

PINEHURST VILLAGE COUNCIL
AGENDA FOR REGULAR MEETING OF August 22, 2006
395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
1:00 P.M.

1. Call to Order.
2. Approval of Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Approval of Draft Minutes:
 - Work Sessions of July 11 and 25, 2006
 - Special Work Session of July 11, 2006
 - Regular Meeting of July 25, 2006
 - Closed Sessions of July 11 and two sessions on July 25, 2006
- B. Public Safety Reports:
 - Police Department
 - Fire Department
- C. Scheduling of Regular Meeting for Tuesday, September 26, 2006 at 1:00 p.m.

End of Consent Agenda.

3. Budget Amendments Report to Council.
4. Recess Regular Meeting and Enter Into Public Hearing.
5. Public Hearing #1: To receive citizen input as to the needs of low and moderate income residents and neighborhoods within the Village of Pinehurst and its ETJ.
6. Public Hearing #2: Official Zoning Map Amendment for the creation of a Local Historic District Overlay District.
7. Public Hearing #3: Architecture - Official Text Amendment to sections 2.2, 10.2.2.2, 10.2.6.3, and Appendix B.
8. Public Hearing #4: Landscaping - Official Text Amendment to sections 2.2, 10.2.6.5, Appendix A, and Appendix B.
9. Adjourn Public Hearing and Re-Enter Regular Meeting.
10. Other Business.
11. Comments from Attendees.
12. Adjournment.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
August 22, 2006**

**ASSEMBLY HALL – VILLAGE HALL
395 MAGNOLIA ROAD
PINEHURST, N. C.**

1:00 P.M.

The Village Council of the Village of Pinehurst held a Regular Meeting on Tuesday, August 22, 2006, at 1:00 p.m. in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina with the following in attendance:

The Honorable Steven J. Smith, Mayor
The Honorable George E. Hillier, Mayor Pro-Tem
The Honorable Douglas A. Lapins
The Honorable Lorraine A. Tweed
Mr. Andrew M. Wilkison, Village Manager
Ms. Linda S. Brown, Village Clerk
And approximately 60 persons in the audience.

Excused absence: The Honorable Virginia F. Fallon

1. CALL TO ORDER.

Mayor Steven J. Smith called the meeting to order.

2. APPROVAL OF CONSENT AGENDA.

All items listed below were considered routine or had been discussed at length in previous meetings and were enacted by one motion. No separate discussion was held except on request by a member of the Village Council.

- A. Approval of Minutes of:
 - Work Sessions of July 11 and 25, 2006
 - Special Work Session of July 11, 2006
 - Regular Meeting of July 25, 2006
 - Closed Sessions of July 11 and two sessions on July 25, 2006
- B. Public Safety Reports- Police and Fire Departments.
- C. Scheduling of Regular Meeting for Tuesday, September 26, 2006 at 1:00 p.m.

End of Consent Agenda.

Councilmember Lapins moved to approve all the items listed and considered routine on the Consent Agenda. The motion was seconded by Councilmember Hillier and the Consent Agenda was unanimously approved.

3. BUDGET AMENDMENTS REPORT TO COUNCIL.

Councilmember Tweed moved to receive the Budget Amendments Report to Council for the period July 15, 2006 to August 15, 2006. The motion was seconded by Councilmember Hillier and carried unanimously.

4. RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING.

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Councilmember Hillier moved to recess the Regular Meeting and enter into a Public Hearing on Planning and Zoning and Other Matters. The motion was seconded by Councilmember Lapins and carried unanimously.

5. PUBLIC HEARING # 1: To receive citizen input as to the needs of low and moderate income residents and neighborhoods within the Village of Pinhurst and its ETJ.

Comments:

Mayor Smith explained that this Public Hearing is to receive information from the public concerning the need for extension of sewer service to the Jackson Hamlet area. The Village and Moore County will apply for a Community Development Block Grant in which the Village will be required to pay \$30,000 and the county will be required to pay \$70,000.

Doug Middaugh, Pinhurst, noted that there are three areas in Pinhurst that would qualify for help and asked the Council to address those areas also. Mr. Middaugh asked the Council to consider the total project cost without county participation since the county has not obligated itself to contribute anything.

O'Neal D. Russ, Jackson Hamlet, appealed to the Council to approve the submission of this application based on the contributions of the Jackson Hamlet community, both present and past, to development of Pinhurst Resort. Basis should be humanity and "doing the right thing."

Carol Henry, Jackson Hamlet, assured the Council that the community is still interested in the grant. The need is still there.

6. PUBLIC HEARING # 2: Official Zoning Map Amendment for the creation of a Local Historic District Overlay District.

Comments:

Andrea Correll, Village Director of Planning and Inspections explained that this is the second of the required three Public Hearings concerning the boundaries of the Local Historic District and noted the unusual experience of folks complaining about not being in the district.

Ms. Correll also explained that this new district does not revoke the Old Town Overlay District map; the Historic District is in addition to the Old Town Overlay District.

Letter submitted to the Village Clerk from Charles Kennedy. See document # 1 which is hereby incorporated by reference and made a part of these minutes.

Jack Jaenisch, 12 Village Lane, Pinhurst, thanked Ms. Correll for clearing up the Old Town issue. He noted that his property is in the National Historic Landmark District but has been excluded from the Local Historic District because, he understands, it is in a cul-de-sac. Dalrymple, another cul-de-sac, has been included. He stated that his understanding was that property was or was not included due to individual structures, not maps of areas. He accused the consultant of making additions due to complaints voiced.

April Montgomery, Circa, Inc., explained that it is difficult to map what properties are in the National Historic Landmark District since GIS technology was not available when that was done. All we have are descriptions, which often do not match actual properties. She noted that houses on Village Lane were built in the 1980's. She distributed to Council a map of a portion of the

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proposed Local Historic District with the dates of construction of each house. See document # 2 which is hereby incorporated by reference and made a part of these minutes.

Mayor Smith asked who receives the map once Council adopts it.

April Montgomery replied that it goes to the State Preservation Office. The local government sends a report on it.

Robin Currin, attorney retained by the Village, explained that the N.C. General Statutes give local government the authority to designate historic districts based on history, architecture or culture. They must justify putting a property in, not leaving one out.

Councilmember Hillier asked if Council could later modify the map.

Robin Currin replied that Council could. It's like a zoning district; it can be changed.

Doug Middaugh, Pinehurst, asked if once the boundary is established, that would preclude combining of lots? Mr. Middaugh also asked if the boundary now splits a property, what are the implications for that situation.

Robin Currin replied that the two questions are separate issues. The properties would have to qualify according to what structures are on the property.

Andrea Correll explained that the O'Malley tract is actually two properties, one is proposed to be in the Historic District, one is proposed to be out. If the boundary map is adopted as presently depicted, and these two properties are later combined, the portion that is in the district will be held to the applicable standards, and the one outside of the district will be held to the applicable standards.

Gordon White, Ridgewood Road, Pinehurst, stated that he opposes the creation of a Historic District completely. He began explaining the situation of golf courses.

Mayor Smith interrupted him to explain that a change had been made to exclude the "playing field" of a golf course from the Historic District regulations. The change was made due to Mr. White's comments at the last Public Hearing.

Thomas Cochran, 220 McCaskill Road, East, explained that he lives on one of the two properties on McCaskill Road that were excluded. His property is anchored on either side by properties that are included, and he requested that his property be included.

Andrea Correll explained that the property has been platted all together as one subdivision.

Shantell Stanfield, 4 Village Lane, Pinehurst, stated that she is opposed to the exclusion of Village Lane.

Jenna Bullis, 11 Village Lane, Pinehurst, stated that the exclusion of Village Lane would be a mistake since it is so close to the hotel. Not being regulated leaves the door open to who knows what.

John May, attorney retained by Resorts, Inc., asked for a clarification on the "playing field" exclusion. He understands that the exclusion is due to a definition, rather than by the map and wondered if the Council has the authority to change the definition. (Answer- yes.) Then Mr. May asked for an exclusion by the map rather than the definition.

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April Montgomery explained that the district is trying to define what is Pinehurst, and what is Pinehurst without golf courses?

Mayor Smith noted that inclusion/exclusion is based on structures, and golf courses have no structures. Were the courses included due to their inclusion in the National Historic Landmark District?

April Montgomery replied that they were.

Robin Currin added that the golf courses are a huge part of Pinehurst's history. We wanted to be consistent with the National Historic Landmark Boundary as much as we could. The courses will be included in the district but will not have to follow the guidelines. This will accommodate day-to-day changes.

Sam Shelby, 70 McKenzie East, Pinehurst, stated that he is owns the Key Hole Cottage built in 1920. He requested to know why his property was not included.

Thomas Cochran asked for an explanation of the financial implications of exclusion.

Mayor Smith replied that questions concerning property values and taxes should be addressed to the county.

Councilmember Lapins asked if the Historic Commission can change definitions, but boundary changes go to Council.

Andrea Correll explained that both must be approved by Council.

Jack Jaenisch asked how the property tax value is determined.

Mayor Smith replied that it is based on the market value of the property.

John May stated that he is still not clear on the N.C. enabling legislation. Does Council have the authority to change the guidelines?

Robin Currin replied that yes, in her opinion it was, though she acknowledged the statutes were not crystal clear on this matter.

7. PUBLIC HEARING # 3: Architecture - Official Text Amendment to sections 2.2, 10.2.2.2, 10.2.6.3, and Appendix B.

Comments:

Andrea Correll introduced the subject of this Public Hearing. See document # 3 which is hereby incorporated by reference and made a part of these minutes.

Randall Pate, Pinehurst, discussed elements of elevations presenting information contained in document # 4 which is hereby incorporated by reference and made a part of these minutes.

Andrea Correll assured Council that they have the last official draft of the proposed architectural standards. Mr. Pate brought these suggestions to our office late yesterday afternoon.

Mayor Smith asked if staff supports the changes proposed by Mr. Pate.

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Andrea Correll replied that staff does support the proposed changes brought by Mr. Pate.

Councilmember Tweed asked if these proposed changes have been brought to the builders. Do they support them?

Randall Pate replied that the builders do support these proposed changes.

Steve Harris, President of Moore County Homebuilders' Association, read from a letter sent to Mayor Steve Smith and the Councilmembers dated August 21, 2006. He stated that the majority of the membership feels that the most recent version of the standards does not present an insurmountable hurdle to continuing to build in Pinehurst. He is continuing to inform the membership of these latest changes, and the next general membership meeting is scheduled for September 14, 2006. The membership requested a continuation of the Public Hearing to September 19, 2006. The Association still opposes the notion that the Village has the authority to enact this legislation. (Copy of this letter is in the Minute File.)

Mayor Smith informed Mr. Harris that the Council will not continue the Public Hearing, but would request that after the September 14, 2006 membership meeting the association would send comments- likes and dislikes- to Andrea Correll. Council will receive a copy for consideration. Council will act on these architectural amendments on September 26, 2006.

Steve Harris replied that such an arrangement (forwarding comments to the Planning Director in time for the Council's September 26, 2006 meeting) was acceptable to the Homebuilder's Association.

Greg Hess stated that he had no comment at this time.

Paul Portfilio stated that the changes seem to affect the less affluent neighborhoods which could open a whole can of worms if future Councils enacted more stringent rules later on. He quoted from Article I, Section 1 of the N.C. State Constitution in which citizens are assured "enjoyment of the fruits of their labor" and "the pursuit of happiness," and stated that retirees build houses that reflect their life-long dream.

He suggested that there are other ways to protect the community without imposing restrictions- perhaps incentives. The present proposals foster an elitist attitude.

Mayor Smith refuted his assertion of elitism by pointing out that the rules apply to all of Pinehurst.

Doug Middaugh pointed out that the proposed amendments apply to only three zoning classifications.

Mickey D. Bernard stated that he opposes the architectural amendments. His major concern is exterior wall finishes- 10.2.6.3.2- item # 4. He presented alternate language. See document #5 which is hereby incorporated by reference and made a part of these minutes. He also submitted examples of exterior wall finishes. See document #6 which is hereby incorporated by reference and made a part of these minutes.

Bonnie Underwood stated that existing houses should be "grandfathered." Then if a home is destroyed, it could be rebuilt as the formerly existing structure was.

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8. PUBLIC HEARING # 4: Landscaping - Official Text Amendment to sections 2.2, 10.2.6.5, Appendix A, and Appendix B.

Comments:

Andrea Correll introduced the subject of this Public Hearing. See document # 7 which is hereby incorporated by reference and made a part of these minutes.

Doug Middaugh pointed out that Note #5 addresses the health of plants but does not address how long they must remain healthy. He also pointed out that he believed the intent of 10.2.6.5 (f) was that these plants are additional to what is referenced in 10.2.6.5 (e).

Steve Harris stated that the Moore County Homebuilders Association has reviewed the proposed landscaping standards and support them.

9. ADJOURN PUBLIC HEARING AND RE-ENTER REGULAR MEETING.

There being no further discussion, Councilmember Lapins moved to adjourn the Public Hearing and re-enter the Regular Meeting. Councilmember Hillier seconded the motion and it carried unanimously.

10. OTHER BUSINESS.

There was none.

11. COMMENTS FROM ATTENDEES.

There were none.

12. ADJOURNMENT.

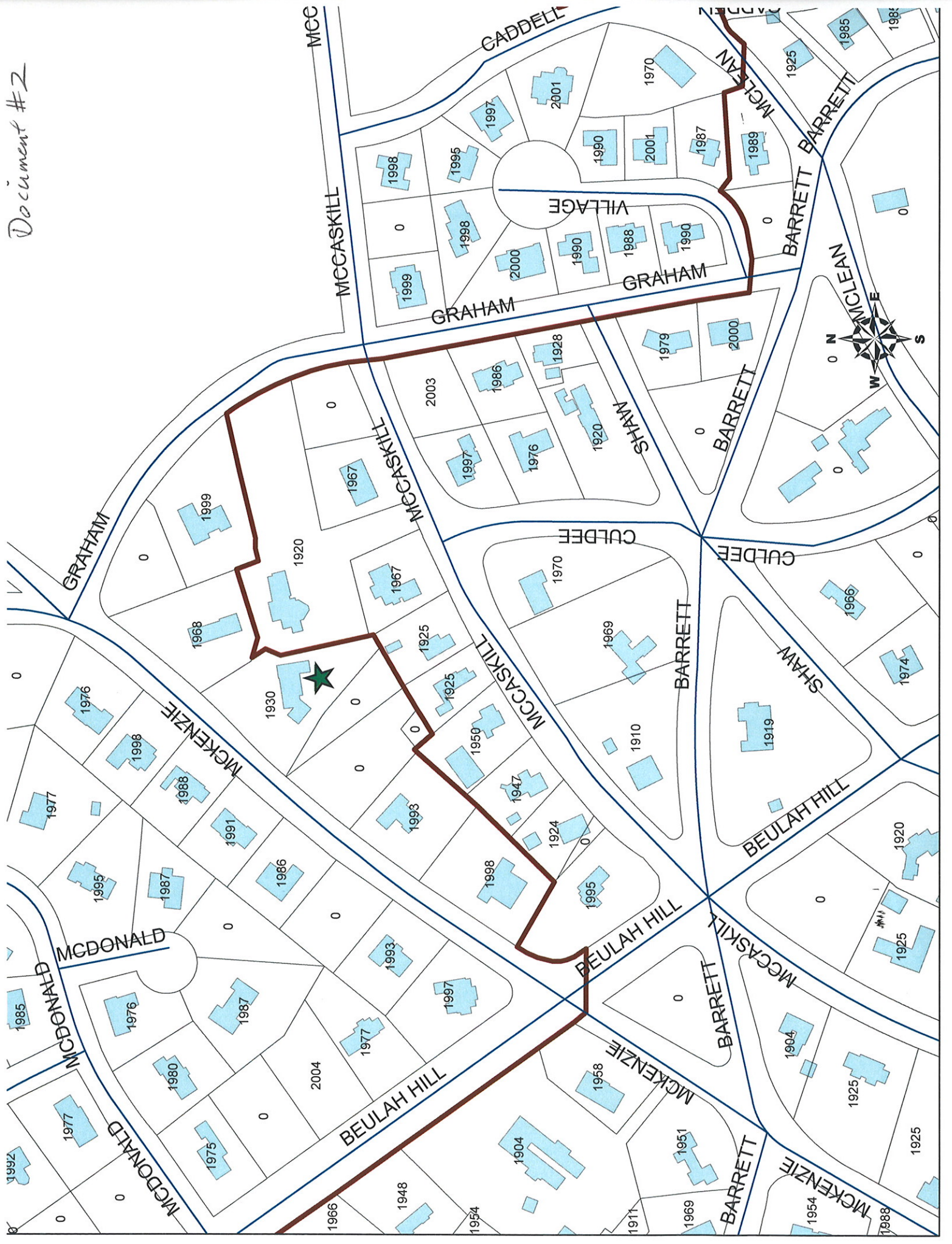
Councilmember Tweed moved to adjourn the Regular Meeting. The motion was seconded by Councilmember Lapins and carried unanimously. The Regular Meeting adjourned at 3:00 p.m.

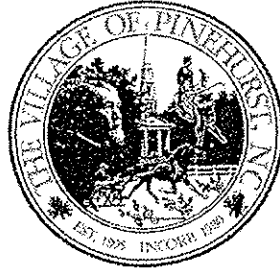
Respectfully Submitted,

Linda S. Brown

Linda S. Brown, CMC
Village Clerk

Andrea, I am a property owner in the current "Old Town" district at 3 Village Lane. I am emailing you to express my concerns on being excluded from the new Historic Overlay District. It had been the understanding of all of us on Village Lane that the plan was very preliminary and we would eventually be included. We have lived in the area for 23 years, moving to Pinehurst from S Pines in 1999. We spent 2 years looking for the right property in Old Town. We were attracted by more controlled zoning codes that Old Town represented. We realized we were paying a premium to have these protections but it was well worth it to us. I don't understand why you are arbitrarily excluding properties formally in Old Town. Changing the zoning standards on the Village Lane properties will definitely have an adverse affect on all of us. I would like to express to you that I think all properties formally in Old Town should definitely be included in the new Historic Overlay District. I hope that your committee will reconsider your decision and add Village Lane to the new district. Due to other committments I will not be able to attend the 1 pm meeting but would appreciate you raising my concerns. Thank you for your help in this matter. Regards.
Charles Kennedy





THE VILLAGE OF PINEHURST
PLANNING & INSPECTIONS DEPARTMENT
395 MAGNOLIA ROAD
PINEHURST, NC 28374

INTEROFFICE MEMORANDUM

To: Mayor and Village Council
From: Andrea C. Correll, Director of Planning and Inspections *ac*
Subject: Proposed Architectural and Design Standards for Public Hearing # 3
Date: August 22, 2006
cc: Andy Wilkison, Village Manager
Linda Brown, Village Clerk

ARCHITECTURE AND DESIGN

1. Objectives.

The objective of the Village's proposed architectural and design standards (Architectural Standards) is to enhance the quality of new residential construction in ways that preserve the special character, integrity and ambiance of the Village, as well as to preserve real property values. The Village is a special resort and retirement community, and the goal of the new standards is to ensure that it stays that way. One of the adverse consequences of the Village's rapid growth in recent years has been residential construction that barely meets the requirements of the Pinehurst Development Ordinance (PDO) and that is not consistent with the Village's existing appearance and character. While the PDO has served the Village well for many years, it no longer

reflects the standards of many neighborhoods. The Architectural Standards are designed to maintain a community appearance that is a vital aspect of the unusually attractive and unique Village atmosphere. The Architectural Standards will enhance the quality of life for the Village's present and future residents and their visitors, and maintain the legacy of Pinehurst for future residents and visitors to enjoy. The Architectural Standards will likely yield additional corollary benefits such as the enhanced comfort and happiness of Village residents, increased real property values, and increased tourism.

2. Consistency with Comprehensive Village Plan.

The Architectural Standards are designed to help accomplish the primary goals of the 2003 Comprehensive Long-Range Village Plan. Comprehensive Plan, Chapter 2, Overall Plan Philosophy.

The Architectural Standards meet the Plan's express call to "[i]ncorporate illustrated design standards for residential development into the PDO." Comprehensive Plan, Chapter 3, Guide Residential Development Implementation Guide, Items 1-3. They are designed to improve the Village's management of the type of residential growth occurring to ensure that new residential construction suits the character and appearance of the neighborhood in which it occurs – an area of concern identified in the Plan. Pinehurst Comprehensive Plan, Chapter 12.

Village residents have indicated that community character and natural resources are priority issues to be addressed as part of the Village's Comprehensive Plan. Comprehensive Plan, Chapter 6, Community Input – Planning Points. More specifically, areas of emphasis identified by residents for the Plan included:

- Maintain overall ambiance and beautiful surroundings.

- Respect limits of sustainability of our natural resources.
- Maintain / enhance the attractiveness of residential areas.

Comprehensive Plan, Chapter 6, Open Discussion of Issues. Similarly, more than half of Village residents surveyed in connection with the Plan indicated that “Pinehurst needs better control over the appearance of new housing units (52%),” and that “Pinehurst should limit the size of houses and make them proportional to lot sizes (65%).”

Preserving the Village’s appearance and character have been core objectives of the Pinehurst community for decades. The Pinehurst Growth Management Committee recently recognized the need for enhanced architectural standards in its Report dated March 22, 2005. Growth Management Comm. Report, pp. 9-11. The Pinehurst Planning Department believes the Architectural Standards will serve the public interest, health and general welfare by preserving the special character, environment and ambiance of the Village as well as real property values, and by maintaining a community aesthetic that is consistent with the unusually attractive and unique Village atmosphere.

3. Consistency with Goals of Existing PDO.

The Architectural Standards would serve the purpose of the Village’s current community appearance standards by ensuring that new residential construction is consistent with existing development and preserving the aesthetic character of the Village. PDO, § 10.2.6.1(a) (referencing Statement of Intent set forth at § 1.2). The Standards would further support several of the General Purposes set forth in the existing PDO, including: to prevent the overcrowding of land, to maintain and enhance the character of residential districts, to encourage the most appropriate use of land, to preserve property values, to conserve natural resources and environmental quality of the Village, and to safeguard the historic character of the Village. PDO, § 1.3.

4. Reasonable Standards Based on Existing Community Aesthetics.

The Architectural Standards are based on the Village's existing character and aesthetics, and are designed to preserve the same. The Planning Department studied the Village's existing character and appearance in developing the Architectural Standards, and then analyzed the cost impact of the Standards as compared to the existing requirements of the PDO. That analysis revealed that compliance with the Architectural Standards should not be cost-prohibitive to home owners and/or builders.

Prior to referral to the Planning Board, a Roundtable Committee comprised of Village leaders, builders, architects, and citizens met over many months to come up with an initial draft of the Architectural Standards. The Staff likewise employed the assistance of professionals in architecture and design to help in drafting the Standards. Numerous photographs were taken of typical Pinehurst architecture so that the Standards would be an accurate indicator of the Village's character and ambiance. Since that time, we have received additional community input and have edited again and again to craft provisions that reasonably address the concerns of all interested groups. The final recommended result is based upon a thorough study of the existing architecture and the history of the Village that have been an integral part of the Village ambiance over the years.

Based on the research of the Village's existing character and aesthetics, the staff's analysis of the cost impact of the Standards, and discussions with local design professionals, home builders and others in the community, the Planning Department believes the Standards reflect a balanced approach comprised of detailed, objective criteria that can easily be applied in varying circumstances and that are not cost-prohibitive.

We have extensive documentation of all of the research and studies that were undertaken and utilized in the draft that is before you today. I can answer any questions that you may have as to the basis or rationale for any of these provisions, or as to how they would be applied or interpreted by the Staff.

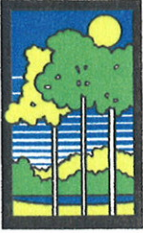
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POSSIBLE REVISIONS TO 10.2.6.3.2(a)(12)

- (12) The primary faeades **elevations** facing the street or streets shall contain three (3) of the following architectural elements per side or sides, or four (4) architectural elements if the structure has a front facing garage:
- (a) Bay, Box, or Bow window;
 - (b) Shutters;
 - (c) Two (2) or more front façade projections of two (2') feet or greater, not including a garage;
 - (d) Sidelights and/or transom **or fanlight** around front door;
 - (e) Decorative brackets or **accent** trim (**pediments, pilasters**);
 - (f) Quoins ~~used consistently on all sides of the structure~~ **(all corners facing street if possible)** or corner boards **on all elevations**;
 - (g) Porch with at least two (2) columns;
 - (h) Decorative railing or balustrades;
 - (i) Second story porch **or balcony**;
 - (j) Chimney;
 - (k) Dormer;
 - (l) Twelve (12") inches or greater eave overhang;
 - (m) A minimum of four (4) windows on the front and rear facades and two (2) on each side façade;
 - (n) Decorative main door of egress (other than standard, 6-panel door) or a forty-two (42") inch wide main door of egress;
 - (o) Stone or Shake accent material on the front elevation **(the side elevations must be either or both the primary material or the secondary material which was used on the front elevation)**;
 - (p) **Transom (alone) above standard window height (non-facing front only)**;
 - (q) **Surround brick and/or Soldier Course with or without Key**
 - (r) **Shingles returns at gable end**;
 - (s) **Louvers (operational or non-operational)**
 - (t) **Decorative garage door (other than flush panels or standard paneled)**;
 - (u) **Watertable roof across entire base of gable.**

Definitions:

Watertable = a projecting ledge or molding which throws off rainwater.



New Heritage

Realty, Inc.
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Proposal to Change Text of Pinehurst proposed PDA:

4) Exterior Wall Finishes:

(a) Front Elevations may include multiple materials, being a Primary material and Secondary material(s). If secondary materials are used on the front elevation, than combinations of Primary and Secondary or Multiple Secondary materials may be used on sides and rear. If only a Primary material is used on the front of a home, without the use of a Secondary material, then the sides and rear of the home must contain at least a combination of the Primary material with secondary Materials. The materials should coordinate with color and style of the home.

Examples of **Primary Materials**: Brick, Vinyl, Hardi-Plank, wood, etc.

Examples of **Secondary Materials**: Brick, Stone, Vinyl, Hardi-plank, wood

New Family Ties III

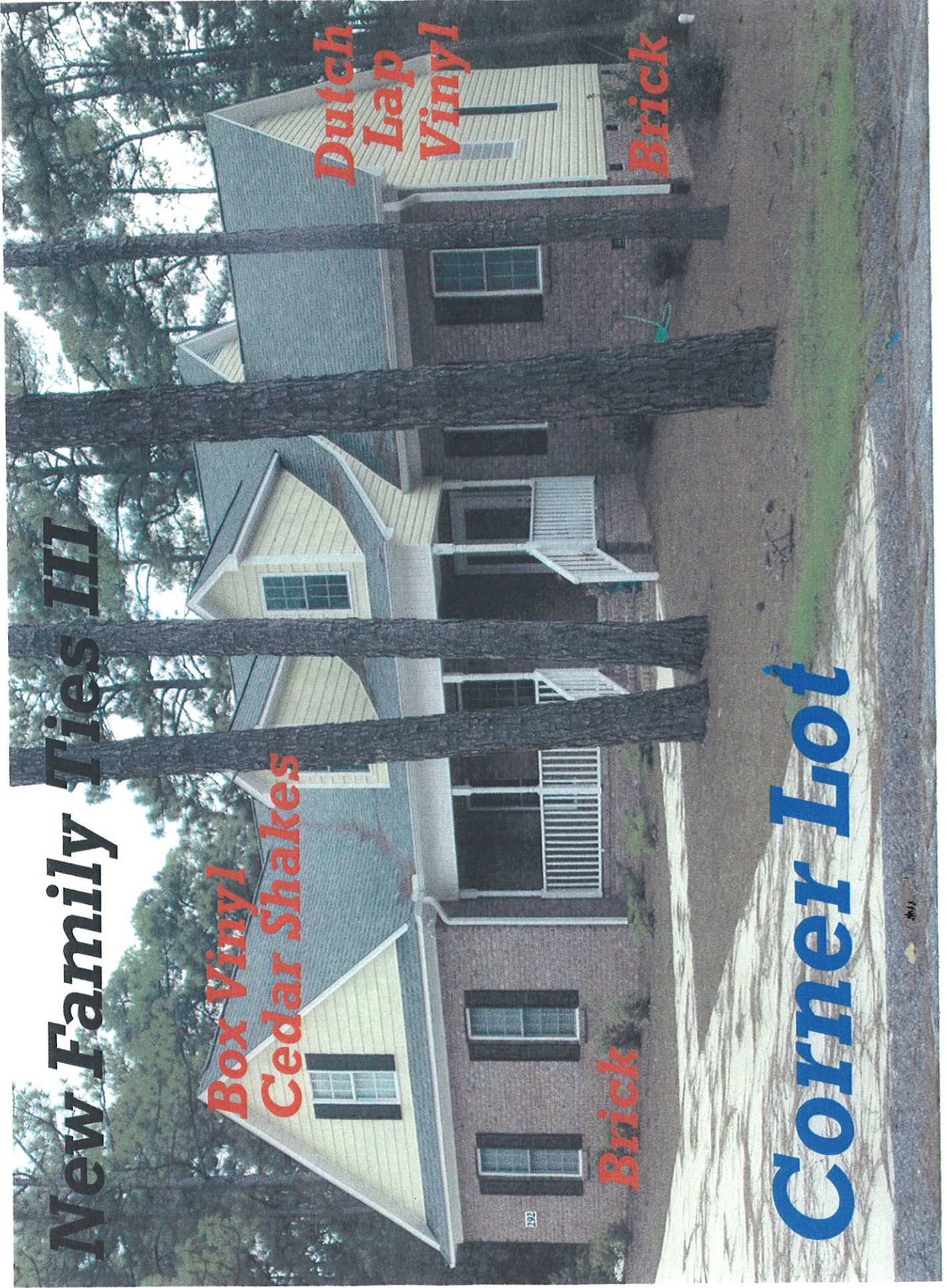
**Box Vinyl
Cedar Shakes**

**Dutch
Lap
Vinyl**

Brick

Brick

Corner Lot



Rear & Sides are Dutch lap Vinyl

Box Vinyl Cedar Shakes

Brick

Jimmy Stewart IV **at Pinehurst #6**





Box Vinyl Cedar Shake

Brick ↑

Stone

Brick



Box Vinyl Cedar Shakes

Stone

Brick

23



Vinyl

Stone

Brick

Sides are Brick & Vinyl



THE VILLAGE OF PINEHURST
PLANNING & INSPECTIONS DEPARTMENT
395 MAGNOLIA ROAD
PINEHURST, NC 28374

INTEROFFICE MEMORANDUM

To: Mayor and Village Council
From: Andrea C. Correll, Director of Planning and Inspections *AC*
Subject: Proposed Landscaping Standards for Public Hearing #4
Date: August 22, 2006
cc: Andy Wilkison, Village Manager
Linda Brown, Village Clerk

LANDSCAPING

1. **Objectives.**

The objective of the Village's proposed landscaping standards (Landscaping Standards) is to enhance the quality of new residential construction in ways that preserve the special character, integrity, environment and ambiance of the Village, as well as to preserve real property values. The Village is a special resort and retirement community, and the goal of the new standards is to ensure that it stays that way. One of the adverse consequences of the Village's rapid growth in recent years has been residential construction that barely meets the requirements of the Pinehurst Development Ordinance (PDO) and that is not consistent with the Village's existing appearance and character.

