



**Planning & Zoning Board
Agenda for Regular Meeting of September 4, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 08-07-2025 P&Z Regular Meeting Minutes
3. New Business
 - A. Review of Multi-Use Buildings at 275 McCaskill Rd.
4. Next Meeting Date
 - A. 10-02-2025 P&Z Regular Meeting
5. Motion to Adjourn

Vision: 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.



Approval of 08-07-2025 P&Z Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Planning & Zoning Board;
DATE OF MEMO: 08/28/2025

MEMO DETAILS

ATTACHMENTS

1. 08-07-2025 PZ Draft Minutes



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, August 7th 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Devin Macfarlane
Bill Colmer
Bruce Hironimus
Ed Krogulski

Board Members Absent:

Louise Mercurio
Carol Henry

Staff Present:

Alex Cameron, Planning & Inspections
Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Clerk to the Board

Approximately 3 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:00 PM. He noted there was no public hearing scheduled on the agenda but stated there were meeting minutes to be approved and Mr. Cameron would be presenting a report on the Pinehurst Development Ordinance (PDO) update.

II. Approval of Minutes

A. 07-10-2025-2025 Regular Meeting Minutes

Mr. Colmer moved to approve the minutes of the July 10th, 2025, Regular Meeting. Seconded by Mr. Macfarlane. The motion was approved by a vote of 4-0.

III. General Business

Mr. Jones welcomed new board member Ed Krogulski. Mr. Krogulski provided a brief overview of his background and personal life.

A. Status of the Comprehensive Update to the Pinehurst Development Ordinance (PDO)

Mr. Cameron presented a report on the progress of the Pinehurst Development Ordinance update. He outlined the tasks that have been completed to date, identified remaining tasks, and provided a projected timeline for completion. Mr. Cameron shared key dates for upcoming meetings related to the ordinance update.

- IV. Next Meeting Date
A. 09-04-2025 Regular Meeting

V. Motion to Adjourn

Mr. Hironimus moved to adjourn the Regular Meeting at 4:21 PM. Seconded by Mr. Colmer Approved by a vote of 4-0.

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.

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Values: Service, Initiative, Teamwork, and Improvement.



Review of Multi-Use Buildings at 275 McCaskill Rd. ADDITIONAL AGENDA DETAILS:

FROM: Maria Klein, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 08/28/2025

MEMO DETAILS

This request is to review two multi-use structures at 275 McCaskill Rd.

The applicant is proposing to develop two multi-use structures totaling 30,000-35,000 square feet which were approved as part of a Conditional Zoning Map Amendment in 2016 and shown as Phase II of The Greens General Concept Plan, submitted as part of the application and approved as a site-specific zoning condition. The approved Conditional Zoning request included mutually agreed upon conditions listed in Ordinance #16-10. Condition #5 states that "the proposed mixed-use structures in Phase II must come back before the Planning & Zoning Board for review and approval." No standards for such review were listed or stated in the mutually agreed upon condition of the zoning approval in 2016. However, the applicant must comply with the condition and the Planning and Zoning Board should review the proposed multi-use for consistency with the 2016 approved plan. No public hearing is required for the review. Attached to this agenda item are:

- Ordinance #16-10
- Approved General Concept Plan & Material
- Proposed Site Plan
- Proposed Elevations/Renderings

ATTACHMENTS

1. Ordinance 16-10 Zoning Map Amendment (Greens of Pinehurst)
2. Approved GCP 2016
3. Applicant's Site Plan & Elevations
4. Applicant's Renderings

ORDINANCE #16-10:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 205 MCCASKILL ROAD.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October, 2014, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, a public hearing was held at 4:30 p.m. on May 24, 2016 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of two parcels of land consisting of approximately .11 and 6.4 acres. These properties are addressed as 205 McCaskill Road East. These properties are further defined as being Moore County LRK #'s 00025962 and 00025798. The properties are currently zoned Neighborhood Commercial (NC), Village Mixed Use (VMU) and Public Conservation (PC). This proposed map amendment would change the zoning of the properties to Village Mixed Use-Conditional District (VMU-CD). The property contains a vacant office building and outbuilding. The proposed use of the property is 72 apartment units and a mixed use commercial building containing ±35,000 square feet, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the Planning and Zoning Board has recommended the zoning map be amended; and

WHEREAS, the applicant has agreed upon the following condition(s):

- 1. The construction drawings and final approvals are based on the general concept plan submitted for the new buildings, parking areas, landscaping and all other associated improvements.**
- 2. The maximum impervious surface coverage for Phase II and the subsequent subdivision is granted an exception to allow it to exceed the 70% maximum impervious surface allowed. The new maximum impervious shall not exceed 72%.**
- 3. The structures within Phase I and fronting on McCaskill Road East be allowed to exceed the maximum front yard setback requirement of 10 feet.**

4. Multi-family units within Phase I are not required to meet the minimum square footage of 1,500 square feet required in the PDO and may contain no less than 748 square feet per unit.
5. The proposed mixed-use structures in Phase II must come back before the Planning & Zoning Board and Village Council for review and approval.
6. A permanent paved access off of Rattlesnake Trail must be a part of Phase I of the development in addition to the access onto McCaskill Road East.
7. The garage units must be used primarily for vehicular parking.
8. Prepare a detailed landscaping plan which preserves, maintains and enhances the area east of Magnolia Road.
9. Construction of a 5-foot brick paver sidewalk meeting Village standards extending from Magnolia Road along McCaskill Road East to the intersection of Rattlesnake Trail and McCaskill Road East.

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Zoning Map be amended as recommended by the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a work session assembled on this 14th day of June, 2016 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by rezoning of approximately 6.5 acres addressed as 205 McCaskill Road East, further defined as being Moore County LRK #'s 00025962 and 00025798 from Neighborhood Commercial (NC), Village Mixed Use (VMU) and Public Conservation (PC) to Village Mixed Use-Conditional District (VMU-CD).

SECTION 2. The rezoning map and general concept plan is attached hereto as Exhibit A and made a part hereof, the same as if included verbatim.

SECTION 3. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 14th day of June, 2016.



Attest:

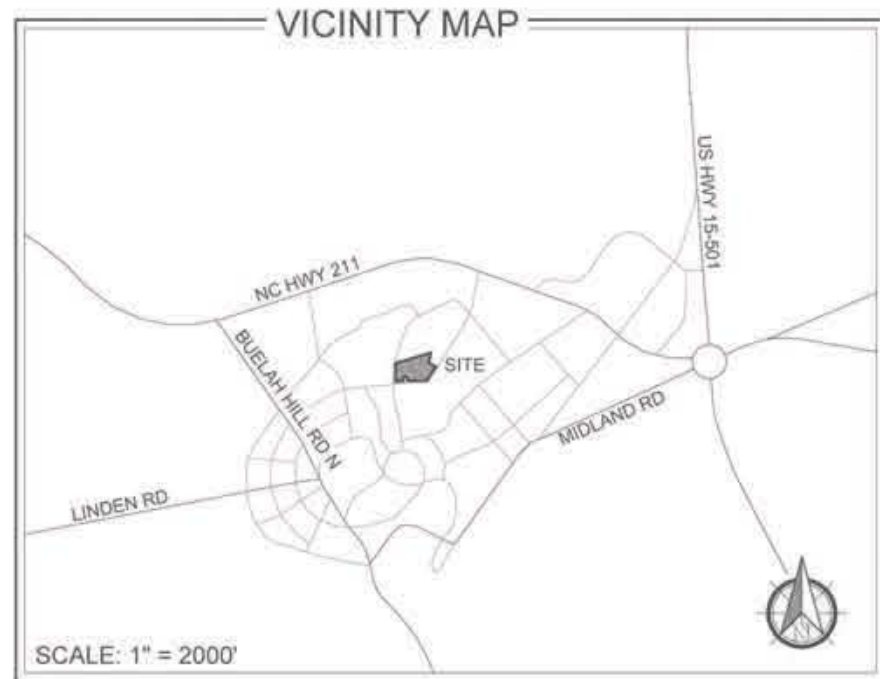
Lauren M. Craig
Lauren M. Craig, Village Clerk

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: Nancy Roy Fiorillo
Nancy Roy Fiorillo, Mayor

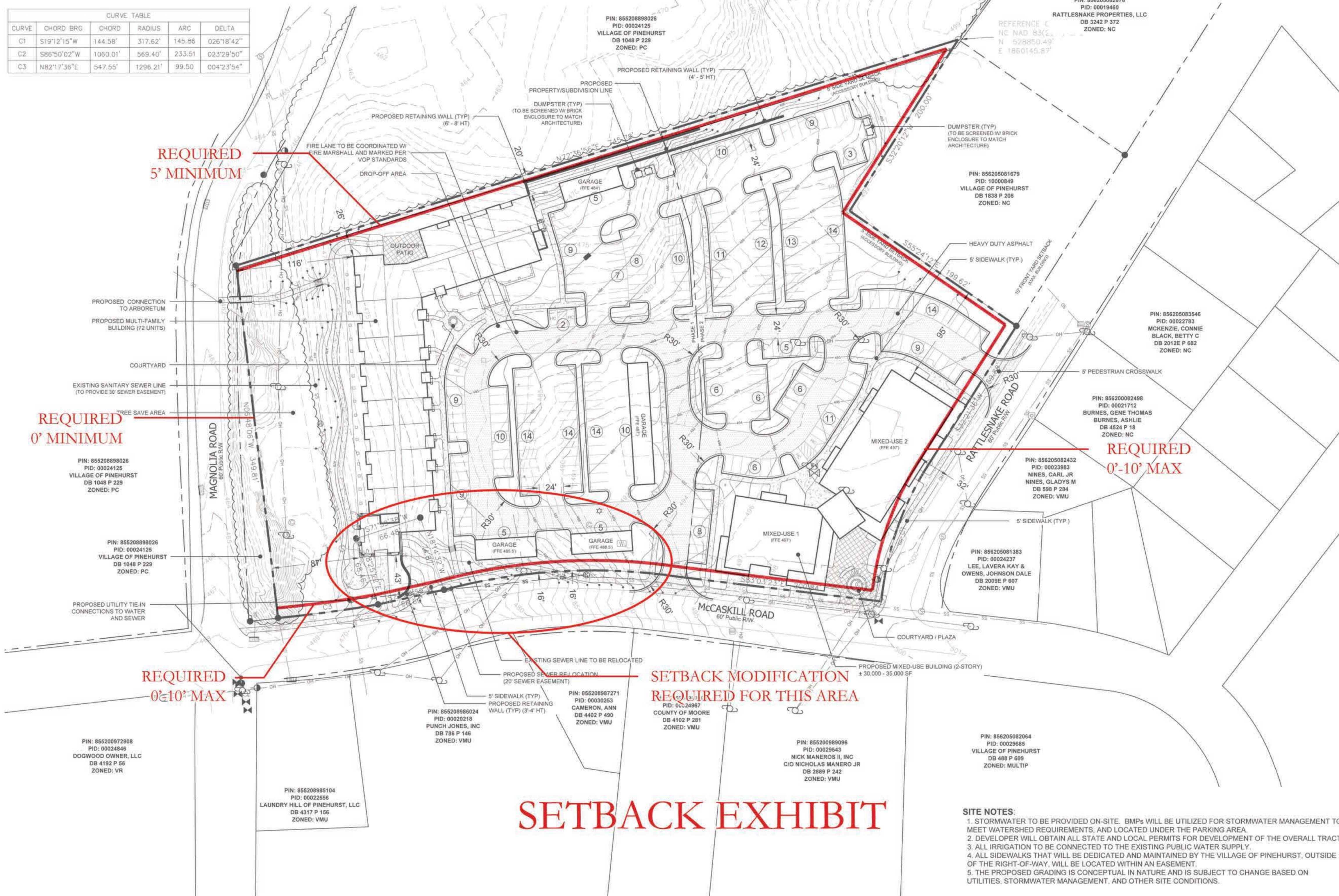
Approved as to Form:

Michael J. Newman
Michael J. Newman, Village Attorney



- GENERAL NOTES:**
1. BASIS OF NORTH : NC GRID-NAD '83
 2. AREA CALCULATIONS ARE BASED ON COORDINATE CALCULATION
 3. ALL DISTANCES ARE ADJUSTED GRID DISTANCES
 4. SURVEY IS OF AN EXISTING PARCEL OR LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING ONE
 5. A COMPLETE TITLE SEARCH WAS NOT PROVIDED TO OR PREPARED BY THE SURVEYOR. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD
 6. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING: FLOOD HAZARD SOILS, WETLANDS, UNDERGROUND UTILITIES, UNDERGROUND STORAGE FACILITIES, CEMETERIES OR BURIAL GROUNDS
 7. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION PRIOR TO CONSTRUCTION.
 8. EXISTING PARCEL INFORMATION OBTAINED FROM MOORE COUNTY GIS
 9. THE SUBJECT PROPERTY IS NOT SHOWN IN A WETLAND AREA PER THE NATIONAL WETLANDS INVENTORY MAP

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S19°12'15"W	144.58'	317.62'	145.86'	026°18'42"
C2	S86°50'02"W	1060.01'	569.40'	233.51'	023°29'50"
C3	N82°17'36"E	547.55'	1296.21'	99.50'	004°23'54"



NOT FOR RECORDATION

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL(S) NO: 8582 MAP(S): 3710854200J DATE: OCTOBER 17, 2006

- LEGEND**
- Existing Iron Pin Found
 - New Iron Pin Set
 - Boundary Line
 - Existing Parcels
 - Existing Minor Contour
 - Existing Major Contour
 - Existing Overhead Utility Line
 - Existing Sanitary Sewer Line
 - Existing Easement
 - Existing Tree Line
 - Existing Sanitary Sewer Manhole
 - Existing Sanitary Sewer Cleanout
 - Existing Pole
 - Existing Telecomm. Apparatus
 - Proposed Major Contours
 - Proposed Minor Contours

ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:

VMU: VILLAGE MIXED USE
NC: NEIGHBORHOOD COMMERCIAL
PC: PUBLIC CONSERVATION

PROPERTY INFORMATION

PROPERTY OWNER(S):
MOORE INVESTMENT GROUP, LLC
PO BOX 1823
PINEHURST, NC 28370

RESORTS OF PINEHURST, INC
ATTN: RICHARD HIGGINBOTHAM
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL ACREAGE: 6.495 AC

TOTAL UNITS (MULTI-FAMILY): 72

MIXED-USE (2-STORY): ± 30,000 - 35,000SF
*FINAL MIXED-USE BUILDING SIZE WILL BE DEPENDENT UPON THE AMOUNT OF PARKING THAT CAN BE PROVIDED AS USES ARE DETERMINED.

TOTAL OPEN SPACE: 89,403.42 SF (31.6%)

IMPERVIOUS SURFACE:
BUILDINGS: ± 57,619.38 SF (1.32 AC)
PARKING AREA: ± 110,436.70 SF (2.54 AC)
SIDEWALKS: ± 17,832.28 SF (0.41 AC)

TOTAL IMPERVIOUS SURFACE: ± 4.27 AC (65.7%)

PARKING SUMMARY

APARTMENTS:
(1 SPACE PER 1 BEDROOM UNITS/2 SPACES PER 2 AND 3 BEDROOM UNITS)

(13) 3 BEDROOM UNITS = 26 SPACES
(28) 2 BEDROOM UNITS = 56 SPACES
(31) 1 BEDROOM UNITS = 31 SPACES
(72) TOTAL UNITS = 113 SPACES

VISITOR PARKING (1 SPACE PER 5 UNITS)
= 15 SPACES

TOTAL SPACES REQUIRED = 128 SPACES
TOTAL SPACES PROVIDED = 132 SPACES
(25 PROVIDED IN GARAGES)

MIXED-USE (2-STORY):
142 SPACES

@30,000 SF = 4.7 SPACES/1000 SF
@35,000 SF = 4.1 SPACES/1000 SF

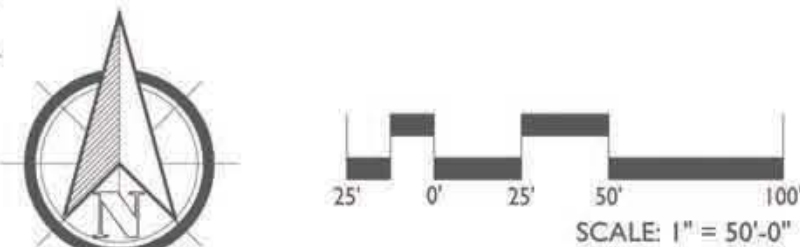
SURVEY PROVIDED BY:
ROBERT MURPHY PLLC
PO BOX 99783
RALEIGH, NC 27624
P: (919) 302-1740

SURVEY FOR:
KUESTER DEVELOPMENT ASSOCIATES
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2016

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.

