



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JULY 26, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 8:50 p.m., Tuesday, July 26, 2022, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance:

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

And approximately 12 attendees, including 5 staff and 0 press.

1. Call to Order.

Mayor John Strickland, called the Council work session to order.

2. Neighborhood Quality of Life Survey Results Report.

Matthew McKirahan, Organizational Performance Director, presented Council with a report on the findings of the Neighborhood Quality of Life Survey Results.

3. Discuss Amendments to the Pinehurst Development Ordinance (PDO) to Address Short Term Rentals and Neighborhood Quality of Life Improvements.

Jeff Sanborn, Village Manager, and Darryn Burich, Planning and Inspections Director, presented council with some potential revisions to the Pinehurst Development Ordinance (PDO) for discussion regarding short-term rentals as well as residential neighborhood quality of life improvements. The areas of the PDO addressed in the presentation included provisions for permit revocation, table of permitted uses, special requirements for permitted uses, and definitions.

Council discussed amortization, number of tenants per room, homestays, and dealing with non-conformities. Council provided recommendations of areas they wanted to see short-term rentals for the Planning and Zoning Board to review. Councilmember Hogeman inquired as to whether homestays were included and defined in the changes as short-term rentals are. Councilmember Morgan stated we are not focused on homestays right now.

Mayor Strickland stated he would propose that Council allow short-term rental properties in multifamily, vmu and vc districts. Village Manager Jeff Sanborn noted that if in some of the other districts there are existing short-term rentals with people that have property rights, you have to have a basis for taking away that property right that we haven't developed that with any of the surveying results (for other zones besides single family residences). Mayor Strickland inquired as to whether the Council consensus was for the mf, vmu, and vc districts only.

Councilmember Morgan stated there should be more in there and more in single-family dwelling areas but he stated he has said

his peace and is not going to belabor the conversation more. He noted he believed there were three council members going against this, but he felt like he needed to have his say. Councilmember Boesch stated her understanding was that before we made decisions on the areas of allowance, we were going to get the two sides together to talk, but that did not happen, nor did we look at the economic impact on golf and she feels the Village is heading into a big court fight. Mayor Strickland stated one of the reasons he is in support of not having short-term rentals in residential districts is because small groups of individuals on the one hand or large investor groups on the other are being created at the cost of the benefit of people who want to own homes and to be more specific, the issue is they are buying up lots of homes, flipping them into rental properties, and those who want to own a home are being priced out of the market.

4. Other Work Session Items

No Other work session items were discussed.

5. Potential Future Agenda Items

Mayor Pro Tem Pizzella requested a follow up on the Stormwater Management Plan.

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

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to recess the work session and enter a closed session, by a vote of 5-0.

7. Closed Session

Council held a closed session pursuant to NCGS §143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

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

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn the Closed Session and re-enter the work session, by a vote of 5-0.

9. Motion to Adjourn.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn the work session, by a vote 5-0, at 11:15 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