ORDINANCE #22-09:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AND A CONDITION OF ORDINANCE #21-07 AS IT PERTAINS TO THE REZONING OF APPROXIMATELY 4.2 ACRES OF MOORE COUNTY PID # 00025800 TO BE INCLUDED WITH THE AREA REZONED AS PART OF ORDINANCE #21-07 TO CONSIST OF A TOTAL OF 6.87 ACRES OF MOORE COUNTY PID # 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 26, 2022 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 4.2 acres further identified as Moore County PID # 00025800, from RD (Recreation Development District) to H-CD (Hotel – Conditional District) and amend Ordinance #21-07, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were provided an opportunity to comment on the proposed rezoning and General Concept Plan; and

WHEREAS, on June 22, 2021 the Village Council of the Village of Pinehurst approved the zoning map amendment and General Concept Plan with Ordinance #21-07.

WHEREAS, the proposed use of the property is a development of a parking structure and uses allowed at the same or lesser intensity with Ordinance #21-07.

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

WHEREAS, the applicant and the Village Council has agreed upon the following condition:

1. **Previously approved uses and conditions will be maintained within the general building envelope not to exceed a total of 64,000 square feet and permitted in multiple buildings. Design standards will be maintained for the structure(s) within the building envelope indicated. Any modification to the structure(s) will be required to obtain a Certificate of Appropriateness from the Village of Pinehurst Historic Preservation**

Commission. Impervious surface may not be increased by more than fifteen (15%) of the total impervious surface approved in the previous conditional district rezoning and described in the parking structure general concept plan. Any increase in impervious surface will be managed per Condition number 5.

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 26th day of July, 2022 as follows:

SECTION 1. The proposed conditional rezoning is consistent with Guiding Principle # 5 of the 2019 Comprehensive Plan stating that "golf and tourism are two of the most important industry 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 4.2 acres of Moore County PID # 00025800, from RD (Recreation Development District) to H-CD (Hotel – Conditional District) by the Village of Pinehurst effective July 26, 2022.

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

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

SECTION 5. The Conceptual Renderings as attached hereto as Exhibits C and D, and made part of hereof, the same as if included verbatim.

SECTION 6. The legal description of the boundary as attached hereto as Exhibit E, 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 26, 2022.

Adopted this 26th day of July, 2022.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
John C. Strickland, Mayor

Attest:

_____
Kelly Chance, Village Clerk

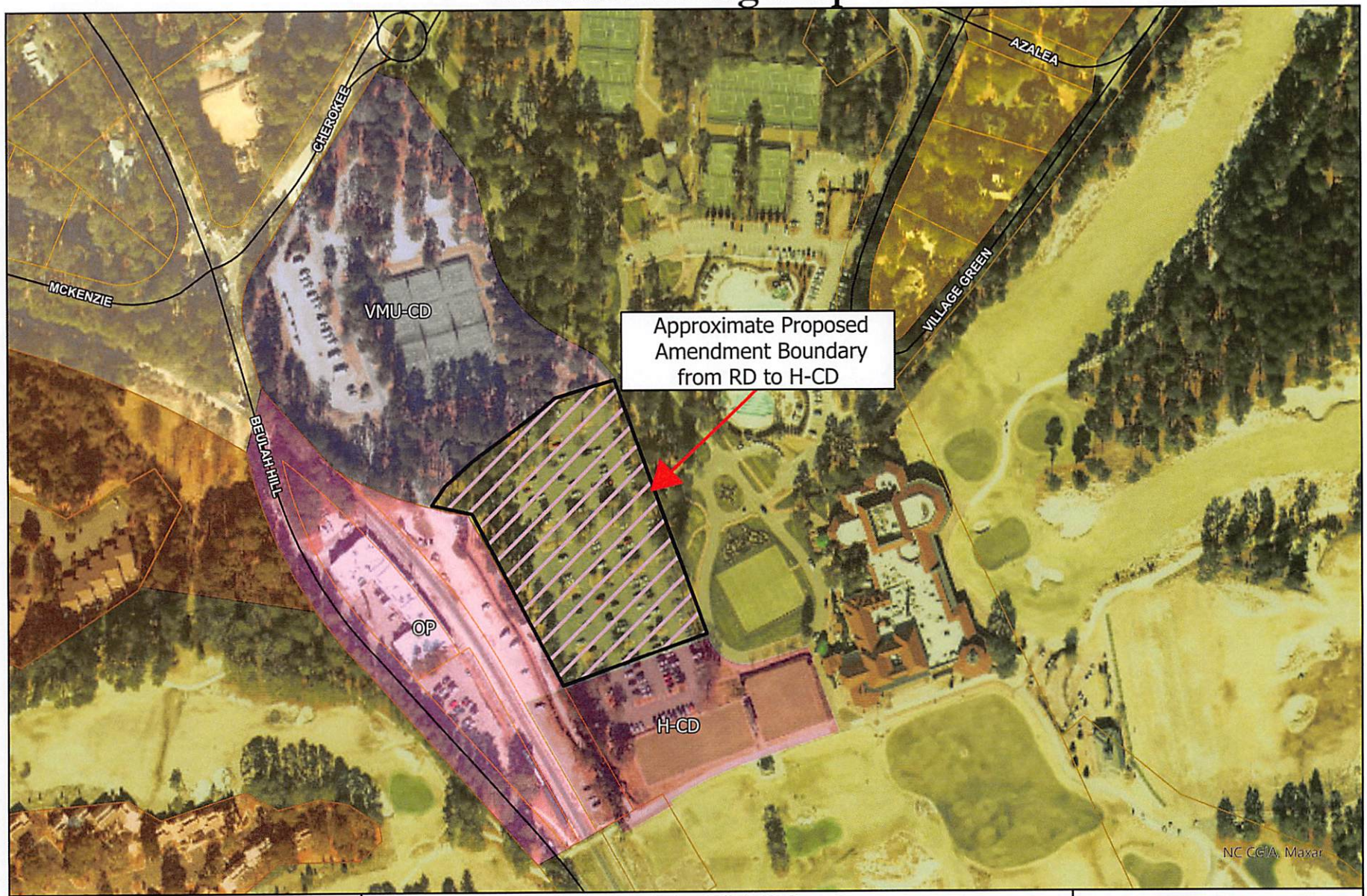
Approved as to Form:

_____
Michael J. Newman, Village Attorney


VILLAGE OF PINEHURST
CORPORATE
SEAL
NORTH CAROLINA

Aerial Zoning Map

EXHIBIT A ORDINANCE #22-09



0 355 710 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

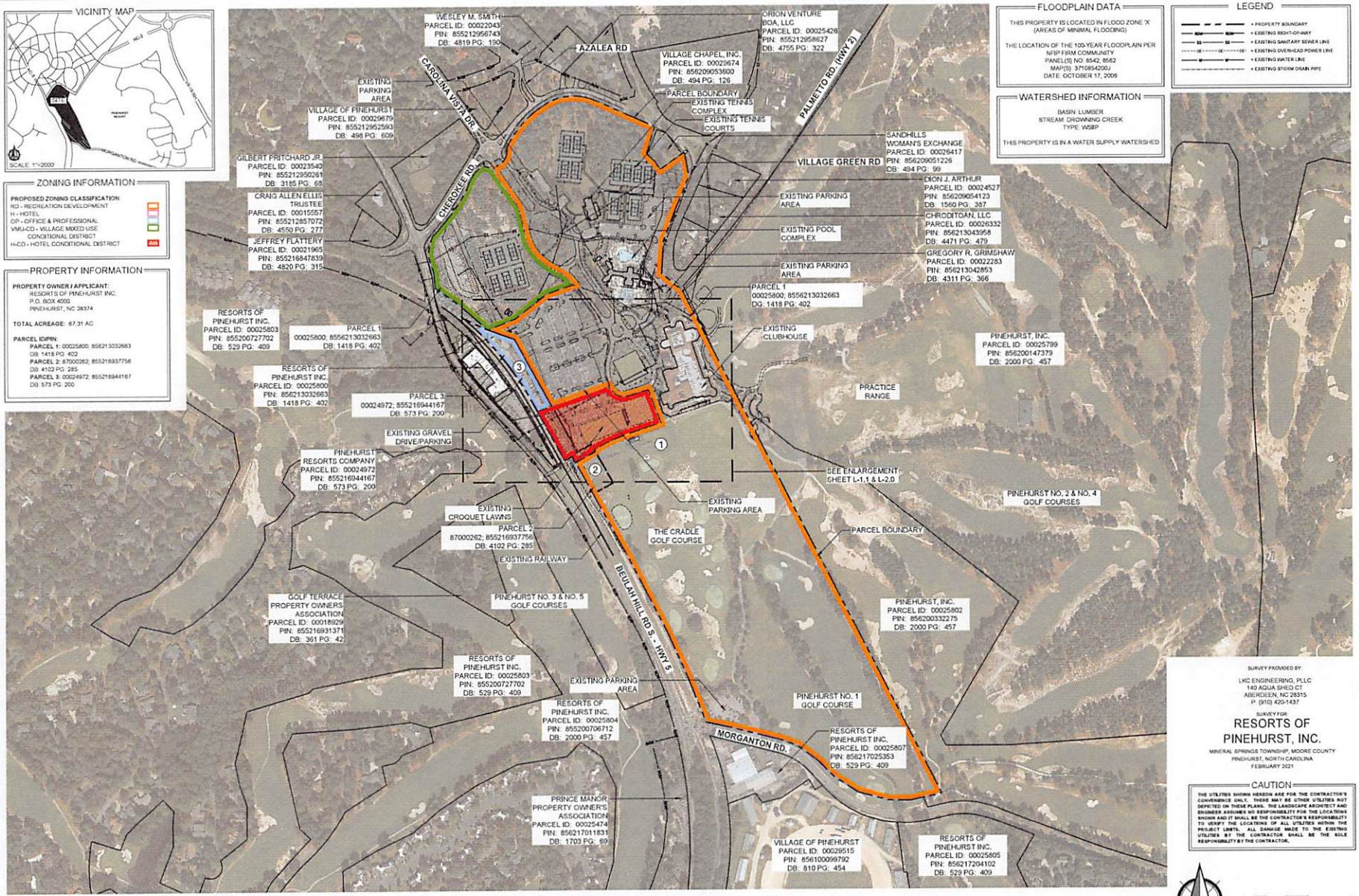
7/1/2022

July 26, 2022
Village Council
Conditional Zoning Map Amendment
Resort Lodge Parking Terrace

1895 VILLAGE OF PINEHURST

N W E S

EXHIBIT B ORDINANCE #22-09



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150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

REVISIONS:

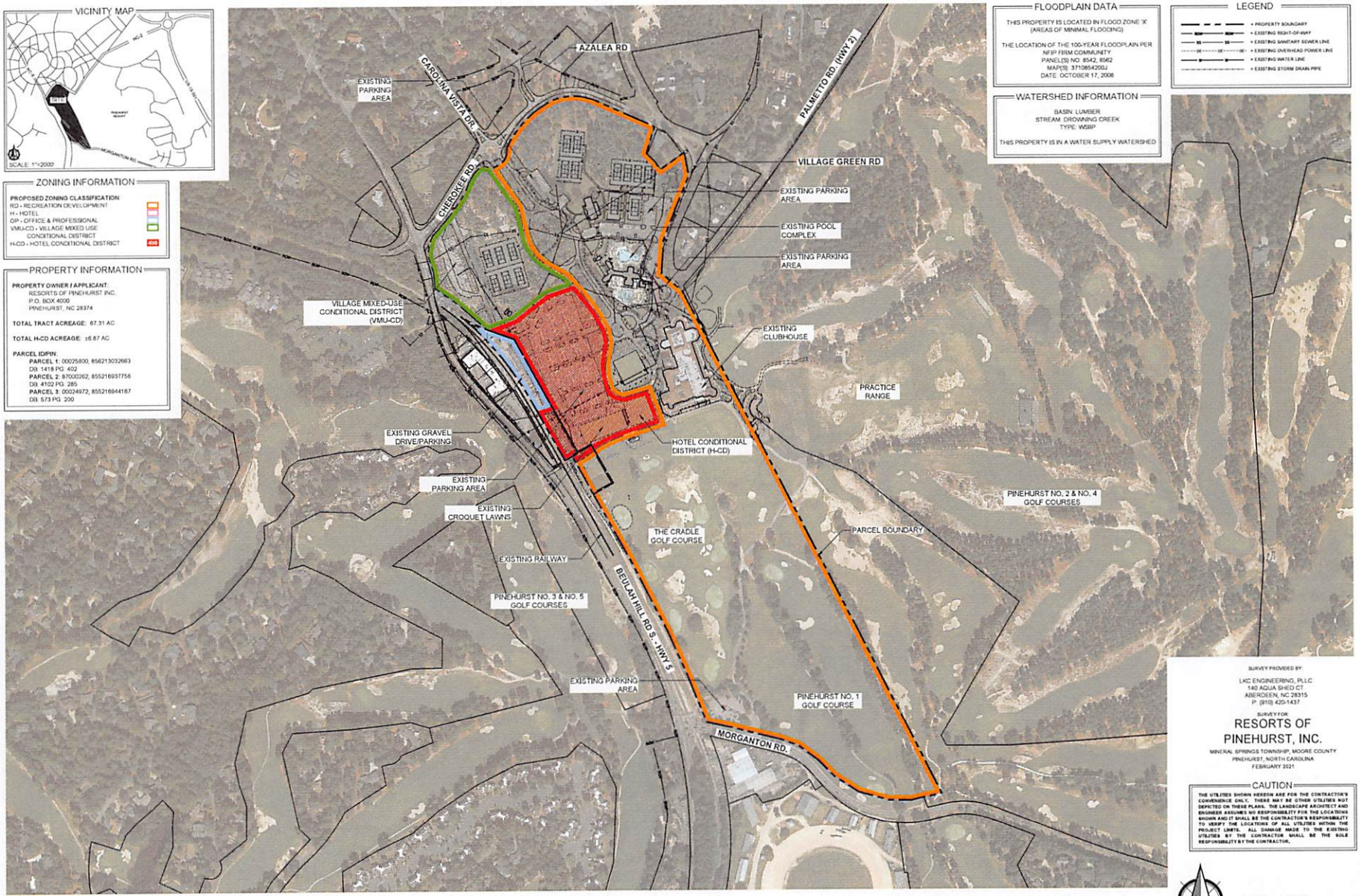
PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS

DATE: 05-26-2022
DESIGNED BY: REK
DRAWN BY: RS
CHECKED BY: REK
C.E.R. NO. P-0120
PROJECT # K2022004

SHEET NUMBER:
L-1.0

EXHIBIT B ORDINANCE #22-09



VICINITY MAP

SCALE: 1"=2000'

ZONING INFORMATION

PROPOSED ZONING CLASSIFICATION:
RD - RECREATION DEVELOPMENT
H - HOTEL
OP - OFFICE & PROFESSIONAL
VMU-CD - VILLAGE MIXED USE CONDITIONAL DISTRICT
H-CD - HOTEL CONDITIONAL DISTRICT

PROPERTY INFORMATION

PROPERTY OWNER / APPLICANT:
RESORTS OF PINEHURST INC.
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL TRACT ACREAGE: 67.31 AC

TOTAL H-CD ACREAGE: ±6.87 AC

PARCEL IDPIN:
PARCEL 1: 00025800, 856213032663
DB: 1418 PG: 402
PARCEL 2: 87000262, 855216937756
DB: 4102 PG: 285
PARCEL 3: 00024972, 855216944167
DB: 573 PG: 200

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY
PANEL(S) NO: 8542, 8562
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WSIIP

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN PIPE

SURVEY PROVIDED BY:

LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:

RESORTS OF PINEHURST, INC.

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED 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 DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.

SCALE: 1" = 200'-0"

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W: www.koontzjonesdesign.com

REVISIONS:

PRCC - PARKING TERRACE

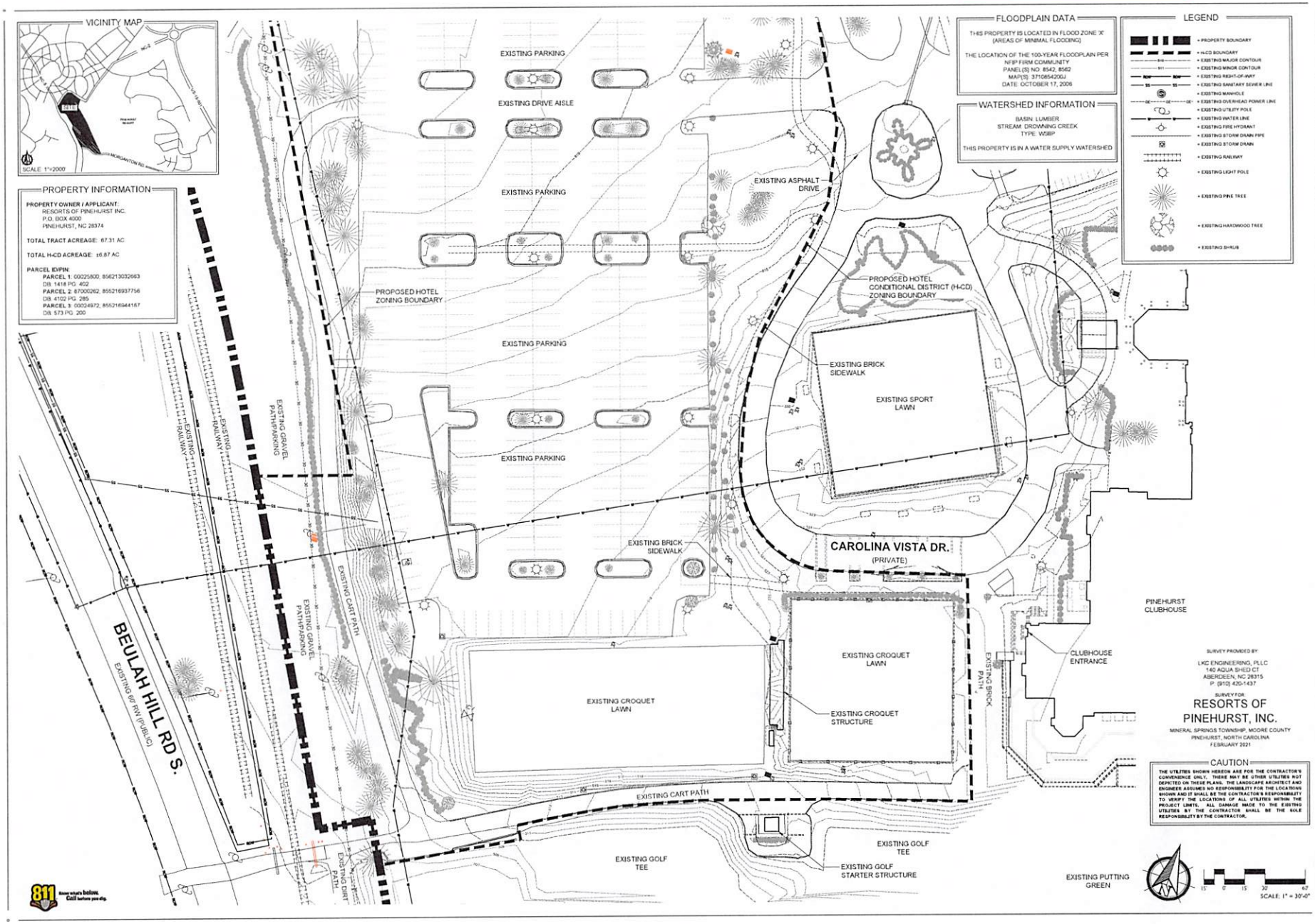
PINEHURST, NORTH CAROLINA

PROPOSED ZONING

DATE: 06-24-2022
DESIGNED BY: REK
DRAWN BY: PSK
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 200'-0"
PROJECT #: KD201004

SHEET NUMBER#:
L-1.1

EXHIBIT B ORDINANCE #22-09



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W: www.koontzjonesdesign.com

REVISIONS:

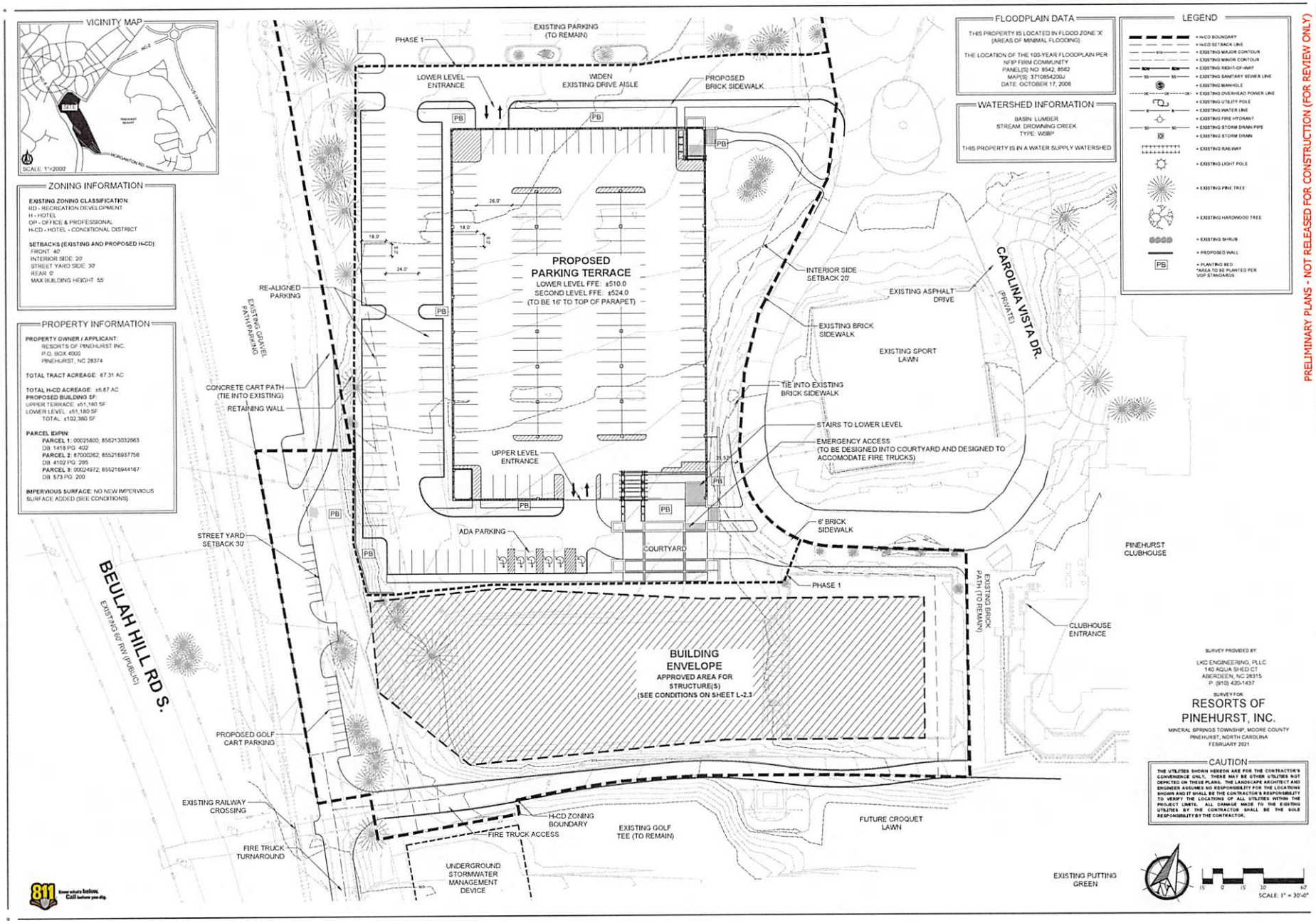
PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

EXISTING CONDITIONS (ENLARGEMENT)

DATE: 05-26-2022
DESIGNED BY: REK
DRAWN BY: REK
CHKD BY: REK
Q.C. BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KJD21004

SHEET NUMBER#:
L-1.2

EXHIBIT B ORDINANCE #22-09



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

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SOUTHERN PINES, NC 28387
P: (910) 684-9487
W: www.koontzjonesdesign.com

REVISIONS:

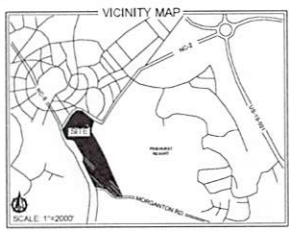
PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

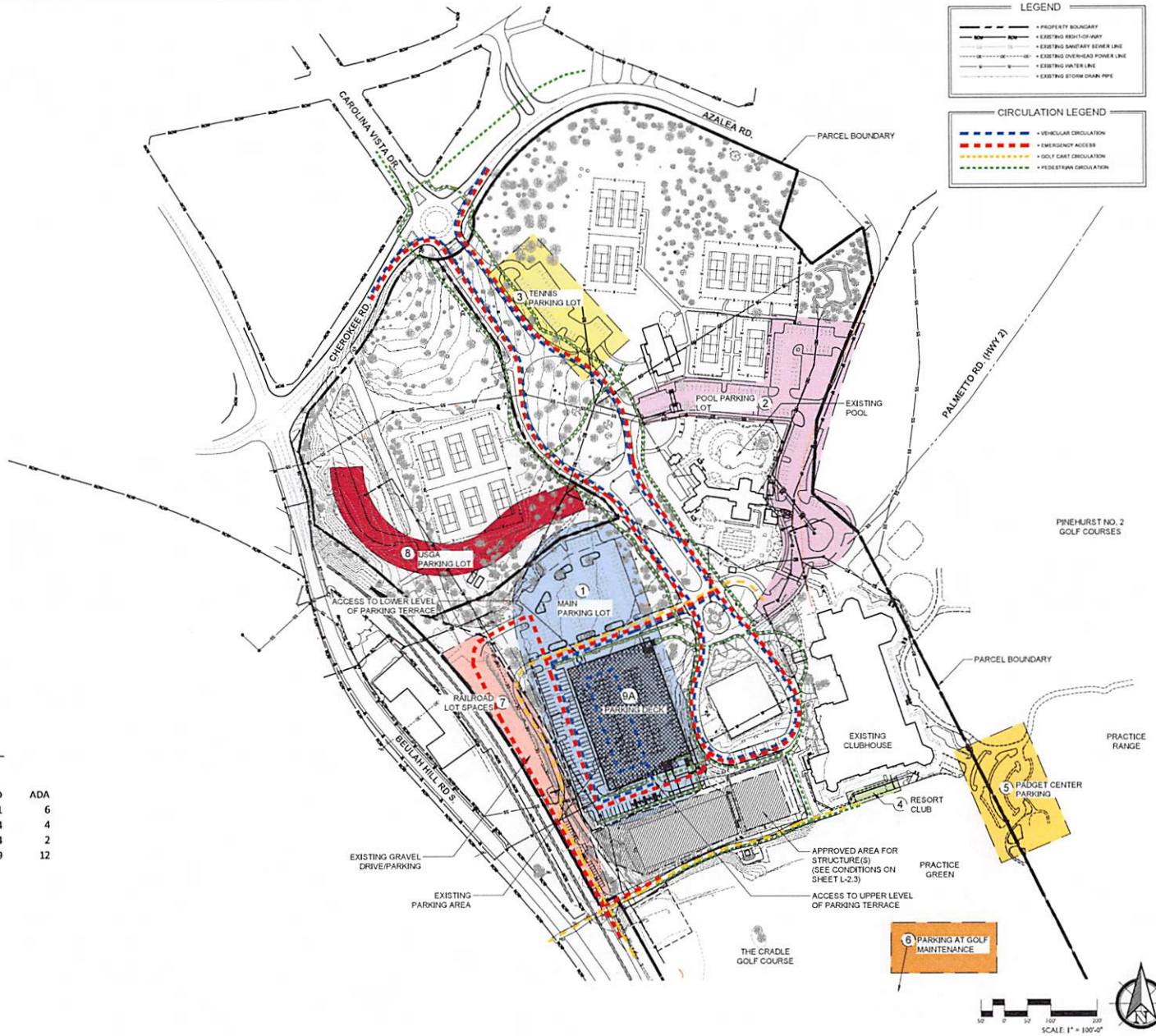
GENERAL CONCEPT PLAN

DATE: 05-26-2022
DESIGNED BY: REK
DRAWN BY: JPS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 30'-0"
PROJECT #: K2022.004

SHEET NUMBER:
L-2.0

EXHIBIT B ORDINANCE #22-09





PARKING TERRACE CALCULATIONS

Exsiting Surface Parking	381 spaces
Surface Parking Removed	-258 spaces
	123 spaces remaining

	TOTAL	STD	ADA
Site Parking Added Back	77	71	6
Upper Level Terrace	148	144	4
Lower Level Terrace	156	154	2
	381	369	12

Total Parking: Site & Terrace	504
Net Gain in Parking	**123**
Accessible Required (Total)	11
Van	2

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REVISIONS:

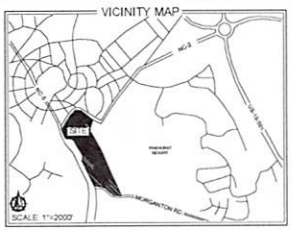
PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

CIRCULATION & PARKING PLAN

DATE: 01-06-2022
DESIGNED BY: REK
DRAWN BY: REK
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KJD21004

SHEET NUMBER:
L-2.1

EXHIBIT B ORDINANCE #22-09



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TYPE: WSIP

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LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN PIPE

UTILITIES LEGEND

- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE

*FIRE HYDRANTS WILL BE INSTALLED PER VILLAGE OF PINEHURST STANDARDS FOR FIRE PROTECTION

SURVEY PROVIDED BY:

LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:

RESORTS OF PINEHURST, INC.

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

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SCALE: 1" = 100'-0"

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W: www.koontzjonesdesign.com

REVISIONS:

PRCC - PARKING TERRACE

PINEHURST, NORTH CAROLINA

CONCEPTUAL UTILITIES PLAN

DATE: 01-26-2022
DESIGNED BY: REK
DRAWN BY: REK
CHECKED BY: RLK
QC BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KCD21004

SHEET NUMBER #
L-2.2

EXHIBIT B ORDINANCE #22-09

EXISTING CONDITIONS

CURRENT PRCC PARKING, AMENITIES AND BUILDINGS ARE LOCATED ON THE PROPERTY. THESE BUILDINGS INCLUDE THE EXISTING GOLF CLUBHOUSE, THE MEMBER'S CLUB, TENNIS CLUBHOUSE AND COURTS, AND THE SWIMMING POOL COMPLEX. PARKING TO SERVE THESE FACILITIES IS ALSO PROVIDED THROUGHOUT THE PROPERTY. RAILROAD TRACKS AND HIGHWAY 5 BORDER THE WESTERN EDGE OF THE PROPERTY. THE NORTH SIDE OF THE PROPERTY IS BORDERED BY CHEROKEE ROAD AND CONNECTS TO THE VILLAGE RESIDENTIAL PROPERTIES AND THE AREA OF MARSHALL PARK. GOLF COURSES AND A DRIVING RANGE BORDER THE EASTERN PORTION OF THE PROPERTY. TO THE SOUTH THE PROPERTY ADJOINS MORGANTON ROAD AT THE PRCC GROUNDS MAINTENANCE FACILITIES AND VILLAGE HORSE BARNS.

SURROUNDING PROPERTIES INCLUDE PROPERTIES ZONED IN SINGLE-FAMILY RESIDENTIAL DISTRICTS (R-10 AND R-20), RESIDENTIAL MULTI-FAMILY (RMF), OFFICE/PROFESSIONAL (OP), RECREATIONAL DEVELOPMENT (RD), AND PUBLIC CONSERVATION (PC).

TOPOGRAPHY ON THE SITE IS GENERALLY ROLLING TO FLAT WITH EXISTING FACILITIES AND GOLF AREAS LOCATED THROUGHOUT. LONGLEAF PINE TREES ARE SCATTERED THROUGHOUT THE PROPERTY. RED COCKADED WOODPECKER HABITAT HAS BEEN IDENTIFIED ON THE PROPERTY AND A WOODPECKER REPORT HAS BEEN INCLUDED WITH THIS APPLICATION.

EXISTING CONDITIONS MAPS SHOWING THE SITES EXISTING FEATURES HAVE BEEN INCLUDED ON SHEETS L-1.0 AN L-1.1.

Approved Conditions	Condition Type
1.	Maximum building height of 55 feet, for a maximum length of 50 feet of roof ridge from east elevation.
2.	Front yard setback of 40 (forty) foot minimum; east side yard setback of 20 (twenty) foot minimum; west side yard setback of 30 (thirty) foot minimum; rear yard setback of 0 (zero) foot minimum.
3.	Increase in allowed signage and size and amount by 50% of the north and east side of the building only
4.	The Player Dining / Flex Space is removed from the plans as reviewed and approved by the Pinehurst Historic Preservation Commission and Planning & Zoning Board.
5.	All stormwater management will be designed to accommodate 25-year storm events.
6.	Efforts will be made to preserve the two specimen trees on either side of the proposed emergency fire access along the west property line.
7.	PRCC and Village of Pinehurst will enter into a development agreement to provide the required parking spaces per conditions 8, 9, & 10. A Letter of Intent (LOI) defining the general terms of the development agreement will be required to be approved by the Village Council prior to issuance of building and development permits for the Lodge, with the final Development Agreement to be approved by the Village one year after issuance of the building permit.
8.	PRCC shall provide 125 additional standard size parking spaces on the PRCC main campus. This number shall be adjusted for seating for a main lobby bar and for changes to the Lodge building from plans submitted as of June 8, 2021. These 125 new spaces may be accommodated with surface parking, parking decks) or other means on the subject property, to be determined by the Applicant. The Village of Pinehurst prefers a leveled (above or below ground) parking structure in front of the Lodge versus additional surface parking. Parking improvements shall be completed within 1 year of issuance of a Certificate of Occupancy for the Lodge unless said timeframe is extended by the Village Council pursuant to the terms of the Development Agreement.
9.	PRCC to provide a minimum of 100 parking spaces to replace the shuttle, employee, and contractor parking spaces displaced by the LSSSA project. These parking spaces are to be provided at the "greenhouse" property (PIN # 856217002045) subject to approval by the Village of Pinehurst. Parking spaces shall be constructed prior to July 1, 2022.
10.	Pursuant to the November 30, 2020, Incentive Agreement and to address parking demands generated by the construction and operation of the Lodge, PRCC to add parking capacity at the Carolina Hotel property to create a minimum of 96 additional parking spaces as follows: a) 28 rear lot b) 20 rear pool c) 35 east parking lot d) 3 valet parking Improvements are subject to compliance with the Village's POD and LSSSA and shall be constructed prior to July 1, 2022.
11.	Prior to July 1, 2022, PRCC shall provide the Village of Pinehurst with a plan for providing and managing on-site temporary parking, and internal overflow parking for special events.
Proposed Condition	
12.	**Previously approved uses and conditions will be maintained within the general building envelope. Design standards will be maintained for the structure(s) within the building envelope indicated. Any modification to the structure(s) will be required to obtain a Certificate of Appropriateness from the Village of Pinehurst Historic District Commission. Modifications to the overall open space may not be reduced by more than fifteen (15%). Impervious surface may not be increased by more than fifteen (15%). Any increase in impervious surface will be managed per Condition number 5.**

