



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JUNE 25, 2019
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a Work Session at 5:48 p.m., Tuesday, June 25, 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 21 attendees, including 6 staff.

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 this agenda item is to discuss the feedback we received on the draft Comprehensive Plan during the two-day Open House held on June 17th and 18th. Ms. Hawkins stated Village staff would like for Council to focus on the five focus areas and to strive to achieve as much consensus as possible on the preferred scenarios for these five areas. Ms. Hawkins stated that management has, for the first time, made their recommendations as well.

Ms. Hawkins reviewed focus area 1, the existing ETJ, and explained the consultants included the line for the possible Western Connector because the road is included in the Moore County Transportation Plan. This area is currently 1 unit per 5 acres. Ms. Hawkins explained the major public vote getter was for scenario 1, which was one or two conservation neighborhoods, with remaining land at 1 unit per 10 acre. Mayor Pro Tem Bouldry stated the developers and builders are so far in front of the infrastructure in place today. Jane Hogeman, 18 Lochdon Court, stated that mixed use villages, or conservation neighborhoods, do not work. Ms. Hogeman feels the ETJ needs to stay business as usual. For focus area 1, the existing ETJ, Council came to consensus to add a policy statement to potentially consider character based conservation neighborhoods (50% open space, small-scale mixed use) in the future and identify areas desired for land conservancy. Also, Council decided to include the northwest section of the ETJ in the focus area and to make the Western Connector a "dashed" line on the map.

Ms. Hawkins reviewed focus area 3, the medical district and stated that currently the medical district is currently is allowed to build up 75 feet, or 4 stories. Ms. Hawkins explained the largest vote getter from the public was for scenario 1, to convert existing development to 3-4 story buildings with parking garages. Council came to a consensus to go with Scenario 1 for the medical district, with modifications, to allow up to 4 story buildings, with hospital district up to 6 stories, and with multi-level parking garages. Council also added a policy statement to consider allowing pedestrian overpasses/bridges on Page Road and/or Memorial Drive in the future.

Ms. Hawkins reviewed focus area 5, Hwy 211 commercial area. The highest vote getter for this area was business as usual. Council discussed character based development for the area and how to achieve. Bill Comer, Pinehurst resident, stated that this particular strip of land is no longer a bunch of tiny lots anymore. A single owner has consolidated those lots into two very large lots.

Mr. Comer also noted that the Department of Transportation would only allow a certain number of curb cuts on Hwy 211, which is how you end up with the strip mall look. Council came to a consensus for focus area 5 to be business as usual for general office. Council agreed to add a policy statement to potentially consider character based, small scale supporting retail and service uses in the future, modeled after the Turnberry Wood development in Southern Pines.

Ms. Hawkins stated that for focus area 4, Village Place/Rattlesnake Trail Corridor the highest vote getter was for scenario 1, to convert existing development to a more mixed use and walkable destination. Council also agreed to go with scenario 1, to convert existing development to a more mixed use and walkable destination area. Also, they agreed to show entire area west of Rattlesnake Trail as Village Mixed Use.

Ms. Hawkins stated that many people were confused with the options for focus area 2, for Hwy 5 commercial area. Ms. Hawkins stated that the highest vote getter for this area was for business as usual, to develop the area as a mix of residential, office, and retail. Ms. Hawkins stated that she spoke with many residents who liked the idea of master planning the area but they were not comfortable with the Harness Track being developed. Council came to a consensus to go with Scenario 2, for focus area 2, but with modifications. Future development in this area as one connected master plan concept with a primary focus on office, medical, life science, research facilities with small-scale supporting retail and services, limited to two stories. Also, Council agreed to eliminate the Harness Track property and the western most portion, west of Goldthread Lane and Community Center Road from the focus area. Council also agreed to rename land use of "Major Employment Center".

Public Comments:

- Carol, Pinehurst resident, stated that in the ETJ, focus area 1, the public voted for 1 per 10 acres and Council is leaving it at 1 per 5 acres. She also doesn't feel it is appropriate to include a conservation neighborhood.
 - Mayor Nancy Fiorillo stated it would be hard to tell the people that they had 10 acres and now they only have 5.
- John Root, 180 Pine Vista Drive, suggested that a trigger point is added to aid in the planning process should something arrives to change the plans.
- John Webster, 140 West McKenzie Road, stated he feels that leaving focus area 1 at 1 per 10 acres and including conservation neighborhoods would make a higher density area than the prior option. He suggested adding language in no case should it have more populations we have today as business as usual.
- Jane Hogeman, 18 Lochdon Court, presented Council with a list of potential uses for the Hwy 211 corridor, based on the current zoning. Ms. Hogeman stated Pinewild POA will be reviewing these as well and giving their opinion.

3. Discuss Allowable Uses for Highway Corridors.

Council decided to delay this discussion until a future work session.

4. Work Session Business.

No other business was discussed.

5. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Bouldry, seconded by Councilmember Farrell, Council unanimously approved to adjourn the Work Session by a vote of 5-0 at 8:00 pm.

Respectfully Submitted,



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