

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
April 23, 2013**

**395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
1:00 P.M.**

The Village Council of the Village of Pinehurst held a Regular Meeting on Tuesday, April 23, 2013, at 1:00 p.m. in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina with the following in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Douglas A. Lapins, Mayor Pro-Tem
Mr. John R. Cashion, Councilmember
Mr. Mark W. Parson, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Andrew M. Wilkison, Village Manager
Ms. Lauren M. Craig, Village Clerk
And approximately 13 attendees, including 4 staff and 0 press

1. CALL TO ORDER.

Mayor Nancy Roy Fiorillo called the meeting to order.

2. INVOCATION AND PLEDGE OF ALLEGIANCE.

Village Manager Andy Wilkison offered the invocation and led everyone in the Pledge of Allegiance.

3. MOTION TO APPROVE CONSENT AGENDA.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Approval of Draft Minutes:
 - Work Session of March 12, 2013
 - Closed Session of March 12, 2013
 - Special Meeting of March 12, 2013
 - Work Session of March 26, 2013
 - Closed Session of March 26, 2013
 - Regular Meeting of March 26, 2013
- B. Public Safety Reports:
 - Police Department
 - Fire Department
- C. Scheduling of Regular Meeting for Tuesday, May 28, 2013 at 1:00 p.m.

End of Consent Agenda.

Councilmember Cashion moved to approve the Consent Agenda. The motion was seconded by Councilmember Strickland and passed unanimously with a vote of 5-0.

4. BUDGET AMENDMENTS REPORT TO COUNCIL FOR THE PERIOD MARCH 16, 2013 to APRIL 15, 2013.

Councilmember Strickland moved to approve the Budget Amendments Report as presented. The motion was seconded by Councilmember Parson and passed unanimously with a vote of 5-0.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
April 23, 2013**

5. RECESS REGULAR MEETING AND ENTER INTO A QUASI-JUDICIAL HEARING.

Councilmember Lapins moved that the Village Council recess the Regular Meeting and enter into a Quasi-Judicial Hearing. The motion was seconded by Councilmember Cashion and passed unanimously with a vote of 5-0.

6. QUASI-JUDICIAL HEARING # 1: Official Zoning Map Amendment to rezone four contiguous parcels of land consisting of approximately 16.2 acres. This property is addressed as 2090 Midland Rd. This property is further defined as being Moore County LRK's # 39692, 20090101, 39644 and a portion of 35897. This property is currently zoned R-30 (Single-family Residential). The proposed map amendment would change the zoning of the property to Conditional Use R-MF (Residential Multi-family) for the purpose of developing a mixture of detached and attached residences consisting of 70 units. The applicant and owner for this rezoning is Pat Molamphy (Citadel Development Group, LLC).

Director of Planning and Inspections, Andrea Correll, provided an overview of the quasi-judicial hearing item and entered her staff memo into the record which indicates the proposed map amendment to rezone four contiguous parcels of land consisting of approximately 16.2 acres. It is currently zoned R-30 and the proposed map amendment would change the zoning to Conditional Use R-MF. Andrea Correll also entered the comprehensive plan consistency statement.

Comments:

Bob Koontz, the applicant for the map amendment, reviewed the application for the Official Zoning Map Amendment and provided an overview of the proposed development for the Midland Cottages. Bob Koontz shared the elements of the proposal, the site ingress and egress, the masterplan, and the character images for the Midland Cottages project.

Mayor Fiorillo inquired if the two lots, that are the cutouts in the master plan, are currently occupied. Bob Koontz confirmed that they are occupied.

Councilmember Strickland inquired if during construction, access to the development will be granted only through Midland Rd and Bob Koontz confirmed this is true.

Mayor Fiorillo inquired if the alley ways were paved and Bob Koontz confirmed they are.

Councilmember Lapins inquired about the property on the right side of the master plan. **Councilmember Lapins** also inquired if the Village of Pinehurst would handle water or sewer and if garbage would go through the Village of Pinehurst. **Councilmember Lapins** also asked about the average square footage of the units. Bob Koontz indicated the single-family homes would range from 2,200-2,600sf and the townhomes from 1,800-2,200sf.

Councilmember Strickland inquired about the definite plan for the alley ways and Koontz confirmed that has been the plan of the developer and needed the permission of the Village to do this.

Angela Saunders, and husband Rick Saunders who could not attend, have no objections to this development. Angela Saunders stated that prior to moving to Moore County they lived in a similar development. Mr. and Mrs. Saunders live at 2125 Midland across from Mid South.

Brian Cally, who works at Mid South, commented that he thinks it would be wonderful to have this development.

Maggie Barry, a local resident for nine years, commented that Midland Cottages would be a neighborhood she and her husband would be interested in moving to. Maggie Barry also noted that all gentlemen working on this project are from the local area.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
April 23, 2013**

Pat Corso, from Moore County Partners in Progress, stated he was excited when the developers showed him this plan. Pat Corso stated that this is the new urbanism concept which is a perfect fit for Midland Road and will attract young families and individuals who want to downsize. He believes it will have a great success rate.

Nancy Farina, a resident of 190 Knoll Rd., stated she is opposed to this project, although the gentlemen proposing the development have been very courteous. Nancy Farina commented that she is very concerned with the traffic patterns, noting a recent traffic accident on Midland Road, and is concerned with need for a traffic light.

7. ADJOURN QUASI-JUDICIAL HEARING AND ENTER INTO A PUBLIC HEARING.

Councilmember Lapins moved that the Village Council adjourn the Quasi-Judicial Hearing and enter into a Public Hearing. The motion was seconded by Councilmember Parson and passed unanimously with a vote of 5-0.

8. PUBLIC HEARING #1: Official Text Amendment to the Pinehurst Development Ordinance in order to amend Appendix B Checklist for Single-Family Development Review Application. The purpose of this amendment is to provide for an alternate means of providing exterior material samples to the village for review as part of the single family development review process. The applicant is the Village of Pinehurst.

Director of Planning and Inspections, Andrea Correll, provided an overview of the public hearing item, which is to amend Appendix B Checklist in the Pinehurst Development Ordinance to provide for an alternate means of providing exterior material samples in the review process. She reviewed her staff analysis and entered it into the record, stating the proposal is consistent with the comprehensive plan, and is more user-friendly to applicants.

There were no public comments.

9. PUBLIC HEARING #2: Official Text Amendment to the Pinehurst Development Ordinance in order to delete Section 10.2.1.3 Special Requirements to the Table of Permitted and Special Uses SR-25(a) Temporary Uses. The purpose of this amendment is to remove the Temporary Use regulations from the Pinehurst Development Ordinance and incorporate them into the Pinehurst Municipal Code. The applicant is the Village of Pinehurst.

Director of Planning and Inspections, Andrea Correll, provided an overview of the text amendment to delete a section regarding Temporary Events due to Ashley Hunt, Events Coordinator in Parks and Recreation taking over this duty rather than keeping it within the Planning and Inspections department.

There were no public comments.

11. ADJOURN PUBLIC HEARING AND RE-ENTER THE REGULAR MEETING.

Councilmember Cashion moved that the Village Council close the Public Hearing and re-enter the Regular Meeting. The motion was seconded by Councilmember Strickland and passed unanimously with a vote of 5-0.

12. OTHER BUSINESS.

- The Council considered Ordinance #13-19: Amending the Pinehurst Development Ordinance as It Pertains to Appendix B, Checklist for Single-Family Development Review Applications, Planning Packet: Exterior Material(S) Sample(S). Upon the motion of Councilmember Strickland, seconded by Councilmember Parson, Ordinance #13-19 was unanimously approved by a vote of 5-0. (A copy of the ordinance is found in the Ordinance Book.)

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
April 23, 2013**

- The Council considered Ordinance #13-20: Amending the Pinehurst Development Ordinance as It Pertains to Deleting Section 10.2.1.3. Upon the motion of Councilmember Lapins, seconded by Councilmember Cashion, Ordinance #13-20 was unanimously approved by a vote of 5-0. (A copy of the ordinance is found in the Ordinance Book.)

- Following general discussion between the Councilmembers and the developer for Midland Cottages, Bob Koontz, the Council considered Ordinance #13-18: An Ordinance Amending the Official Pinehurst Zoning Map as It Pertains to the Rezoning of Certain Land Located at 2090 Midland Road. Upon the motion of Councilmember Lapins, seconded by Councilmember Cashion, Ordinance #13-18 was unanimously approved by a vote of 5-0. (A copy of the ordinance is found in the Ordinance Book.)

- Upon the motion of Councilmember Strickland to approve the conditional use permit with the noted conditions, seconded by Councilmember Parson, it was unanimously approved by a vote of 5-0.

13. COMMENTS FROM ATTENDEES.

No comments from were made.

14. MOTION TO ADJOURN.

At approximately 2:07 p.m. Councilmember Parson moved to adjourn the meeting. The motion was seconded by Councilmember Cashion and passed unanimously with a vote of 5-0.

Respectfully submitted,



Lauren M. Craig
Village Clerk