A SNIA TO ALLOW IMPERVIOUS SURFACE EXCEEDING 24% IS APPROVED. IMPERVIOUS SURFACE FOR ENTIRE PARCEL WILL EXCEED 24% WITH EXISTING CONSTRUCTION, CONSTRUCTION OF THE LODGE, ASSOCIATED PARKING, AND PARKING TERRACE

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SOUTHERN PINES, NC 28387
P: (910) 684-9487
W: www.koontzjonesdesign.com

REVISIONS:

PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

PROJECT DESIGN AND CONDITIONS

DATE: 05-26-2022
DESIGNED BY: KEK
DRAWN BY: KEK
CHECKED BY: KEK
SCALE: 1" = 100'-0"
PROJECT #: K2021004

SHEET NUMBER:
L-2.3

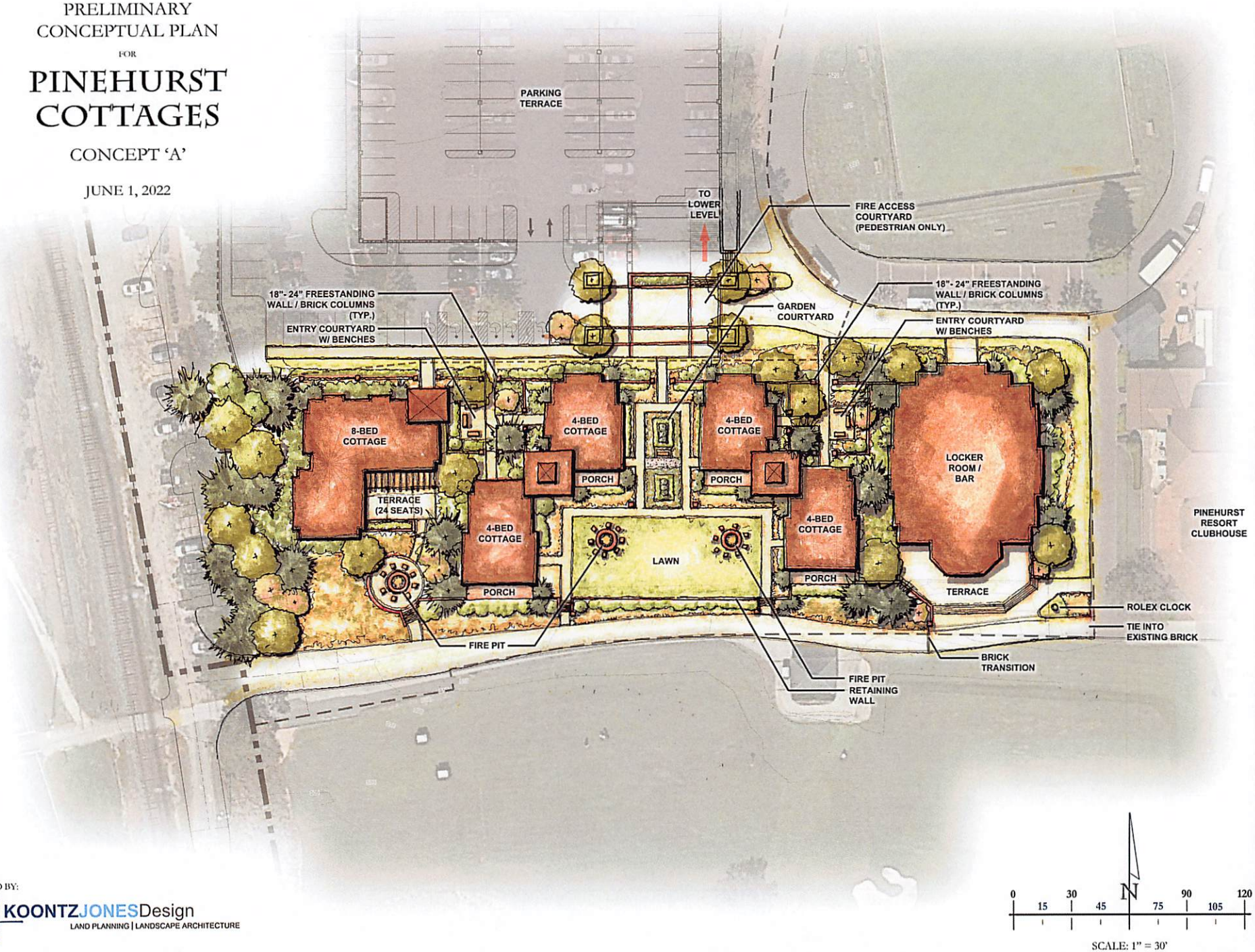
EXHIBIT C ORDINANCE #22-09

PRELIMINARY
CONCEPTUAL PLAN
FOR

PINEHURST COTTAGES

CONCEPT 'A'

JUNE 1, 2022



PREPARED BY:

