



BOARD OF ADJUSTMENT
August 2, 2018
COUNCIL CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM

MINUTES

BOARD MEMBERS IN ATTENDANCE:

Fred Engelfried, Chair
Julia Latham, Vice-Chair
Mike Marsh, BOA Member
Leo Santowasso, BOA Member
Joel Shriberg, Alternate BOA

STAFF IN ATTENDANCE:

Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant
Will Deaton, Planning and Inspections Director
Natalie Dean, Assistant Village Manager

I. Call to Order

Chair Fred Engelfried confirmed that there was a quorum present and called the meeting to Order. Chair Engelfried designated Joel Shriberg to fill the fifth (5th) seat and he will be an alternate for this meeting.

II. Approval of Minutes

A. July 5, 2018

Julia Latham made a motion to approve the July 5, 2018 Minutes as amended; Leo Santowasso seconded the motion, which was unanimously approved.

III. Public Hearing

A. Public Hearing No. 1

The purpose of the public hearing is to receive testimony for a variance request from section 9.7.1.4(C) Sign Regulations: Attached Sign Standards for the property at 300 Magnolia Rd., Pinehurst NC. This property is also defined as Moore County PID# 00025797. This property is located within the VMU (Village Mixed Use) Zoning District. Specifically, the applicant John May, attorney for Pinehurst, LLC is requesting a variance from the six (6) square foot allowable area and number for wall signs at Pinehurst Brewery.

John May, Attorney, Alan Staagard, Staagard and Choa Architects; Alex Cameron, Senior Planner and Will Deaton, Planning and Inspections Director were sworn in.

Chair Engelfried asked the Board if anyone has participated in "Ex Parte Communications?" The Board responded that there had not been any Ex Parte Communications.

Chair Engelfried turned the Public Hearing over to Leo Santowasso as he will be conducting the meeting

Alex Cameron, Senior Planner read portions of the staff report into the record.

John May and Alan Staagard were present to answer any questions or concerns of the Board and gave testimony for the variance request.

Will Deaton, Planning and Inspections Directed recommended that the 100 square feet of signage to include only three (3) signs as was submitted on the application. This will only be for the "wall signage."

Fred Engelfried made a motion to close the Public Hearing; Mike Marsh seconded the motion, which was unanimously approved.

Leo Santowasso discussed the standards of review one by one in order for the Board to make an interpretation.

- (A) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property; as presented in the application to not exceed 100 square feet.
- (B.) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance;
- (C.) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship;
- (D.) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Leo Santowasso made a motion to approve a total of 100 square feet of signage on the refurbished power plant building as is in the application including signage on the smoke stack; Joel Shriberg seconded the motion, which was unanimously approved.

Poll the Board

<i>Fred Engelfried</i>	<i>Yes</i>
<i>Joel Shriberg</i>	<i>Yes</i>
<i>Julia Latham</i>	<i>Yes</i>
<i>Mike Marsh</i>	<i>Yes</i>
<i>Leo Santowasso</i>	<i>Yes</i>

The vote was 5-0 to grant the variance request from section 9.7.1.4(C) Sign Regulations for the property at 300 Magnolia Rd.

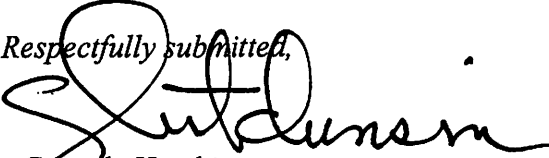
The recording and video tape for this meeting are available through the Village of Pinehurst website: www.vopnc.org.

B. Next Meeting Date

A. September 6, 2018

C. Motion to Adjourn

Leo Santowasso made a motion to adjourn the meeting. Mike Marsh seconded the motion, which was unanimously approved. The meeting adjourned at: 5:30 pm.

Respectfully submitted,

Wendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst

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.