



**PLANNING AND ZONING BOARD
MARCH 7, 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, March 7, 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
Joel Shriberg, Board Member
Cyndie Burnett, Board Member
Jeremy Hooper, Board Member
Charles Russell, Board Member

Board Members with Excused Absences:

Julia Lathan, Board Member
Paul Roberts, Board Member

Staff in Attendance:

Alex Cameron, Senior Planner
Stephanie Goodrich, Senior Planner

There were seven attendees, including two staff.

I. Call to Order

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

II. Approval of Minutes

February 7, 2019 Draft Minutes

Upon a motion by Cyndie Burnett and seconded by David Kelley, the Board unanimously approved the February 7, 2019 Draft Minutes.

III. New Business

Upon a motion by David Kelley, seconded by Jeremy Hooper, the Board unanimously agreed to close its regular meeting and enter into Public Hearing #1.

Public Hearing No. 1

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would include one parcel of land consisting of approximately 1.142 acres further identified as Moore County PID # 00039843 into the Village of Pinehurst Extraterritorial Jurisdiction (ETJ) and zone that property R-15-CD (Medium Density Residential – Conditional District). The property is currently zoned RS-3 (Residential Single-Family) by the Town of Southern Pines. This proposed map amendment follows an amendment to the adopted Annexation Agreement Between the Village of Pinehurst, NC and the Town of Southern Pines, NC for the Mutual Boundary Line Between These Two Municipalities.

The proposed use of the property is a two lot single family subdivision to be included with the previously approved seven lot subdivision. The property is currently vacant. The applicant and property owner is Village Developers, Inc.

Alex Cameron, Senior Planner, read portions of the Staff report into the record and confirmed that the property was properly posted and adjacent property owners were notified.

Calvin Riddle, Principal of Village Developers, Inc., was present to answer any questions or address any concerns of the Board. Mr. Riddle discussed the application and the request for the change in jurisdiction from Southern Pines to the Village of Pinehurst.

Joel Shriberg asked if future property owners will be fully aware that the Home Owners Association (HOA) are to maintain the streets. Mr. Riddle stated that North Carolina law would require that disclosure.

Nancy Farina, adjacent property owner, asked to see the updated plan. Ms. Farina spoke in favor of the fencing but is concerned about sewer being pumped to the location. Mr. Riddle explained how the sewer would work and that it has been reviewed by their Engineer.

Jeremy Hooper asked about the easement agreement for water and sewer with Walker Station, LLC. Mr. Riddle responded that it is a recorded document.

Kaye Pierson, resident, expressed concerns with clear cutting. Mr. Riddle stated he would not clear-cut trees. The buffer (existing trees) has 36 longleaf pines that will remain. Additional magnolia trees and other types of landscaping will also be planted.

Jeremy Hooper asked if there is a potential to change the water tie-in with Walker Station. Mr. Riddle responded that he has a signed affidavit and there should be no change.

Upon a motion by Cyndie Burnett and seconded by Joel Shriberg, the Board unanimously voted to close Public Hearing No. 1 and to re-enter into the regular meeting.

Joel Shriberg made a motion to recommend approval of the Zoning Map Amendment to the Village Council with the following conditions:

- 1) All lots to have one 5' side setback and one 19' side setback, such that no two 5' side setbacks share a common lot boundary.*
- 2) A 10' landscape buffer will be provided along the properties that front Knoll Road.*

Joel Shriberg continued that this proposal takes into consideration the need for additional housing needed of the residents of Pinehurst and the preference for future development in the ETJ to promote open space as mentioned in the 2010 Long Range Comprehensive Plan. Achieving goals in accordance with the 2010 Long Range Comprehensive Plan and other planning documents of the village is considered reasonable and in the best interest of the public.

The motion was seconded by Charles Russell and the Board voted unanimously to approve the recommendation and adopt the 2010 Long Range Comprehensive Plan Consistency Statement.

IV. General Business

John Strickland, resident, asked if there were any minutes from the last sub-committee meeting and questioned the legality of not holding the meeting open to the Public. Chair Santowasso responded that until the Village Attorney tells him otherwise, the subcommittee meetings will not be open to the Public. Residents Kaye Pierson and Jane Hoggeman also indicated that they agree with John Strickland that the sub-committee meetings should be open to the public.

V. Next Meeting Date

April 4, 2019

VI. Motion to Adjourn

Upon a motion by Cyndie Burnett and seconded by Jeramy Hooper, the Board unanimously approved the motion to adjourn. The meeting adjourned at 5:40 pm.

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

Respectfully Submitted,

*Alex Cameron
Senior Planner
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.