



**VILLAGE COUNCIL
MINUTES FOR SPECIAL MEETING OF OCTOBER 9, 2019
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30PM**

The Pinehurst Village Council held a Special Meeting at 4:30 p.m., Wednesday, October 9, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. John Bouldry, Mayor Pro Tem
Ms. Judy Davis, Treasurer
Mr. Kevin Drum, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Jeffrey Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

And approximately 30 attendees, including 5 staff and 1 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo, called the Council special meeting to order.

2. Receive and Discuss Public Input on the Adoption Draft of the 2019 Comprehensive Plan.

Natalie Hawkins, Assistant Village Manager, stated that last night at the Council work session Council reviewed all of the public input received to date. She reviewed the organization of the Plan and noted that the key theme of the plan is to retain the small-town charm and rural feel of the Village. Darryn Burich, Planning and Inspections Director, reviewed the five focus areas, which are places where we may expect requests for infill or redevelopment in the future. Mr. Burich noted that 68% of participants indicated a desire for walkable mixed use centers for shopping and dining. He reviewed form-based zoning and explained this term is interchangeable with character-based zoning. This type of regulation focuses more on form or design and less on use, which can still be restricted as appropriate. He noted that character-based zoning may not be appropriate for all areas of the Village. Mr. Burich explained conservation neighborhoods and stated these standards preserve open space while allowing connected, walkable neighborhoods with varying densities and housing types that are self-supported with recreation facilities small-scale retail and office uses. The regulations for these types of neighborhoods would include minimum requirements for open space and maximum density allowed. He noted that the 2010 Comprehensive Plan recommended the Village consider "Conservation subdivisions" in the ETJ.

Ms. Hawkins reviewed key modifications to the adoption plan that Council agreed on at last night's work session. Those modifications included:

- Focus Area 2 –Change the land to the west of HWY 5 to Suburban Neighborhood.
- Focus Area 4- Change the land use west of the Magnolia Road and McCaskill Road to mixed uses-standalone residential.
- Council asked staff to recommend which illustrations to either remove or provide more context.
- Better define and explain "Character-Based" or "Formed-Based" zoning and pattern books in the Plan.
- Add an appendix to indicate the key assumptions used in the Focus Area scenario planning.
- Remove Implementation Strategies 5.1 and 5.2.

Public Comments:

- Regina Ferrante, 8 Glen Abbey Trail, stated that she has lived here since 1984 and has seen the Village grow. At that time the Western Connector was planned to go where Pinewild is now and now that happened. She believes that where ever the Western Connector fits in the Plan now needs to be protected to make that project happen. Also, she stated that it

bothers her that we lost the Pinehurst Surgical Clinic to Southern Pines and that we don't have the commercial base like they do. If something happened to the Resort or FirstHealth the Village would be in trouble. She doesn't want Pinehurst to become a bedroom community to Carthage, Aberdeen and Southern Pines.

- John Webster, 140 West McKenzie Road, stated he is asking for Council not to adopt the current Draft Plan because there is no need to even consider the development of the ETJ. He feels there is no population push to make us rezone and develop the ETJ and most of the current resident don't want to change the rural nature of the ETJ. He also believes that promoting further growth will deteriorate the Village's financial condition.
- Earl Ingram, 325 Bowman Road, stated when he moved here many years ago he looked forward to the peace and quiet. He has observed the changes in the area for 43 years and the character of the Village is slipping away. He pleaded with the Council not to increase the housing density in the ETJ because the only winners will be the developers. He believes the Western Connector will not alleviate traffic on Highway 5.
- Jane Hogeman, 16 Lochdon Court, asked to hear where each Councilmember stood in regards to the current Plan. She stated that she believes the Draft Comprehensive Plan has a pro-growth stance. She stated after a review of the public strategy choices, from the Fair Barn event, shows their overarching priority to preserve and improve our existing Village neighborhoods. Ms. Hogeman reviewed some of the results of the public's strategy choices received during the Community Open House at the Fair Barn. She also stated that the Plan should reflect the peoples vision not the consultants.
- Bill Comer, 34 Pomeroy Drive, stated he appreciates all the work and long hours that have went into the development of new Plan. In his opinion there are a few areas that need to be modified prior to adoption. He explained he believe this Plan appears to be philosophically driven by of the principles of new urbanism. He stated that the definition for pattern books and character based zoning should be defined prior to adoption of the Plan. Also, he believes the document lacks effective financial data on the proposed implementation strategies and for Focus Area 5, Highway 211, he believes the illustrations need to be removed, as they are so far off the mark.
- Sue Comer, 34 Pomeroy Drive, stated she believes the ETJ should be protected and we should do everything within our power to relieve the residents in the ETJ from the threat of the Western Connector.
- Lydia Boesch, 35 McMichael Drive, thanked the staff for all of their work and the public for all of their input on the Plan. She believes that the current Council should adopt the plan, if they feel it reflects the citizens, as future Council has the ability to modify the Plan.
- Bruce Geddes, 232 Bowman Road, stated he agrees with the comments made about the ETJ tonight. Also, there is a map in the Plan that shows his parcel as vacant land, but he lives there.
- Kaye Pierson, 45 Brandon Trail, stated she believes the Planning and Zoning Board has not vetted the Plan out and should be sent back to them, as only 6 of the 9 members were at the meeting and only 5 were present when the Board voted to approve recommendation of the Plan to Council. She believes this Plan is a flawed representation of the voice of Pinehurst citizens. She would expect to receive another draft to review prior to the adoption of the Plan by Council. She also stated she would like the current Council to document, for the record, where they stand on the Plan.

3. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Bouldry, seconded by Councilmember Drum, Council unanimously approved to adjourn the special meeting by a vote of 5-0 at 5:40 pm.

Respectfully Submitted,



Beth Dunn,
Village Clerk

A videotape of this meeting is located on the Village website: www.vopnc.org

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