

Village of Pinehurst
Revisions to Adoption Draft of 2019 Comprehensive Plan
October 2019

This document indicates supporting information for the revisions to the Adoption Draft of the 2019 Comprehensive Plan. The attachments are referenced in comments inserted into the pdf version of the Plan provided by the consultants on September 10, 2019.

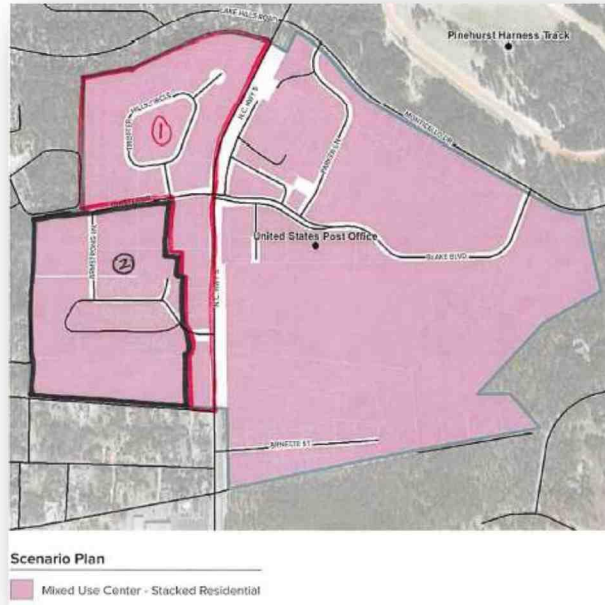
Attachment A – Insert on Page 3

The Pinehurst Village Council believes an effective Long Range Plan must:

1. Address the long term needs of the Village.
2. Include extensive public participation.
3. Be prepared and implemented in collaboration with other agencies and entities.
4. Be realistic.
5. Be easy to read and understandable.
6. Be a living document that is regularly updated.
7. Address the issues Village residents feel are important.
8. Cover land area within and outside of the Village limits that impact long range planning.
9. Serve as the main source of Village goals and policies for future development.

Attachment B – See Page 82

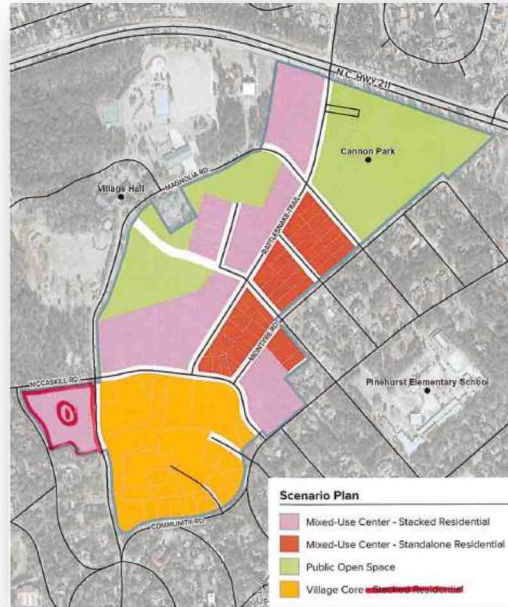
Focus Area 2: Highway 5 Commercial



1. Should be Suburban Center
2. Should be Suburban Neighborhood

Attachment C – See Page 99

Focus Area 4: Village Place/Rattlesnake



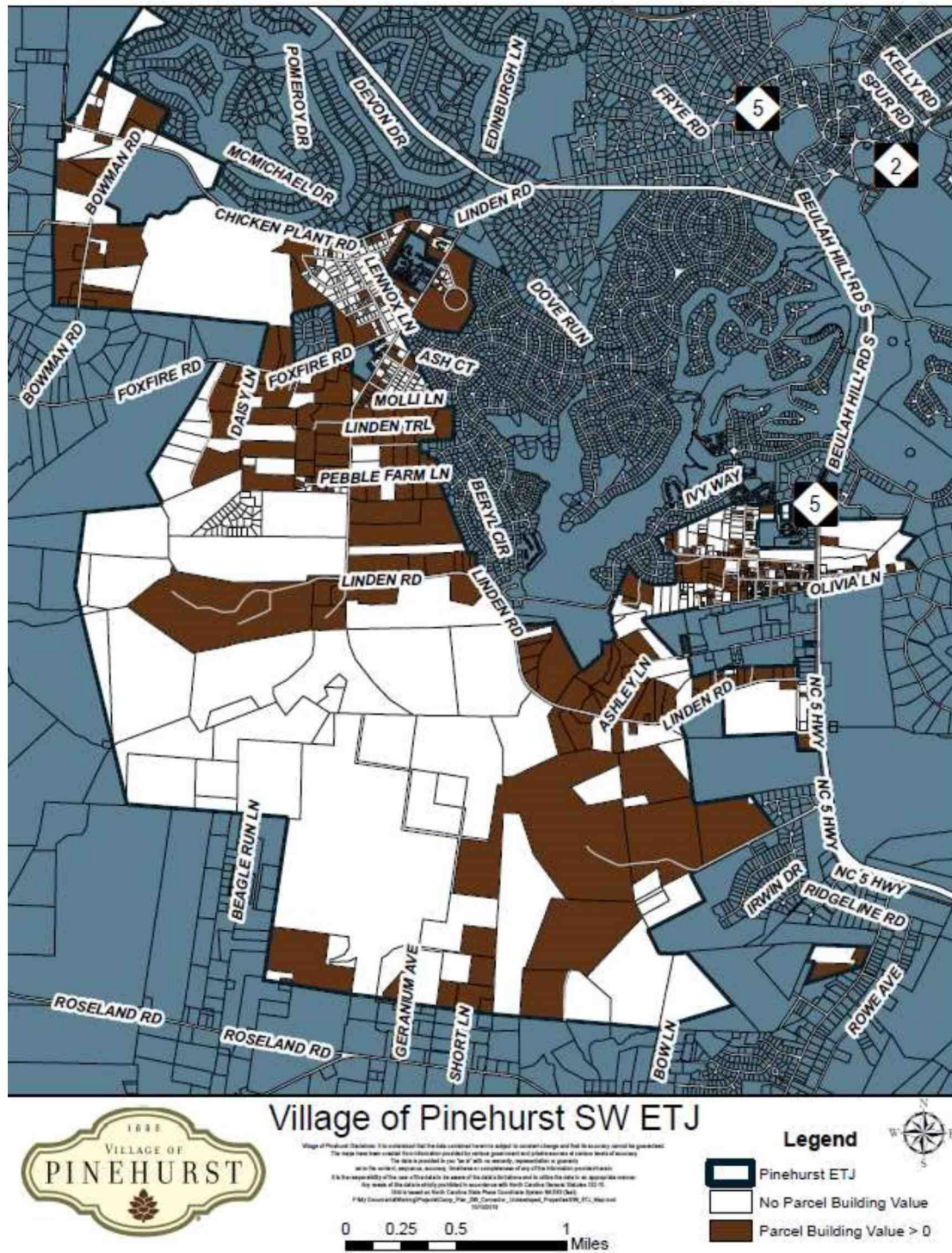
1. Should be Mixed Use Standalone

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Attachment D – Insert on Page 250

The following table indicates the assumptions used to calculate the Focus Area Performance Measures shown in the “*Balancing Conservation & Growth*” section of the Plan:

# of New Employees	Amount	Unit
General Office	4.14	per 1,000 square foot
Medical Office	4.05	per 1,000 square foot
General Retail	2.86	per 1,000 square foot
Hospital	2.94	per 1,000 square foot
# of New Residents		
Single-Family Detached	2.20	per dwelling unit
Single-Family Attached	2.20	per dwelling unit
Stacked Multifamily	1.42	per dwelling unit
# of New Students		
Single-Family Detached	0.71	per dwelling unit
Single-Family Attached	0.71	per dwelling unit
Stacked Multifamily	0.49	per dwelling unit
# of Gallons Per Day New Water Demand		
Single-Family Detached	260	per dwelling unit
Single-Family Attached	205	per dwelling unit
Stacked Multifamily	205	per dwelling unit
General Office	0.09	per square foot
Medical Office	0.09	per square foot
General Retail	0.05	per square foot
Lodging	205	per square foot
Light Industrial	0.08	per square foot
Institutional	0.09	per square foot
# of Gallons Per Day New Sewer Demand		
Single-Family Detached	225	per dwelling unit
Single-Family Attached	180	per dwelling unit
Stacked Multifamily	180	per dwelling unit
General Office	0.09	per square foot
Medical Office	0.09	per square foot
General Retail	0.05	per square foot
Lodging	205	per square foot
Light Industrial	0.08	per square foot
Institutional	0.09	per square foot



Attachment F - Page 115 Replacement Text

Modernize & Simplify the Development Ordinance

Character-Based Codes

While conventional zoning may still be appropriate for existing single-family residential neighborhoods, the adoption of an ordinance that incorporates character-based (or form-based) elements will assist in achieving high quality development that is in keeping with the character of Pinehurst.

