

ORDINANCE #23-02:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF A PARCEL OF LAND CONSISTING OF APPROXIMATELY 14.56 ± ACRES FURTHER IDENTIFIED AS PART OF MOORE COUNTY PID # 20000655

THAT 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 February 28, 2023 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 14.56 ± acres and further identified as Moore County PID # 20000655 from R-30 – Medium Density Residential District to H-CD – Hotel Conditional District, as shown on the attached map as **Exhibit A** and survey plat as **Exhibit B** as recorded in Plat Cabinet 19 Slide 724 with the Moore County Register of Deeds, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to provide comments on the proposed rezoning; and

WHEREAS, the proposed use of the property is the development of nine lodging cottages as depicted on the attached **Exhibit C** General Concept Plan; and

WHEREAS, the Planning and Zoning Board held a duly advertised public hearing on February 2, 2023; and

WHEREAS, the Planning and Zoning Board recommended the zoning map be amended with conditions agreed upon by the applicant and the General Concept Plan be approved; and

WHEREAS, the applicant, owner and Village Council has agreed upon the conditions identified in **SECTION 6**; and

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 28th day of February 2023 as follows:

SECTION 1. The proposed conditional rezoning is consistent with Guiding Principle # 5 of the 2019 Comprehensive Plan stating, “golf and tourism are two of the most important industries in Pinehurst in terms of employment, land use and reputation. It is important to support the Resort and other businesses that cater to these industries in order to maintain Pinehurst’s identity as a premiere golf and hospitality destination (page 176, 2019 VOP LRCP).

SECTION 2. That the subject area be amended on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan from “Suburban Neighborhood” to “Private Open Space”

SECTION 3. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by rezoning of approximately 14.56 acres and further identified as a portion of Moore County PID # 20000655 from R-30 – Medium Density Residential District to H-CD – Hotel Conditional District by the Village of Pinehurst effective February 28, 2023.

SECTION 4. The zoning map as attached hereto as **Exhibit A**, and made part of hereof, the same as if included verbatim.

SECTION 4. The survey plat as attached hereto as **Exhibit B** as recorded in Plat Cabinet 19 Slide 724 with the Moore County Register of Deeds, and made part of hereof, the same as if included verbatim.

SECTION 5 The Concept Plan as attached hereto as **Exhibit C**, and made part of hereof, the same as if included verbatim

SECTION 6 The applicant and owner have agreed to the following conditions associated with the conditional district map amendment:

- 1. In lieu of providing a Class 2 vegetative buffer, the Applicant shall retain existing vegetation along residential properties at a minimum width of 20’.*
- 2. The building height of the proposed cottages shall not exceed 35’ in height.*

SECTION 7. This Ordinance shall be and remain in full force and effect from and after February 28, 2023.

Adopted this 28th day of February 2023



VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: *John C. Strickland*
John C. Strickland, Mayor

Attest:

Kelly Chance
Kelly Chance, Village Clerk

Approved as to Form:
Michael J. Newman
Michael J. Newman, Village Attorney

Applicant/Owner Agreed to Conditions:

[Signature]
Resorts of Pinehurst, Inc.