



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF SEPTEMBER 27, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, September 27, 2022, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Mr. Patrick Pizzella, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Jeff Morgan, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 22 attendees, including 7 staff and 1 press

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Invocation by Reverend John Kinyon, Redeemer Church and Pledge of Allegiance led by Mayor Strickland

3. Reports:

Village Manager

- Mr. Jeff Sanborn, Village Manager, reported that Hurricane Ian appears to be going to be more of a rain event, but there is a slight chance of tornadic weather over the weekend. Staff will continue to watch this situation and monitor the amount of rainfall.

Village Council

- Mayor Strickland reported he attended the Village Chapel dedication on September 18th. He and Mayor Pro Tem Pizzella and Councilmember Boesch attended the Pinecrest Marching Patriots Band Fest with 16 bands in attendance and it was a great event for the community, and he thanked Village Clerk Kelly Chance for the invitation.
- Councilmember Boesch reported the Pilot featured a story about a video that was done by a local group of musicians that wrote a song based on the traffic circle and encouraged the community to enjoy it.
- Mayor Pro Tem Pizzella reported he attended the Partners in Progress meeting where they discussed and reviewed the results of the 2022 Moore County employer survey results which was conducted by the national business research Institute. He stated he requested to be in a breakout session where he discussed Pinehurst businesses. He reported concerns noted were wage expectations and technical skill limitations as inhibitors to hiring. He stated supply chain disruptions did not appear to be a big concern.

- Councilmember Hogeman reported she attended the Tri Cities meeting where affordable housing was discussed. She stated the Moore County Register of Deeds has a new program set up to report fraud alerts.
- Councilmember Morgan had nothing to report.

4. Motion to Approve Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

A. Approval of Village Council Meeting Minutes

- September 13, 2022, Council Regular Meeting
- September 13, 2022, Council Work Session

End of Consent Agenda.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Boesch, Council unanimously approved the Consent agenda by a vote of 5-0.

5. Easement Request by Duke Energy.

Jeff Sanborn, Village Manager, stated the village received a request to allow an easement to extend a utility line from an existing line that's on the West Pine property owned by the village. He noted the easement would go across the road to serve as a residential development access point.

Mark Wagner, Parks, and Recreation Director introduced Kristen Gainey, Billy Stutz, and David McNeil, representatives of Duke Energy. He stated the request was to allow Duke Energy to install a guide wire on an existing pole that is on the property adjacent to the parking lot of West Pine Park, that would go directly across Chicken Plant Rd., to the homes that they would be serving. He reported the 30-foot easement would require the removal of a couple of pine trees and some scrub oaks. Mr. Wagner stated the guide wire should not impact in any way the future or existing facilities on the site.

Councilmember Jane Hogeman expressed some concern that the proposed contract was broad in scope and would allow Duke too many liberties. David McNeil, Duke Energy District Manager, stated the proposal only pertained to the easement noted and any future requests would be brought to the Village Council, just as this request was. Councilmember Hogeman inquired about the option to move the line underground to which Mr. McNeil reported that Duke Energy has no imminent plans in the village to move wires underground. Jeff Sanborn noted that Village Attorney, Mike Newman, had reviewed the contract and had no problem with it. Mayor Strickland stated he would like Duke Energy to supply a Schedule A with suggested changes narrowing the language.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Boesch, Council unanimously approved by mayor or his designee to enter into an agreement with Duke Energy Progress, LLC in the amount of \$1.00, granting Duke Energy a perpetual and non-exclusive easement on certain property described in the instrument recorded in Deed Book 2233, Page 113, Moore County Register of Deeds, as written, by a vote of 4-1, with Councilmember Hogeman casting a no vote.

6. Motion to Recess Regular Meeting and Enter Public Hearing No. 1.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Hogeman, Council unanimously approved to recess the regular meeting and enter Public Hearing No. 1 – Moratorium Extension in small area plan areas, by a vote of 5-0.

