



**VILLAGE COUNCIL
AGENDA FOR WORK SESSION OF FEBRUARY 22, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

1. Call to Order.
2. Short-Term Rental Discussion
Continue discussion from the Council's work session on February 8 relative to possible approaches to short-term rentals.
3. Discuss Results of the Survey for Walkway Construction
4. Other Work Session Business.
5. Potential Future Agenda Items.
6. Motion to Recess the Work Session and Enter a Closed Session
7. Closed Session
Council will hold a closed session pursuant to NCGS §143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.
8. Motion to Adjourn the Closed Session and Re-Enter the Work Session
9. Adjournment.

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.



**SHORT-TERM RENTAL DISCUSSION
ADDITIONAL AGENDA DETAILS:**

Continue discussion from the Council's work session on February 8 relative to possible approaches to short-term rentals.

FROM:

Darryn Burich

CC:

Jeff Sanborn

DATE OF MEMO:

2/17/2022

MEMO DETAILS:

Building off of the work session discussion, staff has developed an overarching goal and policy objectives to meet that goal. Please see the attached memo.

ATTACHMENTS:

Description

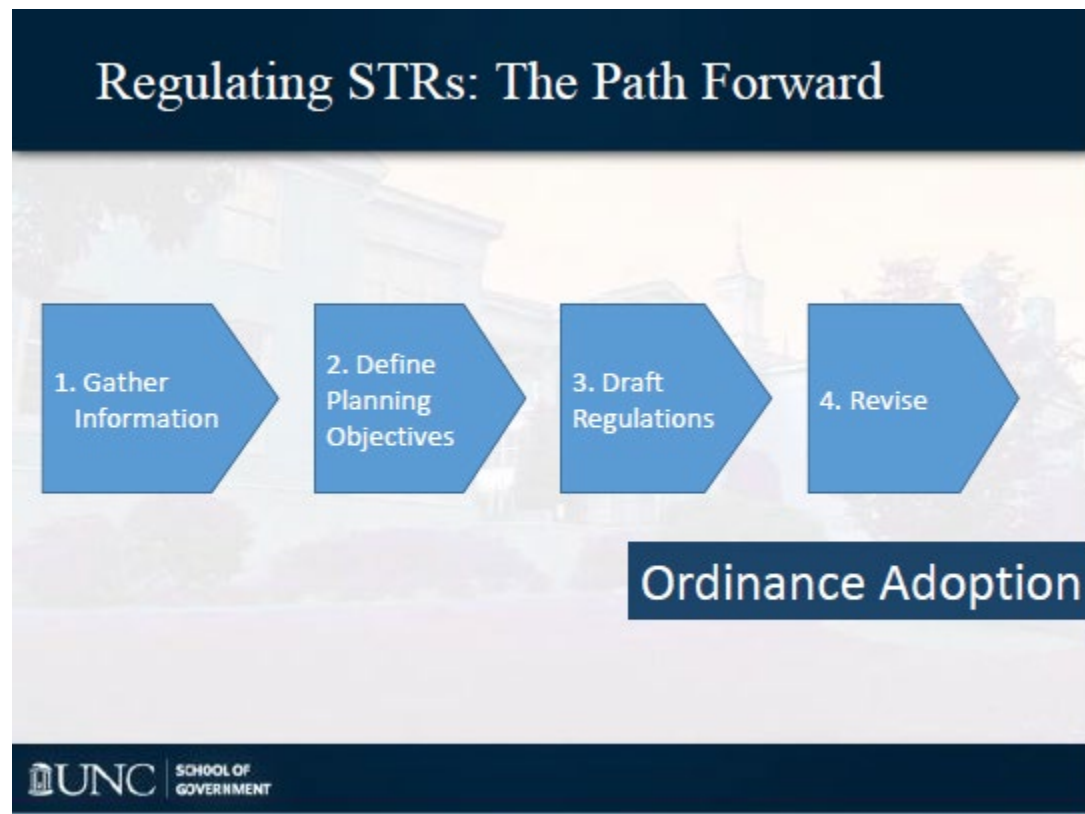
▣ STR Memo



MEMORANDUM

To: Mayor Strickland and Village Council
From: Darryn Burich
Date: February 17, 2022
Subject: Continued Short Term Rental (STR) Discussion

As a follow-up to the Council Work Session on February 8, staff was asked to develop an initial list of draft policy objectives from which Council could decide how to proceed further relative to short-term rentals. The image below from the SOG shows the sequence of events that could lead to drafting regulations pertaining to short-term rentals. At this point we are still gathering information pertaining to both the number and potential impacts of STRs in the community.



