Village of Pinehurst
Planning and Zoning Board
Agenda
February 3, 2011

395 Magnolia Road Pinehurst, NC 28374

1. **Call to Order of the regular meeting (4:00 p.m.)**

2. **Approval of the December 2, 2011 Meeting Minutes**

Public Hearing:

1. Official text amendment to the Pinehurst Development Ordinance Section 10.2.1 Table of Permitted and Special Uses. This amendment will allow Nursing Homes in the R-5 (single family residential) zoning district as a major special use. The applicant is Rick Raynor on behalf of Daniel Worthy.

3. **General Discussion**

    1. **Subcommittee update**

4. **Adjournment**

Village of Pinehurst
Planning and Zoning Board
Meeting Minutes
February 3, 2011

395 Magnolia Road Pinehurst, NC 28374

Call to Order of the regular meeting (4:00 p.m.)

Board members present:
Percy Bennett
Richard Ashton
Tom Campbell
Larry Cox
Byrd Gwinn
Kevin Hardt
Betty Sapp
Joel Shriberg
Judy Townley

Board member Dick Ellis resigned from the Board.

Staff present:

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

Approval of the December 2, 2010 Meeting Minutes

Tom Campbell made a motion to approve the December 2, 2010 Meeting Minutes; Larry Cox seconded the motion, which was unanimously approved.

Public Hearing:

Chairman Bennett opened the Public Hearing

Official text amendment to the Pinehurst Development Ordinance Section 10.2.1 Table of Permitted and Special Uses. This amendment will allow Nursing Homes in the R-5 (single family residential) zoning district as a major special use. The applicant is Rick Raynor on behalf of Daniel Worthy.

Rick Raynor, Agent for Daniel Worthy was present to answer any questions or address any concerns of the Board.

Rick Raynor is asking for this text amendment to allow Nursing Homes in the R-5 (single family residential) zoning district as a major special use.

Dan Worthy thanked the Board for having him and Mr. Raynor to speak on this text amendment to allow Nursing Homes. Mr. Worthy expressed his desire in having the Nursing Home to aid in serving the citizens of Jackson Hamlet.

Citizen Leo Thomas stated that the Nursing Home has been a vision and would be a positive step in our community.

Chairman Bennett closed the Public Hearing.

After discussion, Kevin Hardt made a motion to approve this text amendment to allow nursing homes in the R-5 zoning district 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; Judy Townley seconded the motion, which was unanimously approved.

Chairman Bennett stated that this is a wonderful project and he will be attending the Village Council meeting in support of this text amendment.
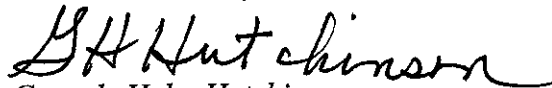
General Discussion

Subcommittee update

Kevin Hardt, Tom Campbell, Larry Cox and Bruce Gould represent residential development and open spaces. They gave an update to include that they have a lot of materials to review for their discussion at the next meeting. Larry Cox stated that neighborhoods need proper access for new development.

Betty Sapp, Byrd Gwinn, and Richard Ashton represent Non-residential development. They will be taking a field trip along Hwy 5 to look into setbacks, parking issues in order to make their recommendations. They have received homework to review from Bruce Gould, Senior Planner.

Percy Bennett and Judy Townley represent the Village Center. They too have received homework that they will be reviewing. Judy Townley stated that size vs. rent is not in proportion. Ms. Townley also stated that more businesses are for sale or have closed. There is a need to draw people to the Village Center.

With no further discussion, the meeting was adjourned.

Submitted by,

Gwendy Hahn Hutchinson
Planning and Administrative Assistant
Village of Pinehurst