



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, January 2nd, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercurio
Bruce Hironimus
Bill Colmer
Jimmy Duncan
Sonja Rothstein
Thomas Schroeder

Board Members Absent:

Carol Henry

Staff Present:

Alex Cameron, Planning Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Admin Specialist

Approximately 5 member(s) of the public in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:01 PM, stated that he will be Chairing tonight's meeting, confirmed a quorum was present, and explained the purpose of this meeting. The Board introduced themselves.

II. Approval of Minutes

A. 12-05-2024 Regular Meeting Minutes

Ms. Mercurio moved to approve the minutes of the December 5th, 2024, Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 6-0.

Mr. Jones reminded the public in attendance that there was a sign-up sheet available for those who wished to speak during the Public Hearing and asked those wishing to speak to limit their time to 3 minutes.

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

III. Public Hearing

A. Major Site Plan Review 155 Memorial Dr

The purpose of the hearing is to consider a Major Site Plan Review for the demolition of an existing specialty building and replacing with an additional 201

parking spaces to the FirstHealth Hospital Campus. This property is identified as Moore County PID# 00023475 and is addressed as 155 Memorial Dr. The applicant is Tom Reoch, Administrative Director of First Health of the Carolinas, and the owner is First Health of the Carolinas, Inc.

Mr. Mandeville gave a Power Point presentation outlining the details of the proposed demolition of an existing building and replacing with a 201-space parking lot. Mr. Mandeville explained the process followed by Staff and the Board when considering a proposed major site plan review. Mr. Mandeville added that Staff is recommending the approval of the major site plan.

Mr. Jones thanked Mr. Mandeville for his presentation and asked if the board had questions for Mr. Mandeville.

The Board had no questions for Mr. Mandeville.

Mr. Jones asked for the applicant to come forward and introduce themselves.

Mr. Tom Reoch, Administrative Director of First Health of the Carolinas gave a brief explanation of the need for the demolition of the building to expand the parking area. Mr. Reoch stated that parking continues to be an issue for the hospital, and with the clinics in the existing building relocating to other areas on the hospital campus it provides the opportunity to demolish the existing building and provide more parking.

Mr. Jones thanked Mr. Reoch and asked if the Board had questions for Mr. Reoch.

The Board had no questions for Mr. Reoch.

Mr. Jones asked if any members of the public had questions or comments. Hearing none, Mr. Jones asked for a motion to close the Public Hearing.

Mr. Hironimus moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

The board began deliberation. Mr. Duncan stated for the record that he had emailed staff for clarification that the meeting was only for the parking lot and not the 102,000 sq ft building referenced in the RCW survey and that the OP district does not allow parking lot. Mr. Duncan explained staff clarified both of his questions to his satisfaction. The board continued discussion concerning the environment and landscaping. Ms. Rothstein asked if the applicant had decided what plants would be used. Mr. Schroeder stated the applicant will be required to submit detailed plans prior to a permit being issued. Mr. Jones asked Mr. Reoch if he had any comments for the landscaping of the islands or any areas within the parking lot. Mr. Reoch ensured that the plan will meet the Village standards.

Mr. Jones asked if the board would like to make a motion.

Mr. Duncan moved to recommend approval of the proposed Major Site Plan to the Pinehurst Village Council. Seconded by Ms. Rothstein. Approved 6-0.

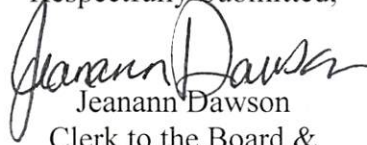
IV. Next Meeting Date

A. 02-06-2025 Regular Meeting

V. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 4:24 P.M.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jeanann Dawson".

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.