



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, November 7, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercuro
Bruce Hironimus
Thomas Schroeder
Jimmy Duncan
Carol Henry
Paul Roberts
Sonja Rothstein

Board Members Absent:

Staff Present:

Alex Cameron, Planning Director
Michael Mandeville, Senior Planner
Maria Carpenter, Planner
Jeanann Dawson, Admin Specialist

Approximately 17 member(s) of the public in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:00 PM, stated that he will be Chairing tonight's meeting, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and introduced Staff.

II. Approval of Minutes

A. 10-03-2024 Regular Meeting Minutes

Mr. Hironimus moved to approve the minutes of the October 3rd, 2024, Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

III. Public Hearing

A. Conditional Rezoning for 52 McIntyre Rd

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 0.7 acres of land located at the intersection of Kelly Rd. and McIntyre Rd. and currently owned by Bloom Precision Aesthetics, PLLC. and further identified by Parcel ID # 00018470. This proposed map amendment would zone the property from NC (Neighborhood Commercial) to VP-FB-F-CD (Village Place Form Based Conditional District Block F). The proposed rezoning and associated

General concept Plan would allow for the development of two 2-story mixed use buildings with associated parking. The applicant is Rhetson Companies Inc.

Ms. Carpenter gave a Power Point presentation outlining the details of the proposed conditional zoning map amendment and the process followed by Staff and the Board when considering a proposed conditional zoning map amendment.

Mr. Jones thanked Ms. Carpenter for her presentation and asked if the Commission had questions for Ms. Carpenter.

Mr. Duncan asked for background information regarding the reason why this parcel was left out of the small area plan. Mr. Cameron explained this parcel was discussed, the decision was made to leave it out since the proposed area was already a substantial amount and they felt that since this lot was included under the Historic Preservation that it would fall under strict architectural guidelines.

No further questions were asked to Ms. Carpenter or other staff members.

Mr. Jones asked for the applicant to come forward and introduce himself and if he had any information to add to Ms. Carpenter's presentation.

The Applicant, Mr. Richard Vincent, on behalf of Rhetson Companies, introduced himself along with Matt Williams with Rhetson Companies, Pete Bogle with the Bogle Firm Architecture and Garrett Neal, with Neal Civil Engineering.

Mr. Vincent thanked Ms. Carpenter for her presentation and provided a history and Power Point presentation of the proposed usage of the property and reasoning for the request.

Mr. Williams and Mr. Bogle provided information regarding the shared parking request and the addition of onsite parking and how the rezoning would be beneficial to the community.

Mr. Jones thanked the applicant for the detailed presentation and asked the board if they had questions for Mr. Vincent or his team.

Ms. Mercuro asked for clarification on how the number of parking spaces for the residents were calculated. Mr. Bogle explained the design is based around the number of bedrooms and aligns with ordinance. Ms. Mercuro questioned how they knew what the specific uses were going to be to determine the square feet of the parking. Mr. Vincent explained the back building is being planned as a medical building but if that does not come to fruition and becomes retail then they would have more spaces than required. Ms. Mercuro asked for clarification regarding the ingress and egress for Kelly Dr, specifically the garbage dumpster, and if they had considered other entrance options. Mr. Vincent advised they had considered McIntyre Road, but they felt with the other businesses along McIntyre Rd, Kelly Dr would be the better option.

Mr. Roberts asked for clarification on number of bedrooms each apartment would occupy. Mr. Bogle advised the number of bedrooms per apartment had yet to be determined. Mr. Bogle explained the interior of apartments may change but the total of bedrooms will remain 20. Mr. Roberts asked about the maintenance of the shared parking on McIntyre Rd and Kelly Dr. Mr. Bogle advised the specifics had not been discussed with the Village, however the development would be willing to pay for the pavement of the right of way parking. Mr. Vincent also advised as a benefit to the community they would install sidewalks on the property and the Village would be able to continue up to Dundee Rd for safety of the school and residents' concerns.

Ms. Henry expressed her concerns regarding the school traffic with the additional parking and traffic on Kelly Rd.

Mr. Jones asked why Mr. Vincent proposed more restrictions on type of uses. Mr. Vincent explained as an involved resident of this community he stands behinds the Village Place vision and wants to be proud of the type of business his name is associated with and is excited to be the first project.

Mr. Jones advised the board has no further questions but would keep the public hearing open to welcome public comments.

Don Mead, 100 Kelly Rd., shared his concerns of the parking and additional traffic on Kelly Rd going towards Pinehurst Elementary School.

Kelly Nelson, 125 Kelly Rd, expressed her opinion regarding the parking on Kelly Rd being a safety concern. Ms. Kelly advised she resides right across the proposed Kelly Rd entrance and is concerned that headlights may be shining into her home.

The Board began deliberation. Mr. Duncan asked Mr. Vincent if a lighting study had been done. Mr. Vincent advised a study had not been done but will work with the Village to ensure they are within the standards of the lighting ordinance.

The Board continued deliberation, discussing options for lighting, landscaping, and option of having entrance on McIntyre Rd versus Kelly Rd. Mr. Duncan advised he felt the Board should follow the guidelines of the Small Area Plan and set precedent for future projects. Mr. Schroeder reminded the Board this hearing is a conditional zoning amendment, which means negotiations between the Village and applicant will allow for modifications. The Board continued to deliberate and recommend solutions for the parking and traffic concerns.

Mr. Jones requested a 5-minute recess of the Planning & Zoning Regular Meeting at 6:15 p.m.

Mr. Jones reconvened the Planning & Zoning Regular Meeting at 6:22 p.m.

The Board continued deliberation. Mr. Jones reiterated the conditions and staff recommendations. Mr. Cameron clarified the interpretation of the conditions. Discussion continued regarding the shared parking, negotiation of the setbacks, and building height. Mr. Jones advised Mr. Vincent the Board was not satisfied with the parking and would like for Mr. Vincent to provide alternative solutions that do not include parking on Kelly Rd.

Mr. Duncan moved to continue the Public Hearing on December 5th, 2024.
Seconded by Ms. Henry. Approved by a vote of 7-0

IV. Regular Business

A. Approval of the 2025 P&Z/BOA Meeting Schedule

Mr. Schroeder moved to approve the 2025 P&Z/BOA Meeting Schedule. Seconded by Ms. Rothstein Approved by a vote of 7-0.

Mr. Jones recognized and thanked Mr. Roberts for his time and service to the Planning & Zoning Board.

V. Next Meeting Date

A. 12-05-2024 Regular Meeting

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the Regular Meeting. Seconded by Mr. Hironimus. Approved by a vote of 7-0 at 6:54 P.M.

Respectfully Submitted,



Jeanann Dawson
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is 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.