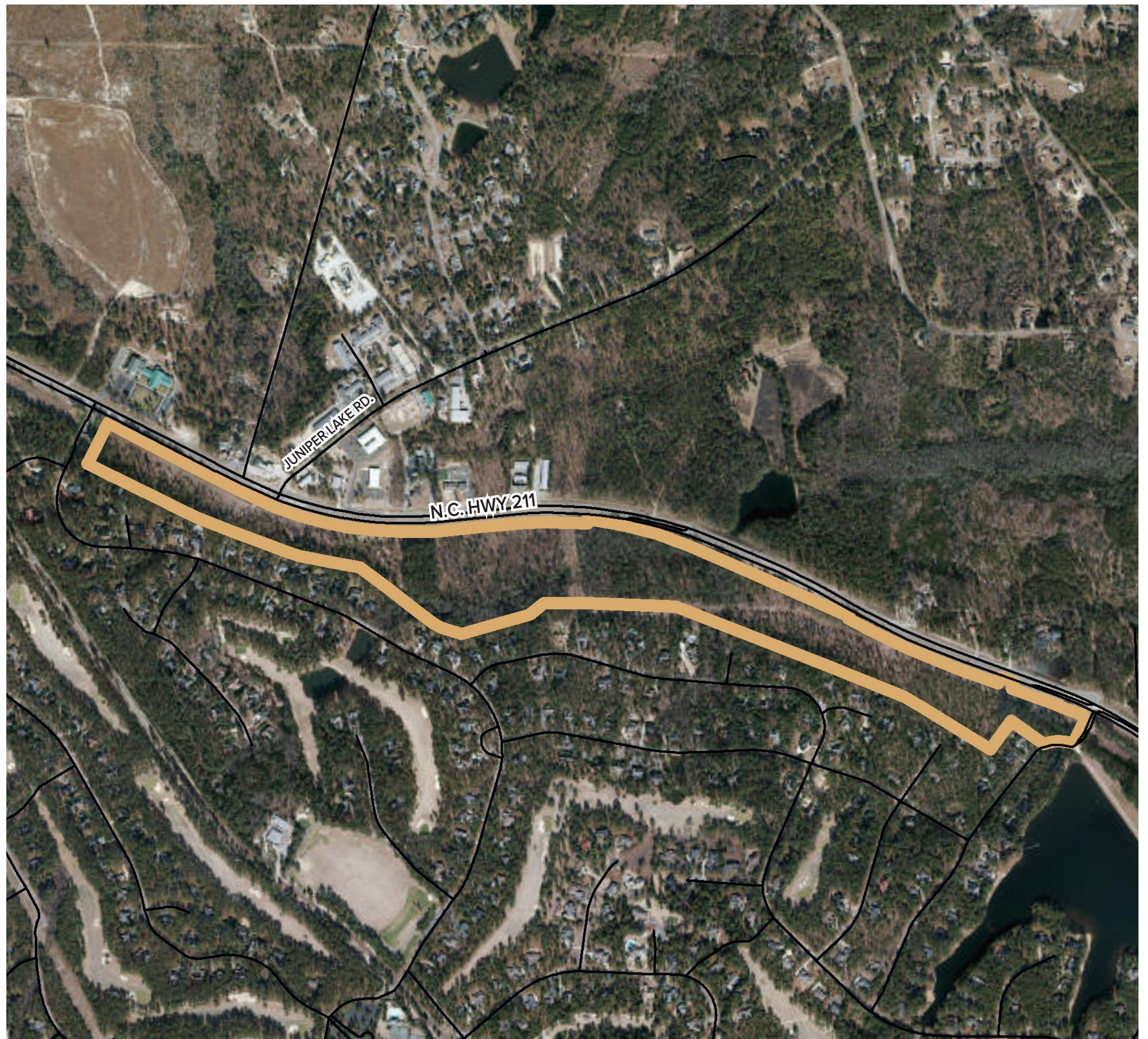


FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

Land on NC Highway 211, generally north of the Pinewild Country Club and near the intersection of Juniper Lake Road, provides a small opportunity to concentrate employment or commercial uses in northwest Pinehurst, near Taylortown and West End. The Highway 211 focus area has the potential to concentrate non-residential development outside of the congested Village core, and could eliminate some trips traveling through the Village to meet residents' daily needs. Approximately 67 acres in the focus area are represented by 35 different parcels. 100% of the land was identified as undeveloped in 2018.



BUSINESS-AS-USUAL

The Business-as-Usual 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 in the medical district area (Focus Area 3).

ALTERNATIVE SCENARIO NO. 1

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

FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1
General Office (s.f.)	605,326	0
General Retail (s.f.)	0	605,326

Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1
New Students (students)	0	0
New Water Demand (mgd)	0.05	0.03
New Sewer Demand (mgd)	0.05	0.03
New Daily Trips (trips)	4,178	7,486

Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1
Open Space	0.0%	0.0%
Rural Living	0.0%	0.0%
Suburban Neighborhood	0.0%	0.0%
Suburban Center	100.0%	100.0%
Walkable Community Activity Center	0.0%	0.0%
Regional Activity Center	0.0%	0.0%

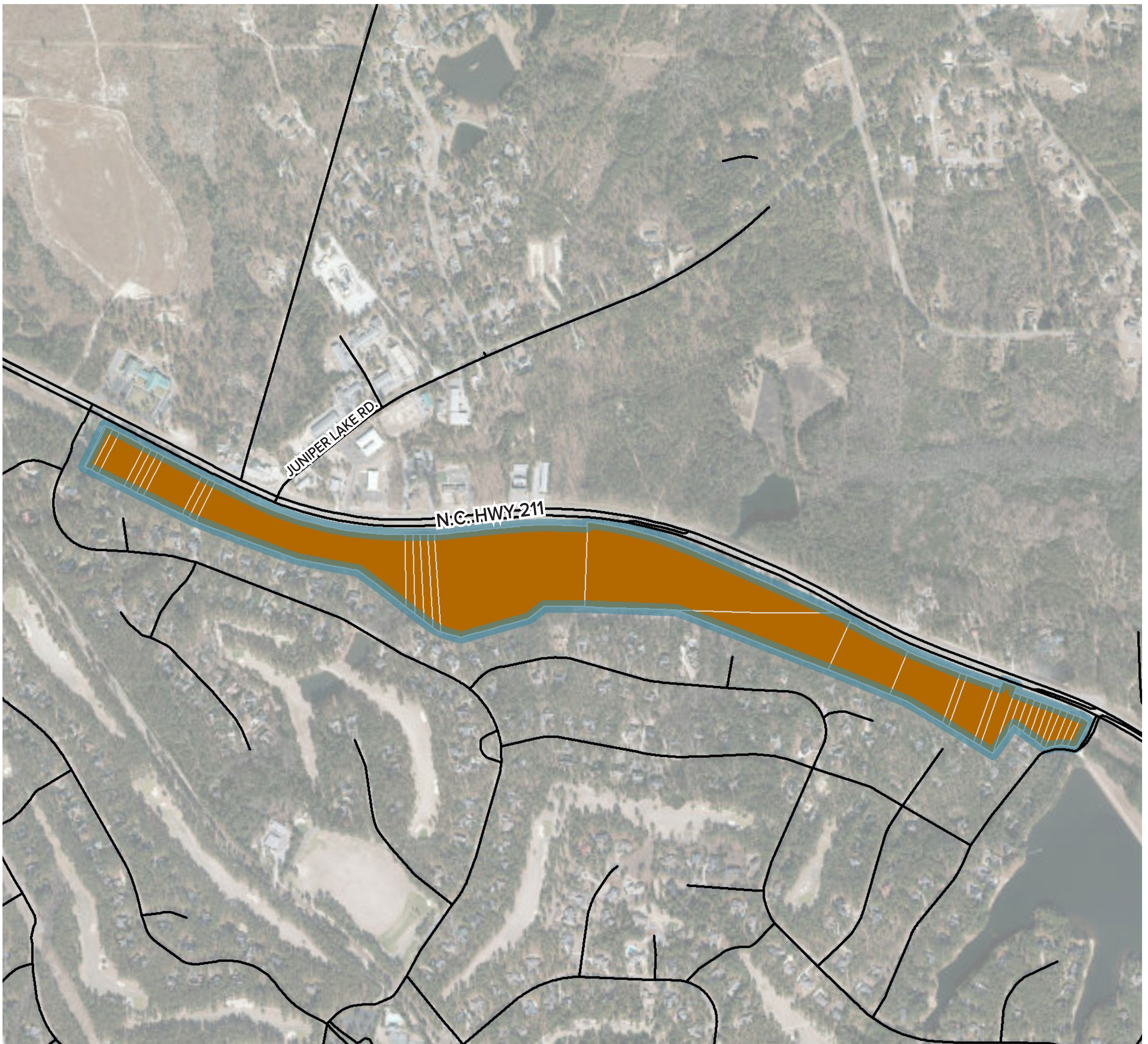
Home Choices	Business-As-Usual	Alt. Scenario 1
Single-Family Detached	N/A	N/A
Single-Family Attached	N/A	N/A
Stacked Multi-Family	N/A	N/A

Community Characteristics	Business-As-Usual	Alt. Scenario 1
New Residents	0	0
New Employees	2,506	1,731

Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1
WS-II BW Watershed (acres)	0	0
WS-III BW Watershed (acres)	-	-

FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

BUSINESS-AS-USUAL

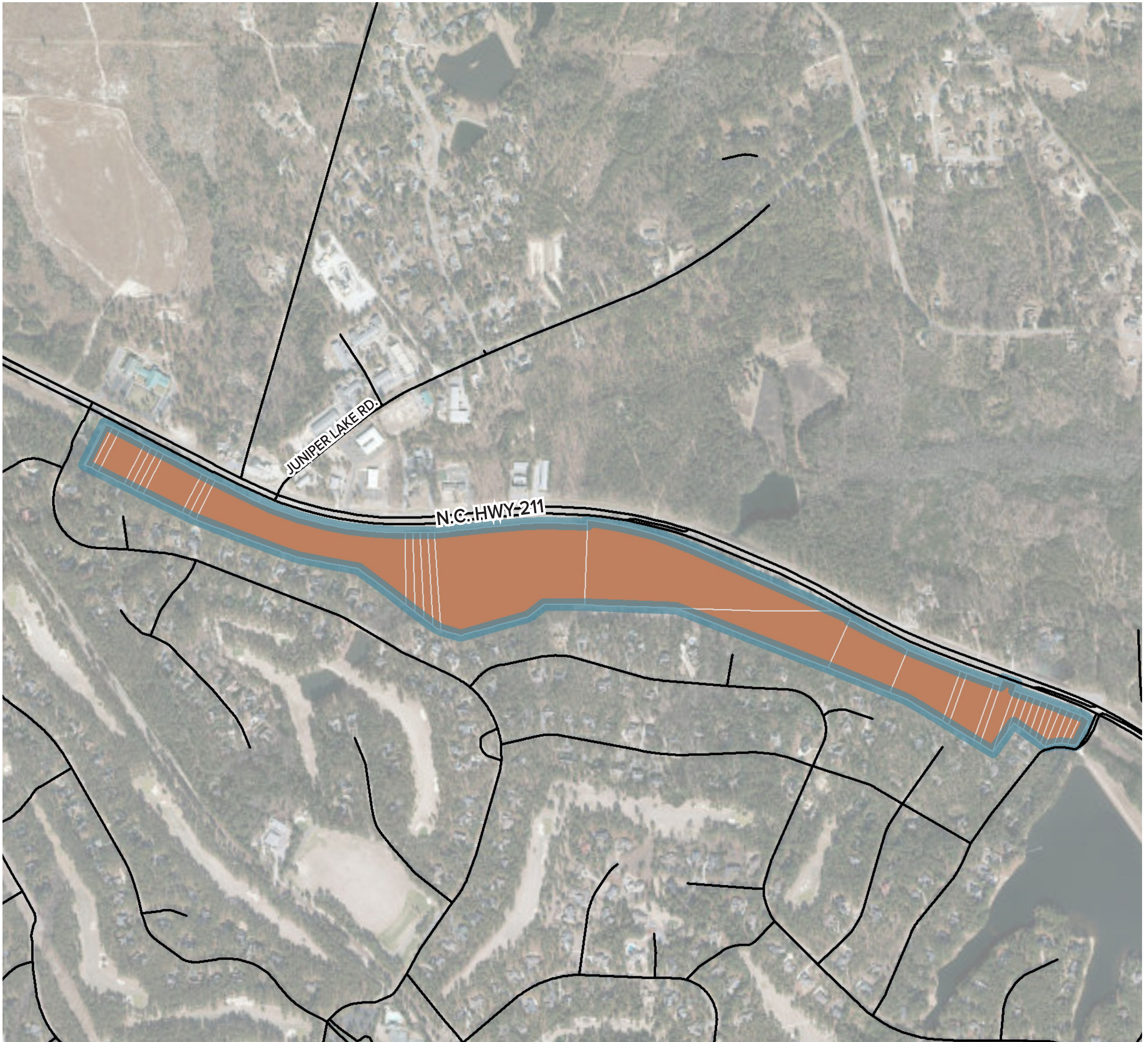


Scenario Plan

 General Office

FOCUS AREA 5: HIGHWAY 211 COMMERCIAL AREA

ALTERNATIVE SCENARIO NO. 1



Scenario Plan

 General Retail