



**Village Council**  
**Agenda for Work Session Meeting of September 9, 2025**  
**Assembly Hall**  
**395 Magnolia Road, Pinehurst, NC 28374**  
**Pinehurst, North Carolina**  
**4:30 PM**

1. Call to Order
2. General Business
  - A. Review Grant Applications for the CVB One-Time Project Fund
  - B. Discussion on Key Points of the Pinehurst Development Ordinance Update
3. Closed Session
  - A. Closed Session Pursuant to § 143-318.11(6)
4. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.



## **Review Grant Applications for the CVB One-Time Project Fund ADDITIONAL AGENDA DETAILS:**

**FROM:** Doug Willardson, Village Manager  
**CC:** Village Council;  
**DATE OF MEMO:** 09/03/2025

### **MEMO DETAILS**

We previously discussed potential projects for the CVB's grant program at a high level. Now that staff has prepared more detailed applications, I want to ensure Council is comfortable with the proposals—particularly the match requirements associated with each.

Below is a summary of the four applications, listed in order of most to least likely to be funded based on discussions with CVB staff:

- **Fair Barn Enhancements** – Upgrades to make the Fair Barn a more attractive venue for weddings, corporate gatherings, and other events. Improvements may include lighting, partitions, and other facility enhancements to increase use and generate room nights.
  - Estimated Project Cost: \$170,000
  - CVB Request: \$85,000
  - Village Match: \$85,000
  
- **Airport Road Walking Path Connection** – Closes a gap along Airport Road to connect sidewalks and greenways, improving bicycle and pedestrian mobility between Pinehurst and Southern Pines.
  - Estimated Project Cost: \$475,000
  - CVB Request: \$100,000
  - Village Match: \$137,000 (Potential)
  - Town of Southern Pines: Balance as needed
  - Carbon Reduction Funding: \$228,000
  
- **Magnolia Meadow / Arboretum Extension** – Expansion of passive recreation at Magnolia Meadow, including wildflower meadows, walking trails, and integration with the Arboretum.
  - Estimated Project Cost: \$275,000
  - CVB Request: \$125,000
  - Village Match: \$150,000
  
- **Harness Track Improvements** – Conceptual project to activate the Harness Track during summer months when horse activity is minimal. Could include recreational amenities, community use areas, and event-friendly enhancements.

- Estimated Project Cost: \$1,185,000
- CVB Request: \$500,000
- Village Match: \$685,000

My recommendation is to submit all four applications and let the CVB determine which projects they are most interested in funding.

#### **ATTACHMENTS**

1. OTPF Airport Road Greenway
2. OTPF Magnolia Road Park
3. OTPF Fair Barn
4. OTPF Harness Track



**MOORE COUNTY TOURISM DEVELOPMENT AUTHORITY**  
**One Time Project Fund (OTPF) 2.0**  
**Official Application 2025**

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**Application Rules:**

- All applications must be typed. Handwritten applications will not be accepted.
- Do not skip any questions. Provide complete information for each question.
- Included any supporting materials with application (pictures, payouts, background info).
- Applications will be evaluated on applicant's ability to provide the most complete and appealing information. If you have any questions, please contact **Phil Werz 910-992-4505**.

**1. Applicant Organization Name:**

Village of Pinehurst

**2. Name of the Project:**

Airport Road Greenway Connector

**3. Website (If applicable):**

[www.vopnc.org](http://www.vopnc.org)

**4. Project Location:**

Magnolia Road, Pinehurst, NC

**5. Mailing Address:**

Village of Pinehurst  
395 Magnolia Road  
Pinehurst, NC 28374

**6. Contact Person:**

Doug Willardson, Village Manager

**7. Telephone Numbers:**

Office: (910) 295-1900  
Cell: (508) 341-6558

**8. Email address:**

[dwillardson@vopnc.org](mailto:dwillardson@vopnc.org)

**9. Grant Amount Request:**

\$100,000

**10. Briefly describe your project.**

The Airport Road Greenway Connector will establish a scenic 7,000-linear-foot, 8-foot-wide greenway linking the Pinehurst and Southern Pines trail systems. This long-envisioned connection begins at the Forest Creek neighborhood in Southern Pines and extends to McKinnon Road in Pinehurst, bridging two popular networks.

By improving access for walkers, runners, and cyclists, the greenway will:

- Create a safe, enjoyable route for both residents and visitors.
- Attract fitness, cycling, and nature-oriented tourists.
- Strengthen Pinehurst's destination profile as a health, wellness, and recreation hub.

**11. Does a similar project already exist in the Piedmont area of North Carolina or Moore County? Please describe how your project will attract visitors and create room nights.**

While greenways exist across the Piedmont, no trail currently connects Pinehurst and Southern Pines. This project fills a critical gap in Moore County's network.

**Tourism impact:**

- Visitors increasingly seek destinations with strong trail connectivity for wellness trips, race events, and eco-tourism.
- The connector will serve as a draw for regional cyclists, runners, and outdoor enthusiasts — generating overnight stays in hotels, resorts, and vacation rentals. It will give golfers an alternative activity for times when they are not on the course.
- The connection could lead to opportunities for signature events (5K/10K runs, cycling tours, "Bike the Sandhills" weekends) that drive multi-night visitation.

**12. Will this project include a marketing plan? How much do you plan to invest annually on marketing more than 50 miles away from Moore County?**

The Village markets all park and recreation facilities. While this specific connector won't have its own dedicated marketing budget, it will be promoted as part of the overall Village's Parks & Recreation Department. Estimated annual marketing investment is \$25,000–\$30,000.

**13. Has a feasibility study been completed?**

No. We are working to hire an engineer very shortly.

**14. What is the total budget of your proposed project?**

\$475,000

**15. Will you secure at least the same amount of funding you are applying for?**

Yes.

**16. If you receive OTPF funding, will it be the first funding committed for this project?**  
No.

**17. List the current funding for your project:**

| Source                     | Amount            | Secured           | Pending |
|----------------------------|-------------------|-------------------|---------|
| Carbon Reduction Funding   | \$228,000         | Yes               |         |
| Village of Pinehurst (CIP) | Balance as needed | Verbal Commitment |         |
| Town of Southern Pines     | Balance as needed |                   | Pending |
| OTPF Request               | \$100,000         |                   | Pending |

**18. How many guests or visitors do you expect to come to your project once completed?**

- **Year 1:** 4,400 visitors
- **Year 2:** 4,400 visitors
- **Year 3:** 4,400 visitors

**19. Explain how you came up with your numbers above.**

Estimates are based on an average of ~12 daily users (lower weekday use balanced by higher weekend/holiday use). That equates to ~4,400 visits annually. This remains a conservative baseline; real-world usage could be higher.

**20. Additional Information:**

- This project strengthens regional connectivity, joining Pinehurst and Southern Pines — two core destinations for golf, equestrian, and cultural tourism.
- It provides a safe, scenic travel corridor for both residents and visitors.
- The connector enhances Moore County's positioning as a wellness and eco-tourism destination.

**21. Projected break ground date?**

March 2026

**22. Completion date of project?**

September 2026

**23. If different, projected opening date?**

Same as completion: September 2026

Please sign below the following statements, acknowledging that you understand and agree to them, and all contained within the application:

**Indemnity:**  
Grantee agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless MCTDA, its officers, directors, affiliates, employees, volunteers, and agents, from and against any and all claims, liabilities, losses and expenses (including reasonable attorney's fees) directly, indirectly, wholly or partially arising from or in connection with any act or omission of Fundee, its employees or agents, in applying for or accepting the grant, in expending or applying funds or in carrying out the project as set forth in the proposal.

**Sole Discretion:**  
All elements of the MCTDA One-Time Project Fund are managed at the sole discretion of the MCTDA, including the application review process and all subsequent funding decisions. Funds awarded within this program are made by the MCTDA and are not subject to external oversight or approval.

**Terms of Agreement:**  
I hereby acknowledge that I have reviewed and understand the terms of the agreement.

**Completed Application:**  
I hereby acknowledge that I have completed this application in good faith, confidence, and counsel, and have done so in full compliance with the law. I have made no attempt to falsify or misconstrue facts or data anywhere in this application.

**Submission Information:**  
To be considered for project funding, a completed application should be provided to the below address or digitally to: [pwerz@homeofgolf.com](mailto:pwerz@homeofgolf.com) MCTDA | 155 W. New York Ave., Suite 300 Southern Pines, NC | 910-992-4505.

|                         |                            |               |
|-------------------------|----------------------------|---------------|
| Applicant Signature:    | <div>Doug Willardson</div> | Date: 9/11/25 |
| Applicant Printed Name: | <div>Doug Willardson</div> |               |





Establish a scenic 7,000-linear-foot, 8-foot-wide greenway linking the Pinehurst and Southern Pines trail systems.

- Create a safe, enjoyable route for both residents and visitors
- Attract fitness, cycling, and nature-oriented tourists
- Strengthen Pinehurst's destination profile as a health, wellness, and recreation hub





**MOORE COUNTY TOURISM DEVELOPMENT AUTHORITY**  
**One Time Project Fund (OTPF) 2.0**  
**Official Application 2025**

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- All applications must be typed. Handwritten applications will not be accepted.
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- Included any supporting materials with application (pictures, payouts, background info).
- Applications will be evaluated on applicant's ability to provide the most complete and appealing information. If you have any questions, please contact **Phil Werz 910-992-4505**.

**1. Applicant Organization Name:**

Village of Pinehurst

**2. Name of the Project:**

Magnolia Meadow Passive Park

**3. Website (If applicable):**

[www.vopnc.org](http://www.vopnc.org)

**4. Project Location:**

Magnolia Road, Pinehurst, NC

**5. Mailing Address:**

Village of Pinehurst  
395 Magnolia Road  
Pinehurst, NC 28374

**6. Contact Person:**

Doug Willardson, Village Manager

**7. Telephone Numbers:**

Office: (910) 295-1900  
Cell: (508) 341-6558

**8. Email address:**

dwillardson@vopnc.org

**9. Grant Amount Request:**

\$125,000 for park improvements

**10. Briefly describe your project.**

The Magnolia Meadow Passive Park project will transform an underutilized greenspace into a destination for residents and visitors alike. The project represents an expansion of the Village Arboretum and enhances Pinehurst's reputation for natural beauty, wellness, and outdoor recreation.

Key project elements include:

- A native wildflower meadow that will attract eco-tourism, photography, and seasonal activities.
- Walking trails and benches that promote wellness and provide opportunities for quiet exploration.
- Select landscaping and plantings to integrate the park into the surrounding environment.

By blending Moore County's scenic beauty with accessible recreational amenities, Magnolia Meadow will provide additional activities for both residents and visitors. Its proximity to downtown Pinehurst ensures convenient access to lodging, dining, and retail—helping extend visitor stays and increase local spending.

**11. Does a similar project already exist in the Piedmont area of North Carolina or Moore County? Please describe how your project will attract visitors and create room nights.**

While there are other parks in the region, Magnolia Meadow would be the first in Moore County to feature a dedicated wildflower meadow combined with passive recreation amenities in such a central location. Its proximity to Pinehurst's historic core makes it accessible to both residents and visitors.

Rather than being a major driver of new tourism on its own, the park will serve primarily as an alternate activity for visitors already coming to Pinehurst for golf, events, or leisure. By offering additional options—such as a walk through the meadow, photography opportunities, or a seasonal event—the project can help encourage visitors to extend their stay and explore more of what Pinehurst has to offer.

**12. Will this project include a marketing plan? How much do you plan to invest annually on marketing more than 50 miles away from Moore County?**

The Village markets all park and recreation facilities. While this specific project won't have its own dedicated marketing budget, it will be promoted as part of the overall Village's Parks & Recreation Department. Estimated annual marketing investment is \$25,000–\$30,000.

**13. Has a feasibility study been completed?**

No.

**14. What is the total budget of your proposed project?**

| Item                                        | Cost             |
|---------------------------------------------|------------------|
| Site prep & grading                         | \$40,000         |
| Native wildflower meadow seeding            | \$20,000         |
| Walking trails (≈0.5–0.75 mi crushed stone) | \$60,000         |
| Benches, signage, small furnishings         | \$25,000         |
| Select landscaping/plantings                | \$40,000         |
| Design/permitting + contingency             | \$90,000         |
| <b>Total Park Cost</b>                      | <b>\$275,000</b> |

**15. Will you secure at least the same amount of funding you are applying for? Must be 50%.  
Yes.**

**16. If you receive OTPF funding, will it be the first funding committed for this project?  
Yes.**

**17. List the current funding for your project:**

| Source                   | Amount    | Secured | Pending |
|--------------------------|-----------|---------|---------|
| Village of Pinehurst CIP | \$150,000 |         | Pending |
| OTPF Request             | \$125,000 |         | Pending |

**18. How many guests or visitors do you expect once the project is completed?**

- Year 1: 4,000 visitors (conservative ramp-up)
- Year 2: 6,000 visitors
- Year 3: 8,000 visitors

**19. How were these numbers estimated?**

These projections are based on attendance at comparable passive parks and community green spaces in the region, adjusted for Pinehurst’s visitor base. They assume steady daily use by residents, along with additional interest from visitors already in town who may spend an extra hour or two at the park. Occasional seasonal events or peak bloom periods could also modestly boost visitation.

**20. Additional Information:**

- Potential for small-scale seasonal events such as a Wildflower Festival.
- Opportunities for partnerships with Sandhills Community College, local arts councils, and tourism organizations.
- Enhances livability for residents while providing visitors with additional options to enjoy Pinehurst.

**21. Projected break ground date?**

April 2026

**22. Completion date of project?**

October 2026

**23. If different, projected opening date?**

October 2026

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Applicant Signature:

*Doug Willardson*

Date: 9/11/25

Applicant Printed Name:

Doug Willardson



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**1. Applicant Organization Name:**

Village of Pinehurst

**2. Name of the Project:**

Fair Barn Venue Enhancement Project

**3. Website (If applicable):**

[www.vopnc.org/fairbarn](http://www.vopnc.org/fairbarn)

**4. Project Location:**

The Fair Barn  
200 Beulah Hill Road South  
Pinehurst, NC 28374

**5. Mailing Address:**

Village of Pinehurst  
395 Magnolia Road  
Pinehurst, NC 28374

**6. Contact Person:**

Doug Willardson, Village Manager

**7. Telephone Numbers:**

Office: (910) 295-1900  
Cell: (508) 341-6558

**8. Email address:**

[dwillardson@vopnc.org](mailto:dwillardson@vopnc.org)

## **9. Grant Amount Request:**

\$85,000 (50% match provided)

## **10. Briefly describe your project.**

The Fair Barn, originally constructed in 1917 as an exhibition hall for the Sandhills Fair, is now the premier publicly owned indoor venue in Moore County. Nestled in the historic Pinehurst Harness Track — the oldest continuously operating equestrian sports complex in North Carolina — the Fair Barn offers unmatched historic charm and modern amenities for meetings, weddings, conferences, trade shows, and cultural events.

Despite its popularity, the facility has critical infrastructure gaps that limit its functionality and destination appeal:

- **Lighting upgrades (\$100,000):** Current lighting is fixed, with no dimming or flexible controls, limiting the ability to host diverse event types.
- **Window coverings (\$50,000):** The upper-level windows prevent blackout conditions during the day, making audiovisual presentations and performances difficult.
- **Bridal Suite upgrades (\$20,000):** Needed to attract more destination weddings and ensure competitiveness with peer venues in surrounding markets.

The proposed enhancements will elevate the Fair Barn from a historic regional venue to a statewide draw for conferences, weddings, and cultural events, directly contributing to overnight stays and economic impact.

## **11. Does a similar project already exist in the Piedmont area of North Carolina or Moore County? Please describe how your project will attract visitors and create room nights.**

While there are conference centers and wedding venues in the Piedmont region, none combine historic authenticity, equestrian setting, and flexible event capacity like the Fair Barn. Its unique Mission-style architecture and location within the Pinehurst Harness Track create a destination experience unmatched in North Carolina.

Upgrades will:

- Allow the Fair Barn to host regional conferences, trade shows, and corporate retreats that require professional AV and lighting standards.
- Expand the destination wedding market, where bridal party and guest lodging generates substantial overnight stays.
- Improve capacity for cultural programs and arts events that draw attendees from outside the county.

We expect incremental overnight stays from Raleigh, Charlotte, Wilmington, Richmond, Charleston, and Atlanta markets, particularly from destination weddings and professional conferences.



**12. Will this project include a marketing plan? How much do you plan to invest annually on marketing more than 50 miles away from Moore County?**

Yes. Annual marketing investment: \$25,000, focused on regional and out-of-state campaigns (bridal shows, corporate conference markets, cultural tourism channels).

**13. Has a feasibility study been completed?**

No. However, Fair Barn utilization and rental data, plus feedback from event planners, have consistently identified lighting and bridal suite upgrades as critical to securing more high-value bookings.

**14. What is the total budget of your proposed project?**

\$170,000

**15. Will you secure at least the same amount of funding you are applying for? Must be 50%.**

Yes.

**16. If you receive OTPF funding, will it be the first funding committed for this project?**

Yes.

**17. List the current funding for your project:**

| Source                   | Amount Secured | Pending |
|--------------------------|----------------|---------|
| Village of Pinehurst CIP | \$85,000       | Pending |
| OTPF Request             | \$85,000       | Pending |

**18. How many guests or visitors do you expect to come to your project once completed?**

The project is expected to generate approximately 1,600 additional out-of-town visitors annually. This increase will remain steady over time:

- Year 1: 1,600 visitors
- Year 2: 1,600 visitors
- Year 3: 1,600 visitors

**19. Explain how you came up with your numbers above.**

The estimate is based on conservative projections tied to lost leads that will be captured once the project is complete:

- Approximately 4 weddings per year currently lost due to lighting limitations (average 125 guests per wedding, with ~20% from out of town).
- Approximately 24 corporate events per year currently lost (average 100 attendees each, with ~60% traveling from outside the area).

Together, these recovered opportunities represent an estimated net gain of 1,600 new out-of-town visitors annually—translating into significant hotel stays, dining, and retail spending that directly supports the local economy.

**20. Additional Information:**

- The Fair Barn is already one of the most-requested public rental facilities in Moore County. These upgrades will allow it to compete with larger venues in nearby metropolitan areas.
- The project is shovel-ready, requiring only procurement and installation of lighting, window coverings, and suite renovations.
- Enhancements will ensure continued use of this historic treasure while maximizing its contribution to tourism.

**21. Projected break ground date?**

March 2026

**22. Completion date of project?**

August 2026

**23. If different, projected opening date?**

August 2026

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**Completed Application:**

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Applicant Signature:

*Doug Willardson*

Date: 9/11/25

Applicant Printed Name:

Doug Willardson



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**1. Applicant Organization Name:**

Village of Pinehurst

**2. Name of the Project:**

Harness Track Community Park Upgrades

**3. Website (If applicable):**

[www.vopnc.org](http://www.vopnc.org)

**4. Project Location:**

Pinehurst Harness Track  
200 Beulah Hill Road South  
Pinehurst, NC 28374

**5. Mailing Address:**

Village of Pinehurst  
395 Magnolia Road  
Pinehurst, NC 28374

**6. Contact Person:**

Doug Willardson, Village Manager

**7. Telephone Numbers:**

Office: (910) 295-1900  
Cell: (508) 341-6558

**8. Email address:**

[dwillardson@vopnc.org](mailto:dwillardson@vopnc.org)

## 9. Grant Amount Request:

\$500,000

## 10. Briefly describe your project.

The Pinehurst Harness Track is a 100-acre historic equestrian complex — currently underutilized outside winter months. This project will transform it into a year-round destination park that blends equestrian heritage with modern recreation, creating a vibrant hub for residents and visitors alike.

### Core Anchors:

- **“The Dog Track” Dog Park:** Two fenced play areas (small/large dogs), agility equipment, shaded pavilion with water fountains, and evening lighting to attract the after-work crowd.
- **The Pinehurst Running Loops:** Loops with fitness stations, distance markers, and QR codes for workouts. A destination for walkers, joggers, and visiting athletes.
- **Community Gardens & Orchard** with raised beds, pollinator gardens, and Carolina classic fruit trees.
- **Picnic Groves & Hammock Villages** with shaded tables, hammock posts, and a fire circle for gatherings.

### Family-Friendly Features:

- **Nature Play Area:** Boulders, logs, ropes, climbing features that blend with the historic site.
- **Open Activity Lawn** for frisbee, soccer, and casual recreation.
- **StoryWalk Trail** in partnership with the library, encouraging literacy and family visits.

### Cultural & Heritage Touches:

- **Equine History Walk:** Interpretive signs, life-sized horse sculptures, and murals honoring the track’s equestrian legacy.
- **Art in the Park:** Rotating outdoor sculpture walk curated by local artists.

### Connectivity & Infrastructure:

- **Trail Extensions** connecting the Harness Track to the Village’s greenway system, bike routes, and Fair Barn.
- **Lighting & Safety Enhancements** with energy-efficient path lighting.
- **Parking & Access Improvements:** Reconfigured lots with shade trees, bike racks, and accessible pathways.

This transformation respects the site’s equine heritage while reimagining it as a regional draw for recreation, festivals, cultural programming, and destination events.

**11. Does a similar project already exist in the Piedmont area of North Carolina or Moore County? Please describe how your project will attract visitors and create room nights.**

There is no comparable multi-use recreation and cultural complex in Moore County. Other Piedmont towns may offer greenways or parks, but none combine:

- Equine heritage.
- A signature running/walking track branded as a tourism draw.
- Dog park, family features, and art walk in a single site.

**Attraction for visitors & room nights:**

- **Golf Companions & Families:** While golfers are on the course, spouses, children, and friends will have engaging activities nearby—walking trails, a dog park, art displays, and family-friendly amenities—encouraging longer stays.
- **Destination Events:** Festivals, fitness races, dog shows, and cultural programs at the Harness Track could be organized to draw regional and out-of-town groups.
- **Outdoor Recreation Tourism:** Runners, cyclists, and families from Raleigh, Charlotte, and Greensboro can combine day trips or weekend stays with golf outings.

**12. Will this project include a marketing plan? How much do you plan to invest annually on marketing more than 50 miles away from Moore County?**

The Village markets all park and recreation facilities. While this specific connector won't have its own dedicated marketing budget, it will be promoted as part of the overall Village's Parks & Recreation Department. Estimated annual marketing investment is \$25,000–\$30,000.

**13. Has a feasibility study been completed?**

No.

**14. What is the total budget of your proposed project?**

**Pinehurst Harness Track Destination Park  
Preliminary Project Budget**

**Core Anchors**

| Item                                                                        | Estimate  |
|-----------------------------------------------------------------------------|-----------|
| "Dog Track" Dog Park (fencing, pavilion, lighting, water, agility features) | \$175,000 |
| Pinehurst Running Loops (loops, surfacing, fitness stations, signage/QR)    | \$150,000 |

|                                                                                        |                  |
|----------------------------------------------------------------------------------------|------------------|
| Community Gardens & Orchard (raised beds, irrigation, orchard trees, pollinator areas) | \$50,000         |
| Picnic Groves & Hammock Villages (tables, hammocks, fire circle, shade planting)       | \$45,000         |
| <b>Subtotal – Core Anchors</b>                                                         | <b>\$420,000</b> |

#### **Family-Friendly Features**

|                                                             |                  |
|-------------------------------------------------------------|------------------|
| Nature Play Area (logs, boulders, ropes, climbing features) | \$150,000        |
| Open Activity Lawn                                          | \$25,000         |
| StoryWalk Trail, Equine History Walk, Arts in the Park      | \$25,000         |
| <b>Subtotal – Family Features</b>                           | <b>\$200,000</b> |

#### **Connectivity & Infrastructure**

|                                                                           |                  |
|---------------------------------------------------------------------------|------------------|
| Trail Extensions (connections to greenway system, bike routes, Fair Barn) | \$150,000        |
| Lighting & Safety Enhancements (energy-efficient path lights, security)   | \$15,000         |
| Parking & Access Improvements                                             | \$300,000        |
| <b>Subtotal – Connectivity &amp; Infrastructure</b>                       | <b>\$465,000</b> |

#### **Design**

|                                        |                  |
|----------------------------------------|------------------|
| Design, engineering, permitting (≈10%) | \$100,000        |
| <b>Subtotal – Design</b>               | <b>\$100,000</b> |

**Grand Total Project Estimate: \$1,185,000**

15. Will you secure at least the same amount of funding you are applying for?  
Yes.

16. If you receive OTPF funding, will it be the first funding committed for this project?  
Yes.

17. List the current funding for your project:

| Source                   | Amount    | Secured | Pending |
|--------------------------|-----------|---------|---------|
| Village of Pinehurst CIP | \$685,000 |         | Pending |
| OTPF Request             | \$500,000 |         | Pending |

18. How many guests or visitors do you expect to come to your project once completed?



- Year 1: 7,500 visitors
- Year 2: 8,500 visitors
- Year 3: 10,000 visitors

**19. Explain how you came up with your numbers above.**

Estimates are based on comparable regional parks, with visitation driven primarily by fitness and wellness tourism. Families of golfers, visiting athletes, and health-conscious travelers will use the trails, dog park, and outdoor recreation amenities while in Pinehurst. Local residents and small seasonal events will add to steady daily use.

**20. Additional Information:**

- This project ties together Pinehurst's golf + equestrian + wellness identity with a modern passive recreation hub.
- Adds family-oriented and pet-friendly amenities that broaden Moore County's visitor base.

**21. Projected break ground date?**

Spring 2026

**22. Completion date of project?**

Spring 2027

**23. If different, projected opening date?**  
Spring 2027

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Please sign below the following statements, acknowledging that you understand and agree to them, and all contained within the application:

**Indemnity:**

Grantee agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless MCTDA, its officers, directors, affiliates, employees, volunteers, and agents, from and against any and all claims, liabilities, losses and expenses (including reasonable attorney's fees) directly, indirectly, wholly or partially arising from or in connection with any act or omission of Fundee, its employees or agents, in applying for or accepting the grant, in expending or applying funds or in carrying out the project as set forth in the proposal.

**Sole Discretion:**

All elements of the MCTDA One-Time Project Fund are managed at the sole discretion of the MCTDA, including the application review process and all subsequent funding decisions. Funds awarded within this program are made by the MCTDA and are not subject to external oversight or approval.

**Terms of Agreement:**

I hereby acknowledge that I have reviewed and understand the terms of the agreement.

**Completed Application:**

I hereby acknowledge that I have completed this application in good faith, confidence, and counsel, and have done so in full compliance with the law. I have made no attempt to falsify or misconstrue facts or data anywhere in this application.

**Submission Information:**

To be considered for project funding, a completed application should be provided to the below address or digitally to: [pwerz@homeofgolf.com](mailto:pwerz@homeofgolf.com) MCTDA | 155 W. New York Ave., Suite 300 Southern Pines, NC | 910-992-4505.

Applicant Signature:

*Doug Willardson*

Date: 9/11/25

Applicant Printed Name:

Doug Willardson



## **Discussion on Key Points of the Pinehurst Development Ordinance Update ADDITIONAL AGENDA DETAILS:**

**FROM:** Doug Willardson, Village Manager  
**CC:** Village Council;  
**DATE OF MEMO:** 09/03/2025

### **MEMO DETAILS**

### **ATTACHMENTS**

1. Types of Decisions Chart
2. 20250416\_Chapter 7 Form Based Districts\_Final Draft
3. 20250806\_Form Based District Use Table FG Recommendation

Kimley Horn, staff, and the Focus Group have been working diligently to bring the Planned Development Ordinance (PDO) update close to completion. Significant progress has been made, and the following schedule outlines the next steps toward adoption:

- **9/5/25** – Consultant and staff review of final sections (Ch. 6, 4, 14)
- **9/5–9/9/25** – Consultant finalizes Definitions (Ch. 15)
- **9/17/25** – Final Focus Group meeting and Community Meeting
- **9/18/25** – Draft PDO posted to Village website for community review/comment
- **9/23/25** – PDO Update to Village Council
- **10/2/25** – Planning & Zoning Board public hearing
- **10/28/25** – Village Council public hearing

Council has raised several concerns that we want to address before moving too far ahead. Early discussion will help avoid last-minute changes later in the process. The key areas are:

- Approvals and review responsibilities
- Conditional zoning within the Small Area Plans
- Inclusion of PRD zoning in the text

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### Approvals and Review Responsibilities

As a refresher, land use decisions in North Carolina fall into three categories:

- **Administrative:** Based strictly on ordinance requirements. If the applicant meets the standards, the Village is legally obligated to approve (e.g., site plans, building permits).
- **Quasi-judicial:** Require evidence, sworn testimony, and findings of fact (e.g., special use permits, variances).
- **Legislative:** Policy-driven, such as rezonings and ordinance amendments, where Council has full discretion.

Currently, Council has been asked to approve certain administrative and quasi-judicial items such as Major Subdivisions, Major Site Plans, and Special Use Permits. In the draft PDO, we are proposing that these approvals be handled by the Planning and Zoning Board and the Board of Adjustment. This approach is consistent with how many other communities operate (see attached UNC School of Government handout).

The reasoning behind this is—

- **Major Subdivisions and Major Site Plans** are administrative in nature. If the standards are met, the Village has no legal authority to deny. Asking Council to hold a public hearing and solicit public input before voting on these cases can create an

uncomfortable dynamic where residents expect Council to stop a project, but state law leaves no discretion.

- **Special Use Permits** are quasi-judicial and must be decided solely on the evidence presented in a hearing. This process allows very limited discretion based on competent material related to a case meeting subjective standards. No communication on the case can be had outside of the hearing and public participation is limited to those who have legal standing in the case. Council has rarely conducted such hearings (four times in nearly six years), which can make the process cumbersome and legally risky.

Moving these responsibilities to the P&Z Board and BOA is the industry standard has clear benefits:

- **Expertise:** P&Z members are trained to apply technical standards and handle detailed land use cases.
- **Efficiency:** It streamlines approvals and avoids duplication.
- **Clarity:** It allows Council to remain focused on legislative and policy decisions—rezonings, ordinance amendments, and long-range planning. Limits the governing board from performing administrative work and interpreting the application of standards to a case.

**Public Input Safeguard:** To ensure residents are not losing a voice, we are planning to amend the PDO to require community meetings before applications for administrative decisions are submitted. This gives neighbors a chance to weigh in directly with developers while projects are still conceptual, when adjustments are easiest to make. Developers are generally receptive to early input. By requiring a public meeting up front, residents have a meaningful opportunity to shape projects instead of being frustrated later when decisions are largely predetermined by ordinance. A report of the community meeting will be required as part of the application.

---

### Conditional Zoning in Small Area Plans

When the Small Area Plans were adopted, nearly all uses were placed under conditional zoning with Council reviewing everything. This approach left little to object to, which helped the plans gain approval. At the time, adoption needed to be expedited due to the ongoing moratorium and related legal concerns, making conditional zoning a practical way to move the process forward.

Now that the plans are established, shifting some uses to by-right zoning has advantages:

1. **Predictability and fairness:** Projects that meet the standards proceed without uncertainty, while still complying with the detailed design requirements already in the plans.
2. **Efficiency:** Reduces time and workload for staff, P&Z, and Council.
3. **Legal clarity:** Avoids unnecessary discretionary decisions when standards are already in place. Puts P&Z and Council in a position where they could arbitrary pick what standards they think should apply to development—potential legal risks

**Commented [AC1]:** Puts P&Z and Council in a position where they could arbitrary pick what standards they think should apply to development.

This change comes with built-in safeguards. The draft PDO adds design standards, detailed in Section 7.8 (attached). All design requirements from the Small Area Plans remain fully in effect, so uses like a bank or medical office must still meet every element of the form-based code. The only difference is a more streamlined review process—without any reduction in design quality.

Attached is a table showing the Focus Group’s recommendations for shifting certain uses from conditional zoning (CZ) to permitted (P). It may be useful to walk through these zones at our meeting. In Village Place, many are already built out or involve Village-owned property—meaning the Village will inevitably be part of the development discussion.

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### Planned Residential Development (PRD)

We are also seeking Council’s direction on whether to include a PRD (Planned Residential Development) option in the PDO.

A PRD is a zoning tool that allows master-planned neighborhoods to be designed with greater flexibility than conventional zoning. Instead of rigid lot sizes or setbacks, PRDs allow clustering of homes, preservation of open space, and integration of amenities such as trails, parks, or community centers.

Key features of PRDs:

- **Community benefits:** Better design, open space preservation, diverse housing options, and added amenities.
- **Developer benefits:** Flexibility in layout and the ability to create cohesive neighborhoods.
- **Approval:** Requires a rezoning with a detailed master plan, giving Council discretion to ensure the project aligns with community expectations.

This concept is not limited to Pinewild—it could also be a useful tool in other areas, such as East Village in CCNC. Importantly, PRD zoning would not be applied to any parcel unless and until it is formally requested by a property owner through a rezoning process.

I do not want to signal favoritism or opposition to any single development—including the potential Pinewild development. From my perspective, including a PRD option in the PDO is the most neutral approach. It provides a pragmatic tool for future projects—whether Pinewild or elsewhere. Having the option built into the ordinance now avoids the appearance of tailoring rules for a specific project later, which could be viewed more negatively.

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### **Conclusion**

Staff, the consultant, and the Focus Group have made significant progress on the PDO update. While a number of technical refinements remain, the three topics above—approvals, conditional zoning in Small Area Plans, and inclusion of PRD zoning—are the most significant policy questions that would benefit from Council’s input at this stage.

We look forward to your feedback and direction as we continue toward final adoption.

# Types of Decisions

## for Development Regulations in North Carolina

|                | <b>Administrative</b>                                                                    | <b>Quasi-Judicial</b>                                                                   | <b>Legislative</b>                                                                                 |
|----------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Example        | zoning permit,<br>notice of violation                                                    | variance, special use<br>permit, certificate of<br>appropriateness                      | ordinance amendment,<br>rezoning                                                                   |
| Decision-maker | staff, typically                                                                         | assigned board                                                                          | governing board                                                                                    |
| Standards      | objective                                                                                | requires some judgment<br>and discretion                                                | based on what is in the<br>public interest                                                         |
| Public Notice  | none required, local<br>option for notice of<br>decision                                 | mailed to neighbors and<br>posted on the site                                           | published in newspaper;<br>if rezoning then also<br>mailed to neighbors, and<br>posted on the site |
| Hearing        | none typically, but<br>administrative hearing for<br>certain decisions                   | evidentiary hearing                                                                     | legislative hearing                                                                                |
| Public Input   | little or none for a<br>particular decision; input<br>up front to adopt the<br>ordinance | limited to sworn, factual<br>testimony at the hearing                                   | broad public input                                                                                 |
| Discretion     | very little                                                                              | decisions must be based<br>on the applicable<br>standards and evidence<br>in the record | broad discretion                                                                                   |
| Appeal         | to the board of<br>adjustment                                                            | to superior court                                                                       | to superior court                                                                                  |

For additional explanation, see Adam Lovelady, “Types of Decisions,” Coates’ Canons: NC Local Government Law (August 24, 2021) available at <https://canons.sog.unc.edu/types-of-development-decisions/>



# CHAPTER 7. FORM BASED DISTRICTS

## SECTION 7.1 RULES GOVERNING THE INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules shall apply:

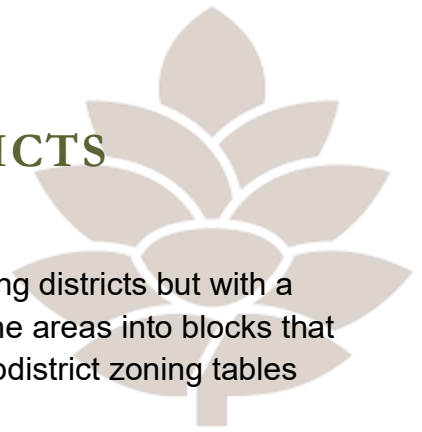
- A. Where district boundaries are indicated as approximately following either street, alley, railroad or highway lines or centerlines thereof, such lines shall be construed to be said boundaries;
- B. Where district boundaries are indicated, as approximately following lot lines, such lot lines shall be construed to be said boundaries. However, a surveyed plat prepared by a registered land surveyor may be submitted to the Village of Pinehurst as evidence that one or more properties along these boundaries do not lay within a specific zoning district;
- C. Where the zoning district boundaries lie at a scaled distance more than twenty-five (25) feet from any parallel lot line, the location of district boundaries shall be determined by use of a scale appearing on the Zoning Map;
- D. Where the zoning district boundaries lie at a scaled distance of twenty-five (25) feet or less from any parallel lot line, the location of zoning district boundaries shall be construed to be the lot line;
- E. Where other uncertainty exists, the Village Planner shall interpret the Official Zoning Map as to the location of such boundaries. This decision may be appealed to the Zoning Board of Adjustment.



|                                                                                                                |    |
|----------------------------------------------------------------------------------------------------------------|----|
| Chapter 7. Form Based Districts.....                                                                           | 1  |
| Section 7.1 Rules Governing The Interpretation Of Zoning District Boundaries.....                              | 1  |
| Section 7.2 Form Based Districts Zoning Districts.....                                                         | 2  |
| Section 7.3 Tables Of Permitted And Special Uses And Special Requirements.....                                 | 4  |
| Section 7.4 Special Requirements (Sr) To The Table Of Permitted And Special Uses And Special Requirements..... | 12 |
| Section 7.5 Accessory Uses.....                                                                                | 19 |
| Section 7.6 Temporary Uses (All Districts).....                                                                | 26 |
| Section 7.7 Tables Of Dimensional Requirement.....                                                             | 29 |
| Section 7.8 Design And Development Standards And Processes .....                                               | 33 |

## SECTION 7.2 FORM BASED DISTRICTS

### ZONING DISTRICTS

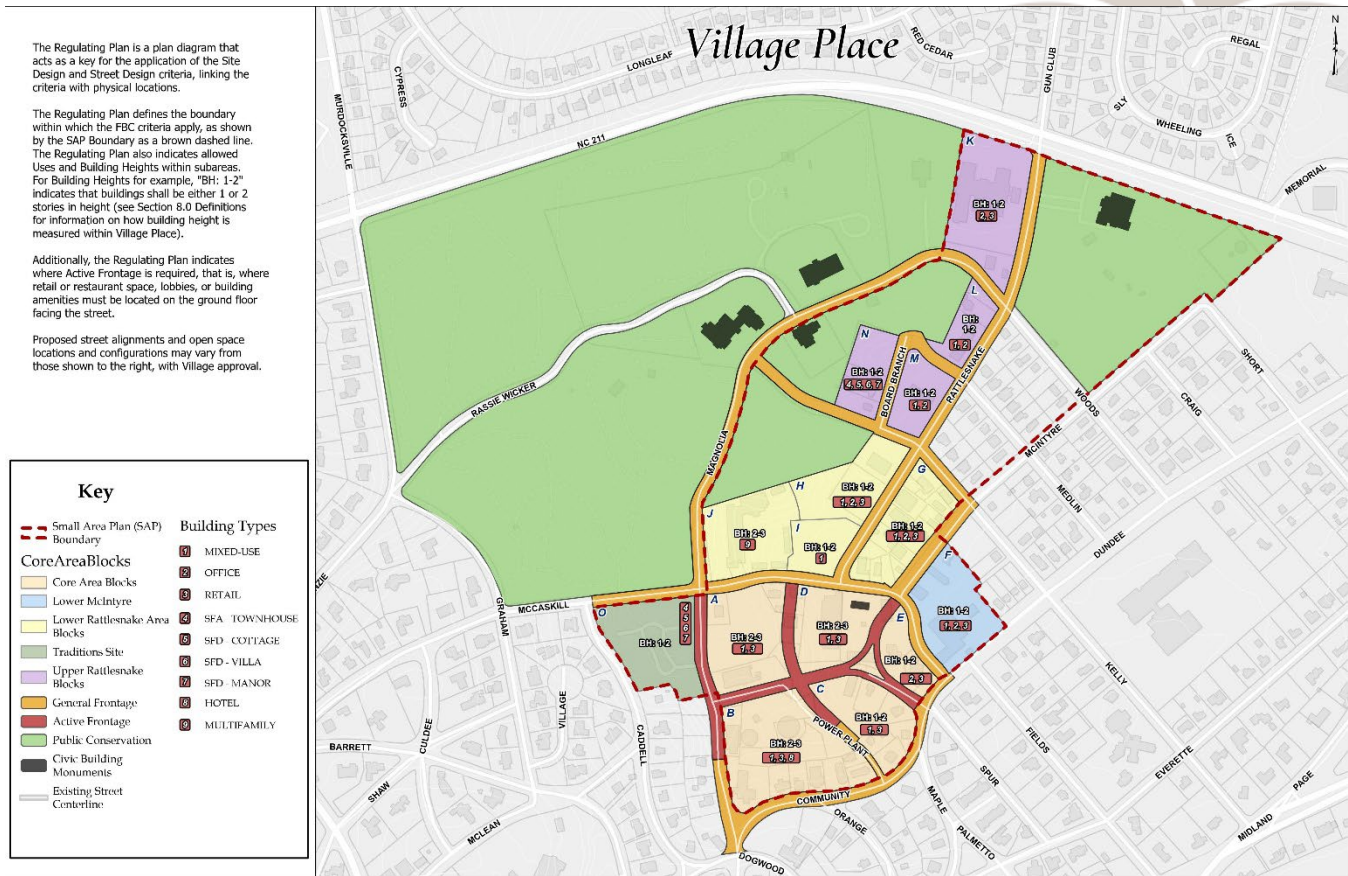


- A. Form based districts are implemented similar to general zoning districts but with a few unique features including a regulating plan that divides the areas into blocks that specify types of buildings and number of building stories. Subdistrict zoning tables identify uses on a block-by-block basis.
- B. Implementation steps for planning a project in one of these districts is as follows.
  - 1. Review the Form-Based District Regulating Plan in this section to determine the location of the project. Determine the block letter and the maximum allowed number of building stories.
  - 2. Using the block letter, review the associated Form-Based District Table of Permitted and Special Uses and Special Requirements in Section 7.3 through Section 7.6 to determine which uses are allowed in that block.
  - 3. Review Dimensional Table 7.3 to identify dimensional criteria based on the lot type being proposed.
  - 4. Refer to the associated Form Based Guidance Plan to evaluate other appropriate architectural and other design features, in addition to the standards in this Chapter.
  - 5. Additional applicable design and development standards can be found in the following chapters:
    - (1) Chapter 8 Landscaping and Buffers;
    - (2) Chapter 9 Natural Resources Protection;
    - (3) Chapter 10 Fences, Walls, and Screening;
    - (4) Chapter 11 Roadway, Access, and Connectivity;
    - (5) Chapter 12 Lighting Standards; and,
    - (6) Chapter 13 Sign Standards.
  - 6. Follow the approval process and requirements in Chapter 3.

#### **7.2.1 (VP FBD) VILLAGE PLACE FORM BASED DISTRICT**

- A. The Village Place Form Based District is based on the Village Place Small Area Plan and Form Based Guidance Plan adopted by the Village. Village Place is an area well-suited to accommodate growth and support quality of life needs of residents, businesses, and visitors. New development will integrate the built environment, improve the public realm, create a mixed-use walkable destination connected to the Village Center, and incorporate urban design standards.
- B. See Table of Permitted and Special Uses - Section 7.3
- C. See Table of Dimensional Requirements - Section 7.7
- D. For additional specific design and development guidance see the adopted Village Place Small Area Plan and Form Based Guidance Plan.

Figure 7.1 Village Place Regulating Plan

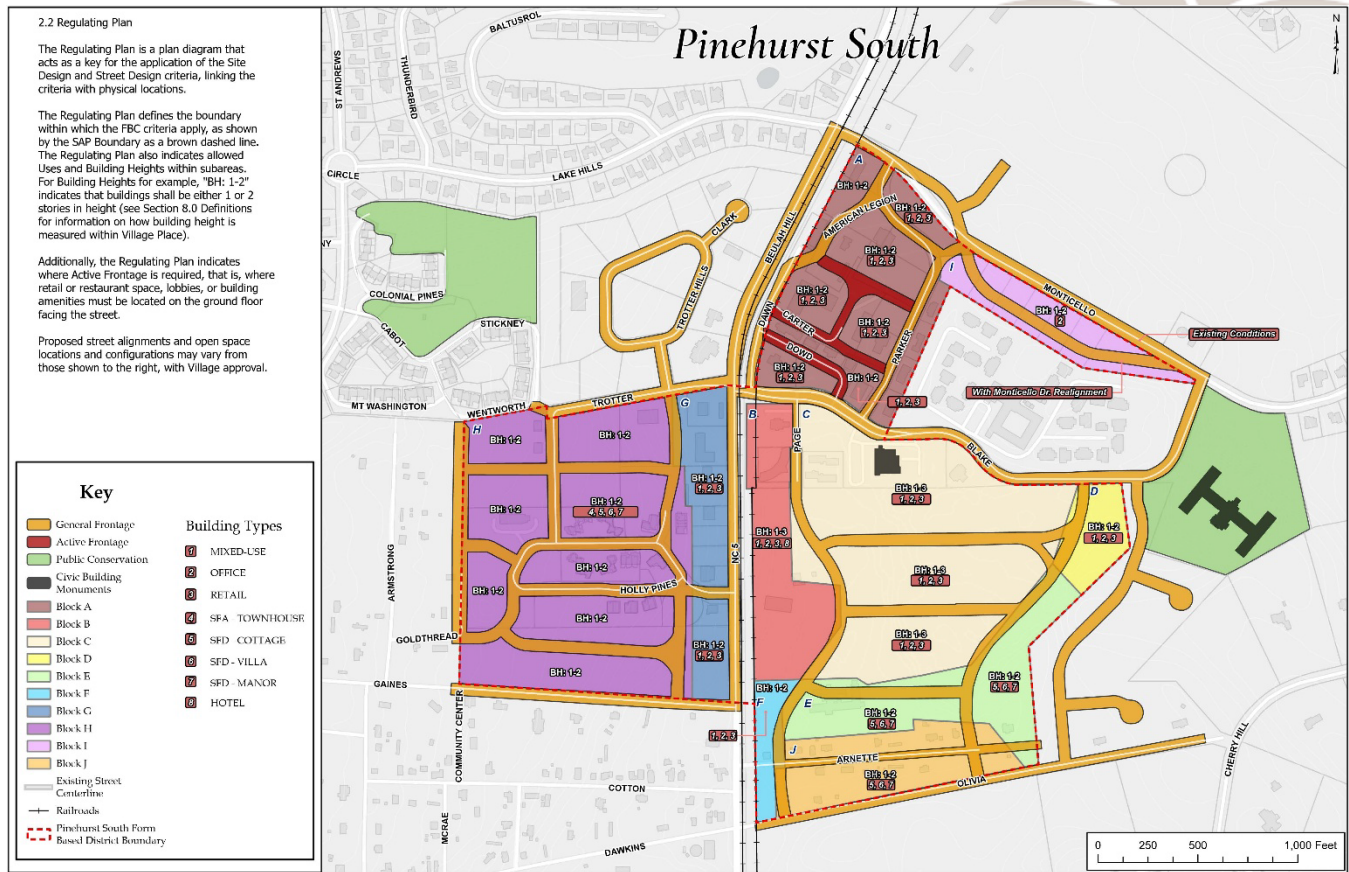


### 7.2.2 (PS FBD) PINEHURST SOUTH FORM BASED DISTRICT

- A. The Pinehurst South Form Based District is based on the Pinehurst South Small Area Plan and Form Based Guidance Plan adopted by the Village. Pinehurst South is an area well-suited to accommodate growth, and support quality of life needs of residents, businesses, and visitors. Development within Pinehurst South will integrate the built environment, improve the public realm, create a mixed-use walkable destination area, incorporate urban design standards, create a connecting spine of streets, sidewalks, and paths, and integrate a live, work and play area while minimizing traffic impacts.
- B. See Table of Permitted and Special Uses - Section 7.3
- C. See Table of Dimensional Requirements - Section 7.7
- D. For specific design and development guidance see the adopted Pinehurst South Small Area Plan and Form Based Guidance Plan.



Figure 7.2 Pinehurst South Regulating Plan



## SECTION 7.3 TABLES OF PERMITTED AND SPECIAL USES AND SPECIAL REQUIREMENTS

The Tables of Permitted and Special Uses and Special Requirements which follow contain a listing of uses which may be permitted in the Village Place or Pinehurst South Form Based Districts established by this Ordinance.

### 7.3.1 SYMBOLS USED ON TABLE OF USES

An "X" or "SU" or "SR" opposite the listed use in the District column(s) indicates the District or Districts in which a particular listed use may be permitted. The meanings of the entries in the Table are as follows:

- "X" indicates the use is permitted by right and a Development Permit may be obtained, subject to meeting all the requirements of this Ordinance for a Development Permit;
- "SU" indicates the use requires approval of a Special Use Permit by the Village Council in accordance with the procedures of Section 4.5 before obtaining a Development Permit;

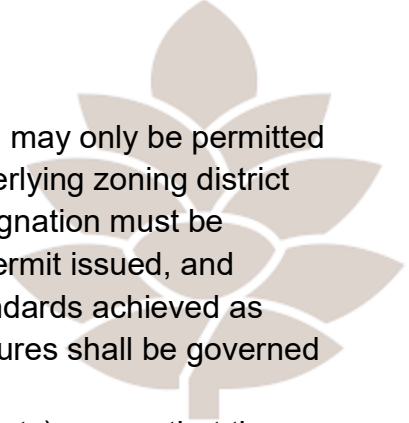
- 
- C. "CZ" indicates that a specific use, development or subdivision may only be permitted through a conditional zoning district that is parallel to the underlying zoning district (see Section 8.2 and 8.4). The conditional zoning district designation must be approved before the use may be established, development permit issued, and conformance with all applicable development and design standards achieved as provided in this ordinance. All nonconforming uses and structures shall be governed under Section 2.3 of this ordinance.
- D. The column on the far right, labeled "SR" (Special Requirements) means that there are additional special requirements for the development or use for compliance. These requirements are contained in Section 7.4, "Special Requirements to the Table of Permitted and Special Uses." For any use subject to a Special Use Permit, the Special Requirement along with the requirements of this Ordinance shall represent the minimum conditions for issuance of a Special Use Permit; when "SR" appears for use within a zoning district, special requirements shall apply. The Special Requirements (SR's) are numbered by the Table of Uses categories. Numbers SR-1 through SR-99 are Principal Uses, numbers SR-100 through SR 199 are Accessory Uses; and numbers SR 200 through SR 299 are Temporary Uses. The "SR" will also appear in the column of the general use district in which the special requirements apply.
- E. The listing of a use in the Table of Permitted and Special Uses and Special Requirements in no way relieves that use of having to meet all local, State and Federal laws pertaining to the establishment and operation of that use;
- F. In the event a use is not listed, the Village Planner may determine if a materially similar use exists and is defined by this ordinance. If a materially similar land use is determined by the Village Planner, the determination shall be made in writing and all applicable regulations and standards with that use shall apply to the unlisted use. Such determinations by the Village Planner may be appealed pursuant to Chapter 5 of this ordinance. If a use is not listed and a materially similar use does not exist, an application may be filed to amend this ordinance pursuant to Chapter 6.

TABLE 7.1 Village Place Form Based District Use Table

|                                          | Core Area Blocks |    |    |    |    | Lower McIntyre | Lower Rattlesnake Area Blocks |    |    |    | Upper Rattlesnake Blocks |    |    |        | Traditions Site | SR |
|------------------------------------------|------------------|----|----|----|----|----------------|-------------------------------|----|----|----|--------------------------|----|----|--------|-----------------|----|
| Subdivisions                             | A*               | B* | C* | D* | E* | F              | G                             | H  | I  | J  | K                        | L  | M  | N      | O*              |    |
| Subdivisions - Major and Minor           | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ | CZ | CZ                       | CZ | CZ | CZ     | CZ              |    |
| Residential                              |                  |    |    |    |    |                |                               |    |    |    |                          |    |    |        |                 |    |
| Dwelling-Single Family                   |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | CZ     | CZ              | 1  |
| Dwelling-Two Family                      |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | CZ     | CZ              | 1  |
| Dwelling-Multifamily                     |                  |    |    |    |    |                |                               |    |    | CZ |                          |    |    |        |                 | 3  |
| Dwelling-Townhouse/ Clustered Dwellings  |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | CZ     | CZ              | 2  |
| Family Care Home (6 or fewer residents)  |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | X, SR  | X, SR           | 4  |
| Dwelling -Mixed Use                      | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ |    |                          | CZ | CZ |        |                 | 5  |
| Lodging                                  |                  |    |    |    |    |                |                               |    |    |    |                          |    |    |        |                 |    |
| Hotel                                    |                  | CZ |    |    |    |                |                               |    |    |    |                          |    |    |        |                 | 8  |
| Neighborhood Lodging Accommodation       |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | CZ, SR | CZ, SR          | 10 |
| Office/ Service                          |                  |    |    |    |    |                |                               |    |    |    |                          |    |    |        |                 |    |
| Banks, Credit Unions, Financial Services | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ |    | CZ                       | CZ | CZ |        |                 | 21 |
| Business Support Services                | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ |    | CZ                       | CZ | CZ |        |                 |    |
| Dry Cleaning & Laundry Services          |                  |    |    |    |    | CZ             | CZ                            | CZ | CZ |    | CZ                       |    |    |        |                 | 23 |
| Medical Clinic                           |                  |    |    |    |    |                |                               |    |    |    | CZ                       | CZ | CZ |        |                 |    |
| Medical Office                           | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ |    | CZ                       | CZ | CZ |        |                 |    |
| Office                                   | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ |    | CZ                       | CZ | CZ |        |                 |    |
| Personal Services                        | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ |    | CZ                       | CZ | CZ |        |                 |    |
| Professional Services                    | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ |    | CZ                       | CZ | CZ |        |                 | 21 |
| Small Equipment Repair/Rental            |                  |    |    |    |    | CZ             |                               |    |    |    |                          |    |    |        |                 |    |
| Veterinary Services / Indoor Kennels     |                  |    |    |    |    |                | CZ                            | CZ |    |    | CZ                       |    |    |        |                 | 11 |

|                                              | Core Area Blocks |        |        |        |        | Lower McIntyre | Lower Rattlesnake Area Blocks |        |        |    | Upper Rattlesnake Blocks |    |    |    | Traditions Site |    |
|----------------------------------------------|------------------|--------|--------|--------|--------|----------------|-------------------------------|--------|--------|----|--------------------------|----|----|----|-----------------|----|
| Subdivisions                                 | A*               | B*     | C*     | D*     | E*     | F              | G                             | H      | I      | J  | K                        | L  | M  | N  | O*              | SR |
| Commercial/ Entertainment                    |                  |        |        |        |        |                |                               |        |        |    |                          |    |    |    |                 |    |
| Alcoholic Beverage Sales Store               | CZ               | CZ     | CZ     | CZ     | CZ     |                | CZ                            | CZ     | CZ     |    |                          |    |    |    |                 |    |
| Amusements, Indoor                           | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            | CZ     | CZ     |    |                          |    |    |    |                 |    |
| Bar/Tavern/Night Club                        | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            | CZ     | CZ     |    |                          |    |    |    |                 |    |
| Garden Center                                |                  |        |        |        |        | CZ             |                               |        |        |    |                          |    |    |    |                 |    |
| General Retail                               | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            | CZ     | CZ     |    | CZ                       |    |    |    |                 | 13 |
| Outside Sales                                |                  |        |        |        |        | CZ, SR         |                               |        |        |    |                          |    |    |    |                 | 14 |
| Restaurant                                   | CZ, SR           | CZ, SR | CZ, SR | CZ, SR | CZ, SR | CZ, SR         | CZ, SR                        | CZ, SR | CZ, SR |    | CZ, SR                   |    |    |    |                 | 15 |
| Theater, Indoor (Movie or Live Performance)  | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            |        |        |    |                          |    |    |    |                 |    |
| Civic                                        |                  |        |        |        |        |                |                               |        |        |    |                          |    |    |    |                 |    |
| Civic/Cultural Facilities                    | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            |        |        |    |                          |    |    |    |                 |    |
| Community Shared Facilities                  |                  |        |        |        |        |                |                               |        |        |    |                          |    |    | CZ | CZ              | 16 |
| Recreation Facilities, Indoor                | CZ               | CZ     | CZ     | CZ     |        | CZ             | CZ                            | CZ     | CZ     |    | CZ                       | CZ |    |    |                 |    |
| Park                                         | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            | CZ     | CZ     | CZ | CZ                       | CZ | CZ | CZ | CZ              |    |
| Education/ Institution                       |                  |        |        |        |        |                |                               |        |        |    |                          |    |    |    |                 |    |
| Child/Adult Day Care Center                  |                  |        |        |        |        | CZ             | CZ                            | CZ     | CZ     |    | CZ                       | CZ |    |    |                 |    |
| Community Support Facility                   |                  |        |        |        |        |                |                               |        |        |    |                          | CZ | CZ |    |                 | 19 |
| Studio - art, dance, martial arts, music     | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            | CZ     | CZ     |    | CZ                       |    |    |    |                 |    |
| Automotive                                   |                  |        |        |        |        |                |                               |        |        |    |                          |    |    |    |                 |    |
| Vehicle. Rental/Leasing/Sales                |                  |        |        |        |        | CZ             |                               |        |        |    |                          |    |    |    |                 |    |
| Vehicle Service-Maintenance Repair/Body Work |                  |        |        |        |        | CZ             |                               |        |        |    |                          |    |    |    |                 |    |
| Industry/ Wholesale/ Storage                 |                  |        |        |        |        |                |                               |        |        |    |                          |    |    |    |                 |    |
| Artisan Workshops                            | CZ               | CZ     | CZ     | CZ     | CZ     | CZ             | CZ                            | CZ     | CZ     |    | CZ                       | CZ |    |    |                 |    |
| Agriculture                                  |                  |        |        |        |        |                |                               |        |        |    |                          |    |    |    |                 |    |
| Gardens (Community and Private)              | X                | X      | X      | X      | X      | X              | X                             | X      | X      | X  | X                        | X  | X  | X  | X               |    |

|                                                                                                                   | Core Area Blocks |       |       |       |       | Lower McIntyre | Lower Rattlesnake Area Blocks |       |       |       | Upper Rattlesnake Blocks |       |       |       | Traditions Site |     |
|-------------------------------------------------------------------------------------------------------------------|------------------|-------|-------|-------|-------|----------------|-------------------------------|-------|-------|-------|--------------------------|-------|-------|-------|-----------------|-----|
| Subdivisions                                                                                                      | A*               | B*    | C*    | D*    | E*    | F              | G                             | H     | I     | J     | K                        | L     | M     | N     | O*              | SR  |
| <b>Infrastructure</b>                                                                                             |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |     |
| Parking Structure                                                                                                 | CZ               | CZ    | CZ    | CZ    | CZ    | CZ             | CZ                            | CZ    | CZ    |       |                          |       |       |       |                 | 27  |
| Parking Lot -Principal Use                                                                                        |                  |       |       |       |       |                | CZ                            | CZ    | CZ    |       |                          | CZ    |       |       |                 |     |
| Small/Micro Wireless Facilities                                                                                   | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 30  |
| Utilities -Moore County and VOP                                                                                   | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 29  |
| <b>Accessory Uses</b>                                                                                             |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |     |
| ATM                                                                                                               | CZ               | CZ    | CZ    | CZ    | CZ    | CZ             | CZ                            | CZ    | CZ    |       | CZ                       | CZ    | CZ    |       |                 |     |
| Farmers Market                                                                                                    | X                | X     | X     | X     | X     |                |                               |       |       |       |                          |       |       |       |                 | 102 |
| Concealed Wireless Telecommunication Facility                                                                     | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 103 |
| Fuel/Propane Tanks                                                                                                | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 114 |
| Home Occupation                                                                                                   |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | X, SR | X, SR           | 104 |
| Outdoor Swimming Pools and Spas                                                                                   |                  | X, SR |       |       |       |                |                               |       | X, SR | X, SR |                          |       |       | X, SR | X, SR           | 105 |
| Pet Houses and Pet Runs                                                                                           |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | X, SR | X, SR           | 106 |
| Playground Equipment                                                                                              |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | X, SR | X, SR           | 107 |
| Accessory Buildings                                                                                               | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 108 |
| Dwelling - Accessory                                                                                              |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | X, SR | X, SR           | 109 |
| Accessory Structure                                                                                               | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 110 |
| <b>Temporary Use</b>                                                                                              |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |     |
| Temporary Facilities during replacement of existing facilities or until permanent establishment of new facilities | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 201 |
| Temporary Real Estate Offices                                                                                     |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | X, SR | X, SR           | 203 |
| Model Homes                                                                                                       |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | X, SR | X, SR           | 204 |
| Yard Sales                                                                                                        |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | X, SR | X, SR           | 205 |
| Temporary Uses Other                                                                                              | X, SR            | X, SR | X, SR | X, SR | X, SR | X, SR          | X, SR                         | X, SR | X, SR | X, SR | X, SR                    | X, SR | X, SR | X, SR | X, SR           | 206 |



