



**BOARD OF ADJUSTMENT
REGULAR MEETING (ELECTRONIC)
THURSDAY, MAY, 7 2020
ZOOM MEETING PLATFORM &
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:
Julia Latham, Chair
Leo Santowasso, Vice Chair
Joel Shriberg
Cyndie Burnett
Jeremy Hooper

Board Members Absent:
None

Staff Present:
Darryn Burich, Planning and
Inspections Director
Alex Cameron, Senior Planner
Kelly Brown, Administrative
Assistant

Sonja Rothstein, Alternate

I. Call to Order

Chair Latham called the meeting to order at 4:00 pm. The meeting was held electronically using the virtual meeting platform Zoom, in order to comply with the governor's executive order addressing the COVID-19 pandemic. She confirmed a quorum was present with Mr. Santowasso physically present in Assembly Hall and the rest of the Board participating virtually. Ms. Rothstein was present as a non-voting alternate only.

Ms. Latham moved to seat Jeremy Hooper as a permanent member of the Board of Adjustment. Seconded by Mr. Santowasso. Motion carried by a vote of 4-0.

II. Public Hearing No. 1

The Board denied a previous variance request for the same property in 2003. The Board determined that there was substantial changes in the conditions or circumstances of the variance request and decided to hear the application.

Ms. Burnett moved to recess the regular meeting and enter into Public Hearing No. 1. Seconded by Mr. Santowasso. Motion carried by a vote of 5-0.

Mr. Shriberg, Ms. Latham, and Ms. Burnett disclosed that they are members of the Pinehurst Country Club, and all stated it would not affect their impartiality.

Senior Planner Alex Cameron was sworn into the public hearing by Ms. Latham.

Mr. Cameron stated that the purpose of the public hearing is to receive testimony for a variance request from Section 9.2a Tables of Dimensional Requirements for the property addressed as 10 Rockland Ln., further identified by Moore County PID # 00029602. This property is located within the R-10 (High Density Residential) Zoning District. Specifically, the applicant and owner, Kirk Adkins of Ennismore Properties, LLC, is requesting a variance from the 30' golf course setback to allow for a

15' setback. He provided background on the property and request from his staff report. Mr. Cameron entered the following documents into the record: exhibits A - P and the draft board decision letter.

Applicant and property owner Kirk Adkins was sworn into the public meeting by Ms. Latham. He provided a chronology of the property acquisition and setback application process. Mr. Adkins stated he would like to modify his variance request and ask for a 25' setback, instead of a 15' setback. He stated the proposed house location on the site plan encroached 3.72' into the northern setback. Mr. Adkins provided the following reasons for his request: 1) the property has three sides of 30' setbacks creating a unique building envelope 2) the north property line faces the halfway house owned by Pinehurst Resort and consequently no neighbor would be impacted by the variance; 3) the design of the house that is appropriate for the neighborhood and location overlooking the green cannot be built on the current building envelope as the proposed house is currently designed; 4) the north property line in which the variance is being requested is not in field-of-play; 5) many houses in the immediate neighborhood were built before the Village of Pinehurst adopted a development ordinance and were not subject to current setback requirements.

Mr. Santowasso asked Mr. Adkins if he would consider flipping the floor plan in order to see if it could fit within the current setbacks and be built without a variance. He added it may allow the driveway to be in safer location, provide better views of the golf course, and allow the golf cart garage entrance to face south and out of view of traffic coming down Doral Drive.

Vince Powierski of 255 Doral Drive was sworn into the public meeting. He questioned the variance request.

James Plankar of 30 Rockland Lane was sworn into the public meeting. He questioned the setback lines and stated he would support the variance request if the proposed house met all building requirements.

Peggy Raney of 275 Doral Drive was sworn into the public hearing. She did not support the variance request.

Derek Alty of 270 Doral Drive was sworn into the public hearing. He did not support the variance request.

The Board discussed continuing the meeting to allow Mr. Adkins time to submit a revised site plan to the Board showing the flipped floor plan of the psroposed house. Mr. Adkins agreed.

Mr. Santowasso moved to continue the public hearing to May 27th, 2020 at 4 pm via Zoom meeting platform and Assembly Hall. Seconded by Mr. Shriberg. Motion carried unanimously by a vote of 5-0.

Roll Call

Shriberg	<i>Aye</i>
Santowasso	<i>Aye</i>
Burnett	<i>Aye</i>
Hooper	<i>Aye</i>
Latham	<i>Aye</i>

III. Next Meeting Date

A. Regular Meeting on June 4, 2020 (If the Board has business to conduct)

IV. Motion to Adjourn

Mr. Hooper moved to adjourn the meeting. Seconded by Mr. Santowasso. Motion carried by a vote of 5-0 at 5:50 pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kelly Brown". The signature is written in a cursive, flowing style.

Kelly Brown
Administrative Specialist
Village of Pinehurst

A recording and videotape of this meeting are 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.