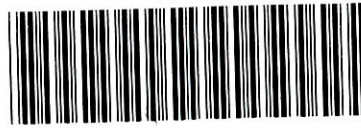


JM



INSTRUMENT # 2019015184

ORDINANCE #19-20:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF THREE CURRENT PARCELS OF LAND CONSISTING OF APPROXIMATELY 6.32 ACRES FURTHER IDENTIFIED AS MOORE COUNTY PID 00025088, 00019165 & 00022886.

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 October 8, 2019 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 6.32 acres and further identified as Moore County PID #'s 00025088, 00019165 & 00022886, from OP (Office Professional Development District) to HD-CD (Hospital Development District – Conditional District), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; 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 following condition(s):

- 1) The maximum building height be allowed to be 100 feet.
- 2) Parking deck have a maximum of 4 levels.
- 3) Parking for the Outpatient Cancer Center be provided at .71 spaces per 200 square feet.
- 4) Minimum lot size be reduced to 6.32 acres.
- 5) Rear yard setback of fifty (50) feet.
- 6) Lot width of two-hundred sixty (260) feet.

Village of Pinehurst
Attn: Village Clerk
395 Magnolia Rd
Pinehurst, NC 28374

- 7) Allow accessory building in front yard.
- 8) Final architectural design of the parking structure from the front building line of the Outpatient Cancer Center building along the Page Road side to the first bay on the north side (approximately 36 feet) be consistent with Special Requirement (SR) 27 of Section 8.6 of the Pinehurst Development Ordinance.
- 9) A sight distance study be completed for the Aviemore Drive area.
- 10) Traffic impact analysis to be submitted with site plan submittal.
- 11) A Class 1, 10 foot wide planted buffer be added along the rear property line of the Outpatient Cancer Center building.

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 8th day of October, 2019 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by rezoning of approximately 6.32 acres and further identified as Moore County PID #'s 00025088, 00019165 & 00022886, from OP (Office Professional Development District) to HD-CD (Hospital Development District – Conditional District).

SECTION 2. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 8th day of October, 2019.



VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: Nancy Roy Fiorillo
Nancy Roy Fiorillo, Mayor

Approved as to form: [Signature]

Michael J. Newman, Village Attorney

Attest:

Beth Dunn

Beth Dunn, Village Clerk

**VILLAGE OF PINEHURST
CERTIFICATION OF DOCUMENTS**

I, Beth Dunn, Village Clerk for the Village of Pinehurst, do hereby certify that the attached is a true and original copy of Ordinance #19-20 entitled "An Ordinance Amending the Official Pinehurst Zoning Map as it Pertains to the Rezoning of Three Current Parcels of Land Consisting of Approximately 6.32 Acres Further Identified as Moore County PID 00025088, 00019165 & 00022886" which was unanimously adopted by the Council of the Village of Pinehurst at their regular meeting held on October 8, 2019.

IN WITNESS THEREOF, I have hereunto set my hand and have caused the official corporate seal of the Village of Pinehurst to be affixed this 8th day of October, 2019.



Beth Dunn
Village Clerk



(Principal seal)