



**Planning & Zoning Board
Agenda for Regular of December 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 November 06, 2025, Regular Meeting Minutes
3. Public Hearing
 - A. Public Hearing No. 1 - 7941 US Highway 15-501 Conventional Rezoning

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) to NC (Neighborhood Commercial). The property owner is Tommy's Rental, Inc. and applicant is Mubarak Shahbain.
 - B. Public Hearing No. 2 - 275 McCaskill Rd. Conditional Zoning

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 2.82 acres of land located at 275 McCaskill Rd. and further identified as Parcel ID #00025962. The proposed map amendment would zone the property from VP-FBD-H&I (Village Place Form Based District Blocks H&I) to VP-FBD-H&I CD (Village Place Form Based District Blocks H&I Conditional District) and would allow for the development of 2 multi-use buildings totaling 35,000 square feet and associated site features. The property owner is 490 Broad, LLC and the applicant is Bogle Firm Architecture.
4. Next Meeting Date
 - A. 01-08-2026 Planning & Zoning 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.