



**PLANNING AND ZONING BOARD  
REGULAR MEETING  
THURSDAY, January 14, 2025  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
3:30 PM**

The Pinehurst Village Council and the Planning and Zoning Board held a special joint meeting at 3:30 p.m., Tuesday January 14, 2025. in Assembly Hall at Village Hall, 395 Magnolia Rd Pinehurst, NC.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor  
Dr. Jeff Morgan, Councilmember  
Ms. Barb Ficklin, Councilmember  
Mr. Jack Farrell, Councilmember  
Mr. Doug Willardson, Village Manager  
Mr. Carlton Cole, Assistant Village Manager  
Mr. Alex Cameron, Planning & Inspections Director  
Mr. Matt Jones, Planning & Zoning Board Chair  
Mr. Jimmy Duncan, Planning & Zoning Board Member  
Ms. Sonja Rothstein, Planning & Zoning Board Member  
Mr. Thomas Schroeder, Planning & Zoning Board Member  
Ms. Shannon Konstantinou, Village Clerk  
Ms. Jeanann Dawson, Administrative Specialist

And approximately 6 attendees including 3 staff and 1 press.

**I. Call to Order**

Mr. Jones called the meeting to order at 3:30 p.m. and asked Board Members to introduce themselves to Council.

Mayor Pizzella called the Village Council meeting to order at 3:30 p.m.

**II. Regular Business**

**A. Discussion on Creating a Steering Work Group for the Uniform Development Ordinance Update, held Jointly with Village Council.**

Mayor Pizzella explained the reason for the joint meeting was to discuss the creation of a work group and timeline for the Unified Development Ordinance Update, along with hearing a presentation on the Moore County Land Use Revision Process.

Mayor Pizzella opened the discussion with the Planning and Zoning Board, asking what changes to the PDO would help improve the decision-making process. The Board and Council Members agreed the ambiguity needs to be reduced in the update.

Both groups discussed the importance of open and transparent communication between the two parties. Mr. Jones advised having the support from Council in receiving additional training would be beneficial. Mr. Cameron discussed the creation of a focus group and presented the recommended members. The Board and Council Members agreed on the creation of a focus group and discussed the list of recommended members. Ms. Rothstein suggested to include another female that is not currently serving on a Board or Council. Council Members were agreeable to the suggestion. Mr. Willardson stated staff would consider the suggestion and if someone was thought of to serve, Council would be notified.

**B. UDO Update Timeline and Other Project Updates**

Mr. Willardson stated the process for the PDO update is projected to be 10-12 months. Mr. Cameron and Mr. Willardson verified they will be meeting with the consultant, Kimley-Horn in the upcoming weeks and will provide a progress update to Council.

**C. Update on the Moore County Land Use Revision Process**

Mr. Jeremy Hooper, Moore County Liaison gave a PowerPoint presentation on the Moore County Land Use Plan Update. The presentation gave an overview of the background, timeframe, and goals of the Land Use Plan. Mr. Hooper presented the 2050 growth estimate, density-or-rural development, development considerations, maps of parcels within 300' of public water/sewer, new parcels created since 2013, and structures per decade pre-1931 to 2023. Council and Mr. Hooper discussed that the Moore County Land Use Plan is comparable to The Village of Pinehurst Comprehensive Plan. Mr. Hooper advised all Moore County Land Use Plan meeting are open to the public and encouraged attendance.

**III. Motion to Adjourn**

Mr. Schroeder moved to adjourn the Special Meeting. Seconded by Mr. Duncan, the Planning and Zoning Board unanimously approved by a vote of 3-0 at 4:26 p.m.

Councilmember Farrell moved to adjourn the Special Meeting. Seconded by Councilmember Morgan, the Council unanimously approved by a vote of 4-0 at 4:26 p.m.

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](http://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.