PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, JULY 11TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Board Members Present:	Board Members Absent:	Staff Present:
Jeramy Hooper, Chair	Louise Mercuro	Alex Cameron, Planning Director
Matt Jones, Vice Chair		Pamela Graham, Planning Supervisor
Paul Roberts, 2nd Vice Chair		Michael Mandeville, Senior Planner
Bruce Hironimus		Maria Carpenter, Planner
Sonja Rothstein		Shelby Grow, Administrative Specialist
Thomas Schroeder		Paul Conners, IT Systems Specialist
Carol Henry		
Jimmy Duncan		

Approximately 25 member(s) of the public in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:02 PM, stated that he will be Chairing tonight's meeting, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and Mr. Jones introduced Staff.

Mr. Jones reminded the public in attendance that there was a sign-up sheet available in the back of the room for those who wished to speak during the Public Hearing.

II. Approval of Minutes

a. 06-06-2024 Regular Meeting Minutes

Mr. Hooper moved to approve the minutes of the June 06th, 2024 Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Hironimus arrived to the meeting at 4:04 PM.

Mr. Jones asked if any member of the Board had any conflicts of interest associated with this application that they need to disclose. The Board had none.

Mr. Schroeder moved to recess the Regular Meeting and enter into the Public Hearing. Seconded by Mr. Hooper. Approved by a vote of 7-0.

III. New Business

a. Major Site Plan for SanStone Midland Rehabilitation Center

The purpose of this hearing is to consider a recommendation to Village Council on a major site plan proposal for a 100-bed short- and long-term care health and rehabilitation center known as San Stone Midland. The property is identified as Moore County PID #00033365 and is addressed as 2178 Midland Road. The applicant is Timmons Group and the owner is Pinehurst Health Care Properties, LLC.

Ms. Pamela Graham, Planning Supervisor, reviewed a PowerPoint presentation outlining the proposed site plan, including Major Site Plans, as defined in the PDO, Types of Decisions, Standards for Review, the Major Site Plan Review Process, Request and Background, Surrounding Context, Proposed Site Plan, Elevations, Planning and Zoning Board Action, and Staff Recommendation.

Mr. Jones asked if the Board members had any questions for Staff.

Mr. Duncan, Ms. Graham, and Mr. Cameron discussed the general intent language of the Neighborhood Commercial zoning district. Mr. Cameron explained how zoning code is typically constructed which consists of intent language and then a table of permitted uses, which establishes the list of allowable uses in each district, and not the intent language.

Mr. Jones and Mr. Cameron discussed recessing the Public Hearing due to the power outage.

Mr. Jones called for a 10-minute recess due to the power outage at 4:35 PM.

Mr. Jones reconvened the meeting at 4:45 PM.

Mr. Jones asked if the Board members had any more questions for Staff. Ms. Rothstein expressed concern over a nearby residential property; Mr. Cameron confirmed that it is not adjacent to the subject site. Ms. Graham stated there are several residential properties nearby, but most adjacent properties are commercial, restaurants, and mixed-use zoning. Ms. Rothstein added that most of the existing buildings in this area were there before recent zoning laws were in place. Mr. Hooper and Ms. Graham discussed buffer requirements being 30 feet along the adjacent residential properties on the West and South sides of the property, but no requirement on the Eastern side. Mr. Cameron stated there will be other landscaping standards; parking perimeter and parking interior landscaping, and other areas on the site that will be landscaped internally; these are the buffer requirements as required by the PDO which are based on square footage, which also includes existing vegetation that can be credited toward the buffer requirements. Mr. Schroeder confirmed with Ms. Graham that there will be 60 feet of buffer along the South side of the property. Mr. Hooper and Staff discussed whether proposed sign dimensions have been submitted by the applicant; this being reviewed separately under a sign permit, and the maximum dimensional surface area for the sign being

12 square feet. Mr. Hooper asked if pre- and post-topography plans had been submitted; Ms. Graham confirmed that a grading plan was submitted.

Mr. Jones asked if the Board members had any more questions for Staff, addressed the public regarding the sign-in sheet for those who wish to speak during the Public Hearing, and invited the applicants to introduce themselves.

Scharee Lee, Applicant and Vice President of Provider Relations for SanStone Health & Rehabilitation, introduced herself, and Jennifer Robinson, the President of the organization, along with the other groups that will be answering questions and providing information on the project; civil engineering partner Timmons Group, and the architectural group McMillan, Pazdan & Smith. Ms. Lee reviewed a PowerPoint presentation outlining an overview of the company, services provided, their impacts on the community, how they partner with the community, and community involvement.

Brandon McLamb, Sr. Project Manager for Timmons Group, reviewed a PowerPoint presentation outlining Site Overview and Compliance, Building Exterior and materials used, Setback Compliance, On-Site Parking, Landscaping, Landscape Buffers, Signage, Circulation - Pedestrian, Transportation, Water/Sewer, and Stormwater Management.

