



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, November 6th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Bill Colmer
Bruce Hironimus
Ed Krogulski
Amy Foushee
Carol Henry
Devin Macfarlane

Board Members Absent:

Louise Mercurio

Staff Present:

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

Approximately 7 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. 10-02-2025 Regular Meeting Minutes

Ms. Foushee moved to approve the minutes of October 2nd, 2025, Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 6-0.

Mr. Macfarlane recused himself from the public hearing due to personal conflict.

Mr. Colmer moved to recess the Regular Meeting and enter the Public Hearing. Seconded by Mr. Hironimus. Approved by a vote of 5-0.

III. Public Hearing

A. Monticello Road Conditional Rezoning Request (PLN-2025-00034)

The purpose of this public hearing is to consider a Conditional Rezoning request recommendation to Village Council on a Zoning Map Amendment for approximately 5.19 acres of land (one parcel) located in the vicinity of Monticello Drive and east of Blake Boulevard currently owned by Hallshan,

LLC and further identified by Parcel ID #00019245. This proposed map amendment and associated General Concept Plan would allow for the development of 8 single-family lots with conditions. The applicant is John Greenbacker of Hallshan, LLC.

Mr. Mandeville presented a PowerPoint presentation outlining the request to rezone from R-30 Medium Density to R-15 Conditional District (Medium Density Residential). Mr. Mandeville discussed the proposed conditions, including increasing the rear yard setback from 30 to 50 feet, waiving the curb and gutter requirements, a reduction of the required street right-of-way width, and the removal of required sidewalks. Mr. Mandeville noted both the existing and proposed zoning districts are consistent with the 2019 Comprehensive Plan and is supported by the Guiding Principle # 2: Balancing Conservation & Growth.

Mr. Jones thanked Mr. Mandeville for his presentation and asked if any Board members had questions.

Mr. Colmer asked for clarification regarding the requested condition to waive the curb and gutter requirement and how this aligns with the 2019 Comprehensive Plan. Mr. Cameron explained that while the preferred standard includes curb and gutter the Village Engineer has the authority to grant a waiver under certain circumstances.

Mr. Colmer asked whether there was anything topographically notable about the parcel. Mr. Mandeville explained the property is generally wooded and appears flat, it does contain a slight slope toward the pond area, but nothing topographically unusual.

Ms. Foushee inquired if the surrounding neighborhoods include curb and gutter. Mr. Mandeville advised that they do not.

Mr. John Greenbacker, property owner, and Mr. Paul Saathoff, Koontz Jones Design gave a brief presentation detailing the intentions behind seeking the proposed rezoning request.

Mr. Saathoff addressed the questions regarding the request to waive the curb, gutter, and sidewalk requirements. He explained that the intent is to maintain consistency with the character of the surrounding neighborhood, which does not include curbs, gutters, or sidewalks.

Mr. Jones inquired about the proposed storm drainage plan. Mr. Saathoff advised the engineering plans are not finalized but noted that the design will

be consistent with the existing development, utilizing swales and catch basins as needed.

Mr. Hironimus inquired about the proposed lot sizes in comparison to the existing neighborhood. Mr. Saathoff explained that the lots will range from 15,000 to 25,000 square feet. Mr. Hironimus asked about the design of the homes, including garage placement. Mr. Saathoff responded that no decisions have been made regarding home types and design.

Mr. Jones inquired about the proposed sewer layout for the development. Mr. Saathoff explained that due to the property's topography and existing sewer elevations along Monticello Drive, the lots would require grinder pumps to convey sewer flow back to the roadway and connect to the existing sewer system. Some of the lines are located out of the individual lot boundaries and will require easements in front yards for access. Mr. Jones asked about the management of the lines, Mr. Saathoff stated that oversight would be addressed through covenants and restrictions recorded with the property deeds. Mr. Greenbacker stated an HOA is not anticipated; the easements would allow property owners access to the sewer lines if maintenance were needed.

Mr. Jones questioned the absence of sidewalks and how residents would access the proposed community mailbox. Mr. Saathoff explained a small pull off area has been included where vehicles can safely stop to retrieve mail while entering or leaving the development. Mr. Krogulski inquired about the benefits of having a mail kiosk versus individual mailboxes. Mr. Saathoff explained this is now a requirement of the mail service.

Mr. Krogulski inquired if the Village had any plans to add sidewalks to the Monticello neighborhoods. Mr. Cameron advised there are not any immediate plans for additional sidewalks.

Mr. Jones opened the Public Hearing to Public Comments.

Mr. Peter Collins, 700 Monticello Drive expressed his concerns about the rezoning. Mr. Collins argued there is no clear benefit to the neighborhood from the rezoning, citing the smaller lot developments nearby that increased density in the area. Mr. Collins raised concerns about the traffic and safety along Monticello Drive. He concluded by stating he understood the developer's interest in maximizing revenue; however, this is not a neighborhood benefit.

Ms. Sharon May, 720 Monticello Drive, concurs with Mr. Collins' statements regarding the lack of need to rezone. Ms. May compared the proposed lot

sizes and feels they are inconsistent with the surrounding properties and expressed there is not a need for additional small lot developments in the immediate area.

Mr. Collins added that the 60-foot access road comes approximately 17.5 feet from his house and regardless of the Boards decision he would like for consideration to be made when establishing an appropriate buffer zone between his property and the proposed access road.

Mr. Jones thanked both residents for their comments.

Mr. Hironimus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 5-0.

The Board entered deliberation.

The Board discussed their concerns about additional traffic, lot sizes and felt the development could proceed under its existing zoning without jeopardizing the surrounding property owners. The Board discussed the guiding principles and implementation strategies.

Ms. Henry moved the Planning and Zoning Board to *recommend denial* of the rezoning to the Pinehurst Village Council and find that the rezoning is **not consistent** with the 2019 Comprehensive Plan because it is not consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as "Suburban neighborhood". Furthermore, the proposed rezoning is inconsistent with Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for balancing the need to conserve land while allowing purposeful, quality development in strategic locations. Rezoning approximately 5.19 acres of R-30 to R-15-CD is inconsistent with implementation strategy 2.17 due to the change to a higher density from R-210 to R-10. Seconded by Ms. Foushee. The request was denied by a vote of 5-0.

Mr. Macfarlane re-entered the meeting following the conclusion of the hearing.

IV. General Business

A. Review and Approval of the 2026 P&Z/BOA Meeting Schedule

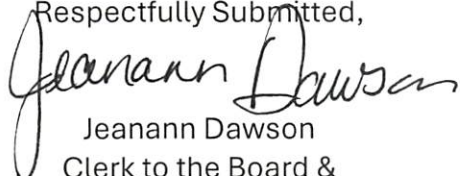
Mr. Colmer moved to approve the proposed 2026 B&Z/BOA Meeting Schedule. Seconded by Mr. Macfarlane. Approved by a vote of 6-0.

- V. Next Meeting Date
A. **12-04-2025 Regular Meeting**

VI. **Motion to Adjourn**

Mr. Macfarlane moved to adjourn the Regular Meeting at 5:17 PM. Seconded by Ms. Henry. Approved by a vote of 6-0.

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.