



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, JANUARY 04TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Jeramy Hooper, Chair
Matt Jones, 1st Vice-Chair
Paul Roberts 2nd Vice-Chair
Bruce Hironimus
Louise Mercuro
Tom Schroeder
Sonja Rothstein

Board Members Absent:

Carol Henry

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Maria Carpenter, Planner
Shelby Grow, Clerk to the Board
Lori Hercules, IT Technician

Approximately 7 member(s) of the public were in attendance.

I. Call to Order

Mr. Hooper called the meeting to order at 04:00 PM, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves and Mr. Hooper introduced Staff.

Mr. Hooper 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.

II. Approval of Minutes

a. 12-07-2023 Regular Meeting Minutes

Mr. Hooper noted that the Roman Numeral IV was accidentally left out on page 2.

Mr. Schroeder moved to approve the minutes of the December 07th, 2023 Regular Meeting. Seconded by Ms. Rothstein Approved by a vote of 6-0.

Mr. Cameron addressed the Board regarding the Rezoning Request, and the provided information packet which included the history of the property. Mr. Cameron stated that the request is basically reverting this property back to what it was prior to 2010 and differs from recent conditional zoning requests reviewed by the Board.

Mr. Jones moved to recess the Regular Meeting and enter the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

III. Public Hearing - 1020, 1030, and 1040 Chicken Plant Rd Rezoning Request. *Rezoning Request for 32.14 Acres on Chicken Plant Road. The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 32.14 acres of land located at 1020, 1030, and 1040 Chicken Plant Road currently owned by Bass Design and Development, LLC and further identified by Parcel ID #'s 00017089 and 00024540. This proposed map amendment would zone the property from the R-30-Conditional (Medium Density Residential) District to the R-210 (Low Density Residential and Light Agricultural) District. The applicant is Kenneth Bass.*

Ms. Graham reviewed a PowerPoint presentation outlining the Current Zoning and Land Use and Proposed Zoning and Land Use, Conventional Zoning Map Amendment, Request to return parcel to R210 Zoning, Subdivision Plat, Adjacent Land Uses and Zoning, Analysis of the property, PDO Section 8.6, Environmental Constraints, Consistency with the 2019 Comprehensive Plan and Conservation and Growth Map including; Guiding Principles #2: Balancing Conservation & Growth, and #3: Places to Live, Other Relevant Information Found in the Comprehensive Plan, and the Planning and Zoning Board Action. Ms. Graham added that Staff is recommending approval of this Rezoning Request.

Mr. Hooper and Ms. Graham discussed what qualifies a subdivision as exempt. Mr. Hooper asked for clarification on uses that would have special requirements. Ms. Graham and Mr. Cameron confirmed that if special requirements are met, then staff would be able to approve them.

Mr. Hironimus asked for clarification regarding future changes in the number of lots in the subdivision and whether the parcels could be reverted back to R30 Zoning. Ms. Graham verified that those requests are allowed and would need to be reapproved by the Board and Village Council. Mr. Hooper verified with Ms. Graham that the parcel would no longer be exempt if it was divided into 6 lots instead of 3 lots as it would not meet the 10-acre size requirement. Mr. Roberts confirmed with Ms. Graham that a 5-acre minimum lot size is a requirement in R210 Zoning areas, and watershed requirements allow no more than 12% impervious surface per lot. Ms. Mercuro stated that this Rezoning Request was rare and admirable. Mr. Jones asked whether the rezoning changes in the ETJ area would need County approval. Mr. Cameron stated that the County would have approved this at the creation of the ETJ boundary, therefore relinquishing their zoning authority.

Applicant Ken Bass introduced himself and had no presentation. The Board had no questions for the applicant.

Patrick McBrayer, 988 Chicken Plant Rd., expressed he was happy to see the rezoning request for the larger lot sizes.

Mr. Hooper asked if anyone else wished to provide comments. Hearing none, Mr. Hooper asked the Board to move into the deliberation portion of the meeting.

The Board began deliberations and discussed options for a council recommendation or continuation of the Public Hearing.

Mr. Hironimus moved the Planning and Zoning Board recommend approval of the zoning map amendment to the Pinehurst Village Council and find that the proposed zoning map amendment is consistent with the 2019 Comprehensive Plan. Seconded by Ms. Rothstein. Approved by a vote of 6-0.

Mr. Jones moved the Planning and Zoning Board adopt the Statement of Consistency and authorize its Chair to execute the document as the proposed zoning map amendment is consistent with the Village of Pinehurst 2019 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan, and other adopted Plans, is considered reasonable and is in the best interest of the public. Seconded by Ms. Mercuro. Approved by a vote of 6-0.

Mr. Hironimus moved to adjourn the Public Hearing and enter the Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 6-0.

IV. General Business

Mr. Hironimus complimented Mr. Bass on his decision to request this rezoning.

Ms. Rothstein, Mr. Hooper and Mr. Cameron discussed water supply concerns. Mr. Cameron stated that Moore County Public Utilities reviews all development plans that come before Staff, The Board and Village Council. Mr. Cameron stated there were plans for the Moore County Public Utilities Director to attend and speak at an upcoming Council meeting. Mr. Hooper reiterated the importance of staying informed and educated on these concerns within the community.

V. Next Meeting Date

A. 02-01-2024 Regular Meeting

VI. Motion to Adjourn

Mr. Schroeder moved to adjourn the Regular Meeting. Seconded by Mr. Jones. Approved by a vote of 6-0 at 04:33 PM.

Respectfully Submitted,

Shelby Grow
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.

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