



**Village Council
Agenda for Regular Meeting of July 22, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Reports
 - A. Manager
 - B. Council
4. Motion to Approve Consent Agenda

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

A. Approval of Village Council Meeting Minutes

1. July 08, 2025, Regular Meeting Minutes
2. July 08, 2025, Work Session Minutes
3. July 08, 2025, Closed Session Minutes
4. July 15, 2025, Special Meeting Minutes
5. July 15, 2025, Closed Session Minutes

End of Consent Agenda

5. Resolutions of Appreciation
 - A. Consider Resolution 25-31 Appreciation to U.S. Kids Golf in Recognition of Twenty Years of Partnership with the Village of Pinehurst
 - B. Consider Resolution 25-32 Appreciation to the Public Services Department in Recognition of Outstanding Service to the Community
 - C. Consider Resolution 25-33 Appreciation to the Pinehurst Fire Department in Recognition of Outstanding Service to the Community
6. Public Comments

7. Resolutions
 - A. Consider Resolution 25-35 Appointing Mr. Ed Krogulski to the Planning & Zoning Board and Board of Adjustment
8. New Business
 - A. Consider a Request for a Special Intensity Allocation for Foxfire & Linden Condos
9. Public Hearing
 - A. Public Hearing to Consider a Voluntary Annexation (Foxfire & Linden Condos)
10. Ordinance
 - A. Consider Ordinance 25-11 Extending the Corporate Limits of the Village of Pinehurst (Annexation of Foxfire & Linden Condos)
11. Regular Business
 - A. Discuss and Adopt the FY26-30 Multi-Modal Implementation Plan
 - B. Review Surplus Village-owned Properties
12. Other Business
13. Motion to Adjourn

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.



July 08, 2025, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/10/2025

MEMO DETAILS

ATTACHMENTS

1. 07.08.2025 DRAFT Regular Meeting Minutes



**Village Council
Minutes for the Regular Meeting of July 08, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:30 p.m.**

The Village of Pinehurst Village Council held a Regular Meeting at 04:30 p.m., Tuesday, July 08, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Paul Connors, IT Systems Specialist

And approximately 16 members of the audience in attendance, in addition to 4 staff and 2 press.

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 04:30 p.m.

2. Invocation and Pledge of Allegiance.

A. Pledge of Allegiance Walker and Wright Bare

3. Reports:

Village Manager

- Mr. Doug Willardson reported on the Village's Celebrating Independence events on July 03 and 04, 2025, and the July 06, 2025, Tropical Depression Chantal impact on the community and surrounding areas noting the Moore County Water Pressure Advisory was lifted and the water is safe to drink, St. Andrews drive has been repaired and has reopened to traffic, Sugar Gum Ln. is still closed to traffic, and MYVOP requests are being addressed according to urgency related to public safety.

Village Council

- Mayor Pizzella commended Village staff for the appearance of the Village during the July 4th events and reported on The Pilot Editorial highlighting Mr. Anton Michel Wicker being named Wildlife Conservationist of the Year by the N.C. Wildlife Federation; the July 04 – 06, 2025, Pinehurst Police Daily Reports; the distribution of the Village's quarterly newsletter to residents; and the petition by the Royal Oaks Townhomes community to the United States Postal Service for

a Pinehurst mailing address and zip code.

- Councilmember Morgan commended the Village's Parks & Recreation Department staff for the July 4th events and appearance of the Village and the Village staff for their response to Tropical Depression Chantal on July 06, 2025.
- Mayor Pro Tem Taylor commented on the Tropical Depression Chantal events of July 06, 2025, and asked if there was anything more the Village could do to improve emergency response; and reported on a recent NCDOT review of the Pinehurst Traffic Circle redesign plans.

Mr. Willardson noted an after-action meeting was scheduled for Wednesday, July 09, 2025, and that improvement in communication between State / County / Local agencies would be discussed.

- Councilmember Ficklin did not have anything to report.
- Councilmember Farrell commended Village staff for the response to Tropical Depression Chantal on July 06, 2025, and the July 4th events.

4. Motion to Approve Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

A. Approval of Village Council Meeting Minutes

- June 24, 2025, Regular Meeting Minutes
- June 24, 2025, Work Session Minutes
- June 24, 2025, Closed Session Minutes

End of Consent Agenda.

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved all items of the Consent Agenda by a vote of 5-0.

5. Honorary Resolution

A. Consider Resolution 25-29 Honoring Ms. Sonja Rothstein (P&Z / BOA)

Mayor Pizzella read aloud Resolution 25-29 honoring Ms. Sonja Rothstein.

Ms. Rothstein thanked past and present Village Council members for their support and the citizens of the Village of Pinehurst for the opportunity to serve them.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved Consider Resolution 25-29 Honoring Ms. Sonja Rothstein (P&Z / BOA) by a vote of 5-0.

A Resolution Honoring the Service of Ms. Sonja Rothstein

WHEREAS, Ms. Sonja Rothstein has been a dedicated and invaluable member of the Village of Pinehurst community; and

WHEREAS, Ms. Rothstein served with distinction on the Planning & Zoning Board and Board of Adjustment from 2019 to 2025, generously volunteering her time and expertise, and making significant contributions to the thoughtful and responsible growth of the Village; and

WHEREAS, Ms. Rothstein was instrumental in the development of the Village Place and Pinehurst South Small Area Plans and Form-Based Guidance Plans, which were adopted by the Village Council in May of 2023; and

WHEREAS, Ms. Rothstein's contributions to these Boards has had a profound and lasting impact on the Village of Pinehurst.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 08th day of July 2025 as follows:

Section 1. That the Village Council hereby expresses, on behalf of the citizens of Pinehurst, its sincere gratitude and appreciation to Ms. Sonja Rothstein for her exemplary service and dedication to the community.

Section 2. That a copy of this resolution be spread upon the permanent minutes of the Village of Pinehurst and a copy thereof, duly executed by the Mayor, be presented to Ms. Rothstein as a token of our esteem.

This Resolution passed and adopted this 08th day of July 2025.

6. Public Comments.

Mr. John Byrne, Pinehurst resident, commended Village Council and Village staff for their service to the community and noted the excellent service he received from Mr. Mike Apke, Public Services Director, on a recent stormwater project in his neighborhood.

Ms. Mary Flynn, Pinehurst resident, thanked Council for their support in petitioning the United States Postal Service for a Pinehurst mailing address and zip code for the Royal Oaks Townhomes community.

7. New Business

A. Discussion on U.S. Kids Events in Downtown Pinehurst

Ms. Shari Czar, U.S. Kids Golf volunteer, reviewed a U.S. Kids Golf PowerPoint presentation highlighting the mission, history, programs / facilities, tournaments, upcoming 2025 World Championship events, and volunteer opportunities of U.S. Kids Golf. Ms. Czar's presentation also noted the 2013 documentary titled "The Short Game", which highlights the preparations of 8 young golfers for the U.S. Kids Golf World Championship.

Council thanked Ms. Czar for her presentation and urged residents to volunteer for the upcoming U.S. Kids Golf World Championship events.

Mr. Willardson reviewed a map of the July 29, 2025, Parade of Nations, which is the official opening ceremony for the U.S. Kids Golf World Championship, and noted all cars should be moved from the parade route prior to 05:00 p.m. otherwise the cars will need to remain where they are until after the event is over at 09:00 p.m.

8. Resolutions.

A. Consider Resolution 25-27 Fixing Date of Public Hearing on Question of Annexation Pursuant to NC GS § 160A-31 (Foxfire & Linden Condos)

Mr. Willardson provided background on Resolution 25-27 Fixing Date of Public Hearing on Question of Annexation Pursuant to NC GS § 160A-31 (Foxfire & Linden Condos) and the annexation process for Council.

Council reviewed a map of the property proposed for annexation and discussed the property being contiguous to the Village of Pinehurst's corporate limits, the request also including consideration of a

Special Intensity Allocation, and the property currently being with the Village's Extra-Territorial Jurisdiction (ETJ).

Mr. Willardson verified the Public Hearing will be set for July 22, 2025, should Council approve Resolution 25-27.

