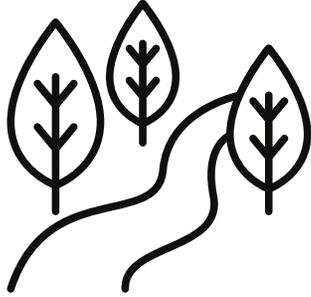


# Chapter 4: Master Plan

## What do we need?

# Master Plan Themes & Goals

## RESOURCE PRESERVATION



Longleaf Pine & RCW preserves

Capitalizes on infrastructure at Reservoir & Elizabeth Rounds

Pond restored to attract waterfowl

Pecan grove maintained

Master Plan approved by Three Rivers Land Trust

Trail system delineates controlled burn zones

## PASSIVE RECREATION



5+ miles of trails

Open fields for picnics, kite flying, and free play

Picnic area and shelter

Longleaf ecosystem & savanna

Environmental education

## PUBLICLY ACCESSIBLE



Parking lots at Reservoir Park & PeeDee Rd.

ADA-accessible 2-mile trail

Renovate barn & carriage house for programming & public use

Connectivity to other parks & trails

Community garden opportunity

Access for emergency vehicles





Reservoir Park is a well used and popular park, creating parking challenges on busy days. The existing parking lot is already under pressure to serve the lake and the trail systems. As it is located at the northwest corner to Whitehall, it will see even more use once Whitehall is fully developed.

The existing entrance into Reservoir Park (A) is at the northeast corner of Whitehall, allowing it to serve as an integral part of the overall circulation system and provide access to both parks.

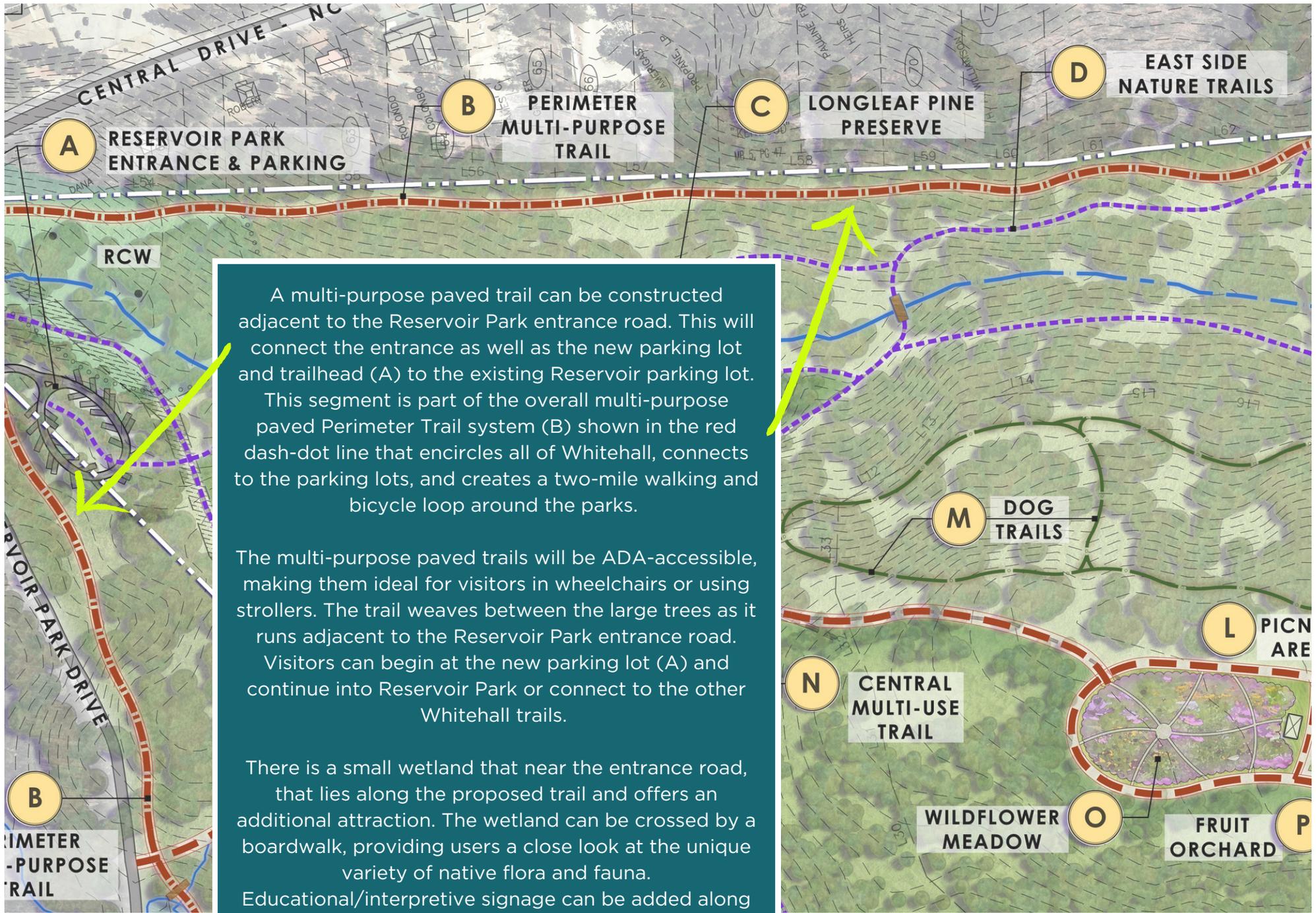
There is room at the entrance to construct a second parking lot (A). By connecting the proposed Whitehall bike trails and nature trails (B) to this parking lot, it becomes a diverse and centralized trailhead where activities and amenities converge. The additional spaces also relieve the pressure on the existing Reservoir parking lot.

This change will require a new entrance sign, lighting, and landscape to orient visitors.

The Whitehall conservation easement does not allow for paved parking, so these spaces will either be located on the Reservoir Park property and/or constructed using a pervious surface.

A parallel bike trail can be added alongside the entrance road to allow users safer access to Reservoir Park without mixing with vehicles.

There is a potential to connect the Southern Pines Greenway (X) to this parking lot, by following the gas easement up to Cherokee Road and over to the Greenway.



**A** RESERVOIR PARK ENTRANCE & PARKING

**B** PERIMETER MULTI-PURPOSE TRAIL

**C** LONGLEAF PINE PRESERVE

**D** EAST SIDE NATURE TRAILS

A multi-purpose paved trail can be constructed adjacent to the Reservoir Park entrance road. This will connect the entrance as well as the new parking lot and trailhead (A) to the existing Reservoir parking lot. This segment is part of the overall multi-purpose paved Perimeter Trail system (B) shown in the red dash-dot line that encircles all of Whitehall, connects to the parking lots, and creates a two-mile walking and bicycle loop around the parks.

The multi-purpose paved trails will be ADA-accessible, making them ideal for visitors in wheelchairs or using strollers. The trail weaves between the large trees as it runs adjacent to the Reservoir Park entrance road. Visitors can begin at the new parking lot (A) and continue into Reservoir Park or connect to the other Whitehall trails.

There is a small wetland that near the entrance road, that lies along the proposed trail and offers an additional attraction. The wetland can be crossed by a boardwalk, providing users a close look at the unique variety of native flora and fauna. Educational/interpretive signage can be added along the trail as well as rest stops and wetland overlooks.

**M** DOG TRAILS

**N** CENTRAL MULTI-USE TRAIL

**L** PICNIC AREA

**O** WILDFLOWER MEADOW

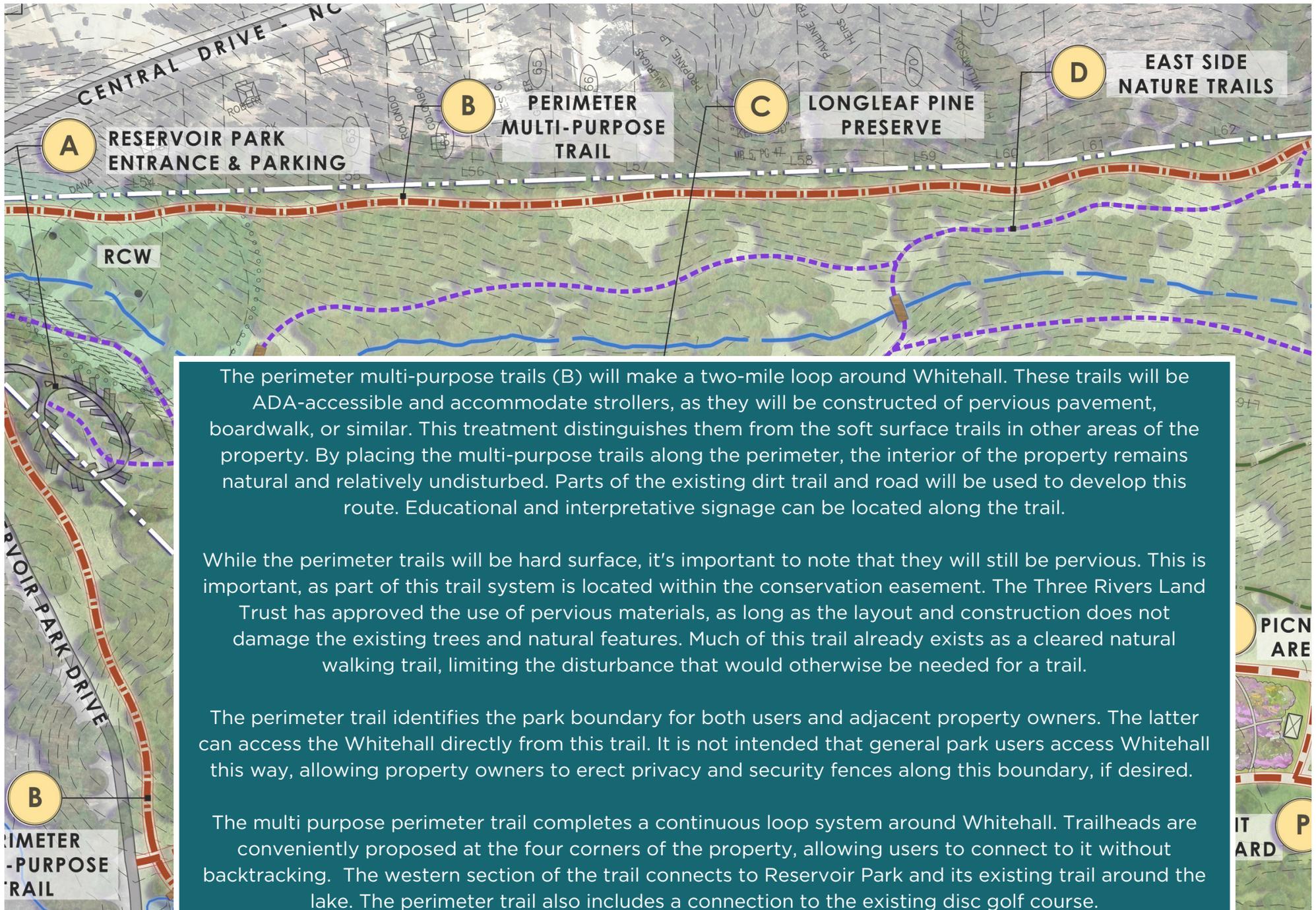
**P** FRUIT ORCHARD

**B** PERIMETER MULTI-PURPOSE TRAIL

RCW

RESERVOIR PARK DRIVE

CENTRAL DRIVE



The perimeter multi-purpose trails (B) will make a two-mile loop around Whitehall. These trails will be ADA-accessible and accommodate strollers, as they will be constructed of pervious pavement, boardwalk, or similar. This treatment distinguishes them from the soft surface trails in other areas of the property. By placing the multi-purpose trails along the perimeter, the interior of the property remains natural and relatively undisturbed. Parts of the existing dirt trail and road will be used to develop this route. Educational and interpretative signage can be located along the trail.

While the perimeter trails will be hard surface, it's important to note that they will still be pervious. This is important, as part of this trail system is located within the conservation easement. The Three Rivers Land Trust has approved the use of pervious materials, as long as the layout and construction does not damage the existing trees and natural features. Much of this trail already exists as a cleared natural walking trail, limiting the disturbance that would otherwise be needed for a trail.

The perimeter trail identifies the park boundary for both users and adjacent property owners. The latter can access the Whitehall directly from this trail. It is not intended that general park users access Whitehall this way, allowing property owners to erect privacy and security fences along this boundary, if desired.

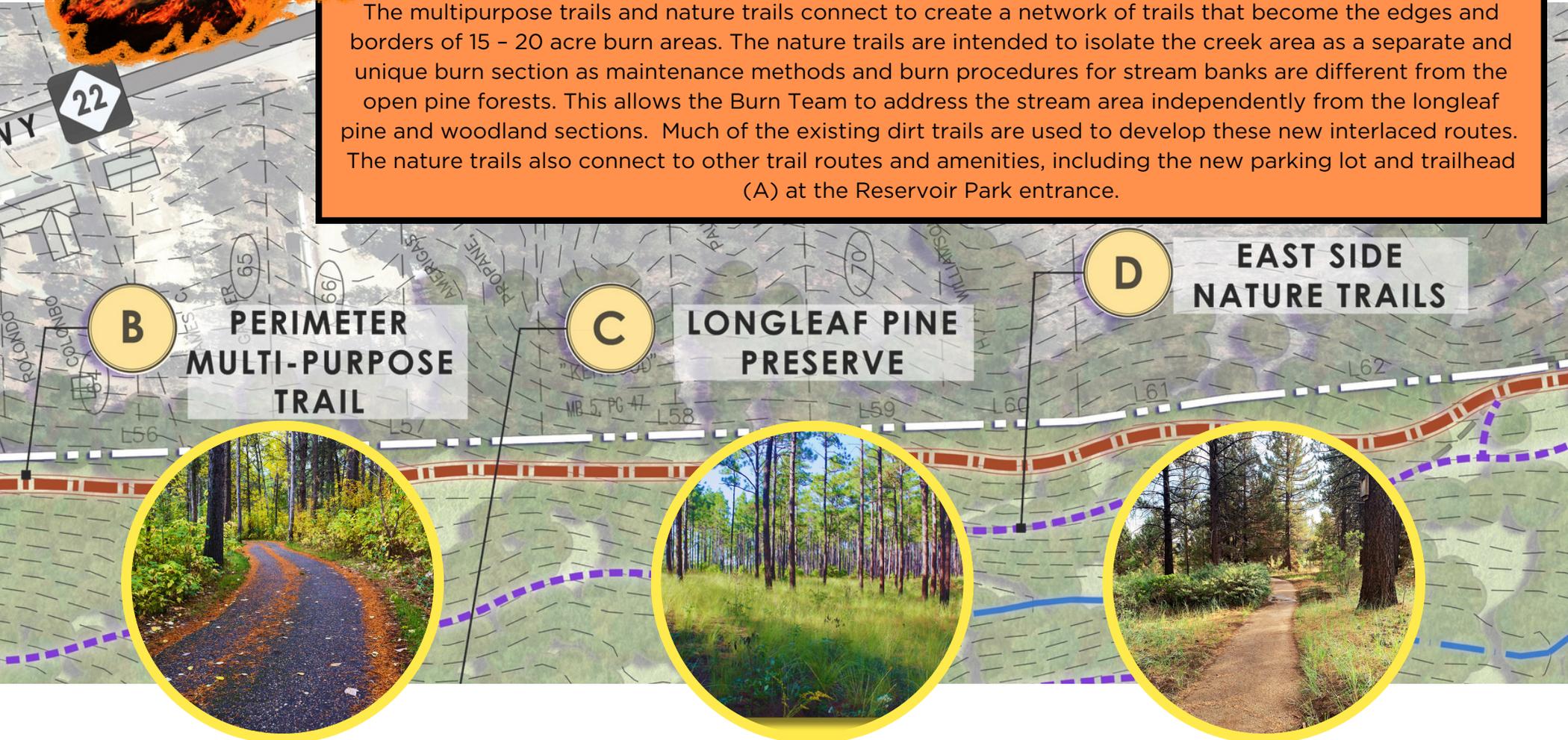
The multi purpose perimeter trail completes a continuous loop system around Whitehall. Trailheads are conveniently proposed at the four corners of the property, allowing users to connect to it without backtracking. The western section of the trail connects to Reservoir Park and its existing trail around the lake. The perimeter trail also includes a connection to the existing disc golf course.

The perimeter trail system (B) serves as a protective firebreak to the properties adjoining Whitehall, allowing controlled burns to be safely conducted. This trail system also provides fire and emergency personnel quick and easy access to various areas of the park and the edges of the controlled burn sections.

The majority of the vegetation in this area of the park is mature longleaf pine and inside the conservation easement (C). By improving the ecological condition of the longleaf stands through controlled burns and other land management practices, this will provide habitats for the red cockaded woodpeckers (RCW).

A series of soft surface nature trails (D) can be added. These trails can range from wide to narrow with a variety of different surface treatments from natural soil to mulch or fine gravel screenings. These trails are purposefully kept to the interior of Whitehall Park and connect to the other trails forming a weaving network.

The multipurpose trails and nature trails connect to create a network of trails that become the edges and borders of 15 - 20 acre burn areas. The nature trails are intended to isolate the creek area as a separate and unique burn section as maintenance methods and burn procedures for stream banks are different from the open pine forests. This allows the Burn Team to address the stream area independently from the longleaf pine and woodland sections. Much of the existing dirt trails are used to develop these new interlaced routes. The nature trails also connect to other trail routes and amenities, including the new parking lot and trailhead (A) at the Reservoir Park entrance.

