VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JULY 9, 2019
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA

IMMEDIATLEY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a Work Session at 5:48 p.m., Tuesday, July 9, 2019, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. John Bouldry, Mayor Pro Tem
Ms. Judy Davis, Treasurer
Mr. Kevin Drum, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Jeffrey Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

And approximately 17 attendees, including 9 staff and 1 press.

1. **Call to Order.**
   Mayor Nancy Roy Fiorillo, called the Council work session to order.

2. **Review and Discuss Public Input Received at the Comprehensive Plan Open House.**
   Natalie Hawkins, Assistant Village Manager, explained the process up to this point, which included a large portion of public involvement. Ms. Hawkins stated the draft plan will go to the Planning and Zoning Board for review as well as Council's review, so there is still multiple opportunities for changes in the plan.

   Councilmember Davis stated she doesn't think the Western Connector should be included in the plan, even though it is included in the Moore County Transportation Plan, as the project is so far out and this seems to be a 10 year plan. Councilmember Drum stated that Carthage ignored the Moore County Transportation Plan when they approved subdivision and the Village sent a letter to them in opposition. Jeff Sanborn, Village Manager, stated in reality we don't know when the Western Connector will be funded, however, it is a plan adopted by Moore County and the Department of Transportation. He believes it is important for this potential project to be in the Comprehensive Plan to prevent future Council from approving development that would prevent the project. Ms. Hawkins stated she doesn't think it is appropriate to refer to the Comprehensive Plan as a 10 year plan. Darryn Burich, Planning and Inspections Director stated that generally comprehensive plans are a 20 year time period. Councilmember Farrell stated he believes too much emphasis has been put on the Western Connector in the plan, he feels it should be modified to a conceivable option in the future.

   Ms. Hawkins had Council review a summary she prepared of Council's recommendations on the 5 Focus Areas from the June 25th Council work session. Councilmember Farrell stated that he was ok with all of the recommendations other than retail use in the Highway 211 corridor, Focus Area 5, he would like that removed. Council agreed to remove the policy statement for retail in focus area 5. For Focus Area 4, Village Place and Rattlesnake Trail Corridor, Councilmember Davis suggested adding character based to all development and Council agreed. For Focus area 3, Medical District, Council made no changes to their recommendation. Councilmember Davis noted that over time they may increase the height of the buildings, but they were at a good starting point. For Focus Area 2, Highway 5 Commercial Area, Councilmember Farrell stated the he believes the term innovation village, used for this area, is very confusing. Council discussed different ways to explain what innovation village means and decided to remove the term and focus on office professional/medical uses for this area to be clear on the intent.

For Focus Area 1, Existing ETJ, Councilmember Davis stated that she would like to remove the policy statement adding a conservation neighborhood. Jeff Sanborn, explained that if the policy statement was not in the document then if someone came to rezone property for development then approving the request would not be consistent with the Comprehensive Plan. Currently there is a similar policy statement within the current Comprehensive Plan for that area. Councilmember Drum stated he thinks they should be ready for development and include a conservation neighborhood as a policy statement. Council discussed defining what character based development standards. Council agreed to study the conservation neighborhood a little more and re-visit this area at the next meeting. Ms. Hawkins suggested langue for Focus Area 1 such as business as usual, currently zoned one unit per 5 acres and add a statement to consider a character based conservation neighborhood after character based zoning is evaluated and adopted.

Ms. Hawkins, reviewed the guiding principles with Council, along with recommend modifications by Management.

- Guiding Principle 1: Village Character & Authenticity. Ms. Hawkins explained there are a lot of recommendations that address character in other sections and suggested adding some cross references to those specific strategies. She also stated that healthcare is important to our community and a reference to that is missing from this section, as quality of life is a big part of the principle. Council disused where to add a section on healthcare and if this particular Guiding Principle was in the correct place. Council came to a consensus to add a section on healthcare to Guiding Principle 5, Taking Care of Business. Ms. Hawkins discussed moving sections on cultural resources and community vibrancy to the Support Infrastructure and Taking Care of business sections. Council agreed to move those sections out of Guiding Principle 1.

- Guiding Principle 2: Just Big Enough. Council discussed and agreed to change the wording of this principle to balancing conservation and development. Council agreed to remove the second sentence of the principle, referencing infrastructure, as it is already covered in Guiding Principle 3, Supporting Infrastructure. Ms. Hawkins suggested adding a section on the expansion of the ETJ and Council agreed that should be included.

- Guiding Principle 3: Supporting Infrastructure. Ms. Hawkins suggested rewording this principle to be more concise and Council agreed. Councilmember Farrell stated to he believes that in the future having a 5G network will be critical and a public/private partnership will be needed to get that technology to this area. Council also discussed the Parks and Recreation facilities located within this principle and agreed it should reference Guiding Principle 8, All Things Green.

- Guiding Principle 4: Moving Around the Village. Ms. Hawkins, shared her recommend rewording. Mayor Pro Tem Bouldry suggested adding a second sentence and include partnering with the Department of Transportation (DOT). Council agreed to add additional language such as partnering with DOT to seek solutions to traffic congestion on major roads. Councilmember Drum spoke on the recommendation by the consultants to complete a Pinehurst Comprehensive Transportation Plan. Mr. Sanborn stated that most of the traffic issues are on DOT roads, not Village roads. Ms. Hawkins also suggested adding a section for an overview of all the Villages transportation systems, such as pedestrian maps and Village roads under our control, as well as a section on golf cart transportation.

- Guiding Principle 5: Taking Care of Business. Ms. Hawkins suggested rewording the principle to be more concise. Councilmember Drum suggested adding wording that we should include public investment for business. Mayor Pro Tem Bouldry stated he was a supporter of arts development. Ms. Hawkins stated there was a lot of support for an indoor/outdoor performing arts venue. Councilmember Farrell stated maybe it was time for us to start thinking outside the box.

- Guiding Principle 6: Places to Live. Ms. Hawkins reviewed the recommended rewording the principle to make it more appropriate. Mayor Pro Tem Bouldry asked if the Village could ensure and regulate high quality housing, which is stated in this principle. He explained as long as a builder meets the requirements of the Pinehurst Development Ordinance they can build the home they want. Council discussed ways to enforce the quality and character of homes.

- Guiding Principle 7: The Built Environment. Council discussed possibly merging Guiding Principle 6 and 7, due to the similarities. Mr. Sanborn stated he is having trouble with the name of this particular principle. Ms. Hawkins stated staff would look into combining Principle 6 and 7 and report back to Council.

- Guiding Principle 8: All Things Green: Parks, Open Spaces & Natural Resources: Ms. Hawkins explained this Principle hits protecting natural resources, parks and recreation, and energy conservation. She suggested rewording this Principle to be more concise and Council agreed.

Council discussed and agreed to meet on Monday, July 15th, 22nd, and 29th from 3:00pm to 5:00pm to continue working thru recommendations. Council briefly discussed different methods to prioritize all of the recommendations.

3. **Work Session Business.**
   No other business was discussed.

4. **Motion to Adjourn.**
   Mayor Nancy Fiorillo adjourned the work session at 8:08 pm.

Respectfully Submitted,

Beth Dunn

Beth Dunn,
Village Clerk

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