

**Planning and Zoning Board
February 4, 2016
Council Conference Room
4:00 p.m.**



MINUTES

Committee Members in Attendance:

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

Committee Members Absent:

Carol Henry, Board Member
Myles Larsen, Board Member

Staff Present:

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: January 7, 2016

Leo Santowasso made a motion to approve the January 7, 2016 Minutes; Jay Snyder seconded the motion, which was unanimously approved.

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

Betty Sapp made a motion to recess the Regular Meeting and to go into the Public Hearing; Jay Snyder seconded the motion, which was unanimously approved.

IV. Public Hearing:

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 ± 9.6 acres. This property is addressed as 300 Dundee Rd. and is the current location of Sacred Heart Catholic Church. This property is further defined as being a part of Moore County LRK # 18993. This property is currently zoned R-10 (Single-family Residential). The proposed map amendment would change the zoning of the property to Conditional District R-10 for the purpose of adding a new parking lot consisting of 29 spaces, associated landscaping and walkways. This proposal will also increase the allowable impervious surface on the site from 40% to 55% and is seeking to allow future phases of development as a use by right versus a special use in the R-10 District. The applicant for this rezoning is Sacred Heart Catholic Church. The property owner is Bishop Joseph F. Gossman Roman Catholic Diocese, Raleigh, NC.

Bruce Gould, Principal Planner read portions of the Staff report into the record and confirmed that legal notices were sent; adjacent property owners were notified; and that the property had been properly posted.

Members of the Church and neighbors, Robert and Carol Brown spoke to the Board regarding their concerns on landscaping and the removal of trees to make way for the new parking spaces. Mr. Brown was also concerned with the height of the berm and the lack of plan for replanting the trees that will be removed, as well as changes to the plans that were not discussed at the Neighborhood meeting.

As required; the Church held a neighborhood meeting in November 2015 that was attended by 13-14 neighbors; 3 of which live on Dundee Road.

The following members of the Board are also members of the Church: Jay Snyder, Leo Santowasso and Richard Ashton.

V. Motion to recess the Public Hearing and go into the Regular Meeting

After a lengthy discussion among the Board members, Leo Santowasso made a motion to approve the request to add a new parking lot consisting of 29 spaces, associated landscaping and walkways; and the closing of an existing driveway; Joel Shriberg seconded the motion, which did not carry. The vote was 1-5 to close off the existing driveway.

David Kelley made a motion to approve the request to add a new parking lot consisting of 29 spaces; associated landscaping and walkways and not closing off the existing driveway and rezoning the property from R10 to Conditional District R10. This proposal will also increase the allowable impervious surface on the site from 40% to 45 % and to install landscaping per PDO standards and to revise the Concept Plan to meet Appendix C requirements; and that the addition of the new parking lots meets Pinehurst Development Ordinances; 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, Joel Shriberg seconded the motion, which was approved 5-1.

VI. New Business

Village Council to hear the Juniper Creek at their next meeting.

Bruce Gould, Principal Planner discussed with the Board that Sandhills Sharks is interested in swapping land with the Village of Pinehurst in order to have a larger plot in which to build. Bruce will keep the Board informed.

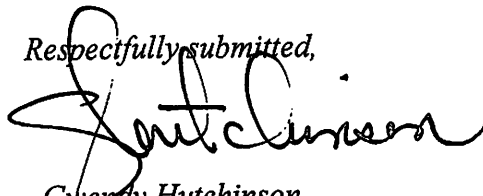
VII. Next Meeting Date: March 3, 2016

VIII. Comments from attendees
(See above)

IX. Adjourn

Joel Shriberg made a motion to adjourn the meeting. The motion was seconded by Fred Engelfried and carried unanimously. The meeting adjourned at 5:45 pm.

Respectfully submitted,



*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*