



**PLANNING AND ZONING BOARD
OCTOBER 4, 2018
COUNCIL CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. August 9, 2018 & August 16, 2018
 - B. September 6, 2018
- III. New Business
 - A. Public Hearing No. 1

The purpose of this public hearing is to consider a request by Moore County Schools for a Major Site Plan Review in order to construct a temporary school site for Pinehurst Elementary. This property is identified as Moore County PID# 00023476 and is located at Rassie Wicker Park. This project will consist of eight modular buildings located on approximately 3.5 acres of land at Rassie Wicker Park adjacent to Trinity Christian Fellowship Church and the Pinehurst Fire Department.
 - B. Public Hearing No.2

The purpose of this public hearing is to consider a request by R&M Commercial Real Estate, LLC for a Major Site Plan Review in order to construct a townhome development. This property is identified as Moore County PID# 98000634 and is located off LaForet Ct and LaForet Ln between Foxfire Rd. and Linden Rd. This project will consist of forty townhomes located on approximately 6.95 acres. The property is currently owned by Planet Development, LLC.
 - C. Public Hearing No.3

This public hearing is to consider a request by R & M Commercial Real Estate, LLC for a major subdivision. This property is identified as Moore County PID# 00052077 and is located off Starlit Ln. and Floyd Way. The proposed subdivision is to allow for 20 lots with a minimum lot size of 16,000 square feet located on approximately 12 acres. The property is currently owned by Rita Goins Lucas.
 - D. Public Hearing No.4

The purpose of the public hearing is to consider Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 2.84 acres at the corner of McCaskill Rd. E and Rattlesnake Trail further identified as Moore County PID # 00025962. The property is currently zoned VMU-CD (Village Mixed Use – Conditional District). This proposed map amendment would change the zoning of the property to NC-CD (Neighborhood Commercial – Conditional District). The proposed use of the property is a mixed use commercial building. The property is currently vacant. The applicant is Pinehurst Medical and the current owner is Moore Investment Group, LLC.
- IV. General Business
- V. Next Meeting Date

A. November 1, 2018

VI. 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.



**AUGUST 9, 2018 & AUGUST 16, 2018
ADDITIONAL AGENDA DETAILS:**

FROM:

Will Deaton

DATE OF MEMO:

9/27/2018

MEMO DETAILS:

Attached are the draft minutes from the August 9th and 16th meeting.

ATTACHMENTS:

Description

- ▣ August 9, 2018
- ▣ August 16, 2018



**PLANNING AND ZONING BOARD
Special Meeting
August 9, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

MINUTES

BOARD MEMBERS IN ATTENDANCE:

Leo Santowasso, Chair
Cyndie Burnett, Board Member
Jeff Haarlow, Board Member
David Kelley, Vice-Chair
Julia Latham, Board Member

BOARD MEMBERS ABSENT:

Myles Larsen, Board Member
Mike Marsh, Vice-Chair
Joel Shriberg, Board Member
Fred Engelfried, Board Member

STAFF IN ATTENDANCE:

Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chair Leo Santowasso asked staff to poll the Board and confirmed that there was a quorum present and called the meeting to Order.

Upon a motion by Cyndie Burnett and seconded by David Kelley, the Board unanimously agreed to recess its meeting and enter into Public Hearing #1.

II. New Business

A. Public Hearing No. 1

The purpose of the public hearing is to consider Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 3.59 acres further identified as Moore County PID # 00032232. The property is currently zoned R-30 (Medium Density Residential). This proposed map amendment would change the zoning of the property to R-15-CD (Medium Density Residential – Conditional District). The proposed use of the property is a seven lot single family subdivision. The property is currently vacant. The applicant is Village Developers, Inc. and the current owner is Pinehurst REIT, LLC.

Alex Cameron, Senior Planner stated that the property has been posted and that adjoining property owners were notified. Alex Cameron read portions of the staff report into the record.

Calvin Riddle, Trey Riddle of Village Developers, Inc. and Tim Carpenter, Principal at LKC were present to answer any questions or address any concerns of the Board.

Nancy Farina 190 S. Knoll Road; spoke regarding her concerns as it is too close to her home is not in favor of the proposed development.

Mark McBride, Walker Station, stated that he is not in favor of the project.

Amanda Krok spoke against the proposed development and she received an email on June 21, 2018 from Chris Kennedy, stating that he was opposed to the proposed development.

Christine Barret, 370 Manning Square stated that she is opposed to the proposed development and stated that she had previously emailed Chair Leo Santowasso.

Upon a motion by David Kelley and seconded by Jeff Haarlow, the Board unanimously approved to close Public Hearing #1 and re-enter into its regular meeting.

After a lengthy discussion, Cyndie Burnett made a motion to continue this meeting on August 16, 2018; seconded by Jeff Haarlow and carried unanimously.

III. Next Meeting Date

B. August 16, 2018

IV. Motion to Adjourn

Julia Latham made a motion to adjourn the meeting. Jeff Haarlow seconded the motion which was unanimously approved. The meeting adjourned at: 5:50 pm



**PLANNING AND ZONING BOARD
Continued Meeting
August 16, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members in Attendance:

Leo Santowasso, Chair
Cyndie Burnett, Board Member
Julia Latham, Board Member
Mike Marsh, Vice-Chair
Joel Shriberg, Board Member

Board Members Absent:

Jeff Haarlow, Board Member
David Kelley, Vice-Chair
Myles Larsen, Board Member
Fred Engelfried, Board Member

Staff in Attendance:

Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. New Business

A. Continued from August 9, 2018 meeting, Public Hearing No. 1

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 3.59 acres, further identified as Moore County PID # 00032232. The property is currently zoned R-30 (Medium Density Residential.) This proposed map amendment would change the zoning of the property to R-15-CD (Medium Density Residential – Conditional District.) The proposed use of the property is a seven lot single family subdivision. The property is currently vacant. The applicant is Village Developers, Inc. and the current owner is Pinehurst REIT, LLC.

Chair Santowasso stated that this meeting is continued from the August 9, 2018 meeting.

Chair Santowasso also informed the Board that on August 10, 2018, the sub-committee consisting of Trey Riddle, Applicant, Julia Latham, Cyndie Burnett, LKC Engineering and Leo Santowasso met to discuss issues that needed to be resolved for the rezoning. Julia Latham and Cyndie Burnett stated their concerns regarding fencing, omissions, 25' turn into the garage, 5' setback, land transfer from Southern Pines and signage.

Chair Santowasso asked for comments from the Board.

Joel Shriberg, stated that his concerns with tree removal. Alex Cameron replied that the Village no longer requires a tree survey for single family development. Calvin Riddle informed the Board that there are plans to take out as few trees as possible and that they plan to plant different species of trees.

Mike Marsh asked about maintenance from the Home Owners Association (HOA). Calvin Riddle responded that the HOA will be responsible for maintaining open space and yards.

Chair Santowasso asked for comments from the audience.

Bobbie Rayner, 140 S. Knoll Road is opposed to the proposed development.

Christine Barrett, 370 Manning Square stated her concern that landscaping buffers are not required. Alex Cameron, Senior Planner responded that only multi-family development requires landscaping buffers.

Amanda Krok, 150 Manning Square stated that several families are not in favor of the proposed development.

Stan Kaplan, Forest Drive asked if the homes will be built as sold or will they all be spec homes. Calvin Riddle responded that the homes will be spec homes with a variety of sidings, floorplans, and elevations.

Cyndie Burnett made a motion to adjourn Public Hearing #1; Mike Marsh seconded the motion, which was unanimously approved.

Discussion continued among the Board members regarding buffering, density and rezoning.

Julia Latham made a motion to re-open the Public Hearing for discussion; Joel Shriberg seconded the motion, which was unanimously approved.

Julia Latham and the Board discussed the following conditions:

- 1. Leland Cypresses to be used as a landscaping buffer to be maintained by the HOA*
- 2. Buffer rear line of property*
- 3. 10' buffer between Knoll Road*
- 4. 5' side setback*
- 5. Homes are to be built at 2,100 to 2,700 square feet*
- 6. No vinyl siding*
- 7. Must comply with the Comprehensive Plan*

Mark McBride, 216 Manning Square stated that this project has received a lot of negative feedback and 16 lots will be affected by this. Trey Riddle responded that their lots were twice the size of the lots at Walker Station.

Mike Marsh made a motion to close Public Hearing #1 and re-enter into their regular meeting; Joel Shriberg seconded the motion, which was unanimously approved by the Board.

After discussion, Cyndie Burnett made a motion to approve the re-zoning with the following conditions;

- 1. All lots to have a 5' side setback*
- 2. A 10' landscape buffer is to be provided along the properties on Knoll Road.*

and that as it is consistent with the Pinehurst 2010 Comprehensive Long Range Plan. The motion takes into consideration the changing needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan amended, October 11, 2011, in that the Village "should seek ways to enhance the overall community spirit and the pride and sense of community that exists in the Village of Pinehurst." constructing the homes will meet this objective; Mike Marsh seconded the motion, which was unanimously approved by the Board.

II. Next Meeting Date

B. September 6, 2018

III. Comments from Attendees

IV. Motion to Adjourn

With no further discussion, Joel Shriberg made a motion to adjourn; Mike Marsh seconded the motion, which was unanimously approved by the Board. The meeting adjourned at 5:45 pm.

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SEPTEMBER 6, 2018
ADDITIONAL AGENDA DETAILS:

FROM:

Will Deaton

DATE OF MEMO:

9/28/2018

MEMO DETAILS:

Attached are the draft meetings from the September 6th meeting.

ATTACHMENTS:

Description

▣ Setpember 6, 2018



**PLANNING AND ZONING BOARD
SEPTEMBER 6, 2018
COUNCIL CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

MINUTES

BOARD MEMBERS IN ATTENDANCE:

Leo Santowasso, Chair

Fred Engelfried

Julia Latham

Joel Shriberg Cyndie Burnett

David Kelley, Vice-Chair

Cyndie Burnett, Board Member

BOARD MEMBERS ABSENT:

Jeff Haarlow

Myles Larsen

Mike Marsh

STAFF IN ATTENDANCE:

Alex Cameron, Senior Planner

Gwendy Hutchinson, Planning and Administrative Assistant

1. Call to Order

Chairman Leo Santowasso asked staff to poll the Board and confirmed that there was a quorum present and called the meeting to Order.

2. Approval of Minutes

A. August 2, 2018

Fred Engelfried made a motion to approve the August 2, 2018 Minutes; Joel Shriberg seconded the motion, which was unanimously approved.

3. General Business

A. Updates on Subcommittees

The definition for Apartment was approved by the Board on August 2, 20108.

Chairman Santowasso discussed with the Board definitions for Condos. After discussion David Kelley made a motion to leave the definition for Condos as it is defined in our current Pinehurst Development Ordinance (PDO); Cyndie Burnett seconded the motion which was unanimously approved.

An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential, industrial or commercial building on such property. (See also the North Carolina Unit Ownership Act (NCGS Chapter 47A) and or the North Carolina Condominium Act (NCGS Chapter 47C).

Discussions on Townhouse will continue at a later date.

4. Next Meeting Date

B. October 4, 2018

5. Motion to Adjourn

David Kelley made a motion to adjourn the meeting. The motion was seconded by Joel Shriberg and carried unanimously. The meeting adjourned at 4:30 pm.



PUBLIC HEARING NO. 1

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request by Moore County Schools for a Major Site Plan Review in order to construct a temporary school site for Pinehurst Elementary. This property is identified as Moore County PID# 00023476 and is located at Rassie Wicker Park. This project will consist of eight modular buildings located on approximately 3.5 acres of land at Rassie Wicker Park adjacent to Trinity Christian Fellowship Church and the Pinehurst Fire Department.

ATTACHMENTS:

Description

- ☐ Site Plan Application
- ☐ Submittal Package
- ☐ General Concept Plan
- ☐ Staff Report



**Application for
Site Plan Approval**
(revised 3/14/17)

Minor Site Plan (less than two acres disturbed) \$400.00
Major Site Plan \$600.00 + \$100.00 (two or more acres disturbed)

PROJECT NAME: _____

PROJECT DESCRIPTION:

Location: _____ Parcel ID#: _____

Land Use: _____ Site Acreage: _____ Zoning District: _____

Overlay District:

Urban Transition Highway Corridor: _____

Urban/Village Highway Corridor: _____

Historic District: Yes No

Does Site Contain Floodplain: Yes No Does Site Contain Wetlands: Yes No

Impervious Surface (%): _____ Watershed: 2 3

Building Square Feet: _____ Total: _____ First Floor: _____

PROPERTY OWNER:

Name: _____

Address: _____

CONTACT PERSON:

Name: _____ Telephone: _____

Address: _____ Email: _____

INFRASTRUCTURE:

Water: Public _____ l.f. Private _____ l.f.

Sewer: Public _____ l.f. Private _____ l.f.

Streets: Public _____ l.f. Private _____ l.f.



**Application for
Site Plan Approval**
(revised 3/14/17)

APPLICANT:

Name: _____ Telephone: _____
Contact Person _____ Signature _____
Address _____

SIGNAGE:

All signage except the Address Identification Sign requires separate sign applications.



Engineering
Landscape Architecture
Planning

MOORE COUNTY BOARD OF EDUCATION -TEMPORARY ELEMENTARY SCHOOL- RASSIE WICKER PARK

Project Narrative

Moore County Schools (MCS) plan to construct a new elementary school on the existing site of the Pinehurst Elementary School. This plan will require demolition of the existing school resulting in the need for an alternate location while the new school is constructed (approximate two-year timeframe). LKC assisted MCS Staff in determining locations within Pinehurst for the temporary school site. After discussions with Village Leaders and MCS, it was determined that the land that is now known as Rassie Wicker Park was the logical and best fit for the temporary school. Rassie Wicker Park contains a multipurpose field, in-line hockey rink, tennis courts, bocce ball, shuffleboard courts, splashpad area, trail network, and a playground. The park area is approximately 101 acres.

The Conceptual Plan for the temporary school consists of eight modular buildings that would occupy the area that is now the multipurpose field area. This area is just east of the in-line hockey rink and will occupy approximately 3.5 acres of the park. The multipurpose field area has existing road access, parking, proximity to utilities, and gentle topography. Careful consideration was given in determining a location that would minimize impact to the park amenities while at the same time utilizing existing infrastructure.

