



VILLAGE OF PINEHURST
STANDARD PROCEDURE

SUBJECT:	Development and Growth Policy	Effective Date:
Department:	Administration	Policy No.: 63
Prepared by:	Administration	Revised: 01/2026
Approved by:	Village Council	# of Pages: 3

PURPOSE:

The purpose of this policy is to articulate the Village Council’s overall philosophy and expectations regarding growth, redevelopment, and possible annexation within and adjacent to the Village of Pinehurst. This policy is intended to guide decision-making by Council, staff, applicants, and stakeholders, while preserving the character and quality of life that define Pinehurst.

POLICY STATEMENT:

The Village of Pinehurst recognizes that growth and change are inevitable; however, growth should be intentional, context-sensitive, and aligned with the Village’s long-standing character, adopted plans, and commitment to quality of life for existing residents.

The Village does not seek growth for growth’s sake. Development and redevelopment should strengthen Pinehurst as a community, protect its unique sense of place, and enhance livability for residents, businesses, and visitors.

INFILL DEVELOPMENT:

The Village acknowledges that limited infill development will continue to occur on vacant or underutilized lots within existing neighborhoods.

- Infill development is expected to be compatible in scale, form, and character with surrounding development.
- New construction should respect established neighborhood patterns, including setbacks, massing, tree canopy, and overall design context.
- Infill development should not erode neighborhood character or impose disproportionate impacts on adjacent properties.

RURAL RESIDENTIAL AREAS (R-210 ZONING):

The Village places a high value on maintaining the rural and low-density character of areas zoned R-210.

- These areas are intended to remain low-density in nature and to preserve open space, natural features, and the existing rural landscape.
- Development within R-210 areas (min. 210,000 sq ft lots ~ 5 acres) should reflect this intent and avoid suburbanization or intensification that would undermine the purpose of the zoning district.
- Infrastructure extensions and development patterns that would encourage higher density or traffic volumes inconsistent with rural character are strongly discouraged.

REDEVELOPMENT AND BUILT-OUT CONDITIONS:

The Village recognizes that much of Pinehurst is substantially built out, with limited opportunities for large-scale greenfield development. As a result, future growth within the Village is expected to occur primarily through targeted redevelopment, particularly in areas such as the Village Place Core and Pinehurst South, rather than through outward expansion.

Redevelopment should improve functionality, appearance, and long-term viability while respecting Pinehurst's historic development patterns and community identity.

VILLAGE PLACE AREA:

The Village supports redevelopment of the Village Place Core as a strategic opportunity to complement the historic downtown area.

- Redevelopment in this area should align with adopted Small Area Plans and other guiding documents, including the Pinehurst Development Ordinance.
- The Village Place Core is envisioned as a walkable, mixed-use extension of downtown that enhances connectivity, economic vitality, and community life.
- Redevelopment should be carefully planned, phased as appropriate, and consistent with the scale and character of Pinehurst's historic core.

PINEHURST SOUTH:

The Village supports thoughtful new development and redevelopment in Pinehurst South that improves conditions and contributes positively to the broader community.

- Redevelopment should prioritize the revitalization of blighted properties.
- Projects should minimize additional traffic congestion and seek to improve circulation, safety, and connectivity.
- New development should reinforce Pinehurst's character and avoid forms or intensities that would detract from surrounding neighborhoods or quality of life.

ANNEXATION POLICY:

Given the Village’s largely built-out condition, most significant future development opportunities are likely to occur through requests for annexation.

The Village recognizes that, in some cases, annexation may result in better development outcomes than allowing development to proceed under another jurisdiction with limited or no Village oversight. Annexation may provide the Village with the ability to apply planning, zoning, design, and infrastructure standards that more effectively protect Pinehurst’s character and the quality of life of nearby residents.

Accordingly, the Village will consider requests for annexation only when it clearly serves the public interest and advances the Village’s long-term goals. In evaluating annexation requests, the Village will consider whether the proposed annexation:

- Clearly improves or protects the quality of life for existing Pinehurst residents;
- Is consistent with the character, scale, and development patterns of Pinehurst; and
- Provides a demonstrably better outcome than would reasonably be expected if the property were developed outside the Village’s jurisdiction.

Annexation is not guaranteed and will be evaluated on a case-by-case basis. The Village retains full discretion to determine whether annexation is appropriate.

IMPLEMENTATION:

This policy is intended to guide, but not replace, adopted ordinances, plans, and statutory requirements. All development and annexation proposals shall continue to be evaluated in accordance with applicable processes, zoning regulations, development ordinances, and adopted plans.

POLICY REVIEW:

This policy shall be reviewed periodically as part of the Village’s overall policy and planning framework, or as directed by the Village Council.

Approved by:



Patrick Pizzella, Mayor



Date

Resolution # 26-09

Village Council, Resolution

01.27.2026

Date