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

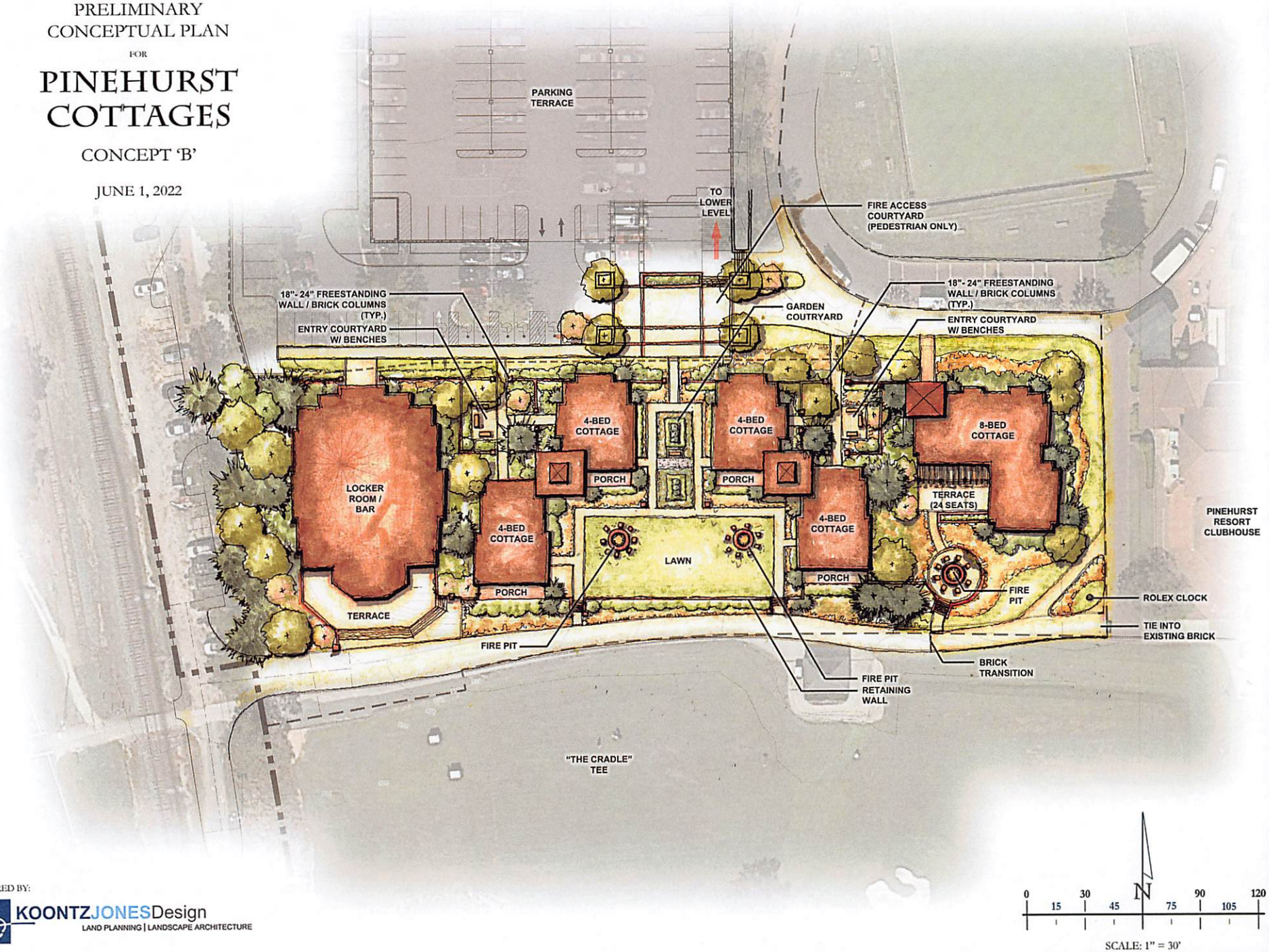
EXHIBIT D ORDINANCE #22-09

PRELIMINARY
CONCEPTUAL PLAN
FOR

PINEHURST COTTAGES

CONCEPT 'B'

JUNE 1, 2022



PREPARED BY:

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

LEGAL DESCRIPTION
6.874 ACRES
PINEHURST, MINERAL SPRINGS TOWNSHIP
MOORE COUNTY, NORTH CAROLINA

BEING A PORTION OF PARCEL ID 00025800 IN PINEHURST, MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA DESCRIBED IN DEED BOOK 1418 PAGE 402 RECORDED IN THE MOORE COUNTY REGISTRY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WITH NC GRID COORDINATES N:523,805.1087 E:1,859,650.4627 AND BEING FURTHER LOCATED FROM A POINT WITH NC GRID COORDINATES N:524,038.2650 E:1,859,521.5848; THENCE FROM THE BEGINNING THE FOLLOWING CALLS:
N61°02'52"E 39.35'; S29°00'09"E 34.22'; N60°59'51"E 106.17'; N29°00'09"W 10.75'; N59°21'48"E 20.42'; N60°34'24"E 29.65'; N62°31'47"E 29.11'; N66°47'43"E 30.06'; N67°44'48"E 29.70'; N70°47'08"E 92.11'; N72°08'26"E 44.07'; N72°13'05"E 61.21'; N19°53'16"W 168.14'; S73°00'27"W 99.06'; A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00' A CHORD BEARING OF N65°57'36"W A CHORD DISTANCE OF 91.91'; N24°55'40"W 10.64'; N14°57'06"W 56.55'; N05°09'05"W 45.52'; N07°53'48"E 41.90'; N08°22'51"E 69.20'; N11°50'12"W 57.89'; N28°50'29"W 74.47'; N32°41'04"W 68.79'; N38°44'00"W 69.82'; N43°41'51"W 50.14'; S70°55'34"W 133.22'; S51°38'14"W 190.81'; S68°39'12"W 137.74'; S70°05'41"E 65.52'; S70°15'04"E 65.61'; S28°54'11"E 362.82'; S70°55'49"W 71.49'; THENCE S28°55'54"E 266.40' TO THE BEGINNING AND HAVING AN AREA OF 6.874 ACRES.