



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JULY 13, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 4:50 p.m. Tuesday, July 13, 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. Beth Dunn, HR Generalist
Mr. Michael Newman, Village Attorney

And approximately 5 attendees, including 3 staff.

1. Call to Order.

Mayor John Strickland called the Council work session to order.

2. Discuss Potential Future Agenda Items.

- No discussion.

3. Discuss Small Area Plans for Village Place and Pinehurst South.

Jeff Sanborn, Village Manager, stated we have received public input on the 2 Small Area Plans and compiled the data and comments. Staff has also provided some recommendations as a starter. Darryn Burich, Planning and Inspections Director, reported the Small Area Plans project is moving into Phase 3, which is the development of the final Small Area Plans and Reports and the Form Based Codes for Village Place and Pinehurst South. Mr. Burich reported that to move forward with Phase 3 deliverables, Design Collective must revise the Phase 2 concept plans. Councilmember Boesch asked wouldn't the public be able to provide more input. Mr. Burich stated yes, they will be able to comment on the draft plans before it is finalized.

Mr. Burich explained that staff is recommending removing the proposed housing development and amphitheater next to the Police Department, show this as green space on the plan and potentially use for municipality complex if ever needed. Council reviewed the proposed open space and pedestrian network. Council discussed the proposed street network. Mr. Burich shared the Low Intensity Plan Option for Village Place, which illustrates the potential build-out of over 20 plus years. The plan shows 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. Council discussed

Mr. Burich reviewed the proposed street network for Small Area Plan for Pinehurst South. The proposal increases the local street connections, to reduce reliance on Highway 5. Council and staff discussed the proposal to realign Monticello Drive. Mr. Burich reviewed the proposed open space and pedestrian network for Pinehurst South. Council discussed the shared-use path along the railroad. Councilmember Hogeman stated she had safety concerns. Mayor Strickland stated he had concerns with all the brick sidewalks in that area. Mr. Sanborn asked if Pinehurst South Cottages would have brick sidewalks or concrete. Mr. Burich stated

that those would be concrete, as that is a subdivision.

Mr. Burich reviewed the proposed low-density plan for Pinehurst South. The proposal is a small scale commercial and residential infill vacant or underutilized parcels. Monticello would remain in its current alignment. Councilmember Boesch stated she would love to see the market analysis that supports the uses in the area. Councilmember Hogeman stated that residential development in this area is contrary to the comprehensive plan and the density is irresponsible. Council and staff discussed the small-scale homes proposed.

Mr. Burich asked Council of the plan elements potentially to be funded by the Village, (e.g. Monticello Road realignment, land acquisition or street construction in Village Place, etc.) what are deemed feasible/supportable and what are the priorities and potential timelines? Mayor Pro Tem Davis stated she feels that parking in Village Place and land acquisition for Monticello so Public Services could be moved to that area was a priority.

Mr. Burich provided Council with a walk-through of the facilitator notes from the workshop and answers to the 26 question survey, noting that with regard to the demographically related questions, it is notable that there appears to be a relatively balanced age group of respondents with the largest response groups being aged 65+ and the 35 - 44 age groups. He stated that in reviewing some of the open ended responses, it is clear that staff may need to better clarify the growth management plans because the vast majority of lands included within the planning areas are already zoned for and can develop or redevelop. Mr. Burich stated that as there is and will continue to be growth pressure in the region, and in particular this area of Moore County, lands that are currently undeveloped or underutilized will begin to see more development inquiries. He stated the plans and resulting Form Based Codes will help to ensure that these areas develop in line with the community's vision. He further noted that it is because of this growth pressure, that the Village adopted the development moratorium in the two planning areas to allow the Village to develop these Small Area Plans.

4. Other Work Session Business.

No other business was discussed.

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

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Davis, Council unanimously approved to recess the work session and enter a closed session, by a vote of 5-0, at 8:30 p.m.

6. Closed Session

Council held a closed session pursuant to NCGS §143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

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

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the closed session and re-enter the work session, by a vote of 5-0, at 9:00 p.m.

8. Motion to Adjourn.

Upon a motion by Councilmember Hogeman, seconded by Councilmember Drum, Council unanimously approved to adjourn the work session, by a vote 5-0, at 9:00 p.m.

Respectfully Submitted,



Beth Dunn,
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