



**PLANNING AND ZONING BOARD SUB COMMITTEE  
MINIMUM SQUARE FOOTAGE  
MARCH 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, March 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  
Cyndie Burnett  
Jeremy Hooper  
Alex Cameron, Staff  
Gwendy Hutchinson, Staff

**Sub-Committee Members not in attendance:**

Kevin Drum  
Joel Shriberg

**I. Call to Order**

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

**II. Discussion**

Planning and Zoning Sub-Committee on Minimum Heated

*Chair Leo Santowasso stated that he has met with Marcus Larose, Real Estate Agent in Southern Pines, specifically regarding rental apartments. Mr. Larose indicated that there is a need in this area for apartments such as the ones behind Famous Toastery. Chair Santowasso also spoke with Pat Corso, Partners in Progress, who agrees with Mr. Larose that apartments are needed that have a reasonable price point and a good location.*

Square Footage

*Staff shared that they had heard from the following towns, Davidson, Cornelius, Southern Pines, and Germantown, TN and no one have minimum square footage requirements.*

*Cyndie Burnett questioned that shouldn't Pinehurst be higher in their standards and mentioned how Hilton Head in South Carolina looks.*

*Chair Santowasso stated that Condominiums and Townhomes should remain at 1,500 square feet.*

*Jeremy Hooper informed the sub-committee that he has scheduled to meet along with Chair Santowasso the Dabbs Brothers, local Contractors, next Wednesday, March 27, 2019, to see their latest project, The Brownstones, in Southern Pines, NC. Jeremy Hooper encouraged the sub-committee members to meet with them as well. A meeting date will be determined with Pinnacle Design, and Marcel Goneau, both of whom, are local contractors, next week.*

*Chair Santowasso asked staff if they could prepare a map showing vacant land zoned Residential Multi-Family (RMF) and what the maximum density allowed would be, per the allowed density, in the Pinehurst Development Ordinance (PDO).*

**Next Meeting Date**

TBD