



**BOARD OF ADJUSTMENT
SEPTEMBER 6, 2018
COUNCIL CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30PM**

Board Members in Attendance:

Fred Engelfried, Chair
Julia Latham, Vice-Chair ETJ
Cyndie Burnett, BOA Alternate
David Kelley, BOA Member
Leo Santowasso, BOA Member

Board Members Absent:

Jeff Haarlow, BOA Alternate
Myles Larsen, BOA Alternate
Mike Marsh, BOA Member

Staff in Attendance:

Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant

1. Call to Order

Chair Engelfried asked the Board if there is anyone that may have a conflict, a financial interest or have had any ex parte communications. The Board responded that they have not. Chair Engelfried acknowledged that there was a quorum present and called the meeting to Order.

Fred Engelfried nominated Cyndie Burnett to serve as an alternate for this hearing; Leo Santowasso seconded the motion, which was unanimously approved.

2. Approval of Minutes

A. August 2, 2018

Leo Santowasso made a motion to approve the August 2, 2018 Minutes; Jules Latham

seconded the motion, which was unanimously approved.

3. Sworn In

The following were sworn in: Alex Cameron, Senior Planner; James Flanagan, Property Owner, Janet DeMarco, Resident; and Bob Farren, Director of GCM and Grounds.

4. Public Hearing No. 1

Chair Engelfried turned the hearing over to Julia Latham for her to conduct the hearing.

Julia Latham, Vice-Chair stated that there was a quorum present and called the meeting to Order.

Fred Engelfried made a motion to close the regular meeting and enter into the Public Hearing No.1; David Kelley seconded the motion, which was unanimously approved.

The purpose of the public hearing is to receive testimony for a variance request from section 9.2a Table of Dimensional Requirements: Lakefront/Golf Course setback from property line for the property at 95 Oak Hills Rd., Pinehurst NC. This property is also defined as Moore County PID# 00023786. This property is located within the R-10 (High Density Residential) Zoning District. Specifically, the applicant Kent Smith, attorney for James P. Flanagan is requesting a variance from the 30' Lakefront/Golf Course Setback from the Property Line to allow a constructed patio that currently encroaches +/- 2.8 feet

Alex Cameron, Senior Planner stated that properties were posted, adjoining property owners were notified and read portions of the staff report into the record.

S. Kent Smith, Attorney and James Flanagan, Property Owner were present to answer any questions or address any concerns of the Board.

Bob Farren, Director of Golf Course Maintenance with Pinehurst, LLC stated that the patio had no interference with the golf course.

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

After a lengthy discussion, David Kelley made a motion to approve the request for a variance at 95 Oak Hill Road, with no conditions; and to adopt the Findings of Fact as written; Fred Engelfried seconded the motion, which was unanimously approved.

5. Motion to Adjourn

With no further discussions, Fred Engelfried made a motion to adjourn the meeting; David Kelley seconded the motion, which was unanimously approved.

A recording and video of this meeting is available on our website, www.vopnc.org or in the Planning Department.

*Village of Pinehurst: 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.*