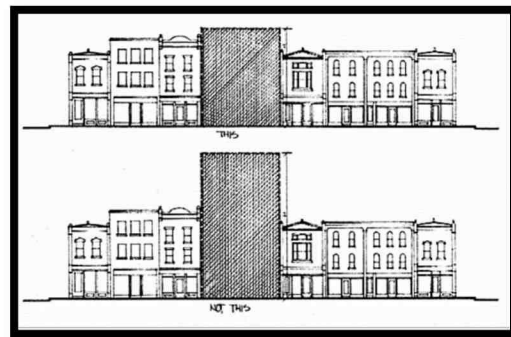
In contrast with conventional zoning that emphasizes separating uses, a character-based (or form-based) code uses character, or the look and feel of a place, as the primary organizing principle. While character-based concepts can be applied anywhere, they are most successful in areas that have a mix of uses and in historic districts.

Character-based (or form-based) codes are used to: 1) create neighborhoods where development is appropriately scaled to surrounding land uses and the public realm, 2) encourage active transportation (e.g. walking, biking, etc.), and 3) encourage social cohesion. A character-based approach to land use regulation in Pinehurst can yield more walkable, compact, diverse, mixed-use environments.

One advantage of character-based coding is simplicity. The code is written in plain English rather than in complicated “legal speak” and easy-to-understand diagrams supplement pages of text. The goal of a character-based (or form-based) code is to make it clear to the public and to land owners what type of development is allowed and how it is to look. This approach would help consolidate, simplify, and update Pinehurst’s

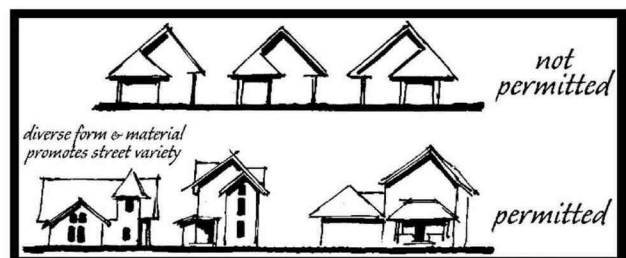
existing zoning language to reflect the desires of the community.

Because character-based (or form-based) codes emphasize character and the design and context of development, a number of elements are regulated including the height and placement of buildings, the location of parking, the frontage, sidewalk, planting area, drainage, and the street itself. All of this information is conveyed through easy-to-understand diagrams or other graphic illustrations.



Pattern Books

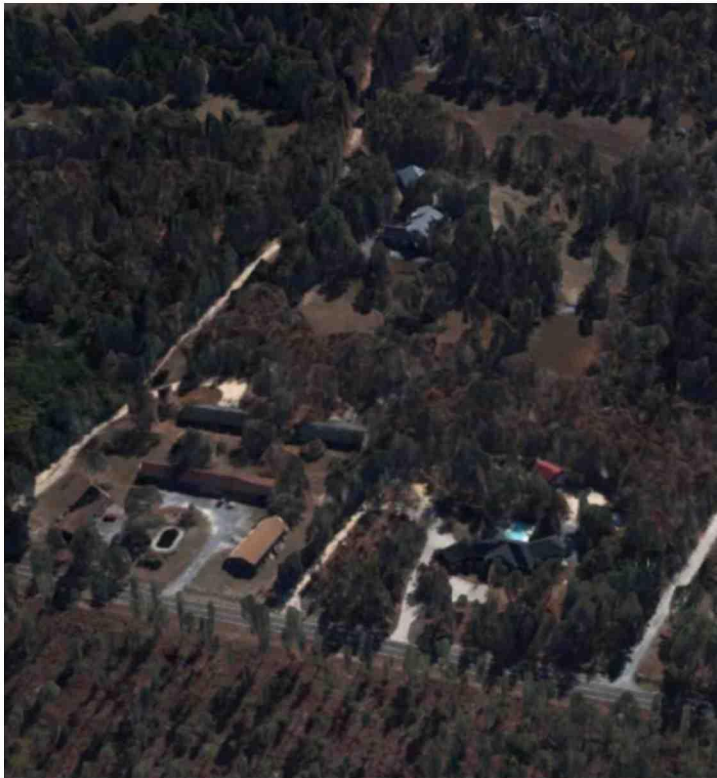
As a complement to character-based zoning, Pattern Books can serve as a framework for architectural patterns, styles and details. They can provide guidelines and standards for building types, building composition and massing, building materials, roof types and details, windows, doors, porches and other architectural elements. Pattern Books can also include standards for landscaping, lighting, fences, walls, signage and other outdoor elements. The jurisdiction of a Pattern Book can be Village-wide, or can be limited to specific neighborhoods or activity centers.



