



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JULY 23, 2019
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a Work Session at 5:48 p.m., Tuesday, July 23, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. John Bouldry, Mayor Pro Tem
Ms. Judy Davis, Treasurer
Mr. Kevin Drum, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Jeffrey Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

And approximately 5 attendees, including 3 staff.

1. Call to Order.

Mayor Nancy Roy Fiorillo, called the Council work session to order.

2. Discuss Allowable Uses for NC Hwy 211 and US Hwy 15-501 Corridors.

Darryn Burich, Planning and Inspections Director, explained that Moore County has asked Council to review highway corridor overlays and the uses on the Hwy 211 and 15-501 Corridors. Councilmember Farrell asked what other restrictions would be applied other than typical County zoning in these areas. Mr. Burich explained the difference for a highway corridor district is landscaping, setbacks, impervious surface, and building heights. Mr. Burich also explained currently there are 3 different overlay districts that have varying restrictions. Jeff Sanborn, Village Manager, stated the County is looking to go from three (3) districts to one (1). Mr. Burich shared a document that Jane Hogeman, Pinewild resident, composed of acceptable uses. Councilmember Farrell stated he believes the Pinewild Property Association has approved the document Ms. Hogeman prepared, and it's obviously very 211 specify. Mr. Sanborn stated that is a key point, ultimately if the County is looking to go to one (1) standard district and we will need to be mindful of that. Councilmember Farrell stated that a lot of times we focus on the use and have already formed an opinion of what that will look like. He would like to focus more on what that use looks like and how it is executed. Mayor Nancy Fiorillo asked if the County could require architectural standards on commercial buildings. Mr. Sanborn stated that is something we could ask the County to add for highway corridors.

Mr. Burich began the review of uses with accessory buildings. Councilmember Farrell stated this that this is an area we need to be careful of because in the RA zoning district accessory buildings are allowed in the front yard. Mayor Nancy Fiorillo stated that RA is the most rural district. The group discussed agricultural uses and the option for horse farms. Mr. Burich stated he would get clarification from Moore County on the equine industry for these uses. Councilmember Farrell stated that for home occupation, level 2, kennels, animal shelters, repair shops and trade offices with outdoor storage, in the corridors is not acceptable. Council discussed letting the County know that they had some issues with the description of this particular standard.

Mr. Burich stated that manufactured homes were pulled out of allowable uses. Mr. Sanborn stated excluding manufactured homes is setting the bar high. Council discussed the differences of manufactured homes and modular homes, as there is no difference in the language of the use. Mr. Burich stated before Council gave a recommendation on this one he would talk with the County and do a little more research on that particular use and the differences.

Mr. Burich stated that for nursing homes, staff is recommending this use would be permissible in B-1 and B-2 and conditional in RA districts, Pinewild recommended pulling that use completely out. For trade contractor office and workshops they are recommending to pull these from the B-1 and B-2 districts. Council discussed the allowable uses for small appliance repair shops, as staff was recommending leaving this as a permissible use. Council discussed the use for Tourist Homes, which is a home much like a VRBO.

Councilmember Farrell questioned the ice house standard within retail standard in the commercial uses, which are the automatic ice machines. He suggested adding a note about that particular use in the retail category. Mr. Burich stated they recommended removing the manufactured or modular sales from the B-2 district. Mr. Sanborn used the manufactured home sales use as an example and asked the question if the uses are not allowed on the highways then where would have them. Councilmember Drum stated we could be setting ourselves up for failure. Councilmember Farrell stated it goes back to how it is implemented in regards to setbacks and restrictions. Mayor Nancy Fiorillo suggested making some of the uses we object to conditional uses, this way they would have to meet certain standards.

For vehicle services and adult uses in the commercial use category staff proposed removing boat and RV storage, commercial truck washes, parking lots as principal use of lot. Mr. Burich stated Pinewild recommend the same as staff, along with car washes, taxi services, auto part stores, gas stations, and wrecker services. Mr. Burich explained for adult uses staff is proposing removing massage practices (unlicensed), pawn shops, and tattoo and body piercing shops. The Pinewild recommendation is the same along with excluding bars, brewery's, and dance clubs.

Mr. Burch stated they are recommending pulling cemetery's from the highway corridor uses because from a land use and zoning standpoint it seems like these could be in a better place off a corridor in a quieter setting. He also explained that with cemetery's they are very hard to move if change occurs around it. Mr. Burich reviewed some of the permissible uses under the educational and institutional category such as child care home facilities, colleges, funeral homes, government facilities, hospitals, museums, schools, and religious institutions. Mr. Burich explained that laws make it hard to restrict a religious institution from any district in general. Pinewild suggested removing everything in the educational and institutional uses other than museums, cemeteries, and child care home facilities.

Mr. Burch reviewed the recreational uses with Council and explained they have proposed to remove small private airstrips, recreation (outdoor high impact), shooting ranges (indoor and outdoor), and zoo/petting zoo. Council agreed with those recommendations. For industrial uses, amateur radio and receive only antennas, contractor's storage yard and office, crematorium facilities and mini-warehouses are being removed and Council agreed. Mr. Burich stated staff is recommending leaving warehousing and/or distribution centers in the B-12 district as a conditional use. However, Council discussed this use and agreed to remove. Mr. Burich stated staff is recommending to leave all temporary uses. Councilmember Farrell asked what temporary meant for the County. Mr. Burich explained our temporary uses is typically 90 days. Mayor Nancy Fiorillo stated most likely a temporary use permit is required for all of these uses. Mr. Burich will do some research on these items and get back with Council.

Jane Hogeman, Pinewild resident, stated this subject is so important to Pinewild and has been for many years. She is disappointed that Council hasn't had a chance to take a look at what Pinewild is opposed to. She explained we need to take a look at the types of uses consistent to the welcoming gateways and charm. Ms. Hogeman discussed proposing a separate overlay that is more intensive for gateways. Mr. Sanborn stated we should go back to the County and suggest not having a uniformed overlay standard across the County, this way we could tailor the areas in the transition zones such as on Hwy. 211. Councilmember Farrell stated he agrees 100 percent. Mayor Nancy Fiorillo stated we currently have an urban transition corridor. Mr. Sanborn stated we could ask the County to retain the urban highway overlay district and then ask what changes we could make to that. Mayor Nancy Fiorillo stated she thinks the urban transition is the way to go because we don't want to be restrictive to the rest of the County.

3. Work Session Business.

No other business was discussed.

4. Motion to Adjourn.

Upon a motion by Councilmember Davis, seconded by Councilmember Drum, Council unanimously approved to adjourn the work session by a vote of 5-0 at 8:25 pm.

Respectfully Submitted,


Beth Dunn,
Village Clerk