



History, Charm, & Southern Hospitality.

Vision

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions, enhanced by a unique combination of cultural arts and recreational activities.

Mission

Preserve and enhance the community's character and ambience by guiding growth, managing change, and providing services in a financially responsible manner.

Values

Competent
Courteous
Professional
Responsive



To: Mayor Fiorillo and Village Council
From: Bruce Gould, Senior Planner
Cc: Andy Wilkison, Village Manager
Lauren Craig, Village Clerk
Andrea Correll, Director of Planning and Inspections
Date: January 7, 2014
Subject: Summary of Major Changes for Chapters 1-4 of the PDO

Please find below a summary of the major changes proposed in the new Pinehurst Development Ordinance. It is my hope that we can get through these elements of the Draft PDO as well as other items of discussion within these chapters at our meeting on Wednesday, January 15th. If you have questions or need further clarifications, please contact me.

Chapter 1 - General Provisions pg. 8-9

- **Section 1.2 Statement of Intent-** Changes to the Statement of Intent & Community Goals (pg. 8-9)
- **Section 1.3 General Purpose and Authority-**Added to (d) to conserve and protect the value of buildings and land (pg. 9)
- **Section 1.8 Engineering Standards and Specifications Manual -** modified text and removed from being incorporated in the PDO (pg. 11)

Chapter 2 - Administrative Rules; Nonconformities pg. 12-17

- **Section 2.3.2 Nonconforming Uses Minor Repair (b)** - added more detail and options for repair including signage (pg.13)
- **Section 2.3.2 Nonconforming Uses Damage or Destruction (c)** - added act of God provision (tornado, flood, etc.) (pg.13-14)
- **Section 2.3.2 Nonconforming Uses Change of Use (d)** – added language that would allow changing a nonconforming use to another nonconforming use if that use is less intensive or more compatible with the Comp Plan. (pg. 14)

- **Section 2.3.2 Nonconforming Uses Cession of Use (e)** - changed to 120 days for all nonconforming uses (pg.14)
- **Section 2.3.3 Nonconforming Structures Damage or Destruction (c)** - added act of God provision (tornado, flood, etc.) (pg.15)
- **Section 2.3.4 Nonconforming Signs (b) & (f)** - added provisions to allow businesses to change out message for non-conforming, multi-tenant signs **(pg. 16)**

Chapter 3 - Decision Making and Administrative Bodies pg. 18-25

- **Section 3.6 Historic District Design Committee-** added (pg. 21)
- **Section 3.7.6 Technical Review Committee-**added TRC to Ordinance and scope of work. Previous ordinance only mentioned this group, and they were Village appointed. (pg. 25)

Chapter 4 – Public Hearings, Permits and Approvals pg. 26-37

- **Section 4.3.2 Establishment of Vested Rights** - added language to document the process, made clear minor site plans included, removed plan requirements and referenced the plan type being vested from appendix A through E.(pg. 30-31)
- **Section 4.5 Special Use Permit** - Removed minor special use permits from the ordinance. (pg. 33)
- **Section 4.5.6 Standards of Review** - reduces the number of the Standards of Review from 10 to 5 based on case law and NC School of Government study of most common used in NC.(pg. 36)

January 15th Working Session
with Village Council

Major Change	Accept	Don't Accept	No Consensus	Status
Chapter 1 - General Provisions pg.8-11				
Section 1.2 Statement of Intent - changes to the Statement of Intent & Community Goals pg. 8-9				
Section 1.3 General Purpose and Authority-added to (d) to conserve and protect the value of buildings and land p.9				
Section 1.8 Engineering Standards and Specification Manual - modified text and removed from being incorporated in the PDO p.11				
Chapter 2 - Administrative Rules; Nonconformities pg. 12-17				
Section 2.3.2 Nonconforming Uses Minor repair (b) - added more detail and options for repair including signage p.13				
Section 2.3.2 Nonconforming Uses Damage or Destruction(c) - added act of God provision (tornado, flood, etc.) pg. 13-14				
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Section 4.5 Special Use Permit - Removed minor special use permits from the ordinance p.33				
Section 4.5.6 Standards of Review (special uses) - reduces the number of the Standards of Review from 10 to 5 based on case law and the NC School of Govenrment study of most common used standards in NC. p.36				