

**Planning and Zoning Board  
August 4, 2016  
Council Conference Room  
4:00 p.m.**



## **MINUTES**

### **Committee 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  
Mike Marsh, Board Member  
Leo Santowasso, Board Member  
Jay Snyder, Board Member

### **Board Member Absent:**

Carol Henry  
Jay Snyder

### **Staff in Attendance:**

Kevin Reed, Planning and Inspections Director  
Bruce Gould, Principal Planner  
Gwendy Hutchinson, Planning and Administrative Assistant

## **I. Call to Order**

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

## **II. Introduction of Mike Marsh**

*Chairman Engelfried introduced new member Mike Marsh to the Committee and to Staff.*

## **III. Approval of Minutes: June 2, 2016**

*Leo Santowasso made a motion to approve the June 2, 2016 Minutes; Joel Shriberg seconded the motion, which was unanimously approved.*

**IV. Public Hearings:**

*Upon a motion by Joel Shriberg, seconded by Leo Santowasso, the Board unanimously agreed to recess its meeting and enter into Public Hearing #1.*

1. The purpose of the public hearing is to consider an Official Text Amendment to the Pinehurst Development Ordinance, section 9.10 Well Field Protection. This amendment will remove the well field protection regulations from the Pinehurst Development Ordinance in its entirety. The applicant is the Village of Pinehurst.

*Staff reviewed its recommendation as well as North Carolina State law covering well field protection. No residents asked to speak on the matter.*

*Thereafter, upon a motion by David Kelley, seconded by Mike Marsh, the Board unanimously agreed to close Public Hearing #1 and re-enter into its regular meeting.*

*Following a brief discussion, Leo Santowasso made a motion to approve the Text Amendment Section 9.10 Well Field Protection to remove the well field protection regulations from the Pinehurst Development Ordinance in its entirety and to recommending it to Village Council; Joel Shriberg seconded the motion, which was unanimously approved*

*Upon a motion by Leo Santowasso, seconded by Myles Larsen, the Board unanimously agreed to recess its meeting and enter into Public Hearing #2.*

2. The purpose of the public hearing is to consider an Official Text Amendment to the Pinehurst Development Ordinance, section 9.13 Fences Walls and Columns and section 10.2 Definitions. This amendment will clarify how the height of fencing is measured from existing grades, modifies the design regulations for picket, post and rail and board/shadow box/solid fence types and adds the definition for a column. The applicant is the Village of Pinehurst.

*Two residents spoke of their concerns with existing fencing and Jim Lewis, Chair of the Historic Preservation Commission reported that the Commission is currently updating its Standards and Guidelines and would like to be included in discussions of fencing.*

*Thereafter, upon a motion by Joel Shriberg, seconded by David Kelley, the Board unanimously agreed to close Public Hearing #2 and re-enter into its regular meeting.*

*After further discussion, upon a motion by Leo Santowasso, seconded by Myles Larsen, the Board unanimously voted unanimously to table this Text Amendment request for Fences, Walls and Columns so that a sub-committee can meet with representatives from Historic Preservation Commission concerning modifications to the regulations and report back to*

*Board at their next meeting on September 1, 2016. Leo Santowasso and Myles Larsen both agreed to serve as P&Z subcommittee participants.*

**V. Overview of Draft of Rules and Procedure**

*Richard Ashton, Joel Shriberg, Bruce Gould and Kevin Reed have met and reached consensus on the draft presented for review. The draft is inclusive of comments made by Leo Santowasso in his review. Leo will meet separately with Mike Marsh and Myles Larsen and their comments will be reflected at the next meeting.*

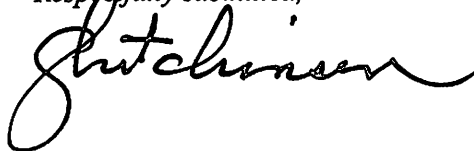
**VI. Confirm Board of Adjustment members – regular and alternate**

*Chairman Engelfried and Richard Ashton, Board of Adjustment Chair agreed to meet separately to propose a fifth permanent member of BOA, filling the seat vacated by Betty Sapp.*

**VII. Adjourn**

*David Kelly made a motion to adjourn the meeting. The motion was seconded by Leo Santowasso and carried unanimously. The meeting adjourned at 5:15 pm.*

*Respectfully submitted,*



*Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst*