



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF MAY 10, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 7:01 p.m., Tuesday, May 10, 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 16 attendees, including 4 staff and 0 press.

1. Call to Order.

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

2. Short-term Rental Policy Update.

Darryn Burich, Planning & Inspections Director, stated this item is a continuation of discussion on short-term rentals. Mr. Burich provided council with a matrix document outlining PDO Amendment options related to short-term rentals. He stated the document was produced from combining responses received from Council since the previous council meeting.

Mr. Burich presented council with options using measures such as defining STRs as "whole house" as less than 30 days of consecutive rental and creating an annual 14-day grace period to allow STR uses. He stated the pros for this option is that it establishes land use type which would allow for enforcement and the ability to prohibit and allow in various districts, and the cons would be that of enforceability without a permit requirement.

Mr. Burich stated a second option under land use would be to allow STRs in all zoning districts where single family residential dwelling units are allowed with enhanced standards and regulations (e.g., parking, occupancy limits, etc.). He noted the pro would be this does not single out one residential district over another, but the con is it allows potential concentration of STRs.

Mr. Burich stated a third option under land use would be to prohibit in all residential single-family districts with the pro being that it applies uniformly, but enforceability will likely be an issue without a permit requirement or amortization.

Mr. Burich stated the fourth option under land use would be to allow STRs in all or specified single-family residential districts. He noted this would allow for better management over where new STRs can locate instead of a blanket allowance in all single-family districts. He stated this could allow for concentration in certain districts and would lead to having to determine which single-family residential districts to permit or prohibit.

Mr. Burich stated the last option under land use would be to create floating overlay districts where STRs can locate, which would

allow for better management of where new STRs can locate instead of as in a blanket allowance. He noted this option could be property owner and neighborhood driven. Mr. Burich stated the con would be it would allow for potential concentration areas and could potentially lead to spot zoning concerns. He noted it also brings into play fairness for similar base zoning districts.

Mr. Burich presented options on enforcement of right-of-way (ROW) parking to addressing parking. He stated an option is to blanket prohibition of overnight parking in all zoning districts, which would provide uniformity and enforceability. Mr. Burich stated a second option for enforcement of ROW parking would be to prohibit parking by area, neighborhood, or zoning district, which can target areas of need or concern individually and allow in areas that meet necessary criteria for ROW parking. He noted this option can be subjective however and pit property owners versus property owners and would create additional sign clutter.

Mr. Burich stated an option assisting with enforcement of violations or fines could be to create a tiered and multi-violator code enforcement system that escalates per property for violations within a rolling calendar year and create a policy when to elevate the collection of fines to civil proceedings. He stated this would target problem properties and all types of violations not just STR related. He noted it creates disincentive to continually violate codes and may reduce violations and administrative costs. Mr. Burich stated it may be viewed by some as being too harsh however, and there would be administrative costs incurred. He noted the Village can only retain 10% of collected monies so the costs may exceed collections.

Mr. Burich presented options for other nuisance issues that have been associated with short-term rentals directly. Councilmembers discussed narrowing the list of options down and directed staff to continue to work with Council suggestions. Village Manager, Jeff Sanborn, presented a draft local Bill which could be presented to the General Assembly of North Carolina. He noted this Act would seek to clarify Municipal Zoning Authority with respect to vacation rentals and other transient occupancies. Councilmembers directed Mr. Sanborn to continue to work on the draft and discussion would continue at the May 24th Council session, to submit it by the May 31st deadline.

3. Other Work Session Business.

- No other work session business was discussed

4. Potential Future Agenda Items.

- No potential future agenda items were discussed

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

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to recess the, by a vote of 5-0, at 8:33 pm

6. Closed Session

7. Motion to adjourn the Closed Session and Re-enter the Work Session.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Hogeman, Council unanimously to adjourn the closed session and re-enter the work session, by a vote of 5-0.

8. Motion to Adjourn.

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the work session, by a vote 5-0, at 09:57 p.m.

Respectfully Submitted,



Kelly Chance,
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