

Village of Pinehurst
Planning and Zoning Board
MINUTES
January 7, 2016
Revised: February 1, 2016

Planning and Zoning Board
January 7, 2016
Village Council Conference Room
4:00 p.m.



MINUTES

Board Members in Attendance:

Fred Engelfried, Chairman
Joel Shriberg, Vice Chairman
Richard Ashton, Board Member
Myles Larsen, Board Member
Leo Santowasso, Board Member
Betty Sapp, Board Member
Jay Snyder, Board Member

Board Members Absent:

Carol Henry, Board Member
David Kelley, Board Member

Staff in Attendance:

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

I. Call to Order

Chairman Fred Engelfried called the meeting to order and declared that there was a quorum present.

II. Approval of Minutes: December 3, 2015

Joel Shriberg made a motion to approve the December 3, 2015 Meeting Minutes; Leo Santowasso seconded the motion, which was unanimously approved.

III. Motion to Recess Regular Meeting and enter into a Public Hearing

Leo Santowasso made a motion to recess the Regular Meeting and enter into a Public Hearing; Betty Sapp seconded the motion, which was unanimously approved.

IV. Public Hearing:

The purpose of the public hearing was to consider an Official Text Amendment to the Pinehurst Development Ordinance (PDO) section 9.7.1.4 C Attached Sign Standards and section 9.7.1.4 D Freestanding Sign Standards. This proposed amendment would allow wall signage on buildings three stories or taller within the Hospital District to be a maximum of 225 square feet and allow for the amount of ground signage to be doubled within the same district. The applicant is FirstHealth of the Carolinas.

Jay Snyder stated that he was previously employed by FirstHealth. Joel Shriberg stated that he was presently on the Board for FirstHealth.

Bruce Gould, Principal Planner read portions of the staff report into the record for the request to name the building and for larger ground signage.

Michael Martin, Administrative Director of Creative Systems for FirstHealth and Tony Lopiccolo, Administrative Director of Facilities for FirstHealth were present to answer any questions or address any concerns of the Board.

Michael Martin gave an overview of the endowment left by Mr. and Mrs. Reid for the Reid Heart Center and the reasoning for the request for the larger wall signage. He went on to say that the Reid Heart Center is challenging to locate and many patients are from out of town. Having larger wall signage and additional ground signage would aid in way-finding. Naming and having signage on the Reid Heart Center building is the idea of the Board and Foundation to show appreciation of the endowment. Tony Lopiccolo reiterated what Michael Martin had to say and that he appreciated the Boards time and consideration in this matter.

V. Close the Public Hearing and re-enter into the Regular Meeting

Joel Shriberg made a motion to close the Public Hearing and to re-enter into a Regular Meeting; Jay Snyder seconded the motion, which was unanimously approved.

After discussion, Joel Shriberg made a motion to recommend approval of the request for a Text Amendment to the Pinehurst Development Ordinance (PDO) section 9.7.1.4 C Attached Sign Standards and section 9.7.1.4 D Freestanding Sign Standards. Bruce Gould, Principal Planner recommended to the board that after further thought and discussion with the applicant, the application be amended to read 'this proposed amendment would allow wall signage on buildings three stories or taller within the Hospital District to be a maximum of 225 square feet and allow two (2) ground signs per entrance for way-finding within the same district.' 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. Leo Santowasso seconded the motion, which was unanimously approved.

VI. Juniper Lake Property report

Recommendations will be forwarded to Village Manager, Jeff Sanborn who in turn will determine if the Village Council is interested in adding the report as a discussion item at a future meeting.

VII. Subcommittee report on recommended work plan for Highway 211

The Board has completed its recommendations for a work plan based on the 211 corridor study previously completed. An outside firm consulting firm is made part of that work plan recommendation and Kevin Reed, Planning and Inspections Director, advised that he hopes to include funding for same in the upcoming year's strategic plan.

VIII. Swimming pool regulation review

The Planning and Zoning Board has reviewed the existing and past regulations relative to above ground swimming pools at the request of Village Council.

As part of this review the Planning and Zoning Board also reviewed the North Carolina Building Code and its requirements for swimming pools. Appendix G of the Building Code defines swimming pools as follows; Any structure intended for swimming or recreational bathing that contains water over 24" deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs and spas.

It is the Planning and Zoning Board's recommendation that the Pinehurst Development Ordinance (PDO) be amended to define swimming pools as defined NC Building Code and then to further define a Seasonal Wading Pool (24" of water or less) separately and allow Seasonal Wading Pools with regulations. The Board feels this approach will accommodate a growing segment of the population while preserving neighborhood integrity as it exists, both overarched by a primary concern for safety. Staff has prepared a draft report regarding an above ground seasonal swimming pools amendment to forward to Village Council.

IX. New Business

Bruce Gould, Principal Planner informed the Board that rezoning of Sacred Heart Church will be coming before them and that Theo's will be submitting a variance request for additional exterior renovations.

Kevin Reed, Planning and Inspections Director informed the Board that he will not be able to attend the meetings to be held in February and March.

Bruce Gould, Principal Planner stated that a Motion to Dismiss has been filed as the Haas property on Everett Road has been sold.

Leo Santowasso is serving on the Update Committee for the Historic Commission.

X. Next Meeting Date: February 4, 2016

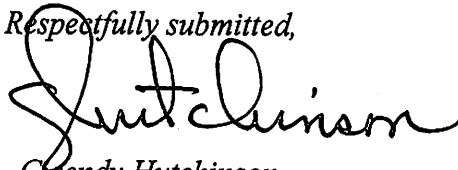
XI. Comments from attendees

There were no comments from attendees.

XII. Motion to Adjourn

Myles Larsen made a motion to adjourn the meeting. The motion was seconded by Betty Sapp and carried unanimously. The meeting adjourned at 5:35 pm.

Respectfully submitted,



*Wendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*