Upon a motion by Councilmember Farrell, seconded by Mayor Pro Tem Taylor, Council unanimously approved Consider Resolution 25-27 Fixing Date of Public Hearing on Question of Annexation Pursuant to NC GS § 160A-31 (Foxfire & Linden Condos) by a vote of 5-0.

RESOLUTION #25-27:

A RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO NC GS § 160A-31

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Village Council has by resolution directed the Village Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Village Clerk as to the sufficiency of the petition has been made.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 08th day of July 2025 as follows:

Section 1. A public hearing on the question of annexation of the area described herein will be held at Assembly Hall of Village Hall, 395 Magnolia Rd., Pinehurst, NC 28374 on the 22nd day of July 2025 at 04:30 p.m.

Section 2. The area proposed for annexation is described as follows:

BEING ALL OF THE 0.91 ACRES OF THE SUNRISE ASSURANCE SERVICES, INC. TRACT LOCATED IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA DESCRIBED IN DEED BOOK 3312 PAGE 80-82 RECORDED IN THE MOORE COUNTY REGISTRY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD LOCATED 117' FROM THE INTERSECTION OF LINDEN ROAD AND FOXFIRE ROAD; THENCE FROM THE BEGINNING SOUTH 41 DEGREES 08 MINUTES 43 SECONDS EAST 28.98 FEET TO AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF LINDEN ROAD ; THENCE SOUTH 31 DEGREES 36 MINUTES 04 SECONDS WEST 318.11 FEET TO AN 5/8" EXISTING IRON ROD 1" BELOW GROUND; THENCE NORTH 82 DEGREES 03 MINUTES 46 SECONDS WEST 106.14 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT 2" ABOVE GROUND; THENCE NORTH 30 DEGREES 05 MINUTES 08 SECONDS WEST 149.32 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT FLUSH WITH GROUND INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD; THENCE NORTH 65 DEGREES 33 MINUTES 25 SECONDS EAST 359.85 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.09 ACRES (0.91 ACRES LESS RIGHT OF WAY).

Section 3. Notice of the public hearing shall be published in The Pilot, a newspaper having general circulation in the Village of Pinehurst, at least ten (10) days prior to the date of the public

hearing.

THIS RESOLUTION passed and adopted this 08th day of July 2025.

9. General Business

A. Discuss and Approve Contract with Taylortown for Fire Suppression Services

Mr. Willardson reviewed a memo detailing the Village's history of providing fire protection services to the Town of Taylortown and the updates proposed in the contract with an effective date of July 01, 2025.

Council, Mr. Willardson, and Mr. Carlton Cole, Assistant Village Manager, discussed the fire districts and service rates being set by Moore County, the different collection rates based on jurisdiction, charges based on location either within corporate limits or without corporate limits, the impact providing services to the Town of Taylortown may have on the Village's availability of service for residents, how the revenue from the contract is recorded in the Village's finances, and the proposed contract formalizing services already in place and automatically renewing annually.

Mr. Willardson noted a revision suggested by Councilmember Morgan to include a 1.5% late fee clause to paragraph 9 on page 4. Council agreed to Councilmember Morgan's revision.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Morgan, Council unanimously approved Consider Resolution 25-30 Ratifying the Taylortown Fire Suppression Contract by a vote of 5-0.

RESOLUTION #25-30:

A RESOLUTION TO RATIFY THE TAYLORTOWN FIRE SUPPRESSION CONTRACT EFFECTIVE JULY 1, 2025.

WHEREAS, the Town of Taylortown, North Carolina, is a neighboring municipality in the State of North Carolina, having been chartered by act of the 1987 Session of the General Assembly of North Carolina, and is obligated to furnish, as a governmental function, fire protection services to its citizens and residents; and

WHEREAS, the Village of Pinehurst has provided fire protection services for the Town of Taylortown under a contractual agreement for many years and the previous contract has lapsed; and

WHEREAS, despite the lapse in contract, the Village of Pinehurst Fire Department has provided fire protection services to the Town of Taylortown on a continual basis; and

WHEREAS, the Village of Pinehurst wishes to continue providing fire protection services to the Town of Taylortown per the terms of the Fire Suppression Contract with an effective date of July 1, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 8th day of July 2025, as follows:

SECTION 1. The Village Council hereby authorizes the Mayor to execute the Taylortown Fire Suppression Contract.

SECTION 2. Said contract is hereby ratified with an effective date of July 1, 2025.

THIS RESOLUTION passed and adopted this 8th day of July 2025.

B. Review and Discuss Annual Exchange of Letters with Dornoch, Scotland

Mr. Willardson reviewed a memo highlighting the annual tradition of an exchange of letters with Dornoch, Scotland and the upcoming visits by Royal Dornoch members and Officials from the Town of Dornoch and a draft version of the Village's 2025 Letter to Dornoch.

Council agreed to send the 2025 Letter to Dornoch as written.

10. Other Business.

Council discussed ways in which the Village may participate in the 250th Anniversary of the United States of America. Council agreed to have members of Village staff join in the formation of a 250th Anniversary Committee for Moore County and to continue discussions with the National Parks Service on the Village's participation.

Council discussed the Pinehurst Development Ordinance Update progress and noted a community meeting is planned for August 13, 2025.

Council discussed the Sandhills Metropolitan Planning Organization's Travel Demand Model Projections being due in September 2025 and the findings of the Village's Travel Demand Model Projections being shared with Council.

Council discussed identifying projects to submit for consideration of the Convention and Visitors Bureau's Tourism Grant, what types of projects would be suitable for consideration, and what funding match is required by the municipalities.

Council urged further review of stormwater issues that have occurred within and adjacent to the Hollycrest community because of the new development taking place there. Mr. Willardson stated Village staff is actively working with the developer and residents in the area to address the stormwater issues.

Council discussed the importance of articles and statements written by Councilmembers and relating to Village of Pinehurst business being reviewed and agreed to by all Councilmembers and reviewed by the Village's Communications Specialist prior to release.

Council verified with Mr. Willardson that questions from residents regarding the installation of water / sewer lines in their neighborhoods need to be addressed with Moore County Public Utilities.

11. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 05:38 p.m.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

*A videotape of this meeting is located on the Village website: www.vopnc.org
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Values: Service, Initiative, Teamwork, and Improvement*



July 08, 2025, Work Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/10/2025

MEMO DETAILS

ATTACHMENTS

1. 07.08.2025 DRAFT Work Session Minutes



**Village Council
Minutes for the Work Session of July 08, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
04:30 p.m.**

The Village of Pinehurst Village Council held a Work Session Meeting at 05:38 p.m., Tuesday, July 08, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Mr. John Taylor, Mayor Pro Tem
Ms. Barb Ficklin, Councilmember
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Paul Conners, IT Systems Specialist

And approximately 2 members of the audience in attendance, in addition to 2 staff and 2 press.

1. Call to Order.

Mayor Pizzella called the Village Council Work Session to order at 05:51 p.m.

2. General Business.

A. Update on Short-Term Rental Enforcement

Mr. Willardson reviewed a memo detailing active and currently advertised STRs, STRs operating legally, STRs advertising and operating no more than 14 days, and STRs that have exceeded the 14-day annual limit.

Mr. Willardson noted there have only been eleven STRs that have exceeded the 14-day annual limit and notices of violation have been mailed to those property owners. At the time of the meeting, three of these property owners submitted documentation demonstrating operation as an STR before the ordinance took effect and two additional were working on submitting documentation. The remaining six property owners have been given until the end of July 2025 to provide documentation or cease operations. If these property owners fail to act, the Village will move forward with the next step of enforcement.

Council and Mr. Willardson reviewed a histogram chart and discussed the largest part of STRs operational within the past 12 months being rented for 21 days or less, having Village staff research how many of the roughly 274 STRs with NCUCs are still operational, possibly receiving analysis of the data from Granicus, asking Granicus to generate a histogram with 14 days or less instead of 21 days or less, and the information / data gathered by Granicus being useful.

Mr. Willardson asked Council to provide feedback on the Village possibly issuing a Letter of Zoning Determination (LZD) for STRs that were operational before the ordinance took effect but did not

elect to apply for an NCUC at that time. Mr. Willardson noted such STRs are already being grandfathered and an LZD would provide an official letter from the Village for the property owner.

Council deliberated on whether issuing an LZD undermines the spirit of the ordinance, if a timeframe / limit should be placed on issuance of LZDs, and if an LZD should be sent to all STRs in operation (not just those grandfathered).

Council further discussed how the Village is monitoring STRs to determine when they have not been operational for more than 365 days, whether implementing an annual renewal of NCUCs would be a legally permissible way to ensure NCUCs for STRs that are not compliant are revoked, and what (if any) measures the Village may take to guarantee correct information is being given to new or prospective homebuyers regarding the STR status of a property.

Mr. Willardson noted Granicus should give the Village the ability to determine what STRs have not been operational for more than 365 days, but 12 months of data is needed before this may be done, and he anticipates being able to present this data to Council around March of 2026.

Council and Mr. Willardson agreed to use the opportunity with the current PDO update to address issues / concerns not addressed by the original STR ordinance, such as violations of occupancy limits, and to determine whether to begin issuing LZDs or to reopen NCUC applications for a certain period.

3. Closed Session

A. Closed Session Pursuant to NCGS § 143-318.11(a)(6)

B. Closed Session Pursuant to NCGS § 143-318.11(a)(5)

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to recess the Work Session and enter the Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee and 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 (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; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract by a vote of 5-0 at 06:39 p.m.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Closed Session and re-enter the Work Session by a vote of 5-0 at 07:24 p.m.

4. Motion to Adjourn.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn the Work Session by a vote of 5-0 at 07:24 p.m.

Respectfully submitted,

Shannon Konstantinou
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



July 08, 2025, Closed Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/10/2025

MEMO DETAILS

ATTACHMENTS

1. 07.08.2025 DRAFT CLS Minutes



July 15, 2025, Special Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/14/2025

MEMO DETAILS

ATTACHMENTS

1. 07.15.2025 DRAFT Special Meeting Minutes_Closed Session



**Village Council
Minutes for the Special Meeting of July 15, 2025
Fallon Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
02:00 p.m.**

The Pinehurst Village Council held a Special Meeting – Closed Session at 02:00 p.m., Tuesday, July 15, 2025, in the Fallon Council Conference Room of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in the Fallon Council Conference Room:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Mr. John Taylor, Mayor Pro Tem
Ms. Barb Ficklin, Councilmember
Mr. Doug Willardson, Village Manager
Mr. Carlton Cole, Assistant Village Manager

1. Call to Order.

Mayor Pizzella called the Village Council meeting to order at 02:00 p.m.

2. Closed Session.

A. Closed Session Pursuant to NCGS § 143-318.11(a)(6)

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to recess the Special Meeting and enter the Closed Session pursuant to NCGS § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee by a vote of 5-0 at 02:00 p.m.

Upon a motion by Mayor Pro Tem Taylor, seconded by Mayor Pizzella, Council unanimously approved to adjourn the Closed Session and re-enter the Special Meeting by a vote of 5-0 at 04:41 p.m.

3. Motion to Adjourn.

Upon a motion by Councilmember Morgan, seconded by Councilmember Farrell, Council unanimously approved to adjourn the Special Meeting by a vote of 5-0 at 04:42 p.m.

Respectfully Submitted,

Carlton Cole
Assistant Village Manager

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

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July 15, 2025, Closed Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/14/2025

MEMO DETAILS

ATTACHMENTS

1. 07.15.2025 DRAFT CLS Minutes



**Consider Resolution 25-31 Appreciation to U.S. Kids Golf in Recognition of
Twenty Years of Partnership with the Village of Pinehurst
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/01/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 25-31 Recognition of U.S. Kids Golf 20 Year Partnership

RESOLUTION #25-31:

**A RESOLUTION OF APPRECIATION TO U.S. KIDS GOLF IN RECOGNITION OF
TWENTY YEARS OF PARTNERSHIP WITH THE VILLAGE OF PINEHURST**

WHEREAS, U.S. Kids Golf has hosted its World Championship in the Village of Pinehurst for the past twenty years, drawing junior golfers and their families from across the United States and around the globe; and

WHEREAS, during that time, U.S. Kids Golf has contributed significantly to the vibrancy and international recognition of Pinehurst as a premier destination for youth and family golf; and

