VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JULY 25, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM

The Pinehurst Village Council held a Work Session Meeting at 5:50 p.m., Tuesday, July 25, 2023, 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
Mr. Jeff Morgan, Councilmember
Ms. Lydia Boesch, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 9 attendees, including 7 staff and 1 press

1. **Call to Order.**
Mayor Strickland called the Village Council meeting to order.

2. **Track Restaurant Lease Transfer and Development Proposal.**
Mark Wagner, Parks and Recreation Director, reported the Pinehurst Track Restaurant is currently under lease to the current tenant Tracy Cormier. He stated she has an investor who is interested in taking over the business in 2024, after the U.S. Open, who also wants to make improvements to the facility. Mr. Wagner introduced Brian Dolehide, with AD Advisors, and Kathleen Rose, with Rose Associates, to Council to present their proposal.

Mr. Dolehide and Ms. Rose presented an "Adaptive Re-Use Plan" in which they would seek to lease and adaptively re-use five (5) buildings through the Pinehurst Track, with new or updated uses of retail, restaurant, and food & beverages, together with expanded outdoor space for track viewing, music, and other events on a more regular programmed basis. They noted each building would be enhanced with sustainable initiatives, life safety measurements along with adaptive reuse strategies to preserve the legacy and tradition of these buildings for the next 50+ years.

Mr. Dolehide and Ms. Rose provided a description of improvements that would be made during three phases. They noted Phase I would concentrate on the Pinehurst Track Restaurant and building and landscape improvements, along with a patio addition between the Pinehurst Track Restaurant and the Country Saddler building. They stated Phase II would see the assumption of the Country Saddler building, Blacksmith Shop, and the neighboring large barn. They noted the final Phase III would be to assume the lease on the existing 3,000 sq. ft. barn.

Mr. Dolehide and Ms. Rose proposed uses for the Harness Track Restaurant would include interior and exterior renovations as well as an expanded menu. They stated the Country Saddler would become a retail winery selling Country Saddler equestrian items, following façade and interior updates. They noted the large 4,000 sq. ft. barn would be renovated to include an equestrian themed interior, including wood beams and horse gate doors preserving existing structures while creating an equestrian vibe. They stated the 3,000 sq. ft. barn would take advantage of the momentum created from the redevelopment of the existing structures and would offer commercial uses that take advantage of the unique 110-acre equine park.

Mr. Dolehide and Ms. Rose reported that to make the investments to the existing restaurant, buildings and barns they would like the Village to consider the following improvements:

Land Area, Roadway Alignment - Morganton Rd & Pedestrian Bike Golf Cart Pathway

1. Relocation of Blacksmith Shop (building 21 – 700 s.f.) and addition of parking area between building 3B and the current main entrance.
2. Paving extension of interior track road from Fair Barn to Morganton Rd.
3. Morganton Rd. Alignment – Golf Cart, Bike, Pedestrian Pathway-Roadway connection.
4. Relocation of Barn (4,657 s.f.) to other areas of PHT as part of road alignment.

Councilmembers expressed concerns over the additional noise and traffic that would be incurred in the area where the horses are training. After discussion Councilmembers determined that the focus should be narrowed down to just looking at the Track Restaurant portion. Mr. Dolehide and Ms. Rose were instructed to prepare some form of survey that could be directed to the existing trainers and tenants, to seek feedback on whether the proposal would create a burden on their existing programs. Council instructed Mr. Dolehide to allow staff to have input on the questions and survey before anything was sent out. Council agreed to pursue additional talks after a determination was made on the factors of concern.

3. Discuss Moore County Resolution Increasing Interbasin and Subbasin Allowable Transfers

Mr. Jeff Sanborn, Village Manager, reported that the County Board of Commissioners had adopted a resolution basically asking our local delegation to support efforts to work on legislation to increase the interbasin transfer limits that are currently in place, based on some language in the NC Senate Bill 673. Mr. Sanborn stated he wasn't aware of that language and has not been tracking that bill. He stated Moore County is wondering how to best plan for future Water and Sewer provisioning in anticipation for all the growth that we have been hearing is coming over the next 25-30 years.

Mr. Sanborn stated Moore County exists at the boundary of three different river-based drainage basins and NC general statutes place limits on how much water can be moved from one basin to another. He noted this issue came to light over concerns about big cities like Charlotte and Raleigh stealing the water resources from surrounding rural areas that couldn't be used to support the future growth of those rural areas. He stated most of the drinking water used in North Carolina is surface water versus well water, although we do have some well water here in Moore County. Mr. Sanborn noted that this resolution was passed and three days later Senate Bill 673 was passed. He stated he is not sure what the county's position is now that Bill 673 has become law and what their next step is now.

Councilmembers instructed Mr. Sanborn to continue the conversation with Moore County to determine their intentions going forward and then report back at a future meeting.

4. Discuss Advisory Board Appointment Process

Mr. Jeff Sanborn reported this is a culmination of the discussions Council has been having on the development of a policy that would outline the steps in the process for nominating and appointing members to the Historic Preservation Committee, the Planning and Zoning Board, and the Zoning Board of Adjustment. Mr. Sanborn provided Council with a draft policy which stated a committee would be made up of the Village Manager, the Planning and Inspections Director, and the appropriate board chair, which would nominate, after conducting interviews, a candidate to fill current or projected vacancies on each advisory board or committee. He noted the policy would give Council Members to meet with nominees before their nominations are added to a Council Meeting agenda for appointment.

Councilmembers provided Mr. Sanborn with some suggestions and instructed him to present the policy for approval at the next

Council meeting.

5. **Discuss Council Vacancy Appointment Process**
Mr. Jeff Sanborn reported in light of Councilmember Hogeman's recent passing, Council will need to begin the process, as required by NC General Statute Language found in 160A-63, to fill the vacant seat. Mr. Sanborn stated the Village adopted Resolution #19-19 adopting a council vacancy appointment policy following a previous vacancy in 2018. He noted while the general statute language does not give a definitive date, it does a successor shall be appointed to fill the vacancy and shall serve the remainder of the unexpired term.

Council agreed to begin the process of seeking candidates, with an ending date of acceptance as August 11, 2023. The Village Clerk will collect all candidate applications and Council will interview the candidates in a Public Meeting, before naming the candidate to be appointed.

6. **Other Work Session Business**
   - No other work session business was discussed.

7. **Potential Future Agenda Items**
   - Mayor Pro Tem Pizzella asked for an Update on the USGA Building and the US Open.

8. **Adjournment.**
Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn the work session at 8:32 p.m., by a vote of 4-0.

Respectfully Submitted,

Kelly Chance

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