

ORDINANCE #21-11:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF ONE PARCEL OF LAND CONSISTING OF APPROXIMATELY 6.29 ± ACRES FURTHER IDENTIFIED AS PARTS OF MOORE COUNTY PIDS # 00025800

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October, 2014, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, a public hearing was held at 4:30 p.m. on July 27 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of approximately 6.29± acres and further identified as Moore County PIDS # 00025800 from RD (Recreation Development District) and H (Hotel District) to VMU-CD (Village Mixed Use-Conditional District), as shown on the attached map as **Exhibit A** and legal description as **Exhibit B**, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to provide comments on the proposed rezoning; and

WHEREAS, the proposed use of the property is the development of professional offices, a golf research, development, and testing center, a golf museum, and welcome center for use by the United States Golf Association per attached **Exhibit C** General Concept Plans; and

WHEREAS, the Planning and Zoning Board has recommended the zoning map be amended and the General Concept Plan be approved; and

WHEREAS, the applicant has agreed upon the conditions identified in **Exhibit D**; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 27th day of July 2021 as follows:

SECTION 1. The proposed conditional rezoning is consistent with Guiding Principle # 5 of the 2019 Comprehensive Plan stating, “golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort

and other businesses that cater to these industries in order to maintain Pinehurst's identity as a premiere golf and hospitality destination (page 176, 2019 VOP LRCP).

SECTION 2. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by rezoning of approximately 6.29 acres and further identified as a portion of Moore County PIDS # 00025800 from RD (Recreation Development District) and H (Hotel District) to VMU-CD (Village Mixed Use-Conditional District) by the Village of Pinehurst effective July 27, 2021.

SECTION 3. The zoning map as attached hereto as Exhibit A, and made part of hereof, the same as if included verbatim.

SECTION 4. The legal description as attached hereto as Exhibit B, and made part of hereof, the same as if included verbatim.

SECTION 5 The Concept Plan as attached hereto as Exhibit C, and made part of hereof, the same as if included verbatim

SECTION 6 The conditions, as agreed to by the applicant, as attached hereto as Exhibit D, and made part of hereof, the same as if included verbatim.

SECTION 7. This Ordinance shall be and remain in full force and effect from and after July 27, 2021.

Adopted this 27th day of July 2021

(Municipal)



VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: *John C. Strickland*
John C. Strickland, Mayor

Attest:

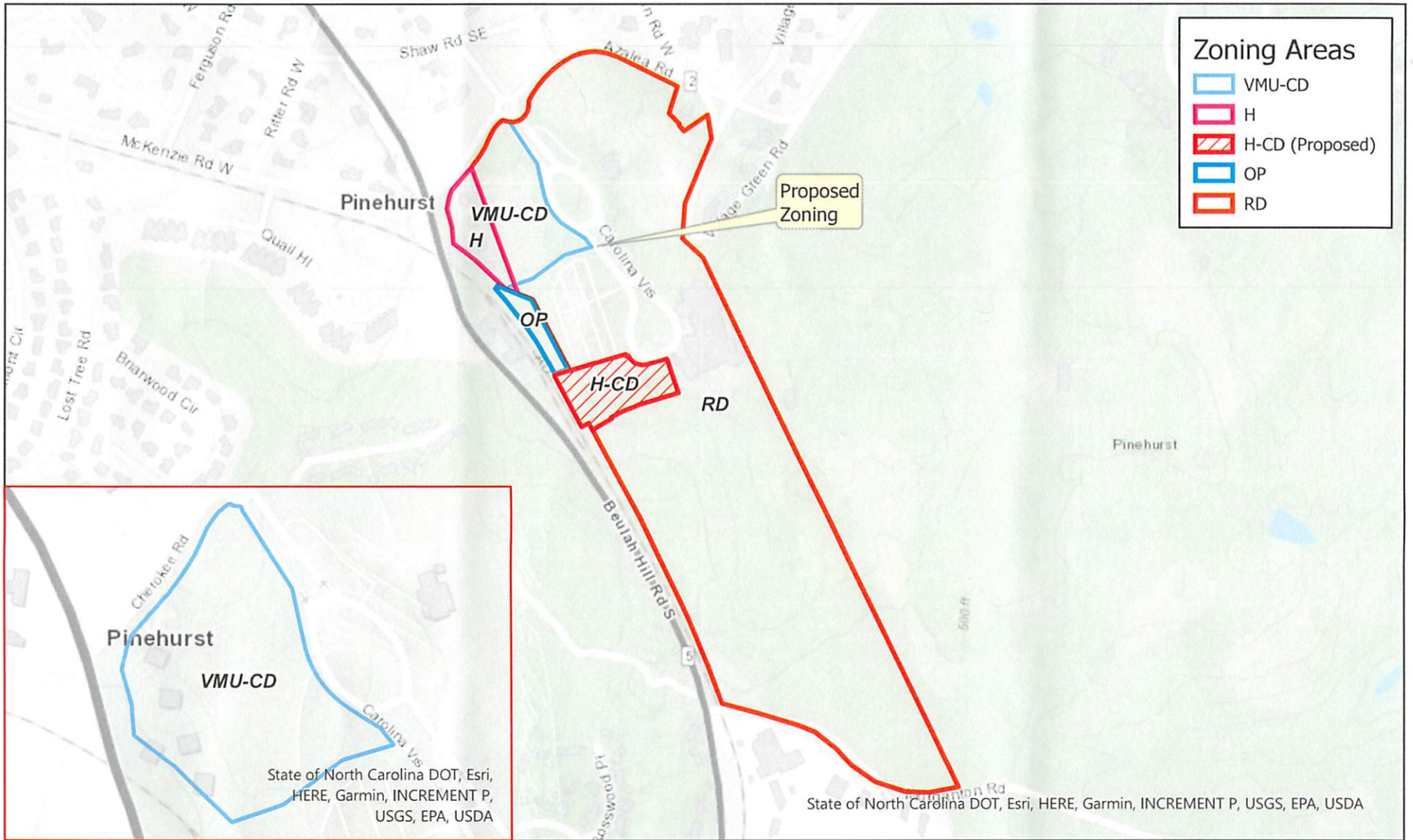
Kelly Chance
Kelly Chance, Village Clerk

Approved as to Form:
Michael J. Newman
Michael J. Newman, Village Attorney

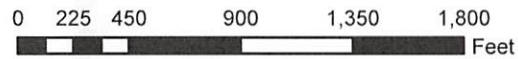
Applicant/Owner Agreed to as Conditions:

Resorts of Pinehurst, Inc.
Resorts of Pinehurst, Inc.