The eight modular buildings consist of Classroom buildings (124' x 64'), Multipurpose Room (64' x 42'), Cafeteria (64' x 98'), and an Administration building (124' x 64'). The buildings will have 30 feet of separation from each other, placed on raised footings, and all connected by a network of sidewalks and ramps for access purposes. There is existing parking on the west and south side of the proposed school and a road network to access the site. It is intended for Rassie Wicker Drive to become the primary ingress for the parent drop off. Rassie Wicker Dr. from the McKenzie Road intersection to the school site is in excess of 2,100 LF. This would more than meet the stacking/queuing requirements established by Municipal and School Transportation Assistance (MSTA) Traffic Calculator. The exact traffic pattern for access to the site will be established during the traffic analysis phase and will be subject to approval by the Village of Pinehurst.

Upon initial review there are adequate utilities (water and sewer) to serve the site. Sewer is adjacent to the site, located south of the site in the existing parking lot. Water mains are also located in the same area.

Existing Conditions

As stated in the Project Narrative, the approximate 3.5 acres where the temporary school will be located is currently a multipurpose field. The location has access to existing road access, parking, utilities, and is relatively flat. Adjacent to the west of this multipurpose field is the in-line hockey rink and splashpad area. There are no trees in the footprint and it's anticipated that no trees will be disturbed; therefore, an RCW report is not required.

Project Design

Streets and Access

As stated in the Project Narrative, access to the temporary school will be provided via the existing Rassie Wicker Park entrance along Rassie Wicker Drive. Rassie Wicker Drive will operate as a one-way street during school peak hours and provide internal circulation and stacking for the temporary school. Parents, staff and buses will enter to the west via McKenzie Road and exit to the south via Magnolia Road. A Trip Generation Analysis was completed by Ramey Kemp & Associates (see attached). Their analysis concluded that Rassie Wicker Drive will contain the school stacking and that there will be minimal impact on the surrounding roadway network.

Pedestrian Connectivity

New sidewalks will be installed per the PDO Section "9.17.1.19 Sidewalks" and per Village Standards. New sidewalks are proposed for internal circulation and for connectivity to adjacent existing sidewalks.

Setbacks

Setbacks are proposed as follows:

Front Yard:	40'
Side Yard:	25'
Side Street:	25'
Rear Yard:	25'

Lighting

Site lighting will be provided per the PDQ and the developer will obtain a site lighting plan from Duke Energy.

Utility Service

This project will connect to existing Moore County Public Utilities (MCPU) Water and Sewer mains. These existing main lines are located just south of the site in the existing parking area. Attached is the hydrant flow test results performed by MCPU. The results verify adequate fire flow to the site.

Stormwater

Stormwater runoff will meet the requirements of the State and Village as required. The project proposes one stormwater control measure on-site to meet these requirements.

Impervious Surface:

The total proposed impervious surface is 1.45 Acres. The total combined existing and proposed impervious surface is 3.94 Acres. The impervious percentage of the property will be 3.90%. The maximum lot covered by impervious surface allowed is 12%.

Soil Erosion and Sediment Control

A Soil and Erosion Control Permit will be obtained for the site through NCDEQ as the site will disturb more than one contiguous acre.

HYDRANT FLOW TEST REPORT

LOCATION: RASSIE WICKER PARK

DATE: 8/1/2018

TIME: 1:47 PM

TEST MADE BY: ROBBIE BAKER

REPRESENTATIVE OF: MOORE COUNTY PUBLIC UTILITIES

WITNESS: CHRIS FULLER

PURPOSE OF TEST: Fire Flow

CONSUMPTION RATED DURING TEST: _____ GPM

IF PUMPS AFFECT TEST, INDICATE PUMPS OPERATING:

FLOW HYDRANT #s	A1	AZ	A3
	<u>BEHIND</u> FIRE DEPT.		
SIZE NOZZLE:	<u>2 1/2</u>	<u>IN</u>	
PITOT READING:	<u>SO</u>	<u>PSI</u>	
TOTAL GPM:	<u>1190</u>	<u>GPM</u>	

RESIDUAL HYDRANT# 2-192

STATIC ₈	<u>74</u>	<u>PSI</u>
RESIDUAL ₈	<u>71</u>	<u>PSI</u>

PROJECTED RESULTS AT 20 PSI RESIDUAL 5668 GPM

REMARKS: CANNON PARK TANK @ 35.6 FT. WELLS 12 & 17 RUNNING

LKC Engineering, PLLC

140 . \ qua Shed Court , Aberdeen, NC 28315 ""Phone (910) 420-1437

License# P-1095

Pinehurst Elementary Temporary School

Needed Fire Flow Calculation

Refer to GUIDE FOR DETERMINATION OF NEEDED FIRE FLOW (EDITION 06-2014)

$$NFFi = (Ci)(Oi)[1.0 + (X+P)i]$$

NFFi= the needed fire flow in gallons per minute
Ci= a factor related to the type of construction and effective area
Oi = a factor related to the type of occupancy
X= a factor related to the exposure hazard of the adjacent buildings
P= a factor related to the communication hazard with adjacent buildings

F = factors for construction class

1.5 Class 1 (Frame)
1 Class 2 (Jointed Masonry)
0.8 Class 3 (Non-combustible)
0.8 Class 4 (Masonry Non-combustible)
0.6 Class 5 (Modified Fire Resistive)
0.6 Class 6 (Fire Resistive)

- 1 Predominant construction type and the factor (F)
- 2 Effective area (A)
- 3 Substitute values for F and A in the fomula $C=18F(A^{0.5})$
- 4 Round Construction factor (C) to nearest 250gpm
- 5 Occupancy Type and factor (O)
- 6 exposure building factor (X)
- 7 factor related to communications between buildings is (P)
- 8 F= 1.5 (Class 1-Frame)

A= **7936** sf

C= $18 \cdot F(A^{0.5}) =$ 2405.274

Oi = **0.85**

Table 330A(I) for X = 0.098

P= 0

Need Fire Flow:

$$NFFi = (Ci)(Oi)[1.0 + (X+P)i] = 2,244.8 \text{ gpm}$$

Rounded to nearest 250gpm 2,500 gpm

NA Reduction for Sprinkler
NA gpm - Sprinkler Demand

O = Occupancy Factors

0.75 C-1 (Noncombustible)
0.85 C-2 (Limited Combustibility)
1 C-3 (Combustible)
1.15 C-4 (Free Burning)
1.25 C-5 (Rapid Burning or Flash Burning)

Calculations by:


Philip Picerone, PE


Date

RESULTS BY MCPU
HAS 20 PSI
w/ A RESIDUAL
OF 5668 GPM
5668 > 2,500
∴
ACCEPTABLE



August 1, 2018

John Birath, AIA LEED AP
Executive Director for Operations
Moore County Schools
5277 Hwy 15-501
Carthage, NC 28327
P: 910-947-2976
E: jbirath@ncmcs.org

Subject: Trip Generation Letter
Pinehurst Elementary Temporary School - Pinehurst, NC

Dear Mr. Birath:

This letter provides an estimate of the trip generation for the proposed Pinehurst Elementary Temporary School to be located along Rassie Wicker Drive in Pinehurst, North Carolina. The existing Pinehurst Elementary School will be demolished and a new elementary school will be constructed in its place. While the new elementary school is being constructed, the current students will be relocated to a temporary school in Rassie Wicker Park. Based on coordination with Moore County Public Schools, it was determined that the existing elementary school has 593 students, 3 buses, and 63 staff members. Access to the proposed temporary school will be provided via the existing Rassie Wicker Park entrance along Rassie Wicker Drive. A copy of the preliminary site plan is attached. The purpose of the study is to determine the anticipated trip generation and internal stacking for the proposed temporary school.

Trip Generation

The daily and peak hour traffic expected to be generated by the proposed temporary school was estimated utilizing the Municipal and School Transportation Assistance (MSTA) Traffic Calculator provided by the Traffic Engineering and Safety Systems Branch of the NCDOT. These calculations are based on the average traffic volumes and vehicle queue data on a typical school day obtained at public elementary schools across the State of North Carolina. The trip estimates do not consider high traffic demand days or special events.

The MSTA Traffic Calculator provides an estimate of staff, bus, and parent trips based on the proposed student population. For a public elementary school with 593 students, the Traffic Calculator estimates the number of buses to be 8, the number of staff members to be 70, and the number of parent drivers to be 217 during the school AM peak hour and 97 during the school PM peak hour. Refer to Table 1 for the trip generation summary of the school during the weekday AM and PM peak hours. A copy of the MSTA results is attached for your reference.

Table 1: Trip Generation Summary

LAND USE	TRIP GENERATOR	DAILY TRIPS	SCHOOL AM PEAK HOUR(VPH)		SCHOOL PM PEAK HOUR(VPH)	
			Enterine:	Exitine:	Enterine:	Exitine:
Elementary School (593 Students)	8 Buses	16	8	0	0	8
	70 Staff	140	70	0	0	0
	Parents	628	217	217	97	97
Total Site Trips		784	295	217	97	105

It is estimated that the proposed temporary school will generate approximately 784 total site trips (392 entering and 392 exiting) during a typical weekday. Of the total, approximately 512 site trips (295 entering and 217 exiting) are expected to occur during the school AM peak hour, while approximately 202 site trips (97 entering and 105 exiting) are expected to occur during the school PM peak hour.

Internal Circulation and Stacking

Based on coordination with Moore County Public Schools, it was determined that Rassie Wicker Drive will operate as a one-way street during school peak hours and provide internal circulation and stacking for the temporary school. Parents, staff and buses will enter to the west via McKenzie Road and exit to the south via Magnolia Road. Refer to the attachments for a copy of the internal circulation plan.

For a 593 student elementary school, the MSTA School Traffic Calculator indicates a maximum high demand internal stacking need of 1,273 feet for student pick-up and drop-off. This maximum high demand internal stacking length accounts for an additional 30% of extra stacking length in the MSTA School Traffic Calculator. The current stacking plan shows that the maximum high demand internal stacking length is accommodated and approximately 2,300 feet of internal stacking distance is provided.

Conclusions

The calculations provided in this letter are estimations of the trip generation and internal stacking potential for the proposed temporary school based on the MSTA Traffic Calculator. Based on the trip generation and internal stacking results, it is expected that the proposed Pinehurst Elementary Temporary School will contain the stacking along Rassie Wicker Drive and have minimal impact on the surrounding roadway network.

If you should have any questions, please feel free to contact me at (919) 872-5115.

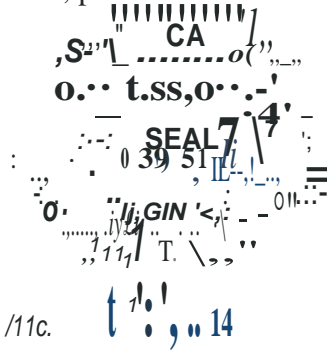
Sincerely,

Joshua Remke, P.E.
Transportation Manager

Ramey Kemp & Associates, Inc.

NC Corporate License# C-0910

Attachments: Proposed Site Plan
Proposed Internal Circulation Map
MSTA School Calculator





Bus Loop

AM and PM Peak Traffic Estimates
(These numbers do not reflect peak hour traffic volumes)

AM Cars/ Student	PM Cars/ Student	Avg. Car Length	PM Atope Time
36.56%	16.31%	22.19	45.50%
34.58%	14.10%	22.70	51.90%
9.20%	4.30%	24.42	55.71%

[illegible][illegible]

Direction	Pariitli	Bu-	Generated Staff	Tri	Bu	PM Trips Generated	
						Staff	Trips
IN							
OUT							

The diagram illustrates the flow of trips from ADAM to AUPM. It shows the timing of trip generation (AM and PM) and the resulting trip counts for each direction (In and Out).

AM Trips Generated:

Direction	Parents	Buses	Staff
IN			
OUT			

PM Trips Generated:

Direction	Parents	Buses	Staff
IN			
OUT			

Summary Table:

ADAM	In	Out	Total
285	217		
		105	
			202

784
784

- Average Queue Length **does not** include an alternative traffic pattern required for high traffic demand days which is usually 30% additional length.
- Average Queue Length **does not** include the Student Loading Zone.
- Peak traffic volumes at schools normally occur within a 30-minute time period. (justifying a PHF of 0.5)

DEVELOPMENT DATA:

OWNER: VILLAGE OF PINEHURST
395 MAGNOLIA ROAD
PINEHURST, NC 28374

PARCEL ID'S: 00023476, 00024125
DEED BOOKS: 1049, 1048 PAGES: 552, 229
ACREAGE: 101.0 ACS.

ZONING: PC
CURRENT USE: RASSIE WICKER PARK (RECREATIONAL)
PROPOSED TEMPORARY USE: ELEMENTARY SCHOOL

WATERSHED: WS-III: BW
RIVER BASIN: CAPE FEAR
STREAM INDEX: 18-23-3-1-1
STREAM NAME: BOARD BRANCH

THIS PORTION OF THE PROPERTY SHOWN IS NOT LOCATED IN A FLOODPLAIN.

EXISTING IMPERVIOUS AREAS:
BUILDINGS: RESTROOM - 805 SF
RECREATIONAL: SKATING RINK - 15,020 SF
SPLASH PAD - 8,582 SF
SIDEWALKS: 24,808 SF
DRIVE AND PARKING: 59,048 SF
TOTAL EXISTING IMPERVIOUS: 108,263 SF = 2.49 ACS.
TOTAL EXISTING IMPERVIOUS PERCENTAGE: 2.47%

PROPOSED IMPERVIOUS AREAS:
BUILDINGS: 56,756 SF
SIDEWALKS/RAMPS/STAIRS: 5,416 SF
CONCRETE PAVEMENT/DUMPSTER: 1,202 SF
TOTAL PROPOSED IMPERVIOUS: 63,374 SF = 1.45 ACS.
TOTAL IMPERVIOUS AREA EXISTING AND PROPOSED: 171,637 SF = 3.94 ACS
TOTAL IMPERVIOUS PERCENTAGE: 3.90%

NOTES:

1. ANY PROJECT SIGNAGE SHALL BE DESIGNED AND PERMITTED UNDER A SEPARATE PERMIT.
2. STORMWATER MANAGEMENT SHALL USE BEST MANAGEMENT PRACTICES TO CONFORM TO WATERSHED REQUIREMENTS.
3. ROOF DRAINAGE SHALL BE PIPED TO STORMWATER COLLECTION SYSTEM.
4. NO NEW LANDSCAPE PLANTINGS ARE PROPOSED WITH THE TEMPORARY ELEMENTARY SCHOOL DEVELOPMENT.

DIMENSTIONAL REQUIREMENTS:

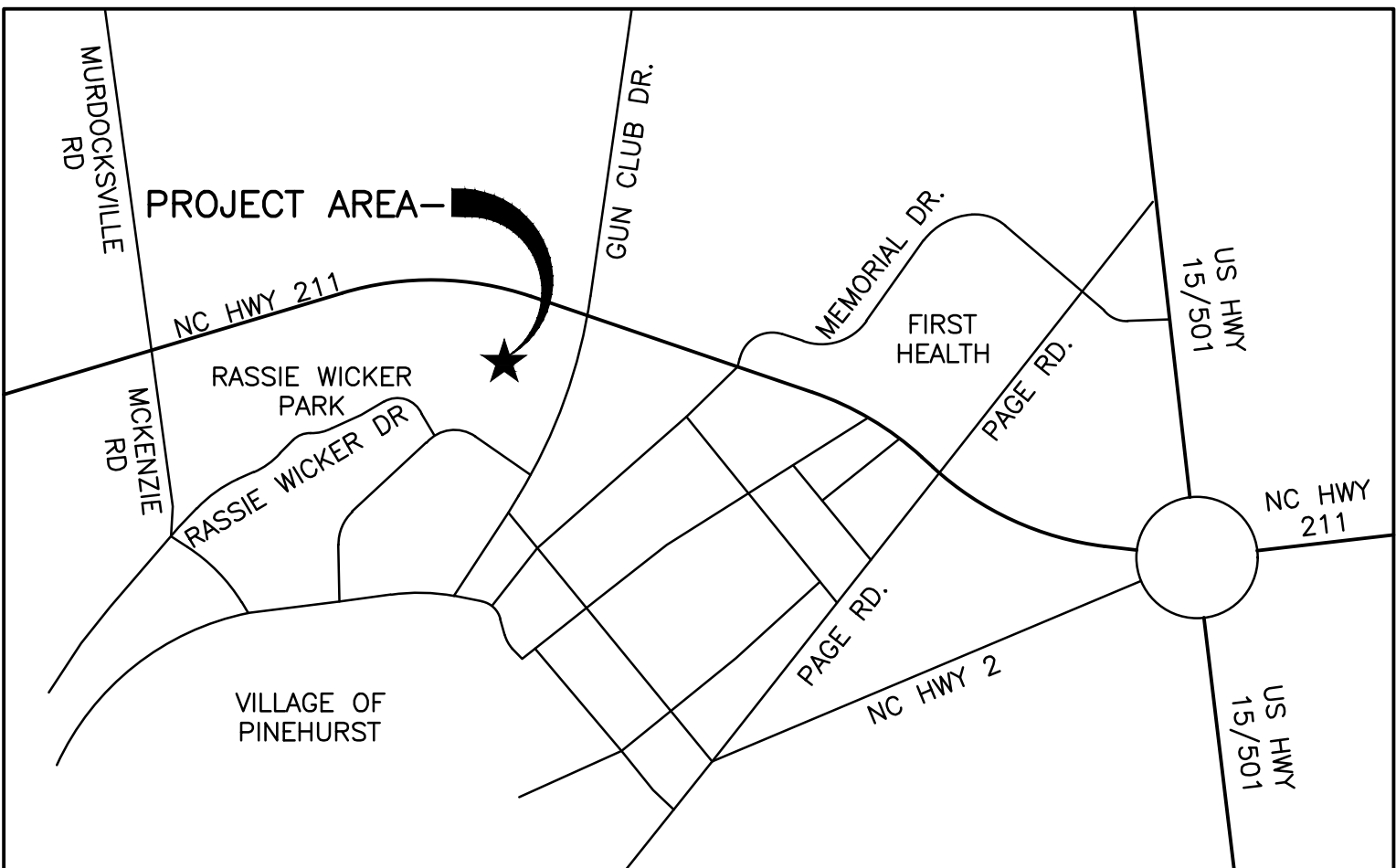
1. SETBACKS:

FRONT: 40 FT.
SIDE: 25 FT.
SIDE STREET: 25 FT.
REAR: 25 FT.
LAKEFRONT/GOLF: 60 FT.

2. MAX. BUILDING HEIGHT: 35 FT.
3. MIN. LOT WIDTH: 50 FT.
4. MAX. IMPERVIOUS SURFACE: 12% (12.12 ACS.)

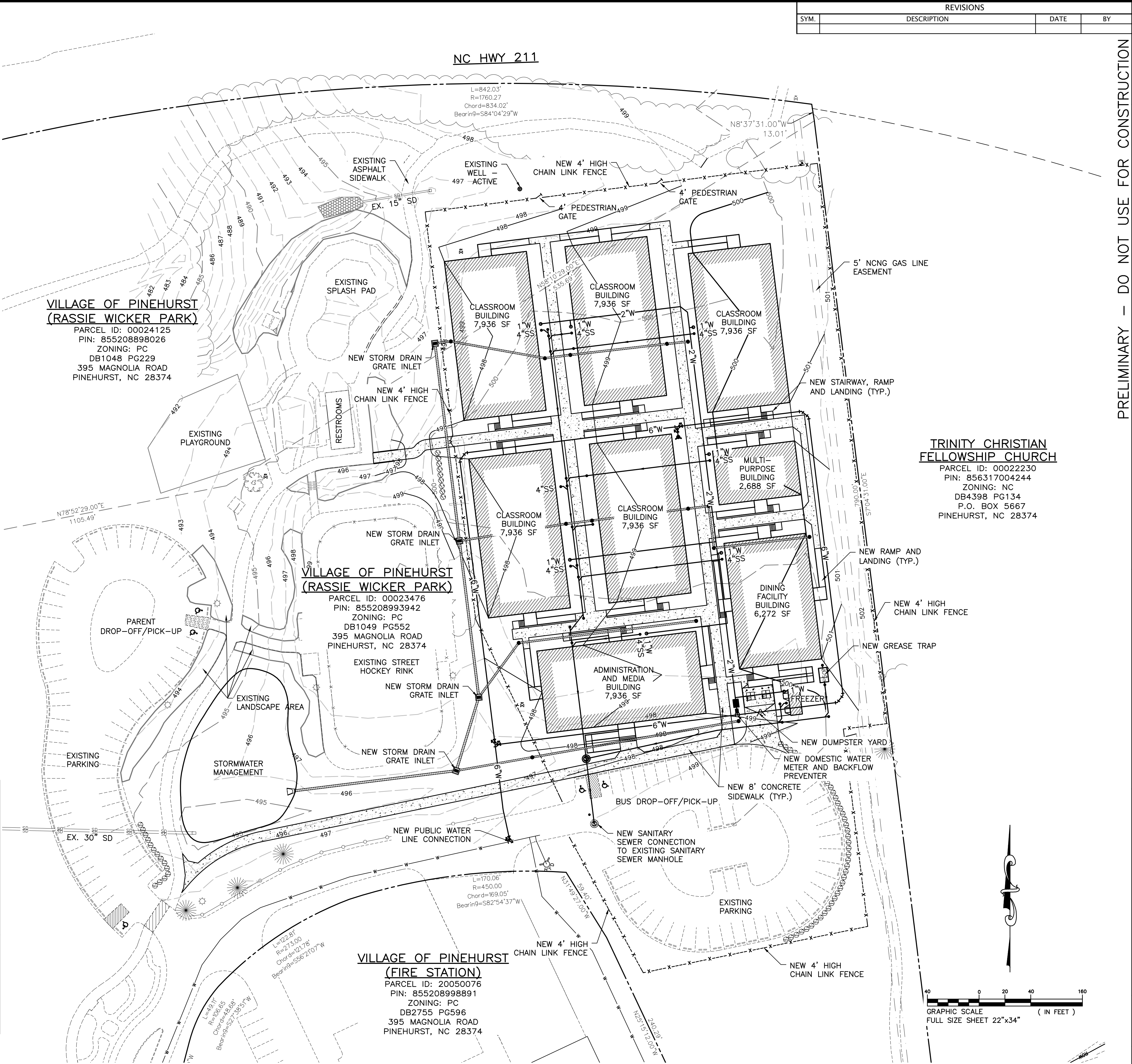
PARKING:
EXISTING PARKING: 117 SPACES (112 STANDARD, 5 HANDICAP)
PROPOSED NEW PARKING: 0 SPACES
TOTAL PARKING PROVIDED: 117 SPACES (112 STANDARD, 5 HANDICAP)

REQUIRED PARKING:
2 SPACES/CLASSROOM
40 CLASSROOMS X 2/CLASSROOM = 80 SPACES REQUIRED



PROJECT VICINITY MAP

Scale: NOT TO SCALE



GRAPHIC SCALE
FULL SIZE SHEET 22"x34"
(IN FEET)

PRELIMINARY – DO NOT USE FOR CONSTRUCTION

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

Engineering
Landscape Architecture
Surveying

LKC

GENERAL CONCEPT PLAN

PINEHURST ELEMENTARY
TEMPORARY SCHOOL

Pinehurst, North Carolina

DATE: JUL., 2018
DESIGNED: FDW
DRAWN: FDW
CHECKED: TAC
NO.



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Will Deaton, Director of Planning and Inspections
Date: September 26, 2018
Subject: Staff Report for Proposed Major Site Plan for the temporary Pinehurst Elementary School site at Rassie Wicker Park.

Request

The applicant requests a Major Site Plan approval in order to construct a temporary school site for Pinehurst Elementary while the existing school site is being demolished and a new site constructed. 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 site plan to the Village Council.

Project Profile

Applicant:	Moore County Schools
Owner:	Village of Pinehurst
Property Location:	10 Rassie Wicker Dr./Rassie Wicker Park
Zoning:	PC: The Public Conservation District is established as a district in which the primary use of the land is reserved for the general public for recreation, parks, natural or man-made bodies of water, forests and other similar open space uses, and other government uses that provide public services to the residents of Pinehurst. This district is intended to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for public recreational use.
Land Area	± 3.5 Acres disturbed. ± 20.71 total site
Current Land Use:	Village of Pinehurst Rassie Wicker Park with multipurpose field, in-line hockey rink, tennis courts, bocce ball, shuffleboard, splash pad, restrooms, shelter, walking trails and a playground.

Project Analysis

Project Setting

The temporary Pinehurst Elementary School site is proposed to be located on approximately 3.5 acres of land at Rassie Wicker Park where the current multi-purpose field is located. The Village currently has an in-line hockey rink, tennis courts, bocce ball, shuffleboard, splash pad, restrooms, shelter, walking trails and a playground at the site. The project will be adjacent to Trinity Christian Fellowship Church, Pinehurst Fire Department and the rest of Rassie Wicker Park and accessed from Rassie Wicker Dr. The applicant is proposing to have Rassie Wicker Dr. a one-way street. This proposal would occupy the multipurpose field area and be adjacent to the in-line hockey rink. There is currently road access to the site and available parking.

The site is bounded to the north by NC Hwy 211 which separates residential development from the site. The site is bounded to the south by the Pinehurst Fire Department and other Village property along Magnolia Rd. It's also bounded to the south and west by Village Hall and the rest of Rassie Wicker Park and to the east by Trinity Christian Fellowship Church.

Project Amenities

The proposed site will consist of eight modular buildings five of which will be classroom buildings (124'x64'), a multipurpose room (64'x42'), cafeteria (64'x98') and an administration building (124'x64'). A new sidewalk system is proposed to be installed for internal circulation and connectivity to existing sidewalks.

Watershed Area

This project is located within a watershed protection area. However, due to the fact that after this proposed development the site will contain less than 24% impervious surface, these regulations do not trigger any additional regulations or restrictions.

Dimensional Criteria

The proposed major site plan complies with the dimensional criteria of the PC Zoning District including the 40' front, 25' side & rear building setback as well as the 20' buffering requirement.

Infrastructure and Zoning Criteria

The PC Zoning district does not currently allow a school as an allowable use. However, a temporary use permit can be issued per SR 206 in section 8.8 of the PDO. Once a use agreement has been worked out with the Village and Moore County Schools, this could be issued.

