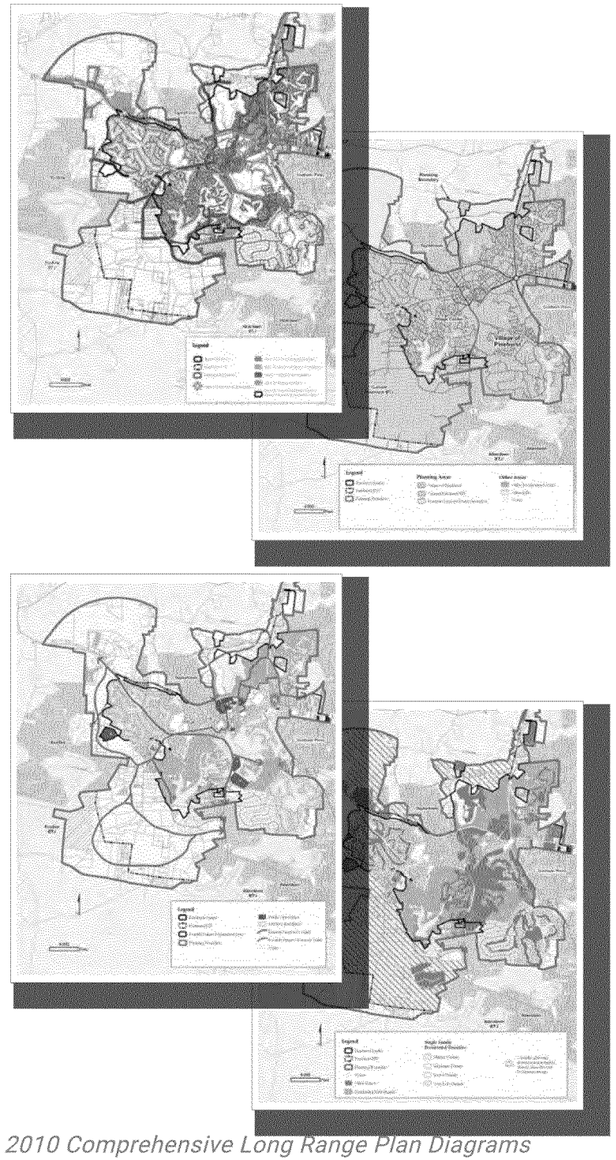
» Guide growth or change in ways that complement the unique character and ambience of the community

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

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

2008 NEW CORE MASTER PLAN

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



2010 Comprehensive Long Range Plan Diagrams

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

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

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

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

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

» Adaptive reuse and/or relocation of historic structures

» Pedestrian emphasis

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

1994 NATIONAL HISTORIC LANDMARK NOMINATION

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

A companion to the 1994 National Historic Landmark Nomination was the creation of the Village of Pinehurst Historic District Standards and Guidelines, created in 2006 and updated through September of 2013.

1.5 PDO ASSESSMENT SUMMARY

The development ordinance for the Village, known as the *Pinehurst Development Ordinance (PDO),* includes regulations for all development (whether new, or modifications to existing, development) and became effective October 2014.

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

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

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

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

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

SECTION 8.2 GENERAL USE ZONING DISTRICTS

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

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

SECTION 8.5 & 8.6 TABLE OF PERMITTED USES & SPECIAL USES

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

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

SECTIONS 9.1 & 9.2 TABLE OF DIMENSIONAL REQUIREMENTS

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

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

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

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

Section 9.14 of the PDO defines design standards for Single-Family Dwelling development to ensure it is compatible with existing development and consistent with its site and surroundings. While Section 9.3 defines

design standards for the Village Districts to promote development that is functionally and structurally compatible with the existing Village Center and pedestrian area.

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

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

SECTION 10.2 DEFINITIONS

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

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

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

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2.0 EXISTING CONDITIONS

2.1 OVERVIEW

2.2 EXISTING CONDITIONS

2.3 MARKET ANALYSIS SUMMARY

Existing Conditions

Located south of the Village Center along NC-5, Pinehurst South encompasses approximately 290 acres with almost 47% of the area undeveloped. A portion of this area is in the unincorporated area of the Village of Pinehurst known as the Village's Extraterritorial Zoning Jurisdiction (ETJ). Some of the development in this study area is older, more auto-centric, and may be considered out of character with the Village.

The *2019 Comprehensive Plan* recommends redevelopment with office, medical, life science, and research facilities supported with small-scale retail services and residential uses. Given the availability of undeveloped land, Pinehurst South offers the unique opportunity to expand the character of Pinehurst and create a new gateway for the Village to the south.

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

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

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

The Existing Conditions and Analysis diagrams include:

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

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

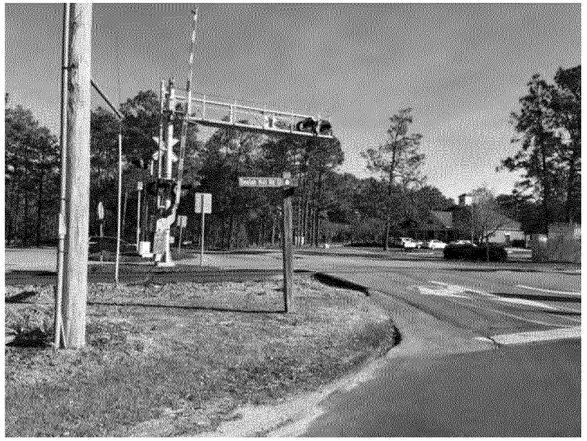
- Forest cover is abundant in Pinehurst South; however, the area lacks meaningful and organized open spaces for the community's use.
- There is a grouping of existing and planned commercial and civic uses in the area between Monticello Drive and Blake Boulevard, including the Post Office, Pinehurst Fire Station No. 2, American Legion, the soon-to-be-relocated Boys & Girls Club, and a new headquarters building for NAHB.
- Multi-family and Single-Family Detached (SFD) residential are the primary uses west of NC-5. This area is poorly connected for pedestrian, bicycle, golf cart, and vehicle circulation as well as to other surrounding streets and trails.
- Trotters Hill Office Park is an enclave of separate professional office buildings. Several lots have been developed, including several in recent years, particularly those adjacent to and visible from NC-5. With the recent construction, few undeveloped parcels within the office park remian.
- There is a range of residential architecture in Pinehurst South, some of which is in keeping with the historic character of Pinehurst and some that appears quite out of place or in disrepair.
- Similarly, there is a range of commercial architecture in Pinehurst South, some of which is in keeping with the historic character of Pinehurst and some that appears quite out of place as ubiquitous, auto-centric development.
- Overall, the area remains largely undeveloped and, thus, presents an opportunity for development that responds to the market demand but additionally upholds the Village's character.

Monticello Drive
Source: Design Collective

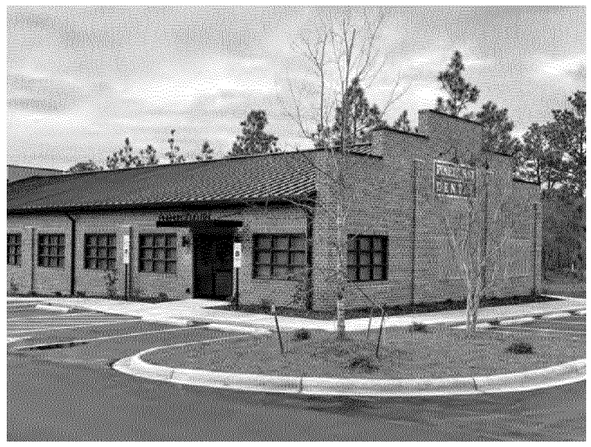
Blake Blvd & NC-5
Source: Design Collective

Multi-Family Residential - Abingdon Square
Source: Design Collective

United States Post Office - Blake Blvd
Credit: Google



Blake Blvd Railroad Crossing
Source: Design Collective



Commercial - Pinehurst Dental/Trotters Hill Office Park
Credit: Google

Commercial - Trotters Hill Office Park
Source: Design Collective

Commercial - Pinehurst Coins
Credit: Google Images

Flooring Gallery
Credit: Google

Illustrative Site Plan

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

KEY

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

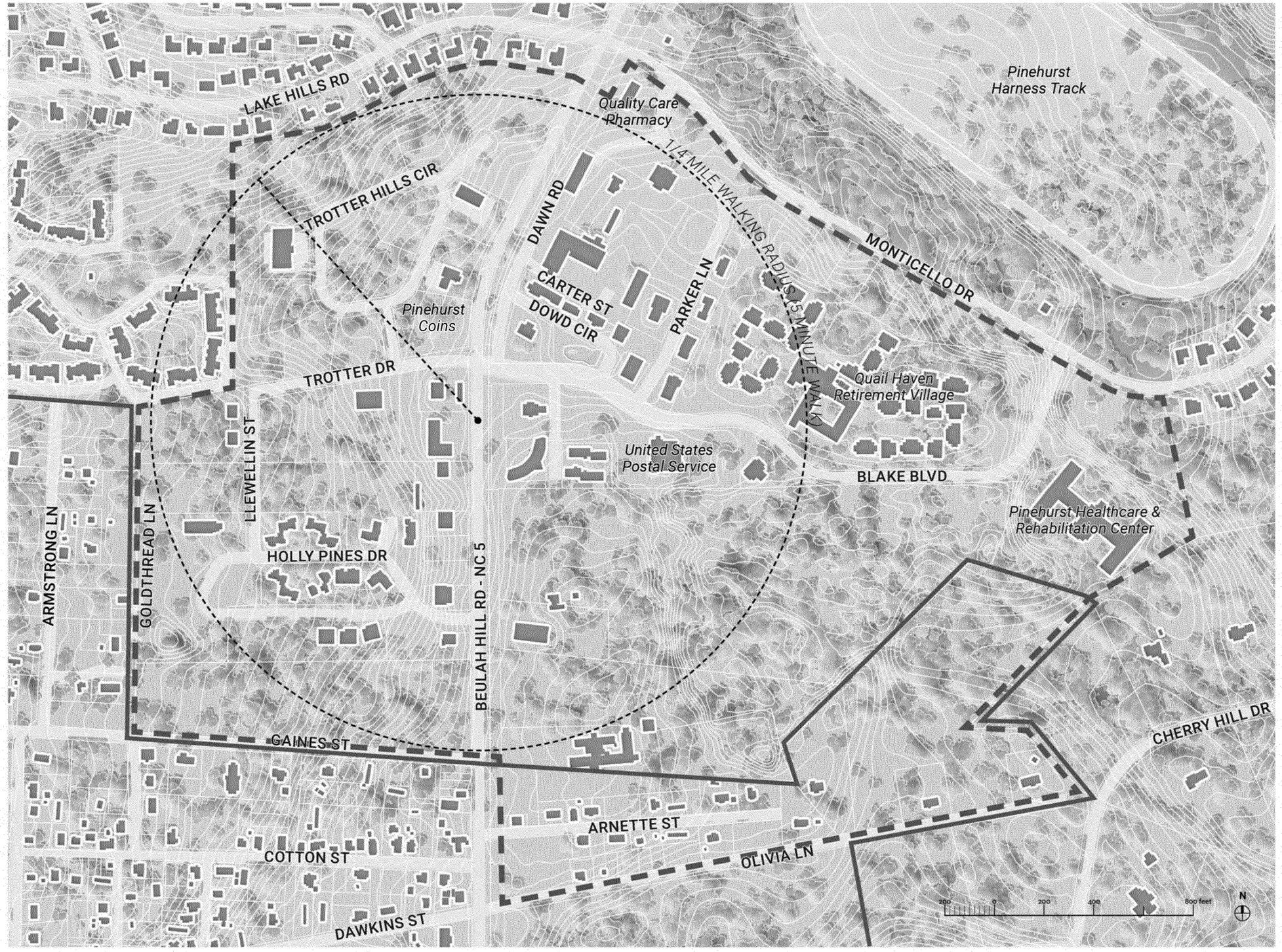
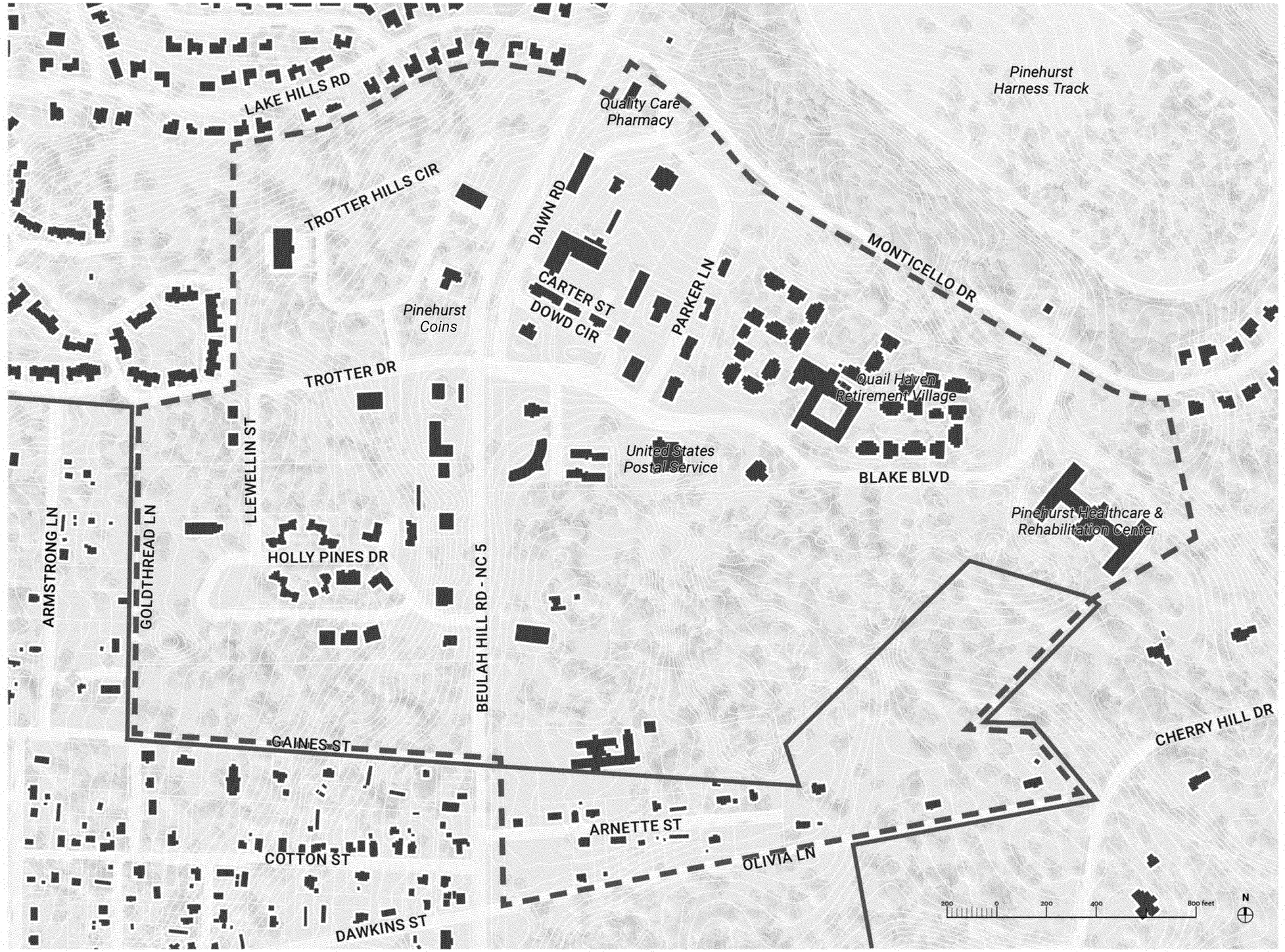


Figure Ground

The Existing Figure Ground plan shows the relationship of built and unbuilt space in Pinehurst South.The development patterns in the study area are characterized by commercial uses accessed off of Beulah Hill Road - NC-5 with a mix of residential building types interspersed to the west and east. Undeveloped parcels exist in Trotter Hills, a planned office development located in the northwest corner of the study area. The development consists of 17 parcels with approximately 1/3 of the lots either developed, permitted, or under review. Larger underutilized land with no projected development exists in the southeast corner of the study area.

KEY

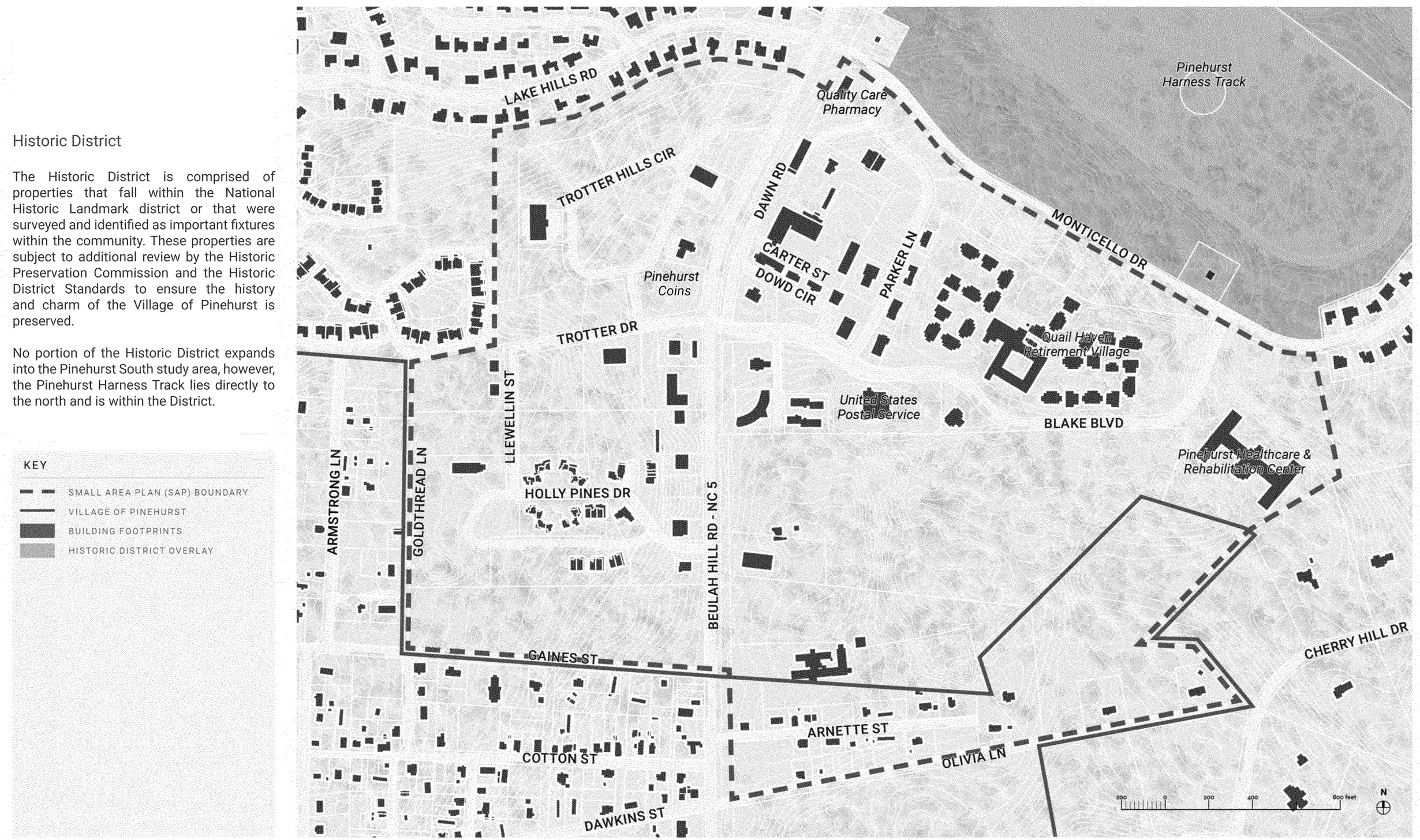
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- BUILDING FOOTPRINTS



Historic District

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

No portion of the Historic District expands into the Pinehurst South study area, however, the Pinehurst Harness Track lies directly to the north and is within the District.

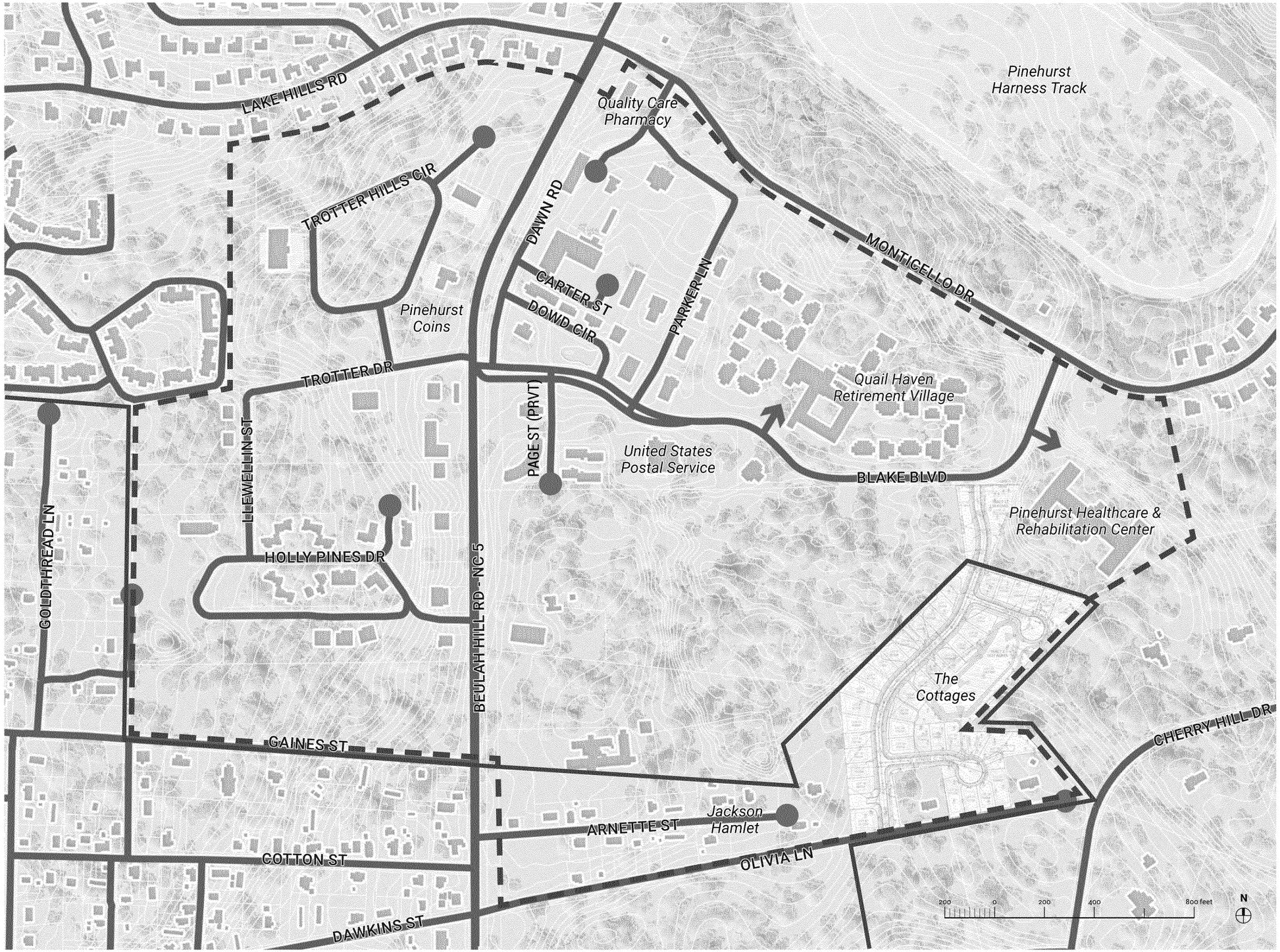


Street Network

The Pinehurst South study area spans Beulah Hill Road - NC-5, a major connector street that provides direct access to the Village Center to the north and US-501 to the south. Neighborhood streets are organic and disconnected with many dead-end conditions throughout the study area.

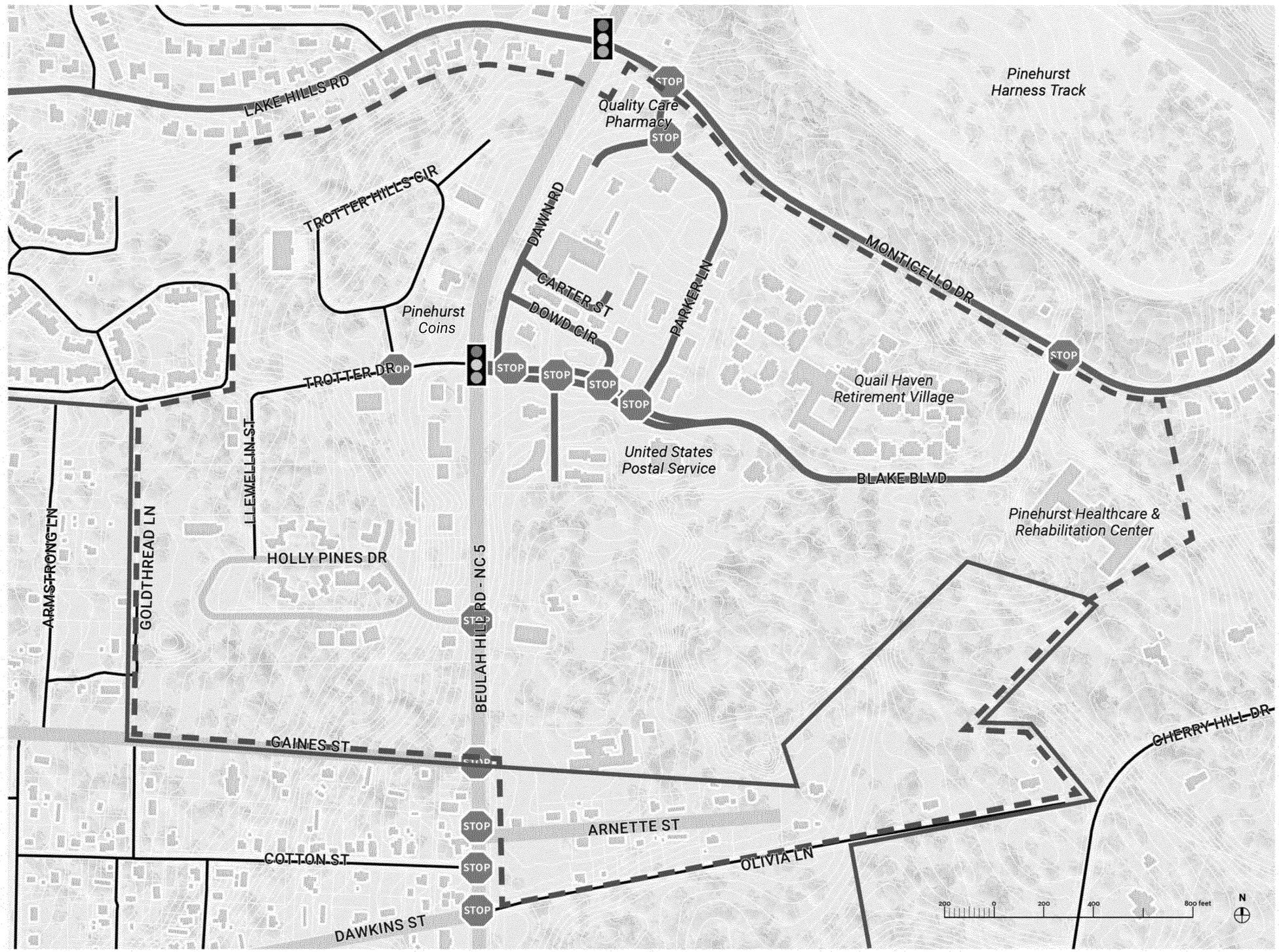
KEY

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



Posted Speed and Traffic Control

The streets within the study area boundary have a range of posted speeds. Beulah Hill Road - NC-5 is 35 mph. A majority of the neighborhood streets are 25 mph with the exception of Holly Pines Drive which is 10 mph. Stop signs are located at all Beulah Hill Road - NC 5, Blake Boulevard, and Monticello Drive intersections. For added control and safety, traffic signals have been placed along Beulah Hill Road - NC 5 at the intersections of Blake Blvd and Monticello Drive.

