

**Village of Pinehurst  
Planning and Zoning Board  
Meeting Minutes  
November 1, 2012  
4:00 pm**

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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 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  
Richard Ashton  
Fred Engelfried  
Kevin Hardt  
Joel Shriberg  
Jay Snyder*

**Board members absent:**

*Byrd Gwinn  
Carol Henry  
Betty Sapp*

**Staff present:**

*Bruce Gould, Senior Planner; Angel Smith, Zoning Enforcement Officer; and  
Gwendy Hutchinson, Planning and Administrative Assistant*

**Approval of the September 6, 2012 Meeting Minutes**

*Kevin Hardt made a motion to approve the September 6, 2012 meeting minutes; Joel Shriberg seconded the motion, which was unanimously approved.*

*Chairman Bennett opened the Public Hearing*

**Public Hearings:**

1. The purpose of this public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 5.06 acres. This property is addressed as 2875 Linden Rd. This property is currently zoned R-5 (Residential). The proposed map amendment would change the zoning of the property to R-210 (Low Density Residential and Agricultural/Min. Lot Size of 5 acres). The applicant is Anita Kelso and the owner of the property is the Viola Yarborough Estate. This property is further defined as being Moore County LRK # 57581.

*Anita Joy Kelso, applicant was present to answer any questions or address any concerns of the Board.*

*Bruce Gould read the staff report into the record.*

*The surrounding properties are a mix of two Pinehurst zoning districts and one Aberdeen zoning district. The properties to the east and west of this tract are zoned R-5 (single family residential) by the Village of Pinehurst. One of these properties is vacant while the other two lots contain single family homes. The property to the south is zoned R-20 (single family residential) by the Village of Pinehurst and is vacant. The property to the North is within the corporate limits of Aberdeen, is zoned R-20 (single family residential) and contains a manufactured home.*

*The purpose of this rezoning is to allow the applicant to use the property as a horse farm. The need for the rezoning is to comply with zoning requirements that prohibit horse farm uses from the R-5 zoning district. There are other horse farm uses in the vicinity.*

*Dan Davis, adjacent property owner asked for clarification of the rezoning. The applicant and staff were able to answer his questions.*

*Chairman Bennett closed the Public Hearing.*

*After discussion, Kevin Hardt made a motion to approve the Zoning Map Amendment from R-5 to R-210. This property is currently zoned R-5 (Residential). The proposed map amendment would change the zoning of the property to R-210 (Low Density Residential and Agricultural/Min. Lot Size of 5 acres). The rezoning request is recommended to Village Council as it is in accordance with the 2010 Comprehensive Long-Range Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public; Fred Engelfried seconded the motion, which was unanimously approved.*

*Chairman Bennett opened the next Public Hearing*

2. The purpose of this public hearing is to consider an Official Text Amendment to the Pinehurst Development Ordinance in order to amend Section 10.2.5.9 Temporary Signs (d) (3). The purpose of this amendment is to revise the duration of time that political signs may be erected within the Pinehurst Zoning Jurisdiction in order to be more consistent with recently adopted state

regulations on the placement and duration of political signage. The applicant for this amendment is the Village of Pinehurst.

*Bruce Gould, Senior Planner, and Angel Smith, Zoning Enforcement Officer were present to answer any questions or address any concerns of the Board.*

*Bruce Gould, Senior Planner read the staff report into the record.*

*The Village of Pinehurst is proposing this text amendment to the Pinehurst Development Ordinance (PDO). This amendment would allow political signs be erected beginning on the 30<sup>th</sup> day before "one-stop" early voting begins as defined under G.S. 163-227.2. Signage shall be removed on the 10<sup>th</sup> day after the primary or election day. Our current ordinance allows signs to be erected for a maximum of thirty days and requires the person who erected the sign to remove it within three days after voting day. Senate Bill 315 was passed by the NC General Assembly in August 2011 allowing political signs to be erected thirty days prior to one-stop early voting, requiring the person who erected the sign remove the sign by the 10<sup>th</sup> day after the election day and allowing signs to be placed no closer than 3' from the edge of the pavement on all state roads. This proposed amendment will bring our regulations into compliance with the new state law in order to avoid having two sets of rules.*

*Chairman Bennett closed the Public Hearing.*

*After discussion, Jay Snyder made a motion to approve text amendment 10.2.5.9 Temporary Signs (d) (3). The purpose of this amendment is to revise the duration of time that political signs may be erected within the Pinehurst Zoning Jurisdiction in order to be more consistent with recently adopted state regulations on the placement and duration of political signage, 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; Richard Ashton seconded the motion, which was unanimously approved.*

*Chairman Bennett opened the next Public Hearing.*

3. The purpose of this public hearing is to consider an Official Text Amendment to the Pinehurst Development Ordinance in order to amend Section 10.2.5.9 Temporary Signs (f). The purpose of this amendment is to revise the number and duration of time that event signs may be erected for special events within the Pinehurst Zoning Jurisdiction. The applicant for this amendment is the Village of Pinehurst.

*Bruce Gould, Senior Planner, and Angel Smith, Zoning Enforcement Officer were present to answer any questions or address any concerns of the Board.*

*Bruce Gould, Senior Planner read the staff report into the record.*

*The Village of Pinehurst is proposing this text amendment to the Pinehurst Development Ordinance (PDO). This amendment would allow up to four off-site signs to be displayed for special events being held in Pinehurst. For events deemed by the Village manager to be of*

*community-wide significance, sign requirements could be waived following the review and approval of a sign plan. Our current ordinance does not allow for off-site signage for temporary events. However, staff regularly noticed that many signs would pop up over the weekends for local events. Also, we fielded several questions each month from organizers inquiring as to the best way to advertise events being held at the Fair Barn, Resort and other local venues.*

*We currently allow one on-site sign or banner to be displayed up to thirty days prior to the event. The four off-site signs we propose allowing may not exceed four square feet in surface area and may only be displayed for three days prior to the event. They must be removed within one day after the end of the event.*

*Chairman Bennett closed the Public Hearing.*

*After discussion, Kevin Hardt made a motion to approve 10.2.5.9 Temporary Signs (f). The purpose of this amendment is to revise the number and duration of time that event signs may be erected for special events within the Pinehurst Zoning Jurisdiction, 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; Joel Shriberg seconded the motion, which was unanimously approved.*

#### **General Discussion**

*Angel Smith, Zoning Code Enforcement Officer; discussed with the Board the monthly compliance report and the first quarterly compliance report. After discussion, the Board stated that they would like to continue receiving the report but in a different format. Angel Smith agreed to continue to issue the report in a different format.*

*With no further discussion, the meeting was adjourned.*

*Submitted by,*  
  
Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst