

ORDINANCE #98-13:

AN ORDINANCE AMENDING THE PINEHURST DEVELOPMENT ORDINANCE AS IT PERTAINS TO SECTIONS 2.1.3, 8.10.2, 8.10.6, 8.10.6d, 8.10.6e, 11.1.2, 14.1.2c, 15.1.2 AND APPENDIX 3 AS IT PERTAINS TO MAKING PROVISIONS FOR SEMI-DETACHED UNITS AND TOWNHOUSE UNIT DEVELOPMENT IN THE RMF ZONING DISTRICT.

THAT WHEREAS, the Village Council of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 23rd day of October, 1995, 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 4:00 P.M. on May 18, 1998, 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 proposed zoning ordinance text changes, 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 text changes; and

WHEREAS, the Planning and Zoning Board has recommended that the Village Council amend the Pinehurst Development Ordinance, Sections 2.1.3, 8.10.2, 8.10.6, 8.10.6d, 8.10.6e, 11.1.2, 14.1.2c, 15.1.2 and Appendix 3, identified as Exhibit A, and hereby incorporated by reference as a part of this Ordinance; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed amendments in the text of the Pinehurst Development Ordinance, have determined that it is in the best interest of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Map be further amended, making the amendments as requested;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED, by the Village Council of the Village of Pinehurst, North Carolina in Regular Session assembled on the 15th day of June, 1998, as follows:

SECTION 1. That the Pinehurst Development Ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by the text amendments attached hereto described in (Exhibit A) and made a part hereof, the same as if included verbatim.

SECTION 2. That this ordinance shall be and remain in full force and effect from and after the date of its adoption.

SECTION 3. Adopted this 15th day of June, 1998.

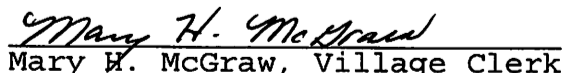
(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

Attest:

By:


Virginia F. Fallon, Mayor


Mary H. McGraw, Village Clerk

Approved as to form:


John B. Clayton, Village Attorney

EXHIBIT A

MEMO

TO: MARY
FROM: HOPE
DATE: AP. 27, 1998
RE: VC ^{Public} ~~PUBLIC~~ HEARING IN MAY

Please schedule / advertise the following public hearing:

Request to amend the following sections of the PDO:

- 2.1.3: Add a definition for Semi-Detached Dwelling
Delete the definition for Townhouses
Add a definition for Townhouse Unit Development
- 8.10.2 Add Townhouse Unit Development to the list of uses permitted
in the RMF Zoning District with conditions
- 8.10.6 Establish a minimum lot area for semi-detached units
Delete language under minimum lot area which states that for
zero lot line developments, lot area is controlled by building
separation.
Establish a minimum lot area for Townhouse Unit.
Establish a minimum lot width for Townhouse Unit.
Revise the side setback requirement for semi-detached units.

Establish a minimum heated area per dwelling unit for single family dwelling, duplexes, semi-detached, townhouse unit development, and other attached units.

Establish a maximum impervious surface requirement for townhouse unit development.

8.10.6.d delete

8.10.6.e delete

11.1.2 delete reference to the table outlining Minimum Lot Dimensions and delete Table 11.1.2

14.1.2.c add that references to multi-family shall include townhouse unit development

15.1.2 Add that ownership, maintenance and control of recreation areas not accepted for dedication for public use shall be the responsibility of a homeowners or owners association. Add that the Village Council, at their discretion, may allow private recreation areas to meet the recreation area dedication requirement.

Appendix 3 Add site plan requirements of Townhouse Unit Development.

In general, these amendments make provisions for Semi-Detached Units and Townhouse Unit Development in the RMF zoning District.