7. Public Hearing No. 1 – Moratorium Extension in Small Area Plan areas.

Darryn Burich, Planning and Inspections Director, stated the proposed moratorium currently in effect in the Small Area Plan areas (Village Place and Pinehurst South) is set to expire October 6th, 2022. He noted the Village Place Small Area Plan has been approved by both the Planning and Zoning Board and Council and the Pinehurst South Small Area Plan has been approved by the Planning and Zoning Board and has been under consideration by Council and taken up again at its September 27th meeting. He reported the Planning and Zoning Board has commenced work on the form-based code and zoning updates to implement the land use and development aspects of the Village Place Plan but has not yet taken up work on the form-based code and zoning updates on the Pinehurst South Plan because the Plan has not yet been approved by Council.

Mr. Burich stated this would be the fourth extension of the moratorium that if approved, would have the planning areas under moratorium since February 10th, 2021, and would be approaching 2 years if extended. He noted this process has taken considerably longer than staff anticipated when the original moratorium ordinance was adopted and while there are no statutory limitations on the length of a moratorium, any moratorium length must be justified in the context of moving forward to solve the problems necessitating establishment of the moratorium. He stated the initial reason for requesting the moratorium was to preserve the area from inappropriate development in the context of the 2019 Comprehensive Plan. He stated the Village Place Plan has been approved and Pinehurst South should be approved by the time the moratorium expires on October 6th. He also noted the PDO code amendments will not be adopted by time of expiration of the moratorium.

Mr. Burich reported the Planning and Zoning Board has scheduled special work sessions to consider the zoning updates and has made progress on the Village Place updates but work remains and will continue while also recognizing that the cumulative impact of all the extra meetings can be a strain on members of the Planning and Zoning Board. He noted much of the work being done on the Village Place form-based code and zoning updates will be used for corresponding zoning updates and form-based code for Pinehurst South so the time frame to develop Pinehurst South should theoretically be shorter. He stated staff anticipates the time frame to adopt any zoning code updates to implement the plans may take considerably longer once public hearings are scheduled and deliberations commence prior to adoption of any actual PDO amendments.

Mr. Burich stated the 2019 Comprehensive Plan goal of creating two small area plans should be accomplished by the time the moratorium expires. He noted the two plans envision creation of compact mixed-use areas based on development in and around the Village center. Existing zoning does not effectively implement that development pattern and should be an incentive for property owners wishing to develop (or redevelop) to support Village initiated zone changes or to initiate zone changes themselves.

Mr. Burich stated extending the moratorium for another 120 days as proposed will continue to move towards the goal of adopting the corresponding PDO updates to implement the small area plans. He stated staff will continue to work with the Planning and Zoning Board to develop such PDO updates. However, he noted staff cannot provide a reasonable estimation regarding how long that will take nor an estimate once the code updates are developed how long it will take to adopt any of the proposed updates. Mr. Burich stated should Council not want to extend the moratorium staff will continue to develop the code updates as expeditiously as possible

Mayor Pro Tem Pizzella inquired about whether Village Attorney Mike Newman had been consulted to which Mr. Burich stated he had, and it was reinforced that the Village can extend the moratorium. Councilmember Morgan asked how much of a delay has occurred because Council has not provided a final decision on the plan, to which Mr. Burich stated some of the delay is a result of Council delay and some because of staff shortage. Councilmember Morgan stated he does not support the extension of the moratorium, citing the property owner's rights that are affected. Mayor Pro Tem Pizzella stated he felt it was important to continue working toward securing the right decisions are made.

No residents signed up to speak during the public hearing period.

8. Motion to adjourn Public Hearing No. 1 and Re-Enter Regular Meeting.

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council approved to adjourn Public Hearing No. 1 and re-enter the regular meeting, by a vote of 5-0.

9. Discuss and Consider Ordinance 22-14 Extending a Moratorium (Small Area Plan)

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council approved Ordinance 22-14, extending the Moratorium on Real Estate Development in Specified Geographic Areas of Village Place and Pinehurst South for an additional one-hundred-twenty-day period from the date of expiration, thus, to expire on February 3, 2023, by a vote of 3-2, with Councilmember Morgan and Councilmember Boesch casting no votes.

10. Motion to Recess Regular Meeting and Enter into Public Hearing No. 2.

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council approved to recess the regular meeting and enter Public Hearing No. 2 – Amending the Pinehurst Development Ordinance, by a vote of 5-0.

