



**VILLAGE COUNCIL
AGENDA FOR REGULAR MEETING OF MARCH 25, 2014
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

1. Call to Order.
2. Invocation and Pledge of Allegiance.
3. Reports:
 - Manager
 - Council
4. Motion to Approve Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

A. Approval of Draft Village Council Meeting Minutes

February 5 Special Meeting
February 11 Regular Meeting
February 19 Special Meeting
February 25 Regular Meeting
February 25 Special Meeting
February 26 Special Meeting

End of Consent Agenda.

5. Temporary Ordinances for the 2014 US Open Championships
6. Discussion with Jim Schneider of the Village Chapel regarding parking at the Chapel during the US Open
7. Put the Customer First Program
8. Update on the Village Manager Search
9. Motion to Recess the Regular Meeting and Enter into a Public Hearing for the Village of Pinehurst
10. Public Hearing No. 1
To consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 1.48 acres. This property is addressed as 20 Lake Dornoch Drive. This property is further defined as being Moore County LRK #27823. This property is currently zoned RD (Recreational Development). The proposed map amendment would change the zoning of the property to R-30 (Single-family Residential). The property is developed with a single-family home; the purpose of this rezoning is to correct a mapping error. The applicant is the Village of Pinehurst and the owner for this rezoning is Jack and Linda Schwerman.
11. Motion to Adjourn Public Hearing and Re-Enter Regular Meeting.
12. Discussion regarding Cotswold Annexation
13. Other Business.
14. Comments from Attendees.
15. Motion to Adjourn.



History, Charm, & Southern Hospitality.

Vision

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions, enhanced by a unique combination of cultural arts and recreational activities.

Mission

Preserve and enhance the community's character and ambience by guiding growth, managing change, and providing services in a financially responsible manner.

Values

Competent
Courteous
Professional
Responsive



APPROVAL OF DRAFT VILLAGE COUNCIL MEETING MINUTES

ADDITIONAL AGENDA DETAILS:

February 5 Special Meeting
February 11 Regular Meeting
February 19 Special Meeting
February 25 Regular Meeting
February 25 Special Meeting
February 26 Special Meeting

FROM:

Lauren Craig, Village Clerk

CC:

Andy Wilkison, Village Manager

DATE OF MEMO:

3/18/2014

MEMO DETAILS:

See attachments for draft minutes

ATTACHMENTS:

Description

- 📎 [February 5 Special Meeting](#)
- 📎 [February 11 Regular Meeting](#)
- 📎 [February 19 Special Meeting](#)
- 📎 [February 25 Regular Meeting](#)
- 📎 [February 25 Special Meeting](#)
- 📎 [February 26 Special Meeting](#)

**MINUTES OF
VILLAGE COUNCIL SPECIAL MEETING
FEBRUARY 5, 2014**

**395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
5:00 P.M.**

The Pinehurst Village Council reconvened the Special Meeting at 5:00 P.M. on Wednesday, February 5, 2014 in the Council Conference Room of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Ms. Claire L. Phillips, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Bruce Gould, Senior Planner
Ms. Lauren M. Craig, Village Clerk

And approximately 3 attendees, including 1 staff.

1. Call to Order and Reconvened the Special Meeting from January 29, 2014.

Mayor Pro Tem John Cashion called the meeting to order to reconvene the Special Meeting from January 29.

2. Draft PDO Discussion Chapters 5-6

Bruce Gould, Senior Planner led a discussion of the changes that are being proposed to the Pinehurst Development Ordinance. Sample language from other municipalities and counties was shared with Council for Chapter 4.5.8 of the proposed ordinance regarding Special Use Permits. Council agreed to review these examples and bring suggestions back to the group at a later meeting.

Council discussed items in Chapter 6 of the Pinehurst Development Ordinance regarding text amendments and rezoning. Council agreed to minor modifications of the reviewed chapter of the PDO and reached a consensus on the conditional district changes. Council determined to continue reviewing Chapters 5 and 6 at the next meeting.

3. Adjournment.

At approximately 6:05 pm Councilmember Strickland moved to recess the Special Meeting until 5:00pm on February 12th in the Council Conference Room. The motion was seconded by Councilmember Cashion and passed unanimously with a vote of 5-0.

Respectfully Submitted,

Lauren Craig,
Village Clerk

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
FEBRUARY 11, 2014**

**395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
4:30 P.M.**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, February 11, 2014 in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Ms. Claire L. Phillips, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Andrew M. Wilkison, Village Manager
Ms. Lauren M. Craig, Village Clerk

And approximately 47 attendees, including 8 staff and 1 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo called the meeting to order.

2. Presentation of Volunteer Service Resolutions

- **Percy Bennett (Planning and Zoning Board)**

Mayor Fiorillo noted that Mr. Bennett could not attend the meeting due to the inclement weather but will be presented his resolution at another time for his service with the Planning and Zoning Board.

- **Bart and Martha O'Connor (Beautification Committee)**

Councilmember Strickland presented Mr. and Mrs. Bart O'Connor a resolution on behalf of the Village Council honoring their service with the Beautification Committee.

- **Donald Van Roosen (Water Committee)**

Mayor Fiorillo presented Mr. Donald Van Roosen a resolution on behalf of the Village Council honoring his service with the Water Committee.

3. Reports

Manager

- None.

Council

- Councilmember Strickland and Councilmember Cashion attended a traffic circle and Hwy 211 meeting last week.

4. Motion to Approve Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Public Safety Report
Police Department
Fire Department

End of Consent Agenda.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
FEBRUARY 11, 2014**

Councilmember Strickland moved to approve the Consent Agenda. The motion was seconded by Councilmember Cashion and passed unanimously with a vote of 5-0.

5. Presentation by Aberdeen Carolina and Western Railway on communications antennae

A team from Aberdeen Carolina and Western Railway presented the proposed antenna structure and the effects to the historic properties. The railroad has identified a need to add an antenna in this area for railroad safety and train communication and this is a federal mandate. The proposed location is behind the Harness Track. Marvin Webster presented efforts that have been made to modify the design to minimize the effects and visibility for the historic properties. The team noted for the project to be viable, the location is the best for the coverage that is needed. The monopine and flagpole options were discussed. According to the mandate this must be completed by December 31, 2015 and once approved there would be 30-45 days of construction.

Renee Gledhill-Earley from NC State Historic Preservation Office (SHPO) addressed the Council regarding this issue and noted that her office believes there will be an adverse effect for the historic district and encouraged Council to continue considering this because there are other alternatives.

6. Presentation of December 31, 2013 Quarterly Financial Statements

John Frye, Director of Financial Services presented the December 31, 2014 Quarterly Financial Statements to Council. Mr. Frye noted that the Village's financial position is good and that most economic indicators are positive while actual revenue growth remains tepid. Mr. Frye explained that retail sales are exceeding our projections while the housing market is recovering more slowly. John Frye highlighted each of the areas of the statements and Council accepted these into record.

7. Mid-Year Financial Projections and Budget Amendment

John Frye, Director of Financial Services, explained the Village of Pinehurst's mid-year financial projections and presented the need for a budget amendment. Upon a motion by Councilmember Strickland, seconded by Councilmember Cashion, Council unanimously approved Ordinance #14-06 appropriating funds for Operations of the Village of Pinehurst, regarding revenues and expenditures of the General Fund by a vote of 5-0. (A copy of the Ordinance can be found in the Ordinance Book.)

8. Consideration of interlocal agreement for building inspection services

The Manager explained the need to consider the interlocal agreement for building inspection services with Moore County. He explained that the agreement was approved by the County Commissioners one week ago. Upon a motion by Councilmember Cashion, seconded by Councilmember Phillips, Council unanimously authorized the Mayor, or her designee, to enter into an agreement for building inspection services with Moore County as amended by a vote of 5-0.

9. Resolution - DOT Overhead Signs at Circle

Assistant Village Manager, Jeff Batton explained the need to consider a resolution supporting the NCDOT plans to improve the existing overhead signs at the traffic circle in the Village of Pinehurst. Upon a motion by Councilmember Strickland, seconded by Councilmember Cashion, Council unanimously approved Resolution #14-08, supporting the NC DOT plans to re-paint the overhead traffic sign supports leading to the Pinehurst Traffic Circle by a vote of 5-0. (A copy of the Resolution can be found in the Resolution Book.)

10. Action needed to reconsider a rezoning request at 4176 Murdocksville Rd.

The manager explained the need to reconsider rezoning 4176 Murdocksville Road. Upon a motion by Councilmember Cashion, seconded by Councilmember Campbell, Council unanimously approved reconsidering the rezoning of 4176 Murdocksville Road and to hold a joint public hearing at the February 25, 2014 Village Council regular meeting by a vote of 5-0.

11. Discussion regarding a potential local bill authorizing a municipal governing body to exercise the powers granted to a Historic Preservation Commission

**MINUTES OF
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FEBRUARY 11, 2014**

Mayor Fiorillo introduced the discussion regarding a potential bill authorizing a municipal governing body to exercise the powers granted to a Historic Preservation Commission. Councilmember Cashion would like to consider reducing the HPC to five members and hold meetings twice a month to take care of business. Councilmember Campbell addressed an issue with having three members who are beyond the 6 year term limit sitting on the HPC.

Audience member Jack Farrell, a member of the Pinehurst HPC, noted his concern and the fact that Pinehurst would be very different from the other municipalities in NC. Mr. Farrell noted the need to have mutual trust and respect between HPC and the governing body, to protect historic assets, and to keep things independent of politics and elections. He explained that he was deeply offended on this topic and the fact that it was brought forward without notice to the members of the HPC. Mr. Farrell urged Council to put this aside and develop a working relationship with HPC.

Audience member John Hoffman commented that this local bill raises important questions which require answers. He explained that all members of HPC are selected by the Village Council. Mr. Hoffman noted that the timing of this topic points to the denial of the COA for a new residence at 170 Everette Road by a vote of 5-1 because HPC found it was out of scale with surrounding residences and was found incongruous.

Audience member Brian Deaton seconded the points made by Jack Farrell and said the Council and HPC came to an agreement last year about a working arrangement and how things would be done. He explained there was a process that was viewed as reasonable and workable.

Audience member Linda Cox of 80 Fields Road explained the HPC and Village Council are caretakers of the Village, not owners, and asked to keep in mind the scale of the communities and neighborhoods. She noted the house proposed was twice the size of the other homes in that neighborhood and scale is important to keep the quality of the neighborhood.

Audience member Ken Shroud, who lives at the corner of Page and Kelly Road, noted he is seeing personal agendas noting Clark Campbell with a conflict of interest and the Mayor has a working relationship with designer.

Audience member Judy Maples, who lives on Everette Road, noted she is unhappy Mark Parson tore up trees on the street. She explained that the HPC helped get the historic recognition for the Village and said Council should work for the betterment of the entire community and not a handful of people.

Audience member Jim Lewis, a member of the Pinehurst HPC, endorsed the comments of Jack Farrell and noted that he understands the feelings from Council but they have the appointment authority and this is a significant influence. He noted concern that Council is chasing a solution and looking for a problem.

12. Other Business

- None.

13. Comments from attendees.

- None.

14. Motion to Adjourn.

Councilmember Cashion moved to adjourn the Regular Meeting. The motion was seconded by Councilmember Campbell and carried unanimously. The Regular Meeting adjourned at 6:27p.m.

Respectfully Submitted,

Lauren M. Craig
Village Clerk

**MINUTES OF
VILLAGE COUNCIL SPECIAL MEETING
FEBRUARY 19, 2014**

**395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
5:00 P.M.**

The Pinehurst Village Council reconvened the Special Meeting at 5:00 P.M. on Wednesday, February 19, 2014 in the Council Conference Room of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Mr. John R. Cashion, Mayor Pro-Tem
Ms. Claire L. Phillips, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Andy Wilkison, Village Manager
Mr. Bruce Gould, Senior Planner
Ms. Andrea Correll, Planning and Inspections Director

Excused absences: Ms. Nancy Roy Fiorillo, Mayor
Mr. Clark H. Campbell, Councilmember

And approximately 4 attendees, including 1 staff and 0 press.

