



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF AUGUST 10, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 8:37 p.m. Tuesday, July 27, 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 Brown, Planning & Zoning Specialist

And approximately 7 attendees, including 5 staff and 0 press.

1. Call to Order.

Mayor John Strickland called the Council work session to order.

2. Discuss Potential Future Agenda Items.

- Councilmember Hogeman stated Focus Area 5
- Councilmember Boesch stated the American Rescue Act
- Mayor Strickland stated In-town parking and dining; Tri-City Issues that are being looked at
- Mayor Pro Tem stated the Census Data results and the impact on our current plans
- Councilmember Drum stated potential funding for the Airport to become a regional jetport

3. Sandhills Woman's Exchange Presentation

Barbara Summers, President of the Sandhills Woman's Exchange Board, shared their plans for the Centennial Celebration and upcoming events. Ms. Summers stated that anyone that is not a member of the Woman's Exchange should consider joining as the dues are only \$35 and they offer a lot of events and lectures for the community. She stated the "Tea Time on the Train" will come on December 4, 2021 and tickets are \$100. Ms. Summers further stated that they have many excited events planned in 2022, including a visit from the Tarheel Traveler. She stated their Centennial committee continues to work to ensure the community never loses sight of why the Sandhills Woman's Exchange is here.

Councilmember Hogeman, Mayor Pro Tem Davis, Councilmember Drum, Councilmember Boesch, and Mayor Strickland all offered thanks for the work the Sandhills Woman's Exchange does for the community.

4. Discuss Proposed Buffer Development Ordinance

Daryn Burich, Planning Director, and Alex Cameron, Planning Supervisor, provided a presentation on the changes made to the proposed Buffer Development Ordinance since the last presentation to Council. Mr. Burich stated that the red-lined version has been provided to Council and he noted that there have been no changes to the residential landscaping development that is already in effect. He noted that many of the changes were mere verbiage changes or grammatical changes for clarity. Mr. Burich

stated that on page 6 an additional paragraph was added to bring clarity to what would be required for a clearing and grading application.

Mr. Burich stated that tree surveys will be incorporated into concept, major and minor site plans, landscape plans and preliminary plats. He stated this will be useful for those wishing to claim credit for existing trees. He further stated those not requesting credits could simply supply a landscape plan without a survey. Mr. Burich noted that in Table 9.5.1.4 there were changes made per Council's request that included: for front buffer yard there would be 1 qualifying tree per 25 linear feet of street frontage; for side street buffer yards there would be 1 qualifying tree per 25 linear feet of street frontage; for side buffer yards there would be 1 qualifying tree per 35 linear feet; and for rear buffer yards there would be 1 qualifying tree per 25 linear feet.

Mr. Burich stated that in terms of credit for trees, many changes were made to help provide more credit. An example of this is the addition of the ability to receive credit for trees under 8" where there is an insufficient amount of trees. Mr. Burich noted that clarification was made on the section for "Sight Distances" which now reads, "To facilitate driver safety, vegetation shall be pruned to be less than 42" in height. Trees are allowed but should have no branches lower than 72" in height." Councilmembers suggested some language clarification for staff to take under consideration for the final draft.

5. Discuss Small Area Plans

Mayor Strickland introduced the next item and suggested that the Council and Staff review each point one at a time for clarification. Mr. Burich stated staff does need guidance on a few points as provided to Council in printed format. He noted that while the existing area of Village Place is well served by Open Space, new development should add to the network, creating new publicly accessible greens, plazas, and potentially an amphitheater located near the Village Hall and Arboretum.

Councilmember Hogeman stated she has concerns about rezoning to increase density. Mr. Burich stated there are some areas that are already zoned for increased density. Councilmember Boesch stated she wants us to remember that some of the proposed area is within the National Historic Landmark District. Mr. Burich stated they could put this notation on the map, but it makes the map harder to read while they are working on the plan. He stated it will be added on the final map renderings as a notation in some manner.

Mr. Jeff Sanborn, Village Manager reminded Council that these are only conceptual renderings. He stated that this process is to allow the community to determine what they want and then you determine zoning. Mr. Burich stated we hired Professional Consultants to make sure we make this process successful, and they take our suggestions and put it into play. He noted that across from the Pinehurst Brewery there could be potential commercial, with other areas reserved for single residential dwellings. As we progress through this process decisions will be made on what areas are commercial or residential.

Mr. Burich presented some proposed items to Council including an amphitheater, a potential build-out of Village Place over 20+ years, small scale commercial and residential infill vacant or underutilized parcels, reflective of the character of the Village with a focus south of McCaskill Road, near the Brewery and the Village Center.

Mr. Burich presented some proposed items for Pinehurst South which included an addition of a shared-use path and sidewalk along NC5, the incorporation of a variety of open space types, new Central Green and Market Plaza in the core area between Monticello Dr. and Blake Blvd., and additional small and large greens throughout. He stated the plan includes both proposed low intensity options and high intensity option for Council to consider. He noted the Detail Plan provided to Council illustrates the potential build-out of the core area south of Monticello Dr. and north of Blake Blvd., builds off the existing Post Office, Pharmacy, ABC, and Dowd Cabin as well as the planned Girls & Boys Club and HBAC, and new open spaces.

6. Other Work Session Business.

- None

7. Motion to Recess the Work Session and Enter a Closed Session

Council decided to not do a closed session

8. Closed Session

N/A

9. Motion to Adjourn the Closed Session and Re-Enter the Work Session

N/A

10. Motion to Adjourn.

Upon a motion by Councilmember Boesch, seconded by Councilmember Drum, Council unanimously approved to adjourn the

work session, by a vote 5-0, at 10:09 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kelly Brown". The signature is fluid and cursive, with the first name "Kelly" and the last name "Brown" clearly distinguishable.

Kelly Brown,
Planning & Zoning Specialist

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