As we continue to gather information relative to the numbers of STRs, staff has also developed an initial list of policy objectives from which regulations or policy responses can be crafted. The draft policy objectives below are a starting point for those discussions. In order to craft policy objectives there needs to be an overarching goal and staff is proposing the goal below:

Overarching Goal: Maintain the quality of life in our residential neighborhoods and ensure that the impact of short term rental properties is as similar as is practically possible to the impact of long-term residential properties.

The goal recognizes that short term rentals exist in neighborhoods but seeks to equalize their impact with that of traditional owner occupied residences and recognizes that some of the stated issues and concerns regarding short term rentals are not exclusive to that use but also exist with owner and long-term renter occupied dwellings. Neither should impact quality of life in neighborhoods.

Each of the objectives below has been drafted as a response to some common concerns that have been raised regarding short term rentals.

Policy Objectives and Indicators of Success:

1. Traditional neighborhoods remain predominantly occupied by long-term residents and don't create the appearance or 'feel' of tourist destinations.
2. Short term rental uses do not adversely impact property values in our neighborhoods.
3. Short term rental properties are not used as 'party houses' or for large events.
4. Ensure that any regulation, or non-regulation, of short-term rentals does not negatively impact the quality of life of other residents in our neighborhoods.
5. Short term rental properties do not have occupancy numbers that exceed what is appropriate for the size of the house and parking spaces included on the property.
6. Parking for short term rental properties does not significantly congest residential streets.
7. Short term rental properties are not modified in ways that make them unattractive for future use as traditional residential properties.
8. Minimize public nuisance behaviors such as noise and trash that are often associated with short-term rentals without creating significant additional work for police and code enforcement staff.
9. Help to ensure safety of short term renters.
10. To the extent possible, regulation of short term rentals is accomplished thru standards that apply to the whole community.
11. Reduce tensions between short-term rental property owners and their neighbors.

Staff is hoping that the above goal and objectives provide a good starting point for discussion leading to potential policy responses.



**DISCUSS RESULTS OF THE SURVEY FOR WALKWAY CONSTRUCTION
ADDITIONAL AGENDA DETAILS:**

FROM:

Doug Willardson

CC:

Council Members

DATE OF MEMO:

2/16/2022

MEMO DETAILS:

Attached please find the results of the survey conducted for walkway construction for FY2022. Opinions were solicited from residents in the Pine Vista Drive area and along McKenzie Road regarding their support and desire for walkways along their street. Overall, the results were very supportive of constructing walkways along these two roads. Stone screenings were the surface material of choice along McKenzie Road, while stone screenings and concrete had similar levels of support along Pine Vista Drive.

ATTACHMENTS:

Description

▣ Walkway Survey Results



Fiscal Year 2022
Sidewalk Construction

GOAL:

To construct sidewalks in the Village:

- That enhance the quality of life, and
- Make interconnections with other sidewalks/trails
- In neighborhoods where they are desired
- While being as unobtrusive as possible to abutting yards, and
- Maintaining the charm of the neighborhood.

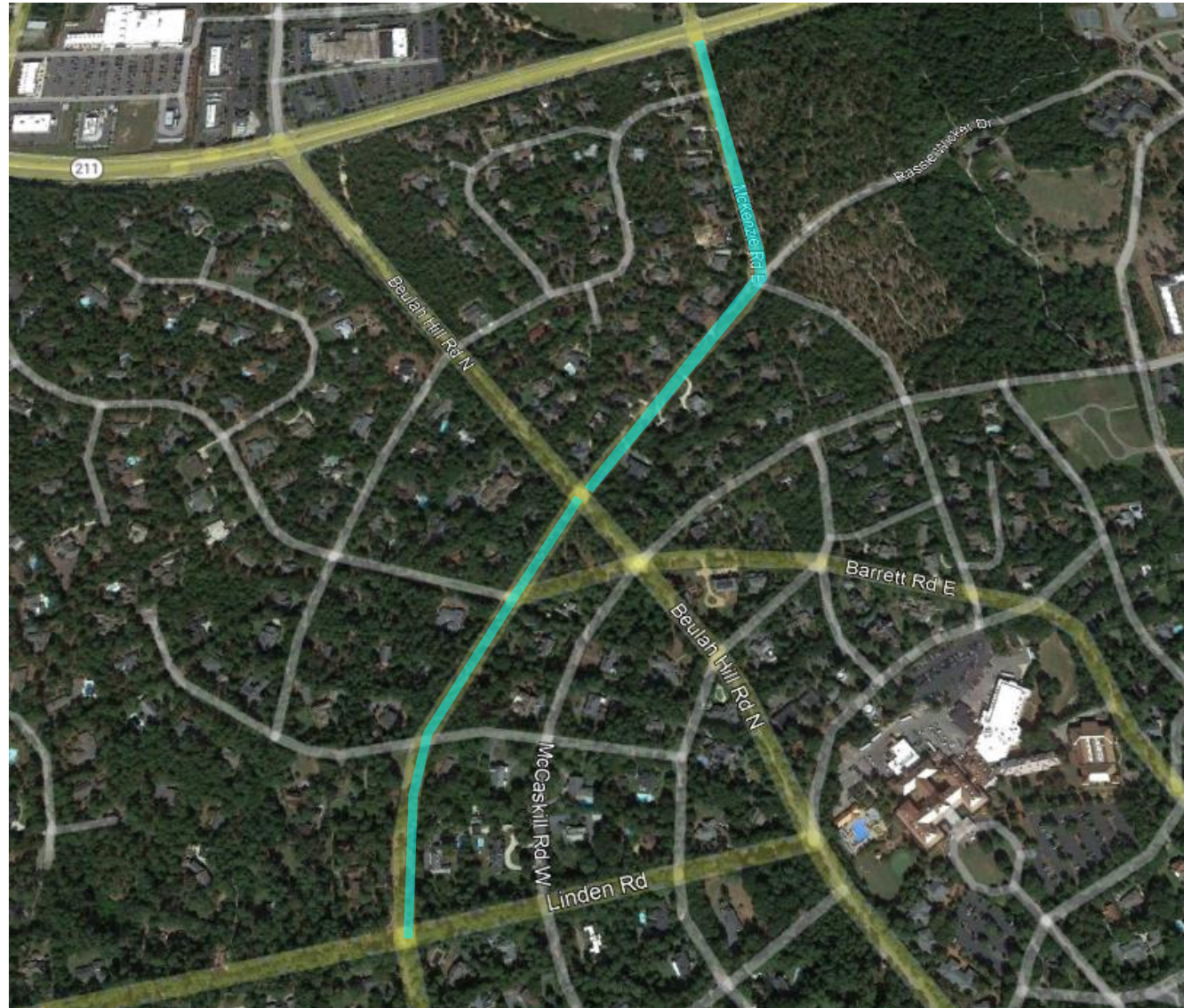
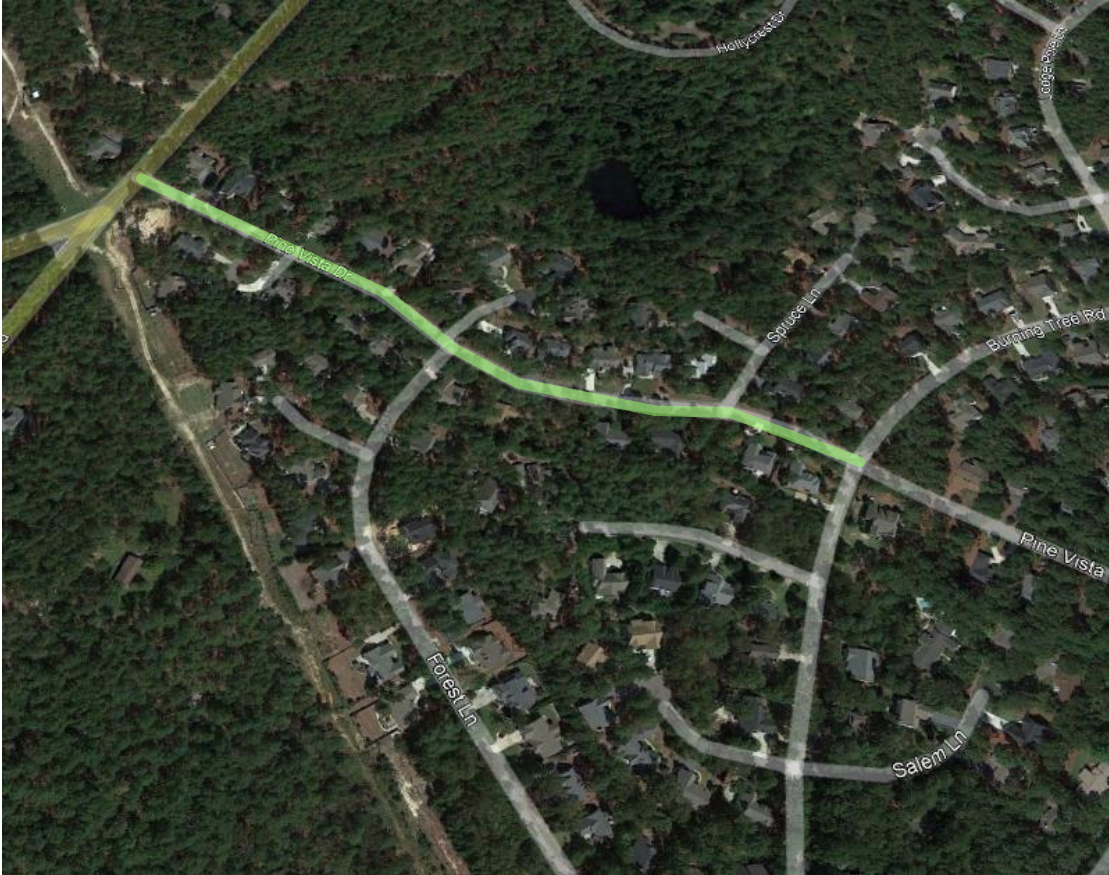
Purpose of tonight's discussion:

- Review survey data
- Proceed to neighborhood meeting



FY22 Construction
Budget: \$400,000

-  Pine Vista
-  McKenzie Rd (Linden to Hwy 5)



- Surveyed residents on Pine Vista Drive and McKenzie Road
- Questions
 - Support construction of new walkways? (Scale of 1 to 5)
 - Likelihood of using new walkway? (Scale of 1 to 5)
 - Construction materials preference: (Scale of 1 to 5)
 - Stone Screenings
 - Asphalt
 - Concrete
 - Support walkways on your side of the street? (Yes/No)
 - Support walkways on the other side of the street? (Yes/No)



Pine Vista Results: 80% response rate

Question	Average Score
Support construction of new walkways?	4.0 Agree
Likelihood of using new walkway?	4.33 Likely
Construction materials: Screenings	3.3 Neutral
Construction materials: Asphalt	2.6 Neutral
Construction materials: Concrete	3.1 Neutral

Based on preference of your side/other side, walkway should be on the north (odd-numbered) side of the road. Only two of 14 homes were opposed to the walkway on this side of the street.

Results above are for residents that abut Pine Vista Drive. Also surveyed nearby neighbors. Results were similar.



McKenzie Road Results: 75% response rate

Question	Average Score
Support construction of new walkways?	4.6 Strongly Agree
Likelihood of using new walkway?	4.6 Very Likely
Construction materials: Screenings	4.5 Strongly Approve
Construction materials: Asphalt	2.1 Disapprove
Construction materials: Concrete	2.1 Disapprove

Based on preference of your side/other side, walkway should be on the even-numbered side of the road (on the right if travelling from Linden Road to the Arboretum). No respondents were opposed to the walkway on this side of the street.



Recommendation:

- Hold public meeting with neighborhoods in early March
- Confirm selection of these roads at March 22nd Council Meeting
 - Pine Vista on odd-numbered side of the road
 - McKenzie on even-numbered side of the road
- Direct engineer to prioritize stone screenings, but final materials will be based on topography





\$15/linear foot
Screenings



\$35/linear foot
Asphalt



\$45/linear foot
Concrete

Next Steps:

Hold public meeting for feedback	March 2022
Finalize street locations	March 2022
Solicit & award engineering contract	April 2022
Complete design	May 2022
Solicit & award construction contract	May 2022
Notice to proceed	June 2022
Completion	July/August 2023

