



**PLANNING AND ZONING BOARD SUB-COMMITTEE  
ON MINIMUM HEATED SQUARE FOOTAGE  
FEBRUARY 21, 2019  
PLANNING AND INSPECTIONS CONFERENCE ROOM  
395 MAGNOLIA RD.  
PINEHURST, NORTH CAROLINA  
3:30 PM**

The Pinehurst Planning and Zoning Sub-Committee held a Meeting at 3:30 p.m., Thursday, February 21, 2019, in the Planning and Inspections Conference Room, at 395 Magnolia Road, Pinehurst, North Carolina. The following Sub-Committee members were in attendance:

Leo Santowasso  
Alex Cameron  
Kevin Drum  
Jeremy Hooper  
Gwendy Hutchinson

**I. Call to Order**

*Chair Santowasso welcomed sub-committee members and called the meeting to order.*

**II. Planning and Zoning Sub-Committee on Minimum Heated Square Footage**

*Kevin Drum stated that he is here to listen and be supportive of what the sub-committee plans are going forward.*

*Chair Santowasso discussed with the sub-committee that their focus should be on apartments. Chair Santowasso stated that a definition of apartments should be added to the Pinehurst Development Ordinance (PDO.)*

*Chair Santowasso feels that the square footage for townhouses and condos should stay as presently shown in the PDO.*

*Chair Santowasso stated that he is arranging to meet with local Realtors to get their feedback on minimum square footage for apartments.*

*Chair Santowasso also indicated that he would like to hear from builders in the area. Jeremy Hooper offered to get 3-4 local builders together to meet and discuss minimum heated square footage for apartments with Chair Santowasso before the next meeting.*

*The sub-committee discussed minimum square footage and asked what other towns have regulations on square footage for apartments. Towns to be considered are Aberdeen, Southern Pines, Davidson, and Cornelius. Alex Cameron stated that Southern Pines and Moore County do*

*not have minimum square footage requirements. Staff will poll the towns in our peer group and report the findings to the sub-committee.*

**III. Next Meeting Date**

March 21, 2019