1. Call to Order and Reconvened the Special Meeting from February 5, 2014.

Mayor Pro Tem Cashion called the meeting to order and reconvened the Special Meeting from February 5 since the February 12 meeting was canceled due to a snow storm.

2. Draft PDO Discussion Chapters 5-6.

Bruce Gould, Senior Planner led a discussion of the changes that are being proposed to the Pinehurst Development Ordinance. Bruce Gould shared flowcharts he created to outline the processes for Text Amendments and Rezoning. As there were two Councilmembers absent, no decision was reached.

The discussion also included Chapter 6, but no decisions were made. At the next scheduled meeting, Council agreed to revisit Chapters 5, 6, and 7, as well as the processes for Text Amendments and Rezoning.

3. Adjournment.

At approximately 6:30pm Councilmember Strickland moved to recess the Special Meeting until 4:00pm on February 25th in the Council Conference Room. The motion was seconded by Councilmember Cashion and passed unanimously with a vote of 3-0.

Respectfully Submitted,

Lauren Craig,
Village Clerk

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
FEBRUARY 25, 2014**

**395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
4:30 P.M.**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, February 25, 2014 in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Ms. Claire L. Phillips, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Andrew M. Wilkison, Village Manager
Ms. Lauren M. Craig, Village Clerk

And approximately 61 attendees, including 5 staff and 2 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo called the meeting to order.

2. Invocation and Pledge of Allegiance

Andrew M. Wilkison, Village Manager offered the invocation and led everyone in the Pledge of Allegiance.

3. Reports

Manager

- Will have one item under Other Business about US Open preparation.

Council

- Councilmember Strickland noted he and Councilmember Cashion attended the regional transportation authority to see the different projects in consideration around the county.
- Mayor Nancy Fiorillo announced Andy Wilkison's retirement with the Village of Pinehurst as of December 1, 2014.

4. Motion to Approve Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

- A. Approval of Draft Village Council Meeting Minutes
 - January 14 Regular Meeting
 - January 15 Special Meeting
 - January 22 Special Meeting
 - January 28 Regular Meeting
 - January 28 Closed Session
 - January 29 Special Meeting
- B. Resolution 14-09 reappointing member to the Board of Adjustment for the Village of Pinehurst (Hardt)
- C. Report on Review of Investment Policy
- D. Motion to Receive Budget Amendments Report to Council for the Period January 16 – February 15, 2014.

**MINUTES OF
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End of Consent Agenda.

Councilmember Cashion moved to approve the Consent Agenda. The motion was seconded by Councilmember Strickland and passed unanimously with a vote of 5-0.

5. Motion to Recess Regular Meeting and Enter Into a Joint Meeting with the Pinehurst Planning and Zoning Board for a Public Hearing.

Councilmember Strickland moved to recess the Regular Meeting and enter into a joint meeting with the Pinehurst Planning and Zoning Board for a Public Hearing. The motion was seconded by Councilmember Campbell and passed unanimously with a vote of 5-0.

6. Public Hearing No. 1

To consider Official Text Amendments to the Pinehurst Development Ordinance in order to amend Section 2.2 Definitions, Section 10.2.1 Table of Permitted and Special Uses and Section 10.2.1.3 Special Requirements to the Table of Permitted and Special Uses. The purpose of this amendment is to define a "Retirement Community" and include it as a permitted use in the OP (Office and Professional) Zoning District and establish special requirements for retirement communities. The applicant is Julie Shea Sutton.

Bruce Gould, Senior Planner introduced the joint Public Hearing before the Village Council and the Planning and Zoning Board to consider an official text amendment to the Pinehurst Development Ordinance in order to amend Section 2.2 Definitions, Section 10.2.1 Table of Permitted and Special Uses and Section 10.2.1.3 Special Requirements to the Table of Permitted and Special Uses. He noted that in accordance with the Pinehurst Development Ordinance the Planning and Zoning Board shall review this application and make a recommendation to the Village Council for their consideration. Therefore, the Village Council should not take action on these proposed amendments until a recommendation from the Planning and Zoning Board is made at their next meeting on March 6.

Julie Sutton, the applicant, 4605 Union Church Road Carthage, NC, thanked the staff for working with her on this amendment and she noted the three conditions and noted the changing needs and desires of the community. She thanked the adjacent property owners who are attending in support of this text amendment.

John Farrell, 21 Grey Abbey Drive, shared his concern for the broad based unrestricted text amendment to the development ordinance. He inquired about any studies that have been done on this need and recommended not approving this since the public has not been aware of this possible change.

Ken Lloyd, property owner of 4176 Murdocksville Road, has lived on the property discussed for 36 years. He noted it is a good location for senior apartments to take advantage of the amenities surrounding it. He explained that 5 acres would be the senior apartments and he and his wife will build on the remaining 5 acres. He shared that the Council has seen the extensive surveys and studies and the desire for this.

Doug Middaugh, audience member, reminded Council about the extensive discussion on this matter by numerous parties and the Council vote on April 9, 2013. He noted his disapproval of this development providing a transition in that particular the area.

Mayor Fiorillo noted the need to comply with Fair Housing Laws in North Carolina and therefore Council made the determination to hear this again.

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7. Motion to Adjourn Public Hearing and Enter into a Quasi-Judicial Hearing

Councilmember Strickland moved to adjourn the public hearing and enter into a Quasi-Judicial Hearing. The motion was seconded by Councilmember Cashion and passed unanimously with a vote of 5-0.

8. Quasi-Judicial Hearing No. 2

To consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 5 acres. This property is addressed as 4176 Murdocksville Rd. This property is further defined as being a part of Moore County LRK # 22010. This property is currently zoned R-10 (Single-family Residential). The proposed map amendment would change the zoning of the property to Conditional Use OP (Office and Professional) for the purpose of developing a "Retirement Community" consisting of 56 units. The applicant for this rezoning is Julie Shea Sutton. The property owner is Kenton R. Loyd.

Mayor Fiorillo explained the process of a Quasi-Judicial Hearing and noted anyone wishing to speak should be sworn in by the Village Clerk.

Bruce Gould, Senior Planner, introduced the joint Quasi-Judicial Hearing before the Village Council and the Planning and Zoning Board. The applicant requests a conditional use rezoning of +/- 5 acres currently zoned R-10 (Residential) to CUOP (conditional use office and professional) in order to construct a 56 unit Retirement Community. He explained the need to issue a conditional use permit at the time of this rezoning decision. Staff recommends approval of the rezoning request. The comprehensive plan consistency statement was also read and entered into record.

Julie Sutton, the applicant, 4605 Union Church Road Carthage, NC, shared the concept plan and elevations and floor plans of the proposal noting it would be compatible with the adjacent uses in the surrounding properties. Ms. Sutton noted the Comprehensive Plan identifies this tract in the ETJ as higher density residential and the six conditions exceed the quality of buildings and material in the surrounding areas. Ms. Sutton explained that adjacent property owners made extra effort to show their support and shared an email from Jay Arnett (2nd largest shared property line owner) for Council.

Ken Lloyd, property owner of 4176 Murdocksville Road, noted he would be available for questions. He shared that on the original deed in 1920 this was Leonard Tufts' property and thinks he would be pleased for a facility like this to be on this property.

John Farrell, of 21 Grey Abbey Drive, explained he is against the rezoning. He expressed concern that there is no guarantee that the residents will be 55 or older and this needs to be enforced at all times and documented.

Rita Blackburn, Vice President from Excel Property Management, explained there are age restrictions and they cannot lease to anyone younger than 55. She noted her company takes pride in high occupancy and lease enforcement and they have to abide by the Affordable Housing Program.

John Farrell inquired more about the age restriction and the anticipated annexation. Mr. Farrell raised the issue of parking and thinks the development needs 2 spaces per living unit and inquired about golf carts. He shared his opinion that the Village should not change its height requirement and that a multi-story apartment building is not age friendly.

Julie Sutton said the floors are ADA accessible and 10% of units will be fully accessible with roll-in showers. She explained this was a joint concept plan development between the designers and the Village of Pinehurst staff and she feels this is a good site plan that flew through the technical review committee because of this interaction and shared process.

Rita Blackburn explained the other properties her company manages and their success for similar type buildings and design.

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FEBRUARY 25, 2014**

John Farrell inquired about the size of the units.

Kevin Hardt, Planning and Zoning Board Chairperson, confirmed that this is active adult not assisted living.

Councilmember Strickland asked about the financing of this development and the demographic data that showed the demand for such a property.

Julie Sutton explained the financing structure and noted that a market study found that this property would only capture 10% of the need for such a development in Moore County.

Joel Shriberg, Planning and Zoning Board member asked about the average occupancy rate of all 69 properties of Excel Management. Rita answered this with 95%.

Betty Sapp, Planning and Zoning Board member asked if there are other criteria to live in the development such as salary. Ms. Sutton explained the rents are not subsidized but there are several rent levels based on income.

John Farrell asked if a building superintendent would live onsite and inquired who the future owner of this property is by the legal name. It was explained that Align Development and Julie Sutton are partnering to develop this but there will be a syndicator who purchases the tax credits and they will remain part owners.

Doug Middaugh noted the legal notices have always noted an LRK for the property and questioned if the zoning decision would remain with the LRK if property was sold for a different purpose.

9. Motion to Adjourn the Joint Meeting and Quasi-Judicial Hearing and Enter into a Pinehurst Village Council Public Hearing.

Councilmember Cashion moved to adjourn the joint meeting and the Quasi-Judicial Hearing and enter into a Pinehurst Village Council Public Hearing. The motion was seconded by Councilmember Strickland and passed unanimously with a vote of 5-0.

10. Public Hearing No. 3

To consider the matter of annexation of the Cotswold neighborhood into the Village of Pinehurst.

Andy Wilkison, Village Manager introduced the public hearing regarding the annexation of the Cotswold neighborhood into the Village of Pinehurst.

John Scanlon, 8 Buckingham Place, President of the homeowners association for Cotswold, said this is the third time before the Council. He explained that several meetings have been held and documents made available to all residents. Mr. Scanlon noted reasons many are in favor: police protection, having a voice by voting in Village elections, having Village take more proactive role in supervision of developer, and avoiding future conflicts amongst homeowners to finance road repair and drainage maintenance.

John Wake, 8 Stanton Circle, noted that he refutes the idea that a legislative annexation represents the desires of the majority of the Cotswold property owners. He provided background regarding the annexation statutes. He explained that a group has formed called the Citizens Against Pinehurst Annexation and they believe the vote is suspicious and incomplete. Members of CAPA ask to delay the request to Representative Boles until the Cotswold board provided the full accounting of the up-to-now secret ballot.

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Roger Simmons, 5 Tewkesbury Court, shared he is on the board of directors now but not during the time of the negotiation. He has lived at Cotswold for a few years and believes it is good fiscal management for the property owners to request this. He thinks the vote is probably fair.

Dean Robinson, 1 Windsor Terrace, attended the homeowners meeting and the ballot was sent to the address on record of every homeowner. He explained you could sign and mail it in or take it to the meeting. He explained the vote was counted by a resident (secretary of the association) and by the management company. He noted an invasion of privacy regarding Mr. Wake's request to see the ballots.

Bill Goshorn, 3 Castlecombe Court, explained that he lives in Cotswold and his previous neighborhood out of the state was also very similar to this situation. He explained that the Village of Pinehurst is functioning for Cotswold just as the management company did for his previous city noting that the Village can best deal with immediate roads and drainage issues.

Shirley Wake, 8 Stanton Circle, addressed the pictures used in the McGill Associates memo regarding the flooding issue and said these are not representative during normal pooling of rain. She questioned the need to spend money to correct the situation. She also noted that Dr. Brenner has not agreed to sign the terms of annexation.

Donald Wade, 5 Buckingham Place, has been a resident for 5 years in Cotswold and he realizes the drainage system needs fixing. He noted there is a future problem for road repair which is a big ticket item also and that the disadvantage is increased property taxes but the advantages are the services listed provided by the Village. He believes annexation is the better choice for the long term.

Kathy Williford, 4 Stanton Circle, stands in support of annexation and said the points are all well taken.

Katharina Stephen, 1 Buckingham Place, has been here for 5 years. She reviewed the annexation laws and noted this is not a simple annexation. She explained that a number of problems have risen due to the actions or inactions of the developer and the Village has not enforced its own ordinances and codes. She noted the developer has not signed the agreement and a number of residents would like to take time to fully understand the implications of annexation and explore options. She asked what has changed that the Village now appears very interested in forcing an annexation and what is the great urgency? Ms. Stephen asked Council to step back and put this on hold until the residents can get the information and options.

Pat Corso, of the Homeowners Association, believes the process has been fair and the ballots have been made available to the Village as a record if needed. He explained that only the secretary and property manager have seen these ballots and all minutes have been made available after the homeowners association meetings. He shared that annexation will stabilize the current situation and give services to the neighborhood that are valuable for now and the future. He explained that over a 3-1 margin, residents who voted by ballot have asked for annexation. If annexed he believes the neighborhood would feel confident that the Village would protect and provide and maintain the quality of life.

Councilmember Strickland clarified the vote number which is 32-10. The annexation statutes sets forth two ways to annex property and it is common for the legislature to annex areas that do not meet either of the options and this has been done several times in Pinehurst.

Councilmember Cashion has a feeling there is a compromise that the three parties can come to. He is interested in looking into other alternatives before the March 11 meeting such as the Village making a contribution to the process of getting the storm water problem fixed by splitting this evenly with the homeowners, developer, and Pinehurst.

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Councilmember Campbell said this is food for thought and would like information about when this was approved by the Village.

11. Motion to Adjourn Public Hearing and Re-Enter Regular Meeting.

Councilmember Cashion moved to adjourn the public hearing. The motion was seconded by Councilmember Strickland and passed unanimously with a vote of 5-0.

12. Community Transformation Grant Opportunity for West Pinehurst Community Park

Mark Wagner, Director of Parks of Recreation, explained the need to apply for grant funding as part of the Region 6 Community Transformation Grant (CTG). He explained that the CTG is funded through the NC Division of Public Health and the CDC focusing on improving the health of communities. Mark Wagner would like to apply to the CTG for funding to conduct a Master Plan for the 67 acres the Village owns on Chicken Plant Road currently referred to as West Pinehurst Community Park. Has been advised to apply now for the full \$40,000 grant application in hopes to get this fully funded. Council reached a consensus supporting Mr. Wagner to apply for this grant.

13. Audit Contract for FY 2013-2014

John Frye, Director of Financial Services, explained that each year at this time we award the Village's audit contract to an independent auditor in accordance with North Carolina General Statutes. Based upon the professional service received from the current auditors, he recommends the Village continue its relationship with the firm Dixon Hughes Goodman, LLP which is located in Southern Pines. Upon a motion by Councilmember Strickland, seconded by Councilmember Phillips, Council unanimously approved to authorize the Mayor or her designee to enter into a contract with Dixon Hughes Goodman for the audit contract in the amount of \$28,450 by a vote of 5-0.

14. Budget Amendment - Moore Alive Project

John Frye explained the need for the budget amendment to support the Moore Alive Project. Upon a motion by Councilmember Phillips seconded by Councilmember Cashion, Council unanimously approved Ordinance 14-07 amending the budget for the payment of the Partners in Progress invoice for the "Moore Alive" project and digital marketing campaign by a vote of 5-0. (A copy of the Ordinance can be found in the Ordinance Book.)

15. Other Business

- Andy Wilkison and Council discussed the temporary fence type that the USGA has requested to install around the perimeter of the golf course for increased security for the US Opens. The Manager noted this would be a difference for some residential properties and Council determined to have the USGA notify the property owners.

16. Comments from attendees.

- None.

17. Motion to Adjourn.

Councilmember Cashion moved to adjourn the Regular Meeting. The motion was seconded by Councilmember Strickland and carried unanimously. The Regular Meeting adjourned at 7:37p.m.

Respectfully Submitted,

Lauren M. Craig
Village Clerk

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VILLAGE COUNCIL SPECIAL MEETING
FEBRUARY 25, 2014**

**395 MAGNOLIA ROAD
COUNCIL CONFERENCE ROOM
PINEHURST, NORTH CAROLINA
5:00 P.M.**

The Pinehurst Village Council reconvened the Special Meeting at 4:00 P.M. on Tuesday, February 25, 2014 in the Council Conference Room of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Ms. Claire L. Phillips, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Andy Wilkison, Village Manager
Ms. Lauren M. Craig, Village Clerk

And approximately 7 attendees, including 0 staff and 0 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo called the meeting to order.

2. Discussion with leadership of Partners in Progress for "Listen and Learn"

Pat Corso, Executive Director of Partners in Progress and John May, Chairman and Member of Executive Board of Partners in Progress gave an update and overview of the organization. Mr. Corso noted that economic development has changed in rural North Carolina especially to retain and recruit businesses and the need to create our own growth and stimulate new businesses in the county.

Mr. Corso gave an update on several initiatives that Partners and Progress has been involved in such as Moore Forward, Moore Alive, Farm to Chef, community based master plan concepts, and the US Open Committee. A concept of a Mega Park was discussed and the ways Sandhills Community College is working on vocational training was explained.

3. Adjournment.

At approximately 4:28 pm Councilmember Strickland moved to recess the Special Meeting until 5:00pm on March 5th in the Council Conference Room. The motion was seconded by Councilmember Cashion and passed unanimously with a vote of 5-0.

Respectfully Submitted,

Lauren Craig,
Village Clerk

**MINUTES OF
VILLAGE COUNCIL SPECIAL MEETING
FEBRUARY 26, 2014**

**395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
5:00 P.M.**

The Pinehurst Village Council reconvened the Special Meeting at 5:00 P.M. on Wednesday, February 26, 2014 in the Council Conference Room of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Clark H. Campbell, Councilmember
Mr. John R. Cashion, Mayor Pro-Tem
Ms. Claire L. Phillips, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Andy Wilkison, Village Manager
Ms. Lauren M. Craig, Village Clerk
Mr. Bruce Gould, Senior Planner
Ms. Andrea Correll, Planning and Inspections Director

And approximately 3 attendees, including 1 staff and 0 press.

1. Call to Order and Reconvened the Special Meeting from February 19, 2014.

Mayor Nancy Roy Fiorillo called the meeting to order and reconvened the Special Meeting from February 19.

2. Draft Pinehurst Development Ordinance Discussion Chapters 5, 6, and 7

Bruce Gould, Senior Planner led a discussion of the changes that are being proposed to the Pinehurst Development Ordinance. Mr. Gould recapped what was reviewed at the meeting on February 19. There was discussion around the notices placed in the newspaper for Planning and Zoning Board hearings and agendas. Alternatives for the Effect of Approvals/Changes section were reviewed. Council agreed to revisit exceptions and modifications at a later date.

Council also discussed Chapter 5. Bruce Gould reviewed and explained that the Land Use Section of the North Carolina Bar Association spearheaded the legislative changes in this chapter. Several changes were noted such as "practical difficulty" has been determined to no longer be a threshold that can be used in this chapter. Standards of review were covered and the section of Administrative Modifications of Dimensional Standards was discussed and noted to be a new suggestion from the Lawrence Group and the steering committee. The remainder of Chapter 5 was covered for areas that the legislature is requiring to be updated. At the next meeting Council agreed to get through Chapter 7 and through the use table in Chapter 8.

3. Adjournment.

At approximately 6:40 pm Councilmember Campbell moved to recess the Special Meeting until 5:00 pm on March 5th in the Council Conference Room. The motion was seconded by Councilmember Strickland and passed unanimously with a vote of 5-0.

Respectfully Submitted,

Lauren Craig,
Village Clerk



TEMPORARY ORDINANCES FOR THE 2014 US OPEN CHAMPIONSHIPS

ADDITIONAL AGENDA DETAILS:

FROM:

Natalie Dean

DATE OF MEMO:

3/17/2014

MEMO DETAILS:

As in 1999 and 2005, the Council may wish to consider passing certain temporary ordinances that pertain to the US Open Championships in June. This agenda item contains two such proposed ordinances. In addition to these two ordinances, staff would also like to discuss Council's preferences on potential parking restrictions in the Village Center during the Championships. Should Council desire to place temporary parking restrictions in the Village Center, staff will draft the appropriate ordinance and bring that back to you at your next meeting.

The two ordinances for your consideration today are:

1. An Ordinance Amending the Pinehurst Municipal Code as it Pertains to Alcoholic Beverages

This ordinance is being proposed based on the request from the Pinehurst Business Guild that the Village Council consider allowing open containers on Village sidewalks during the US Open Championships. Staff has prepared the attached ordinance for your consideration that establishes the boundary of the proposed area for open containers along with the dates the ordinance would be in effect (July 7-22, 2014). A map of the proposed area and the recommended signage locations, along with the request from the Pinehurst Business Guild are included as attachments to this agenda item.

2. An Ordinance Placing Temporary No Parking Restrictions and Closing Streets

This ordinance will establish on-street parking prohibition on the listed roads during the course of the US Open Championships. This is to prevent cars from parking along the roads in the neighborhoods that are within close proximity of the event. The ordinance also closes certain roads in the proximity of the event to thru-traffic as requested by the USGA.

Should you have any questions about these agenda items, please don't hesitate to contact me or Jeff Batton.

Thanks.

ATTACHMENTS:

Description

- ☐ [An Ordinance Amending the Pinehurst Municipal Code to Allow Alcoholic Beverages During the 2014 US Opens](#)
- ☐ [Map Indicating Open Container Boundaries](#)
- ☐ [Letter from PBG Requesting Open Container Ordinance](#)
- ☐ [An Ordinance Amending the Pinehurst Municipal Code for Parking and Road Closures](#)

ORDINANCE #14-10:

AN ORDINANCE AMENDING SECTION 130.05 TO THE PINEHURST MUNICIPAL CODE AS IT PERTAINS TO ALCOHOLIC BEVERAGES.

THAT, WHEREAS, the Village Council of the Village of Pinehurst adopted an ordinance dated October 20, 1980, establishing and implementing certain authorized police powers for the purpose of prescribing regulations governing conditions detrimental to the health, safety, and welfare of its citizens; and

WHEREAS, on September 13, 2011 the Village Council of the Village of Pinehurst adopted Ordinance 11-25 which adopted the general ordinances of the Village of Pinehurst as revised, amended, restated, codified, and compiled in book form and declared that these shall constitute the "Village of Pinehurst, North Carolina Municipal Code;" and

WHEREAS, the Municipal Code will be subsequently amended from time to time as conditions warrant; and

WHEREAS, North Carolina General Statute §18B-300(c) indicates a city may regulate or prohibit the consumption, possession of, and possession of open containers of malt beverages and unfortified wine by local ordinance;

WHEREAS, the Village Council of the Village of Pinehurst finds that the allowance of open containers during permitted special events can be adequately managed by the Village's law enforcement and can be beneficial to the economic vitality of the Village Center;

NOW THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of Pinehurst, North Carolina, in a regular meeting assembled this 25th day of March, 2014 as follows:

SECTION 1. That Section 130.05 of the Village of Pinehurst, North Carolina Municipal Code is hereby amended, which shall read as follows:

§ 130.05 ALCOHOLIC BEVERAGES

(D) Possession and consumption of malt beverages or unfortified wine at special events.

