

**Village of Pinehurst
Planning and Zoning Board
Agenda
February 2, 2012**

395 Magnolia Road Pinehurst NC

- 1. Call to Order of the Regular Meeting (4:00pm)**
- 2. Approval of the January 5, 2012 Meeting Minutes**

Public Hearings:

1. Official text amendment to the Pinehurst Development Ordinance Section 13.1.1.4 Signage in the Village Mixed Use District (VMU). The purpose of this amendment is allow for exceptions to sign types and sign sizes within the VMU district if the signage is approved as part of a major special use permit. The applicant is the Village of Pinehurst.
 2. Official text amendment' to the Pinehurst Development Ordinance Section 13.1.1.6 a) & the addition of Section 13.1.1.6 c) Off Street Parking, Loading and Unloading areas in the Village Mixed Use District (VMU). This proposed amendment will not require the minimum parking requirement to apply for development proposals that consist of at least one of the historic structures listed in the NewCore Plan if it is shown that there is adequate public on or off street parking available to support the uses as part of the major special use process. The applicant is the Village of Pinehurst.
- 3. General Discussion**
 - 4. Adjournment**

**Village of Pinehurst
Planning and Zoning Board
February 2, 2012
Meeting Minutes**

395 Magnolia Road Pinehurst NC

Call to Order of the Regular Meeting (4:00pm)

Chairman Percy Bennett called the meeting to order and welcomed Board members, staff, as well as, those in the audience. Chairman Bennett informed those in the audience that they will be given the opportunity to comment. Chairman Bennett stated that comments should be limited to 3-5 minutes and that duplication of comments should be avoided.

Board members present:

*Percy Bennett
Richard Ashton
Byrd Gwynn
Kevin Hardt
Joel Shriberg*

Board members absent:

*Tom Campbell
Larry Cox
Betty Sapp
Jay Snyder*

Staff present:

Bruce Gould, Senior Planner and Gwendy Hutchinson, Planning and Administrative Assistant

Approval of the January 5, 2012 Meeting Minutes

Kevin Hardt made a motion to approve the January 5, 2012 meeting minutes; Byrd Gwynn seconded the motion, which was unanimously approved.

Public Hearings:

Chairman Bennett opened the Public Hearing.

Official text amendment to the Pinehurst Development Ordinance Section 13.1.1.4 Signage in the Village Mixed Use District (VMU). The purpose of this amendment is allow for exceptions to sign types and sign sizes within the VMU district if the signage is approved as part of a major special use permit. The applicant is the Village of Pinehurst.

Official text amendment to the Pinehurst Development Ordinance Section 13.1.1.6 a) & the addition of Section 13.1.1.6 c) Off Street Parking, Loading and Unloading areas in the Village Mixed Use District (VMU). This proposed amendment will not require the minimum parking requirement to apply for development proposals that consist of at least one of the historic structures listed in the NewCore Plan if it

is shown that there is adequate public on or off street parking available to support the uses as part of the major special use process. The applicant is the Village of Pinehurst.

Bruce Gould, Senior Planner read the Comprehensive Statement into the record and discussed various sections from the New Core Plan that pertained to the proposed text amendments.

Doug Middaugh, citizen read into the record his comments regarding the proposed text amendments. (Comments on file for review).

SECTION 13.1.1.4 Signage and SECTION 13.1.1.6 a) & c) Off Street Parking, Loading, and Unloading

This proposed amendment is to allow development within the Village Mixed Use District to deviate from the existing signage regulations if the signage is approved as part of the special use permit. This will accommodate special signage needs such as wall murals or other signage that might be appropriate. Additionally, these amendments will allow for redevelopment or occupancy of historic structures to not have to provide off street parking for their uses if it is determined that adequate public parking is available.

The Village of Pinehurst Comprehensive Long Range Plan was recently amended. The intent of these amendments was to allow more flexibility in business development and to better support the needs of local business endeavors.

The Business/Institutional Development Section of the 2010 Comprehensive Long Range Plan indicates that the Village needs to be sensitive to the needs of businesses as a result of the economic downturn and needs to promote and assist business vitality not only in the Village Core, but all the commercial districts.

This section of the Comprehensive Plan also reads that there is a need in the commercial districts for signage to be in keeping with the character of Pinehurst, but be allowed to have reasonable changes to assist in promotion and business identity. This change would assist and help maintain the vitality of the business areas and be more user friendly to potential customers.

Allowing for flexibility in signage requirements and for public parking to accommodate all the parking requirements for historic structures in the Village Mixed Use District should assist in the development of this area and encourage businesses to locate there. This would appear to meet the intent of the newly incorporated Comprehensive Plan language.

The aforementioned references indicate that this proposed amendment is consistent with the 2010 Comprehensive Long-Range Village Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public.

After discussion, Kevin Hardt made a motion to approve Text Amendments SECTION 13.1.1.4 Signage and SECTION 13.1.1.6 a) & 13.1.1.6 c) Off Street Parking and to recommend to Village Council as it is in accordance with the 2010 Comprehensive Long-Range Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the Public; Byrd Gwinn seconded the motion, which was unanimously approved.

*Chairman Bennett closed the Public Hearing.
With no further discussion, the meeting was adjourned.*

Submitted by,


Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst