



**Village of Pinehurst
Planning and Zoning Board
Meeting Minutes
March 6, 2014
4:00 pm**

395 Magnolia Road Pinehurst, NC 28374

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

Chairman, Kevin Hardt called the meeting to order and welcomed Board members, staff, as well as, those in the audience. Chairman Hardt informed those in the audience that they will be given the opportunity to comment on the public hearing.

Board members present:

*Kevin Hardt
Richard Ashton
Fred Engelfried
Byrd Gwinn
Carol Henry
Betty Sapp
Joel Shriberg*

Board member absent:

Jay Snyder

Staff present:

*Bruce Gould, Senior Planner, Chad Hall, Senior Planner and
Gwendy Hutchinson, Planning and Administrative Assistant.*

Approval of the September 5, 2013 and the September 12, 2013 Meeting Minutes

Joel Shriberg made a motion to approve the September 5, 2013 and September 12, 2013 meeting minutes as submitted; Byrd Gwinn seconded the motion, which was unanimously approved.

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 1.48 acres. This property is addressed as 20 Lake Dornoch Drive. This property is further defined as being Moore County LRK #27823. This property is currently zoned RD (Recreational Development). The proposed map amendment would change the zoning of the property to R-30 (Single-family Residential). The property is developed with a single-family home; the purpose of this rezoning is to correct a mapping error. The applicant is The Village of Pinehurst and the owner for this rezoning is Jack and Linda Schwerman.

With no discussion, Byrd Gwinn made a motion to approve the Zoning Map Amendment to rezone one parcel of land consisting of approximately 1.48 acres at 20 Lake Dornoch Drive from RD (Recreational Development) to R-30 (Single-family Residential) to correct a mapping error) as this proposal takes into consideration the changing needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public and to recommend to Village Council; Betty Sapp seconded the motion, which was unanimously approved.

PH Senior Housing Text Amendment and Rezoning Deliberations

Julie Shea Sutton, was present to answer questions or address concerns of the Board.

Text Amendment

After discussion, Byrd Gwinn made a motion to approve the proposed Text Amendments, with the proposed change from retirement communities being permitted by right to a major special use as this proposal takes into consideration the changing needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public and to recommend to Village Council; Betty Sapp seconded the motion, which was unanimously approved.

Rezoning

Julie Shea Sutton, was present to answer questions or address concerns of the Board.

After discussion, Byrd Gwinn made a motion to approve the conditional use rezoning with the additions of conditions 7 and 8 as this petition proposal takes into consideration the changing

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needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public and to recommend to Village Council; Fred Engelfried seconded the motion, which was unanimously approved.

Please note that Condition 9 was struck by the Board.

Chairman Kevin Hardt made a motion to appoint Fred Engelfried as Vice-Chairman of the Planning and Zoning Board; Joel Shriberg seconded the motion, which was unanimously approved.

With no further discussion, the meeting was adjourned.

Submitted by,

Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst