



**PLANNING AND ZONING BOARD
DECEMBER 7, 2017
COUNCIL CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
 - A. Minutes from November 2, 2017
- III. New Business
 - A. Presentation and Discussion on the Fiscal Land Use Analysis and Tool
 - B. P&Z Subcommittee Updates
 - 1. Village Center Ground Floor Uses
 - 2. Small Cell Wireless Regulations
 - 3. Sign Ordinance Modifications/Rewrite
- IV. General Business
- V. Next Meeting Date
 - C. January 4, 2018
- VI. Comments from Attendees
- VII. 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.



MINUTES FROM NOVEMBER 2, 2017
ADDITIONAL AGENDA DETAILS:

ATTACHMENTS:

Description

📎 Minutes from November 2, 2017



**Planning and Zoning Board
November 2, 2017
Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
4:00 PM**

Board Members in Attendance:

Leo Santowasso, Chair
David Kelley, Vice-Chair
Cyndie Burnett, Board Member
Kevin Drum, Board Member
Fred Engelfried, Board Member
Jeff Haarlow, Board Member
Myles Larsen, Board Member

Board Members Absent:

Julia Latham, ETJ Board Member
Mike Marsh, Vice-Chair

Staff in Attendance:

Bruce Gould, Principal Planner
Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Leo Santowasso, Chair called the meeting to Order. After staff polled the Board, Chair Leo Santowasso confirmed that there was a quorum present.

II. Approval of Minutes

A. October 5, 2017

Kevin Drum made a motion to approve the October 5, 2017 Minutes; Jeff Haarlow seconded the motion, which was unanimously approved.

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Upon a motion by Fred Engelfried, and seconded by David Kelley, the Board unanimously agreed to recess its regular meeting and enter into Public Hearing #1.

III. New Business

A. Public Hearing No. 1

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 10 acres. This property is located at Murdocksville Rd. and Centennial Blvd. This property is further defined as being a portion of Moore County PID # 2000657. The property is currently zoned R-30 (Medium Density Residential). This proposed map amendment would change the zoning of the property to OP-CD (Office and Professional-Conditional District). The property is currently vacant. The proposed use of the property is a ± 36,000 sq. ft. office and research and development facility for Golf Pride corporate headquarters. The applicant is Dick Higginbotham and the owner is Pinehurst, Inc.

Bruce Gould, Principal Planner confirmed that legal ads were run, and he read portions of the staff report into the record.

Bob Koontz, KoontzJones Design; James Ledford, Golf Pride President; Tom Pashley, President and CEO for Pinehurst Resorts; and Jim Compton, Architect for Cline Design were all present to answer any questions or address any concerns of the Board.

Tom Pashley spoke to the Board on why building Golf Pride Headquarters adjacent to Golf Course No. 8, will be an asset to the Resorts guests and to the community.

Bob Koontz gave a presentation on the location, the design and uses of the proposed Golf Pride Headquarters.

James Ledford gave the Board an overview of Golf Pride Headquarters, a division of the international conglomerate Eaton Corporation.

Jim Compton addressed the architecture of the proposed building and that the design as far as size and scale, came from several buildings in Pinehurst to include the Resort Club House and Spa and the Fair Barn.

Bob Koontz discussed that the following exceptions/modifications be made as allowed for in section 6.2.4 of the Pinehurst Development Ordinance, that were submitted along with the request for the rezoning:

- 1) A waiver from the sidewalk required along Murdocksville Road.*
- 2) Inclusion of the research and development land use within this conditional district.*
- 3) Modification of the parking requirements based on the research and development use.*
- 4) Increase of building height from 35 'to 38.5'.*
- 5) A 50% increase in the allowable signage dimensions*

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Partners in Progress Executive Director, Pat Corso, local Developer, Marty McKenzie and resident Joel Shriberg all spoke in favor of the project. No one spoke against it.

Upon a motion by David Kelley, seconded by Myles Larsen, the Board unanimously agreed to close Public Hearing #1 and re-enter into its regular meeting.

