



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, July 10th, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercurio
Devin Macfarlane
Bill Colmer
Thomas Schroeder
Bruce Hironimus
Carol Henry

Board Members Absent:

Staff Present:

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

Approximately 6 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:02 PM, stated that he would be chairing tonight's meeting, confirmed a quorum was present, and explained the purpose of the meeting. The Board introduced themselves.

II. Approval of Minutes

A. 05-01-2025-2025 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the May 1st, 2025, Regular Meeting. Seconded by Mr. Colmer. The motion was approved by a vote of 6-0.

Mr. Colmer moved to recess the Regular Meeting and enter into the Public Hearing. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

III. Public Hearing

A. Zoning Map Amendment for 55 Rattlesnake Trail

The purpose of the hearing is to consider an official Zoning Map Amendment for approximately 0.92 acres of land located along Rattlesnake Trail and further identified by Parcel ID #10000849. This proposed map amendment would zone the property from VP-FBD-H (Village Place Form Base District Block H) to NC (Neighborhood Commercial). The property owner and applicant is the Village of Pinehurst.

Ms. Klein presented a PowerPoint presentation outlining zoning map amendment request, including the current and proposed zoning, land use, and process for conventional rezoning. She provided background on the parcel, reviewed surrounding land uses, zoning, dimensional requirements and allowable uses. Ms. Klein referenced the guiding principles of the 2019 Comprehensive Plan that support the proposal and concluded with the staff's recommendation.

Mr. Jones thanked Ms. Klein for her presentation and asked if any Board members had questions.

Mr. Hironimus asked for clarification of the status of the adjoining lots. Ms. Klein advised the lots to the west and south are vacant, the lots to the east are developed with commercial use, and the lot to the north is Village owned, designated public conservation.

Mr. Hironimus also inquired about the special requirements for a public safety station and Council's position on the amendment. Ms. Klein stated the special requirement is the parcel must be a minimum of 20,000 square feet for a public safety station. The applicant, Village Manager Doug Willardson, was brought forward and confirmed that both staff and Council are supportive of moving forward with the amendment.

Mr. Willardson explained that discussions with the County initially began regarding remodeling their existing public safety station on McCaskill Rd, which is in the Form-Based Core area. Through those discussions, it became clear that the current location may not be ideal for redevelopment goals within the Village Place area. As a result, the Village began exploring a property swap with the County to better support the redevelopment of Village Place while keeping the facility near the hospital, as preferred by the County. Mr. Willardson stated the proposed site meets both the County's operational needs and the Village's planning objectives.

The Board had no further questions. Mr. Jones asked if anyone from the public wished to provide comments. None came forward.

Mr. Hironimus moved to close the public hearing and re-enter the Regular Meeting. Seconded by Mr. Macfarlane. Approved by a vote of 6-0.

Mr. Colmer moved the Planning and Zoning Board to recommend approval of the proposed rezoning of 55 Rattlesnake Trail, as it is consistent with the goals

of the 2019 Comprehensive Plan, specifically guiding principles two and six. Seconded by Mr. Hironimus. Approved by a vote of 6-0.

Mr. Jones announced that this would be Mr. Schroeder's final meeting and expressed appreciation for his dedicated service to the Planning and Zoning Board, his role as Chair of the Board of Adjustment, and his prior service on the Historic Preservation Commission.

IV. Next Meeting Date
A. 08-07-2025 Regular Meeting

V. Motion to Adjourn

Mr. Macfarlane moved to adjourn the Regular Meeting at 4:20 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.