



**Village of Pinehurst
Planning and Zoning Board
Meeting Minutes
September 4, 2014
4:00 pm**

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

Chairman, Fred Engelfried called the meeting to order and welcomed Board members, staff, as well as, those in the audience. Chairman Engelfried informed those in the audience that they will be given the opportunity to comment on the public hearing.

Approval of the July 3, 2014 Meeting Minutes

Joel Shriberg made a motion to approve the July 3, 2014 Meeting Minutes; Betty Sapp seconded the motion, which was unanimously approved.

Board members present:

*Fred Engelfried, Chairman
Richard Ashton, Board member
Myles Larson, Board member
Betty Sapp, Board member
Joel Shriberg, Board member*

Board members absent:

*Byrd Gwinn, Board member
David Kelley, Board member
Carol Henry, Board member
Jay Snyder, Board member*

Staff present:

*Kevin Reed, Planning and Inspections Director; Bruce Gould, Principal Planner;
Chad Hall, Senior Planner; and Gwendy Hutchinson,
Planning and Administrative Assistant.*

General Discussion: New Pinehurst Development Ordinance

In an attempt to move forward with the PDO rewrite this document will outline the issues that have been raised since the latest draft of the PDO was sent out for public consumption. This document is broken into two sections. The first being staff recommended changes and the second being items for further discussion and consensus building.

Staff Recommended Changes

1. Change the parking requirement for Restaurants, Bars and Taverns back to 1 parking space per 3 seats from the prop 1 parking space per 200 sq. ft. of building. Table 9.4a (citizen)
2. In the parking requirement for Country Club change to “meeting” space and “design” capacity. Table 9.4a (citizen)
3. In section 2.3.4 (d) nonconforming signs strike “replacement” out of the first sentence. (citizen)
4. In section 2.3.4 (f) nonconforming signs add “at any one time” to the end of the sentence. (citizen)
5. Remove the term “major” from section 4.5.1 (b) Purpose and Applicability; Special Uses. (citizen)
6. The term city should be changed to village in the third sentence of section 5.3.4 (h). (citizen)
7. In section 8.5.1 (c) in the second to the last sentence the second “SR 200” should be changed to “SR 299”. (citizen)
8. SR-17 (2) 1 & 2 the term “administrator” should be changed to “village planner”. (citizen)
9. SR-27 the term “administrator” should be changed to “village planner”. (citizen)
10. SR-28 (5) 1, 4 and 5 the term “administrator” should be changed to “village planner”. (citizen)
11. SR-102 7 the term “administrator” should be changed to “village planner”. (citizen)
12. 9.7.1.7 A (7), B (6), C (6), D (6) E (3) G (6), I (4) the term “administrator” should be changed to “village planner”. (citizen)
13. In Section 9.10.1.2 (5) (i) the term “faxed” should be changed to “forwarded”. (citizen)
14. Remove the term “storage shed” from the definition of accessory building. (citizen)
15. In the definition of adult change “adult” to “a”. (citizen)
16. Redefine Bed and Breakfast Homes to the old definition. *A structure, occupied by the owner, in which rooms are rented for lodging of transient guests for compensation and where no meals other than breakfasts are served.* (citizen)
17. Redefine Boarding House. The following definition is borrowed from Waynesville. *Short or long-term accommodations that serve a specific groups or membership such as a dormitory, fraternity or sorority house, youth or adult hostel or similar tourist accommodations, or single room occupancy units that provide a number of related services including, but not limited to housekeeping, meals, and laundry services.* (citizen)
18. In the definition of Greenway “village” should be capitalized. (citizen)

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19. Add "tanning salon" to the definition of personal services. (citizen)
20. Remove the " " marks from "start of construction" in the definition of substantial improvement. (citizen)
21. Section 9.7.1.4 C "section 11.6.1" should read "section 9.7.1.5. (citizen)
22. SR-114. Amend the title to reflect fifty (50) pounds or greater not 250. (citizen)

On items 1-22 the Board voted unanimously (5-0) to approve the staff recommended changes.

Items for Further Discussion

1. Should the HDDC be removed from the ordinance and the process? (staff)

The Board voted unanimously (5-0) to leave this for Village Council to discuss.

2. Should Short-term rental be defined in the ordinance? (citizen)

The Board voted unanimously (5-0) to leave this for Village Council to discuss.

3. Should the administrative modification section be removed from the ordinance? (citizen)

The Board voted (4-1) to leave in.

4. Should the density requirement in the R-MF be increased from 6 to 8 units per acre? (citizen)

The Board voted unanimously (5-0) to keep the density requirement at 6.

5. Should the minimum required square footage for multi-family units be reduced from 1,800 sq. ft. to 1,500 sq. ft.? (citizen)

The Board voted unanimously (5-0) in support of the minimum square footage at 1,500 square feet.

6. Should the minimum lot size in the R-MF be reduced to 5,500 sq. ft.? (citizen)

The Board voted unanimously (5-0) in favor of the minimum lot size to be 5,500 square feet.

7. In Section 8.3.2.4 (c) change the word "will" to "may". (citizen)

The Board voted unanimously (5-0) to change the word "will" to "may",

8. Include in the sign section regulations dealing with umbrellas containing advertising. (citizen)

The Board voted unanimously (5-0) not to regulate umbrellas containing advertising.

9. In the fence ordinance eliminate reference to split rail fences, at least on street facing fences or recommend that wooden street facing fences be painted white. (citizen)

The Board unanimously (5-0) voted no to this recommended change.

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10. Yard Art should be defined and regulated. (citizen)

The Board voted unanimously (5-0) to take no action on defining and regulating yard art.

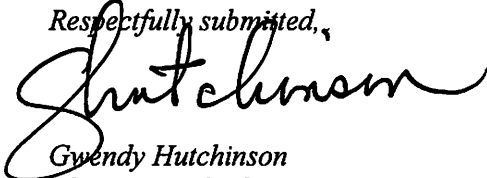
Other items discussed:

1. *The Board voted unanimously (5-0) to add "caliber" to the definitions.*
2. *The Board voted unanimously (5-0) to clean up the language for Pools/Spas shall not be fenced on golf courses.*
3. *Page 110 – Handicap parking "accessibility." The USGA put up fencing six months prior to the US Opens. Should not be applied to for "profit" organizations. They should go to the Board of Adjustment and ask for a Variance. Last sentence: Clarify "abutting property owners." Page 159 – The Board voted (5-0) to strike the last sentence.*
4. *The Board voted (5-0) to restore Recreation fees (fee in lieu of)*

After discussion, Fred Engelfried, Chairman made a motion to adopt this latest draft of the Pinehurst Development (PDO) subject to the above recommendations; Myles Larsen seconded the motion, which was unanimously approved.

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

Respectfully submitted,



Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst