

**RESOLUTION #21-26:**

**A RESOLUTION ADOPTING THE VILLAGE OF PINEHURST  
COMPREHENSIVE PLAN ADOPTION, AMENDMENT, AND  
IMPLEMENTATION POLICY.**

**THAT WHEREAS,** the Village Council of the Village of Pinehurst adopted the 2019 Comprehensive Plan on the 22<sup>nd</sup> day of October, 2019, for the purpose of guiding coordinated, efficient, and orderly development within the planning & development regulation jurisdiction based on an analysis of present and future community needs; and

**WHEREAS,** in order to adequately guide future growth and priorities, the Comprehensive Plan must be reasonably up to date and may be amended from time to time; and

**WHEREAS,** the Village Council, after considering all of the facts and circumstances have determined that it is in the best interest of the Village of Pinehurst to define the systematic and transparent process whereby the Village Council will adopt and amend its Comprehensive Plan to manage future growth in the community; and

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of the Village of Pinehurst, North Carolina in Work Session assembled on the 26<sup>th</sup> day of October, 2021, as follows:

**SECTION 1.** That the attached “Comprehensive Plan Adoption, Amendment, and Implementation Policy,” is hereby adopted, said policy attached hereto as (Exhibit A) and made a part hereof, the same as if included verbatim.

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

Adopted this 26<sup>th</sup> day of October, 2021.




VILLAGE OF PINEHURST  
VILLAGE COUNCIL

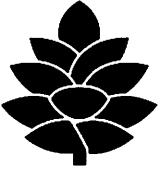
By:   
John Strickland, Mayor

Attest:

  
Kelly Chance, Village Clerk

Approved as to Form:

  
Michael J. Newman, Village Attorney



**VILLAGE OF PINEHURST**  
**VILLAGE COUNCIL POLICY**

<b>SUBJECT:</b> Comprehensive Plan Adoption, Amendment, and Implementation	Effective: 10/26/2021
Department: Planning	Policy No.: 51
Prepared by: Darryn Burich, Planning & Inspections Director	Revised:
Approved by: Village Council	# of Pages: 4

**PURPOSE:**

The purpose of this policy is to define the systematic and transparent process whereby the Village Council will adopt and amend its Comprehensive Plan to manage future growth in the community.

**POLICY:**

A Comprehensive Plan is intended to guide coordinated, efficient, and orderly development within the planning & development regulation jurisdiction based on an analysis of present and future community needs.

In accordance with NCGS 160D-501(a), the Village's process for adopting and amending the Comprehensive Plan shall include opportunities for citizen engagement. In order to adequately guide future growth, the Comprehensive Plan must be reasonably up to date and may be amended from time to time.

The adopted Comprehensive Plan is advisory in nature, which means other development regulations can be adopted and amended that are inconsistent with the adopted plan.

**PROCEDURES:**

The Village Council will periodically update the Comprehensive Plan to avoid disparities between the Comprehensive Plan, market & economic realities, and existing conditions.

Comprehensive Updates

To ensure the Village's Comprehensive Plan is reasonably up to date, the Village Council will prepare and adopt a comprehensive update to the Village's Comprehensive Plan every 8-10 years. This includes a complete and thorough review and update of the

entire plan document based on reviews of existing conditions and extensive community engagement and input.

### Biennial Review

Every 2 years, in an odd numbered year, the Village Council will review the Comprehensive Plan for any discrepancies between significant plan components and existing conditions to determine if an amendment is needed. Significant plan components include the following elements of the Comprehensive Plan:

- Vision Statement
- List of Guiding Principles or their definitions
- Top 10 Strategic Opportunities
- Conservation and Growth Map and Land Use Descriptions
- Focus Area Boundaries or Scenario Plan Land Use Map

Should the Village Council determine any of the significant components need to be amended, the Village will seek public input on proposed amendments beyond the public hearing required by NCGS.

### Annual Implementation Updates

Every year in December, the Village Council will review the status of the Comprehensive Plan Implementation Strategies in their annual strategic planning retreat. Comprehensive Plan Implementation Strategies may be modified or amended annually.

After approval of the annual SOP by the Village Council in June, Village staff will update the Implementation Matrix component of the Comprehensive Plan to reflect those strategies included in the SOP. This implementation update shall occur between the adoption of the Strategic Operating Plan each June and the Village Council's strategic planning retreat.

### Other Updates

The Village Council may also consider Comprehensive Plan amendments outside of the regularly scheduled Comprehensive Plan updates when the following triggering events occur:

- Changes in legal and/or regulatory requirements.
- Related plans adopted by the Village Council, including but not limited to, small area plans, neighborhood plans, hazard-mitigation plans, transportation plans, housing plans, and recreation or open space plans.
- Significant market changes or new information that create a demonstrated need to adjust the Plan.
- Creation of a previously non-existent land use category.

In the event that a proposed amendment to the Village's zoning map or Pinehurst Development Ordinance is inconsistent with the Comprehensive Plan, the Village Council should amend the Comprehensive Plan prior to or concurrent with approval of any such amendments.

Comprehensive Plan amendments may be initiated by a member of the public, Village staff, or a quorum of the Village Council. A member of the public requesting an amendment must submit a completed application and fees indicated on the Village's Adopted Fees & Charges Schedule.

The Village Council will hold one or more public hearings for any and all Comprehensive Plan amendments under consideration. If a proposed amendment affects any of the following items, a more extensive public engagement process will be conducted to obtain broad community input on the proposed amendment:

- Vision Statement
- List of Guiding Principles or their definitions
- Top 10 Strategic Opportunities
- Conservation and Growth Map and Land Use Descriptions
- Focus Area Boundaries or Scenario Plan Land Use

The Village Council will evaluate proposed amendments to the Comprehensive Plan using the following criteria:

- Extent to which the amendment aids to promote, enhance, and sustain the quality of life for residents, businesses, and visitors
- Extent to which the existing Comprehensive Plan policies are still relevant, given existing market, economic, or demographic conditions
- Compatibility with neighboring land uses and surrounding neighborhoods
- Impact on regulations contained in regulatory documents, including but not limited to the Pinehurst Development Ordinance or Engineering Specifications & Standards Manual
- Impact on the existing annual Strategic Operating Plan
- Extent to which demographic and socioeconomic changes have occurred or are projected to occur (e.g. population growth, employment growth, development, and conversion of land)
- Ability of the Village and/or other service providers (i.e. schools, water and/or sewer purveyors) to provide adequate public services and facilities
- Anticipated environmental impact

After evaluating amendments by these criteria, the Village Council may adopt an Ordinance to amend the Comprehensive Plan.

Approved by:

John C. Strickland

John C. Strickland, Mayor

OCTOBER 26, 2021

Date

Resolution # 21- 26

Village Council, Resolution

10/26/2021

Date