



**PLANNING AND ZONING BOARD
SUB-COMMITTEE MEETING
JANUARY 29, 2019
PLANNING CONFERENCE ROOM
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 P.M.**

Sub-Committee Members in Attendance:

Leo Santowasso, Chair
Cyndie Burnett, Sub-Committee Member
Jeremy Hooper, Sub-Committee Member
Kevin Drum, Ex Officio Member
Alex Cameron, Staff
Gwendy Hutchinson, Staff

Sub-Committee Member Absent:

Joel Shriberg, Sub-Committee Member

I. Call to Order

Chair Santowasso welcomed sub-committee members in attendance.

II. Discussion

Heated Square Footage

Chair Santowasso indicated that the sub-committee needs to put a report together for Village Council. There is also a need to determine where the locations are that new multi-family dwellings can be developed. Alex Cameron stated that he can provide a map showing where multi-family dwellings can be located with existing zoning and where existing multi-family dwellings are.

Kevin Drum stated that he wanted to clarify what Village Council asked of the Planning and Zoning Sub-Committee.

Cyndie Burnett shared information she collected with Julia Latham after their visit to the Greens at Pinehurst Apartments and spoke with Robin McClymon, Property Manager. Information that was found included square footage of the units and floor plans.

- 1. The Holly – 1 bedroom/1bath - 750 square feet - Vacancy 11/31*
- 2. The Maple- 2bedroom/2bath - 1,034 square feet – Vacancy 3/26*
- 3. The Dogwood – 2 bedroom/2bath deluxe - 1,423 square feet – Vacancy 0/2*
- 4. The Carolina – 3 bedroom/2 bath 1,281 square feet – Vacancy 1/13*

Cyndie Burnett and Julia Latham also visited the Pinehurst Senior Apartment Community. They spoke with Susan Otis, Property Manager, and Cyndie Burnett shared the following information.

- 1. 1 bedroom/1 bath – 711 to 758 square footage*
- 2. 2 bedroom/1bath – 1, 010 to 1,162 square footage.*

The sub-committee discussed the following contents in preparation for the report.

- I. **Background**
 - a. Reason for the study – requested by Village Council
 - b. Why we regulate minimum heated square footage (SF) for multi-family dwellings
 - c. Current requirements/regulations and definition of multi-family dwellings
- II. **Data and Information Reviewed and Considered**
 - a. Existing SF of multifamily units in the Village (condos, townhomes, and apartments)
 - b. Minimum heated SF requirements of neighboring towns
 - c. Minimum heated SF requirements of comparable communities and comparisons
- III. **Recommendation and Reasons for Recommendation**
 - a. Recommendation
 - b. Reason/Rationale for recommendation
- IV. **Impact of Recommendation**
 - a. Map of locations impacted by recommendation
 - b. Potential advantages of recommendation
 - c. Potential disadvantages of recommendation
 - d. Comprehensive Long Range Plan implications
- V. **Next Meeting**

February 21, 2019 at 3:30 pm