



Long Range Comprehensive Plan

The centerpiece of a local planning program is a long range comprehensive plan. A long range comprehensive plan (comp plan) is a policy document that details the Village's long-term vision and goals and outlines the steps necessary to achieve them. The plan is intended to guide growth and development in an organized, efficient, and sustainable manner. To do so, it looks to the future to anticipate trends and issues that could impact how growth and development occur. The plan is long range in scope, focusing on the ultimate needs of the community rather than the pressing concerns of today.

The Village updates and adopts a comp plan every 7-8 years to ensure the vision described within the plan is still the vision residents have for their community. A comp plan is so important that once it has been adopted, the Village must include a statement of comp plan consistency with any proposed zoning amendment.

Stay Informed

The public is invited to attend all Village Council meetings, Planning & Zoning Board meetings, and Board of Adjustment meetings. To find meeting schedules, visit www.vopnc.org/meetings. To view agendas for these meetings in advance, visit www.vopnc.org/agendas.

Can't make it to the meeting? View video of all Village Council, Planning & Zoning Board, and Board of Adjustment meetings online at www.vopnc.org/videos.

FOR MORE INFORMATION

Pinehurst Development Ordinance
www.vopnc.org/pdo

Village of Pinehurst Municipal Code
www.vopnc.org/municipalcode

Volunteer to Serve
www.vopnc.org/volunteer

Village Board Information
www.vopnc.org/boards

Council & Board Meeting Schedules
www.vopnc.org/meetings

Access Council & Board Meeting Agendas
www.vopnc.org/agendas

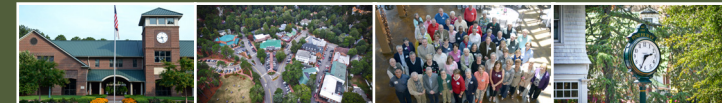
Watch Council & Board Meeting Videos
www.vopnc.org/videos

This learning guide is just one in a series about the Village of Pinehurst. You can find the rest of the series on the Village's website: www.vopnc.org/getinvolved.

The Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374
910-295-1900
www.vopnc.org



Your guide to PLANNING AND ZONING



VILLAGE OF PINEHURST LEARNING SERIES



Planning & Zoning

For many communities in North Carolina, some form of growth, development, and change is inevitable. Careful planning enables the Village to capture the benefits of growth and avoid the pitfalls, while honoring the Village's past and preserving the special character of our community. The Village of Pinehurst Planning Department works with the community, Village Council, and other Village departments to set goals and policies for responsible development.

The State of North Carolina provides local governments the authority to regulate land use and development. The principal tool for land use regulation in North Carolina is zoning, which is the creation of a number of different districts or "zones" in a city, each of which sets specific rules on how the land in that district may be used. Zoning ordinances are then adopted to set detailed standards on how permitted uses may be carried out.



Pinehurst Development Ordinance

The Pinehurst Development Ordinance (PDO) is an important tool for guiding growth in the Village of Pinehurst. The PDO establishes the Village's zoning districts and implements the zoning framework. In addition to zoning, the PDO includes design and development standards such as parking, landscaping, screening, signs, lighting, and storage. Other standards, such as the Historic District Guidelines, place additional regulations on historic properties. To view the PDO online, including the Village's official zoning map, visit www.vopnc.org/pdo.

Zoning Process Roles

Village Council is the governing board and makes final policy decisions on local zoning. They are responsible for legislative decisions such as:

- Adopting ordinances, amendments, policy statements and budgets
- Approving acquisitions
- Making appointments to other bodies

The **Planning & Zoning Board** is a group of nine citizens who provide advice to the Village Council on zoning issues. In North Carolina, the governing board must appoint a planning board consisting of at least three members before adopting a zoning ordinance. In addition, the Village is required to refer all proposed zoning amendments to this board for review. They are responsible for advisory decisions such as:

- Sponsoring planning studies
- Recommending policies
- Advising Village Council
- Coordinating public participation
- Recommending initial zoning ordinances
- Reviewing all zoning amendments

The **Board of Adjustment** interprets and applies standards that have been placed in the zoning ordinance by the governing board. Village Council has appointed nine members to this board, each with a set, three-year term. They are responsible for quasi-judicial decisions that include hearing zoning appeals, variances, and sometimes special and conditional use permits.

Village Planning Department staff provide support to the zoning process, preparing drafts of ordinances, processing permits, enforcing ordinances, and keeping the records of the citizen boards. Staff is responsible for administrative decisions such as:

- Issuing permits
- Conducting technical studies
- Initiating enforcement
- Advising the Village Manager

Zoning Decision Types

Zoning Decisions can be grouped into four categories:

- **Legislative zoning decisions** affect the entire community by setting the policies and standards included in the zoning ordinance. These include decisions to adopt, amend, or repeal the zoning ordinance. Legislative hearings with public notice (also called public hearings) are required prior to making legislative zoning decisions. These hearings are conducted by the Planning & Zoning Board and the Village Council so that citizen opinion can be expressed directly to those making zoning policy decisions.
- **Quasi-judicial decisions** involve the application of zoning policies to individual decisions such as variances, special and conditional use permits, appeals, and interpretations. Evidentiary hearings are used in making quasi-judicial decisions. This type of hearing is conducted more like a court proceeding than a public hearing. The purpose is to gather evidence in deciding an individual case and is not for the purpose of soliciting citizen opinions.
- **Advisory decisions** are made by the Planning & Zoning Board. They recommend decisions on a matter but have no final decision-making authority over it, such as rezoning petitions.
- **Administrative decisions** are made by Village staff and are applications of the zoning ordinance. Administrative decisions may include approval of routine permits or issuing a notice of violation.