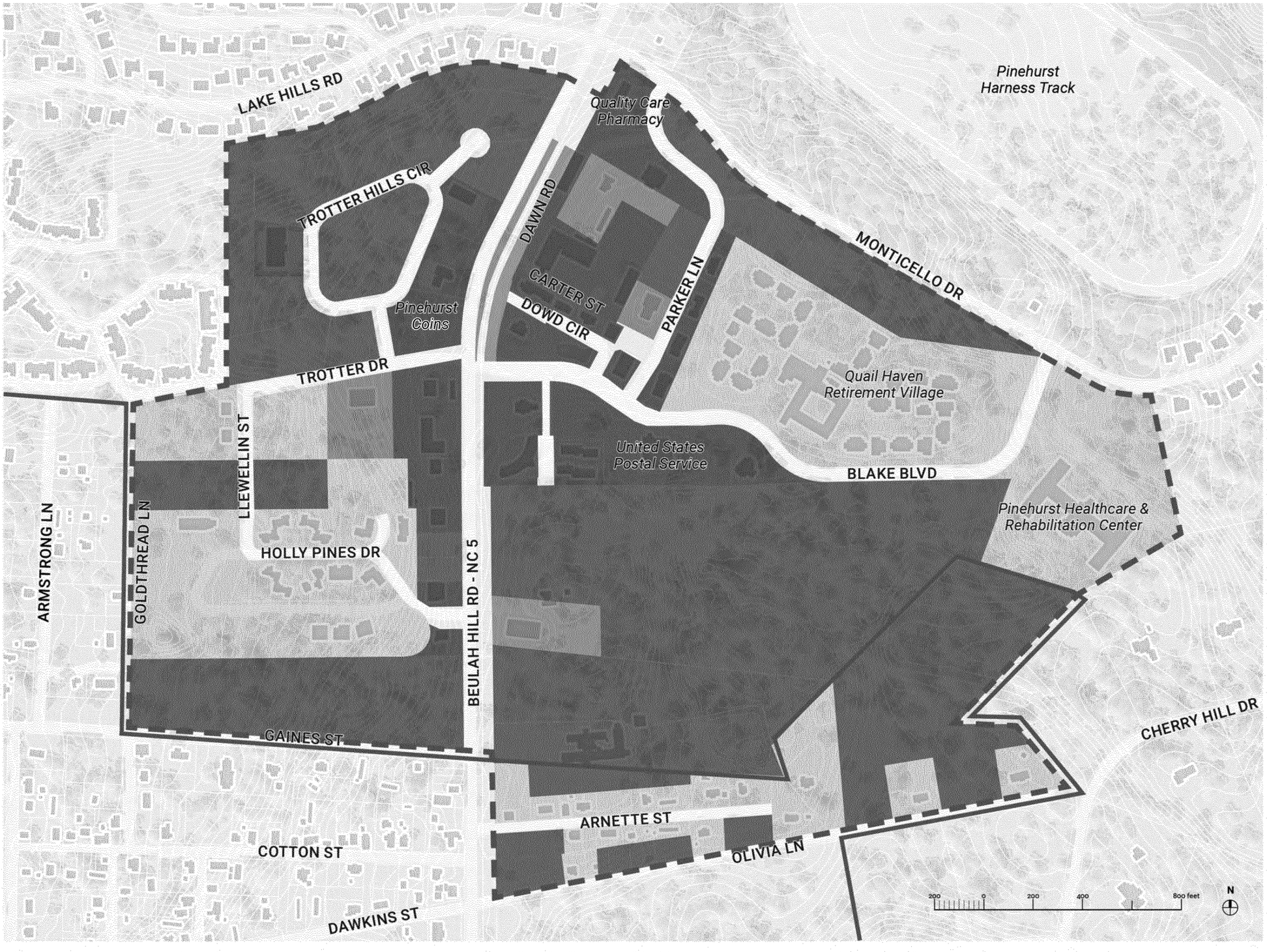


KEY

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

Land Use

The study area includes a mix of land uses. A majority of the commercial uses are centered along Beulah Hill Road - NC-5 with residential uses and large vacant properties surrounding the commercial core. A large percentage of the study area is vacant or underutilized.



Zoning

A majority of the eastern half of the study area is zoned Neighborhood Commercial (NC) with a mix of Office and Professional (OP) and Residential (R5) zones. The western half of the study area is Office and Professional (OP) to the north with Residential Multifamily (RMF) to the south.

Existing Zoning and Permitted Uses

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

KEY

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

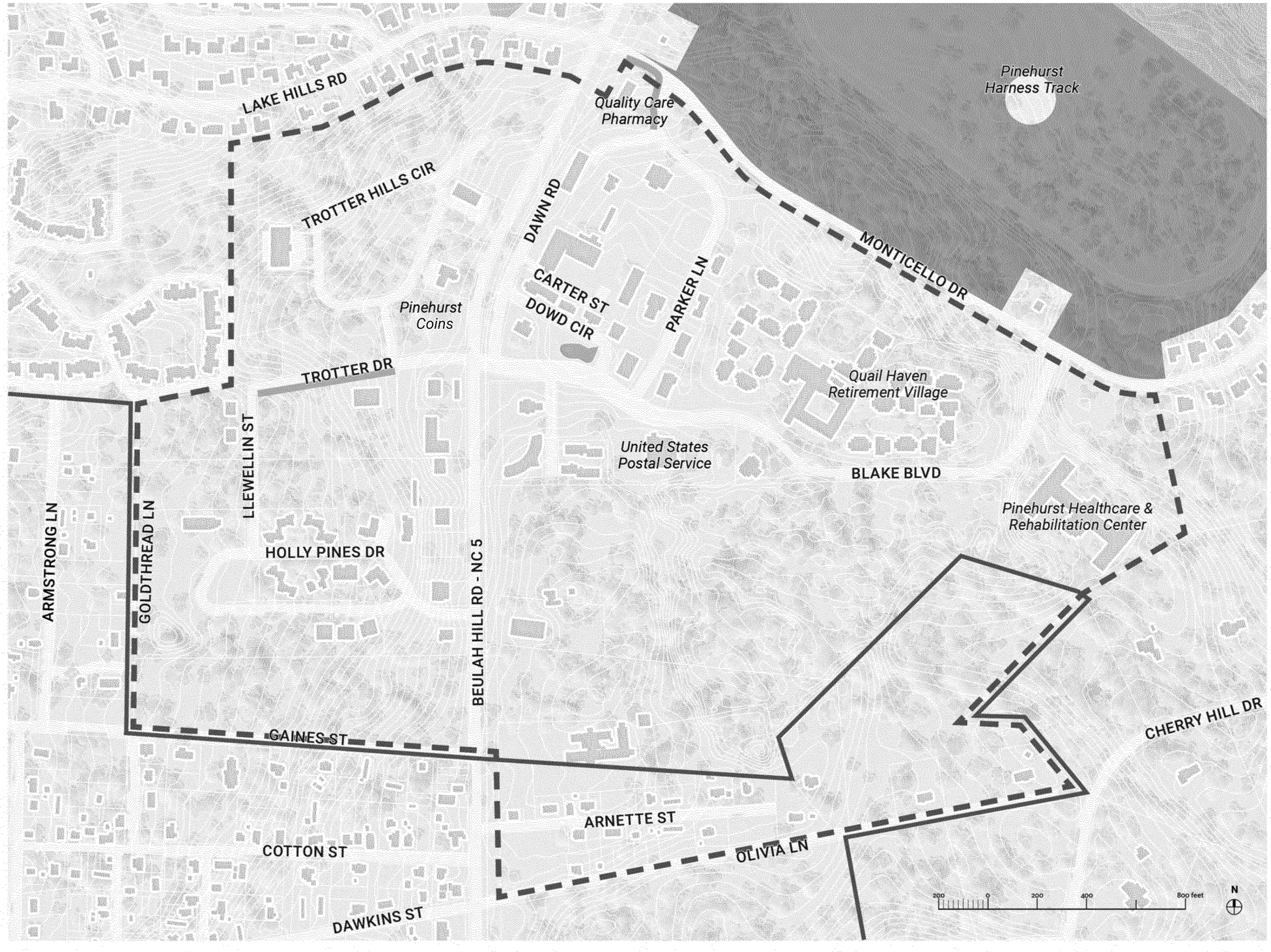
		USES																
		DWELLING - SINGLE FAMILY	DWELLING - TWO FAMILY	DWELLING - MULTIFAMILY	DWELLING - TOWNHOUSE/ CLUSTERED DWELLINGS	DWELLING - MIXED USE	BED AND BREAKFAST HOMES	HOTEL	MEDICAL CLINIC	PERSONAL SERVICES	PROFESSIONAL SERVICES	GENERAL RETAIL	RESTAURANT	CIVIC/CULTURAL FACILITIES	RESIDENTIAL CARE FACILITIES (> 6 RESIDENTS)	PARKING STRUCTURE	Maximum Building Height	NOTES
	R5 - RESIDENTIAL	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	SU	✗	35'	*Intended principal use of land is high-density residential uses, intended to discourage any use detrimental to the residential nature.*
	RMF - RESIDENTIAL MULTIFAMILY	✓	✓	SR	SR	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	35'	*Intended principal use of land is multi-family and/or single family dwellings, intended to discourage any use that would be detrimental to the residential nature.*
	NC - NEIGHBORHOOD COMMERCIAL	✗	✗	✗	✗	SR	✗	✗	✓	✓	✓	SR	SR	✓	✓	✗	35'	*Intended principal use of land is small scale commercial, retail, office and service to residential districts*
	OP - OFFICE & PROFESSIONAL	✗	✗	✗	✗	SR	✗	✓	✓	✓	✓	✗	SU	✗	✓	SR	35'	*Intended to provide for limited office and retail development, as a transition between business districts and residential land uses*

Topography

The topography of the study area is characterized by a natural ridge line along Beulah Hill Road - NC-5. The study area sits at a plateau along the eastern side with grades sloping downward towards Pinehurst Lake.

Open Space + Trails + Sidewalks

The study area contains no dedicated public open space or trails within its boundary. There are only two segments of sidewalks that currently exist on parker Lane and a portion of Trotter Drive. Just north of the study area is the Pinehurst Harness Track, one of the oldest continuously operating equine sports facilities in the state.



KEY

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

2.3 MARKET ANALYSIS SUMMARY

Background and Objectives

A Market Analysis report was prepared by Duggal Real Estate Advisors, LLC (DREA); the following pages provide a summary; the full report can be found on the project website: https://engage.vopnc.org/smallareaplans. The data was collected in November and December 2020 and January 2021.

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

Also known as the Highway 5 Commercial Area, Pinehurst South is an approximate 290 acre limited growth and redevelopment area on the Village's south side containing approximately 145 parcels.

Summary of Market Opportunity

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

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

Summary of Demand

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

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

Summary of Demand for Land Uses within Plan Areas

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

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

For-Sale Residential

- Likely a stand-alone residential community as opposed to mixed with other product.
- Given land availability, could have 1-2 projects. Each would be 30-50 units.
- However, the demand for this product is deep, and the planning area can support as much for-sale product as desired.
- Could be either single-family detached or attached product.
- Pricing would vary based upon product type and positioning, but would likely be in the range of $250,000 to $450,000.

For-Rent Residential

- Could be either a stand-alone larger community (typically larger, 150-200 units) or integrated into a mixed-use area.
- Integrated into a mixed-use area, the apartments would still likely be horizontal mixed-use (e.g. the apartments are next to the retail and office, not above). This would likely be a smaller project (80-120 units).
- Rents would be similar to the newest apartments at the time of construction. At this point, the newest apartments in the market are The Greens at approximately $1.35/SF. At an average size of approximately 1,000 square feet, that would equate to a rent of approximately $1,350 per month.

Retail

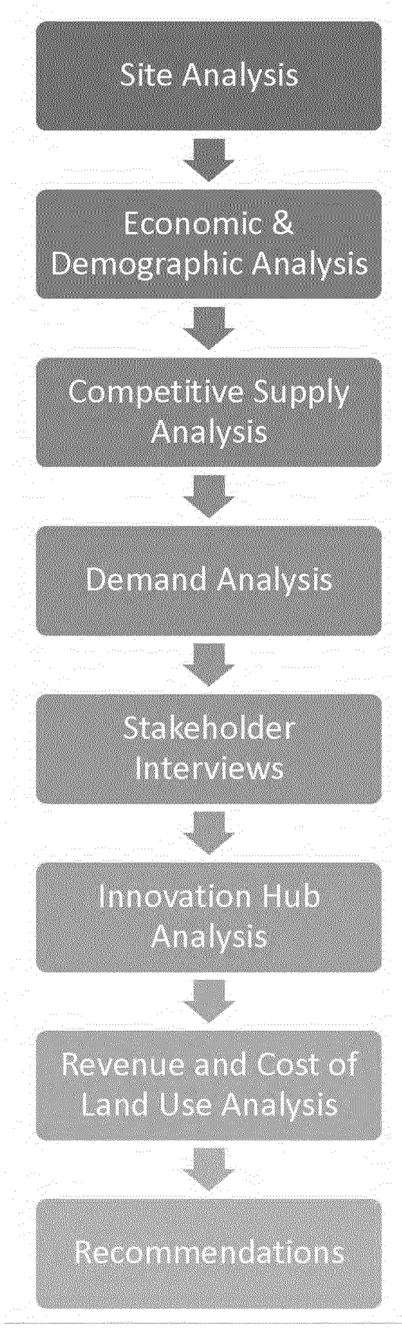
- Any retail would prefer to be located and accessed off of NC-5. If a project were created on the east side of NC-5, it would still be important to have NC-5 visibility.
- Could be a stand-alone shopping center on the west side of NC-5. This would depend on having an anchor within the project such as a grocery store or drug store. The size of the center would depend on what type of anchor, ranging from 50,000-80,000 SF in size total. This would likely not materialize for some time as the area continues to develop and mature.
- There is also demand for retail on the east side of NC-5. Due to access issues, it would be small-scale, and just to support local businesses and residents. There would likely be less than 10,000 SF total.
- If there was a shopping center on the west side of NC-5, the retail on the east side would be more limited, and vice versa.
- Any retail located within Pinehurst South would be locally serving.
- The maximum amount of retail in the area is likely to be 80,000 SF with a grocery store, and less than 40,000 SF without a grocery store at build-out.
- Rents would need to be $24-$30/SF to support new construction

Office

- Office could either be like the product available at Turnberry (small format, 1-2 story) or integrated into a mixed-use center.
- Although there is not a lot of office demand annually, given the limited amount of office land available in other areas, this would be an appropriate location to save land for future office use.
- Even at 2,000 SF of office per year, in 50 years, the total amount would be 100,000 SF. Tenants and owner-occupied space would be a collection of medical, locally-serving professional services, and potentially related to the USGA.
- Rents for office would be in the $18-$22/SF range.
- Part of the area could be a modified Innovation Hub – meaning it could be planned to attract and facilitate companies and technologies related to golf, but be willing to accept other industries and users as well.

Hospitality

- The planning area could support a hotel if it were part of a mixed-use area. If there were enough businesses, it could support the workers in the area. Otherwise, it would likely support tourists. Type of hotel depends on place creation.
- A new hotel would likely have around 100 rooms.



Overall, Pinehurst South is best suited for residential and office uses. Hospitality could be an option as well. Large-scale retail would be challenging given the access issues, but locally-serving retail would be viable.

Strengths

- Land availability
- Direct access to Pinehurst Resort via NC 5
- New development in area
- Strong businesses in area (such as Quail Haven Retirement Village)

Weaknesses

- No common theme to buildings
- Unrelated land uses
- Traffic issues

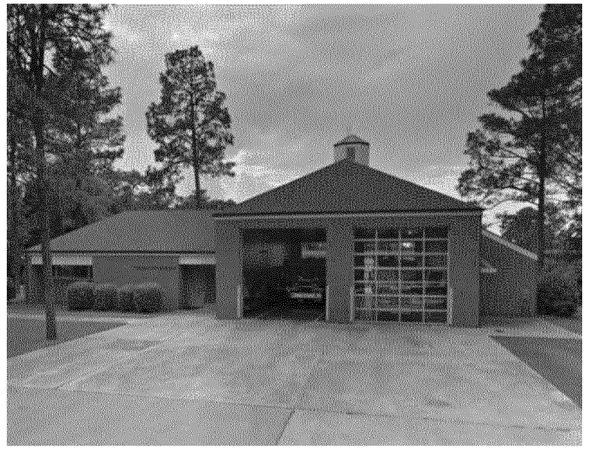
Opportunities

- Capitalize on growth along NC 5
- Concentration of public and semi-public services (post office, fire station, VA services)
- Create a distinct identity for area
- Build off of USGA
- Infill development

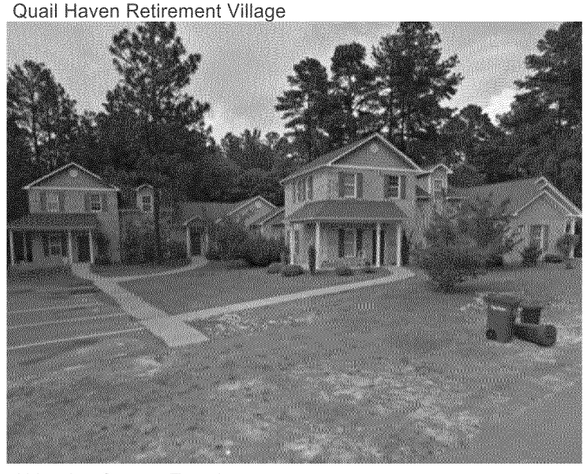
Threats/Challenges

- RR crossings & limited access
- Significant amount of vacant land south of the study area along NC Hwy 5 that could take demand potential away

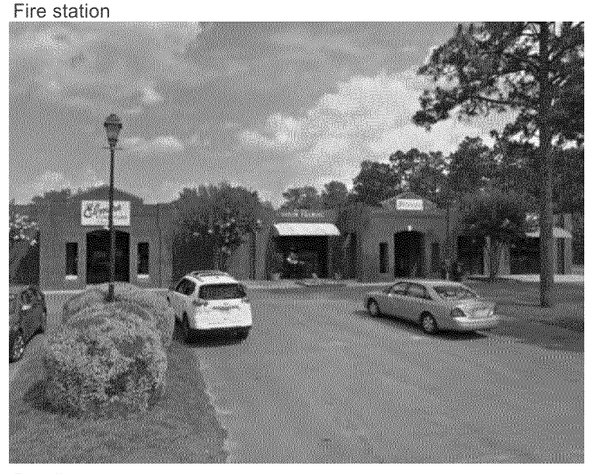
Quail Haven Retirement Village



Fire station



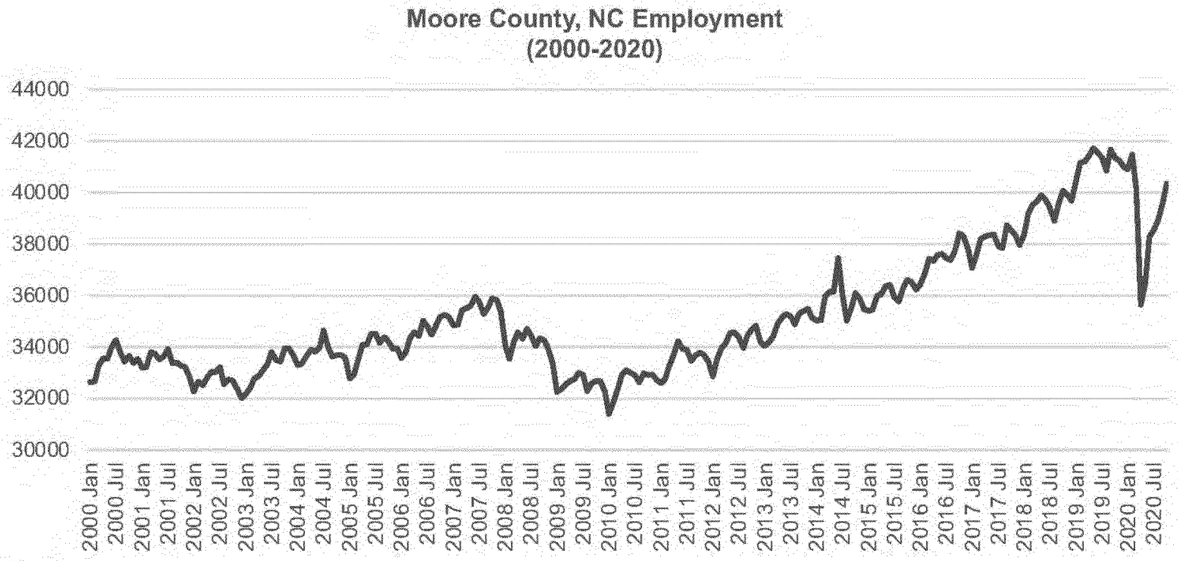
Abingdon Square Townhomes



Retail

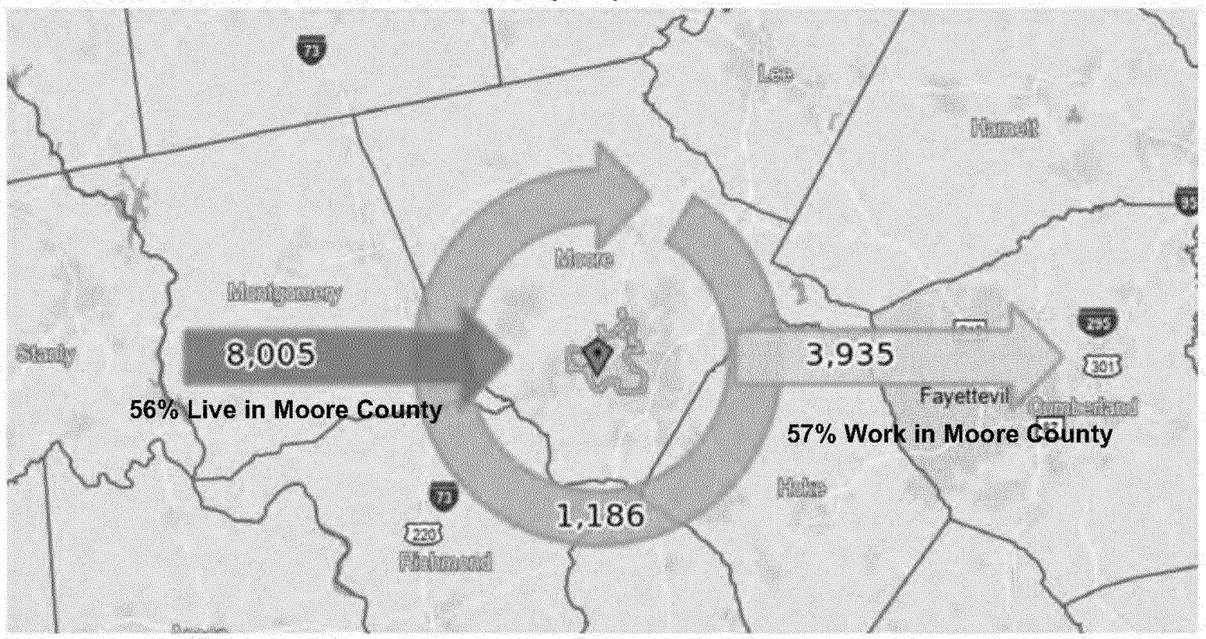
Veterans Guardian Claim Consulting

Open space along Blake Blvd.



Source: BLS

Inflow and Outflow of Workers in Pinehurst (2017)



Source Census on the Map

Jobs by Industry in Pinehurst (2020)

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

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

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

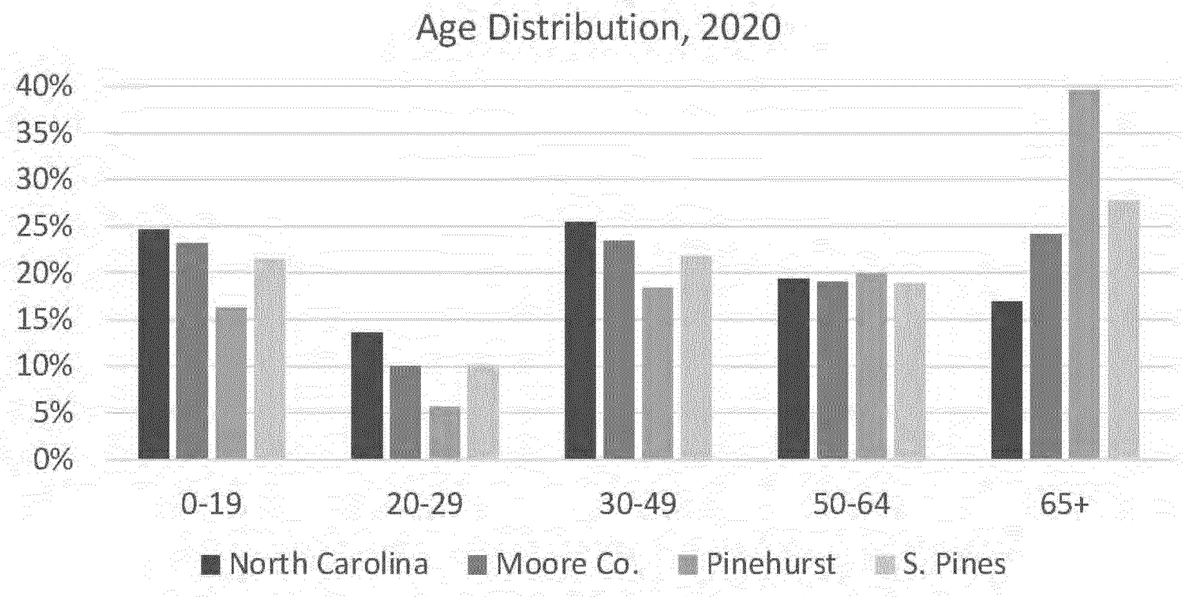
Of the people that work in Pinehurst, approximately 50% of them are aged 30-54, while 32% are over the age of 55, and 18% are under the age of 29.

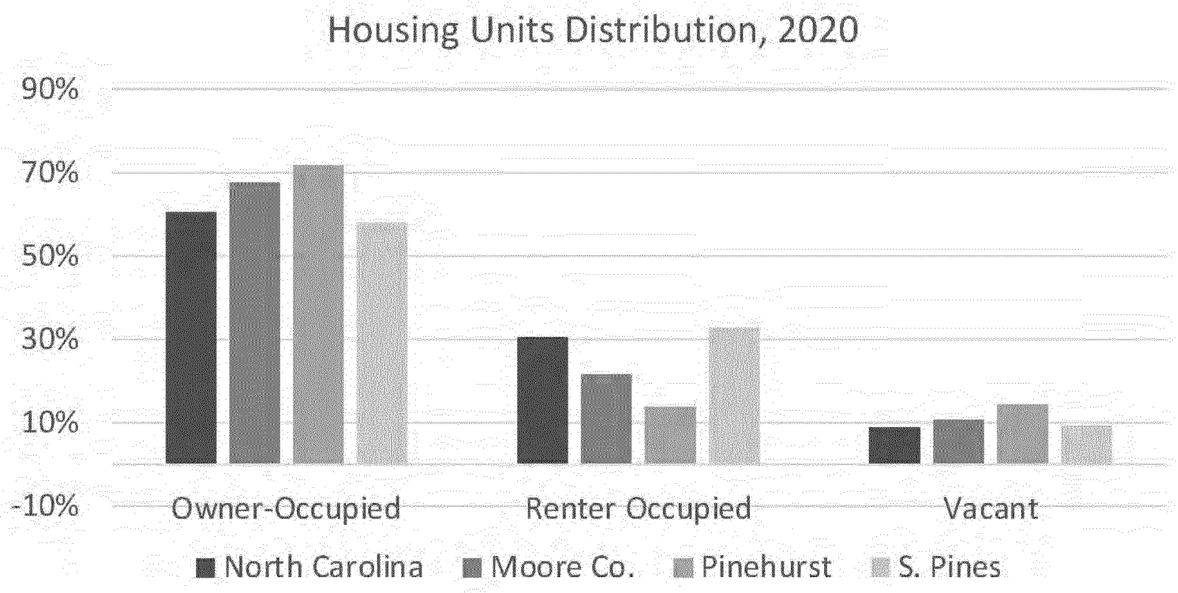
Almost half of the workers make more than $3,333 per month. Over 50% of the workforce has some college, an Associates degree, Bachelor's degree or higher.

