

**Village of Pinehurst
Planning and Zoning Board
Board of Adjustment
July 5, 2012
Agenda**

395 Magnolia Road Pinehurst NC

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

2.) Approval of the May 3, 2012 Meeting Minutes

Public Meeting:

1. Request by Carolina Eye Associates for a Major Site Plan Review in order to add approximately 12,500 of additional building space at 2170 Midland Rd. This proposed project will also include a complete redesign of the parking and landscaping on the site. This property is identified as Moore County LRK # 35838. The property owner is listed as MTMM Associates, LLC.
2. Request by The Village of Pinehurst for a Major Site Plan Review in order to make various changes to the existing sand parking lot and village green including the relocation and resurfacing of the parking lot and the creation of "Tufts Memorial Park" and associated elements at 1 Village Green Road East. This property is identified as Moore County LRK # 29682. The property owner is the Village of Pinehurst.

Public Hearing:

1. Official text amendment to the Pinehurst Development Ordinance in order to add Section 10.2.14.28 Improvement Guarantees. The purpose of this amendment is to allow for a means in which a final plat for a subdivision may be recorded prior to all required improvements being made. A financial guarantee would be required in lieu of the required improvements. The applicant is East Lake Development, LLC.

3) General Discussion

4) Adjournment

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Planning and Zoning Board
July 5, 2012
Meeting Minutes**

395 Magnolia Road Pinehurst NC

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 request for a text amendment. 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
Kevin Hardt
Carol Henry
Betty Sapp
Jay Snyder*

Board member absent:

*Richard Ashton
Byrd Gwinn
Joel Shriberg*

Staff present:

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

Approval of the May 3, 2012 Meeting Minutes

Kevin Hardt made a motion to approve the May 3, 2012 meeting minutes; Betty Sapp seconded the motion, which was unanimously approved.

Public Meeting:

1. Request by Carolina Eye Associates for a Major Site Plan Review in order to add approximately 12,500 of additional building space at 2170 Midland Rd. This proposed project will also include a complete redesign of the parking and landscaping on the site.

This property is identified as Moore County LRK # 35838. The property owner is listed as MTMM Associates, LLC.

Bruce Gould, Senior Planner was present to answer any questions or address any comments from the board. Bruce Gould read a portion of the staff report into the record.

Carolina Eye Associates is requesting Major Site Plan approval in order to construct two additions to their existing Medical Office Building. The project will consist of a completely revised parking lot, aisles, driveways and landscape areas. The addition to the northeast of the existing building will consist of approximately 8,000 square feet set on two floors. This space is intended to be occupied as medical offices for Carolina Eye. The addition to the southwest of the existing building will consist of approximately 4,675 square feet. This addition will increase the Ambulatory Surgery Center's recovery and waiting areas. The two additions will embrace similar architectural styles of the existing structure and incorporate the same facade found on the current building.

Allen Manness, PE with BBM did a brief presentation.

This property consists of 11.4 acres. With the proposed additions to the building and the new parking configuration, consisting of 401 parking spaces the total impervious surface area on the site will be 47.3%. The maximum allowable impervious surface in the NC district is 65%.

After discussion, Kevin Hardt made a motion to approve the request for a Major Site Plan Review in order to add approximately 12,500 of additional building space at 2170 Midland Rd.; Betty Sapp seconded the motion, which was unanimously approved.

2. Request by The Village of Pinehurst for a Major Site Plan Review in order to make various changes to the existing sand parking lot and village green, including the relocation and resurfacing of the parking lot and the creation of "Tufts Memorial Park" and associated elements at 1 Village Green Road East. This property is identified as Moore County LRK # 29682. The property owner is the Village of Pinehurst.

Jeff Batton, Assistant Village Manager asked that the request for a Major Site Plan Review in order to make various changes to the existing sand parking lot and village green, including the relocation and resurfacing of the parking lot and the creation of "Tufts Memorial Park" and associated elements at 1 Village Green Road East. to be tabled to a later date.

The Board unanimously tabled this request.

Public Hearing:

1. Official text amendment to the Pinehurst Development Ordinance in order to add Section 10.2.14.28 Improvement Guarantees. The purpose of this amendment is to allow for a means in which a final plat for a subdivision may be recorded prior to all required

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improvements being made. A financial guarantee would be required in lieu of the required improvements. The applicant is East Lake Development, LLC.

John May, Attorney and Fred Hobbs, P.E. were present to answer any questions or address any comments.

Bruce Gould read the staff report into the record. The purpose of the proposed text amendment is to allow for a means for a final plat for a subdivision to be recorded prior to all required improvements being made. A financial guarantee would be required in lieu of the required improvements. The applicant is East Lake Development, LLC.

The proposed amendment would allow the Village of Pinehurst to approve a recordation of a final subdivision plat after the developer posts a performance bond with the Village in the amounts of 150% of the estimated construction cost of the infrastructure.

Prior to the adoption of 2005 Pinehurst Development Ordinance improvement guarantees were a part of the previous Ordinances. Bruce Gould, Senior planner worked with John May of Robbins May and Rich, attorneys at law. The proposed text amendment has been reviewed by the Village Attorney, Village Manager and Finance Director along with the planning staff.

After discussion, Kevin Hardt made a motion to approve the Text Amendment to add Section 10.2.14.28 Improvement Guarantees. The purpose of this amendment is to allow for a means in which a final plat for a subdivision may be recorded prior to all required improvements being made. A financial guarantee would be required in lieu of the required improvements and to recommend to Village Council as it is 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, which was unanimously approved.

With no further discussion, the meeting was adjourned.

Submitted by,



Gwendy Hutchinson

Planning and Administrative Assistant
Village of Pinehurst