



**PLANNING AND ZONING BOARD  
APRIL 4, 2024  
ASSEMBLY HALL**

**PINEHURST, NORTH CAROLINA  
4:00 PM**

- I. Call to Order
- II. Approval of Minutes
  - A. 03.07.2024 Regular Meeting Minutes
- III. New Business
  - A. Discussion on the Recent Conditional Zoning Request off Trotter Hills Drive  
The purpose of this agenda item is for collaborative discussion on the proposed project design and conditions between the Board and the Applicant of the recently reviewed conditional zoning application. No action is requested nor will be taken by the Board on this agenda item.
- IV. General Business
- V. Next Meeting Date
  - B. 05-02-2024 Regular Meeting
- VI. Motion to Adjourn

*Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.*

*Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.*

*Values: Service, Initiative, Teamwork, and Improvement.*



**03.07.2024 REGULAR MEETING MINUTES  
ADDITIONAL AGENDA DETAILS:**

**FROM:**

Shelby Grow

**CC:**

Alex Cameron, Pamela Graham, Michael Mandeville, Maria Carpenter

**DATE OF MEMO:**

3/25/2024

**MEMO DETAILS:**

Attached is a draft copy of the Regular Meeting minutes.

**ATTACHMENTS:**

Description

03.07.2024 P&Z Regular Meeting Draft Minutes



**PLANNING AND ZONING BOARD  
REGULAR MEETING  
THURSDAY, MARCH 07<sup>TH</sup>, 2024  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Board Members Present:**

Jeramy Hooper, Chair  
Matt Jones, Vice Chair  
Louise Mercurio  
Thomas Schroeder  
Carol Henry  
Bruce Hironimus  
Sonja Rothstein  
Jimmy Duncan

**Board Members Absent:**

**Staff Present:**

Alex Cameron, Planning Director  
Pamela Graham, Planning Supervisor  
Michael Mandeville, Senior Planner  
Maria Carpenter, Planner  
Shelby Grow, Clerk to the Board  
Josh Dockery, IT Technician

Approximately 5 member(s) of the public were in attendance.

**I. Call to Order**

Mr. Hooper called the meeting to order at 04:00 PM, confirmed a quorum was present, and explained the purpose of this meeting. Mr. Hooper welcomed new Board Member Jimmy Duncan. Mr. Duncan introduced himself to the Board & Staff members. The Board introduced themselves and Mr. Hooper introduced Staff.

**II. Approval of Minutes**

**a. 02-01-2024 Regular Meeting Minutes**

Mr. Jones moved to approve the minutes of the February 01<sup>st</sup>, 2024 Regular Meeting. Seconded by Ms. Mercurio. Approved by a vote of 7-0.

**III. General Business**

**A. Upcoming Training**

Mr. Cameron addressed the Board with information on the upcoming Regional Workshop training sessions at the UNC School of Government, stating the importance of these training sessions. Mr. Hooper and Mr. Schroeder addressed the Board stating how beneficial these sessions are and the importance of attending the workshops in person. Mr. Hooper addressed the Board regarding the Form Based Guidance Plan and the Small Area Plans; making sure Board Members know how to read, implement, and define it, where to access them online, and offering to provide printed copies as well if needed. Mr. Cameron addressed the Board regarding Trotter Hills, in the Pinehurst

South Form Based District that was currently reviewed, and discussed collaborating with Village Staff, The Planning and Zoning Board, and the Applicant to provide some feedback on something that would be more consistent with The Form Based Guidance Plan. Mr. Cameron stated this would be held as a Work Session, potentially at the next Regular Meeting date of April 4<sup>th</sup>. Mr. Hooper and Mr. Cameron discussed reviewing this application again at the request of the Village Council to provide greater input to the owner and applicant, and a thoughtful recommendation so the end result is something that is more widely accepted.

#### **IV. Next Meeting Date**

##### **A. 04-04-2024 Regular Meeting**

#### **V. Motion to Adjourn**

Mr. Hironimus moved to adjourn the Regular Meeting. Seconded by Ms. Rothstein. Approved by a vote of 7-0 at 04:19 PM.

Respectfully Submitted,

Shelby Grow  
Clerk to the Board &  
Planning Administrative Specialist  
Village of Pinehurst

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://www.vopnc.org).*

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**DISCUSSION ON THE RECENT CONDITIONAL ZONING REQUEST OFF  
TROTTER HILLS DRIVE**

**ADDITIONAL AGENDA DETAILS:**

The purpose of this agenda item is for collaborative discussion on the proposed project design and conditions between the Board and the Applicant of the recently reviewed conditional zoning application. No action is requested nor will be taken by the Board on this agenda item.

**FROM:**

Alex Cameron

**DATE OF MEMO:**

3/25/2024