



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, April 3, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercurio
Devin Macfarlane
Bill Colmer
Jimmy Duncan
Thomas Schroeder
Carol Henry
Sonja Rothstein

Board Members Absent:

Bruce Hironimus

Staff Present:

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

Approximately 41 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:00 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. 03-06-2025-2025 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the March 6, 2025, Regular Meeting. Seconded by Mr. Colmer. The motion was approved by a vote of 7-0.

Mr. Colmer moved to recess the Regular Meeting and enter into the Public Hearing. Seconded by Mr. Duncan. Approved by a vote of 7-0.

III. General Business

A. Major Site Plan Request for Pinewild Country Club Renovations and Expansion

The applicant requests a major Site Plan Review for the expansion of existing clubhouse, reconfiguration of parking, addition of a fitness center, and associated site improvements. This property is identified as Moore County PID #'s 00025252 and 00025256 and is addressed as 4 Glasgow Dr. The applicant is Chris Card, Chief Executive Officer of IE Clubs & Resorts LLC, and the owner is AEP Pinewild Holdings, LLC.

Mr. Mandeville, reviewed a Power Point presentation outlining the proposed site plan, including Major Site Plans, as defined in the PDO, Types of Decisions, Standards for Review, the Major Site Plan Review Process, Request and Background, Surrounding Context, Proposed Site Plan, elevations, Planning and Zoning Board Action and Staff Recommendation.

Mr. Jones asked if there were any questions from the Board for Staff.

Mr. Duncan asked for clarifications on how the daily trip calculations were determined. Mr. Cameron explained one of the requirements for a major site plan review for a general concept plan, is a trip generation based on the land use code. Mr. Cameron mentioned the applicant used a higher-than-expected estimate, based on the internal capture within the neighborhood.

Mr. Jones invited the applicant to come forward to answer questions.

Kyle Freehart, Civil Engineer, WithersRavenel came forward and introduced himself.

Mr. Jones inquired about the golf path shown on the site plan, noting that it appeared to encroach upon the railroad right-of-way. Mr. Freehart confirmed that the project team has coordinated with the railroad to accommodate the golf path within the easement.

Mr. Jones opened the meeting to public comments.

Mike Canon, 10 McMichael Dr., inquired about the anticipated start date of construction and suggested adding landscaping to screen the cart barn from view.

William Miller, 11 McMichael Dr., expressed his view that screening the cart barn is essential for maintaining neighborhood aesthetics and encouraged The Village of Pinehurst to consider this in future similar developments.

Mr. Schroeder, Board Member asked the applicant whether any modifications had been made to the plans to address the raised concerns. Chris Little, Club Manager, stated that the cart paths would be re-routed, and additional landscaping would be added; however, there are no plans to redesign the cart barn.

Jim Sellgren, 61 Abbotsford Dr., inquired about the estimated timeline of when the project would go before the Council and requested a clearer sense of overall schedule. Mr. Jones stated that the timing of the project going before the Council depends on the outcome of the motion made today. If approved, the Staff will coordinate with the applicant to place the item on the Council's agenda.

Zebulon Steele, 10 Grey Abbey Dr., expressed concerns about the proposed parking lot adjacent to his property, specifically regarding the adequacy of the buffer and potential noise impacts.

Ms. Rothstein inquired whether the agreement with the railroad was documented in writing. The applicant confirmed that it was.

Mr. Colmer inquired about the required setback for the proposed parking lot adjacent to the single-family dwelling. Mr. Cameron stated that there is no required setback for the parking lot; however, they must comply with the parking perimeter landscaping standards.

Ms. Henry asked how the removal of trees would impact stormwater runoff in relation to the surrounding homes. Mr. Tucker, WithersRavenal explained that stormwater management devices have been incorporated into the design to meet ordinance requirements for both pre- and post-construction runoff.

Mr. Jones asked if any Board Member had additional questions. Hearing none, the Board moved into deliberation.

Mr. Duncan remarked that although all requirements are being met, he hopes the owners will be considerate of the neighboring property owners and take steps to screen the cart barn.

Mr. Duncan moved the Planning and Zoning Board recommend approval of the proposed Major Site Plan (4 Glasgow Dr) to the Pinehurst Village Council. Seconded by Mr. Schroeder. Approved by a vote of 7-0.

Mr. Jones called for a 5-minute recess at 4:40 PM. The meeting was reconvened at 4:45 PM.

B. Consider a recommendation to Village Council on Amendments to the 2019 Comprehensive Plan

The purpose of this agenda is to consider a recommendation to the Village Council on amendments to the 2019 Comprehensive Plan. Specifically, the Planning and Zoning Board will consider recommendations on Balancing Conservation and Growth, references to the Western Connector, and Focus Area 5.

Mr. Cameron gave a presentation to assist the Board in developing a recommendation to the Village Council. He explained each area identified to be considered for amendments including balancing conservation and growth, the Western Connector, Focus Area 2 (Pinehurst South/NC Hwy 5), and ensuring compatible growth aligned with Pinehurst along NC Hwy 211.

The Board discussed each topic presented and provided their opinions and suggestions regarding the potential impact of the amendment on Pinehurst's future development.

Mr. Duncan moved the Planning and Zoning Board recommend the following amendments to the 2019 Comprehensive Plan to Village Council:

- Remove all references to the Western Connector from the Comprehensive Plan
- Address traffic to alleviate congestion in Focus Area 2 with updates to the PDO.
- Collaborate with neighboring communities along the NC Hwy 211 corridor to ensure compatible growth.

During the discussion, members offered comments and raised questions about the clarity and implications of the language by removing the Western Connector from the Comprehensive Plan.

Following the discussion:

Mr. Duncan agreed to amend the first part of his motion on the recommendation to Village Council to add “consider removal of references” in place of “remove all references” to the Western Connector.

Mr. Schroeder made a motion to accept the amendment. Seconded by Ms. Rothstein Approved by a vote of 7-0.

Mr. Duncan reread his motion for the record.

Mr. Duncan moved the Planning and Zoning Board recommend the following amendments to the 2019 Comprehensive Plan to Village Council:

- Consider removing references to the Western Connector.
- Address traffic to alleviate congestion in Focus Area 2 with updates to the PDO.
- Collaborate with neighboring communities along the NC Hwy 211 corridor to ensure compatible growth.

Mr. Duncan's motion was seconded by Mr. Colmer and approved by a vote of 7-0.

Ms. Rothstein moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder Approved by a vote of 7-0.

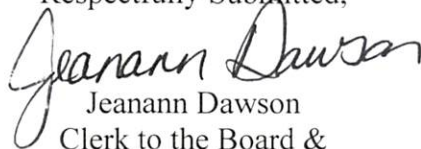
IV. Next Meeting Date
A. 05-01-2025 Regular Meeting

Mr. Jones welcomed new Board Member Devin Macfarlane to the Board. He also reminded members of the Quasi- Judicial Workshop scheduled for April 17.

V. Motion to Adjourn

Ms. Rothstein moved to adjourn the Regular Meeting. Seconded by Mr. Colmer. Approved by a vote of 7-0 at 6:02 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.