



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF APRIL 11, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Work Session Meeting at 6:10 p.m., Tuesday, April 11, 2023, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

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

Absent: Ms. Lydia Boesch, Councilmember, with excused absence via vote during Regular Session

And approximately 12 attendees, including 7 staff and 1 press

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Discuss Village Place and Pinehurst South Form Based Code.

Alex Cameron, Planning & Inspections Director, presented the latest draft of the Village Place and Pinehurst South Form Based Codes to Council. He stated Planning staff and the Planning and Zoning Board have met and closely collaborated to review and revise the documents. He stated these documents form the basis for the future amendments to the Pinehurst Development Ordinance (PDO) and Official Zoning Map to implement the recommendations and visions outlined in each of the Small Area Plans. Additionally, he noted, the intent is that these documents will also serve as a guide for future conditional rezoning requests for development within the two planning areas.

Mr. Cameron reported the Planning and Zoning Board held a public hearing on March 30, 2023, and unanimously recommended Village Council adopt the Village Place and Pinehurst South Small Area Plans and Form Based Codes as official "plans". North Carolina General Statute Chapter 160D-501 "plans" include comprehensive plans and any other plans deemed appropriate including small area plans. He stated adoption of such plans shall follow the process for zoning text amendments set by 160D-601. Mr. Cameron stated the intent of this work session is to share with Council the drafts recommended for adoption by the Planning and Zoning Board and receive input prior to a public hearing and consideration of adoption by Village Council.

Councilmember Morgan stated he is comfortable with the direction staff is going and had no recommendations. Councilmember Hogeman expressed concerns about residential density and adequate balance. She also noted she would like to see more open

space. Mayor Pro Tem Pizzella discussed the need to push underground utilities. Also discussed was the adequacy of 10-foot-wide street size, especially in allowing delivery trucks to reach homes and businesses. Mr. Cameron noted this is a standard minimum and noted it is sufficient. Council discussed the impact the plan will have on the Jackson Hamlet area.

Mr. Cameron stated he will take the recommendations provided by Council and staff will continue moving forward with those recommendations.

3. Discuss FY24 SOP Capital Project Prioritization.

Jeff Sanborn reported staff has prepared two viable 5-year operating plan scenarios for Council consideration. He stated, one scenario includes the construction of a downtown parking facility and the second does not. He stated staff believes that the scenario without a downtown parking facility is only appropriate if Council chooses to split library and archive services with the archives remaining in the current building and the library moving to a new location. He stated staff seeks Council's decision on whether to split library and archives service locations so that staff can complete the 5-year SOP development.

Mayor Pro Tem Pizzella stated he feels the size of a new library should be substantially less than the architectural recommendations and noted this is due to the accessibility of the internet via cellphones. Council consensus was to split the library and archives, with the potential of moving the welcome center into the current library and archives building along with maintaining the archives in its current location. Consensus was to build a new library and proceed with this opportunity as outlined by Oakley Collier Architects.

4. Discuss Development Related Bills Being Considered by the General Assembly.

Jeff Sanborn provided Council with a list of current General Assembly Bills that relate primarily to the subject of affordable housing and Workforce housing, including a short-term rental preemption bill that is being introduced into the Senate. Bills discussed briefly were Senate Bills S290, S667, and S317 as well as House Bills H409, H474, and H294.

5. Other Work Session Business

No other work session business items were discussed.

6. Potential Future Agenda Items

No potential future agenda items were put forth.

7. Adjournment.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the work session at 8:50 p.m., by a vote of 4-0.

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