



**Planning & Zoning Board
Agenda for Regular Meeting of July 10, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 05-01-2025 P&Z Regular Meeting Minutes
3. Public Hearing
 - A. Zoning Map Amendment for 55 Rattlesnake Trail

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 0.92 acres of land located along Rattlesnake Trail and further identified by Parcel ID #10000849. This proposed map amendment would zone the property from VP-FBD-H (Village Place Form Based District Block H) to NC (Neighborhood Commercial). The property owner and applicant is the Village of Pinehurst.
4. Next Meeting Date
 - A. 08-07-2025 P&Z Regular Meeting
5. Motion to Adjourn

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.



**Approval of 05-01-2025 P&Z Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:**

FROM: Jeanann Dawson, Administrative Specialist
CC: Planning & Zoning Board;
DATE OF MEMO: 06/19/2025

MEMO DETAILS

ATTACHMENTS

1. 05-01-2025 PZ Draft Minutes -



**PLANNING AND ZONING BOARD
REGULAR MEETING
THURSDAY, May 1st, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Board Members Present:

Matt Jones, Chair
Louise Mercurio
Devin Macfarlane
Bill Colmer
Thomas Schroeder
Sonja Rothstein

Board Members Absent:

Bruce Hironimus
Jimmy Duncan
Carol Henry

Staff Present:

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

Approximately 10 members of the public were in attendance.

I. Call to Order

Mr. Jones called the meeting to order at 04:02 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 6th, 2025, Regular Meeting. Seconded by Ms. Rothstein. The motion was approved by a vote of 4-0.

At 4:04 PM, Mr. Macfarlane joined the meeting, took a seat and introduced himself.

III. Board Organization

Mr. Jones spoke about upcoming board changes. He announced that Mr. Duncan will no longer be serving on the Board, effective immediately due to his relocation out of state. Additionally, after serving on the board for 6 years, Ms. Rothstein's term will expire at the end of June. Mr. Jones thanked Ms. Rothstein for her dedicated service.

IV. Next Meeting Date

A. 06-05-2025 Regular Meeting

V. Motion to Adjourn

Mr. Colmer moved to adjourn the Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 5-0 at 4:07PM.

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.

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Zoning Map Amendment for 55 Rattlesnake Trail

ADDITIONAL AGENDA DETAILS:

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 0.92 acres of land located along Rattlesnake Trail and further identified by Parcel ID #10000849. This proposed map amendment would zone the property from VP-FBD-H (Village Place Form Based District Block H) to NC (Neighborhood Commercial). The property owner and applicant is the Village of Pinehurst.

FROM: Maria Klein, Senior Planner
CC: Planning & Zoning Board;
DATE OF MEMO: 06/24/2025

MEMO DETAILS

ATTACHMENTS

1. Staff Report
2. Area Zoning Map
3. Aerial View
4. Notification Packet



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Planning and Zoning Board
From: Maria Klein, Senior Planner
CC: Alex Cameron, Planning and Inspections Director
Michael Mandeville, Senior Planner
Jeanann Dawson, Administrative Specialist
Date: June 25, 2025
Subject: Staff Report for Proposed Rezoning of 0.92 Acres on Rattlesnake Trail

Applicant:	Village of Pinehurst
Owners:	Village of Pinehurst
Property Location:	55 Rattlesnake Trail
Rezoning:	<p>Current Zoning Districts: The VP-FBD-H (Village Place Form Based District Block H) District is established as a district in new development will integrate the built environment, improve the public realm, create a mixed-use walkable destination connected to the Village Center, and incorporate urban design standards.</p> <p>Proposed Zoning District: The NC (Neighborhood Commercial) District is established as a district in which the principal use of land is for small scale commercial, retail, office and service uses to serve the surrounding residential districts.</p>
Current Land Use:	Undeveloped (vacant).
Proposed Future Land Use:	Undeveloped (vacant), Public Safety Station

Request:

The Village of Pinehurst requests a rezoning of +/- 0.92 acres currently zoned VP-FBD-H (Village Place Form Based District Block H) to the similar NC (Neighborhood Commercial) in order to allow for the allowable uses associated with the NC zoning district. The request is for a “conventional” zoning map amendment and does not provide for the inclusion of any conditions as might be expected with a conditional rezoning. All allowable uses in the NC zoning district will be available to the owner and subsequent owners of the property. As such, no general concept plan is required.

Analysis:

Background/Location

The subject property is located within the Village’s corporate limits and is defined as being Moore County Parcel ID # 10000849. The property owner and applicant is the Village of Pinehurst. The parcel has approximately 200 total feet of frontage along Rattlesnake Trail.

Adjoining properties are all zoned in the Form Based District, with Block H continuing to the west, south, and north, and Block G across Rattlesnake Trail to the east. A small portion of the PC (Public Conservation) zoning district meets the northwestern corner of the parcel.

A current public safety station owned and operated by Moore County is currently located off McCaskill Rd. E (parcel ID# 00024967) and within Village Place Form Based District Core Block A. In order to facilitate redevelopment of the core blocks in the Village Place Form Based District, relocation of the current public safety station is needed. Village and Moore County officials have been discussing a potential land swap to help facilitate that redevelopment. With the close proximity to the area but away from the core blocks, the subject parcel is a desired location for a new public safety station.

The property meets the dimensional requirements for the 10,000 square foot minimum lot size and width of 75’ at the street for the NC district. The existing FBD-H District allows for no minimum lot size and a width of 24’ at the street.

Both the FBD-H and the NC Districts are geared towards mixed-use residential and small scale commercial, retail, office, and service uses, with the allowed uses being similar, but the NC Zoning allowing for a slightly larger range of uses.

Use Type	FBD-H (Existing Zoning)	NC (Proposed Zoning)
Funeral Home	Not allowed	Allowed
Post Office	Not allowed	Allowed
Radio/TV Studio	Not allowed	Allowed
Small Equipment Repair/Rental	Not allowed	Allowed
Small Engine Repair/Sales	Not allowed	Allowed
Garden Center	Not allowed	Allowed
Outside Sales	Not allowed	Allowed with special Requirements
Theater, Indoor	Not allowed	Allowed
Civic/Cultural Facilities	Not allowed	Allowed
Private Club	Not allowed	Allowed
Public Safety Station	Not allowed	Allowed with special requirements
Recreation Facilities, Outdoor	Not allowed	Allowed with special requirements
Religious Institution	Not allowed	Allowed

Residential Care Facilities	Not allowed	Allowed
Fueling Station	Not allowed	Special Use Permit required
Recycling Collection Station Municipal	Not allowed	Allowed
Parking Structure	Allowed	Not allowed
Parking Lot – Principal Use	Allowed	Not allowed

In 2023, Village Council considered and approved a request to amend the zoning from NC to the Village Place Form Based District (Ordinance #23-13). This request would return the zoning classification back to the original NC district prior to this approval.

Environmental

The site has minimal variation in topography with a slight slope to the west. The land is mostly cleared with a soil driveway entering from Rattlesnake Trail. The property is contained within the Cape Fear Nicks Creek WS-IIIP watershed and is served by public water and sewer. The site contains no floodplains, wetlands or other environmental constraints that are known.

Planning and Zoning Board Action

After holding a public hearing on the proposed zoning map amendment, the Planning and Zoning Board must adopt a consistency statement to be forwarded to Village Council that describes how the proposed amendment is or is not consistent with the Comprehensive Plan and may also recommend approval or denial of the proposed amendment. If the Board recommends approval of the proposed amendment but adopts a statement of inconsistency with the Plan, then the Plan is deemed to be amended accordingly. The request is for a conventional rather than conditional rezoning; therefore, no conditions may be included in the recommendation.

If there are unresolved questions or concerns that need to be addressed, the Planning and Zoning Board may continue the public hearing to a specific date, place, and time, but a recommendation to Village Council should be made within thirty days of the first scheduled public hearing of this Board. Otherwise, Village Council may decide to consider the request without the Planning and Zoning Board’s recommendation.

Comprehensive Plan Consistency Statement

Both the existing and the proposed zoning districts for this property are consistent with the recommended land use for the area of “Mixed Use Center” as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan. Furthermore, the proposal is supported by the following Guiding Principles from the Plan:

Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for the balancing of the need to conserve land while allowing purposeful, quality development in strategic locations. Rezoning to the NC district would continue to allow the type of development envisioned for Focus Area 4, while allowing for a slightly different range of uses.

Guiding Principle 6: Supporting Infrastructure & Utilities. Ensure supporting infrastructure and community facilities exist to meet the needs of existing and future Pinehurst residents, businesses, and visitors. Partner with other providers to plan for and expand infrastructure as necessary to ensure a high quality of life.

Implementation Strategy 2.20 speaks to working with property owners and developers to pursue public/private development partnerships that attract high quality development.

In addition, page 197 of the Plan speaks to creating nodes of mixed-use development would allow new development and redevelopment to target a balanced mix of uses in key nodes throughout the Village, which includes the Village Place/Rattlesnake Trail Corridor. The NC Zoning would allow any new development on the parcel to follow this objective by maintaining the majority of the same uses and allowing for a few others

Therefore, the proposed map amendment is consistent with the Conservation and Growth Map contained within the 2019 Comprehensive Plan as well as Guiding Principles identified in the Plan, and is considered reasonable and in the best interest of the public.

Recommendation

The Planning Staff recommends approval of the rezoning request to NC (Neighborhood Commercial) as submitted. Based on the surrounding zoning and environment the proposed use would be consistent with the existing adjacent uses and zoning. This staff recommendation is based on these factors as well as the submitted exhibits attached.

Enclosures:

- Area Zoning Map
- Aerial Map
- Hearing Notification Packet

Zoning Map



Legend

- Subject Property
- Official Zoning
 - R10 - Residential
 - NC - Neighborhood Commercial
 - PC - Public Conservation
 - VPFBD-A
 - VPFBD-B
 - VPFBD-C
 - VPFBD-D
 - VPFBD-E
 - VPFBD-F
 - VPFBD-G
 - VPFBD-H
 - VPFBD-I
 - VPFBD-J
 - VPFBD-K
 - VPFBD-L
 - VPFBD-M
 - VPFBD-N
 - VPFBD-O
- Parcel

