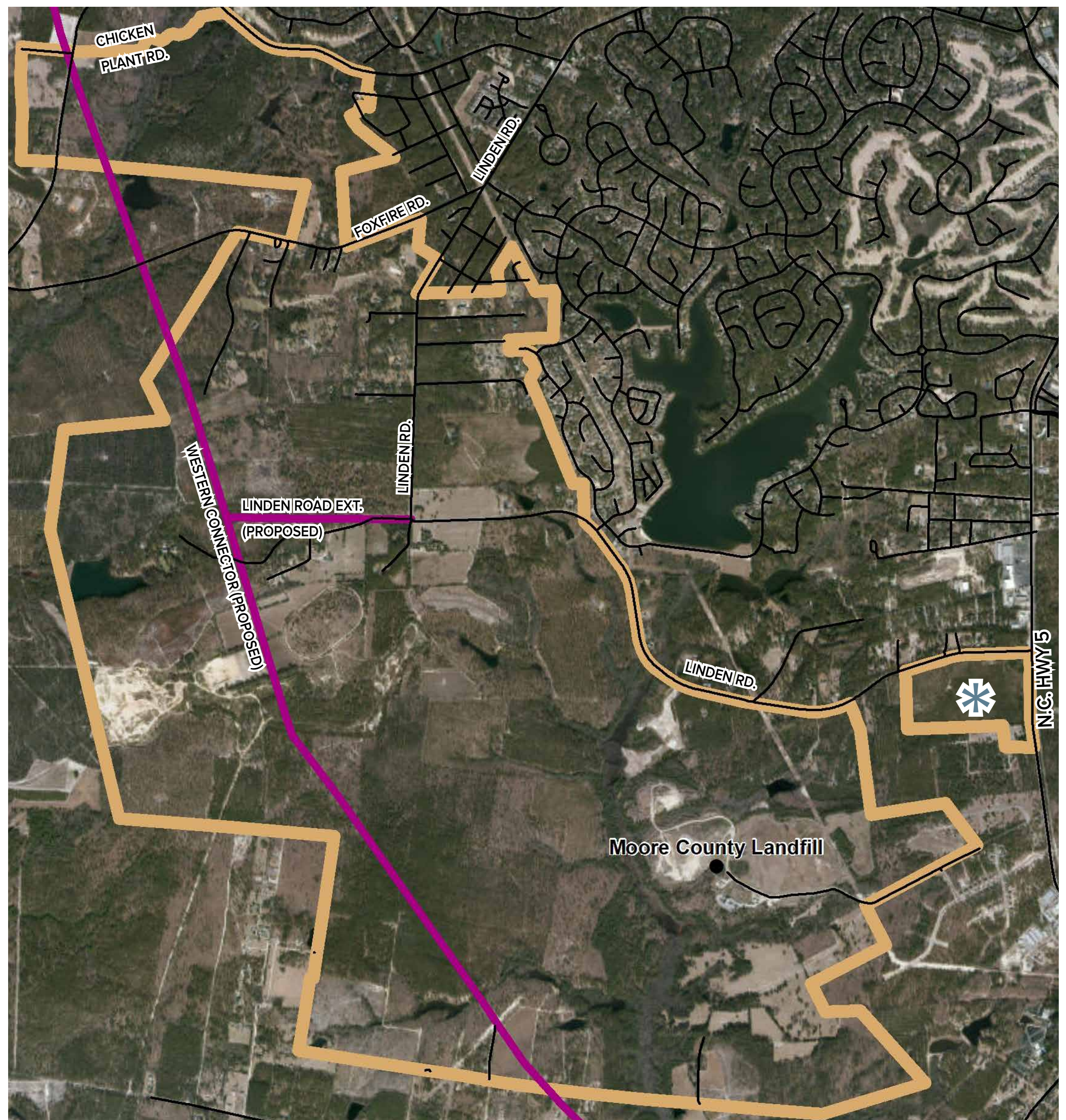


FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

Rural, largely undeveloped land in the Village's existing extraterritorial jurisdiction (ETJ) is the single biggest, by land area, opportunity to shape future development and conservation patterns in Pinehurst. The location of the existing ETJ is generally one mile southwest of Village Limits, in the area west of NC Highway 5, south and west of Linden Road, and south of Chicken Plant Road. Approximately 4,000 acres in the focus area are represented by 253 different parcels. 68% of the land was identified as undeveloped in 2018. The Western Connector - a four-lane, divided highway that provides a bypass for non-local traffic moving through Pinehurst - is proposed to pass through portions of the existing ETJ.



BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the existing ETJ area might develop assuming construction of the Western Connector, and following the Village's currently-adopted long-range comprehensive plan and zoning ordinance. Residential development throughout the area would be very low-density—generally one dwelling unit per five acres—with the exception of three new single-family residential neighborhoods that could accommodate up to two dwelling units per acre. Existing and committed development in the area would remain unchanged.

ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop assuming construction of the Western Connector, and concentrating future development in one of two conservation neighborhoods, where development would be focused in clusters and emphasize significant open space protection and a mix of housing types. Allowable development densities for land surrounding the two conservation neighborhoods would be reduced to one dwelling unit per ten acres primarily to reinforce a rural landscape and character for the Village. Existing and committed development in the area would remain unchanged.

ALTERNATIVE SCENARIO NO. 2

Alternative Scenario No. 2 contemplates how the area might develop assuming construction of the Western Connector, and concentrating future development in one of two conservation neighborhoods. Allowable development densities for land surround the two conservation neighborhoods would remaining unchanged from the Village's current long-range comprehensive plan and zoning ordinance – allowing one dwelling unit per five acres. Existing and committed development in the area would remain unchanged.

ALTERNATIVE SCENARIO NO. 3

Alternative Scenario No. 3 contemplates how the area might develop assuming construction of the Western Connector, and continued pressure to rezone property in the area for single-family residential neighborhoods. The scenario assumes between six and nine new single-family neighborhoods are approved by Village Council. Existing and committed development in the area remain unchanged.

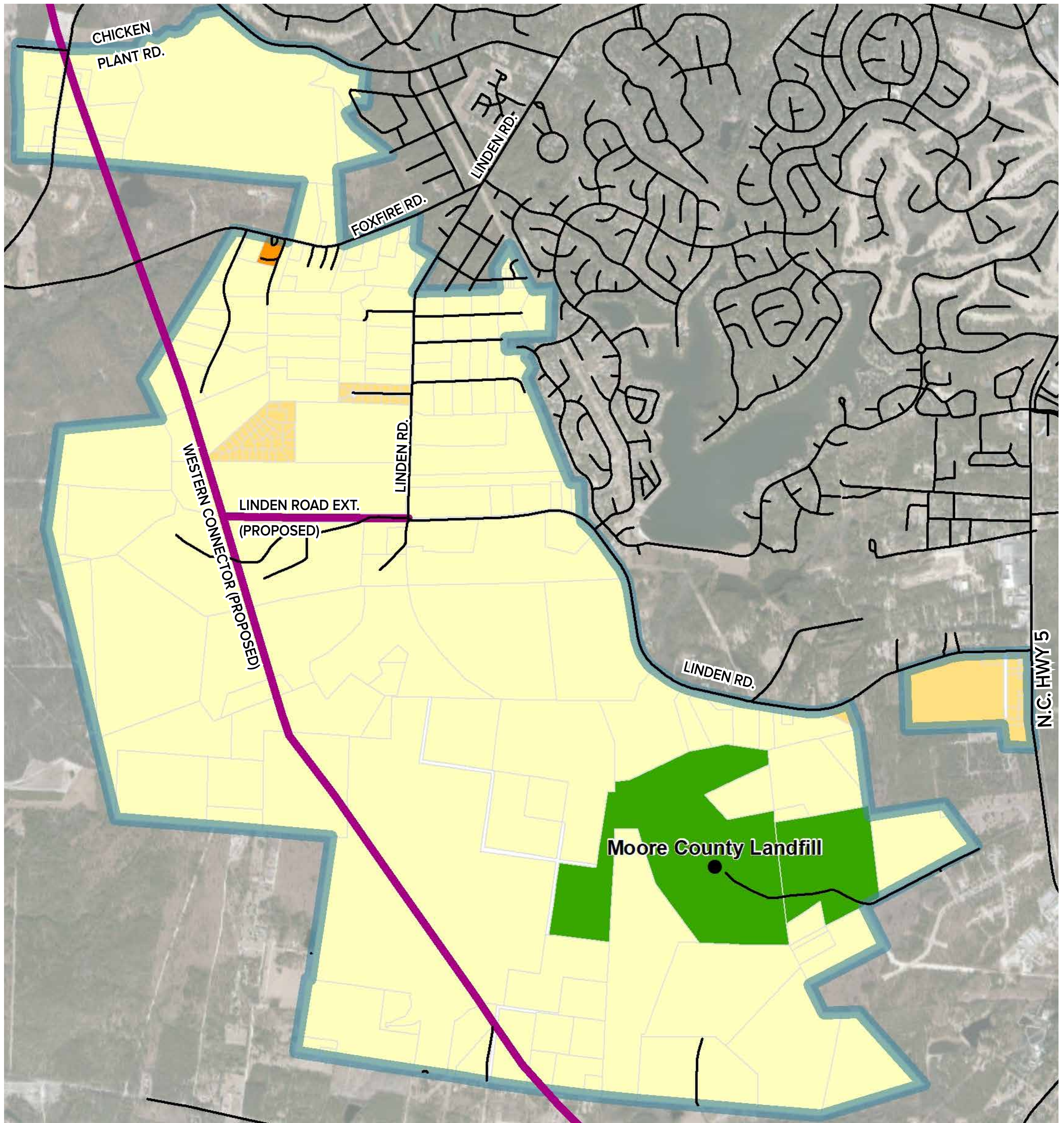
FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

SCENARIO COMPARISON





Development Program	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Preserved Open Space (acres)	282	282	282	282
Single-Family Detached (d.u.)	643	881	1,130	945
Single-Family Attached (d.u.)	0	636	636	0
General Retail (s.f.)	0	73,081	73,081	0
Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Students (students)	457	1,078	1,254	671
New Water Demand (mgd)	0.17	0.36	0.43	0.25
New Sewer Demand (mgd)	0.14	0.32	0.37	0.21
New Daily Trips (trips)	6,430	14,511	17,000	9,450
Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Open Space	6.3%	6.3%	6.3%	6.3%
Rural Living	91.3%	82.5%	82.4%	84.7%
Suburban Neighborhood	2.4%	1.1%	1.2%	9.0%
Suburban Center	0.0%	0.0%	0.0%	0.0%
Walkable Community Activity Center	0.0%	10.1%	10.1%	0.0%
Regional Activity Center	0.0%	0.0%	0.0%	0.0%
Home Choices	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Single-Family Detached	100.0%	58.1%	64.0%	100.0%
Single-Family Attached	0.0%	41.9%	36.0%	0.0%
Stacked Multi-Family	0.0%	0.0%	0.0%	0.0%
Community Characteristics	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Residents	1,414	3,337	3,884	2,078
New Employees	0	209	209	0
Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
WS-II BW Watershed (acres)	102	270	270	270
WS-III BW Watershed (acres)	-	-	-	-