USGA / Applicant
USGA / Applicant



Area Zoning Map



06/2021

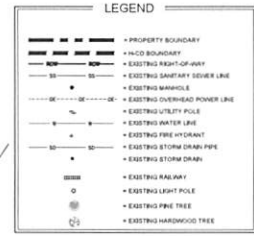
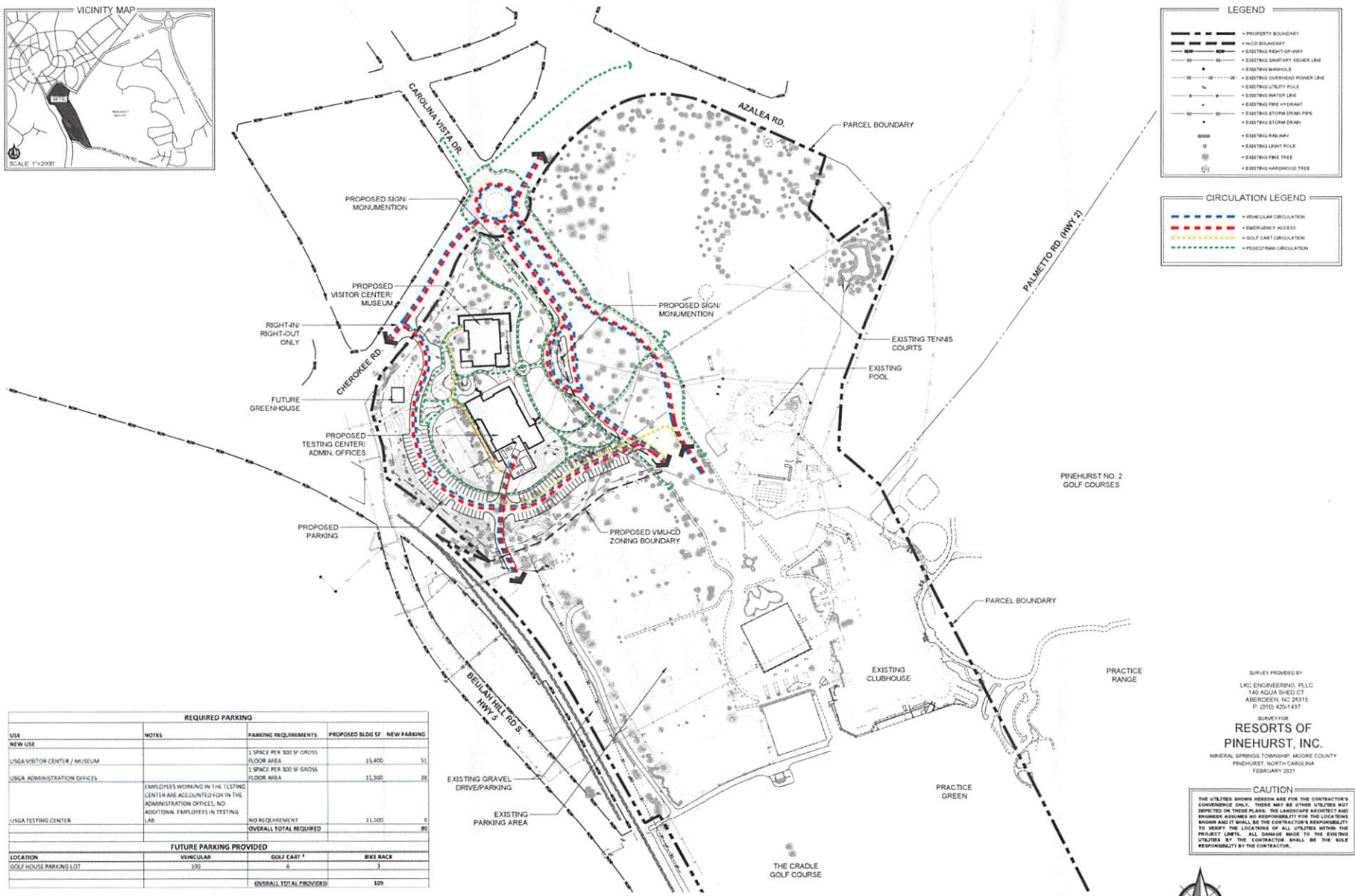
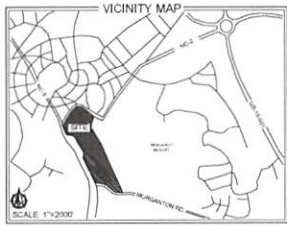


Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

LEGAL DESCRIPTION
XXXXXXX

BEING A PORTION OF THE RESORTS OF PINEHURST, INC., LOCATED IN MINERAL SPRINGS TOWNSHIP, PINEHURST, MOORE COUNTY, NORTH CAROLINA, DESCRIBED IN DEED BOOK 1418 PAGE 402 IN THE MOORE COUNTY REGISTRY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROD SET IN THE NORTHERN N.C. HIGHWAY 5 RIGHT-OF-WAY AT THE INTERSECTION OF THE N.C. HIGHWAY 2 EASTERN RIGHT-OF-WAY; THENCE WITH THE N.C. HIGHWAY 2 EASTERN RIGHT-OF-WAY THE FOLLOWING CALLS; N 05°37'06" W A DISTANCE OF 73.39' TO AN IRON ROD SET; THENCE N 16°56'00" W A DISTANCE OF 88.49' TO AN IRON ROD SET; THENCE N 11°18'09" E A DISTANCE OF 57.22' TO AN IRON ROD SET; THENCE N 19°34'38" E A DISTANCE OF 32.60' TO AN IRON ROD SET; THENCE N 43°12'12" E A DISTANCE OF 38.84' TO AN IRON ROD SET; THENCE N 38°06'24" E A DISTANCE OF 18.74' TO AN IRON ROD SET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 880.00' A CHORD BEARING OF N 37°31'04" E A CHORD DISTANCE OF 140.09' TO AN IRON ROD SET; THENCE N 32°55'32" E A DISTANCE OF 12.65' TO AN IRON ROD SET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 430.00' A CHORD BEARING OF N 26°48'19" E A CHORD DISTANCE OF 91.68' TO AN IRON ROD SET; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 186.00' A CHORD BEARING OF N 37°29'30" E A CHORD DISTANCE OF 107.56' TO AN IRON ROD SET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 80.00' A CHORD BEARING OF S 76°31'28" E A CHORD DISTANCE OF 36.76' TO AN IRON ROD SET; THENCE THE FOLLOWING NEW CALLS; S 34°59'43" E A DISTANCE OF 227.30' TO AN IRON ROD SET; THENCE S 13°21'52" E A DISTANCE OF 141.09' TO AN IRON ROD SET; THENCE S 36°49'45" E A DISTANCE OF 182.62' TO AN IRON ROD SET; THENCE S 60°18'01" E A DISTANCE OF 94.76' TO AN IRON ROD SET; THENCE S 39°54'46" E A DISTANCE OF 51.21' TO AN IRON ROD SET; THENCE S 70°55'49" W A DISTANCE OF 133.21' TO AN IRON ROD SET; THENCE S 51°38'24" W A DISTANCE OF 190.83' TO AN IRON ROD SET; THENCE S 68°38'54" W A DISTANCE OF 137.72' TO AN IRON ROD SET IN THE NORFOLK SOUTHERN RAILROAD EASTERN RIGHT-OF-WAY(VARIES); THENCE WITH THE NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY THE FOLLOWING CALLS; N 48°32'07" W A DISTANCE OF 199.94' TO AN IRON ROD SET; THENCE N 54°50'26" W A DISTANCE OF 117.51' TO THE POINT OF BEGINNING, HAVING AN AREA OF 6.289 ACRES.



REQUIRED PARKING			
USE	NOTES	PARKING REQUIREMENTS	PROPOSED BLDG SF NEW PARKING
NEW USE			
USGA VISITOR CENTER / MUSEUM		1 SPACE PER 300 SF GROSS FLOOR AREA	15,400 51
USGA ADMINISTRATION OFFICES		1 SPACE PER 300 SF GROSS FLOOR AREA	11,500 38
USGA TESTING CENTER	EMPLOYEES WORKING IN THE TESTING CENTER ARE ACCOUNTED FOR IN THE ADMINISTRATION OFFICES. NO ADDITIONAL EMPLOYEES IN TESTING LAB.	NO REQUIREMENT	11,500 0
		OVERALL TOTAL REQUIRED	80
FUTURE PARKING PROVIDED			
LOCATION	VEHICULAR	GOLF CART *	BIKE RACK
GOLF HOUSE PARKING LOT	100	6	3
		OVERALL TOTAL PROVIDED:	109

SURVEY PROVIDED BY:
 LMC ENGINEERING, PLLC
 140 AQUA SHED CT
 ABERDEEN, NC 28315
 P: (919) 420-1437

DESIGNED FOR:
RESORTS OF PINEHURST, INC.
 MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
 PINEHURST, NORTH CAROLINA
 FEBRUARY 2021

CAUTION
 THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVEINENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN 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 DAMAGES MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



KOONTZ JONES Design
 LAND PLANNING | LANDSCAPE ARCHITECTURE

1501 PARK STREET
 SOUTHFORD PLACE, NC 28137
 P: (919) 648-8427
 W: www.koontzjones.com

USGA HEADQUARTERS
 PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN

DATE: 06-16-2021
 DRAWN BY: TWR
 CHECKED BY: TWR
 PROJECT #: 1002071

SHEET NUMBER:
L-2.1



LEGEND

- PROPERTY BOUNDARY
- EXISTING PARCEL BOUNDARY
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT TIE
- EXISTING PIPE TIE
- EXISTING LANDSCAPE TREE

