

PINEHURST VILLAGE COUNCIL
AGENDA FOR REGULAR MEETING OF October 24, 2006
395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
1:00 P.M.

1. Call to Order.
2. Presentations.
3. 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 September 12 and 26, 2006
Regular Meeting of September 26, 2006
Closed Sessions of September 12 and 26, 2006
 - B. Public Safety Reports:
Police Department
Fire Department
 - C. Scheduling of Regular Meeting for Tuesday, November 28, 2006 at 1:00 p.m.
End of Consent Agenda.
4. Budget Amendments Report to Council.
5. Recess Regular Meeting and Enter Into Public Hearing.
6. Public Hearing: Section 10.2.6.3.2- Residential Architectural Standards- (3) Exterior Walls
7. Adjourn Public Hearing and Re-Enter Regular Meeting.
8. Memo- Director of Planning and Inspections Andrea Correll-Ordinance 06-30 is consistent with the Comprehensive Long-Range Plan.
9. Ordinance 06-30: An Ordinance Amending the Pinehurst Development Ordinance as It Pertains to Section 10.2.6.3(a). (Similar Exterior Designs)
10. Memo- Director of Planning and Inspections Andrea Correll-Ordinance 06-31 is consistent with the Comprehensive Long-Range Plan.
11. Ordinance 06-31: An Ordinance Amending the Pinehurst Development Ordinance as It Pertains to Section 10.2.1.3 25(f) and Table 10.2.1. (Farmers' Market)
12. Other Business.
13. Comments from Attendees.
14. Adjournment.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
OCTOBER 24, 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, October 24, 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 Virginia F. Fallon
The Honorable Douglas A. Lapins
The Honorable Lorraine A. Tweed
Mr. Andrew M. Wilkison, Village Manager
Ms. Linda S. Brown, Village Clerk
And approximately 10 persons in the audience.

1. CALL TO ORDER.

Mayor Steven J. Smith called the meeting to order.

2. PRESENTATIONS.

Mayor Smith presented a Resolution and a paperweight bearing the emblem of the Pinehurst Centennial to:

Virginia F. Fallon, Village of Pinehurst Councilmember
Murray Williamson, member of the Pinehurst Community Appearance
Commission
Bruce Gould, Village of Pinehurst Planner
Dick Bisbe, citizen of the Village of Pinehurst
Tessie Chao, citizen of the Village of Pinehurst and licensed architect

honoring their service as members of the NewCore Master Planning Team. (Copy of Resolution #06-26 is in the 2006 Resolution Book.)

3. 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 September 12 and 26, 2006
Regular Meeting of September 26, 2006
Closed Sessions of September 12 and 26, 2006

B. Public Safety Reports- Police and Fire Departments.

C. Scheduling of Regular Meeting for Tuesday, November 28, 2006 at 1:00 p.m.

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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 Fallon and the Consent Agenda was unanimously approved.

4. BUDGET AMENDMENTS REPORT TO COUNCIL.

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

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

Councilmember Tweed 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 Fallon and carried unanimously.

6. PUBLIC HEARING: Official Pinehurst Development Ordinance Amendment to Section 10.2.6.3.2 Residential Architectural Standards- (3) Exterior Walls.

Comments:

Director of Planning and Inspections Andrea Correll introduced the topic of the Public Hearing. See document #1 which is hereby incorporated by reference and made a part of these minutes. Mrs. Correll then briefly summarized a memo written by herself and dated October 19, 2006 which states that the proposed amendment to the Pinehurst Development Ordinance is consistent with the 2003 Comprehensive Long-Range Village Plan. See document #2 which is incorporated by reference and made a part of these minutes.

Doug Middaugh, Pinehurst, stated that he felt zoning below R-10 and above R-20 should also be subjected to the same requirements as detailed in the proposed language.

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

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

8. MEMO FROM DIRECTOR OF PLANNING AND INSPECTIONS ANDREA CORRELL, DATED OCTOBER 20, 2006- ORDINANCE # 06-30 IS CONSISTENT WITH THE 2003 COMPREHENSIVE LONG-RANGE PLAN.

Councilmember Hillier moved to adopt the memo prepared by Director of Planning and Inspections Andrea Correll, and dated October 20, 2006 as the Council statement that draft ordinance 06-30 is consistent with the Village of Pinehurst's 2003 Comprehensive Long-Range Plan. Councilmember Fallon seconded the motion, which was unanimously approved by a vote of 5-0. (Copy of the memo is found in the Minute File.)

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9. **ORDINANCE #06-30: AN ORDINANCE AMENDING THE PINEHURST DEVELOPMENT ORDINANCE AS IT PERTAINS TO SECTION 10.2.6.3(a) (SIMILAR EXTERIOR DESIGNS).**

The Planning Director explained the need for the Ordinance #06-30. Upon the motion of Councilmember Tweed, seconded by Councilmember Hillier, Ordinance #06-30 was unanimously approved by a vote of 5-0. (Copy of the ordinance is found in the Ordinance Book and in the Minute File.)

10. **MEMO FROM DIRECTOR OF PLANNING AND INSPECTIONS ANDREA CORRELL, DATED OCTOBER 20, 2006- ORDINANCE # 06-31 IS CONSISTENT WITH THE 2003 COMPREHENSIVE LONG-RANGE PLAN.**

Councilmember Fallon moved to adopt the memo prepared by Director of Planning and Inspections Andrea Correll, and dated October 20, 2006 as the Council statement that draft ordinance 06-31 is consistent with the Village of Pinehurst's 2003 Comprehensive Long-Range Plan. Councilmember Lapins seconded the motion, which was unanimously approved by a vote of 5-0. (Copy of the memo is found in the Minute File.)

11. **ORDINANCE #06-31: AN ORDINANCE AMENDING THE PINEHURST DEVELOPMENT ORDINANCE AS IT PERTAINS TO SECTION 10.2.1.3 25(F) AND TABLE 10.2.1 (FARMERS' MARKET).**

The Planning Director explained the need for the Ordinance #06-31. Upon the motion of Councilmember Lapins, seconded by Councilmember Hillier, Ordinance #06-31 was unanimously approved by a vote of 5-0. (Copy of the ordinance is found in the Ordinance Book and in the Minute File.)

12. **OTHER BUSINESS.**

There was none.

13. **COMMENTS FROM ATTENDEES.**

There were none.

14. **ADJOURNMENT.**

Councilmember Lapins moved to adjourn the Regular Meeting. The motion was seconded by Councilmember Tweed and carried unanimously. The Regular Meeting adjourned at 1:21 p.m.

Respectfully Submitted,

Linda S. Brown

Linda S. Brown, CMC
Village Clerk

Section 10.2.6.3

Pinehurst Development Ordinance
Architectural and Design Standards

Recommended to Council 10/19/06 Approved by Village Attorney, Robin Currin
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10.2.6.3.1 Building Design

10.2.6.3.2 Residential Architectural Standards

All construction of single family residences in the R-10, R-15, and R-20 zoning districts shall be subject to the standards of this section.

(3) Exterior wall finishes:

Multiple materials may be used on front elevations, so long as these consist of a Primary Material and one or more Secondary Materials. The Primary Material is the principal building material on an exterior wall. Secondary Materials are the subordinate or auxiliary building materials on an exterior wall. If multiple materials are used on a front elevation, then combinations of the Primary and Secondary, or Multiple Secondary Materials, may be used on the side and rear elevations. If only one material is used on the front of a home, then the side and rear elevations must contain that Primary Material, although one or more Secondary Materials may be utilized as well. There should be an attempt to coordinate the materials with the color and style of the home. No more than three (3) exterior façade materials (excluding the foundation) shall be used on the exterior of a home.

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

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



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: Statement as to Architectural Standard text amendment consistency with 2003
Comprehensive Long-Range Village Plan
Date: October 19, 2006
cc: Andy Wilkison, Village Manager
Linda Brown, Village Clerk

Text Amendment: Section 10.2.6.3.2. (3)
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 "incorporate 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, professionals 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 compromise 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 this provision, or as to how they would be applied or interpreted by the Staff.