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

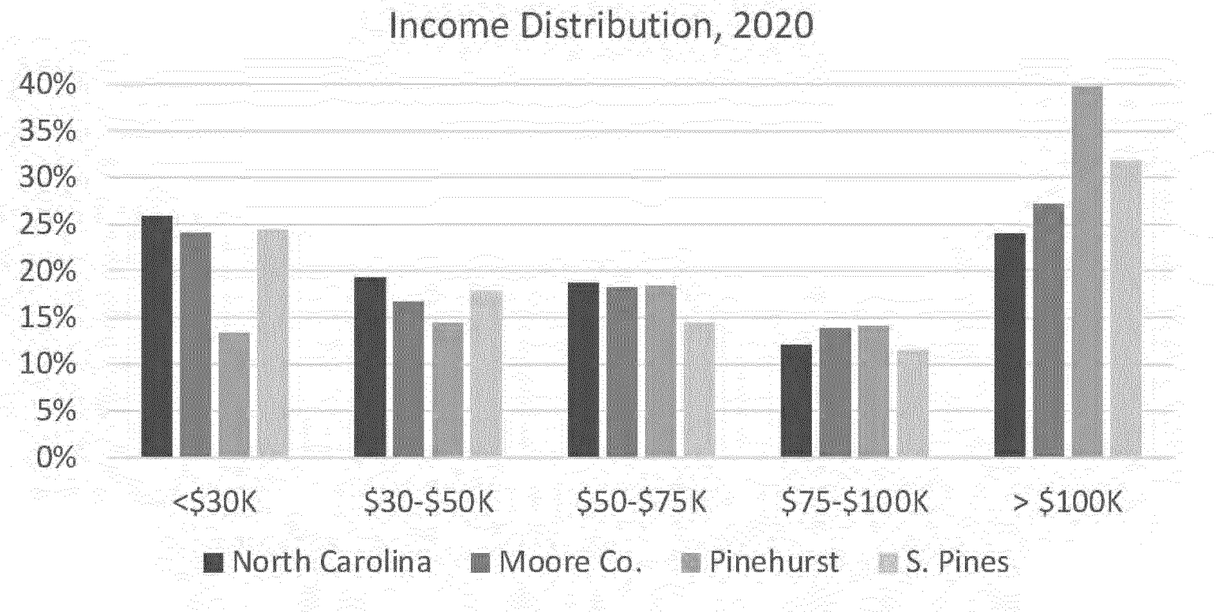
Geography	2020	2025	Growth	Annual Growth Rate
North Carolina	4,341,543	4,494,724	153,181	0.7%
Moore County	43,651	45,169	1,518	0.7%
Moore Co. as % of NC	1.0%	1.0%	1.0%	
Pinehurst Village	7,885	8,100	215	0.5%
Pinehurst as % of Moore	18.1%	17.9%	14.2%	
Southern Pines Town	7,142	7,207	65	0.2%
Southern Pines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

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

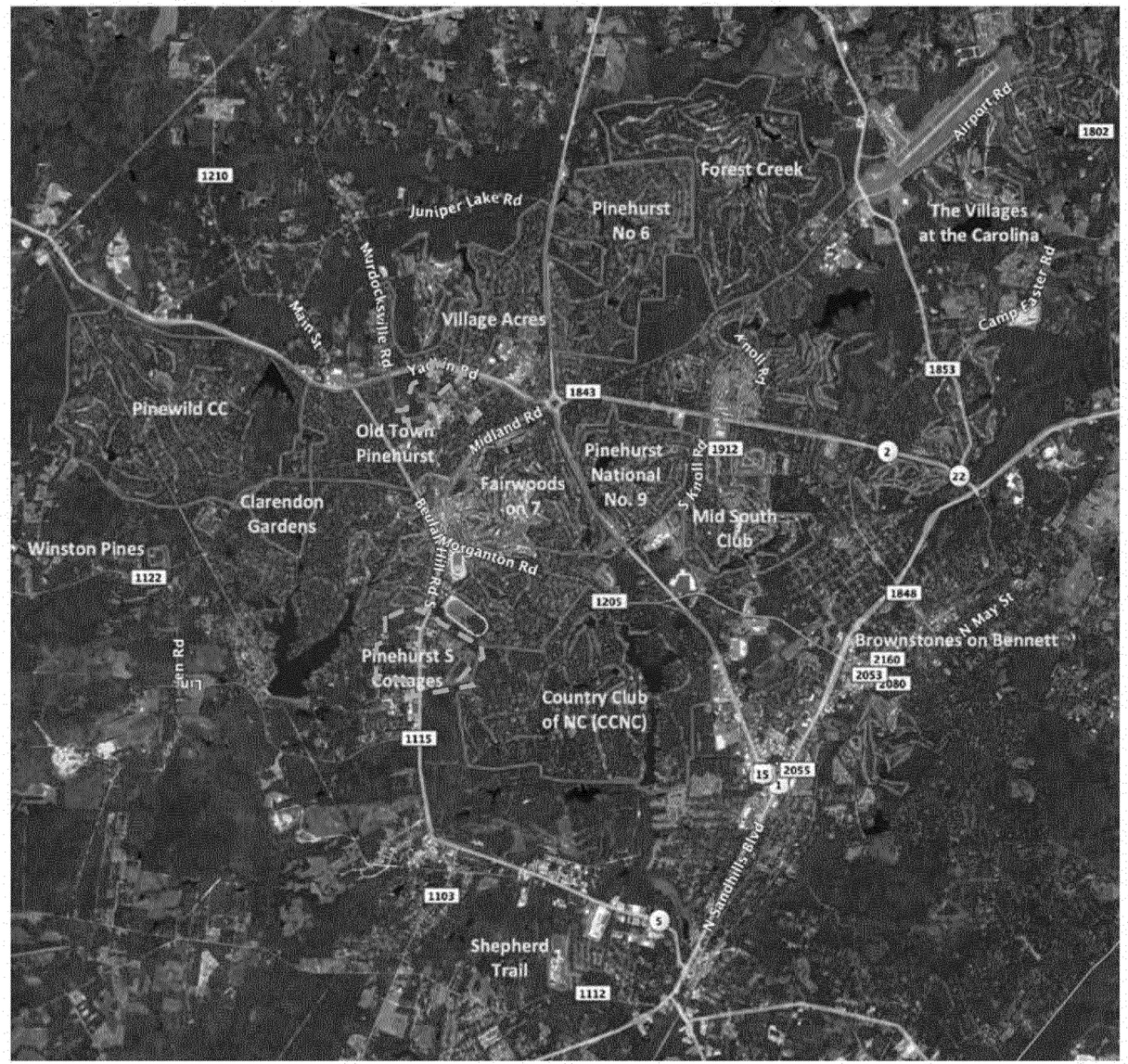




Source: AccessNC, North Carolina Department of Commerce, Labor and Economic Analysis



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



KEY

SMALL AREA PLAN (SAP) BOUNDARY

FOR-SALE COMMUNITY OUTLINE

Permits and sales continue to increase

Healthy market with strong demand fundamentals

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

Demand is high

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

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

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

VP

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

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

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

PS

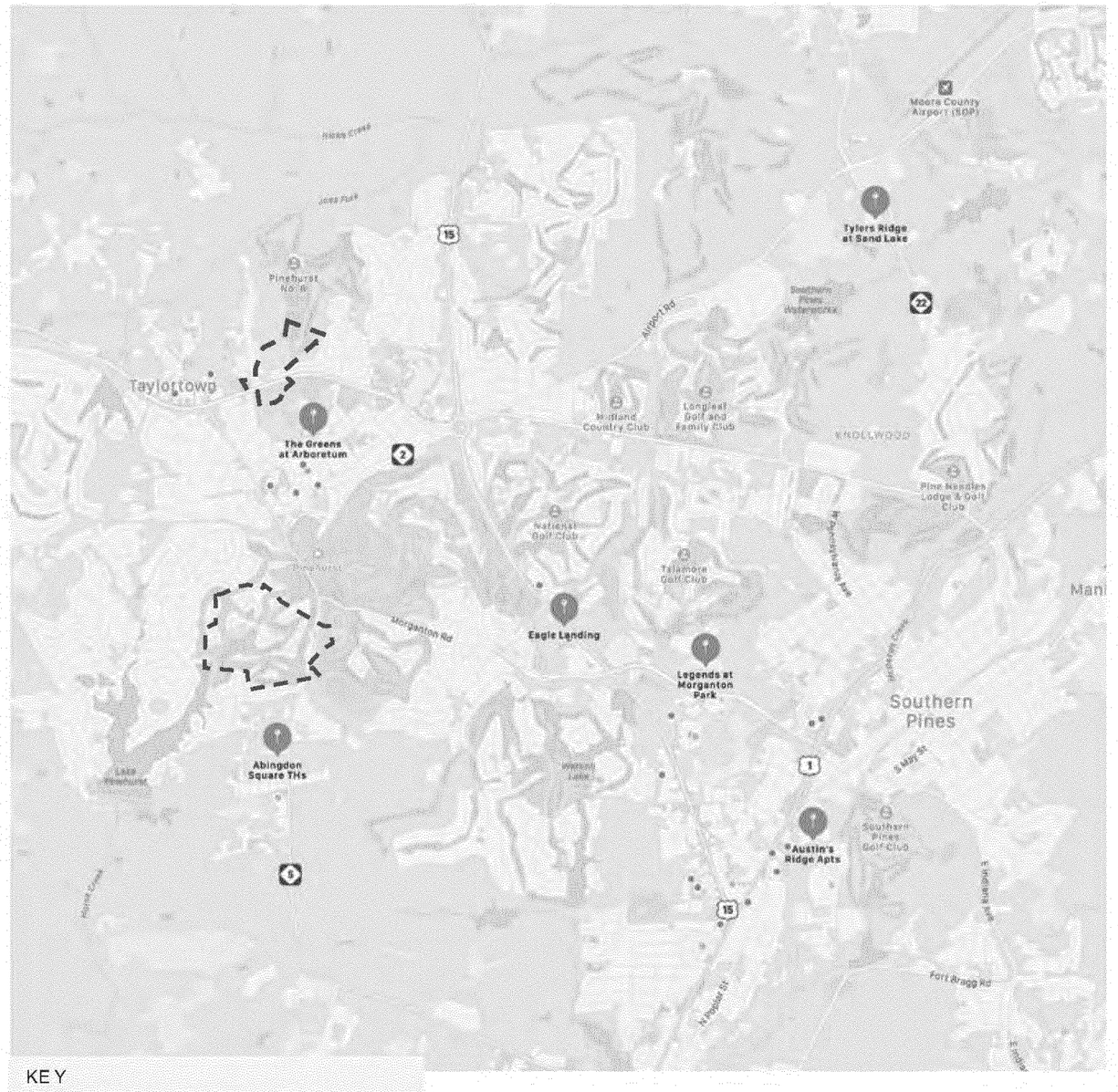
There are very few for-sale houses within the Pinehurst South study area

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

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

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

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



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

Most Pinehurst rental product is single-family detached homes

Strong, in-balance apartment market

Demand is moderate

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

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

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

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

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

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

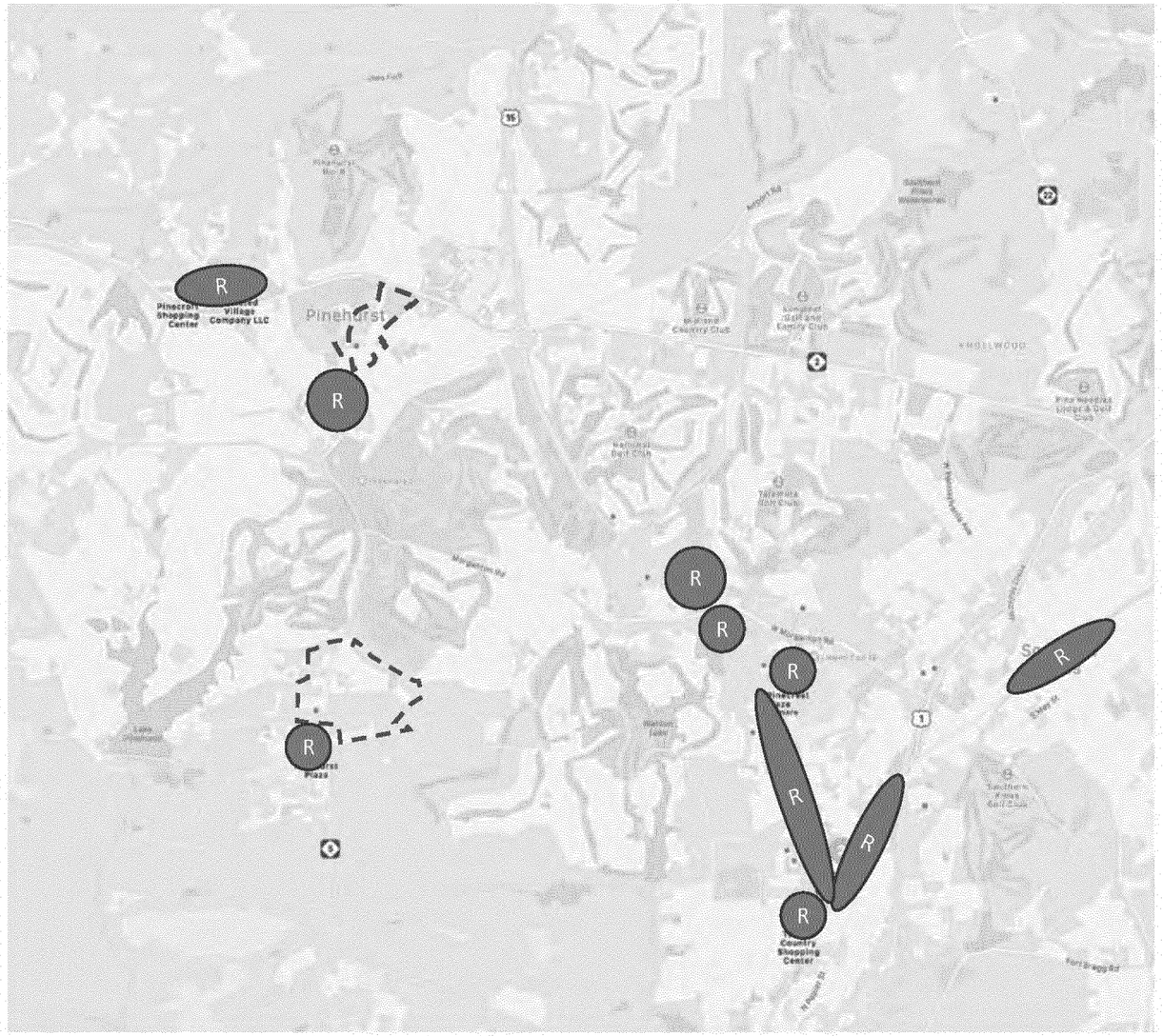
Pinehurst South currently has a rental townhome community, Abingdon Square Townhomes, and the Inn at Quail Haven Village, a senior continuing care retirement community (CCRC)

It would be a marketable location for a rental community

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

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

Retail



KEY

SMALL AREA PLAN (SAP) BOUNDARY

R RETAIL SHOPPING

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

Occupancy should increase after the pandemic is over

Demand is moderate, and tied to household growth

The average rental rate has been relatively stable

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

VP

Village Place is adjacent to the Village Center

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

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

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

PS

Pinehurst South is adjacent to some underperforming, older retail

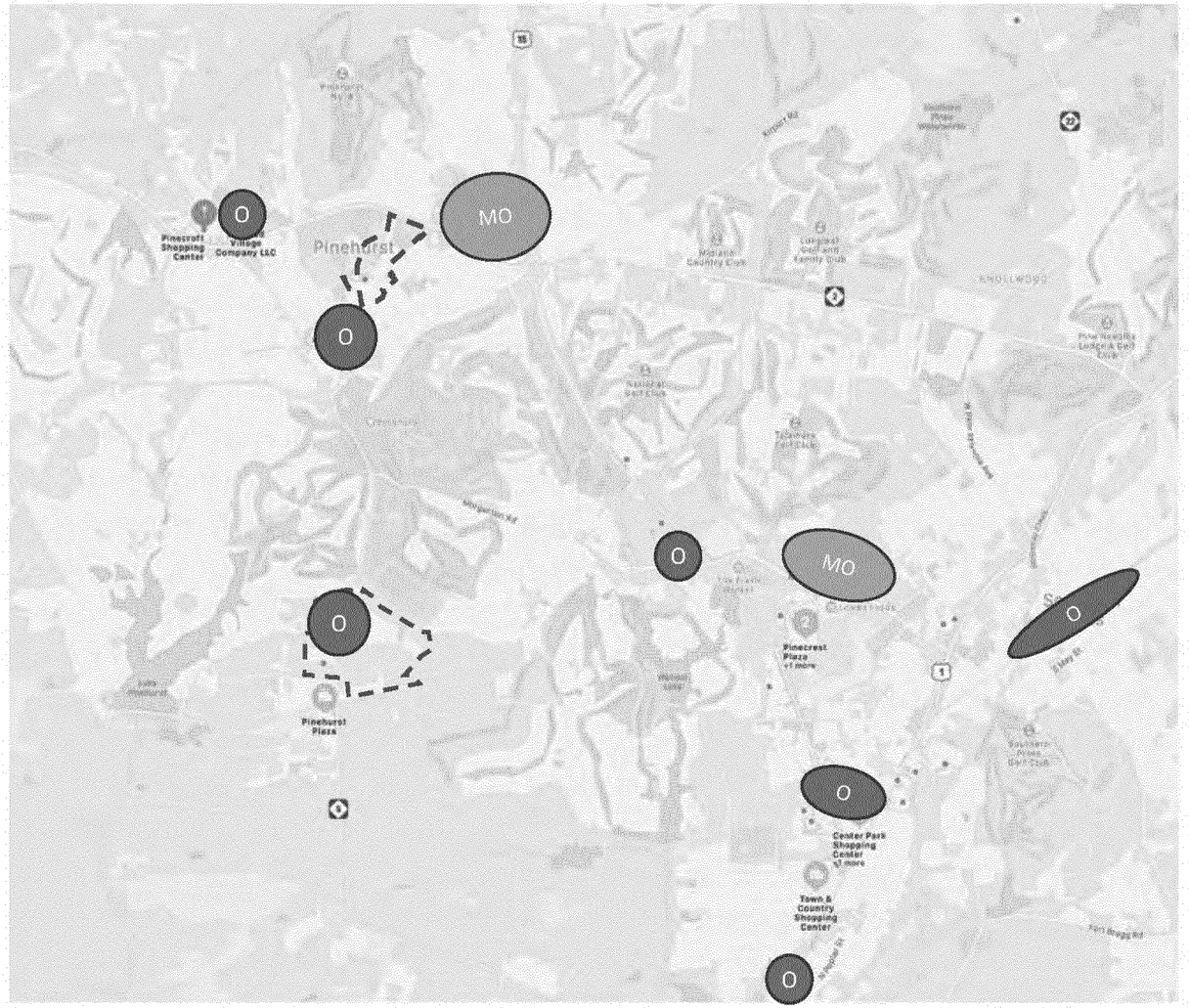
A few retail businesses in PS including the new ABC store, bank, and framing shop

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

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

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

Office



KEY

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

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

New space has been constructed and slowly leased within the area

Pinehurst office is primarily medical and/or locally serving

Demand is relatively low

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

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

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

There is very little office currently located within Village Place

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

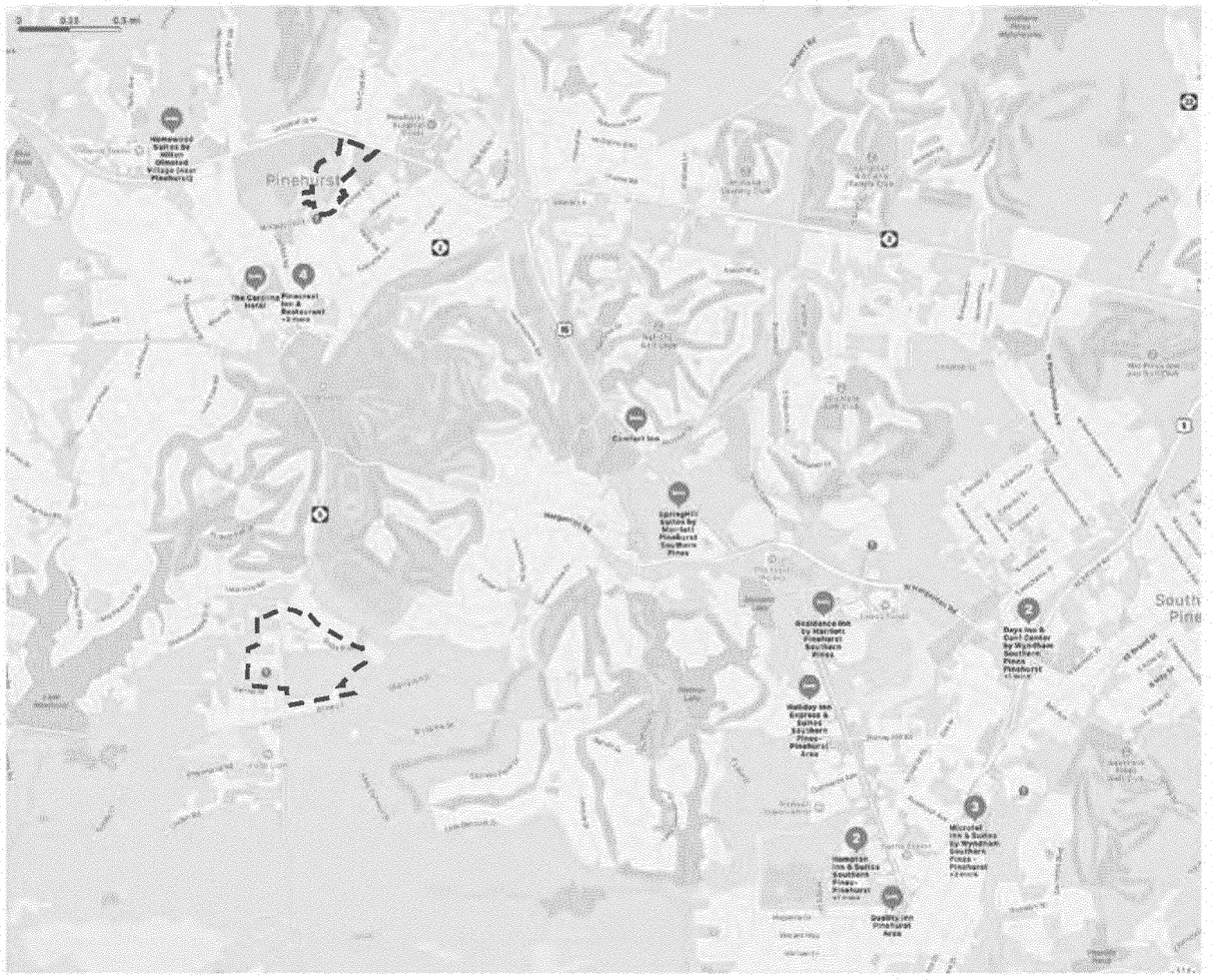
Pinehurst South has a fair amount of office

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

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

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

Hospitality



KEY

SMALL AREA PLAN (SAP) BOUNDARY

HOTELS

Occupancy is currently down due to Covid-19

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

Demand is low to moderate

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

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

VP

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

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

PS

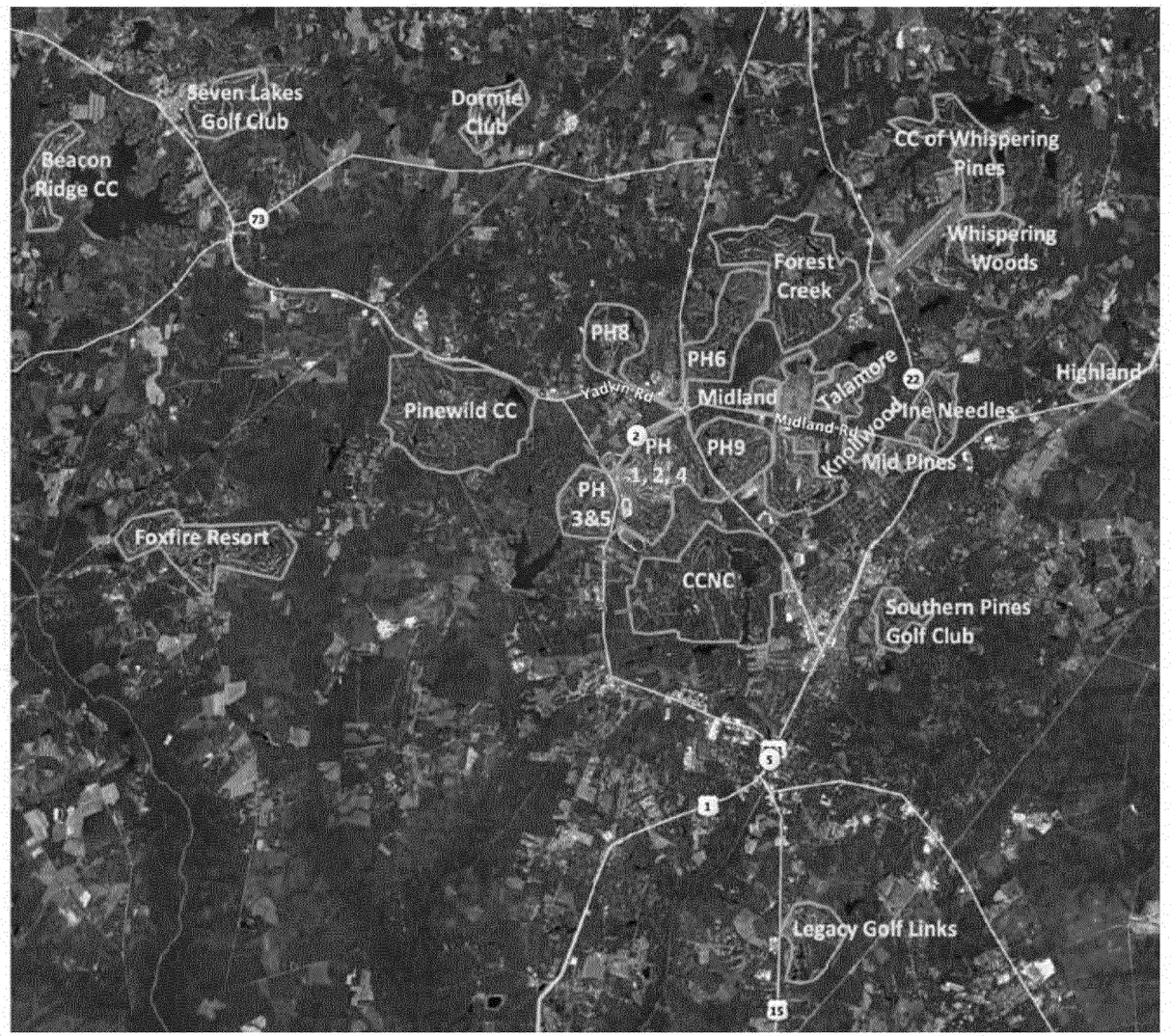
There are no hotels currently in or near Pinehurst South

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

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

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

Golf



KEY

SMALL AREA PLAN (SAP) BOUNDARY

GOLF COURSE OUTLINE

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

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

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

Pinehurst has rates far above the national average for golf

VP

Village Place cannot accommodate a new golf course

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

PS

Pinehurst South cannot accommodate a new golf course

It could be an appropriate location for golf operations facilities

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

Summary of Market Opportunity

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

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

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

Summary of Demand for Land Uses within Planning Areas

Land Use	Pinehurst South
For-Sale Residential	Unlimited (up to build-out capacity) 1 project would sell approximately 15-25 homes per year
For-Rent Residential	1-2 projects of up to 200 units each, depending on the location Timing depends on where else apartments have been constructed
Retail	Up to 80,000 SF with grocery, 40,000 SF without grocery
Office	Up to 100,000 SF Limited amount per year. 5,000 SF total in Village. Pinehurst South could capture some of that. Could increase, depending on impact of USGA
Hospitality	1 hotel with approximately 100 rooms
Golf	Possibly some support functions (although the land probably has a higher and better use than maintence for golf)

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3.0 PUBLIC OUTREACH

3.1 OVERVIEW

3.2 PHASE 1 OUTREACH SUMMARY

3.3 PHASE 2 OUTREACH SUMMARY

3.1 OVERVIEW

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

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

Stakeholder Interviews

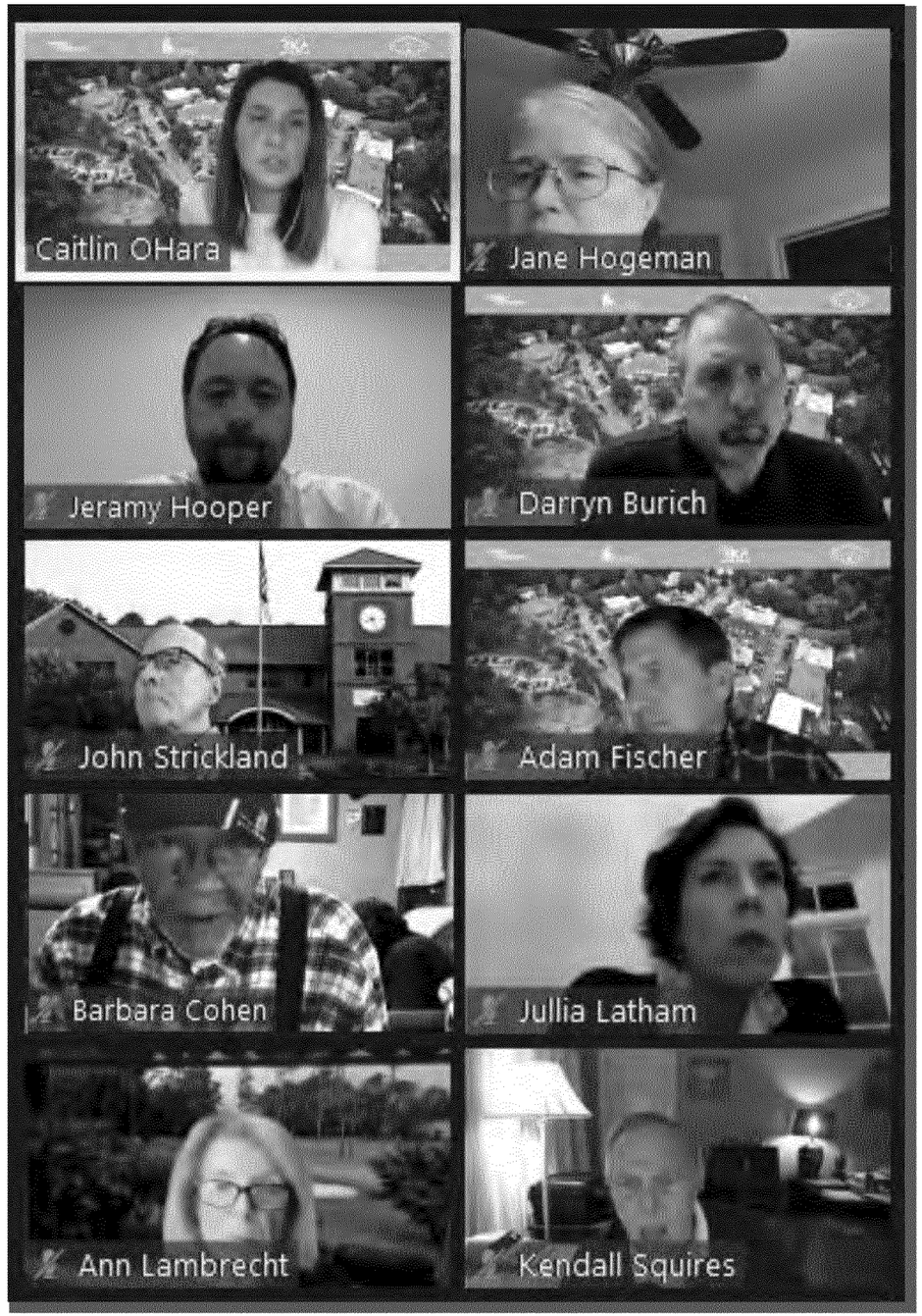
Throughout December 2020 and January 2021, the consultant team conducted over 20 key stakeholder interviews, discussing the two plan areas with Village staff, appointed and/or elected officials, agency representatives, committee chairs, residents, local businesses and merchants, golf and tourist industry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

Public Workshops

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

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

Presentation images from Public Workshop 1



Screenshot images from Virtual Public Workshop 1

3.2 PUBLIC WORKSHOP 1

Overview

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

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

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

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

Pinehurst South Polling Questions

The Public Workshop included two rounds of Polling Questions, one for Village Place and one for Pinehurst South. The polls were available live during the Public Workshop and also on the Project website for 10 days following the event. Participants were encouraged to use the polling questions to express their views on the strengths, weaknesses, and opportunities relating to each Small Area Plan.

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

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

Proximity to Beulah Hill Rd - NC 5	(38/82) 46%
Proximity to Pinehurst Plaza shopping center in Aberdeen	(17/82) 21%
Proximity to Pinehurst Resort and Pinehurst Harness Track	(40/82) 49%
Mix of Commercial and Residential uses	(32/82) 39%
Large, undeveloped parcels	(45/82) 55%
None of the above	(5/82) 6%

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

"Hodgepodge" / "Mishmash" of building types, styles, uses, etc.	(43/82) 52%
Incompatible development which does not reflect the character of the Village	(45/82) 55%
Large, undeveloped parcels	(6/82) 7%
Lack of Open Space and Community Amenities	(28/82) 34%
Lack of Walkability	(55/82) 67%
Lack of access due to the railroad line, to the east of Beulah Hill Rd - NC 5	(28/82) 34%
Traffic on Beulah Hill Rd - NC 5 or elsewhere that affects this area	(70/82) 85%
None of the above	(0/82) 0%

3. What would you like to see (more) of in Pinehurst South? Check all that apply. (Multiple choice)

Retail – Neighborhood Goods and Services (grocery, pharmacy, florist, dry cleaner, nail salon, etc.)	(37/82) 45%
Retail – General Merchandise, Apparel, and Furnishings (clothing, electronics, bookstore, home improvement store, etc.)	(35/82) 43%
Restaurants (any type: sit-down, take-out, coffee shop, etc.)	(47/82) 57%
Office – General Office	(37/82) 45%
Office – Medical	(32/82) 39%
Residential – Apartments (for rent)	(19/82) 23%
Residential – Townhouses / Condo (for sale)	(24/82) 29%
Residential – Single-Family Detached houses (for sale)	(12/82) 15%
None of the above	(8/82) 10%

4. What is your favorite or most frequented place to visit within Pinehurst South? Choose one.

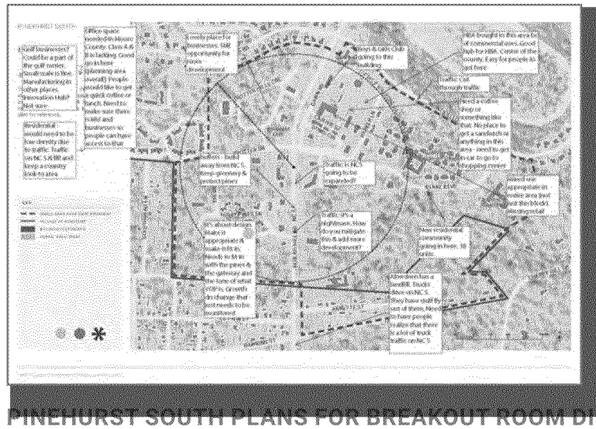
US Post Office	(40) 49%
ABC Liquor Store (...it's ok; this survey is anonymous)	(19) 23%
Businesses within the Trotter Hills Office Park	(3) 4%
Quail Haven Retirement Village (pre-COVID)	(0) 0%
Pinehurst Healthcare & Rehabilitation Center (pre-COVID)	(1) 1%
Another business (a professional office, retail, restaurant, etc.)	(10) 12%
A friend's house	(1) 1%
Other	(4) 5%
I do not spend any significant time here	(4) 5%

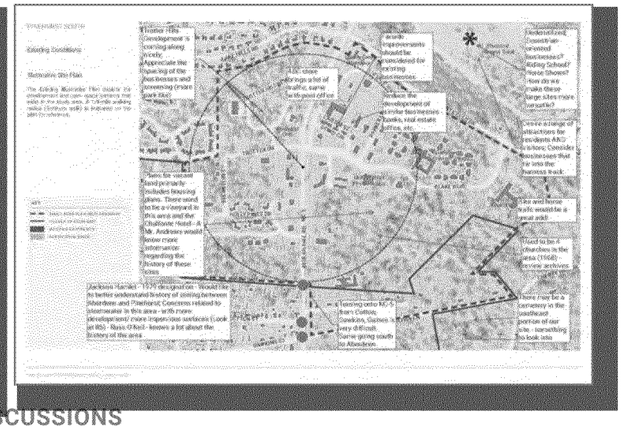
Public Workshop 1 Summary

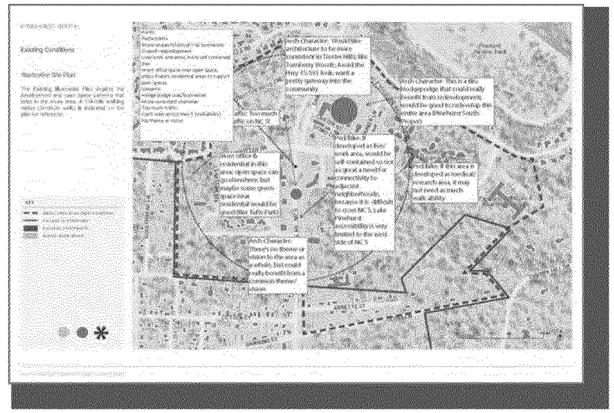
Public Workshop 1 offered the community an opportunity to voice their observations and concerns about the future of Village Place and Pinehurst South. The list below is a compilation of the comments received during the workshop, as well as additional comments received by staff post workshop, for Pinehurst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

Land Use

- Development right now is inconsistent
- Strong desire for a public open space in this area
  - Some stakeholders mentioned open space like Tufts Park
  - Build/extend recreational amenities for families in the area
- Low density residential desired by some stakeholders
- Desire for mixed-use:
  - Consider mixed use that disperses traffic, encourages internal circulation
  - This area is currently a bedroom community, needs businesses to help tax base
  - The area between Dawn Road and Parker Lane is seen as an opportunity for mixed-use; it is missing retail right now. A coffee shop or deli would be great – it is easily accessible
- Office space is needed in Moore County – Class A and B is lacking – which would fit this area. However, some stakeholders cautioned against too much office space as COVID has altered the need for it and the future of office is undetermined
- Given proximity to Aberdeen, Rt. 1, and the railroad, Light Industrial may be attracted to this area
- Opportunity for Retail:
  - Along Gaines street
  - Desire for retail uses along Monticello Drive
  - Some stakeholders would like to see a grocery store in this area, while others are happy to go elsewhere
  - Perhaps small-scale businesses, golf businesses, golf centers?
- Desire for office space – clinical/research businesses
- The Innovation HUB as planned in the 2019 Comp. Plan does not resonate with some stakeholders; they are confused by this concept and think it is too much development







PINEHURST SOUTH PLANS FOR BREAKOUT ROOM DISCUSSIONS

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

Character

- Pinehurst has numerous neighborhoods that are unique; it is okay to keep them different, but connected to each other
- There is no cohesiveness to character in this area
- Keep country area look
- Trotter Hills coming along nicely, a great opportunity for more development; stakeholders like the park-like setting
- Desire for development like Turnberry Wood
- Landscape:
  - Consider buffers along NC-5 – keep greenery and protect the pines; set development back from the highway.
- Future development needs to fit in with the pines and the gateway and the tone of the Village – growth and change need to be monitored.
- Consider façade improvements for existing businesses near Carter Street; future businesses should vary, not be the same types of uses
- Concern about new vinyl-sided homes and large homes – not sure they match the Village character
- No chain restaurants; no strip centers
- Reuse existing buildings such as Elmore Furniture

Transportation

- Need for an independent, professional traffic study
- Pedestrian:
  - Promote pedestrian circulation over vehicular; make more walkable
  - Walking from residences to retail is desired
  - Desire to cross NC-5 safely
- Vehicular:
  - Traffic on NC-5 is a nightmare and the corridor is littered with trash
  - Trucks on NC-5 from the Aberdeen landfill are a concern; there is a lot of truck traffic
  - NC-5 intersections at Cotton, Dawkins, and Gaines Streets have very difficult turns on both sides
  - Doral Woods exit onto Morganton Road has very traffic heavy
  - Monticello Drive is used as a cut through
  - Future development off Blake Blvd. for 38 homes raises traffic concerns for some stakeholders
  - Residential would need to be low density due to traffic concerns
  - ABC Store and Post Office bring lots of traffic
  - Concern for how to solve traffic; railroad limits widening the roadway.
  - Need for another entrance off Blake Blvd. past the new liquor store
- Need to connect back to Village Center to make this area feel like it is a part of the Village, not isolated/ disconnected
- Consider bike and horse trails near Pinehurst Rehab Center

3.3 PUBLIC WORKSHOP 2

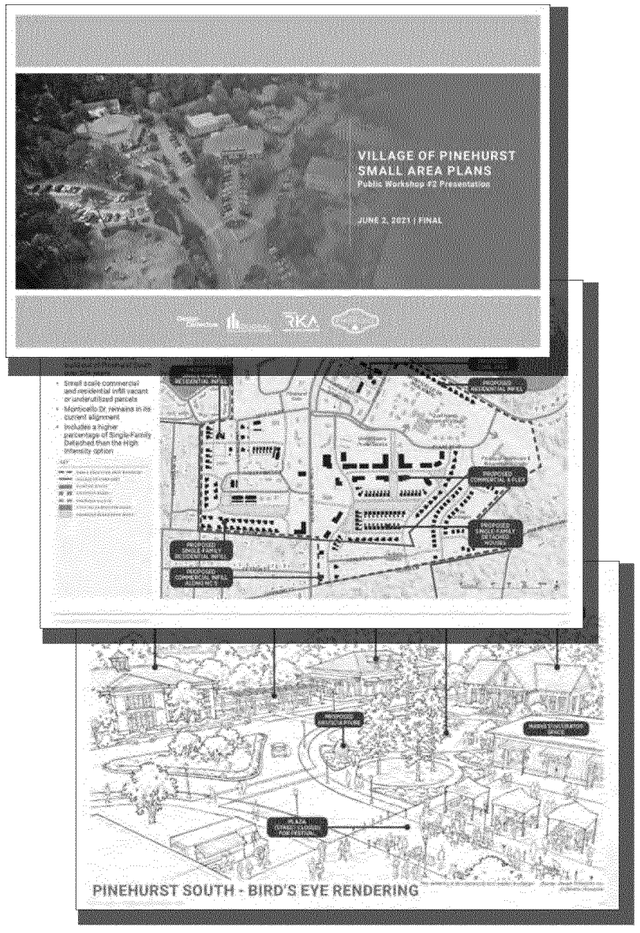
Overview

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

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

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

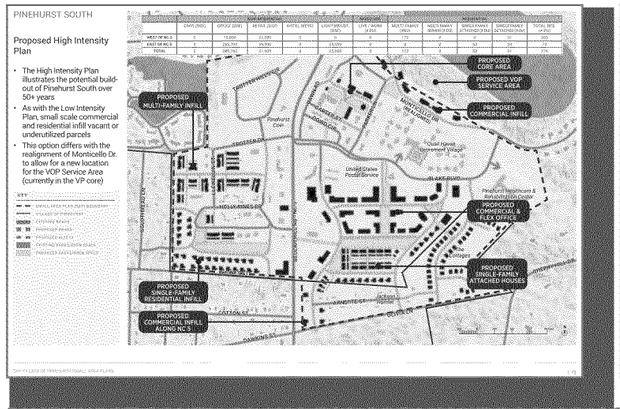
The following pages summarize the feedback received during Public Workshop 2.

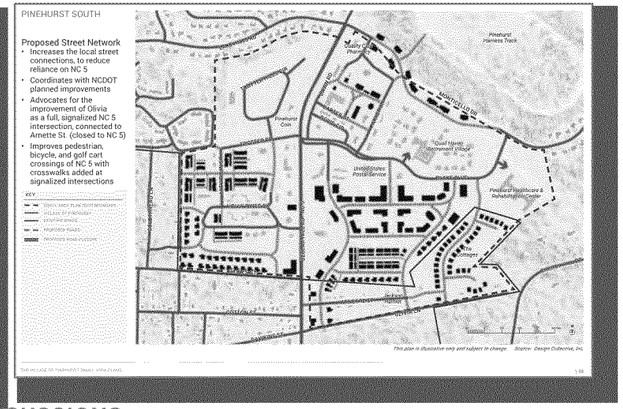


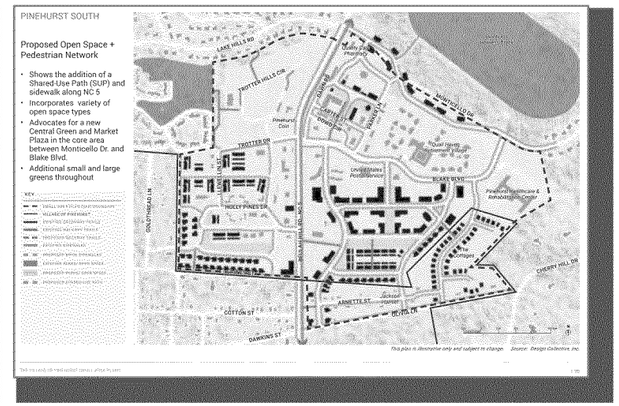
Screenshot images from Virtual Public Workshop 2

Public Workshop 2 Summary

Public Workshop 2 offered the community an opportunity to voice their observations and concerns about the future of Village Place and Pinehurst South. The list below is a compilation of the comments received during the workshop for Pinehurst South, as well as additional comments received post workshop, via the project website survey (see www.engage.vopnc.org/smallareaplans for more information).







PINEHURST SOUTH PLANS FOR BREAKOUT ROOM DISCUSSIONS

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

Low and High Intensity Plans

» Many stakeholders support the High Intensity Plan – although it is long term, it creates a good vision for this area.
  - VOP is running out of room so this area is critical to future development. More Multi-Family is needed here.
  - Prefer the idea of moving density here than taking Natural Areas and Green Spaces elsewhere

» However, some stakeholders prefer the Low Intensity Plan and Single-Family units as more in keeping with the Village of Pinehurst (VOP) theme.
  - Desire to make Single-Family lots larger to accommodate backyards and focus on low density with no Multi-Family
  - Some stakeholders are afraid that the High Intensity Plan would bring more traffic and add to the existing traffic problems. There is support for internal streets, but stakeholders do not believe this helps to alleviate traffic on NC-5 in the near term.

» Some stakeholders are in favor of Mixed Use. Mixed used and commercial buildings should still maintain appropriate heights, keeping VOP character.

» Many are against big box stores in the area, preferring smaller, locally-owned businesses

» Support for the Market/Incubator space for small businesses (proposed in the core, north of Blake Blvd.)

» Some stakeholders prefer research/medical businesses here (per Comp. Plan), believing those uses don't generate much traffic

» Concerns about the type of commercial development; needs to be thoughtful.

» Opposition to industrial use near residential area

» Some stakeholders think residential use on east side of NC-5 should be Multi-Family, not Single-Family Detached, as that area was meant to be commercial, Innovation Hub anchor.

» Moving the Pinehurst Public Service Facility from Village Place to Pinehurst South was a surprised to some stakeholders. Many agree that it needs to move, but think that there needs to be a better description of what it is and how will it look. There is also some concern that there may not be enough space for the Service Area.

» Pinehurst South's design should reflect / fit with VOP theme; it should not imitate Village Center, but the design should relate.

Transportation / Circulation

» Sidewalks / Paths:
  - Some think brick sidewalks should be required
  - Walkability is key to growth. Currently nowhere to go
  - Overall support for pedestrian connections and walkability
  - There is an opportunity to connect to Harness Track and Clubhouse by foot.
  - Support for the shared-use path along NC-5 - it would be good to connect it north, to Village Center
  - The residents of the Jackson Hamlet community travel on foot - adding sidewalks/walkability helps underserved community.
  - There should be a shared-use path going west to Lake Hills Road.
  - Focus has been switched from innovation hub to health and wellness; plan needs to reflect this change - more trails to walk or ride.
  - Plan needs to encourage walking to services and increase walkability to ease traffic on NC-5

» Streets
  - Most stakeholders in support of Monticello realignment and relocation of Service Facility here. However, some noted that the Service Facility would fit without relocating Monticello if no commercial was located on the north side.
  - Emphasize connectivity to the Harness Track; this is an asset to the community and it can be enhanced by this adjacent development.
  - There are still many concerns about NC-5 traffic. Some stakeholders do not think this plan helps the traffic problem.
  - Some stakeholders expressed concern that existing parallel parking (in Southern Pines) isn't working well because residents do not like parallel parking
  - Stakeholders are concerned about truck traffic on Monticello, depending on what type of commercial development will be in the area. They would like to know what kind of vehicles would be coming in and out.
  - Community supports the idea of rerouting commercial traffic off NC-5.
  - Concern about street ownership.
  - Some stakeholders think the Railroad should be diverted to bypass all of Pinehurst, altogether. This area could be used to make a greenway to accommodate golf carts from Aberdeen to Pinehurst.
  - Open up area around USGA headquarters - multi modal movement from Aberdeen to Pinehurst - almost to Southern Pines area - connect three small towns
  - Like that this plan would alleviate traffic on local streets
  - Plan looks appropriately Olmstedian in street pattern

Buildings:

» Preference for commercial/retail along the green space to encourage public use and engagement.

» Stakeholders would like to see a cohesion of architecture and landscape to blend everything together. FBC will be important.
  - Buildings (especially Multifamily, Mixed Used, and Commercial) need to have lots of open space, and breathing room around them, to avoid looking out of place.
  - Some stakeholders did not like the proposed 8-, 10-, 12-unit multi-family buildings

Open Space:

» Some stakeholders think that there is not enough open space in this plan.

» This is an entry corridor; it is important to have landscape and Village character here to reflect the theme of VOP. People should know they are entering VOP. Some stakeholders think that more landscape is needed in this area.

» Some stakeholders desire access to more sports fields, recreation areas for families in this area - possibly a sports campus with soccer, baseball, tennis, etc.

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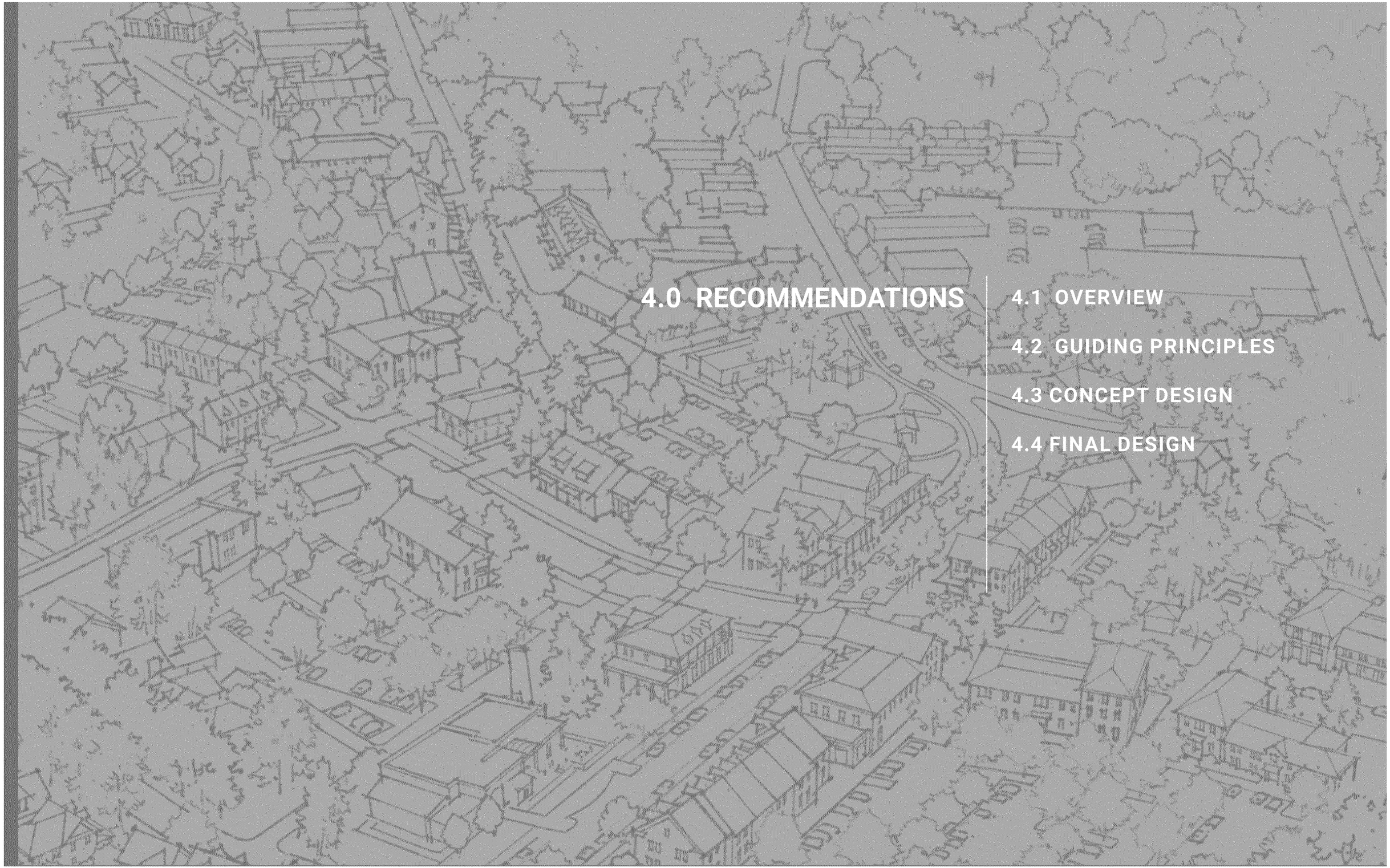


4.0 RECOMMENDATIONS

4.1 OVERVIEW

4.2 GUIDING PRINCIPLES

4.3 CONCEPT DESIGN

4.4 FINAL DESIGN

Overview

The recommendations for Pinehurst South are broken down into three components: Guiding Principles, Concept Design, and Final Design. The material in this section takes into consideration the Phase 1 Existing Conditions analysis, the review of the previous plans and studies, and input received from stakeholders.

Approach

CHARACTER:

- Gateway at NC-5 & Blake Blvd. is important
- Architecture does not need to emulate the Village Center (VC), but should reflect the overall character of the Village
- New streets should reflect the curvilinear character of the Olmsted plan where practical, in response to topography, etc.
- 1-2 stories is preferred
- Jackson Hamlet: respect this historically Black neighborhood and its residents' history
- Explore ways to tie in the history of the Chalfonte Hotel and Ambassador 's Club, two historic buildings in this area that no longer exist

LAND USE:

- Explore placemaking/center east of NC-5, between Monticello Drive and Blake Blvd., given the nexus of the Post Office, Pharmacy, ABC, Dowd Cabin, and the new Girls & Boys Club
- Explore variety of residential types (including cottages, townhouses, live-work, and missing middle residential) as well as infill commercial
- Departure from 2019 Comp. Plan; the Innovation District is better suited to Focus Area 3: Medical District as it requires an anchor institution: medical, university, etc. Alternatively, this area could be anchored by the Golf Industry
- Incorporate new Open Spaces

TRANSPORTATION:

- Help alleviate traffic congestion on NC-5 by providing network/expanding connectivity
- Explore "Rails with trails" Shared-Use Path (SUP) east of NC-5, between roadway and rail (no golf carts)
- Coordinate with NCDOT sidewalk and roadway improvements along the west side of NC-5
- Study golf cart connections (west to east) and NC-5 and railway crossings (2 existing)

Guiding Principles

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

PLANNING PRINCIPLES:

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

OLMSTED & MANNING PRINCIPLES:

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

Concept Design

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

Final Design

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

For Pinehurst South, two Build-out Plan Scenarios are shown due to the desire for flexibility. Build-out Plan - Scenario 1 shows a plan with a higher intensity program, including Single-Family Attached (SFA) residential east of NC-5, while Build-out Plan - Scenario 2 shows a plan with a lower intensity program, incorporating more Single-Family Detached (SFD) residential.

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

Form-Based Code (FBC)

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

4.2 GUIDING PRINCIPLES

Planning Principles

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

1. CREATE A CONNECTED CIRCULATION NETWORK

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

» Increases overall network efficiency and reliability through added redundancy

» Improves multi-modal transportation and encourages walking and bicycling

» Improves safety and public health

» Improve and expand golf cart accessibility

2. INCORPORATE COMPLETE STREETS STRATEGIES

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

» Integrate innovative stormwater management

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

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

3. STRENGTHEN BUILDING FRONTAGE

» Define Frontage with Street Trees and Buildings

» Relegate parking to side or rear

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

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

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

4. PROVIDE A VARIETY OF PUBLIC OPEN SPACES

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

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

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

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

5. DESIGN STREETS FOR FLEXIBLE PROGRAMMING

» Streets in core locations should be flexible and adaptable

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

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

» Explore parking ratio reductions

6. PROMOTE HEALTH AND WELLNESS THROUGH NEIGHBORHOOD DESIGN

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

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

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

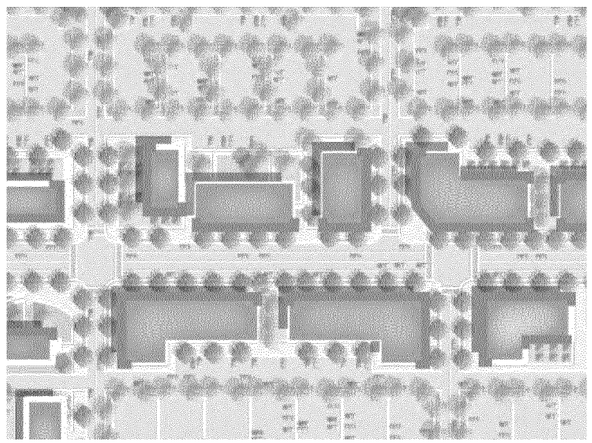
» Celebrate Pinehurst's founding as a health resort village

1. CREATE A CONNECTED NETWORK

4. PROVIDE A VARIETY OF PUBLIC OPEN SPACES

2. INCORPORATE COMPLETE STREETS STRATEGIES

5. DESIGN STREETS FOR FLEXIBLE PROGRAMMING



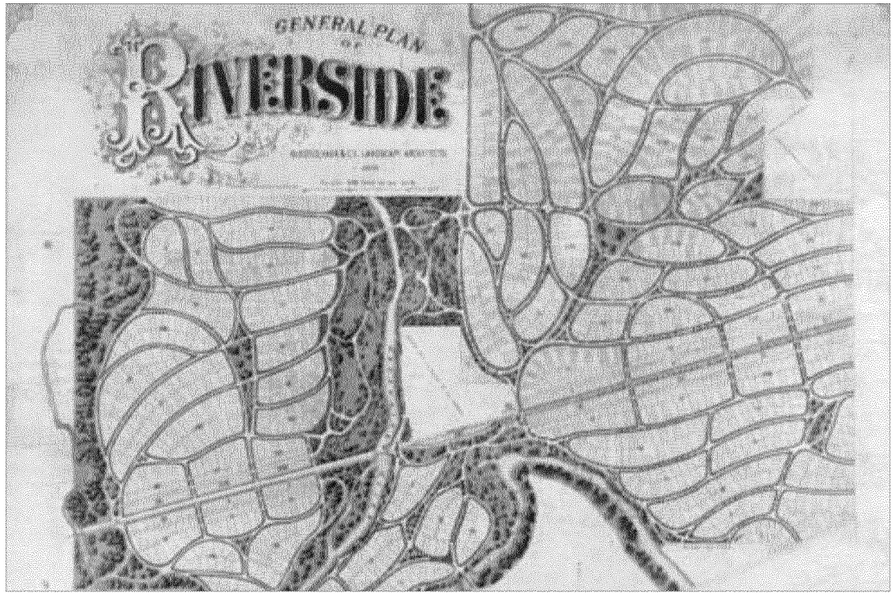
3. STRENGTHEN BUILDING FRONTAGE

6. PROMOTE HEALTH AND WELLNESS ENVIRONMENTS

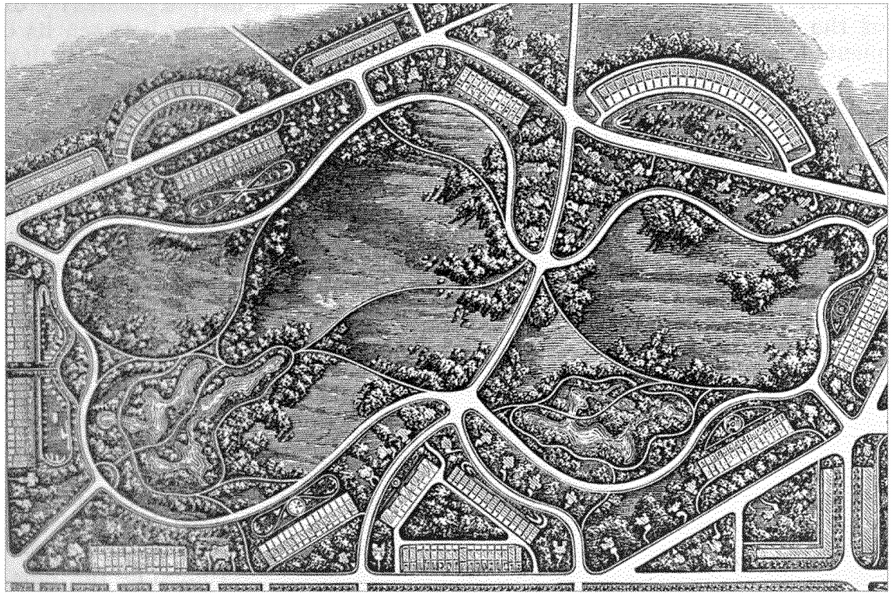
Olmsted Planning Principles

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

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



Olmsted Plan: Riverside, IL
Credit: Enjoy Illinois



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

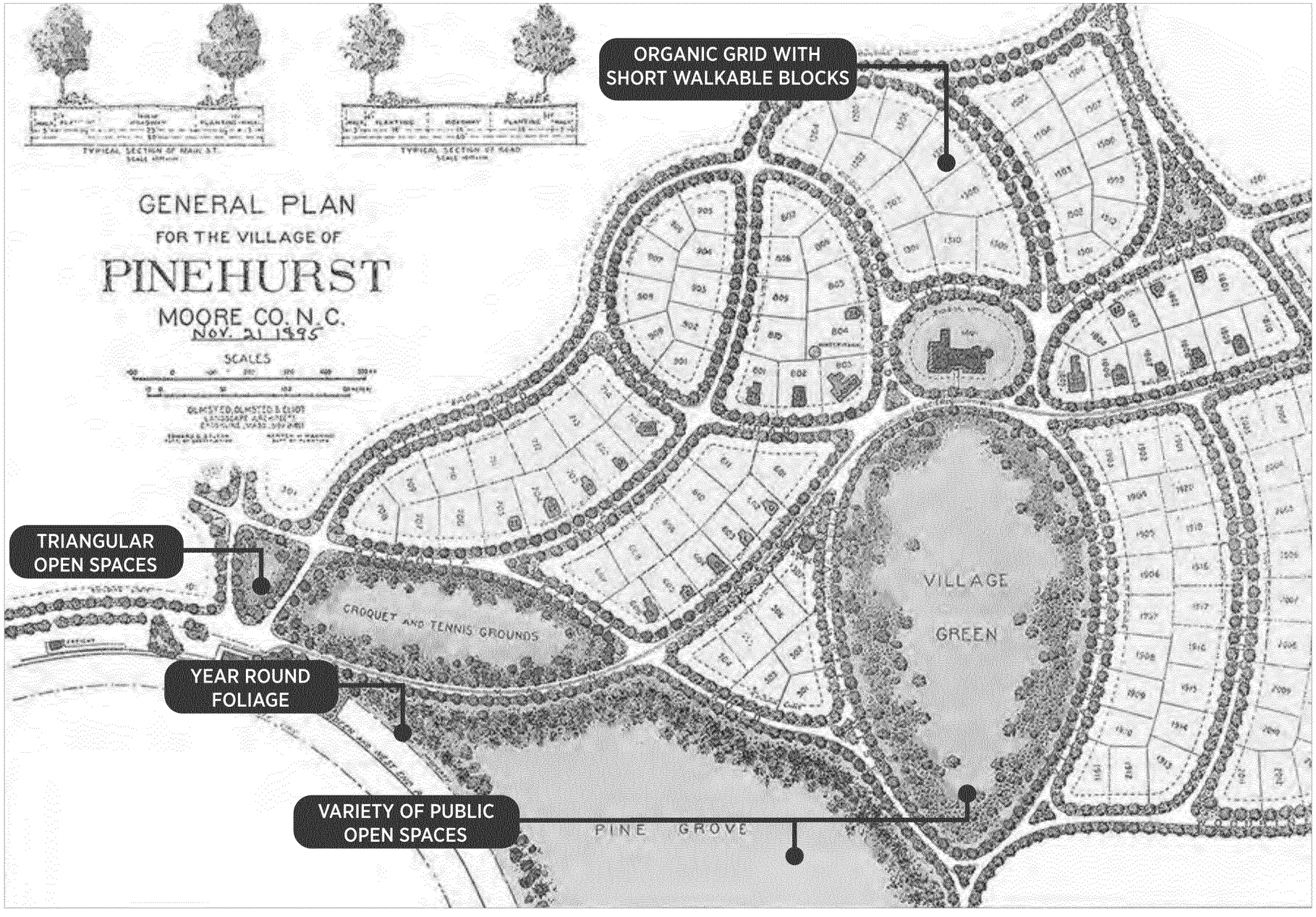
Olmsted Plan: Vandergrift - Westmoreland Co, PA
Credit: Alamy Stock Photo