TABLE 7.2 Pinehurst South Form Based District Use Table

|                                          | Pinehurst South Form Based District Blocks |    |    |    |       |    |    |       |    |       |    |
|------------------------------------------|--------------------------------------------|----|----|----|-------|----|----|-------|----|-------|----|
| Subdivisions                             | A*                                         | B  | C  | D  | E     | F  | G  | H     | I  | J     | SR |
| Subdivisions - Major and Minor           | CZ                                         | CZ | CZ | CZ | CZ    | CZ | CZ | CZ    | CZ | CZ    |    |
| Residential                              |                                            |    |    |    |       |    |    |       |    |       |    |
| Dwelling-Single Family                   |                                            |    |    |    | CZ    |    |    | CZ    |    | X, SR | 1  |
| Dwelling-Two Family                      |                                            |    |    |    |       |    |    | CZ    |    |       | 1  |
| Dwelling-Townhouse/ Clustered Dwellings  |                                            |    |    |    |       |    |    | CZ    |    |       | 2  |
| Family Care Home (6 or fewer residents)  |                                            |    |    |    | X, SR |    |    | X, SR |    | X, SR | 4  |
| Dwelling -Mixed Use                      | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       |    |       | 5  |
| Manufactured Housing                     |                                            |    |    |    |       |    |    |       |    | X, SR | 6  |
| Lodging                                  |                                            |    |    |    |       |    |    |       |    |       |    |
| Hotel                                    |                                            | CZ |    |    |       |    |    |       |    |       | 8  |
| Neighborhood Lodging Accommodation       |                                            |    |    |    | CZ    |    |    | CZ    |    | CZ    | 10 |
| Office/ Service                          |                                            |    |    |    |       |    |    |       |    |       |    |
| Banks, Credit Unions, Financial Services | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       | 21 |
| Business Support Services                | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       |    |
| Dry Cleaning & Laundry Services          | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       |    |       | 23 |
| Funeral Home                             | CZ                                         |    |    |    |       |    |    |       |    |       |    |
| Medical Clinic                           | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       |    |
| Medical Office                           | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       |    |
| Office                                   | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       |    |
| Personal Services                        | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       |    |
| Post Office                              | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       | 21 |
| Professional Services                    | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       | 21 |
| Small Equipment Repair/Rental            |                                            | CZ | CZ |    |       | CZ |    |       |    |       |    |
| Small Engine Repair / Sales              |                                            | CZ | CZ |    |       | CZ |    |       |    |       |    |
| Veterinary Services / Indoor Kennels     | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       | 11 |
| Commercial/ Entertainment                |                                            |    |    |    |       |    |    |       |    |       |    |
| Alcoholic Beverage Sales Store           | CZ                                         | CZ | CZ | CZ |       | CZ | CZ |       |    |       |    |

|                                                     | Pinehurst South Form Based District Blocks |        |        |        |        |        |        |        |        |        |    |
|-----------------------------------------------------|--------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----|
| Subdivisions                                        | A*                                         | B      | C      | D      | E      | F      | G      | H      | I      | J      | SR |
| Amusements, Indoor                                  |                                            | CZ     | CZ     |        |        | CZ     |        |        |        |        |    |
| Bar/Tavern/Night Club                               | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Garden Center                                       | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| General Retail                                      | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        | 13 |
| Restaurant                                          | CZ, SR                                     | CZ, SR | CZ, SR | CZ, SR |        | CZ, SR | CZ, SR |        |        |        | 15 |
| Civic                                               |                                            |        |        |        |        |        |        |        |        |        |    |
| Civic/Cultural Facilities                           | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        | CZ     |    |
| Community Shared Facilities                         |                                            |        |        |        |        |        |        | CZ, SR |        |        | 16 |
| Conference/Convention Center                        |                                            | CZ     |        |        |        |        |        |        |        |        |    |
| Private Club                                        | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Public Safety Station                               | CZ, SR                                     | CZ, SR |        | CZ, SR |        | CZ, SR | CZ, SR |        | CZ, SR |        |    |
| Recreation Facilities, Indoor                       | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Recreation Facilities, Outdoor                      |                                            |        | CZ, SR |        |        |        |        |        |        |        | 17 |
| Religious Institution                               |                                            |        |        |        | CZ, SR | CZ, SR |        | CZ, SR |        | CZ, SR | 18 |
| Park                                                | CZ                                         | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     |    |
| Education/ Institution                              |                                            |        |        |        |        |        |        |        |        |        |    |
| Residential Care Facilities (More than 6 Residents) |                                            |        |        |        |        |        |        |        | CZ     |        |    |
| Child/Adult Day Care Center                         | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Community Support Facility                          |                                            |        |        |        |        |        | CZ     |        | X      |        | 19 |
| Studio - art, dance, martial arts, music            | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Automotive                                          |                                            |        |        |        |        |        |        |        |        |        |    |
| Fueling Station                                     |                                            |        |        |        |        |        | CZ, SR |        |        |        | 20 |
| Industry/ Wholesale/ Storage                        |                                            |        |        |        |        |        |        |        |        |        |    |
| Artisan Workshops                                   | CZ                                         | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Agriculture                                         |                                            |        |        |        |        |        |        |        |        |        |    |
| Gardens (Community and Private)                     | X                                          | X      | X      | X      | X      | X      | X      | X      | X      | X      |    |
| Infrastructure                                      |                                            |        |        |        |        |        |        |        |        |        |    |
| Parking Structure                                   |                                            | CZ     | CZ     |        |        |        |        |        |        |        | 27 |

|                                                                                                                   | Pinehurst South Form Based District Blocks |        |        |        |        |        |        |        |       |       |     |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------|--------|--------|--------|--------|--------|--------|-------|-------|-----|
| Subdivisions                                                                                                      | A*                                         | B      | C      | D      | E      | F      | G      | H      | I     | J     | SR  |
| Small/Micro Wireless Facilities                                                                                   | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 30  |
| Telecommunications Facilities                                                                                     |                                            |        |        |        |        |        |        |        |       |       | 28  |
| Utilities -Moore County and VOP                                                                                   | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 29  |
| New Public or Private Road Right-of-Way                                                                           | CZ                                         | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ    | CZ    |     |
| Accessory Uses                                                                                                    |                                            |        |        |        |        |        |        |        |       |       |     |
| ATM                                                                                                               | CZ                                         | CZ, SR | CZ, SR | CZ, SR |        | CZ, SR | CZ, SR |        | X     |       |     |
| Beekeeping                                                                                                        |                                            |        |        |        | X, SR  |        |        | X, SR  |       | X, SR | 100 |
| Child/Adult Day Care Home Occupations                                                                             |                                            |        |        |        | X, SR  |        |        | X, SR  |       | X, SR | 104 |
| Farmers Market                                                                                                    | X                                          |        | X      | X      |        |        |        |        |       |       | 102 |
| Concealed Wireless Telecommunication Facility                                                                     | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 103 |
| Fuel/Propane Tanks                                                                                                | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 114 |
| Home Occupation                                                                                                   |                                            |        |        |        | X, SR  |        |        | X, SR  |       | X, SR | 104 |
| Outdoor Swimming Pools and Spas                                                                                   |                                            |        |        |        | X, SR  |        |        | X, SR  |       | X, SR | 105 |
| Pet Houses and Pet Runs                                                                                           |                                            |        |        |        | X, SR  |        |        | X, SR  |       | X, SR | 106 |
| Playground Equipment                                                                                              | X, SR                                      | X, SR  |        |        | X, SR  |        |        | X, SR  |       | X, SR | 107 |
| Accessory Buildings                                                                                               | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 108 |
| Dwelling - Accessory                                                                                              |                                            |        |        |        | SU, SR |        |        | SU, SR |       | SU    | 109 |
| Accessory Structure                                                                                               | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 110 |
| Temporary Use                                                                                                     |                                            |        |        |        |        |        |        |        |       |       |     |
| Temporary Facilities during replacement of existing facilities or until permanent establishment of new facilities | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 201 |
| Model Homes                                                                                                       |                                            |        |        |        | X, SR  |        |        | X, SR  |       | X, SR | 204 |
| Yard Sales                                                                                                        |                                            |        |        |        | X, SR  |        |        | X, SR  |       | X, SR | 205 |
| Temporary Uses Other                                                                                              | X, SR                                      | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR  | X, SR | X, SR | 206 |

## SECTION 7.4 SPECIAL REQUIREMENTS (SR) TO THE TABLE OF PERMITTED AND SPECIAL USES AND SPECIAL REQUIREMENTS

The Table of Permitted and Special Uses and Special Requirements contains a column on the far right labeled "SR" for Special Requirements. In any case where a use listed in the Table has a number in the SR column opposite the use, that use must comply with the additional Special Requirements contained in this Section corresponding to the Special Requirements number. The Special Requirements may affect the development of the use in all zoning districts in which the use is allowed or only in certain districts, as may be set forth in this Section.

### Principal Uses

#### A. SR-1 Dwelling, Single Family-Two Family

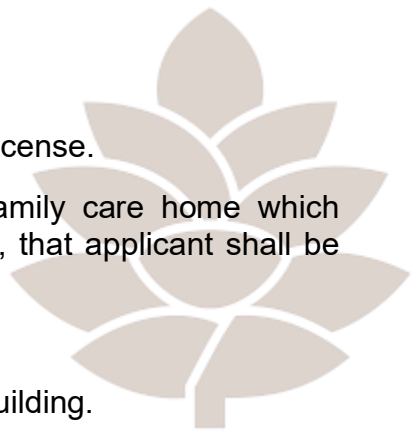
1. In Block J of the Pinehurst South Form Based District, development and redevelopment of existing lots of record shall conform to the standards of the R-5 district in Table 7.3 Table of Dimensional Requirements.

#### B. SR-2 Dwelling, Townhouse/Clustered Dwellings

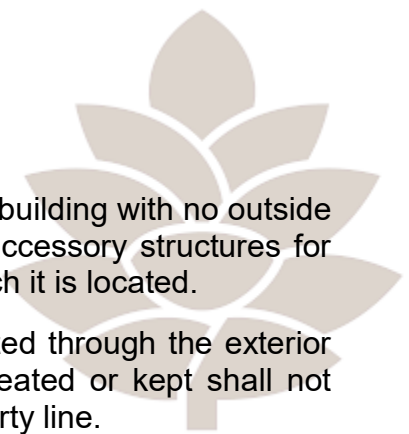
1. The common open space provided with the townhouse unit development shall be no less than twenty-five percent (25%) of the gross land area.
2. The minimum setbacks required around the perimeter of the development tract shall be as required by the **Table of Dimensional Requirements Table 7.3.**
3. The front wall on any unit or group of contiguous units shall not be set back beyond the rear wall of any adjacent unit or group of contiguous units where both face the same street or vehicle accommodation area;
4. A townhouse unit lot frontage may be on open space properly restricted through a responsible entity to ensure adequate access.
5. All townhouse units shall be accessed from a rear alley or shared-access driveway.

#### C. SR-4 Family Care Home (6 or fewer residents)

1. Shall be a single-family dwelling;
2. No family care home shall be located within one-half mile radius of an existing family care home measured from property line to property line.
3. The following steps must be followed in order to obtain approval from the Village to operate a Family Care Home:
  - (1) Applicant submits a letter of intent.
  - (2) Applicant asks for a Zoning Verification Letter prior to receiving a State license. Fees in accordance with the adopted fee schedule apply.



- (3) Obtain Development Permit after receiving a State license.
  4. In the event a development permit is issued for a family care home which invalidates another applicant's zoning verification letter, that applicant shall be notified.
- D. SR-5 Dwelling, Mixed Use
1. The dwelling units shall be located within the principal building.
  2. The dwelling units shall not be located on the ground floor of the principal building.
  3. Parking and service areas shall be located to the rear or side of the primary structure and shall not extend beyond the build-to-line.
- E. SR-6 Manufactured Housing
1. A continuous, permanent masonry underpinning such as brick, stone, stucco, split-face block (but not common concrete block), not pierced except for required ventilation and access, shall be installed under the mobile home;
  2. The tongue, axles, transport lights, and removable towing apparatus shall be removed subsequent to final placement.
- F. SR-8 Hotel
1. At least fifty percent (50%) of the level of the primary entrance shall not be used for guest rooms based on area square footage of that level.
- G. SR-10 Neighborhood Lodging Accommodation (NLA)
1. After the effective date of this Ordinance, all Neighborhood Lodging Accommodations (NLA) shall be required to obtain a Development Permit from the Village. All NLA's, whether lawful nonconforming uses or newly established after the effective date of this Ordinance, shall comply with following standards:
    - (1) Compliance with SR-9 Standards 1) a-k.
    - (2) Submission of documentation that the Neighborhood Lodging Accommodation is located within a Planned Community Neighborhood as defined in Section 10.2 of this Ordinance.
    - (3) Submission of documentation that the Neighborhood Lodging Accommodation has been authorized or is not prohibited by the Declaration.
    - (4) Submission of documentation that the Neighborhood Lodging Accommodation is authorized and managed by a Master Association.
    - (5) Installation of a Landscape Screen per Section 9.5.2,4 (A)(2) of the PDO along the property line of the adjacent residential use not part of the Planned Community Neighborhood.



#### H. SR-11 Veterinary Services/Indoor Kennels

1. All indoor kennels shall be within a completely enclosed building with no outside facilities (except as provided for in item #3 below) or accessory structures for animals, unless otherwise permitted in the district in which it is located.
2. Veterinary clinics shall be designed so that sound emitted through the exterior walls, roofs, and enclosed areas where animals are treated or kept shall not exceed forty-five (45) decibels as measured at the property line.
3. Veterinary clinics and/or indoor kennels which include outdoor spaces, runs, or other facilities shall require a special use permit.

#### I. SR-13 General Retail

1. No single retail use shall exceed twelve thousand (12,000) square feet in gross floor area unless a special use permit is obtained.

#### J. SR-14 Outside Sales

##### 1. General Standards

- (1) Outside sales must be clearly secondary to the primary use within the associated permanent structure.
  - (2) Outside sales shall not occupy required parking areas and shall not take up an area greater than twenty-five percent (25%) of the total building area of the primary use within the associated permanent structure.
2. Displays on Public Sidewalks: Merchandise for sale may be placed on the public sidewalk in front of the business where the building is directly adjacent to the sidewalk provided that adequate pedestrian clearance on the sidewalk is maintained (minimum of five (5) feet). Such displays shall be removed from the sidewalk when the business is not open. Such sales may also be subject to other village ordinances.

#### K. SR-15 Restaurants

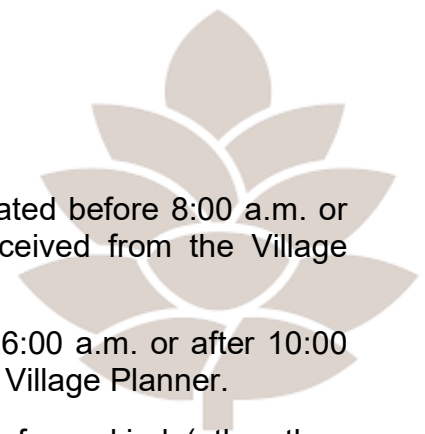
1. Drive-through windows and curb service are prohibited;
2. No exterior playground or play equipment intended for children shall be permitted.

#### L. SR-16 Community Shared Facilities, Public Safety Station

1. Community Shared Facilities and Public Safety Stations shall have a minimum lot size of twenty thousand (20,000) square feet.

#### M. SR-17 Recreation Facilities, Outdoor

1. Screening:
  - (1) Athletic fields, common area recreation facilities and similar facilities shall be screened from adjoining residential properties in accordance with Section 9.5.



2. Operational Standards:

- (1) Lights and loudspeaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m. unless special permission is received from the Village Planner.
- (2) Facility usage is limited to indoor activities before 6:00 a.m. or after 10:00 p.m. unless special permission is received from the Village Planner.
- (3) No equipment, machinery or mechanical device of any kind (other than customary HVAC systems) may be operated within two hundred (200) feet of any residentially zoned property except as needed for routine maintenance of the grounds or facility playfield.
- (4) All exterior lighting shall be shielded such that light is not directed toward adjacent residential property.

N. SR-18 Religious Institutions and Schools

1. Such facilities shall be located on sites of five (5) acres or greater and shall have direct primary access to a major collector or thoroughfare street.

O. SR-19 Community Support Facility

1. These uses may be principal or accessory uses.
2. No such use may be located within a quarter mile (1320 feet) of another such use measured as a straight line as measured from property lines.

P. SR-20 Fueling Stations

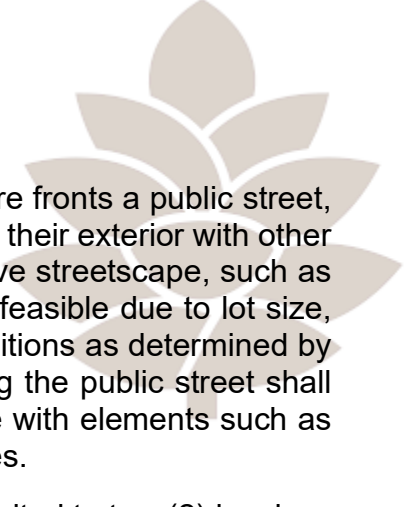
1. The store shall contain less than three thousand five hundred (3,500) square feet of gross floor area;
  - (1) Gas pumps, auto wash facilities and dumpsters shall not be located between the building and a public street or in any required building setback.
  - (2) Gas pump canopies shall not exceed the height of the roof of the primary building it serves. The gas pump canopy, auto wash structure and facility, dumpster enclosure and other accessory structures shall be similar in architectural style and color as the principal building.
  - (3) Certification by a registered engineer shall be required to ensure the prevention of petroleum and petroleum related product runoffs into the existing municipal storm drainage system.

Q. SR-21 Banks, Credit Unions, Financial Services, Professional Services

1. Such uses shall not be permitted on the ground floor of the principal building.

R. SR-23 Drycleaning and Laundry Services

1. Coin operated laundries are permitted.



## S. SR-27 Parking Structure

1. Building Design: When an above-ground parking structure fronts a public street, where feasible, parking structures should be wrapped on their exterior with other uses to conceal the parking structure and create an active streetscape, such as retail, restaurants, etc. If concealing the structure is not feasible due to lot size, required or needed deck size, topography, or other conditions as determined by the Village Planner, then the building wall or walls facing the public street shall be designed so as to resemble a building in (active) use with elements such as window indentions, brick patterns and articulated surfaces.
2. Height Limit for Structures: Parking structures shall be limited to two (2) levels.

## T. SR-28 Telecommunications Facilities

### 1. Exterior Appearance Height and Setback

- (1) The exterior appearance of all non-tower buildings shall have the appearance of a residential dwelling, including but not limited to, pitched roof(s) and frame or brick veneer construction. Towers shall be required to be of the latest technology and utilize "stealth" technology to blend into the surrounding environment. For example, a tower located in a wooded area should be designed to have the appearance of a pine tree.
- (2) The lighting on the proposed tower shall be no more than is required by applicable Federal and State regulations.
- (3) All proposed telecommunication towers shall be no more than one hundred twenty-five (125) feet in height.
- (4) Tower shall be a minimum of three hundred (300) feet from any property line, and two hundred (200) feet minimum from any occupied structure.

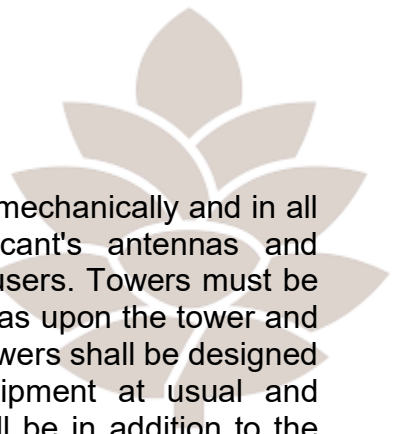
### 2. Electromagnetic Exposure and Radio Interference

- (1) Output power levels from the tower and/or associated antennae shall not exceed the current federally approved levels for exposure to electromagnetic radiation.
- (2) There shall be no leakage or interference that will affect surrounding properties. Radio, television or other electro-magnetic transmission(s) or reception on other properties will not be disturbed or diminished;

### 3. Use of Facilities

- (1) Associated buildings locations in any residential district may not be used as an employment center for any worker. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.
- (2) No advertising sign or logo is permitted on any tower or antenna;
- (3) Upon cessation of use, the permit holder shall take down the tower and all associated equipment within sixty (60) days.



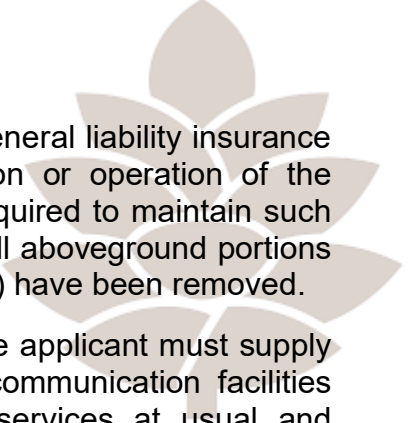


#### 4. Co-Location Requirements

- (1) All towers shall be designed structurally, electrically, mechanically and in all other respects, to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights. All towers shall be designed to allow co-location of public safety service equipment at usual and customary commercial rates, and these spaces shall be in addition to the antenna sites required for additional users as mentioned in this section. The exact design of public safety service equipment will be determined upon receipt of an application after consultation with the Police Chief and Fire Chief;
- (2) A Development Permit shall not be granted unless it is found that the proposed equipment cannot be accommodated on existing or approved towers or alternative structures with a one-half ( $\frac{1}{2}$ ) mile radius of the proposed location due to one (1) or more of the following reasons:
  - i. The planned equipment would exceed the structural capacity of the existing or approved towers, building or other structures, as documented by a qualified and licensed NC professional engineer, and the existing or approved structure cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost;
  - ii. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified and licensed professional engineer and the interference cannot be prevented at a reasonable cost;
  - iii. Existing or approved towers, buildings, or other structures within the search radius, or combinations thereof, cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed NC professional engineer;
  - iv. Other unforeseen reasons that make it infeasible to locate the planned telecommunication equipment upon an existing or approved tower, building, or other structure.

#### 5. General Requirements

- (1) FCC License Required: The applicant must demonstrate that it is licensed by the FCC to provide fixed or mobile wireless communication services or, if the applicant is not such an FCC licensee, must demonstrate that it has binding commitments from one or more FCC licensees to utilize the proposed wireless telecommunication facility. Written evidence of licensing by the FCC is required to be submitted to the Village Planner annually. Failure to provide such evidence shall cause the Certificate of PDO Compliance to be revoked.
- (2) Insurance Required: Prior to issuance of a Certificate of PDO Compliance, the applicant shall be required to provide certificate of insurance



demonstrating it has a minimum of \$1,000,000 in general liability insurance covering any liability arising out of its construction or operation of the telecommunication tower. The applicant shall be required to maintain such coverage in full force and effect until such time as all aboveground portions of the tower (not including any part of the foundation) have been removed.

- (3) Wireless Service Provider Agreement Required: The applicant must supply a letter of intent agreeing to make all of its telecommunication facilities available to providers of functionally equivalent services at usual and customary commercial rates or the duration of time that the facility is in operation. Verification shall be provided demonstrating that the applicant has an executed lease for the property that allows that landowner and/or the applicant to enter into leases or subleased with other wireless service providers.
- (4) Annual Report Required: An annual report must be submitted to the Village Planner that includes, but is not limited to, documentation of current FCC licensing, the names of users of the tower, and how many additional users can be accommodated on the tower.
- (5) Additional Engineering Review May Be Required
  - i. The siting of Telecommunications Facilities may involve complex technical issues that require review and input by outside experts. The Village Planner may require the applicant to pay the reasonable costs of a third-party technical study of a proposed Telecommunications Facility requiring a variance to the provisions set forth in this section. Selection of expert(s) to review the proposal shall be at the sole discretion of the Village Planner.
  - ii. If an applicant for a Telecommunications Facility claims that one or more standards of this Ordinance are inconsistent with federal law as applied to a particular property, or would prohibit the effective provision of wireless communications within the relevant market area, the Village Planner may require that the application be reviewed by a qualified engineer and a report prepared and presented on the matter to the Village Council. Any costs shall be charged to the applicant.

U. SR-29 Utilities - Moore County and Village of Pinehurst

- 1. These uses are permitted and exempt from site plan review and development standards. Therefore, no site plan approval is needed.
- 2. These uses must comply with the Historic Preservation Overlay District requirements and obtain all required approvals for such.
- 3. These uses must comply with the Village of Pinehurst Flood Damage Prevention Ordinance and obtain all required approvals for such.
- 4. Any time that Moore County contemplates a public utility projects of any kind in the Pinehurst Zoning Area (excluding emergency repair work), before plans are

drafted, the County must give thirty (30) days written notice to the Village Manager and Village Attorney describing the proposed project.

5. Moore County must provide thirty (30) days written notice to the Village Planner, Village Manager, and Village Attorney prior to applying to the Village for approval of a public utilities project within the Pinehurst Zoning Area.

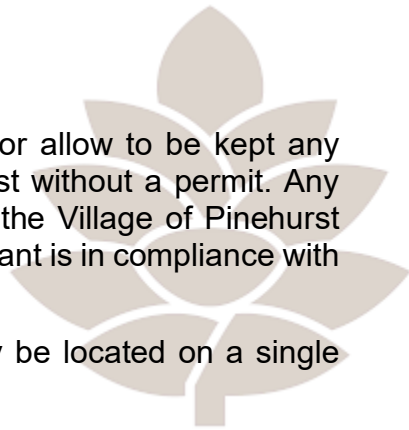
#### V. SR-30 Small/Micro Wireless Facility

1. Small/Micro Wireless Facilities shall not be located on residential properties.
2. The maximum height for small/micro wireless facilities shall be fifty (50) feet in non-residential areas and forty (40) feet in residential areas or 10 foot taller than existing poles as of July 1, 2017, whichever is greater.
3. Where feasible, small/micro wireless facilities shall be located on existing utility poles. Where not feasible to locate on an existing pole, decorative poles shall be installed to match new lighting and stop light installations made by the Village of Pinehurst in the historic district.
4. All supporting utilities and infrastructure shall be located underground in a vault or similar structure.
5. When located within Village of Pinehurst Right-of-Way, pedestrian facilities, vehicular facilities (including driveways and sight triangles) and stormwater facilities shall not be negatively impacted.
6. When a facility is abandoned or no longer in use the antenna and equipment shall be removed within 180 days.
7. When located within Village of Pinehurst Right-of-Way, a Right-of-Way Encroachment Agreement is required.
8. When located outside of NCDOT right-of-way, a development permit is needed.
9. A survey, elevations, shop drawings and equipment rendering shall be provided to ensure compliance.
10. When located in the Historic Preservation Overlay District a Certificate of Appropriateness (COA) is required and shall be constructed in accordance with the Historic District Standards.

## SECTION 7.5 ACCESSORY USES

#### A. SR-100 Beekeeping

1. Purpose: The purpose of this section is to provide for the keeping of honey bees in the zoned areas. It is intended to enable property owners to keep honey bees, and to safely maintain them within populated areas. It is not intended to prohibit, restrict, or regulate the keeping of animals within areas allowing agricultural uses.
2. Standards for Beekeeping



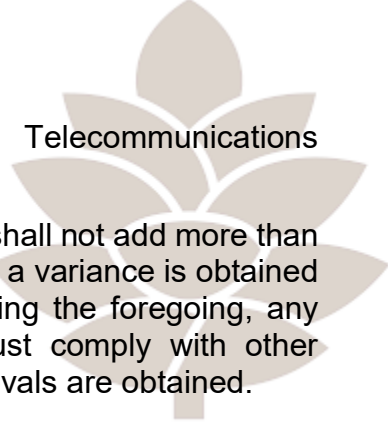
- (1) Permit Required: No person shall keep, maintain, or allow to be kept any colony of honey bees within the Village of Pinehurst without a permit. Any person desiring a permit shall make application to the Village of Pinehurst and the permit shall be approved provided the applicant is in compliance with the requirements of this section.
- (2) Number of Hives: No more than five (5) hives may be located on a single parcel).
- (3) Ground Location: All hives shall be placed at ground level.
- (4) Location: All hives shall be located in the rear yard only.
- (5) Setbacks from Property Lines: All hives shall be kept a minimum of twenty (20) feet from a property line.
- (6) General Maintenance: Hives shall be removed if the owner no longer maintains the hive or if removal is necessary to protect the health, safety and welfare of the public.

**B. SR-102 Farmers Market**

1. General Standards: Farmer's Markets are an allowed accessory use according to the following provisions:
  - (1) Such uses shall not be placed in any required yard or setback.
  - (2) Existing uses on the property shall not be negatively affected in any way by the operation of the farmers' market;
  - (3) Adequate facilities, such as parking and restrooms shall be provided for the farmers' market and all existing uses on the property.
  - (4) No required landscaped areas or screen areas shall be encroached upon or occupied by the farmers' market.
  - (5) Vehicular travel ways shall not be blocked in a manner in which emergency vehicle response would be affected.
  - (6) The actual hours of operation of the market shall be limited to two (2) days a week for no more than eight (8) hours and in all instances shall cease by 9 p.m.
  - (7) A site plan, containing sufficient information to show compliance with the above standards, must be submitted to and approved by the Village Planner.

**C. SR-103 Concealed Wireless Telecommunications Facility**

1. Concealed Wireless Telecommunications Facilities shall be permitted in all zoning districts as an accessory use provided the following conditions are met:
  - (1) In order to be considered an accessory use, a Concealed Wireless Telecommunications Facility must be clearly incidental and subordinate to the main use of a structure.

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- (2) Antennas associated with a Concealed Wireless Telecommunications Facility shall be concealed from exterior view.
  - (3) The addition of antenna, support or other equipment shall not add more than ten (10) feet in height to the attached structure unless a variance is obtained from the Zoning Board of Adjustment. Notwithstanding the foregoing, any increase in the height of an existing structure must comply with other provisions of this Ordinance unless appropriate approvals are obtained.
  - (4) Electronic equipment associated with Concealed Wireless Telecommunication Facilities may be placed inside a building or, if placed on a rooftop, all equipment enclosures shall be mounted behind a parapet wall or façade which is camouflaged to match or complement the color and architectural treatment of the building. If placed on the ground on a concrete pad, equipment enclosures shall be screened so as to make them unobtrusive.
  - (5) All cabling and wiring connecting antennas, equipment enclosures, and other components of concealed wireless telecommunications facilities shall be colored or concealed in a manner as to render them unobtrusive.
  - (6) Antennas associated with a Concealed Wireless Telecommunications Facility may not be co-located on a tower or other support structure used by an amateur radio operator.
  - (7) Antennas associated with a Concealed Wireless Telecommunications Facility shall not be located upon a Single Family Dwelling or Multi-Family Dwelling.
  - (8) Should the existing support structure require to be replaced and/or rebuilt it shall comply with all applicable codes including but not limited to these provisions.
  - (9) Any modifications to an existing structure associated with the installation of a Concealed Wireless Telecommunications Facility shall comply with all limitations, requirements, and standards contained in other provisions of this Ordinance including, but not limited to, the receipt of approvals that may be required by **Section 8.3.2** of this Ordinance should the Concealed Wireless Telecommunications Facility be located within a HPO District. All other applicable local, state, and federal approvals and permits shall also be obtained.
  - (10) A structural analysis shall be performed by a licensed professional engineer in the State of North Carolina in accordance with the current revision to ANSI EIA/TIA-222 certifying that the structure is capable of supporting the proposed loading.
  - (11) Prior to installation of a Concealed Wireless Telecommunications Facility, a copy of the operators FCC license shall be submitted to the Village Planner. If the party installing the Concealed Wireless Telecommunications Facility is not an FCC licensee, the party must demonstrate that it has binding

commitments from one or more FCC licensees to utilize the Concealed Wireless Telecommunications Facility and must submit a copy of each wireless service provider's FCC license.

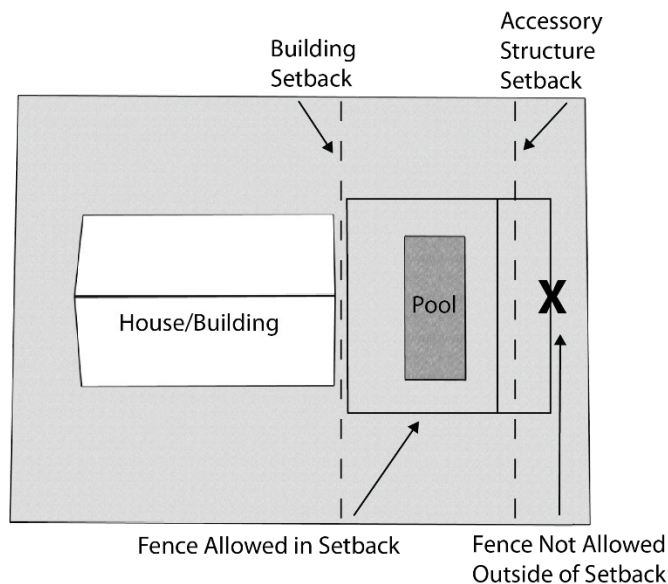
- D. SR-104 Home Occupations: A home occupation shall be permitted as an accessory use to any dwelling unit, provided that:
1. The principal person or persons providing the business or service resides in the dwelling on the premises;
  2. The area used for the business or service does not exceed thirty percent (30%) of the combined floor area of the principal dwelling unit.
  3. There are no advertising devices on the property, or other signs of the home occupation, which are visible from outside the dwelling or accessory building;
  4. The property contains no outdoor display or storage of goods or services which are associated with the home occupation;
  5. The home occupation causes no change in the external appearance of the existing buildings and structures on the property;
  6. No additional parking areas other than driveways are allowed;
  7. Wholesale or retail transactions of goods do not occur on the premises;
  8. Home occupations may only employ those who reside on the premises and one additional employee who does not reside on the premises.
  9. The home occupation does not create any disturbing noise, vibration, odor, glare, fumes, or electrical or communications interference which can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception;
  10. Shipping deliveries and pick-ups (excluding US Postal Service) are limited to ten (10) per week.
  11. All vehicles used in connection with the home occupation are of a size, and located on the premises in such a manner, so as to not disrupt the quiet nature and visual quality of the neighborhood;
  12. Child/Adult Daycare Home Occupations shall be permitted as accessory to any dwelling unit, provided that the following additional conditions are met, as well as the other conditions to this Section:
    - (1) If an outdoor play area is provided, it is fenced with a privacy type fence that is a minimum height of four (4) feet;
    - (2) No more than five (5) children shall be present at any given time.
  13. Prior to establishing the home occupation, the operator shall receive the approval of the Village Planner, who shall approve the home occupation upon finding that the proposed business complies with all of the above standards. The Village



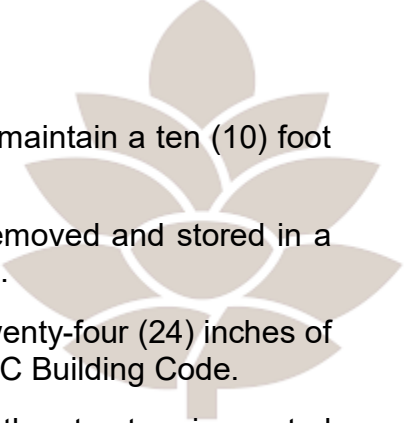
Planner shall notify all adjacent property owners prior to approving day care centers as a home occupation.

F. SR-105 Swimming Pools and Spas/Hot Tubs

1. Above ground swimming pools are prohibited except for Seasonal Swimming Pools regulated in item (6) below.
2. In residential zoning districts, all swimming pools as defined in Section 10.2 of this Ordinance shall be constructed only within the building envelope setbacks for accessory structures in the rear or side yard. Required fences for swimming pools located on golf courses or adjoining lakes may be located within the principal building setback but shall not be fenced in the accessory building or structure setback from lakefront or golf course indicated in Table 7.3 Table of Dimensional Requirements;
3. All building construction related to swimming pools (bath houses) shall be set back as provided in Subsection (2) above. Walks may extend no more than four (4) feet into building setbacks for accessory structures;
4. Hot tub/spas shall be setback as provided in Subsection 2 above.
5. Any pool water, structure, or chamber shall be treated, altered, or maintained so as to prevent the development of unsanitary conditions. Pools under construction or which are no longer being operated shall be maintained in a manner so as to prevent the development of unsanitary conditions, potential injury, or possible drowning. All pool enclosure fencing shall be completed at the time the pool is allowed to contain water.



6. Seasonal Swimming Pools as defined in Section 10.2 of this document are permitted to be installed above ground with the following standards:
  - (1) Structure shall only be erected from May 1 to September 30.

