



**VILLAGE COUNCIL
AGENDA FOR WORK SESSION OF APRIL 9, 2024
ASSEMBLY HALL**

PINEHURST, NORTH CAROLINA

1. Call to Order.
2. Discussion of Page Street Improvements Project
3. Discussion on Timed Parking in the Village Green Lot
4. Discussion and Review of the Library Size
5. Other Business.
6. Adjournment.

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.



DISCUSSION OF PAGE STREET IMPROVEMENTS PROJECT ADDITIONAL AGENDA DETAILS:

FROM:

Mike Apke, PE, Public Services and Engineering Director

DATE OF MEMO:

4/3/2024

MEMO DETAILS:

Page Street is an existing dead-end private roadway that extends off of Blake Boulevard between the ABC Store and the Post Office. The road provides access to several commercial properties and includes on-street parking. The asphalt in the street is approximately 40 years old and is currently in poor condition. A previous engineering report noted that the street is “well beyond its expected useful life.”

The current owner of the roadway previously approached Village staff about accepting the street as a public right-of-way. Staff has also participated in several meetings with the adjacent business owners, who are generally supportive of the Village accepting ownership and maintenance of the roadway. Page Street is noted in the attached Proposed Circulation Plan from the adopted Pinehurst South Small Area Plan as a primary access point to various undeveloped tracts to the south of the Page Street dead-end.

Typically, the Village does not accept roadways for maintenance until they are improved to our standards. We previously included the upgrade of Page Street as an alternate bid in our FY24 resurfacing package, and the bids were discussed during the 12/12/23 Council meeting. Council elected not to include the Page Street work in our FY24 resurfacing contract, but was supportive of staff re-bidding the work as a standalone project for future discussions.

Village staff received three (3) bids on April 2nd to upgrade Page Street to our current standard. The low bid was provided by Barnhill Contracting Company in the total amount of \$176,000. The additional bids received were from Fred Smith Company in the amount of \$196,285 and from Turner Asphalt in the amount of \$227,462.

Staff is seeking direction from Council regarding the willingness to accept the street as a public right-of-way if it is improved to our current standard, along with Council’s willingness to participate financially in the project.

ATTACHMENTS:

Description

- ☐ Current Street Network from SAP
- ☐ Proposed Circulation Plan from SAP

Street Network

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

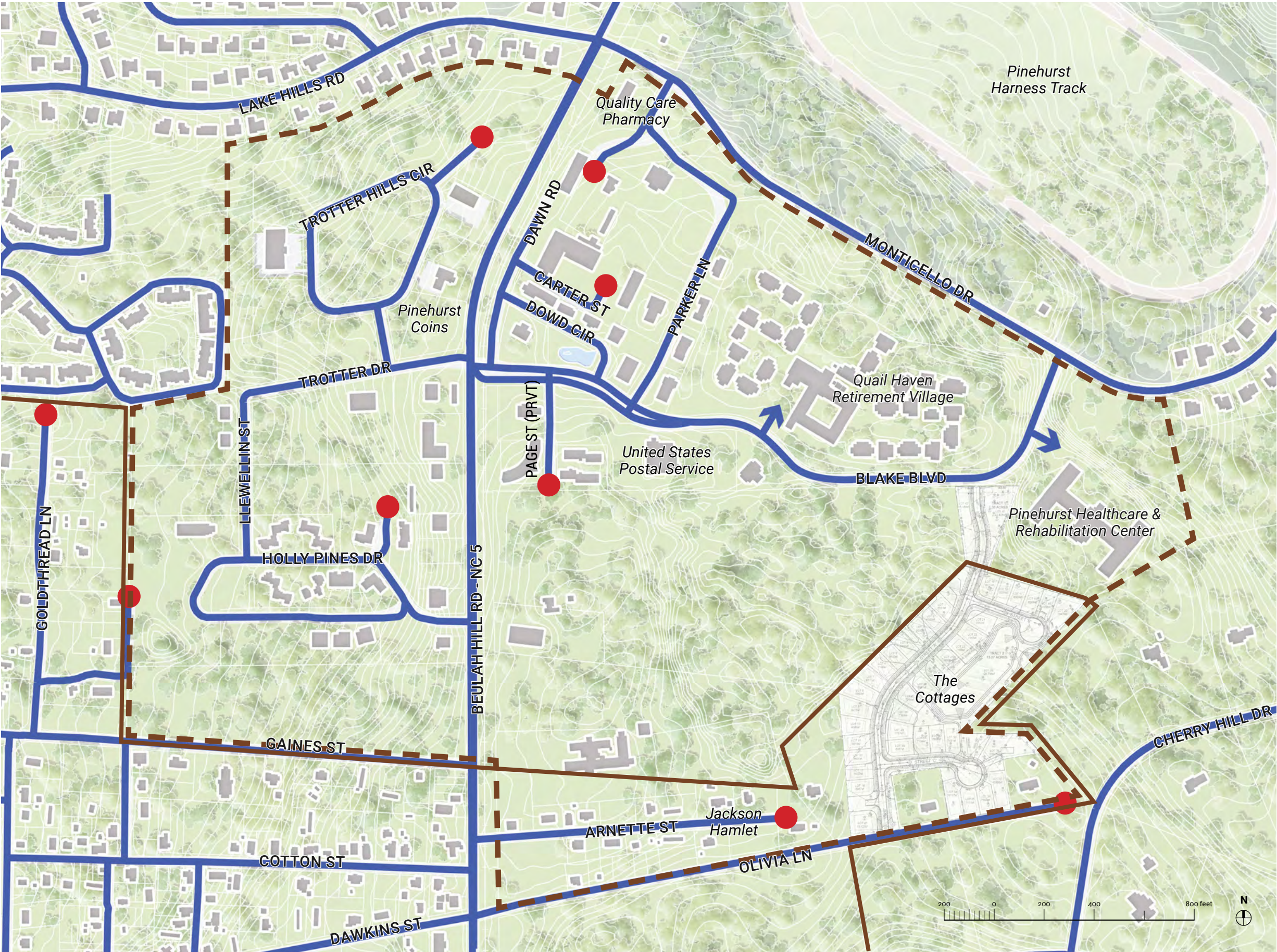
KEY

VILLAGE OF PINEHURST

SMALL AREA PLAN BOUNDARY

EXISTING ROADS

EXISTING DEAD END



Proposed Circulation Plan

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

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

KEY

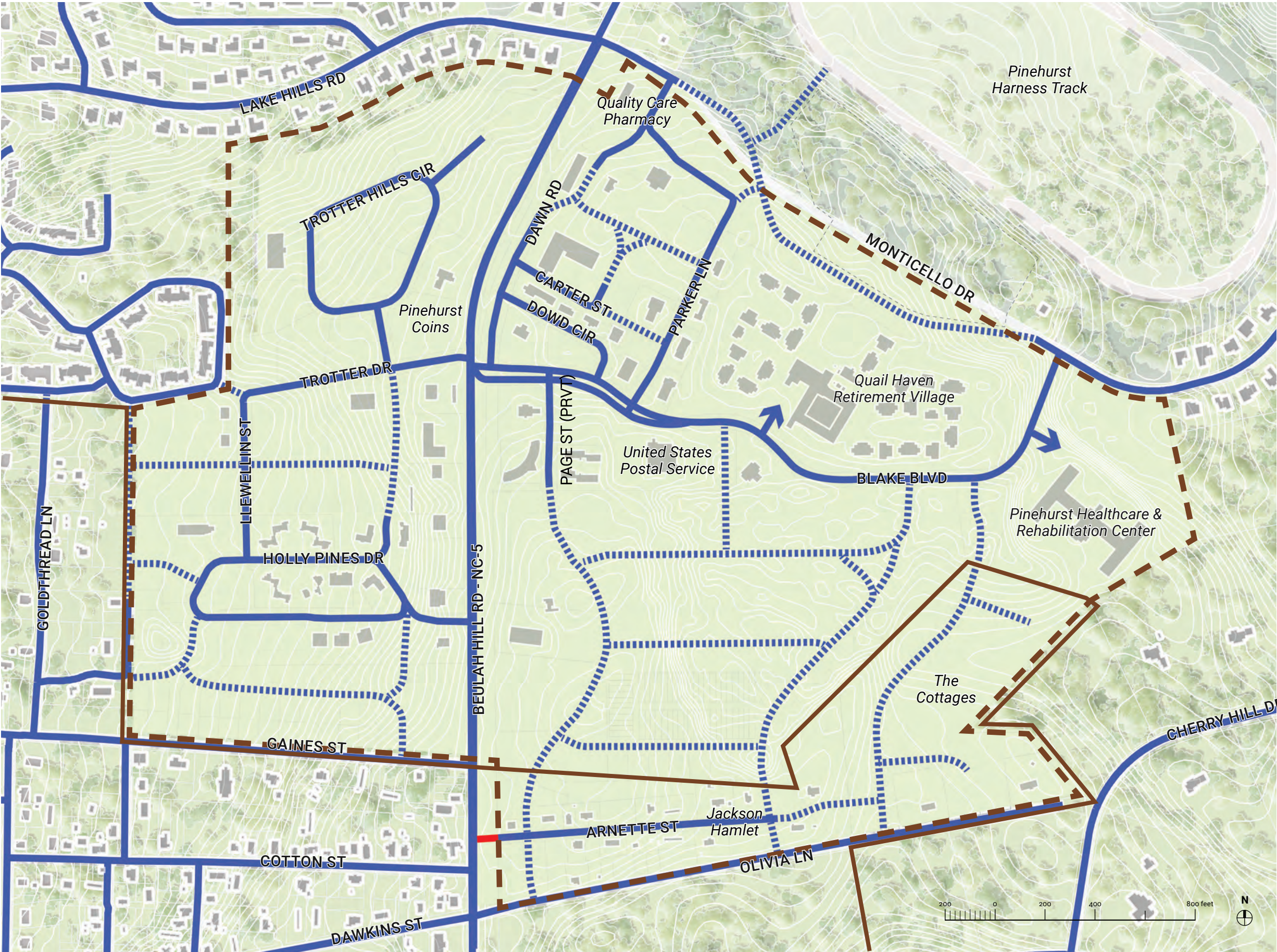
SMALL AREA PLAN (SAP) BOUNDARY

VILLAGE OF PINEHURST

EXISTING STREETS

PROPOSED STREETS

PROPOSED ROAD CLOSURE



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



DISCUSSION ON TIMED PARKING IN THE VILLAGE GREEN LOT ADDITIONAL AGENDA DETAILS:

FROM:

Doug Willardson

DATE OF MEMO:

4/4/2024

MEMO DETAILS:

Village staff held two listening sessions with local businesses recently. As part of the meetings, we discussed plans and operations for the downtown area during the US Open. One of the suggestions brought up was to have the Village Green parking lot timed 3-hour parking from 9:00 AM to 6:00 PM similar to the downtown on-street parking or by permit. Village businesses would have permits for their employees to park in the lot for the entirety of their shifts. This would discourage US Open ticketed patrons from parking in the Village Green lot for extended periods leaving more space available for patrons and local business employees. The three-hour restriction would also help generate parking turnover. Enforcement would be the same as the on-street parking. If Council would like to move forward with this suggestion, staff will amend the parking ordinance to include this concept.



DISCUSSION AND REVIEW OF THE LIBRARY SIZE ADDITIONAL AGENDA DETAILS:

FROM:

Doug Willardson

DATE OF MEMO:

4/4/2024

MEMO DETAILS:

In February, Council directed staff to ask our architectural team for an 8,400 SF library layout. Attached are five documents. First, the original 9,250 SF rendition; second, the 8,400 SF rendition; third, a spreadsheet comparing the size of each of the rooms between those two options; fourth a cost comparison; and lastly an email from the Planning Department regarding potential difficulties with potentially expanding the library on the Village Green.

Overall, the architects did a very good job reducing space where it is least likely to affect patrons. The "living room" was reduced the most, followed by the circulation desk and the meeting room. The work room and break room were also trimmed significantly. The stack areas were largely untouched.

Recently, I visited the Scotland County library in Laurinburg. It is 8,400 SF and was recently updated (within the last 10 years). It may be worth your while to visit and see what an 8,400 SF library looks like.

We also briefly discussed the option of expanding the library on the Village Green. There are three difficulties associated with expanding in place--parking, the National Park Service status and regulatory requirements. Parking is already a common complaint in our downtown core. Expanding the size and utility of the library and archives will increase the need for parking.

The Pinehurst National Historic Landmark Integrity and Condition Study from January 2023 recommended that "New stand-alone buildings should not be planned for the Village Green and Chapel parcels. New additions to existing buildings must be designed with the utmost attention to scale, massing, style, and materials." It is difficult to know how the NPS would respond to doubling the footprint of the library/archives.

The attached email from the Planning Department outlines some of the difficulties with expanding the library on the Village Green. One item of particular note is the impervious area limitation of approximately 41,000 SF. Between the parking lot, sidewalks and the existing building we may already exceed that requirement. This would make expansion difficult.

On another note, the Given/Tufts Organization has concluded their feasibility analysis with their capital fundraising consultant. To summarize, there is not donor support for the library significant enough to alter our building plans. There may be the ability to raise funds for improved furniture, fixtures, and equipment through a "brick campaign" or something of the like. The Tufts Archives, on the other hand, has the potential to raise significant funds. The timing of this works out well as a formal capital campaign can commence for the Archives while the library is constructed. Capital contributions can be finalized before we are ready to renovate the archives. The Given/Tufts Organization is available to discuss in further detail if Council would like.

Please let me know if you have any questions.

ATTACHMENTS:

Description

- 📎 Library Cost Estimates
- 📎 9,250 SF Library Rendition
- 📎 8,400 SF Library Rendition
- 📎 Library Room Size Comparison
- 📎 Planning Dept Email on Expanding the Library on the Village Green

	9,250 SF @ Magnolia Library/Archives Separate	8,400 SF @ Magnolia Library/Archives Separate	Single Story* @ Village Green Combined	Two Story* @ Village Green Combined	
Library sq ft	9,250	8,400	12,000	12,000	
Construction cost/sq ft	\$ 475	\$ 475	Varies	\$ 500	Mid-point of low and high estimates
Selective Demolition				500,000	
Construction cost	\$ 4,393,750	\$ 3,990,000	\$ 4,409,000	\$ 6,000,000	
Site development	682,500	682,500	150,500	682,500	Mid-point of low and high estimates
Surveying/fees	21,750	21,750	21,750	21,750	
Architect	439,375	399,000	440,900	600,000	10% of construction cost
Furniture & equipment	219,688	199,500	220,450	300,000	5% of construction cost
Contingency	219,688	199,500	220,450	300,000	5% of construction cost
Total Library	\$ 5,976,750	\$ 5,492,250	\$ 5,463,050	\$ 8,404,250	
Archives renovation	\$ 1,516,140	\$ 1,516,140			Mid-point of low and high estimates without expansion
Total construction	\$ 7,492,890	\$ 7,008,390	\$ 5,463,050	\$ 8,404,250	

