

**Village of Pinehurst
Planning and Zoning Board
May 5, 2011**

395 Magnolia Road Pinehurst NC 28374

1. **Call to Order of the Regular Meeting (4:00pm)**
2. **Approval of the April 7, 2011 Meeting Minutes**

Public Hearing:

1. **Official Zoning Map Amendment.** This map amendment would rezone two parcels of land consisting of approximately 11.26 acres. This property is addressed as 220 Campground Rd. and is the site of Christ Community Church. These properties are currently zoned R-20. The proposed map amendment would change the zoning of the properties to Conditional Use OP (Office and Professional). The applicant is Christ Community Church. The properties are further defined as being Moore County LRK #'s 17552 and part of LRK # 17546. The specific property is shown on the recombination plat recorded in Deed Book 15 Page 305 in the Moore County Register of Deeds. The applicant has offered the following conditions for the use of the property;
 - Limit the use of the property to only churches
2. **Official text amendment to the Pinehurst Development Ordinance Section 10.2.3.3 Location and Design of Parking Areas/Stacking Lanes.** This amendment will allow parking areas serving public parks to be graded gravel if they do not exceed 15 spaces. The amendment also modifies the handicapped parking language so that it shall comply with local, state and federal regulations. The applicant is the Village of Pinehurst.
3. **Report from the Sub-committee members**
4. **General Discussion**
5. **Adjournment**

**Village of Pinehurst
Planning and Zoning Board
Meeting Minutes
May 5, 2011**

395 Magnolia Road Pinehurst NC 28374

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

Chairman Percy Bennett called the meeting to order.

Board member present:

*Percy Bennett
Richard Aston
Tom Campbell
Byrd Gwinn
Betty Sapp
Joel Shriberg
Jay Snyder*

Board members absent:

*Larry Cox (excused)
Kevin Hardt (excused)*

Staff present:

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

Approval of the April 7, 2011 Meeting Minutes

Joel Shriberg made a motion to approve the April 7, 2011 Meeting Minutes; Tom Campbell seconded the motion, which was unanimously approved.

Chairman Bennett opened the Public Hearing.

Public Hearing:

1. **Official Zoning Map Amendment.** This map amendment would rezone two parcels of land consisting of approximately 11.26 acres. This property is addressed as 220 Campground Rd. and is the site of Christ Community Church. These properties are currently zoned R-20. The proposed map amendment would change the zoning of the properties to Conditional Use OP (Office and Professional). The applicant is Christ Community Church. The properties are further defined as being Moore County LRK #'s 17552 and part of LRK # 17546. The specific property is shown on the recombination plat recorded in Deed Book 15 Page 305 in the Moore County Register of Deeds. The applicant has offered the following conditions for the use of the property;
 - Limit the use of the property to only churches

Jonathan Heckethorn and Fred Bruckheimer were present to answer any questions or address any concerns of the Planning and Zoning Board.

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

Staff Report Analysis

The applicant requests a conditional use rezoning of +/- 11.26 acres of property currently zoned R-20 (Residential) to CU OP (conditional use office and professional).

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone two parcels of land. This property is addressed as 220 Campground Rd. The proposed map amendment would change the zoning of the property to Conditional Use Office and Professional. The applicant for this proposal is Christ Community Church. These properties are owned by Christ Community Church. The properties are further defined as being Moore County LRK # 17552 & part of LRK # 17546.

Analysis:

This rezoning request is to encompass the ± 11.26 acres of property (LRK # 991551) owned by Christ Community Church. This includes the ±9.39 acres (LRK # 17552) that the church owned when building its initial phase of development and an additional 1.87 acres (part of LRK # 17546) recently purchased.

The surrounding properties are a mix of Pinehurst and Moore County Zoning. To the Northwest and Southwest are Moore County zoned properties. These properties are separated from the proposed rezoning by US Hwy. 15/501. These properties are zoned B-2 (highway commercial), RA-2 (residential agriculture-2), and RA-20 (residential agriculture-20).

To the East, Southeast and Northeast are Village of Pinehurst zoned properties. These properties are primarily separated from the proposed rezoning by Campground Rd. The properties to the Northeast are zoned R-20 (Single Family residential) and are vacant or contain vacant dilapidated structures. The property to the East and Southeast is zoned R-20 and is the site of the FirstHealth Hospice Campus that is currently under construction.

The other uses of property in the immediate area off of Hwy. 15/501 consist of a gas station, the senior center and vacant properties.

As part of the proposed Conditional Use rezoning the applicant has incorporated the following condition to the properties;

- 1. The use of the property will be limited to only church uses*

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

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 Christ Community Church to develop as a use by right. Under the current R-20 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.

After discussion, Joel Shriberg made a motion to approve the request to a conditional use rezoning of +/- 11.26 acres of property currently zoned R-20 (Residential) to CU OP allowing this established church to modify its environ and grow as a permitted use with the mentioned condition and the use of

the property will be limited to only church uses 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, which was unanimously approved.

2. Official text amendment to the Pinehurst Development Ordinance Section 10.2.3.3 Location and Design of Parking Areas/Stacking Lanes. This amendment will allow parking areas serving public parks to be graded gravel if they do not exceed 15 spaces. The amendment also modifies the handicapped parking language so that it shall comply with local, state and federal regulations. The applicant is the Village of Pinehurst.

Mark Wagner, Director of Parks and Recreation was present to answer any questions or address any concerns. Mark Wagner stated that an Eagle Scout has volunteered to put in a (9) nine hole disc golf course as a scouting project.

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

SECTION 10.2.3.3 Location and Design of Parking Areas/Stacking Lanes

The Village of Pinehurst is proposing this text amendment to the Pinehurst Development Ordinance (PDO). This amendment would allow gravel parking to be used for public parks if the parking areas do not exceed 15 spaces.

The intent of this amendment is to allow for intermediate development of Public Parks within the Village of Pinehurst. The West Pinehurst (Chicken Plant Rd.) Park was purchased several years ago using grant funds. A condition of those funds was that the park lands be available to the public. At this time no master plan has been done for this park's development. Until such time as a master plan is developed Parks and Recreation staff would like to construct a small parking lot to serve the park lands and the 9 hole disc golf course currently under construction. Once a master plan for the park is developed the park will then be developed over time in several phases. At that time more formalized parking areas will be constructed. Requiring paved parking before the master plan completion could require more costly parking areas to be removed. Allowing gravel would reduce the cost of any revised parking scenarios.

Section 2.3 of the Village of Pinehurst Comprehensive Parks and Recreation Master Plan says "To attract and meet the needs of residents and visitors, the Village will have to continually evaluate its recreation and ancillary facilities and offer an expanding selection of recreational opportunities.

Section 4 of the Parks and Recreation Master Plan indicates that if the Village is to continue to provide good recreational opportunities to the users of its facilities, expansion of existing parks and facilities will have to be developed in the near future.

Two of the main goals of the comprehensive plan are to enhance the quality of life for present and future generations and to address community needs in the most efficient and cost-effective manner.

Page 28 of the 2010 Comprehensive Plan says "It is also important to note that the overall composition of the community is changing. The number of residents in the younger age groups is increasing and this is changing the types of open space and recreation desired in the community. In addition, fewer households belong to the Resort (once a major amenity used to entice lot sales) and so the Village may need to do more in the future to meet the open space and recreation needs of residents."

Page 29 says "Since open space and trails contribute to the overall ambience and quality of life of residents and the overall experience of visitors, we should establish a meaningful open space system and provide trails within the community. This will enhance our quality of life, reinforce our residential and resort lifestyles, and help support overall property values in the community."

The proposed text amendment will allow for the development of additional open space and make the recreational amenities available to the public thereby adding to the quality of life and providing for the needs of the community. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public.

Doug Middaugh, Citizen asked the intent of the text amendment and what area it could be used.

Chairman Bennett closed the Public Hearing.

After discussion, Jay Snyder made a motion to approve the text amendment to the Pinehurst Development Ordinance Section 10.2.3.3 Location and Design of Parking Areas/Stacking Lane's to allow as a permitted use with the mentioned condition the additional language limiting to district parks as defined by the Parks and Recreation Master Plan is therefore deemed to be in accordance with the 2010 Comprehensive Plan. Achieving goals in accordance with the 2010 Comprehensive Plan is considered reasonable and in the best interest of the public; Tom Campbell seconded the motion, which was unanimously approved.

General Discussion

Business Development Sub-Committee are focusing on streetscapes and gateways to improve the look and appearance when entering into the Village of Pinehurst. The sub-committee will also have recommendations to implement new development and to report back to the Planning and Zoning Board members at their next meeting.

Tom Campbell mentioned the "mounds" that were recently installed on Hwy 5. Tom Campbell questioned the approval or authority for the new landscaping.

Larry Cox informed the Board that Village Council approved the thoroughfare presentation.

Village Council asked staff to proceed with their recommendations.

The following spoke or had comments:

John Hoffmann, Citizen and Doug Middaugh, Citizen had comments.

With no further discussion, the meeting was adjourned.

Submitted by,

A handwritten signature in cursive script that reads "Gwendy Hahn Hutchinson".

Gwendy Hahn Hutchinson
Planning and Administrative Assistant
Village of Pinehurst