



Development Moratorium Frequently Asked Questions

The Village Council is considering a nine-month moratorium on real estate development activities in two specific geographic areas within the Village of Pinehurst: the Village Place/Rattlesnake Trail and Pinehurst South/Highway 5 Commercial Areas as illustrated on the maps below.

The moratorium is being considered to pave the way for development that's aligned with the new visions established for these two Focus Areas in the Village of Pinehurst 2019 Comprehensive Plan so both new and existing development can thrive. The idea is not to thwart or discourage development, but rather temporarily pause development to allow the Village time to update its development ordinances to ensure future development will complement these historic and established neighborhoods.

What is a moratorium?

A moratorium is a temporary development freeze on an activity or in specific geographic areas. Local governments enact a moratoria on development to preserve current conditions while plans are made, ordinances are revised, and other development concerns are addressed. In short, moratoriums temporarily pause development activities.

How long will the moratorium last?

A moratorium has a designated start and termination date. The length of a moratorium is a reasonable period of time required to develop specific land use plans and update development regulatory documents. The initial period of the moratorium is for nine months with two 90-day extension periods possible. The Village Council can terminate the moratorium at an earlier date.

Why did the Council establish a temporary moratorium on development in these areas?

As a result of an increasing amount of development pressure in the two areas, the Council established a temporary moratorium in these areas because the Village recognized a need to develop specific plans and updated ordinances to ensure that growth and development within these specific geographic areas is consistent with the 2019 Comprehensive Plan.

What will happen during the moratorium, and how can I participate?

Over the next nine months, Village Staff and Village Council will be working with Design Collective on the creation of two Small Area Plans and corresponding zoning ordinance updates. During the moratorium there will multiple opportunities to get involved and attend virtual meetings hosted by Design Collective. The kickoff meeting for the Small Area Plan is scheduled for February 11 at 6:00pm. For more information, visit the project website on [Engage Pinehurst](#).

What activities are limited by the moratorium?

With some statutory and local exclusions, the moratorium applies to all new development projects. Development is defined as the following:

- The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure; or
- The excavation, grading, filling, clearing, or alteration of land; or
- The subdivision of land as defined in NCGS 160D-802; or
- The initiation or substantial change in the use of land or the intensity of use of land.

Are there any exemptions or exclusions?

Yes, those exemptions/exclusions include:

- Existing single family developments and uses
- Minor repairs and maintenance
- Interior renovations/alterations not involving site expansions or zone changes
- Previously approved projects by the Village prior to the effective date of the moratorium

With the moratorium in place, what does that mean for my current application?

Any completed application received before the effective date of the moratorium will continue to be reviewed and may be issued development permits

May I still apply for project guidance or pre-development services?

Yes, meetings to discuss potential projects are a means of providing public information and guidance and are not applications for development.

I have a site plan approval currently being reviewed by the Technical Review Committee. Will I be able to obtain a building permit?

Yes, projects currently under review by the TRC can obtain building and development permits.

What type of applications will be accepted?

Anything that is specifically excluded above. Please contact planning staff at 910-295-1900 if you have questions regarding a potential project.

What type of applications will not be accepted?

Anything that is not specifically excluded in the Moratorium Ordinance adopted by the Village Council. This generally will include anything involving land disturbance, building expansions, or site improvement.

Can I do an addition/remodel to my existing single family residence?

Yes, permit applications for existing residences that are deemed complete will be accepted and reviewed.

Can I remodel my existing commercial building?

Yes, permit applications for commercial renovations/alterations that do not involve additions, site improvements, or zone changes will be accepted and reviewed.

I have permit for a remodel/addition and need mechanical permits to complete the work, can I get these permits?

Yes, all mechanical, plumbing, and electrical permits needed to complete the work will be allowed.

How will the moratorium be enforced?

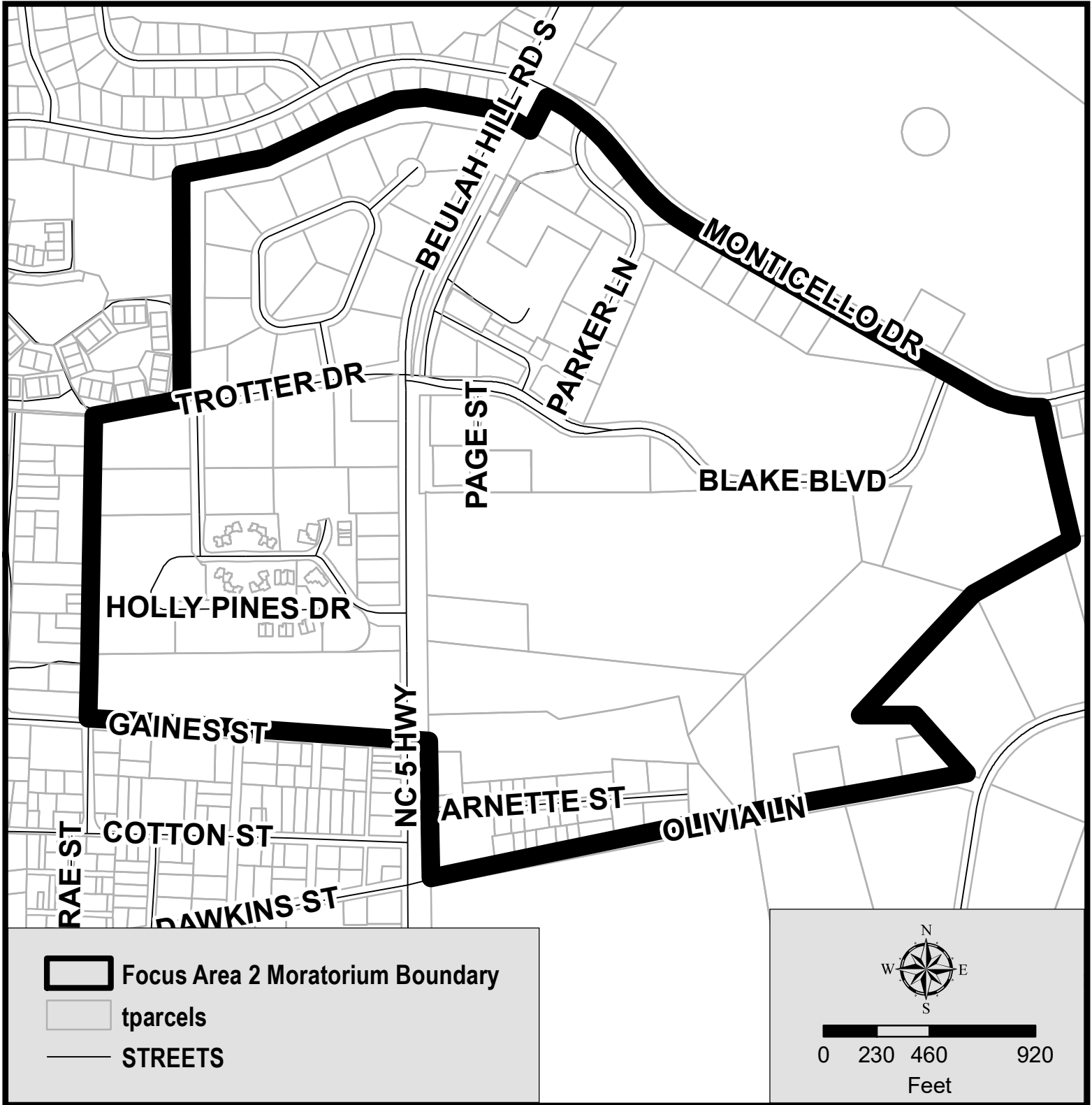
The moratorium will be administered by Village Planning Staff.

What if I think there is a violation of the moratorium on development?

If you think there is a potential violation occurring within the boundary of the moratorium, please contact the Village of Pinehurst Planning and Inspections Department at 910-295-1900.

EXHIBIT A

Village of Pinehurst Small Area Plan Interim Zoning Moratorium NC Highway 5 Commercial Area Pinehurst South (Focus Area 2)

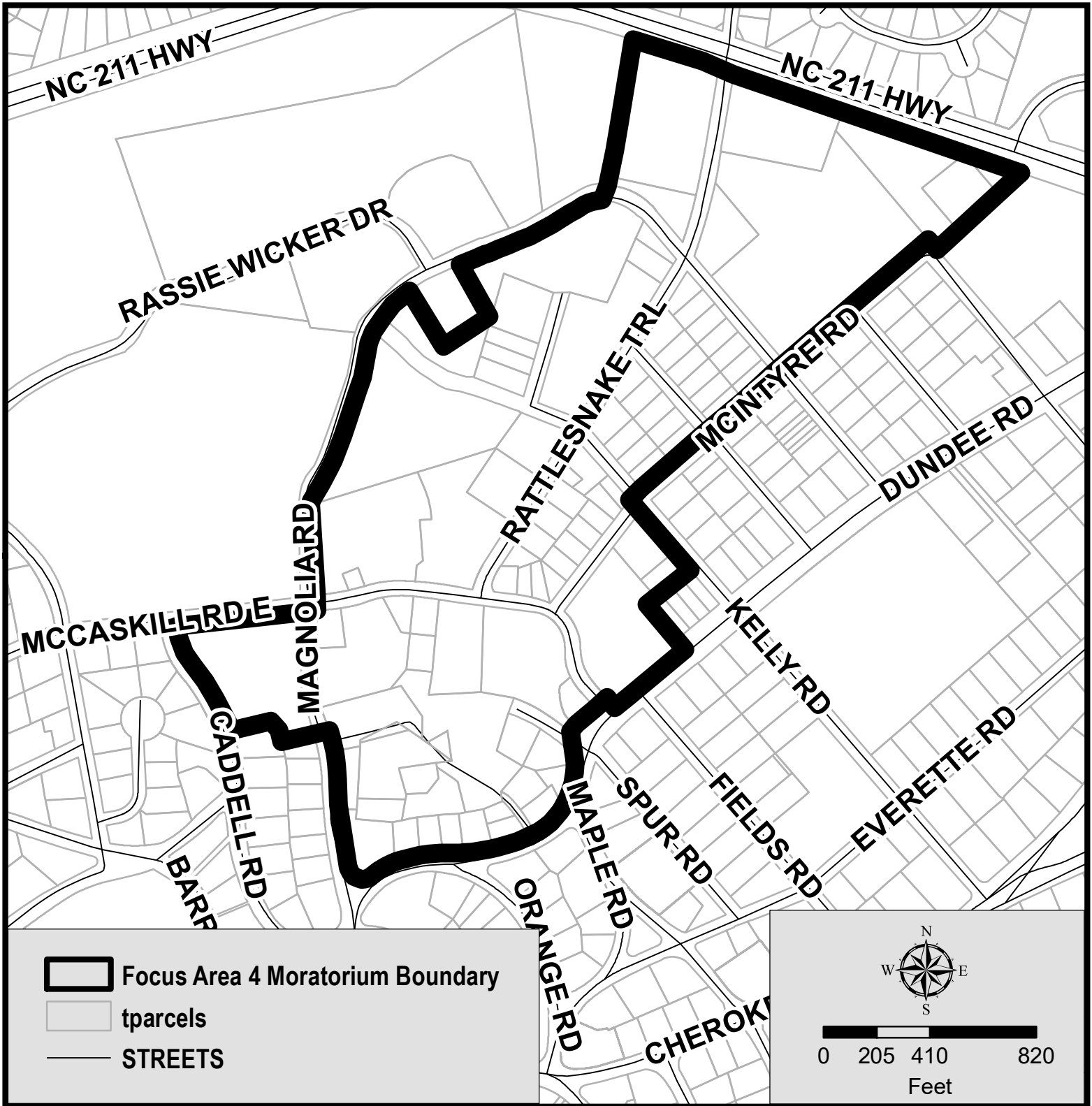


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EXHIBIT B

Village of Pinehurst Small Area Plan Interim Zoning Moratorium Village Place/Rattlesnake Trail Corridor (Focus Area 4)



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