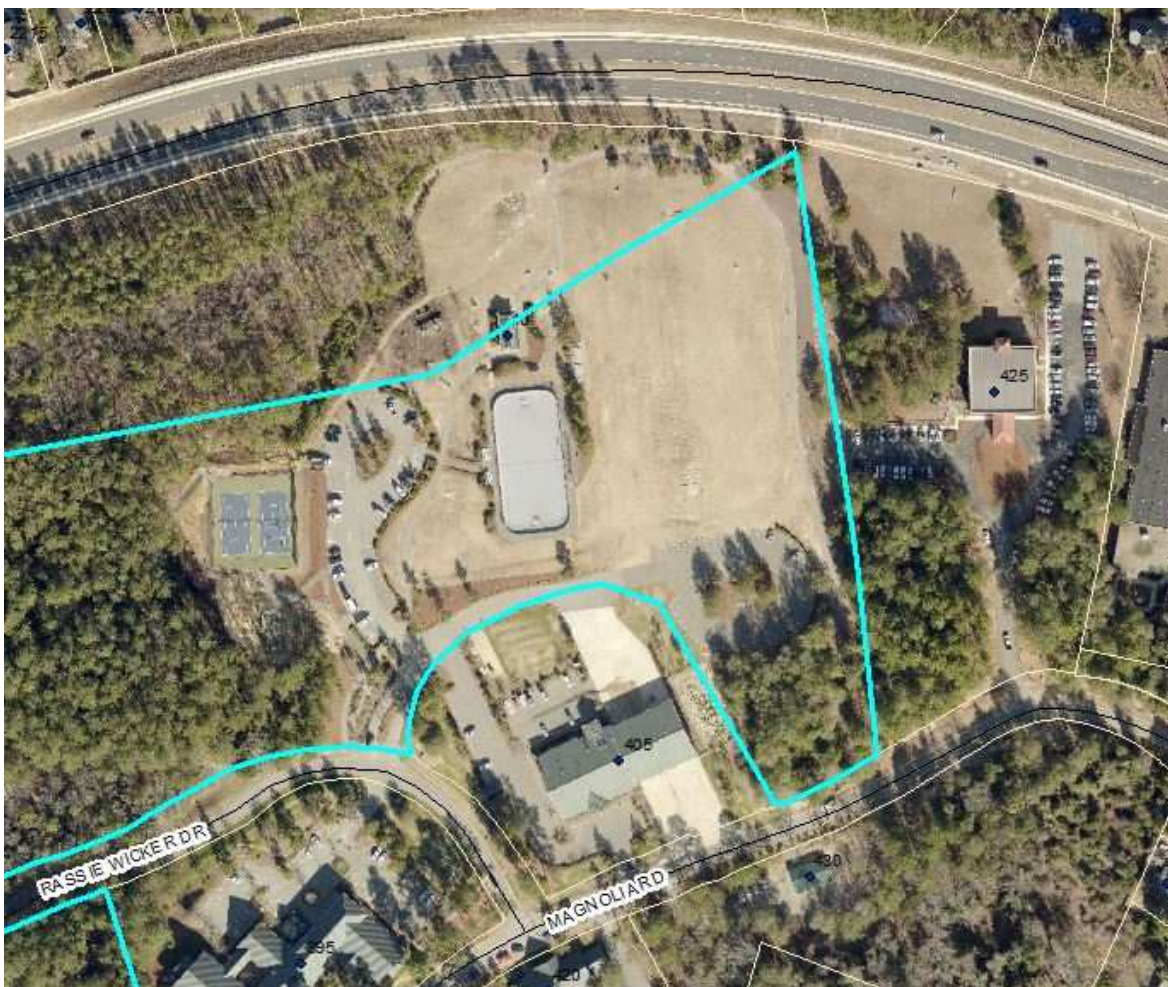
Adequate water and sewer is available to the site to meet both domestic and fire protection requirements.

The current plan indicates one stormwater control measure on-site. The system will be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the Village of Pinehurst Engineering Standards and Specifications Manual and may be subject to change to meet those requirements.

A Soil and Erosion Control Permit will need to be obtained from NCDEQ since the area of disturbance is more than one acre.

The proposed major site plan has been reviewed by the Technical Review Committee. Comments are attached.

Vicinity Map



Staff Recommendation

Staff recommends approval of this proposal with one condition:

1. The traffic flow for ingress and egress to the site will be worked out between representatives of the Village and Moore County Schools and may not be what is presented with this application.



PUBLIC HEARING NO.2
ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request by R&M Commercial Real Estate, LLC for a Major Site Plan Review in order to construct a townhome development. This property is identified as Moore County PID# 98000634 and is located off LaForet Ct and LaForet Ln between Foxfire Rd. and Linden Rd. This project will consist of forty townhomes located on approximately 6.95 acres. The property is currently owned by Planet Development, LLC.

FROM:

Alex Cameron, Senior Planner

DATE OF MEMO:

9/28/2018

MEMO DETAILS:

Additional items will be attached to this agenda item prior to the meeting. All supporting materials including TRC comments were not available to complete staff report.

ATTACHMENTS:

Description

- ☐ Application
- ☐ General Concept Plan
- ☐ Staff Report



**Application for
Site Plan Approval**
(revised 3/14/17)

Minor Site Plan (less than two acres disturbed) \$400.00
Major Site Plan \$600.00 + \$100.00 (two or more acres disturbed)

PROJECT NAME: La Foret

PROJECT DESCRIPTION:

Location: Linden Road, Pinehurst

Parcel ID#: 854200811190

Land Use: R00: Res Vacant

Site Acreage: 6.95

Zoning District: R MF

Overlay District:

Urban Transition Highway Corridor: _____

Urban/Village Highway Corridor: _____

Historic District: Yes ☐ No ☒

Does Site Contain Floodplain: Yes ☐ No ☒

Does Site Contain Wetlands: Yes ☐ No ☒

Impervious Surface (%): _____

Watershed: 2 ☐

3 ☐

Building Square Feet: _____

Total: _____

First Floor: _____

PROPERTY OWNER:

Name: Planet Development, LLC

Address: 675 S. Bennett Ste. 4 Southern Pines, NC 28387

CONTACT PERSON:

Name: _____

Telephone: _____

Address: _____

Email: _____

INFRASTRUCTURE:

Water:

Public _____ l.f.

Private _____ l.f.

Sewer:

Public _____ l.f.

Private _____ l.f.

Streets:

Public _____ l.f.

Private _____ l.f.

Planning and Inspections Department

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



**Application for
Site Plan Approval**
(revised 3/14/17)

APPLICANT:

Name: R & M Commercial Real Estate, LLC.

Telephone: 910-944-7453

Contact Person Ron Jackson

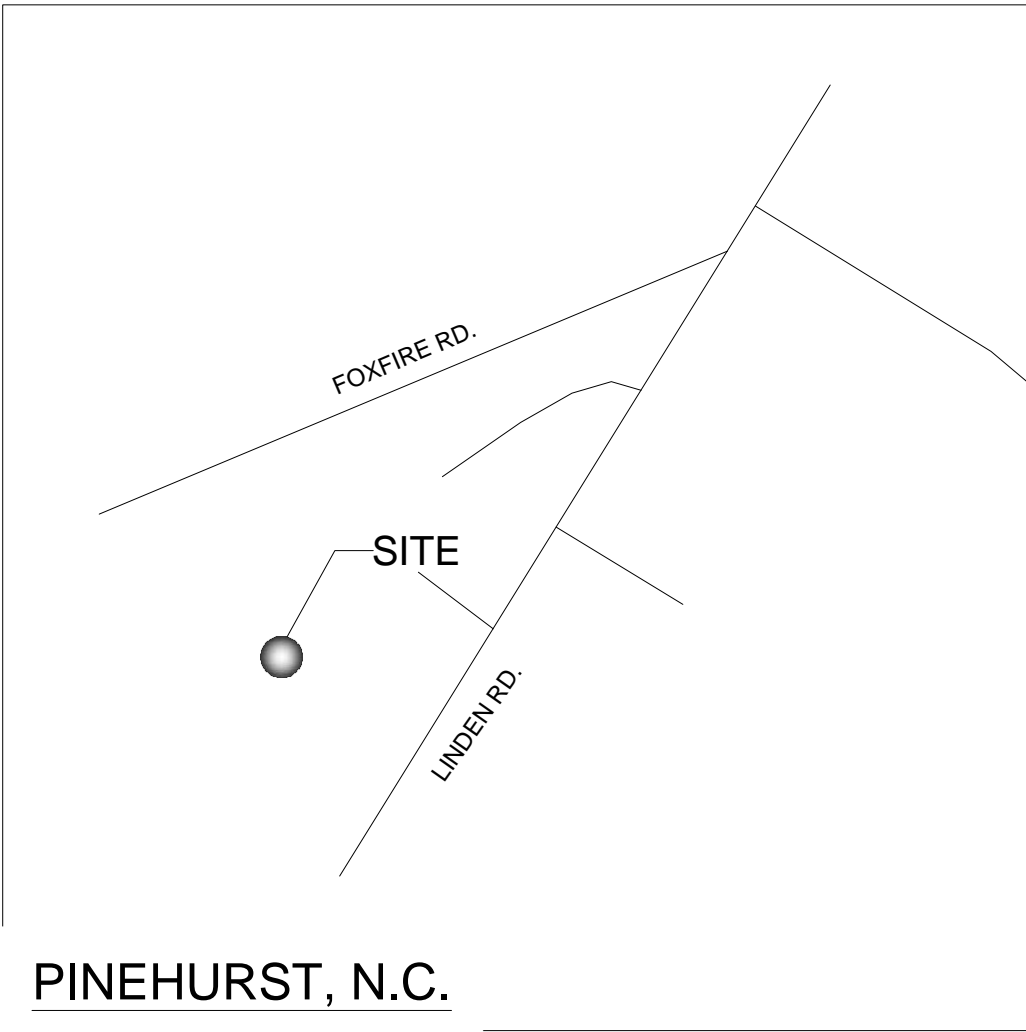
Signature

A handwritten signature in black ink, appearing to read "Ron Jackson", written over a horizontal line.

Address 335 Fields Drive, Aberdeen, NC 28315

SIGNAGE:

All signage except the Address Identification Sign requires separate sign applications.



PINEHURST, N.C.

VICINITY MAP (N.T.S.)



GENERAL CONCEPT NOTES

1. CONCEPTUAL INFORMATION PROVIDED THROUGH MOORE COUNTY GIS.
2. SURVEY PROVIDED BY: BENNIE BROWN, 5218 NC HWY 211, PO BOX 307, WEST END NC, 27376
3. ZONE: R MF
4. WATER AND SANITARY SEWER LOCATIONS PROVIDED BY MOORE COUNTY UTILITIES.
5. PROPERTY CURRENTLY OWNED BY: PLANET DEVELOPMENT, LLC., 675 S BENNETT ST. STE. #4 SOUTHERN PINES, NC 28387
6. PARCEL ID SHORT: 98000634
PIN: 854200811190
DB: 2946, PG: 292



LANDSCAPE
ARCHITECTURE
.....
ENGINEERING
.....
PLANNING

Landscape Architecture ♦ Fayetteville, NC
Civil Engineering ♦ Southern Pines, NC
230C W. Pennsylvania Ave. ♦ Southern Pines, NC 28387
Voice: 910-725-1107
www.crawforddsn.com



PRELIMINARY
NOT FOR SALE OR CONSTRUCTION

[PLAN PHASE]

REVISIONS

R & M COMMERCIAL REAL ESTATE, LLC

LA FORET

GENERAL CONCEPT PLAN

PROJECT DETAILS
Project Manager: KSL
CAD Technician: RFN/GER
Reviewed / Approved By:
Project Number:

SCALE 0 50 100

Full Scale: Horiz.: 1" = 50'

Half Scale: Horiz.: 1" = 100'

ISSUE DATE

MM/DD/YYYY

SHEET NUMBER



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Natalie Hawkins, Assistant Village Manager
Date: October 1, 2018
Subject: Staff Report for Proposed Major Subdivision

Request

The applicant requests a Major Site Plan approval in order to allow for a 40 unit townhome project off Laforet Ln and Laforet Ct. The property is located between FoxfireRd. and Linden Rd. In accordance with Section 9.16.1.5 of the Pinehurst Development Ordinance, all proposed major site plans are reviewed by the Planning & Zoning Board and a Public Hearing is to be held. The Planning & Zoning Board must then submit its recommendation on the proposed major site plan to the Village Council.

Project Profile

Applicant:	R & M Commercial Real Estate, LLC
Owner:	Planet Development, LLC
Property Location:	Laforet Ct./Laforet Ln.
Zoning:	R-MF The Residential Multi-Family District is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
Land Area	± 6.95 Acres
Current Land Use:	Vacant. Second phase of previously approved townhome development.

Project Analysis

Project Setting

The proposed major site includes the development of 40 townhome units. The subject property is part of a previously approved plan by Moore County that was never completed however water and sewer was installed. The property is currently located outside the corporate limits but inside the Village's ETJ.

The site is bounded to the north, east and south by single family lots which are currently zoned R-10. The site is bounded to the east by single family development currently zoned R-5. It's also bounded to the south and west by single family development zoned R-210.

Watershed Area

This project is located within the WS-II Drowning Creek – Lumber River BW watershed protection area. However, since there is existing development prior to June 21, 1993 the property is not subject to further restrictions if it follows the originally approved plan.

Infrastructure and Zoning Criteria

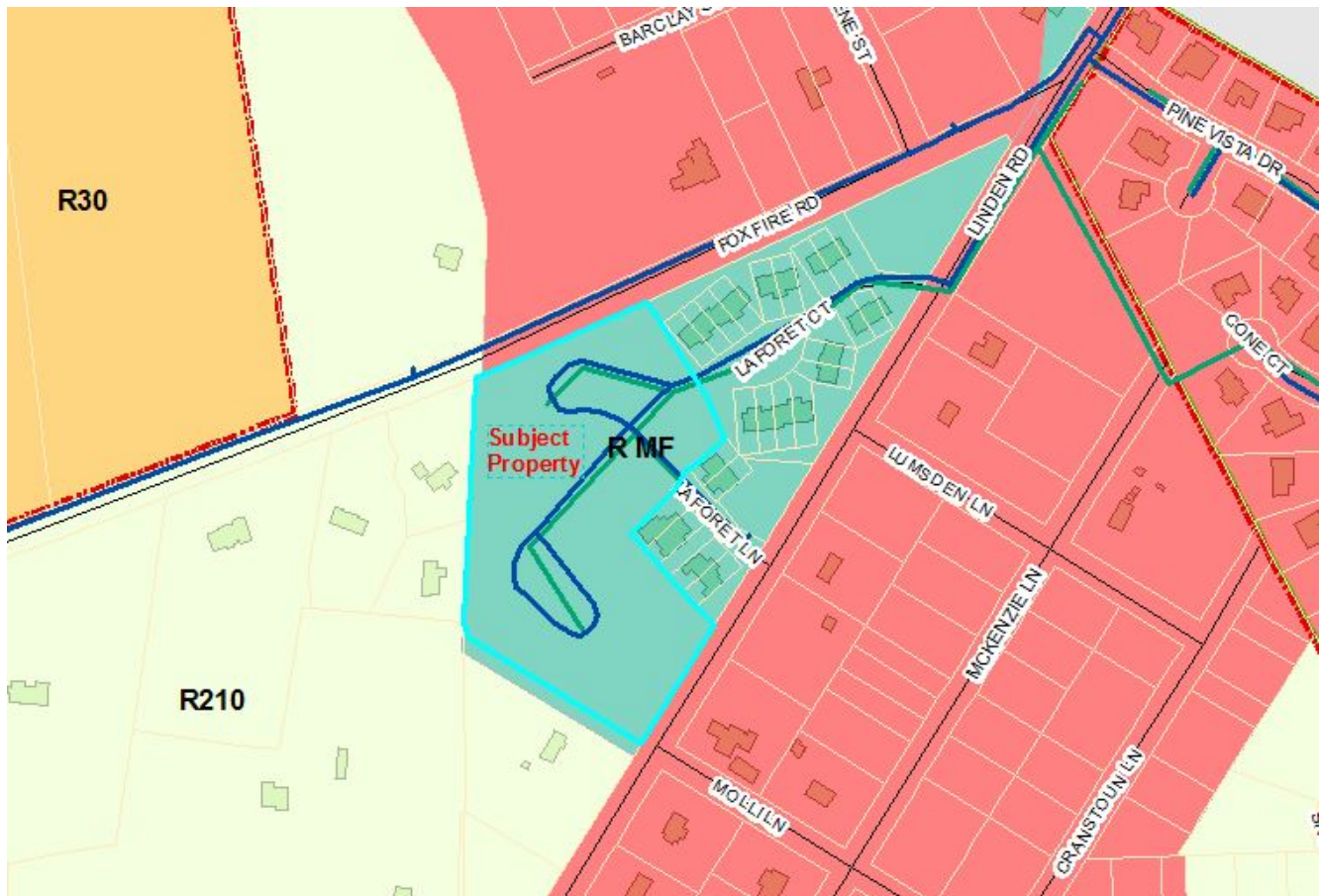
The applicant is proposing internal streets and parking as shown on the plan. All streets and parking will have to be constructed in accordance with the Village of Pinehurst Engineering Standards Specifications Manual, the PDO as well as meet the requirements for emergency services vehicles.

The proposal shows public water and sewer per the original plan that was approved and installed. Moore County Public Utilities has indicated that the conceptual proposal is acceptable so long as the buildings will go where they were originally approved.

The current plan does not indicate what stormwater control measures will be provided. The system will need to be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the Village of Pinehurst Engineering Standards and Specifications Manual and may be subject to change to meet those requirements.

A Soil and Erosion Control Permit will need to be obtained from NCDEQ since the area of disturbance is more than one acre.

Vicinity Map



Staff Recommendation

Staff recommends delaying action until the applicant can provide additional information on the General Concept Plan.



PUBLIC HEARING NO.3
ADDITIONAL AGENDA DETAILS:

This public hearing is to consider a request by R & M Commercial Real Estate, LLC for a major subdivision. This property is identified as Moore County PID# 00052077 and is located off Starlit Ln. and Floyd Way. The proposed subdivision is to allow for 20 lots with a minimum lot size of 16,000 square feet located on approximately 12 acres. The property is currently owned by Rita Goins Lucas.

FROM:

Alex Cameron, Senior Planner

DATE OF MEMO:

9/28/2018

MEMO DETAILS:

Additional items will be attached to this agenda item prior to the meeting. All supporting materials including TRC comments were not available to complete staff report.

ATTACHMENTS:

Description

- ☐ Application
- ☐ General Concept Plan
- ☐ Staff Report



Application for Subdivision

Minor Single Family Home Subdivision Fee: \$225.00 per application
Minor Commercial/Multi Family Subdivision Fee: \$400.00 + \$100.00 per application plus per acre
Major Subdivision Fee: \$600.00 + \$100.00 per application plus per lot

REQUEST

Application is hereby made to the Village of Pinehurst, North Carolina for the Subdivision of Property.

APPLICANT:

Name: R & M Commercial Real Estate, LLC.

Address: 335 Fields Drive, Aberdeen, NC 28315

Telephone #: 910-944-7453

Fax: _____

Email: homeforyoutoday@hotmail.com

Signature: _____

Date: _____

PROJECT DESCRIPTION

Name of Subdivision: Floyd Way Subdivision

Property Owners Name: Rita Goins Lucas

Property Owner Address: 1752 Bartow, Bronx, NY 10469

Total Area of Subdivision: 11.67 Acs.

LRK: _____

Zoning District and Area within each District: R-20

Proposed Minimum Lot Size: 16,000 SF

Total Area in Floodways: 0

Total Area in Floodplains: 0

Total Area in Wetlands: 0

Generalized Slope of Site: 2-12%

Water Features of Size: 0

Historic/Cultural Features of Site: N/A

Forest/Wildlife Features of Site: N/A

PHASING

Total Number of Phases in Subdivision: 1 Total Area and Number of Lots in Each Phase: 20

UTILITIES

Water: Public ☒

Private wells ☐

Sewer: Public ☒

Private septic systems ☐

ADDITIONAL INFORMATION

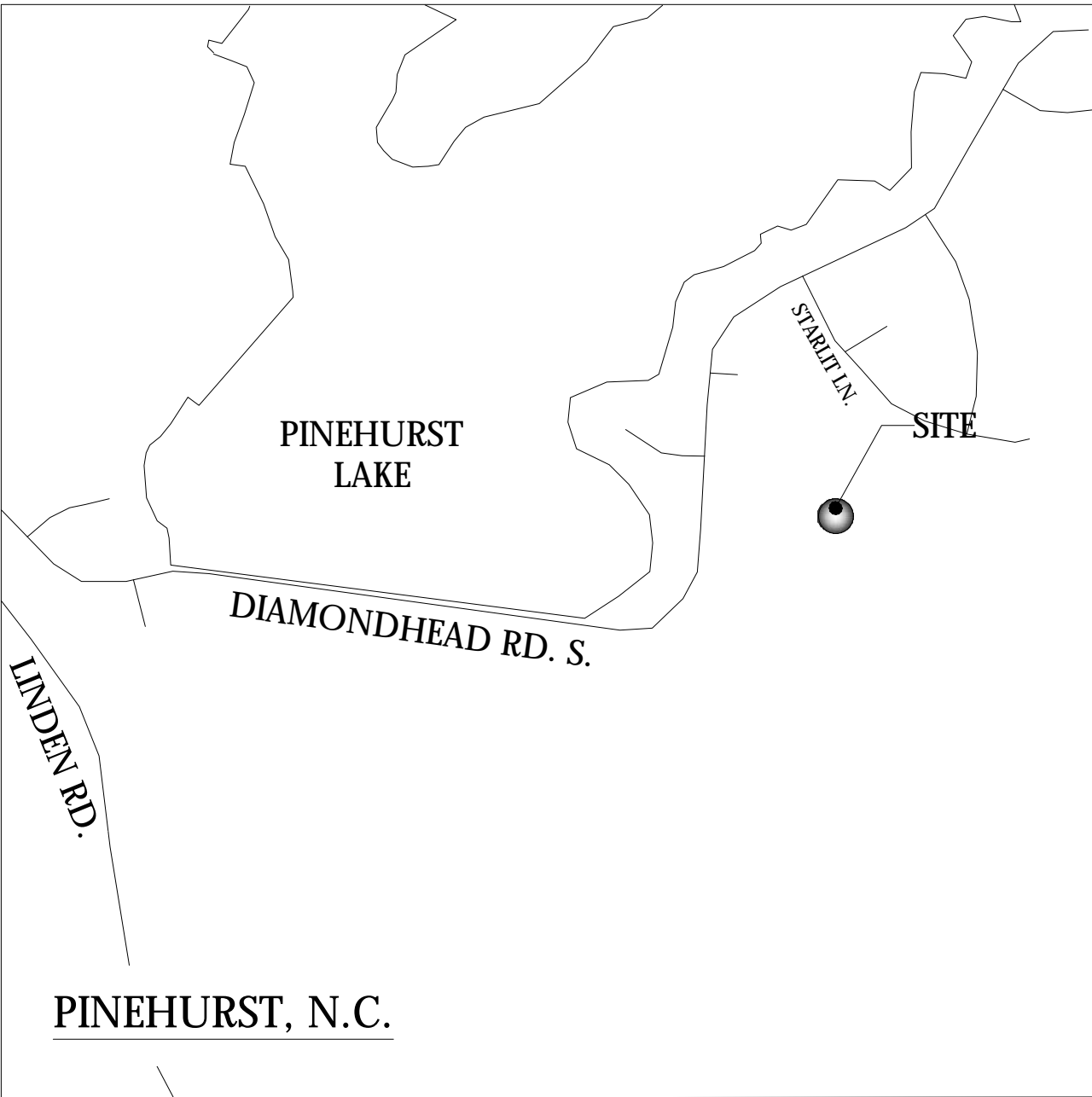
Please attach a copy of the current recorded plat and/or deed of the property and verification from Moore County Utilities regarding capacities for service. Please also include other information as may be needed or requested to ensure compliance with the Pinehurst Development Ordinance and the Village of Pinehurst Engineering and Standards manual, as well as other local, state and federal regulations.

Note to Applicant

By signing and submitting this application you are hereby certifying that this application and submittal, including all additional items, to be complete and accurate.

Planning Department

395 Magnolia Rd. - Pinehurst, North Carolina 28374
(910) 295-2581 - Fax (910) 295-1396 - www.vopnc.org
Page 1 of 1



VICINITY MAP (N.T.S.)

GENERAL CONCEPT NOTES

1. CONCEPTUAL INFORMATION PROVIDED THROUGH MOORE COUNTY GIS.
2. ZONE: R20
3. OPEN SPACE REQUIRED: 15% (78,408 SF), OPEN SPACE PROVIDED: 78,435 SF.
4. MINIMUM LOT SIZE 16,000 SF.
5. SETBACKS: FRONT-32', SIDE-12', SIDE STREET-16', REAR-24'.
6. RIGHT-OF-WAY 60'. STREET WIDTH 24', CUL-DE-SAC RADIUS 30'.
7. WATER AND SANITARY SEWER LOCATIONS PROVIDED BY MOORE COUNTY UTILITIES.
8. PROPERTY CURRENTLY OWNED BY: RITA GOINS LUCAS, 1752 BARTOW AVE. BRONX, NY 10469
9. PARCEL ID SHORT: 00052077
PIN: 655100457732
DB: 61E, PG: 202

- — — — — PROPOSED STORM SWALE
— — — — — PROPOSED SANITARY SEWER
— — — — — PROPOSED WATER LINE



Landscape Architecture ♦ Fayetteville, NC
Civil Engineering ♦ Southern Pines, NC
230C W. Pennsylvania Ave. ♦ Southern Pines, NC 28387
Voice: 910-725-1107
www.crawforddsn.com



SEALS

PRELIMINARY
NOT FOR SALE OR CONSTRUCTION

[PLAN PHASE]

REVISIONS

R & M COMMERCIAL REAL ESTATE, LLC
FLOYD WAY SUBDIVISION
GENERAL CONCEPT PLAN

PROJECT DETAILS
Project Manager: KSL
CAD Technician: RFN/GER
Reviewed / Approved By:
Project Number: 18014

SCALE 0 60 120
Full Scale: Horiz.: 1" = 60'
Half Scale: Horiz.: 1" = 120'

ISSUE DATE MM/DD/YYYY

SHEET NUMBER



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Will Deaton, Director of Planning and Inspections
Date: October 1, 2018
Subject: Staff Report for Proposed Major Subdivision

Request

The applicant requests a Major Subdivision approval in order to allow for a 20 lot subdivision off Starlit Ln. and Floyd Way. In accordance with Section 9.17.1.3 of the Pinehurst Development Ordinance, all proposed major subdivisions 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 subdivision to the Village Council.

Project Profile

Applicant:	R & M Commercial Real Estate, LLC
Owner:	Rita Goins Lucas
Property Location:	Floyd Way/Starlit Ln.
Zoning:	R-20 Residential District is established as a district in which the principal use of land is for medium-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately medium-density residential nature of the areas included within the district.
Land Area	± 11.67 Acres
Current Land Use:	Mostly vacant with one residential dwelling built around 1948.

Project Analysis

Project Setting

The proposed subdivision would create 20 new single family lots at a minimum of 16,000 square feet each and meet the minimum required amount of open space. Each lot will have a front setback of 32 feet, side setback of 12 feet, side street setback of 16 feet and a rear setback of 24 feet. The property is currently located outside the corporate limits but inside the Village's ETJ. The proposed access will be through property that fronts Starlit Ln. and is currently within the Village's corporate limits.

The site is bounded to the north by single family lots which are currently zoned R-10 which includes vacant parcels along Starlit Ln. where the proposed access is shown. The site is bounded to the east by single family development currently zoned R-5. The site is bounded to the south by single family development zoned R-20. It's also bounded to the west by single family development zoned R-10 that's adjacent to Lake Pinehurst.

Watershed Area

This project is located within the WS-II Drowning Creek – Lumber River BW watershed protection area. However, since there is existing development and a pre-existing lot prior to 1993, single family residential purposes may be developed without being subject to further restrictions.

Dimensional Criteria

The proposed major site plan complies with the dimensional criteria of the R-20 Zoning District including building setbacks as well as the open space requirements.

