



**BOARD OF ADJUSTMENT
REGULAR MEETING
THURSDAY, JANUARY 04TH, 2024
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

04:00 PM or IMMEDIATELY FOLLOWING THE P&Z MEETING

Board Members Present:

Thomas Schroeder, Chair
Matt Jones, Vice-Chair
Jeramy Hooper
Paul Roberts
Sonja Rothstein

Board Members Absent:

Louise Mercuro, Alt.
Bruce Hironimus, Alt.
Carol Henry, Alt.

Staff Present:

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

Approximately 5 member(s) of the public were in attendance.

I. Call to Order

Mr. Schroeder called the January 04th, 2024 Regular Meeting to order at 04:44 PM.

II. Approval of Minutes

a. 12-07-2023 Regular Meeting Minutes

Mr. Hooper moved to approve the minutes of the December 07th, 2023 Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 5-0.

Mr. Schroeder clarified the Rules of Procedure subsection C4 with the Board, stating that no individual opinions will be permitted. Mr. Cameron added that this rule is only for cases being heard by the Board and the Rules of Procedure could use some updating. Mr. Hooper requested that a copy be sent to the Board members for full context and understanding.

Mr. Schroeder gave a brief introduction to the procedures and requirements of a Public Hearing.

Mr. Schroeder noted that the last meeting was continued, and the Public Hearing is still in process, allowing for testimony to be taken on the matter.

III. Public Hearing

Mr. Schroeder verified that no Board members had ex parte communication regarding the case and asked if they had visited the site. Mr. Hooper stated that he looked at the fence while driving down Highway 5. All other Board members had not visited the site between the last meeting and this one.

a. PLN-2023-00473 (80 Carolina Vista Variance Request)

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.13 Fences, Walls and Columns, Subsection (C), for the property addressed as 80 Carolina Vista, further identified by Moore County PID # 00025808. This property is located within the H (Hotel) Zoning District.

Mr. Cameron stated the applicant is in the process of gathering additional evidence and is requesting a continuance for the next meeting date of February 1st, 2024.

Mr. Burkley thanked the Board for considering a continuance of the case, stating that it was difficult to gather the additional needed evidence due to the holiday season.

Mr. Jones moved to continue the Public Hearing following the regularly scheduled Planning and Zoning Board meeting to February 1st, 2024. Seconded by Mr. Roberts. Approved by a vote of 5-0.

IV. General Business

None.

V. Next Meeting Date

a. 02-01-2024 Regular Meeting

VI. Motion to Adjourn

Mr. Jones moved to adjourn the Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 5-0 at 04:59 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.