Chair Santowasso raised an issue about site distances at the new drive. After discussions, Tom Pashley agreed that site triangles would be added and placed as a condition of approval.

After further discussions by the Board, David Kelley made a motion to approve the request for an Official Zoning Map Amendment This map amendment would rezone one parcel of land consisting of approximately 10 acres. This property is located at Murdocksville Rd. and Centennial Blvd. with the condition that site triangles be added on each side of the entrance to Golf Pride Headquarters. Kevin Drum read from the staff report regarding how the project and the rezoning are consistent with the Pinehurst 2010 Long Range Plan. The motion takes into consideration the changing needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan amended, October 11, 2011, in that the Village "should seek ways to enhance the overall community spirit and the pride and sense of community that exists in the Village of Pinehurst. Placing the corporate headquarters of the leading grip manufacturer in the golf industry, adjacent to Golf Course No. 8, would meet this objective." Myles Larsen seconded the motion.

Poll the Board:

<i>Fred Engelfried</i>	<i>Yes</i>
<i>Myles Larsen</i>	<i>Yes</i>
<i>David Kelley</i>	<i>Yes</i>
<i>Kevin Drum</i>	<i>Yes</i>
<i>Jeff Haarlow</i>	<i>Yes</i>
<i>Cyndie Burnett</i>	<i>Yes</i>

The vote carried 6-0 for the rezoning and to recommend to Village Council.

Upon a motion by Fred Engelfried and seconded by David Kelley, the Board unanimously agreed to recess its regular meeting and enter into Public Hearing #2.

B. Public Hearing No. 2

The purpose of the public hearing is to hear and receive comment on the proposed **Re-adoption of the Pinehurst Development Ordinance**. This document will replace the existing Pinehurst Development Ordinance. The Pinehurst Development Ordinance will apply to all properties within the village limits and extraterritorial jurisdiction (ETJ). The intent of the re-adoption is to codify the existing ordinance in preparation to place the document on the American Legal website and to amend the document based on changes to State Law.

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Bruce Gould, Principal Planner confirmed that legal ads were run and he read portions of the staff report into the record.

American Legal is to house the Pinehurst Development Ordinance (PDO) on its website as is currently done with the Municipal Code. In order to accomplish this it was necessary for them to codify the ordinance and reformat elements within the document to bring it in line with their protocols. In doing so, some numbering was changed around and other formatting changes have been made. The result of this is a need to re-adopt the Ordinance for legal purposes.

Upon a motion by Fred Engelfried, seconded by Jeff Haarlow, the Board unanimously agreed to close Public Hearing #2 and re-enter into its regular meeting.

After discussions by the Board, Fred Engelfried made a motion to approve the Re-adoption of the Pinehurst Development Ordinance (PDO) as housing the PDO on the American Legal website, along with the Municipal Code, will provide the public with convenience and more timely updates along with bringing the PDO into conformance with state laws is in accordance with the 2010 Long Range Plan Comprehensive Plan Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public; Myles Larsen seconded the motion.

Poll the Board

<i>Fred Engelfried</i>	<i>Yes</i>
<i>Myles Larsen</i>	<i>Yes</i>
<i>David Kelley</i>	<i>Yes</i>
<i>Kevin Drum</i>	<i>Yes</i>
<i>Jeff Haarlow</i>	<i>Yes</i>
<i>Cyndie Burnett</i>	<i>Yes</i>

The vote carried 6-0 for the re-adoption of the Pinehurst Development Ordinance and to recommend to Village Council.

IV. General Business

The sub-committees for Rules of Procedures; Small Cell Wireless and Retail/Office are continuing to meet and have discussions.

V. Next Meeting Date

A. December 7, 2017

VI. Motion to Adjourn

David Kelley made a motion to adjourn the meeting. The motion was seconded by Jeff Haarlow and carried unanimously. The meeting adjourned at 5:55 pm.

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