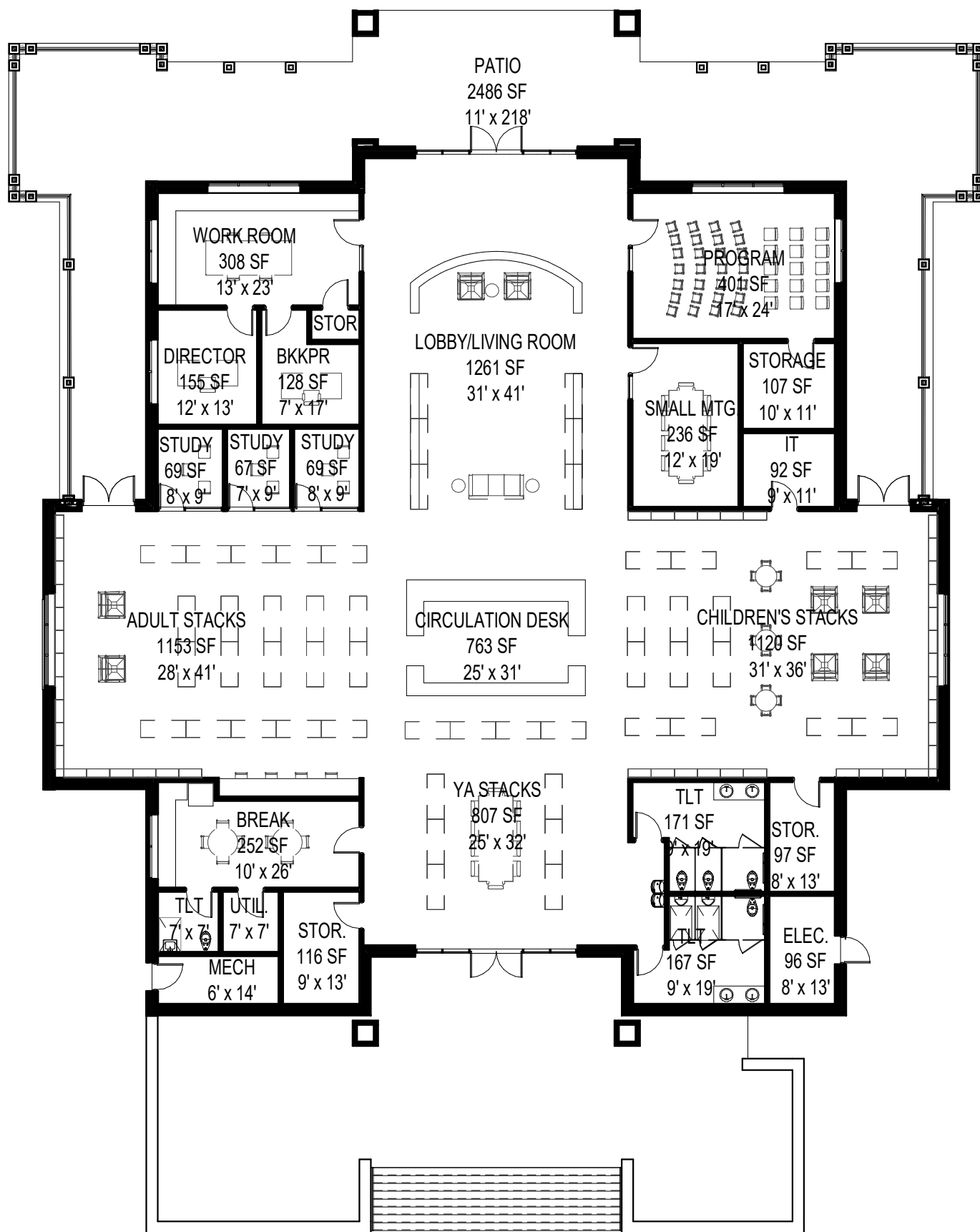
*Does not include parking which is an estimated \$5-6 million for "Carriage House" project

PR4
2



PR4
1

PR3
1



FLOOR PLAN

1/16" = 1'-0"

	Original	8400 New	
	9250	8400	Difference
Break room	326	252	-74
Riser	52	0	-52
Toiler	53	49	-4
Janitorial	57	49	-8
Study	74	69	-5
Study	73	69	-4
Study	73	69	-4
Adult Stack	1132	1153	21
Storage	96	107	11
Storage/computer	35		-35
Director	207	155	-52
Book keepr	173	128	-45
Work room	417	308	-109
YA Stacks	818	807	-11
Circulation Desk	938	763	-175
Living Room	1501	1261	-240
IT	94	92	-2
Storage	97	116	19
Mechanical	70	84	14
Program room	463	401	-62
Children's stacks	1084	1120	36
Restroom	169	171	2
Restroom	169	167	-2
Storage	96	97	1
Electrical	96	96	0
Meeting room	390	236	-154
TOTAL	8788	7819	-969

