### Neighborhood Advisory Committee Monday, April 15, 2019 Council Conference Room 3:00 p.m.



#### **MINUTES**

#### **Committee Member Present:**

Jack Farrell- Councilmember
John Bouldry – Mayor Pro Tem
Ed Balkovic- Pinehurst Trace
Tony Elms- Donald Ross
Jan Kane- CCNC
Kay Wildt- Doral Woods
Lydia Boesch- Pinewild
Beverly Braunschiedel- Midland CC

Lawrence Blackford- Burning Tree/Sugar Pine
Debbie Lalor- Downtown
Jackie Curley- St. Andrews
Charles Collini- Old Town West
Lee Thomas - Clarendon Gardens
Lee Smith- Lawn and Tennis
Beverly Reynolds - The Woodlands (Alt.)

#### **Committee Member Absent:**

Pilar Page- Pinehurst No. 6
Rosie Ruggles- Oakmont Circle
Bill Keith- Village Acres
Susan Foster- The Woodlands
Carolyn Jamison- Pinehurst Civic Group
Cathy Harpster- Taylorhurst

Monica Converse – Lake Pinehurst Tom Campbell- Monticello

#### I. Call to Order by Mayor Nancy Fiorillo.

#### II. Review notes from March 18, 2019.

Tony Elms requested that his comment at the March 18<sup>th</sup> meeting about the Community Watch Program be added to the notes. The committee approved the notes from the March 18, 2019 meeting.

## III. Update on the Comprehensive Long Range Plan – Natalie Hawkins, Assistant Village Manager.

Natalie Hawkins, Assistant Village Manager, reviewed the purpose of the Comprehensive Plan. She explained the Plan is a blueprint for the Village's future that is laid out in the form of goals and strategies. The Village will hold a Community Open House which will be a two day drop in style event, at the Fair Barn, on June 17th from 12:00pm to 8:00pm and June 18th from 8:00am to 4:00pm. During the Community Open House the consultants will present the draft plan and alternative scenarios for 5 key areas, answer questions and obtain community feedback and inform residents how they can provide feedback after the Community Open House. The event will be promoted by email, social media, newsletters and Code Red.

Natalie explained the 5 key focus areas that the consultants have identified and competed scenario planning on. The key indicators include factors such as square footage, traffic, financial impacts, and type of home choices.

## Neighborhood Advisory Committee Monday, February 18, 2019 Council Conference Room 3:00 p.m.



Focus Area 1 is the existing extra-territorial jurisdiction.

Focus Area 2 is NC Hwy5-Pinehurst South/Trotter Hills Area

Focus Area 3 is the hospital area.

Focus Area 4 is the Village Place/Rattlesnake Corridor.

Focus Area 5 is the area north of Pinewild.

Natalie reviewed what the full comprehensive plan will include and address. Items include recommended strategies to achieve the community's vision, identify current conditions, identify up and coming trends and evaluate growth scenarios.

Natalie asked the committee to please help spread the word and invite others to attend the Community Open House meetings. Also, reminded everyone to visit envisionthevillage.com and provide feedback.

#### IV. Other Business - Neighborhood Reports

- Lee Smith with Lawn and Tennis: Nothing to report for his neighborhood. Suggested the Resort shuttle cars from the Pinehurst Brewery to the Resort parking lot to help with the parking issues.
- Lee Thomas of Clarendon Gardens: Asked if all propane tanks are required to be buried and how long are you allowed to leave large yard debris on the side of the road.
- **Jackie Curley of St. Andrews:** Spoke about her concern with the Community Watch Program and the lack of information being received.
- Tony Elms: Also noted the absence of information from the Community Watch Program.
- **Kay Wildt of Doral Woods**: Also, stated the side of the road between Morganton and Fair Barn looks bad with debris.
- Ed Balkovic of Pinehurst Trace: He noted that one of his neighbors accidentally set off their alarm and was pleasantly surprised how quickly the police arrived. He spoke with Mark Wagoner, Parks and Recreation Director, about having a future meeting at the new Community Center site, to take a tour.
- Jan Kane of CCNC: Residents in her area are very upset about the school redistricting.
   She believes Council should voice their opinion to the School Board about the draft plans that have been released. Also, she is concerned about the effect of property values when the redistricting happens.
- Charles Collini: Thanked the Village for the heads up for the control burn in the Arboretum.
- **Debbie Lalor of Downtown**: Would like for Council to address some of the parking issues in downtown. With the success of the Brewery and the warmer weather the parking is becoming a big problem. She also stated that the Manor has 43 rooms and less than 43 parking spots. They are promoting the Manor parking has additional parking at the Resort, via shuttle.
- Beverly Reynolds of The Woodlands: Asked if the County would be spraying for mosquitos.

The next NAC meeting will be held on Monday, May 20, 2019 at 3:00 pm in the Council Conference Room.

#### V. Adjournment by Mayor Nancy Fiorillo at approximately 4:30 pm.

## Neighborhood Advisory Committee Monday, February 18, 2019 Council Conference Room 3:00 p.m.



Respectively submitted by: Beth Dunn

Beth Dunn

# Comprehensive Long Range Plan Update

NAC Presentation April 15, 2019

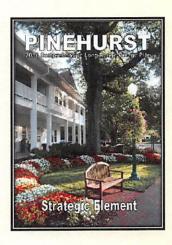




## Why should we have a Comprehensive Plan?

- Preserve the special character of Pinehurst
- Enhance the quality of life for present and future residents
- Guide growth or change in ways that complement the community's character
- Address present and future community needs

"SHAPE OUR FUTURE. HONOR OUR PAST."







## What is a Comprehensive Plan?

- A <u>blueprint</u> for the Village's future that is laid out in the form of goals and strategies (e.g. actions to take)
- A <u>compass</u> that guides direction for local-decision making
- A <u>marketing tool</u> that articulates the vision and how the private sector can support that vision







Community Kickoff

June 27, 2018



Visioning Workshops

August 28-29, 2018



Planapalooza

September 19-24, 2018



Community Open House

June 17-18, 2019











## Community Open House (June 17th and 18th)

- 2-day drop-in at the Fair Barn
- Objectives:
  - Present the draft plan and alternative scenarios for five (5) Key Focus Areas
  - Answer questions and obtain community feedback
  - Inform residents of how they can provide feedback after the Community Open House

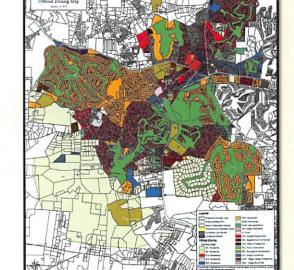
June 17<sup>th</sup> Noon – 8:00 pm

June 18<sup>th</sup> 8:00 am – 4:00 pm





- Scenario Planning Five (5) Key Focus Areas:
  - 1. Existing Extra-territorial Jurisdiction (ETJ)
  - 2. NC Hwy 5 Pinehurst South/Trotter Hills Area
  - 3. Hospital District
  - 4. Village Place/Rattlesnake Corridor
  - 5. NC Hwy 211 North of Pinewild







## Scenario Planning – Key Indicators:

- 1. Square footage of development by type
- 2. # of new residents
- 3. # of new jobs
- 4. # of new students
- 5. # and type of home choices
- 6. Water and sewer demand (MGD)
- 7. Financial impact (ROI)

Residents will evaluate alternatives and ID preferred scenarios





## Focus Area 1 - Existing Extra-Territorial Jurisdiction (ETJ)

# EUSINESS-AS-ISUAL SCENARIO The Business-As-Isual Control Control position for the small profession of the small residence of the small profession of





### Focus Area 2 - NC Hwy 5 - Pinehurst South/Trotter Hills Area

#### BUSINESS-AS-USUAL SCENARIO

The Business-as-Usual Growth Scenario contemplates how the area might develop following the Village's currently-adopted long-range comprehensive plan and zoning ordinance, including completion of two committed office projects in the Trotter Hill Development (outlined parcels). New buildings in the area would be limited to one story tall to complement existing development in the area.

The growth scenario recognizes the development intensity limits for the WSII-BW watershed. Build out of undeveloped area (72 parcels) and committed projects (two parcels) would require a special intensity allocation of 130 acres (17% of the remaining 769 acres).

#### ALTERNATIVE GROWTH SCENARIO NO. 1

Alternative Growth Scenario No. 1 contemplates how the area might develop if it was transformed into an employment center, changing undeveloped pancels previously identified for retail, multifamily, emple family, and open space uses to general office. The scenario sico assumes limited infill development open numbers for medical office user (cotted parcets) and development of a portion of the Fair Bam property north of Microticello Drive. New development would be similar in intensity and style to Turnberry Woods on Morganton Road.

The growth scenario recognizes the development intensity limits for the WSII-BW watershed. Build out of undeveloped area (72 parcels) and committed projects (two parcels) would require a special intensity allocation of 130 acres (17% of the remaining 769 acres). Very limited development in the vacant areas between buildings is accumed to amount to less than eight acres (1% of the remaining 769 acres).



#### ALTERNATIVE GROWTH SCENARIO NO. 2

Alternative Growth Scenario No. 2 contemplates how the area might develop if it was transformed into an innovation village, targeting greenfield development, infil development (flotted parcels), and redevelopment (hatched parcels) in one connected master plan concept. The scenario assumes a portion of the Fall Bahm property, north of Mordicello Drive, is developed with a mix of uses to support the new village. Primary uses targeted for the village include medical, life science, and recearch facilities. Supporting uses may include retail, service, and some residential above first-floor, non-residential uses. New buildings in the area may be one to three stories tall. Surrounding residential neighborhoods would be connected to the village via a grid of validable streets.

The growth scenario recognizes the development intensity limits for the WSII-BW watershed. Euild out of undeveloped area (72 pancels) and committed projects (two parcels) would require a special intensity allocation of 130 acres (17% of the remaining 769 acres). Redevelopment of sites with existing buildings is assumed to have no increase on 'built upon area'. Very limited development of the vacant areas between buildings is assumed to amount to less than eight acres (1% of the remaining 769







## Focus Area 3 - Hospital District

#### BUSINESS-AS-USUAL SCENARIO

The Businessa-Busin Growth Science contemplate his now the area might detector fines growth was limited to the some underwipped parcels in the area (destribed to the some underwipped parcels in the area (destribed to solder parcels). General office or resident office uses on the parcels enable support activities at the Moore County Regional Morpals. New business in the large of the limited to intend to one story to complement existing development in the area.



#### ALTERNATIVE GROWTH SCENARIO NO. 1

ALTERNATIVE DROWN'S DEPARATION OF ALTERNATIVE DROWN'S DROWN'

The growth scenario also recognizes the development intensity limits for the WCIII-EW waterszeed. Development on the seven undeveloped parcets secular supposal intensity allocation of time actines (TN of their manning 200 certific, limit development on existing under suppositive) assumed to have no increase in Evult upon eared. Yorly limited development in the vacance leaves between buildings is assumed to encount to less than five a cres (2% of the remaining 250 acres).



#### ALTERNATIVE GROWTH SCENARIO NO. 2

AL EXINATIVE INJURY IN SUCHARIUM VII.

Alternative Consent Course To extraoring the town the wear might develop a specific packets in the medical campus were redeveloped with more interes used problemed perceits in the medical campus were redeveloped with more interes used problemed perceits in suched packets grade and small amens of scaret land between buildings were trappeted for relial development (officed packets). This is in addition to large view makes placed parcel public packets are some securiors the six refull packet and the traffic circle are six on extension accument the six refull packet and the staffic circle are six on extensions accument the six refull packet and the staffic circle are six on extensions. All cost transit circles that the staffic circle are size of extensions and accument and the staffic circle are six on extensions. All cost transit circles that the staffic circle are size of extensions and accument and connect passents, doctors, etc. with their final destinations on campus.

The growth scenario also recognizes the development intensity limits for the WS-II-80 watersheet. Development on the seven undervisioned parcets would require a special intensity alsociation of niew acres (25% of the remaining 200 acres). Redevelopment of auxiliary building sizes and mild development or stating surface parking loss are saturated in haven on increases in "built upon area." Very limited development in the viscort area betteren buildings assured to amount to less than five acres (2% of the remaining 200 acres).



#### ALTERNATIVE GROWTH SCENARIO NO. 3

ALLERABITE SOUTH IN SCENARIUM.

Alternative Control Country to 3.00 control to 4.00 control to

The growth scenario also recognizes the development infensity limits for the WSIII-20V watersteel. Development on the seven undereloped panets would require a possion limited by solicity on of the cere. SN, 40 fibe remaining 200 screen. Reservicement of existing using sizes and mill development or institute pushing parties and mill existing under parties of the are sourced to have no increase in half upon area. Yety initiate development in the vacant areas between buildings is assumed to amount to less than five acres (2% of the remaining 200 acres).







## Focus Area 4 - Village Place/Rattlesnake Corridor

#### BUSINESS-AS-USUAL SCENARIO

The Businest-as-Usual Growth Scenario contemplates how the area might develop following the Village's currently-adopted long-range comprehensive plan and scrining confiance, excluding completion of the new increasion contier at the corner of No Highway 211 and Rattiseraska Direc. New buildings in the Iocenario are assumed to be one to these solaries tall. Parking would be accommodated using a series of surface lotts and on-street parking.

The growth scenario recognizes the development intensity limits for the WSII-SW watershed. Build out of the remaining twelve parcets in the area would require a special intensity allocation of 17 acres (2% of the remaining 769 acres).

#### ALTERNATIVE GROWTH SCENARIO NO. 1

Alternative Growth Common to Contemplates how the erral might develop if resources are (re)targeted to make the area a mixed-uze, wallable core of the Visige but a sense for the instruction con work along Rantecrania Drive to NO. Highway 211. Existing industrial, refat, and multilarily uses in the area – noted with habitor genoretis – would be redeveloped not desination that reference the cred-plant vallage character of Pinethurst. New buildings in the scenario are assumed to be one to three stories that Parking would be accommodate using a parking deck and series of surface lots and on-street parking. The scenario also assumes completion of the new receivation center at the corner of NC highway 211 and Rattiscnake Drive.

The growth scenario recognizes the development intensity limits for the VSSI-EW waterbade. Stalls out of the remaining battery parcels in the erea would require a special intensity allocation of 17 acres (2% of the remaining 178 acres). Redevelopment of estimp building sites and intill developmen on existing surface parking lots are assumed to have no increase in "built with the company of the company o









## Focus Area 5 - NC Hwy 211 - North of Pinewild

# BUSINESS-AS-USUAL SCENARIO The Business-as-Usual Growth Scenario contemplates how the area might develop following the Village's currently-adopted long-range comprehensive plan and zoning ordinance. General office uses targeted for the site would be similar in style and intensity for University Woods on Morganion Road. Some medical office uses may be included to complement activities at the Moore Country Regional Hospital Campus. The growth scenario recognizes the development intensity limits for the WSII-BW watershed. Development anticipated for the area would not exceed the 24% maximum limit for "built upon area" to avoid a special intensity allocation. Some buildings in the area may be two stories tall to meet the requirement.





# What will the Comp Plan include and address?

- Recommend strategies to achieve the community's vision using a set of guiding principles
- Reflect on and identify current conditions
- Identify emerging trends
- Evaluate alternative growth scenarios
- Growth and conservation map







- How can you help us get broad community input?
  - Invite others to attend the Community Open House on June 17th & 18th
  - Share information at neighborhood association meetings

- Encourage others to visit and provide feedback at

www.envisionthevillage.com









## **Timeline of Next Steps**

