

**Planning and Zoning Board
September 7, 2017 and September 21, 2017
Council Conference Room
4:00 p.m.**



MINUTES

Committee Members in Attendance:

Leo Santowasso, Chair
David Kelley, Vice-Chair
Cyndie Burnett, Board Member
Kevin Drum, Board Member
Fred Engelfried, Board Member
Jeff Haarlow, Board Member
Myles Larsen, Board Member
Julia Latham, ETJ Board Member
Mike Marsh, Board Member

Staff in Attendance:

Stephen Wensman, Planning and Inspections Director
Bruce Gould, Principal Planner
Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Santowasso confirmed that there was a quorum present and called the meeting to Order.

II. Approval of Minutes: August 3, 2017

Kevin Drum made a motion to approve the August 3, 2017 Minutes; Mike Marsh seconded the motion, which was unanimously approved.

Upon a motion by David Kelley, and seconded by Fred Engelfried, the Board unanimously agreed to recess its regular meeting and enter into Public Hearing # 1.

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Mission: Promote, enhance, and sustain the quality of life for residents, business*

III. Public Hearing:

1. The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone four parcels of land consisting of approximately 8.45 acres. These properties are addressed as 4138 Murdocksville Road. These properties are further defined as being Moore County PID #'s 00016276, 20030615, 00017456 and 00016390. The properties are currently zoned R-10 (High Density Residential). This proposed map amendment would change the zoning of the properties to R-MF-CD (Residential Multi-Family-Conditional District). The property is currently vacant. The proposed use of the property is a 40 unit townhome development. The applicant and owner is Rick Knight, Tiara Properties, LLC.

Bruce Gould, Principal Planner read portions of the staff report into the record.

Rick Knight, Builder/Developer and Tim Carpenter, LKC were present to answer any questions or address any concerns of the Board.

Deb Wimberley, Resident stated her concerns regarding traffic on Murdocksville Road.

Collett Kolinski, Resident asked if the townhomes would be rented and who would be managing the rentals. Rick Knight responded some units will be sold and that he will oversee the units that have not been sold and will be rented. Also, the covenants and restrictions will limit rentals to long term periods.

Jack Farrell, Resident expressed his concerns with the elevations of the townhomes.

Chairman Santowasso expressed his concerns with the architectural design of the proposed townhomes and several aspects of the General Concept Plan.

Fred Engelfried made a motion to close the Public Hearing and re-enter into the regular meeting; David Kelley seconded the motion, which was unanimously approved.

Chairman Santowasso asked for members that will serve on a sub-committee to meet and go over the design of the proposed townhomes with Developer, Rick Knight. Cyndie Burnett, Julia Latham, David Kelley along with Leo Santowasso agreed to serve on the sub-committee along with staff.

IV. New Business

Fred Engelfried suggested that when the Board of Adjustment meeting is scheduled for a quasi-judicial proceeding following P&Z it may be helpful to schedule both meetings in the Assembly Hall to eliminate the packing and moving from one room to another.

V. Next Meeting Date: October 5, 2017

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VI. Motion to Continue

After a lengthy discussion amongst the Board Members, David Kelley made a motion to continue this case until September 21, 2017 at 4:00 pm; Jeff Haarlow seconded the motion, which was unanimously approved.

Continued from the September 7, 2017 Meeting

Board Members in Attendance:

Leo Santowasso, Chair
David Kelley, Vice-Chair
Cyndie Burnett, Board Member
Kevin Drum, Board Member
Fred Engelfried, Board Member
Jeff Haarlow, Board Member
Julia Latham, ETJ Board Member

Board Members Absent:

Myles Larsen, Board Member
Mike Marsh, Board Member

Staff in Attendance:

Stephen Wensman, Planning and Inspections Director
Bruce Gould, Principal Planner
Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Leo Santowasso, Chair stated that this meeting is continued from the September 7, 2017 meeting and called it to order.

II. Public Meeting

The sub-committee consisting of Cyndie Burnett, David Kelley, Julia Latham, Leo Santowasso and staff met with Developer, Rick Knight on September 14, 2017, to discuss the concerns with the appearance the Board had with the townhomes. After discussions, Developer, Rick Knight agreed to add shutters on the rear of the units that back up to Murdocksville Road and to plant one small tree in the front yards of each unit, modified elevations, etc. (see other conditions as listed below.)

Rick Knight, Tiara Properties and Tim Carpenter, Principal LKC Engineering were present to answer any questions or address any concerns of the Board.

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Jack Farrell, Resident stated that visitor parking has not been allocated and asked the Board to consider adding visitor parking as a condition.

Judy Davis, Resident expressed her concerns with the possible buildup of traffic due to the one entrance for in and out traffic. Kevin Drum responded that DOT did not agree with having more than one entrance.

Concerns were also raised regarding the potential for additional traffic on Murdocksville Road and the entrance in and out of the project. Leo Santowasso, Chair responded that there may be some discussions with DOT, Staff and the Village Engineer regarding these concerns.

After further discussions, David Kelley made a motion to recommend approval of the proposed amendment at 4138 Murdocksville Road, as such amendment would be in accordance with the 2010 Comprehensive Long Range Plan. The proposed amendment is consistent with the goals outlined in the Pinehurst 2010 Comprehensive Long Range amended October 11, 2014; as identified in the staff report dated August 30, 2017 prepared by Principal Planner, Bruce Gould. Achieving goals in accordance with the Comprehensive Long Range Plan is considered reasonable and in the best interest of the public. This motion is contingent upon the following conditions:

- 1. Owner agrees to voluntary annexation upon approval of plans.*
- 2. Each unit will have a heated square footage of 2,023 square feet.*
- 3. Concrete curb will be installed within the development.*
- 4. One (1) small tree will be placed in the front yard of each unit. The minimum size at planting can be less than three (3) inch caliper but must be a minimum of eight (8) feet in height.*
- 5. Walls and fences shown on the elevation renderings presented by the applicant are illustrative only. These elements may not be constructed as shown.*
- 6. Shutters on the rear façade of the units must be placed on units 5-11 and 28-30, and may be placed on other units, as decided by the applicant.*
- 7. A building material and color palette shall be prepared and submitted to the Village prior to consideration by the Village Council.*
- 8. The applicant will provide completed survey information and resolve the property boundary challenge at the South East corner of the land area.*

Fred Engelfried seconded the motion, which was unanimously approved.

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Poll the Board:

Cyndie Burnett	Yes
Kevin Drum	Yes
Fred Engelfried	Yes
Jeff Haarlow	Yes
Julia Latham	Yes
David Kelley	Yes
Leo Santowasso	Yes

The vote was 7-0 to recommend approval for the rezoning with the above conditions at 4138 Murdocksville Road.

III. General Business

Leo Santowasso, Chair discussed with the Board a new law for small cell facilities that can now be placed in the ROW of the Village and retail vs. real estate, attorney or other offices on the first floor of commercial buildings in the Village for discussion at the October 5, 2017 meeting.

IV. Next Meeting Date

October 5, 2017

V. Motion to Adjourn

Fred Engelfried made a motion to adjourn the meeting. The motion was seconded by Cyndie Burnett and carried unanimously. The meeting adjourned at 5:00 pm

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