

ORDINANCE #05-27:

AN ORDINANCE AMENDING THE PINEHURST DEVELOPMENT ORDINANCE AS IT PERTAINS TO CHAPTER 10, SECTION 10.2.2.2(a) R-8 ZONING AND NOTE 8; CHAPTER 10, SECTION 10.2.3.3(b) PARKING AREAS AND STACKING LANES AND CHAPTER 3, SECTION 3.6.3 NON-CONFORMING STRUCTURES.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance on the 24th day of May, 2005, 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 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 1:00 p.m. on August 23, 2005 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 proposed Pinehurst Development Ordinance text changes, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed text amendments; and

WHEREAS, the Planning and Zoning Board has recommended that the Village Council amend Chapter 10, Sections 10.2.2.2(a) and Section 10.2.3.3(b) and Chapter 3, Section 3.6.3 of the Pinehurst Development Ordinance; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed amendments in the text of the Pinehurst Development Ordinance, have determined that it is in the best interest of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance be amended, making the amendments as requested;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in regular session assembled on the 27th day of September, 2005, as follows:

SECTION 1. That the Pinehurst Development Ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by adding the following text amendments to Chapter 10:

10.2.2.2(a)

Dimension	District				
	PC	R-210	R-	R-	R-
		30	20	15	10
Maximum Lot Coverage by Buildings	--	20%	20%	30 %	28%
					25% (8)
					30%

Note (8) The maximum lot coverage by building in the R-8 Zoning District shall not prevent a single story home from having up to 2,500 sq. ft. of building coverage. All other regulations still apply.

10.2.3.3 Location and Design of Parking Areas/Stacking Lanes

- (a) All parking areas shall be located and designed so as to avoid undue interference with the use of public streets and alleys;
- (b) ~~All paved parking areas shall be paved in accordance with the Village Standards Manual;~~
- (b) A minimum of 75% of all parking areas shall be paved. 25% of parking areas may be graded gravel. All parking areas shall be in accordance with the Village Standards Manual. All handicapped parking must be paved.

SECTION 2. That the Pinehurst Development Ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by adding the following text amendments to Chapter 3:

3.6.3 Nonconforming Structures

- (a) Expansion or Enlargement: A nonconforming structure shall not be enlarged, extended, or intensified in any way **so as to increase the** existing nonconformity or nonconformities, except as provided below;

SECTION 3. That all ordinances or sections thereof in conflict herewith are hereby repealed and declared null and void from and after the date of adoption of this ordinance.

SECTION 4. That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.



SECTION 5. Adopted this 27th day of September, 2005.

(Municipal Seal)



VILLAGE OF PINEHURST
VILLAGE COUNCIL
By: 
George E. Hillier, Mayor Pro-Tem

Attest:


Linda S. Brown, Village Clerk
Approved as to form:

Michael J. Newman, Village Attorney