

**Planning and Zoning Board
March 2, 2017
Council Conference Room
4:00 p.m.**



MINUTES

Board Members in Attendance:

Fred Engelfried, Chairman
David Kelley, Vice-Chairman
Cyndie Burnett, Board Member
Kevin Drum, Board Member
Myles Larsen, Board Member
Mike Marsh, Board Member
Leo Santowasso, Board Member

Board Members Absent:

Jeff Haarlow, Board Member
Carol Henry, Board Member

Staff Present:

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

I. Call to Order

Chairman Engelfried called the meeting to Order.

II. Approval of Minutes: February 2, 2017

Leo Santowasso made a motion to approve the February 2, 2017 Minutes; Cyndie Burnett seconded the motion, which was unanimously approved.

Upon a motion by David Kelly, and seconded by Leo Santowasso, the Board unanimously agreed to recess its regular meeting and enter into a Public Hearing.

III. Public Hearing

The purpose of the public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately ± 11.5 acres. This property is addressed as 895 Linden Rd. and is the current location of Congregational Church of

Pinehurst. This property is further defined as being a part of Moore County LRK # 00016624. This property is currently zoned R-210 (Residential District) and Neighborhood Commercial (NC). The proposed map amendment would change the zoning of the property to Office and Professional Development - Conditional District (OP-CD) for the purpose of establishing a 3 classroom preschool/elementary school within the existing church facility. The applicant for this rezoning is The Garden Montessori. The property owner is Congregational Church of Pinehurst.

Bruce Gould, Principal Planner read a portion of the staff report into the record.

Ellen Graham of The Garden Montessori was present to answer any questions or address any concerns of the Board.

Reverend Martha Nilsen and Nancy Farina, Church Council Member, stated that the Church approves of the request for rezoning adding that the Garden Montessori School is within the Church facilities.

Upon a motion by Cyndie Burnett, and seconded by Leo Santowasso, the Board unanimously agreed to close the Public Hearing and re-enter into its regular meeting.

After discussion, Leo Santowasso made a motion to approve the request for rezoning one parcel of land consisting of approximately +/- 11.5 acres at 895 Linden Road from R-210 (Residential District) to Neighborhood Commercial (NC) with the following conditions; 1. That the traffic circulation be counter clockwise; or increase the site distance and move traffic pattern to enter onto the southern location and exit at the northern location; 2. The School Use be limited to one elementary age class room and two classrooms for younger children; 3. Limit the use of the property to only the School and Religious Institutions. The motion takes into consideration the changing needs and desires of the community and is therefore deemed to be in accordance with the 2010 Comprehensive Plan amended October 11, 2011; Mike Marsh seconded the motion. The vote was 7-1 in favor of the rezoning and adding The Garden Montessori.

IV. Old Business

Signing and collection of board members' declarations - Organizations in Which Volunteer Currently Serves, Directly or Indirectly and Declaration of Potential Conflicts of Interest.

Copies have been distributed to the members who filled this out and had it signed.

V. New Business

Kevin Reed, Planning and Inspections Director discussed with the Board the time line for the Land Use Study.

2017 – Land Use Inventory and Traffic Analysis

Village of Pinehurst
Planning and Zoning Board
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*2018 – Initiative action with outside assistance
Update Comprehensive Plan
Automation of Planning and Inspections Department*

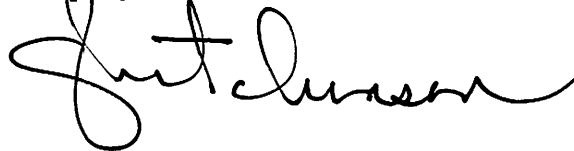
Chairman Engelfried asked if staff could get Joel Shriberg a copy of the agenda and minutes before each meeting. Kevin Reed agreed and stated that staff would take care of it.

VI. Next Meeting Date: April 6, 2017

IX. Motion to Adjourn

With no further discussion, Chairman Engelfried adjourned the meeting.

Respectfully submitted,-

A handwritten signature in black ink, appearing to read "Gwendy Hutchinson". The signature is fluid and cursive, with a large initial "G" and a long, sweeping tail.

Gwendy Hutchinson

Planning and Administrative Assistant

Village of Pinehurst