

**Village of Pinehurst
Planning and Zoning Board
June 2, 2011**

395 Magnolia Road Pinehurst NC 28374

- 1. Call to Order of the Regular Meeting (4:00pm)**
 - 2. Approval of the May 5, 2011 Meeting Minutes**
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Public Meeting:

3. Request by PCC Realty Corp. for a Major Subdivision Review in order to construct a single family residential development consisting of 9 lots. This property is also identified as Moore County LRK #'s 30534 and 24689. This proposed development is located at PGA Blvd and Midland Rd and is the site of the old World Golf Hall of Fame and will consist of approximately 19.05 acres of land and be called Hall of Fame Subdivision. This development will be incorporated into Fairwoods on # 7.
- 4. Reports from the Sub-Committee members**
- 5. General Discussion**
- 6. Adjournment**

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Planning and Zoning Board
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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
Larry Cox
Byrd Gwinn
Kevin Hardt
Betty Sapp
Joel Shriberg*

Board member absent:

*Tom Campbell (excused)
Jay Snyder (excused)*

Staff present:

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

Approval of the May 5, 2011 Meeting Minutes

*Joel Shriberg made a motion to approve the May 5, 2011 meeting minutes; Richard Ashton
seconded the motion, which was unanimously approved.*

Chairman Bennett opened the Public Hearing.

Public Meeting:

Request by PCC Realty Corp. for a Major Subdivision Review in order to construct a single family residential development consisting of 9 lots. This property is also identified as Moore County LRK #'s 30534 and 24689. This proposed development is located at PGA Blvd and Midland Rd and is the site of the old World Golf Hall of Fame and will consist of approximately 19.05 acres of land and be called Hall of Fame Subdivision. This development will be incorporated into Fairwoods on #7.

Lou Sadler, RLA, Project Manager and Landscape Architect with the Hayter Firm was present to answer any questions or address any concerns of the Board.

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

Project Analysis

Project Setting

The Hall of Fame Subdivision is a proposed ±19.05 acre single family residential development located at PGA Blvd and Midland Rd. in the front section of Fairwoods on 7. The applicant is proposing to subdivide the property and develop 9 new single family home sites and areas of open space totaling 6.98 acres. The development proposal takes into account the existing features of the property and environmental constraints. The intention is to incorporate this new development into the Fairwoods on 7 Community once completed and move the gates to accommodate this.

Lot Sizes

The proposed single family development consists of nine lots along two new streets. Within the R-30 zoning district the minimum allowable lot size is 30,000 square feet or .69 acres of land. The smallest lot is 31,921 square feet or .73 acres and the largest lot is 43,715 square feet or 1 acre. The average lot size within this proposed development is 36,914 square feet or .85 acres.

Watershed Area

This project is not located within a watershed protection area.

Dimensional Criteria

The proposed major subdivision complies with the dimensional criteria of the R30 Zoning District.

Infrastructure and Zoning Criteria

The proposed major subdivision has been reviewed by the Technical Review Committee and found to be compliant with all applicable regulations.

Staff Recommendation

Staff recommends approval of this project.

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Joel Shriberg recommended to Lou Sadler that Padgett Court be considered as a street name.

Chairman Bennett closed the Public Hearing.

After discussion, Kevin Hardt made a motion to approve the request for a Major Subdivision located at PGA Blvd and Midland Road; Joel Shriberg seconded the motion, which was unanimously approved.

General Discussion

Bruce Gould, Senior Planner discussed with the Board plans for the upcoming Development Review Process to rewrite the Pinehurst Development Ordinance (PDO). Councilmember Nancy Fiorillo will be Chairwoman for this committee. Craig Lewis, Principal of the Lawrence Group will be the Consultant. Chairman Bennett, Kevin Hardt and Jay Snyder will be on the committee as well as planning staff Andrea Correll, Planning and Inspections Director; Bruce Gould, Senior Planner; Molly Goodman, Senior Planner; and Gwendy Hutchinson, Planning and Administrative Assistant. Bruce Gould stated that the process to rewrite the PDO could take six months to a year.

Adjournment

With no further discussion, Joel Shriberg made a motion to adjourn; Richard Ashton seconded the motion, which was unanimously approved.

Submitted by,



*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*