



VILLAGE OF PINEHURST
VILLAGE COUNCIL POLICY

SUBJECT: Comprehensive Plan, Adoption, Review, and Amendment	Effective: 10.26.2021
Department: Planning	Policy No.: 51
Prepared by: Doug Willardson and Alex Cameron	Revised: 04.09.2024
Approved by: Village Council	# of Pages: 2

PURPOSE:

The purpose of this policy is to define the process whereby the Village Council will adopt, review, and if necessary, amend a Comprehensive Plan.

POLICY:

A Comprehensive Plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development within the Village of Pinehurst’s planning jurisdiction to ensure coordinated, efficient, and orderly development based on an analysis of present and future community needs.

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

The Village Council will periodically review and update the Comprehensive Plan to avoid disparities between the Comprehensive Plan, market & economic realities, actions taken as specified in the Plan, and existing and emerging conditions.

PROCEDURES:

Comprehensive Updates

The Village Council will prepare and adopt a comprehensive update to the Village’s Comprehensive Plan approximately every 10 years. This includes a complete and thorough review and update of the entire plan based on reviews of existing and emerging conditions and community engagement and input.

Quadrennial Review

At a minimum, every four years the Village Council will review the Comprehensive Plan for continued applicability and any discrepancies between significant plan components and existing and emerging conditions to determine if an update or amendment is needed. This shall be done in odd numbered years and in the fall leading into the Village’s strategic retreats.

Should the Village Council determine an update or amendment(s) to the Plan is required, applicable amendment(s) or updates will be developed by Council with staff guidance. At a minimum, public involvement will include a public hearing before the Planning Board and Village Council. After consultation and review by the Planning Board those updates or amendment(s) will be adopted by the Council.

Annual Implementation Review and Updates

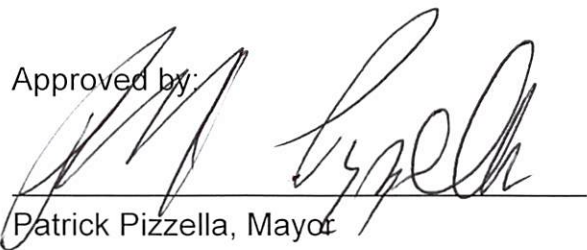
Every year in December, the Village Council will review the status of any Comprehensive Plan Implementation Strategies in an annual strategic planning retreat.

Other Updates

The Village Council may also consider Comprehensive Plan amendments outside of the regularly scheduled Comprehensive Plan updates when necessary. This may include, but is not limited to, the following triggering events:

- 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 may 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.

Approved by: 
Patrick Pizzella, Mayor

04.09.2024
Date

Resolution # 24-14
Village Council, Resolution

04.09.2024
Date