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

BUSINESS-AS-USUAL

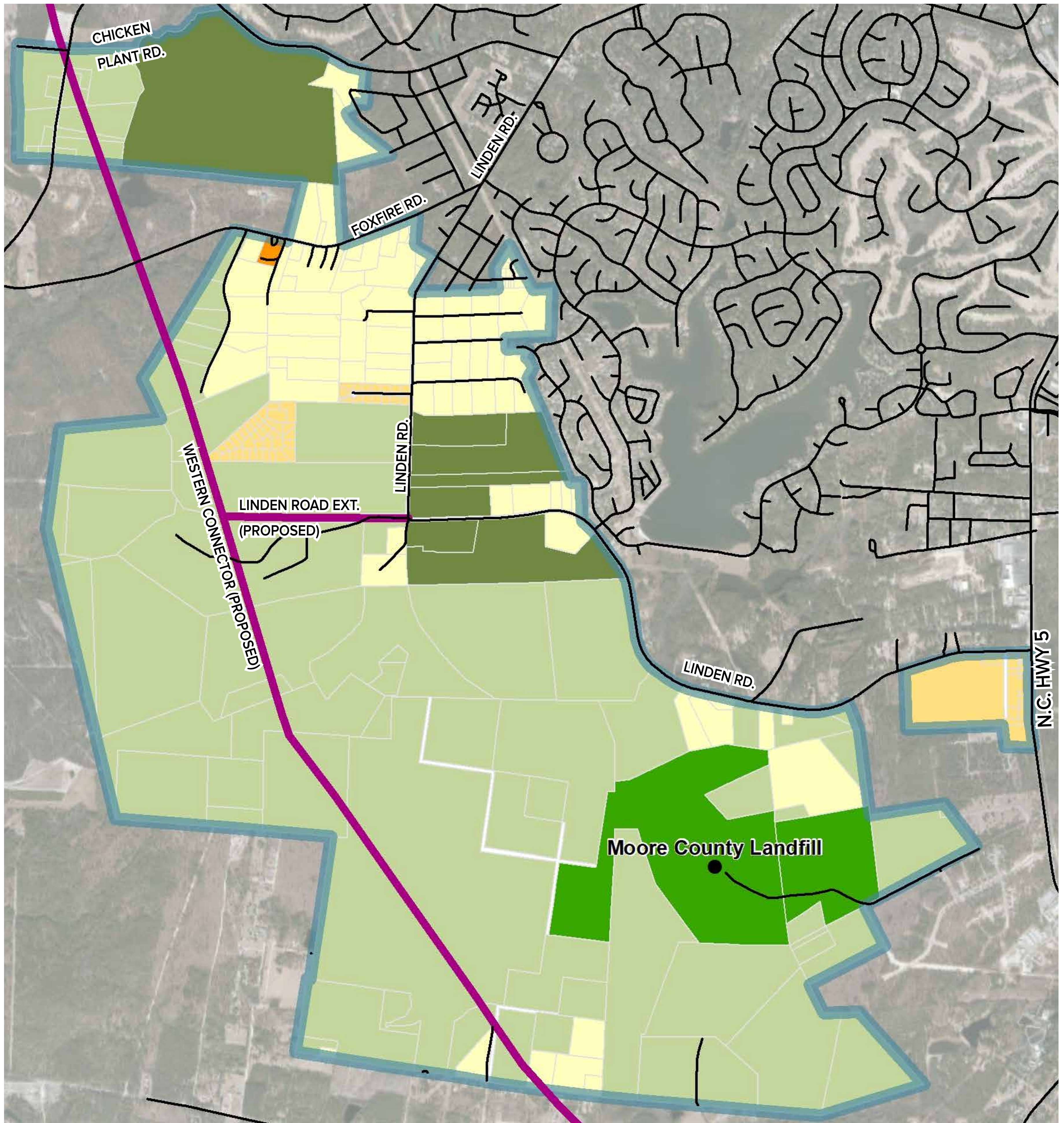


Scenario Plan

-  Open Space
-  Single Family Low
-  Single Family Medium
-  Multifamily

FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

ALTERNATIVE SCENARIO NO. 1

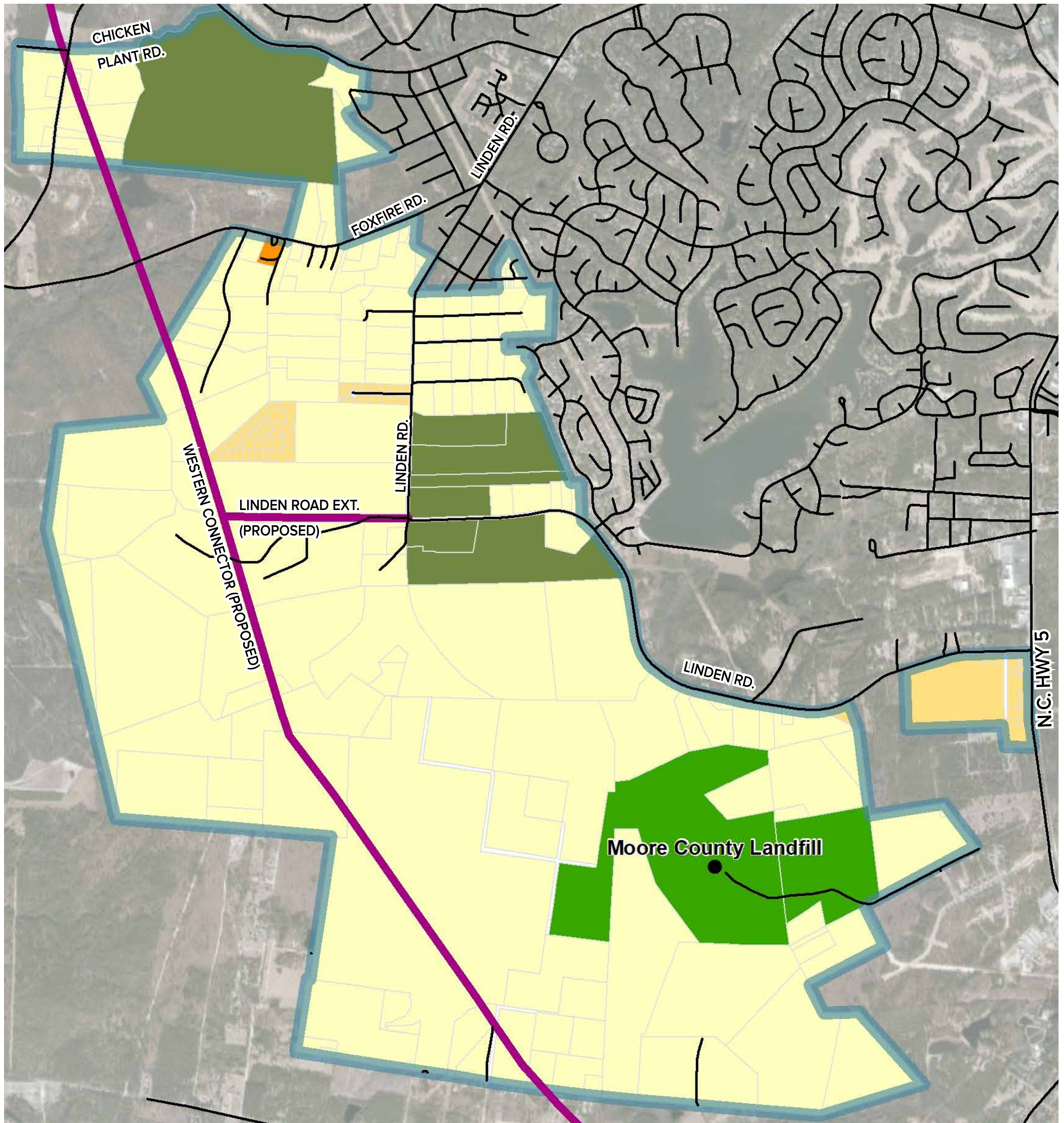


Scenario Plan



FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

ALTERNATIVE SCENARIO NO. 2

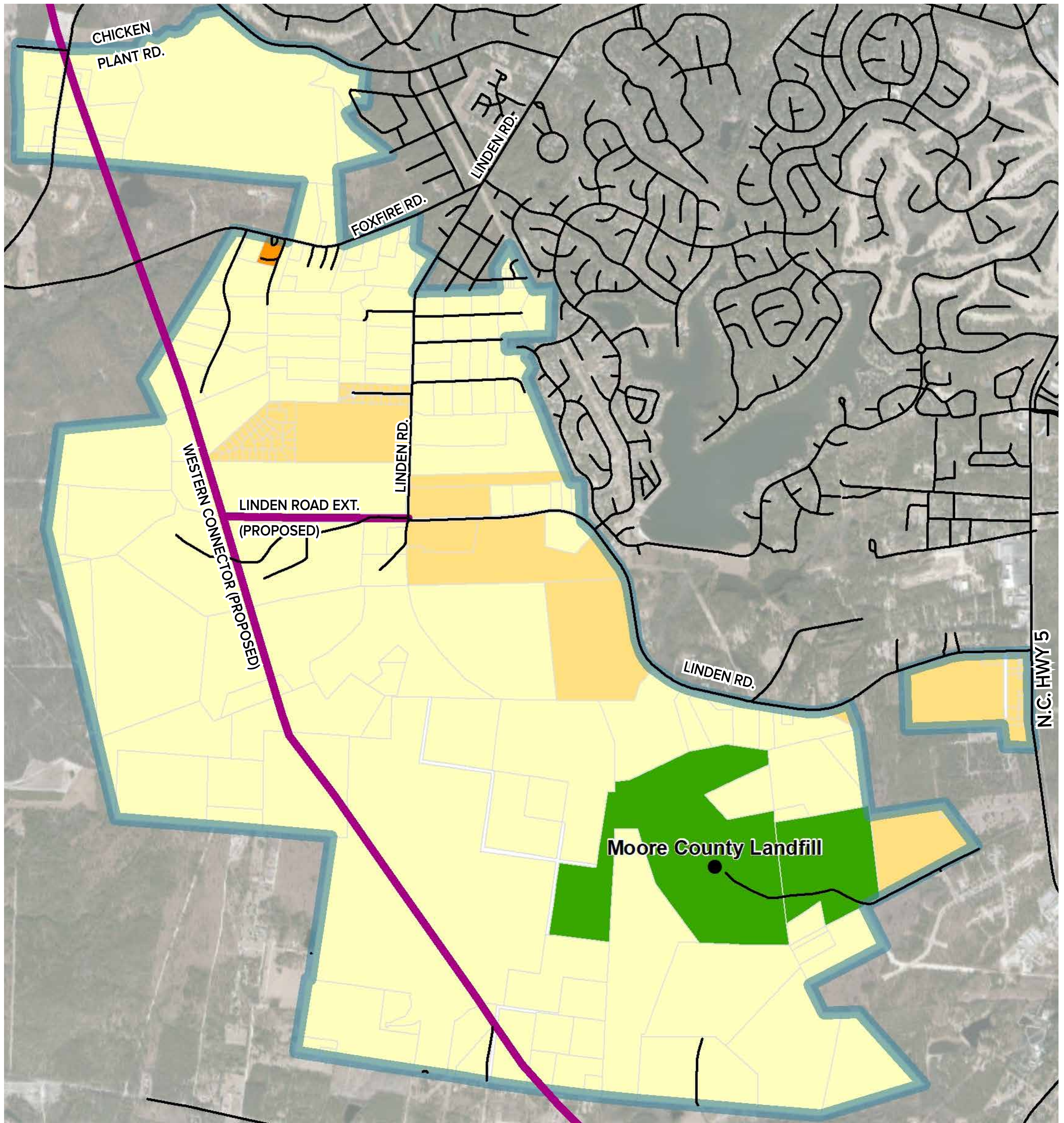


Scenario Plan







FOCUS AREA 1: EXISTING EXTRA-TERRITORIAL JURISDICTION (ETJ)

ALTERNATIVE SCENARIO NO. 3



Scenario Plan

-  Open Space
-  Single Family Low
-  Single Family Medium
-  Multifamily