The Applicants thanked the Board for their consideration of this project and their time.

Mr. Jones asked the Board if they had any questions or comments for the Applicants.

Mr. Hironimus and the Applicants discussed SanStone being a parent company and a for profit group; this proposed facility being comparable with their other facilities in the state with the ability to expand from 86 to 100 beds, and medical professionals making up 85 percent of the staff. Ms. Rothstein and the Applicants discussed a Medical Director being required for the facility as well as Physician Services they partner with to provide additional coverage and meeting the federally regulated requirement of green space on the property. Mr. Stuart Barber of the architectural firm McMillan, Pazdan and Smith pointed out those areas from the slide presentation. Mr. Jones and the Applicants discussed the cleared areas around the pond being planted with grass and shrubbery, the bank of the pond being the shaded area, the outfall being roughly south of the retention pond, and the difference in volume between the 10- and 100-year stormwater management plan being a 20 to 25 percent increase. Mr. Hooper, the Applicants, and Mr. Barber discussed the timeline for this project being 17 months with a proposed start date in September or October of this year. Mr. Hooper confirmed with the Applicants that a topography or grading plan was submitted to Staff. Mr. Cameron stated this is a General Concept Plan, and to prevent any confusion, the topography or grading plans were not included in the presentation, adding that the Applicants provided all the required items for the application plus some additional information. Mr. Hooper stated he would like some more information on this project, as listed in Appendix C, so that a better recommendation can be made to Council. Mr. Cameron stated Staff has certified that all required documents and plans have been submitted, and reviewed, adding that Staff and the Technical Review Committee determined it meets criteria with a recommendation that the plan be approved by the Board. Mr. Hooper reiterated that he would like to see more information on this plan, including building heights, buffers, topography and signage details. Mr. Jones stated that Staff has received the required information from the Applicant and the Technical Review Committee has reviewed the plan, adding the purpose of this meeting is a Public Hearing, and he believes the requirements of Appendix C have been met. Mr. Hooper stated this could be discussed further during the Board deliberation. Ms. Graham stated she included information in the presentation she thought to be most important, adding that the grading plans were submitted by the Applicant including a breakdown of the North and South portions of the site, and this plan was reviewed by the Technical Review Committee which includes the Village Engineer. Ms. Graham offered to answer any questions the Board may have, noting that the Village Engineer and Engineer of record are also present to answer questions. Mr. Hooper stated he believes it is the Boards job to double check things, and this is part of the application process. Ms. Rothstein stated the design of the building is not cohesive with the Pinehurst area. Ms. Lee stated this is a concept rendering and final decisions have not yet been made on the design. Mr. Barber stated the local vernacular had been researched in the area which contains a number of different influences that they included in their design to maintain the local architecture giving the building a personality of its own while maintaining the level of detail in architecture that Pinehurst expects.

Ms. Henry left the meeting at 5:25 PM.

Mr. Roberts expressed concern regarding light pollution for the South and West neighboring properties, and noise from EMS vehicles potentially being an issue. Ms. Lee stated they took this into consideration and spoke to the neighboring community regarding the dome shaped fixtures that were selected which direct light down toward the ground. Mr. Hooper confirmed with Ms. Lee that there is a plan for the lighting with the locations selected and asked that it be presented to Council. Ms. Jennifer Robinson, CEO of SanStone, presented a handout with the lighting plan and lighting information to the Board, adding that there are people living in the Skilled Nursing Facility and it is just as important to keep lighting and noise levels down for their 24-hour residents as well as the neighboring properties.

Mr. Jones addressed the public regarding the importance of their comments, which will be forwarded to Council for consideration in the decision. Mr. Jones opened the meeting to Public Comments.

Mr. Tom Hughes, 192 National Dr., Chairman of the Architectural Review Board in the National community, on behalf of the entire community, stated he met with

SanStone representatives on May 16th and concerns and questions from the community were addressed including landscaping adjacent to National, site lighting, lights from cars in the parking lot, odors from the kitchen areas and grease trap, noise from dumpsters and other delivery vehicles at the rear of the building, the visual scale and architectural aesthetic of the project, site drainage at the rear of the property, previous problems with stormwater run-off, adding that SanStone has addressed all of these concerns, but asked that the Board consider a condition to add additional trees and plantings to the right of the sewer outfall area to create a 30-foot buffer, to which Timmons Group agreed in their previous meeting, adding that Timmons plans on adding more tree and plantings then what is shown on the current site plan; other items and concerns are proposed to be addressed as follows: site lighting will have cut-off fixtures, there will be plantings along the edge of the parking area to reduce headlights shining from cars, the grease trap will be located at back of building to reduce odors, and the dumpsters will be emptied twice per week during daylight hours; keeping the scale of the building residential, which could potentially change from now until final plans are submitted, site drainage and the appreciation of the 100-year flood retention pond plans, the storage building being a new addition to the plans with a proposed use for overflow storage, concluding that SanStone has done a good job responding to the community and very accommodating toward their concerns.

Mr. Bob Klug, 30 Oakmont Rd, owner of Midland Country Club, expressed concern over traffic and safety issues, stating that NCDOT plans on having a meeting in early August to discuss plans for Midland Rd., including medians and cut throughs that will be shut down, and requested that NCDOT and the Board review plans for future traffic that will be exiting right from the new facility; traffic is going to converge in this area, and the safety aspects of this should be taken into consideration. Mr. Klug asked if this facility will be like others in the area, what the expected traffic flow will be entering and exiting on a daily basis, and if a traffic impact study has been done by NCDOT yet.

Ms. Graham stated NCDOT dictates whether an impact study is required, and this project does not meet their high threshold, but a trip generation memorandum was requested to determine expected average daily trips and plans were reviewed; being a NCDOT road limits how much can be dictated by the Village, and the cut through initially proposed through the median in front of the facility was not approved, requiring the current ingress/egress design. Mr. Jones added that this question can be asked to the applicants when Public Comments have concluded.

Mr. Neil Conti, 2212 Midland Rd., expressed concern over the thin existing buffer of mature trees between both properties that will allow light pollution from the parking lot to filter through, in turn making his parcel an unattractive place to live, adding that a care facility may be stretching the boundaries for what should be appropriate in a Neighborhood Commercial zoned area, reiterating that his main concern is the buffer which contains mostly mature trees, with not much of a barrier, which would allow noise and light pollution to carry over to his property.

Mr. Jones asked if there was anyone else present who felt compelled to speak today. Hearing none, Mr. Jones asked for a motion to close the Public Hearing.

Mr. Hironimus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 6-0.

The Board began deliberation. Mr. Roberts stated resident concerns need to be addressed regarding light and noise pollution, to keep the surrounding properties as they are. Ms. Rothstein expressed concern regarding the traffic, the lack of green space, and the large size of the facility in relation to the lot size. Mr. Duncan expressed concern over future traffic issues and felt that the size and use of the facility may be teetering on the edge of what is appropriate for a Residential Commercial District. Mr. Hooper thanked the Applicant, and expressed concern over future traffic adding that the trip generation study is public so that information could be viewed by the Board. Mr. Hooper explained the Boards role in making a determination from a public standpoint and expressed concern over the Board making a decision today based on the amount of information provided to them.

Mr. Jones stated he had some questions for the Applicant. Mr. Hooper asked for a motion to re-open the Public Hearing.

Mr. Hooper moved to close the Regular Meeting and re-enter the Public Hearing. Seconded by Ms. Rothstein. Approved by a vote of 6-0.

Mr. Jones addressed the Applicant regarding an idea of comparable local facilities in terms of use. Ms. Robinson stated the residents' quality of life is most important to them with each room being a small apartment home, allowing family visits, with a feeling of not being in a hospital, providing a nice setting to rehabilitate. Mr. Hooper asked for clarification on how the trip generation study was developed. Ms. Robinson stated that a skilled nursing facilities' traffic is very minimal compared to a physician's office with most family visits occurring in the evening or early morning. Mr. Hooper asked for clarification on short-term vs. long-term patients. Ms. Robinson stated short-term patients usually stay for around 2-3 weeks, and long-term patients live there 24 hours a day. Mr. Jones stated were this a legislative hearing and a conditional use some of the concerns would be more relevant, the purpose of this hearing is to give a forum to the public, and to make sure Staff has reviewed the application, noting that moving forward, providing the Board with as much information as possible would be helpful when making decisions. Mr. Hooper stated that he would prefer all information submitted by the Applicant to be included in their packets so that a better recommendation can be made to Council. Mr. Schroeder addressed the Board regarding the letter Timmons Group provided explaining the trip generation study and how they calculated the estimated number of trips arriving and leaving the facility daily, adding that the threshold for doing a traffic study requires 3,000 vehicles or more per day in the given area.

Mr. Hironimus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.
Mr. Hironimus moved the Planning and Zoning Board recommend approval of the proposed Major Site Plan (SanStone Midland) to the Pinehurst Village Council. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

Mr. Jones thanked the Applicants, and the Public for their comments and participation in the meeting.

IV. Next Meeting Date

A. 08-01-2024 Regular Meeting

V. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting. Seconded by Mr. Hironimus. Approved by a vote of 6-0 at 6:04 PM.

Respectfully Submitted,
Shelby Grow
Shelby Grow
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst
A videotape of this meeting is located on the Village website: www.vopnc.org.

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.