2019 Comprehensive Plan Renderings & Illustrations

Focus Area 1 - Existing Extra-Territorial Jurisdiction (ETJ)

Staff Recommendation: Delete and replace with the picture similar to the one below of a horse farm in the ETJ OR place the illustration from Page 77-78 on this one page

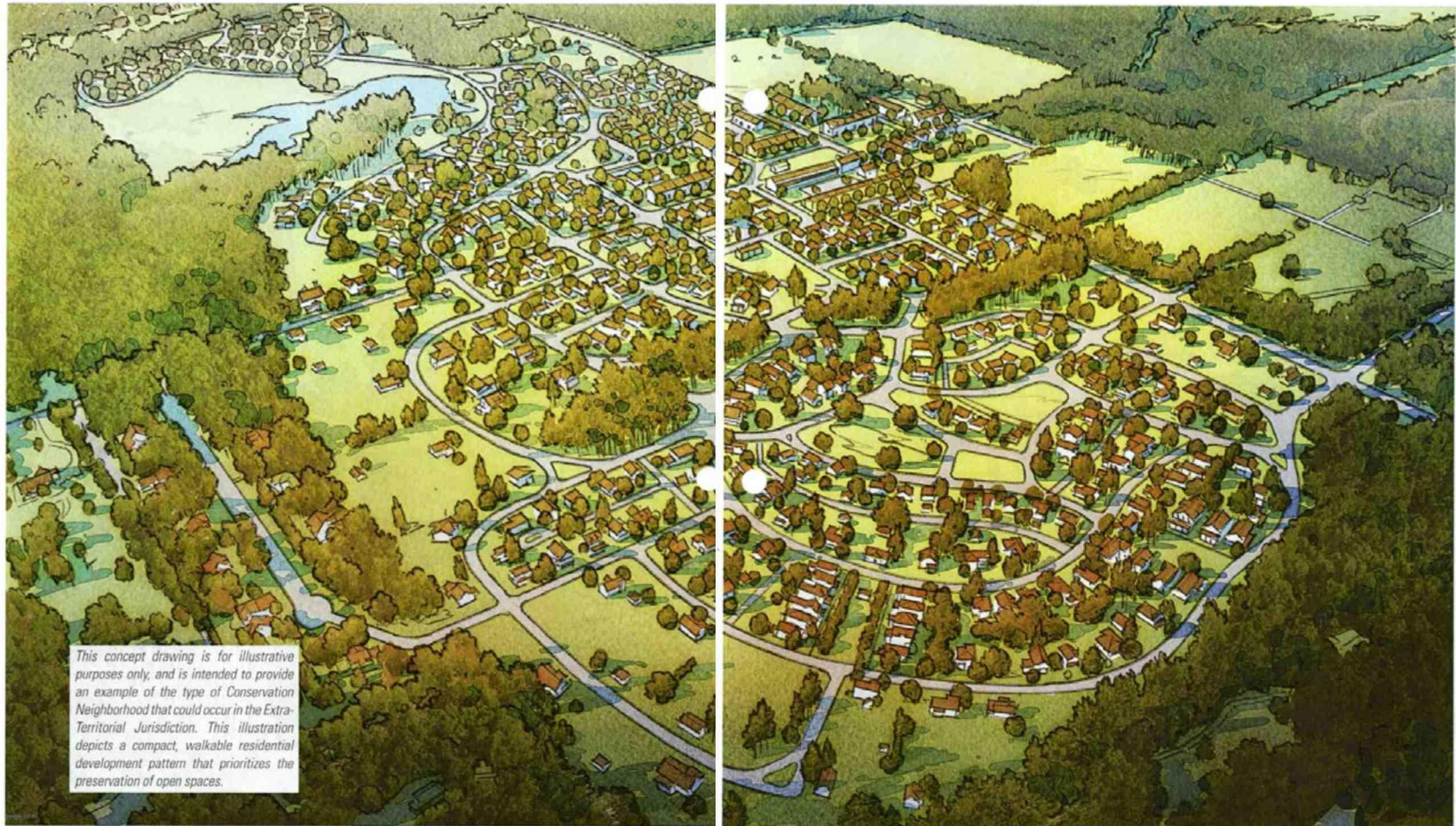


Page 72

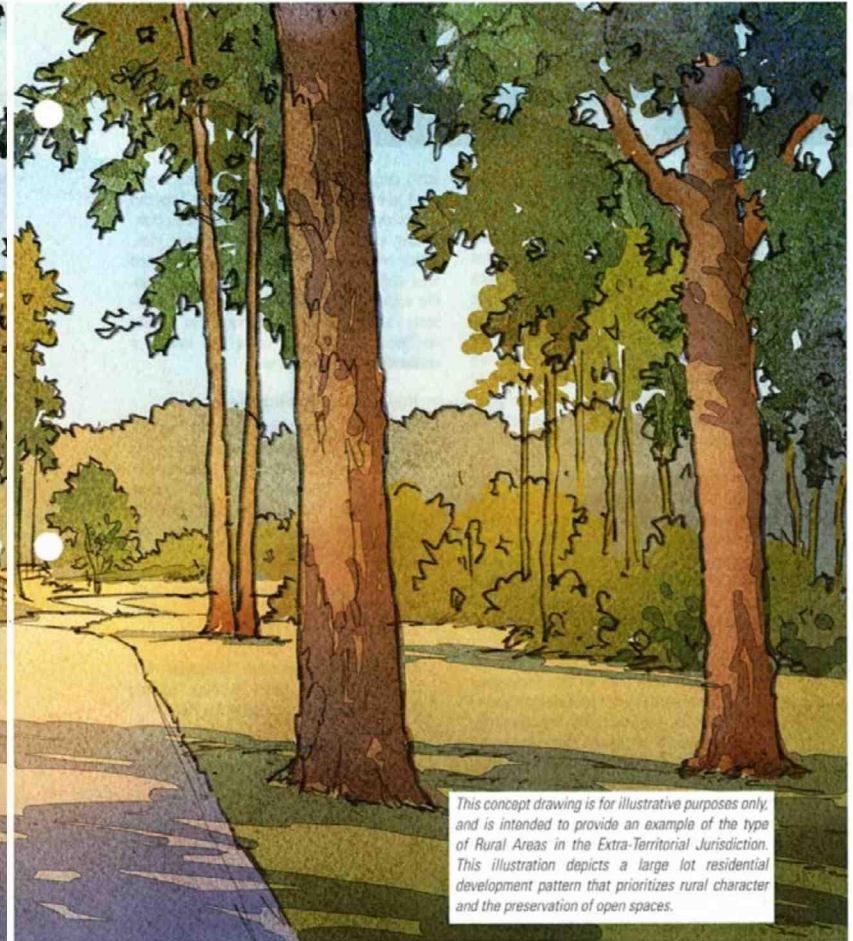
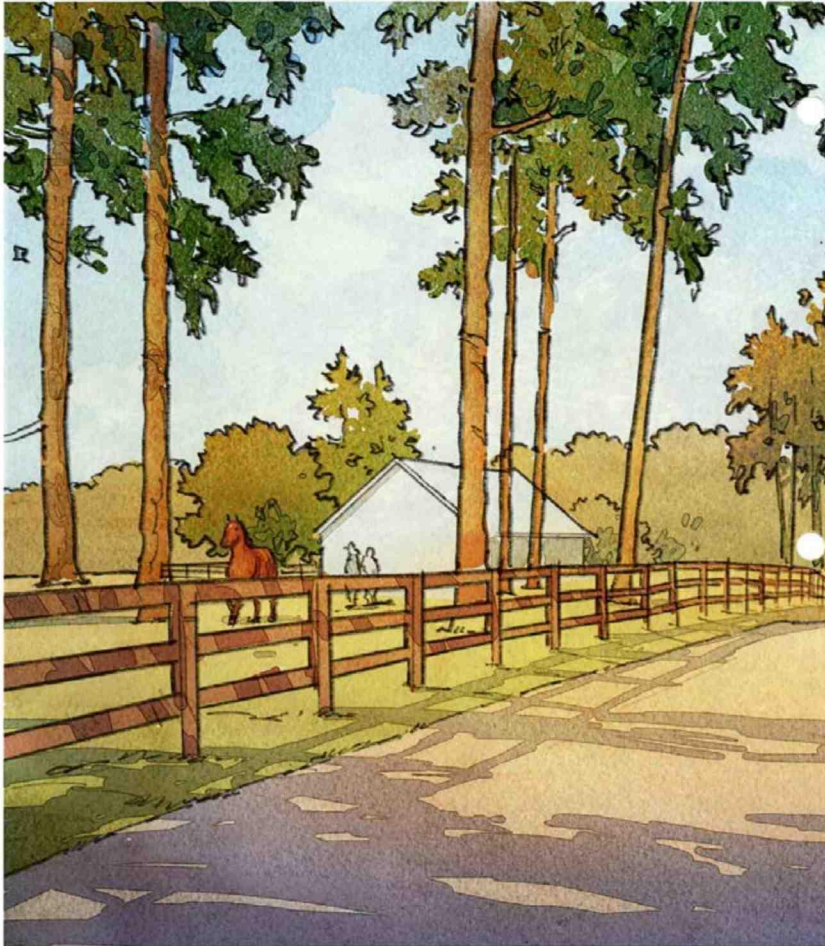
Staff Recommendation: Keep



Staff Recommendation: Keep and add the following language to the end of the last sentence: “and is similar in size to the Donald Ross and Clarendon Gardens neighborhoods in Pinehurst.”



Staff Recommendation: Keep



Focus Area 2 - NC Highway 5 Commercial Area

Staff Recommendation: Delete

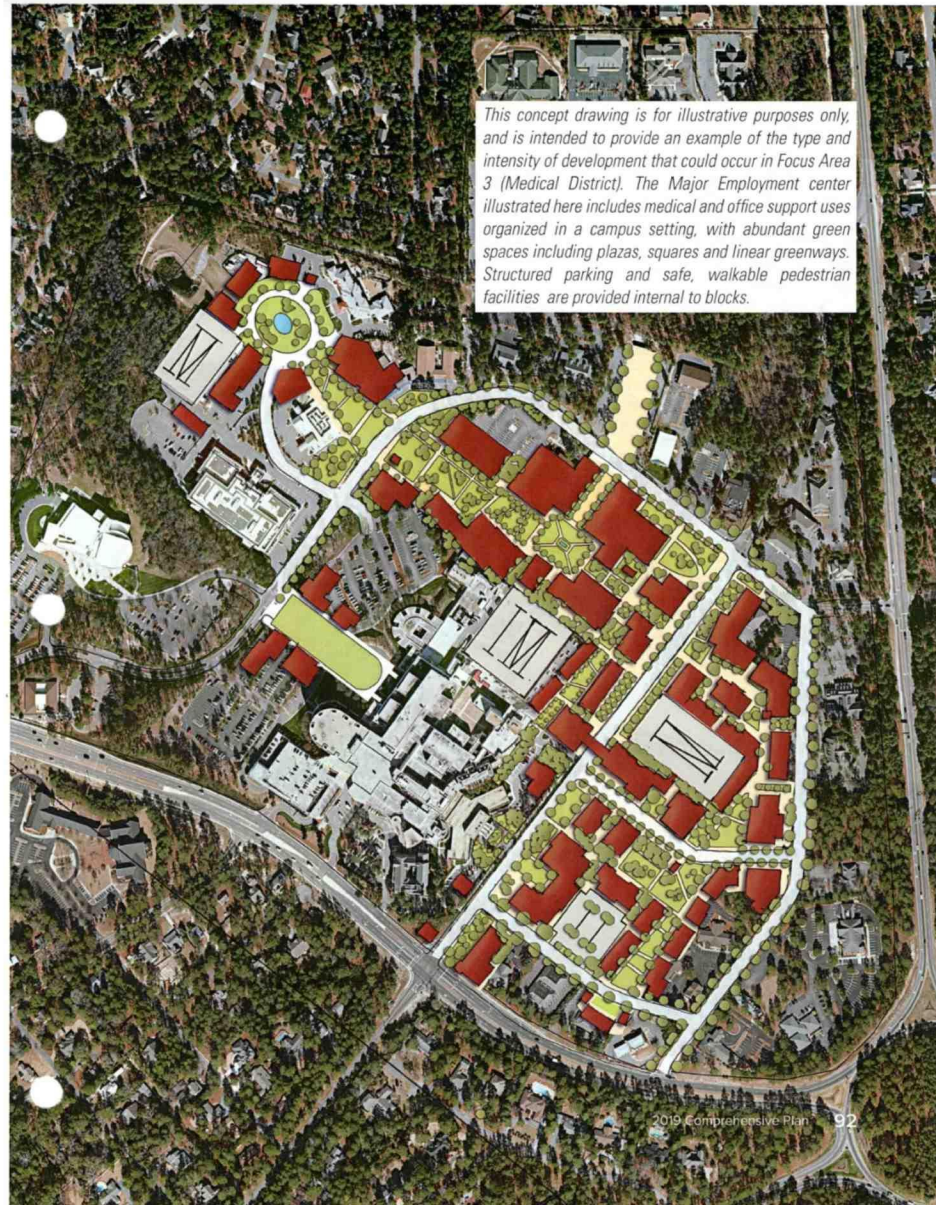


Staff Recommendation: Keep



Focus Area 3 – Medical District

Staff Recommendation:
Keep

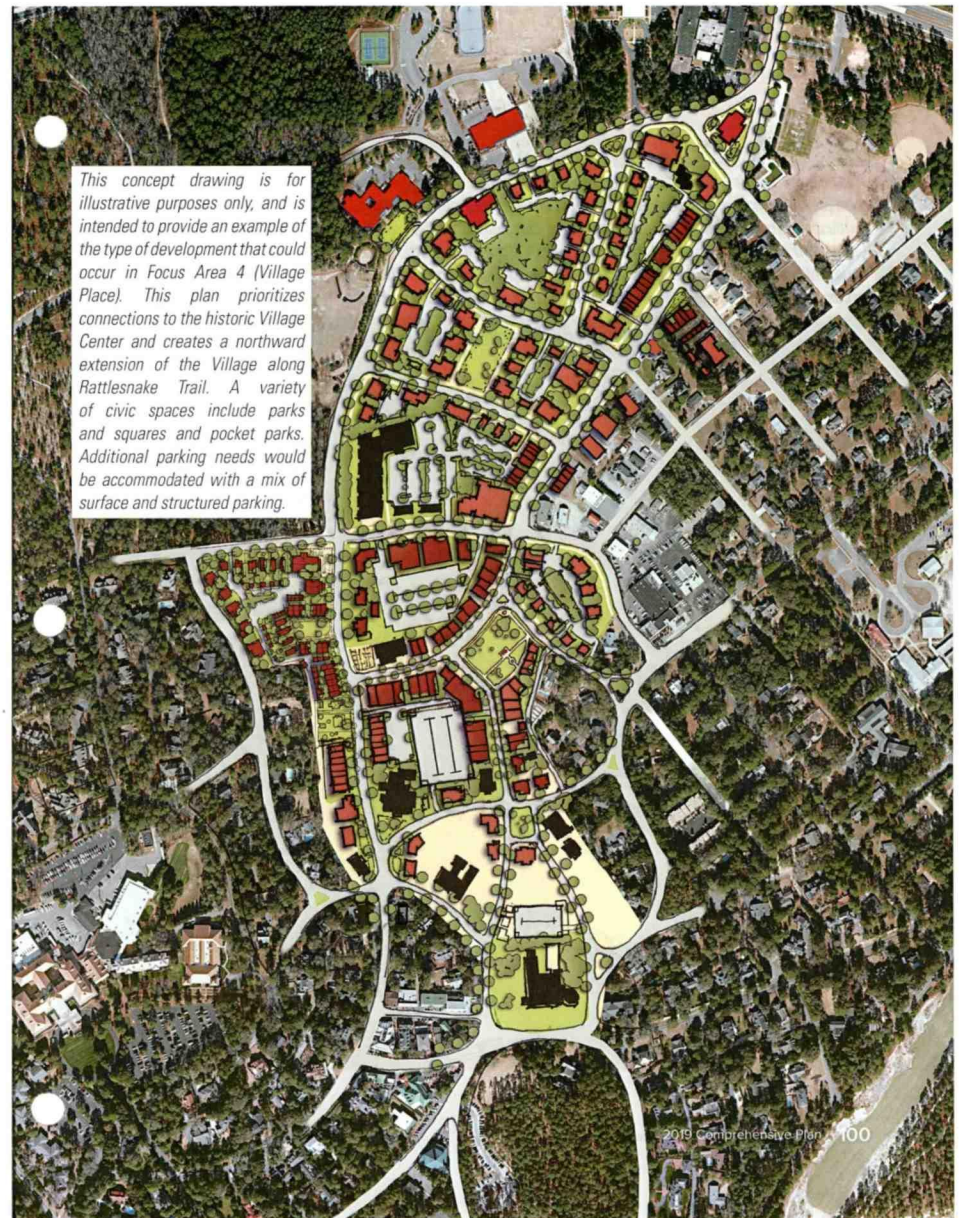


Staff Recommendation: Keep (especially because the medical community indicated this helped them visualize the possibilities for an interconnected, walkable medical campus)



