



**Village of Pinehurst
Planning and Zoning Board
Meeting Minutes
April 4, 2013
4:00 pm**

395 Magnolia Road Pinehurst, NC 28374

Due to the absence of Chairman Percy Bennett; the Board voted unanimously that Kevin Hardt act as Chairman for this meeting.

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

Chairman Hardt called the meeting to order.

Board members present:

*Kevin Hardt
Richard Ashton
Alfred Engelfried
Byrd Gwinn
Carol Henry
Betty Sapp
Joel Shriberg
Jay Snyder*

Board member absent:

Percy Bennett

Staff present:

Bruce Gould, Senior Planner, Gwendy Hutchinson, Planning and Administrative Assistant; Andrea Correll, Planning and Inspections Director.

Village Clerk, Lauren Craig swore in members of the Board of Adjustment Board and observed the Planning and Zoning Board meeting.

Certification of a Quorum

Chairman Hardt confirmed that there was a quorum present.

Approval of the March 7, 2013 Meeting Minutes

Byrd Gwinn made a motion to approve the March 7, 2013 Meeting Minutes; Carol Henry seconded the motion, which was unanimously approved.

Chairman Hardt opened the Public Hearing.

Public Hearings:

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone four contiguous parcels of land consisting of approximately 16.2 acres. This property is addressed as 2090 Midland Rd. This property is further defined as being Moore County LRK's # 39692, 20090101, 39644 and a portion of 35897. This property is currently zoned R-30 (Single-family Residential). The proposed map amendment would change the zoning of the property to Conditional Use R-MF (Residential Multi-family) for the purpose of developing a mixture of detached and attached residences consisting of 70 units. The applicant and owner for this rezoning is Pat Molamphy (Citadel Development Group, LLC).

Bruce Gould, Senior Planner was present to answer any questions or address any concerns of the Board.

Bob Koonzt of Koontz Design was present to answer any questions or address any concerns of the Board. Bob Koontz also presented a PowerPoint presentation regarding the proposed development of a mixture of attached and detached residences consisting of 70 units.

The following from the audience spoke in favor; Maggie Barry, citizen; Blair Hall, citizen; and Jay Aslanian, General Manager of Longleaf Golf and Country Club.

Nancy Farina, adjoining property owner, stated her concerns regarding construction traffic on Knoll Road. Developer, Brandon Goodman responded that construction traffic would enter from Midland Road and would not have a need to use Knoll Road.

Chairman Hardt closed the Public Hearing.

After discussion, Jay Snyder made a motion to approve the request to rezone approximately 16.2 acres from R-30 to R-MF, with staff working with the applicant regarding the conditions; and to recommend to Village Council 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; Betty Sapp seconded the motion. The vote was 7-1.

Byrd Gwinn opposed the rezoning request.

The staff report for this request is available in the Planning Department.

The purpose of this public hearing is to consider an Official Text Amendment to the Pinehurst Development Ordinance in order to amend Appendix B Checklist for Single-Family Development Review Application. The purpose of this amendment is to provide for an alternate means of providing exterior material samples to the village for review as part of the single family development review process. The applicant is the Village of Pinehurst.

Bruce Gould, Senior Planner was present to answer any questions or address any concerns of the Board.

There was no discussion from the audience. Chairman Hardt closed the Public Hearing.

After discussion, Joel Shriberg made a motion to approve the text amendment amending Appendix B Checklist for Single Family Development Review Application in order to provide an alternate means of providing exterior material samples to the Village for review as part of the single family development review process; 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; Jay Snyder seconded the motion, which was unanimously approved.

The staff report for this request is available in the Planning Department.

With no further discussion, Carol Henry made a motion to adjourn; Fred Engelfried seconded the motion, which was unanimously approved.