Infrastructure and Zoning Criteria

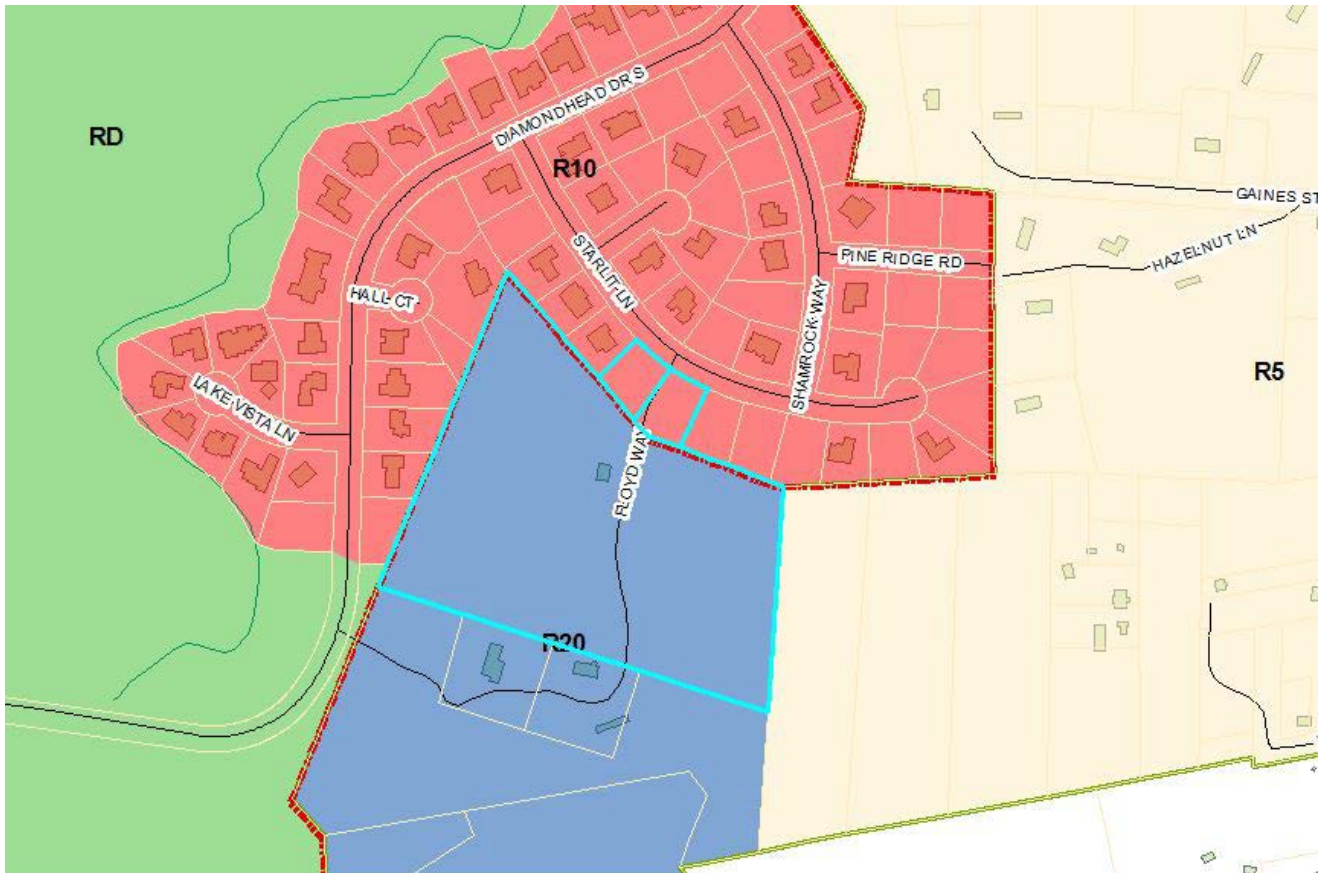
The applicant is proposing internal streets with a 60' right-of-way, 24' street width and a 30' cul-de-sac radius. All streets will have be constructed in accordance with the Village of Pinehurst Engineering Standards and Specifications Manual as well as meet the requirements for emergency services vehicles.

The proposal includes public water and sewer to the lots. Moore County Public Utilities has indicated that the conceptual proposal is acceptable and had one minor comment that the sewer and water easements are based off of depth and size of mains so the sewer easement between lots might need to be larger depending on design. This can be worked out when full site plan submittal goes to the TRC for review.

The current plan indicates stormwater control measures on-site. The system will be designed and constructed in accordance with the NCDEQ Stormwater Design Manual and the Village of Pinehurst Engineering Standards and Specifications Manual and may be subject to change to meet those requirements.

A Soil and Erosion Control Permit will need to be obtained from NCDEQ since the area of disturbance is more than one acre.

Vicinity Map



Staff Recommendation

Staff recommends delaying action until the applicant can provide additional information on the General Concept Plan.



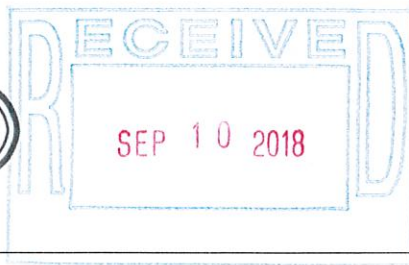
PUBLIC HEARING NO.4

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to consider Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 2.84 acres at the corner of McCaskill Rd. E and Rattlesnake Trail further identified as Moore County PID # 00025962. The property is currently zoned VMU-CD (Village Mixed Use – Conditional District). This proposed map amendment would change the zoning of the property to NC-CD (Neighborhood Commercial – Conditional District). The proposed use of the property is a mixed use commercial building. The property is currently vacant. The applicant is Pinehurst Medical and the current owner is Moore Investment Group, LLC.


ATTACHMENTS:

- | | Description |
|--------------------------|----------------------|
| <input type="checkbox"/> | Application |
| <input type="checkbox"/> | Narrative |
| <input type="checkbox"/> | General Concept Plan |
| <input type="checkbox"/> | Site & Elevations |
| <input type="checkbox"/> | Staff Report |



Application for
Amendment to Zoning Map
(revised 3/14/17)

Applicant

Name: Brandon Enfinger Telephone: 910.295.5511
Address: 205 Page Road, Pinehurst, NC 28374 Email: BEnfinger@pinehurstmedical.com
Signature:  Date: 9/10/2018

Note: If more than one applicant, please provide a separate document listing all applicant information and their signatures.

Parcel ID #: 00025962 PIN 855200989594

(attach separate list if necessary)

Present zoning classification: VMU-CD

Requested zoning classification: NC-CD

Current Land Use: Vacant Property

Number of parcels: 1 Approximate size of area: 2.84 acres

Physical location of area: Corner of Rattlesnake Trail and McCaskill Road

Are public utilities available?: Yes

Reason for map amendment:

Amend existing VMU-CD to NC-CD to allow for medical office within the development.

Note to Applicant By signing and submitting this application you are hereby certifying that this application and submittal, including all additional items, to be complete and accurate.

September 10, 2018

Mr. Will Deaton
Planning and Inspections Director
Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

Mr. Deaton,

Pinehurst Medical Group and Koontz Jones Design may prepare and submit all necessary documents related to rezoning as required by the Village of Pinehurst Development Ordinance for the +/- 2.84-acre parcel described below.

Parcel ID Number: 00025962


PIN Number: 855200989594

Deed Book: 982, Page: 153

Owned by:

Moore Investment Group, LLC
Attn: John Karscig
PO Box 1823
Pinehurst, NC 28370

Sincerely,

A handwritten signature in cursive script, reading "John Karscig", is written over a horizontal line.

John Karscig
Member/Owner

GREENS OF PINEHURST – PINEHURST MEDICAL GROUP CONDITIONAL DISTRICT NARRATIVE AND CONDITIONS

The development of the property described as the Greens of Pinehurst – Pinehurst Medical Group in the application exhibits will be a wonderful new addition to the Village of Pinehurst and continue the redevelopment within the “Village Place” area of Pinehurst. The +/- 2.84-acre property is located north of McCaskill Road between Magnolia Road and Rattlesnake Trail and is currently zoned VMU-CD (Village Mixed-Use – Conditional District). This proposal requests that the property be rezoned to NC-CD (Neighborhood Commercial – Conditional District) to permit a medical office building on the designated property. The mixed-use building approved by the VMU-CD zoning does not permit medical office. Other types of office, retail and commercial uses were all permitted through the VMU-CD. Other uses permitted under the NC district would also be permitted on the property with this rezoning. These permitted uses are consistent with the uses permitted under the approved VMU-CD. The NC-CD zoning would establish a Conditional District to permit +/- 33,000 sf medical office building. This development would be constructed in one (1) phase as indicated on the attached plans. Development will follow the VMU District Design Standards as described in Section 9.3.1 of the Pinehurst Development Ordinance (PDO), but will be zoned as NC-CD to allow for medical office.

This Conditional District request is intended to continue the promotion of a variety of uses in this area of the Village, consistent with the Village character and meet the goals of the Comprehensive Long-Range Village Plan (CLRP), the New Core Master Plan (NCMP) and the Village Place Project Implementation Report (VPPIR). The development will preserve and enhance the general character of this area of the Village and fit in with the surrounding neighborhood. The following narrative describes the many aspects of the property and the intended development.

EXISTING CONDITIONS

The Greens at the Arboretum Apartments have recently been developed as Phase 1 of the approved VMU-CD. This site has been prepared for development and a connector road has been installed, which connects to Rattlesnake Trail. The site has been graded and all utilities are readily available. Brick sidewalks were installed along McCaskill Road and will serve this development. Surrounding properties include general retail and office uses, two parcels owned by the Village, a Moore County EMS facility and the Arboretum.

PROJECT DESIGN AND CONDITIONS

- **Pedestrian Connectivity**
 - o Pedestrian connectivity will be provided throughout the development and connect to the Village sidewalk system, as well as the Greens at the Arboretum Apartment property. A sidewalk will be provided along Rattlesnake Trail to the property boundary.
 - o Sidewalks will be installed in the right-of way and meet the Village of Pinehurst standards for this area.



- **Parking Areas**

- Adequate parking will be provided on site to accommodate the proposed use as required in Section 9.4.1.1 of the PDO. The parking will be shared throughout the entire development per Section 9.4.1.3 of the PDO and approved as part of the VMU-CD. Parking tabulations have been included on the General Concept Plan.
- Most parking spaces will be located behind the building to screen from street views. This pattern of development is consistent with the standards of the NCMP.
- Access to the parking facilities will be provided from Rattlesnake Trail and McCaskill Road.

- **Streets and Access**

- Access to the site will be provided from two (2) different locations and via the surrounding streets from Rattlesnake Trail and McCaskill Road. All street and parking areas will be designed per the Village engineering standards and provide adequate access for emergency vehicles and waste collection vehicles.
- Access throughout the site will be provided through connected parking areas and shared driveways.

- **Landscaping**

- Landscaping will meet the requirements of Section 9.5.1 of the PDO. Plantings will also follow the guidelines recommended in the NCMP for streetscape plantings. The PDO will supersede the NCMP should any conflicts exist between the two documents.
- Planting buffers and screening will be provided on adjacent property boundaries where necessary and required by the Town's PDO.
- Street Trees will be provided per the PDO Section 9.5.1.4(e)(1) standards for quantity. Street trees may be planted in an informal/random fashion in order to reflect the character of the Village and descriptions contained in the NCMP.
- Parking lots will be landscaped per the requirements of Section 9.5.1.4 of the PDO to provide adequate shade and to screen parking fields from adjacent properties. To enhance screening of the parking facilities located along Rattlesnake Trail, plantings will exceed the number of shrubs required by the Pinehurst PDO. The PDO requires that evergreen shrubs be planted at the rate of one (1) 24-inch height minimum shrub per three (3) linear feet of parking lot edge abutting streets and adjoining property, less driveways, of a species expected to reach a minimum height of 36 inches and a minimum spread or 30 inches within three (3) years of planting. Plantings along Rattlesnake Trail will provide two (2) shrubs per 3 linear feet of parking lot edge. This will allow for a double row of shrubs between Rattlesnake Trail and the parking area and provide additional screening.
- Plantings will follow the recommended plantings from Manning's original list of plants as described in Section 9.5.1.2(d)(1) of the PDO.
- No state champion trees are located on the site.

- **Open Space**

- An outdoor sitting area will be provided for the staff and public at the corner of McCaskill Road and Rattlesnake Trail. This area will connect to the public sidewalks and be open to the public.
- Sidewalks will be provided and connected to Village recreation areas in close proximity of the site.

- **Buffers/Setbacks**

- The building, buffers and setbacks for the property will be provided per the PDO requirements of the VMU district standards as originally approved with the VMU-CD except along McCaskill Road. The VMU-CD setbacks are as follows:
 - Front Yard: 0'-10' max.
 - Side Yard: 0'
 - Rear yard: 5'
- An exception is sought for the building setback along McCaskill Road. It is requested that the front yard setback be increased slightly beyond the 10' maximum, due to the topography, existing utility locations, and grading issues on the site. The front yard setback would be increased to maximum of 18' along McCaskill Road to accommodate for the conditions listed above.

- **Stormwater**

- Stormwater management best practices will be applied as necessary and required to control stormwater runoff throughout the project.
- It is proposed that stormwater runoff be controlled on-site utilizing underground stormwater control devices.
- The developer will obtain permits required by state and local agencies for stormwater management on the site.
- The property falls within a WS-III-BW watershed which permits only 24% impervious surface on the site. The previously approved VMU-CD was granted additional impervious surface under the high-density option within the watershed. This portion of the site was permitted up to 72% impervious surface. The proposed NC-CD would be subject to this requirement and will be developed with impervious surface below 72%.

- **Utility Service**

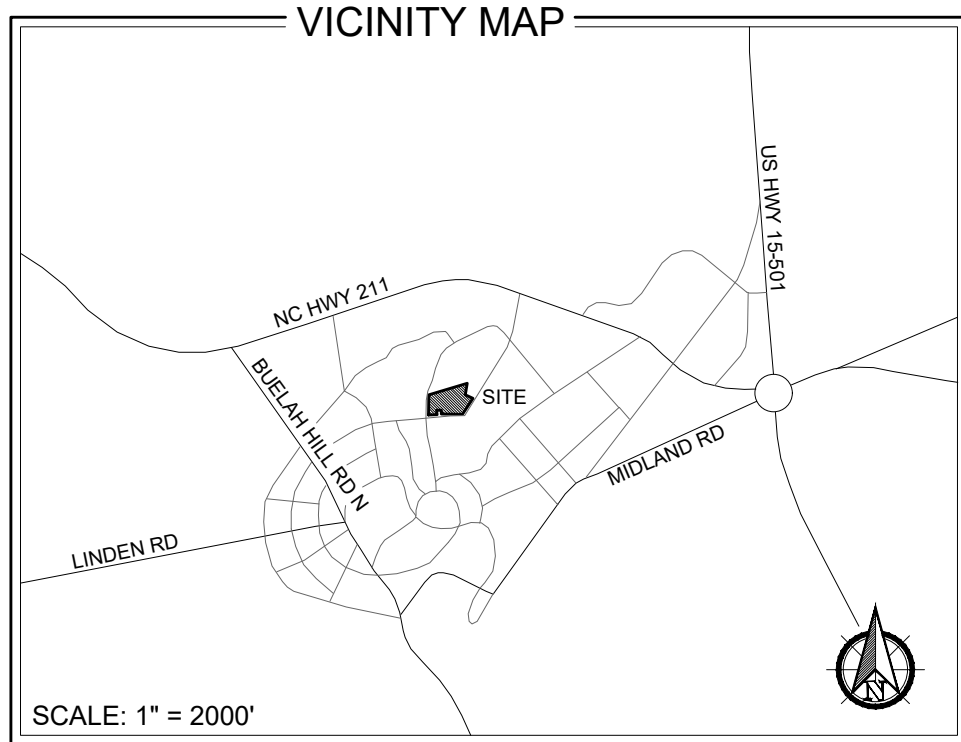
- During construction of the first phase of the VMU-CD, water and sewer utilities were improved in the area and are readily available for the property. Moore County Public Utilities will serve this development. All new utilities on the site will be located underground.
- Power is readily available for the property.

- **Architectural Character**

- The project site is located in the "New Core Area" at the corner of McCaskill and Rattlesnake Roads. Due to this important corner lot location, the building geometry is shaped by the existing streets, creating a strong urban edge.
- The architectural design is inspired by the immediate neighborhood and the nearby Pinehurst Village Center. The building massing was held to two stories to maintain the pedestrian scale of the area and a hipped roof with deep overhangs, was utilized to introduce architectural detail and reduce the overall building height. Lower scale shed roof bays, awnings and porches, which are typical in the Sandhills, provide much needed shade and also break down the scale of the building at the pedestrian level. Standing seam metal shed roof dormers, common in the surrounding residential neighborhood, break up the roof. An outdoor public space, covered in part by a porch at the corner of McCaskill and Rattlesnake Roads will encourage PMG employees and citizens to gather and further activate the street.

- In keeping with the Village architecture and surrounding homes, the selected exterior material palette is simple but made of high quality materials. The majority of the building will be made of a warm grey brick blend. The bricks will be a modular size, common in residential construction, and will appear slightly tumbled for added texture. The upper third of the building will be clad in horizontal lap siding and painted an off-white or light color. Large, dark bronze or black windows provide natural light into the offices and public spaces. Dark grey architectural roofing shingles with color variety and dark bronze colored gutters and downspouts are proposed. A dark bronze colored standing seam roof is proposed for the porches, awnings and bays to add texture and architectural variety.
- The maximum building height, measured to the peak of the roof is 40'-0".
- **Signage**
 - Signage for the medical office building will be located at the corner of Rattlesnake Trail and McCaskill Road. This sign will be incorporated into a site wall, defining the outdoor space on the corner.
 - Entrance signage indicating the practices within the medical building will be located at the entrances to the parking areas and in front of the building entrance.
 - Building mounted and hanging signs may be located on the medical building on the parking lot side.
 - All signage will meet the requirements of Section 9.7 of the PDO.
- **Lighting**
 - All street lighting and parking lot lighting will meet the standards of Section 9.8 of the PDO.
- **Soil Erosion and Sediment Control**
 - Soil erosion and sediment control during construction will be provided per Section 9.12 of the PDO and all state standards.
 - The developer will obtain an erosion control permit from NCDWQ for the project as required.
- **Fences, Walls and Columns**
 - All fences, walls and columns will meet the requirements of Section 9.13 of the PDO.

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



GENERAL NOTES:

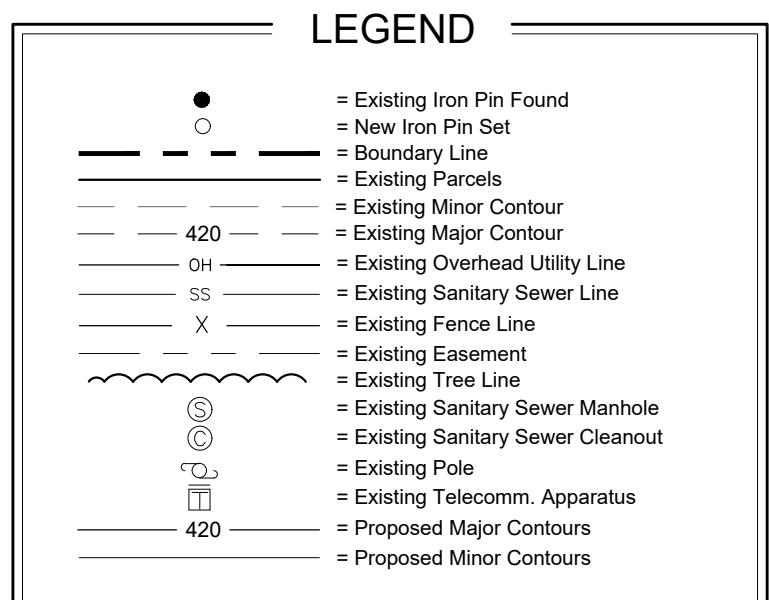
1. BASIS OF NORTH : NC GRID-NAD '83
2. AREA CALCULATIONS ARE BASED ON COORDINATE CALCULATION
3. ALL DISTANCES ARE ADJUSTED GRID DISTANCES
4. SURVEY IS OF AN EXISTING PARCEL OR LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING ONE
5. A COMPLETE TITLE SEARCH WAS NOT PROVIDED TO OR PREPARED BY THE SURVEYOR. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD
6. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING: FLOOD HAZARD SOILS, WETLANDS, UNDERGROUND UTILITIES, UNDERGROUND STORAGE FACILITIES, CEMETERIES OR BURIAL GROUNDS
7. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION PRIOR TO CONSTRUCTION.
8. EXISTING PARCEL INFORMATION OBTAINED FROM MOORE COUNTY GIS
9. THE SUBJECT PROPERTY IS NOT SHOWN IN A WETLAND AREA PER THE NATIONAL WETLANDS INVENTORY MAP

NOT FOR RECORDATION

FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8582
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006



EXISTING PROPERTY INFORMATION
(INCLUDES PARCEL 1 AND PARCEL 2)

EXISTING ZONING: VMU-CD (VILLAGE MIXED-USE - CONDITIONAL DISTRICT)

TOTAL ACREAGE: 6.495 AC

TOTAL UNITS (MULTI-FAMILY): 72

MIXED-USE (2-STORY): ± 30,000 - 35,000SF
* FINAL MIXED-USE BUILDING SIZE WILL BE DEPENDENT UPON THE AMOUNT OF PARKING THAT CAN BE PROVIDED AS USES ARE DETERMINED.

TOTAL OPEN SPACE: 89,403.42 SF (31.6%)

TOTAL IMPERVIOUS SURFACE: ± 4.27 AC (65.7%)
(PHASE 2 PERMITTED 72%)

PARKING SUMMARY

APARTMENTS:

TOTAL SPACES REQUIRED = 128 SPACES
TOTAL SPACES PROVIDED = 132 SPACES
(25 PROVIDED IN GARAGES)

MIXED-USE (2-STORY):
145 SPACES

@30,000 SF = 4.7 SPACES/1000 SF
@35,000 SF = 4.1 SPACES/1000 SF

PROPOSED PROPERTY INFORMATION

PROPERTY OWNER:
MOORE INVESTMENT GROUP, LLC
PO BOX 1823
PINEHURST, NC 28370

APPLICANT:
PINEHURST MEDICAL GROUP
205 PAGE ROAD
PINEHURST, NC 28374

PARCEL 1

PROPOSED ZONING: NC-CD (NEIGHBORHOOD COMMERCIAL - CONDITIONAL DISTRICT)

TOTAL ACREAGE: ±/± 2.84 AC

MIXED-USE (2-STORY): ± 32,400 SF

PARKING SUMMARY

MEDICAL OFFICE BUILDING (2-STORY):
OFFICE SF = ±/± 32,400 SF
SPACES REQUIRED = 162 SPACES (1 SPACE/200 SF)
SPACES PROVIDED = 162 SPACES

PARCEL 1 AND 2

TOTAL OPEN SPACE: 89,403.42 SF (31.6%)

TOTAL IMPERVIOUS SURFACE: ± 4.32 AC (66.5%)
(PHASE 2: ± 87,463 SF (70.7%))

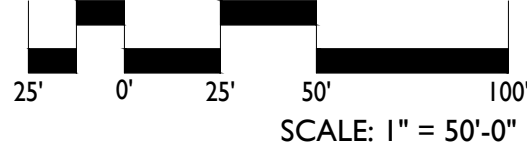
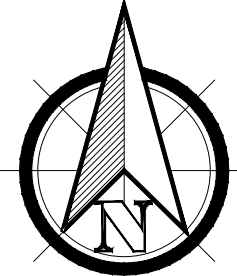
SURVEY PROVIDED BY:

ROBERT MURPHY PLLC
PO BOX 99783
RALEIGH, NC 27624
P: (919) 302-1740

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2016

CAUTION

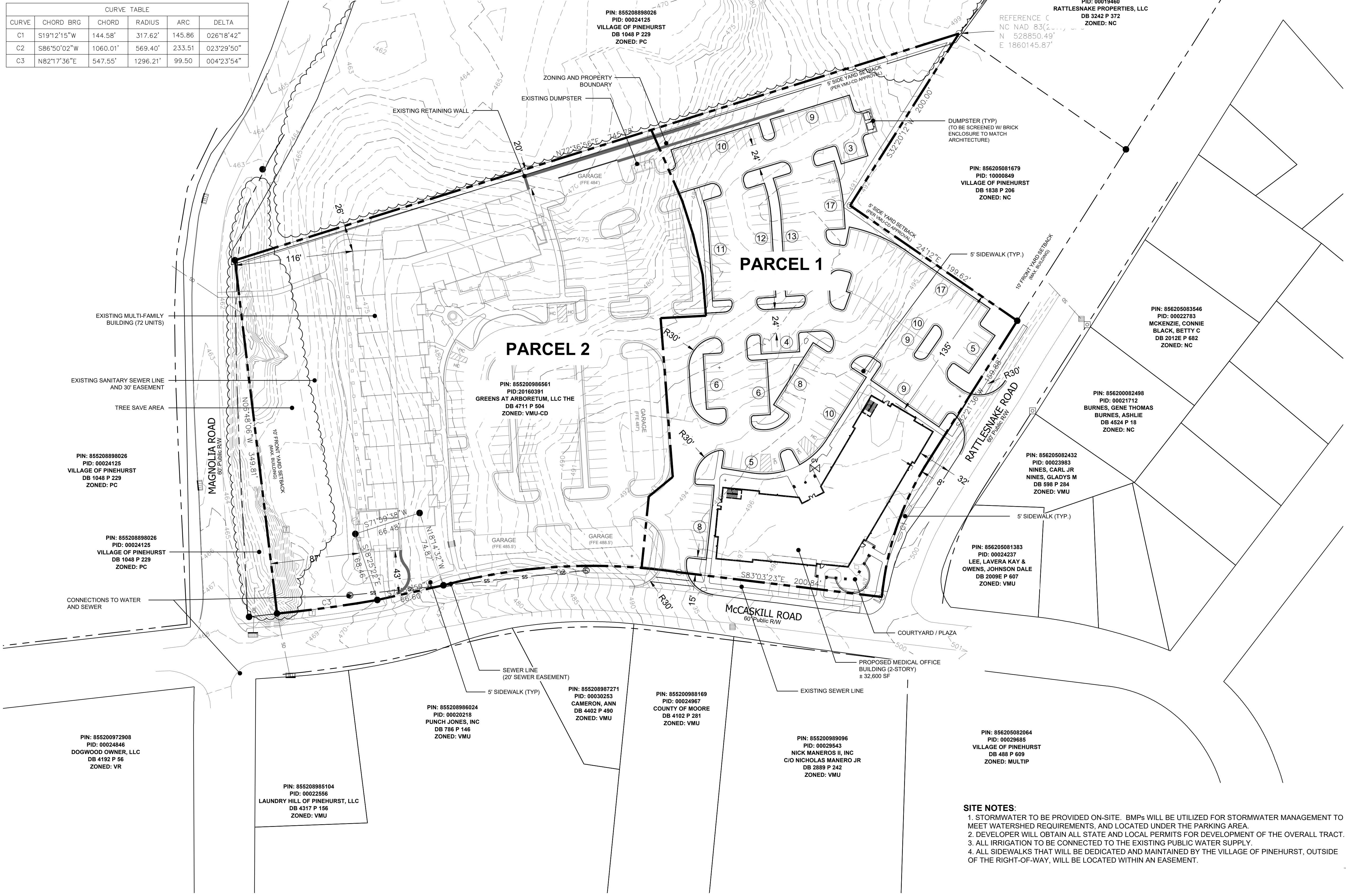
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES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

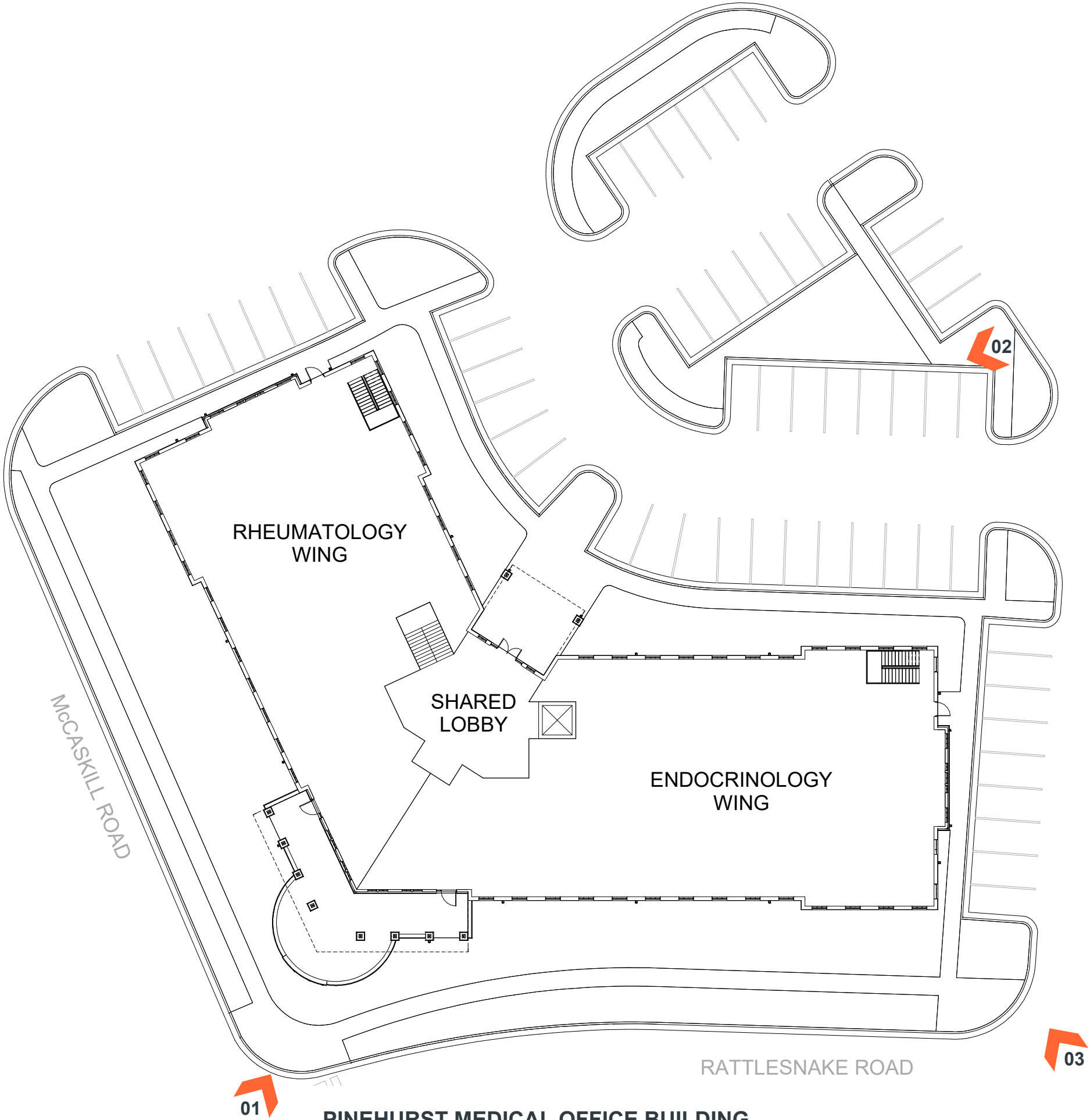


SITE NOTES:

1. STORMWATER TO BE PROVIDED ON-SITE. BMPs WILL BE UTILIZED FOR STORMWATER MANAGEMENT TO MEET WATERSHED REQUIREMENTS, AND LOCATED UNDER THE PARKING AREA.
2. DEVELOPER WILL OBTAIN ALL STATE AND LOCAL PERMITS FOR DEVELOPMENT OF THE OVERALL TRACT.
3. ALL IRRIGATION TO BE CONNECTED TO THE EXISTING PUBLIC WATER SUPPLY.
4. ALL SIDEWALKS THAT WILL BE DEDICATED AND MAINTAINED BY THE VILLAGE OF PINEHURST, OUTSIDE OF THE RIGHT-OF-WAY, WILL BE LOCATED WITHIN AN EASEMENT.

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S19°12'15"W	144.58'	317.62'	145.86'	026°18'42"
C2	S86°50'02"W	1060.01'	569.40'	233.51'	023°29'50"
C3	N82°17'36"E	547.55'	1296.21'	99.50'	004°23'54"





01 - VIEW FROM CORNER



04

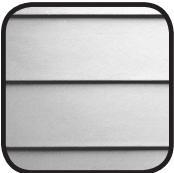
08

06

08



01 WALLS
BRICK
-GRAY



02 WALLS
LAP SIDING
-LIGHT FINISH



03 WALLS
FIBER CEMENT PANEL
-DARK FINISH



04 COLUMNS
WOOD TIMBERS



05 ROOFING
ARCHITECTURAL
SHINGLES



06 ROOFING
STANDING SEAM
METAL ROOFING



07 FENESTRATION
ALUMINUM
STOREFRONT SYSTEM



08 FENESTRATION
DARK FRAMED
WINDOWS

02 - VIEW TO ENTRANCE



01 WALLS
BRICK
-GRAY



02 WALLS
LAP SIDING
-LIGHT FINISH



03 WALLS
FIBER CEMENT PANEL
-DARK FINISH



04 COLUMNS
WOOD TIMBERS



05 ROOFING
ARCHITECTURAL
SHINGLES



06 ROOFING
STANDING SEAM
METAL ROOFING



07 FENESTRATION
ALUMINUM
STOREFRONT SYSTEM



08 FENESTRATION
DARK FRAMED
WINDOWS

03 - VIEW FROM RATTLESNAKE ROAD



01 WALLS
BRICK
-GRAY



02 WALLS
LAP SIDING
-LIGHT FINISH



03 WALLS
FIBER CEMENT PANEL
-DARK FINISH



04 COLUMNS
WOOD TIMBERS



05 ROOFING
ARCHITECTURAL
SHINGLES



06 ROOFING
STANDING SEAM
METAL ROOFING



07 FENESTRATION
ALUMINUM
STOREFRONT SYSTEM



08 FENESTRATION
DARK FRAMED
WINDOWS



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
CC: Will Deaton, Planning & Inspections Director
Date: September 28, 2018
Subject: Staff Report for Proposed Rezoning at 275 & 295 McCaskill Rd. E and 35 Rattlesnake Trail

Applicant: Pinehurst Medical
Owners: Moore Investment Group LLC
Property Location: 275 & 295 McCaskill Rd. E and 35 Rattlesnake Trail/Corner of Rattlesnake Trl and McCaskill Rd. E

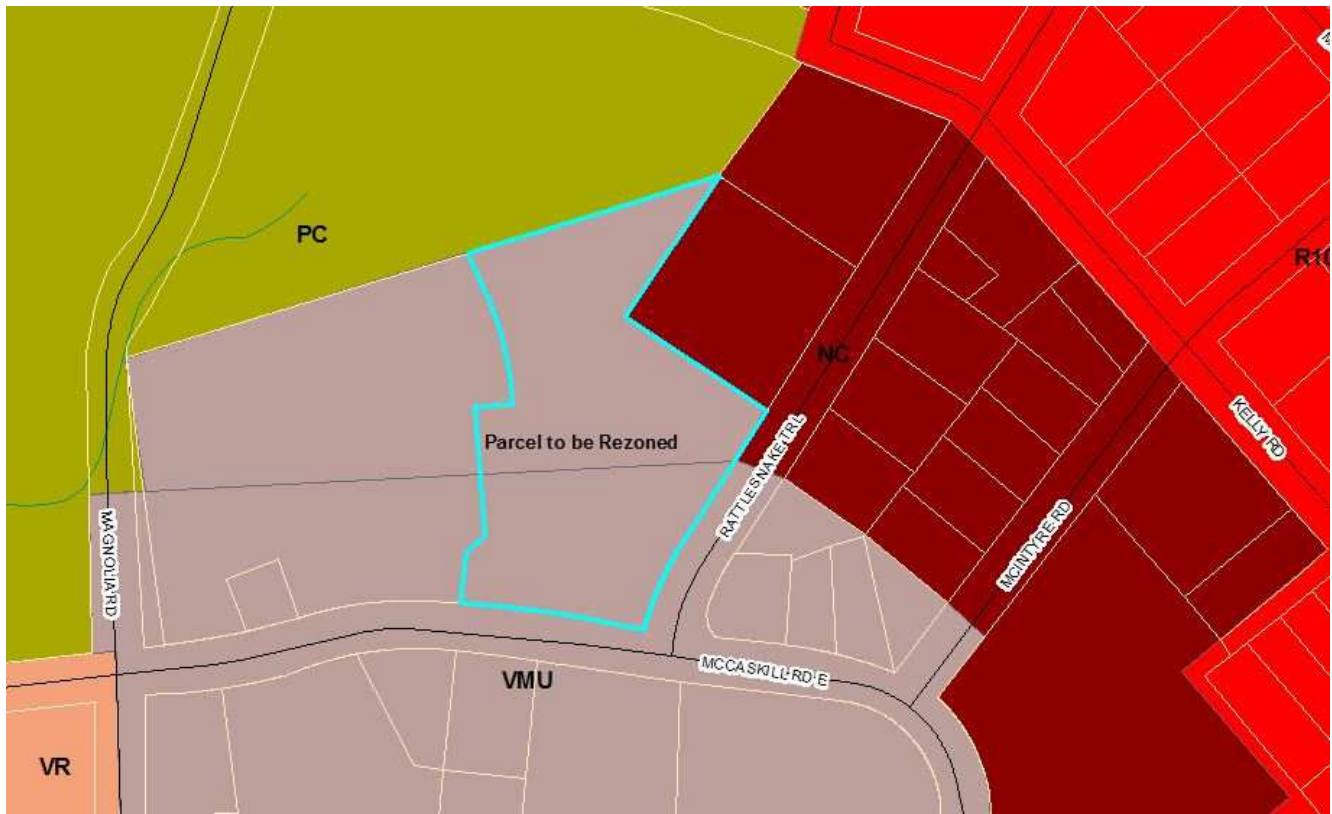
Rezoning: Current Zoning Districts:
VMU□CD (Village Mixed□Use – Conditional District) is established as a pedestrian scaled district which caters to the everyday needs of the nearby neighborhood. The district allows a mixture of primary land uses within the same building and development site and emphasizes accessibility by automobiles, bicycles, and pedestrians.

Proposed Zoning District:
NC-CD (Neighborhood Commercial – Conditional District) is established as a district in which the principal use of land is for small scale commercial, retail, office and service uses to service the surrounding residential districts.

Current Land Use: Vacant
Proposed Land Use: Non-residential – Medical Office.

The applicant requests a rezoning of +/- 2.84 acres currently zoned VMU□CD (Village Mixed□Use – Conditional District) to NC-CD (Neighborhood Commercial – Conditional District) in order to allow for a medical office building.

The property is defined as being Moore County PID # 00025962. The applicant is Pinehurst Medical and property owner is Moore Investment Group LLC.



Existing Zoning Map

Analysis:

This property is currently located within the corporate limits of Pinehurst.

The surrounding properties contain multiple zoning designations and land uses. (see the zoning map above)

The property to the north is zoned PC and is part of the Village of Pinehurst Park and governmental complex.

The property to the west is zoned VMU-CD and is a 72 unit apartment complex that was part of the first phase associated with the previous rezoning of the subject property.

The properties to the north east include a leased parcel owned by the Village of Pinehurst. This property is zoned NC and used by Moore County Utilities as a service yard.

The properties to the east across Rattlesnake Trail are zoned NC and VMU. They are currently occupied by a car wash and a retail building separated by a vacant lot.

The properties to the south across McCaskill Rd. are all zoned VMU and consist of a plumbing supply business, Moore County EMS substation, a retail/personal service occupancy and an office building. This area also consists of a vacant tract that was once the Pinehurst laundry facility.

Existing utilities are in place to serve this proposed rezoning and the subsequent development.

This site contains no floodplains, wetlands or other environmental constraints that are known

The applicant states that this development would be constructed in one (1) phase as indicated on the attached plans and the development will follow the VMU District Design Standards as described in Section 9.3.1 of the Pinehurst Development Ordinance (PDO), but will be zoned as NC□CD to allow for medical office. (see below)

Special Requirements for the VMU District and Parking Structures in the VMU District:

9.3.1 Village Mixed Use District Design Standards

The Village Mixed Use District shall be developed in a way that it is functionally and structurally compatible with the existing Village Center and a pedestrian friendly area. All development shall comply with the design standards set forth below. In addition, reference should be made to the design guidelines and content found in the NewCore Master Plan, as well as the Local Historic District Standards and Guidelines.

1. Façade materials shall consist of brick, shake, wood clapboard, or a similar synthetic material. No more than 15 percent of exterior materials along a given block front shall be shake.
2. Upper and lower floors shall be distinguished through a change in material and/or color or the addition of balconies, bays, awnings, or other accent features.
3. Special attention shall be given to entrances; they may be set back from the primary façade as long as they are clearly visible from the street. Building entrances and exits shall be well lit to provide visibility and promote safety. Buildings that occur at the intersection of roadways should angle the entrance toward the corner of the street whenever possible.
4. Windows are required, where they allow views to interior activity areas or displays. However, glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
5. Exterior building colors shall be consistent with the Village Center.
6. When used, façade lighting shall provide a sense of safety without excessive light and glare.
7. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.
8. Architectural ornaments along the roof line, such as molding entablature or friezes, are required.

9. Sidewalks, streets, and plantings (streetscapes) shall be designed in accordance with the guidelines and principles of the NewCore Master Plan.
10. Mid-Block Pedestrian Pathways are required. Pathways should be brick and must clearly delineate the pathway separate from any driving surfaces. The pathways shall be highly visible with proper lighting. They shall be designed to link the sidewalk at the street side of the building to parking areas in the rear.
11. Public spaces and plazas shall be incorporated to create a pedestrian friendly environment.
12. Street furniture, outdoor eating areas, and sitting areas shall be incorporated at the ground floor.

SR-27 Parking Structure

- (1) Building Design in VC and VMU Districts: When an above-ground parking structure fronts a public street, where feasible, parking structures should be wrapped on their exterior with other uses to conceal the parking structure and create an active streetscape, such as retail, restaurants, etc. If concealing the structure is not feasible due to lot size, required or needed deck size, topography, or other conditions as determined by the Village Planner, then the building wall or walls facing the public street shall be designed so as to resemble a building in (active) use with elements such as window indentions, brick patterns and articulated surfaces.

Recommendation:

The Planning Staff recommends approval of the rezoning request NC-CD (Neighborhood Commercial – Conditional District) as submitted.

Based on the surrounding zoning and environment the proposed use would be consistent with the existing adjacent uses and zoning.

The proposed use will meet all the requirements of the NC (Neighborhood Commercial) Zoning and the PDO. This staff recommendation is based on the submitted exhibits attached.

Comprehensive Plan Consistency Statement:

The Village of Pinehurst 2010 Comprehensive Long Range Plan was amended in 2011. The intent of these amendments was to allow more flexibility in business development and to better support the needs of local business endeavors.

The Business/Institutional Development Section of the revised 2010 Comprehensive Long Range Plan indicates that the Village should be sensitive to the needs of businesses as a result of the economic downturn and should promote and assist business vitality not only in the Village Core, but all the commercial districts.

Page 62 of the 2008 New Core Plan states that the NewCore area offers opportunities for expansion of the existing Village Center and there is an opportunity for additional retail and office space to alleviate the real or perceived pressure on rents within the Village Core and to diversify the business mix.

This proposal takes into consideration the needs for businesses in the vicinity of the Village Center as mentioned in the Comprehensive Plan. It also reflects the fact that the NewCore area would offer new business and office opportunities as outlined in the NewCore Plan. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the Village is considered reasonable and in the best interest of the public.