



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, October 2nd, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:	Board Members Absent:	Staff Present:
Matt Jones, Chair	Louise Mercurio	Alex Cameron, Planning & Inspections Director
Bill Colmer	Carol Henry	Maria Klein, Senior Planner
Bruce Hironimus	Devin Macfarlane	Michael Mandeville, Senior Planner
Ed Krogulski		Jeanann Dawson, Clerk to the Board
Amy Foushee		

Approximately 6 members of the public were in attendance.

I. Call to Order

Mr. Jones 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. Jones introduced Staff.

II. Approval of Minutes

A. 09-04-2025-2025 Regular Meeting Minutes

Mr. Hironimus moved to approve the minutes of September 4th, 2025, Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 4-0.

Mr. Colmer moved to recess the Regular Meeting and enter into the Public Hearing. Seconded by Mr. Hironimus. Approved by a vote of 4-0.

III. Public Hearing

A. Comprehensive Update to the Pinehurst Development Ordinance

The purpose of this public hearing is to consider a recommendation to Village Council on the new proposed Pinehurst Development Ordinance (PDO). The new PDO is a result of a goal in the 2019 Comprehensive Plan. The primary goals of the comprehensive update are to implement recommendations of the 2019 Comprehensive Plan, update development and design standards, remove inconsistencies, update standards to include legislative changes, and new graphics and illustrations. The new Pinehurst Development Ordinance

will apply to all properties within the village limits and extraterritorial jurisdiction (ETJ).

Mr. Cameron and Cindy Szwarczkop, Kimley-Horn Consultant, provided a slideshow presentation outlining the purpose of the ordinance update and its primary goals. They reviewed the project history, remaining tasks, and recommended changes. The presentation included examples comparing the current PDO with the proposed updates to address inconsistencies and better align with the 2019 Comprehensive and Small Area Plans.

Mr. Jones thanked Mr. Cameron and Ms. Szwarczkop and asked if any members of the public wished to provide comments.

Debbie Lalor, 80 Azalea Dr., commended Mr. Cameron and Ms. Szwarczkop on their presentation, noting it was informative and well prepared. Ms. Lalor emphasized the importance of legal review, noting that small wording change in rewrite could significantly affect regulations. She requested clarification on how the form-based code design standards align with historic district standards and urged careful review to ensure original intent is preserved. She expressed disagreement with the approval of 52 McIntyre, stating that she did not feel it aligns with historic district standards. Lastly, Ms. Lalor expressed her appreciation for the additional neighborhood requirements, particularly for residents in the historic district.

Mr. Jones thanked Ms. Lalor for her input. Seeing no further comments, asked for a motion to close the Public Hearing for the purpose of Board deliberation.

Mr. Hironimus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 4-0.

The Board entered into deliberation.

During deliberation, Board members discussed Strategic Opportunity #4 from the Long-Range Plan, noting the inclusion of character-based zoning concepts, pattern books, and visual graphics in the draft PDO. Members agreed that the draft improves clarity, aligns with the 2019 Comprehensive and Small Area Plans, and balances conservation and growth. Some areas still require refinement, including cross-references, highway overlay standards and completeness for non-residential developments. Overall, members agreed the draft is a strong foundation and recommended approval with revisions.

Mr. Colmer moved the Planning and Zoning Board recommend approval with revisions to include but not limited to ensuring all internal references

are correct and strengthening the highway overlay district of the Proposed Development Ordinance and find the proposed draft is consistent with the Village Place and Pinehurst South Form Based Guidance Plans and the Implementation from the 2019 Comprehensive Plan. Seconded by Mr. Hironimus. Approved by a vote 4-0.

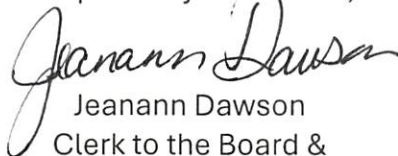
Prior to the motion being seconded Mr. Hironimus asked Mr. Colmer to clarify his recommendation regarding strengthening the overlay district. Mr. Colmer explained that he is referring to providing objective standards for elements such as landscaping, lighting, and parking, consistent with other development districts.

- IV. Next Meeting Date**
 - A. 11-06-2025 Regular Meeting**

- V. Motion to Adjourn**

Mr. Colmer moved to adjourn the Regular Meeting at 5:13 PM. Seconded by Mr. Hironimus. Approved by a vote 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.

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.