



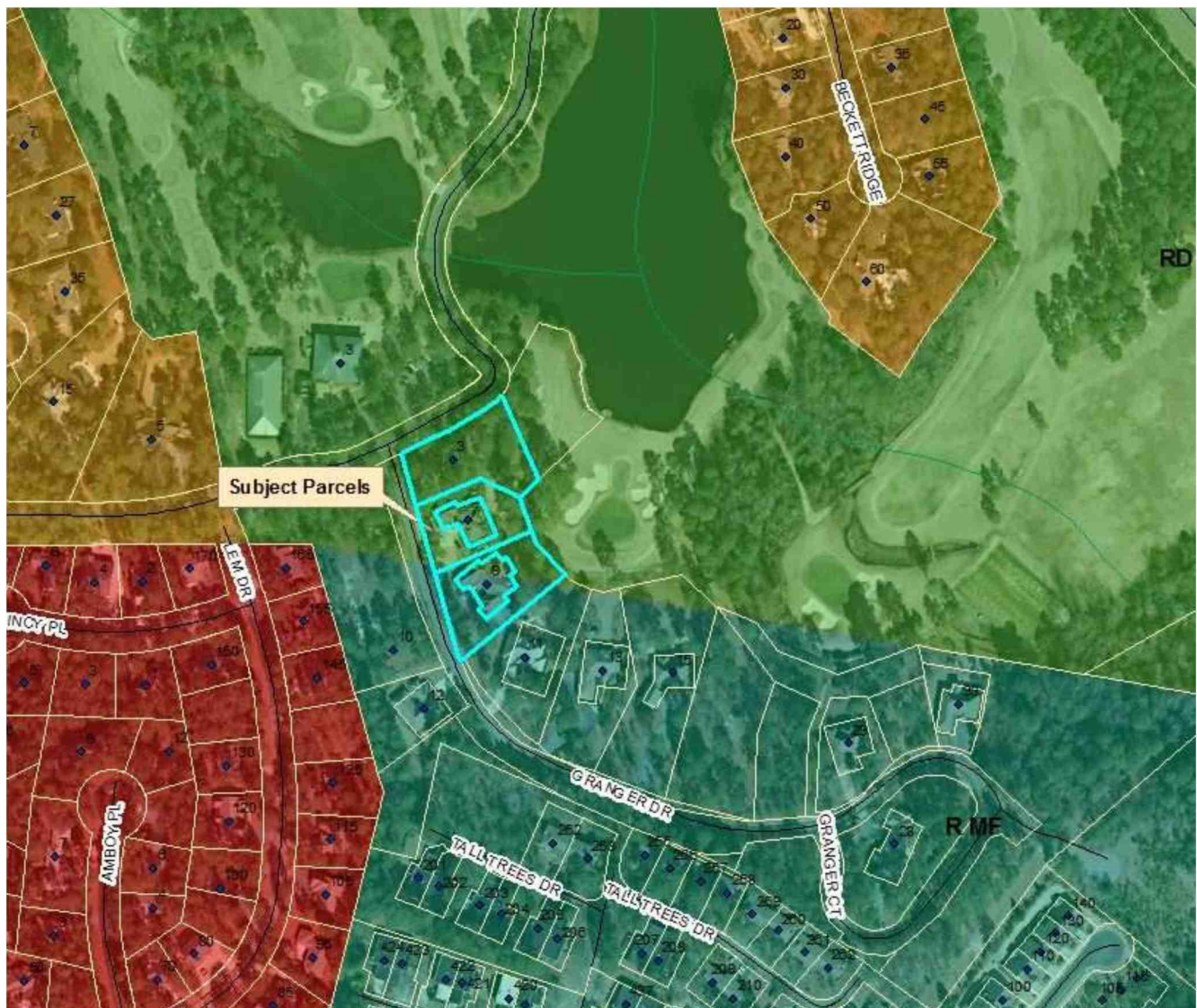
PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Alex Cameron, Senior Planner
Cc: Natalie Hawkins, Assistant Village Manager
Date: April 25, 2019
Subject: Staff Report for the Proposed Rezoning of 3, 7 and 9 Granger Drive further identified as Moore County PID #'s 20040078, 20040080 and 20040387.

Applicant:	James O'Malley
Owners:	David Shupp and Walter Hess.
Property Location:	3, 7 & 9 Granger Dr.
Rezoning:	Current Zonings: RD (Recreation Development District) is established as a district in which the primary use of the land is predominantly reserved for privately owned recreation, clubhouses and support structures, natural or man-made bodies of water, resort complexes and other similar uses. R-MF (Residential Multi-Family District) is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district. Proposed Zoning District: R-MF (Residential Multi-Family District) is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
Current Land Use:	One vacant lot at 3 Granger Dr. and two existing single family homes at 7 & 9 Granger Dr.
Proposed Land Use:	Continuation of the approved development known as Fairwoods Estates.

The applicant requests an official zoning map amendment for a general use rezoning of three parcels currently zoned both RD (Recreational Development) and R-MF (Residential Multi-Family) to all R-MF. The parcels are included in the development known as “Fairwoods Estates” which is a 34 residential unit development that received a major site plan approval from Village Council on May 20, 1996 (site layout plan attached). The “Fairwoods Estates” development is a single family residential development with zero lot lines where the residential lot generally follows the foundation footprint of the residential unit. The remaining area around the lot is in common ownership under the homeowners association.

Village staff received an inquiry from the applicant on the zoning of the property and why the zoning didn’t match the rest of the area. Staff researched Village records on the property and could never find where the zoning was ever changed dating back to when the original development received major site plan approval from Village Council on May 20, 1996.



Zoning Map

Analysis:

The proposed zoning map amendment is to bring the subject parcels into the same zoning as the remaining area of the previously approved development.

The surrounding properties contain multiple zoning designations and land uses. (See the zoning map above)

The property to the west is zoned R-MF and RD which is also part of the Fairwoods Estates development.

The properties to the north and east are zoned RD and are part of Pinehurst No. 7 Golf Course and include the clubhouse.

The adjacent properties to the south is also zoned R-MF and part of the Fairwoods Estates development.

Planning and Zoning Board Action:

After holding a public hearing on the proposed zoning map amendment, the Planning and Zoning Board may recommend approval or denial of the map amendment to Village Council. The Planning and Zoning Board must also adopt a consistency statement with the Long Range Comprehensive Plan.

Staff Recommendation and Comprehensive Plan Consistency Statement:

The Planning Staff recommends approval of the rezoning request for PID #'s 20040078, 20040080 and 20040387 to R-MF (Residential Multi-Family) as submitted and recommends adoption of the consistency statement below.

The R-MF (Residential Multi-Family) District is established as a district in which the principal use of land is for multi-family and/or single-family dwellings. This district is further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district. Based on the surrounding zoning and built environment along with the previously approved Fairwoods Estates major site plan, the proposed amendment would be consistent with the existing adjacent uses and zoning.

Page 59 of the 2010 Comprehensive Long Range Plan indicates that Pinehurst's residential neighborhoods are the backbone of the community and a major strategy should be to protect existing residential neighborhoods.

This proposal would protect the existing and previously approved residential development as mentioned in the Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan and other planning documents of the village is considered reasonable and in the best interest of the public.



Application for
Amendment to Zoning Map
(revised 3/14/17)

Applicant

Name: James O'Malley Telephone: 414-573-0855
Address: 890 Elm Grove Rd, Suite 207A Elm Grove, WI 53122 Email: jomalley@omalleydevelopment.com
Signature: [Signature] Date: 3/26/2019

Note: If more than one applicant, please provide a separate document listing all applicant information and their signatures.

Parcel ID #: 20040078 856219626075 - 7 Granger Drive
20040080 856219626187 - 3 Granger Drive
20040387 PIN 856219617904 - 9 Granger Drive

(attach separate list if necessary)

Present zoning classification: RD - Recreational Development

Requested zoning classification: RMF - Res Multi-Family

Current Land Use: Res - Multi-Family

Number of parcels: 3 Approximate size of area: Total 1.7 Acres

Physical location of area: 3, 7 and 9 Granger Drive, Pinehurst, NC

Are public utilities available?: Yes

Reason for map amendment: Correct Zoning

Note to Applicant By signing and submitting this application you are hereby certifying that this application and submittal, including all additional items, to be complete and accurate.

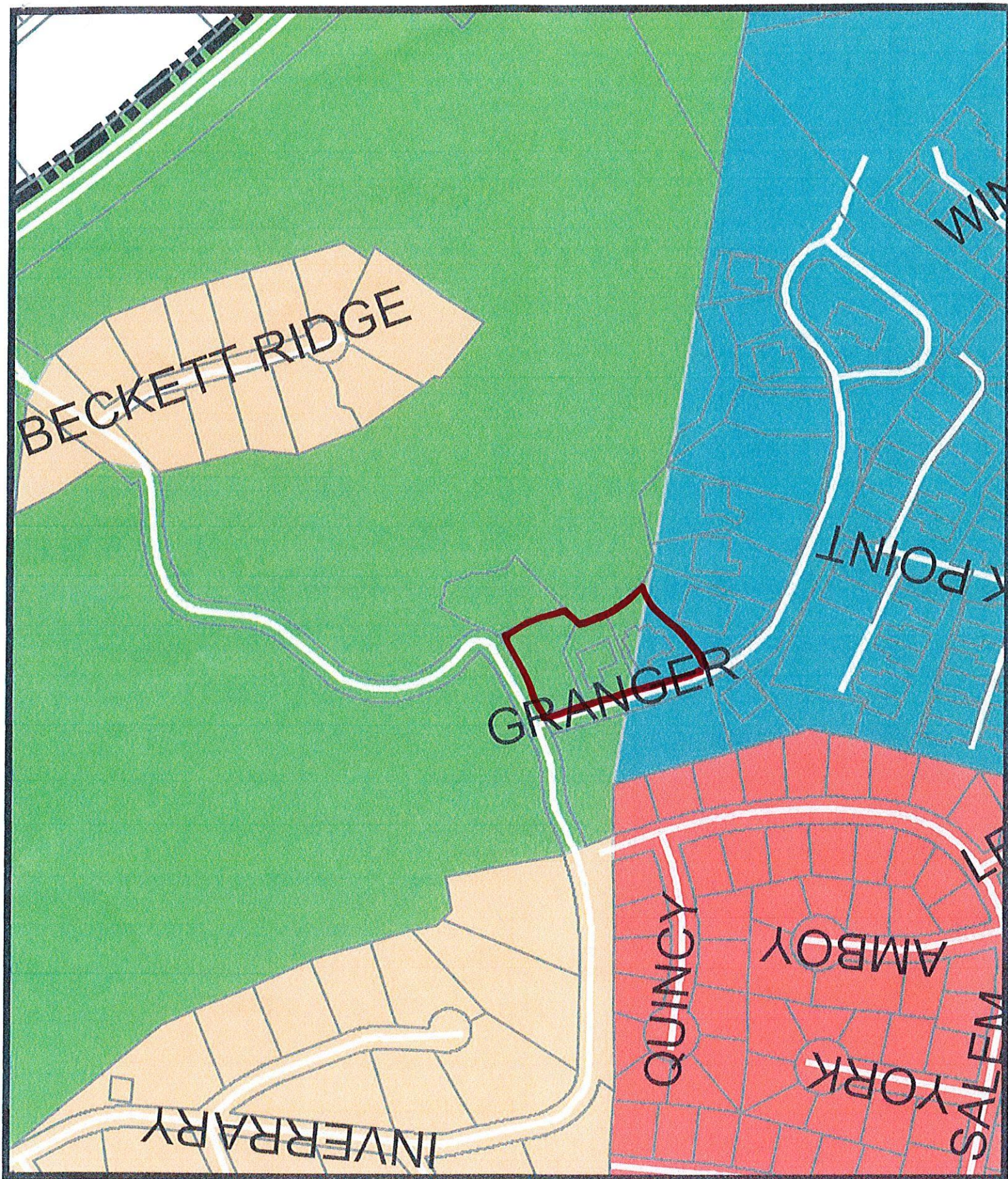
I David R. Shupp of parcel ID # 20040080 and 20040078, and Walter Hess of parcel ID # 20040387, give James O'Malley permission to rezone our properties from RD-Recreational Development to RMF-Res Multi-Family

