



**BOARD OF ADJUSTMENT
AUGUST 3, 2017
ASSEMBLYHALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

MINUTES

Board Members in Attendance:

Fred Engelfried, Chair
Kevin Drum, BOA Alternate
Leo Santowasso, BOA
Julia Latham, BOA ETJ
Myles Larsen, BOA Alternate

Board Members Absent:

Cyndie Burnett, BOA Alternate
Jeff Haarlow, BOA Alternate
David Kelley, BOA
Mike Marsh, BOA

Staff in Attendance:

Bruce Gould, Principal Planner
Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant
Sandra DeGarmo Wise, President
Starkings Court Reporting & Video Services

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.

I. Call to Order

Chairman Engelfried confirmed there was a quorum present and called the meeting to Order. Chairman Engelfried stated that there were four items on the agenda and now there are only two. The first public item that was withdrawn had to do with an issue of a tree and the second issue had to do with an A-frame sign in the Village that will be heard at another time.

Chairman Engelfried asked for a motion to appoint ETJ member, Julia Latham as a permanent member of the Board of Adjustment. The motion was made by Myles Larsen; Leo Santowasso seconded the motion, which was approved by 4-0 with Julia Latham abstaining from voting.

Chairman Engelfried asked for another motion to appoint Kevin Drum BOA Alternate as a voting member of the Board for this meeting. The motion was made by Leo Santowasso to appoint Kevin Drum, BOA Alternate as a voting member of the Board for this meeting to reflect that there are 5 votes on the Board; Julia Latham seconded the motion which as approved by a 4-0 vote with Kevin Drum abstaining from voting.

II. Approval of Minutes A. July 6, 2017

Leo Santowasso made a motion to approve the July 6, 2017 Minutes; Myles Larsen seconded the motion, which was unanimously approved.

III. Sworn in:

The following were sworn in by Sandra DeGarmo Wise, Court Reporter: Peter Mattei, Applicant and Property Owner; Perry Youngblood, Chairman of the Architectural Review Committee at CCNC; and Bruce Gould, Principal Planner.

Leo Santowasso made a motion to recess its regular meeting and to open Public Hearing #1; Kevin Drum seconded the motion, which was unanimously approved.

III. Public Hearing

A. Public Hearing No. 1

The purpose of this public hearing is to receive testimony for a variance request from section 9.13 Fences, Walls and Columns for property at 260 Lake Dornoch Dr. This property is located within the R-30 (Single Family) Zoning District, further identified by Moore County PID # 00019198. Specifically, the applicant and owner Peter L. Mattei is requesting a variance from lake front rear fence setback requirement of 30' to a setback of 0' in order to construct a fence in the rear yard.

Chairman Engelfried read portions of the staff report into the record.

Peter Mattei, Applicant and Property Owner and Perry Youngblood, Chairman of the Architectural Review Committee at CCNC were present to answer any questions or address any concerns of the Board.

Leo Santowasso discussed each of the four (4) standards as presented.

Chairman Engelfried asked for a motion to close Public Hearing #1

Leo Santowasso made a motion to close Public Hearing #1 and to reenter into its regular meeting; Myles Larsen seconded the motion, which was unanimously approved.

After discussion, Myles Larsen made a motion to approve the request for a variance from the lake front rear fence setback requirement of 30' to a setback of 0' in order to construct a fence in the rear yard; Kevin Drum seconded the motion.

Poll the Board:

Myles Larsen Yes

Leo Santowasso No

Julia Latham Yes

Kevin Drum Yes

Fred Engelfried Yes

The vote was 4-1 to approve the request for a variance.

Copies of the transcript are available at the Planning Department.

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V. Sworn in:

The following were sworn in by the Sandra DeGarmo Wise, Court Reporter; Buck Adams, Attorney; Carolyn McAllister, Applicant and Property Owner.

Myles Larsen made a motion to recess the regular meeting and to open Public Hearing #2; Leo Santowasso seconded the motion, which was unanimously approved.

B. Public Hearing No. 2

The purpose of this public hearing is to receive testimony for a variance request from section 9.2a Table of Dimensional Requirements for property at 1144 Chicken Plant Rd. This property is located within the R-210 (Single Family) Zoning District, further identified by Moore County PID # 00029912. Specifically, the applicant and owner Carolyn McAllister is requesting a variance from R- 210 Dimensional Requirements and asking that the R-30 (Single Family) Dimensional Requirements apply.

Chairman Engelfried read portions of the staff report into the record.

Buck Adams, Attorney and Caroline McAllister, Applicant and Property Owner were present to answer any questions or address any concerns of the Board.

Buck Adams discussed each of the (4) four standards as presented.

There were no public comments.

Kevin Drum made a motion to close the public hearing #2 and reenter into the regular meeting; Julia Latham seconded the motion, which was unanimously approved.

After discussion, Kevin Drum made a motion to accept the variance as modified with the given testimony; Myles Larsen seconded the motion, which was voted 4-1 in favor of the variance.

Poll the Board:

Myles Larsen Yes

Julia Latham Yes

Leo Santowasso No

Kevin Drum Yes

Fred Engelfried Yes

The vote was 4-1 to approve the request for a variance.

Copies of the transcript are available at the Planning Department.

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VI. General Business

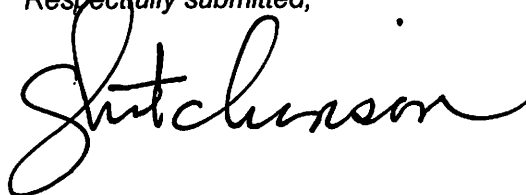
Chairman Engelfried asked staff for electronic copies of the Rules of Procedure; Bruce Gould, Principal Planner responded that they would get them to the Board. Kevin Drum welcomed new member Julia Latham and Chairman Engelfried thanked Julia for stepping in and participating in the meetings.

VII. Next Meeting Date A. September 7, 2017

VIII. Motion to Adjourn

With no further discussion, Keven Drum made a motion to adjourn. Leo Santowasso seconded the motion, which was carried unanimously. The meeting adjourned at 5:28 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "G Hutchinson", with a large, stylized initial "G".

Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst