



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, January 8th, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Bill Colmer
Bruce Hironimus
Ed Krogulski
Louise Mercuro
Carol Henry
Amy Foushee
Les Fleisher

Board Members Absent:

Devin Macfarlane

Staff Present:

Alex Cameron, Planning & Inspections
Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Administrative Specialist

Approximately 15 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:02PM, confirmed a quorum was present, and explained the purpose of this meeting. Board members introduced themselves, and Mr. Jones introduced staff. Mr. Jones introduced the new Board member Les Fleisher. Mr. Fleisher spoke about his experience and background. It was noted that Board Member Louise Mercuro would be a few minutes late but would be present.

II. Approval of Minutes

A. 12-04-2025 Regular Meeting Minutes

Mr. Hironimus moved to approve the minutes of December 4th, 2025, Regular Meeting. Seconded by Ms. Foushee. Approved by a vote of 6-0.

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

III. Public Hearing

A. Village Walk on Murdocksville Road (PLN-2025-00087)

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 8.33 acres of land located at 4084 Murdocksville Rd. and

further identified as Parcel ID#00018223. The proposed map amendment would rezone the property from R-10 (High Density Residential) to R-MF-CD (Residential Multi-family Conditional District) and allow for the construction of 37 single-family detached homes with associated roadways and amenities. The property owner is Moore HL Properties, Inc and the applicant is Travis Greene.

Ms. Klein presented a Power Point presentation outlining the request to rezone approximately 8.33 acres from R-10(High Density Residential) to R-MF-CD (Residential Multi-family Conditional District). Ms. Klein reviewed and explained the applicant's requested conditions.

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

The Board members did not have any questions for Ms. Klein

Mr. Jones asked the applicant to come forward.

Trevor Hansen, Koontz Jones Design + V3, gave a presentation providing greater detail of the proposed general concept plan. Mr. Hansen explained the vision of a "Pocket Neighborhood" and how it aligns with the 2019 Comprehensive Plan. Mr. Hansen discussed that the community will be 37 single family dwellings that will provide pedestrian pathways and a community open space atmosphere and noted all landscaping would be taken care of by the HOA. Mr. Hansen reviewed the requested conditions.

- Private Street /reduced width from 50-30 feet.
- Reduced Minimum Lot Size to 2,975 SF
- Reduced required setbacks
- Request to allow garden trellis structures to encroach front setback and have a 8.5 feet maximum height
- No sidewalk requirements along the private streets instead sidewalks will be located within the garden courtyards between the dwelling clusters.
- No sidewalk along the frontage of existing streets
- Lots can be developed up to 100% impervious surface
- Residential Density to remain 4.4 units per acre
- Required open space to increase to 30 % open space

Mr. Hansen continued the presentation, showed renditions of the style of homes, the layout of the neighborhood and discussed possible amenities.

Mr. Jones thanked Mr. Hansen for his presentation and asked if anyone else from the applicant would like to speak.

Travis Greene, owner of Legacy Home Construction, builder and developer advised he would answer any questions from the Board.

Mr. Krogulski inquired how much visitor parking would be available. Mr. Hansen advised every home will have two spaces available and there will be an additional twenty-one on street spaces throughout the neighborhood, and next to the community amenity. Mr. Krogulski asked if the fencing option would be up to the buyer or would it be built as part of the community design. Mr. Hansen explained the home buyer would have different variations to choose from, however they would be consistent in design and built as part of the buildout and would be maintained and owned by the HOA.

Mr. Colmer asked about how the homes would be dispersed out. Mr. Hansen informed they would be varied throughout the neighborhood, depending on lot size. The goal is not to have one style home side by side. Mr. Colmer expressed his concern about the ten-foot separation between homes and the pathways. Mr. Hansen clarified the ten-foot separation is the minimum and the pedestrian pathways would be much wider and not between the homes.

Ms. Foushee expressed her concern about the width of the streets, noting of possible blockage and inquired how they would be monitored. Mr. Greene advised the HOA will put restrictions, with the ability to fine people for parking and infractions. Ms. Foushee asked for the reason for the request to decrease the minimum lot size. Mr. Greene explained that this will allow maximum community open space.

Ms. Henry had concerns about not having concrete plans of where each style of home would be and concerns of the parking, storm water management and not having the sidewalk along the entry to the neighborhood. Mr. Green assured Ms. Henry they will work with planners to ensure standards are met when they apply for building permits. Mr. Hansen advised the commitment to having sidewalks within the community and providing an open space atmosphere is the reason they are requesting the exemption of the front entry sidewalk along Murdocksville Road.

Mr. Hironimus asked for a comparative analysis between Cottages on May and Village Walk, highlighting variations in architectural styles and building elevations, to provide a fair comparison of the work completed by Legacy Home Construction.

The Board continued speaking with the applicant regarding the housing demand and the uniqueness of the proposed neighborhood. Mr. Greene emphasized his commitment to creating character-driven neighborhoods rather than high-density, cookie cutter developments. Mr. Greene addressed sewer service concepts, garage options, and HOA structure, noting that HOAs will be maintained by Legacy Home Construction until buildout is complete, with dues reserved to create a financial reserve upon turnover.

Mr. Jones opened the floor for public comments.

Mary Flynn, 137 Lark Drive, Pinehurst stated she supported eight of the fourteen conditions but opposed six. She emphasized the importance of existing ordinances in preserving quality of life and urged the Board to carefully consider them. She noted that the general concept plan did not reflect the architectural renderings shown and did not include utilities.

Jack Farrell, 21 Greyabbey Drive, Pinehurst expressed concern about the absence of the sidewalk along Murdocksville Road, stating this was inconsistent with the Comprehensive Plan's emphasis and pedestrian connectivity. Mr. Farrell argued that a sidewalk is feasible despite site constraints and recommended approval of the application only if conditioned upon the installation of a sidewalk along the Murdocksville Road frontage.

Tina Coxen-Walshaw, Royal Oaks Resident, emphasized the importance of sidewalks for resident connectivity, expressed the desire to extend the sidewalk to Route 211, and raised concerns about traffic speeds on Murdocksville.

Joe Busher, 139 Lark Drive, Pinehurst expressed support for the proposed residential development and commended the developer's plan to delay establishing the HOA until completion. He also emphasized the importance of sidewalks for safety and connectivity, particularly for children and golf cart access between neighborhoods.

Mr. Jones asked for a motion to close the public hearing to re-enter 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 Ms. Foushee. Approved by a vote of 7-0.

Mr. Greene addressed the public comments regarding sidewalk connectivity along Murdocksville Road, noting challenges due to steep slopes and mature trees. As a compromise, they propose internal sidewalks on the property or

pedestrian/golf cart easements connecting to neighboring areas, preserving trees while maintaining connectivity.

During deliberation, the Board discussed sidewalk conditions with the applicant. It was clarified that while the public hearing was closed, the Board could request specific conditions regarding sidewalks, with the applicant's consent. Mr. Greene emphasized willingness to provide alternative sidewalk solutions that preserve mature trees and site character.

The Board recessed for five minutes.

After a brief discussion the Board decided to reopen the public hearing.

Mr. Colmer moved to close the Regular Meeting and re-enter the Public Hearing. Seconded by Ms. Foushee. Approved by a vote of 7-0.

The Board continued discussing with Mr. Greene and Mr. Hansen the additional information they would like to review prior to making a decision, including:

1. Parking: Illustrations of parking layout, including potential flexible overflow parking areas that are landscaped rather than paved.
2. Public Sidewalk Access: A proposed design for full-length public sidewalk connectivity along the property.
3. Tree Preservation/Landscaping: Commitment to preserving trees where feasible and providing replacement planting where necessary.
4. Building Envelopes: Identification of the number and size of building envelopes, showing which house plans fit within each.
5. Architecture/Privacy: Illustrations demonstrating architectural style, materials, and strategies to maintain privacy between units.

During this discussion, Ms. Mercurio excused herself from the meeting due to illness and did not participate in further discussion or voting. A quorum remained present.

The Board agreed that the public hearing will be continued.

Mr. Colmer moved to continue the Public Hearing to the next regular meeting on February 5, 2026, at 4:00 PM. Seconded by Les Fleisher. Approved by a vote of 6-0.

IV. General Business

A. Board Organizational Items

Ms. Klein asked the Board to review and sign the materials provided, which consisted of Ethics Policy and Conflict of Interest acknowledgment documents.

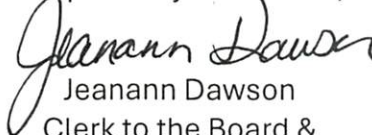
V. Next Meeting Date

A. 02-05-2026 Regular Meeting

VI. Motion to Adjourn

Mr. Hironimus moved to adjourn the Regular Meeting at 6:53 PM. Seconded by Mr. Colmer. Approved by a vote of 6-0.

Respectfully Submitted,



Jeanann Dawson
Clerk to the Board &

Planning Administrative Specialist

A recording of this meeting is located on the Village website: www.vopnc.org

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