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.

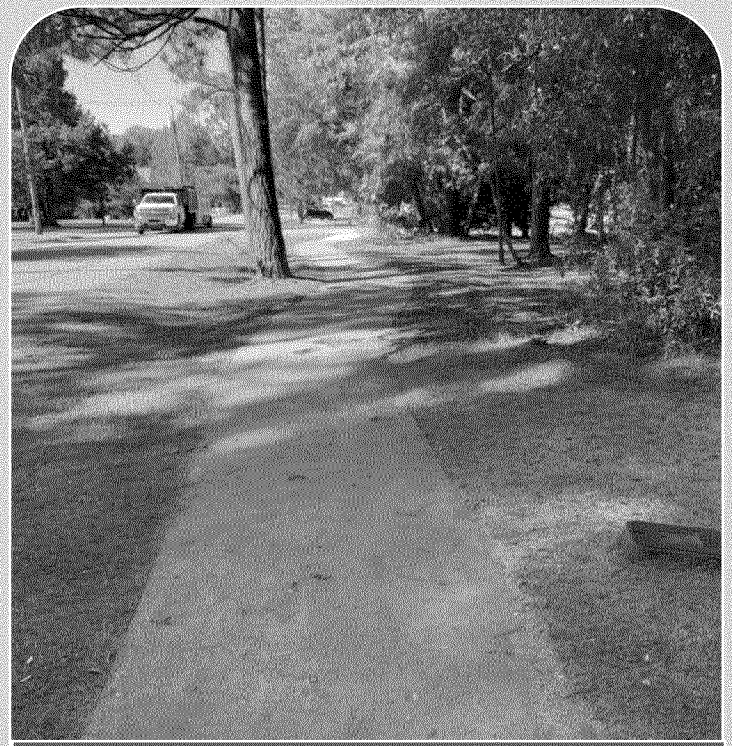
McKenzie Road Results: 75% response rate

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

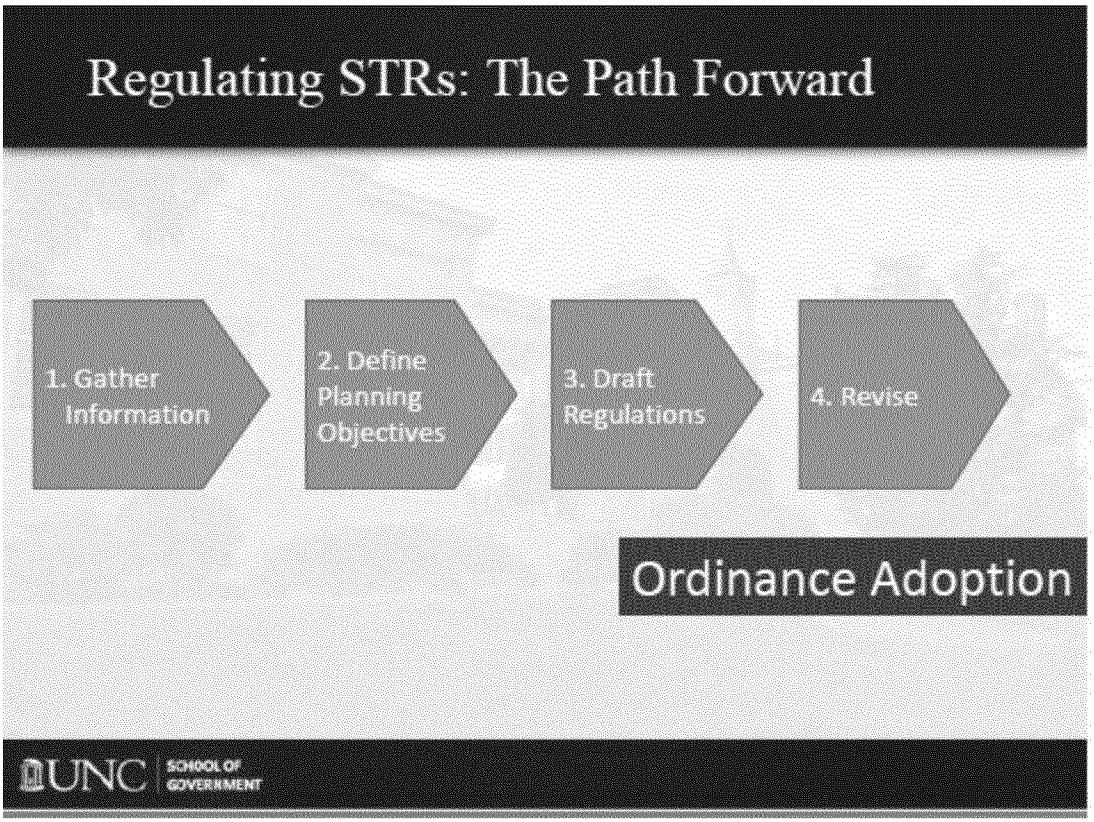
Next Steps:

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

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.

Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374
Phone: 910-295-8646
Fax: 910-295-4434

Village of Pinehurst

Memo

To: Village Council

From: Doug Willardson

CC: Village Managers

Date: February 16, 202

Re: CONFIDENTIAL Property Acquisitions

Currently, there are a few inter-related land acquisition/development opportunities for the Council to consider. Staff seeks Council's input on which direction they would like to pursue. These opportunities are the Post Office building, lease/arrangements for construction of a parking deck behind the Holly Inn, and the Moore County water tank property.

POST OFFICE BUILDING

As the Council previously discussed, the owner of the Post Office building has expressed interest in selling the building to the Village. An appraisal of the property came back at $942,000; the current owners originally floated a $1.5 million selling price. As a reminder, Council was originally interested in purchasing the building because--

a. it is a valuable asset downtown,
b. it could provide swing space for library materials while the library is under renovations,
c. the library lease required the Village to lease the book shop space for a couple of years and the owners would not let the Village assume the lease (this has since been resolved),
d. it could possibly house the Tufts archives displays long-term and the Welcome Center—decreasing the space needs for an expanded library and eliminating the Welcome Center lease payments at the Theatre building.

Taking a deeper dive into the possibility of the Tufts Archives, Welcome Center and Roast Office sharing the Post Office Building, we analyzed the potential space needs and financial costs.

Space Needs:

i. Current Space Usage
    1. Tufts Archives: 2,100 sq ft + 376 sq ft shared (office, restroom, Tin Whistle Room)
    2. Tufts Storage (basement): 2,100 sq ft
    3. Welcome Center: 875 sq ft (500 sq ft is minimum)

4. Roast Office: 509 sq ft
5. TOTAL: 5,960 sq ft

ii. Current square footage of the Post Office:
1. First floor: 3,751 sq ft
2. Second floor: 435 sq ft
3. Basement: 1,454 sq ft
4. TOTAL: 5,640 sq ft

iii. Potential Post Office First Floor Usage
1. Tufts Archives: 2,100 sq ft
2. Welcome Center: 500 sq ft
3. Roast Office: 509 sq ft
4. Common Space: 500 sq ft
5. Other/Misc: 142 sq ft
6. TOTAL: 3,751 sq ft

Preliminary estimates show that the public portion of the Tufts Archives, the Welcome Center, and the Roast Office can all be accommodated on the first floor of the Post Office building.

Financial Analysis:
The owner offered to lease the Post Office building to the Village for an estimated cost of $85,500 annually. The annual cost to purchase the Post Office building is as follows (assumes 100% financing at 2.1%):

a. At $1.0 million purchase price: Initially $70,000 decreasing to $51,000 over 20 years ($57,869 average)
b. At $1.25 million purchase price: Initially $88,000 decreasing to $63,000 over 20 years ($72,336 average)
c. At $1.5 million purchase price: Initially $106,000 decreasing to $76,000 over 20 years ($86,804 average)

If purchasing the Post Office building, the Village can save money from eliminating the Welcome Center lease and will also receive lease revenue from the Roast Office. The Village currently pays $20,640 annually for the lease of the Welcome Center at the Theatre Building. The Village would receive $16,532 annually under the current lease terms for the Roast Office.

The June 2020 library needs assessment recommended a library expansion of 9,645 sq ft for a total of 13,470 sq ft of library space. At $325 per sq ft, the library expansion would cost approximately $3.1 million. If the 2,476 sq ft currently used by the Tufts Archives could be used as library space it would save an estimated $805,000 in construction costs. $805,000 is equivalent to an average debt service payment of $38,333 under the same 20 year/2.1% rate assumed earlier.

In total, $20,640 (Theatre Building lease savings) + $16,532 (Roast Office lease revenue) + 38,333 (construction cost savings) = $75,505; approximately the same as the debt service payment for purchasing the building at $1.25 million.

In addition to this, there will be costs to make the Post Office building move-in ready—assume $84,000 based on renovation cost of $20 per sq ft. However, purchasing the building also creates a savings from eliminating the $55,560 annual post office lease paid by the Library Foundation/Village as required under the Village's agreement with the Library Foundation for the initial two years. Lastly, if the Village purchased the Post Office, it would not need to rent swing-space for library use during construction. This cost is estimated at $220,000 for 5,000 sq ft of space at $22/per sq ft for two years.

Hosting the Archives at a separate location will require a staffing model change. However, there are already plans to hire two additional FTEs when the library is expanded. It is possible that with these additional staff members, the Archives could be appropriately staffed at a separate location especially with support of staff/volunteers from the Welcome Center.

Based on the above assumptions, purchasing the Post Office building has the potential to save money over maintaining the status quo at the Welcome Center and expanding the library and archives fully on the existing site. On top of this, the Village will own an asset that could be sold and the original purchase price recouped (more or less based on market conditions).

In addition to the fiscal benefits, the non-monetary benefits of reducing the physical footprint on the Village Green and the synergy created by combining the Archives museum and Welcome Center should be considered.

HOLLY INN PARKING DECK

Pinehurst Resort is a little hesitant to allow the Village to use the parking area behind the Holly Inn to build a parking deck. They are concerned that there is not full community support for expanding the library and by allowing us to build a parking deck they will be complicit in the expansion and may receive some blowback. They also feel entitled to some compensation for use of the property. They suggested a land swap for a portion of the Moore County water tanks property in exchange for use of the land. Finally, they feel there may not be a need for additional parking particularly after they add 94 spaces at the Carolina Spa. Compounding this, the Resort recently had a conversation with representatives from the State that insinuated the State has some parking plans for the Village.

MOORE COUNTY WATER TANKS

Moore County has expressed interest in meeting with Village staff to discuss disposition of the County water tank property. They indicated that there is interest from the Resort as well. The County suggested a meeting between the Village, the Resort and themselves. As you know, controlling this area would be very beneficial to the implementation of the Village Place small area plan.

RECOMMENDATION

We recommend that the Council direct staff to complete the following:

a. Engage the seller of the Post Office building with an initial offer of the appraised value and with authority to go up to $1.2 million, with the understanding that final approval is to be made by the Council.

b. If the acquisition of the post office is likely, move forward with the release of an RFQ for an architectural firm to renovate/expand the library building on site with archives "museum-like" features being displayed at the post office after the swing space need has ceased.
    iv. Receive public feedback on library expansion plans. Adjust, if needed.
c. Determine if there are any potential or actionable plans by the State to develop additional parking in Pinehurst.
d. Meet with the County regarding the water tank property. Include potential purchase price in the five-year SOP.
e. Reassess need for parking deck. Meet with the Resort and negotiate compensation for use of Holly Inn lot if parking deck is still a priority. Compensation will be minimal as the resort will still have access to the same number of parking spaces (or even more) as they currently do. Compensation may take the form of a limited number of parking spaces being developed in Village Place to support the Manor or Pine Crest Inn.