

**Planning and Zoning Board  
August 6, 2015  
Council Conference Room  
4:00 p.m.**



## **MINUTES**

### **Board Members in Attendance:**

Fred Engelfried, Chairman  
Joel Shriberg, Vice-Chairman  
Richard Ashton, Board Member  
Carol Henry, Board Member  
David Kelley, Board Member  
Myles Larsen, Board Member  
Leo Santowasso, Board Member  
Jay Snyder, Board Member

### **Board Member Absent:**

Betty Sapp, Board Member

### **Staff in Attendance:**

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

## **I. Call to Order**

*Chairman Fred Engelfried called the meeting to order and declared that there was a quorum present.*

## **II. Approval of Minutes: July 2, 2015**

*Fred Engelfried made a motion to approve the July 2, 2015 Minutes; Joel Shriberg seconded the motion, which was unanimously approved.*

## **III. General Discussion**

**Juniper Lake Road Property Sub-Committee Draft Report (distributed at the meeting)**

*Village Council had previously asked staff and the Planning and Zoning Board for input as to how best to utilize the property. Subsequently the Council has asked staff to determine the process to de-annex the property that will require special state legislation to complete.*

*A sub-committee comprised of Leo Santowasso, Fred Engelfried, David Kelley and Myles Larsen met on July 16, 2015 to discuss the options to report back to the Board at their August 6, 2015 meeting. After discussion of the sub-committee and the Board; the Planning and Zoning Board not only recommended that the Juniper Lake Road property be retained by the Village and not be de-annexed and that the ETJ be extended north from the current boundary to Nick's Creek between 15/501 and Murdocksville Road. Reasons in support of this conclusion are on file.*

*The Board is considering taking its conclusions to Village Council for discussion.*

### **Hwy 211 Corridor Study Review – actions moving forward**

*Bruce Gould, Principal Planner stated that last winter a study group was formed consisting of Planning and Zoning Board members; Leo Santowasso, Myles Larsen and Jay Snyder.*

*The study group met on several occasions and came up with ten (10) recommendations to move forward. (Recommendations are on file)*

*Additional studies or recommendations are:*

*The Board recognizes that growth will continue with the new Harris Teeter store and shopping center going in as well as a new McDonald's restaurant. DOT will decide if and when to lower the speed limit if deemed necessary by DOT*

*Other concerns include:*

*Safety  
Signage  
Zoning*

*The Planning and Zoning Board formed a new sub-committee by appointing: Leo Santowasso, Fred Engelfried and Jay Snyder to look into 211 recommendation.*

### **Murdocksville Road development status**

*Bruce indicated that the properties have changed hands already to a builder out of the Raleigh area and it may be too late to intervene.*

**New Business (what's on your mind)**

*The Board would like to have an update on the Haas case. Bruce indicated that the lawyers are on schedule with required filings and the case is moving through the system.*

**IV. Next Meeting Date: September 3, 2015**

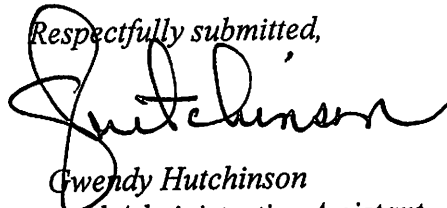
**V. Comments from attendees.**

*No comments from attendees.*

**VI. Motion to Adjourn.**

*With no further discussion; Leo Santowasso made a motion to adjourn; David Kelley seconded the motion, which was unanimously approved.*

*Respectfully submitted,*



*Wendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst*