



**VILLAGE COUNCIL
AGENDA FOR SPECIAL MEETING OF NOVEMBER 18, 2013
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

12:45 P.M.

1. Call to Order.
2. Resolution 13-52: Establishing the Date for the Organizational Meeting of the Village Council Pursuant to the Election Held November 5, 2013
3. Request for Special Intensity Allocation 15 Trotter Hills Circle
4. Adjournment.



History, Charm, & Southern Hospitality.

Vision

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions, enhanced by a unique combination of cultural arts and recreational activities.

Mission

Preserve and enhance the community's character and ambience by guiding growth, managing change, and providing services in a financially responsible manner.

Values

Competent
Courteous
Professional
Responsive



RESOLUTION 13-52: ESTABLISHING THE DATE FOR THE ORGANIZATIONAL MEETING OF THE VILLAGE COUNCIL PURSUANT TO THE ELECTION HELD NOVEMBER 5, 2013

ADDITIONAL AGENDA DETAILS:

FROM:

Lauren Craig, Village Clerk

CC:

Andy Wilkison, Village Manager

DATE OF MEMO:

11/15/2013

MEMO DETAILS:

Please consider Resolution 13-52 to rescind the previous resolution passed and to schedule the new date and time for the Council Organizational Meeting.

Thank you!

ATTACHMENTS:

Description

📎 [Resolution 13-52](#)

RESOLUTION #13-52:

A RESOLUTION ESTABLISHING THE DATE FOR THE ORGANIZATIONAL MEETING OF THE VILLAGE COUNCIL PURSUANT TO THE ELECTION HELD NOVEMBER 5, 2013.

THAT WHEREAS, the Village of Pinehurst conducts municipal elections pursuant to North Carolina General Statutes, Chapter 163, Article 15; and

WHEREAS, pursuant to North Carolina General Statutes, Chapter 160A, Section 68, any newly-elected Councilmembers must take office no later than the first regular meeting in December following the election; provided however, that the Council could select an earlier time if desired; and

WHEREAS, by Resolution of the Pinehurst Village Council dated November 18, 1985, the newly-elected Village Council and future Village Councils are authorized to hold their organizational meeting prior to the first regular meeting in December following the election, if certified election results have been received from the Board of Elections; and

WHEREAS, the certified results of the Municipal Election held November 5, 2013 will have been received from the Moore County Board of Elections by November 20, 2013;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in work session assembled this 18th day of November, 2013, as follows:

SECTION 1. That the Village Council hereby sets the date and time for the organizational meeting following the November 5, 2013 municipal election for Wednesday, November 20, 2013, at 1:00pm in the Assembly Hall of the Village Hall located at 395 Magnolia Road.

SECTION 2. That the Village Council does hereby rescind any previous resolutions scheduling the Organizational Meeting.

THIS RESOLUTION passed and adopted this 18th day of November, 2013.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney



REQUEST FOR SPECIAL INTENSITY ALLOCATION 15 TROTTER HILLS CIRCLE

ADDITIONAL AGENDA DETAILS:

FROM:

Bruce Gould, Senior Planner

DATE OF MEMO:

11/15/2013

MEMO DETAILS:

The applicant, Terry Riney, seeks a Special Intensity Allocation in order to construct a new office building at 15 Trotter Hills Circle. Section 12.4.5(c) of the Pinehurst Development Ordinance indicates that up to 10 percent of the balance of the watershed may be developed for non-residential uses allowing up to seventy percent built-upon area. To view the staff report see the attachments.

ATTACHMENTS:

Description

📎 [Staff Report for SIA Request 15 Trotter Hills Circle](#)

**REQUEST FOR SPECIAL INTENSITY ALLOCATION
TERRY RINEY OFFICE BUILDING
REPORT TO VILLAGE COUNCIL
November 15, 2013**

Prepared by the Pinehurst Planning and Inspections Department

Request

The applicant seeks a Special Intensity Allocation in order to construct a new office building at 15 Trotter Hills Circle. Section 12.4.5(c) of the Pinehurst Development Ordinance indicates that up to 10 percent of the balance of the watershed may be developed for non-residential uses allowing up to seventy percent built-upon area on a project by project basis. Non-residential uses or development seeking to establish additional impervious surface allotments in the Watershed may do so only after Village Council approval of a Special Intensity Allocation.

Note: As the proposed improvement will disturb less than 1 acre of land, Minor Site Plan approval is required by village staff only.

Project Profile

Applicant Terry Riney Insurance
 1604 NC Hwy 5
 Pinehurst, NC 28374

Property Owner TANABAK, INC
 PO Box 4449
 Pinehurst, NC 28370

Moore County LRK # 96000370

Property Location 15 Trotter Hills Circle

Zoning Office & Professional: This district is established as a district in which the principal use of land is for office and professional service uses and their supporting uses.

Watershed Protection Overlay District: The purpose of this district is to ensure the availability of public water supplies at a safe and acceptable level of water quality for present and future residents of the Village and the surrounding region.

Highway Corridor Overlay District: The primary purpose of this overlay district is to preserve and enhance the natural beauty adjacent to and along the Village's public highways in conjunction with the existing zoning districts. This overlay district is established to prevent unsightly conditions as a result of development which may destroy or detract from the natural character, beauty and conditions and to exercise such reasonable control over land within the district as may be necessary to accomplish the objective. *It should be noted that a variance was granted*

in 1996 allowing this property to develop without meeting the requirements of the Highway Corridor Overlay District.

Land Area 1.14 acres

Current Land Use Vacant lot in the Trotter Hills Office Park Development

Project Analysis

The applicant is proposing to construct a 2,835 square foot office building with associated parking, landscaping and walkways. In accordance with Section 12.4.5 of the PDO, ten percent of the WS II Watershed can be granted a Special Intensity Allocation. This will yield an area of 819.84 acres eligible to receive this Special Intensity Allocation. This SIA would grant relief from the WS II maximum impervious built upon area of twelve percent and increase that to seventy percent or the maximum impervious built upon area for the underlying zoning district, whichever is more stringent. The proposed project will involve a 1.14 acre tract. This request is for 1.14 acres of Special Intensity Allocation to be granted. Please note that the total impervious surface on this property after the proposed development will equal 29.4% but the site is being designed for future development. The maximum allowable impervious surface within the Office and Professional Zoning District is 65%.

The table below outlines activity in the Watershed II since August 1996.

Date of Village Council Action	Project	Amount of Built Upon Area	Balance of area in Watershed that can be built upon
N/A	N/A	N/A	819.84 acres
12/12/96	MOWASA	.15 acres	819.69 acres
1/21/97	Love Grove Freewill Baptist Church	.06 acres	819.63 acres
2/17/97	Moore Co. Landfill	2.58 acres	817.05 acres
6/16/97	Quail Haven	6.7 acres	810.35 acres
7/21/97	Deep Creek Baptist Ch.	.26 acres	810.09 acres
7/21/97	Pinehurst Resorts	.5 acres	809.59 acres
8/18/97	Boles Funeral Home	.69 acres	808.9 acres
3/16/98	Quail Haven	6.7 acres	802.2 acres
6/15/98	Quail Haven	.006 acres	802.194 acres
8/17/98	G.C. #1 Restrooms	.017 acres	802.177 acres
10/26/98	Congregational Ch.	.87 acres	801.307 acres
10/26/98	Pinehurst Resort CC	12.83 acres	788.477 acres
10/26/98	Golf Learning Ctr.	1.86 acres	786.617 acres
10/26/98	Landfill	.15 acres	786.467 acres
3/15/99	Congregational Church	.023 acres	786.444 acres
4/19/99	Pinehurst Track Restaurant	.01 acres	786.434 acres
6/21/99	Quail Haven Retirement	.01 acres	786.424 acres
5/30/00	Pinehurst Resort Green House	.87 acres	785.554 acres

1/23/01	The Pinehurst Company	.02 acres	785.534 acres
1/23/01	The Pinehurst Company	.59 acres	784.944 acres
5/22/01	Quail Haven Retirement	.0220 acres	784.922 acres
7/24/01	Trotter Hills Development, Lots 15,16, and 17	1.56 acres	783362 acres
10/8/01	Pinehurst Hardware	.35 acres	783.012 acres
1/16/04	Moore County ABC Store Hwy 5	.377 acres	782.635 acres
8/2/04	Rudd Office Building	.34 acres	782.295
12/16/08	Community One Bank/ Lot 1 Trotter Hills	1.44 acres	780.855
1/10/12	Quality Care Pharmacy	1.44 acres	779.415 acres
1/8/13	Village Green	6.63 acres	772.785 acres
11/18/13	Terry Riney Office/ 15 Trotter Hills Circle	1.14 acres	771.645 acres

**** These calculations reflect the additional allocations transferred from Moore County in 2012****