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- (2) Structure shall only be allowed in the rear yard and maintain a ten (10) foot setback from all property lines.
  - (3) From October 1 to April 30 the structure shall be removed and stored in a location not visible from a street or adjacent property.
  - (4) Seasonal swimming pools containing greater than twenty-four (24) inches of water shall meet all applicable requirements of the NC Building Code.
  - (5) A Development Permit is required each season that the structure is erected and a sketch plan shall be submitted along with the application showing the proposed location of the Seasonal Swimming Pool.

G. SR-106 Pet Houses, Pet Runs

1. Pet houses and pet runs are permitted in the side and rear yards in any residential zoning district. Pet houses shall meet the accessory structures setback requirements of the zoning district in which they are located.

H. SR-107 Playground Equipment

1. All swing sets and children's playground equipment shall be located in the rear or side yard and must be located no closer than ten (10) feet from the property line. No development permit is required unless the total playground area exceeds 5,000SF then an accessory structure or building permit is required.

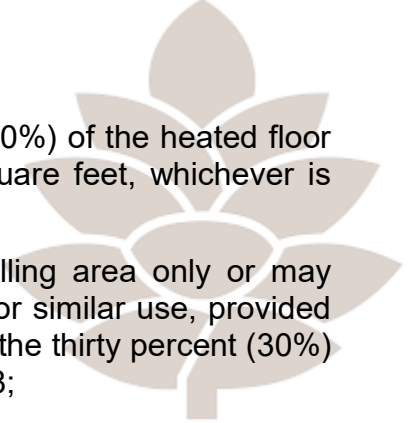
I. SR-108 Accessory Building

1. Accessory building(s) shall be permitted in all districts provided that the following conditions are met:
  - (1) The accessory building is of a permanent construction, architecturally compatible and of similar materials as the principal building;
  - (2) The accessory building is located within the building envelope setbacks for accessory structures (Table 7.3) in the rear or side yard only;

J. SR-109 Accessory Dwelling

1. An accessory dwelling may be within, attached, or separate from the principal building;
2. The principal use of the lot shall be a detached dwelling, built to the standards of the North Carolina State Building Code;
3. No more than one accessory dwelling shall be permitted on a single deeded lot in conjunction with the principal dwelling unit;
4. The accessory dwelling shall be owned by the same person as the principal dwelling;
5. The accessory dwelling shall not be served by a driveway separate from that serving the principal dwelling, except where access is available from another public way and where impacts on adjacent properties are minimized.



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6. An accessory dwelling shall not exceed thirty percent (30%) of the heated floor area of the principal dwelling, or six hundred (600) square feet, whichever is greater.
  7. A detached accessory dwelling structure may be dwelling area only or may combine the dwelling with a garage, workshop, studio, or similar use, provided that the total floor area of the structure does not exceed the thirty percent (30%) limitation for an accessory building as set forth in SR-108;
  8. A detached accessory dwelling shall be located in the established side or rear yard and meet the standards for accessory building setbacks.
  9. In the Historic District accessory dwellings shall not require a special use permit; however, all special requirements shall apply.

K. SR-110 Accessory Structure

1. Arbors, Trellises, Pergolas and Gazebos
  - (1) Arbors associated with fences may encroach into setbacks, including the front yard, as long as the height of the arbor is no greater than twelve (12) feet and no more than fifty (50) square feet in size.
  - (2) Arbors, trellises, pergolas, gazebos and like structures shall be located in the side or rear yard.
2. Storage Shed (No dimension greater than twelve (12) feet)
  - (1) Storage sheds are only allowed in the rear yard.
  - (2) Sheds shall be setback a minimum of five (5) feet from the property line.
  - (3) Such sheds are limited to a maximum of one (1) per property.
  - (4) Such sheds shall be the same or similar in style and color with the principal structure.

L. SR-114 Fuel and Propane Tanks (of capacity greater than fifty (50) pounds or six (6) gallons)

1. Propane tanks greater than fifty (50)-pound or six (6) gallon capacity in residential blocks shall be placed underground and must be at least ten (10) feet from the property lines. The exposed "cap" on the underground tank shall be painted in dark brown or forest green;
2. Permanent propane tanks are not permitted on vacant lots;
3. All above ground propane or fuel tanks shall be placed in the side or rear yard and shall be screened from adjacent properties and streets rights of way with opaque fencing or vegetation.

## SECTION 7.6 TEMPORARY USES

### 7.6.1 PERMIT REQUIRED

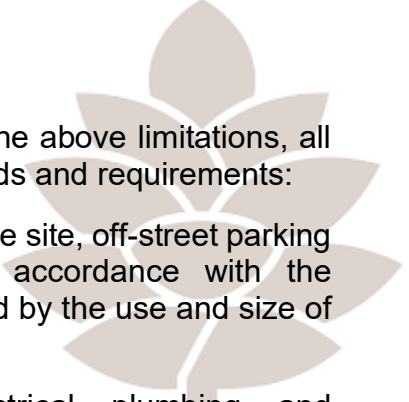
Unless otherwise provided, all permitted temporary uses listed in this section shall require a temporary use permit that shall be reviewed and issued by the Village Planner subject to the procedures outlined in **Section 8.8**. The following uses may be established in any district (unless otherwise specified) as temporary uses, subject to approval by the Village Planner in accordance with the requirements below, the filing deadlines established in the application form, and the land development standards established for the district in which the temporary use is proposed.

### 7.6.2 TEMPORARY USES NOT LISTED

If a temporary use permit is sought for a use other than a specific use listed above, the Village Planner shall have the authority to determine which of the use categories above most closely resembles the use or activity in question. In the event that a particular use is not listed, and such use is not listed as a prohibited use in the proposed district and is not otherwise prohibited by law, the Village Planner shall determine whether a materially similar use exists in this section. Should the Village Planner determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Village Planner's decision shall be recorded in writing. Should the Village Planner determine that a materially similar use does not exist, this section may be amended to establish a specific listing for the use in question through the **text amendment process established in Chapter 6**.

#### A. SR 201 Temporary Facilities During Replacement of Existing Facilities or Until Permanent Establishment of New Facilities

1. Purpose and Scope: Temporary buildings which are designed to arrive at the site ready for occupancy, except for minor unpacking and connection to utilities, and designed for removal to and installation at other sites, may be placed on a property to serve as the following:
  - (1) Temporary offices for construction and security personnel during the construction of a development for which the Village has issued a development or building permit. Each general contractor and major subcontractor is allowed one (1) 10 x 40 ft. maximum size temporary office building and two (2) additional 10 x 40 ft. maximum size storage buildings. The security personnel are allowed one (1) 10 x 40 ft. maximum size temporary building;
  - (2) Temporary quarters for a non-residential use when the permanent building has been destroyed by a fire or other physical catastrophe, provided that a building permit for the permanent facility is obtained within one (1) year after approval of the temporary building. The Village Planner may approve a written request for an extension of an additional ninety (90) days for good cause shown, provided that substantial progress has been made toward constructing permanent replacement facilities. Failure to obtain a building permit within the time frame allowed will revoke approval for the temporary building.

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2. Standards and requirements for approval: In addition to the above limitations, all such temporary buildings shall meet the following standards and requirements:
    - (1) In addition to any other off-street parking required on the site, off-street parking shall be provided for the temporary building in accordance with the requirements set forth in this Ordinance, as determined by the use and size of the temporary building;
    - (2) All permits required by applicable building, electrical, plumbing, and mechanical codes shall be obtained from the Planning and Inspections Department prior to installation of the temporary building;
    - (3) A simplified site plan, containing sufficient information to show compliance with the above standards shall be submitted to, and approved by the Village Planner, prior to installation of the temporary building.
  3. Duration: Such temporary buildings may remain on the site for no more than twelve (12) months or until construction is complete, whichever comes first. This period may be renewed for another twelve (12)-month period, for good cause shown, upon approval of a written request submitted to the Village thirty (30) days prior to the expiration of the permit. In no event, however, shall such extensions allow the temporary building to remain on the site for more than three (3) years. In any event, temporary construction and security personnel offices shall be removed from the site before the Village issues the last Certificate of Occupancy for the development.

#### B. SR 203 Temporary Real Estate Sales Offices

1. Temporary real estate sales offices shall be allowed within a new residential development, subject to approval by the Village Planner as a temporary use, provided that:
  - (1) The real estate sales office is located on a lot that was approved by the Village as part of the subdivision or development;
  - (2) The temporary office complies with the minimum yard and setback requirements of the zoning district in which it is located;
  - (3) There is no more than one temporary real estate sales office in the development;
  - (4) Parking spaces shall be provided on the lot in a number sufficient to meet the requirements set forth for offices of this Ordinance;
  - (5) Landscaping shall be provided in accordance to the requirements set forth for office development in **Section 9.5** of this Ordinance;
  - (6) A simplified site plan, containing sufficient information to show compliance with the above standards, is submitted to and approved by the Village Planner prior to installation of the sales office.
2. Such a temporary office may remain until eighty percent (80%) of the dwellings have received Certificates of Occupancy. If at any time the temporary office fails

to comply with the provisions of this Section, the Village Planner may revoke approval of the temporary office;

3. The use as a temporary real estate sales office shall be terminated upon expiration of the subdivision site plan for the development.

#### C. SR 204 Model Homes

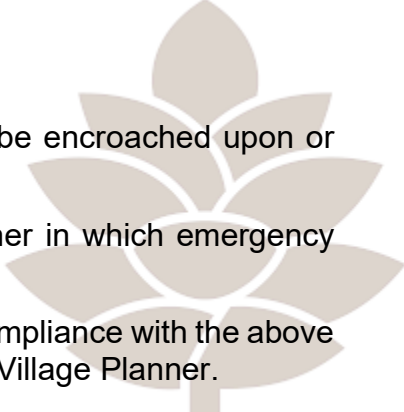
1. Model home(s) shall be allowed within a new residential development, subject to approval by the Village as a temporary use, provided that:
  - (1) The model home(s) is located on a lot that was approved by the Village as part of the subdivision or development;
  - (2) The home will be converted to residential use after it is used as a model home(s);
  - (3) Parking spaces shall be provided on the lot in a number sufficient to meet the requirements set forth for offices of this Ordinance;
  - (4) A simplified site plan, containing sufficient information to show compliance with the above standards, is submitted to and approved by the Village Planner prior to installation of a model home as a real estate sales office.
2. Model home(s) are permitted in any subdivision or site-planned development to show different styles and sizes. Model home(s) may be used for real estate sales purposes until eighty percent (80%) of the dwellings have received Certificates of Occupancy. If at any time the model home(s) fails to comply with the provisions of this Section, the Village staff may revoke approval of the model home(s).

#### D. SR-205 Yard Sales

1. No more than four (4) sales shall be held on the same premises during any calendar year;
2. No yard sale shall commence prior to 7:00 am or extend beyond 6:00 pm;
3. No yard sale shall have a duration greater than three (3) consecutive days. Any yard sale event shall be considered as one (1) yard sale for the purposes of the number of annual sales;
4. Signage shall be in accordance with **Section 9.7.1.7 (G)** of this Ordinance.

#### E. SR-206 Temporary Uses Other

1. General Standards:
  - (1) Such uses shall not be placed in any required yard or setback.
  - (2) Existing uses on the property shall not be negatively affected in any way by the operation of the temporary use;
  - (3) Adequate facilities, such as parking and restrooms, shall be provided for the temporary use and all existing uses on the property.

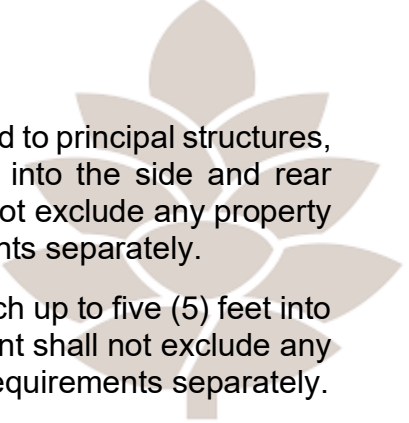
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- (4) No required landscaped areas or screen areas shall be encroached upon or occupied by the temporary use.
  - (5) Vehicular travel ways shall not be blocked in a manner in which emergency vehicle response would be affected.
  - (6) A site plan, containing sufficient information to show compliance with the above standards, must be submitted to and approved by the Village Planner.
  - (7) Such uses shall have a maximum duration of two weeks. Longer duration may be allowed with the approval of the Village Manager if the use is deemed of community wide significance.

## SECTION 7.7 TABLES OF DIMENSIONAL REQUIREMENT

All uses and structures within the Village Place and Pinehurst South Form Based Districts shall comply with the dimensional requirements in Table 7.3. Modification to those requirements may also be subject to open space requirements, subdivision requirements, or alternate design provisions within this Ordinance. Watershed protection overlay districts may require lower impervious coverage or allowed density.

### A. **Required Setbacks.** Allowable Encroachments into Required Yards

1. A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum yard requirements set forth in this Section, except as otherwise established in this Ordinance for particular uses;
2. The principal buildings or structures on a lot, including decks, landings, terraces, porches, and patios on grade, shall not be located in whole or in part in a required setback, except as follows:
  - (1) Building steps may project up to one (1) foot from the build-to line;
  - (2) Sidewalks/walkways may encroach into any setback;
  - (3) Residential driveways may encroach into any setback that does not abut a golf course or a lake;
  - (4) Canvas awnings may project a maximum of six (6) feet;
  - (5) Masonry veneers may encroach a maximum of six (6) inches into any setback;
  - (6) Other accessory uses and buildings may encroach, as set forth in other applicable sections of this Ordinance;
  - (7) Non-residential driveways, parking lots, loading areas, and sidewalks may encroach into any setback.



(8) Patios (on-grade), decks and off grade patios attached to principal structures, similar structures may encroach up to two (2) feet into the side and rear setback of a given property. This requirement shall not exclude any property from having to meet all other landscaping requirements separately.

(9) Porches attached to principal structures may encroach up to five (5) feet into the front setback of a given property. This requirement shall not exclude any property from having to meet all other landscaping requirements separately.

B. **Exceptions to the Height Limits.** The following are not to be included in the calculation of building height. Flagpoles and other structures not specifically listed here are subject to the height restriction for the Zoning District or as otherwise noted in the Ordinance, whichever is more restrictive (section 9.7.1.6 (B)).

1. Basements;
2. Spires;
3. Steeples;
4. Chimneys;
5. Antennae attached to buildings;
6. Communication towers;
7. Water tanks;
8. Elevator Shafts;
9. Flyways;
10. Cupolas;
11. Other similar appurtenance as approved by the Village Planner.

C. **Sight Triangles.** All development shall maintain unobstructed sight triangles at all street and driveway intersections in accordance with the current regulations of the North Carolina Department of Transportation and the Village of Pinehurst Engineering Standards and Specifications Manual.

TABLE 7.3 Village Place and Pinehurst South Form Based District Table of Dimensional Requirements

| Village Place &<br>Pinehurst South<br><br>Form Based District<br><br>Table of Dimensional<br>Requirements | Lot Types                              |                                        |                             |                                         |                          |                                       |                          |                                     |                          |                                     |                           |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------|-----------------------------|-----------------------------------------|--------------------------|---------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---------------------------|
|                                                                                                           | Mixed-Use<br>Commercial                |                                        | Single Family Attached Lot  |                                         |                          | Single Family<br>Detached Cottage Lot |                          | Single Family<br>Detached Manor Lot |                          | Single Family<br>Detached Villa Lot |                           |
|                                                                                                           | VP Blocks: A-M                         |                                        | VP Blocks: N, O             |                                         |                          | VP Blocks: N, O                       |                          | VP Blocks: N, O                     |                          | VP Blocks: N, O                     |                           |
|                                                                                                           | PS Blocks: A-D, F, G                   |                                        | PS Blocks: H                |                                         |                          | PS Blocks: E, H, I                    |                          | PS Blocks: E, H, I                  |                          | PS Blocks: E, H, I                  |                           |
|                                                                                                           | Mid-Block<br>Rear<br>Loaded            | Rear<br>Loaded<br>Corner               | Mid-Block<br>Rear<br>Loaded | Mid-Block<br>Rear<br>Loaded<br>End Unit | Rear<br>Loaded<br>Corner | Rear<br>Loaded<br>Mid-Block           | Rear<br>Loaded<br>Corner | Rear<br>Loaded<br>Mid-Block         | Rear<br>Loaded<br>Corner | Front<br>Loaded                     | Front<br>Loaded<br>Corner |
| Front Build-to Line                                                                                       | 10'                                    | 10'                                    | 15'                         | 15'                                     | 15'                      | 15'                                   | 15'                      | 20'                                 | 20'                      | 20'                                 | 20'                       |
| Minimum Lot Width                                                                                         | 24'                                    | 34'                                    | 22'                         | 28'                                     | 37'                      | 34'                                   | 42'                      | 52'                                 | 62'                      | 72'                                 | 82'                       |
| Minimum Lot Depth                                                                                         | 60'                                    | 60'                                    | 75'                         | 75'                                     | 75'                      | 75'                                   | 75'                      | 80'                                 | 80'                      | 80'                                 | 80'                       |
| % Frontage on Build-<br>to Line                                                                           | 75%                                    | 75%                                    | 50%                         | 50%                                     | 50%                      | 50%                                   | 50%                      | 50%                                 | 50%                      | 50%                                 | 50%                       |
| Interior Side Setback<br>(1)                                                                              | 0'-5' (1)                              | 0'-5' (1)                              | 0'                          | 0'-5'                                   | 0'                       | 6'                                    | 6'                       | 10'                                 | 10'                      | 10'                                 | 10'                       |
| Side Build-to Line                                                                                        | 0'                                     | 10'                                    | N/A                         | 0'-5'                                   | 15'                      | N/A                                   | 15'                      | N/A                                 | 20'                      | N/A                                 | 20'                       |
| Min. Rear Yard<br>Setback for Principal<br>Structure                                                      | 15' min;<br>20' (2)                    | 15' min;<br>20' (2)                    | 25'                         | 25'                                     | 25'                      | 25'                                   | 25'                      | 25'                                 | 25'                      | 25'                                 | 25'                       |
| Building Height * See<br>Regulating Plan for<br>maximum and<br>minimum stories                            | 2 stories:<br>35'<br>3 stories:<br>50' | 2 stories:<br>35'<br>3 stories:<br>50' | 35' max                     | 35' max                                 | 35' max                  | 35' max                               | 35' max                  | 35' max                             | 35' max                  | 35' max                             | 35' max                   |
| Maximum Lot Covered<br>by Impervious Surface                                                              | 90%                                    | 90%                                    | 70%                         | 70%                                     | 70%                      | 70%                                   | 70%                      | 70%                                 | 70%                      | 70%                                 | 70%                       |
| Minimum Separation<br>of Accessory Structure<br>from Primary Structure<br>(3)                             | 5'                                     | 5'                                     | N/A                         | N/A                                     | N/A                      | N/A                                   | N/A                      | N/A                                 | N/A                      | N/A                                 | N/A                       |
| Accessory Structure<br>Rear Setback (3)                                                                   | 10'                                    | 10'                                    | 10'                         | 10'                                     | 10'                      | 10'                                   | 10'                      | 10'                                 | 10'                      | 10'                                 | 10'                       |
| Accessory Structure<br>Side Setback (3)                                                                   | 5' (3)                                 | 5' (3)                                 | 5' (3)                      | 5' (3)                                  | 5' (3)                   | 5' (3)                                | 5' (3)                   | 10' (3)                             | 10' (3)                  | 10' (3)                             | 10' (3)                   |



| Village Place & Pinehurst South<br><br>Form Based District<br><br>Table of Dimensional Requirements                                                                                                                      | Lot Types             |                    |                            |                                |                    |                                    |                    |                                  |                    |                                  |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|----------------------------|--------------------------------|--------------------|------------------------------------|--------------------|----------------------------------|--------------------|----------------------------------|---------------------|
|                                                                                                                                                                                                                          | Mixed-Use Commercial  |                    | Single Family Attached Lot |                                |                    | Single Family Detached Cottage Lot |                    | Single Family Detached Manor Lot |                    | Single Family Detached Villa Lot |                     |
|                                                                                                                                                                                                                          | VP Blocks: A-M        |                    | VP Blocks: N, O            |                                |                    | VP Blocks: N, O                    |                    | VP Blocks: N, O                  |                    | VP Blocks: N, O                  |                     |
|                                                                                                                                                                                                                          | PS Blocks: A-D, F, G  |                    | PS Blocks: H               |                                |                    | PS Blocks: E, H, I                 |                    | PS Blocks: E, H, I               |                    | PS Blocks: E, H, I               |                     |
|                                                                                                                                                                                                                          | Mid-Block Rear Loaded | Rear Loaded Corner | Mid-Block Rear Loaded      | Mid-Block Rear Loaded End Unit | Rear Loaded Corner | Rear Loaded Mid-Block              | Rear Loaded Corner | Rear Loaded Mid-Block            | Rear Loaded Corner | Front Loaded                     | Front Loaded Corner |
| Minimum Amount of Open Space per Overall Development                                                                                                                                                                     | 8%                    | 8%                 | 15%                        | 15%                            | 15%                | 15%                                | 15%                | 15%                              | 15%                | 15%                              | 15%                 |
| Maximum Residential Density (gross) Village Place Form Based District                                                                                                                                                    |                       |                    | 12 units per acre          | 12 units per acre              | 12 units per acre  | 10 units per acre                  | 10 units per acre  | 10 units per acre                | 10 units per acre  | 10 units per acre                | 10 units per acre   |
| Maximum Residential Density (gross) Pinehurst South Form Based District                                                                                                                                                  |                       |                    | 10 units per acre          | 10 units per acre              | 10 units per acre  | 7 units per acre                   | 7 units per acre   | 7 units per acre                 | 7 units per acre   | 7 units per acre                 | 7 units per acre    |
| 1. If a setback between buildings is desired, it shall be a minimum of 5'<br>2. If parking is on-lot in rear, the setback increases to 20'<br>3. Accessory Structures to be located completely behind primary structures |                       |                    |                            |                                |                    |                                    |                    |                                  |                    |                                  |                     |



## SECTION 7.8 DESIGN AND DEVELOPMENT STANDARDS AND PROCESSES



### SECTION 7.8.1 GENERAL STANDARDS

The design and development standards in this chapter are intended to be minimum for the development of all buildings, sites and infrastructure.