(3) Notwithstanding the provisions of sections 130.05 (A), (B) and (C) of this Code, the possession of malt beverages and unfortified wines, the possession of open containers of malt beverages and unfortified wines, and their consumption shall be lawful on any property owned,

occupied, or controlled by the Village within the boundary area describe below for the dates of June 7, 2014 through June 22, 2014.

Bounded to the west by Carolina Vista Drive, bounded to the north by Ritter Road East and Chinquapin Road from Barrett Road to Magnolia Road (extending to the North on Magnolia Road from Dogwood Road to Community Road), bounded to the east by Dogwood Road to Cherokee Road East to Village Green Road East, then bounded to the south by NC Highway 2 to the intersection of Carolina Vista Drive.

SECTION 2. That all local ordinances in conflict herewith are hereby repealed and declared null and void from and after the date of adoption of this ordinance.

SECTION 3. That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.

THIS ORDINANCE passed and adopted this 25th day of March, 2014.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

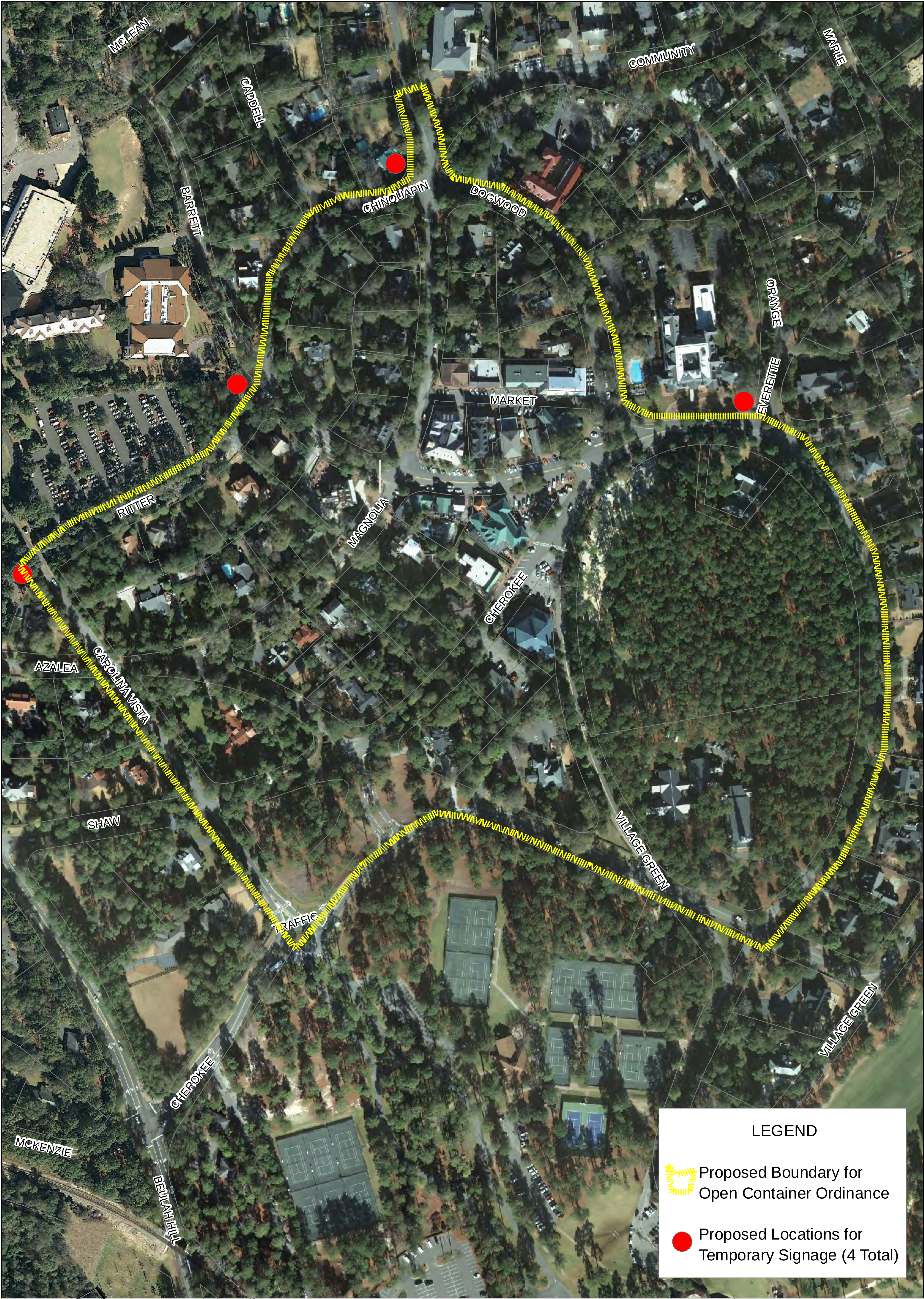
By: _____
Nancy Roy Fiorillo, Mayor

Attest:

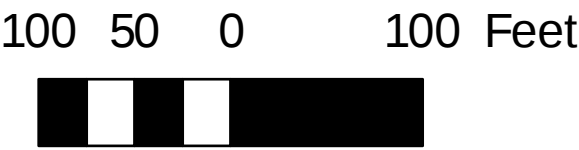
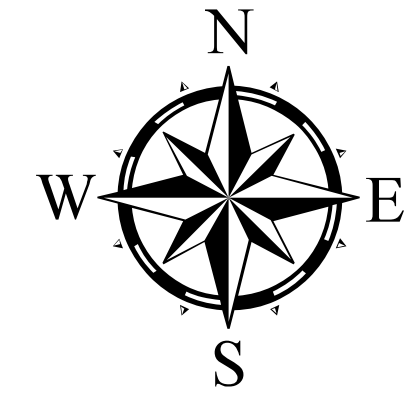
Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney



Village of Pinehurst
2014 US Open Championships
Open Container Area





March 19, 2014

Honorable Mayor and Members of the Village Council
Village of Pinehurst 395 Magnolia Road
Pinehurst, NC 28374

RE: Open Container Request during the 2014 US Open Championships

Dear Mayor and Members of the Village Council:

On behalf of the Board of Directors of the Pinehurst Business Guild, this letter shall serve as the Pinehurst Business Guild's official request that the Village Council allow open containers in the Village Center during the weeks of the 2014 US Open Championships.

It is our belief that allowing pedestrians to navigate the Village with an open container (of course within lawful conduct parameters) will promote and expose visitors to patronize shops and restaurants resulting in increased business for Village merchants. We do fully recognize and advocate total enforcement of the laws pertaining to personal conduct as described by various statutes.

We appreciate the opportunity to express our recommendation and request.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith McDaniel". The signature is stylized with a large, looped "K" and a cursive "McDaniel".

Keith McDaniel, President
Pinehurst Business Guild

ORDINANCE #14-11:

AN ORDINANCE AMENDING SCHEDULE I - PARKING PROHIBITED AT ALL TIMES, CHAPTER 72, SECTION 72.01 OF THE PINEHURST MUNICIPAL CODE AS IT PERTAINS TO PARKING IN THE VILLAGE OF PINEHURST.

THAT, WHEREAS, the Village Council of the Village of Pinehurst adopted an ordinance dated October 20, 1980, establishing and implementing certain authorized police powers for the purpose of prescribing regulations governing conditions detrimental to the health, safety, and welfare of its citizens; and

WHEREAS, on September 13, 2011 the Village Council of the Village of Pinehurst adopted Ordinance 11-25 which adopted the general ordinances of the Village of Pinehurst as revised, amended, restated, codified, and compiled in book form and declared that these shall constitute the "Village of Pinehurst, North Carolina Municipal Code;" and

WHEREAS, the Municipal Code will be subsequently amended from time to time as conditions warrant; and

WHEREAS, the Village Council has determined that it is in the interests of Health, Safety, and Welfare of both the guests and the citizens of Pinehurst to prohibit parking during the two weeks of the 2014 US Open Men's and Women's Golf Championships at the designated locations listed below in Section 1 and to close a certain section of road during the two weeks of the 2014 US Open Men's and Women's Golf Championships as described in Section 2; and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina, in a regular meeting assembled this 25th day of March, 2014, as follows:

SECTION 1. That Schedule I – Parking Prohibited at All Times of Chapter 72, Section 72.01 of the Pinehurst Municipal Code is hereby amended by adding the following streets and roads to the schedule of those designated as "No Parking", except for those specific areas where signs and pavement markings clearly designate the existence of public parking, to be effective from June 9th through June 23rd, 2014:

Cherokee
Palmetto
Everett
Laurel
Magnolia
Chinquapin
Community
Kelly
Fields
Dundee

Short Road East of Page Road
Campbell
Dalrymple
Monticello (from Hwy #5 to Blake Blvd.)
Woods
McIntyre (Woods to Short)
Craig
Short Road West of Page Road
Shaw Road, Southeast
Azalea Road

Orange
Ritter
Village Green (East and West)

SECTION 2. That the following streets will be closed by the Village to be effective from June 9th through June 23rd, 2014:

Pine Tree Road, from St Andrews to Hwy #5, except for residents of Condominium complexes with driveway access on Pine Tree Road.

SECTION 3. That all ordinances in conflict herewith are hereby repealed and declared null and void from and after the date of adoption of this ordinance.

SECTION 4. That Sections 1 and 2 this ordinance shall be and remain in full force and effect from and after the date of its adoption and the erection of the appropriate and necessary traffic signs, until June 23, 2014.

SECTION 5. That the Chief of Police and Director of Public Services are hereby authorized and directed to establish appropriate signage at the places designated in Sections 1 and 2 of this ordinance, as they deem necessary, for the purpose of enforcement.

THIS ORDINANCE passed and adopted this 25th day of March, 2014.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney



DISCUSSION WITH JIM SCHNEIDER OF THE VILLAGE CHAPEL REGARDING PARKING AT THE CHAPEL DURING THE US OPEN

ADDITIONAL AGENDA DETAILS:

FROM:

Andy Wilkison

DATE OF MEMO:

3/19/2014

MEMO DETAILS:

Jim Schneider will be present to discuss with the Council the plans being prepared regarding parking at the Village Chapel during the US Open Championships.

ATTACHMENTS:

Description

📎 [Parking Letter to Jim Schneider](#)



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

March 17, 2014

Mr. James Schneider
200 Meyer Road
11 Middlebury Road
Pinehurst, NC 28374

Re; Parking of golf carts for fee during US Opens.

Dear Jim:

Thank you for taking the time to talk to me recently regarding the plans of the Village Chapel to park golf carts on Village Chapel property for a fee, during the 2014 US Opens.

In reviewing the Pinehurst Municipal Code with other staff members of the Village, I found that for the Village Chapel, or any entity in the Village of Pinehurst to park vehicles for a fee, they must have already been doing so prior to April 26, 2005, or the use of the property for the parking or storing of vehicles for a fee receives specific approval from the Village Council.

I will be happy to accommodate a discussion involving you and the Village Council at one of their next Council meetings should that be your desire. You can reach me at any time at awilkison@vopnc.org or at 910 295 1900, ext. 1101.

Sincerely,

Andy Wilkison
Manager
Pinehurst

C: Mayor
Village Council
Bruce Gould
Jeff Batton
Natalie Dean

Enclosure

ADMINISTRATION

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-1900 • Fax (910) 295-4434 • www.vopnc.org

OVERSIZED VEHICLE. Any of the following vehicles or any vehicle that is similar in nature to any of the following vehicles: buses, recreational vehicle (RV), campers, box trucks, cargo trucks, truck-tractors, dump trucks and moving vans.

(1986 Code, § 7-17.3)

TRAILER. Any of the following trailers or any trailer that is similar in nature to any of the following trailers: travel trailers, semi-trailers, horse trailers, livestock trailers, commercial trailers, recreational trailers, utility trailers or landscape trailers. All of these **TRAILERS** shall include covered varieties as well as open air varieties.

(1986 Code, § 7-17.4)

✓ (B) *Parking and/or storage prohibited.* Commercial vehicles, oversized vehicles and trailers shall not be parked or stored in any residentially zoned districts or on any public right-of-way adjacent thereto unless they are kept within a totally enclosed structure. No vehicles shall be parked or stored for a fee, or for any commercial purpose, on any property in the jurisdiction of the village unless the use of the property for the purpose of parking or storing vehicles for a fee exists on the date of adoption of this section (April 26, 2005), or the use of the property for the parking or storing of vehicles for a fee receives specific approval from the Village Council. The provisions of this section shall not apply to:

(1) Vehicles or equipment being used for current permitted construction activities or engaged in routine pickups, deliveries or similar typical activities;

(2) Vehicles or equipment being used for service activities or in case of emergencies resulting from breakdowns requiring repairs to the vehicle;

(3) Vehicles involved in a governmental purpose and/or performing an emergency function;

(4) Vehicles that are licensed as a school, church or nonprofit organization bus and kept on property owned by the same; or

(5) Vehicles that are incidentally associated with and stored/parked at a permitted or conditional use or legally existing nonconforming use as set forth in the Pinehurst Development Ordinance.

(1986 Code, § 7-17.1)

(C) *Administration and enforcement.* The Chief of Police and the Zoning Enforcement Officer shall be responsible for the administration and enforcement of this section. The Chief of Police shall be responsible for administration and enforcement of this section for situations on public streets and highways within the village, on property owned by the village and in instances of illegal commercial parking of vehicles, or parking or storage of vehicles for a fee, as described in division (B) above. The Chief of Police is authorized to cause the violation of the prohibition of commercial parking or storage of vehicles, for a fee, to cease and desist immediately. The Zoning Enforcement Officer shall be responsible for administration and enforcement of this section for other situations on private property.

(1986 Code, § 7-17.5)

(Ord. 03-54, passed 11-25-2003; Ord. 05-05, passed 04-26-2005) Penalty, see § 72.99



PUT THE CUSTOMER FIRST PROGRAM

ADDITIONAL AGENDA DETAILS:

FROM:

Natalie Dean

DATE OF MEMO:

3/18/2014

MEMO DETAILS:

In January 2014, the VCE Committee was directed to work with a task force to develop improvements to the "Put the Customer First" program, partnering with the Pinehurst Business Guild. Since then, the task force and VCE Committee have formulated the program that is presented here for your consideration.

There are several attachments to this agenda item that explain the recommendations prepared by the assigned task force, in conjunction with input from the business community:

1. A memo explaining the enhanced Put the Customer First program
2. The Put the Customer First Parking Map
3. A draft "pledge" commitment that participating businesses would be asked to sign annually.
4. A draft of "reminder cards."
5. Results of the survey conducted by the Business Guild and the Village.

The recommendations are intended, in part, to help Village Center businesses work together to address their concerns that some business owners and employees are routinely parking in on-street parking spaces that could be made available for customers. The program also uses marketing, that is the next natural step in the Village's marketing evolution, to promote the Village and participating businesses to the local and regional market. The task force's hope is that with a Village Center brand put on the marketing program that is more direct than previous marketing efforts and with the active involvement of the business community in the solution to the parking issue, ALL businesses in the Village Center will benefit from this program because their customers will have ample parking.

Should you have any questions about this agenda item prior to your meeting, please don't hesitate to contact me directly.

ATTACHMENTS:

Description

- ☐ [Overview of Put the Customer First Program](#)
- ☐ [Put the Customer First Parking Map](#)
- ☐ [Draft - Put the Customer First Pledge](#)
- ☐ [Draft - Reminder Cards](#)
- ☐ [March 2014 Survey Results](#)



Village of Pinehurst Put the Customer First Program Overview March 2014



In January 2014, the VCE Committee was directed to work with a task force to develop improvements to the “Put the Customer First” program, partnering with the Pinehurst Business Guild. Since then, the task force and VCE Committee have formulated the program, which has the following objectives:

- Help Village Center businesses succeed by ensuring adequate customer parking,
- Unite Village Center businesses and strengthen relationships, and
- Reintroduce the improved Village and its diverse businesses in local and regional media.

Program Description

Under the proposed program, Village Center business owners will be asked to sign a pledge annually that they and their employees will park in the areas designated for their business, as identified on the Put the Customer First Parking Map. Participating businesses will be given a window sticker for their business to indicate to their customers that they participate in the program. In addition, participating businesses will be provided reminder cards to place on the windshields of the cars of business owners and/or employees who do not park in their designated areas in order to monitor the program.

If 70% of Village Center businesses participate in the program, the Village will commit funds towards marketing the Village and participating businesses regionally and locally. To obtain a 70% participation rate, 55 Village Center businesses must agree to participate. The details of the marketing program have not yet been finalized, but will be complete prior to July 1st with input from participating businesses.

Some marketing concepts that have been discussed with our marketing firm include branding the initiative to promote the Village and its businesses in a manner consistent with the Village’s overall brand. This was one of the 2011 recommendations of the NC Downtown Development Association and is commonly done in Main Street Communities. Using the brand, the Village is considering digital and print media advertising that would “feature” participating businesses to promote them and the products/services they provide. The marketing campaign would then launch in July.

Survey Feedback

The task force and the VCE Committee also worked together to create a survey for Village Center businesses that when completed would provide information on satisfaction levels with parking, communication and promotion, the business atmosphere, and customer service. The survey was distributed at the February Merchant Meeting. Subsequently, members of the Pinehurst Business Guild Board and the VCE Committee personally visited businesses on the first and second floors of assigned sections of the Village to hand deliver the surveys, the parking map. During those visits, Business Guild and Village representatives explained the program and obtained feedback.

26 businesses completed the Put the Customer First Survey and the detailed results are included separately. The following are the more significant findings of the survey:

- There is almost a 50/50 split on satisfaction levels with the overall availability of parking for customers (44% satisfied and 48% dissatisfied).
- Roughly 54% of businesses are dissatisfied with the overall availability of on-street parking for customers during the day.
- The majority of businesses surveyed (58%) are satisfied with the overall availability of parking for business owners and employees, but 31% are dissatisfied.
- The majority of businesses surveyed are satisfied with the overall communications from the Village and the Pinehurst Business Guild, 62% and 42%, respectively.
- The majority of businesses are satisfied with the Village's marketing efforts (46%), but 27% are dissatisfied.
- When asked about their expectations of the business atmosphere in the future, the majority of businesses believe the atmosphere will remain the same or get better in the future.
- The vast majority of businesses surveyed indicated they are satisfied with the levels of customer service provided by Village businesses.
- Businesses indicated approximately 41% of their business comes from day trippers and from visitors to the area, with 59% of business coming from the local market.

Program Implementation

In order to effectively implement the program, the Pinehurst Business Guild and the Village will need to develop the marketing program (and gain participant input) and then visit each business again to obtain their signed pledge, deliver the stickers, and deliver the reminder cards.

The following timeline is proposed to implement the enhanced Put the Customer First Program, as recommended by the assigned task force:

March 25	-	Present recommended program enhancements to the Village Council
April 15	-	Finalize marketing plans, window stickers, and reminder cards
April 30	-	Obtain individual business pledges to participate, distribute stickers and cards
May 1	-	Implement program
July 1	-	Begin media promotions
November 1	-	Conduct follow up meeting with participants and conduct the survey again to measure the effectiveness of the program

Put the Customer First
Parking Map

Carolina
Spa

Holly Inn

Given
Library

Magnolia
Inn

Old Post
Office



0 65 130 260 390 520 Feet

Employee Parking Areas

- A- Dogwood Lot
- B- Dogwood On-street
- C- Magnolia-North On-street
- D- Chinquapin Upper

Legend

- E- Magnolia-South On-street
- F- Cherokee On-street
- G- The Village Green Lot
- H- Maples lot



Village of Pinehurst
Put the Customer First Pledge
2014-2015



In an effort to enhance the overall business climate in the Village Center, the Pinehurst Business Guild and the Village of Pinehurst are partnering on the "Put the Customer First." Program. As part of this initiative, we ask business owners to commit to parking in the areas designated for business owners and employees to ensure adequate on-street parking for customers. Upon 70% of businesses signing this pledge to park in designated areas, the Village will commit funds specifically for local and regional advertising highlighting and promoting those participating businesses.

If you agree to participate, please complete the pledge below:

I, _____, owner of _____,
pledge to participate in the Village of Pinehurst's "Put the Customer First" program. I understand this means:

- I will park my personal and/or business vehicle(s) in the parking areas designated by the Village for my business.
- I will require my employees to park their personal and/or business vehicle(s) in the parking areas designated by the Village for my business.
- I agree to allow the Village of Pinehurst and the Pinehurst Business Guild to market my business in its media campaign designed to promote the Village Center.
- I will proudly display the window sticker provided indicating my participation.

In return, the Village of Pinehurst and the Pinehurst Business Guild agree to:

- Provide participating businesses with a window sticker that signifies participation in the program.
- Periodically monitor parking areas to determine if participating businesses are abiding by their "Put the Customer First" pledge.
- Routinely market and promote those businesses that participate and comply with the terms of the "Put the Customer First" program in local and regional print and digital media including, but not limited to, the Pilot, local radio, the Village website, social media, magazines, etc. for the time period July 1, 2014 – June 30, 2015.

Business Name (Print)

Business Owner Name (Print)

Date

Business Owner Signature

Pinehurst Business Guild Representative

Village of Pinehurst Representative

Date

Date



PUT THE CUSTOMER FIRST

This is a friendly reminder that participating businesses, in partnership with the Pinehurst Business Guild and the Village, ask that you park in the area designated for your business to allow adequate on-street parking for customers.

History, Charm, and Southern Hospitality



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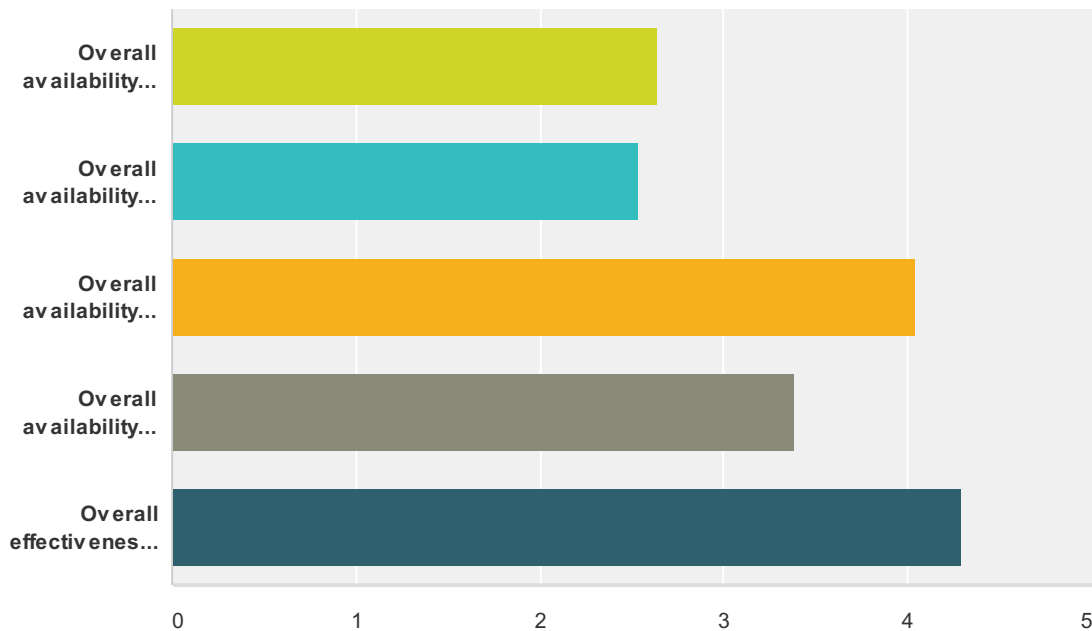
History, Charm, and Southern Hospitality



DRAFT

Q1 PARKING. The "Put the Customer First" program asks businesses owners to voluntarily park in designated areas to ensure adequate on-street parking for customers. Please indicate how satisfied you are with parking in the Village Center:

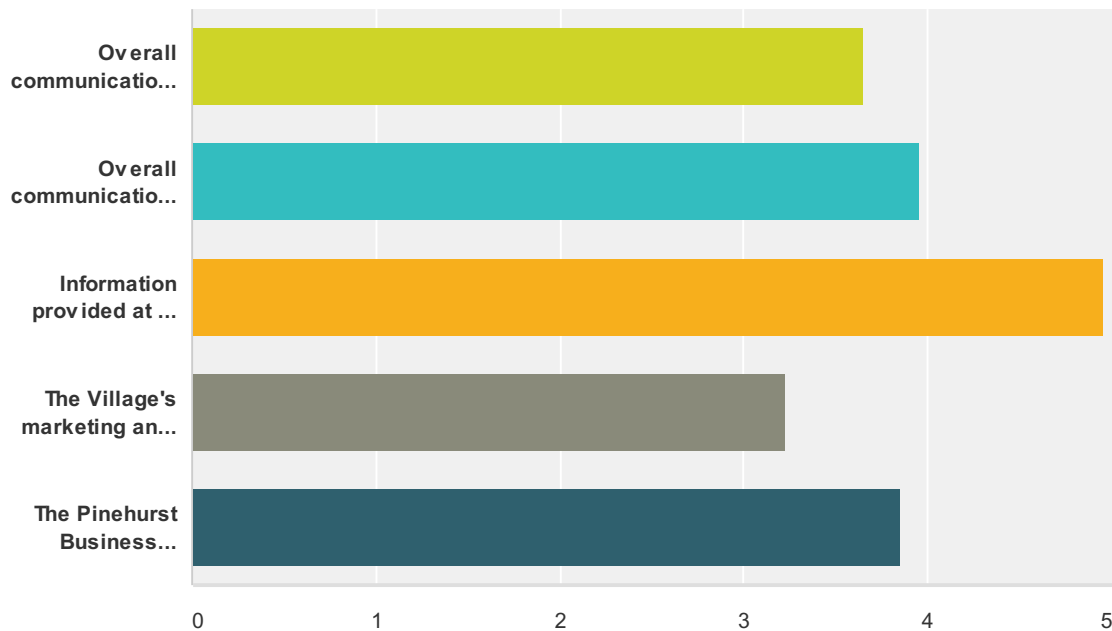
Answered: 26 Skipped: 0



	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't Know	Total	Average Rating
Overall availability of parking for customers	4% 1	40% 10	8% 2	12% 3	36% 9	0% 0	25	2.64
Overall availability of on-street parking for customers during the day	3.85% 1	34.62% 9	7.69% 2	19.23% 5	34.62% 9	0% 0	26	2.54
Overall availability of on-street parking for customers during the night	15.38% 4	46.15% 12	19.23% 5	3.85% 1	7.69% 2	7.69% 2	26	4.04
Overall availability of parking for business owners and employees	23.08% 6	34.62% 9	11.54% 3	19.23% 5	11.54% 3	0% 0	26	3.38
Overall effectiveness of "Put the Customer First" parking program	16.67% 4	20.83% 5	12.50% 3	8.33% 2	20.83% 5	20.83% 5	24	4.29

Q2 COMMUNICATION AND PROMOTION.
Please indicate how satisfied you are with
the job the Village and the Pinehurst
Business Guild do communicating
business information and promoting the
Village Center.

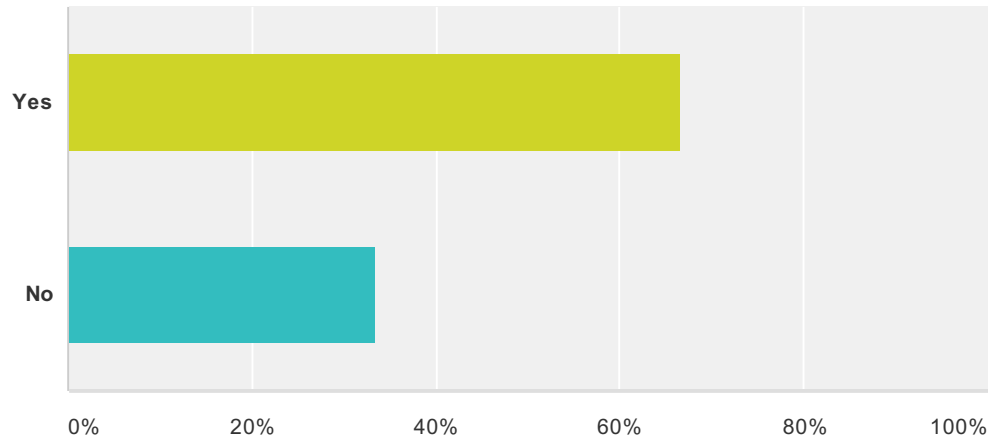
Answered: 26 Skipped: 0



	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know	Total	Average Rating
Overall communication from the Village	30.77% 8	30.77% 8	19.23% 5	11.54% 3	7.69% 2	0% 0	26	3.65
Overall communication from the Pinehurst Business Guild	15.38% 4	26.92% 7	15.38% 4	30.77% 8	0% 0	11.54% 3	26	3.96
Information provided at the Welcome Center in the Sandhills Woman's Exchange	3.85% 1	11.54% 3	26.92% 7	15.38% 4	7.69% 2	34.62% 9	26	4.96
The Village's marketing and promotion of the Village	11.54% 3	34.62% 9	26.92% 7	19.23% 5	7.69% 2	0% 0	26	3.23
The Pinehurst Business Guild's marketing and promotion of the Village	7.69% 2	15.38% 4	26.92% 7	30.77% 8	3.85% 1	15.38% 4	26	3.85

Q3 Are you a member of the Pinehurst Business Guild?

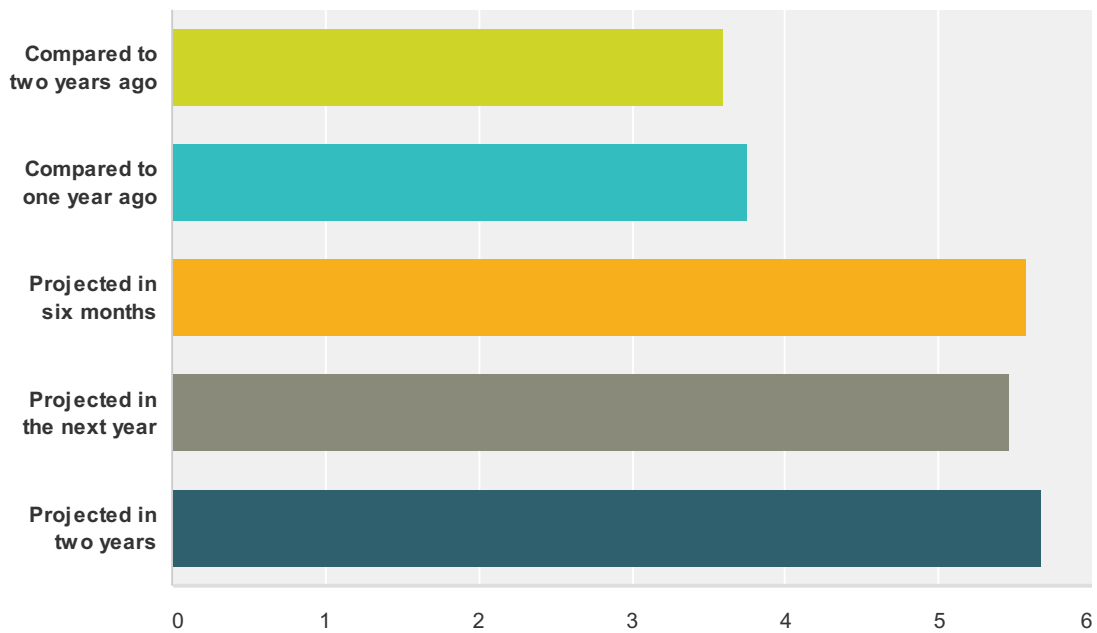
Answered: 24 Skipped: 2



Answer Choices	Responses	
Yes	66.67%	16
No	33.33%	8
Total		24

Q4 BUSINESS ATMOSPHERE. Please indicate below how you would rate the overall business atmosphere in the Village.

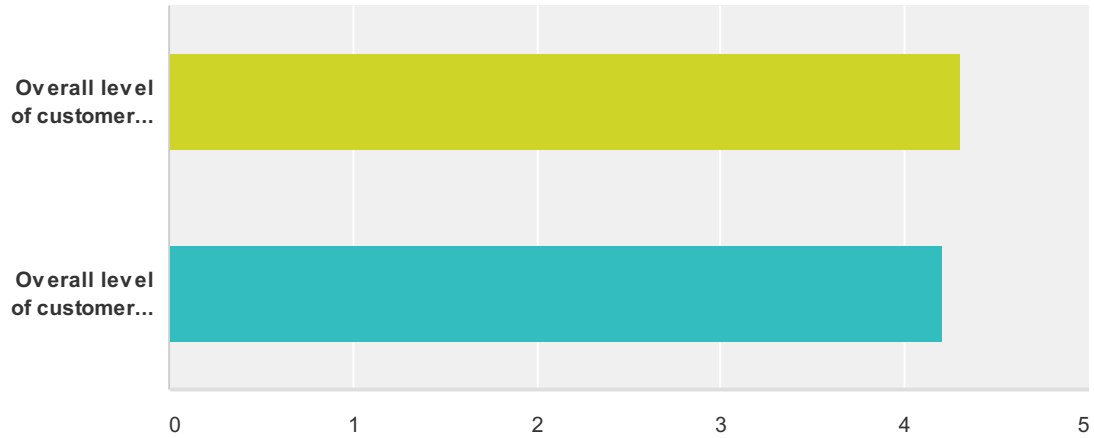
Answered: 25 Skipped: 1



	Better	No change, but good	Neutral	No change, but poor	Worse	Don't Know	Total	Average Rating
Compared to two years ago	28.00% 7	8% 2	8% 2	12% 3	32% 8	12% 3	25	3.60
Compared to one year ago	20% 5	20% 5	8% 2	24% 6	16% 4	12% 3	25	3.76
Projected in six months	37.50% 9	12.50% 3	16.67% 4	4.17% 1	0% 0	29.17% 7	24	5.58
Projected in the next year	33.33% 8	8.33% 2	25% 6	4.17% 1	0% 0	29.17% 7	24	5.46
Projected in two years	29.17% 7	12.50% 3	20.83% 5	4.17% 1	0% 0	33.33% 8	24	5.67

Q5 CUSTOMER SERVICE. Please indicate below how satisfied you are with customer service provided by Village Center businesses:

