



**PLANNING AND ZONING BOARD
MINUTES FOR THE SPECIAL MEETING OF JULY 17, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Planning and Zoning Board held a special meeting at 4:00 p.m., Wednesday, July 17, 2019, in the Assembly Hall, at 395 Magnolia Road, Pinehurst, North Carolina. The following Board members were in attendance:

Leo Santowasso, Chair
Paul Roberts, Board Member
Charles Russell, Board Member
Julia Latham, Board Member
Sonja Rothstein, Board Member
Jeramy Hooper, Board Member

Board Members with Excused Absences:

Joel Shriberg, Board Member
David Kelley, Vice-Chair
Cyndie Burnett, Board Member

Staff in Attendance:

Natalie Hawkins, Assistant Village Manager
Darryn Burich, Planning and Inspections Director
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk

There were 10 attendees, including 4 staff.

1. Call to Order

Leo Santowasso, Chairman, confirmed that a quorum was present and called the meeting to order.

2. Discuss 2019 Draft Comprehensive Plan Recommendations

Darryn Burich, Planning and Inspections Director, explained this meeting is to continue discussing and reviewing the 5 focus areas identified in the Draft Comprehensive Plan, as those are the areas of the plan that Village Council has provided direction on to date. Mr. Burich stated that the Planning and Zoning Board will need to make recommendations on the Draft Plan in the future so it is important for the Board to begin familiarizing themselves with the plan content now.

Mr. Burich recapped what the Board reviewed at the last meeting for Focus Areas 1, the ETJ. Mr. Santowasso stated that he believes the Western Connector should be shown as a solid line on the map and not a dashed line as Council has discussed. Mr. Burich stated that he doesn't believe that it will make a difference, as long as it's on the map. Natalie Hawkins, Assistant Manager, read

sections of the draft plan that referenced how to move forward to protect that area for the connector and explained the process would be similar to what Southern Pines did to protect the Knoll Road corridor when National was built.

Mr. Burich explained that for Focus Area 2, Highway 5 Commercial Area, there was general support for the concept of an innovation village or innovation hub. However, there was agreement between Council and the Planning and Zoning Board that the Village needs to better define this area. Mr. Burich stated one strategy could be to work with Partners in Progress to help develop this area. Also, the Jackson Hamlet area will be removed from this focus area, as that area is currently zoned residential and there was no community or Council desire to change that. The Harness Track area would also be removed from the focus area, as there is no general community or Council desire to develop that land which is owned by the Village.

Mr. Burich explained for Focus Area 3, Medical District, Council recommend to allow up to 4 story building for office and professional uses in the focus area and up to 6 story buildings with multi-level parking garages and pedestrian overpasses in the hospital zoning district of this focus area. Mr. Santowasso stated he doesn't believe overpasses or bridges look like Pinehurst. Ms. Latham, stated she would rather see pedestrian tunnels. Ms. Hawkins stated the overpass concept has been discussed with FirstHealth management as a potential tool to address pedestrian safety for employees and patients. Mr. Russell stated he believes this is a regional issue and should be treated differently with a different approach. The group discussed the uses for medical office professional zoning. Mr. Burich asked how they felt about the height of the buildings. Mr. Russell stated he believes the height needs to be generous to accommodate the hospital needs. Mr. Roberts stated with the layout of the hospital you could add a couple more stories on the lower side of the property and not be able to tell. Ms. Hawkins stated there is also a bank, insurance company, and other retail uses in that area and that the Village could envision those properties eventually converting to medical uses in the future.

Mr. Burich reviewed Focus Area 4, Village Place and Rattlesnake Trail Corridor and stated this area is being recommended as Village Mixed Use. The change would be to properties that are zoned residential on the west side of Rattlesnake, those parcels would be changed to Village Mixed Use. Ms. Hawkins stated that this entire area in the Rattlesnake Corridor will be evaluated this upcoming year when the Village undertakes a small area plan for this focus area. Mr. Santowasso asked if the Public Services facility is going to move. Ms. Hawkins stated a strategy to relocate the Public Services facility would be incorporated into the strategies. Mr. Burich asked if the area at the intersection of McCaskill Road and Magnolia Road, or the old "Traditions" site, should remain as single family. Ms. Hawkins indicated the consultants have proposed a more mixed use development for this site. Ms. Latham asked if there was any infrastructure on the property. Ms. Hawkins stated the parcel already has water and sewer on site.

