



**Village Council
Agenda for Regular Meeting of January 28, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. Invocation and Pledge of Allegiance
 - A. Invocation by Ms. Katie Hoerster, Associate Pastor for the Pinehurst United Methodist Church.
3. Reports
 - A. Manager
 - B. Council
4. Motion to Approve Consent Agenda

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

 - A. Approval of Village Council Meeting Minutes
 1. January 14, 2025, Special Meeting Minutes
 2. January 14, 2025, Regular Meeting Minutes
 3. January 14, 2025, Work Session Minutes

End of Consent Agenda
5. Public Comments
6. Public Hearing
 - A. Public Hearing No. 1 for an Official Zoning Map Amendment
7. Ordinance
 - A. Consider Ordinance 25-01 Zoning Map Amendment (Kelly & McIntyre Rd.)

8. Public Hearing
 - A. Public Hearing No. 2 for a Major Site Plan Review
9. Regular Business
 - A. FY 2025 Bi-Annual Public Safety Reports
 1. FY 2025 Bi-Annual Fire Report
 2. FY 2025 Bi-Annual Police Report
10. Other Business
11. Motion to Adjourn

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

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

Values: Service, Initiative, Teamwork, and Improvement.



Invocation by Ms. Katie Hoerster, Associate Pastor for the Pinehurst United Methodist Church.

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/02/2025

MEMO DETAILS

ATTACHMENTS

None



January 14, 2025, Special Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/21/2025

MEMO DETAILS

ATTACHMENTS

1. 01.14.2025 DRAFT Special Meeting Minutes



Village Council
Minutes for the Special Meeting of January 14, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
03:30 p.m.

The Pinehurst Village Council held a Special Meeting – Joint with the Planning & Zoning Board at 03:30 p.m., Tuesday, January 14, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Mr. Carlton Cole, Assistant Village Manager
Mr. Alex Cameron, Planning & Inspections Director
Mr. Matt Jones, Planning & Zoning Board Chair
Mr. Jimmy Duncan, Planning & Zoning Board Member
Ms. Sonja Rothstein, Planning & Zoning Board Member
Mr. Thomas Schroeder, Planning & Zoning Board Member
Ms. Shannon Konstantinou, Village Clerk
Ms. Jeanann Dawson, Administrative Specialist
Mr. Josh Dockery, IT Systems Specialist

And approximately 6 attendees including 3 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 03:30 p.m.

Mr. Matt Jones, Planning & Zoning Board Chair, called the Planning & Zoning Board meeting to order at 03:30 p.m. and asked the Board Members to introduce themselves to Council.

Mayor Pizzella noted the absence of Mr. John Taylor, Mayor Pro Tem, due to a family emergency.

2. Regular Business.

A. Discussion on Creating a Steering Work Group for the Uniform Development Ordinance Update, Held Jointly with Members of the Planning and Zoning Board

Council and the Planning & Zoning Board discussed the intention behind the creation of what will now be referred to as a Focus Group for the Uniform Development Ordinance (UDO) update and how the update can help make the decision-making process easier or clearer for all involved.

Council and the Planning & Zoning Board reviewed a “Suggested Focus Group Members” PowerPoint slide and discussed the Focus Group meetings being a checkpoint / progress

check for the UDO update and an opportunity for the Village to provide feedback to the consultant.

Mr. Jones recommended adding another female member to the group and Ms. Rothstein recommended adding another resident representative to the group. Council agreed to pursue adding a member to the Focus Group but asked Mr. Cameron to proceed with the UDO update process while the search for an additional member is underway, so the UDO update process is not delayed.

B. UDO Update Timeline and Other Project Updates

Mr. Willardson stated the UDO update timeline is approximately 10-12-months. Mr. Willardson and Mr. Cameron both verified the project schedule proposed by Kimley-Horn during the consultant interview process is still valid.

C. Update on the Moore County Land Use Revision Process

Mr. Jeramy Hooper, former Planning & Zoning Board Chair and Planning & Zoning Board Moore County Liaison, reviewed a PowerPoint presentation on the Moore County Land Use Plan Update highlighting Background, Plan Timeframe, Five Goals of the Land Use Plan, 2050 County Growth Estimate, Density-or-Rural Development, Development Considerations, Map of Parcels within 300' of Public Water / Public Sewer / Both Public Water and Sewer, New Parcels Created Since 2013, and Structures Per Decade Pre-1931 to 2023.

Council and Mr. Hooper discussed the Moore County Land Use Plan being the closest thing the County has to a Comprehensive Plan. Mr. Hooper verified all Moore County Land Use Plan meetings are open to the public.

3. Motion to Adjourn.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Special Meeting by a vote of 4-0 at 04:26 p.m.

Upon a motion by Mr. Schroeder, seconded by Mr. Duncan, the Planning & Zoning Board unanimously approved to adjourn the Special Meeting by a vote of 3-0 at 04:26 p.m.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

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

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January 14, 2025, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/21/2025

MEMO DETAILS

ATTACHMENTS

1. 01.14.2025 DRAFT Regular Meeting Minutes



**Village Council
Minutes for the Regular Meeting of January 14, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:30 p.m.**

The Pinehurst Village Council held a Regular Meeting at 04:30 p.m., Tuesday, January 14, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Josh Dockery, IT Systems Specialist

And approximately 13 attendees in addition to 3 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 04:35 p.m.

Mayor Pizzella noted the absence of Mr. John Taylor, Mayor Pro Tem, due to a family emergency.

2. Invocation and Pledge of Allegiance.

A. Invocation by Dr. Jonathan Shelor, Senior Pastor for the First Baptist Church of Pinehurst

3. Reports:

Village Manager

- Mr. Doug Willardson reported on the upcoming improvement work to be done at the Chinquapin Road and Magnolia Road intersection of Downtown, the Moore County Sheriff's Office and the Aberdeen Police Department increasing patrols in the Moore County Landfill area of Aberdeen, and the Parks & Recreation Department accepting applications for the St. Patrick's Day Parade.

Village Council

- Mayor Pizzella reported on the December 11, 2024, Village of Pinehurst Employee Holiday Luncheon; the December 06, 2024, Christmas Tree Lighting; the January 24, 2025, Human Trafficking Awareness Seminar to be held at the Village Chapel; the effectiveness of MYVOP in providing assistance to residents; the January 15, 2025,

FirstHealth generator system testing occurring at 09:30 a.m.; the Village of Pinehurst meetings being posted on the Village’s website (vopnc.org); and the Village prevailing in the NC Citizens versus the Village of Pinehurst case.

- Councilmember Morgan reported on the Visitation Policy change at FirstHealth due to an increase in cases of the flu; the January 27, 2025, Central Pines Regional Council meeting; the February 21, 2025, “2025 Regional Day” hosted by the Central Pines Regional Council; and the January 28, 2025, Friend to Friend Benefit Luncheon at the Fair Barn.
- Mayor Pro Tem Taylor was absent due to a family emergency.
- Councilmember Ficklin did not have anything to report.
- Councilmember Farrell did not have anything to report.

4. Motion to Approve Consent Agenda.

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

A. Approval of Village Council Meeting Minutes

- December 10, 2024, Regular Meeting Minutes
- December 10, 2024, Work Session Minutes
- December 10, 2024, Closed Session Minutes

End of Consent Agenda.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Morgan, Council unanimously approved the Consent Agenda by a vote of 4-0.

5. Public Comments.

None.

6. Resolutions.

A. Resolution 25-01 Appointment of Mr. Paul Roberts to the Historic Preservation Commission

Mr. Willardson provided background on Mr. Roberts’ service to the Village of Pinehurst and recommendation for appointment to the Historic Preservation Commission.

Mr. Roberts spoke of his connection to the Village of Pinehurst community, provided background on his service to the Village of Pinehurst, and expressed an interest in continuing to serve the community.

Councilmembers Farrell and Morgan spoke in favor of Mr. Roberts’ appointment to the Historic Preservation Commission.

Upon a motion by Councilmember Morgan, seconded by Councilmember Farrell, Council unanimously approved Resolution 25-01 appointing Mr. Paul Roberts to the Historic Preservation Commission effective January 14th, 2025, until January 31st, 2027, by a vote of 4-0.

RESOLUTION #25-01:

A RESOLUTION REGARDING AN APPOINTMENT TO THE VILLAGE OF PINEHURST HISTORIC PRESERVATION COMMISSION.

WHEREAS, the Village of Pinehurst has established an Historic Preservation Commission as authorized by North Carolina General Statutes, Chapter 160D, Article 303; and

WHEREAS, there is a need to fill a vacancy on the Historic Preservation Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 14th day of January 2025 that the following appointment is hereby made to the Historic Preservation Commission for the term indicated:

Mr. Paul Roberts is appointed as a member of the Historic Preservation Commission, effective January 14, 2025, said term to expire January 31, 2027.

THIS RESOLUTION passed and adopted this the 14th day of January 2025.

B. Resolution 25-02 Appointment of Ms. Casey Getman to the Bicycle and Pedestrian Advisory Committee

Mr. Willardson introduced Ms. Getman and noted her interest in serving the Village of Pinehurst.

Ms. Getman spoke of her connection to the Village of Pinehurst community and relevant experience and expressed an interest in serving the community.

Upon a motion by Councilmember Farrell, seconded by Councilmember Ficklin, Council unanimously approved Resolution 25-02 appointing Ms. Casey Getman to the Bicycle and Pedestrian Advisory Committee effective January 14th, 2025, until January 31st, 2028, by a vote of 4-0.

RESOLUTION #25-02:

A RESOLUTION REGARDING AN APPOINTMENT TO THE VILLAGE OF PINEHURST BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE.

WHEREAS, the Village of Pinehurst has established a Bicycle and Pedestrian Advisory Committee by Resolution 15-28; and

WHEREAS, there is a need to fill a vacancy on the Bicycle and Pedestrian Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 14th day of January 2025 that the following appointment is hereby made to the Bicycle and Pedestrian Advisory Committee for the term indicated:

Ms. Casey Getman is appointed as a member of the Bicycle and Pedestrian Advisory Committee, effective January 14, 2025, said term to expire January 31, 2028.

THIS RESOLUTION passed and adopted this 14th day of January 2025.

C. Resolution 25-03 Appointment of Mr. Jeramy Hooper to the Bicycle and Pedestrian Advisory Committee

Mr. Willardson provided background on Mr. Hooper's service to the Village of Pinehurst and recommendation for appointment to the Bicycle and Pedestrian Advisory Committee.

Mr. Hooper spoke of his connection to the Village of Pinehurst community, provided background on his service to the Village of Pinehurst, and expressed an interest in continuing to serve the community.

Upon a motion by Councilmember Morgan, seconded by Councilmember Farrell, Council unanimously approved Resolution 25-03 appointing Mr. Jeramy Hooper to the Bicycle and Pedestrian Advisory Committee effective January 14th, 2025, until January 31st, 2028, by a vote of 4-0.

RESOLUTION #25-03:

A RESOLUTION REGARDING AN APPOINTMENT TO THE VILLAGE OF PINEHURST BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE.

WHEREAS, the Village of Pinehurst has established a Bicycle and Pedestrian Advisory Committee by Resolution 15-28; and

WHEREAS, there is a need to fill a vacancy on the Bicycle and Pedestrian Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 14th day of January 2025 that the following appointment is hereby made to the Bicycle and Pedestrian Advisory Committee for the term indicated:

Mr. Jeramy Hooper is appointed as a member of the Bicycle and Pedestrian Advisory Committee, effective January 14, 2025, said term to expire January 31, 2028.

THIS RESOLUTION passed and adopted this 14th day of January 2025.

D. Resolution 25-04 Appointment of Mr. Lyle Covino to the Bicycle and Pedestrian Advisory Committee

Mr. Willardson introduced Mr. Covino and noted his interest in serving the Village of Pinehurst.

Mr. Covino spoke of his connection to the Village of Pinehurst community and relevant experience and expressed an interest in serving the community.

Upon a motion by Councilmember Morgan, seconded by Councilmember Ficklin, Council unanimously approved Resolution 25-04 appointing Mr. Lyle Covino to the Bicycle and Pedestrian Advisory Committee effective January 14th, 2025, until January 31st, 2028, by a vote of 4-0.

RESOLUTION #25-04:

A RESOLUTION REGARDING AN APPOINTMENT TO THE VILLAGE OF

PINEHURST BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE.

WHEREAS, the Village of Pinehurst has established a Bicycle and Pedestrian Advisory Committee by Resolution 15-28; and

WHEREAS, there is a need to fill a vacancy on the Bicycle and Pedestrian Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 14th day of January 2025 that the following appointment is hereby made to the Bicycle and Pedestrian Advisory Committee for the term indicated:

Mr. Lyle Covino is appointed as a member of the Bicycle and Pedestrian Advisory Committee, effective January 14, 2025, said term to expire January 31, 2028.

THIS RESOLUTION passed and adopted this 14th day of January 2025.

E. Resolution 25-05 Adopting the Amended Investment Policy

Ms. Dana Van Nostrand, Financial Services Director, reviewed a memo detailing the proposed amendments to the Village's Investment Policy.

Ms. Van Nostrand verified Mayor Pro Tem Taylor's recommended revision to the first sentence of page 8 (remove "and strategy") will be included in the final version of the Investment Policy.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved Resolution 25-05 adopting the amended Investment Policy effective January 14th, 2025, with the noted change by a vote of 4-0.

RESOLUTION #25-05:

A RESOLUTION AMENDING A FINANCIAL POLICY OF THE VILLAGE OF PINEHURST (INVESTMENT POLICY).

THAT WHEREAS, Chapter 160A, Article 7 of the General Statutes of North Carolina outlines the powers and duties of the Village Manager and the Village Council; and

WHEREAS, the Village Council has deemed it necessary and in the best interests of its employees and citizens to formulate and revise administrative policies; and

WHEREAS, the Village Council by Resolution #10-03 established that "All financial policies of the Village shall be approved by the Village Council"; and

WHEREAS, as the operational needs of the Village change, the Village Council has, from time to time, adopted and amended previously adopted financial policies for the Village of Pinehurst.

NOW, THEREFORE, BE IT RESOLVED, by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 14th day of January 2025, as follows:

SECTION 1. The amended Investment Policy recommended by the Village’s Financial Services Director, which has been reviewed by the Village Manager, is hereby amended and approved by the Village Council and replaces the previous version of the Investment Policy in its entirety.

SECTION 2. The Financial Services Director is instructed to inform all employees of the updated policy in a timely manner.

SECTION 3. This resolution shall be and the same is hereby effective from and after the date of its adoption.

THIS RESOLUTION passed and adopted this 14th day of January 2025.

7. Other Business

Councilmember Ficklin asked that discussion of adding Extra-Territorial Jurisdiction (ETJ) positions to the Neighborhood Advisory Committee (NAC) be placed on the January 28, 2025, Council meeting agenda. Council and Mr. Willardson agreed to place this item on the next Council meeting agenda.

8. Motion to Adjourn.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Regular Meeting by a vote of 4-0 at 05:04 p.m.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

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

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January 14, 2025, Work Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/21/2025

MEMO DETAILS

ATTACHMENTS

1. 01.14.2025 DRAFT Work Session Minutes



**Village Council
Minutes for the Work Session of January 14, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
04:30 p.m.**

The Pinehurst Village Council held a Work Session Meeting at 05:04 p.m., Tuesday, January 14, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Josh Dockery, IT Specialist

And approximately 6 attendees in addition to 2 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council Work Session to order at 05:16 p.m.

2. General Business.

A. Discussion of Registering West Pinehurst Community Park in the Community Deer Management Assistance Program (CDMAP)

Mr. Willardson reviewed a PowerPoint presentation on the Community Deer Management Assistance Program (CDMAP) highlighting the Program Overview, Purpose of CDMAP, Tag Allocation & Season Dates, Enrollment Requirements, Harvest Validation & Reporting, Landowner Permission & Local Ordinances, Other Concerns, and Next Steps.

Council agreed to pursue registering West Pinehurst Community Park in CDMAP.

B. Demonstration of the New "Hot Topics" Page on the Village Website

Mr. Willardson reviewed the new "Hot Topics" page on the Village of Pinehurst website (<https://www.vopnc.org/our-government/departments/administration/hot-topics>).

Council and Mr. Willardson discussed other potential "Hot Topics" to include on the page.

3. Other Business.

None.

Mr. Willardson discussed possible items to be covered at the January 28, 2025, meetings. Mayor Pizzella stated it would be useful for Council to view the Planning & Zoning Board meetings of November 07, 2024, and December 05, 2024, in preparation for the upcoming Public Hearing on the Conditional Rezoning request for 52 McIntyre Rd.

4. Motion to Adjourn.

Upon a motion by Councilmember Farrell, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Work Session by a vote of 4-0 at 05:39 p.m.

Respectfully submitted,

Shannon Konstantinou
Village Clerk

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DRAFT



Public Hearing No. 1 for an Official Zoning Map Amendment ADDITIONAL AGENDA DETAILS:

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 01/21/2025

MEMO DETAILS

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC and further identified by Parcel ID #00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated General Concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

ATTACHMENTS

1. Staff Report with Attachments
2. Rezoning Application
3. Conditions Update Letter 12-5-24
4. General Concept Plan & Parking Plan
5. Neighborhood Meeting Report
6. Trip Generation
7. RCW Report
8. Needed Fire Flow Calculator



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Pizzella and Village Council
From: Alex Cameron, Planning & Inspections Director
Maria Klein, Senior Planner
CC: Doug Willardson, Village Manager
Date: January 23, 2025
Subject: Staff Report for Conditional District Rezoning request for (+/- 0.70 acres)
Parcel ID# 00018470 currently addressed as 52 McIntyre Rd.

Applicant:	Rhetson Companies Inc.
Owner:	Bloom Precision Aesthetics, PLLC
Current Zoning	Neighborhood Commercial (NC)
Proposed Zoning:	VP-FBD-F CZ (Village Place Form Based Block F Conditional District) The Village Place Form Based District is based on the Village Place Small Area Plan and Form Based Guidance Plan adopted by the Village. Village Place is an area well-suited to accommodate growth, and support quality of life needs of residents, businesses, and visitors. Development within Village Place will integrate the built environment, improve the public realm, create a mixed-use walkable destination area, incorporate urban design standards, create a connecting spine of streets, sidewalks, and paths, and integrate a live, work and play area while minimizing traffic impacts.
Current Land Use:	Vacant
Proposed Land Use:	Dwelling – Mixed Use, Offices, Retail/Commercial

Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 0.7 acres of land currently zoned NC (Neighborhood Commercial) to VP-FBD-F CZ (Village Place Form Based District – Conditional District). Rhetsen Companies Inc. is seeking to develop two 2-story mixed use buildings, consisting of commercial/office uses on the 1st floor and residential use on the 2nd floor, with on-site and shared parking.

The Village Place Form Based District (VP-FBD) was created following an extensive and detailed discussion and adoption of the Village Place Small Area Plan (VP-SAP). Along with a small area plan, a Form Based Guidance Plan (VP-FBGP) was also adopted. Following the adoption of both plans, amendments to the zoning map and Pinehurst Development Ordinance (PDO) were also adopted to better facilitate growth and development in the Village Place Area. These amendments created new sub districts or blocks, as well as establishing the allowed or permitted uses and the process for review and approval of development projects.

Per section 8.5.1 of the PDO, new development in the Village Place Form Based District requires conditional zoning approval following the process and procedures in Section 6.2 of the PDO. Although the subject property is not currently located in the Village Place Form Based District, the applicant is seeking a conditional district approval as it is recognized such a request would benefit from having special conditions as part of the development. 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 for a recommendation 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.

The subject property is also located within the Local Historic Preservation Overlay District. If the conditional zoning is approved, the proposal will need to be reviewed by the Historic Preservation Commission (HPC) for issuance of a Certificate of Appropriateness (COA). In considering an application for a COA, the HPC will consider any applicable standards of review within the Historic District Standards.

Included with this conditional district rezoning request is the application for rezoning, General Concept Plan, proposed architectural character elevations, Existing and Proposed Conditions map, Conditions Requested Table, Parking Plan, Red Cockaded Woodpecker review, trip generation information, ISO calculations, and the neighborhood meeting report.

Analysis:**Background/Location**

The subject property is located within the Village's corporate limits and defined as being Moore County Parcel ID# 00018470. The main building will be located along McIntyre Road, at the corner of Kelly Road. The second building will be located on the parcel to the south of the main building across the proposed parking lot. The overall area for the proposed rezoning is 0.7 acres, and the development area will encompass approximately .49 acres. Currently, the site is vacant and almost entirely wooded. The site is

surrounded by some commercial development zoned VP-FBD-G, VP-FBD-F, and NC, as well as residential land zoned R-10.

The proposal includes a 2-story building with frontage along McIntyre Road to allow a mix of residential units on the second floor with office and retail uses on the first floor, and a second 2-story building located to the south with residential units on the second floor and medical office and professional uses on the first floor. The proposal also includes 26 on-site parking spaces between the two buildings.

The request includes 8% open space which meets the minimum requirement in the Village Place Form Based District of 8% in Table 9.2b of the PDO. The provided open space is consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan.

Regulating Plan

The VP-FBGP includes a Regulating Plan which recommends various building types, building heights, and street alignment. The Regulating Plan is also included in Section 8.2.16.A of the PDO. The applicant is requesting to be rezoned from Neighborhood Commercial (NC) to Conditional Zoning Block F of the Village Place Form Based District (VP-FBD-F-CZ). Block F of the Regulating Plan recommends Dwelling - Mixed Use building types from 1-2 stories and 35 feet max in height. The proposal includes two 2-story mixed use buildings that are 35 feet in height. This proposal is consistent with the Village Place Regulating Plan.

Access and Connectivity

Access to the buildings will be provided from Kelly Road into the parking lot. Pedestrian connectivity will be provided through the addition of sidewalks along McIntyre Road and Kelly Road that connect amenities to other businesses along McIntyre Road.

Parking

The proposal includes a total of 26 on-site parking spaces, and the request to be credited for 19 existing public parking spaces along McIntyre Road. According to 9.4a Table of Required Parking of the PDO, the minimum required parking for Retail and Office uses is 1 per 300 square feet of gross floor area. The minimum required for Medical Clinic use is 1 per 200 square feet of gross floor area. For Dwelling – Mixed Use, 1 per bedroom (or provided as shared parking), is the minimum parking requirement. The applicant is seeking conditions on the required parking criteria, by requesting to pave and enter into a shared parking agreement with the Village for the use of 19 existing spaces along McIntyre Road that abut this parcel. The total required parking needed for the uses in the two buildings is 48 spaces, but the PDO does allow for some shared parking for the residential portion of the parking requirements. The applicant has provided parking plans as a justification of how the requested parking will be utilized based on the uses, day of the week, and times of day.

Buffers/Setbacks

Setbacks and buffer area requirements are shown on the General Concept Plan. Planted buffers are required along portions of the boundary of the project as depicted on the submitted material. The VP-FBD-F District Setbacks for the Mixed Use/Commercial are:

VP-FBD-F Setbacks (Mid-Block & Rear Loaded Corner):

Front Build to Line = 10'

Minimum Lot Width = 24' (MID); 35' (CORNER)

Minimum Lot Depth= 60'

Interior Side Setback = 0'-5'

Side Build-to Line = 0' (MID); 10' (CORNER)

Rear Yard Setback = 15' MIN; 20' (if parking is on lot in rear)

Max Building Height = 2 stories: 35'

The applicant is seeking conditions to the setback dimensional criteria. The corner side build-to line has a requirement of 10 feet, with the applicant requesting 25.7 feet. They are requesting a 9.10 feet setback from the 15 feet rear yard setback, and 15.4 feet from the 5 feet interior side setback (see requested conditions).

Landscaping

Per section 9.5.1 of the Pinehurst Development Ordinance, a Class 3 buffer of 15' (one-half the 30' required as it is across a public street) is required along the eastern boundary of the development where it abuts adjacent residential properties. The applicant is proposing to leave existing vegetation along the southern and eastern property lines. Landscape requirements, such as parking lot landscaping, are required and are generally depicted in the General Concept Plan.

Stormwater

Stormwater is proposed to be managed using the stormwater management areas as depicted on the General Concept Plan and stormwater infrastructure depicted in the Proposed Utility Layout. It is proposed that the stormwater runoff will be controlled on-site by utilizing an underground detention system located at the northwest corner of the proposed parking lot. 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).

Environmental

The topography on the site is relatively flat and starts at approximately 507' and slopes to the northwest corner of the property to approximately 504'. There are no wetlands on the property. The property is a wooded mixture of oaks, sweet gum and black cherry trees. A Red Cockaded Woodpecker (RCW) 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.

The project is located within the WS-IIIP BW Nicks Creek-Cape Fear River watershed protection area which limits non-residential development to 24% built-upon area unless a Special Intensity Allocation (SIA) is granted. Therefore, a SIA will be required due to the proposed density and impervious surface. Per Section 6.2.4 (C), with a conditional district approval, a SIA will also be granted. There is approximately 290 acres of land left to allocate in the WS-IIIP BW Nicks Creek-Cape Fear River district.

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. An informal neighborhood meeting was held at the Village of Pinehurst Village Hall on Wednesday, May 31, 2024. The applicant notified all adjoining parcel owners within the direct vicinity of the proposed property by letter at least 10 days before the meeting. According to the submitted sign in sheet, a total of six 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.

Applicant's Requested Conditions

Conditions Table			
	Type	Requirement	Requested Condition
1	Permitted Uses Table 8.5.1.b	<u>Lower McIntyre:</u> Dwelling-Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Office Office Personal Services Professional Services Small Equipment Repair/Rental Amusements, Indoor Bar/Tavern/Nigh Club Garden Center General Retail Outside Sales Restaurant (drive-thru) Theater, Indoor Civic/cultural Facilities Recreation Facilities, Indoor Park Child/Adult Day Care Center Sutdio – Art, Dance, Martial Arts, Music Vehicle rental/Leasing/Sales Vehicle Service-Maint. Repair/Body Work Artisan Workshops Gardens Parking Structure Small/Micro Wireless Facilities Utilities ATM Concealed Wireless Teleco. Facility Fuel/Propane Tanks Accessory Buildings	<u>Limit to:</u> *N. Building & S. Building: Dwelling Mixed Use Banks, Credit Unions, Financial Services Business Support Services Office Personal Services Professional Services General Retail Restaurant Studio – Art, Dance, Martial Arts, Photography ATM *S. Building – addition of 1,200 sf of Medical Office Use allowed.

		Accessory Structure Temp. Facilities during replacement Temporary Uses other	
2	Required Parking Table 9.4a	Dwelling – Mixed Use = 1 per bedroom (or provide as shared parking) N. Building – 12 bdrms = 12 spaces S. Building – 4 bdrms – 4 spaces Total = 16 spaces Medical Clinic = 1/200 sf Professional – 1/300 sf S. Building – Medical Clinic 1,200 sf = 6 spaces Prof. Services 1,600 sf = 6 spaces Total = 12 spaces General Retail = 1/300 sf Professional Services = 1/300 sf N. Building – 6,000 sf = 20 spaces Total = 20 spaces Total Required Parking = 48 spaces	Provided: Onsite = 26 (24 regular + 2 ADA) Onsite parking will be used by the N. and S. Buildings, shared between the dwellings, Medical Clinic, Professional Services, and General Retail uses. On street – McIntyre Rd. = 19 McIntyre Rd. parking will be used primarily by the N. Building Professional Services and General Retail uses. See Applicant's Parking Plan attachment
4	Dimensional Requirements Table 9.2b	Side Corner Lot 10' build-to line	Varies 15' to 25'7" (due to landscape buffer along Kelly Rd)
5	Dimensional Requirements Table 9.2b	Rear Setback 15' minimum	9'10"
6	Dimensional Requirements Table 9.2b	Interior Side Setback 0' – 5' (1) (1) – 5' if separation is desired	15'4"

TRC Review

The Technical Review Committee (TRC) has reviewed the application, General Concept Plan and other associated material provided by the applicant. The TRC issued comments to the applicant over the course of

several reviews to work with the applicant to ensure the proposal meets various codes and recommendations. The applicant has continued to provide additional and revised material to address the comments of the TRC. After the subsequent reviews, the TRC was comfortable with the General Concept Plan moving forward for review and consideration of the Planning and Zoning Board and Council.

Planning & Zoning Board Public Hearing

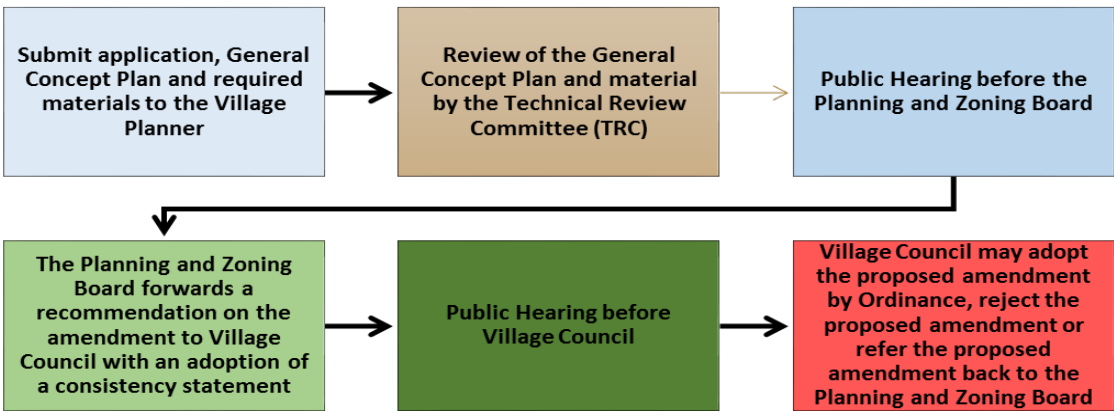
The Planning and Zoning Board held a public hearing during their regular meeting on November 7, 2024, to consider the zoning map amendment. During the hearing, several concerns over the impacts to the adjacent residential area along Kelly Road and the requested parking conditions were expressed by the public and Board members. The Board decided to continue the hearing to the next regularly scheduled meeting and asked the applicant to address these concerns. The Planning and Zoning Board reconvened the public hearing on December 5, 2024, and ultimately voted 4-1 to recommend denial to Village Council stating the amendment is not consistent with the 2019 Comprehensive Plan as the parking is not consistent with the Village Place Small Area Plan and the Form Based Guidance Plan.

Village Council Action and Conditional District Rezoning Process:

After holding a public hearing on the proposed zoning map amendment, Village Council may make a motion to approve or deny the proposed map amendment and must adopt a consistency statement describing how the proposed amendment is or is not consistent with the Comprehensive Plan and other adopted plans.

Village Council can ask to consider additional or amended conditions that are not included in 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, Village Council can continue the public hearing to a specific date, place, and time or refer the proposed amendment back to the Planning and Zoning Board. Action on the proposal may also be deferred to a subsequent meeting of the Village Council after the hearing is held.



Plan Consistency Statement:

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #2, Balancing Conservation & Growth (page 50), “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.”

The proposed project is located within Focus Area 4: Village Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as “a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential.”

On page 91, Implementation Strategy 2.8 indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village Council in May of 2023. Although the subject parcel was not included in the final Small Area Plan for Focus Area 4 adopted by Council, it is just outside the boundary of the Village Place Small Area Plan.

In addition to a small area plan, the Village Council also adopted a Form Based Guidance Plan (FBGP) in May of 2023. Page 9 of the FBGP includes a Regulating Plan which identifies the project area. While the subject property is not in the FBGP area, it is adjacent to Block F and across the street from Block G. The Regulating Plan indicates the proposed building types and building heights by block. Block F, which is the block the applicant is requesting, calls for buildings of 1-2 stories up to 35’ in height, that contain mixed-use, retail and office uses. This proposal is consistent with the Regulating Plan.

The FBGP also includes recommendations for lot design based on mixed-use/commercial building types. The recommended lot design for Mixed-use rear loaded corner lots consists of buildings with frontage along two roads with on-site parking in the rear of the building. Accessory buildings should be located behind the principal structure. The proposal is largely consistent with the requirements with some requested conditions for setbacks and side build-to line for the North building. The South building does not meet the requirements for front build-to lines, setbacks, or road frontage.

The proposed parking network includes a mix of on-site parking and on-street shared parking. The design is similar to the recommendations for street design in the VP-FBGP.

Section 5.0 of the FBGP includes architectural design recommendations for mixed-use/commercial building types. The applicant has provided proposed elevations for the two buildings. The proposed design includes a color or material list for review with the recommendations. Overall, the design, including the materials, glazing, and colors are consistent with the recommendations.

Staff believes this proposal is consistent with the 2019 Comprehensive Plan, as well as, the Village Place Small Area Plan and FBGP. Achieving goals in accordance with the Comprehensive Plan, and other adopted plans, of the Village is considered reasonable and in the best interest of the public.

Staff Recommendation:

As previously stated, the proposal is largely consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan. In addition, the proposed uses and density is compliant with the newly adopted regulations in the PDO for the new VPFB zoning district. There are, however, deviations the applicant is seeking through development conditions. The applicant is seeking some deviations from the required setbacks/build-to line, and the shared parking request. The applicant is seeking a condition to restrict the allowed uses for the property as indicated on the conditions table. Planning Staff believes there should be more discussion and public input on the proposed shared parking request and the potential impact with the adjacent residential areas along Kelly Road. The VP SAP and FBGP recommended new on-street parking to serve the mix commercial building types but also recommended a dedicated and somewhat centralized public parking option. No shared parking agreement has been drafted, and it hasn't been fully determined how many spaces are available with the existing public spaces along McIntyre Road during the week and at what times of day. The intent of the off-street parking requirement in the PDO is "to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the jurisdiction of the Village."

Additionally, to establish a better visual and expectation to maintain quality design for the proposed buildings, staff recommends the applicant, and the Village Council consider the following added conditions:

- A color and material board be provided and agreed upon for the buildings.

Staff Recommended Conditions			
	Type	Requirement	Requested Condition
7	Consistency with VP FBGP	Recommendations on types of materials to be used for the buildings	Material and color sample board

Attachments:

- Hearing Notification Packet



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Village Council will be holding a Public Hearing on:

Tuesday, January 28, 2025

4:30 PM

Village Assembly Hall

395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC and further identified by Parcel ID # 00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated General Concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM **OR** will be available online the week of the meeting at:

<https://pinehurstnc.portal.civicclerk.com/>. For more information, please call (910) 295- 2581.

Public Hearing Notification



0 245 490 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.

The maps have been created from information provided by various government and private sources at various levels of accuracy.

The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.

Any reliance on this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Generated on: North Carolina State Plane Coordinate System NAD83 (96)

1/6/2025

January 28, 2025
52 McIntyre Rd.
Conditional Rezoning Request



NELSON, MICHAEL
125 KELLY RD
PINEHURST,NC,28374

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890

CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370

BLOOM PRECISION AESTHETICS, PLLC
90 CHEROKEE RD
PINEHURST,NC,28374

LIFESTYLE PROPERTY PARTNERS LLC
510 NW BROAD STREET
SOUTHERN PINES,NC,28387

SANDHILLS MCINTYRE, LLC
PO BOX 901
SOUTHERN PINES,NC,28388

DAWKINS, PRENTICE KELLY
40 WOODS ROAD
PINEHURST,NC,28374

MEAD, DONALD
100 KELLY ROAD
PINEHURST,NC,28374

OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374

PLN-2024-00108 - VOP - Mixed Use

Menu

Help

File Date: 06/19/2024

Application Status: In Review

Application Type: Rezoning

Application Detail: Detail

Description of Work: Two (2) mixed-use buildings consisting of Retail, Professional Services, Medical, and Residential spaces

Application Name: VOP - Mixed Use

Address: 52 McIntyre Rd, Pinehurst, NC 28374

Owner Name: Bloom Precision Aesthetics, PLLC

Owner Address: 90 Cherokee Rd, Suite A-B, Pinehurst

Parcel No: 00018470

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Rhetson Companies Inc.	Rhetson Compani...	Applicant	Business, 2075 Juniper...	Active
	Rhetson Companies Inc.	Rhetson Compani...	Developer	Business, 2075 Juniper...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: \$0.00

Total Fee Assessed: \$1,300.00

Total Fee Invoiced: \$1,300.00

Balance: \$0.00

Custom Fields:

GENERAL INFORMATION

Project Description

Two (2) Mixed-Use buildings consisting of Retail, Professional Services, Medical, and Residential spaces

Reason for Rezoning Request

To be brought in to the VPFBD

Number of Acres to be Rezoned

0.712

Conditions of Rezoning - Requested (If Any)

TBD post TRC

Other Information

*Proposed use is a combination of retail and of fice that makes up the largest square footage o f the development.

Current Zoning District

NC - Neighborhood Commercial

Legal Basis for Application

Property Owner in Village Planning Jurisdiction

Existing Use

Vacant

Rezoning Results in an Increase of Density or Intensity of Uses?

Yes

Proposed Zoning District

Conditional Use District

Number of Parcels to be Rezoned

1

Proposed Use

Multi-Family Development

Date of Adjacent Property Owner Meeting (If Increa

05/31/2024

LOCATION INFORMATION

Overlay District

Historic Preservation Overlay District

Sewer Provider

Moore County

Roads

Public

Water Provider

Moore County

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	07/18/2024	Maria Carpenter
	Review for Completeness	Alex Cameron	Application ...	08/23/2024	Maria Carpenter
	Engineering Review	Mike Apke	Revisions Re...	09/12/2024	Maria Carpenter
	Traffic Review	Mike Apke			
	Administration Review				
	Historic Review				
	Building Review	Scott Thomas	Revisions Re...	09/12/2024	Maria Carpenter
	Fire Review		Revisions Re...	08/23/2024	Maria Carpenter
	Utilities Review	Alex Cameron	Revisions Re...	08/23/2024	Maria Carpenter
	Planning Review	Alex Cameron	Revisions Re...	08/23/2024	Maria Carpenter
	Public Services Review	Mike Apke	Revisions Re...	09/12/2024	Maria Carpenter
	TRC Review Consolidation	Alex Cameron	Revisions Re...	09/12/2024	Maria Carpenter
	TRC Review Distribution	Alex Cameron	Distributed ...	09/04/2024	Maria Carpenter
	PandZ Public Hearing N...	Alex Cameron			
	Property Owner Notific...	Alex Cameron			
	Staff Report - PandZ	Alex Cameron	In Progress		
	P and Z Hearing	Alex Cameron			
	Staff Report - Council	Alex Cameron	In Progress		
	Council Hearing	Alex Cameron			
	Council Notification	Alex Cameron			
	County Notification	Alex Cameron			
	Case Complete	Alex Cameron			

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Docun
	McIntyre Rd Developmen...	PLN	Site Plan	Concept Site Plan	application/pdf	Uploac
	RCW Study - VOP Mixed ...	PLN	Other	Red Cockaded Woodpe...	application/pdf	Uploac
	1685 topotree.dwg	PLN	Other	Topo and Specimen T...	application/x-autocad	Uploac
	Trip Generation based ...	PLN	Other	Trip Generation bas...	application/msword	Uploac
	VOP Mixed Use Topo-Tre...	PLN	Plan	Topo/Tree survey	application/pdf	Uploac
	site plan/elevations	PLN		Updated site plan a...	application/pdf	Uploac
	updated RCW	PLN			application/pdf	Uploac
	Trip_gen	PLN			application/pdf	Uploac
	1st Review Responses	PLN			application/pdf	Uploac
	updated plans	PLN			application/pdf	Uploac
	Signed ISO calcs	PLN			application/pdf	Uploac
	2nd comment responses	PLN			application/pdf	Uploac
	conditions table	PLN			application/pdf	Uploac
	RCW	PLN			application/pdf	Uploac
	tree survey	PLN			application/pdf	Uploac
	plans	PLN			application/pdf	Uploac
	Trip_gen	PLN			application/pdf	Uploac
	ISO calcs	PLN			application/pdf	Uploac
	Show all					

Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:



December 5, 2024

VOP Planning & Inspections
395 Magnolia Rd.
Pinehurst, NC 28374
ATTN: Alex Cameron & Maria Klein

FROM: Matt Williams (Rhetson Companies, Inc.)

RE: 52 McIntyre Rd. Conditions Updates

Maria/Alex—

The applicant (“Rhetson”) is requesting that the Planning Board approve conditioning a total number of 45 parks, down from 48, as required per table 9.4a of the PDO. Due to the change to building use allocations and corresponding overall square footage reductions, we feel that this is reasonable and justified. Aforementioned changes can be referenced in the new parking table exhibit, as well as on the updated concept plan, both attached hereto.

The largest takeaway from the past meeting was the aversion to parks along Kelly Rd, regardless of changes to the parking orientation. As evidenced in the new concept plans, those have been removed.

The applicant will also meet the 35-foot maximum height requirement, so that condition can be removed.

Respectfully,

Matt Williams
Project Manager
Rhetson Companies, Inc.
910.944.0881

McIntyre Road Development

REQUIRED PARKING

	USE TYPE	AREA	MIN. REQ'D PARKING	TOTAL REQUIRED
NORTH BUILDING	RETAIL / PROF. SERVICES	6,000 SF*	1/300 SF	20
	DWELLING-MIXED USE	12 BEDS	1/BEDROOM	12
SOUTH BUILDING	MEDICAL CLINIC	1,200 SF*	1/200 SF	6
	PROF. SERVICES	1,600 SF*	1/300 SF	6
	DWELLING-MIXED USE	4 BEDS	1/BEDROOM	4
TOTAL REQUIRED PARKING				48

*STAIRWELLS EXCLUSIVELY SERVING THE 2ND FLOOR DEDUCTED FROM 1ST FLOOR AREAS.

REQUIRED SHARED PARKING: AFTER HOURS AND WEEKENDS

USE TYPE	UNITS	MIN. REQ'D	TOTAL
APT. N. BUILDING	12 BEDROOMS	1/BEDROOM	12
APT. S. BUILDING	4 BEDROOMS	1/BEDROOM	4
RETAIL/PROF. SERVICES, N. BUILDING	3,000 SF*	1/300 SF	10
MEDICAL CLINIC, S. BUILDING	120 SF **	1/200 SF	1
PROF. SERVICES, S. BUILDING	160 SF **	1/300 SF	1
TOTAL			28

SHARED USE PARKING:

*PARKING USED IN CONNECTION WITH THE N. BUILDING (PROF. SERVICES & RETAIL) WILL BE USED MON.-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 50% VACANT ON WEEKENDS AND AFTER HOURS.

**PARKING USED IN CONNECTION WITH THE S. BUILDING (PROF. SERVICES AND MEDICAL CLINIC) WILL BE USED MON.-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 90% VACANT ON WEEKENDS AND AFTER HOURS.

STAIRWELLS EXCLUSIVELY SERVING THE 2ND FLOOR DEDUCTED FROM 1ST FLOOR AREAS.

REQUIRED SHARED PARKING: WEEKDAYS-NORMAL BUSINESS HRS

USE TYPE	UNITS	MIN. REQ'D	TOTAL
APT. N. BUILDING	6 BEDROOMS*	1/BEDROOM	6
APT. S. BUILDING	2 BEDROOMS*	1/BEDROOM	2
RETAIL/PROF. SERVICES, N. BUILDING	6,000 SF*	1/300 SF	20
MEDICAL CLINIC, S. BUILDING	1,200 SF*	1/200 SF	6
PROF. SERVICES, S. BUILDING	1,600 SF*	1/300 SF	6
TOTAL			40

SHARED USE PARKING:

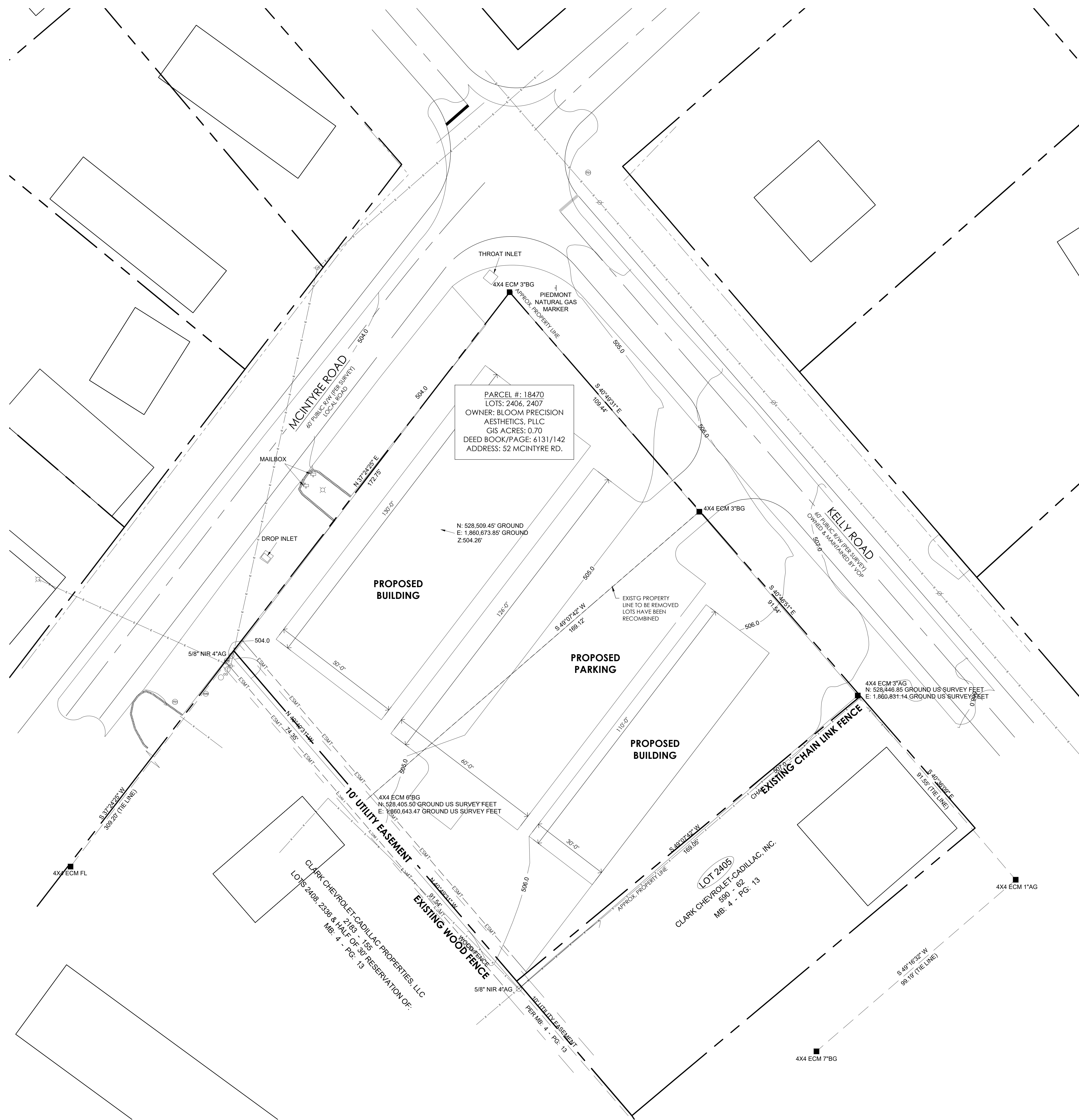
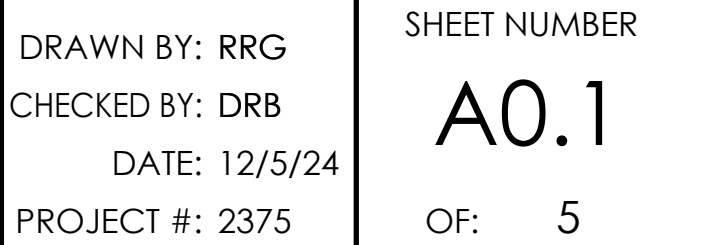
*PARKING USED IN CONNECTION WITH APARTMENTS WILL BE 50% VACANT ON WEEKDAYS DURING NORMAL BUSINESS HOURS.

STAIRWELLS EXCLUSIVELY SERVING THE 2ND FLOOR DEDUCTED FROM 1ST FLOOR AREAS.

PROVIDED PARKING

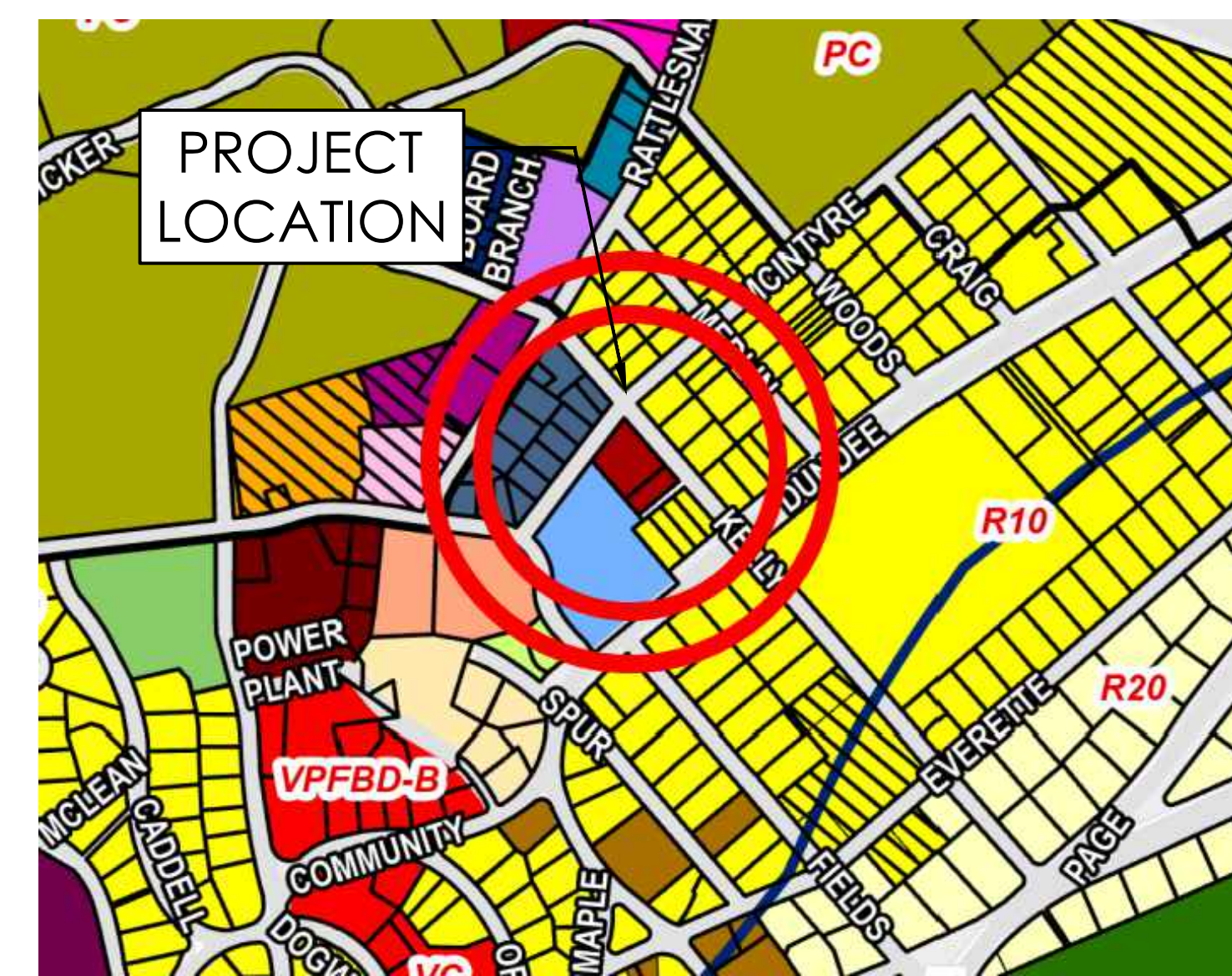
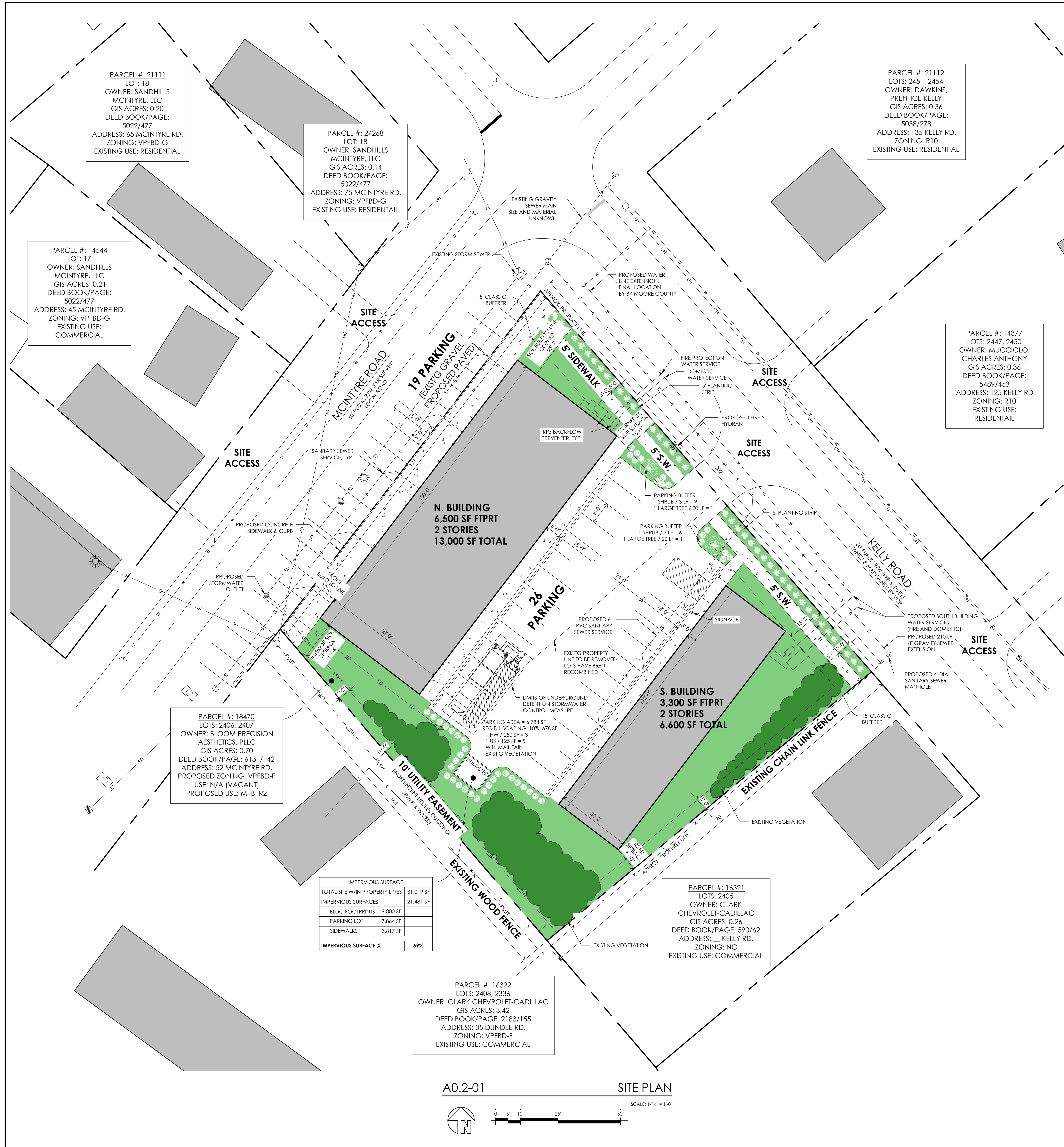
	LOCATION	
ONSITE PARKING	REGULAR	24
	ACCESSIBLE	2
ONSTREET PARKING	McINTYRE RD.	19
TOTAL PROVIDED PARKING		45

MCINTYRE ROAD
DEVELOPMENT
52 McIntyre Road
Pinehurst, NC



A0.1-02 PROPOSED TOPOGRAPHY





VILLAGE PLACE F.B.D. - REZONING:

LOCATION: 52 MCINTYRE ROAD, PINEHURST, NC
EXISTING ZONING: NC - NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING: VP-FB-D
WATERSHED: WS-IIP-BW NICKS CREEK
EXISTING USE: N/A - VACANT
PROPOSED ZONING USES: DWELLING-MIXED USE, MEDICAL OFFICE, OFFICE, RETAIL
TIMELINE: SINGLE PHASE AND APPROXIMATELY 12 MONTH CONSTRUCTION

DIMENSIONAL REQUIREMENTS

FRONT BUILD TO LINE: 10'
LOT WIDTH: MIN = 34' → PROVIDED = 173'
LOT DEPTH: MIN = 60' → PROVIDED = 166'
PERCENT FRONTAGE ON BUILD-TO LINE: 75% = 173' x 75% = 118'
INTERIOR SIDE SETBACK: 5'
SIDE STREET BUILD TO LINE: 15' (NOTE: AT REAR LOADED CORNER)
REAR YARD SETBACK FOR PRINCIPLE STRUCTURE: 15'
BUILDING HEIGHT: 2 STORIES & 35' → PROVIDED = 2 STORIES & 35'
LOT COVERED BY IMPERVIOUS SURFACE: MAX = 70% → PROVIDED 69% (21,481 SF)
OPEN SPACE: MIN = 8% → PROVIDED = 8% (2,382 SF)
TOTAL SITE WITHIN PROPERTY LINES = 31,019 SF
TOTAL BUILDABLE AREA WITHIN SETBACKS = 23,128 SF

DEVELOPMENT INTENSITY

NORTH BUILDING (MCINTYRE ROAD) = COMMERCIAL/RESIDENTIAL
1ST FLOOR = RETAIL/PROFESSIONAL SERVICES
2ND FLOORS = RESIDENTIAL, 6 APARTMENTS
BUILDING FOOTPRINT: 130' x 50' = 6,500 SF

	AREAS		
	NET	STRUCT. ELEMENTS	TOTAL
1ST FLOOR (RETAIL)	6,115 SF	385 SF	6,500 SF
2ND FLOOR (RESIDENTIAL)	6,115 SF	385 SF	6,500 SF
TOTAL	12,230 SF	770 SF	13,000 SF

SOUTH BUILDING = COMMERCIAL
1ST FLOOR = MEDICAL OFFICE/PROFESSIONAL SERVICES
2ND FLOOR = RESIDENTIAL, 4 APARTMENTS
BUILDING FOOTPRINT: 110' x 30' = 3,300 SF

	AREAS		
	NET	STRUCT. ELEMENTS	TOTAL
1ST FLOOR (MEDICAL OFFICE)	1,203 SF	212 SF	1,415 SF
1ST FLOOR (PROF. SERVICES)	1,403 SF	282 SF	1,885 SF
2ND FLOOR (RESIDENTIAL)	2,978 SF	322 SF	3,300 SF
TOTAL	5,784 SF	816 SF	6,600 SF

MAX. IMPERVIOUS SURFACES

- 90% = 27,639 SF (DOESN'T APPLY)
- 70% = 21,497 SF (REQUIRES SPECIAL INTENSITY ALLOCATION)
- 24% = 7,370 SF

PARKING

SEE PARKING PLAN

SIGNAGE

SIGNAGE WILL BE SUBMITTED SEPARATELY AT A FUTURE DATE AND WILL COMPLY WITH PINEHURST ORDINANCE §9.7 SIGN REGULATIONS

PROPOSED PEDESTRIAN IMPROVEMENTS

5' SIDEWALKS ALONG KELLY ROAD

TRIP GENERATION

SEE ITE CALCULATIONS

GENERAL NOTES:

- EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY DIT LAND SURVEYING ON JANUARY 12, 2024.
- UNDERGROUND UTILITIES WHERE NOT DISCERNABLE BY SURFACE APPURTENANCES (MANHOLES, VALVES, CATCH BASINS, ETC.) ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, GIS, AND OTHERS. SIZE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.

the BOGLE FIRM ARCHITECTURE

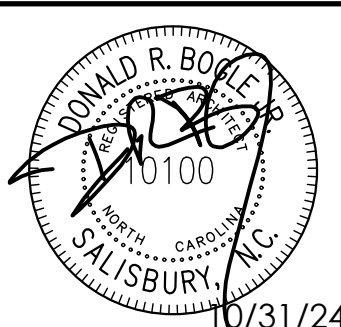
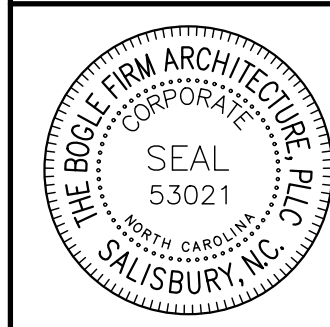
110 N. MAIN ST. SUITE 200
SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

PROPOSED SITE PLAN

MCINTYRE ROAD DEVELOPMENT

52 McIntyre Road
Pinehurst, NC



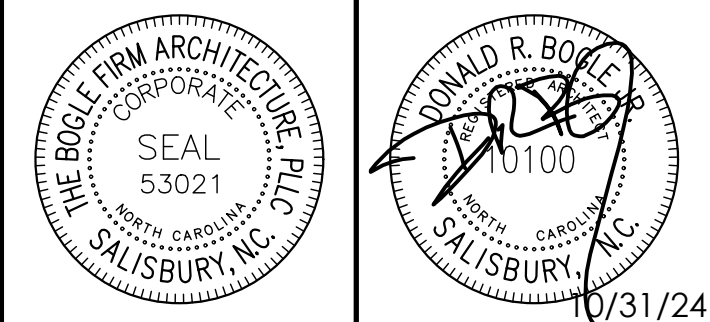
DRAWN BY: RRG
CHECKED BY: DRB
DATE: 12/5/24
PROJECT #: 2375

SHEET NUMBER
A0.2
OF: 5



PROPOSED PARKING
AFTER HOURS
& WEEKENDS

MCINTYRE ROAD DEVELOPMENT
52 McIntyre Road
Pinehurst, NC



DRAWN BY: RRG
CHECKED BY: DRB
DATE: 12/5/24
PROJECT #: 2375

SHEET NUMBER
A0.3
OF: 5

PARKING: AFTER HOURS & WEEKENDS			
USE TYPE	UNITS	MIN. REQ'D PARKING	TOTAL
APT. - NORTH BUILDING	12 BEDS	1/BEDROOM	12
APT. - SOUTH BUILDING	4 BEDS	1/BEDROOM	4
RETAIL/PROF. SERVICES (N. BLDG.) 50% OF 6,000 SF*	3,000 SF	1/300 SF	10
MEDICAL CLINIC (S. BLDG.) 10% OF 1,200 SF*	120 SF	1/200 SF	1
PROF. SERVICES (S. BLDG.) 10% OF 1,600 SF*	160 SF	1/300	1
TOTAL AFTER HOURS & WEEKEND PARKING			28

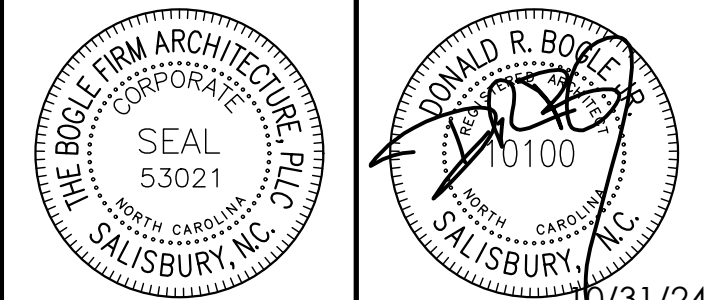
* SHARED USE PARKING: PARKING USED IN CONNECTION WITH THE N. BUILDING (PROF. SERVICES & RETAIL) WILL BE USED MON-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 50% VACANT ON WEEKENDS AND AFTER HOURS.
PARKING USED IN CONNECTION WITH THE S. BUILDING (PROF. SERVICES AND MEDICAL CLINIC) WILL BE USED MON-FRI. DURING NORMAL BUSINESS HOURS AND WILL BE 90% VACANT ON WEEKENDS AND AFTER HOURS.
STAIRWELLS EXCLUSIVELY SERVING THE 2ND FLOOR DEDUCTED FROM 1ST FLOOR AREAS.

A0.3-01 **PROPOSED PARKING**
AFTER HOURS & WEEKENDS
SCALE: 1/16" = 1'-0"



PROPOSED PARKING
WEEKDAYS
NORMAL BUSINESS HOURS

MCINTYRE ROAD DEVELOPMENT
52 McIntyre Road
Pinehurst, NC



DRAWN BY: RRG
CHECKED BY: DRB
DATE: 12/5/24
PROJECT #: 2375

SHEET NUMBER
A0.4
OF: 5

PARKING: WEEKDAYS - NORMAL BUSINESS HOURS			
USE TYPE	UNITS	MIN. REQ'D PARKING	TOTAL
APT. - NORTH BUILDING 50% OF 12 BEDROOMS*	6 BEDS	1/BEDROOM	6
APT. - SOUTH BUILDING 50% OF 4 BEDROOMS*	2 BEDS	1/BEDROOM	2
RETAIL/PROF. SERVICES (N. BLDG.)*	6,000 SF	1/300 SF	20
MEDICAL CLINIC (S. BLDG.)*	1,200 SF	1/200 SF	6
PROF. SERVICES (S. BLDG.)*	1,600 SF	1/300	6
TOTAL AFTER HOURS & WEEKEND PARKING			40

* SHARED USE PARKING; PARKING USED IN CONNECTION WITH APARTMENTS WILL BE 50% VACANT ON WEEKDAYS DURING NORMAL BUSINESS HOURS
STAIRWELLS EXCLUSIVELY SERVING THE 2ND FLOOR DEDUCTED FROM 1ST FLOOR AREAS.

A0.4-01 **PROPOSED PARKING**
WEEKDAYS - BUSINESS HOURS

SCALE: 1/16" = 1'-0"

0' 5' 10' 25' 50'



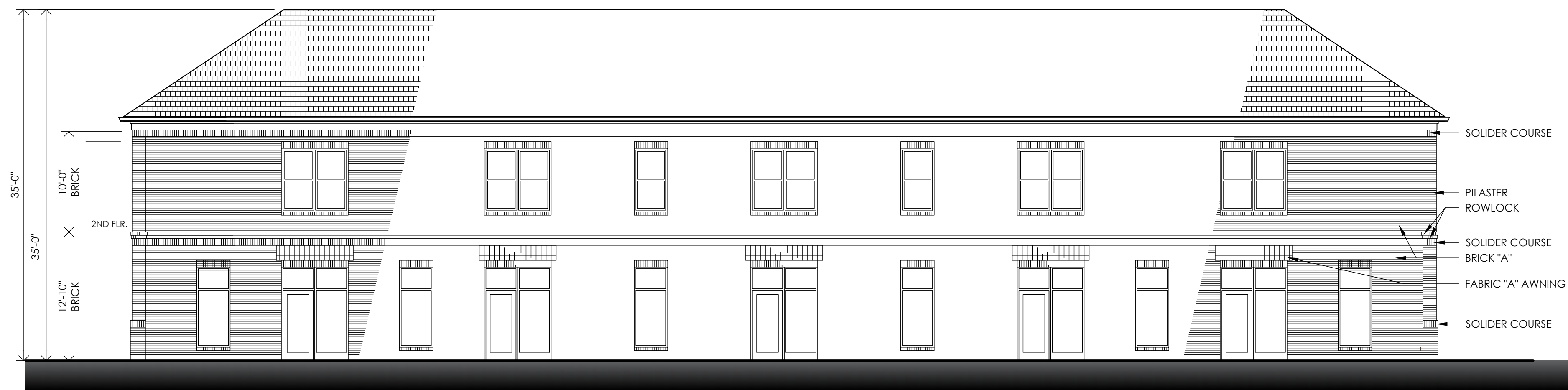
A1.1-01 NORTH BUILDING: N. ELEVATION

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



A1.1-02 NORTH BUILDING: E. ELEVATION

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



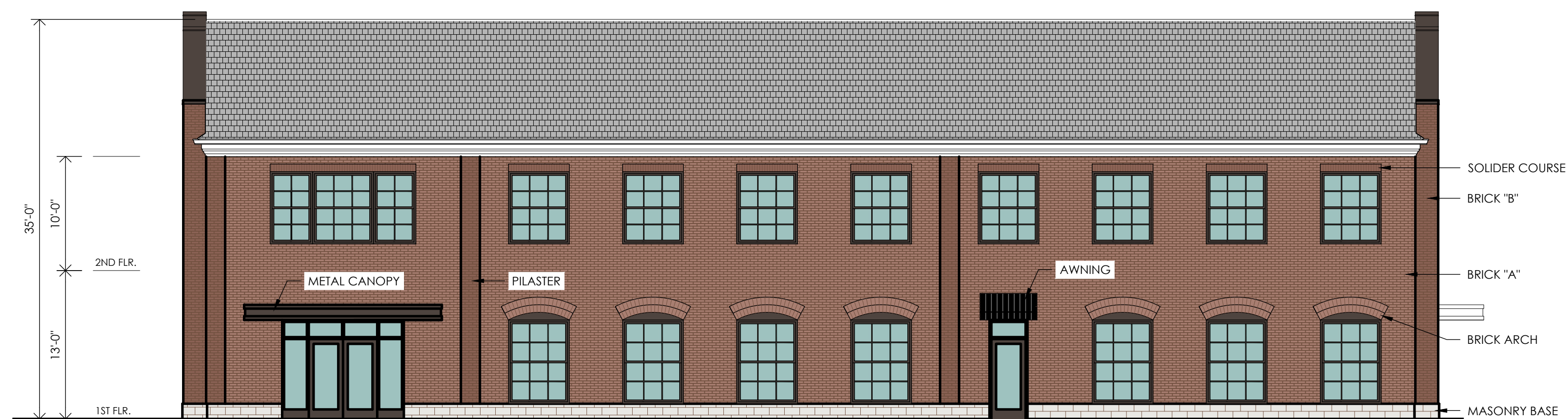
A1.1-03 NORTH BUILDING: S. ELEVATION

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



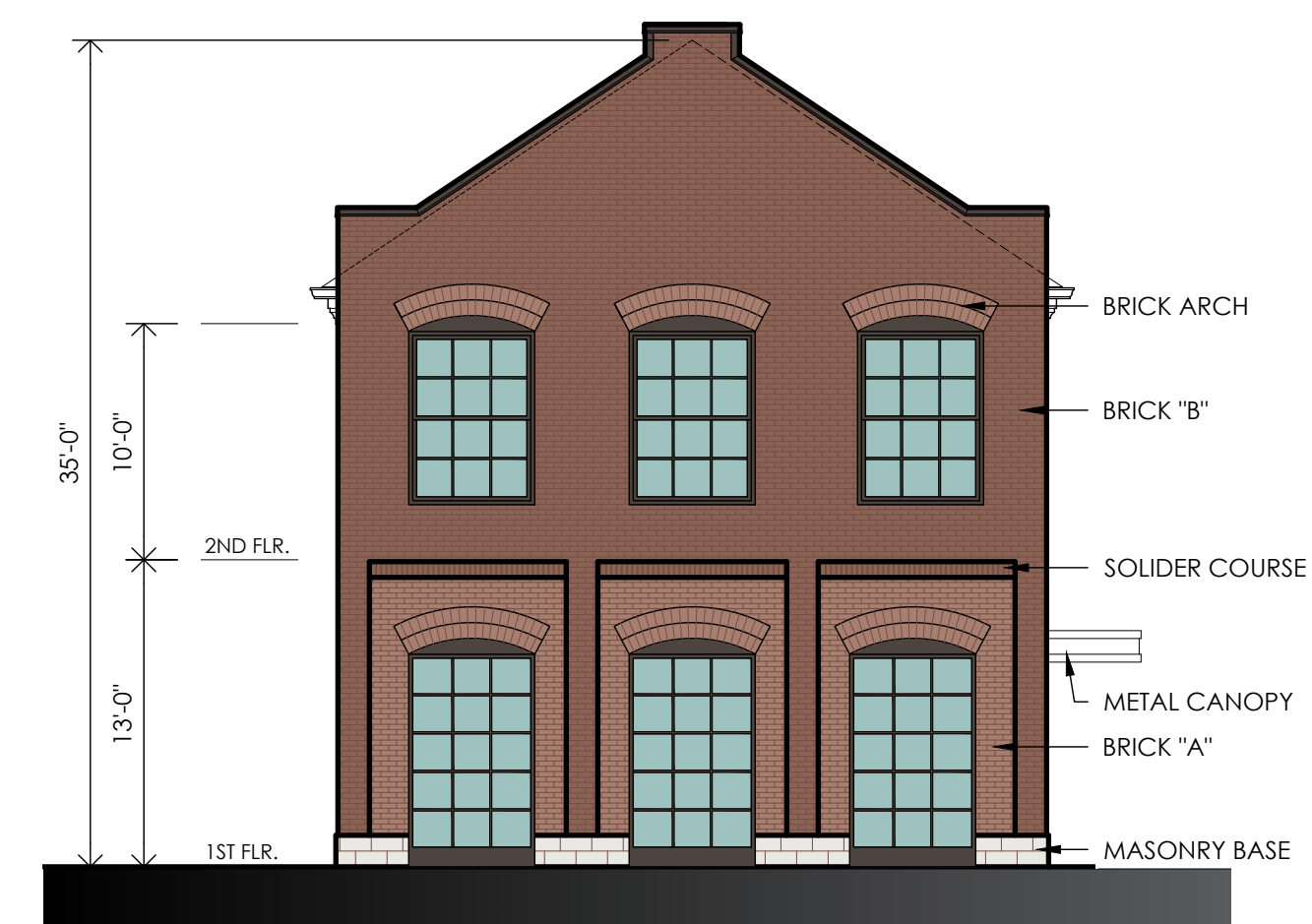
A1.1-04 NORTH BUILDING: W. ELEVATION

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



A1.1-05 SOUTH BUILDING: N. ELEVATION

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



A1.1-06 SOUTH BUILDING: E. ELEVATION

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



A1.1-07 SOUTH BUILDING: S. ELEVATION

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



A1.1-08 SOUTH BUILDING: W. ELEVATION

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

GLAZING: NORTH BUILDING							
TYPE	ELEVATION	LOWER GLAZING	LOWER GLAZING	UPPER GLAZING	UPPER ELEVATION	GLAZING PERCENTAGE	
FRONTAGE	NORTH	767 sf	1,213 sf	63%	321 sf	1,251 sf	26%
FRONTAGE	EAST	307 sf	467 sf	66%	128 sf	481 sf	27%
INTERIOR	SOUTH	470 sf	1,213 sf	39%	253 sf	1,251 sf	20%
INTERIOR	WEST	133 sf	467 sf	28%	106 sf	481 sf	22%

GLAZING: SOUTH BUILDING							
TYPE	ELEVATION	LOWER GLAZING	LOWER ELEVATION	GLAZING PERCENTAGE	UPPER GLAZING	UPPER ELEVATION	GLAZING PERCENTAGE
INTERIOR	NORTH	395 sf	880 sf	45%	351 sf	880 sf	40%
FRONTAGE	EAST	144 sf	240 sf	60%	117 sf	240 sf	49%
INTERIOR	SOUTH	347 sf	880 sf	39%	253 sf	880 sf	29%
INTERIOR	WEST	143 sf	240 sf	60%	117 sf	240 sf	49%

COLORS

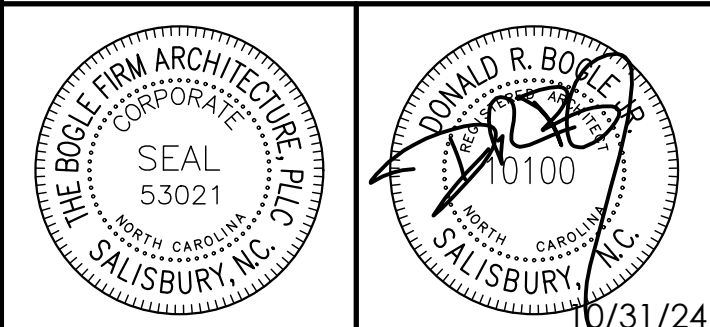
NOTE: PRODUCTS LISTED BELOW ARE REPRESENTATIVE PLACEHOLDERS. FINAL MANUFACTURERS AND COLORS TO BE SELECTED PRIOR TO CONSTRUCTION.

- BRICK "A" Taylor Brick 375-Chocolate
- BRICK "B" Taylor Brick 320-Gray
- METAL (RAILING, BALCONY) ALUMINUM (WINDOWS, PARAPET CAP) CANOPY, AWNINGS HC-190 Black

PROPOSED ELEVATIONS N. BUILDING

MCINTYRE ROAD DEVELOPMENT

52 McIntyre Road
Pinehurst, NC



DRAWN BY: RRG
CHECKED BY: DRB
DATE: 12/5/24
PROJECT #: 2375

SHEET NUMBER
A1.1
OF: 5

DATE: 5/31/24

PROJECT: Mixed Use – 52 McIntyre Rd.

LOCATION: Village Hall

395 Magnolia Road

Pinehurst, NC 28374 SUBMITTED BY: Rhetson Companies, Inc.

ATTENDEES: Richard Vincent (Rhetson Companies, Inc.), Catherine Moore (Rhetson Companies, Inc.),
Dennie McLaughlin (Rhetson Companies, Inc.)

An informal Neighborhood Meeting was held on May 31st, from 4:00 p.m. to 5:00 p.m. in the Village of Pinehurst Village Hall. The Village of Pinehurst requires this meeting for Conditional District rezoning applications. This meeting allowed adjoining property owners to review the proposed plans for the project and discuss the plans with the development team. Neighborhood meetings provide the applicant with an important dialogue with adjacent owners to understand the issues and concerns of the residents living near the proposed project. A site plan, sample exterior elevations, and overall aerial property map were available for review.

All adjoining parcel owners within the direct vicinity of the proposed property were notified by letter (see attached copy of the letter) at least ten (10) days before the meeting date.

Several residents from the adjoining properties along Kelly Road, took the opportunity to review the plans and discuss the project with the Rhetson team members.
(See attached sign-in sheet)

Questions relating to many aspects of the development were raised and responded to by the development team based on the current direction of the plan. Overall, there was good participation and dialogue during the meeting amongst the few attendees.

The following is a list of questions posed to the development team and dialogue related to those questions:

Location of entrance: The development team provided plans and information describing entrance location and justification for locating the entrance along Kelly Road instead of McIntyre. Proposed improvements to new parking along Kelly Road, new sidewalks, and a new entrance were discussed.

Parking: It was explained that the majority of vehicles would park internal to the project, as well as utilizing the existing parking along McIntyre and the proposed new parking along Kelly. The on-street

parking along McIntyre and Kelly would likely be for overflow, with the new parking along Kelly Road likely to be parking spaces utilized the least.

What will the buildings look like: The development team explained that the architectural character is still being discussed at this point but would work to meet the standards included in the Village Mixed Use Design Standards. The architectural character will complement those currently existing within the Historic district and would blend in with the surroundings. The role of the Historic Preservation Commission in building design and approvals was also discussed.