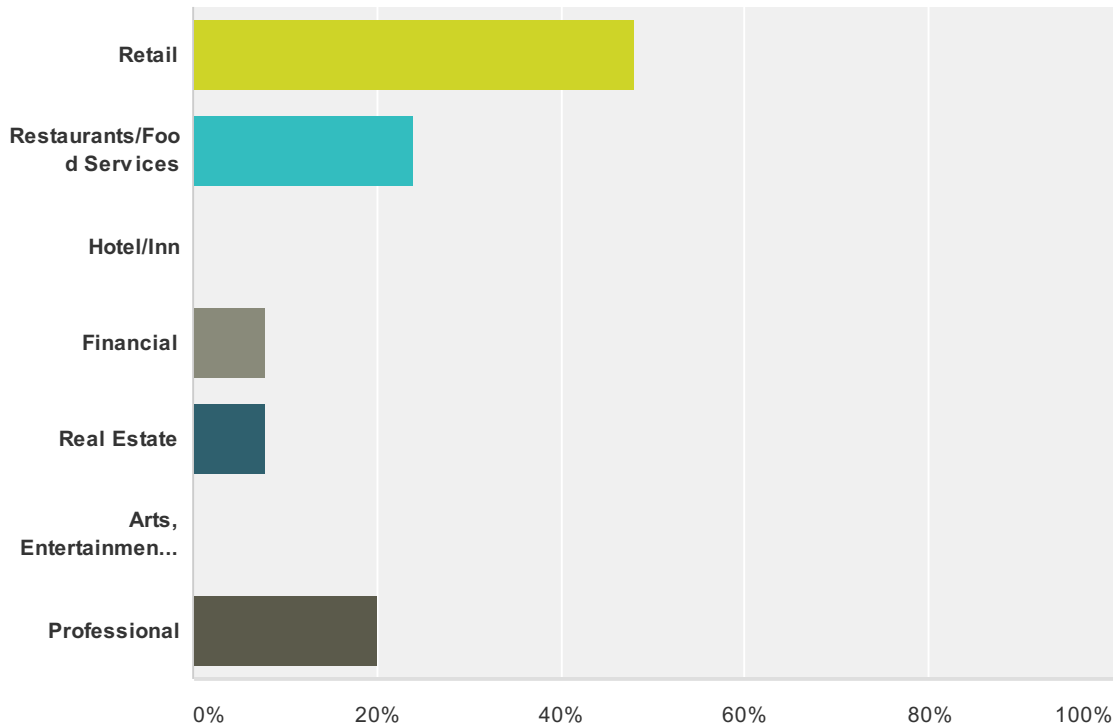
Answered: 24 Skipped: 2



	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know	Total	Average Rating
Overall level of customer service provided by retail businesses in the Village Center	17.39% 4	52.17% 12	13.04% 3	8.70% 2	0% 0	8.70% 2	23	4.30
Overall level of customer service provided by restaurants in the Village Center	20.83% 5	37.50% 9	29.17% 7	0% 0	4.17% 1	8.33% 2	24	4.21

Q6 Please identify the type of business you represent:

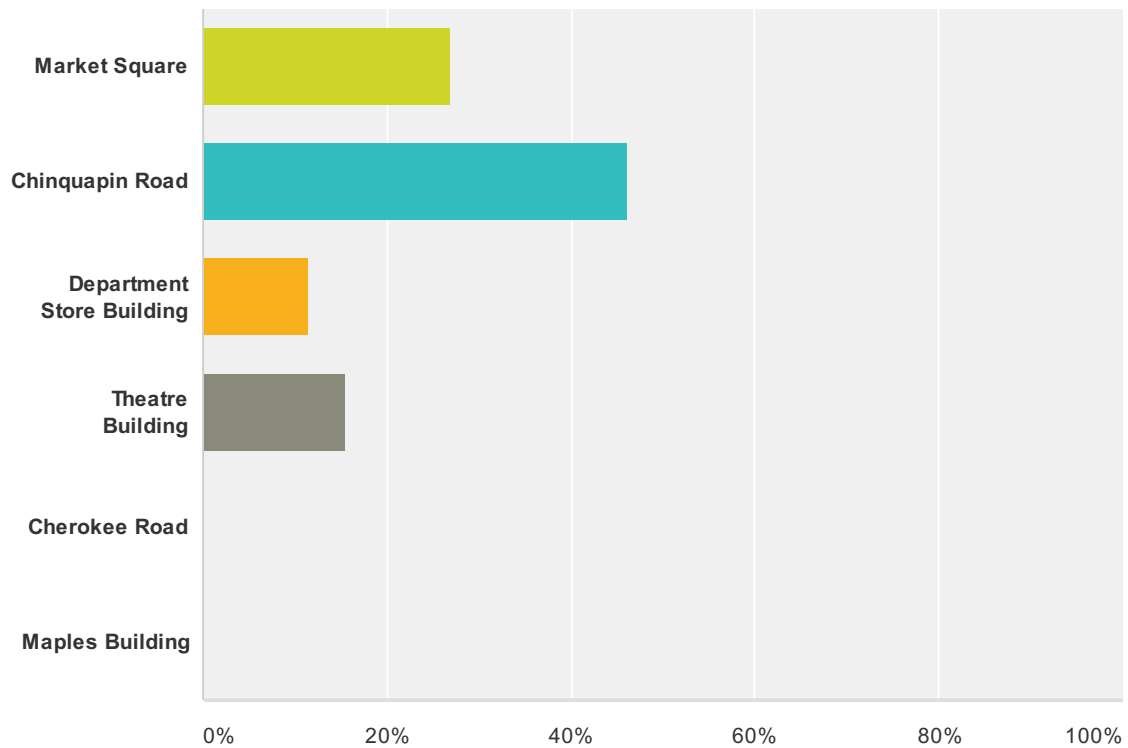
Answered: 25 Skipped: 1



Answer Choices	Responses	
Retail	48%	12
Restaurants/Food Services	24%	6
Hotel/Inn	0%	0
Financial	8%	2
Real Estate	8%	2
Arts, Entertainment & Recreation	0%	0
Professional	20%	5
Total Respondents: 25		

Q7 Please identify the general location of your business:

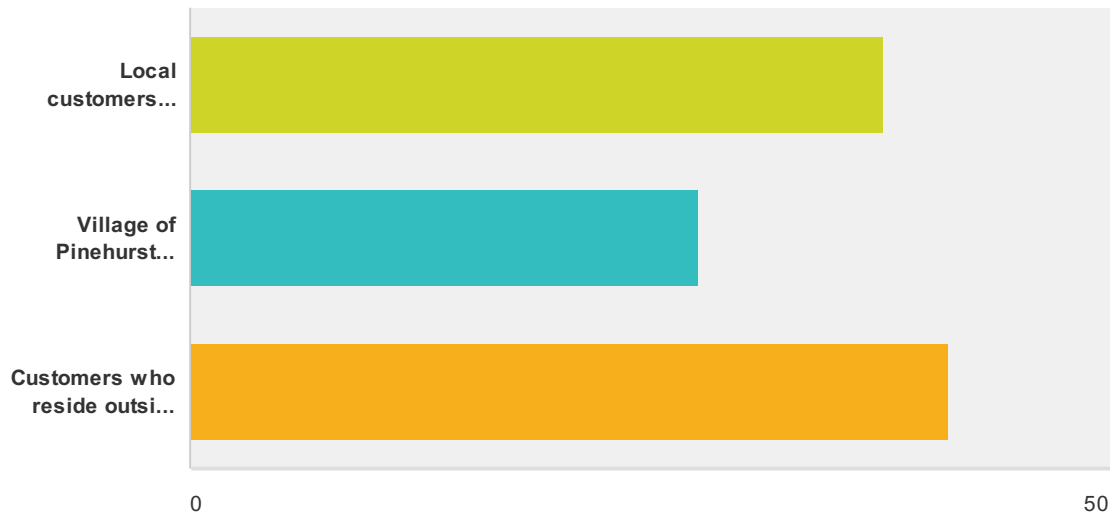
Answered: 26 Skipped: 0



Answer Choices	Responses	
Market Square	26.92%	7
Chinquapin Road	46.15%	12
Department Store Building	11.54%	3
Theatre Building	15.38%	4
Cherokee Road	0%	0
Maples Building	0%	0
Total Respondents: 26		

Q8 Please indicate the percentage of your business that comes from (Note: The total should equal 100%)

Answered: 24 Skipped: 2



Answer Choices	Average Number	Total Number	Responses
Local customers (Moore County)	38	829	22
Village of Pinehurst residents	28	665	24
Customers who reside outside of Moore County (day trippers and overnight visitors)	41	906	22
Total Respondents: 24			



PUBLIC HEARING NO. 1

ADDITIONAL AGENDA DETAILS:

To consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 1.48 acres. This property is addressed as 20 Lake Dornoch Drive. This property is further defined as being Moore County LRK #27823. This property is currently zoned RD (Recreational Development). The proposed map amendment would change the zoning of the property to R-30 (Single-family Residential). The property is developed with a single-family home; the purpose of this rezoning is to correct a mapping error. The applicant is the Village of Pinehurst and the owner for this rezoning is Jack and Linda Schwerman.

FROM:

Chad Hall, Planning Staff

CC:

Andy Wilkison and Andrea Correll

DATE OF MEMO:

3/18/2014

ATTACHMENTS:

Description

- ☐ [Staff Report for Rezoning at 20 Lake Dornoch Dr.](#)
- ☐ [Rezoning Map for 20 Lake Dornoch Dr.](#)
- ☐ [Ordinance Zoning Map Amendment](#)

THE VILLAGE OF PINEHURST
PLANNING & INSPECTIONS DEPARTMENT
P. O. BOX 5589
395 MAGNOLIA ROAD
PINEHURST, NC 28374

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor and Village Council
From: Chad Hall, Planning Staff
CC: Andy Wilkison, Village Manager
Andrea Correll, Planning Director;
Date: March 18, 2014
Subject: Staff Report for Proposed Rezoning at 20 Lake Dornoch Drive

Project Profile

Applicant:	Village of Pinehurst
Owner(s):	Frank and Linda Schwerman
Property Location:	20 Lake Dornoch Drive
Rezoning:	The current RD (Recreational Development) District is established as a district in which the primary use of the land is predominantly reserved for privately owned recreation, clubhouse and support structures, natural or man-made bodies of water, resort complexes and other similar uses. The proposed R-30 Residential District is established as a district in which the principal use of land is for low-density residential purposes.
Current Land Use:	Single-family home

The applicant requests a rezoning of +/- 1.48 acres currently zoned RD (Recreational Development) to R-30 (Residential).

This map amendment would rezone the home and property located at 20 Lake Dornoch Road. The property is further defined as being Moore County LRK #27823.

Analysis:

The subject property is zoned RD (Recreational Development). The property is developed with a single-family home. All surrounding residential properties are zoned R-30. The purpose of this rezoning is to correct a mapping error. The need for the rezoning is to comply with zoning requirements in the Pinehurst Development Ordinance.

This property is located within the incorporated limits of Pinehurst.