UTILITIES LEGEND

- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN PIPE

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONSTRUCTION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

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DATE: FEBRUARY 2021

DESIGNED BY: LAC ENGINEERING, PLLC
 1000 GREENWAY, SUITE 200
 ASHEBORO, NC 28701
 P: (919) 684-4877

RESORTS OF PINEHURST, INC.
 1000 GREENWAY, SUITE 200
 ASHEBORO, NC 28701

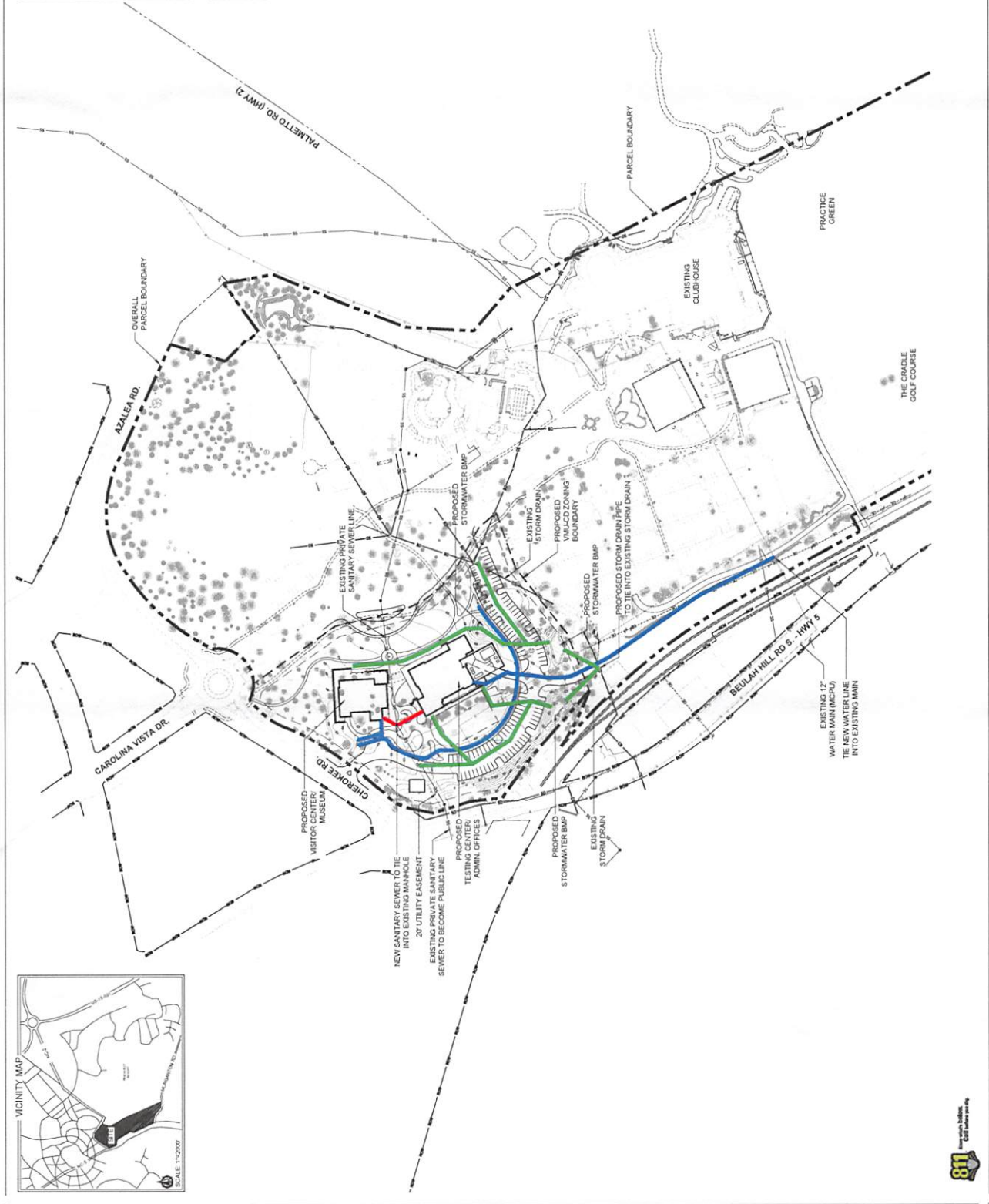


Exhibit D

	Type	Requested Condition	PDO Requirement
1	Table of Uses	Add "Golf related Research, Development and Testing" as an Allowed Use Within the VMU-CD This use is not currently defined nor has been contemplated by the PDO	Uses may be added to a Conditional District if not currently defined or contemplated by the PDO
2	Table of Uses	Add "Golf Offices" as an Allowed Use Within the VMU-CD This use is defined as "limited to professional, administrative, research, educational, philanthropic and technical services, activities and special events each of which is related to the golf industry."	Uses may be added to a Conditional District if not currently defined or contemplated by the PDO
3	Table of Uses	Add "Golf Museum/Welcome Center" as an Allowed Use within the VMU-CD Table of Uses does not include Welcome Center but is defined by the PDO	Uses may be added to a Conditional District if not currently defined or contemplated by the PDO
4	Setbacks	Front Yard: 25' min. Side Yard: 15' min. Side Street Yard: 20' min. Rear Yard: 20' min.	VMU Front Yard: 0' (min) – 10' (max.) Side yard: 0' (or 5' min if detached) Side Street yard: 0' min.) – 10' (max.) Rear Yard: 5'
5	Signage	Increase in All Allowed Signage Size by 50% limited to the location and type as depicted on the General Concept Plan Sheet L 2.0 Exhibits A, B & C.	Various
6	Sidewalk	In lieu of installing a sidewalk along the frontage of Cherokee Road, the applicant will i. provide a 5' wide sidewalk easement the terms of which shall allow for compliance with the current sidewalk requirements of the PDO and ii. on or before the date of issuance of the first certificate of occupancy for the USGA Golf House, make a payment to the Village of Pinehurst in the amount of 125% of an engineer's estimate of construction costs in lieu of construction of the sidewalk.	Required along frontage of existing streets