The following general standards shall apply:

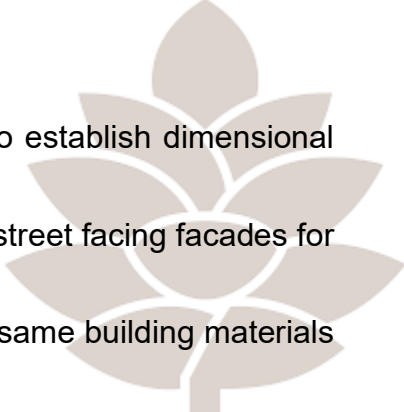
**A. Solar Panels.** Solar panels are permitted with the following conditions:

1. When a structure has a flat roof raised panels are permitted if visibly screened or concealed by other roof or wall structures;
2. Ground mounted solar panels are permitted on residential lots only if located within the building setback and screened from adjacent road ways and properties;
3. Integral solar panels are permitted on any roof surface with no limitation on the area in which they may cover.
4. Flush mounted solar panels are permitted on residential lots only and shall be screened from streets and open space.
  - (1) Flush mounted roof panel orientation shall be exactly parallel with the plane of the roof and may not project greater than six and one-half (6.5) inches from the roof surface.
  - (2) Flush mounted solar panels are required to be encased in trim that closely matches the roof color.
5. All solar panels being located within the Historic Preservation Overlay District shall comply with the standards for that district and must get appropriate approvals.

**B. Number of Principal/Accessory Buildings per Lot.** For uses that require a site plan approval pursuant to **Section 9.16 of this Ordinance**, the number of principal buildings on an individual lot shall be controlled by setbacks, buffers, parking, and other applicable sections of this Ordinance. For single family development there shall be no more than one (1) principal building per lot;

**C. Street Frontage.** Any lot that is to be created or any existing lot on which a structure (or structures) is to be erected or a use is to be established shall abut one (1) of the following:

1. An improved public street maintained by the Village of Pinehurst or NCDOT;
2. An existing improved private street shown on the latest Village of Pinehurst Powell Bill Map;
3. A proposed or existing improved public or private street.

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- D. **Standard for Dimensional Calculations.** Numbers used to establish dimensional requirements shall be rounded to the nearest whole number.
- E. **Corner Lots.** Corner lots have two frontages, including two street facing facades for the purposes of this Chapter.
1. Where and as used on the frontage entry elevation, the same building materials shall be used on the other frontage elevation.
  2. Where and as used on the frontage entry elevation, shutters are required on the other frontage elevation.
  3. Porches on the frontage entry elevation shall wrap the other frontage elevation a minimum length and depth equivalent to the depth of the front porch.
  4. Corner lots with no access from an alley or shared access driveway may be accessed by the side street.
  5. Foundation landscape plantings are required along all frontage elevations. A lot specific landscape plan shall be submitted to the Village Planner for review.
- F. **Hardscape.** Various paving types may be used to differentiate zones. It is encouraged to use a different paving type within open spaces than sidewalks.
1. Hardscape paving materials shall meet all applicable mobility and accessibility requirements.

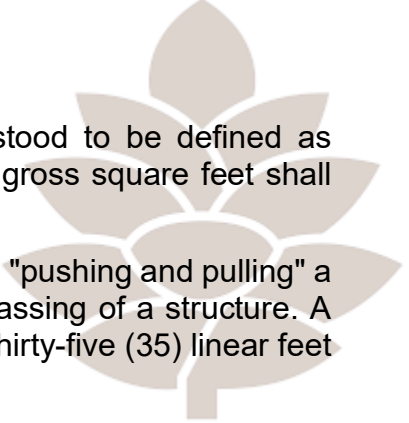
### **7.8.2 ARCHITECTURAL STANDARDS**

The Village of Pinehurst sees the interaction between the built environment and the public as a crucial ingredient in maintaining a certain sense of place. The architectural standards described herein are intended to ensure that all new development within the Form Based Districts results in an architecture of high quality, encourages pedestrian activity, public interaction with the built environment, and provides appropriate transitions in scale while accommodating various types of approved uses. Architecture shall be designed to complement the historic small-town character of Pinehurst.

A. **Exceptions.**

1. Civic Buildings.
2. One-, two-, three-, and four-family dwellings per NCGS 160D-702.
3. Where conflicts with the Village of Pinehurst Historic District Standards exist, the Historic District Standards will prevail.

- B. **Building Mass.** All new building façades, in terms of composition, bulk, scale, proportion, orientation, massing, transparency, articulation, color, and major divisions or rhythms in the façade, shall be of a character that supports and enhances a pedestrian friendly environment and shall relate to existing buildings within the District. Human scale shall be emphasized. In order to reduce the scale of a building, while emphasizing the ground-level elements to support pedestrian friendliness, the following shall be required:

- 
1. **Large Scale Buildings.** Large scale buildings, understood to be defined as single occupant non-residential uses exceeding 35,000 gross square feet shall apply one (1) or more of the following forms:

- (1) **Minor Wall Offsets or Wall Setbacks.** This includes "pushing and pulling" a façade to create visual interest and break up the massing of a structure. A minimum offset of twenty-four (24) inches for every thirty-five (35) linear feet of the façade to have proper impact.
- (2) **Height Variation.** Differing building roof heights shall be used to add visual interest and reduce boxy building masses.
- (3) **Upper Floor Step backs.** The upper portions of large scale buildings shall be recessed from the street or when the perimeter yard boundary corresponds with the District boundary and the adjacent property is zoned residential for single family development to reduce looming effects. A recessed story shall be stepped back a minimum of five (5) feet for any structure greater than twenty (20) feet in height.

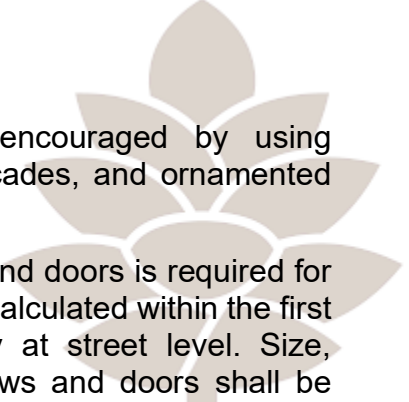
- C. **Exterior Building Materials.** For all non-residential development, all building elevations, including foundations, that are visible from the street or adjoining property shall be covered with one or more of the following materials: brick, stone, cast stone, precast concrete, architectural concrete block, wood clapboard siding, cementitious siding, or other similar materials. Corrugated metal, vinyl, plywood, particleboard, untreated wood, and similar material are not permitted.

D. **Roofs.**

1. Roofs shall meet the height requirements outlined in Table 7.3.
2. **Roof Pitch.**
  - (1) Shed roofs may be used on secondary massing elements and dormers with a maximum pitch of 4:12.
  - (2) Flat roofs may be used on non-street facing facades to incorporate mechanical equipment, green roofs, or similar, to a maximum of fifty (50) percent of the building's roof square footage.
3. Flat roofs shall be hidden by parapet walls capped with continuous masonry, stone, a decorative stucco element, or with a concealing sloped roof.
4. All rooftop utility structures and equipment shall be screened from view at street level.

E. **Facades.**

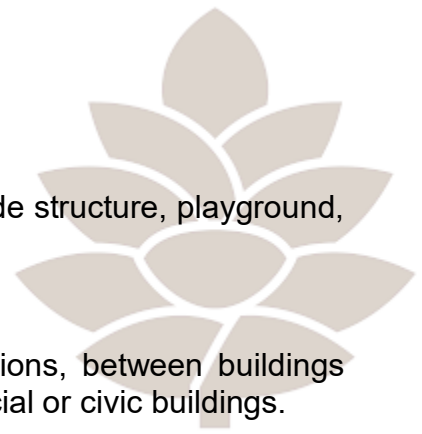
1. Differing buildings, multi-tenant businesses, and/or activities within the same block may be distinguished by designing consistent architectural schemata that uses variations of material, scale, forms, and architectural elements.
2. No wall that faces a street or connecting walkway shall have a blank, uninterrupted area with any length exceeding twenty (20) feet.

- 
3. Delineation between ground and upper floors is encouraged by using architectural elements such as cornices, balconies, arcades, and ornamented belt courses.
- F. **Façade Openings.** Transparency through use of windows and doors is required for all new buildings. Transparency of the ground level shall be calculated within the first fifteen (15) feet of the building wall, measured vertically at street level. Size, orientation, proportion, grouping and detailing of all windows and doors shall be proportioned to relate to human pedestrian scale. Reflective mirrored glazing is not permitted. Minimum percentages of transparency for new buildings are as follows:
1. **Commercial and Mixed-Use Buildings.**
    - (1) **Ground Floor.** Fifty percent (50%) to eighty-five percent (85%)
    - (2) **Upper Floors.** Twenty percent (20%) to fifty percent (50%)
  2. **Multifamily Residential Buildings.**
    - (1) **Frontage Elevations.** Shall not exceed fifty percent (50%) of the frontage elevation.
    - (2) **Non-frontage Elevations.** Twenty percent (20%) to twenty-five percent (25%).
- G. **Building Orientation.** For commercial and mixed-use buildings, there shall be a public-private setback zone to each building. This will provide sidewalk activity areas for outdoor exhibits, benches, porches, places for conversation, shelters from weather, and pedestrian oriented identity to the specific use of the building. The zone shall be ten (10) feet deep and be established beyond the sidewalk along the façade, with fifty percent (50%) of this area free of permanent structural elements to allow the addition of street amenities.
- H. **Colors.** Color schemes for all new buildings shall incorporate a single base color and no more than two (2) compatible secondary colors. Colors used in development shall be consistent with the currently adopted Village of Pinehurst Color Palette on file at the Planning and Inspections Department for reference, unless documented that said color has historically been used on the structure;
1. The base color shall not be less than 60% of a primary façade, excluding windows, openings, storefront, or other similar elements.

### **7.8.3 OPEN SPACE**

Within the Form Based Districts, open space shall be incorporated to enhance the character of the area, adding and connecting to the existing parks to form a network of spaces. The required amount of open space is provided in Table 7.7. All open space areas shall be landscaped in accordance with this Ordinance and provide uniform design and coordinated experiences for the user. The following open space forms are identified below:

- A. **Central Green.** A Central Green provides active and passive recreational activities to local residents.



1. Provides for both active and passive recreation.
  2. May include a large open-air pavilion, small pavilion/shade structure, playground, benches, and multi-purpose lawn space.
  3. Typically between one (1) and three (3) acres.
- B. **Plaza.** Plazas are open spaces located at street intersections, between buildings along a street or sidewalk, or at the front or around commercial or civic buildings.
1. Provides for both passive use and programmed events as needed.
  2. Plazas may contain large areas of durable pavement as well as furniture, public art, fountains, and trees.
  3. Typically between 1/8 acre and one (1) acre.
- C. **Attached Green.** Attached Greens range in size but are generally smaller than a Central Green. They are distinguished by the fact that lots directly adjoin the open space on one or more sides. Each Attached Green should have a unique character or feature to create an identify for the surrounding area.
1. Includes a pathway, landscaping, and benches.
  2. Typically between 2,400 square feet and two (2) acres.
- D. **Pedestrian Passages.** Pedestrian Passages is an open space form that provides pedestrian connection between other forms of open space or streets.
1. Connects with other open spaces where practicable.
  2. The passage shall be a minimum of eight (8) feet wide with a minimum five (5) foot wide brick, concrete, gravel, or sand/clay path.
  3. A landscaped area with trees or other plantings may be on either side of the path.

TABLE 7.1 Village Place Form Based District Use Table

|                                          | Core Area Blocks |    |    |    |    | Lower McIntyre | Lower Rattlesnake Area Blocks |    |    |    | Upper Rattlesnake Blocks |    |    |       | Traditions Site | SR |
|------------------------------------------|------------------|----|----|----|----|----------------|-------------------------------|----|----|----|--------------------------|----|----|-------|-----------------|----|
| Subdivisions                             | A*               | B* | C* | D* | E* | F              | G                             | H  | I  | J  | K                        | L  | M  | N     | O*              |    |
| Subdivisions - Major and Minor           | CZ               | CZ | CZ | CZ | CZ | CZ             | CZ                            | CZ | CZ | CZ | CZ                       | CZ | CZ | CZ    | CZ              |    |
| Residential                              |                  |    |    |    |    |                |                               |    |    |    |                          |    |    |       |                 |    |
| Dwelling-Single Family                   |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | P     | P               | 1  |
| Dwelling-Two Family                      |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | P     | P               | 1  |
| Dwelling-Multifamily                     |                  |    |    |    |    |                |                               |    |    | P  |                          |    |    |       |                 | 3  |
| Dwelling-Townhouse/ Clustered Dwellings  |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | P     | P               | 2  |
| Family Care Home (6 or fewer residents)  |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | P, SR | P, SR           | 4  |
| Dwelling -Mixed Use                      | P                | P  | P  | P  | P  | P              | P                             | P  | P  |    |                          | P  | P  |       |                 | 5  |
| Lodging                                  |                  |    |    |    |    |                |                               |    |    |    |                          |    |    |       |                 |    |
| Hotel                                    | P                | P  | P  | P  |    |                |                               |    |    |    |                          |    |    |       |                 | 8  |
| Neighborhood Lodging Accommodation       |                  |    |    |    |    |                |                               |    |    |    |                          |    |    | P, SR | P, SR           | 10 |
| Office/ Service                          |                  |    |    |    |    |                |                               |    |    |    |                          |    |    |       |                 |    |
| Banks, Credit Unions, Financial Services | P                | P  | P  | P  | P  | P              | P                             | P  | P  |    | P                        | P  | P  |       |                 | 21 |
| Business Support Services                | P                | P  | P  | P  | P  | P              | P                             | P  | P  |    | P                        | P  | P  |       |                 |    |
| Dry Cleaning & Laundry Services          |                  |    |    |    |    | P              | P                             | P  | P  |    | P                        |    |    |       |                 | 23 |
| Medical Clinic                           |                  |    |    |    |    |                |                               |    |    |    | P                        | P  | P  |       |                 |    |
| Medical Office                           | P                | P  | P  | P  | P  | P              | P                             | P  | P  |    | P                        | P  | P  |       |                 |    |
| Office                                   | P                | P  | P  | P  | P  | P              | P                             | P  | P  |    | P                        | P  | P  |       |                 |    |
| Personal Services                        | P                | P  | P  | P  | P  | P              | P                             | P  | P  |    | P                        | P  | P  |       |                 |    |
| Professional Services                    | P                | P  | P  | P  | P  | P              | P                             | P  | P  |    | P                        | P  | P  |       |                 | 21 |
| Small Equipment Repair/Rental            |                  |    |    |    |    | P              |                               |    |    |    |                          |    |    |       |                 |    |
| Veterinary Services / Indoor Kennels     |                  |    |    |    |    |                | P                             | P  |    |    | P                        |    |    |       |                 | 11 |
| Commercial/ Entertainment                |                  |    |    |    |    |                |                               |    |    |    |                          |    |    |       |                 |    |
| Alcoholic Beverage Sales Store           | P                | P  | P  | P  | P  |                | P                             | P  | P  |    |                          |    |    |       |                 |    |

|                                              | Core Area Blocks |       |       |       |       | Lower McIntyre | Lower Rattlesnake Area Blocks |       |       |       | Upper Rattlesnake Blocks |       |       |       | Traditions Site | SR |
|----------------------------------------------|------------------|-------|-------|-------|-------|----------------|-------------------------------|-------|-------|-------|--------------------------|-------|-------|-------|-----------------|----|
| Subdivisions                                 | A*               | B*    | C*    | D*    | E*    | F              | G                             | H     | I     | J     | K                        | L     | M     | N     | O*              |    |
| Amusements, Indoor                           | P                | P     | P     | P     | P     | P              | P                             | P     | P     |       |                          |       |       |       |                 |    |
| Bar/Tavern/Night Club                        | P                | P     | P     | P     | P     | P              | P                             | P     | P     |       |                          |       |       |       |                 |    |
| Garden Center                                |                  |       |       |       |       | P              |                               |       |       |       |                          |       |       |       |                 |    |
| General Retail                               | P                | P     | P     | P     | P     | P              | P                             | P     | P     |       | P                        |       |       |       |                 | 13 |
| Outside Sales                                |                  |       |       |       |       | P, SR          |                               |       |       |       |                          |       |       |       |                 | 14 |
| Restaurant                                   | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR |       | P, SR                    |       |       |       |                 | 15 |
| Theater, Indoor (Movie or Live Performance)  | P                | P     | P     | P     | P     | P              | P                             |       |       |       |                          |       |       |       |                 |    |
| Civic                                        |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |    |
| Civic/Cultural Facilities                    | P                | P     | P     | P     | P     | P              | P                             |       |       |       |                          |       |       |       |                 |    |
| Community Shared Facilities                  |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P     | P               | 16 |
| Recreation Facilities, Indoor                | P                | P     | P     | P     |       | P              | P                             | P     | P     |       | P                        | P     |       |       |                 |    |
| Park                                         | P                | P     | P     | P     | P     | P              | P                             | P     | P     | P     | P                        | P     | P     | P     | P               |    |
| Education/ Institution                       |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |    |
| Child/Adult Day Care Center                  |                  |       |       |       |       | P              | P                             | P     | P     |       | P                        | P     |       |       |                 |    |
| Community Support Facility                   |                  |       |       |       |       |                |                               |       |       |       |                          | P     | P     |       |                 | 19 |
| Studio - art, dance, martial arts, music     | P                | P     | P     | P     | P     | P              | P                             | P     | P     |       | P                        |       |       |       |                 |    |
| Automotive                                   |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |    |
| Vehicle. Rental/Leasing/Sales                |                  |       |       |       |       | P              |                               |       |       |       |                          |       |       |       |                 |    |
| Vehicle Service-Maintenance Repair/Body Work |                  |       |       |       |       | P              |                               |       |       |       |                          |       |       |       |                 |    |
| Industry/ Wholesale/ Storage                 |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |    |
| Artisan Workshops                            | P                | P     | P     | P     | P     | P              | P                             | P     | P     |       | P                        | P     |       |       |                 |    |
| Agriculture                                  |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |    |
| Gardens (Community and Private)              | P                | P     | P     | P     | P     | P              | P                             | P     | P     | P     | P                        | P     | P     | P     | P               |    |
| Infrastructure                               |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |    |
| Parking Structure                            | P                | P     | P     | P     | P     | P              | P                             | P     | P     |       |                          |       |       |       |                 | 27 |
| Parking Lot -Principal Use                   |                  |       |       |       |       |                | P                             | P     | P     |       |                          | P     |       |       |                 |    |
| Small/Micro Wireless Facilities              | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 30 |

|                                                                                                                   | Core Area Blocks |       |       |       |       | Lower McIntyre | Lower Rattlesnake Area Blocks |       |       |       | Upper Rattlesnake Blocks |       |       |       | Traditions Site | SR  |
|-------------------------------------------------------------------------------------------------------------------|------------------|-------|-------|-------|-------|----------------|-------------------------------|-------|-------|-------|--------------------------|-------|-------|-------|-----------------|-----|
| Subdivisions                                                                                                      | A*               | B*    | C*    | D*    | E*    | F              | G                             | H     | I     | J     | K                        | L     | M     | N     | O*              |     |
| Utilities -Moore County and VOP                                                                                   | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 29  |
| Accessory Uses                                                                                                    |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |     |
| ATM                                                                                                               | P                | P     | P     | P     | P     | P              | P                             | P     | P     |       | P                        | P     | P     |       |                 |     |
| Farmers Market                                                                                                    | P                | P     | P     | P     | P     |                |                               |       |       |       |                          |       |       |       |                 | 102 |
| Concealed Wireless Telecommunication Facility                                                                     | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 103 |
| Fuel/Propane Tanks                                                                                                | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 114 |
| Home Occupation                                                                                                   |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P, SR | P, SR           | 104 |
| Outdoor Swimming Pools and Spas                                                                                   |                  | P, SR |       |       |       |                |                               |       | P, SR | P, SR |                          |       |       | P, SR | P, SR           | 105 |
| Pet Houses and Pet Runs                                                                                           |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P, SR | P, SR           | 106 |
| Playground Equipment                                                                                              |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P, SR | P, SR           | 107 |
| Accessory Buildings                                                                                               | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 108 |
| Dwelling - Accessory                                                                                              |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P, SR | P, SR           | 109 |
| Accessory Structure                                                                                               | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 110 |
| Temporary Use                                                                                                     |                  |       |       |       |       |                |                               |       |       |       |                          |       |       |       |                 |     |
| Temporary Facilities during replacement of existing facilities or until permanent establishment of new facilities | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 201 |
| Temporary Real Estate Offices                                                                                     |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P, SR | P, SR           | 203 |
| Model Homes                                                                                                       |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P, SR | P, SR           | 204 |
| Yard Sales                                                                                                        |                  |       |       |       |       |                |                               |       |       |       |                          |       |       | P, SR | P, SR           | 205 |
| Temporary Uses Other                                                                                              | P, SR            | P, SR | P, SR | P, SR | P, SR | P, SR          | P, SR                         | P, SR | P, SR | P, SR | P, SR                    | P, SR | P, SR | P, SR | P, SR           | 206 |



TABLE 7.2 Pinehurst South Form Based District Use Table

|                                          | Pinehurst South Form Based District Blocks |    |    |    |       |    |    |       |    |       |    |
|------------------------------------------|--------------------------------------------|----|----|----|-------|----|----|-------|----|-------|----|
| Subdivisions                             | A*                                         | B  | C  | D  | E     | F  | G  | H     | I  | J     | SR |
| Subdivisions - Major and Minor           | CZ                                         | CZ | CZ | CZ | CZ    | CZ | CZ | CZ    | CZ | CZ    |    |
| Residential                              |                                            |    |    |    |       |    |    |       |    |       |    |
| Dwelling-Single Family                   |                                            |    |    |    | CZ    |    |    | CZ    |    | P, SR | 1  |
| Dwelling-Two Family                      |                                            |    |    |    |       |    |    | CZ    |    |       | 1  |
| Dwelling-Multifamily                     |                                            |    |    |    |       |    |    |       |    |       | 3  |
| Dwelling-Townhouse/ Clustered Dwellings  |                                            |    |    |    |       |    |    | CZ    |    |       | 2  |
| Family Care Home (6 or fewer residents)  |                                            |    |    |    | P, SR |    |    | P, SR |    | P, SR | 4  |
| Halfway Homes                            |                                            |    |    |    |       |    |    |       |    |       |    |
| Dwelling -Mixed Use                      | P                                          | CZ | CZ | CZ |       | CZ | CZ |       |    |       | 5  |
| Manufactured Housing                     |                                            |    |    |    |       |    |    |       |    | P, SR | 6  |
| Manufactured Home Park                   |                                            |    |    |    |       |    |    |       |    |       |    |
| Lodging                                  |                                            |    |    |    |       |    |    |       |    |       |    |
| Bed and Breakfast Homes                  |                                            |    |    |    |       |    |    |       |    |       | 7  |
| Boarding or Rooming House                |                                            |    |    |    |       |    |    |       |    |       |    |
| Dormitory                                |                                            |    |    |    |       |    |    |       |    |       |    |
| Hotel                                    |                                            | CZ |    |    |       |    |    |       |    |       | 8  |
| Recreational Vehicle Park                |                                            |    |    |    |       |    |    |       |    |       |    |
| Short Term Rental                        |                                            |    |    |    |       |    |    |       |    |       | 9  |
| Neighborhood Lodging Accommodation       |                                            |    |    |    | CZ    |    |    | CZ    |    | CZ    | 10 |
| Office/ Service                          |                                            |    |    |    |       |    |    |       |    |       |    |
| Banks, Credit Unions, Financial Services | P                                          | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       | 21 |
| Business Support Services                | P                                          | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       |    |
| Crematoria                               |                                            |    |    |    |       |    |    |       |    |       |    |
| Dry Cleaning & Laundry Services          | P                                          | CZ | CZ | CZ |       | CZ | CZ |       |    |       | 23 |
| Funeral Home                             | P                                          |    |    |    |       |    |    |       |    |       |    |
| Medical Clinic                           | P                                          | CZ | CZ | CZ |       | CZ | CZ |       | CZ |       |    |

|                                             | Pinehurst South Form Based District Blocks |        |        |        |   |        |        |   |    |   |    |
|---------------------------------------------|--------------------------------------------|--------|--------|--------|---|--------|--------|---|----|---|----|
| Subdivisions                                | A*                                         | B      | C      | D      | E | F      | G      | H | I  | J | SR |
| Medical Office                              | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   | CZ |   |    |
| Office                                      | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   | CZ |   |    |
| Personal Services                           | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   | CZ |   |    |
| Personal Services, Restricted               |                                            |        |        |        |   |        |        |   |    |   |    |
| Post Office                                 | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   | CZ |   | 21 |
| Professional Services                       | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   | CZ |   | 21 |
| Radio/TV Studio                             |                                            |        |        |        |   |        |        |   |    |   |    |
| Small Equipment Repair/Rental               |                                            | CZ     | CZ     |        |   | CZ     |        |   |    |   |    |
| Small Engine Repair / Sales                 |                                            | CZ     | CZ     |        |   | CZ     |        |   |    |   |    |
| Veterinary Services / Indoor Kennels        | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   | CZ |   | 11 |
| Commercial/ Entertainment                   |                                            |        |        |        |   |        |        |   |    |   |    |
| Alcoholic Beverage Sales Store              | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   |    |   |    |
| Amusements, Indoor                          |                                            | CZ     | CZ     |        |   | CZ     |        |   |    |   |    |
| Amusement, Outdoor                          |                                            |        |        |        |   |        |        |   |    |   |    |
| Billiard/Pool Hall                          |                                            |        |        |        |   |        |        |   |    |   |    |
| Bar/Tavern/Night Club                       | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   |    |   |    |
| Garden Center                               | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   |    |   |    |
| General Retail                              | P                                          | CZ     | CZ     | CZ     |   | CZ     | CZ     |   |    |   | 13 |
| Golf Course                                 |                                            |        |        |        |   |        |        |   |    |   |    |
| Internet Sweepstakes Facilities             |                                            |        |        |        |   |        |        |   |    |   |    |
| Outside Sales                               |                                            |        |        |        |   |        |        |   |    |   | 14 |
| Pawnshops                                   |                                            |        |        |        |   |        |        |   |    |   |    |
| Racetrack                                   |                                            |        |        |        |   |        |        |   |    |   |    |
| Restaurant                                  | P, SR                                      | CZ, SR | CZ, SR | CZ, SR |   | CZ, SR | CZ, SR |   |    |   | 15 |
| Sexually Oriented Business                  |                                            |        |        |        |   |        |        |   |    |   | 12 |
| Shooting Range                              |                                            |        |        |        |   |        |        |   |    |   |    |
| Theater, Indoor (Movie or Live Performance) |                                            |        |        |        |   |        |        |   |    |   |    |
| Civic                                       |                                            |        |        |        |   |        |        |   |    |   |    |

|                                                     | Pinehurst South Form Based District Blocks |        |        |        |        |        |        |        |        |        |    |
|-----------------------------------------------------|--------------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----|
| Subdivisions                                        | A*                                         | B      | C      | D      | E      | F      | G      | H      | I      | J      | SR |
| Civic/Cultural Facilities                           | P                                          | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        | CZ     |    |
| Community Shared Facilities                         |                                            |        |        |        |        |        |        | CZ, SR |        |        | 16 |
| Conference/Convention Center                        |                                            | CZ     |        |        |        |        |        |        |        |        |    |
| Country Club                                        |                                            |        |        |        |        |        |        |        |        |        |    |
| Municipal Public Service Facility                   |                                            |        |        |        |        |        |        |        |        |        |    |
| Private Club                                        | P                                          | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Public Safety Station                               | P, SR                                      | CZ, SR |        | CZ, SR |        | CZ, SR | CZ, SR |        | CZ, SR |        |    |
| Recreation Facilities, Indoor                       | P                                          | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Recreation Facilities, Outdoor                      |                                            |        | CZ, SR |        |        |        |        |        |        |        | 17 |
| Religious Institution                               |                                            |        |        |        | CZ, SR | CZ, SR |        | CZ, SR |        | CZ, SR | 18 |
| Park                                                | P                                          | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     | CZ     |    |
| Education/ Institution                              |                                            |        |        |        |        |        |        |        |        |        |    |
| Residential Care Facilities (More than 6 Residents) |                                            |        |        |        |        |        |        |        | CZ     |        |    |
| Child/Adult Day Care Center                         | P                                          | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Community Support Facility                          |                                            |        |        |        |        |        | CZ     |        | P      |        | 19 |
| Hospital                                            |                                            |        |        |        |        |        |        |        |        |        |    |
| Schools - Elementary & Secondary                    |                                            |        |        |        |        |        |        |        |        |        | 18 |
| Schools- Vocational/Technical                       |                                            |        |        |        |        |        |        |        |        |        |    |
| Studio - art, dance, martial arts, music            | P                                          | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Automotive                                          |                                            |        |        |        |        |        |        |        |        |        |    |
| Fueling Station                                     |                                            |        |        |        |        |        | CZ, SR |        |        |        | 20 |
| Heavy Equipment/ Manufactured Home Rental/Sales     |                                            |        |        |        |        |        |        |        |        |        |    |
| Vehicle. Rental/Leasing/Sales                       |                                            |        |        |        |        |        |        |        |        |        |    |
| Vehicle Service-Maintenance Repair/Body Work        |                                            |        |        |        |        |        |        |        |        |        |    |
| Industry/ Wholesale/ Storage                        |                                            |        |        |        |        |        |        |        |        |        |    |
| Artisan Workshops                                   | P                                          | CZ     | CZ     | CZ     |        | CZ     | CZ     |        |        |        |    |
| Industry, Manufacturing                             |                                            |        |        |        |        |        |        |        |        |        |    |

|                                            | Pinehurst South Form Based District Blocks |        |        |        |       |        |        |       |       |       |     |
|--------------------------------------------|--------------------------------------------|--------|--------|--------|-------|--------|--------|-------|-------|-------|-----|
| Subdivisions                               | A*                                         | B      | C      | D      | E     | F      | G      | H     | I     | J     | SR  |
| Landfill/Waste Recovery Facilities         |                                            |        |        |        |       |        |        |       |       |       | 22  |
| Recycling Collection Stations<br>Municipal |                                            |        |        |        |       |        |        |       |       |       |     |
| Storage -Outdoor Storage Yard              |                                            |        |        |        |       |        |        |       |       |       |     |
| Storage-Self Service                       |                                            |        |        |        |       |        |        |       |       |       |     |
| Storage -Warehouse, Indoor Storage         |                                            |        |        |        |       |        |        |       |       |       |     |
| Agriculture                                |                                            |        |        |        |       |        |        |       |       |       |     |
| Agriculture, Livestock                     |                                            |        |        |        |       |        |        |       |       |       | 25  |
| Farming/Animal Production                  |                                            |        |        |        |       |        |        |       |       |       | 25  |
| Horse Farm & Training Track                |                                            |        |        |        |       |        |        |       |       |       | 26  |
| Nurseries                                  |                                            |        |        |        |       |        |        |       |       |       |     |
| Gardens (Community and Private)            | P                                          | P      | P      | P      | P     | P      | P      | P     | P     | P     |     |
| Kennels, Outdoor                           |                                            |        |        |        |       |        |        |       |       |       |     |
| Swine Farms                                |                                            |        |        |        |       |        |        |       |       |       |     |
| Infrastructure                             |                                            |        |        |        |       |        |        |       |       |       |     |
| Parking Structure                          |                                            | CZ     | CZ     |        |       |        |        |       |       |       | 27  |
| Parking Lot -Principal Use                 |                                            |        |        |        |       |        |        |       |       |       |     |
| Small/Micro Wireless Facilities            | P, SR                                      | P, SR  | P, SR  | P, SR  | P, SR | P, SR  | P, SR  | P, SR | P, SR | P, SR | 30  |
| Telecommunications Facilities              |                                            |        |        |        |       |        |        |       |       |       | 28  |
| Utilities -Moore County and VOP            | P, SR                                      | P, SR  | P, SR  | P, SR  | P, SR | P, SR  | P, SR  | P, SR | P, SR | P, SR | 29  |
| Utilities-All Other                        |                                            |        |        |        |       |        |        |       |       |       |     |
| New Public or Private Road Right-of-Way    | P                                          | CZ     | CZ     | CZ     | CZ    | CZ     | CZ     | CZ    | CZ    | CZ    |     |
| Accessory Uses                             |                                            |        |        |        |       |        |        |       |       |       |     |
| ATM                                        | P                                          | CZ, SR | CZ, SR | CZ, SR |       | CZ, SR | CZ, SR |       | P     |       |     |
| Beekeeping                                 |                                            |        |        |        | P, SR |        |        | P, SR |       | P, SR | 100 |
| Cemetery                                   |                                            |        |        |        |       |        |        |       |       |       | 101 |
| Child/Adult Day Care Home<br>Occupations   |                                            |        |        |        | P, SR |        |        | P, SR |       | P, SR | 104 |
| Farmers Market                             | P                                          |        | P      | P      |       |        |        |       |       |       | 102 |

|                                                                                                                   | Pinehurst South Form Based District Blocks |       |       |       |        |       |       |        |       |       |     |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------|-------|-------|--------|-------|-------|--------|-------|-------|-----|
| Subdivisions                                                                                                      | A*                                         | B     | C     | D     | E      | F     | G     | H      | I     | J     | SR  |
| Concealed Wireless Telecommunication Facility                                                                     | P, SR                                      | P, SR | P, SR | P, SR | P, SR  | P, SR | P, SR | P, SR  | P, SR | P, SR | 103 |
| Fuel/Propane Tanks                                                                                                | P, SR                                      | P, SR | P, SR | P, SR | P, SR  | P, SR | P, SR | P, SR  | P, SR | P, SR | 114 |
| Ice Vending                                                                                                       |                                            |       |       |       |        |       |       |        |       |       |     |
| Home Occupation                                                                                                   |                                            |       |       |       | P, SR  |       |       | P, SR  |       | P, SR | 104 |
| Outdoor Swimming Pools and Spas                                                                                   |                                            |       |       |       | P, SR  |       |       | P, SR  |       | P, SR | 105 |
| Pet Houses and Pet Runs                                                                                           |                                            |       |       |       | P, SR  |       |       | P, SR  |       | P, SR | 106 |
| Playground Equipment                                                                                              | P, SR                                      | P, SR |       |       | P, SR  |       |       | P, SR  |       | P, SR | 107 |
| Accessory Buildings                                                                                               | P, SR                                      | P, SR | P, SR | P, SR | P, SR  | P, SR | P, SR | P, SR  | P, SR | P, SR | 108 |
| Dwelling - Accessory                                                                                              |                                            |       |       |       | SU, SR |       |       | SU, SR |       | SU    | 109 |
| Accessory Structure                                                                                               | P, SR                                      | P, SR | P, SR | P, SR | P, SR  | P, SR | P, SR | P, SR  | P, SR | P, SR | 110 |
| Bulkheads on Lake                                                                                                 |                                            |       |       |       |        |       |       |        |       |       | 111 |
| Docks on Lake                                                                                                     |                                            |       |       |       |        |       |       |        |       |       | 112 |
| Floats/Rafts and Mooring Buoy                                                                                     |                                            |       |       |       |        |       |       |        |       |       | 113 |
| Temporary Use                                                                                                     |                                            |       |       |       |        |       |       |        |       |       |     |
| Boat Storage                                                                                                      |                                            |       |       |       |        |       |       |        |       |       | 200 |
| Temporary Facilities during replacement of existing facilities or until permanent establishment of new facilities | P, SR                                      | P, SR | P, SR | P, SR | P, SR  | P, SR | P, SR | P, SR  | P, SR | P, SR | 201 |
| Temporary Expansion of School Facilities                                                                          |                                            |       |       |       |        |       |       |        |       |       | 202 |
| Temporary Real Estate Offices                                                                                     |                                            |       |       |       |        |       |       |        |       |       | 203 |
| Model Homes                                                                                                       |                                            |       |       |       | P, SR  |       |       | P, SR  |       | P, SR | 204 |
| Yard Sales                                                                                                        |                                            |       |       |       | P, SR  |       |       | P, SR  |       | P, SR | 205 |
| Temporary Uses Other                                                                                              | P, SR                                      | P, SR | P, SR | P, SR | P, SR  | P, SR | P, SR | P, SR  | P, SR | P, SR | 206 |



**Closed Session Pursuant to § 143-318.11(6)  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Shannon Konstantinou, Village Clerk  
**CC:** Village Council; Doug Willardson  
**DATE OF MEMO:** 08/21/2025

**MEMO DETAILS**

Village Council will hold a Closed Session pursuant to § 143-318.11(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

**ATTACHMENTS**

None