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

Olmsted and Manning Principles and the Village

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

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



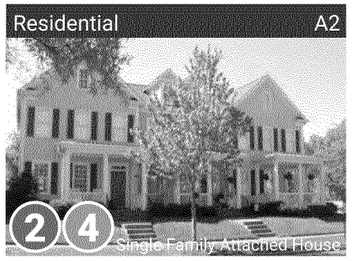
Village Center
Credit: Village of Pinehurst

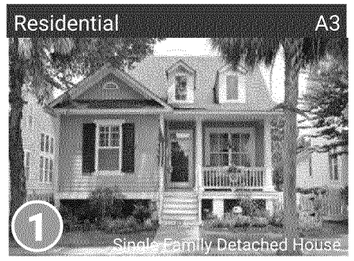
Overview

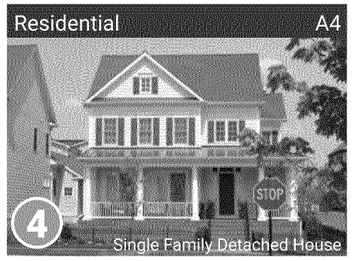
Following the Public Outreach and Guiding Principles research, the consultant team led a Concept Design process to explore options for development in Pinehurst South. The purpose of the Concept Design phase (Phase 2) was to explore options for the Pinehurst South Small Area Plan and elicit feedback from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

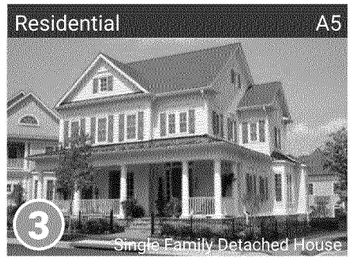
The images to the right show stakeholder preference feedback received in Public Workshop 2 Breakout Room Discussions. The images were shown as precedents for the architecture, streetscapes, parking, and parks/open spaces of Pinehurst South. Participants were encouraged to respond "like" (with green dots)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

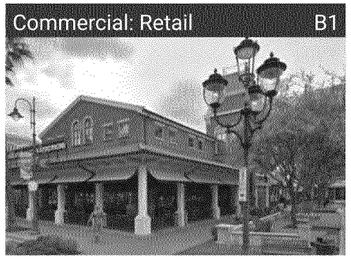
ARCHITECTURE

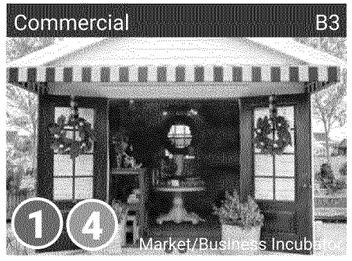






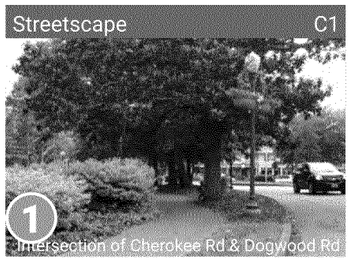


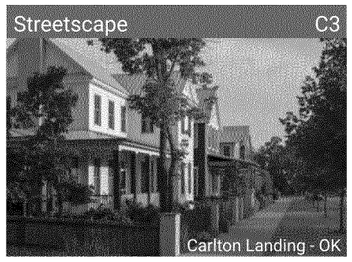


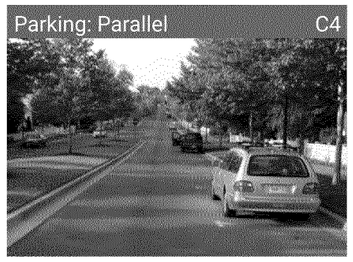


ARCHITECTURE

STREETSCAPE/ PARKING







PARKS/ OPEN SPACE

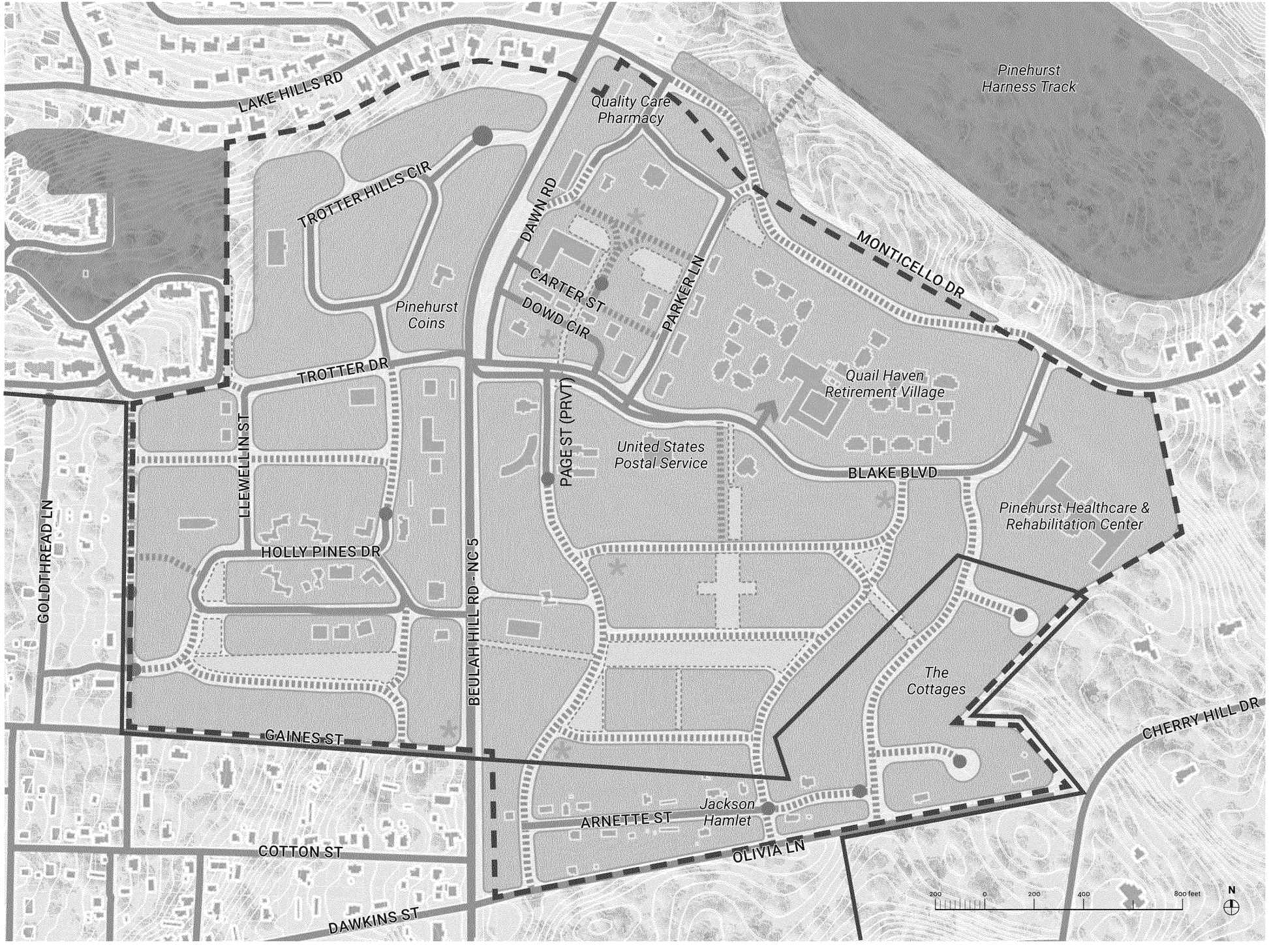
PUBLIC INPUT RECEIVED BASED ON BREAKOUT ROOM DISCUSSIONS

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

Parti/Block Diagram

The Parti/Block Diagram was presented as part of Public Workshop 2. The purpose of this plan was to elicit feedback and conversation about development patterns and circulation in Pinehurst South. This plan should be considered a preliminary concept study and not the final recommended plan. To see the Final Plan (preferred design solution), please see *Section 4.4* of this document.

- The Parti diagram illustrates the approach in plan form
- The diagram shows the proposed addition of new streets, forming new blocks and creating a more connected street network



KEY

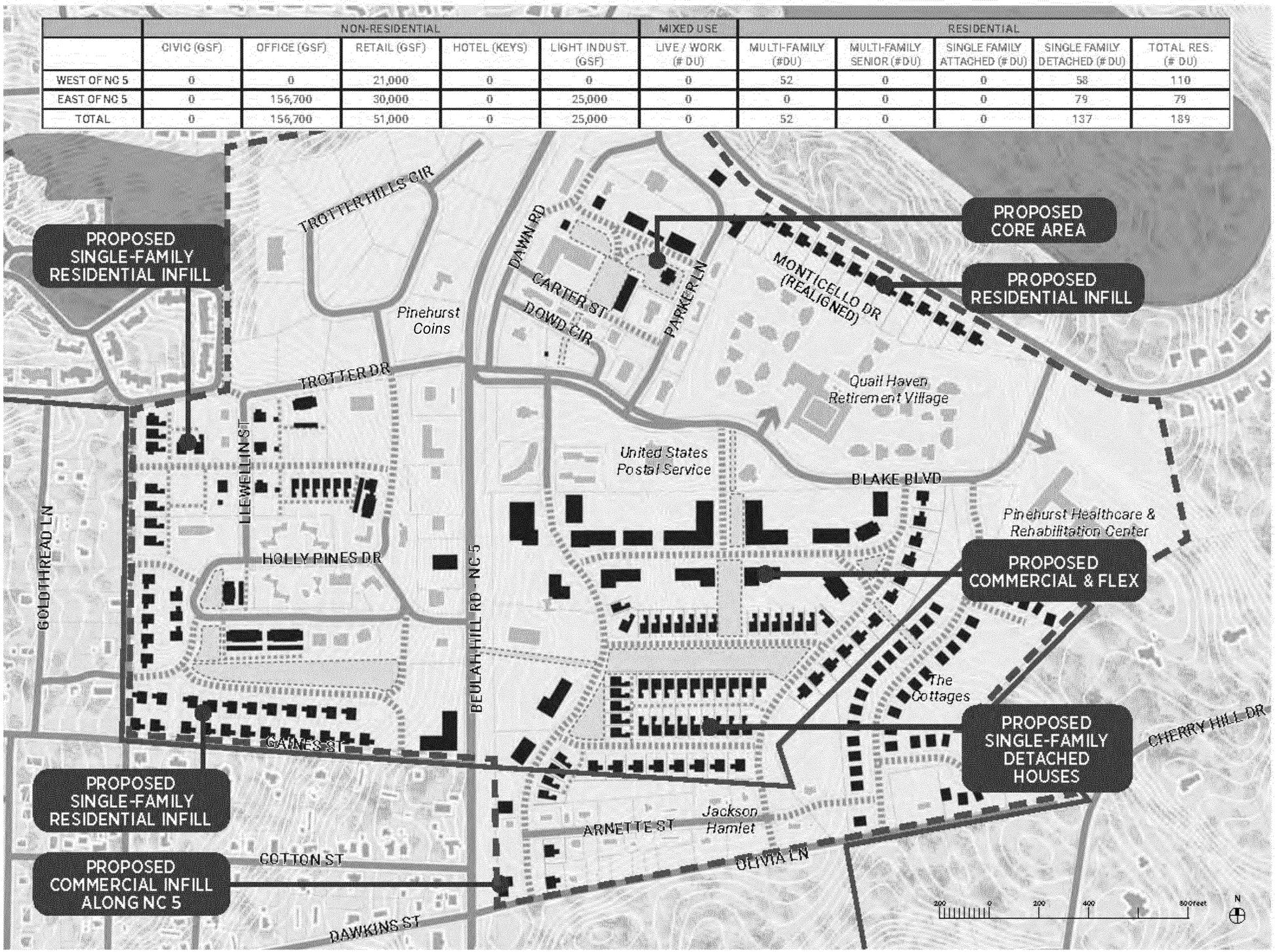
- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING DEAD END
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED BLOCKS
- PROPOSED PROMINENT BUILDING LOCATION

Preliminary Concept Design
Low Intensity Plan Option

The Low Intensity Plan Option was presented as part of Public Workshop 2. The purpose of this plan was to test opportunity sites; see what building and parking configurations might fit on parcels; and elicit feedback and conversation about development patterns and intensity of new infill. This plan should be considered a preliminary concept study and not the final recommended plan. To see the Final Plan (i.e., the preferred design solution), please see *Section 4.4* of this document.

- The Low Intensity Plan illustrates the potential build-out of Pinehurst South over 30+ years. This plan includes a higher percentage of Single-Family Detached units
- Small scale commercial and residential infill vacant or underutilized parcels
- Monticello Dr remains in its current alignment

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (#DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	0	21,000	0	0	0	52	0	0	58	110
EAST OF NC 5	0	156,700	30,000	0	25,000	0	0	0	0	79	79
TOTAL	0	156,700	51,000	0	25,000	0	52	0	0	137	189



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

Preliminary Concept Design
High Intensity Plan Option

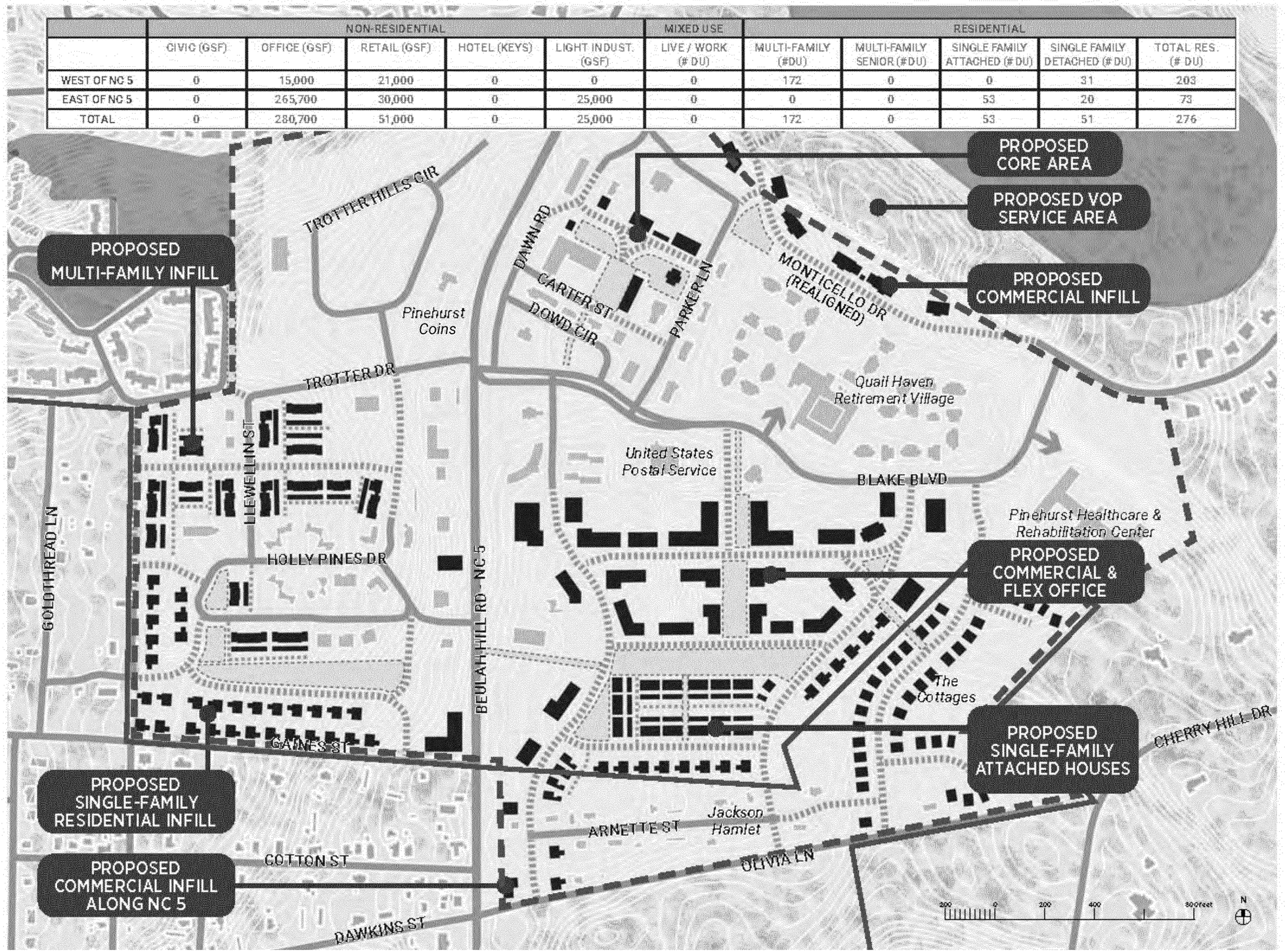
The High Intensity Plan Option was presented as part of Public Workshop 2. Similar to the Low Intensity Plan, the purpose of this plan was to test opportunity sites; see what building and parking configurations might fit on parcels; and elicit feedback and conversation about development patterns and intensity of new infill. This plan should be considered a preliminary concept study and not the final recommended plan. To see the Final Plan (i.e., the preferred design solution), please see *Section 4.4* of this document.

- The plan illustrates the potential build-out of Pinehurst South over 50+ years.
- This plan includes a higher percentage of Single-Family Attached and Multi-Family residential units
- As with the Low Intensity Plan, small scale commercial and residential infill vacant or underutilized parcels
- Monticello Dr. is realigned to allow for a new location of the Village's Public Service Area to the north

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	HOTEL (KEYS)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (#DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC 5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC 5	0	265,700	30,000	0	25,000	0	0	0	53	20	73
TOTAL	0	280,700	51,000	0	25,000	0	172	0	53	51	276

KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING ROADS
- PROPOSED ROADS
- PROPOSED ALLEYS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE



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

Overview

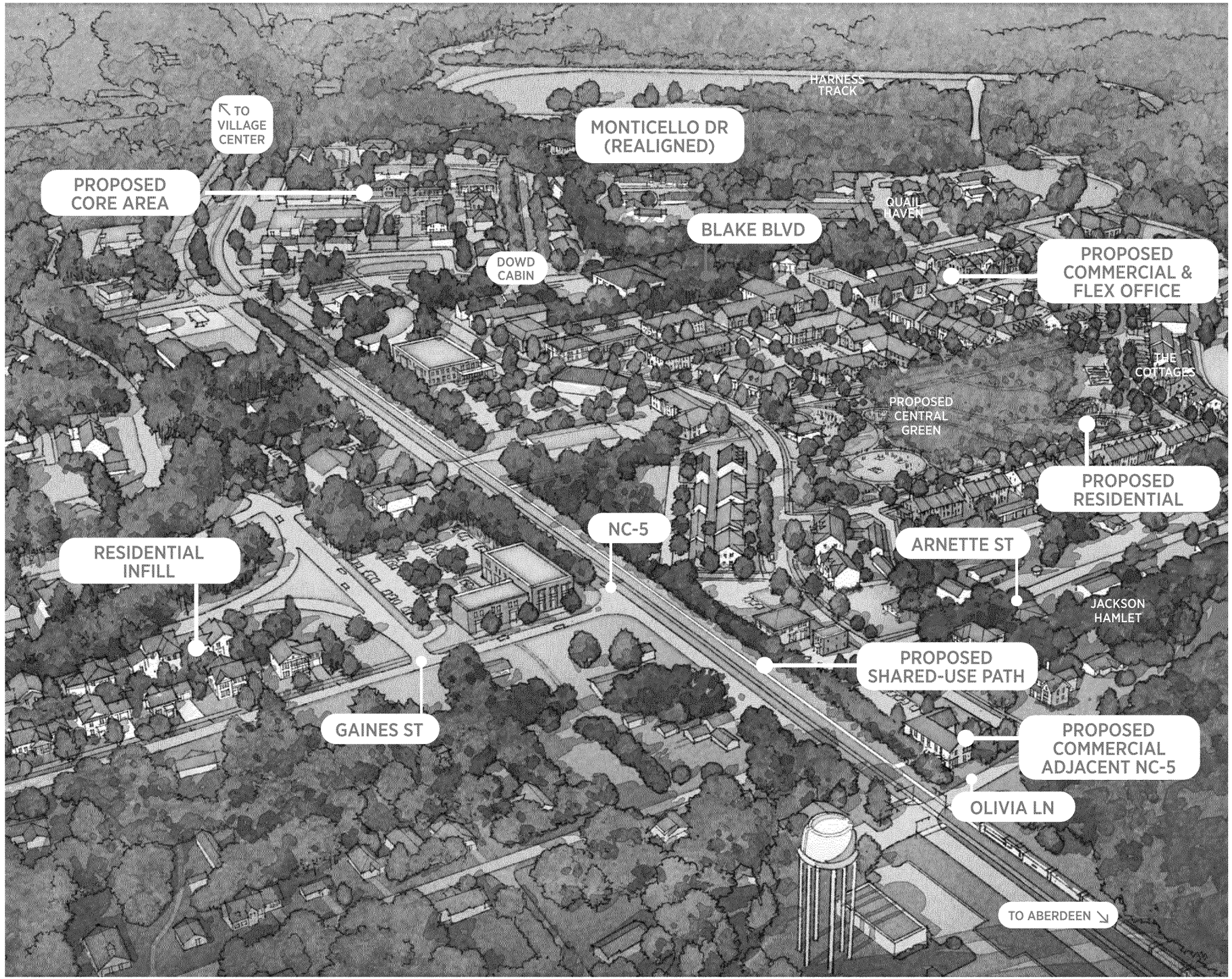
The Final Design comprises renderings, framework plans, and street sections that represent the culmination of the planning process and feedback heard through the project's Public Outreach efforts. It also incorporates the Guiding Principles, discussed in Section 4.2 of this document. The Final Design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

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

- Infill commercial adjacent to NC-5 for visibility and access. New office and flex-building uses infill the area south of Blake Blvd.
- A large Central Green between Blake Boulevard and Arnette Street will provide ample opportunity for residents and commercial users of this neighborhood to enjoy outdoor activities that are both active and passive. See page 62 of this document for more detail on this open space.
- Residential infill to the south helps to transition from new development to the existing historically Black neighborhood of Jackson Hamlet
- Residential development west of NC-5.

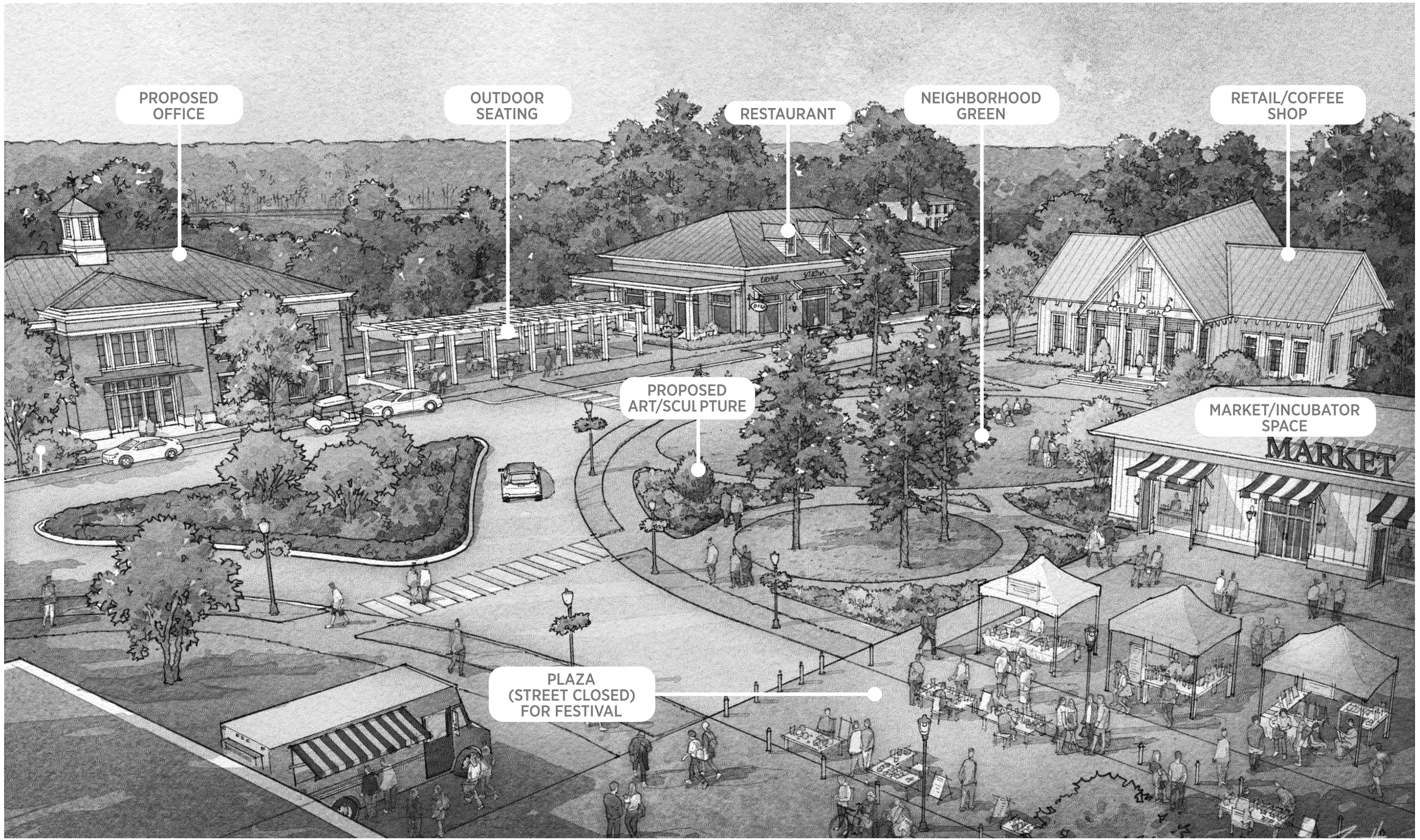
The Bird's Eye Rendering on the following page shows a conceptual view of the new core area between Monticello Drive and Blake Boulevard that will serve as a new destination for neighborhood retail and services, restaurants, an incubator space for new businesses and makerspace, and a plaza for markets and festivals.