Focus Area 4 - Village Place / Rattlesnake Corridor

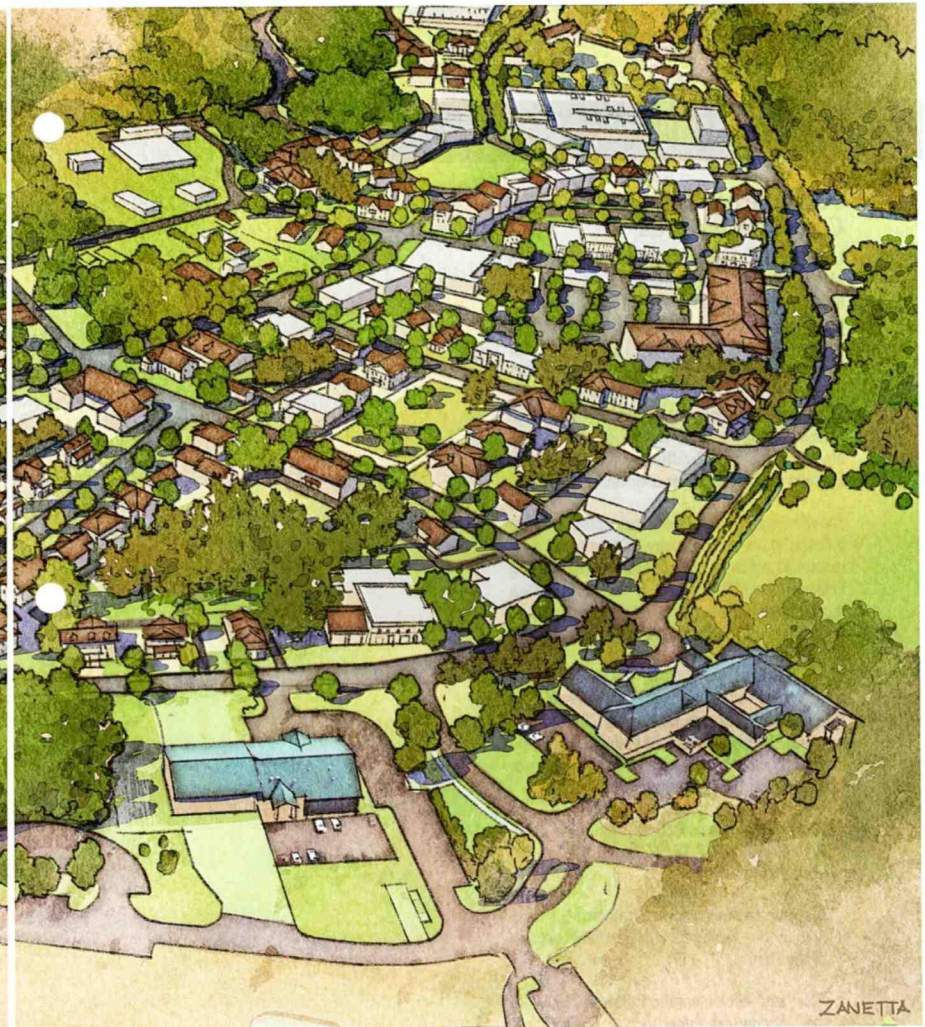
Staff Recommendation:
Delete; See the next slide,
Slide 15, for a potential
replacement illustration
prepared during
Planapalooza



NOTE: This rendering was prepared during Planapalooza, but not included in the Adoption Drat of the Plan. It could be used in Focus Area 4 instead of the Plan View shown on page 100.



Staff Recommendation: Keep



Focus Area 5 - NC Highway 211 Commercial Area

Staff Recommendation: Keep



Staff Recommendation: Delete; Could replace with a photo of buildings in Turnberry Woods (see next slide – Slide 19)



Example Turnberry Wood photo



Downtown Redevelopment

Staff Recommendation: Keep, but see next slide (slide 23) for preferred presentation of the before and after photo that the consultants presented at the end of Planapalooza





Staff Recommendation: Keep, but see next slide (slide 25) for preferred presentation of the before and after photo that the consultants presented at the end of Planapalooza