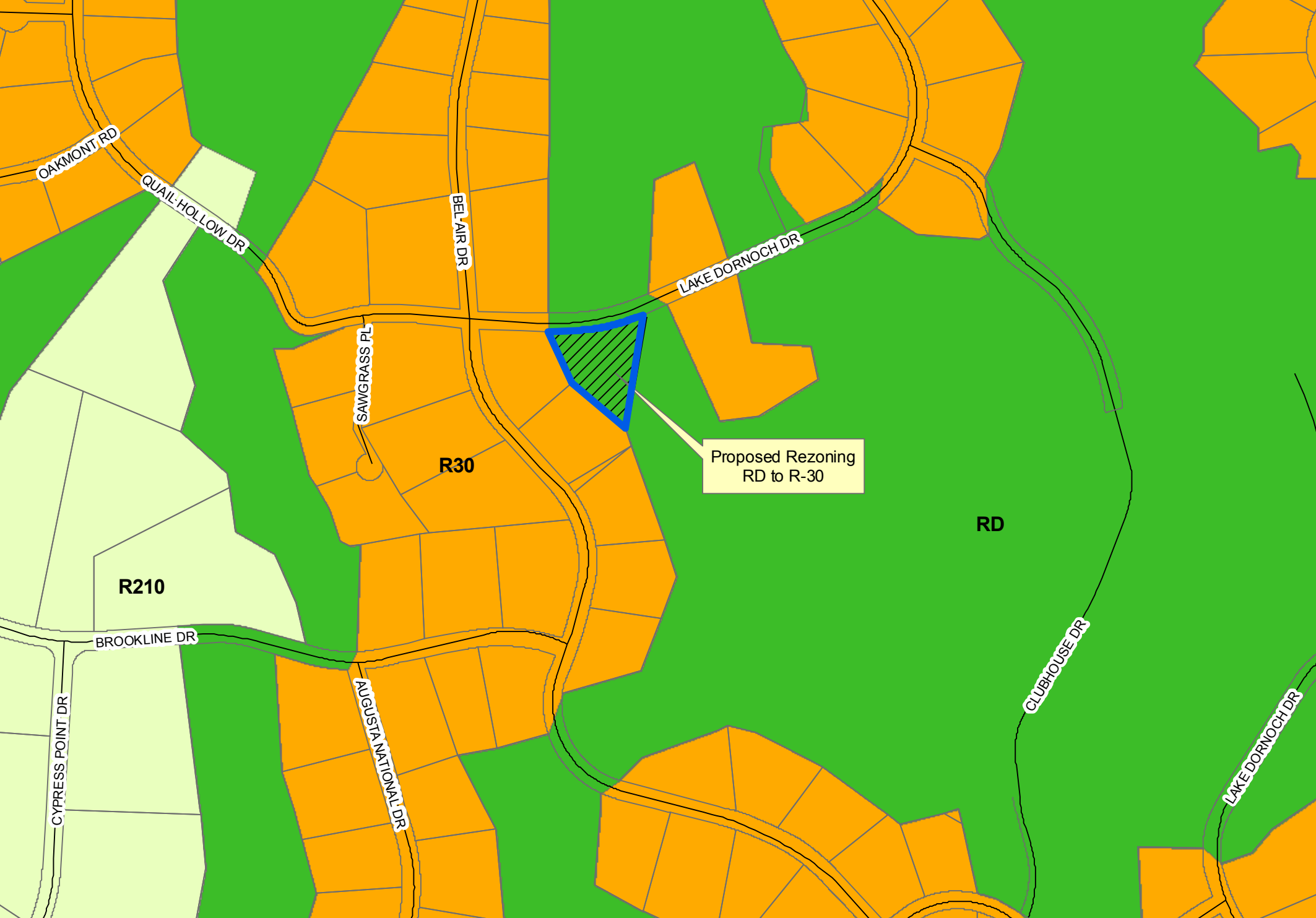
Recommendation:

The Planning Staff recommends approval of the rezoning request to R-30. The Planning and Zoning Board held a public hearing on March 6, 2014. After the public hearing the P&Z Board voted unanimously to recommend approval of this rezoning to Council

Comprehensive Plan Consistency Statement:

Page 58 of the 2010 Comprehensive Plan indicates that the village should modify the Pinehurst Development Ordinance to encourage the preservation and enhancement of its neighborhoods. Additionally, this staff initiated rezoning will “address community needs in the most efficient and cost-effective manner.”

Rezoning of this property would correct a mapping error and stabilize the neighborhood and is therefore deemed to be in accordance with the 2010 Comprehensive Plan. Achieving goals in accordance with the Comprehensive Plan is considered reasonable and in the best interest of the public.



OAKMONT RD

QUAIL HOLLOW DR

BEL AIR DR

LAKE DORNOCH DR

SAWGRASS PL

R30

Proposed Rezoning
RD to R-30

RD

R210

BROOKLINE DR

CYPRESS POINT DR

AUGUSTA NATIONAL Lp DR

CLUBHOUSE DR

LAKE DORNOCH DR

ORDINANCE #14-12:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 20 LAKE DORNOCH ROAD.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 24th day of May, 2005, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, a public hearing was held at 4:30 p.m. on March 25, 2014 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of approximately 1.48 acres at 20 Lake Dornoch Road, further defined as being Moore County LRK # 27823 from RD (Recreational Development) to R-30 (Single Family Residential), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the Planning and Zoning Board has recommended the zoning map be amended; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Zoning Map be amended as recommended by the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on this 25th day of March, 2014 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by rezoning of approximately 1.48 acres at 20 Lake Dornoch Road, further defined as being Moore County LRK # 27823 from RD (Recreational Development) to R-30 (Single Family Residential).

SECTION 2. The rezoning map is attached hereto as exhibit A and made a part hereof, the same as if included verbatim.

SECTION 3. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

THIS ORDINANCE passed and adopted this 25th day of March, 2014.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Nancy Roy Fiorillo, Mayor

Attest:

Approved as to Form:

Lauren M. Craig, Village Clerk

Michael J. Newman, Village Attorney

DRAFT



DISCUSSION REGARDING COTSWOLD ANNEXATION

ADDITIONAL AGENDA DETAILS:

MEMO DETAILS:

See attachments.

ATTACHMENTS:

Description

- 📎 [Cotswold Financial Analysis](#)
- 📎 [Cotswold Financial Analysis 2](#)

**Village of Pinehurst
Annexation Analysis - Cotswold
Total Cost-Benefit Summary**

Section 1: Total Revenues

From Annexation

	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	5 Year Total
Property Taxes	\$60,258	\$60,815	\$61,377	\$61,944	\$62,517	\$306,911
Fire District Tax	(18,096)	(18,263)	(18,431)	(18,602)	(18,774)	(92,165)
Sales Tax	24,382	25,114	25,867	26,643	27,443	129,450
Powell Bill	3,646	3,719	3,793	3,869	3,946	18,973
Utility Tax	4,538	4,629	4,721	4,816	4,912	23,615
Assessment Revenues	28,000	28,000	28,000	28,000	28,000	140,000
Total Estimated Revenues	\$102,729	\$104,013	\$105,327	\$106,670	\$108,044	\$526,783

Section 2: Total Costs of

Annexation

	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	5 Year Total
Police	\$21,054	\$21,475	\$21,905	\$22,343	\$22,790	\$109,568
Fire	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$15,605	\$15,917	\$216,124	\$16,560	\$16,892	\$281,098
Solid Waste	\$16,181	\$11,858	\$12,095	\$12,337	\$12,583	\$65,054
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater	\$140,472	\$481	\$491	\$500	\$510	\$142,454
Total Estimated Costs	\$193,312	\$49,732	\$250,614	\$51,741	\$52,776	\$598,174

Total Net Benefits (Costs)	(\$90,584)	\$54,282	(\$145,287)	\$54,929	\$55,269	(\$71,391)
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Section 3: Break-Even

Analysis

	Annual	Cumulative
2016	\$54,282	(\$36,302)
2017	(\$145,287)	(\$181,589)
2018	\$54,929	(\$126,660)
2019	\$55,269	(\$71,391)
2020	\$27,821	(\$43,570)
2021	\$28,380	(\$15,190)
2022	\$28,943	\$13,753
2023	\$29,513	\$43,266
2024	\$30,088	\$73,354
2025	\$30,669	\$104,023
2026	\$31,255	\$135,278
2027	\$31,848	\$167,126
2028	\$32,447	\$199,573
2029	\$33,051	\$232,624

**Model #6 - Assessment for SW and
resurfacing in 3rd year**

Assessment revenues end after 5th year

Break-even after 7.5 years

Homeowner Impact:

Total Assessment per Lot	\$2,153.85
Annual Assessment for 5 years	\$430.77

Cotswold Annexation

Analysis of Financial Impact on Property Owned by Planet Development, LLC

	Before <u>Annexation</u>	After <u>Annexation</u> ¹
<u>Property Information:</u>		
Acreage ²	11.28	3.21
Value per acre	\$ 60,000	\$ 60,000
Total taxable value	\$ 676,800	\$ 192,600
<u>Financial Analysis:</u>		
Annual County taxes	\$ 3,283	\$ 935
Annual Fire District taxes	\$ 569	\$ -
Annual Pinehurst taxes	\$ -	\$ 540
Total annual taxes	\$ 3,852	\$ 1,475
Annual special assessment ³	\$ -	\$ 6,034
Annual property taxes and special assessments	\$ 3,852	\$ 7,509
Total 5-year cost	\$ 19,260	\$ 37,545
Total 10-year cost	\$ 38,520	\$ 44,920
Annual cost after 5 years	\$ 3,852	\$ 1,475

Notes:

¹ After annexation information is estimated. Actual costs will vary based on property values and tax rates in effect at the time.

² Assumes developer transfers all roadways to the VOP and all common areas in Phase I and II to the Cotswold HOA prior to the annexation.

³ Assessments based on 14 lots @ \$431 per year each for 5 years.

Prepared by Village of Pinehurst Financial Services Department
3/24/2014

**Village of Pinehurst
Annexation Analysis - Cotswold
Total Cost-Benefit Summary**

**Section 1: Total Revenues
From Annexation**

	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	5 Year Total
Property Taxes	\$60,258	\$60,815	\$61,377	\$61,944	\$62,517	\$306,911
Fire District Tax	(18,096)	(18,263)	(18,431)	(18,602)	(18,774)	(92,165)
Sales Tax	24,382	25,114	25,867	26,643	27,443	129,450
Powell Bill	3,646	3,719	3,793	3,869	3,946	18,973
Utility Tax	4,538	4,629	4,721	4,816	4,912	23,615
Assessment Revenues	18,667	18,667	18,667	18,667	18,667	93,335
Total Estimated Revenues	\$93,396	\$94,680	\$95,994	\$97,337	\$98,711	\$480,118

**Section 2: Total Costs of
Annexation**

	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	5 Year Total
Police	\$21,054	\$21,475	\$21,905	\$22,343	\$22,790	\$109,568
Fire	\$0	\$0	\$0	\$0	\$0	\$0
Transportation	\$15,605	\$15,917	\$216,124	\$16,560	\$16,892	\$281,098
Solid Waste	\$16,181	\$11,858	\$12,095	\$12,337	\$12,583	\$65,054
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater	\$140,472	\$481	\$491	\$500	\$510	\$142,454
Total Estimated Costs	\$193,312	\$49,732	\$250,614	\$51,741	\$52,776	\$598,174

Total Net Benefits (Costs)	(\$99,917)	\$44,949	(\$154,620)	\$45,596	\$45,936	(\$118,056)
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**Section 3: Break-Even
Analysis**

	Annual	Cumulative
2016	\$44,949	(\$54,968)
2017	(\$154,620)	(\$209,588)
2018	\$45,596	(\$163,992)
2019	\$45,936	(\$118,056)
2020	\$27,728	(\$90,328)
2021	\$28,192	(\$62,136)
2022	\$28,661	(\$33,476)
2023	\$29,134	(\$4,342)
2024	\$29,612	\$25,270
2025	\$30,095	\$55,365
2026	\$30,582	\$85,947
2027	\$31,075	\$117,022
2028	\$31,572	\$148,594
2029	\$32,075	\$180,668

**Model #7 - Assessment for 2/3 of
SW and with resurfacing in 3rd year**

Assessment revenues end after 5th year

Break-even after 9 years

Homeowner Impact:

Total Assessment per Lot	\$1,435.92
Annual Assessment for 5 years	\$287.18

Cotswold Annexation

Analysis of Financial Impact on Property Owned by Planet Development, LLC

	Before <u>Annexation</u>	After <u>Annexation</u> ¹
<u>Property Information:</u>		
Acreage ²	11.28	3.21
Value per acre	\$ 60,000	\$ 60,000
Total taxable value	\$ 676,800	\$ 192,600
<u>Financial Analysis:</u>		
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Annual Pinehurst taxes	\$ -	\$ 540
Total annual taxes	\$ 3,852	\$ 1,475
Annual special assessment ³	\$ -	\$ 4,018
Annual property taxes and special assessments	\$ 3,852	\$ 5,493
Total 5-year cost	\$ 19,260	\$ 27,465
Total 10-year cost	\$ 38,520	\$ 34,840
Annual cost after 5 years	\$ 3,852	\$ 1,475

Notes:

¹ After annexation information is estimated. Actual costs will vary based on property values and tax rates in effect at the time.

² Assumes developer transfers all roadways to the VOP and all common areas in Phase I and II to the Cotswold HOA prior to the annexation.

³ Assessments based on 14 lots @ \$287 per year each for 5 years.

Prepared by Village of Pinehurst Financial Services Department
3/24/2014