The renderings are conceptual and represent one of many scenarios that could happen over the next 50+ years in Pinehurst South. Future development will depend on the interest of public and private property owners in developing or selling their property. The development will also be dependant on future changes to the market demand in the Village of Pinehurst.



PINEHURST SOUTH - AERIAL RENDERING

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



CORE AREA - BIRD'S EYE RENDERING

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

Core Area Detail Plan

The Detail Plan illustrates the potential build-out of the core area south of Monticello Dr. and north of Blake Blvd.

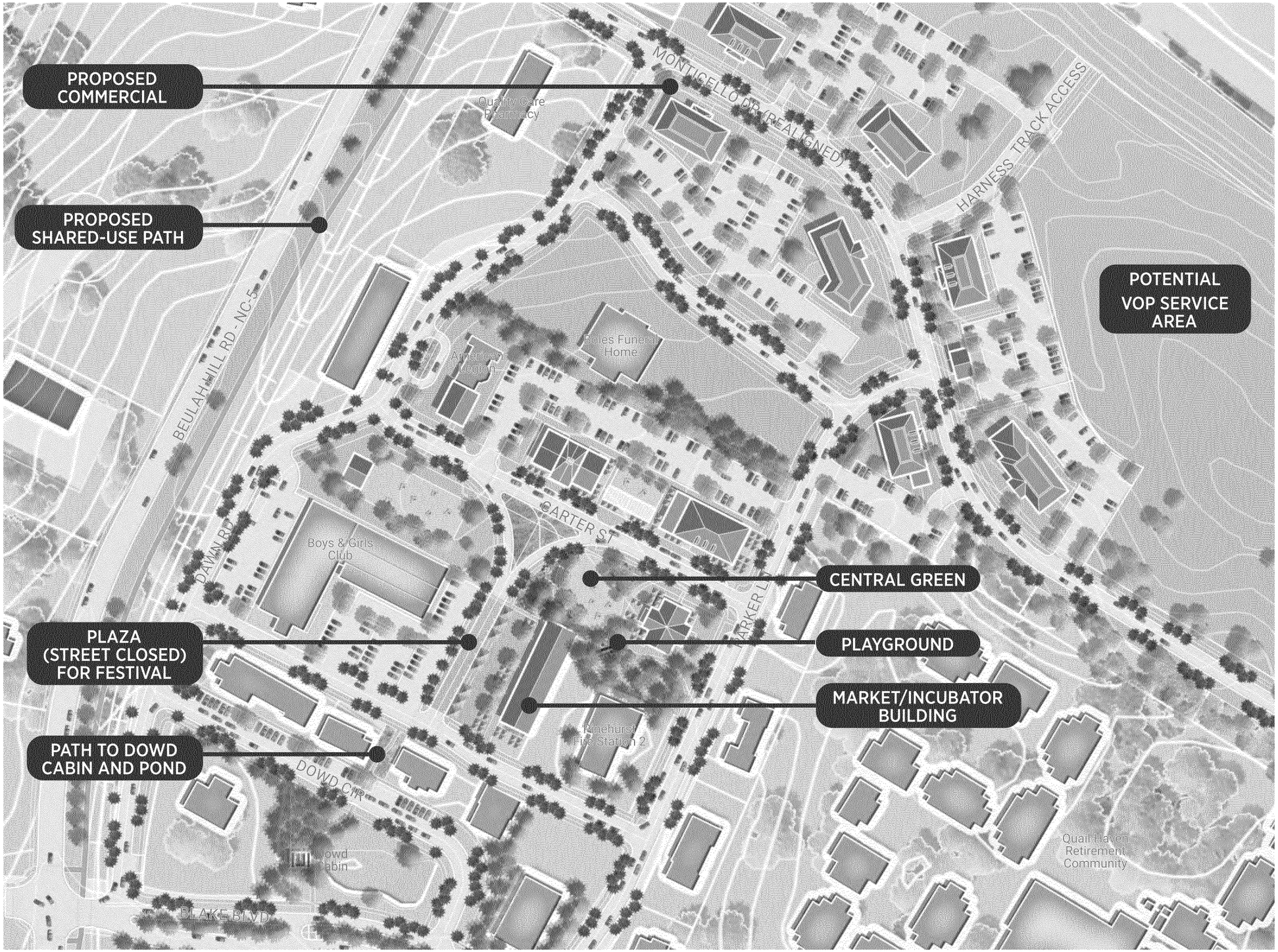
The development builds off the existing Post Office, Pharmacy, ABC, and Dowd Cabin as well as the planned Girls & Boys Club and National Association of Home Builders.

New open spaces include a Market Plaza, Central Green, playground, and path south to Dowd Cabin

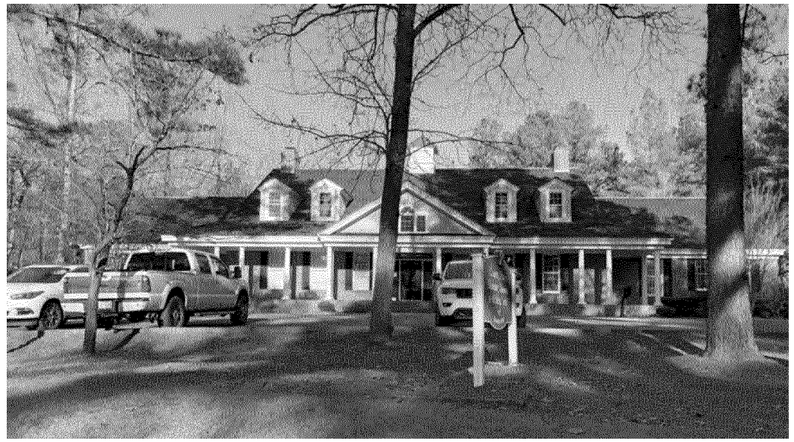
A new Central Green anchors the new development, serving as a gathering place for community events.

KEY

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED BUILDINGS

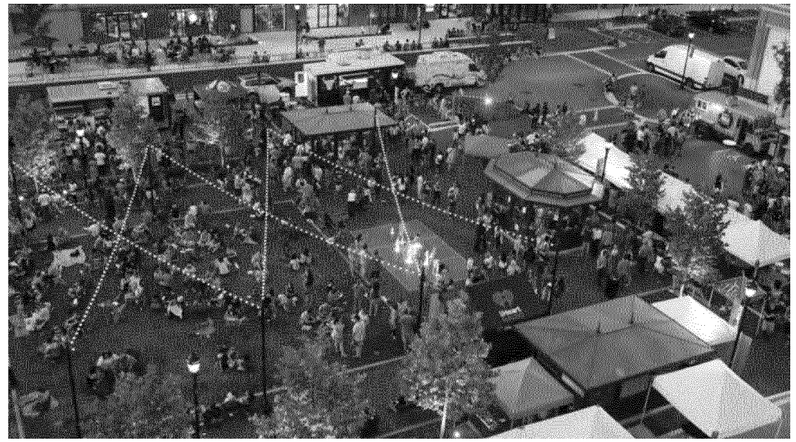


This plan is illustrative only and subject to change. Source: Design Collective, Inc.



Precedent - Office - Turnberry Wood
Credit: Design Collective

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



Precedent - Market Square - Baltimore, MD
Source: Design Collective

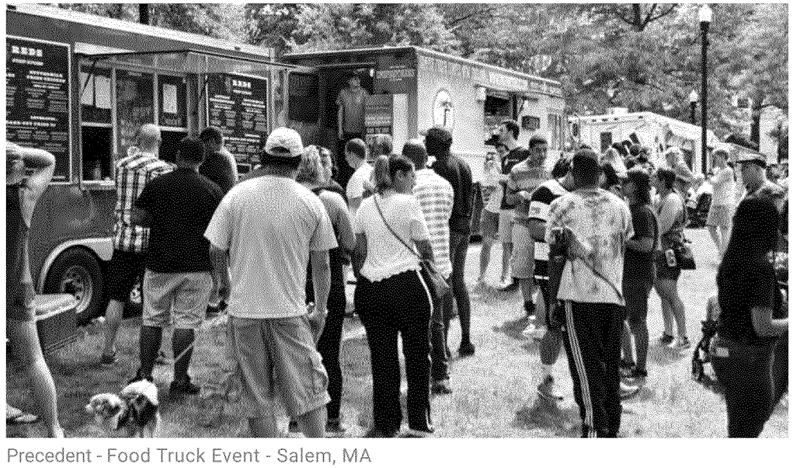
Precedent - Plaza - Summersville, SC
Credit: LaQuatra Bonci

Precedent - Playground - Portland, OR
Credit: Greenworks SPC

Precedent - North Village Market Pavilion, Prospect, Kentucky
Credit: Google Maps

Precedent - Small Retail Shop - Summersville, SC
Credit: CRBJ Bizwire

Precedent - Farmers Market - Atlanta, GA
Credit: Community Farmers Markets



Precedent - Food Truck Event - Salem, MA
Credit: North of Boston

Precedent - Streetscape - Pinehurst, NC
Source: Design Collective

Proposed Open Space + Pedestrian Network

The existing Pinehurst South plan area contains no dedicated public open space or trails within its boundary. The Pinehurst Harness Track lies just to the north.

All new development should add to the network, creating publicly-accessible greens, plazas, and trail connections to serve the surrounding office and residential uses.

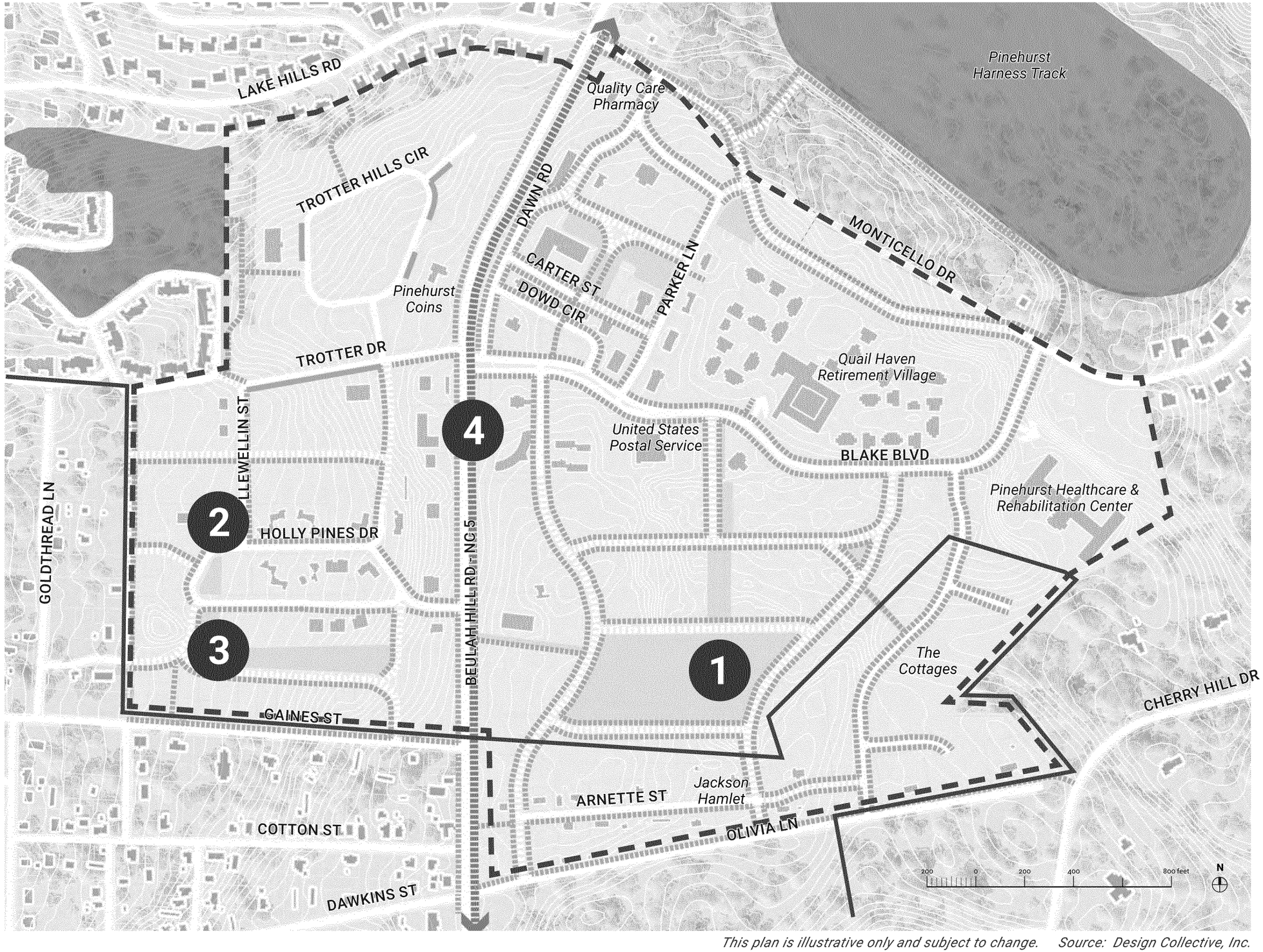
A Market Plaza is shown in the core area between Monticello Drive and Blake Blvd. and a new, large Central Green is shown to the south, east of NC-5.

A new Shared-Use Path (SUP) and sidewalk are shown along NC-5 and within the ACWR right-of-way.

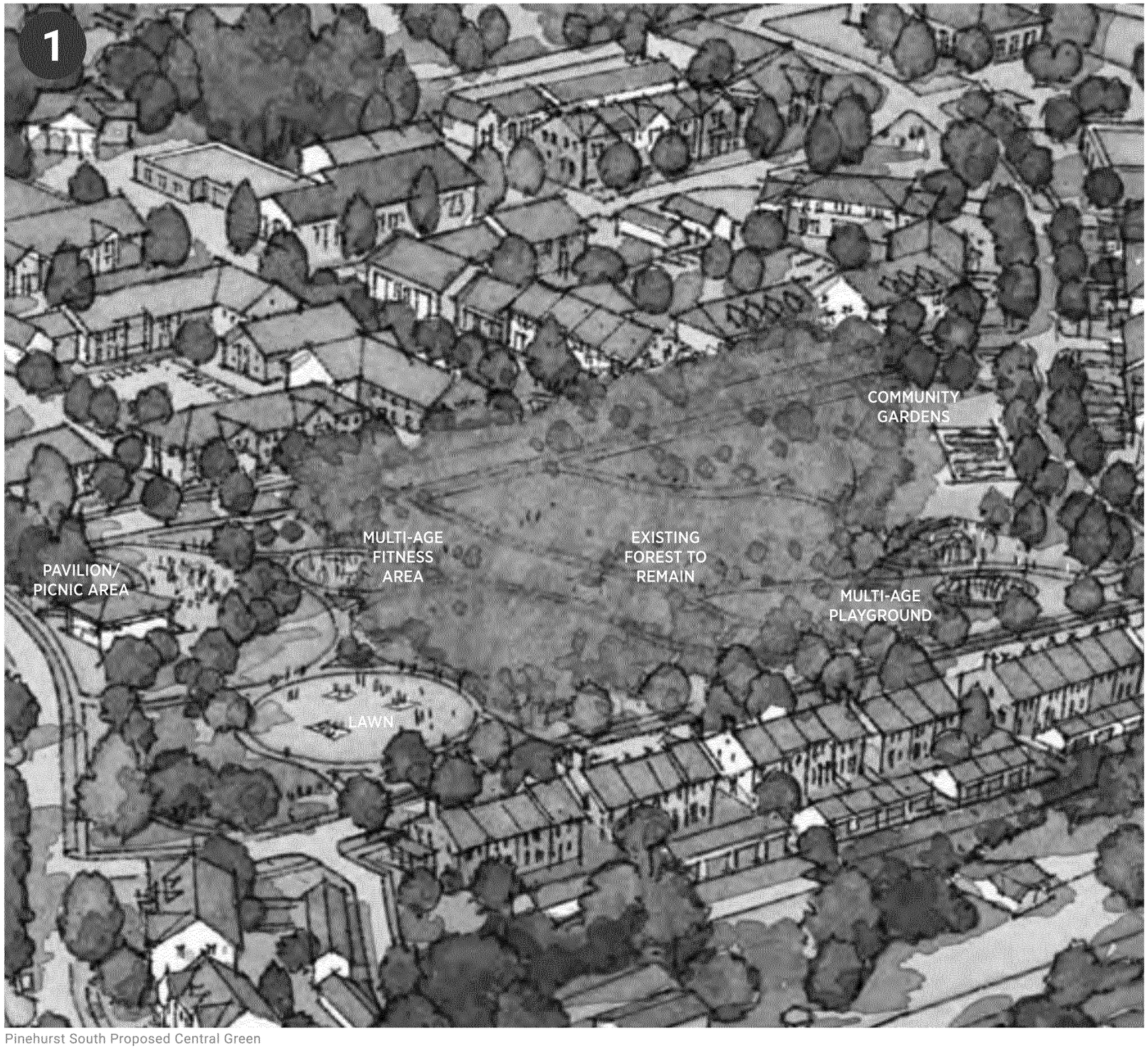
KEY

- SMALL AREA PLAN (SAP) BOUNDARY
- VILLAGE OF PINEHURST
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS*
- EXISTING PARKS/ OPEN SPACE
- PROPOSED PARKS/ OPEN SPACE
- PROPOSED SHARED-USE PATH

**Proposed sidewalks shall be brick in commercial areas*



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



Pinehurst South Proposed Central Green
Source: Design Collective

Precedent - Attached Green - Maple Lawn, MD
Credit: Design Collective

Precedent - Attached, Linear Green - Maple Lawn, MD
Source: Design Collective

Precedent - Shared-Use Path
Source: Village of Pinehurst

Open Space Detail Plan

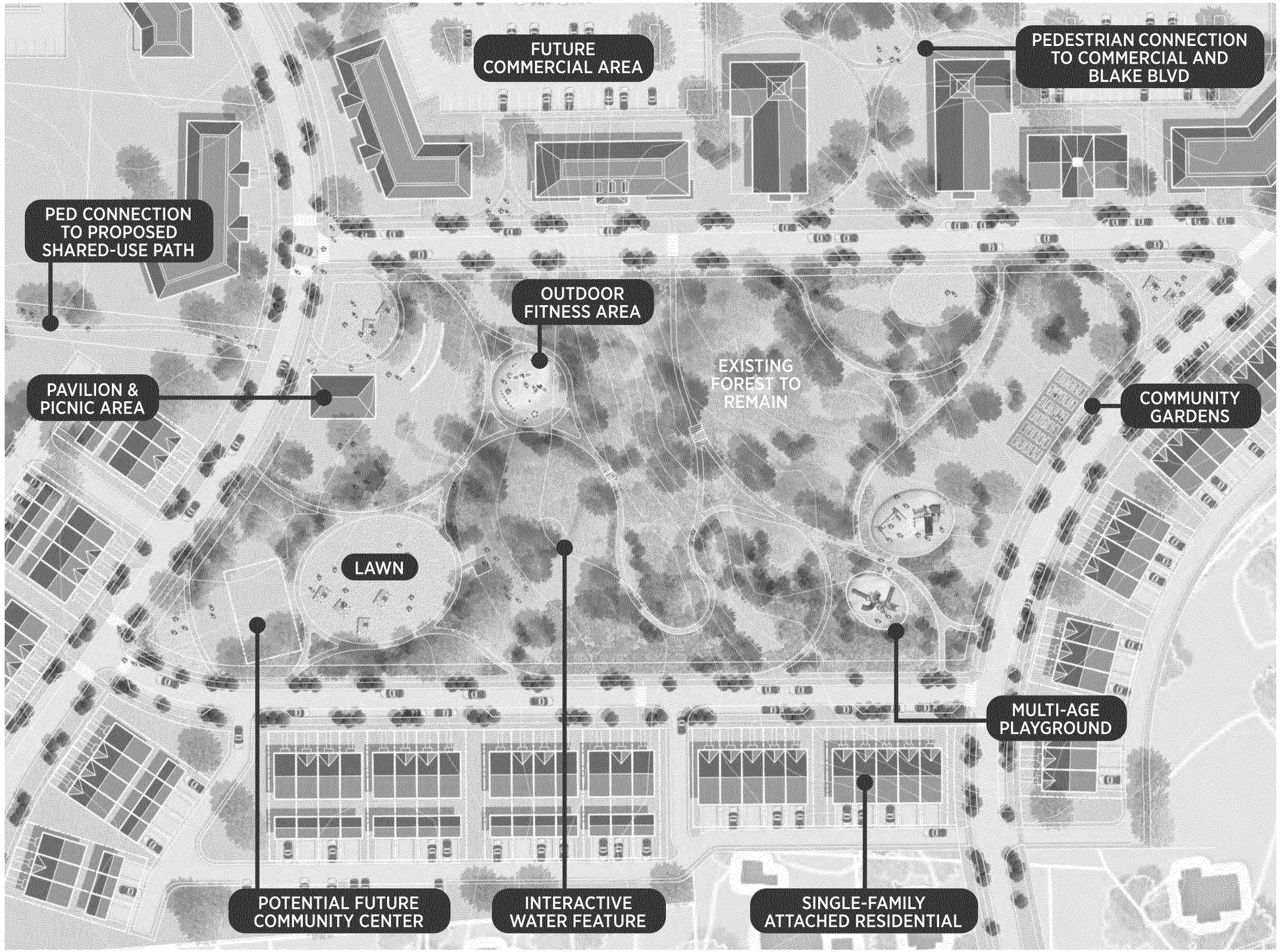
The Detail Plan illustrates a potential build-out of the area south of Blake Boulevard and north of Jackson Hamlet.

New mixed-use development surrounds a large Central Green that helps to preserve some of the existing topography and trees, This new open space serves both office tenants as well as neighborhood residents.

The new Central Green is shown with a pavilion, an interactive, meandering water feature fed by stormwater, community gardens, paths through a wooded area, disc golf, an exercise park, and a multi-age playground area. If desired, a community building could be built in the future in the lower southwest corner, where the historic Chalfonte Hotel used to stand.

KEY

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- PROPOSED BUILDINGS



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

Precedent - Pavilion
Credit: Design Collective

Precedent - Playground
Source: Greenworks SPC

Precedent - Disc Golf
Credit: Reinhardt University

Precedent - Community Garden
Source: Eiber Community Garden

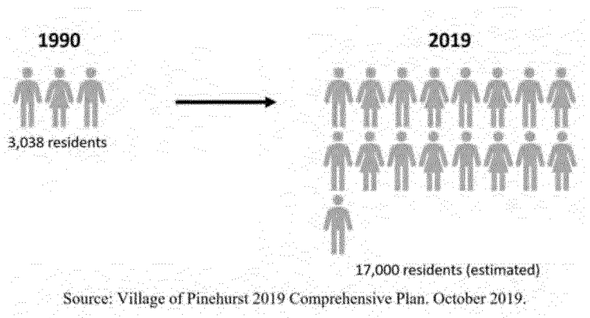
Precedent - Intergenerational Fitness Park
Credit: Phil Bourne/Goric

Precedent - Stormwater Management Water Feature
Credit: The Plant Hunter

Introduction

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

In 2019, the Village of Pinehurst completed the "Envision the Village" community initiative to adopt the 2019 Comprehensive Plan. The 2019 Comprehensive Plan is an official guide for the future vision and policy framework for development in Pinehurst. The plan established five focus areas which represent the most important areas to influence, as development in these areas could have the most significant impact on shaping the future of Pinehurst. Two of the focus areas are being evaluated in deeper detail with this study: Village Place/Rattlesnake Trail Area and Pinehurst South/Highway 5 Commercial Area.



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

The Small Area Plan (SAP) effort recommends improvements to the Village Place/Rattlesnake Trail Area (hereafter referred to as Village Place) and Pinehurst South/Highway 5 Commercial Area (hereafter referred to as Pinehurst South) that will improve the transportation network while maintaining the future vision for the Village of Pinehurst. For Village Place, this study provides a plan to create a mixed-use, walkable area that connects Village Place/Rattlesnake Trail to the Village Center. For Pinehurst South, this study provides a plan to apply the planning principles of Tufts, Olmsted, and Manning to Pinehurst South while also providing connection to the Village Center via bicycle and pedestrian facilities to encourage reduced traffic on NC-5.

Pinehurst South

The following are the existing transportation conditions within the Pinehurst South/Highway 5 Commercial Area (hereafter referred to as Pinehurst South), projected traffic impacts of the proposed 50-year build-out development plan, planned transportation improvements along with recommended long-range transportation improvements. Recommendations apply the planning principles of Tufts, Olmsted, and Manning to Pinehurst South while also providing connection to the Village Center via bicycle and pedestrian facilities as well as support of long-range transportation plans which will provide an alternate route to NC-5.

Existing Transportation Infrastructure Conditions:

BEULAH HILL ROAD/HIGHWAY 5 (NC-5)

The dominant transportation feature in the Pinehurst South area is Beulah Hill Road/Highway 5 (NC-5). NC-5 is a major thoroughfare running north and south through the heart of the Village of Pinehurst, connecting NC 211 to the north with US 1 to the south through Aberdeen. The Aberdeen Carolina and Western Railway (ACWR) which runs parallel to NC-5, contributes to transportation access challenges, however; the ACWR is open to discussions about improvements within their right-of-way. Traffic congestion along NC-5 has long been a concern for the Village of Pinehurst community.

The NC-5 section running through the Pinehurst South study area is carrying over 20,000 vehicles per day (vpd) and operates as a class 2 arterial with a 35 MPH speed limit. Based on a planning level capacity analysis, NC-5 is operating at an average Level of Service (LOS) D during peak hours. Corridor Traffic Capacity is based on overall travel time/speed and is measured by levels of service ranging from LOS A (free-flowing, no delays) to LOS D (frequent stops and delays with overall travel speeds less than 10 MPH).

2020 PINEHURST NC 5 CORRIDOR TRAFFIC UPDATE

LEVEL OF SERVICE COMPARISON

Stop Sign Controlled Intersections - AM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*
NC 5 @ McDonald W/E	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ McKenzie W/E	D-D	D-D	E-D	E-C	D-C	D-C	E-C	E-C
NC 5 @ Barrett/McCaskill	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-C
NC 5 @ Linden/McLean	-	-	-	-	-	-	-	C-D
NC 5 @ Shaw SW/SE	-	-	-	-	-	-	-	D-B

Stop Sign Controlled Intersections - Noon Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*
NC 5 @ McDonald W/E	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C

Stop Sign Controlled Intersections - PM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*	*EB-WB*
NC 5 @ McDonald W/E	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ McKenzie W/E	D-D	D-D	E-D	E-C	D-C	D-C	F-E	F-E
NC 5 @ Barrett/McCaskill	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-C
NC 5 @ Linden/McLean	-	-	-	-	-	-	-	E-D
NC 5 @ Shaw SW/SE	-	-	-	-	-	-	-	C-C

Signalized Intersections - AM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*
NC 5 @ McKenzie W/Cherokee (NC 2)	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ Morganton	D-D	D-D	E-D	E-C	D-C	D-C	E-C	C-C
NC 5 @ Lake Hills/Monticello	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-A
NC 5 @ Trotter/Blake	C	B	B	C	B	B	C-A	B-A

Signalized Intersections -Noon Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*
NC 5 @ Morganton	D-D	D-D	E-D	E-C	D-C	D-C	E-C	C-C
NC 5 @ Trotter/Blake	C	B	B	C	B	B	D-A	B-A

Signalized Intersections - PM Peak Hour

	2005	2007	2009	2011	2013	2015	2018	2020
INTERSECTION	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*	*E/W-N/S*
NC 5 @ McKenzie W/Cherokee (NC 2)	C-C	C-B	D-D	D-C	C-C	C-B	C-C	C-C
NC 5 @ Morganton	D-D	D-D	E-D	E-C	D-C	D-C	E-C	C-C
NC 5 @ Lake Hills/Monticello	C-C	D-E	E-F	C-D	C-D	C-C	C-D	C-B
NC 5 @ Trotter/Blake	C	B	B	C	B	B	D-A	B-B

Source: Village of Pinehurst NC-5 Corridor, 2020 Traffic Update.

Starting in 2005, the Village of Pinehurst has conducted a biannual review of the major intersections along NC-5 from Trotter Drive/Blake Boulevard to McDonald Road. The table on the previous page provides a summary of the traffic volumes and capacity analysis from the Village of Pinehurst NC-5 Traffic Update Report, focusing on the intersections within the study area. Traffic Volumes have increased steadily along the NC-5 corridor and the (LOS) at these critical intersections has declined as indicated in the table below. The most congested signalized intersection is NC-5 at Morganton Road with a 2018 LOS E in both the morning (AM) and afternoon (PM) peak hours. The most congested non-signalized intersection is NC-5 at McKenzie Road with a LOS F in both the AM and PM peak hours.

In summary, based on a corridor planning level capacity analysis for a 2-lane class 2 arterial roadway carrying 20,000 vpd and the capacity analysis of the individual intersections, NC-5 is operating below capacity (LOS D) during AM and PM peak travel times where motorists experience travel speeds below 10 MPH and vehicle delays at critical intersections in excess of 45 seconds/vehicle during AM and PM peak travel times.

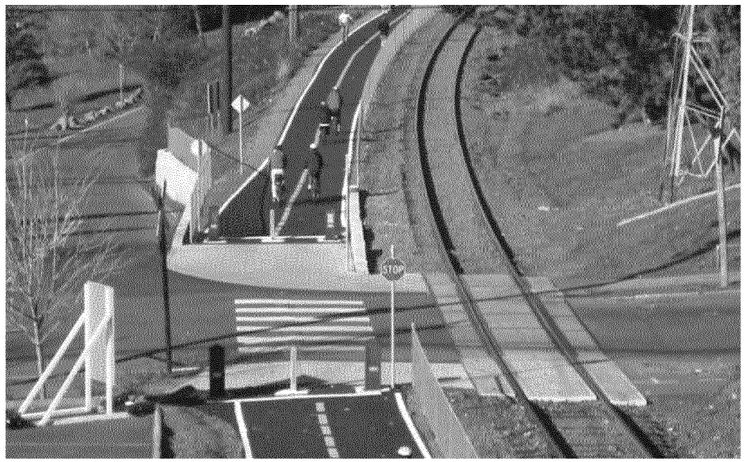
ABERDEEN CAROLINA AND WESTERN RAILWAY (ACWR)
The ACWR runs parallel to, and east of, NC-5 through the study area and carried 102 trains in 2020. The inbound trains carry feed for chicken farms and typically carry 90 cars while the return trains carry lumber, wood chips, aggregate, and rebar. The ACWR would like to increase train lengths to 110 cars and subsequently would like to close the at-grade rail crossing on Arnette Street. This closure would allow the longer trains to stop between Olivia Lane and Blake Boulevard without blocking vehicular traffic. To accommodate this closure, Olivia Lane would be upgraded to an NCDOT facility and become a full, potentially signalized, intersection at NC-5 with a connection to Arnette Street via Olivia Lane.

The at-grade rail crossing on Blake Boulevard sometimes experiences motorist stopping on the railroad track despite fully functioning gates and signage. More signage and/or enhanced pavement markings are recommended to reinforce the proper stopping location for motorist at this rail crossing.

GOLF CARTS
Golf carts are not allowed on NC-5 nor would they be allowed on the shared-use path. Improved golf cart access to this area would need to be established along residential streets where golf carts are allowed and by enhancing golf cart crossings on NC-5.

BICYCLE AND PEDESTRIAN
Bicycle and Pedestrian accommodations are lacking in the Pinehurst South Area as NC-5 lacks accommodations for these modes of travel and the local streets have been built without sidewalks. Currently, there are two NCDOT projects for NC-5 that will include sidewalks on the west side of NC-5 through the study area.

There is an opportunity for a 8- or 10- foot wide shared-use path (SUP) to be built along the east side of NC-5, enhancing bicycle and pedestrian mobility along this corridor as well as connecting Pinehurst South with the Village Center and Pinehurst Resort. Representatives from the ACWR Company, who owns the property right-of-way (ROW) to the east of NC-5, indicated that they would be open to allowing a shared-use path (SUP) within the railroad right-of-way through a program called “Rails with Trails”. The ACWR will be involved with the planning and design of any SUP within their ROW. The ACWR has expressed concerns about keeping users of any SUP completely separated from the railroad through physical barriers (fencing); however, they are open to the concept of coexisting with a SUP. To see a section of the proposed SUP, see page 62 of this document. Other recommended pedestrian & bicycle improvements in the Pinehurst South study area include sidewalk connections between existing and planned neighborhoods to provide connectivity between communities in the study area. To see the proposed pedestrian network, see page 60 of this document.



Precedent - Shared-Use Path
Source: Village of Pinehurst

Traffic Impacts of Pinehurst South Build-Out Plan

Based on the 50-year Build-Out Development Plan for the Pinehurst South Area, traffic was generated for the proposed new land uses based on the Institute of Transportation Engineers (ITE) trip generation manual, which is universally accepted by Traffic Engineers and Planners to project future traffic based on various land-uses. Traffic was generated for the two development options, Low Intensity and High Intensity, for the Pinehurst South study area. Also, traffic generation was split between proposed future development sites on the east side and the west side of NC-5.

TRIP GENERATION

As development is phased in over the next 50 years, there will be a total of about 11,349 new trips per day created by the Low Intensity development scenario to about 12,905 new trips per day created by the High Intensity scenario. See tables below for a summary of the total trips generated for these options.

Because the proposed development is a mixture of uses (residential, retail, restaurant), not all of these trips will result in actual new vehicle trips. Some of these trips will be absorbed by internal capture as patrons of the new shops may also decide to dine at one of the new establishments, thus eliminating a new vehicle trip. (these are known as "internal capture" trips). Also, as NC-5 is a heavily traveled major thoroughfare carrying about 20,000 vehicles per day (vpd), some of the vehicles already traveling on NC-5 are likely to be attracted to the new development as they pass-by on their way to other destinations and will not increase the total number of new vehicle trips (these are known as pass-by trips).

Based on internal capture and the pass-by trips, the total new vehicle trips per day will be reduced by about 30% . This trip reduction due to internal capture and pass-by trips is an accepted practice by Transportation Engineers and Planners. Based on the ITE Trip generation rates and pass-by/internal capture reduction of 30%, it is estimated that there will be an additional 7,944 vpd to 9,033 vpd on the surrounding street network.

TRIP DISTRIBUTION

It is estimated that about 80% of the new vehicle trips will originate from NC-5 and about 20% of the new vehicle trips will originate from the local street network which will be connected to the new development(s) in the Pinehurst South Area via new connections as illustrated in the future development plan. This will result in an increase of between 6,355 vpd to 7,266 vpd on NC-5 and an increase of 1,588 vpd to 1,806 vpd to the local street system, which will be split between the east side of NC-5 (60%) (953 to 1,084 vpd) and the west side of NC-5 (40%) (635 to 722 vpd)

TRAFFIC IMPACTS

The section of NC-5 running through the Pinehurst South study area is currently carrying around 20,000 VPD and is estimated to be operating at a LOS D with overall travel speeds at or below 10 MPH during peak travel times (based on planning level capacity analysis) with several of the intersections operating at or below LOS E with delays in excess of 45 seconds per vehicle during peak travel times (based on capacity analysis conducted by the Village).

Without intevention, improved connectivity, or mobility choice, the projected increase of 6,355 VPD to 7,266 VPD on this section of NC-5 over the next 50 years due to planned development in the Pinehurst South study area will further increase traffic congestion along this section of NC-5. However, mitigation measures should coincide with development and increased traffic will be gradual as new development is phased-in over the next 50 years. There are some planned roadway improvements and long-range transportation plans which will also help to off-set the impacts of this traffic growth (see the following page for more information).

EASTBOUND DAILY AND PEAK HOUR TRIPS

Pinehurst South (EAST) Opt A - Low Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
North of Blake Blvd	Subarea A	2,974	179	248
	Subarea B	425	52	106
Subtotal		**3,399**	**231**	**354**
South of Blake Blvd	Subarea A	242	43	89
	Subarea B	1,465	216	186
	Subarea C	1,220	206	165
	Subarea D	325	44	96
	Subarea E	286	41	93
	Subarea F	78	5	7
	Subarea G	206	38	86
	Subarea H	280	5	26
	Subarea I	78	5	7
	Subarea J	148	5	13
Subtotal		**4,328**	**608**	**768**
TOTAL		**7,727**	**839**	**1,122**

Pinehurst South (EAST) Opt A - High Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
North of Blake Blvd	Subarea A	2,974	179	248
	Subarea B	626	103	129
Subtotal		3,600	282	377
South of Blake Blvd	Subarea A	402	69	106
	Subarea B	1,465	216	186
	Subarea C	1,220	206	165
	Subarea D	447	76	110
	Subarea E	399	68	106
	Subarea F	212	39	86
	Subarea G	206	38	86
	Subarea H	388	26	34
	Subarea I	78	5	7
	Subarea J	148	5	13
Subtotal		**4,965**	**748**	**899**
TOTAL		**8,565**	**1,030**	**1,276**

Note: To see the corresponding Low and High-Intensity Schemes, see pages 72-73 of this document.

Transportation Improvements

NCDOT has plans to make the following improvements to NC-5 starting in 2025:

STIP Project U-5756 – Widen NC-5 to five-lane section from US 1 to north of Turning Leaf Way and to a three-lane section from north of Turning Leaf Way to Trotter Drive/ Blake Boulevard. This improvement project will include the installation of a sidewalk along the west side of NC-5 from US 1 to Trotter Drive/Blake Boulevard. U-5756 is currently under design with right-of-way acquisition scheduled for State fiscal year 2023 and construction to start in State fiscal year 2025.

STIP Project R-5892 – Make operational improvements (add turn-lanes and improve traffic signals) on NC-5 from Blake Boulevard/Trotter Drive to NC 211. A feasibility study is currently underway. A construction date has not been established for R-5892 and the project is currently unfunded in the State Transportation Improvement Plan (STIP)

Beyond these two State Projects, no additional roadway improvements are recommended to NC-5. NC-5 is the main travel corridor in the study area and is constrained by the ACWR which runs parallel to NC-5 on the east side, at some points less than 30 feet from the edge of existing pavement. Any further roadway expansion, beyond what NCDOT currently has planned, would likely result in negative impacts and relocations to the homes and businesses to the west of NC-5.

WESTERN CONNECTOR

The Village of Pinehurst Thoroughfare Plan and the Moore County Comprehensive Transportation Plan (CTP) include the "Western Connector" which could provide a new north-south highway around the Village Center. The western connector could provide an alternate route for through-trips(trucks) between US-1 and NC-211 and provide long term traffic relief which could liberate NC-5/ Beulah Hill Road for local travel. The "Western Connector" is on the long-range transportation plan and is conceptual at this stage, however; the benefits and costs need to be carefully evaluated for future prioritization.

PEDESTRIAN/BICYCLE IMPROVEMENTS

There is an opportunity for a 10-foot wide shared-use path (SUP) to be built along the east side of NC-5 in the ACWR right of way. The SUP would greatly enhance bicycle and pedestrian mobility along this corridor as well providing a vital connection between Pinehurst South and The Village Center. The ACWR Company has indicated that they would be open to allowing a SUP. Other recommended pedestrian & bicycle improvements in the Pinehurst South study area include sidewalk connections between existing and planned neighborhoods which would provide safe pedestrian connectivity between communities in the study area.

OTHER IMPROVEMENTS

- Recommended improvements to the SAP suggest providing better connections between existing and planned neighborhoods within the study area. Better local street connections can reduce traffic impacts to NC-5 by providing internal circulation and access to both existing and proposed developments.
- Enhanced cross-walks along NC-5 to delineate safe crossing locations and alert motorist to pedestrian, bicycle and golf cart crossings.
- Close the Arnette Street RR crossing and access to NC-5. To accommodate this closure, Olivia Lane would be upgraded to an NCDOT facility and become a full, potentially signalized, intersection at NC-5 with a connection to Arnette Street via Olivia Lane.
- More signage and/or enhanced pavement markings are recommended to reinforce the proper stopping location for motorist at this rail crossing.

WESTBOUND DAILY AND PEAK HOUR TRIPS

Pinehurst South (WEST) Opt A - Low Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
	Subarea A	159	5	14
	Subarea B	316	15	29
	Subarea C	102	5	9
	Subarea D	234	16	21
	Subarea E	887	155	68
	Subarea F	269	5	25
	Subarea G	1,655	159	133
TOTAL		**3,622**	**360**	**299**

Pinehurst South (WEST) Opt A - High Intensity Scheme				
		Daily Trips (vpd)	**AM Peak Hour Trips (vph)**	**PM Peak Hour Trips (vph)**
	Subarea A	439	29	37
	Subarea B	586	39	48
	Subarea C	102	5	9
	Subarea D	234	16	21
	Subarea E	887	155	68
	Subarea F	269	5	25
	Subarea G	1,823	190	215
TOTAL		**4,340**	**439**	**423**

Note: To see the corresponding Low and High-Intensity Schemes, see pages 72-73 of this document.

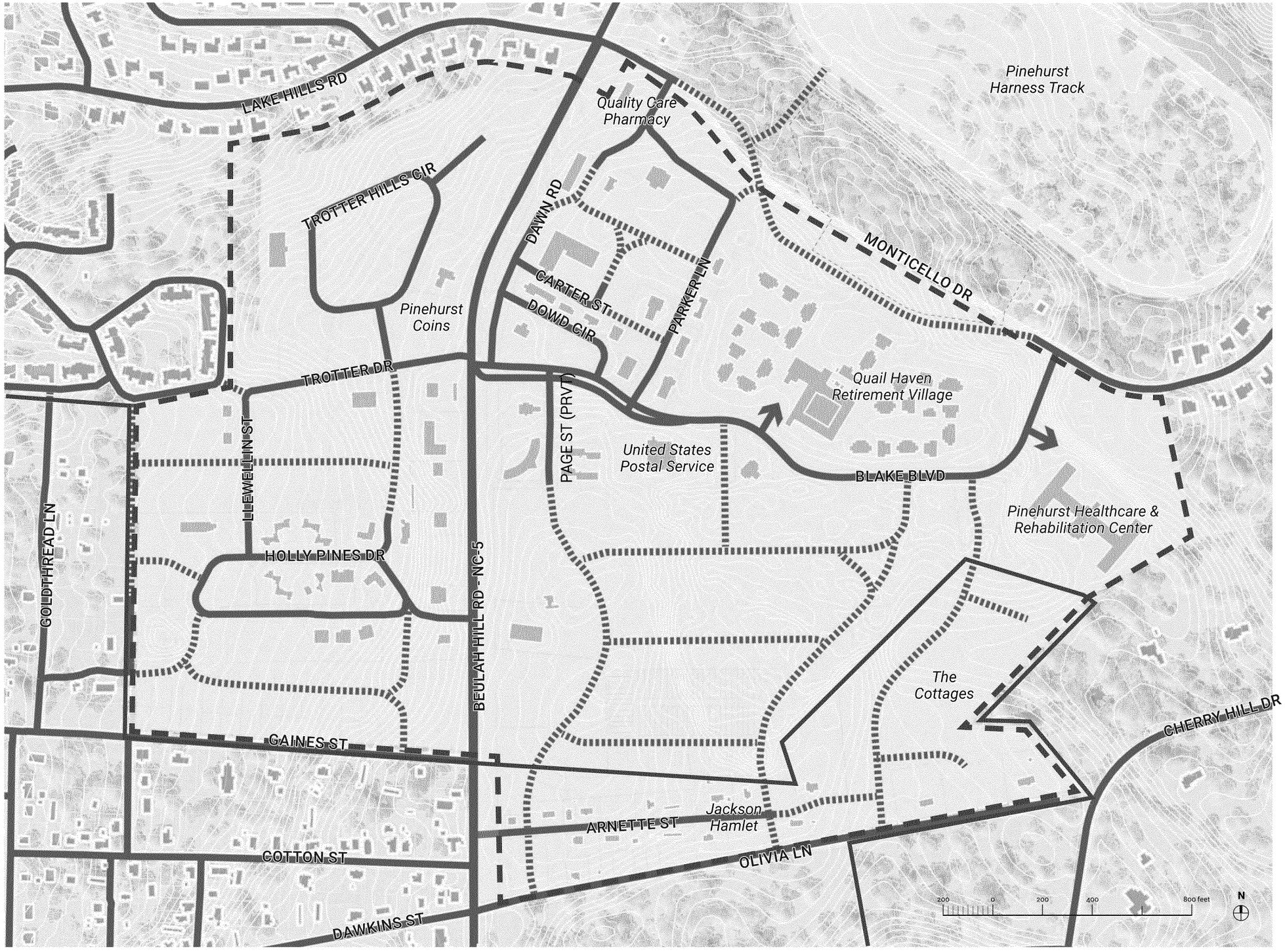
Proposed Circulation Plan

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

- Three new street connections from Olivia Lane to Blake Boulevard
- Realignment of Monticello Drive to accommodate the the potential relocation of the Public Service Facility south of the Harness Track
- Coordination with NCDOT planned improvements along NC-5
- The improvement of Olivia Lane as a full, signalized NC-5 intersection, connected to Arnette St. (to be closed to NC-5)
- Improved pedestrian, bicycle, and golf cart crossings of NC-5 with crosswalks added at signalized intersections

KEY

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



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

Proposed Street Section
NC-5/Blake Boulevard

The proposed Street Section at the intersection of NC-5 and Blake Boulevard envisions improvements for pedestrians, bicycles, golf carts, and vehicles.

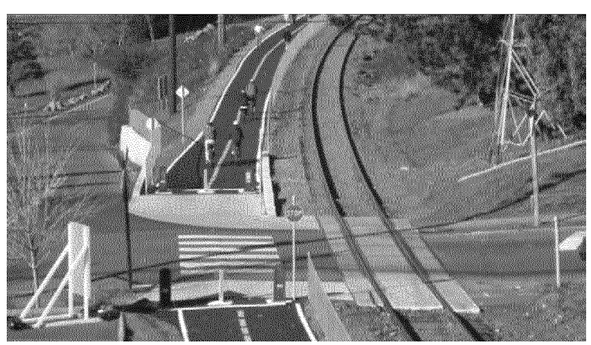
This proposed section coordinates with NCDOT planned improvements to add a sidewalk to the west side of NC-5. While a proposes Shared-Use Path (SUP) runs between the eastern edge of the roadway and ACWR rail line (suggested to be part of the Rails-to-Trail program). Where the path is close to the rail line, a physical barrier will be required. Motorized vehicles, including golf carts, should not be permitted on the path.

Crosswalks are added at signalized intersections to improve pedestrian, bicycle, and golf cart crossings of NC-5.

Buffers shall be provided along NC-5 where constraints allow, to provide a seamless "evergreen" landscape that is typical to Village of Pinehurst streetscapes.

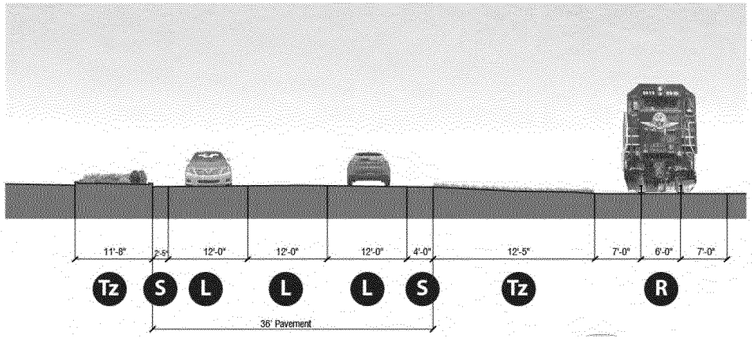
STREET SECTION KEY

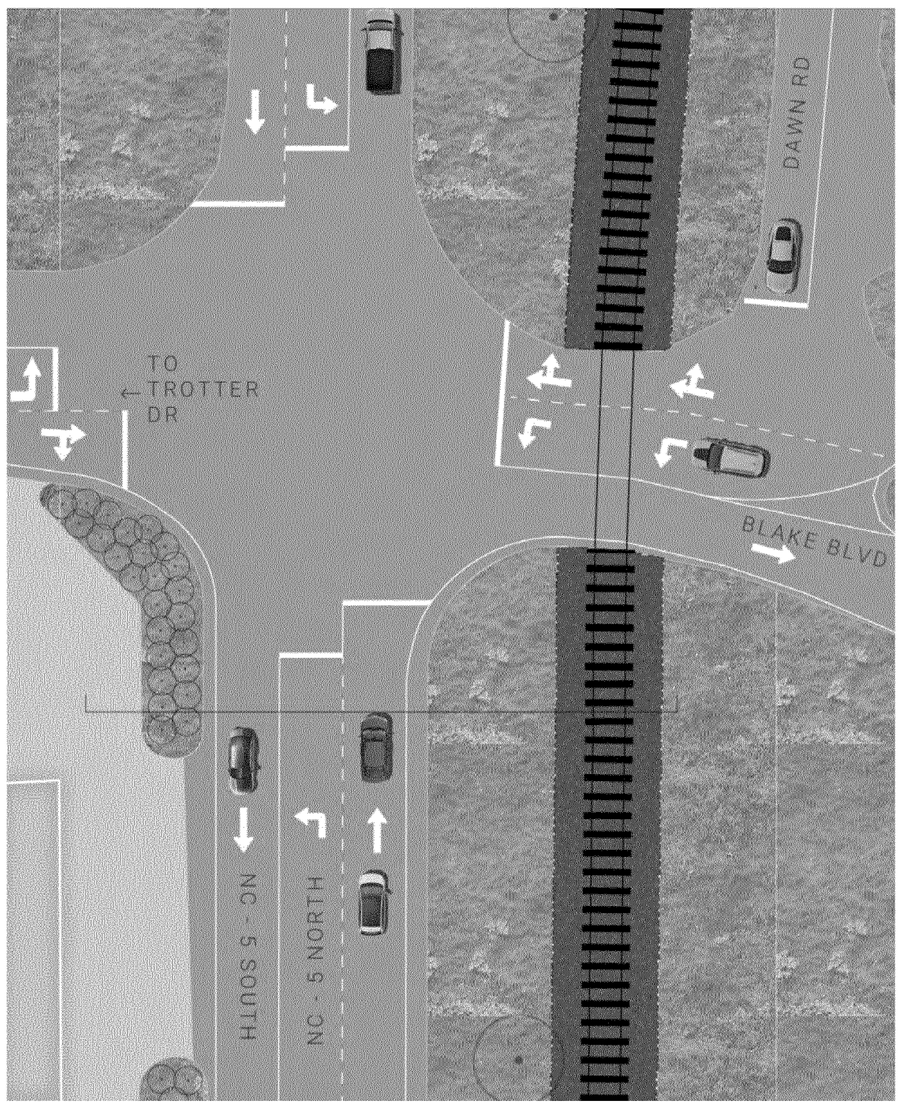
- S — SHOULDER
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- SU — SHARED-USE PATH (BICYCLES & PEDESTRIANS)
- L — TRAVEL LANES (VEHICULAR)
- R — RAILROAD



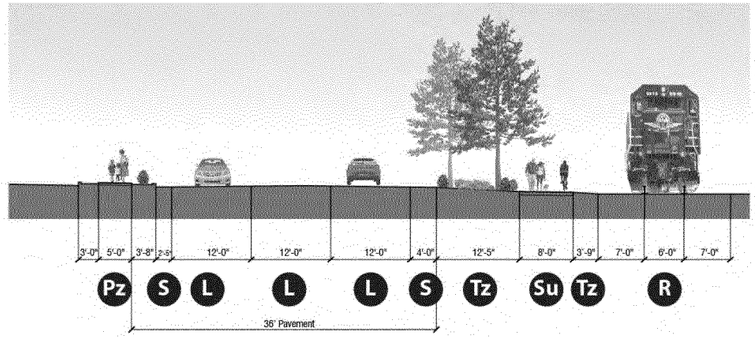
Precedent - Shared-Use Path
Source: Village of Pinehurst

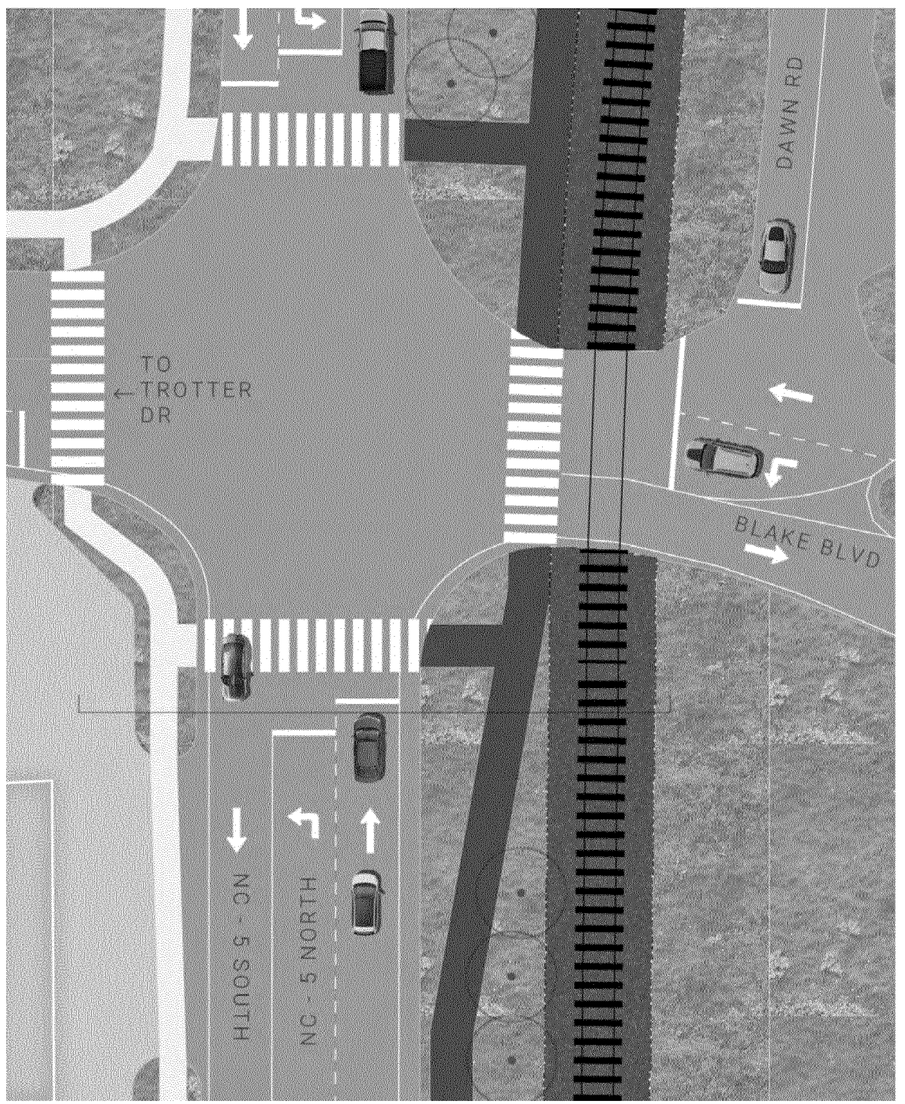
EXISTING





PROPOSED





Proposed Street Section - Typical Commercial

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

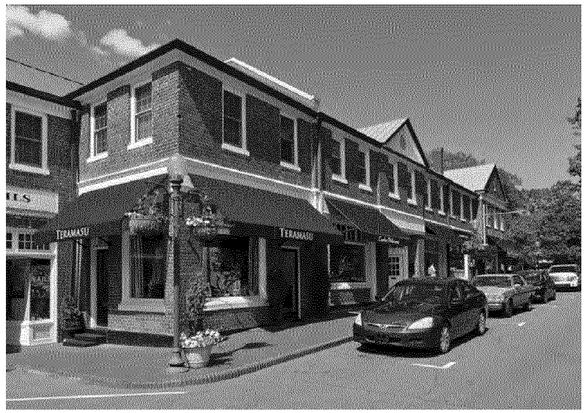
To reflect the character of Village Center, within the Pinehurst South area, brick sidewalks are required where buildings have commercial frontage.* The Village's standard benches and street lights shall also be incorporated.*

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

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

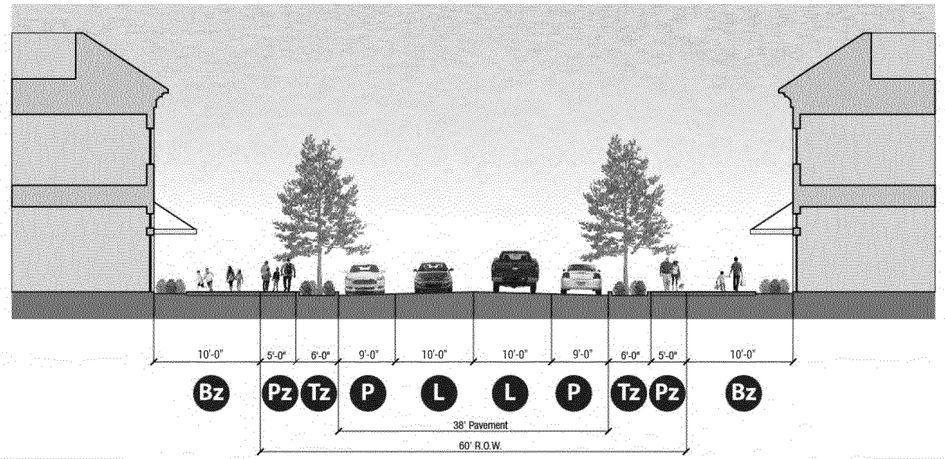
STREET SECTION KEY

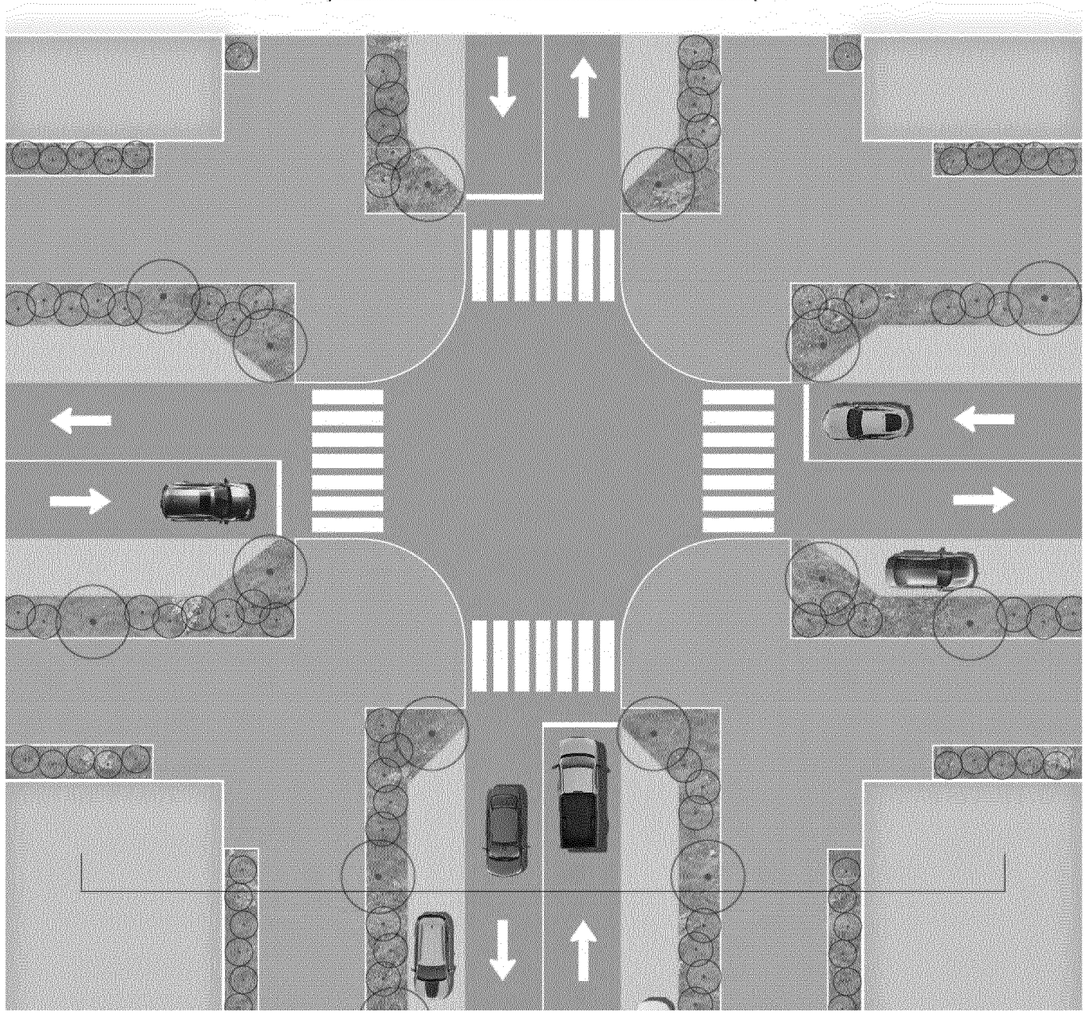
- BZ — BUILDING ZONE
- PZ — PEDESTRIAN ZONE (SIDEWALK)
- TZ — TREE ZONE (PLANTING STRIP)
- P — PARKING (PARALLEL)
- L — TRAVEL LANES (VEHICULAR)



Mixed Use - Market Square, Pinehurst
Credit: VOP Rentals

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





Proposed Street Section - Typical Residential

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

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

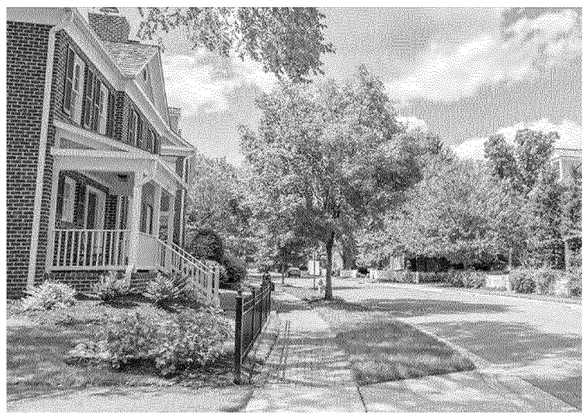
Parallel parking shall be incorporated on both sides of the street, where feasible, to provide additional parking spaces for homeowners and visitors.*

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

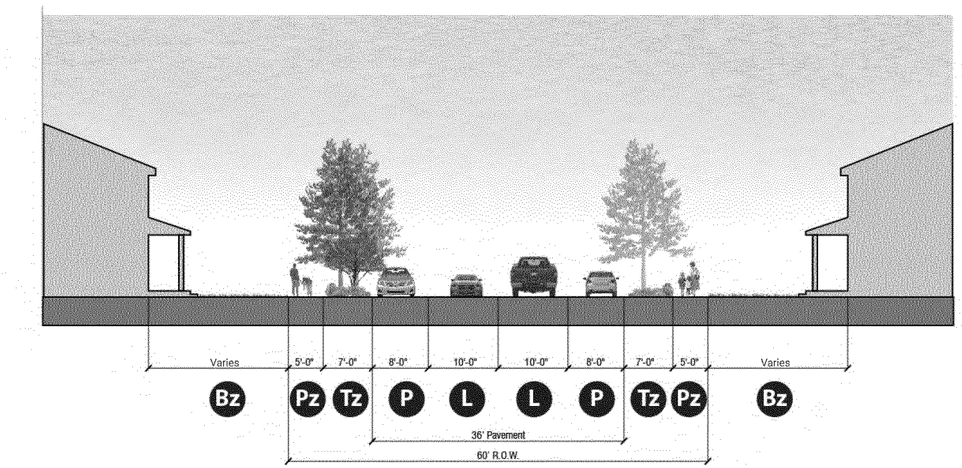
STREET SECTION KEY

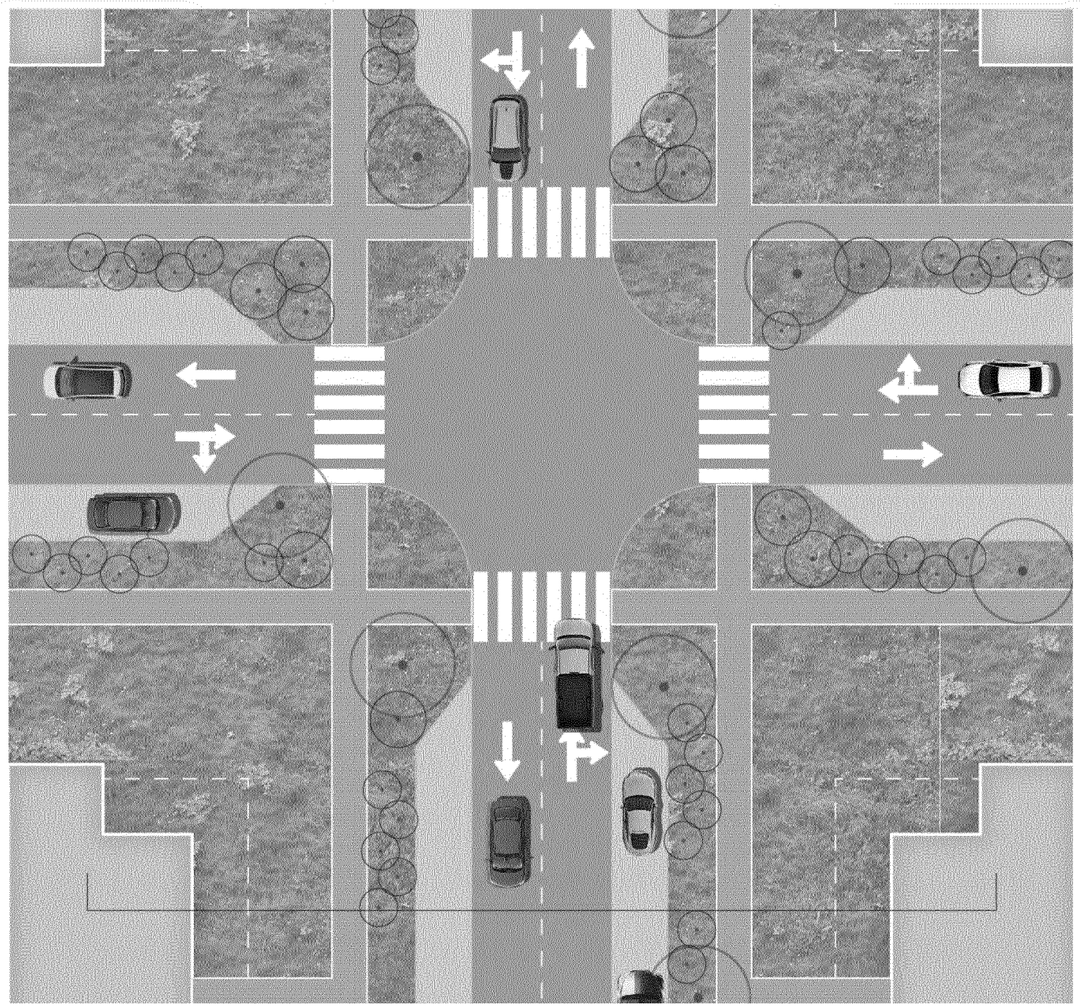
- BZ BUILDING ZONE
- PZ PEDESTRIAN ZONE (SIDEWALK)
- TZ TREE ZONE (PLANTING STRIP)
- P PARKING (PARALLEL)
- L TRAVEL LANES (VEHICULAR)

Precedent Residential Streetscape
Source: shortforkfarms.com



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





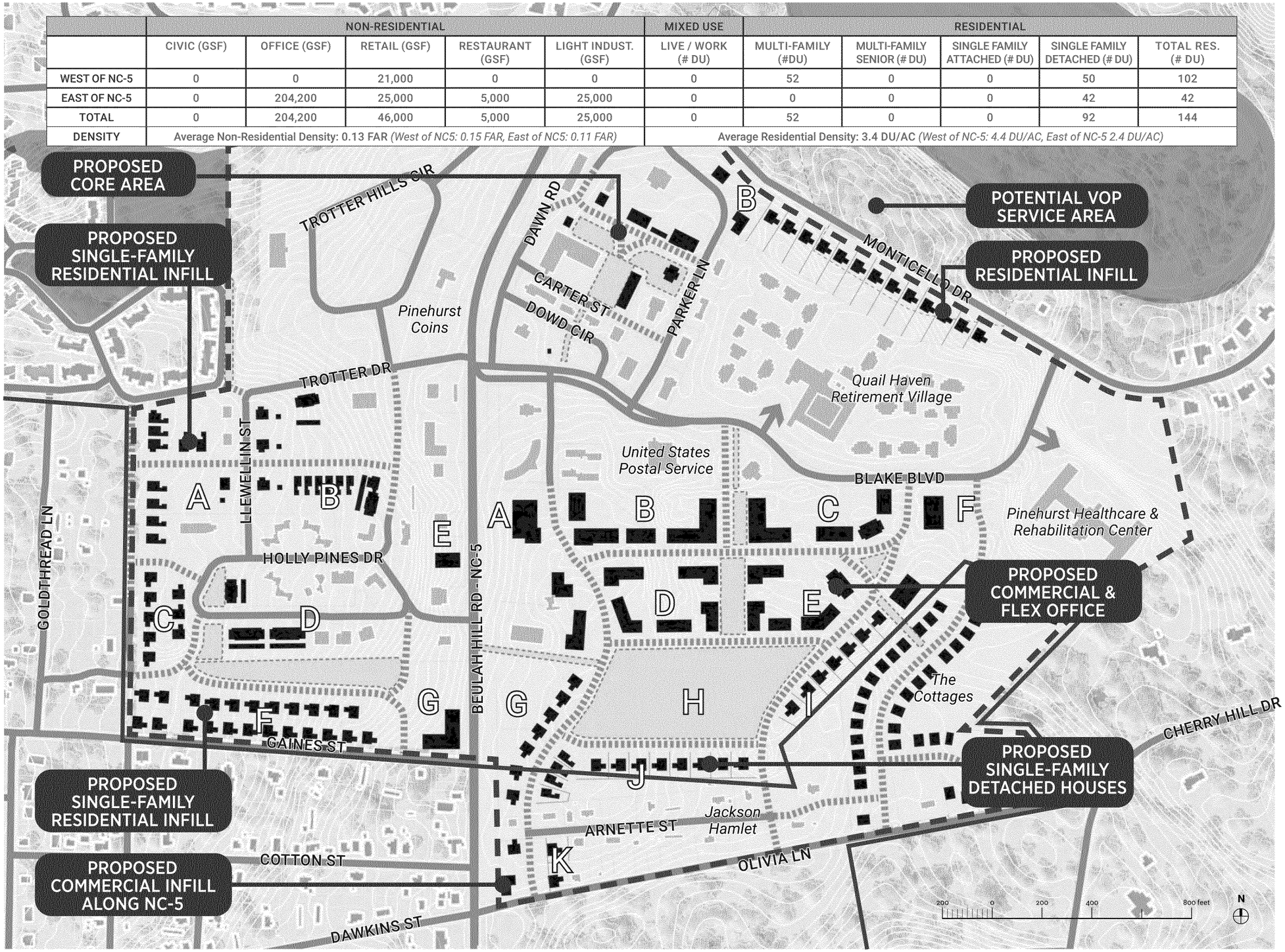
Build-Out Plan - Scenario 1 (low)

The Build-out Plan - Scenario 1 represents the cumulative efforts of the consultant team to create one potential, low intensity scenario of how the build-out of Pinehurst South may occur over the next 50+ years. This scenario is illustrative only and should not be considered the only option for this area. This build-out plan is based on the market demand and absorption rates per use, as projected by Duggal Real Estate Advisors (DREA). The *Pinehurst South Form-Based Code* (FBC) will regulate the character of development, in dimension, material, and detail - see that document for additional information.

This scenario shows the following:

- A core area is established between Monticello Dr. and Blake Blvd., east of NC-5
- To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential
- Single-Family Detached (SFD) fronts three sides of this Green.
- On the west side of NC-5, SFD, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	RESTAURANT (GSF)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC-5	0	0	21,000	0	0	0	52	0	0	50	102
EAST OF NC-5	0	204,200	25,000	5,000	25,000	0	0	0	0	42	42
TOTAL	0	204,200	46,000	5,000	25,000	0	52	0	0	92	144
DENSITY	Average Non-Residential Density: 0.13 FAR *(West of NC5: 0.15 FAR, East of NC5: 0.11 FAR)*					Average Residential Density: 3.4 DU/AC *(West of NC-5: 4.4 DU/AC, East of NC-5 2.4 DU/AC)*					



KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE
- A SUBAREA LABEL

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

Build-Out Plan - Scenario 2 (high)

The Build-out Plan - Scenario 2 represents the cumulative efforts of the consultant team to create an alternative, marginally higher intensity potential scenario of how the build-out of Pinehurst South may occur over the next 50+ years. As with the low intensity scenario, this scenario is illustrative only and should not be considered the only option for this area. This build-out plan is based on the market demand and absorption rates per use, as projected by Duggal Real Estate Advisors (DREA). The *Pinehurst South Form-Based Code* (FBC) will regulate the character of development, in dimension, material, and detail - see that document for additional information.

This scenario shows the following:

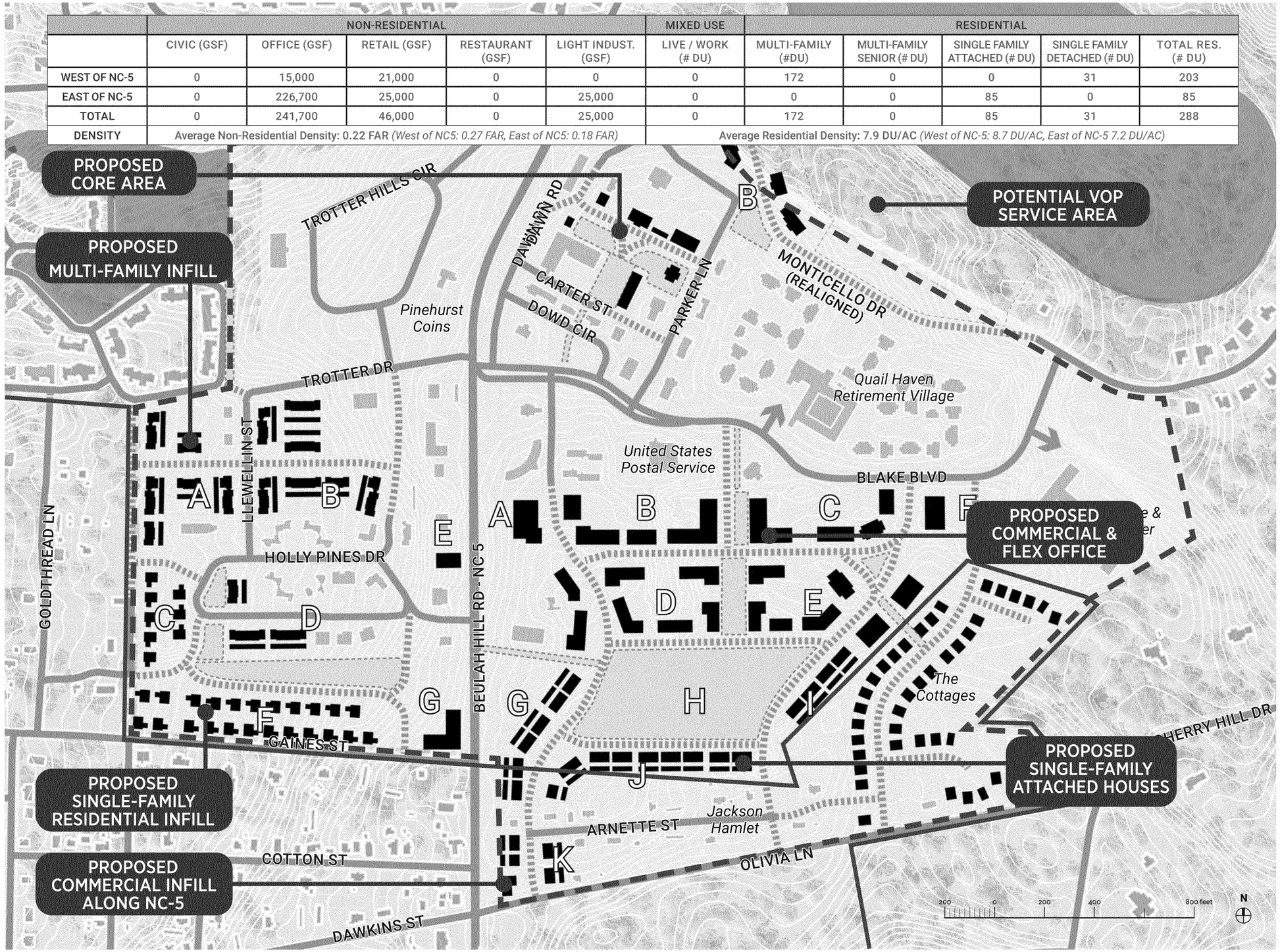
» A core area is established between Monticello Dr. and Blake Blvd., east of NC-5

» To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential

» Single-Family Attached (SFA) fronts three sides of this Green.

» On the west side of NC-5, SFD, SFA, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	RESTAURANT (GSF)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TOTAL RES. (# DU)
WEST OF NC-5	0	15,000	21,000	0	0	0	172	0	0	31	203
EAST OF NC-5	0	226,700	25,000	0	25,000	0	0	0	85	0	85
TOTAL	0	241,700	46,000	0	25,000	0	172	0	85	31	288
DENSITY	Average Non-Residential Density: 0.22 FAR *(West of NC5: 0.27 FAR, East of NC5: 0.18 FAR)*					Average Residential Density: 7.9 DU/AC *(West of NC-5: 8.7 DU/AC, East of NC-5 7.2 DU/AC)*					

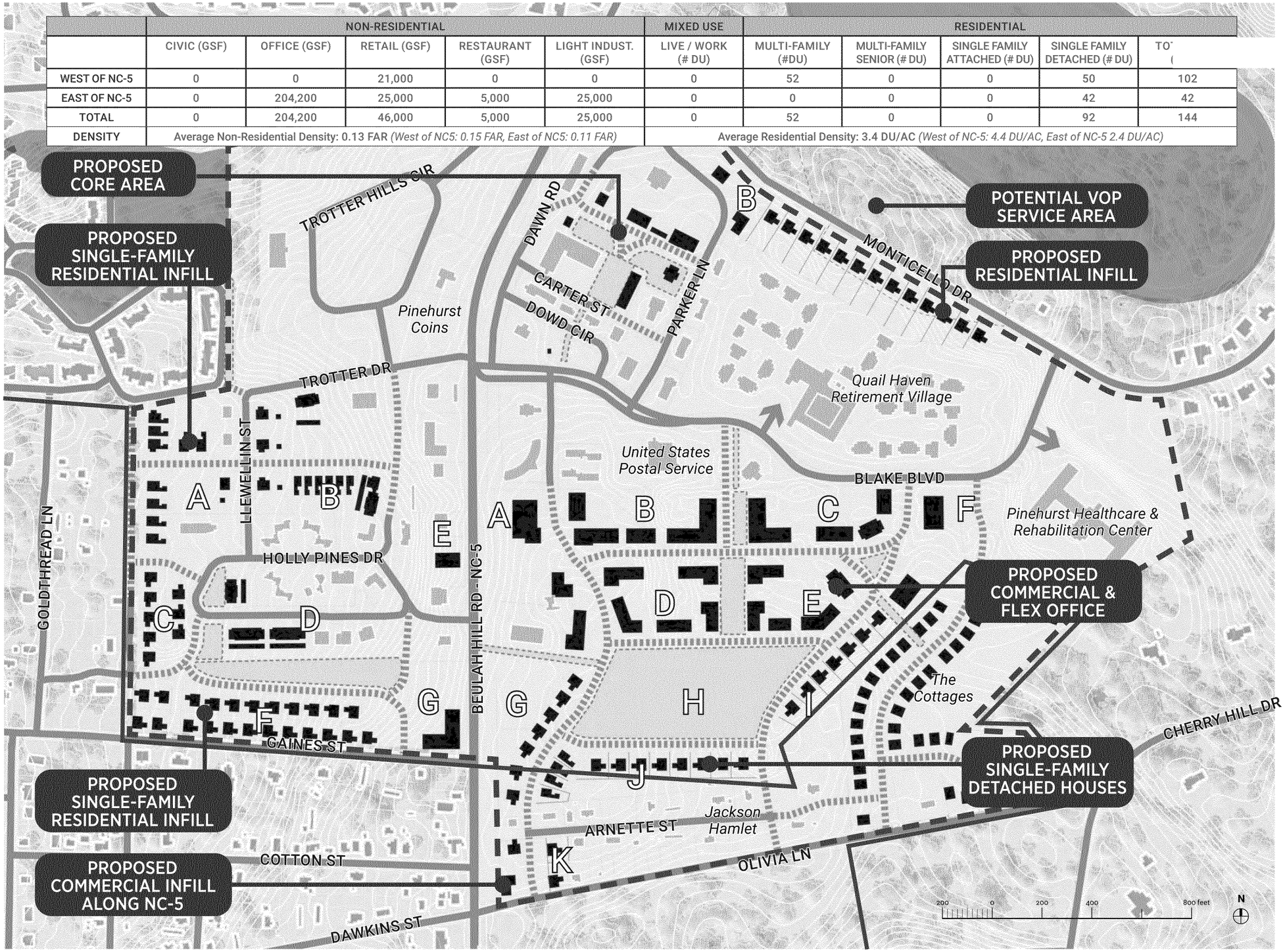


KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE
- A SUBAREA LABEL

Preferred Build-Out Plan

	NON-RESIDENTIAL					MIXED USE	RESIDENTIAL				
	CIVIC (GSF)	OFFICE (GSF)	RETAIL (GSF)	RESTAURANT (GSF)	LIGHT INDUST. (GSF)	LIVE / WORK (# DU)	MULTI-FAMILY (#DU)	MULTI-FAMILY SENIOR (# DU)	SINGLE FAMILY ATTACHED (# DU)	SINGLE FAMILY DETACHED (# DU)	TO (
WEST OF NC-5	0	0	21,000	0	0	0	52	0	0	50	102
EAST OF NC-5	0	204,200	25,000	5,000	25,000	0	0	0	0	42	42
TOTAL	0	204,200	46,000	5,000	25,000	0	52	0	0	92	144
DENSITY	Average Non-Residential Density: 0.13 FAR *(West of NC5: 0.15 FAR, East of NC5: 0.11 FAR)*					Average Residential Density: 3.4 DU/AC *(West of NC-5: 4.4 DU/AC, East of NC-5 2.4 DU/AC)*					



This scenario shows the following:

- A core area is established between Monticello Dr. and Blake Blvd., east of NC-5
- To the south of Blake Blvd., a large Central Green creates a focal point for new, mixed-use development, serving as a space for activities and gathering and a transition to nearby residential
- Single-Family Detached (SFD) fronts three sides of this Green.
- On the west side of NC-5, SFD, Multi-family (MF), and small open spaces infill the residential areas, while commercial infill fronts NC-5.

KEY

- VILLAGE OF PINEHURST
- SMALL AREA PLAN BOUNDARY
- EXISTING ROADS
- PROPOSED ROADS
- EXISTING PARKS/OPEN SPACE
- PROPOSED PARKS/OPEN SPACE
- A SUBAREA LABEL

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

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Proposed Concept Plan - Phasing

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

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

Residential
The Market Analysis displayed a high demand for residential; therefore, the potential for residential building in Pinehurst South is likely to be as soon as the next 0-10 years. The amount of residential shown in the Build-Out Plans is much less than the demand, as a result of feedback to consultants by Village staff and representatives.

Office
The amount of Office in the Build-Out Plans exceeds the current demand for this use in Pinehurst South. Therefore, while up to 5,000 SF/year is projected, it will take 50+ years to develop the program shown on these plans. Office north of Blake Boulevard should be prioritized over areas to the south in order to activate the proposed core area north of Blake.

Retail/Hospitality
The amount of retail proposed in the Build-Out Plans represents the full build-out potential for Pinehurst South. The build-out of this plan would likely take 10+ years as the demand potential is currently 20-25,000 SF every five years. The demand for retail will likely be higher where access to NC-5 is more direct, therefore retail near the new mixed-use core should be prioritized. This plan does not include hospitality as this use was seen as more appropriate near the Village Center

Golf courses were not included as part of the proposed plan for Pinehurst South, however, golf-related retail and light industry were seen as viable and are included within those use categories.

SUMMARY OF MARKET OPPORTUNITY

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

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

SUMMARY OF DEMAND

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

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

SUMMARY OF DEMAND FOR LAND USE WITHIN PLANNING AREAS

Land Use	Pinehurst South
For-Sale Residential	Unlimited (up to build-out capacity) 1 project would sell approximately 15-25 homes per year
For-Rent Residential	1-2 projects of up to 200 units each, depending on the location Timing depends on where else apartments have been constructed
Retail	Up to 80,000 SF with grocery, 40,000 SF without grocery
Office	Up to 100,000 SF Limited amount per year. 5,000 SF total in Village. Pinehurst South could capture some of that. Could increase, depending on impact of USGA
Hospitality	1 hotel with approximately 100 rooms
Golf	Possibly some support functions (although the land probably has a higher and better use than maintence for golf)

Phasing Absorption Plan

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

The Absorption Plan is based on Build-out Plan - Scenario 2, which can be found on page 73 of this document. However, due to slow absorption rate of Office and Retail and the relatively fast absorption rate of Residential, the absorption durations of Scenario 1 and Scenario 2 would be anticipated to be similar.

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

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5.0 IMPLEMENTATION

5.1 OVERVIEW

5.2 FISCAL ANALYSIS

5.1 OVERVIEW

5.2 FISCAL ANALYSIS

Introduction

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

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

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

Results of Fiscal Impact Analysis

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

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

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

Fiscal Impact Assumptions and Methodology

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

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

Figure 2 on page 80 outlines how the current land use categories in the SAPs compare to the FY 2017 document.

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

Figures 5 and 6 on page 81 are the calculations for each of the potential programs.

Page 1, FY 2017 Land Use Fiscal Analysis

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

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

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

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

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

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

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

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

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

Figure 5: Pinehurst South Low Program Calculations

	Non-Residential					Mixed-Use	Residential				
Land Use in SAP	**Civic (GSF)**	**Office (GSF)**	**Retail/ Restaurant (GSF)**	**Hotel (Keys)**	**Light Indust. (GSF)**	**Live / Work (# DU)**	**Multi-Family (#DU)**	**Multi-Family Senior (#DU)**	**Single-Family Attached (#DU)**	**Single-Family Detached (#DU)**	**Total Program**
Pinehurst South Program Low											
W of NC 5	0	0	21,000	0	0	0	52	0	0	50	
E of NC 5	0	204,200	30,000	50	25,000	0	0	0	0	42	
Total	0	204,200	51,000	50	25,000	0	52	0	0	92	
Pinehurst South Program Low in Acres											
W of NC 5	0.0	0.0	1.4	0.0	0.0	0.0	2.9	0.0	0.0	9.1	13.4
E of NC 5	0.0	9.4	2.1	1.0	2.3	0.0	0.0	0.0	0.0	7.6	22.4
Total	0.0	9.4	3.5	1.0	2.3	0.0	2.9	0.0	0.0	16.7	35.8
Pinehurst South Low Annual Revenue (Deficit) By Land Use											
W of NC 5	$0	$0	-$7,732	$0	$0	$0	$4,614	$0	$0	$7,327	$4,209
E of NC 5	$0	-$29,149	-$11,045	-$2,110	-$253	$0	$0	$0	$0	$6,155	-$36,402
Total	$0	-$29,149	-$18,777	-$2,110	-$253	$0	$4,614	$0	$0	$13,482	-$32,192

Figure 6: Pinehurst South High Program Calculations`

	Non-Residential					Mixed-Use	Residential				
Land Use in SAP	**Civic (GSF)**	**Office (GSF)**	**Retail (GSF)**	**Hotel (Keys)**	**Light Indust. (GSF)**	**Live / Work (# DU)**	**Multi-Family (#DU)**	**Multi-Family Senior (#DU)**	**Single-Family Attached (#DU)**	**Single-Family Detached (#DU)**	**Total Program**
Pinehurst South Program High											
W of NC 5	0	15,000	21,000	0	0	0	172	0	0	31	
E of NC 5	0	226,700	25,000	0	25,000	0	0	0	85	0	
Total	0	241,700	46,000	0	25,000	0	172	0	85	31	
Pinehurst South Program High in Acres											
W of NC 5	0.0	0.7	1.4	0.0	0.0	0.0	9.6	0.0	0.0	5.6	17.3
E of NC 5	0.0	10.4	1.7	0.0	2.3	0.0	0.0	0.0	8.5	0.0	22.9
Total	0.0	11.1	3.2	0.0	2.3	0.0	9.6	0.0	8.5	5.6	40.3
Pinehurst South High Annual Revenue (Deficit) By Land Use											
W of NC 5	$0	-$2,141	-$7,732	$0	$0	$0	$15,260	$0	$0	$4,543	$9,930
E of NC 5	$0	-$32,360	-$9,204	$0	-$253	$0	$0	$0	$13,575	$0	-$28,243
Total	$0	-$34,502	-$16,936	$0	-$253	$0	$15,260	$0	$13,575	$4,543	-$18,313

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