0 435 870 Feet

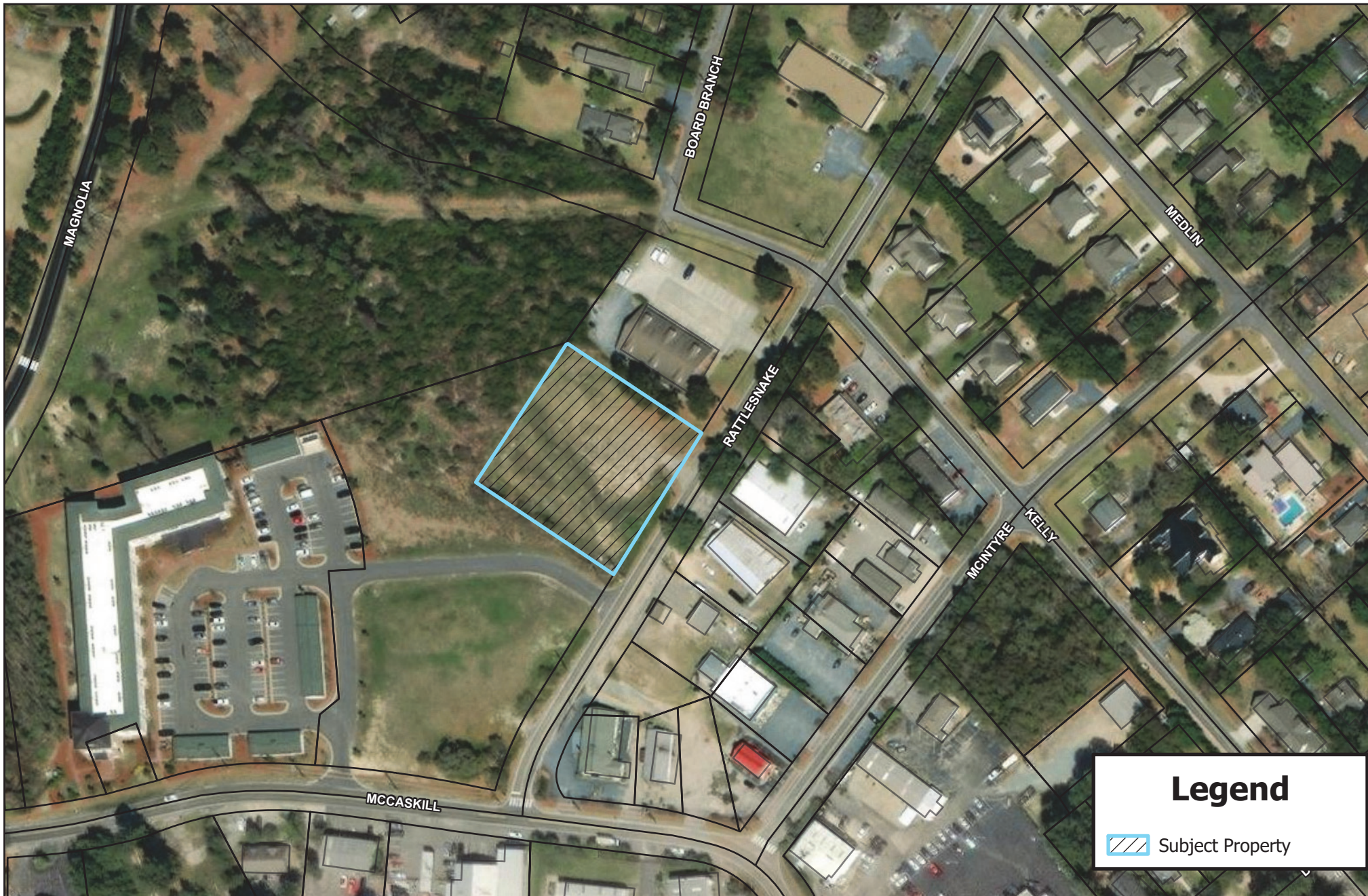
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

6/25/2025

July 10, 2025 55 Rattlesnake Trail Rezoning Request



Aerial View



Legend

 Subject Property



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6/10/2025

July 10, 2025 55 Rattlesnake Trail Rezoning Request





**NOTICE OF PUBLIC HEARING
VILLAGE OF PINEHURST**

Dear Property Owner:

The Village of Pinehurst Planning and Zoning Board will be holding a Public Hearing on:

Thursday, July 10, 2025

4:00 PM

Village Assembly Hall

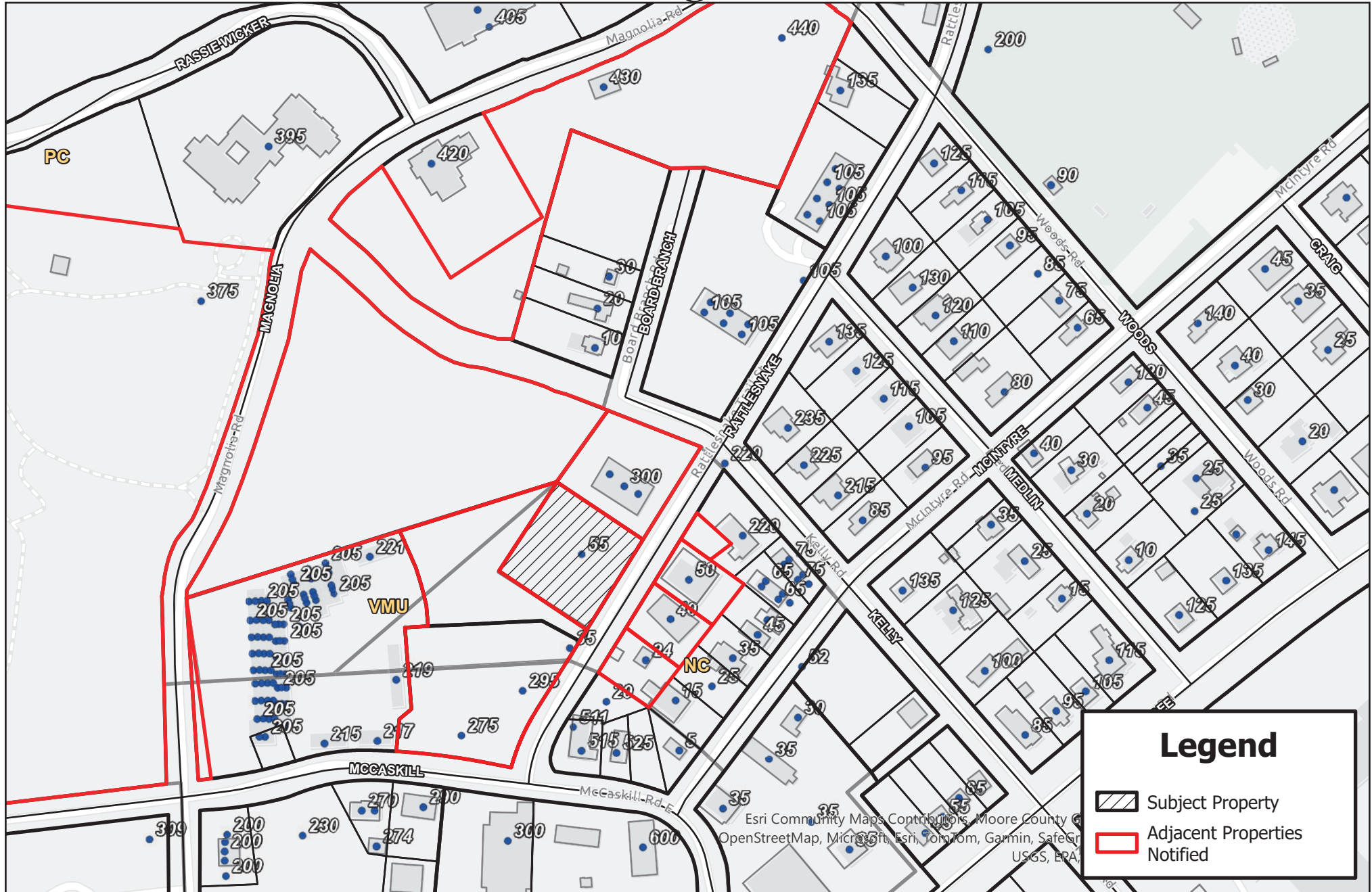
395 Magnolia Road, Pinehurst, N.C.

Livestreamed at: www.vopnc.org/live

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As the owner of said property, or an owner of adjacent property, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at the Planning and Inspections Department, Village Hall, 395 Magnolia Road, Pinehurst, North Carolina, Monday through Friday from 8:30 AM to 5:00 PM **OR** will be available online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>. For more information, please call (910) 295- 2581.

Public Hearing Notification



0 370 740 Feet

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July 10, 2025 55 Rattlesnake Trail Rezoning Request



ZOLA HOLDINGS, LLC
75 DALRYMPLE ROAD
PINEHURST,NC,28374

ATLAS INSPECTIONS, LLC
8 BRASSIE LANE
JACKSON SPRINGS,NC,27281

MCKENZIE, CONNIE
500 LINDEN RD
PINEHURST,NC,28374-9074

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

490 BROAD, LLC
275 SE BROAD ST
SOUTHERN PINES,NC,28387

GILLEY, KIMBERLY P
PO BOX 2139
PINEHURST,NC,28370

GILLEY, KIMBERLY P
PO BOX 2139
PINEHURST,NC,28370

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374