



Village Council
Minutes for the Special Meeting of October 14, 2024
Fallon Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
9:00 a.m.

The Pinehurst Village Council held a Special Meeting at 09:00 a.m., Monday, October 14, 2024, in the Fallon Council Conference Room of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in the Fallon Council Conference Room:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Mr. Alex Cameron, Planning & Inspections Director
Ms. Shannon Konstantinou, Village Clerk

And approximately 2 attendees in addition to 1 staff.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 08:59 a.m.

2. Regular Business.

A. 09:00 a.m. Inspire Placemaking

Ms. Sarah Sinatra Gould, Project Manager, Mr. Robbie Addington, Planner, and Mr. David Henning, Senior Planner, introduced themselves and reviewed a PowerPoint presentation outlining the experience of Inspire Placemaking and the ways the firm will be able to assist the Village of Pinehurst with the update of the Pinehurst Development Ordinance (PDO).

Council and the representatives of Inspire Placemaking discussed the use of traffic impact analysis; the role and composition of steering committees; the branding aspect of the project; the role and scope of public engagement; how historic districts are taken into consideration; the firm's adherence to the AICP code of ethics regarding conflicts of interest; how small area plans are taken into consideration; the project timeline; the difference between Public Open Houses, Pop Up Events, and Workshops; the role of the project's custom website; the level of Council involvement in the process; how form-based guidance is included in a code in a way that is enforceable; how rezonings or conditional rezonings will be included; what indicates to the firm that a project will be successful; and what the Village's goal is for the project.

B. 10:30 a.m. Freese & Nichols

Mr. Charles Archer, Principal-In-Charge, Mr. Chance Sparks, Group Manager, Mr. Danny Wilson, Urban Planning Manager, Mr. Chris Kennedy, Public Engagement, Ms. Alexis Garcia, Urban Planning Project Manager, introduced themselves and reviewed a PowerPoint presentation outlining the experience of Freese & Nichols and the ways the firm will be able

to assist the Village of Pinehurst with the update of the Pinehurst Development Ordinance (PDO).

Council and the representatives of Freese & Nichols discussed the public and private experience of the team, the number of municipalities similar in size to the Village that the firm has worked with, the role of public engagement, the lack of short-term rental type uses being defined in other development ordinance projects the firm has worked on, the timeline of the project realistically being between 10-14 months, how project management will ensure the timeline is kept on track, what the firm believes to be the most difficult aspect of the development ordinance project process, what the firm believes to be the major challenges for the Village in relation to the PDO update project, how the team divides project tasks and time, how many other projects the team members are involved with, what the role of each team member will be on the Village's project, how the enforcement of codes is taken into consideration, the firm's experience with Extra-Territorial Jurisdiction code, and what the Village believes a successful PDO update project will look like.

C. Selection of a Consultant for the Update of the Pinehurst Development Ordinance

Council asked Staff for their feedback on the merits of each of the four consultants (CPL Team, Inspire Placemaking Collective, Kimley Horn, and Freese & Nichols) and deliberated on which of the consultants would be the best option and fit for the Village's PDO update project.

Council used the PDO Comprehensive Update spreadsheet criteria to determine the top two consultants (Kimley Horn and Inspire Placemaking Collective).

Council agreed to provide both Kimley Horn and Inspire Placemaking Collective with a more definitive scope of work that the Village is expecting from the firms on the PDO Update project and to see what each firm responds before making the final selection of which firm to begin contract negotiations with.

Council and Staff further discussed factors that may potentially impact the timeline for delivery of the completed PDO Update document.

3. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Special Meeting by a vote of 5-0 at 12:20 p.m.

Respectfully Submitted,



Shannon Konstantinou
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