Mr. Burich explained that for Focus Area 5, Highway 211 Corridor, the consensus from Council was to leave this area as business as usual and not change anything. Mr. Santowasso asked if all retail uses had been removed from consideration. Mr. Burich stated that was correct, the Village Council preferred to leave this focus area as-is, or as office and professional uses. Mr. Russell stated he believes there needs to be some retail for that area. Ms. Latham asked for Ms. Hawkins to summarize the concerns from Pinewild. Ms. Hawkins explained that Pinewild residents were primarily concerned with noise, lighting, and buffering and screening. She also stated the overwhelming majority, from the Comprehensive Plan Open House, voted to keep the area as business as usual. She indicated that management suggested adding small scale retail, but the Council ultimately decided not to take management's recommendation and Council wanted to keep this area general office, or business as usual. Ms. Hawkins explained the need for

commercial would be further west to keep traffic down from residents coming from the Seven Lakes area. Mr. Hooper stated we definitely need to be mindful of the residential property in this area. Mr. Roberts stated the topographical challenges on this strip of land, on Hwy 211, wouldn't allow for an area like Turnberry Woods in Southern Pines, which is how the Council and Pinewild residents have articulated they would like to see this area developed.

Mr. Santowasso stated the next meeting would be on July 31st.

3. Motion to Adjourn

Leo Stanowasso, Chairman, adjourned the special meeting at 5:25 pm.

Respectfully Submitted,

Beth Dunn
Village Clerk
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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**PLANNING AND ZONING BOARD
REGULAR MEETING
July 11, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

The Pinehurst Planning and Zoning Board held a Regular Meeting at 4:00 p.m., Thursday, July 11, 2019, in the Assembly Hall, at 395 Magnolia Road, Pinehurst, North Carolina. The following Board members were in attendance:

Leo Santowasso, Chair
Joel Shriberg, Board Member
Charles Russell, Board Member
Julia Latham, Board Member
Jeramy Hooper, Board Member
Sonja Rothstein, Board Member

Board Members with Excused Absences:

David Kelley, Vice-Chair
Cyndie Burnett, Board Member
Paul Roberts, Board Member

Staff in Attendance:

Darryn Burich, Planning and Inspections Director
Alex Cameron, Senior Planner
Beth Dunn, Village Clerk
Kelly Brown, Planning Administrative Assistant

There were 10 attendees, including 4 staff.

1. Call to Order

Chair Leo Santowasso confirmed that a quorum was present and called the meeting to order.

2. Approval of Minutes

- May 22, 2019 Special Meeting Minutes
- June 6, 2019 Regular Meeting Minutes

Upon motion by Charles Russell and seconded by Julia Latham, the Board unanimously approved the May 22, 2019 and the June 6, 2019 minutes as subject to correction by a vote of 5-0.

3. Review and Consider New Rules of Procedure

Mr. Santowasso made the recommendation to correct the title of Director of Planning and Inspections from Planning Director.

Darryn Burich, Planning and Inspections Director, reviewed draft rules and procedures that will help guide the organization of the board during its course of business. Mr. Burich made the following recommendations to the Board:

- Remove the position of Secretary
- Change “append” to “amend” in Paragraph II, Section D, Part 1

Upon motion by Jeramy Hooper and seconded by Charles Russell, the Board unanimously approved the amended Rules of Procedure by a vote of 5-0.

Mr. Santowasso reminded the board members to complete, sign, and return to the Board the following documents from the Rules of Procedure:

- Organizations in Which Volunteer Currently Serves, Directly or Indirectly
- Declaration of Potential Conflicts of Interest

4. Discuss 2019 Comprehensive Plan Recommendations

Darryn Burich, Planning and Inspections Director, explained this agenda item is to start discussion and review on the draft Comprehensive Plan that the Board will be asked to make a recommendation on to the Council, at a future meeting. Mr. Burich noted that this is intended to be the first of potentially numerous future work sessions that the Planning and Zoning Board may hold to review the Draft Comprehensive Plan leading up to an official recommendation tentatively set for the October 3, 2019 P&Z meeting. Mr. Burich stated for this meeting staff would like the Board to focus on the five focus areas and the preliminary consensus recommendation as those are potential growth or redevelopment areas that will have future planning and zoning implications. Mr. Burich reviewed three of the five focus areas, along with Council’s preferred scenario selection, which was reviewed at their June 25 meeting.

Due to time constraints, the Board unanimously agreed to hold special meetings the following three Wednesdays at 4:00 pm to continue to discuss the draft Comprehensive Plan.

5. Next Meeting Date

Special Meeting: Wednesday, July 17, 2019 at 4:00 pm

Regular Meeting: August 1, 2019 at 4:00 pm

6. Motion to Adjourn

Upon a motion by Charles Russell and seconded by Sonja Rothstein, the board unanimously approved the motion to adjourn the regular meeting by a vote of 5-0 at 4:55 pm.

Respectfully Submitted,

Kelly Brown
Planning Administrative Assistant
Village of Pinehurst

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