

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 17<sup>th</sup> from 12:00pm to 8:00pm and June 18<sup>th</sup> 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**  
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**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](http://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.**

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Respectively submitted by: Beth Dunn

*Beth Dunn*

# Comprehensive Long Range Plan Update

NAC Presentation  
April 15, 2019



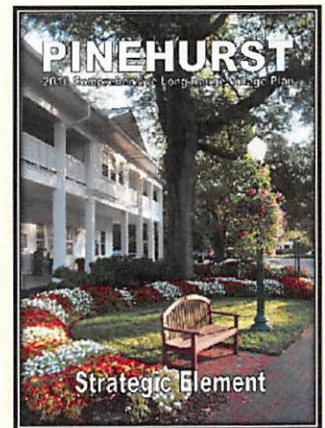
# Comprehensive Plan Update – April 2019



## 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.”*





# Comprehensive Plan Update - April 2019



## What is a Comprehensive Plan?

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



# Comprehensive Plan Update - April 2019



**Community Kickoff**

June 27, 2018



**Visioning Workshops**

August 28-29, 2018



**Planapalooza**

September 19-24, 2018

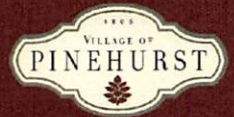


**Community Open House**

June 17-18, 2019



# Comprehensive Plan Update – April 2019



## Community Open House (June 17<sup>th</sup> and 18<sup>th</sup>)

- 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



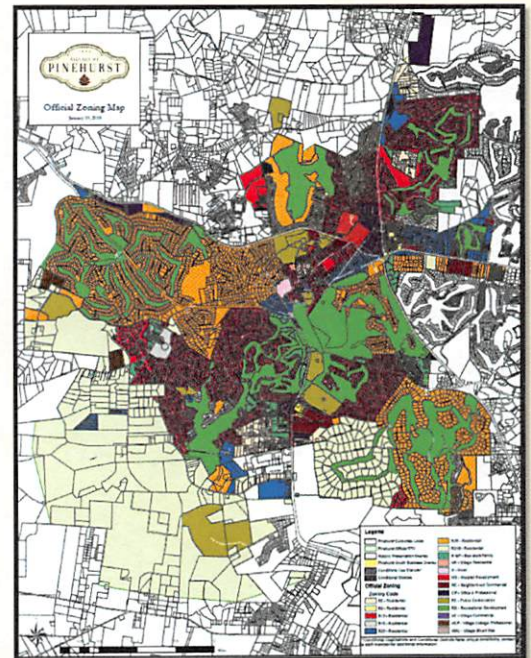


# Comprehensive Plan Update - April 2019



## • 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



# Comprehensive Plan Update – April 2019



## • 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)

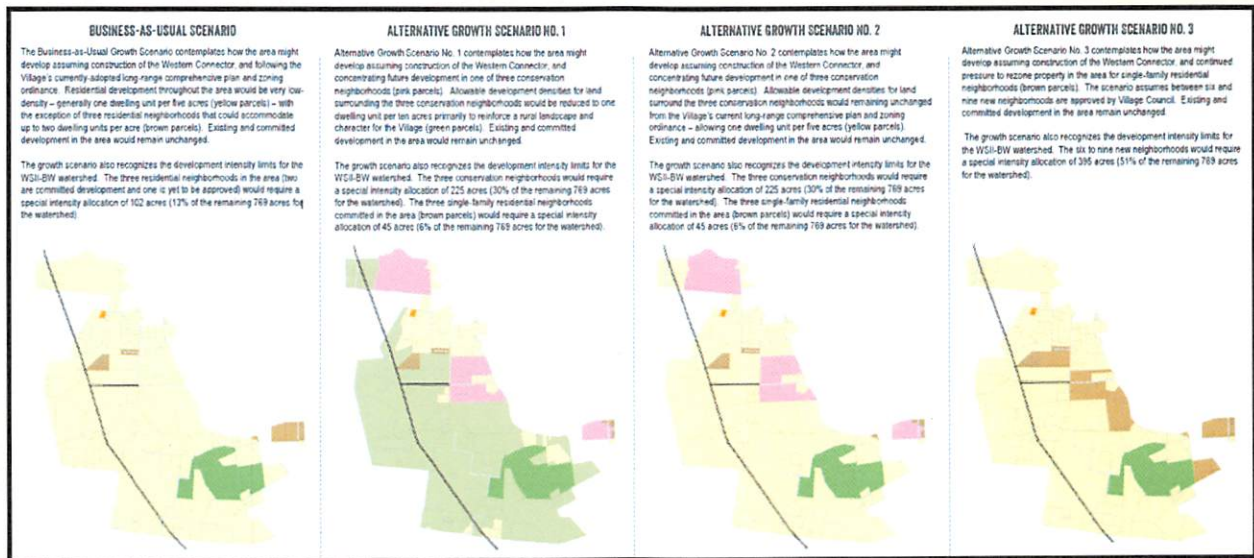
**Residents will evaluate alternatives and ID preferred scenarios**



# Comprehensive Plan Update – April 2019



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

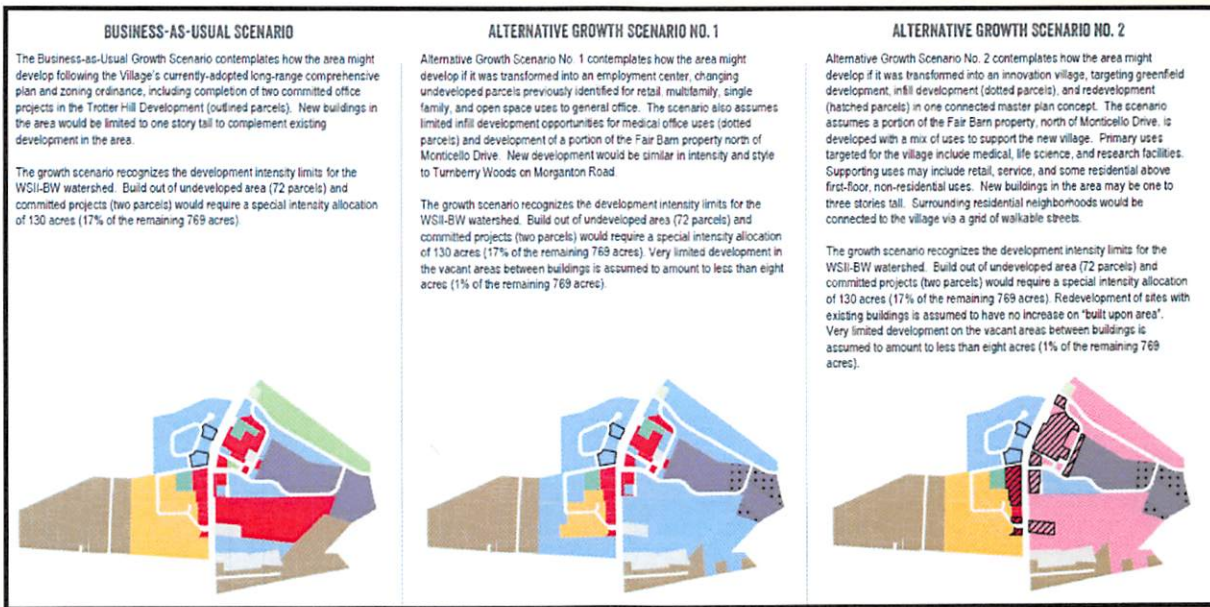




# Comprehensive Plan Update – April 2019



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

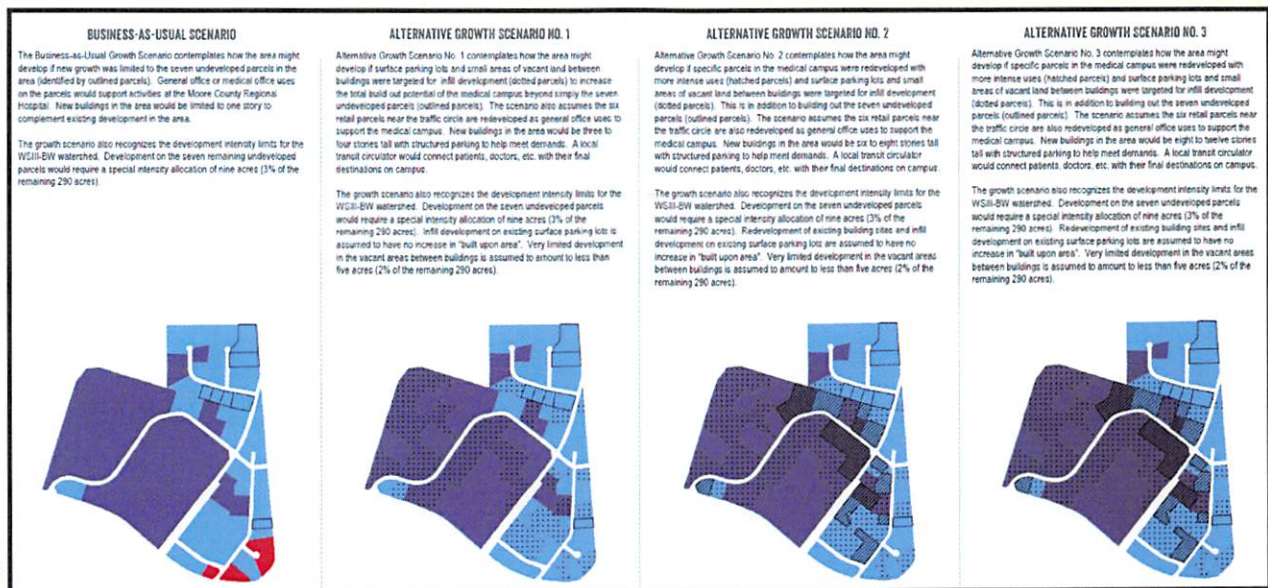




# Comprehensive Plan Update – April 2019



## Focus Area 3 – Hospital District



# Comprehensive Plan Update – April 2019



## Focus Area 4 – Village Place/Rattlesnake Corridor

### 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 the new recreation center at the corner of NC Highway 211 and Rattlesnake Drive. New buildings in the scenario are assumed to be one to three stories tall. Parking would be accommodated using a series of surface lots and on-street parking.

The growth scenario recognizes the development intensity limits for the WSII-BW watershed. Build out of the remaining twelve parcels 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 Scenario No. 1 contemplates how the area might develop if resources are (re)targeted to make the area a mixed-use, walkable core of the Village that extends the historic core north along Rattlesnake Drive to NC Highway 211. Existing industrial, retail, and multifamily uses in the area – noted with hatched parcels – would be redeveloped into destinations that reinforce the one-of-a-kind village-character of Pinehurst. New buildings in the scenario are assumed to be one to three stories tall. Parking would be accommodated using a parking deck and series of surface lots and on-street parking. The scenario also assumes completion of the new recreation center at the corner of NC Highway 211 and Rattlesnake Drive.

The growth scenario recognizes the development intensity limits for the WSII-BW watershed. Build out of the remaining twelve parcels in the area would require a special intensity allocation of 17 acres (2% of the remaining 769 acres). Redevelopment of existing building sites and infill development on existing surface parking lots are assumed to have no increase in "built upon area."



# Comprehensive Plan Update – April 2019



## 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 to Turnberry Woods on Morganton Road. Some medical office uses may be included to complement activities at the Moore County 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.



### ALTERNATIVE GROWTH SCENARIO NO. 1

Alternative Growth Scenario No. 1 contemplates how the area might develop if it supported retail uses similar to Ormstead Village in Taylortown. The scale and intensity of development would be similar to strip retail shopping centers found further east along NC Highway 211.

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.





# Comprehensive Plan Update – April 2019



## 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



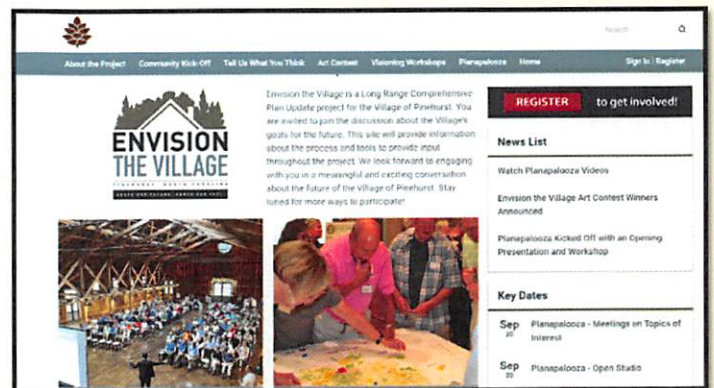


# Comprehensive Plan Update – April 2019



## • How can you help us get broad community input?

- Invite others to attend the **Community Open House on June 17<sup>th</sup> & 18<sup>th</sup>**
- Share information at neighborhood association meetings
- Encourage others to visit and provide feedback at [www.envisionthevillage.com](http://www.envisionthevillage.com)



# Comprehensive Plan Update – April 2019



## Timeline of Next Steps

