



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, March 6, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercuro
Bruce Hironimus
Bill Colmer
Jimmy Duncan
Thomas Schroeder
Carol Henry

Board Members Absent:

Sonja Rothstein

Staff Present:

Alex Cameron, Planning Director
Maria Klein, Senior Planner
Michael Mandeville, Senior Planner
Jeanann Dawson, Clerk to the Board

Approximately 15 members of the public were in attendance.

I. Call to Order

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

II. Approval of Minutes

A. 01-02-2025-2025 Regular Meeting Minutes

Ms. Mercuro moved to approve the minutes of the January 2nd, 2025, Regular Meeting, seconded by Mr. Schroeder. The motion was approved by a vote of 6-0.

B. 01-14-2025-2024 Joint Meeting with Council Minutes

Ms. Mercuro moved to approve the minutes of the January 14th, 2025, Joint Meeting with Council, seconded by Mr. Schroeder. The motion was approved by a vote of 6-0.

III. General Business

A. Consider a Recommendation on the Trotter Hills Residential Development

The purpose of this agenda item was to consider a revised recommendation to Village Council on a Zoning Map Amendment for approximately 8.04 acres of land (four parcels) located in the vicinity of Trotter Drive west of NC Highway 5 currently owned by Red Pine Investments, LLC and further identified by Parcel ID#'s 00052965, 00052966, 00052967, and 00052968. This proposed map amendment and associated General Concept Plan would allow for the development of 48 single-family detached cottages with conditions. The applicant is Michael Etowski of Red Pine Investments LLC.

Mr. Jones gave a brief background and explained the intention behind the agenda item. He noted that a public hearing was held in November 2023, followed by a work session in April 2024. Following those meetings, Council advised the applicant to modify the initial plan. Mr. Jones stated the purpose was to provide feedback to the applicant and make a recommendation to the Village Council. He clarified the meeting was not a public hearing: therefore, the Board would not be receiving comments from the public. Mr. Jones expressed appreciation for the public's presence and encouraged attendance at the upcoming Village Council Meeting to provide comments.

Mr. Mandeville gave a power point presentation outlining the Conditional Zoning, Process, Request and Background, General Concept Plan, Area Zoning Map, Dimensional Criteria, Conditions, Comprehensive Plan, Small Area Plan, Form Based Guidance Plan, Plan Consistency, Planning & Zoning Board Action, and Staff Recommendation.

Mr. Jones thanked Mr. Mandeville for his presentation and asked if any Board members had questions. Mr. Cameron addressed the Board to ensure they fully understood the conditions and their relationship to the PDO and the recommendations of the Form Based Guidance Plan.

Mr. Jones invited the applicant to present their presentation.

Mr. Koontz gave a brief presentation outlining the intentions behind the proposed development, the existing site location, Guiding Principles of the Pinehurst South Small Area Plan, and General Concept Plan. Mr. Koontz discussed the reasons for the proposed conditions change, Special Intensity Allocation, and the need to modify the impervious surface requirements.

The Board, Mr. Koontz, and Mr. Cameron discussed details and concerns regarding the impervious surface conditions, parking, and storm water management. Mr. Cameron advised the site plans had been reviewed by the Technical Review Committee and met the standards for emergency services and stormwater management.

Mr. Cameron reiterated if the Board made a motion to agree with the staff recommended conditions or changes to the conditions table, they need to receive acceptance from the applicant. Mr. Koontz confirmed the acceptance of conditions.

Mr. Duncan moved the Planning and Zoning Board to recommend approval of the revised request and find that the proposal is consistent with the 2019 Comprehensive Plan, Village Place Small Area Plan, and Form Based Guidance Plan with the added condition that landscaping for single-family development (9.14.6) not apply to individual lots. Seconded by Mr. Schroeder. The motion was approved by a vote of 6-0.

IV. Board Organizational Items

A. Nominations for Vice and 2nd Vice Chair

Mr. Hironimus moved to appoint Mr. Duncan as Vice Chairman of the Planning and Zoning Board, seconded by Ms. Henry. The motion was approved by a vote of 5-1.

Mr. Duncan moved to appoint Mr. Hironimus as 2nd Vice Chairman of the Planning and Zoning Board, seconded by Mr. Schroeder. The motion was approved by a vote of 6-0.

Mr. Cameron announced the upcoming Quasi-Judicial Workshop will be on April 17, 2025, at Village Hall and encouraged all Board members to attend.

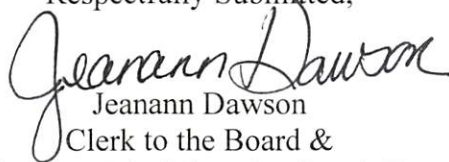
V. Next Meeting Date

A. 04-03-2025 Regular Meeting

VI. Motion to Adjourn

Mr. Hironimus moved to adjourn the Regular Meeting. Seconded by Mr. Colmer. The motion was approved by a vote of 6-0 at 5:25 PM.

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.

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.