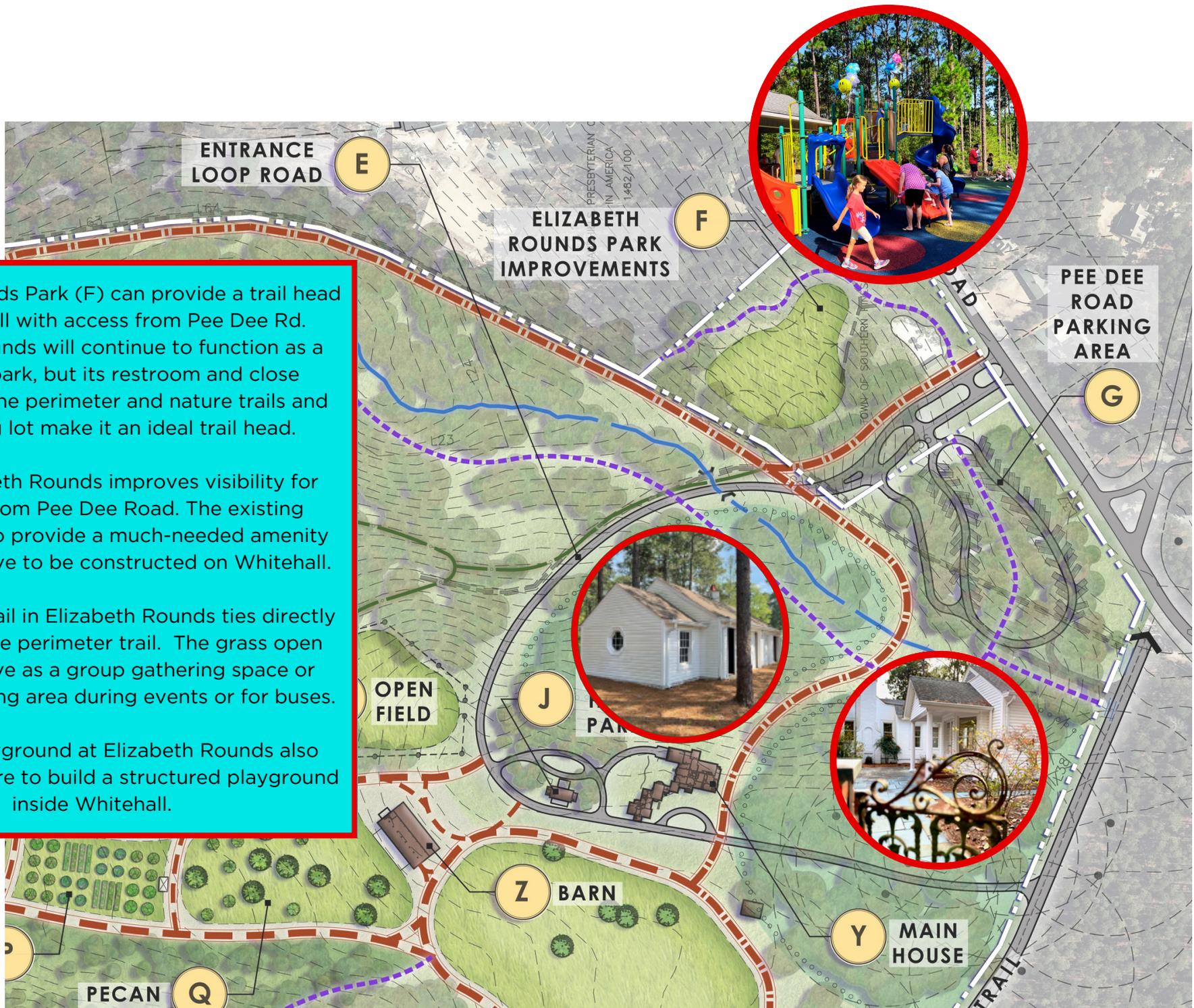


Elizabeth Rounds Park (F) can provide a trail head for Whitehall with access from Pee Dee Rd. Elizabeth Rounds will continue to function as a children's park, but its restroom and close proximity to the perimeter and nature trails and new parking lot make it an ideal trail head.

Using Elizabeth Rounds improves visibility for Whitehall from Pee Dee Road. The existing restrooms also provide a much-needed amenity that doesn't have to be constructed on Whitehall.

The existing trail in Elizabeth Rounds ties directly to the eastside perimeter trail. The grass open area can serve as a group gathering space or overflow parking area during events or for buses.

The new playground at Elizabeth Rounds also relieves pressure to build a structured playground inside Whitehall.

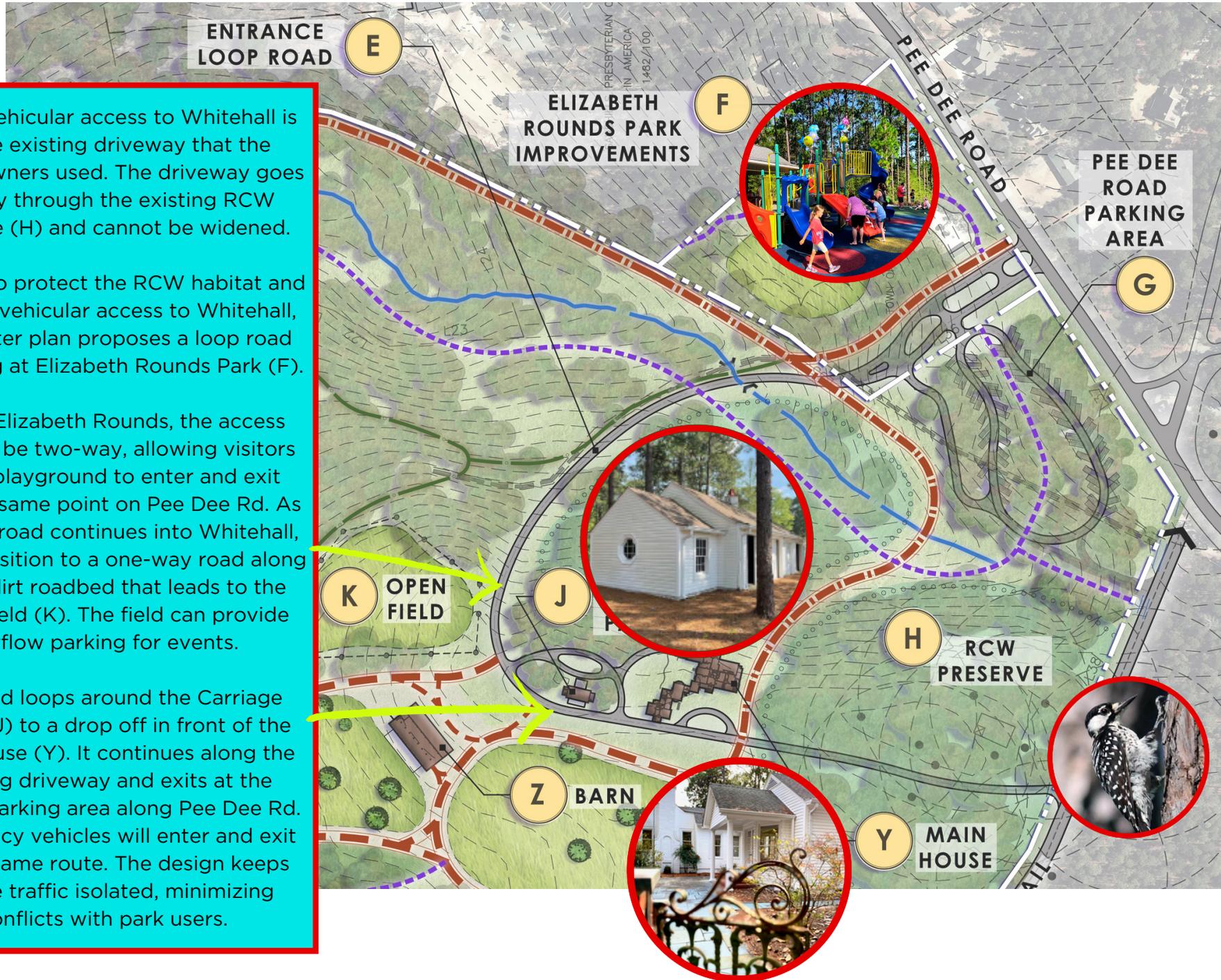


Today, vehicular access to Whitehall is via the existing driveway that the former owners used. The driveway goes directly through the existing RCW preserve (H) and cannot be widened.

In order to protect the RCW habitat and improve vehicular access to Whitehall, the master plan proposes a loop road beginning at Elizabeth Rounds Park (F).

Within Elizabeth Rounds, the access road will be two-way, allowing visitors to the playground to enter and exit from the same point on Pee Dee Rd. As the loop road continues into Whitehall, it will transition to a one-way road along an old dirt roadbed that leads to the Open Field (K). The field can provide overflow parking for events.

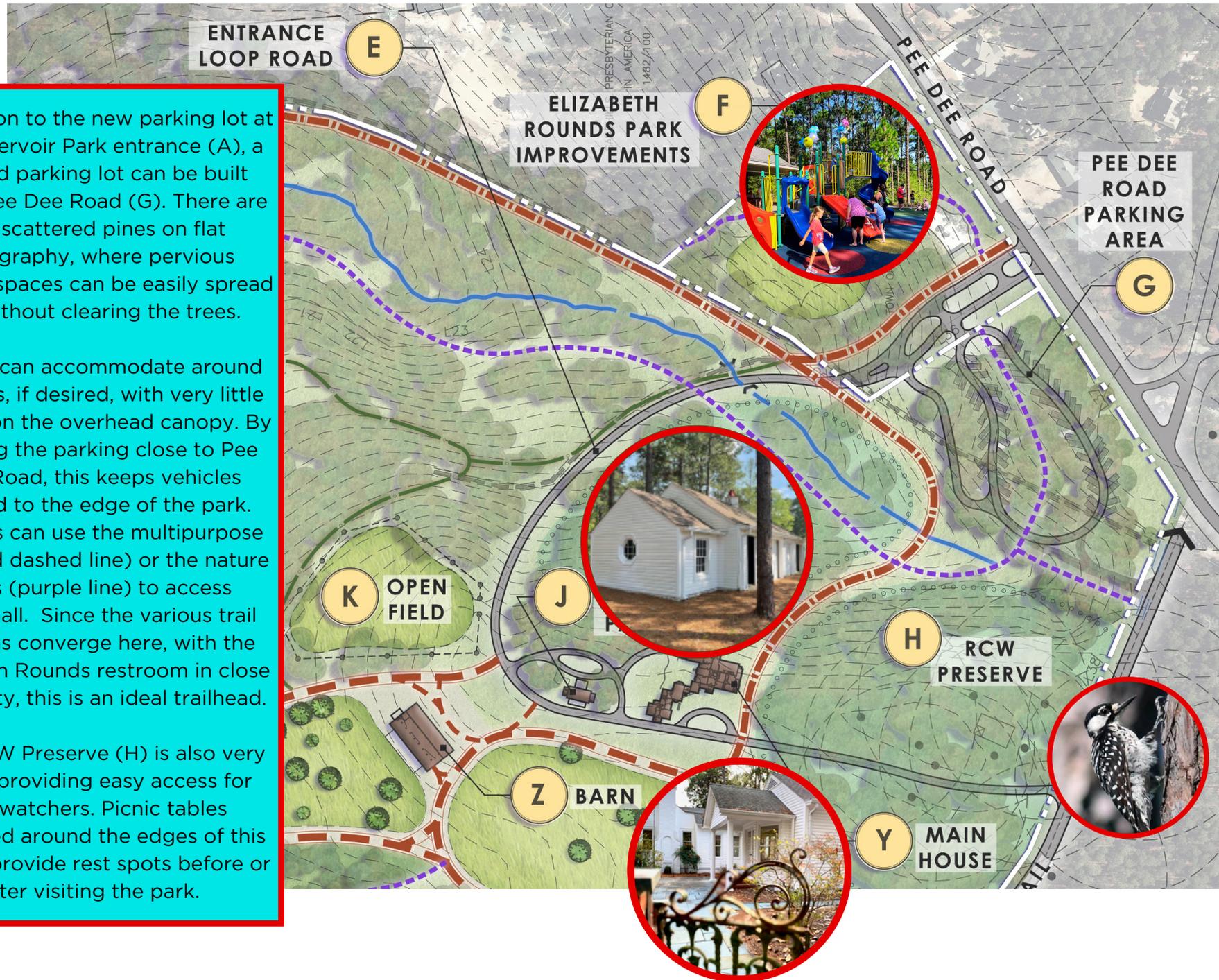
The road loops around the Carriage House (J) to a drop off in front of the Main House (Y). It continues along the existing driveway and exits at the current parking area along Pee Dee Rd. Emergency vehicles will enter and exit by this same route. The design keeps vehicle traffic isolated, minimizing conflicts with park users.



In addition to the new parking lot at the Reservoir Park entrance (A), a second parking lot can be built along Pee Dee Road (G). There are tall, scattered pines on flat topography, where previous parking spaces can be easily spread out without clearing the trees.

The lot can accommodate around 100 cars, if desired, with very little impact on the overhead canopy. By locating the parking close to Pee Dee Road, this keeps vehicles isolated to the edge of the park. Visitors can use the multipurpose trail (red dashed line) or the nature trails (purple line) to access Whitehall. Since the various trail systems converge here, with the Elizabeth Rounds restroom in close proximity, this is an ideal trailhead.

The RCW Preserve (H) is also very close, providing easy access for birdwatchers. Picnic tables scattered around the edges of this lot can provide rest spots before or after visiting the park.



Nesting trees within the red cockaded woodpecker (RCW) preserve (H) have a 200-foot federally mandated setback to prevent disturbance. There is an existing tennis court within this area, which can be converted to a viewing blind for those who wish to get up close to see the birds.

The preserve is surrounded by trails (red and purple dashed lines) and roads so that it can be effectively managed during a controlled burn.

The limits of the RCW Preserve should be identified by markers around the perimeter. Educational & interpretive signage can also be added.

The main house (Y) is at the edge of the preserve. There is an opportunity to use the basement or the Carriage House (J) as a welcome center with a small museum or educational exhibits on the RCW. The screened back porch on the main house provides a nice resting spot for visitors.

The current RCW preserve is relatively small. If there is a desire to expand the preserve, the area between the Main House (Y) and parking area (G) is a perfect location and has the kind of vegetation to support the use.



The architectural character and layout of the Carriage House makes it suitable as a multi-function space that could serve small events and other park programming.

Although it is close to the parking at Elizabeth Rounds (F) and Pee Dee Rd (G), a small parking area should be constructed at the Carriage House for caterers, instructors, maintenance staff etc. The parking can be added behind the Carriage House, generally out of sight. It can serve as a bus drop off or parking, with a small arrival patio.

Another patio extension off the front of the Carriage house serves will extend the indoor and outdoor venue toward the property's scenic views.

Adjacent to the loop road (E) and Carriage House, the open field (K) can serve as an overflow parking area. The field is roughly an acre and could accommodate up to 90 cars.

Adjacent to the proposed dog trails (M), this field could also be fenced as an off-leash area.

Another potential use for the field could be agriculture plots for a community garden.

The entire field should be fenced to protect the garden plots from wildlife. The small parking area behind the Carriage House would be convenient for gardeners visiting to tend to their plots.

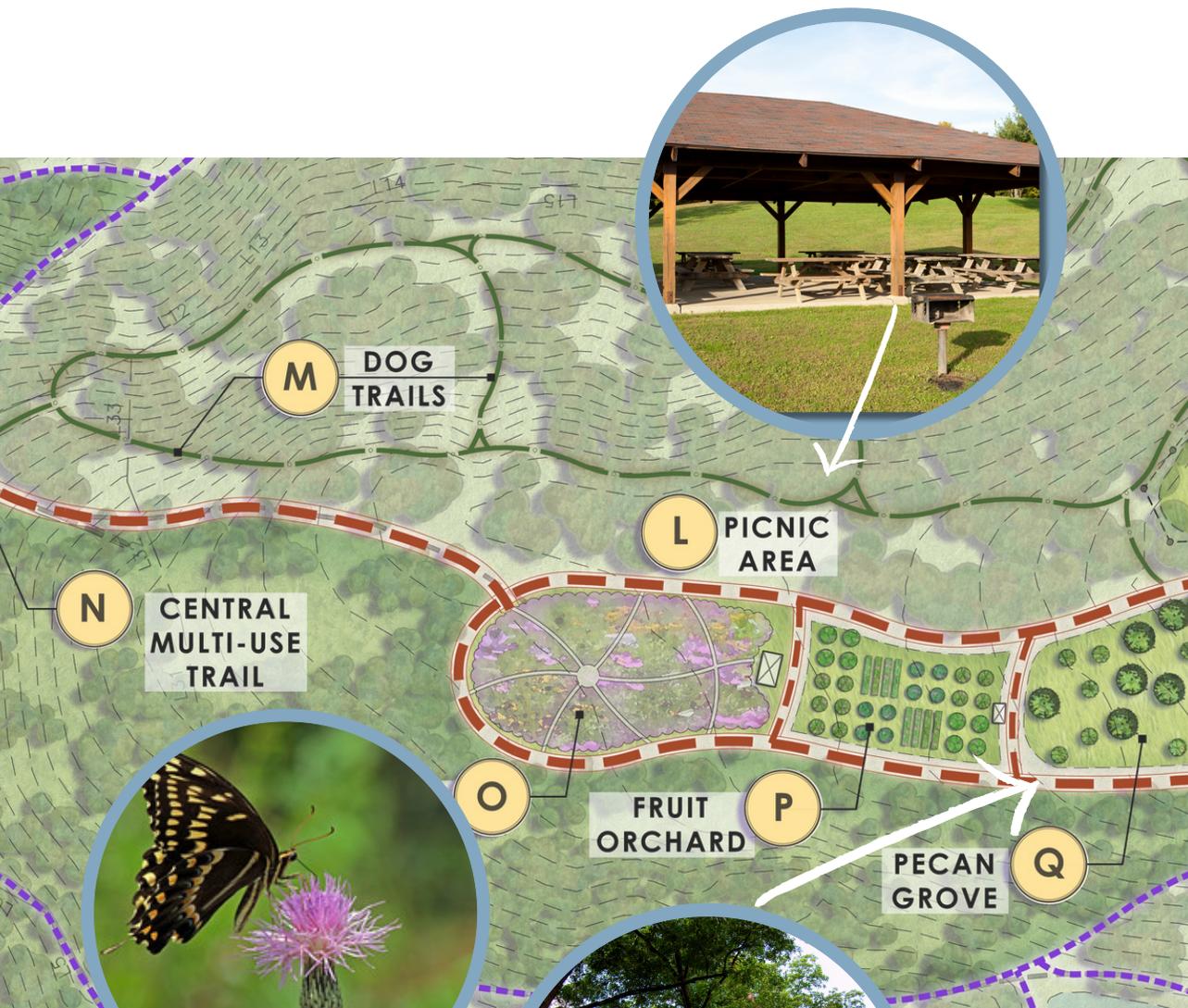


The existing open space lawn (R) is a central feature of the park. It offers a wide variety of opportunities for everything from kite flying and frisbees to planned events and activities. It should be kept in a mowed condition that is comfortable year-round. A small, uncovered presentation patio (U) is located on the western end of the lawn against the forest, to accommodate small events like Scout ceremonies and similar. This would be an informal, paved area with minor electrical and audio services built into a seat wall on the back side of the patio. It will have no formal seating, only blankets or chairs on the event lawn.

