

**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 26<sup>th</sup> 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 26<sup>th</sup> day of July, 2022.



VILLAGE OF PINEHURST  
VILLAGE COUNCIL

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

Attest:

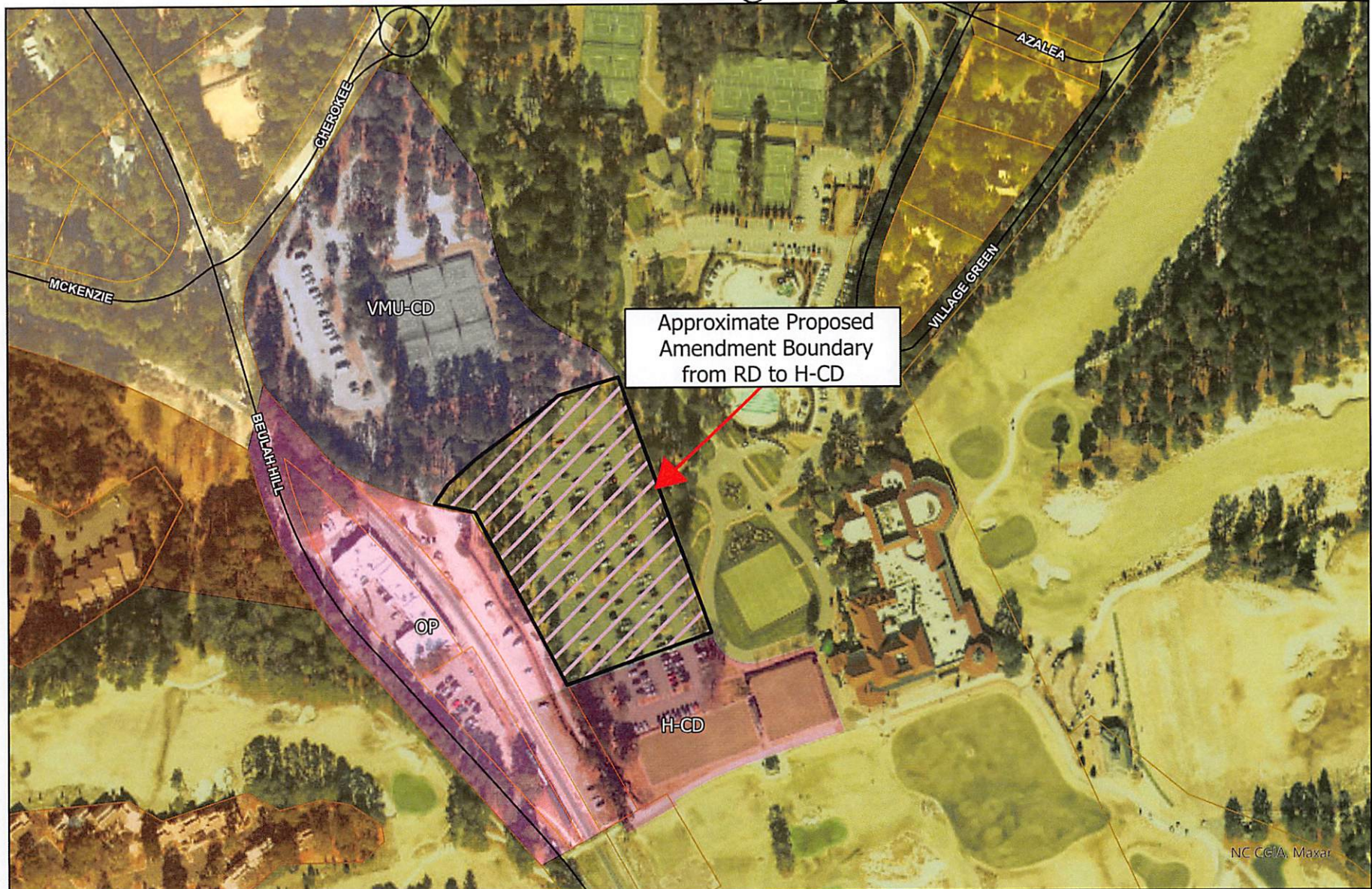
*Kelly Chance*  
Kelly Chance, Village Clerk

Approved as to Form:

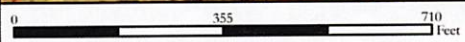
*Michael J. Newman*  
Michael J. Newman, Village Attorney

# Aerial Zoning Map

EXHIBIT A ORDINANCE #22-09



NC CG/A, Maxar

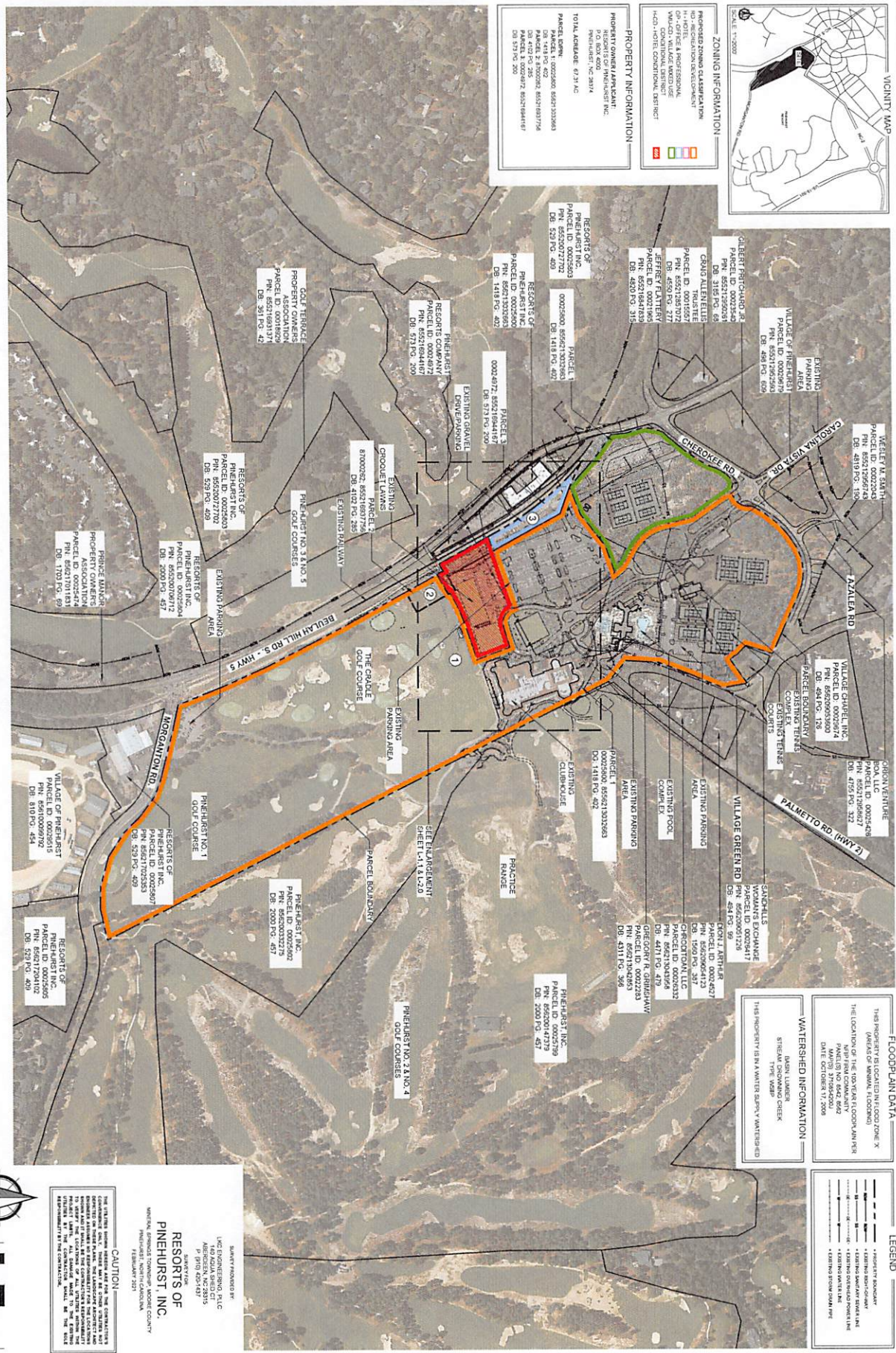


Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided 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).

7/11/2022

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





**VICINITY MAP**

**ZONING INFORMATION**

INDICATED ZONING CATEGORIES:

- RESIDENTIAL SINGLE-FAMILY
- RESIDENTIAL MEDIUM-DENSITY
- RESIDENTIAL HIGH-DENSITY
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- UNDESIGNATED

**PROPERTY INFORMATION**

PROPERTY OWNER: PINEHURST, INC.  
 RECORDS OF PINEHURST, INC.  
 REPRESENTATIVE: NC 28374  
 TOTAL ACRES: 67.31 AC

**PARCEL INFORMATION**

PARCEL 1: 00025300, 85217000000000000000  
 DB: 4102 PG: 285  
 PARCEL 2: 00025300, 85217000000000000000  
 DB: 4102 PG: 285  
 PARCEL 3: 00025300, 85217000000000000000  
 DB: 4102 PG: 285

**EXHIBIT B ORDINANCE #22-09**

**FLOODPLAIN DATA**

THIS PROPERTY IS LOCATED IN FLOOD ZONE: X  
 (FLOOD OR SPECIAL FLOOD ZONE)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER  
 PARCEL ID: 00025300  
 MAP NO: 8442-842  
 DATE: OCTOBER 11, 2005

**WATERSHED INFORMATION**

RUN: LINDER  
 STREAM: DOWNING CREEK  
 TYPE: W8B1

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

**LEGEND**

- EXISTING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING FLOODPLAIN
- EXISTING WATER LINE
- EXISTING POWER LINE
- EXISTING ROAD RIGHT-OF-WAY

DESIGNED BY: REK  
 DRAWN BY: FJS  
 CHECKED BY: REK  
 DATE: 05-26-2022  
 PROJECT #: KJ220104

**RESORTS OF PINEHURST, INC.**  
 148 AZALEA STREET, CT  
 PINEHURST, NC 28374  
 P: (919) 255-4327

SMART DRAWING BY:  
 LMC ENGINEERING, S.L.C.  
 148 AZALEA STREET, CT  
 PINEHURST, NC 28374  
 P: (919) 255-4327

**CAUTION**

THIS DRAWING IS THE PROPERTY OF LMC ENGINEERING, S.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LMC ENGINEERING, S.L.C.

DATE: 05-26-2022  
DESIGNED BY: REK  
DRAWN BY: FJS  
CHECKED BY: REK  
DATE: 05-26-2022  
PROJECT #: KJ220104

**PRCC - PARKING TERRACE**  
PINEHURST, NORTH CAROLINA

**EXISTING CONDITIONS**

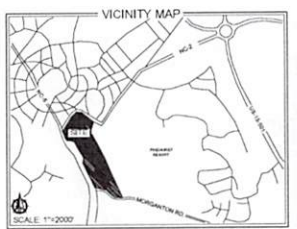
REVISIONS:

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

**KOONTZJONESDesign**  
LAND PLANNING | LANDSCAPE ARCHITECTURE



**EXHIBIT B ORDINANCE #22-09**



**ZONING INFORMATION**

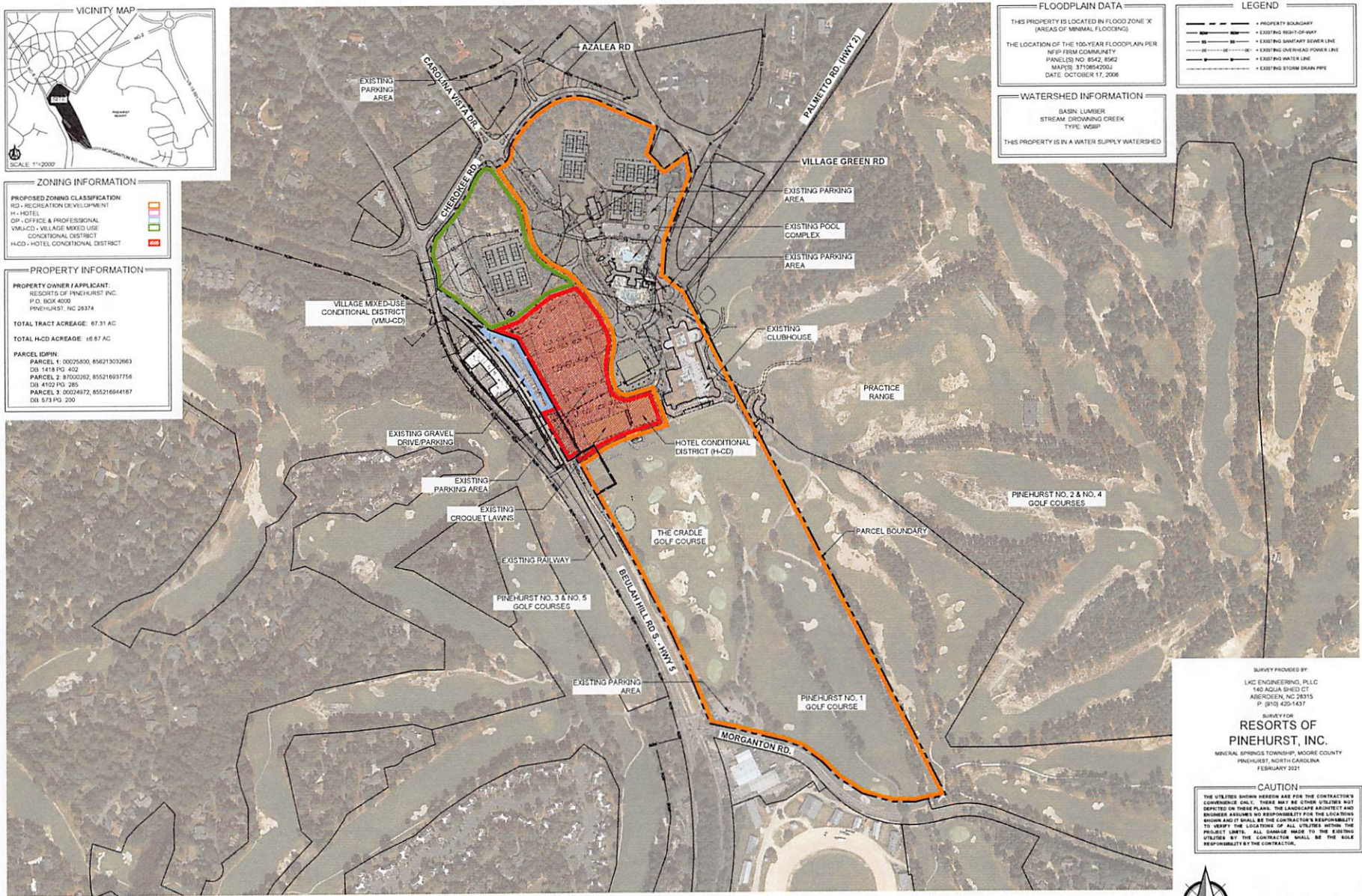
PROPOSED ZONING CLASSIFICATION	RED - RECREATION DEVELOPMENT
H - HOTEL	ORANGE - HOTEL CONDITIONAL DISTRICT
OP - OFFICE & PROFESSIONAL	GREEN - VILLAGE MIXED USE
VILLAGE MIXED USE	YELLOW - VILLAGE MIXED USE
CONDITIONAL DISTRICT	BLUE - HOTEL CONDITIONAL DISTRICT
H-CD - HOTEL CONDITIONAL DISTRICT	

**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: 16.87 AC

PARCEL ID/PIN:  
PARCEL 1: 00025400, 85621302063  
DOI: 1418 PG. 402  
PARCEL 2: 87000002, 855216937758  
DOI: 4102 PG. 285  
PARCEL 3: 00024877, 85521684187  
DOI: 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 NEIP FIRM COMMUNITY PANELS NO. 8542, 8562 MAP(S) 371084200J DATE: OCTOBER 17, 2008

**LEGEND**

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

**WATERSHED INFORMATION**

Basin: LUMBER  
Stream: DROWNING CREEK  
Type: W88P

THIS PROPERTY IS IN A WATER SUPPLY WATERSHED

**KOONTZJONESDesign**  
LAND PLANNING | LANDSCAPE ARCHITECTURE  
155 S. HAZEL STREET  
SOUTH FARM, NC 28387  
W. www.koontzjonesdesign.com

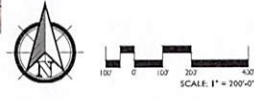
REVISIONS

PRCC - PARKING TERRACE  
PINEHURST, NORTH CAROLINA  
PROPOSED ZONING

SURVEY PROVIDED BY:  
LNC ENGINEERING, PLLC  
140 AQUA SHEED CT  
ASHEBORO, NC 28515  
P: (919) 425-1437

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 CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION 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.



DATE: 02/26/2021  
DRAWN BY: JPS  
CHECKED BY: JPS  
PROJECT # 2021008  
SHEET NUMBER:  
**L-1.1**













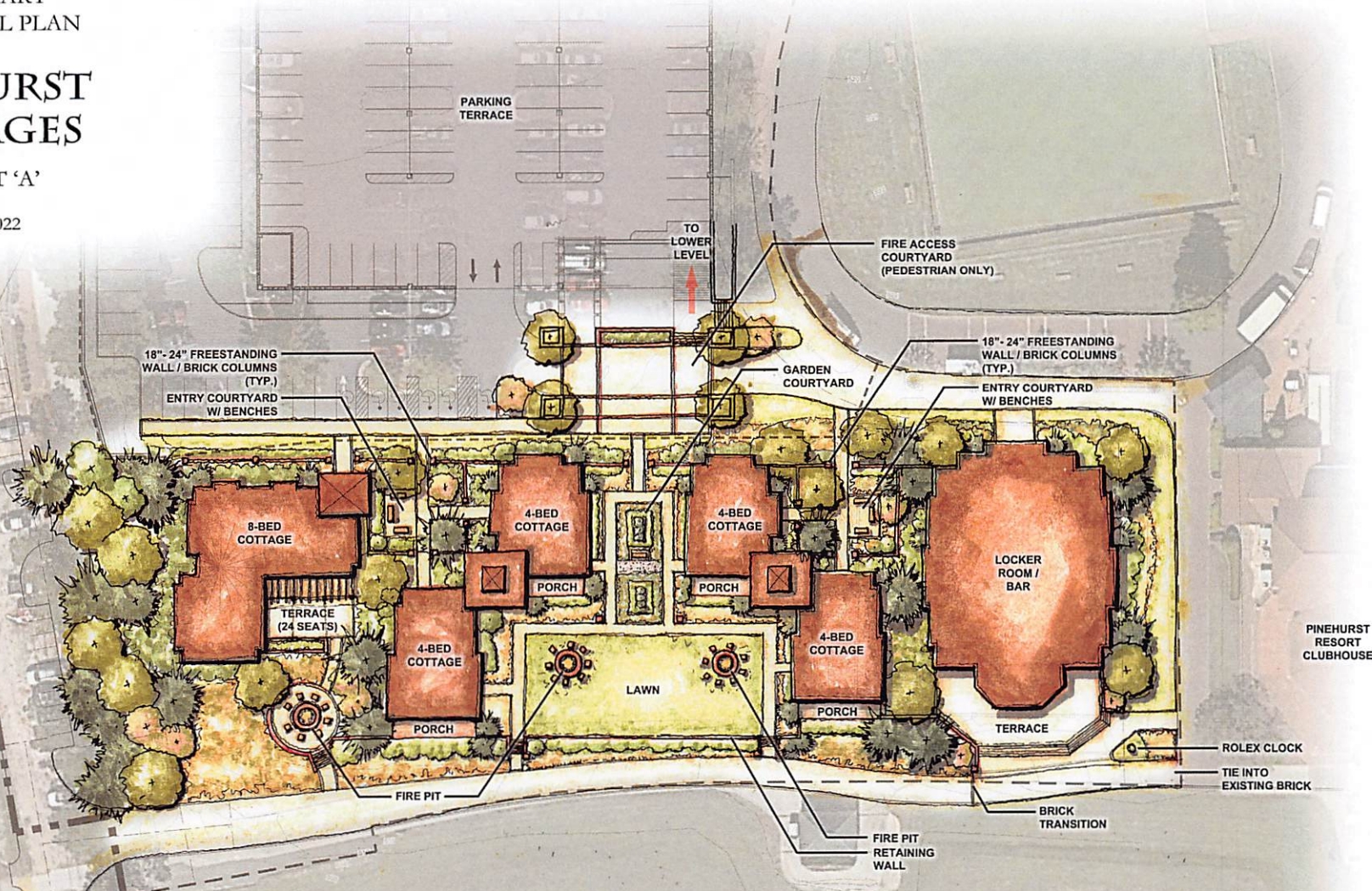
PRELIMINARY  
CONCEPTUAL PLAN

FOR

PINEHURST  
COTTAGES

CONCEPT 'A'

JUNE 1, 2022



PINEHURST  
RESORT  
CLUBHOUSE

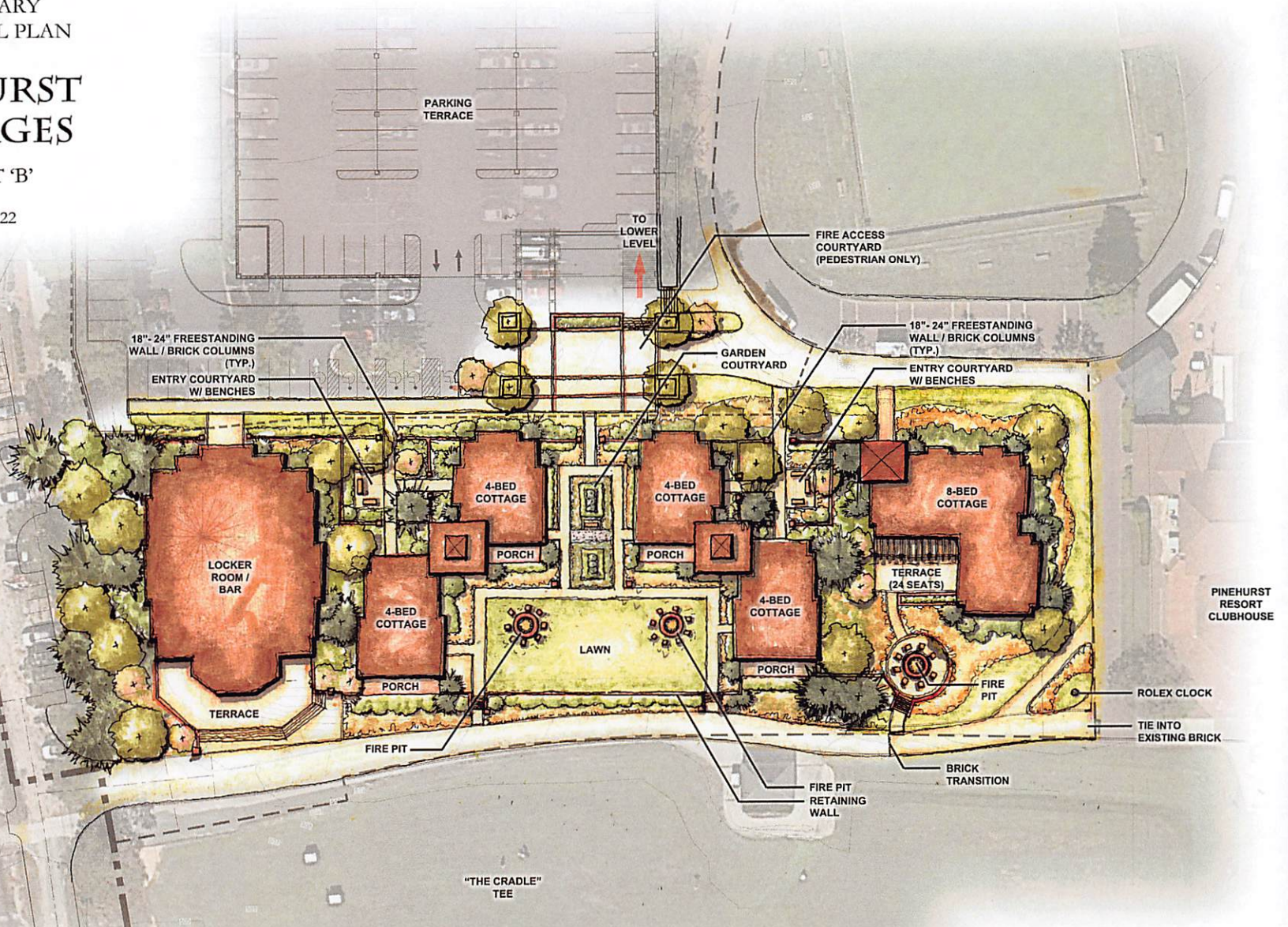
PRELIMINARY  
CONCEPTUAL PLAN

FOR

PINEHURST  
COTTAGES

CONCEPT 'B'

JUNE 1, 2022



**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.