



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, March 5th, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Bill Colmer
Ed Krogulski
Carol Henry
Les Fleisher

Board Members Absent:

Bruce Hironimus
Louise Mercuro
Devin Macfarlane
Amy Foushee

Staff Present:

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

Approximately 8 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:00PM, confirmed a quorum was present, and explained the purpose of this meeting, and introduced board members and staff.

II. Approval of Minutes

A. 02-05-2025 Regular Meeting Minutes

Mr. Colmer moved to approve the minutes of February 5th, 2026, Regular Meeting. Seconded by Mr. Fleisher. Approved by a vote of 4-0.

Mr. Colmer moved to re-enter into the Public Hearing. Seconded by Ms. Henry. Approved by a vote of 4-0.

III. Public Hearing

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

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 gave a brief recap of the applicant's requested conditions and presented additional information requested by the Board at the January meeting when the case

was continued, including architectural distribution, sidewalk options along Murdocksville Road and additional parking options.

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

Mr. Krogulski asked for confirmation that the requested conditions remained the same, and Ms. Klein confirmed that they had not changed. Mr. Jones referred to the elevation slide and asked if "C" was intended to be represented in red and blue. Ms. Klein confirmed.

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

Mr. Jones asked the applicant to come forward.

Trevor Hansen, Koontz Jones Design + V3, and Travis Green, applicant on behalf of Moore HL Properties, gave a presentation addressing the items requested by the Board. Mr. Hansen presented three potential walking path options related to Murdocksville Road, noting impacts to grading, buffering, and tree preservation. He also reviewed the architectural distribution plan, discussed additional overflow parking areas, and addressed supplemental landscaping.

Mr. Jones asked if any members had questions for the applicant.

Mr. Colmer inquired whether the additional pine straw parking areas would be marked as overflow parking and asked about the depth of the spaces or if they would remain natural. Mr. Hansen responded that the areas would not be marked and the spaces would comply with code requirements.

Mr. Jones opened the floor for public comments.

Mary Flynn, 137 Lark Drive, submitted a letter to the Board expressing her opposition to tree removal in the proposed development.

Jack Farell, 21 Greyabbey Drive, spoke in favor of the proposed development and expressed his preference for Option C as the walking path option, noting he believes the path should be constructed of concrete.

The Board and the applicants continued discussion of the requested conditions regarding tree preservation and perimeter buffers. Mr. Hansen stated that they are aware of the required standards and are willing to commit to an undisturbed buffer along the perimeter of the parent tract, except along Murdocksville Road. The applicant also agreed to a concrete sidewalk within the Murdocksville Road right of way.

The Board entered deliberation.

Mr. Colmer moved the Planning and Zoning Board to recommend **approval** of the zoning map amendment to the Pinehurst Village Council and find that the proposed amendment is **consistent** with the 2019 Comprehensive Plan. The motion included acceptance of the applicant's proposed conditions, noting that for Condition 14, the newly proposed Option C, (including concrete pathway described in the supplemental information) replace the original condition to not have a sidewalk along Murdocksville Road. The motion also included adding an undisturbed buffer around the perimeter of the parent tract, except along Murdocksville Road as Condition 15. The amendment is consistent with Guiding Principle #2 (Balancing Conservation and Growth) and Guiding Principle # 3 (Places to Live). Seconded by Mr. Krogulski. Approved by a vote of 4-0.

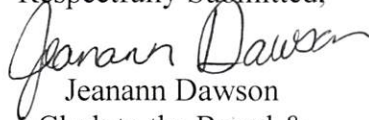
Mr. Colmer moved to close the Public Hearing. Seconded by Mr. Fleisher. Approved by a vote of 4-0.

IV. Next Meeting Date
A. 04-09-2026 Regular Meeting

V. Motion to Adjourn

Ms. Henry moved to adjourn the Regular Meeting at 4:58 PM. Seconded by Mr. Colmer. Approved by a vote of 4-0.

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