1895
VILLAGE OF
PINEHURST

PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, December 5, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Board Members Present:
Matt Jones, Chair
Louise Mercuro
Bruce Hironimus
Bill Colmer
Jimmy Duncan
Sonja Rothstein

Board Members Absent:
Thomas Schroeder
Carol Henry

Staff Present:
Alex Cameron, Planning Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Admin Specialist

Approximately 13 member(s) of the public in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:03 PM, stated that he will be Chairing tonight's meeting, confirmed a quorum was present, and explained the purpose of this meeting. Mr. Jones introduced new Board member, Bill Colmer. Mr. Colmer gave a brief background of his education and experience. The Board introduced themselves.

II. Approval of Minutes

A. 11-07-2024 Regular Meeting Minutes

<u>Ms. Rothstein moved to approve the minutes of the November 7th, 2024, Regular Meeting. Seconded by Ms. Mercuro. Approved by a vote of 5-0.</u>

Mr. Jones reminded the public in attendance that there was a sign-up sheet available for those who wished to speak during the Public Hearing and asked those wishing to speak to limit their time to 3 minutes.

<u>Mr. Duncan moved to recess the regular Meeting and re-enter into the Public Hearing. Seconded by Mr. Bill Colmer. Approved by a vote of 5-0.</u>

III. Public Hearing

A. Continued 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.

Mr. Jones confirmed with Ms. Klein that there would not be another presentation by Staff, however Staff did receive new material from the applicant, shortly prior to the meeting. Ms. Klein confirmed, and advised the board had been given hard copies of the new material.

Mr. Jones asked the applicant to come forward and reintroduce themselves. Mr. Matt Williams and Mr. Richard Vincent introduced themselves.

Mr. Williams presented a slide presentation outlining the changes made. Mr. Williams presented the changes of building use allocation, square footage reductions and removed the parking along Kelly Rd. The applicant made changes to the building plans to meet the 35-foot maximum height requirement. The applicant requests the Board to consider a condition to allow a total of 45 parking spaces down from 48, as required per PDO.

Mr. Jones advised the Board had just received the material and would need a few minutes to review and asked the Board to ask questions to the applicant for clarifications.

Mr. Jones asked the reason for the change to the South building from being only medical clinic to now splitting between medical clinic and professional services. Mr. Vincent explained by limiting the square footage of medical services, this frees up parking space requirement. Mr. Vincent advised the North Building square footage changed to 6,000 due to the fact stairwells exclusively serve the second floor, therefore 500 square feet would be deducted from calculations. Mr. Jones asked staff how stairwell calculations would be determined. Mr. Cameron advised parking count is based on total floor area. Mr. Pete Bogle, Architect for the project reintroduced himself and stated per the ordinance it states gross square footage of the use. Mr. Bogle stated the specific use of the stairwells is for the access to the second floor, therefore this space should not be calculated. Mr. Duncan reiterated PDO states gross square footage, usage may vary.

The Board continued reviewing and discussing the changes on the condition tables. Mr. Vincent stated he believes the 45 parking spaces will adequately supply the proposed project. Mr. Jones asked the Board if they had questions for the applicant before public comments were made.

Mr. Jones opened the floor to public comments.

Don Mead, 100 Kelly Rd., questioned who made the decision to have the exit be on Kelly Rd. Mr. Jones explained at this time the board will receive comments then will discuss during deliberation. Mr. Mead also questioned if any more traffic studies were done. Mr. Mead also expressed his complaints of the light pollution on the properties nearby.

Valerie Mead, 100 Kelly Rd, expressed her disapproval regarding the parking for the apartments and increased traffic exiting onto Kelly Rd. Ms. Mead shared a signed petition from area neighbors disagreeing with the proposed project.

Kelly Nelson, 125 Kelly Rd, expressed her concern and disapproval of the proposed project, explaining the lights will shine into her home and the increased traffic on Kelly Rd is a safety concern.

Mr. Jones asked if any other members of the public that had not signed in would like to make a statement. No one came forward.

Mr. Jones asked staff what limits would be set if the Board would close the public hearing and re-enter the regular meeting. Mr. Cameron explained the requirements of a public hearing had been met, therefore no continuation would be allowed if the public hearing were closed. The board agreed they were ready to make a motion to close the public hearing.

<u>Ms. Rothstein moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Ms. Mercuro. Approved 5-0.</u>

The board began deliberation. Mr. Duncan began by expressing his appreciation to applicant for eliminating the Kelly Rd. parking. Mr. Duncan reiterated the PDO terms of gross square foot instead of usage when calculating parking. Mr. Duncan expressed his concern of the one way in/out of the parking lot. Mr. Jones asked staff if TRC has any concerns especially with emergency vehicles. Ms. Klein advised Fire reviewed and approved the plans. Each member of the Board discussed their concerns of the parking and traffic onto Kelly Rd.

Ms. Rothstein moved the Planning and Zoning Board recommend denial of the zoning map amendment to the Pinehurst Village Council and find that the amendment is not consistent with the 2019 Comprehensive Plan, because the parking is not consistent with the Village Place Small Area Plan, and Form Based Guidance Plan. Seconded by Ms. Mercuro. Motion was approved 4-1 with Mr. Hironimus voting no.

IV. Next Meeting Date

A. 01-02-2025 Regular Meeting

V. Motion to Adjourn

Ms. Mercuro moved to adjourn the Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 5-0 at 5:30 P.M.

Respectfully Submitted,

Jeanann Dawson

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.