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VILLAGE OF PINEHURST SMALL AREA PLAN VILLAGE PLACE

Village Council Adoption: May 9, 2023

Planning and Zoning Board Action: March 30, 2023

Design
Collective

 DUGGAL
REAL ESTATE ADVISORS

Moving forward.
 RKA
RAMEY KEMP ASSOCIATES



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VILLAGE OF PINEHURST SMALL AREA PLAN PINEHURST SOUTH

COUNCIL ADOPTION: May 9, 2023

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RESOLUTION #23-16:

AN ORDINANCE ADOPTING THE VILLAGE PLACE AND PINEHURST SOUTH SMALL AREA PLANS AND FORM BASED GUIDANCE PLANS

THAT WHEREAS, on October 22, 2019 the Village Council of the Village of Pinehurst adopted a new Comprehensive Plan and found the Implementation Strategies and recommendations of the Plan are reasonable and in the best interest of the public; and

WHEREAS, the 2019 Comprehensive recommended Small Area Plans be adopted for Five Focus Areas; and

WHEREAS, the 2019 Comprehensive Implementation Strategy 2.3 on page 77 states “Create a small area plan for the NC Highway 5 Commercial Area depicted in Focus Area 2 to facilitate redevelopment as an “Innovation Hub” with office, medical, life science, and research facilities supported with small-scale retail services and residential uses”; and

WHEREAS, the 2019 Comprehensive Implementation Strategy 2.8 on page 91 states “Create a small area plan for the Village Place/Rattlesnake Trail Corridor depicted in Focus Area 4 to create a mixed use, walkable destination area that is connected to the Village Center”; and

WHEREAS, the 2019 Comprehensive Implementation Strategy 2.13 on page 111 states “Consider adoption of character-based zoning and Pattern Books to promote high quality design and development”; and

WHEREAS, the 2019 Comprehensive Implementation Strategy 2.15 on page 111 states “Consider amending the Pinehurst Development Ordinance to allow mixed use development centers identified in the Focus Areas”; and

WHEREAS, the 2019 Comprehensive Implementation Strategy 2.16 on page 111 states “Consider changes to the Pinehurst Development Ordinance to allow a broader range of housing types, including attached and multi-family housing in the mixed-use Focus Areas and in areas around employment centers”; and

WHEREAS, the 2019 Comprehensive Implementation Strategy 2.18 on page 115 states “Explore ways to enhance the overall quality of new housing in the Village”; and

WHEREAS, a public hearing was held at 4:30 p.m. on May 9, 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; and

WHEREAS, the Planning and Zoning Board held a duly advertised public hearing on March 30, 2023 and unanimously recommended Village Council adopt the proposed Small Area Plans and Form Based Guidance Plans; and

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 9th day of May, as follows:

SECTION 1. The Village Council of the Village of Pinehurst formally adopt the Village Place and Pinehurst South Small Area Plans and Form Based Guidance Plans in accordance with NCGS Chapter 160D.

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

THIS RESOLUTION passed and adopted this 9th day of May 2023.

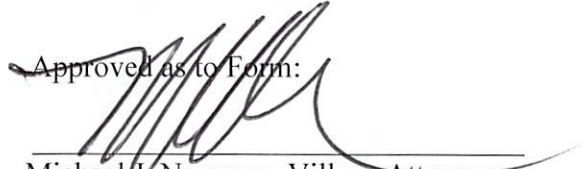


VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: 
John C. Strickland, Mayor

Attest:


Kelly Chance, Village Clerk

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