



**VILLAGE COUNCIL  
MINUTES FOR WORK SESSION OF JUNE 14, 2022  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA**

**IMMEDIATELY FOLLOWING THE REGULAR MEETING**

The Pinehurst Village Council held a work session at 7:05 p.m., Tuesday, June 14, 2022, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance:

Mr. John C. Strickland, Mayor  
Mr. Patrick Pizzella, Mayor Pro Tem  
Ms. Lydia Boesch, Councilmember  
Mr. Jeffrey Morgan, Councilmember  
Ms. Jane Hogeman, Councilmember  
Mr. Jeffrey M. Sanborn, Village Manager  
Ms. Kelly Chance, Village Clerk

And approximately 18 attendees, including 5 staff and 0 press.

**1. Call to Order.**

Mayor John Strickland, called the Council work session to order.

**2. Discuss Municipal Code Text Amendment Pursuant to Residential Neighborhood Quality of Life Improvements.**

Jeff Sanborn, Village Manager, reported to Council as discussed and decided at earlier Council meetings on potential municipal code text amendments related to quality-of-life improvements. Mr. Sanborn noted there are several items that fall into the category of municipal code type, enforceable actions. He stated the first is parking, more specifically street parking, where you have all the spillover from high occupancy and some of the short-term rental properties, or other residential properties. He noted staff focused on the overnight parking situation because it was easily recognized.

Mr. Sanborn stated that not unlike other residential long-term residential situations out there, short-term rental properties might also have a viable gathering, social or other. He stated if they are breaking up overnight, the head home or sleep elsewhere, but if they pack 40 people into a home, it quite another. He stated long-term residents might have a graduation party or political gathering which creates a concentration of vehicles in certain parts of residential neighborhoods, and this has always been thought of as being acceptable. Mr. Sanborn stated staff is suggesting there will be no parking in or on the street or in the right of ways of our residential neighborhoods, between the hours of 11 pm and 7 am.

Mr. Sanborn presented some text amendment related to party houses to which Council discussed alternative language, such as unruly gatherings. Mr. Sanborn suggested the number of 10 or more as the party size referenced, to which Council proposed scenarios where this number could arguably be much smaller. Councilmember Boesch stated enforceability would also require more police officer time counting cars or people, which would be difficult. She also pointed out that domestic situations would potentially fall under this unruly behavior category. Mr. Sanborn stated he would like to see Council give staff the leeway to try to figure out how we get to all these questions.

Councilmember Morgan expressed concerns about charging the owner of a short-term rental for the unruly behavior of their tenants, especially if it occurs three-times in a 24-hour period and incurs large fines.

Village Manager Sanborn presented a text amendment based upon the underlying offenses of public urination and defecation to which Councilmember Boesch asked if this was a problem in Pinehurst and how would we enforce it.

Mr. Sanborn presented text amendment language regarding fire extinguishers, carbon monoxide detectors and thing required by state law in any rental property, whether short-term or long-term. He stated staff looked at the general statutes language and noted they do limit our ability to take enforcement action, but they do give us something to hang our hat on. He noted staff would put this in the minimum housing standard part of the municipal code and provide recommended language for regarding a lack of smoke detector or carbon monoxide detectors that would be in compliance with the general statute's requirements for those devices. Mr. Sanborn stated under the penalty language would be the maximum penalty allowed under state law.

Mr. Sanborn stated staff will continue to work on the proposed text amendment and bring them back to the next regular meeting for discussion and approval.

**3. Other Work Session Business.**

- There was no other work session business.

**4. Potential Future Agenda Items.**

- Discussion and interest in the Harness Track

**5. Motion to Recess the Work Session and Enter a Closed Session at 8:19 pm**

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to recess the regular meeting pursuant to NCGS §143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, and conditions of appointment of an individual public employee. Specifically, Council will discuss Village Manager Jeff Sanborn's contract renewal, by a vote of 5-0

**6. Closed Session.**

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

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn the closed session by a vote of 5-0, at 8:21 p.m.

**8. Motion to Adjourn.**

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem pizzella, Council unanimously approved to adjourn the work session, by a vote 5-0, at 8:22 p.m.

Respectfully Submitted,



Kelly Chance,  
Village Clerk

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://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*