



**VILLAGE COUNCIL
MINUTES FOR WORK SESSION OF JANUARY 10, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Work Session Meeting at 6:00 p.m., Tuesday, January 10, 2023, in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

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

And approximately 6 attendees, including 3 staff and 1 press

1. Call to Order.

Mayor Strickland called the Village Council meeting to order.

2. Discuss Moratorium Extension for Small Area Plan areas

Darryn Burich, Planning & Inspections Director, reported to Council that the current 120-day moratorium, Ordinance 22-24, is due to expire as of February 3rd and a decision must be made on whether to extend it again. He noted a public hearing has been noticed and scheduled for January 24th Regular meeting. Mr. Burich stated the original nine-month moratorium, Ordinance 21-03 was adopted on February 10, 2021, and since that time, the area has been under a development moratorium while staff developed the small area plans. He noted the moratorium has been extended four time with the intent to freeze most development to allow zoning updates to be developed so we can ensure the final small area plans are completed per Council and public input.

Mr. Burich stated the small area plans are completed but the full zoning updates are still being decided. He stated staff would be able to use the small area plans as guidance if the moratorium is not extended. He noted the Planning and Zoning Board is nearing completion on the zoning updates for the Pinehurst South plan and will be able to apply the same concepts to the Village Place form-based code, thus the process may be speedier. Mr. Burich provided Council with a walk-thru on the process of evaluation undertaken by the Planning and Zoning Board in creating the form-based codes for Pinehurst South.

Mr. Burich stated Council options are to extend the Moratorium in both Village Place and Pinehurst South, extend in just Village Place, extend in just Pinehurst South, or do not extend either Moratorium. Councilmember Morgan noted he would prefer Council stops the moratorium and moves forward since a lot of the lack of delay is due to Council's constant change of focus. Mayor Pro Tem Pizzella argued that stopping the moratorium may put more pressure on the staff and there are still development options out

there. Councilmember Hogeman stated she wants to ensure that adequate time is allotted for staff to complete the zoning codes. Councilmember Boesch stated without a proposed time estimate from staff on completion we cannot judge a realistic time for the moratorium to end. Mayor Strickland stated he would like to see the moratorium extension of 90 days for the Village Place plan and 120-day extension for the Pinehurst South area. Mayor Strickland, Mayor Pro Tem Pizzella, and Councilmember Hogeman agreed to instruct staff to move forward with this guidance. Councilmember Morgan and Councilmember Boesch did not agree.

3. Discuss Traffic Circle.

Mayor Strickland stated that council is trying to do what is right for the community. He stated they have had some discussion with the DOT about swapping the timing of some of the projects for Highway 5 with the timeline for the circle and potentially other intersections that are important to residents. He stated, unfortunately, this option is not possible within DOT's guidelines.

Mayor Strickland stated he had concerns about the issues the continuous flow would cause on Highway 15-501, both north of the circle and south of the circle. He stated he had been trying to work on some ideas to submit to the DOT that might be less invasive to the whole traffic circle area. He suggested: traffic calming, sequencing the entry with modest size sequencing lights (Village Manager Sanborn stated that was already considered by DOT), and a change of road direction on highway 2 that connects to Highway 211. He stated maybe reworking that intersection would have an impact on improving the traffic.

Councilmember Hogeman stated she feels the circle works well and the character is important. She noted both the flyover and the continuous flow would be a big change to our circle. She stated she would like to see updated population projections and other data that would help Council.

Councilmember Morgan stated his concern is with the timing of Council's decision. He noted that at the previous meeting with the DOT, they were presented with basically a deadline and if the project is expected to be completed between the 2024 and 2029 US Open, then a decision is needed.

Village Manager Sanborn reported that unless Patrick Norman, DOT, hears from somebody representing the village in the immediate aftermath of this meeting, that you are in favor of moving forward with one of the two options presented, he is going to submit a formal request to pull it out the STEP and the result would be that the project would potentially have to recompute in the future, with no guarantee of acceptance.

Councilmember Morgan stated he supports the flyover plan, and it is imperative to decide and not wait. Councilmember Boesch suggested contact be made with the National Park Service to see if any other areas listed as a National Historic Landmark has had a similar quandary. She stated there are some great people in our community that could help provide some valuable input and so we should reach out and find a comprehensive solution.

Mayor Pro Tem Pizzella stated he did some research on the traffic circle discussion and he understands they initially came up with 10 ideas and narrowed them down and presented to council in 2018. He noted that those choices did not resonate with the council then and residents and so they went back and then delivered options to the current council in June of 2022. The one thing council wanted was for the circle to stay, but the choices they provided were not conducive to what this council wants. He noted that the circle is included in the Historic Preservation files and notes it's importance.

Mayor Pro Tem Pizzella stated there has been a pattern of consistency with what the community says they want. He noted he understands some residents are encouraging council to do what the DOT is proposing, while others are vehemently opposed to leveling the traffic circle. He did note that residents do say something must be done. He stated he liked some of the mayor's ideas, but feels we need to put a pause on deciding now to see what other projects that are being planned provide in traffic relief. He stated during this pause we can collect more historic information.

Councilmember Boesch stated she agrees we need more data, to reach out to national park service to see if there are other communities that have experienced this same situation, review the Western Bypass, make this a collaborative regional effort. Councilmember Morgan stated if Council is indeed not choosing either of the proposed DOT options, in lieu of working on coming

up with a new process and new ideas, then he would like to ensure Council is working with staff to come up with that process and time hacks to keep Council in line and avoid delays again. Mayor Strickland noted that process would include evaluations of the ideas Council suggested tonight and a host of other things that would relate to and affect Council's decision. Councilmember Morgan stated for the record, he is still in favor of the fly-over as his choice.

4. Other Work Session Items.

Mayor Pro Tem Pizzella noted we need to complete the Neighborhood Advisory Committee plan on how the committee will function. Councilmember Boesch stated we need to look at how we are going to revise the Comprehensive Plan in the future.

5. Potential Future Agenda Items.

Mayor Pro Tem Pizzella asked to get an update on the Downtown Amenity Plan. Mayor Strickland stated there is an upcoming meeting with the Partners in Progress in which we will discuss the plan and take comments from them. He stated that we will try to set up a process, monthly, quarterly etc. that we can meet with them to keep them up with Village business and work toward letting the rest of the business community keep informed as well.

6. Adjournment.

Upon a motion by Councilmember Boesch, seconded by Mayor Pro Tem Pizzella, Council unanimously approved to adjourn the work session at 8:35 p.m., by a vote of 5-0.

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