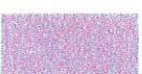
David R. Shupp

David R Shupp 3/26/19
Date

Walter Hess

Walter Hess 3/26/19
Date



		R30 - Residential	
		R210 - Residential	
		R MF - Res Multi-Family	- Want
ay		VR - Village Residential	
		H - Hotel	
		HD - Hospital Development	
		NC - Neighborhood Commercial	
		OP - Office & Professional	
		PC - Public Conservation	
		RD - Recreational Development	- Have
		VC - Village Commercial	
			



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

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

Leo Santowasso, Chair
David Kelley, Vice-Chair
Mike Marsh, Vice-Chair
Joel Shriberg, Board Member
Cyndie Burnett, Board Member
Jeremy Hooper, Board Member
Julia Lathan, Board Member
Charles Russell, Board Member

Board Members with Excused Absences:

Paul Roberts, Board Member

Staff in Attendance:

Alex Cameron, Senior Planner
Gwendy Hutchinson, Planning Administrative Assistant

There were ten attendees, including staff.

I. Call to Order

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

II. Approval of Minutes

March 7, 2019 Draft Minutes

Upon a motion by Joel Shriberg, and seconded by Cyndie Burnett, the Board unanimously approved the March 7, 2019 Draft Minutes.

III. New Business

Update from Subcommittee on Minimum Heated Square Footage for Multi-Family Dwellings

Chair Santowasso provided an update on the status of the subcommittee's work to date on evaluating the PDO requirements for minimum heated square footage for multi-family dwellings. Chair Santowasso stated that the Subcommittee has met with several individuals to include those that are builders, developers, planners, real estate, and municipalities that are in our peer group.

Joel Shriberg stated that he was surprised by the lack of interest in heated square footage in other communities. Chair Santowasso replied that there are several communities that do not show any interests in heated square footage for apartments, townhomes, and condominiums. Chair Santowasso went on to say that their interests are in density, setbacks, and building heights and the subcommittee will be looking into this in more detail.

Alex Cameron, Senior Planner, stated that the subcommittee has heard from the following towns; Southern Pines, NC; Chapel Hill, NC; Hilton Head, SC; Coral Springs, FL; Fort Collins, CO; and Germantown, TN.

Chair Santowasso and subcommittee members chose to meet on April 10, 2019, at 4:00 pm in the Planning Conference Room.

David Kelley asked Alex Cameron for an update on the Long Range Comprehensive Plan. Alex Cameron responded that the Comprehensive Plan would not include details for heated square footage and addressed Comprehensive Plan consistency statements.

Joel Shriberg asked if those in the audience have any suggestions on places the subcommittee should be considering.

Kaye Pierson asked what questions the subcommittee was asking of the municipalities and or towns. Kaye Pierson agrees that Hilton Head, SC, and Williamsburg, VA. should be included.

Collette Kolinski stated that residential buildings have standards and referred to ANSI Z-765 Square Footage – Method for Calculating.

John Strickland, resident, suggested that the subcommittee compare Carmel, CA and other residential resorts. John Strickland questioned if the minutes of the subcommittee were to be posted. Alex Cameron, Senior Planner, responded that notes, not minutes are taken at the meetings and will be posted. John Strickland asked if the Village Attorney has reached an opinion on open meetings.

IV. General Business

Chair Santowasso announced that the Senate has filed a Bill that they call Clarify Property Owners Rights which reads that Counties and Cities shall not adopt ordinances that regulate the removal of trees from private property without the expressed authorization from the General Assembly. Chair Santowasso stated there is a subcommittee that is working on clear-cutting and will now have to wait and see the outcome of this Bill.

V. Next Meeting Date

May 2, 2019

VI. Motion to Adjourn

Upon a motion by Mike Marsh and seconded by Charles Russell, the board unanimously approved the motion to adjourn. The meeting adjourned at 4:25 pm.

A recording and videotape of this meeting are located on the Village website: www.vopnc.org.

Respectfully Submitted,

*Gwendy Hutchinson
Planning Administrative Assistant
Village of Pinehurst*

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.