



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF SEPTEMBER 14, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 5:43 p.m. Tuesday, September 14, 2021, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The meeting was streamed in real time on the Village's website.

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Kevin Drum, Councilmember
Ms. Jane Hogeman, Councilmember
Mr. Jeffrey Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately attendees, including staff and press.

1. Call to Order.

Mayor John Strickland called the Council work session to order.

2. Discuss Historic District Topics

Alex Cameron, Village of Pinehurst Planning Supervisor stated the purpose of this work session item is to discuss topics of mutual interest related to the Pinehurst Historic District and Historic District Standards/Guidelines between the Village Council and Chair of the HPC. He stated the HPC conducted a work session on June 17th and discussed making some necessary and editorial changes to the current Historic District Guidelines. The discussed changes were provided to Council as an attachment to the agenda item with changes in red, strikethrough for deletions and underline for additions. Staff will be working with the HPC to recommend more substantial changes to the Guidelines in the coming months.

Eric Von Salzen, HPC Chair stated the State Legislature has made some changes including the change of the word "guidelines" to the term "standards." He stated the HPC wishes to consult Council to determine if there are any further changes that need to be made to the current Historic District Guidelines beyond these terminology changes. Mr. Von Salzen stated the change in the language, in his opinion, does not make a substantive change to the law the HPC enforces. He stated the attached changes they are proposing are areas they felt the language was not as clear as it should be. John Taylor, HPC Committee member agreed the changes were to help add clarity to the document.

Mr. Von Salzen stated some of the standards we currently use are harder and more set and others are more aesthetic, but our goal is that if someone is looking to renovate or build, that it fits in with the character of the Village. This would be a more aesthetic decision. He stated there are some items that are more zoning focused, or objective

Manager Sanborn stated at the end of the day what matters is consistently and these standards cannot be perfect, and he noted that from a legal standpoint, even though certain standards weren't met but all else was congruent, then that is what matters to the courts.

Councilmember Drum asked if procedurally, the standards question, does this have to be changed first before we look at further

changes. Mr. Cameron stated that we do not have to have this done immediately and ideally, we would like to make all these editorial changes and other changes done at once. Inherently they have always been standards and that has been understood.

Councilmember Hogeman asked if on page 73 on the Certificate of Appropriateness Checklist, is it okay if someone looks around and picks elements and puts them together into a hodgepodge? Or do people have to stick to their own building style. And if that isn't in there should it be? Mr. Von Salzen said we do not currently have this per se but if a property owner submits some very out of the normal requests, I don't think we should say you can't do that, but instead should look at the overall and determine if its congruous. John Taylor stated there has been instances of this that the commission did not approve a "hodgepodge" he stated, but as a practical matter, this does not occur.

Manager Sanborn stated that we cannot require that a building maintain a certain style. The only standard we can place is congruence to the district. He said this would be an opportunity to have a conversation with the property owner and state our case of seeking congruity.

Mr. Von Salzen Leo said there is a variety of architecture in the district, and we look at what is proposed and say is it congruous with the Historic District, not "is this the best decision for the house". Mayor Pro Tem stated let's review this and let the HPC present us the changes at the next meeting, following their HPC meeting.

3. Update on Buffer Development Ordinance

Darryn Burich, Planning and Inspections Director, stated that staff is making some final adjustments to the proposed ordinance language and anticipates Council being able to act on the proposed ordinance amendments at the September 28th Council meeting

Mayor Strickland stated that he wants to make sure that staff has reached out to the community for feedback. Mr. Burich stated he and Mr. Cameron have reached out to many in the community, they have made themselves available, and continue to have discussions with those in the community.

4. Presentation of the West Pinehurst Community Park Site Master Plan

Mark Wagner, Parks & Recreation Director, stated staff and our consultants with John McAdams Company are presenting the final draft of the Site Master Plan for West Pinehurst Community Park for Councils review and discussion. Rachel Cotter at McAdams stated she has had extensive experience in designing public spaces and is very familiar with the trends for municipal parks

Ms. Cotter stated the 6-month planning process for this site plan consisted of data collection and information gathering, community engagement, development of a concept design and we are now at the last stage of the project process, which is Master Plan adoption. She stated they have taken public input from surveys, public input meetings, and participation rates, into consideration in designing the Master Plan. Ms. Cotter stated that the top 5 most desired amenities were: a skate park, unpaved hiking trails, paved hiking trails, an outdoor amphitheater, and a playground. She stated there was an overwhelming show of concern that the sense of place will be disrupted if active recreation facilities, such as a skate park or athletic fields are developed, yet there was strong support for facilities that support teen programming.

Ms. Cotter provided Council with a presentation, including precedent imagery of what some of the proposed amenities would look like. These included pictures of paved trails, full-size and flex athletic fields, traditional playground structures, dog parks, restroom/shelters, nature inspired play areas, nature trails, stormwater management ideas, and a proposed connection to the small pond that currently is situated on the lot. Ms. Cotter provided Council with a refined Concept plan which shows the removal of the splash pad and outdoor classroom/amphitheater, increased landscape buffer along Bowman Road, and revised location of the dog park area.

Councilmember Boesch noted that the 2011 plan justified the type of amenities the current plan is calling for and asked if the Parks & Recreation department tracks the number of residents of Pinehurst who use our facilities and the number of those in Moore County, not residents of Pinehurst. Dave White, Recreation Superintendent stated we do track all those numbers and approximately 70% of those utilizing Pinecrest facilities are residents of Pinehurst. Village Manager Sanborn stated we do charge a different fee for non-residents and if we are not happy with that, we can change the fee structure. Mr. White noted we currently charge non-residents twice as much as residents to use our facilities.

Councilmember Boesch asked if we got a lot of comments from the residents who live there about their desires for the park. Mr. White said we did receive some feedback voicing a concern about the athletic fields and anything beyond a natural plan. Councilmember Boesch asked about local demand for athletic fields. Mr. White said we have 1,026 bookings for rentals through November 18 – in-house programs or rentals from outside programs or just general public renting the parks (Canon Park

Ballfields 1 and 2, the multipurpose field, and the Harness track areas). Mr. White stated that in 2020 we had 754 bookings and 1,900 hours of use compared to 2021's numbers of 1,026 bookings and 3,900 hours of total use for outdoor facilities

Councilmember Boesch stated the pond is currently unusable and asked what is it going to cost to make it presentable or usable? And is this a reasonable thing to do? Ms. Cotter stated that it could be that the answer is to decommission the dam and make the area a wetland, with a "learning" walkway over it as part of the environmental educational focus of the park.

Mayor Pro Tem Davis inquired about why the paths would be paved versus natural. Ms. Cotter explained that for ADA accessibility it is essential to have both paved and unpaved access to all amenities. Mayor Pro Tem Davis asked if the use of a water well and septic had been considered instead of bringing in utilities, which the area residents feel will lead to an increase in development. Ms. Cotter stated that flex fields would have a high demand for water and irrigation that a normal well would not be sufficient for. Mayor Pro Tem stated that artificial turf may be a good choice as well.

Councilmember Hogeman asked if the cost of current activity fees and rentals are covering the expenses of park costs, and what would be the actual operational and staff expense of adding these new activity fields to the Village. Mr. White stated the outside rentals and fees do cover our cost. Councilmember Hogeman asked if we could deter those needing more athletic fields to our schools and Mr. White stated there are no schools in Pinehurst that have athletic fields. Manager Sanborn noted that all outside areas are already full to capacity as well and the increase in numbers is due to growth in participation from the residents.

Councilmember Hogeman suggested an alternative to West Pinehurst Park might be to instead put a facility in Pinehurst South, leaving the ETJ alone to be rural. Mayor Strickland stated that the upcoming Strategic Planning Retreat will be a good place to consider what we want to do in West Pinehurst Park and Pinehurst South. Mayor Strickland asks Mr. White to provide a list of past activities offered versus current activities to help determine if we should change our offerings and turn some over to those. Mark Wagner noted that we need to keep in mind that the programs we offer, the other towns and the county offer as well, and those locations are running at full capacity as well.

Council member Drum stated the next question to be addressed seems to be on sewer and water. Mayor Strickland noted that it seems there is also a consensus that the dam may be more suited as a future wetland learning environment versus a pond overlook. Mark Wagner stated the plan will now be to come back and present in October any updates. Mayor Strickland suggested Council take a quick break at 8:42 p.m. with a return time of 8:47 p.m.

5. Discuss Downtown Park and Ride Concept

Assistant Village Manager of Operations, Jeff Batton, stated this item is to discuss and consider the Park and Ride Golf Cart Shuttle Service proposed by the Pinehurst Business Partners (PBP). They have asked for financial support of this concept to cover the cost of an annual licensing fee for a mobile app that patrons would download to summon the shuttle. They would also like support in providing parking for the golf cart shuttle(s) and charging capability.

Mr. Batton stated the proposal by PBP includes securing carts via donation and managing the shuttle service. Their proposal includes volunteers serving as drivers, identifiable via uniforms of some type. Advertising on carts and driver uniforms could be a source of revenue to defray operations. Mr. Batton stated the annual Community Satisfaction Survey indicates that 69.1% of the population does not shop regularly downtown and for those that do not, 27.1% cited parking as a determining factor.

Mr. Batton stated that to garner additional feedback, Survey Monkey was used to poll the public. While the survey is not statistically valid, he noted that it provides Council with a source of information and comments. Mr. Batton provided a brief summation of the results which indicated: 47.66% indicated parking as a deterrent for shopping; 30.6% of daytime diners and 24.0% of nighttime diners indicate parking is a deterrent; 51.96% said they would use a shuttle service for shopping and/or dining; 82.44% indicated they would use the service via an app, text, or call; 54.75% said up to a 5-minute wait for the shuttle was reasonable; of those who indicated they would use the service, most reported they would use it once per week; Monday-Friday afternoon/evening and Saturday & Sunday afternoon/evening were the times of greatest interest; and 54% of respondents do not own golf carts but 32.66% indicated more cart parking would make them more likely to visit downtown.

Mr. Batton stated that if Council decided to pursue this then the Village would need to adjust the Golf Cart ordinance to allow golf cart shuttle service, which it currently prohibits. A parking location within ½ mile for shuttle service is yet to be determined and the mobile app could possibly be replaced with a business card that patrons receive to text or call a number. Mr. Batton stated a location for parking and charging shuttle carts would need to be determined as there is no indoor space currently available for that on VOP property.

Mr. Batton stated that if Council is interested in supporting this concept financially, our insurance provider indicates this should be a contractual arrangement where the Village is not the direct provider. He stated, as a final note, that Council should note that this is an off-cycle request and was not originally budgeted for. As such, since this is off-cycle, and there are existing plans for a parking structure in the current five-year plan, staff recommends that Council consider this opportunity as a part of a holistic downtown parking discussion during the next strategic retreat.

6. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Davis, seconded by Councilmember Boesch, Council unanimously approved to adjourn the work session, by a vote 5-0, at 9:40 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