



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

IMMEDIATELY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 6:28 p.m., Tuesday, February 22, 2022, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The follow were in attendance:

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

And approximately 9 attendees, including 4 staff and 1 press.

1. Call to Order.

Mayor John Strickland, called the Council work session to order.

2. Short-Term Rental Discussion.

Darryn Burich, Planning and Inspections Director, stated this item is intended to continue discussion from the Council's Work Session on February 8, relative to possible approaches to short-term rentals. He stated building off the work session discussion, staff has developed an overarching goal and policy objectives to meet that goal. He noted Council directed staff to develop an initial list of draft policy objectives from which Council could decide how to proceed further relative to short-term rentals. He noted that the steps that could be used to drafting regulations pertaining to short-term rentals were to first, gather information; second, define Planning Objectives; third, draft regulations; and fourth, make revisions as needed.

Mr. Burich stated 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. He stated these are meant to be a starting point for those discussions and to craft policy objectives there needs to be an overarching goal. He noted staff is proposing the goal be: to 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.

Councilmember Hogeman stated she is not happy with the overarching goal. Council Boesch stated a lot of these complaints are quality of life issues and she noted in the 2019 Comprehensive plan it states we are to evaluate options to address the impacts of short-term rentals. She stated she doesn't know how we accomplish this. Mr. Burich stated these will be individually looked at as we go through this process. Councilmember Boesch stated shouldn't we ensure we are applying this to everyone. Village Manager Sanborn stated we do want to have a framework that applies to all. Councilmember Boesch stated a lot of the complaints may be issues we need to create ordinances for, and others may be simply some we have already that we need to enforce.

Councilmember Hogeman stated there are nuisance ordinances in existence that we can apply to residents, commercial, and to short-term establishments, but this does not address the entire problem. She stated with a short-term rental, there are extra

people staying there that you wouldn't get in a residential dwelling. Councilmember Hogeman stated she is interested in seeing more noise ordinances, how many bedrooms are allowed, how much parking is allowed, and other standards set through a permitting system. She stated these would be in place for the safety of the transient occupant and the neighbor.

Councilmember Morgan stated we need to remember we are only working on the goal and not trying to write the policies. Village Manager Sanborn stated we can change the wording in the goal to say "the Village" instead of communities which allows for more defined work to come later.

Mr. Burich stated the goal recognizes that short term rentals exist in neighborhoods but seeks to equalize their impact with that of traditional owner-occupied residences. He stated this recognizes that some of the stated issues and concerns regarding short-term rentals are not exclusive to that use but also exists with owner and long-term renter occupied dwellings. He stated neither should impact quality of life in neighborhoods. Mr. Burich presented the following objectives, 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. ***Council suggested changing the word "unattractive" to say, "less suitable".***
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 Village.
11. Reduce tensions between short-term rental property owners and their neighbors.

Mr. Burich stated the next step is to begin drafting solutions, with Council help. Villager Manager Sanborn stated it would be helpful for Mr. Burich to come back to Council with an outline on how we will proceed forward, without getting into a lot of depth. This would provide a draft framework for Council to use when moving into the next step which would include pulling other stakeholders in to provide some input. Councilmember Morgan noted that we need to again remember that what we plan is legal, enforceable, and protects both the property owners' rights and the renters.

3. Discuss Results of the Survey for Walkway Construction

Doug Willardson, Assistant Village Manager of Administration, presented Council with the results of a survey conducted for walkway construction for FY2022. He noted 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. He reported overall, the results were very supportive of constructing walkways along these two roads. He noted 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.

Mr. Willardson stated the goal of constructing sidewalks in the Village is intended to enhance the quality of life, make interconnections with other sidewalks/trails, place them in neighborhoods where they are desired, build them with the least amount of obtrusiveness to abutting yards, and maintain the charm of the neighborhood. He noted the FY2022 construction budget is \$400,000.

Mr. Willardson stated the survey directly focused on residents on Pine Vista Drive and McKenzie Road and asked questions such as: do you support construction of new walkways; what is the likelihood of your using the new walkway; and what construction materials do you prefer (screenings, asphalt, or concrete). Mr. Willardson reported 80% of Pine Vista residents responded with the preferences of having a walkway on the north (odd-numbered) side of the road and only two of 14 homes were opposed to the walkway on this side of the street.

Mr. Willardson reported 75% of McKenzie Road residents responded with a preference for walkways on the even-numbered side of the road (on the right if traveling from Linden Road to the Arboretum). He noted no respondents were opposed to the walkway on this side of the street. Mr. Willardson stated staff recommends a public meeting with these neighborhoods be held in early March.

Following this meeting, he stated Council would have the opportunity to confirm the selection of these roads at the March 22nd Council Meeting. He noted the last step would be to direct the engineer to prioritize stone screenings but noting the final materials would be based on topography and limits imposed by this. Mr. Willardson stated a tentative completion of the sidewalks would be around August 2022 or into FY2023.

4. Other Work Session Business.

- No other work session business was discussed.

5. Potential Future Agenda Items.

- Councilmember Hogeman stated focus area 5 is still a topic of interest.

6. Motion to Recess the Work Session and Enter Closed Session

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to recess the work session and enter into a closed session pursuant to NCGS §143-318.11(a)(5)(i) 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 (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease, by a vote of 5-0.

7. Motion to adjourn the Closed Session and Re-enter the Work Session.

Upon a motion by Mayor Pro Tem Pizzella, seconded by Councilmember Morgan, Council unanimously to adjourn the closed session and re-enter the work session, by a vote of 5-0.

8. Motion to Adjourn.

Upon a motion by Councilmember Boesch, seconded by Councilmember Hogeman, Council unanimously approved to adjourn the work session, by a vote 5-0, at 9:15 p.m.

Respectfully Submitted,


Kelly Chance,
Village Clerk

A videotape of this meeting is located on the Village website: www.vopnc.org

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement