



**Village of Pinehurst  
Planning and Zoning Board  
Meeting Minutes  
May 2, 2013  
4:00 pm**

---

**395 Magnolia Road Pinehurst, NC 28374**

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

*Chairman Percy Bennett called the meeting to order and welcomed Board members, staff, as well as, those in the audience. Chairman Bennett informed those in the audience that they will be given the opportunity to comment on the public hearing. Chairman Bennett stated that comments should be limited to 3-5 minutes, and that duplication of comments should be avoided.*

**Board members present:**

*Percy Bennett  
Richard Ashton  
Fred Engelfried  
Byrd Gwinn  
Kevin Hardt  
Betty Sapp  
Joel Shriberg  
Jay Snyder*

**Board member absent:**

*Carol Henry*

**Staff present:**

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

**Approval of the April 4, 2013 Meeting Minutes**

*Kevin Hardt made a motion to approve the April 4, 2013 meeting minutes; Fred Engelfried seconded the motion, which was unanimously approved.*

*Chairman Bennett confirmed that there was a quorum present and 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 the property addressed as 65 Magnolia Rd. This is the site of the "Magnolia Inn." This property is further defined as being Moore County Parcel ID # 00025544. The property is currently zoned H (Hotel District). The proposed map amendment would change the zoning of the property to VC (Village Commercial). The applicant for this request is the Village of Pinehurst.

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

*Bruce Gould, Senior Planner read into the record portions of the staff report. The proposed Village Commercial District is established as a district in which the principal use of land is for village scale commercial and service uses to serve the surrounding districts. The surrounding properties contain multiple zoning designations and land uses which are depicted on the inserted map. The Village has requested a rezoning to VC as an appropriate incremental expansion of the Village Center as outlined in the 2010 Comprehensive Long*

*There were no comments from the audience. Chairman Bennett closed the Public Hearing.*

*After discussion, Kevin Hardt made a motion to approve the rezoning of the "Magnolia Inn" from Hotel District – HD to Village Center – VC 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 Long -Range Plan amended October 11, 2011. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public; Betty Sapp seconded the motion. Byrd Gwinn opposed. The vote carried 7-1.*

*Copies of the staff report are available in the Planning Department.*

*Chairman Bennett opened the Public Hearing.*

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone the properties addressed as 155 Cherokee Rd. and 50 Dogwood Rd. These are the sites of the "Holly Inn" and the "Pine Crest Inn," respectively, and include the

Village of Pinehurst  
Planning and Zoning Board  
May 2, 2013  
Meeting Minutes

property owned by the Pine Crest Inn that is currently used as a public parking lot, and associated rights of ways. These properties are further defined as being Moore County Parcel

ID's # 00014105, 00024634, 00024635, 00024633. This proposed rezoning would change the zoning of the property from H (Hotel District) designation to VC (Village Commercial) zoning designation. The applicant for this request is the Village of Pinehurst.

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

*Bruce Guild, Senior Planner read into the record portions of the staff report. The proposed Village Commercial District is established as a district in which the principal use of land is for village scale commercial and service uses to serve the surrounding districts. This rezoning would facilitate the proposed parking structure to be located between the two lodging facilities and address some of the existing non-conformities at the locations including setbacks, parking and impervious surface coverage. The right of way of Dogwood Rd. is also included in this rezoning in order to better facilitate streetscape enhancements in the future.*

*There were no comments from the audience. Chairman Bennett closed the Public Hearing.*

*After discussion, Kevin Hardt made a motion to motion to approve the rezoning of the "Holly Inn" and the "Pine Crest Inn" from Hotel District – HD to Village Center – VC 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 Long -Range Plan amended October 11, 2011. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public; Fred Engelfried seconded the vote. Byrd Gwinn opposed. The vote carried 7-1.*

*Copies of the staff report are available in the Planning Department.*

*Chairman Bennett opened the Public Hearing.*

The purpose of this public hearing is to consider an Official Text Amendment to the Pinehurst Development Ordinance in order to amend Section 10.2.5.8(c)(3) – Signs Permitted in Non-Residential Districts. The amendment will add a new section for wall and/or window signs for Multi-Tenant Locations. The new section will be designated (iii) and add an exception to the wall signage requirements for existing Automobile Dealerships located within the Historic Preservation Overlay district. The new specifications will allow more than one wall sign, with the collective dimensions of the wall signs to not exceed fifty-six (56) square feet. The maximum height of letters shall not exceed twenty-four (24) inches. The applicant is the Village of Pinehurst.

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



*Bruce Gould, Senior Planner read into the record portions of the staff report. Over the past couple of years, Clark Chevrolet has been working with the corporate offices of Chevrolet to meet the corporate model for its dealership. This has necessitated some text amendments to the Pinehurst Development Ordinance in order to work with the dealership so that they can remain in good standing with the corporate office. This proposed amendment would allow additional flexibility with wall signage while at the same time limiting it only to auto dealerships in the historic district. Clark Chevrolet is the only car dealership that would benefit from this amendment.*

*There were no comments from the audience. Chairman Bennett closed the Public Hearing.*

*After discussion, Kevin Hardt made a motion to approve the text amendment Section 10.2.5.8(c) (3) – Signs Permitted in Non-Residential Districts 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 Long -Range Plan amended October 11, 2011. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public; Fred Engelfried seconded the motion, which was unanimously approved.*

*With no further discussion, Kevin Hardt made a motion to adjourn; Betty Sapp seconded the motion, which was unanimously approved.*

Submitted by



Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst