

**Planning and Zoning Board
April 6, 2017
Assembly Hall
4:00 p.m.**



MINUTES

Board Members in Attendance:

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

Board Members Absent:

Fred Engelfried, Chairman
Carol Henry, Board Member

Staff Present:

Kevin Reed, Planning and Inspections Director
Bruce Gould, Principal Planner

I. Call to Order

Vice-Chairman Kelley called the meeting to Order at 4:00 PM.

II. Approval of Minutes: March 2, 2017

David Kelley indicated that his name was spelled incorrectly. Leo Santowasso made a motion to approve the March 2, 2017 Minutes as amended; Cyndie Burnett seconded the motion, which was unanimously approved.

Upon a motion by Cyndie Burnett, and seconded by Mike Marsh, 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 three parcels of land consisting of approximately ± 4.25 acres. This properties are addressed as 105, 110 & 125 Everette Rd., as well as 35 Kelly Rd and is the current location of Community Presbyterian Church. This property is further defined as being a part of

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Moore County LRK # 00024664, 00024264, 00029859, 00017301 & 98000236. This property is currently zoned R-10 and R-20 (Residential District). The proposed map amendment would change the zoning of the property to R-10 CD- Residential Conditional District (R-10-CD) for the purpose of adding three covered entrances to the existing facility, adding new parking areas, modifying existing parking areas and new vehicular entrances and drop off areas as well as landscape enhancements to the church campus. The applicant and property owner for this rezoning is Community Presbyterian Church.

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

Pete Bogle of the Bogle Architecture Firm made a presentation regarding the plan to make improvements to the church campus which are intended to create a cohesive campus, resolve traffic/parking issues, improve access through the site and provide for abundant landscaping.

Leo Santowasso asked some questions a manhole not shown on the concept plan, vegetation removal and other site improvement issues.

Reverend Rob Stone responded to a question regarding the phasing and timing of the proposed improvements.

John Hoffman indicated he was opposed to the proposed rezoning and building demolition.

Bob Blackwell spoke in favor of the rezoning and plans to improve the church campus.

Ann Dixon indicated she was opposed to the proposed rezoning and the parking and building improvements.

Bart Boudreaux indicated he was opposed to the proposed rezoning and the parking improvements.

Lana Duncan indicated she was opposed to the proposed rezoning and the parking and building improvements.

Boo Devaun spoke in favor of the rezoning and plans to improve the church campus.

Linda Cox indicated she was opposed to the proposed rezoning and the parking and building improvements.

Judy Davis indicated she was opposed to the proposed rezoning and building demolition.

Ken Schroeder indicated he was opposed to the proposed rezoning and the parking improvements.

Carolyn Shaw indicated she was opposed to the proposed rezoning and the parking and building improvements.

Ron Gibson spoke in favor of the rezoning and plans to improve the church campus. Upon a motion by Leo Santowasso, and seconded by Mike Marsh, the Board unanimously agreed to close the Public Hearing and re-enter into its regular meeting.

After discussion, Leo Santowasso made a motion to recommend to the Village Council to approve the request to rezone three parcels of land consisting of approximately ± 4.25 acres from R-10 and R-20 (Residential District) to R-10 CD- Residential Conditional District (R-10-CD) with the following conditions: 5 acres at 895 Linden Road from R-210 (Residential District) to Neighborhood Commercial (NC) with the following conditions:

- 1. To allow for an increase of impervious surface which would not exceed 48%.*
- 2. A waiver to SR-18 so as to not require the church to be located on 5 acres or .n a major collector or thoroughfare street.*
- 3. All conditions of previously approved special use permits are waived including the requirement that 35 Kelly Road not be used for Church purposes and must remain a single-family residence.*
- 4. Edit Table of Permitted Uses and limit the uses of the property to include only the following:*
 - a. Dwelling, Single Family*
 - b. Religious Institution*
 - c. Accessory Uses:*
 - i. Beekeeping – Limited to 110 Everette Road and 35 Kelly Road*
 - ii. Cemetery*
 - iii. Child/Adult Day Care Home Occupation – Limited to 110 Everette Road and 35 Kelly Road*
 - iv. Wireless Telecom*
 - v. Home Occupation – Limited to 110 Everette Road and 35 Kelly Road*
 - vi. Pet Houses and Pet Runs –Limited to 110 Everette Road and 35 Kelly Road*
 - vii. Playgrounds*
 - viii. Accessory Buildings*
 - ix. Accessory Structures*
 - d. Temporary Uses – Retain all temporary uses as permitted by the PDO*
- 5. Preschool will operate as an accessory use to the Church, thus child care, as a separately permitted use is not required or requested.*
- 6. Conditional District Overlay will replace any previous Special Use Permits with all previous conditions to be removed and no additional requirements established.*
- 7. Trees to be removed shall be replaced at a minimum ratio of 1 to 1.*
- 8. No additional parking may be established in the Village right-of-way and all existing parking within the right-of-way must be removed by the Church and the areas landscaped and vegetated by the Church with Village staff approval so as to not permit parking of any kind in the right-of-way.*

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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 and it passed unanimously.

IV. Old Business

No old business was discussed.

V. New Business

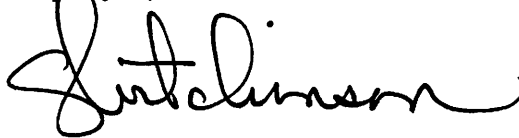
No new business was discussed.

VI. Next Meeting Date: May 6, 2017

VII. Motion to Adjourn

With no further discussion, Myles Larson made a motion to adjourn the meeting. The motion was seconded by Kevin Drum and the meeting was adjourned at 6:33 PM.

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*