11. Public Hearing No. 2 – Amendments to the Pinehurst Development Ordinance to Establish Regulations for Short-Term Rentals.

Darryn Burich, Planning and Inspections Director reported that on 09/01/22 a public hearing was held by the Planning and Zoning Board to take comments on the proposed PDO text amendments related to establishing regulations for short term rentals and permit revocation. He stated the public hearing was attended by approximately 329 persons, and after several hours of comments involving 50 speakers, both in favor and opposed, the Board took up initial discussion on the proposed amendments. He noted an initial motion was rejected (5-3) to not approve a recommendation of the proposed PDO amendments submitted for consideration. He further noted, for sake of time and being able to make a recommendation back to Council, the Planning and Zoning Board moved to not act on the Homestay aspects of the proposed amendments. He reported due to the length of the meeting, the meeting was continued by the Board to 09/06/22.

Mr. Burich reported P&Z approved the proposed amendments to Section 4.2.12 and 10.2 as part of one motion, and during the discussion adding a “cease and desist order” and removal of incomplete construction elements was discussed. He stated the Village’s development codes do provide the ability to issue stop work orders so adding a cease and desist is not necessary. He noted there is not however clear language in the PDO for site restoration or removal of incomplete building elements and this is situation that has occurred on a small number of properties and could potentially be addressed with a PDO amendment. He stated staff will have to continue to research ways to potentially address these situations.

Mr. Burich reported that in Section 10.2 Definitions, some concern was raised about the ability to enforce the proposed 14-day grace period and what type of tracking system might be established for such purposes. He stated staff would address the situation as a potential use violation and once made aware of the situation would open a compliance investigation like how other use violations are addressed.

Mr. Burich reported in reference to Section 8.5 Table 8.51a Table of Permitted and Special Uses and Special Requirements, P&Z discussed various aspects of not including STRs in single family neighborhoods as proposed by Council. He stated they also discussed including STR’s in other zoning districts that permitted mixed-use development and multiple family uses. He noted, ultimately P&Z approved a motion (5-3) to add STRs as permitted uses in all the single-family residential zoning districts as well as NC Neighborhood Commercial, OP Office and Professional, VCP Village Cottage Professional, and VR Village Residential. He stated staff’s assessment of the P&Z recommendation is that a majority felt that the regulations proposed with SR-9 along with the recent Municipal Code changes could address many of the issues raised by the public and represented a compromise between prohibition and reasonable land use regulation.

Mr. Burich reported that in reference to Section 8.6 Special Requirements (SR) to the Table of Permitted and Special Uses and Special Requirements – SR-9 Short Term Rental, P&Z unanimously approved creation of proposed SR-9 that creates special development requirements for short term rentals. He stated during discussion P&Z proposed various minor edits to the SR as well as adding Item 16 requiring conspicuous posting within the STR of the contact information and rules. He noted P&Z also recommended for Item 13 removing “large gatherings” and capitalizing Special Events to be consistent with PDO definition. Concern was raised that there was not a definition of what constitutes a large gathering and therefore issues with enforceability.

Mr. Burich reported P&Z approved (6-2) that the proposed amendments are consistent with the 2019 Comprehensive Plan. He stated since there are some significant differences between the Council proposed text amendments forwarded to P&Z for review and what ultimately P&Z recommended to Council, staff has created and included in Novus Exhibit B. Exhibit B, incorporates the Planning and Zoning Boards recommendations to indicate how the proposed amendments would be structured should Council adopt the P&Z recommendation, which major changes are the permitted use table and minor edits to SR-9 Short Term Rental along with removal of “Homestays” at this time. He stated P&Z would certainly be willing to take up further discussion about Homestays and provide a recommendation to Council in that regard.

The public Hearing was opened to the community for public comments with 33 participants addressing council. The participants were as follows: Collette Kolinsk, Alan Hall, Alan Torppa, Greg Bryant, Tom Pashley, Linda Guerra, Marianne Wydra, Jason Aslanian, Branden Goodman, Teresa Johnes, William Hughes, Donna Outen, Rose Heintz, Cathy Elsea, Paul Dillon, Kim Wagoner, Isobel Worthy, Carol Coates, Cortni Jones, Matt Kenny, Jeff Heintz, Bob Coates, Barbara Longeway, John Webster, Tom Congoran, Kevin Drum, Jennifer Stoddard, Phil Sounia, and Debbie Lalor. Comments made are available on the village website under Meeting Videos.

12. Motion to Adjourn Public Hearing No. 2 and Reenter the Regular Meeting

Upon a motion by Councilmember Boesch, seconded by Councilmember Morgan, Council approved to adjourn Public Hearing No. 2 and re-enter the regular meeting, by a vote of 5-0.

13. Discuss and Consider Ordinance 22-15 Amending the Pinehurst Development Ordinance.

Councilmember Boesch stated she is sympathetic for both sides and she would love to find a way to work this out. She stated she feels we haven't given the residents a legal framework about what we are able to do. She noted that upon reading the preamble to the proposed changes she is not certain there is some that she does not feel we have provided evidence for. She stated this has caused a lot of hardship on friendships and so she would like to find a way to work this out. She stated she feels a lawsuit will be even more divisive.

Mayor Strickland stated he does not feel we will create anything that would lead to a lawsuit, and he thought that all of Council's goal is to work this out. Mayor Pro Tem Pizzella stated he found the comments tonight had some nuggets of information that we have maybe not talked about. He stated he observed that it is important we consider that the people on one side of this issue and the ones on the other side both love Pinehurst; they just have different visions for Pinehurst. He stated that he would like to put to rest the concept that we are either a resort community or a retirement community. He stated we have not always been a str community. When the town first started people traveled here and were seasonal guests and now, we have progressed to groups of str's, but now rental platforms such as Airbnb have made the system work well and this has led to the exponential growth in Pinehurst.

Mayor Pro Tem Pizzella stated Council has progressively been working through this issue and we are limited by NC statutes, so faced with a lot of input, we need to work to preserve the character of the Village and put something together that help the residents be able to rest from this topic for a while.

Councilmember Hogeman stated she is grateful to have heard from those tonight and she knows people are deeply concerned about this issue. She stated it is now up to council to work together as a team to come up with something that will fit into that small ring of what the state allows us to do, while getting to the heart of the matter.

Councilmember Morgan states he wants to advocate for voluntary compliance and then use the powers the village has been granted by NC state statutes to punish owners for violations. He supports going for a good solution – solve problem in the first go around. He stated we need to address behavioral issues – speeders do not mean you ban cars, so he wants to see voluntary compliance with behavioral ordinances – He stated he does not find a ban in the single-family residents is the answer. He is concerned about the litigation, He does not think council has gone as far as they should to address this, except for looking at a ban.

Council will begin to work on solutions.

14. Discuss and Consider a Resolution Authorizing the Sale of Surplus Capital Assets.

Brooke Hunter, Finance Director, presented Council with a resolution authorizing the Village Manager to sell surplus assets with an estimated market value of less than \$10,000. She noted the item is a 2002 KME Predator Fire Engine, which could potentially bring over \$10,000 at auction. She stated staff is requesting the Council adopt Resolution 22-23, authorizing the sale of the listed asset, which will be listed on the Village's GovDeals electronic auction website.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Pizzella, Council unanimously approved Resolution 22-23, authorizing the Village Manager to dispose of certain surplus capital assets, as presented, by a vote of 5-0.

15. Consider Budget Amendment to Upgrade Traffic Signals at Two Intersections on Hwy 15-501 to Decorative green metal posts and mast arms.

Jeff Sanborn, Village Manager, and Jeff Batton, Assistant Village Manager sought approval from Council to pursue enhanced traffic signals consistent with the Council's goal of "Promoting High Quality Development and Appearance." Mr. Batton stated NCDOT has informed the Village that it is pursuing two intersection improvement projects along Hwy 15-501 that are of interest to the Village. He noted one project is the realignment of Hwy 15-501 and Page Road, which includes a new traffic signal. He stated the second is the addition of a southbound right turn lane at Hwy 15-501 and Memorial Drive which includes a revision to the existing traffic signals. He noted currently, both intersections are designed for standard wood poles and crosswire traffic signals.

Mr. Batton reported the Village can enhance these signals to green metal poles and mast arms by paying the cost difference between the standard signal specifications and the enhanced signal specifications. He stated this enhanced traffic signal specification would be consistent with most of the other traffic signals in the Village. Participating in this would also be consistent with Village practice of taking advantage of the opportunity to enhance traffic signals when DOT is doing major intersection work. Mr. Batton reported the Village cost-share to upgrade is \$216,200. He noted since this opportunity was unforeseen during FY2023 Strategic Operating Plan preparation, it is not included in the FY2023 budget.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Morgan, Council unanimously approved Ordinance 22-16, amending the ordinance appropriating funds for operations of the Village of Pinehurst for Fiscal Year 2023, regarding revenues and expenditures of the general fund, by a vote of 5-0.

16. Consider dedication of Winged Foot Road and associated right-of-way in Villas at Forest Hills to the Village of Pinehurst.

Jeff Batton, Assistant Village Manager, and Mike Apke, Public Services Director, presented Council with a request from Windjam 7, developer of Villas at Forest Hills, to accept the road and right-of-way of Winged Foot Road as originally intended when the development was approved. He reported Winged Foot Road is the final road to be dedicated to the Village within this development and is completely built out with most, if not all, homes sold and occupied.

Mr. Batton reported the road, sidewalk and associated infrastructure has been inspected and a punch list of items remains to be completed. He stated the Village currently holds a cash financial guarantee in the amount of \$37,875 from Windjam 7 and Windjam 7 wishes to forfeit the guarantee in favor of the Village so that punch list items may be expeditiously completed. He noted Windjam 7 has further committed to cover cost over runs up to a grand total of \$45,000.

Mr. Batton reported Village staff have reviewed costs to complete punch list items and is confident the needed repairs can be accomplished within the existing \$37,875 financial guarantee. He stated the primary costs associated with the punch list is road repairs. He noted, based on unit pricing quotes received for the FY23 Village-wide Road resurfacing project, this road will be brought up to standard for a cost of \$18,000. He stated there are a few concrete sidewalk repairs, curb and gutter repairs, and some minor shoulder rehabilitation that should easily fall within the balance of \$19,875.

Mr. Batton reported, being the development is complete and the residents living on this road will have punch list items addressed more quickly by the Village and staff recommends we accept the forfeiture of the financial guarantee along with the road dedication and proceed with the punch list items. He noted if Council concurs with the staff's recommendation, adoption of the accompanying ordinance will be necessary.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Morgan, Council unanimously approved Ordinance 22-17, accepting a petition for dedication of streets within the Village of Pinehurst and amending Chapter 7, Schedule II, and Schedule IV of the Pinehurst Municipal Code as it pertains to regulating traffic on the streets presented, by a vote of 5-0.

17. Discuss and Consider Budget Amendment and Awarding FY23 Resurfacing Contract to Fred Smith Company.

Mike Apke, Public Services Director, presented Council with an item is to consider, awarding the Village's annual road resurfacing contract to Fred Smith Company from Raleigh, North Carolina. He stated that Fred Smith Company acquired Riley Paving in October 2020 and continues to maintain an office and asphalt plant in Carthage. He noted they also completed the Village's resurfacing project in FY21.

Mr. Apke reported four (4) contractors submitted unit pricing on an initial list of approximately four (4) miles of roads to resurface on August 30, 2022. He stated a street listing and map showing the roads included in the bid package are attached for reference. He noted utilizing the Village's estimated quantities of items within the project, Fred Smith Company's total bid amount to complete the project is \$1,352,951.00.

Mr. Apke reported this bid is approximately 21% higher than the low bid received by the Village to resurface four (4) miles of roadways in FY22, but it is also significantly less than the other three (3) bids received for the FY23 project. He stated a Bid Tabulation summary showing all bids received is attached for reference.

Mr. Apke reported the Village's Powell Bill budget for FY23 is \$1.3 million; therefore, the low bid exceeds the current funds available. He stated the Village could reduce the scope of work and resurface less than four (4) miles or approve a budget amendment to complete the full project. He noted, in addition to the road resurfacing, the Powell Bill budget includes road shoulder rehabilitation performed by a separate contractor after the resurfacing work has been completed. He stated, at this time, staff estimates the total FY23 Powell Bill project cost, including road resurfacing and shoulder rehabilitation, to be \$1,472,875.00.

Mr. Apke reported, to achieve our annual goal of resurfacing at least four (4) miles of roadways, staff recommends a budget amendment to complete the full scope of work. He stated this would require an additional \$172,875.00 of funding, which is summarized as follows: \$37,875.00 from the forfeiture of the Windjam Development performance bond; \$135,000.00 of fund balance appropriation

Mr. Apke reported if the amendment is approved, our plan would be to award an original contract to Fred Smith Company in the amount of \$1,352,951.00 via motion and request that the motion include that the Village Manager is authorized to execute change orders to add additional quantities at the original unit pricing with the overall amount not to exceed \$1,472,875.00.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Boesch, Council unanimously approved Ordinance 22-18, amending the ordinance appropriating funds for operations of the Village of Pinehurst for Fiscal Year 2023, regarding revenues and expenditures of the general fund, by a vote of 5-0.

Upon a motion by Councilmember Morgan, seconded by Councilmember Hogeman, Council unanimously approved to authorize the mayor or his designee to execute a contract with Fred Smith Company for the Fiscal Year 2023 annual road-resurfacing project in the amount of \$1,352,951 and authorize the Village Manager to execute change orders to add additional miles at the original unit pricing with the overall annual amount not to exceed \$1,472,875 in sum total, by a vote of 5-0.

18. Discuss and Consider Pinehurst South Small Area Plan.

Darryn Burich, Planning and Inspection Director reported, at its September 13, 2022, meeting, Council asked if staff could develop a preferred land use scenario that incorporated the high intensity land uses proposed on the west side of NC-5 with that of the low intensity land use scenario on the east side of NC-5 south of Blake Boulevard. He stated staff has made those adjustments and created a new map titled "Preferred Build Out-Plan" for Council consideration. He noted the map is added as a separate exhibit in Novus Agenda and has not yet been incorporated into the Small Area Plan and won't until there is consensus on the map.

Mr. Burich reported that approving the plan with this new map does not establish any new regulatory control within the area because approving the Plan doesn't change existing zoning. He stated what the map does is provide a guide to developing zoning code updates to implement the Plan like the work underway for the Village Place Plan and in particular the Regulating Plan that will control building form, type, and land use.

Mr. Burich stated questions also came up at the last meeting regarding potential trip generation with the various land use scenarios which staff has done some follow-up research on. He noted, at this point in the planning process only trip generation generalities can be provided based on the types of land uses proposed in the area because there are so many different variables that impact trip generation. He stated differing land uses have different trip generation rates in general and different sized developments will generate differing amounts of trips. He noted different types of commercial and retail operations that have differing trip generation rates. He stated, for example, a fast-food restaurant generates more trips than does a fast casual than does a quality restaurant, and the same concept applies to various other use categories as well. He noted the size of these operations also impact trip generation.

Mr. Burich reported not knowing specifically, the exact type and size of the land use type make it very hard to provide a very accurate trip generation number given that the land uses, and development pattern shown on the maps are all illustrative and subject to change. He stated, yes, the boxes on the plan that show types of nonresidential development but what is not known exactly is the type of commercial or retail use or if the building is only one story. He noted that is why when we have a development proposal, we can run trip generation numbers and even potentially require a traffic impact analysis. He stated, however, those too are estimates based on models and studies and can be inaccurate.

Mr. Burich reported, in general, retail produces the most peak trips per hour followed by office, single family, industrial, apartments/condos/townhouses according to the Institute of Transportation Engineers (ITE) Trip Generation Report 10th Edition. He stated he hoped the new map and traffic information provided is helpful and Council will be able to approve the Plan. He stated staff and P&Z could then commence work on the code updates along with the Village Plan Small Area Plan.

Upon a motion by Councilmember Morgan, seconded by Councilmember Boesch, Council unanimously approved to adopt the Pinehurst South Small Area Plan as presented, by a vote of 5-0.

19. Other Business.

No other business was discussed.

20. Comments from Attendees.

No public comments were received.

21. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the regular meeting by a vote of 5-0 at 9:05 p.m.

Respectfully Submitted,



Kelly Chance,
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