What kind of businesses would be located within the project: It was explained that the intention was for there to be a mixed-use element to the project. Our goal being to **blend multiple uses**, such as residential, office, medical and commercial into one space where we try and achieve some functional integration. It was explained that residential units would be located on the 2nd and 3rd stories. It was also explained that the ground floor of the larger building facing McIntyre would likely attract retail businesses that were already in the area looking for more space to expand.

Building features and scale: It was explained that the intent is to have two buildings, one larger three-story building, and a smaller two story building. It was communicated that the intent was to position the majority of building square footage closer to the commercial properties along McIntyre and locate the smaller building at the rear of the property, lessening the impact on the residential properties that front Kelly Road.

*** this design has since been changed (a decrease in size, stories, and SF) from what was presented at the Community Meeting.

The overall timing of the project: It was explained that there is no definitive timeline for the project and that it will depend on the time it takes to gain approval and work with the Village and state agencies to obtain permits. The timeline for the Village public meetings was discussed, and the intent was to meet with the Planning Board in later in 2024 and the Village Council the following month. It was explained that the development team would contact the attendees to notify them of the upcoming meetings as a courtesy.


Richard Vincent (Oct 21, 2024 16:24 EDT)

Richard Vincent – Chief Business Development Officer

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.

5/14/24

Notice of Community Meeting regarding a Zoning Map Amendment

Dear Property Owner:

Members of Rhetson Companies, Inc. will be holding a Public Hearing on **Friday, May 31, 2024 at 4:00pm** in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, N.C.

The purpose of the hearing is to consider a Zoning Map Amendment (with conditions) for approximately 0.712 acres of Moore County PID# 00018470. This proposed map amendment would zone the property from NC-Neighborhood Commercial to (VFBD) Village Place Form Based District. The proposed rezoning and General Concept Plan would allow for development of two (2) Mixed - Use buildings – Retail/Professional Services/Medical and Residential.

We are notifying you of the meeting because you are an adjacent property owner and within a certain distance of the property. We look forward to meeting you and discussing the Zoning Map Amendment at Village Hall on Thursday, May 31, 2024 at 4:00pm.

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

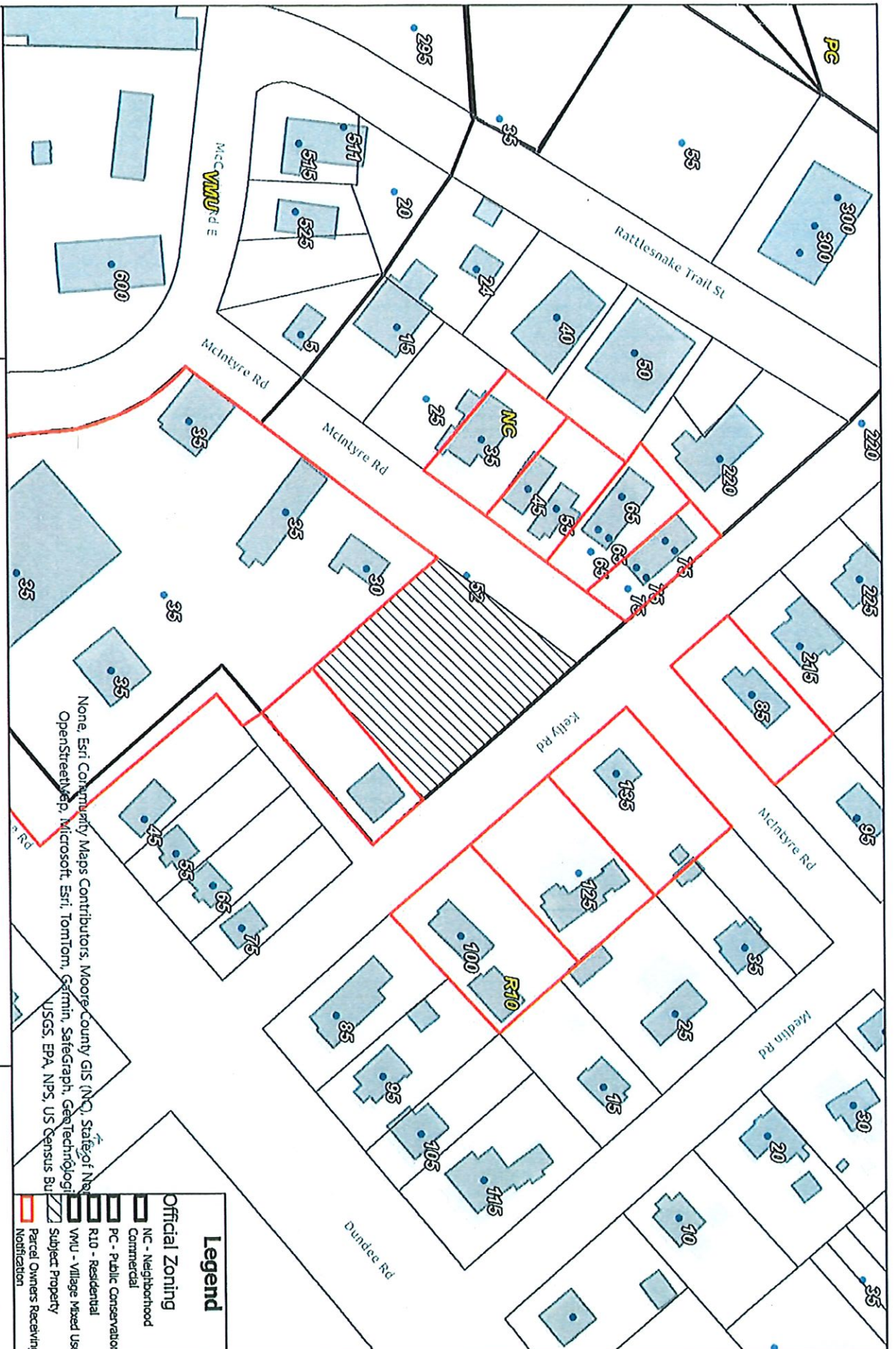
5/31/24

Village of Pinehurst Mixed-Use Neighborhood Meeting Sign-In Sheet:

- Charles & Lauri Mucciolo – 125 Kelly Rd. – mooch1958@gmail.com
- Mike & Kelly Nelson – mike@ncinhomeflooring.com
- Valerre & Don Mead – 100 Kelly Rd. – junknjava17@gmail.com

2075 Juniper Lake Road
West End, NC 27376

910-944-0881 | www.rhetson.com



None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, Esri, TomTom, Garmin, SafeGraph, GeoTechnology, USGS, EPA, NPS, US Census Bureau

Legend

- Official Zoning
 - NC - Neighborhood Commercial
 - PC - Public Conservation
 - R10 - Residential
 - VMU - Village Mixed Use
- Subject Property
- Parcel Owners Receiving Notification

April 4, 2024
McIntyre and Kelly- 00018470
Adjacent Parcels

PINEHURST
VILLAGE OF



SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608



CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28374-1890



LIFESTYLE PROPERTY PARTNERS LLC
510 NW BROAD STREET
SOUTHERN PINES,NC,28387



MUCCIOLO, CHARLES ANTHONY
125 KELLY ROAD
PINEHURST,NC,28374



CLARK CHEVROLET-CADILLAC
PO BOX 1890
PINEHURST,NC,28370



MEAD, DONALD
100 KELLY ROAD
PINEHURST,NC,28374



OAKLEY PROPERTIES, LLC
PO BOX 2226
PINEHURST,NC,28374



DAWKINS, PRENTICE KELLY
40 WOODS ROAD
PINEHURST,NC,28374



SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608



SANDHILLS MCINTYRE, LLC
2111 ST MARY ST
RALEIGH,NC,27608

VOP Mixed Use Neighborhood Meeting Info

Final Audit Report

2024-10-21

Created:	2024-10-21
By:	Matthew Williams (matt@rhetson.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3CAGhAndw8b-2wuyk-lste1_zJO1FegO

"VOP Mixed Use Neighborhood Meeting Info" History

-  Document created by Matthew Williams (matt@rhetson.com)
2024-10-21 - 8:13:29 PM GMT
-  Document emailed to richardv@rhetson.com for signature
2024-10-21 - 8:13:35 PM GMT
-  Email viewed by richardv@rhetson.com
2024-10-21 - 8:24:05 PM GMT
-  Signer richardv@rhetson.com entered name at signing as Richard Vincent
2024-10-21 - 8:24:37 PM GMT
-  Document e-signed by Richard Vincent (richardv@rhetson.com)
Signature Date: 2024-10-21 - 8:24:39 PM GMT - Time Source: server
-  Agreement completed.
2024-10-21 - 8:24:39 PM GMT

November 5, 2024

Project: 52 McIntyre Rd. Rezoning

From: Rhetson Companies, Inc.
Matt Williams
matt@rhetson.com
(910) 944-0881

Trip Generation based on ITE standards as described in the ITE Trip Generation Manual 11th Edition Volume 3, 4, 5 [Land Use 220 and 221 are in Vol. 3. Land Use 720 is in Volume 4. 822 is in Volume 5:

Land Use 220

Multifamily Housing (Low-Rise), Weekday AM Peak Hour (7-9am):

Average Rate – 0.40

Number of Units – 10

Directional Distribution – 24% entering – 76% exiting

Apartments – $0.40 \times 10 \times 0.24 = 0.96$ inbound trips during AM peak hour – 3.04 outbound trips

Multifamily Housing (Low-Rise), Weekday PM Peak Hour (4-6pm):

Average Rate – 0.51

Number of Units – 10

Directional Distribution – 63% entering – 37% exiting

Apartments – $0.51 \times 10 \times 0.63 = 3.21$ inbound trips during PM peak hour – 1.89 outbound trips

Multifamily Housing (Low-Rise), Saturday Peak Hour of Generator:

Average Rate – 0.41

Number of Units – 10

Directional Distribution – 50% entering – 50% exiting

Apartments – $0.41 \times 10 \times 0.50 = 2.05$ inbound & outbound trips

Multifamily Housing (Low-Rise), Sunday Peak Hour of Generator:

Average Rate – 0.36

Number of Units – 10

Directional Distribution – 50% entering– 50% exiting

Apartments – $0.36 \times 10 \times 0.50 = 1.80$ inbound & outbound trips

Land Use 720*

Medical-Dental Office Building, Weekday AM Peak Hour (7-9am):

Average Rate – 3.10

Vehicle Trip Generation per 1,000 sq. ft. GFA – $3,300\text{sf}/1,000\text{sf} = 3.30$

Directional Distribution – 79% entering – 21% exiting

Medical – $3.10 \times 3.3 \times 0.79 = 8.08$ inbound trips during AM peak hour – 2.15 outbound trips

Medical-Dental Office Building, Weekday PM Peak Hour (4-6pm):

Average Rate – 3.93

Vehicle Trip Generation per 1,000 sq. ft. GFA – $3,300\text{sf}/1,000\text{sf} = 3.30$

Directional Distribution – 30% entering – 70% exiting

Medical – $3.93 \times 3.30 \times 0.3 = 3.89$ inbound trips during PM peak hour – 9.08 outbound trips

Land Use 822**

Strip Retail Plaza (<40k), Weekday AM Peak Hour (7-9am):

Average Rate – 2.36

Vehicle Trip Generation per 1,000 sq. ft. GFA – $6,500\text{sf}/1,000\text{sf} = 6.5$

Directional Distribution – 60% entering – 40% exiting

Retail – $2.36 \times 6.5 \times 0.60 = 9.20$ inbound trips – 6.14 outbound trips

Strip Retail Plaza (<40k), Weekday PM Peak Hour (4-6pm):

Average Rate – 6.59

Vehicle Trip Generation per 1,000 sq. ft. GFA – $6,500\text{sf}/1,000\text{sf} = 6.5^*$

Directional Distribution – 50% entering & exiting

Retail – $6.59 \times 6.5 \times 0.50 = 21.4$ inbound and outbound trips during PM peak hour (4-6pm)

Strip Retail Plaza (<40k), Saturday Peak Hour:

Average Rate – 6.57

Vehicle Trip Generation per 1,000 sq. ft. GFA – $6,500\text{sf}/1,000\text{sf} = 6.5$

Directional Distribution – 51% entering – 49% exiting

Retail – $6.57 \times 6.5 \times 0.51 = 21.77$ inbound trips- 20.92 outbound trips***

**Medical/Dental not anticipated to be used on Weekends.*

***Calculations subject to change based on Retail uses that operate on Weekends and corresponding hours of operations.*

****Calculations based off all 6,500 sf being retail, which will not be the case and uses aren't planned to generate the amount of traffic that ITE studies show due to scale and location.*

2075 Juniper Lake Road
West End, NC 27376

910-944-0881 | www.rhetson.com

Total Daily Traffic*				
<i>Use</i>	<i>Avg. Rate**</i>	<i>Entering/Exiting</i>	<i>Weekday Total</i>	<i>Weekend Total</i>
Land Use 220 [Multifamily Housing – Low-Rise]	6.74	50%/50%	67.40 Total 33.70 inbound trips & 33.70 outbound trips [6.4 7 x 10 units x .50]	42.05 Total 11.375 inbound trips & 11.375 outbound trips [SAT] 9.65 inbound trips & 9.65 outbound trips [SUN]
Land Use 720 [Medical – Dental Office Building]	36.00	50%/50%	118.80 Total 59.40 inbound trips & 59.40 outbound trips [36.00 x 3.30 x .50]	*Not anticipated to be open for weekend business*
Land Use 822 [Strip Retail Plaza (>40k)]	54.45	50%/50%	353.93 Total 176.96 inbound trips & 176.96 outbound trips [54.45 x 6.5 x .50]	853.80 Total 217.70 inbound trips & 209.20 outbound trips SAT + SUN***
<u>Site Totals:</u>			540.13 (270.06 inbound/270.06 outbound)	895.85 SAT/SUN Total (456.43 inbound/439.43 outbound)****
*Per ITE Manual Total Daily Generation Numbers – based on days of week uses will be in operation. **Highest rate used, per Manual data. These uses in the Village are not anticipated to generate the volume that ITE study examples utilize. ***Saturday Peak Hour Generator x 10 (Per NCDOT) – Consider that these studies are done in areas of higher density and incorporate much larger scale users. For instance, the average size of a Dick’s Sporting Goods is roughly 50k SF. ****Calculations based on all 6,500 SF being Retail, which <u>will not</u> be the case.				

ITE TRIP GENERATION						
DESCRIPTION	UNITS or AREA	AVG. RATE	DIRECTIONAL DISTRIBUTION	PEAK HOUR TRIPS	PEAK INBOUND TRIPS	PEAK OUTBOUND TRIPS
220: MF HOUSING (LOW-RISE > 2-3 FLOORS)	10	0.40	76% IN, 24% OUT	WEEKDAYS 7-9 AM	10x0.40x0.24= <u>0.96</u>	10x0.40x0.76= <u>3.04</u>
		0.51	63% IN, 37% OUT	WEEKDAYS 4-6 PM	10x0.51x0.63= <u>3.21</u>	10x0.51x0.37= <u>1.89</u>
		0.41	50% IN, 50% OUT	SATURDAY	10x0.41x0.50= <u>2.05</u>	10x0.41x0.50= <u>2.05</u>
		0.36	50% IN, 50% OUT	SUNDAY	10x0.35x0.50= <u>1.80</u>	10x0.35x0.50= <u>1.80</u>
720: MEDICAL*	3,300 sf	3.10	79% IN, 21% OUT	WEEKDAYS 7-9 AM	3.3x3.1x0.79= <u>8.08</u>	3.3x3.1x0.21= <u>2.15</u>
		3.93	30% IN, 70% OUT	WEEKDAYS 4-6 PM	3.3x3.93x0.3= <u>3.89</u>	3.3x3.93x0.7= <u>9.08</u>
822: STRIP RETAIL PLAZA***	6,500 sf ****	2.36	60% IN, 40% OUT	WEEKDAYS 7-9 AM	6.5x2.36x0.60= <u>9.2</u>	6.5x2.36x0.40= <u>6.14</u>
		6.59	50% IN, 50% OUT	WEEKDAYS 4-6 PM	6.5x6.59x0.50= <u>21.4</u>	6.5x6.59x0.50= <u>21.4</u>
		6.57	51% IN, 49% OUT	SATURDAY	6.5x6.57x0.51= <u>21.77</u>	6.5x6.57x0.49= <u>20.92</u>
NOTE: CALCULATIONS BASED ON ITE STANDARDS AS DESCRIBED IN THE NCDOT TRIP GENERATION MANUAL 11th EDITION VOL. 3 * MEDICAL/DENTAL NOT ANTICIPATED TO USED ON WEEKENDS. ** OFFICE NOT ANTICIPATED TO BE USED ON WEEKENDS. *** CALCULATIONS SUBJECT TO CHANGE BASED ON RETAIL USES THAT OPERATE ON WEEKENDS. **** CALCULATIONS BASED OFF ALL 6,500 SF BEING RETAIL WHICH WILL NOT BE THE CASE.						

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

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

26 April 2024

Catherine Moore
Project Coordinator
Rhetson Companies, Inc.
2075 Juniper Lake Road
West End, NC 27376

Dear Ms. Moore:

On 25 April 2024, a biologist from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) (RCW) survey of a 0.70 acre parcel (ID #00018470) on Kelly Road in Pinehurst, Moore County, North Carolina (NC).

The parcel had a dense overstory of sand laurel (*Quercus hemisphaerica*) and water (*Q. nigra*) oaks a dense midstory of sand laurel oak, sweetgum (*Liquidambar styraciflua*) and black cherry (*Prunus serotina*) and no ground cover.

No RCW cavity trees were found on this parcel. The parcel is not within one-half mile of any RCW partition, The United States Fish & Wildlife Service (USFWS) show the parcel in an RCW red zone. The nearest known RCW cavity tree (#1179) contains a relic cavity and is located approximately 2,084 feet north of the parcel in SOPI Cluster 71.

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

Property development within a cluster and associated foraging habitat, if not carefully conducted, is potentially harmful to RCWs and may violate the Endangered Species Act if not

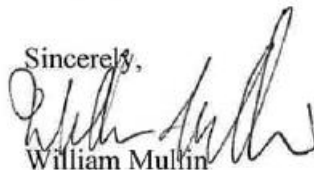
specifically authorized by the USFWS. Removing pine trees within the cluster contributes to habitat fragmentation, making RCWs more vulnerable to predation and more susceptible to having other species take over their cavities.

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

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

The RCW survey results are valid for a period of **one year** from the date of this letter. A copy of this letter along with a letter from the USFWS will be required when you request a building permit from your local Planning and Zoning office. If a RCW constructs a cavity in a pine tree on the aforementioned lot within the one-year time frame, this letter **does not** allow disturbance (within 50 ft.) or removal of the cavity tree. You must get additional approval from the USFWS for removal or disturbance of a RCW cavity tree.

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

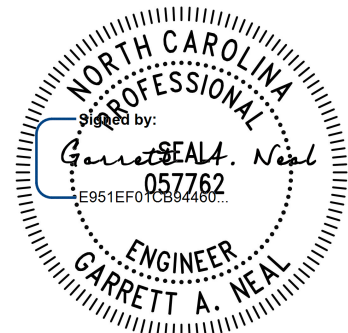
Sincerely,

William Mullin
Wetland & Wildlife Biologist

FIRE & RESCUE			Page 1/3																					
ISO Fire Flow Worksheet																								
Needed Fire Flow Work Sheet (ISO formulas)			NFF = (Ci)(Oi)(Xi+Pi)																					
			C=18F(Ai)^0.5																					
Address:	52 McIntyre Road																							
Project Name:	McIntyre Mixed Use Development	Occupancy Type:	Mixed																					
Construction Type:	Ordinary	Number of Stories:	3																					
STEP 1																								
Take the area, which is 100% sq. ft. of the first floor plus the following percentage of the total area of the other floors.																								
First Floor Area in Sq. Ft		6500	Sq. Ft. @ 100%																					
Additional Floors																								
Enter total area in sq. ft for all other floors		13000																						
Total Area Entire Building		13000																						
STEP 2																								
F = Coefficient related to the class of construction as determined by using the construction type found in SBCCI																								
<table><tr><th>Construction Type</th><th>Class</th><th>F Value</th></tr><tr><td>Frame</td><td>1</td><td>1.5</td></tr><tr><td>Joist Masonry</td><td>2</td><td>1</td></tr><tr><td>Non-combustible</td><td>3</td><td>0.8</td></tr><tr><td>Heavy Timber</td><td>4</td><td>0.8</td></tr><tr><td>Modified fire resistance</td><td>5</td><td>0.6</td></tr><tr><td>Fire resistive</td><td>6</td><td>0.6</td></tr></table>				Construction Type	Class	F Value	Frame	1	1.5	Joist Masonry	2	1	Non-combustible	3	0.8	Heavy Timber	4	0.8	Modified fire resistance	5	0.6	Fire resistive	6	0.6
Construction Type	Class	F Value																						
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Fire resistive	6	0.6																						
Construction Class		3																						
Square Root of the Area x F x 18		1750	= C Value																					

FIRE & RESCUE		Page 2/3
ISO Fire Flow Worksheet		
Needed Fire Flow Work Sheet (ISO formulas)		
STEP 3	Multiply result of rounded off GPM by the Occupancy Factor (Oi)	Occupancy Factor
	Noncombustible (C-1) = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	0.75
	Limited - Combustible (C-2) = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.	0.85
	Combustible (C-3) = Moderate fuel loads such as auto part stores, auto repair training center, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales occupancies.	1.0
	Free-Burning (C-4) = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.	1.15
	Rapid-Burning (C-5) = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.	1.25
	Occupancy Class Selected (1 thru 5) 3	
	GPM x Oi 1750	

FIRE & RESCUE		Page 3/3															
ISO Fire Flow Worksheet																	
Needed Fire Flow Work Sheet (ISO formulas)																	
STEP 4	Now consider the exposure factor (Xi) - (Separation between buildings)																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Distance (feet to the exposed building)</th> <th style="text-align: center;">Xi</th> <th style="text-align: center;">>3 stories</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0-10</td> <td style="text-align: center;">0.22</td> <td style="text-align: center;">0.47</td> </tr> <tr> <td style="text-align: center;">11-30</td> <td style="text-align: center;">0.18</td> <td style="text-align: center;">0.43</td> </tr> <tr> <td style="text-align: center;">31-60</td> <td style="text-align: center;">0.13</td> <td style="text-align: center;">0.38</td> </tr> <tr> <td style="text-align: center;">61-100</td> <td style="text-align: center;">0.09</td> <td style="text-align: center;">0.34</td> </tr> </tbody> </table>		Distance (feet to the exposed building)	Xi	>3 stories	0-10	0.22	0.47	11-30	0.18	0.43	31-60	0.13	0.38	61-100	0.09	0.34
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0-10	0.22	0.47															
11-30	0.18	0.43															
31-60	0.13	0.38															
61-100	0.09	0.34															
	Distance, in feet, to the exposed building	50															
	Xi (from table)	0.13															
	Multiply GPM from step 4 by (1+Xi)																
	Total From Step 4	1978															
STEP 5	Approved Fire Sprinkler System? (Y or N) y																
	Take fire flow from step 5 and multiply by sprinkler credit of 0.25																
	Sprinkler credit	494															
	Now subtract sprinkler credit from fire flow in step 4																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: lightblue; padding: 5px;">NEEDED FIRE FLOW</td> <td style="background-color: lightblue; padding: 5px;">1500 GPM</td> </tr> </table>		NEEDED FIRE FLOW	1500 GPM													
NEEDED FIRE FLOW	1500 GPM																

Note: Preliminary fire flow calculations herein to be considered and referenced during rezoning efforts only. Fire flow data to be confirmed during final design and subject to additional approval prior to construction.





**Consider Ordinance 25-01 Zoning Map Amendment (Kelly & McIntyre Rd.)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/23/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Ordinance 25-01 Zoning Map Amendment (Kelly & McIntyre Rd.)

ORDINANCE #25-01:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF APPROXIMATELY 0.7 ACRES LOCATED AT THE INTERSECTION OF KELLY RD. AND MCINTYRE RD. CONSISTING OF MOORE COUNTY PID # 00018470.

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

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

WHEREAS, the Planning & Zoning Board has recommended the zoning map amendment be denied due to inconsistency with the 2019 Comprehensive Plan and the Village Place Small Area Plan and the Form-Based Guidance Plan; and

WHEREAS, a public hearing was held on January 28, 2025, in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction. The purpose of this public hearing was to consider the rezoning of approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and further identified by Parcel ID #00018470 from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were provided an opportunity to comment on the proposed rezoning; and

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

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled on this 28th day of January 2025 as follows:

SECTION 1. The proposed rezoning is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan which identifies the area as "Mixed-Use Center/Standalone Residential".

SECTION 2. The proposed project is located within Focus Area 4: Village Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as “a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential.”

SECTION 3. The proposed rezoning is supported by Guiding Principle 2: Balancing Conservation & Growth (page 50), which states to “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.”

SECTION 4. Implementation Strategy 2.8 (page 91) indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village

Council in May of 2023. Although the subject parcel was not included in the final Small Area Plan for Focus Area 4 adopted by Council, it is just outside the boundary of the Village Place Small Area Plan.

SECTION 5. The proposed rezoning is consistent with the Form-Based Guidance Plan Regulating Plan for Block F as identified on page 9 of the Form-Based Guidance Plan.

SECTION 6. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by the rezoning of approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and further identified by Parcel ID #00018470 from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F) by the Village of Pinehurst effective January 28, 2025 with the following conditions:

Conditions Table			
	Type	Requirement	Requested Condition
1	Permitted Uses Table 8.5.1.b	<u>Lower McIntyre:</u> Dwelling-Mixed Use Banks, Credit Unions, Financial Services Business Support Services Medical Office Office Personal Services Professional Services Small Equipment Repair/Rental Amusements, Indoor Bar/Tavern/Nigh Club Garden Center General Retail Outside Sales Restaurant (drive-thru) Theater, Indoor Civic/cultural Facilities Recreation Facilities, Indoor Park Child/Adult Day Care Center Studio – Art, Dance, Martial Arts, Music Vehicle rental/Leasing/Sales Vehicle Service-Maint. Repair/Body Work Artisan Workshops Gardens Parking Structure Small/Micro Wireless Facilities Utilities ATM Concealed Wireless Teleco. Facility Fuel/Propane Tanks Accessory Buildings Accessory Structure Temp. Facilities during replacement Temporary Uses other	<u>Limit to:</u> *N. Building & S. Building: Dwelling Mixed Use Banks, Credit Unions, Financial Services Business Support Services Office Personal Services Professional Services General Retail Restaurant Studio – Art, Dance, Martial Arts, Photography ATM *S. Building – addition of 1,200 sf of Medical Office Use allowed.

2	Required Parking Table 9.4a	Dwelling – Mixed Use = 1 per bedroom (or provide as shared parking) N. Building – 12 bdrms = 12 spaces S. Building – 4 bdrms – 4 spaces Total = 16 spaces Medical Clinic = 1/200 sf Professional – 1/300 sf S. Building – Medical Clinic 1,200 sf = 6 spaces Prof. Services 1,600 sf = 6 spaces Total = 12 spaces General Retail = 1/300 sf Professional Services = 1/300 sf N. Building – 6,000 sf = 20 spaces Total = 20 spaces Total Required Parking = 48 spaces	Provided: Onsite = 26 (24 regular + 2 ADA) Onsite parking will be used by the N. and S. Buildings, shared between the dwellings, Medical Clinic, Professional Services, and General Retail uses. On street – McIntyre Rd. = 19 McIntyre Rd. parking will be used primarily by the N. Building Professional Services and General Retail uses. See Applicant's Parking Plan attachment
4	Dimensional Requirements Table 9.2b	Side Corner Lot 10' build-to line	Varies 15' to 25'7" (due to landscape buffer along Kelly Rd)
5	Dimensional Requirements Table 9.2b	Rear Setback 15' minimum	9'10"
6	Dimensional Requirements Table 9.2b	Interior Side Setback 0' – 5' (1) (1) – 5' if separation is desired	15'4"

SECTION 7. This Ordinance shall be and remain in full force and effect from and after January 28, 2025.

Adopted this 28th day of January 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney



Public Hearing No. 2 for a Major Site Plan Review

ADDITIONAL AGENDA DETAILS:

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 01/21/2025

MEMO DETAILS

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

ATTACHMENTS

1. Staff Report with Attachment
2. General Concept Plan
3. RCW Report
4. Traffic Memo



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Pizzella and Village Council
From: Alex Cameron, Planning and Inspections Director
Michael Mandeville, Senior Planner
CC: Doug Willardson, Village Manager
Date: January 23, 2025
Subject: Staff Report for Proposed Major Site Plan

Request

The applicant requests a Major Site Plan approval for the demolition of an existing specialty clinic building and the addition of 201 new surface parking spaces (13 ADA) to the FirstHealth Hospital Campus. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed Major Site Plans are reviewed by the Planning & Zoning Board and a public hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed Major Site Plan to the Village Council. Village Council must then hold a public hearing before making a final decision on the proposal. Major Site Plans are classified as development of property for non-residential or multi-family use which has a land disturbing activity of two acres or more.

Project Profile

Applicant:	Tom Reoch, Administrative Director of FirstHealth of the Carolinas, Inc.
Owner:	FirstHealth of the Carolinas, Inc.
Property Location:	155 Memorial Drive, Moore County PID #00023475
Zoning:	Hospital Development District (HD) – The Hospital Development District is established as a district in which the principal use of the land is for hospitals, surgical centers, or other health professional services and their supporting uses. The district is further intended to encourage the development of regional and community-wide providers or health care while minimizing and adverse impacts on neighboring residential and historic areas.

	Office & Professional (OP) – The Office Professional District is intended to provide for limited office and retail development as a spatial development between business districts and residential land uses.
Land Area	± 94.30 Acres
Current Land Use:	Northern portion of Moore Regional Hospital Campus - adjacent to Reid Heart Center. Specialty clinic building and at-grade parking adjacent to Memorial Dr.

Major Site Plan Process

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

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

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

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

Project Analysis

The proposed Major Site Plan includes the demolition of an existing 80,000 square foot specialty clinic building and adding additional surface parking. The site currently has 245 existing parking spaces, but that will be expanded to 446 spaces (13 ADA). The subject property is split between the OP (Office & Professional) and the HD (Hospital Development) Zoning Districts. The subject property was created

by a recombination in July of 2007 by combining twelve (12) separate parcels that constituted the FirstHealth Moore Regional Hospital Campus. The project contains +/- 735 feet of frontage on Page Road and +/- 789 feet of frontage on Memorial Drive. Adjacent properties include medical office uses in Pinehurst's jurisdiction (Pinehurst Women's Clinic, Pinehurst Neurology, The Counseling Center Pinehurst, multiple Pinehurst Medical Group buildings, Pinehurst Radiology, Sandhills Center for Mental Health, Orthotics and Prosthetics of Pinehurst), single family neighborhoods to the south and west/northwest, Sacred Heart Catholic Church, parking lots for various medical facilities, and undeveloped parcels.

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

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

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

Infrastructure and Zoning Criteria

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

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

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

Planning and Zoning Board Review

The Planning and Zoning Board held a public hearing on January 2, 2025, and unanimously recommended approval of the Major Site Plan.

Village Council Action

Village Council shall hold a public hearing and review the proposal, the recommendation of the Planning and Zoning Board, and the report and recommendation of staff. After holding a public and receiving any public comment, the Village Council may approve, approve with conditions, or reject the site plan. If the Village Council rejects a General Concept Plan, the reasons shall be stated in the record of action and can only be related to non-compliance with an adopted regulation. Failure of the Village Council to act on the proposal within 90 days of being placed on an agenda for consideration, the recommendation from the Planning and Zoning Board shall be deemed approval of the request, authorizing the applicant to proceed with preparing full site plan drawings for final approval of the TRC.

Staff Recommendation

The General Concept Plan, and other submitted documents, have undergone a thorough review by the Technical Review Committee as required by the PDO. Through the review of the TRC, all comments have been addressed and resolved by the applicant and the proposal meets all the provisions of the PDO. As this decision is administrative and approval must be granted if all requirements have been met, staff recommends approval of the Major Site Plan as submitted.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Village Council will be holding a Public Hearing on:

Tuesday, January 28, 2025

4:30 PM

Village Assembly Hall

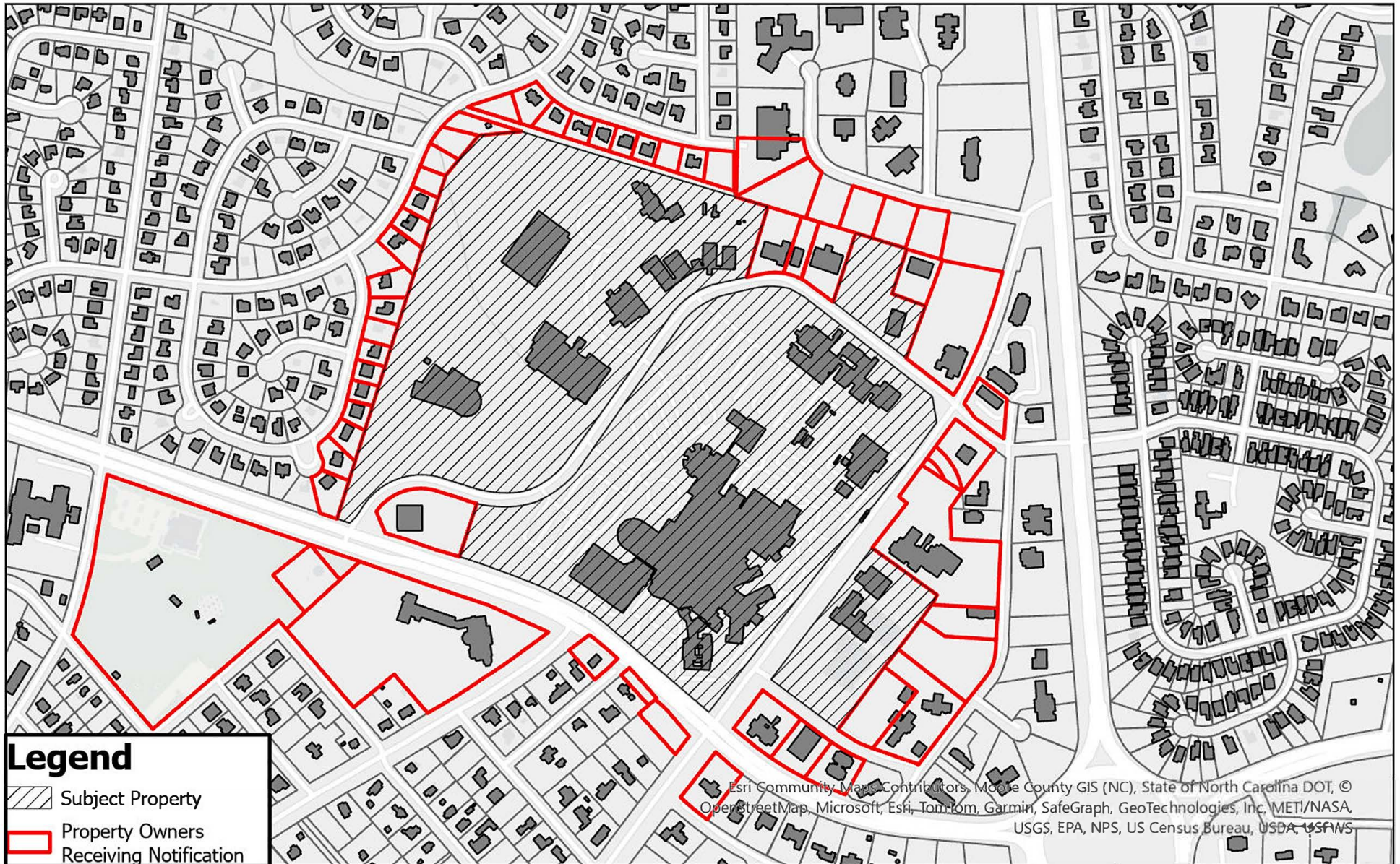
395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

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

As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM **OR** will be available online the week of the meeting at <https://pinehurstnc.portal.civicclerk.com/> For more information, please call (910) 295- 2581.

Public Hearing Notification



0 500 1,000 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

January 28, 2025 First Health of the Carolinas Demolition and Parking Expansion Planning and Zoning Board



PINEHURST NEUROLOGY PROPERTIES
PO BOX 1749
PINEHURST,NC,28374

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

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

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

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

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

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

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

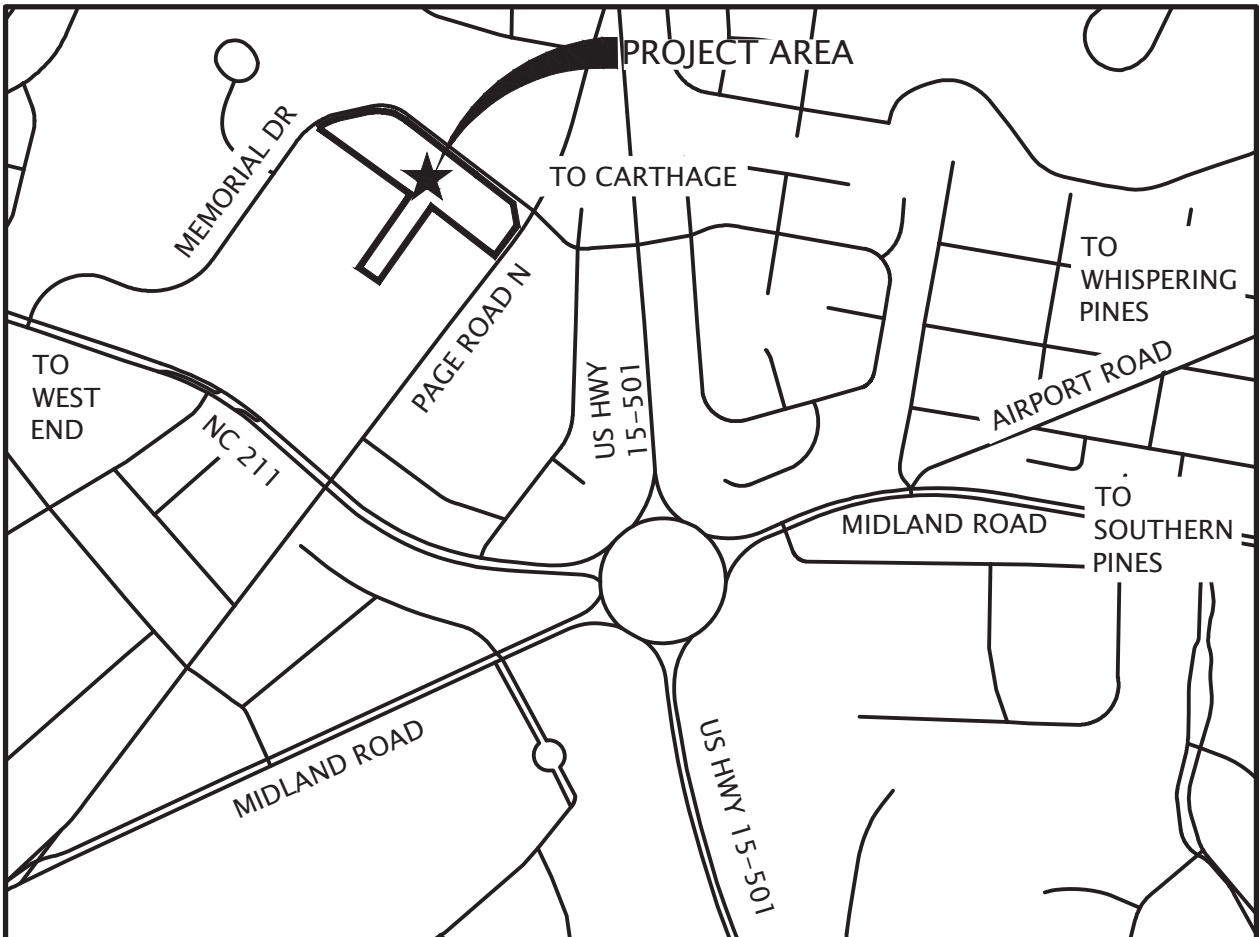
PINEHURST MEDICAL GROUP, LLC
205 PAGE RD
PINEHURST,NC,28374

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

SHEET INDEX

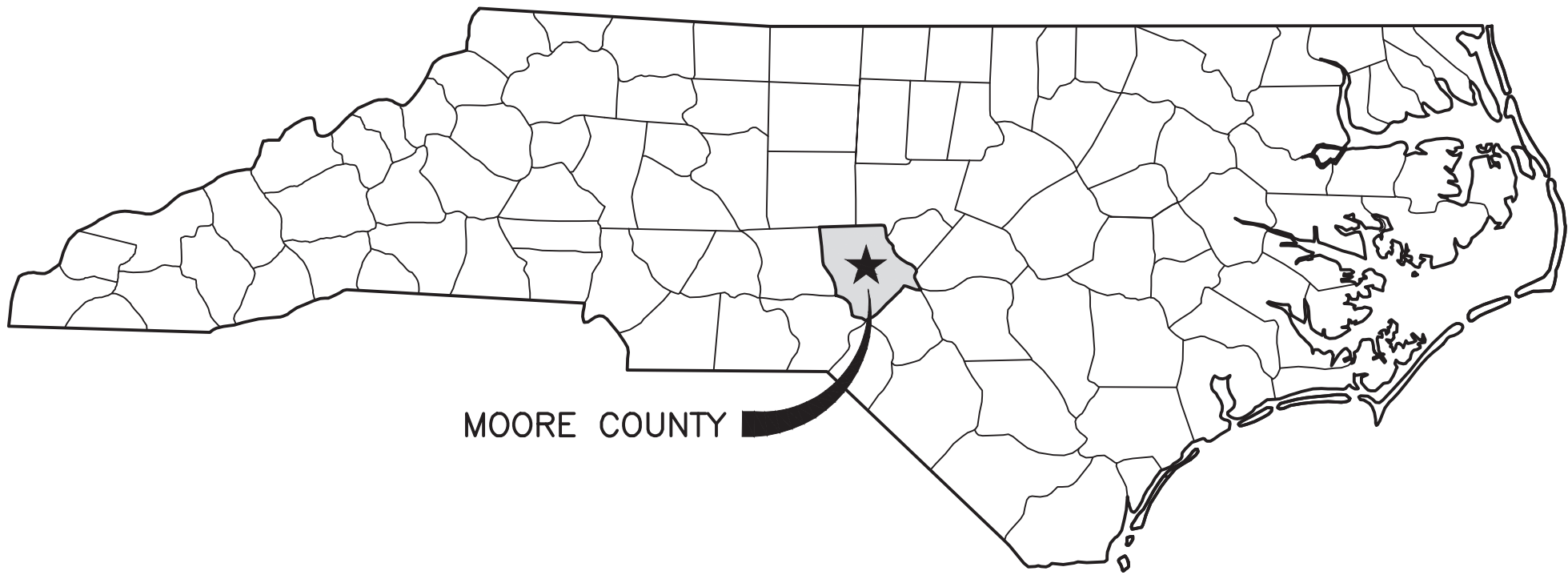
-	COVER SHEET
GCP-01	GENERAL CONCEPT PLAN-EXISTING TOPOGRAPHIC SURVEY & DEMO PLAN
GCP-02	GENERAL CONCEPT PLAN
GCP-03	GENERAL CONCEPT PLAN-DRAINAGE PLAN
GCP-04	GENERAL CONCEPT PLAN-LANDSCAPE PLAN

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



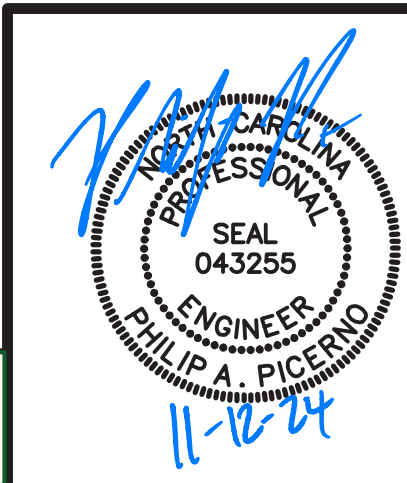
PROJECT VICINITY MAP

1" = 1000'



COUNTY LOCATION MAP

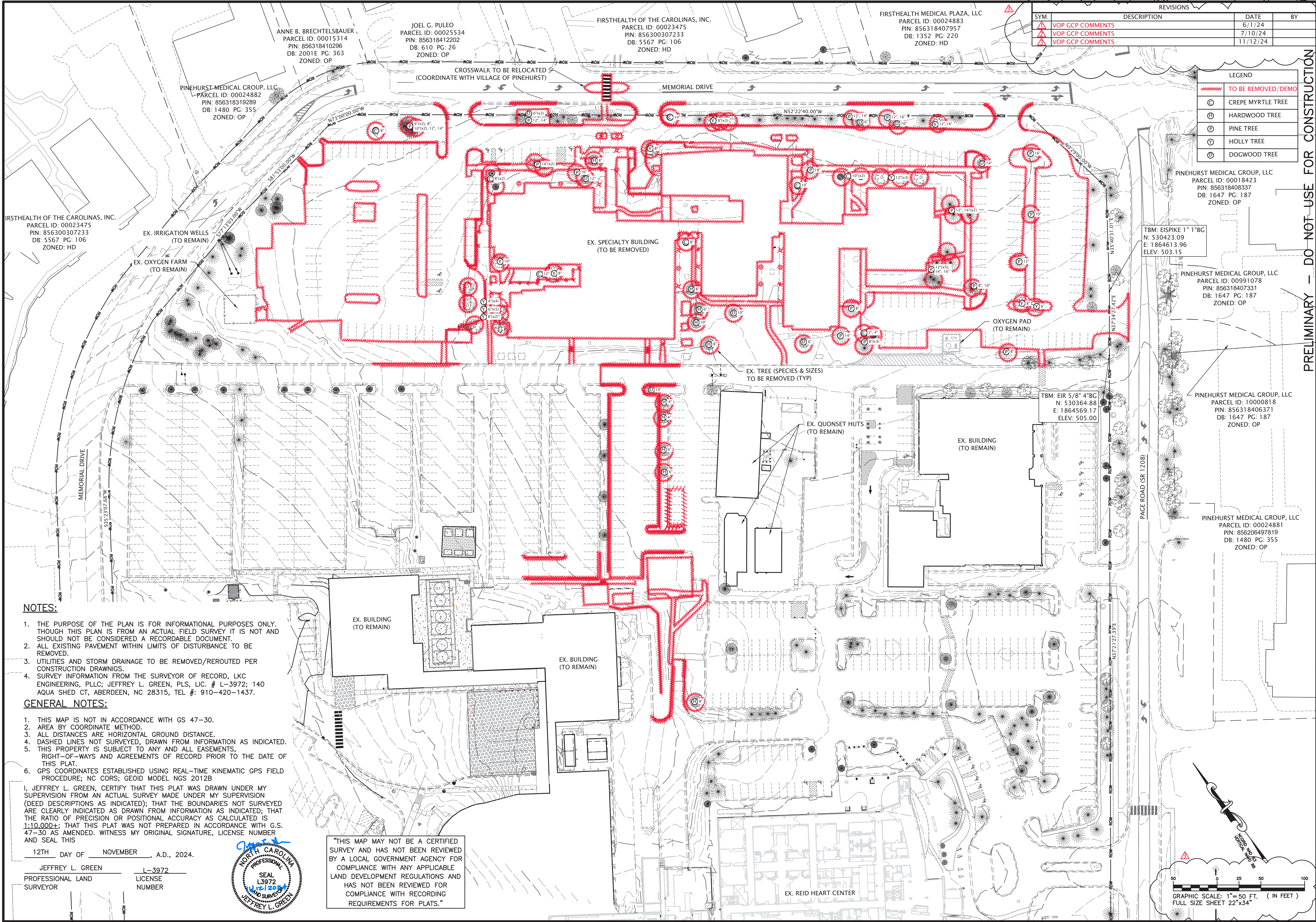
NTS



LKC

Engineering
Landscape Architecture
Surveying

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



NOTES:

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

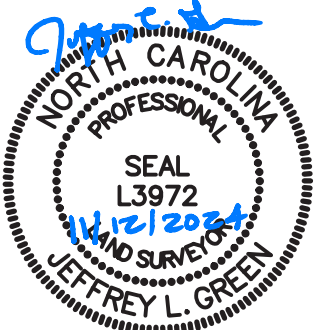
GENERAL NOTES:

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

I, JEFFREY L. GREEN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS INDICATED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000±; THAT THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

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

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



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

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

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

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



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

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Surveying

LKC

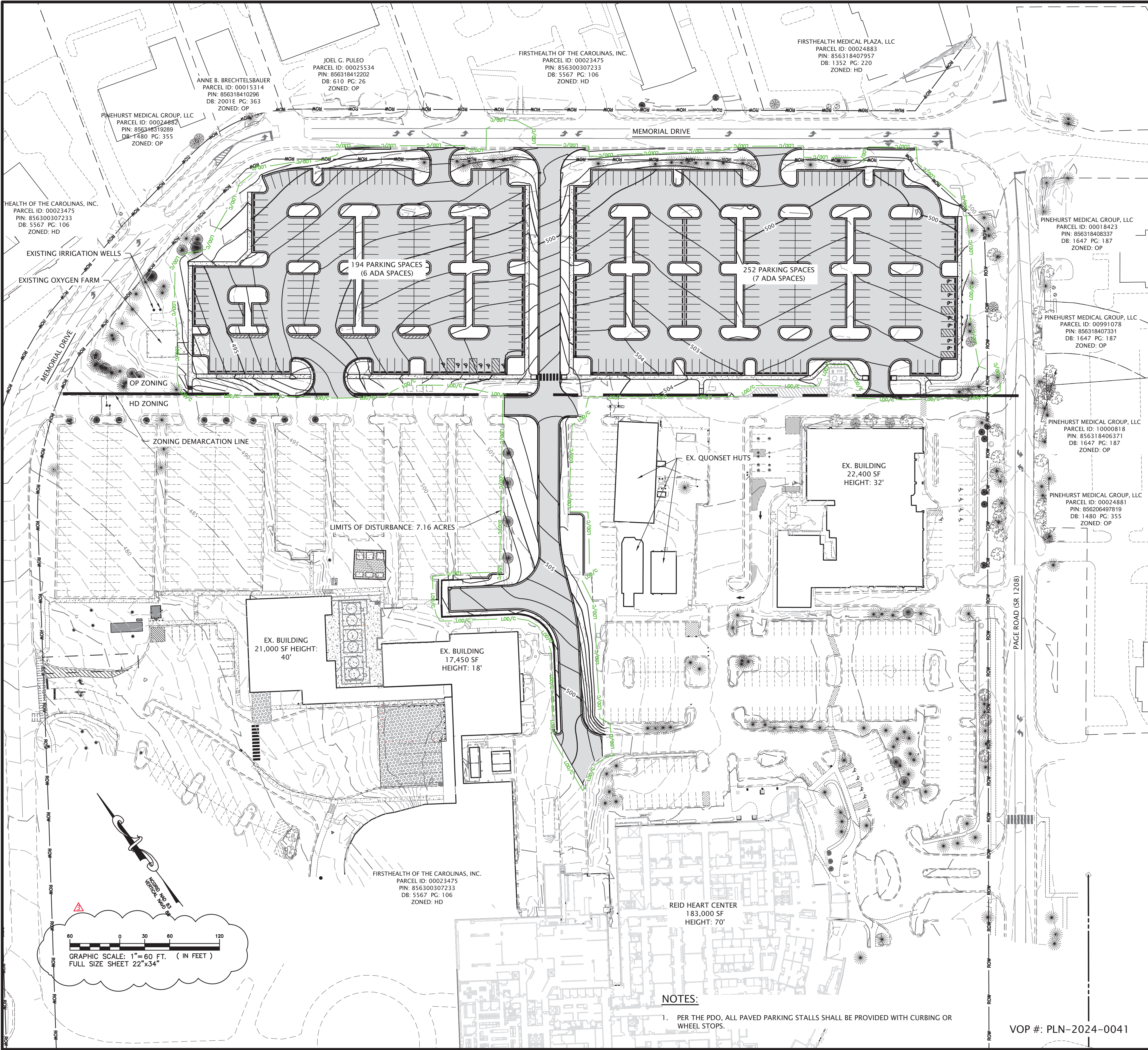
GENERAL CONCEPT PLAN-
EXISTING TOPOGRAPHIC
SURVEY & DEMOLITION PLAN

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

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

GCP-01

GRAPHIC SCALE: 1"=50 FT. (IN FEET)
FULL SIZE SHEET 22"x34"



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

1 VICINITY MAP

L-1.0 SCALE: 1"=10'-0"

DEVELOPMENT DATA:

EXISTING CONDITIONS:

OWNER: FIRSTHEALTH OF THE CAROLINAS, INC.
P.O. BOX 3000
PINEHURST, NC, 28374
PARCEL ID #: 00023475
PIN #: 856300307233
DEED BOOK: 5567, PAGE: 106
ZONING(CURRENT): HD & OP (HOSPITAL DEVELOPMENT & OFFICE PROFESSIONAL)
AREA: 94.30ac.
EXISTING STRUCTURES: 810,870sf (18.62ac.)
EXISTING IMPERVIOUS SURFACE: (54.74%)(2,248,567 sf)(51.62 ac.)
100 YR FLOODPLAIN: SITE IS NOT WITHIN 100 YR FLOODPLAIN, ZONE X
MAP #: 3710856300J, PANEL 8563

RIVER BASIN: CAPE FEAR
SUB-BASIN: WS-IUP-NORTH CREEK

ESTIMATED PROJECT COMPLETION: DECEMBER, 2025

PROPOSED DEVELOPMENT CONDITIONS:

ZONING (PROPOSED): HD & OP
OVERLAY DISTRICTS: NONE
HIGHWAY CORRIDOR BUFFER: NONE
RESIDENTIAL BUFFER: NONE
US FISH & WILDLIFE: SITE IS WITHIN RED COCKADED WOODPECKER INACTIVE CLUSTER SOP1 095
NO KNOWN CAVITY TREES EXIST ON SITE

PROPOSED USE: PARKING & DRIVE
PROPOSED NEW ADDITION: PARKING LOTS AND INTERNAL DRIVE
6.21 ACRES OF DISTURBANCE WITHIN OP ZONING DISTRICT
0.95 ACRES OF DISTURBANCE WITHIN HD ZONING DISTRICT

PROPERTY DIMENSIONAL REQUIREMENTS & SETBACKS: (USE HD ZONING DISTRICT REQUIREMENTS)

	HD	OP
MIN. LOT SIZE:	15 ac.	20,000 sf
MIN LOT WIDTH:	100'	75'

SETBACKS:

FRONT:	75'	25'
SIDE:	50'	15'
SIDE STREET:	75'	20'
REAR:	75'	20'
MAX. BLDG. HT:	75'	35'

MAX. IMPERVIOUS SURFACE: 70% (2,875,396 sf) (66.01 ac.)
PROPOSED IMPERVIOUS SURFACE: 54.33% (2,248,528 sf) (51.62 ac.)

EXISTING PARKING (WITHIN LOD): 245
PROPOSED PARKING: 446 (13 ADA SPACES)

OPEN SPACE REQUIRED: NONE

PHASING: 1 PHASE

UTILITIES:
MOORE COUNTY PUBLIC UTILITIES SERVES FIRSTHEALTH MOORE REGIONAL CAMPUS WITH WATER AND SEWER. INTERNAL TO THE CAMPUS. THE WATER AND SEWER ARE PRIVATE AND MAINTAINED BY FIRSTHEALTH. THE CAMPUS HAS AN EXISTING 8" FIRE WATER MAIN LOOP, 6" DOMESTIC WATER MAIN LOOP, AND A NETWORK OF SEWER MAINS. THIS PROJECT DOES NOT PROPOSE ANY NEW UTILITY MAINS OR SERVICES.

LINEAR FOOTAGE PUBLIC ROAD IMPROVEMENTS: 0 IF
LINEAR FOOTAGE OF PROPOSED INTERNAL DRIVES: 936 IF

2 PROJECT DATA

L-1.0

- PROJECT BOUNDARY SURVEY, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY JEFF GREEN, PLS. AND FROM MOORE COUNTY G.I.S. DATA AND FIELD OBSERVATIONS.
- EXISTING TREES SHOWN 12" DBH OR LARGER ARE CONSIDERED SPECIMEN TREES. IT IS EXPECTED THAT ALL TREES WITHIN THE PROJECT AREA WILL BE REMOVED FOR THE CONSTRUCTION OF THIS PROJECT UNLESS SHOWN OTHERWISE.
- PROJECT SIGNAGE TO BE DESIGNED AND PERMITTED UNDER SEPARATE PERMIT.
- STREET TREES AND LANDSCAPING TO BE PROVIDED PER VILLAGE DEVELOPMENT ORDINANCE.
- STORMWATER MANAGEMENT SHALL USE BEST MANAGEMENT PRACTICES CONFORMING TO ALL VILLAGE OF PINEHURST STANDARDS. AT THIS TIME, STORMWATER DETENTION IS NOT ANTICIPATED DUE TO A REDUCTION IN IMPERVIOUS AREA. HOWEVER, A FULL ENGINEERING ANALYSIS WILL BE CONDUCTED DURING THE CONSTRUCTION DOCUMENT PHASE TO FINALIZE THE STORMWATER MANAGEMENT DESIGN.
- THERE ARE NO PROPOSED OFFSITE ROADWAY IMPROVEMENTS ASSOCIATED WITH THE PROJECT AT THIS TIME. ANY IMPROVEMENTS TO ROADS WILL BE PER NCDOT AND/OR VILLAGE OF PINEHURST REQUIREMENTS AFTER REVIEW OF TRAFFIC MEMO.
- PARKING SPACES AND DRIVE AISLES SHALL BE DESIGNED PER VILLAGE OF PINEHURST ENGINEERING STANDARDS MANUAL REQUIREMENTS.

3 GENERAL NOTES

L-1.0

- PER THE PDO, ALL PAVED PARKING STALLS SHALL BE PROVIDED WITH CURBING OR WHEEL STOPS.

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

Engineering
Landscape Architecture
Surveying

LKC

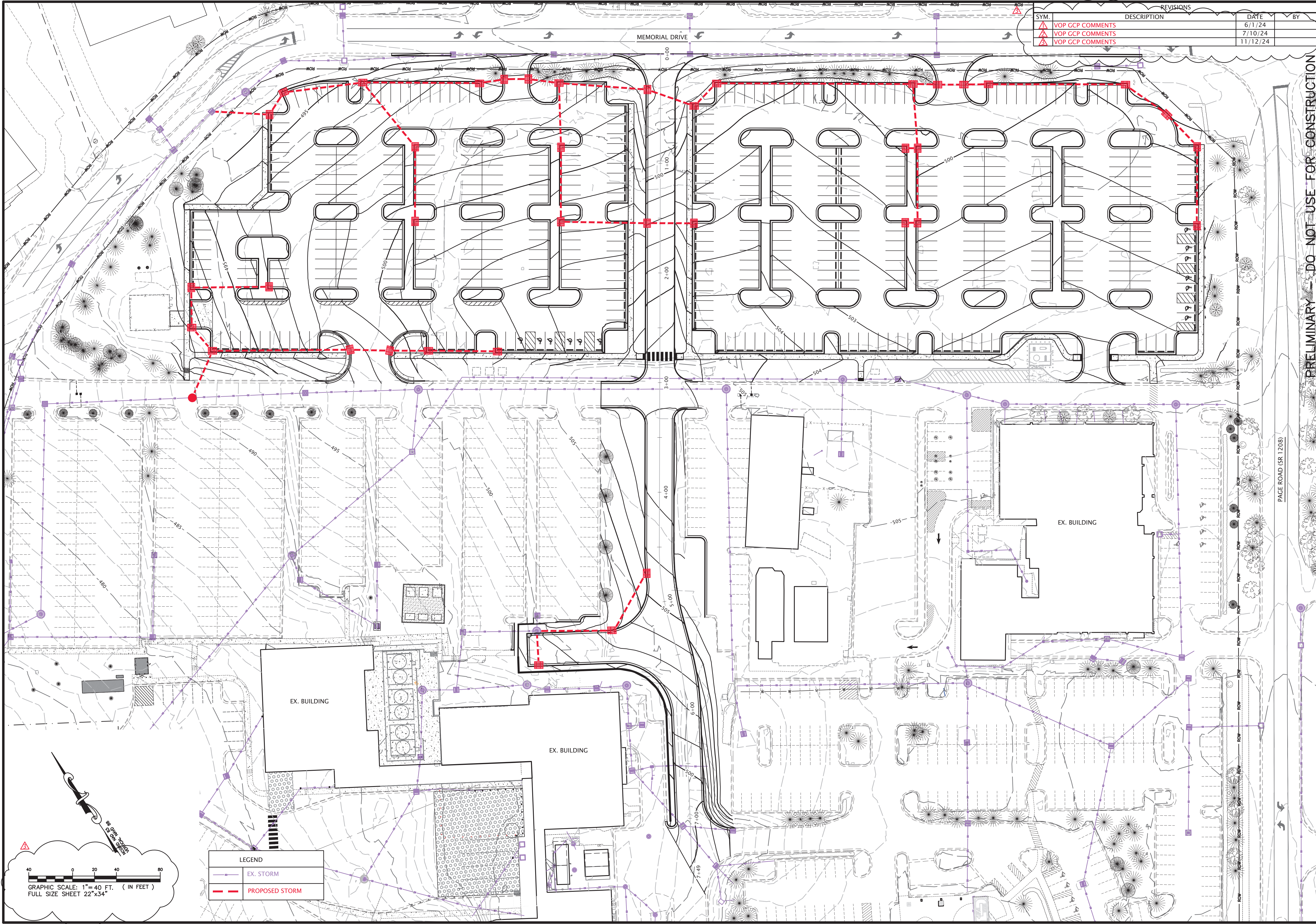
GENERAL CONCEPT PLAN

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

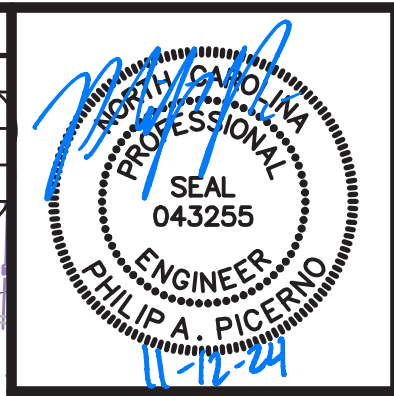
DATE	OCT., 2024
DESIGN	WLS
DRAWN	DJH
CHECKED	PAP
NO.	

GCP-02

Page 69 of 88

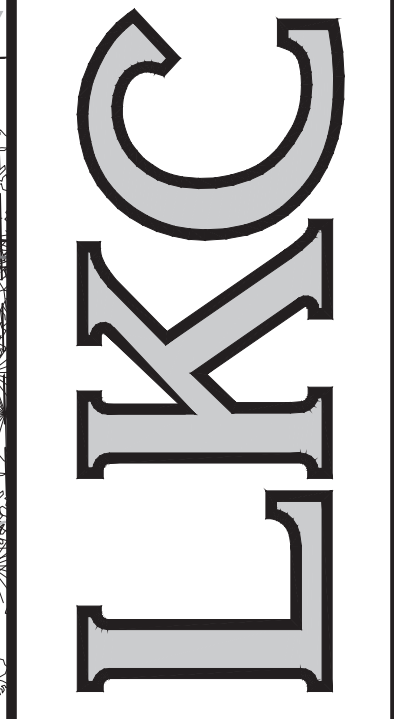


REVISIONS			
SYM.	DESCRIPTION	DATE	BY
△	VOP GCP COMMENTS	6/1/24	
△	VOP GCP COMMENTS	7/10/24	
△	VOP GCP COMMENTS	11/12/24	



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lkceengineering.com
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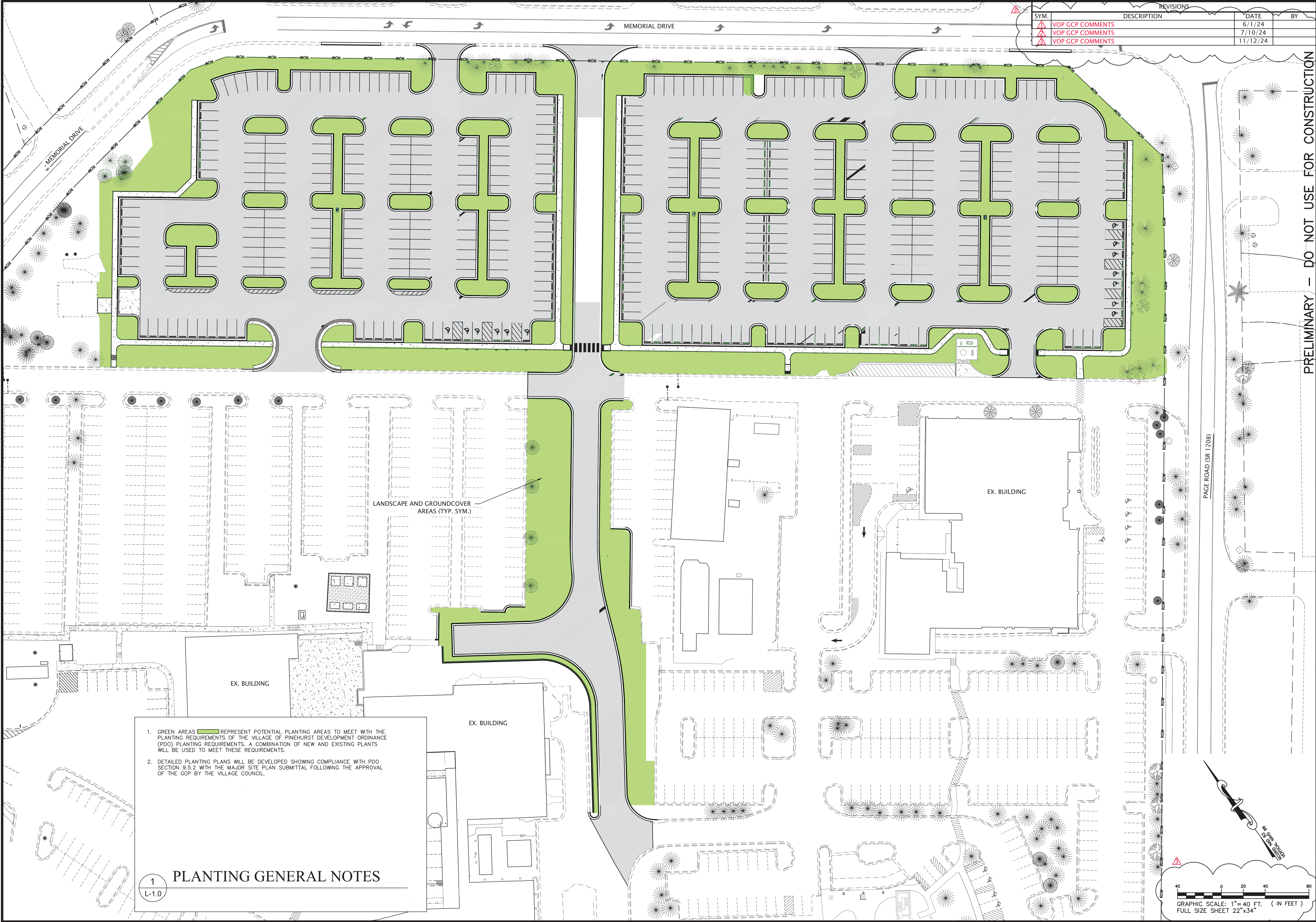
Engineering
Landscape Architecture
Surveying



GENERAL CONCEPT PLAN-
DRAINAGE PLAN

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

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



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

1
L-1.0

PLANTING GENERAL NOTES

1.

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

2.

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

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

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

Engineering
Landscape Architecture
Surveying



GENERAL CONCEPT PLAN-
LANDSCAPE PLAN

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

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

GCP-04

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

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

15 March 2024

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

Dear Mr. Picerno:

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

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

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

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

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

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

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

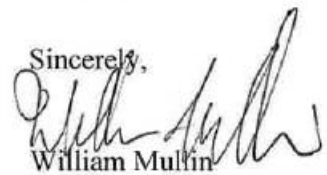
Based on the results of this survey, there are no RCW-related restrictions on developing this medical campus. Please note that the USFWS is recommending minimizing the removal of pine trees ≥ 8 inches in dbh to the extent practicable.

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

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

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

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

Sincerely,

William Mullin
Wetland & Wildlife Biologist

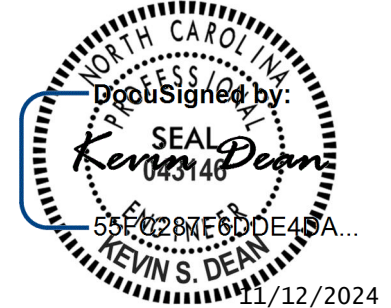
MEMORANDUM

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

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

Date: November 12, 2024

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



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

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

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

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Dean, P.E.
Senior Transportation Engineer



**FY 2025 Bi-Annual Public Safety Reports
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/21/2025

MEMO DETAILS

ATTACHMENTS

None



**FY 2025 Bi-Annual Fire Report
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/21/2025

MEMO DETAILS

ATTACHMENTS

1. FY 2025 Bi-Annual Fire Report



PINEHURST FIRE DEPARTMENT

Mid-Year By The Numbers - FY 2025



Calls for Service

1234

Overallppping Incidents

29.10%

Busiest day of Week

THU

Busiest Hour of Day

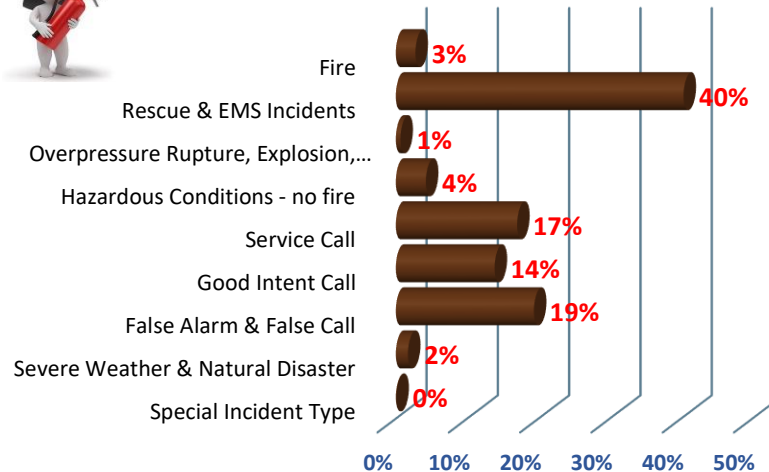
4PM

Times Staff Recalled

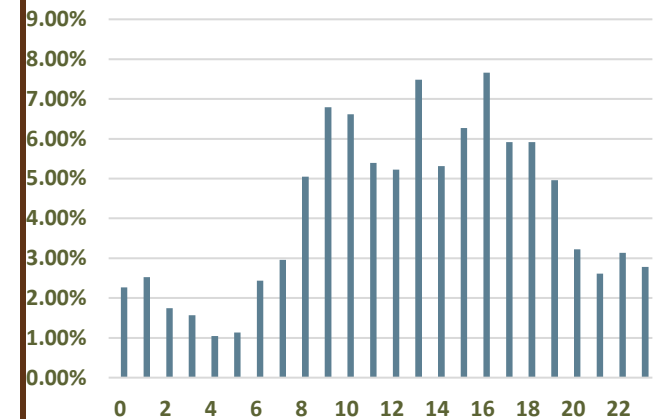
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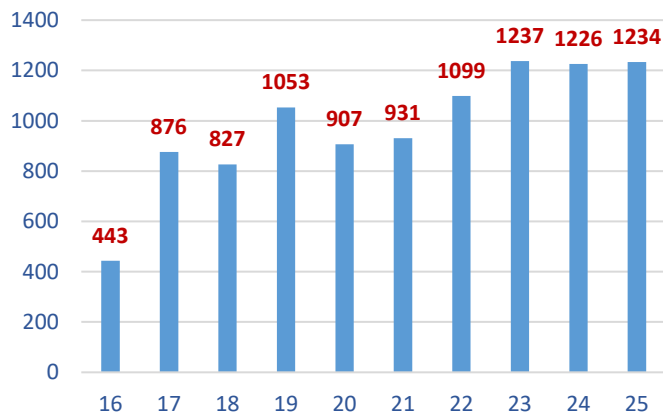
% of Calls for Service (CFS)



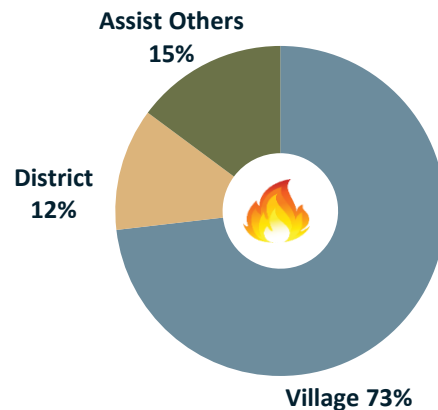
% CFS BY HOUR OF DAY



10 MID-YEAR COMPARISON



LOCATION OF CFS



State Mandated
Inspections Completed



52

Plan Reviews,
Compliance,
Consultations

189

Days Since Last Lost
Time



109

Public Awareness
Contacts



23,000



**FY 2025 Bi-Annual Police Report
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/21/2025

MEMO DETAILS

ATTACHMENTS

1. FY 2025 Bi-Annual Police Report_Updated



Pinehurst Police Department 2024 Report to Council



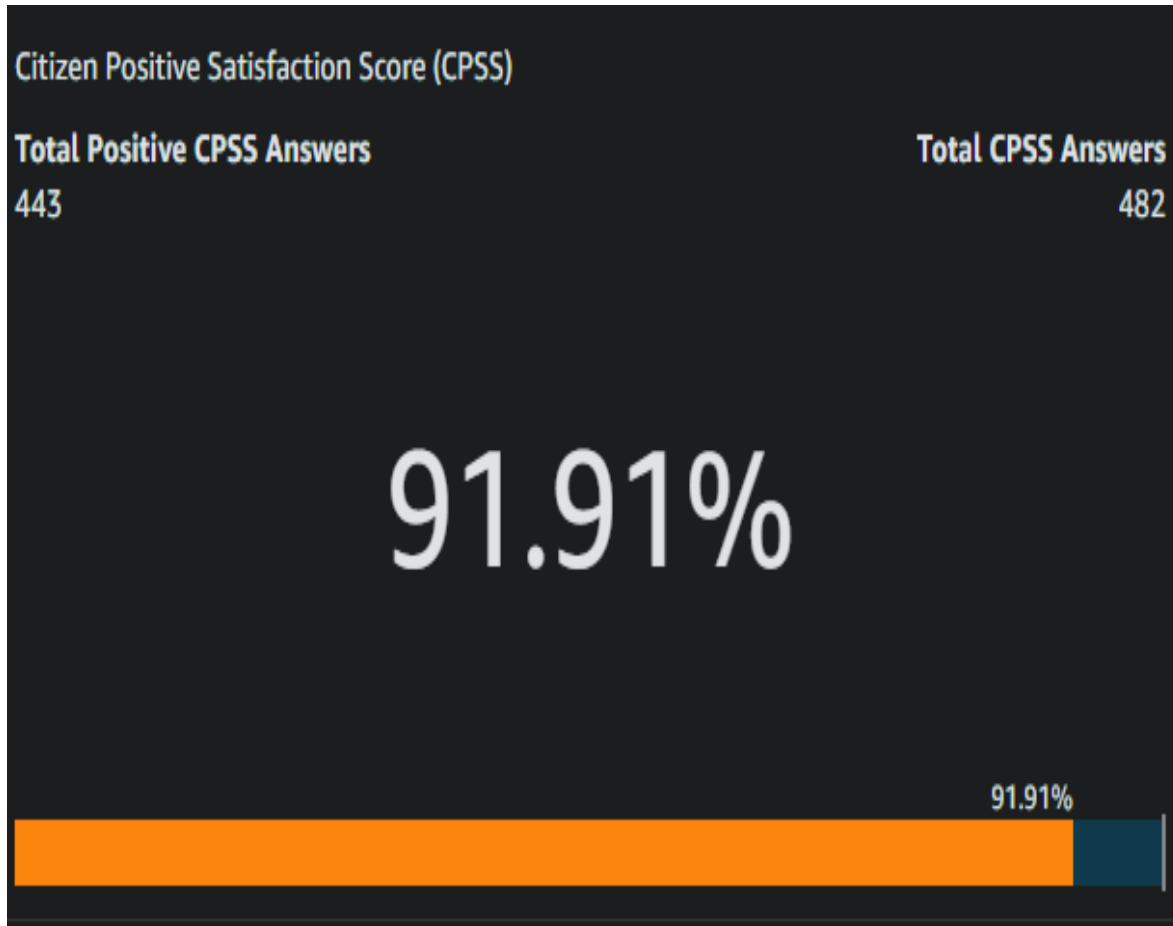
2024 Highlights

- 0 Violent Crimes Reported
- Fraud Reports Up 3% against the avg. but down 18% against 2023.
- Theft from MV Down 92% against the 5-year Avg.
- B&E Down 64% against the Avg.
- 22,304 CFS

Citations and Arrests

- 1715 Citations Issued
- 165 Arrests
- 326 Charges on Arrests





Community Satisfaction

Through Power Engage our citizens are sent text surveys for transparency purposes to solicit feedback on performance. For 2024 our response rate was 47% with just under 92% rating our service as positive.

Citizen Feedback

5, tremendous satisfaction. The officers I dealt with were courteous, amazingly helpful, and most importantly found my list car. They were professional and I couldn't ask for any better response. I would actually rate a 10!

She was efficient.

Appropriately responsive

She was really helpful and she stayed with me on the phone until the officer located me.

It was a very respectful and well handled difficult situation, I appreciate the officers actions and service, thank you.

He was nice and also understanding he did his job with no problem. And after everything was done he let us get back into traffic so we wouldn't have to wait longer.

The officers I dealt with were courteous, amazingly helpful, and most importantly found my list car. They were professional and I couldn't ask for any better response. I would actually rate a 10!

She was efficient and empathetic and professional and prompt.

Very kind and approachable

Training, Education, & Technology

- Officers completed 14 mandatory annual classes
- Officers attended several specialized trainings
- 3 Completed AOMP, 1 began LEEP
- 3 Completed Bachelor Degrees, 1 Masters, 2 Began Masters, 3 Began Bachelor
- Virtual Reality Training Initiated



Safest City to Retire in the U.S. & NC Safest City



Thank you, Council and
Management!



QUESTIONS?