- SITE NOTES:**
1. STORMWATER TO BE PROVIDED ON-SITE. BMPs WILL BE UTILIZED FOR STORMWATER MANAGEMENT TO MEET WATERSHED REQUIREMENTS, AND LOCATED UNDER THE PARKING AREA.
 2. DEVELOPER WILL OBTAIN ALL STATE AND LOCAL PERMITS FOR DEVELOPMENT OF THE OVERALL TRACT.
 3. ALL IRRIGATION TO BE CONNECTED TO THE EXISTING PUBLIC WATER SUPPLY.
 4. ALL SIDEWALKS THAT WILL BE DEDICATED AND MAINTAINED BY THE VILLAGE OF PINEHURST, OUTSIDE OF THE RIGHT-OF-WAY, WILL BE LOCATED WITHIN AN EASEMENT.
 5. THE PROPOSED GRADING IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON UTILITIES, STORMWATER MANAGEMENT, AND OTHER SITE CONDITIONS.



THE GREENS OF PINEHURST
KUESTER DEVELOPMENT ASSOCIATES | PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 03-10-2016
DESIGNED BY: REK
DRAWN BY: JWS
CHECKED BY: REK
SCALE: 1" = 50'-0"
PROJECT #: K01520
SHEET NUMBER: 1

L2.0



THE GREENS OF PINEHURST

CONCEPTUAL MASTER PLAN

PINEHURST, NORTH CAROLINA

FEBRUARY 18, 2015



DEVELOPMENT SUMMARY

APARTMENTS: 72 UNITS

MIXED-USE (2-STORY) +/- 30,000 - 35,000 SQ. FT.

* FINAL MIXED-USE BUILDING SIZE WILL BE DEPENDENT UPON THE AMOUNT OF PARKING THAT CAN BE PROVIDED AS USES ARE DETERMINED.

PARKING SUMMARY:

APARTMENTS:
(1 SPACE PER 1 BEDROOM UNITS/2 SPACES PER 2 AND 3 BEDROOM UNITS)

(13) 3 BEDROOM UNITS = 26 SPACES
(28) 2 BEDROOM UNITS = 56 SPACES
(31) 1 BEDROOM UNITS = 31 SPACES
(72) TOTAL UNITS = 113 SPACES

VISITOR PARKING (1 SPACE PER 5 UNITS) = 15 SPACES

TOTAL SPACES REQUIRED = 128 SPACES
TOTAL SPACES PROVIDED = 132 SPACES (25 PROVIDED IN GARAGES)

MIXED-USE (2-STORY):
145 SPACES

@30,000 SF = 4.8 SPACES/ 1000 SF
@35,000 SF = 4.1 SPACES/1000 SF

Disclaimer:
This plan is of conceptual nature and is used solely for illustrative purposes. Items depicted are subject to change.

PREPARED BY:
 **KOONTZJONESDesign**
LAND PLANNING | LANDSCAPE ARCHITECTURE

PARCEL ID: 00025962
PARCEL PIN: 855200989594
OWNER: 490 BROAD, LLC
CURRENT DEED: 5889/279
AREA: 2.75 AC.
ZONING: VMU-CD

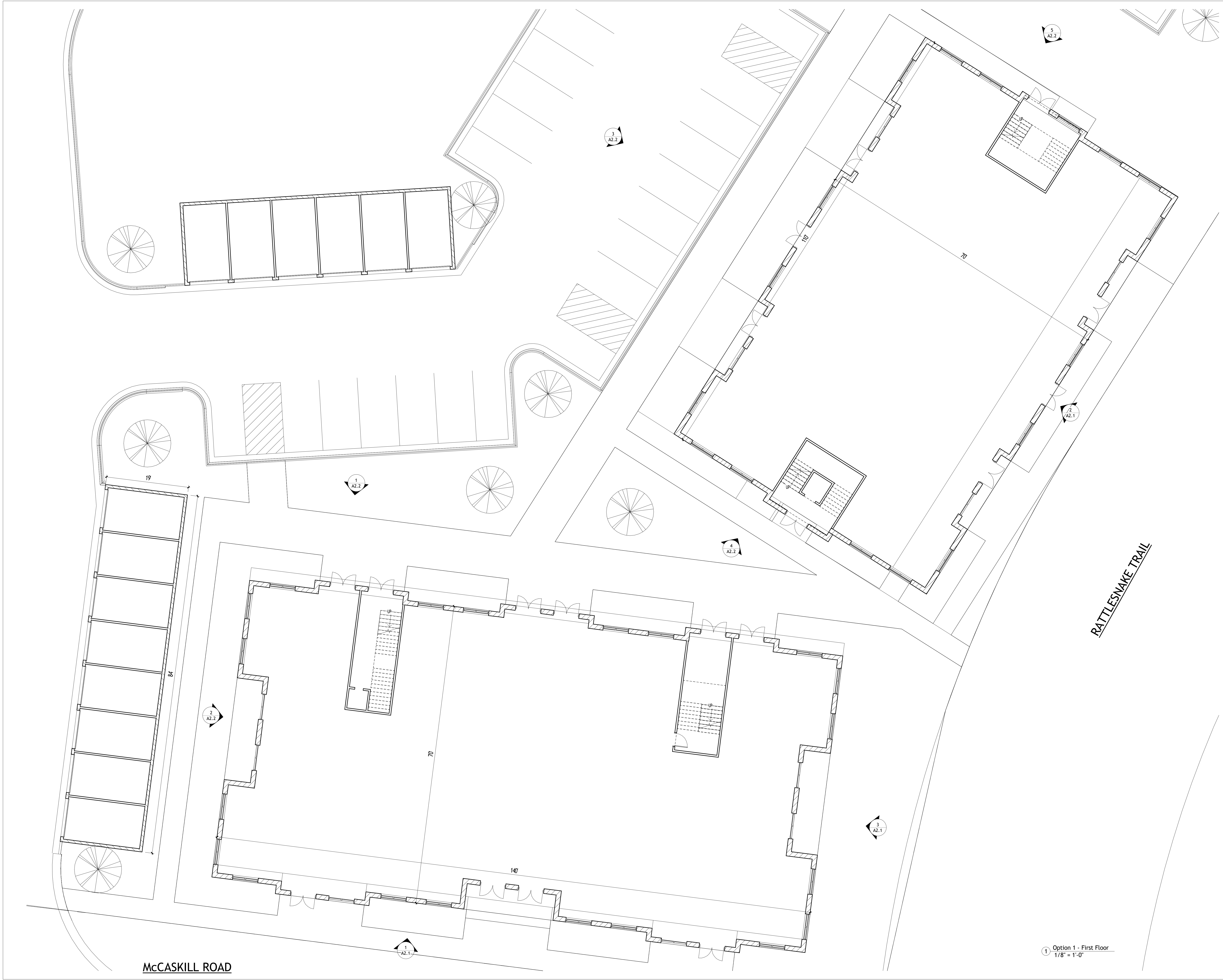
① Existing Site Plan
3/64" = 1'-0"

SHEET NUMBER
A0.0
OF: -

PARCEL ID: 20160391
PARCEL PIN: 855200986561
OWNER: THE GREENS AT ARBORETUM, LLC
CURRENT DEED: 4711/504
AREA: 3.48 AC.
ZONING: VMU-CD

1 Site Plan
3/64" = 1'-0"

SHEET NUMBER
A0.1
OF: -



1st Floor Plan

275 McCASKILL
MIXED USE
CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

2nd Floor
Plan

275 McCASKILL
MIXED USE
CONCEPT PLAN
275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 7/18/25
PROJECT #: -

SHEET NUMBER
A1.2
OF: -

① Option 1 - Second Floor
1/8" = 1'-0"

