



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF JULY 26, 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, July 26, 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 42 attendees, including 6 staff and 1 press

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Invocation by Pastor Jabe Largen, United Methodist Church and Pledge of Allegiance led by Mayor John Strickland

3. Reports:

Village Manager

- Mr. Jeff Sanborn reported the RFQ expired for submissions for our library design, and we received seven submissions. He stated Senior staff narrowed down the candidates to three to propose for council interviews and there will be more to follow on this.

Village Council

- Mayor Strickland reported the USGA is moving important assets from the Golf World Hall of Fame to Pinehurst where a few of these artifacts began their life. He stated this shows a further commitment to Pinehurst and the world of golf and building our reputation as well as theirs. Mayor Strickland reported he attended the adaptive open at course number 6 and acknowledged it was a very nice event that will return next year before being held at other locations. He stated the US Kids Golf parade will be on August 2nd. He reported he had a zoom meeting with the Department of Transportation following up on some of the discussions with respect to the traffic circle.
- Councilmember Boesch reported nothing
- Mayor Pro Tem Patrick Pizzella reported he attended the Adaptive Open as well.
- Councilmember Jane Hogeman reported the 28th of July is the next Shop til 8 in the Village Center – 4th Thursday of the Month. She stated her, Mayor Strickland, and Jeff Sanborn attended the Tri-Cities Group meeting where they spoke about

- collaborating on road paving projects and board training
- Councilmember Jeff Morgan reported the Triangle J meeting was cancelled this month.

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.
- July 12, 2022, Council Regular Meeting
 - July 12, 2022, Council Work Session

End of Consent Agenda.

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

5. Motion to Recess Regular Meeting and Enter Public Hearing 1

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to recess the regular meeting and enter Public Hearing 1 – Resorts of Pinehurst Lodge Parking Terrace, by a vote of 5-0.

6. Public Hearing No. 1 – Resorts of Pinehurst Lodge Parking Terrace

Alex Cameron, Planning Department, reported the applicant, The Resorts of Pinehurst, Inc., is seeking to amend the previously approved conditional district zoning boundary of the area associated with the Resort Lodge H-CD (Hotel – Conditional District). He noted this amendment would change an area, approximately 4.2 acres, from RD (Recreation Development District) to H-CD (Hotel – Conditional District) thus bringing a total area of approximately 6.87 acres into that zoning classification.

Mr. Cameron stated the proposed use of the newly added area would allow for the development of a two-level, partially subterranean parking structure as depicted on the General Concept Plan (GCP). A GCP is required as part of a conditional district rezoning application and if approved, the GCP then becomes a site-specific zoning plan and a condition of the rezoning. He reported the subsequent development will be reviewed through the TRC and site plan review process as required by the Pinehurst Development Ordinance (PDO).

Mr. Cameron stated further, the applicant is seeking to add a condition to the entire H-CD zoned area to preserve the uses that were approved with Resort Lodge rezoning without any intensity or increase in those uses allowed. For example, the total number of rooms for a lodging use would not be permitted to be increased from what was approved, total number of seats for a bar/tavern could not be increased. Also, a new use may not be introduced. Additionally, the requested condition would allow for the potential for impervious surface to be increased up to 15% and open space to not be reduced by more than 15%. All impervious coverage is indicated to be managed per previously approved condition #5 which mandates stormwater management will be designed to accommodate a 25-year storm event.

Mr. Cameron stated the main goal for this proposal as indicated by the applicant on the provided material, is to both provide a new parking structure to help address parking needs on the site as well as maintain the uses with the previous Lodge rezoning approval as part of the agreement between the owner (Pinehurst Resort) and the United States Golf Association (USGA) to bring additional USGA championships to the area, allow for the USGA to establish a second headquarter and provide a stimulus to the local economy. He noted the proposed conditional district map amendment would still allow accommodation of all the existing uses on the property but apply the proposed zoning classification to this specific area along the west side of Carolina Vista connecting to the boundary of the USGA's Golf House Pinehurst site zoned VMU-CD (Village Mixed Use – Conditional District)

Mr. Cameron stated the applicant initially made a submission to the Village for the request to the Technical Review Committee (TRC). He reported the application was distributed to the Technical Review Committee and subsequently went through a couple of reviews and comments by the TRC. He noted some revisions and additional material were required and made by the applicant

prior to the request being scheduled for a public hearing during the July 7, 2022 regular meeting of the Planning and Zoning Board. Mr. Cameron stated that if the rezoning request and GCP are approved by Village Council, the future site plan and construction drawings will be reviewed again by the TRC for compliance with development regulations through an administrative review process.

Mr. Cameron stated the applicant has requested a condition relative to the previously approved lodge project to permit or preserve the previously approved uses within the Lodge's approved footprint at the same or lesser intensity. He noted the reason for the request is that the Resort has not yet determined what future development would be placed within the footprint beyond the approved uses and intensities. He stated the proposed boundary amendment would allow for the addition of the parking structure and provide additional parking to the site while taking advantage of existing grade and utilizing a smaller footprint to gain the 123 additional spaces.

Mr. Cameron noted Staff is somewhat concerned with not having a better conceptualized site plan, elevations and rendering of the future uses and would recommend that the applicant provide additional conceptual plans for consideration as part of this zoning map amendment and be included as a part of the general concept plan, but Staff has no concerns with the proposed parking structure. Staff provided 5 options for Council to consider, with Mr. Cameron noting that the third option which is to approve the request without the proposed condition would allow the project to move forward.

Tom Pashley, President of Pinehurst Resort and Country Club provided Council with an update on parking and noted they have invested over 10 million dollars in parking in less than two years. Bob Koontz, Kootz Jones Design Architecture, presented Council with a presentation that included future parking alternatives, defined the reasons for the rezoning request, and shared concept plans of the future lodge that is still being designed.

Mayor John Strickland and Councilmembers inquired about the visibility of the new parking structure from Highway 5 and the surrounding area, plans to handle employee overflow parking, ADA accessibility, green space, and increased impervious surface amounts. Pinehurst resident Kevin Drum congratulated the Pinehurst Resort and Kootz Jones Design on the presentation and the proposed plan and for listening to the desires of the public. Mr. Pashley stated they would like to begin construction sometime in December.

The Pinehurst Resort and Village Council agreed to amend Condition 12 Requested Condition of the Applicant Conditions Table to read, "Previously approved uses and conditions will be maintained within the general building envelope not to exceed a total of 64,000 square feet and permitted in multiple buildings or structures. Any modification to the structure(s) will be required to obtain a Certificate of Appropriateness from the Village of Pinehurst Historic Preservation Commission. Impervious surface may not be increased by more than fifteen (15%) of the total impervious surface approved in the previous conditional district rezoning plus the site plan for the parking structure concept plan."

7. Motion to Adjourn Public Hearing and Re-Enter Regular Meeting

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn Public Hearing 1 and re-enter the regular meeting, by a vote of 5-0.

8. Discuss and Consider Ordinance #22-09

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Pizzella, Council approved Ordinance 22-09 for a Conditional District Zoning Map Amendment for approximately 4.2 acres of Moore County PID# 00025800, from Recreation Development District to Hotel-Conditional District, to include the portion within the area amended with Ordinance #21-07, by a vote of 5-0.

9. Motion to Recess Regular Meeting and Enter Public Hearing 2

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to recess the regular meeting and enter Public Hearing 2 – Consider a Proposed Change to the USGA Economic Development Incentive Agreement, by a vote of 5-0.

10. Public Hearing No. 2 – Consider a Proposed Change to the USGA Economic Development Incentive Agreement

Jeff Sanborn, Village Manager and George Smith, USGA representative, presented Council with a request to amend the Incentive Agreement previously signed between the United States Golf Association and the Village of Pinehurst. The amendment requested was a simple amendment to clarify that the World Golf Hall of Fame will be a part of the incentive agreement; an administrative change.

No comment was heard from the Public.

11. Motion to adjourn Public Hearing No. 2 and Re-Enter Regular Meeting.

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

12. Consider a Proposed Change to the USGA Economic Development Incentive Agreement.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to authorize the mayor to amend the Incentive Agreement dated July 26, 2022, between the United States Golf Association, and the Village of Pinehurst as presented, by a vote of 5-0.

13. Discuss and Consider Pinehurst South Small Area Plan.

Darryn Burich and Alex Cameron presented a drone footage video of the Pinehurst South Small Area Plan. Mr. Burich stated Council is being asked to consider the Pinehurst South Small Area Plan (SAP). He noted at its May 5, 2022 meeting, the Planning and Zoning Board, received public comments, discussed, and provided a recommendation to Council on the Plan.

Mr. Burich stated that in contrast with Village Place, Pinehurst South has a significant amount of vacant land available for development at approximately 80 acres with an estimated 40 acres currently being marketed or consideration for development. He stated with the large amount of land available for development, having appropriate plans in place to establish a vision for future development and the appropriate regulatory controls to help prescribe the vision through architectural controls, build-to lines, street design etc. He stated that as Council reviews the plans, and especially the renderings and illustrations, they should keep in mind that all the illustrations and renderings are "illustrative and subject to change" as is generally noted on the corresponding pages in the Plan.

Mr. Burich stated the illustrations show potential development patterns and will guide subsequent zoning changes and potentially direct public investments and they show the long term build out of the areas over the next decades based on current market absorption, which is subject to change based market fluctuation and demand.

Mr. Burich stated that Pinehurst South is located almost directly south of the Village Center along NC 5, Pinehurst South encompasses approximately 290 acres with almost 47% of the area in a natural or undeveloped state. A portion of this planning area is unincorporated and is in the Village's Extraterritorial Zoning Jurisdiction (ETJ). He noted the planning area also includes and abuts the historically African American neighborhood of Jackson Hamlet. Mr. Burich stated the Village of Pinehurst Harness Track abuts the area on the northeast, the Lake Pinehurst neighborhood on the west, and CCNC on the east. The area contains a mix of uses ranging from single family homes, to attached housing, multiple family, older auto oriented commercial uses (generally adjacent to NC-5), newer office uses, retirement homes and an office park (Trotter Hills).

Mr. Burich stated the 41 lot Pinehurst South Cottages subdivision was recently approved and is currently under administrative review. He noted the current zoning ranges from Neighborhood Commercial (NC), Office and Professional (OP), Multiple Family (RMF) and high-density single family (R-5) and much of the current undeveloped lands are in NC, OP, and RMF zoning.

Mr. Burich stated the 2019 Comprehensive Plan recommends redevelopment with office, medical, life-science, and research facilities supported with small-scale retail services and residential uses and proposed the idea of an "Innovation Hub" on the westside of NC 5 below Blake Boulevard. He noted innovation hubs are commonly seen with medical, life-sciences, and educational institutions and generally require a large anchor such as an educational or medical institution to flourish.

Mr. Burich stated differing from the Village Place Plan, the Pinehurst South Plan does not have one “preferred build-out scenario” in favoring of showing low and high intensity scenarios with the high-density scenario including more office square footage and attached single family homes(townhouses) versus single family detached. He stated the Plans also include a mix of open space types including an approximate 6-acre central green park on the east side of NC 5. Mr. Burich stated most of the developable land on the west side of NC-5 is proposed to be in some form of residential use and to note most of those areas are currently zoned for multiple family use.

Mr. Burich stated the single family residential, and park are the most significant deviations from the 2019 Comprehensive Plan recommendations for the Innovation Hub. He noted the Comprehensive Plan did recommend housing in the form of 186 stacked residential units not single family attached or detached. Mixed-use can still occur but residential units have been proposed at the southern portion of the Innovation Hub area. He stated this was done in part to create a more compatible land use scenario adjacent to Jackson Hamlet and because the plan was already identifying approximately 250,000 - 300,000 square feet of commercial/retail in the intensity plans.

Mr. Burich stated the Plan identifies various new streets and street extensions to better connect the neighborhood with a significant Plan recommendation identifying the potential of a shared use path to create a “Rails with Trails” network within the Aberdeen Carolina and Western Railway (ACWR) right-of-way running along NC-5. He noted this would be a significant improvement to pedestrian and bicycle network and help to create a regional ped/bike connection.

Mr. Burich stated the Pinehurst South small Area Plan is before Village Council for consideration for approval. He noted staff is requesting Council take into consideration the recommendation made by the Planning and Zoning Board at the May 5, 2022 meeting to support the Comprehensive Plan’s nonresidential land use recommendation.

Mayor Pro Tem Pizzella stated he liked the green ways and the trailways envision but was concerned over whether there was enough space to pull it off. He stated Village South is a neglected area for recreational space and Council should factor that in. Mayor Pro Tem Pizzella noted most importantly, Council should look at the colossal traffic problems that could come from the decisions they make.

Council requested to continue to think about the plan and the implications on traffic, and whether to see the area with more residential or business. Staff was directed to bring the item back to the next meeting. Mayor Pro Tem Pizzella noted most importantly, Council should look at the colossal traffic problems that could come from the decisions they make.

14. Other Business.

No other business was discussed.

15. Comments from Attendees.

- Phillip Sounia, spoke to Council about short-term rentals, expressing his concern about the Village's need to have the outside community come to the table on this topic before deciding.
- David Duke – 8-month resident of residence who owns a short-term rental in Pinehurst addressed Council and offered solutions such as holding Moore County accountable to the taxes they should be collecting.
- Carol Coates, 21 Edinburgh Lane, addressed Council about short-term rentals and stated that those purchasing property for usage as short-term rentals did so in direct violation of Village Ordinances.
- Nick Cino, resident of Pinehurst, 5 piedmont lane, addressed Council in support of short-term rentals, and noted they are engrained in the village’s history and part of the Village character.
- Zack Whit, Clarendon Gardens, addressed Council in support of short-term rentals, noting that if you limit the number of short-term rentals, you will harm that brand of golf and hospitality the Village is known for.
- Abe Brington addressed Council in support of short-term rentals noting that Raleigh tried to get rid of short-term and made restrictions that said property had to be there and you couldn’t rent out your house and made-up laws that made no sense and after a year they ended up reversing the decision. He stated this brings money to your community and some are looking for

homes to buy. They need a temporary place while they make their decision. Property values will go down as it is in Raleigh. This is a win-win situation.

- Andrew Budgey addressed Council about short-term rentals and stated his recommendation is to table a decision until you get better information, get an economic report. Grandfather them in and not eliminate them in three years because of the amount of money invested.
- Linda Guerrea addressed Council about the quality-of-life survey and stated while she has not seen any prostitution or drugs or saw anyone urinate, she is a part of this community, and her quality of life should be taken seriously.
- Jeff Heintz addressed the Council about the quality-of-life survey and stated it completely missed the mark.

16. Motion to Adjourn.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn the regular meeting by a vote of 5-0 at 8:40 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