Existing Library Site

Alex Cameron <acameron@vopnc.org>

Thu 4/4/2024 12:21 PM

To: Doug Willardson <dwillardson@vopnc.org>

Cc: Pamela Graham <pgraham@vopnc.org>

Doug,

The existing site of the Given Memorial Library and Tufts Archives is non-conforming with several current development regulations. The current site does not lend itself to an expanded building and several items will need to be addressed. There is currently no dedicated off-street parking which will need to be reviewed especially if the site is expanded. Any changes to the building and site would also likely trigger full compliance with new NC building and fire codes as well as ADA compliance. The property is located within the WS-II watershed protection district which is the most restrictive we have in our jurisdiction. Additionally, the site currently has no stormwater management, and this will also need to be taken into consideration as additional impervious surface is added. Two options have been offered with one being a one-story addition to the existing building and the other being a new two-story building on the existing site. The property is located within the Local Historic District which would require that a Certificate of Appropriateness (COA) be issued by the Historic Preservation Commission (HPC) with adherence to the Historic District Standards. Not only is this an additional layer of approval, design, cost, and time, but could be a potential sticky situation where an entity with a delegated authority (HPC) has a say in what the Governing Board has essentially expressed their will. Staff has tried to highlight some potential issues with each proposal. These issues are somewhat grouped into those that appear to be a more critical item and those that are less critical. Feel free to use however you see fit and we can certainly provide more details on each of the items and any others that present themselves in the discussion.

Addition to the Existing Building

More Critical

- HPC approval
 - Design standards limit any future additions to the rear or most inconspicuous location. This would force the addition to the rear and further encroach onto the Village Green with more tree removal and added impervious surface.
- Watershed & stormwater management will be required on-site to handle the additional impervious. Water quality/treatment will also be needed due to location in the most stringent watershed protection district.
- Additional impervious surface limits than the other option (parking and larger building footprint).
 - The WS-II watershed restrictions and PC Zoning District limits impervious surface to 12% of the total lot area.
 - Lot/parcel area will need to be reconfigured. Total area owned by the Village on the Village Green is +/- 7.94 acres. Maximum total impervious would be limited to +/- 0.95 acres or approximately 41,504 square feet. This would include the building footprint, new parking, existing sand lot, and any other existing or future impervious surface.

Less Critical

- Setbacks and lot line adjustments to accommodate a new structure or addition and impervious surface limits.
- With a larger footprint, should more parking be provided?
- NHL status/reputation with more encroachment onto the Village Green. Would SHPO want to be involved? Would HPC want to involve SHPO? This could also get sticky.

Demolish and Rebuild Two-Story Building

More Critical

- HPC approval
 - Demolition of a contributing structure in the Local Historic District.
 - New design would need to be consistent with the Historic District Standards.
- Watershed & stormwater management will need to be provided on-site for all impervious surfaces. Water quality/treatment will also be needed due to location in the most stringent watershed protection district.
- Impervious surface limits.
 - The WS-II watershed restrictions and PC Zoning District limits impervious surface to 12% of the total lot area.
 - Lot/parcel area will need to be reconfigured. Total area owned by the Village on the Village Green is +/- 7.94 acres. Maximum total impervious would be limited to +/- 0.95 acres or approximately 41,504 square feet. This would include the building footprint, new parking, existing sand lot, and any other existing or future impervious surface.

Less Critical

- Setbacks and lot line adjustments to accommodate a new structure or addition and impervious surface limits.
- With a larger footprint, should more parking be provided?
- NHL status/reputation with removal of the contributing structure and new construction in it's place. Would SHPO want to be involved? Would HPC want to involve SHPO? This could also get sticky.
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Alex Cameron

Planning & Inspections Director

(Village of Pinehurst - Internal Email)