

**Village of Pinehurst
Planning and Zoning Board
April 7, 2011**

395 Magnolia Road Pinehurst NC 28374

- 1. Call to Order of the Regular Meeting (4:00pm)**
- 2. Approval of the March 3, 2011 Meeting Minutes**
- 3. Public Hearing:**

Official Zoning Map Amendment. This map amendment would rezone two parcels of land consisting of approximately 6 acres. This property is addressed as 9920 US Hwy. 15/501 and is the site of the Latter-Day Saints Church. This properties are currently zoned R-30 (Residential) and RD (recreational). The proposed map amendment would change the zoning of the properties to Conditional Use OP (Office and Professional). The applicant is Michael McLeod as agent for the owners of the properties, Church of Christ of the Latter-Day Saints and Pinehurst Resorts. The properties are further defined as being Moore County LRK #'s 991551 & part of 24968. The applicant has offered the following conditions for the use of the property;

- Limit the use of the property to only churches
 - Limit the maximum impervious surface on the property to 55%
- 4. Reports from the Sub-Committee members**
 - 5. General Discussion**
 - 6. Adjournment**

**Village of Pinehurst
Planning and Zoning Board
April 7, 2011
Meeting Minutes**

395 Magnolia Road Pinehurst NC 28374

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

Chairman Percy Bennett called the meeting to order.

Board members present:

*Percy Bennett
Richard Ashton
Tom Campbell
Larry Cox
Byrd Gwinn
Kevin Hardt
Joel Shriberg
Jay Snyder*

Board member absent:

Betty Sapp (excused)

Staff present:

*Andrea Correll, Planning and Inspection Director; Bruce Gould, Senior Planner; and
Gwendy Hutchinson, Planning and Administrative Assistant*

Approval of the March 3, 2011 Meeting Minutes

*Kevin Hardt made a motion to approve the March 3, 2011 Meeting Minutes; Tom Campbell
seconded the motion, which was unanimously approved.*

Public Hearing:

Chairman Bennett opened the Public Hearing.

Official Zoning Map Amendment. This map amendment would rezone two parcels of land consisting of approximately 6 acres. This property is addressed as 9920 US Hwy. 15/501 and is the site of the Latter-Day Saints Church. These properties are currently zoned R-30 (Residential) and RD (recreational). The proposed map amendment would change the zoning of the properties to

Conditional Use OP (Office and Professional). The applicant is Michael McLeod as agent for the owners of the properties, Church of Christ of the Latter-Day Saints and Pinehurst Resorts. The properties are further defined as being Moore County LRK #'s 991551 & part of 24968. The applicant has offered the following conditions for the use of the property;

- Limit the use of the property to only churches
- Limit the maximum impervious surface on the property to 55%

Bruce Gould, Senior Planner read from the staff report (see below) to be entered into the record.

Staff Report Analysis:

This rezoning request is to encompass the existing 3 acres of property (LRK # 991551) owned by the Church of Latter-Day Saints and an additional 3 acres of property (p/o LRK # 24968) the church will be purchasing from the Pinehurst Resort.

The surrounding properties are a mix of Pinehurst and Southern Pines Zoning Districts. To the Northwest and Southwest are Pinehurst Zoned Properties. These properties are zoned RD and R-MF (residential multi-family). The RD property located to the Northwest is currently the operations and maintenance area for the golf course #7 facility. It is also separated from this property by a creek, floodplain and some wetlands. The properties to the Southwest are a series of platted lots that are currently used for Pinehurst Resort membership purposes only and are currently unbuildable due to not meeting zoning requirements.

To the Southeast and Northeast are Town of Southern Pines zoned properties. The property to the Northeast is zoned FRR (Facilities Resources Recreation) and is the site of Pinecrest High School. This property is separated from the rezoning by US Hwy 15/501; a four lane divided federal hwy. The immediate adjacent area of the Pinecrest High School tract is undeveloped. The property to the Southeast is zoned PD (Planned Development) and is currently vacant.

The other uses of property in the immediate area off of Hwy. 15/501 consist of two hotels, the maintenance facility for the Pinehurst National Golf Course, a strip commercial development and an office park subdivision.

As part of the proposed Conditional Use rezoning the applicant has incorporated the following conditions be attached to the properties;

1. *The use of the property will be limited to only church uses*
2. *The maximum impervious surface coverage on the property will be limited to 55% (OP zoning allows for 65%)*

Upon examining the surrounding zoning designations and the existing land uses church uses are compatible with the existing conditions.

Recommendation: *The Planning Staff recommends approval of the rezoning request to Conditional Use OP, with the incorporated conditions mentioned previously in this analysis.*

Comprehensive Plan Consistency Statement:

The intent of the rezoning application is to allow the LDS church to develop as a use by right. Under the current R-30 designation churches are only permitted as a major special use. If rezoned to CU-OP church uses would be permitted by right and any modification to the site would only require site plan approval.

Page 28 of the Pinehurst 2010 Comprehensive Long Range Plan indicates that the village should seek ways to enhance the overall community spirit and the pride and sense of community that exists in Pinehurst.

Page 3 of the 2010 Comprehensive Long Range plan indicates that the Village of Pinehurst intends to address community needs in the most efficient and cost effective ways. Places of worship are certainly a community need and allowing this established church to modify its environ and grow as a permitted use with the mentioned conditions 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.

Michael McLeod, agent for the owners of the properties, Church of Christ of the Latter-Day Saints and Pinehurst Resorts was present to answer any questions or address any concerns of the Planning and Zoning Board.

John Hoffmann, citizen; spoke out against the re-zoning for additional parking spaces and stressed that they should not go over 40%. Other churches such as Village Chapel and Community Presbyterian Church are held to 40%.

Chairman Bennett closed the Public Hearing.

Jay Snyder asked if there any environmental issues such as the wetlands. Bruce Gould, Senior Planner responded that there are and he and Mr. McLeod gave an approximate location of the wetlands and floodplain.

After extensive discussions, Kevin Hardt made a motion to approve the Zoning Map Amendment as requested by Latter-Day Saints Church from R-30 (Residential) and RD (recreational) to Conditional Use OP (Office and Professional) with proposed conditions; Larry Cox seconded the motion.

Byrd Gwinn opposed the rezoning.

The vote carried (7-1).

Reports from the Sub-Committee members

Kevin Hardt presented to Village Council a paired down version of the thoroughfare presentation.

Village Council asked staff to proceed with their recommendations as well as, prepare a synopsis of what tools are available for future discussions.

The goal is to protect area outside Pinehurst and their ETJ. The Board and Village Council will need corporation from Moore County Commissioners to adopt the thoroughfare plan as well as, a transportation plan.

Bruce Gould, Senior Planner took the Business Development sub-committee members on a field trip to many areas of Pinehurst and its ETJ comparing good development and bad development.

Members are making recommendations to implement new development and to report back to the Planning and Zoning Board.

Adjournment

*With no further discussion, Tom Campbell made a motion to adjourn the meeting;
Jay Snyder seconded the motion, which was unanimously approved.*

Submitted by,

A handwritten signature in black ink, appearing to read "G H Hutchinson". The signature is written in a cursive, flowing style.

*Gwendy Hahn Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*