7A	Parking Spaces	<u>VISITOR CENTER/MUSEUM:</u> Minimum 1 space per 300 SF of gross floor area.	NO CHANGE See PDO Section 9.4(a)

Exhibit D

7B	Parking Spaces	<p align="center"><u>ADMINISTRATIVE OFFICES:</u> Minimum 1 space per 300 SF of gross floor area.</p>	<p align="center">Administrative Office not listed in Table 9.4(a). Seeking same minimum as Professional Services and Personal Services</p>
7C	Parking Spaces	<p align="center"><u>GOLF EQUIPMENT RESEARCH, DEVELOPMENT AND TESTING CENTER:</u> Not required to provide additional parking for this use of space.</p>	<p align="center">This use not listed in Table 9.4(a). Employees using the testing center will have offices in the Administrative Office section. Therefore, no additional spaces required. To the extent necessary, Applicant seeks shared parking approval under Section 9.4.1.3</p>
8	Parking Surface	<p>Authorize the use of an alternate parking surface as follows: allowed paving surfaces for parking shall be:</p> <ul style="list-style-type: none"> i. asphalt; ii. permeable paving surfaces; or iii. both provided that any permeable paving surface shall be approved by the Village Technical Review Committee (TRC). If an alternate surface material is not approved, the material shall meet the current requirements of the Engineering Standards and Specifications Manual (ESSM). 	<p align="center">PDO requires that a minimum of 75% of parking surface area be asphalt and up to 25% may be graded gravel surface</p>
9	Greenhouse	<p>Permit location of proposed "greenhouse" structure as depicted on proposed General Concept Plan.</p>	
10	Uses Permitted	<p>The only uses permitted are "Golf-related Research, Development and Testing as identified in Condition # 1; Golf Offices as identified in Condition # 2; a Golf Museum/Welcome Center as identified in Condition 3.</p>	
11	Stormwater Management	<p>Post-development runoff shall not exceed pre-development runoff for a 25-year storm event.</p>	