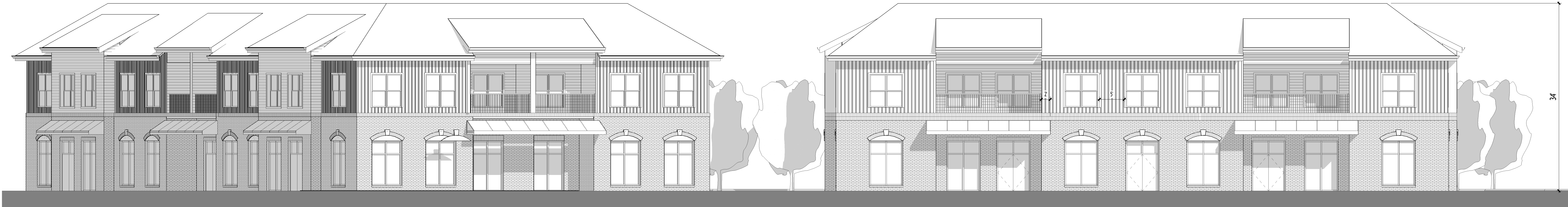
3
A2.2

RATTLESNAKE TRAIL

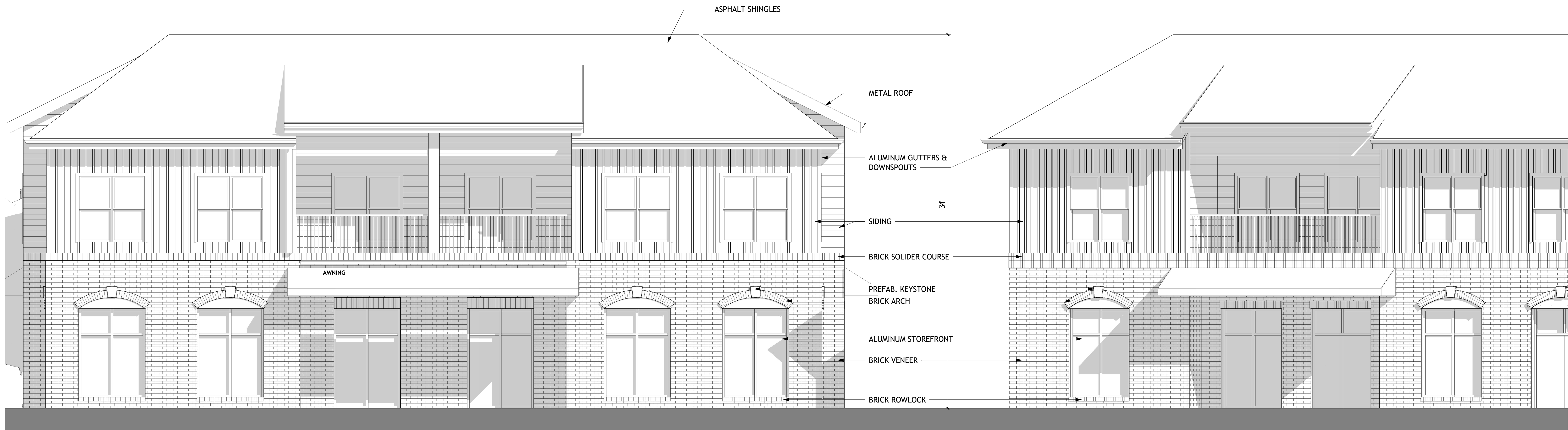
McCASKILL ROAD



① McCASKILL ROAD ELEVATION
1/8" = 1'-0"



② RATTLESNAKE TRAIL ELEVATION
1/8" = 1'-0"



③ DETAIL - MCCASKILL ROAD
1/4" = 1'-0"

Elevations
McCaskill Rd.
&
Rattlesnake
Trail

275 McCASKILL
MIXED USE
CONCEPT PLAN
275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 7/18/25
PROJECT #: -

SHEET NUMBER
A2.1
OF: -



① NORTH ELEVATION - MCCASKILL BUILDING
1/8" = 1'-0"



② WEST ELEVATION - MCCASKILL BUILDING
1/8" = 1'-0"



③ WEST ELEVATION - RATTLESNAKE TRAIL BUILDING
1/8" = 1'-0"



④ SOUTH ELEVATION - RATTLESNAKE TRAIL BUILDING
1/8" = 1'-0"



⑤ NORTH ELEVATION - RATTLESNAKE TRAIL BUILDING
1/8" = 1'-0"

Elevations Internal

275 McCASKILL
MIXED USE
CONCEPT PLAN
275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 7/18/25
PROJECT #: -

SHEET NUMBER
A2.2
OF: -



THE **BOGLE FIRM,**
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE

8-MS







The BOGLE Firm
ARCHITECTURE

