



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF APRIL 26, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 6:05 p.m., Tuesday, April 26, 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 12 attendees, including 4 staff and 0 press.

1. Call to Order.

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

2. NAC Policy Update.

Jeff Sanborn, Village Manager, presented Council with an update on a proposed geographic framework for a Neighborhood Advisory Committee policy (NAC). He reported the geographic map was provided to the NAC during their last meeting and it was decided to allow the committee to look over the materials and discuss it at the next meeting. Mr. Sanborn stated the policy production is in a holding pattern until the next NAC meeting in May.

Mayor Pro Tem pizzella stated we need to move forward and try to have this policy completed before the NAC breaks for the summer if possible. Mr. Sanborn stated staff will continue to work on it and items such as application and interview process and onboarding will need to be worked out after approval of the geographic framework. He stated the plan is to work through the geographic framework by June, then the NAC is away for the couple of months of the summer, and this gives us a chance to work through the organizational part to have ready to put in place for September.

3. 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 revised short-term rental regulatory/policy document. He stated the document was produced from combining responses received from Council since the previous council meeting. Mr. Burich noted he also updated the matrix based on some of the decisions that came out of the Wilmington Case.

Mr. Burich presented council with options for each of eleven (11) policy objectives and indicators of success which were agreed upon as Council goals for short-term regulation. Those objectives were:

1. Traditional neighborhoods retain their character and remain predominantly occupied by long-term residents.
2. Short term rental uses do not adversely impact property values in our neighborhoods.

3. Short term rental properties are not used as 'party houses' or for large events. Or short-term rental properties do not create nuisances in the neighborhood by being used frequently for events and parties.
4. Minimize the negative impact of short-term rentals on the quality of life of long-term residents in the Village's neighborhoods.
5. Short term rental properties should not have occupancy numbers that exceed what is appropriate for the size of the house and parking spaces included on the property.
6. Overnight parking for short term rental properties does not significantly congest residential streets.
7. Short-term rental properties are not modified in ways that make them difficult to transition back for use as traditional owner-occupied residential properties.
8. Minimize public nuisance behaviors such as noise and trash that are often associated with short-term rentals without creating significant additional work for police and code enforcement staff.
9. Help to ensure health and safety of the occupants of short-term rental units.
10. To the extent possible, regulation of short term rentals is accomplished thru standards that apply to the whole Village understanding that some regulations will apply only to short term rental uses.
11. Reduce tensions between short-term rental property owners and their neighbors.

Mr. Burich and Council agreed to eliminate all options proposed that the Wilmington decision appeared to pre-empt. Mr. Burich noted that requiring a permit system will be removed from the options as well as capping the total number of STRs allowed and establishing separation requirements between STRs in single-family zoned districts. He stated some of the options are to establish a land use that would allow for some enforcement, establish an overlay district, and study the ability to prohibit in various zoning districts.

Council discussed questions about enforceability, how to determine what zoning districts to restrict, and grandfathering of existing short-term rentals. Councilmember Morgan stated that council needs to make decisions on short-term rental policy based on facts and data, which he has not been provided yet. He stated he will not decide on which options to continue to work on or eliminate without having first been provided with facts centered around economic cost, community cost, and other analytical data.

Council agreed to pursue avenues to obtain academic and fact-based data and to create a small group made up of parties with an interest in keeping short-term rentals and those opposed to STRs. The working group would then come back to council to report out on some points both sides could agree upon. Councilmember Morgan and Mayor Pro Tem Pizzella noted a significant part of this topic is looking at it as a quality-of-life issue for the community. Council discussed other options to help with parking issues, enforcement of noise complaints, and an option for voluntary registration for short-term rental owners. Mr. Burich stated staff will report back in two weeks with an update which will use the discussions and guidance provided by council at this meeting.

4. Downtown Parking Discussion.

Jeff Batton, Assistant Village Manager of Operations provided council with an update on downtown parking. He reported the signpost had been ordered and the signs are on order. He stated they will do the installation in June, which he noted, will include pulling up brick and cutting concrete, and adding a base to the posts. Mr. Batton reported the wayfinding sign plan still needs to be finalized, including deciding on where to place the signage and what is the best way to direct people accordingly. He noted a discussion will need to occur later about what to do with those who continually are non-compliant from an enforcement standpoint. Mr. Batton reported there is a current ordinance on the books for enforcement, but it is a matter of police department priorities. At council request Mr. Batton will recirculate information formerly provided on the potential of using timed parking and fines.

5. Other Work Session Business.

- No other work session business was discussed

6. Potential Future Agenda Items.

- No potential future agenda items were discussed.

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

Upon a motion by Councilmember Hogeman, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to recess the work session and enter into a closed session pursuant to NCGS §143-318.11(a)(5)(i) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease, by a vote of 5-0.9:21 pm

8. Closed Session

9. 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.

10. 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