



**VILLAGE COUNCIL
MINUTES FOR SPECIAL MEETING OF MARCH 23, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

The Pinehurst Village Council held a remote special meeting at 3:00 p.m., Tuesday, March 23, 2021 in Assembly Hall at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina and via the electronic meeting platform ZOOM.

The following were in remote attendance:

Ms. Judy Davis, Mayor Pro Tem
Ms. Lydia Boesch, Councilmember
Mr. Kevin Drum, Councilmember
Ms. Jane Hogeman, Councilmember

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Mr. Jeffrey Sanborn, Village Manager
Ms. Kelly Chance, Village Clerk

And approximately 4 attendees, including 2 staff and 0 press.

1. Call to Order.

Mayor John Strickland, called the Council special meeting to order.

2. Status Update from Design Collective on Small Area Plan.

Mayor Strickland explained that this agenda item is to provide the Village Council with an update from our staff and Consultant, Design Collective on the status of the small area plans being developed for The Village Place/Rattlesnake Trail Corridor and the Pinehurst South/Highway commercial area. Jeff Sanborn, Village Manager had no information to share and passed the floor to Darryn Burich, Planning & Inspections Director.

Mr. Burich affirmed that last month, Design Collective facilitated a virtual public workshop that drew approximately 100 participants. He stated we have completed stakeholder interviews and surveys and are now ready to move to the next phase of the project. Mr. Burich stated Cecily Bedwell with Design Collective, is presenting today via zoom, on the findings from Public Workshop #1.

Cecily Bedwell stated she will share several documents tonight, beginning with the Public Workshop I Summary, followed by the exit survey from Workshop I and discussions had with staff on how to move forward with Public Workshop II. Next, she will cover some work they have been doing in preparation for the Second Workshop. Following this Ms. Bedwell stated she will cover the Structure of the reports they will be providing including: the Small Area Plan for Village Place and the area plan for Pinehurst South;

Ms. Bedwell covered how the virtual Public Workshop was structured and acknowledged 106 people participated out of an anticipated 138 registered. She covered the polling questions for each area plan and noted that for Pinehurst South the polling questions were slightly modified to be more relevant to that area. Ms. Bedwell showed a slide presentation which included the public comments that were recorded during the various breakout sessions and Darryn Burich pointed out these comments really helped to form the direction of the planning for the next workshop. Councilmember Lydia Boesch asked if any of the comments

showed what the key stakeholders had to say about the process. Ms. Bedwell stated they did take those stakeholder views into consideration when they started this process, but these comments were specific to the public workshop. She stated the final reports will have more of that key information. Councilmember Boesch asked if the key stakeholder comments will be shown to the Council and Ms. Bedwell stated that the key stakeholder's direct comments will not be shared with Council as those were typically one-on-one closed door sessions, but they will summarize those comments.

Councilmember Drum asked if those key stakeholders comments would not have been useful in this process and Ms. Bedwell stated that they do put some of the input into the determination of the next steps. She provided the example of the stakeholder meeting held with the Railroad and as a result of that meeting, they are now targeting and taking some closer looks at some concerns they shared. Of particular interest was the Blake Boulevard and NC 5 connection and people failing to stop at those cross-ways. The same stakeholder also would like to be able to extend the number of rail cars allowed and this requires a deeper look into areas of concern around this.

Councilmember Hogeman stated she noticed that while reading through the comments a large number of them were 180 degrees contradictory, like for instance, some residents wanted a direct gateway from Rattlesnake Trail to the Village Place, while others wanted to see a break in between the two. She questioned how we utilize those comments. Ms. Bedwell stated that we are not using only this one source of input and the intent of our job is not to make everyone happy but to utilize all the input, including the market analysis and the overall history of the area, to come up with a balanced plan. She further stated that if Council noted something that did not support the current Comprehensive plan, they would of course then take that input and changes and reconsider those areas of contention.

Councilmember Hogeman asked if Design Collective already had an idea of what they want to put into the area plans and if so, she would like to see those now. Ms. Bedwell stated they do have some thoughts and concept ideas they will share. She shared some images and the data collected from the exit survey gaging the resident's interest in the two designated small areas. Ms. Bedwell presented slides of a proposed street connection for Pinehurst South with maintaining the look of the current character of the existing area, while not completely restricting future business needs. She noted they did not feel a direct connection from Rattlesnake would be a solid approach. Instead, she stated there should be a better route that would allow for direct pedestrian direct connection, yet not an automobile connection.

Ms. Bedwell stated their next step was to test out some different areas where there are vacant lots and look at the traffic patterns around those areas. She covered some potential sidewalk streetscape improvements that would be part of the final plans. Councilmember Hogeman stated that she observed the Northern end – Canon Park area – should be devoted more toward local residential neighborhoods, and then the south side of McCaskill Road you have the opportunity to extend the Village Center with businesses and shopping that doesn't necessarily serve the local residential people. Ms. Bedwell agreed this did seem to be the consensus with most. Councilmember Hogeman stated that she feels we cannot take a plan that ups the population to high density as we are already struggling with parking and traffic flow. Ms. Bedwell said more traffic impact studies and work in this area is needed. She said they are also looking at areas that would be suitable for 1 to 2 to 3 level buildings. Councilmember Hogeman said she feels we should be trying to shape it the way it needs to be versus just fulfilling the requests of the market, and if the market or public is calling for more growth, it doesn't have to be in the center of the Village.

Mayor Pro Tem Davis said she feels there are some who would like to see higher density housing options in the Village to take advantage of the walkability and she wouldn't rule out anything at this point. Councilmember Drum said Village Center businesses want to make sure they are included in this work, particularly how the traffic flow will change with these new plans. Ms. Bedwell said our goal is not to create a separate area that will compete with the downtown Village Center businesses. Mayor Strickland said he agrees the impact on the core village is important and is a good point to keep in mind. Darryn Burich said the new Transportation Planner will work closely with the project.

Ms. Bedwell next shared slides of the Pinehurst South area which she noted has a lot more vacant land and where the biggest need may be to build on the area near the post office where there is currently a lot of traffic. We would like to create a smaller green space and connect this to the Harness Track while at the same time create new open spaces that are much needed. She stated that are really looking at the past prominent historical elements and try to see how they can tie that feel in. More work continues on looking at potential connections in this area. They are also looking at a Railroad rail trail at Blake Blvd and they are talking with the Railroad about their support. Councilmember Drum and Mayor Strickland stated this is consistent with talks already ongoing with the Aberdeen Railroad.

Councilmember Hogeman asked what mix of commercial and residential are they looking at for this area and what about density. Ms. Bedwell stated that in the commercial area where the post office is would be more an institutional area and along Monticello it looks as though there could be commercial into residential. Councilmember Hogeman said we need to look more at low-key office uses versus retail in order to keep the traffic increases at a minimum. Ms. Bedwell said they were looking more for office and

small craftsman type businesses. She stated there will be some suggestions for very low-scale multi-family buildings, which it appears is needed by the public and is within the current Comp. Plan, but still maintains the character we are wanting.

3. Motion to Adjourn

Upon a motion by Councilmember Hogeman, seconded by Councilmember Drum, Council unanimously approved to adjourn the special meeting, by a vote of 5-0, at 4:21 p.m.

Respectfully Submitted,



Kelly Chance,
Village Clerk

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