While the PDO has served the Village well for many years, it no longer reflects the standards of many neighborhoods. The Landscaping Standards are designed to maintain the community environment and appearance that are vital aspects of the unusually attractive and unique Village atmosphere. The Landscaping Standards are intended to enhance the quality of life for the Village's present and future residents and their visitors, and to maintain the legacy of Pinehurst for future residents and visitors to enjoy. The Standards will likely yield additional corollary benefits such as enhanced water conservation, enhanced comfort and happiness of Village residents, increased real property values, and increased tourism.

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2. Consistency with Comprehensive Village Plan

The Landscaping Standards are designed to help accomplish the primary goals of the 2003 Comprehensive Long-Range Village Plan. Comprehensive Plan, Chapter 2, Overall Plan Philosophy.

The Landscaping Standards are intended to preserve the “village in a forest” atmosphere that many residents and visitors feel in Pinehurst (as described in the Comprehensive Plan). The Standards will help fill the recognized need for a community “planting palette” with low irrigation requirements. Comprehensive Plan, Chapter 3, Natural Resource Conservation Implementation Guide, Items 10-13; Chapter 7, Natural Resources. A community planting palette was established in 2005 in Appendix A of the PDO, and the Landscaping Standards are designed to strengthen this portion of the PDO by further encouraging the use of trees and shrubs with low irrigation requirements.

Village residents have indicated that community character and natural resources are priority issues to be addressed as part of the Village’s Comprehensive Plan. Comprehensive Plan, Chapter 6, Community Input – Planning Points. More specifically, areas of emphasis identified by residents for the Plan included:

- Maintain overall ambiance and beautiful surroundings.
- Respect limits of sustainability of our natural resources.
- Maintain / enhance the attractiveness of residential areas.

Comprehensive Plan, Chapter 6, Open Discussion of Issues.

Preserving the Village’s appearance and character have been core objectives of the Pinehurst community for decades. The Pinehurst Growth Management Committee recently recognized the need for enhanced landscaping standards in its Report dated March 22, 2005. Growth Management Comm. Report, pp. 9-11. The Pinehurst Planning

Department believes the Landscaping Standards will serve the public interest, health and general welfare by preserving the special character, integrity, environment and ambiance of the Village as well as real property values, and by maintaining a community aesthetic that is consistent with the unusually attractive and unique Village atmosphere.

3. Consistency with Goals of Existing PDO

The Landscaping Standards would serve the purpose of the Village's current community appearance standards by ensuring that new residential construction is consistent with existing development and preserving the environmental and aesthetic character of the Village. PDO, § 10.2.6.1(a) (referencing Statement of Intent set forth at § 1.2). The Standards would further support several of the General Purposes set forth in the existing PDO, including: to maintain and enhance the character of residential districts, to encourage the most appropriate use of land, to preserve property values, to conserve natural resources and environmental quality of the Village, and to safeguard the historic character of the Village. PDO, § 1.3.

4. Reasonable Standards Based on Existing Community Aesthetics.

The Landscaping Standards are based on the Village's existing character, aesthetics and environment, and are designed to preserve the same. The Planning Department studied the Village's existing character, environment and appearance in developing the Landscaping Standards, and then analyzed the cost impact of the Standards as compared to the existing requirements of the PDO. That analysis revealed that compliance with the changes should not be cost-prohibitive to home owners and/or builders.

The Staff has spent many months developing the criteria to include in the Landscaping Standards. We have received community input and have edited again and again to craft provisions that reasonably address the concerns of all interested groups. The final recommended result is based upon a thorough study of the Village's existing environment and landscaping, the history of the Village and the plants that are native to the area and have been an integral part of the Village ambiance over the years. Based on the research of the Village's existing character, environment and aesthetics, the staff's analysis of the cost impact of the Landscaping Standards, and discussions with home builders, landscapers and others in the community, the Planning Department believes the Standards constitute detailed, objective criteria that can easily be applied in varying circumstances and that are not cost-prohibitive.

Prior to referral to the Planning Board, a Roundtable Committee comprised of Village leaders, builders, architects, and citizens met over many months to come up with an initial draft of the Landscaping Standards. The Staff likewise employed the assistance of professionals in landscape architecture and design to help in drafting the Standards. Numerous photographs were taken of typical Pinehurst landscaping so that the Standards would be an accurate indicator of the Village's character and ambiance. Since that time, we have received additional community input and have edited again and again to craft provisions that reasonably address the concerns of all interested groups. The final recommended result is based upon a thorough study of the existing landscaping and the history of the Village that have been an integral part of the Village ambiance over the years.

We have extensive documentation of all of the research and studies that were undertaken and utilized in preparing the Landscaping Standards before you today. I can answer any questions that you may have as to the basis or rationale for any of these provisions, or as to how they would be applied or interpreted by the Staff.