VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JANUARY 12, 2021
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA

IMMEDIATLEY FOLLOWING THE REGULAR MEETING

The Pinehurst Village Council held a work session at 6:55 p.m., Tuesday, January 12, 2021, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina and via the electronic meeting platform ZOOM. The meeting was streamed in real time on the Village's website.

The following were in attendance in Assembly Hall:

Mr. John C. Strickland, Mayor
Mr. Jeffrey Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

The follow were in remote attendance:

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

And approximately 6 attendees, including 4 staff and 1 press.

1. **Call to Order.**
   Mayor John Strickland, called the Council work session to order.

2. **Review and Discuss the FY 2022 Balanced Scorecard, FY 2022 Areas of Focus, and the FY 2022-2026 Initiative Action Plans.**
   Lauren Craig, Organization Performance Director, stated this agenda item is to review and discuss the proposed Balanced Scorecard (BSC) and Initiative Action Plans (IAP), related to the development of the FY 2022 Strategic Operating Plan (SOP). These items were developed based on Council's discussions at the December 10-11, 2020 Strategic Planning Retreat.

   Ms. Craig reviewed the proposed FY 2022 BSC, including the recommended Areas of Focus, proposed goals, strategic objectives, and key performance indicators (KPIs). Councilmember Hogeman inquired about the goals associated with maintaining a healthy financial condition. Ms. Craig explained those items are goals, not where we are or what is proposed financially, just best practices to stay within those areas. Councilmember Hogeman asked to put an asterisk by these to indicate they are tied to the Fund Balance policy. Council discussed the fund balance policy and the appropriate levels of fund balance.

   Councilmember Hogeman asked why the Pinehurst Development Ordinance (PDO) rewrite IAP is scheduled out for 3 years and noted she wants to hire someone in house to start the process now. Natalie Hawkins, Assistant Village Manager, reviewed the timeline of the process. Council and staff discussed hiring a consultant verses completing the PDO re-write in house and the best way forward.

   Jeff Sanborn, Village Manager, explained that this is a starting point for staff to start building the 5 year plan and the timelines and wording on some IAP's could change. Ms. Craig stated she will bring back the corporate balance scorecard at the next regular for

Council's consideration.

3. **Discuss and Consider FY 2022 Key Partner and Collaborators.**
Council reviewed the draft 2021 Key Partner and Collaborator Liist. Mayor Strickland noted that he would be in touch with Councilmembers about any assignment changes they would like to make.

4. **Discuss a Process to Update the Comprehensive Plan.**
Jeff Sanborn, Village Manager, stated at the Village Council's strategic planning retreat in December, staff indicated we would draft and present a proposed policy on how the Council may wish to ensure the Comprehensive Plan document remains relevant. Darryn Burich, Planning and Inspections Director, stated this draft policy would be guidelines to move forward with amendments to the Comprehensive Plan. Mr. Burich reviewed the draft policy with Council. The policy would propose that a comprehensive update be completed every 8 to 10 years, a biennial review would be completed every 2 years on odd number years, and annual updates would be reviewed in December at Council's retreat and approved in June as part of the annual Strategic Operating Plan. The policy would also give directive to complete other updates to the plan as necessary. Criteria is also included for Council to use when evaluating proposed amendments.

Mr. Sanborn stated this policy gives us a method to carry out what is prescribed in the Comprehensive Plan for periodic updates and there are more details that can be fleshed out in this document. Councilmember Hogeman stated she doesn't want to make the process so cumbersome that we can't make amendments to the plan. Council will discuss the draft policy again at the next work session on January 26th.

5. **Discuss a Moratorium for Small Area Plan Focus Area.**
Jeff Sanborn, Village Manager, explained during the Village Council's annual strategic planning retreat a moratorium was discussed to address incompatible development. Natalie Hawkins, Assistant Village Manager stated the last moratorium was when the New Core Master Plan was developed from 2004 to 2007. Staff is recommending a moratorium on development in two of the Focus Areas identified in 2019 Comprehensive Plan while Small Area Plans are being prepared, these areas include the NC Highway 5 Commercial Area (Focus Area 2) and the Village Place/Rattlesnake Trail Corridor (Focus Area 4). Ms. Hawkins explained NC General Statutes (NCGS) authorize municipalities to implement a moratorium on development and the statutory requirements for a moratorium are described in Section 160D-107. Me. Hawkins stated that because existing zoning and design standards in these two Focus Areas are inconsistent with the stated vision of these areas in the 2019 Comprehensive Plan, this moratorium could prevent future development or re-development from occurring that is incompatible with this vision until such time as new development regulations and standards are enacted. Ms. Hawkins noted there are some projects in the works that could be impacted by this moratorium.

Darryn Burich, Planning and Inspections Director, shared current zoning maps of the focus areas. He explained there are a number of zoning designations and land uses that are inconsistent with the Comprehensive Plan. Mr. Burich explained in Focus Area 2 there are plans for a small strip type center, a dermatology clinic, and a parking lot expansion is under review. The moratorium would pause current developments under review until it is lifted or building exclusions in the ordinance. The Pinehurst South Cottages would be allowed to move forward per NCGS. Mr. Burich reviewed a draft ordinance for the proposed moratorium. The proposed time frame would be nine months with the option to renew 2 consecutive periods of 90 days. Mr. Burich explained there are ways to exclude some development. Councilmember Boesch asked what would happen to someone who already has plans in the cue. Mr. Burich explained they would have permit choice, allowed by NCGS, which will give them the ability to choose the old development standard or the new development standard. However, the development would be paused until the moratorium is rescinded and then the developer could choose which standard to use. Mr. Sanborn stated one possibility to cover those developments already in cue would be to exclude any development in which the Village has received an application. Mr. Burich explained the proposed exclusions in the ordinance are mostly statutory, except one which is existing single-family residential uses. Council agreed to have a public hearing on the moratorium at their regular meeting on February 9, 2021. Mayor Pro Tem Davis stated she is concerned about the projects already in progress and we need to communicate with them. Mr. Sanborn noted that these projects are more than just a building, they have business plans and investors that may walk away. Mayor Pro Tem Davis stated we need something objective in the ordinance to give them a way forward with their development. Ms. Hawkins stated we could add one more exclusion to the ordinance that states any development in review would be excluded from the moratorium. Mr. Burich stated the exclusion should state any development in review as of January 1, 2021. Staff will continue to revise the ordinance based on feedback from tonight's meeting and bring to Council at their January 26th work session for further review and discussion.

6. **Other Work Session Business**
Councilmember Hogeman explained that Focus Area 5, the Highway 211 commercial strip, doesn't have any protection. Pinewild residents have been concerned for many years, as the area abuts up to homes. Councilmember Hogeman explained the Comprehensive Plan states this area could be developed with office uses or as currently zoned, which would require PDO

changes. New standard will need to be put in place. Councilmember Hogeman also noted that the Comprehensive Plan also mentions developing Highway Corridor Overlay Standards for this Focus Area. Councilmember Hogeman stated she is concerned once the moratorium is established for Focus Areas 2 and 4 then developers will look for other areas that are zoned commercial, such as Highway 211, Focus Area 5. Councilmember Hogeman suggested imposing a moratorium on Focus Area 5 as well. Councilmember Boesch stated she supports protecting this area. Mayor Strickland stated he thinks maybe we could make the changes needed with text amendments and not impose a moratorium. Council discussed if rezoning was an option. Mr. Sanborn stated because this Focus Aare is in the ETJ it must have a zoning that is already established in the Village's corporate limits. Mr. Sanborn stated the best solution may be to develop a Highway Corridor Overlay Standard for that area. Mayor Pro Tem Davis and Council Drum both stated they were not in favor of placing a moratorium in the area. Councilmember Hogeman stated she would like to come in and meet with staff on her ideas. Mr. Sanborn stated there are substantial impediments to developing this land, in regards to the power lines and approved crossings. Mayor Pro Tem Davis asked if there were development pressure in the area. Mr. Burich stated there are currently no pressures in this area. Staff will work on an alternate solutions and bring those back to the next Council work session on January 26th.

7. **Potential Future Agenda Topics.**
   No topics were discussed.

8. **Motion to Adjourn.**
   Council unanimously approved to adjourn the work session, by a vote of 5-0, at 9:45 p.m.

Respectfully Submitted,

Beth Dunn

Beth Dunn,
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