The perimeter trails (B) run around the edges of the lawn and along the tree line to define the space. The trails serve to contain the burn process for the lawn and protect the forest. Burning a grass field is the best way to maintain the health of the turf, but is very different from a forest burn.

A small pond (V) exists west of the open space lawn. With some work, the pond can be improved and the water level raised for a more attractive appearance and to establish waterfowl attractions and a fishing dock, and perimeter trails.





A picnic area (L) can be centrally located between the fruit orchard (P), barn (Z), and open field (K) and easily accessed by the various trails.

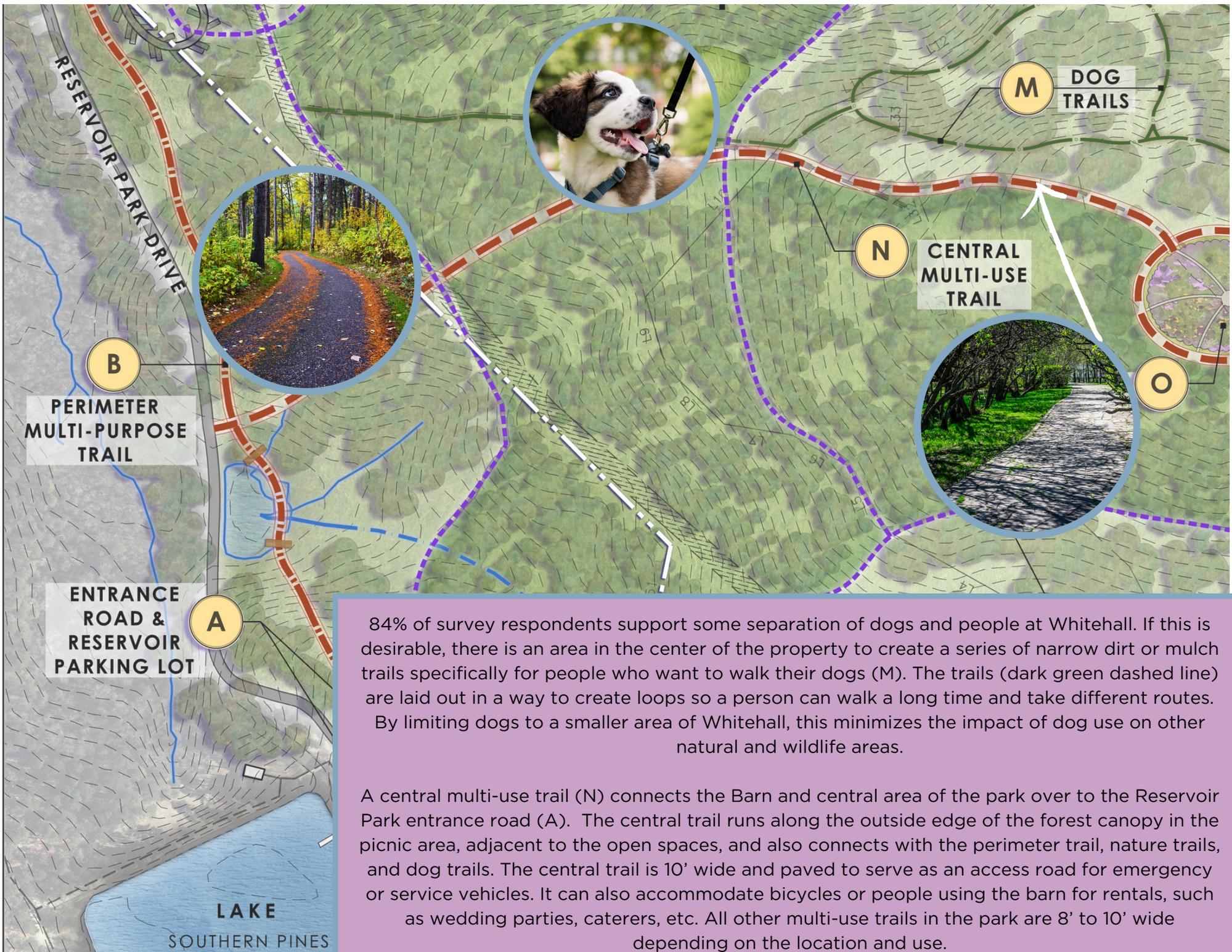
The area should include picnic tables, trash receptacles, grills, benches, and bench swings amongst the shady areas. Because the picnic area is adjacent to the central multi-use trail (N), vehicles can access the area for picnics, events, and maintenance.

The longleaf savanna ecosystem (O) can be restored on an existing grassy area that's been taken over by non-natives and invasive species. Native flora that thrive in the Sandhills can be planted (or allowed to re-vegetate) for pollinator and wildlife benefits.

A small viewing platform and photo spot can be built on the south end for good sun exposure and long views of the savanna. The deck can also include bench swings and a shade arbor. Native bee boxes and honeybee hives located in the adjacent forests will help with pollination.

There are sizeable pecan trees near the barn (Q). The grove can be extended northward to accommodate a fruit orchard (P). The Southern Pines area is known for peaches. Various varieties of peach trees could be considered as a nod to local agricultural history.

If the barn is renovated, the side facing the grove and orchard can include a patio as an outdoor extension of the barn and to accommodate a variety of activities based on what events occur in and around the barn. Events can be focused on harvesting the pecans or fruit, using the patio as a base.



84% of survey respondents support some separation of dogs and people at Whitehall. If this is desirable, there is an area in the center of the property to create a series of narrow dirt or mulch trails specifically for people who want to walk their dogs (M). The trails (dark green dashed line) are laid out in a way to create loops so a person can walk a long time and take different routes. By limiting dogs to a smaller area of Whitehall, this minimizes the impact of dog use on other natural and wildlife areas.

A central multi-use trail (N) connects the Barn and central area of the park over to the Reservoir Park entrance road (A). The central trail runs along the outside edge of the forest canopy in the picnic area, adjacent to the open spaces, and also connects with the perimeter trail, nature trails, and dog trails. The central trail is 10' wide and paved to serve as an access road for emergency or service vehicles. It can also accommodate bicycles or people using the barn for rentals, such as wedding parties, caterers, etc. All other multi-use trails in the park are 8' to 10' wide depending on the location and use.

There are a series of trail systems located along the southern and western portions of the property. The west side nature trails (W), shown in the purple dashed line, include soft surface trails to access and enjoy the longleaf pine stands and other interior amenities. The trails connect to the Reservoir parking lot and Indian Trail Lot to allow access from those trail heads. Most of the trails are laid out to form 15-20-acre sections to facilitate controlled burns.

A paved loop trail (S) will follow the outside edges of the event lawn, pecan grove, fruit orchard, and longleaf savanna just beyond the tree line. The loop trail, shown in the red dashed line, connects the major central features of the park. Educational signage associated with each area can be placed along the route.

The perimeter, 2-mile multi-use trail can be seen at the edges of the property, in the red dash-dot line.





## *Full Renovation*

A gathering space for  
Town & private activities  
and functions.

Restrooms can serve park  
users and people attending  
functions in the barn.

OR

## *Minor Upgrade*

Parks & recreation  
storage

# Whitehall Barn



With little, if any work, the Town could continue to use the barn for park maintenance storage.

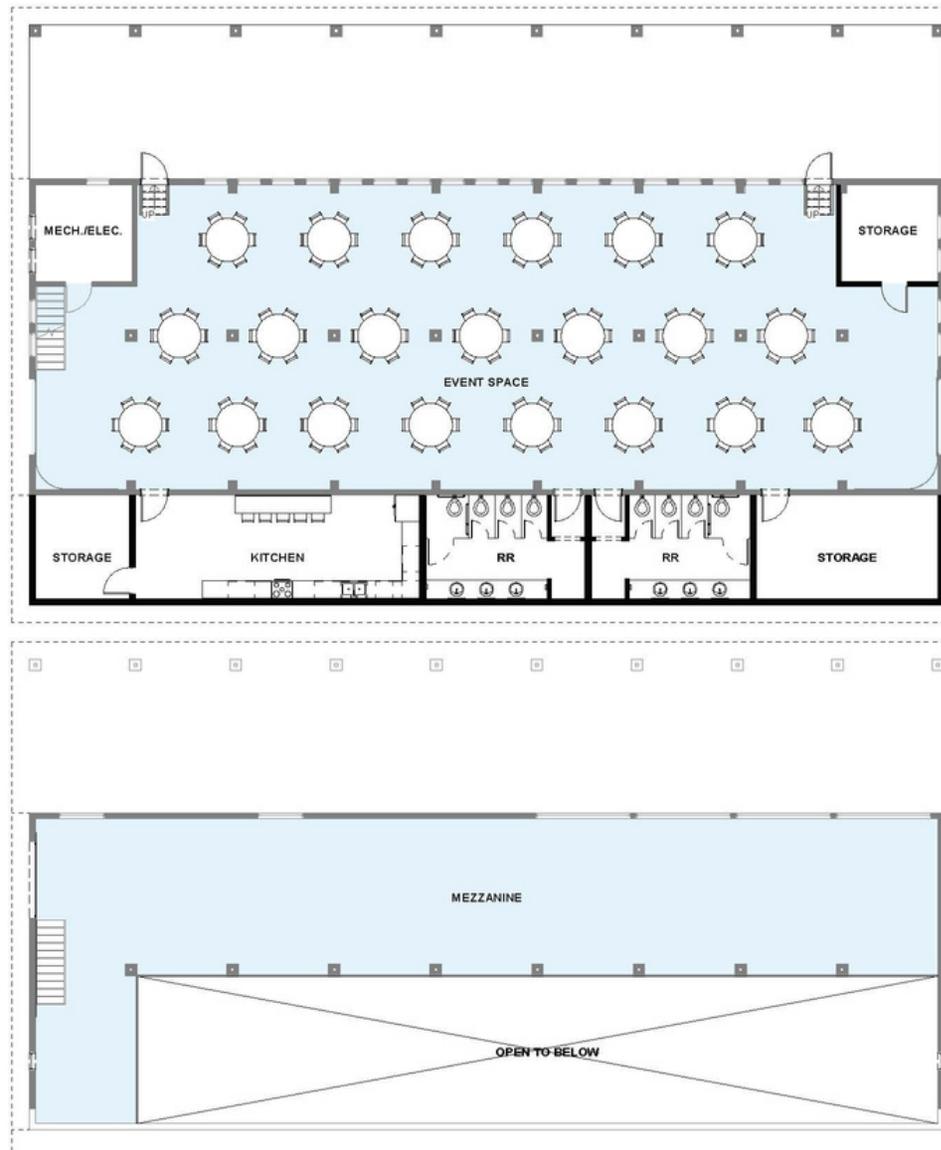
A full renovation and upfit would yield an open floor plan and adjacent covered space that would serve a variety of activities.

The open interior would make a wonderful gathering or reception space. If desired, the barn could be rented to private parties for weddings, receptions, ceremonies, and other large functions.

Restrooms should be added if the barn is used for events. By providing access from both inside and outside the barn, they could serve barn users and park visitors. The restrooms need a large septic field and tank, which could be located under the pecan trees, orchard, or savanna.

An outdoor patio can be added near the pecan grove as an overflow space for events and base of operations for activities in this area of the park.

# Whitehall Barn



There are different options for renovating the barn to serve as an events facility.

The floor plan at left shows the option that would be the most impactful (and expensive). This design would include removing the partial upper floor to create open volume on the lower level and a mezzanine above. A slab could be added outside under the covered area. Interior additions would include restrooms, a catering kitchen, and storage along with HVAC.

A more modest renovation could include removing the upper floor and all interior walls to maximize the open volume. The exterior slab could also be added along with smaller restrooms and HVAC.

# Whitehall Carriage House

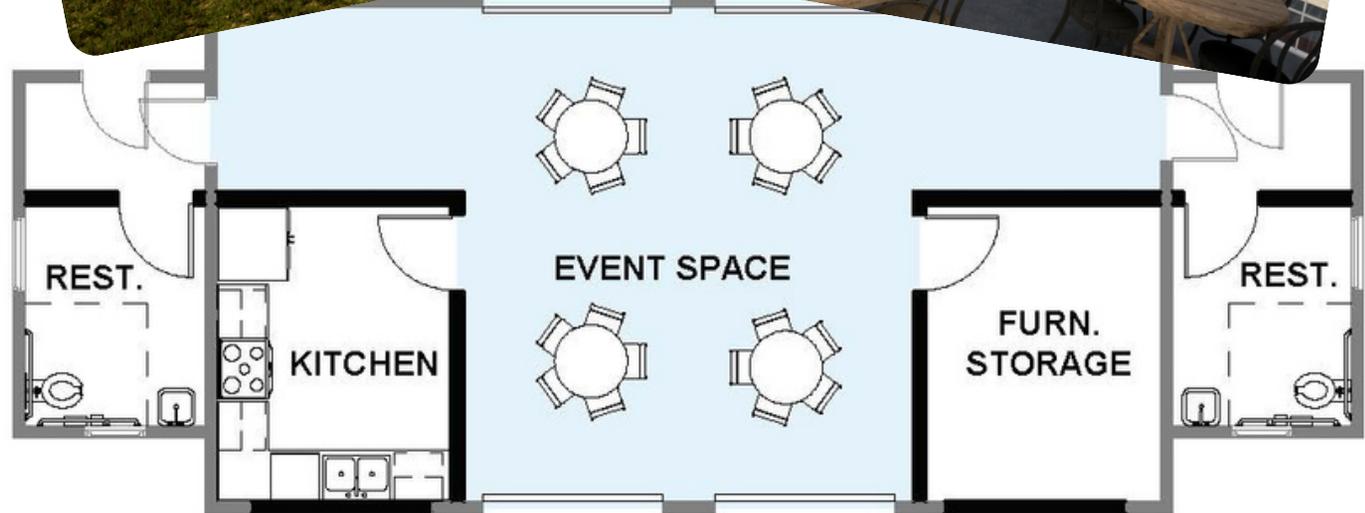
The carriage house is 1,000 square feet and maintains the character of its 1940 construction.

The carriage house can host Town programs and private rentals and support park visitors. The carriage house is ideally sized and situated to host small wedding receptions, showers, graduation parties, corporate meetings or retreats, and functions. Whitehall could be a popular venue for intimate, outdoor weddings, with the carriage house providing reception space.

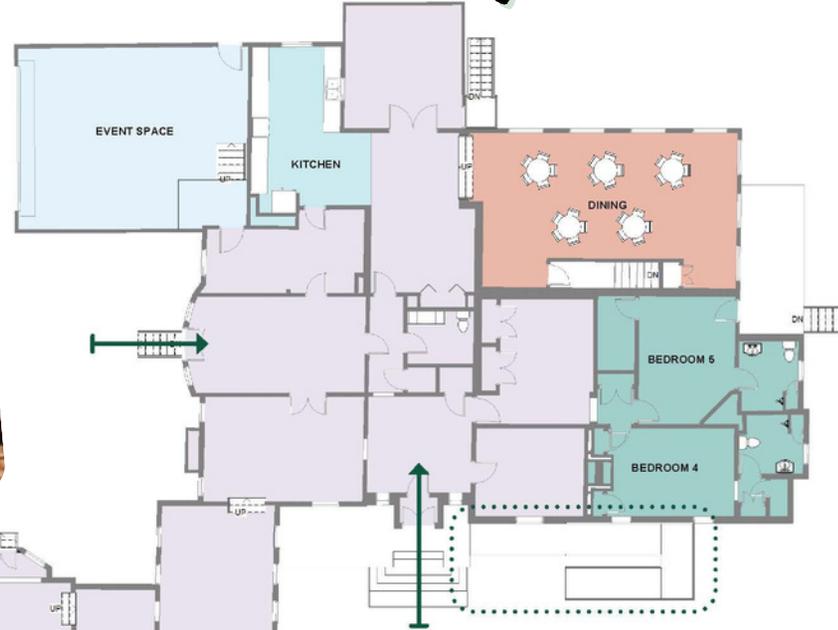
The carriage house can also function as a welcome center with a small museum or educational exhibits on the RCW, local history, and similar. Exhibits can be on the walls and/or mobile to allow for events.

The garage doors can be converted to glass doors and a patio added to showcase the expansive views into the park and extend activities outdoors.

A small parking area should be constructed behind the carriage house for caterers, instructors, and maintenance staff as well as a bus drop off point. The adjacent open field handle can handle overflow parking for up to 90 cars.



# Whitehall House: Bed & Breakfast



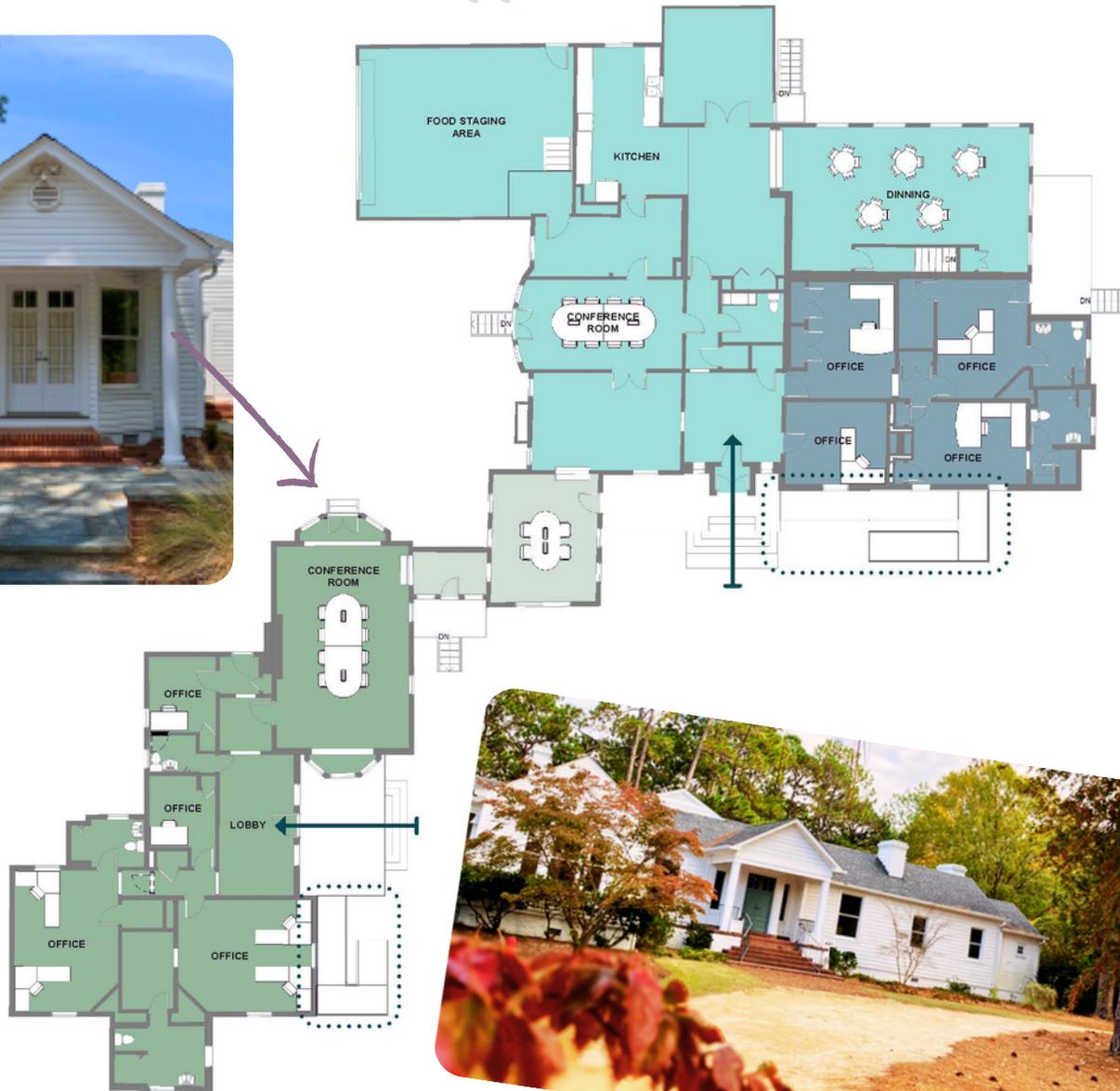
There are a variety of feasible uses for the main house, depending on the Town's space needs and interest in managing its operation. The main floor is approximately 6,600 square feet and the basement includes another 2,000 square feet, partially finished.

The organization of the interior spaces allows for programming several different functions. Several exterior entrances provide separate entry points to help reinforce the idea of multi-use programming.

The floor plan at left functions as a bed & breakfast. Five individual suites, with en suite bathrooms, can be created (shown in green),

Shared common areas are in purple. The existing kitchen is in light green. The large modern living room can be used as a dining room (pink) while the garage can be converted to an events space (blue).

# Whitehall House: Office Suites



This floor plan converts the house into office suites.

One suite is at the bottom left (olive). This suite can accommodate up to 4 offices, 3 restrooms, a reception/lobby area, and a conference room to seat about 10.

A second suite is in blue on the far right of the house. Four offices are shown here, along with 2 restrooms.

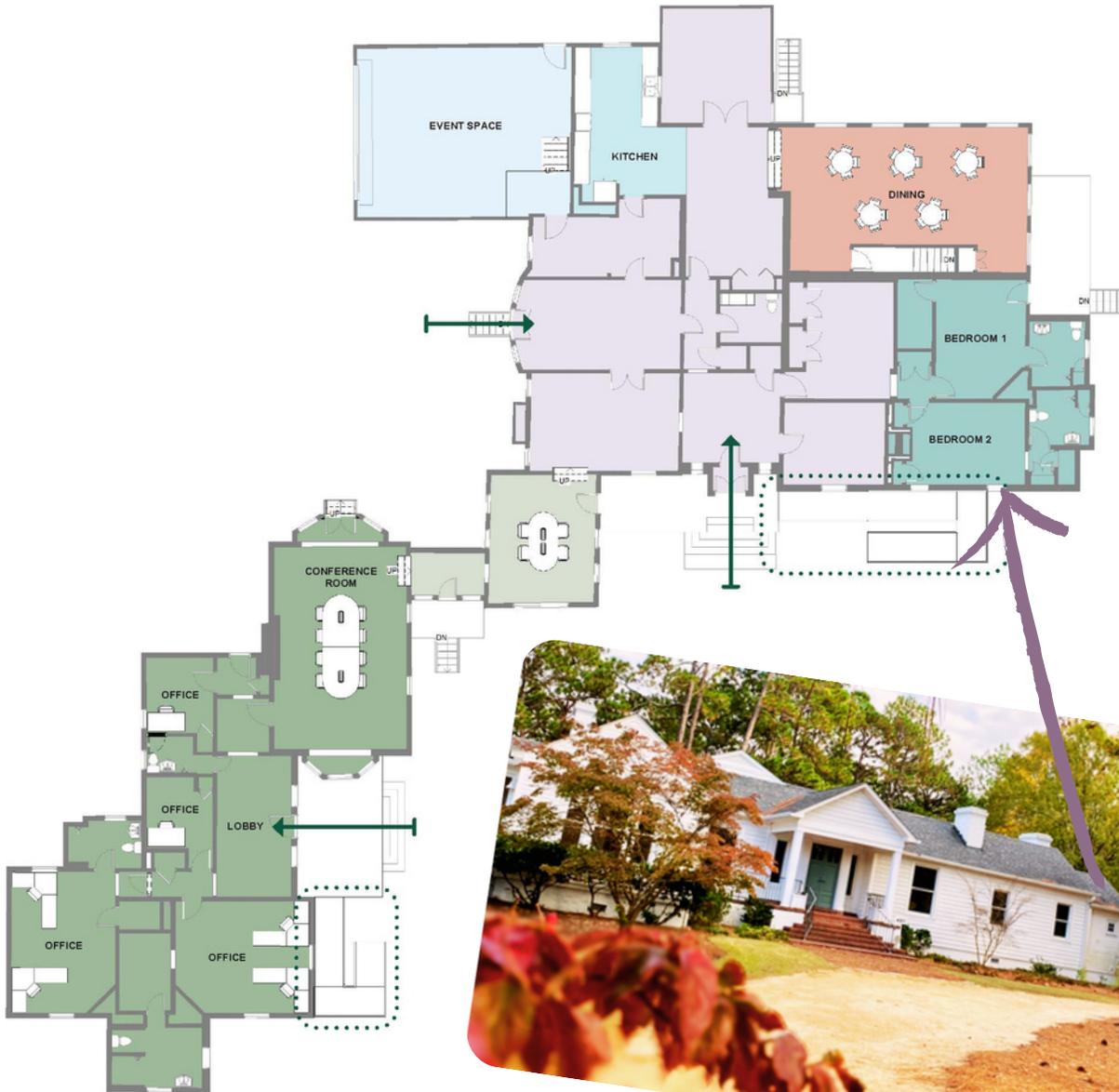
Common spaces are shown in green and include 2 conference rooms (small and large), a dining area, kitchen, food staging area (or storage), and guest restroom.

Additional office space could be created and accessed at the basement level.

Accessible ramps would be built at the main entrance and at the entrance to the left suite.

This layout works for a variety of users, whether Town departments, private users, or a combination.

# Whitehall House: Office & Bedrooms



This floor plan is a hybrid with both offices and a residential unit.

The offices are at the bottom left (olive). This suite can accommodate up to 4 offices, 3 restrooms, a reception/lobby area, and a conference room to seat about 10.

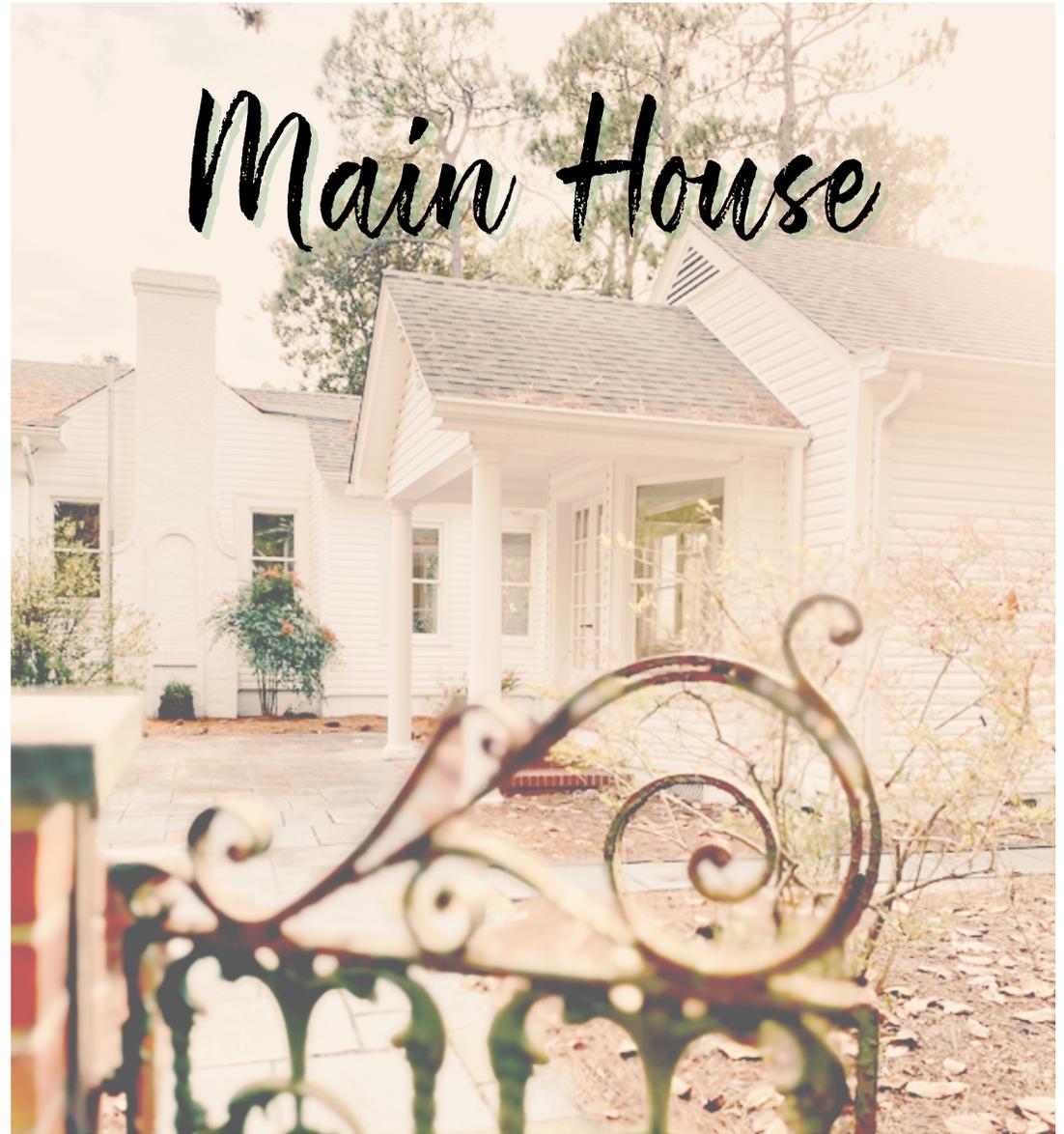
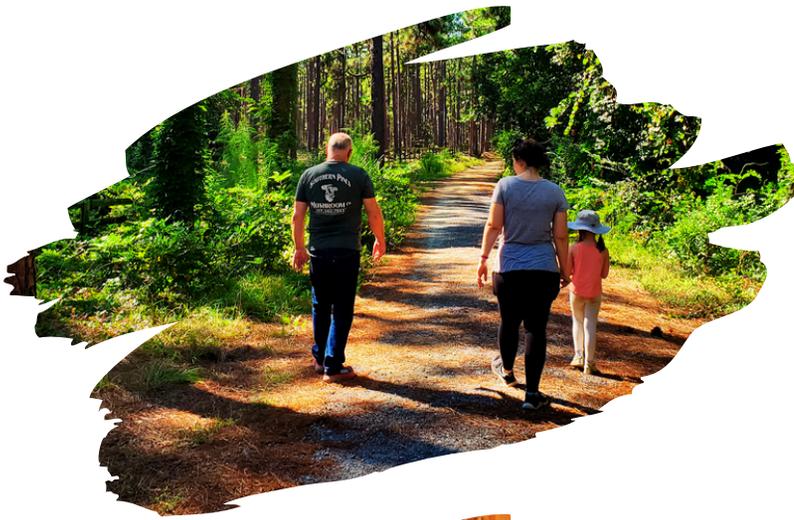
The residential unit is at the far right (blue-grey). This space includes 2 bedrooms and 2 bathrooms and can be directly accessed from the exterior of the house on the far right side.

This space could be reserved for a property caretaker or rented, perhaps to wedding parties reserving the park as a venue.

Both units could have access to the purple common area, dining area (pink), kitchen & garage (blue).

Additional office space could be created and accessed at the basement level.

Accessible ramps would be built at the main entrance and at the entrance to the left suite.

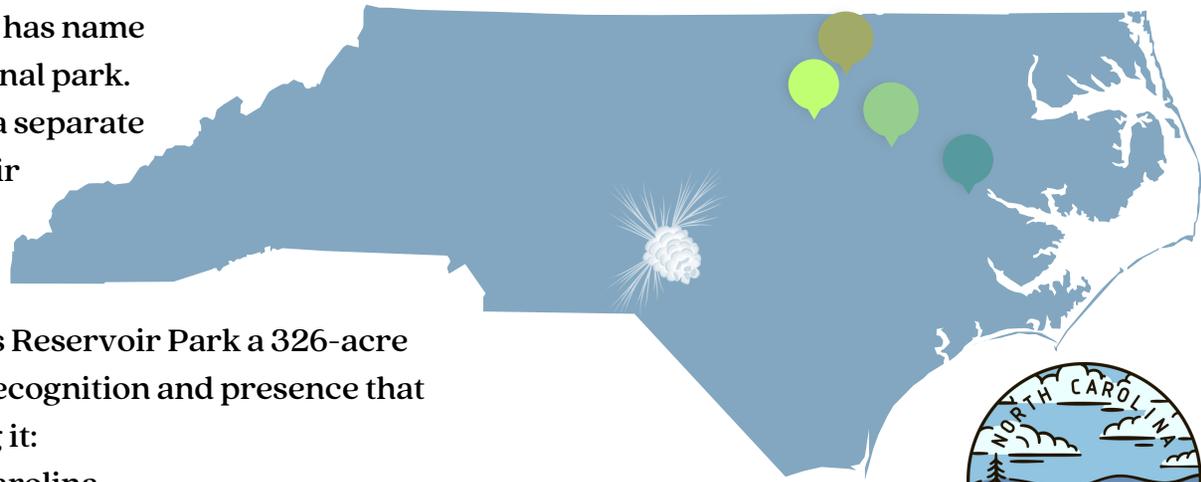


# Main House

Any of the previous floor plans can be modified to allow the Town to continue programming small scale recreation & library programs in the house. The Town has been using the house in this way since 2022.



The existing 165-acre Reservoir Park already has name recognition as a well-loved and popular regional park. Rather than treating Whitehall's 157 acres as a separate park, the Town has combined it with Reservoir and the 4-acre Elizabeth Rounds playground.



The addition of the Whitehall property makes Reservoir Park a 326-acre passive park. This further adds to the name recognition and presence that Reservoir Park has in North Carolina, making it:

- the 4th largest municipal park in North Carolina
- the largest municipal park south of the Triangle

## 5 LARGEST MUNICIPAL-OWNED PARKS IN NC

1

### Lake Holt

1,600 acres  
Butner  
Population  
8,700

2

### River Park North

487 acres  
Greenville  
Population  
87,500

3

### West Point on the Eno

404 acres  
Durham  
Population  
283,500

4

### Reservoir Park

326 acres  
Southern Pines  
Population  
15,500

5

### Dorothea Dix Park

307 acres  
Raleigh  
Population  
467,700

# Reservoir Park



“

The 326-acre Reservoir Park is owned by the Town of Southern Pines and is a gem in the Sandhills. A 95-acre lake and permanently protected longleaf pine stands and habitats for the endangered red cockaded woodpecker showcase the park's natural beauty. Passive recreation activities include an 18-acre disc golf course, playground, and exercise stations. Over 7 acres of trails connect to the Southern Pines greenway network. The Town offers recreation & library programs in the Whitehall house, carriage house, and barn. Private rental spaces & picnic shelters are available for community use. Reservoir Park is the biggest park in Moore County and the largest municipal-owned park south of the Triangle.

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