



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

Board Members Present:

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

Board Members Absent:

Louise Mercurio
Carol Henry
Amy Foushee

Staff Present:

Alex Cameron, Planning & Inspections
Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner

Approximately 21 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:01 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. 11-06-2025 Regular Meeting Minutes

Mr. Colmer moved to approve the minutes of November 6th, 2025, Regular Meeting. Seconded by Mr. Macfarlane. Approved by a vote of 4-0.

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

III. Public Hearing

A. 7941 US Highway 15-501 Conventional Rezoning (PLN-2025-00125)

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 #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial). The property owner is Tommy's Rental, Inc. and applicant is Mubarak Shahbain.

Mr. Mandeville presented a Power Point presentation outlining the request to rezone approximately 12.27 acres from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial). Mr. Mandeville explained the property includes an existing service station and an adjacent undeveloped parcel. Mr. Mandeville stated the proposed zoning would make the existing service station conform and allow future development. Mr. Mandeville stated the site is subject to topography, floodplains, wetlands, and watershed constraints and is served by public water but not sewer. Mr. Mandeville advised staff recommends approval, as rezoning would formalize the long-standing non-conforming use, allow higher-quality redevelopment, and ensure compatibility with surrounding commercial uses along the highway,

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

Mr. Cameron clarified that the presentation may have unintentionally suggested the rezoning is not supported by the guiding principles. He explained that the primary concern is the proposal's inconsistency with the Conservation & Growth Map, which designates the area as Suburban Neighborhood based on current zoning. He further noted the guiding principles in the Comprehensive Plan could reasonably be interpreted in support of, or in opposition to, the request. Mr. Cameron emphasized that staff was not indicating the guiding principles are unsupportive, and that if the rezoning is approved the future land use map would be updated to reflect the new zoning designation.

Mr. Jones asked the applicant to come forward.

Cody Norad of Raeford Development and Carlo Pardo, the civil engineer introduced themselves. Mr. Norad explained that the existing gas station would be demolished and replaced with a new modern station, along with 19 small retail units to create additional shopping opportunities in the area. Mr. Pardo added that the new station would fully comply with the Pinehurst Ordinance, remaining within the 3,500 square-foot maximum, and the fuel pumps would be located to the side of the building rather than between the store and the roadway, as they are now.

Mr. Jones asked if the Board had questions for the applicant.

Mr. Colmer inquired about the positioning of the smaller units to Hwy 15/501. Mr. Norad advised they would be parallel.

Mr. Macfarlane asked if the retail units would be sold as outparcels or developed directly. Mr. Norad confirmed Raeford Development would be developing the retail units.

Mr. Jones opened the public hearing to public comments.

Patricia Gatling, 207 Richmond Street, Taylortown inquired about the setback of the development from the road.

Pauline Ross, 311 Pine Hill Road, West End, requested a copy of the zoning application and asked about the rezoning of Lea Road and Brookside Road. She also sought confirmation regarding the notification process and the size of the public notice sign used by the Village. Additionally, Ms. Ross expressed concern about the number of proposed retail units, noting that the area is dangerous and referencing a history of fatal accidents at the location.

Mr. Mandeville confirmed the Village does not have any request for rezoning of Brookside and advised Lea Road is Moore County jurisdiction.

Mr. Cameron responded to Ms. Gatlings' inquiry, explaining that any building would be required to have a minimum 10-foot side setback and a 20-foot rear setback. He also addressed Ms. Ross's question regarding sign regulations, noting that the Village aims to limit sign clutter and generally follows temporary signage standards of 12x18 inches and exclusively green and white.

Mr. Jones asked for a motion to close the public hearing to reenter the regular meeting for the purpose of board deliberation.

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

The Board entered deliberation.

Mr. Jones asked for an explanation of the next steps in the process so that the public would understand how the rezoning request will proceed.

Mr. Cameron explained, since this is a conventional rezoning and not conditional zoning, there is no fixed building footprint at this stage. Any future development would need to follow standard approval procedures and public notification requirements. If the rezoning is approved and a site plan is submitted, a major site plan review would be triggered for disturbances of 3 acres or more, requiring both Planning Board and Village Council public hearing.

Each board member expressed their opinions and how they align with the Comprehensive Plan and guiding principles.

Mr. Macfarlane moved the Planning and Zoning Board to *recommend approval* to the Pinehurst Village Council and find that the proposed rezoning is consistent with the 2019 Comprehensive Plan. Guiding Principle 2: Balancing Conservation and Growth, Guiding Principle 5: Taking Care of Business and Implementation Strategy 7.9. Seconded by Mr. Hironimus. The request was approved by a vote of 4-0.

Mr. Jones called for a five minute recess.

Mr. Jones reconvened the meeting.

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

B. 275 McCaskill Rd. Conditional Zoning (PLN-2025-00142)

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.

Ms. Klein presented a PowerPoint presentation outlining the request to rezone approximately 2.82 acres from VP-FBD-H&I to VP-FBD-H&I CD to allow the development of two 2- story mixed use buildings with commercial/office on the first floor and residential units on the second floor, along with 137 on-site parking spaces and detached garages. Ms. Klein confirmed the proposal is consistent with the previously approved 2016 General Concept Plan, the Village Small Area Plan (2023), and the Village Place Form Based Guidance Plan (FBGP). Ms. Klein stated staff recommends approval of the conditional zoning, as it is consistent with the 2019 Comprehensive Plan, Village Place Small Area Plan, Village Place Form based Guidance Plan, and the 2016 approved general concept plan.

Mr. Cameron added that the applicant is not requesting any conditions, all new development within the Form-Based District is still required to follow the

conditional zoning process. He noted that the property received an approval in 2016, however, the vesting for that approval has since lapsed. When the zoning was later updated, the Village maintained consistency with the earlier approval, with the exception of changes to the required development review process.

Mr. Cameron also stated that a Special Intensity Allocation was granted in 2016 as part of the previous conditional district rezoning, and the site continues to benefit from that allocation. He further explained that the 70% built-upon limit is tied to the prior approval, current zoning, and watershed regulations, and the proposed plan remains below that threshold at approximately 67%.

Mr. Jones invited the applicant to come forward.

Pete Bogle, applicant and Architect presented the conditional district rezoning request, noting no conditions are being proposed. Mr. Bogle reported the required neighborhood meeting was held, notifications were sent to all adjacent property owners, and no attendees or objections were received; however, one supportive email was submitted. He reviewed the existing site layout and presented the proposed mixed-use development consisting of two buildings located in the same general areas shown in prior plans. Mr. Bogle reviewed preliminary grading plans, acknowledged the need for an extended water line for fire protection and sidewalk improvements. Architectural rendering, materials, and 3D views were shown.

Mr. Jones asked if the Board had questions for the applicant.

Mr. Macfarlane inquired about the stormwater management plans. Mr. Bogle stated that preliminary engineering indicates underground stormwater facilities can be accommodated on site.

Rihanna Smith, Attorney, 127 West Target Street, Raleigh, NC reiterated that the proposed plan is substantially similar to the development approved in 2016, explaining that the recent zoning reclassifications created an interim step but the current request aligns with the earlier approval and conforms with applicable small area plans and the Pinehurst Development Ordinance.

Mr. Jones inquired about how parking requirements would be applied given the mixed-use nature of the proposed development and the two scenarios presented by the applicant. Ms. Klein explained that parking is reviewed based on the specific uses proposed; if a restaurant or higher-demand use is added in the future, additional parking may be required. Conversely, removing a high-demand use could reduce required parking. The current plan includes 137

spaces, which accommodates the higher-demand scenario. Mr. Cameron added that while the development is consistent with prior approvals and applicable standards, parking requirements may need to be revisited if the mixed uses changes over time. Staff and the applicant could negotiate an appropriate parking range to balance adequate off-street parking with minimizing excess impervious surface, ensuring flexibility for future tenants while maintaining compliance.

Richard Vincent, 130 Short Road, Rhetson Development, addressed the Board. He explained that final uses are difficult to predict this far in advance because the project has not yet been publicly marketed and tenant interest cannot be confirmed. He noted they do not anticipate large restaurants occupying the space; instead, expected uses include small cafes, bakeries, delis, and a significant amount of office space, which generates lower parking demand. He stated the project meets all conditions established in the area plan and that the proposed 137 parking spaces exceed what is provided on most Village sites. Based on anticipated small-scale tenants, he believes the site will be adequately parked.

Mr. Jones opened the public hearing to public comment. No member so the public came forward.

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

The Board entered deliberation and shared their comments and concerns.

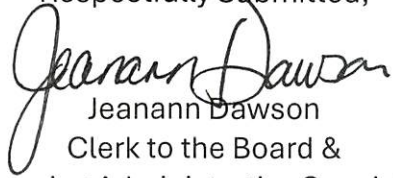
Mr. Colmer moved the Planning and Zoning Board to recommend **approval** to the Pinehurst Village Council and find that the proposed rezoning is **consistent** with the 2019 Comprehensive Plan and in particular **consistent** with the Conservation and Growth Map contained within the Comprehensive Plan along with Guiding Principle 2, Implementation Strategies 2.8 and Consistent with Village Place Small Area Plan and approved General Concept Plan from 2016. Seconded by Mr. Macfarlane. Approved by a vote of 4-0.

- IV. **Next Meeting Date**
 - A. **01-08-2026 Regular Meeting**

- V. **Motion to Adjourn**

Mr. Hironimus moved to adjourn the Regular Meeting at 5:40 PM. Seconded by Mr. Colmer. Approved by a vote of 4-0.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jeanann Dawson". The signature is fluid and cursive, with the first name being more prominent.

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.