WHEREAS, the U.S. Kids Golf World Championship has become the largest junior golf tournament in the world, hosting thousands of participants and guests each year, with over 5,000 visitors annually; and

WHEREAS, the economic impact of U.S. Kids Golf events over the past two decades is estimated at over \$175 million, making it one of the most economically impactful recurring events in the Village—second only to the U.S. Men’s Open; and

WHEREAS, U.S. Kids Golf has partnered closely with the Village, the Pinehurst community, and local organizations to deliver a high-quality, family-focused tournament experience that aligns with the values and hospitality of Pinehurst; and

WHEREAS, the presence of U.S. Kids Golf has fostered international goodwill, promoted youth sports, and enhanced the visibility of Pinehurst as a global golfing destination.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 22nd of July 2025, as follows:

Section 1. That the Village of Pinehurst hereby extends its deepest appreciation to U.S. Kids Golf for twenty years of excellence, commitment, and partnership with our community.

Section 2. That the Village honors the organization’s leadership, staff, and volunteers for their ongoing dedication to promoting youth golf and for choosing Pinehurst as the home of their flagship championship.

Section 3. That a copy of this resolution be presented to Mr. Dan Van Horn, Founder and President of U.S. Kids Golf, as a token of our gratitude and support.

THIS RESOLUTION passed and adopted this 22nd day of July 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor



**Consider Resolution 25-32 Appreciation to the Public Services Department in
Recognition of Outstanding Service to the Community
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/09/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 25-32 Recognition of Public Services

RESOLUTION #25-32:

**A RESOLUTION OF APPRECIATION TO THE PUBLIC SERVICES DEPARTMENT IN
RECOGNITION OF OUSTANDING SERVICE TO THE COMMUNITY**

WHEREAS, the Public Services Department provides many essential services to the Village of Pinehurst community such as managing waste, ensuring public safety, and maintaining infrastructure; and

WHEREAS, on Sunday, July 06, 2025, the Village of Pinehurst and surrounding areas experienced a once every 500 to 1,000 years rainfall event from Tropical Depression Chantal; and

WHEREAS, this rainfall resulted in excessive stormwater runoff and localized flooding, which caused significant damage to areas of infrastructure within the Village; and

WHEREAS, the Public Services Department immediately began deploying crews throughout the Village to begin repairing the damage and addressing threats to public safety.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 22nd of July 2025, that the Village of Pinehurst recognizes the following Public Services employees for their exemplary service to the Village of Pinehurst community during this challenging time:

Public Services & Engineering Director Mike Apke
Assistant Public Services Director Andy Dick
Engineering Technician David Johnson
Grounds Maintenance Supervisor Damien Revels
Street Maintenance Supervisor Nicholas Fortune
Grounds Maintenance Crew Leader Rodney Schroder
Street Maintenance Crew Leader Michael Stancil
Streets & Grounds Maintenance Worker I Anthony Meggs
Streets & Grounds Maintenance Worker I Daniel Hernandez
Streets & Grounds Maintenance Worker I Jeremiah Rodriguez
Streets & Grounds Maintenance Worker I Phillip Marion
Streets & Grounds Maintenance Worker I Mark Russo
Streets & Grounds Maintenance Worker I Samuel Tucker
Streets & Grounds Maintenance Worker I Jacob Bibey
Streets & Grounds Maintenance Worker II Brandon Harner
Streets & Grounds Maintenance Worker II Lenworth Haye
Streets & Grounds Maintenance Worker II Zach Brewer
Administrative Assistant Aleece Bumgardner

THIS RESOLUTION passed and adopted this 22nd day of July 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor



**Consider Resolution 25-33 Appreciation to the Pinehurst Fire Department in
Recognition of Outstanding Service to the Community
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/09/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 25-33 Recognition of Fire Department

RESOLUTION #25-33:

**A RESOLUTION OF APPRECIATION TO THE FIRE DEPARTMENT IN RECOGNITION OF
OUTSTANDING SERVICE TO THE COMMUNITY**

WHEREAS, the Village of Pinehurst Fire Department provides vital life, property, and environmental protection services to the Village of Pinehurst community and surrounding areas; and

WHEREAS, on Sunday, July 06, 2025, the Village of Pinehurst and surrounding areas experienced a once every 500 to 1,000 years weather event from Tropical Depression Chantal; and

WHEREAS, this event brought hazardous conditions, such as high winds and flooding, resulting in an elevated volume of emergency incidents; and

WHEREAS, the Fire Department did not waiver in providing aid and reassurance to all those affected both within the Village and within the surrounding areas.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 22nd of July 2025, that the Village of Pinehurst recognizes the following Fire Department employees for their exemplary service to the Village of Pinehurst community during this challenging time:

Battalion Chief Adam Coles
Battalion Chief Chris King
Captain Josh Anliker
Captain Josh Womack
Lieutenant Eric Nall
Lieutenant Jay Neal
Lieutenant Doug Cole
Lieutenant Brian Sneed
Lieutenant Matthew English
Engineer Blake Polakof
Firefighter Ross Outen
Firefighter Brett Chapman
Firefighter Alek Jackson
Firefighter Logan Felder
Firefighter Kael Freese
Firefighter Jarod Terry
Firefighter John Threatt
Firefighter Will Whitaker
Firefighter Tyler Rogers
Fire & Safety Educator Donna Page

THIS RESOLUTION passed and adopted this 22nd day of July 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor



**Consider Resolution 25-35 Appointing Mr. Ed Krogulski to the Planning & Zoning Board and Board of Adjustment
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/11/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 25-35 Appoint P&Z-BOA (Krogulski)

RESOLUTION #25-35:

A RESOLUTION REGARDING AN APPOINTMENT TO THE PINEHURST PLANNING & ZONING BOARD AND BOARD OF ADJUSTMENT.

THAT WHEREAS, the Village of Pinehurst has established a Planning & Zoning Board and a Board of Adjustment as required by its Development Ordinance and authorized by North Carolina General Statutes 160D-301 and 160D-302; and

WHEREAS, on the 13th day of March 2012, the Village Council of the Village of Pinehurst adopted Ordinance #12-10 to amend Chapter 31 of the Pinehurst Municipal Code to combine the Planning & Zoning Board and the Board of Adjustment; and

WHEREAS, there is a need to fill a vacancy on the Boards; and

WHEREAS, Mr. Krogulski and the Village Council of the Village of Pinehurst are desirous of Mr. Krogulski serving as a member of the Planning & Zoning Board and the Board of Adjustment.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 22nd day of July 2025 that the following appointment is hereby made to the Planning & Zoning Board and the Board of Adjustment for the term indicated:

Mr. Ed Krogulski is appointed as a member of the Planning & Zoning Board and the Board of Adjustment effective July 22, 2025, to serve at the pleasure of the Council until the end of his term on July 31, 2027.

THIS RESOLUTION passed and adopted this 22nd day of July 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney



Consider a Request for a Special Intensity Allocation for Foxfire & Linden Condos

ADDITIONAL AGENDA DETAILS:

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 07/15/2025

MEMO DETAILS

The purpose of this agenda item is to consider a request for a Special Intensity Allocation (SIA) for a 0.91-acre parcel located at the intersection of Foxfire Rd. and Linden Rd. The property is zoned R-MF (Residential Multi-Family) and consists of a two-story five-unit multi-family structure and associated site improvements totaling 34.45% impervious surface area. The parcel is located within the WS II Drowning Creek – Lumber River Balance of Watershed, which limits development to 12% built upon area or one dwelling unit per acre unless a Special Intensity Allocation (SIA) is granted by the Village Council pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance (PDO). The Village has approximately 739 acres of area remaining to allocate for projects in this Watershed Protection District. The proposed development has been reviewed for and been determined to be compliant with the PDO and the Engineering Standards and Specifications Manual (ESSM) by the Technical Review Committee (TRC).

ATTACHMENTS

1. Staff Report
2. Overall Site Plan
3. Grading & Erosion Control Plan



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Pizzella and Village Council
From: Alex Cameron, Planning and Inspections Director
Michael Mandeville, Senior Planner
CC: Doug Willardson, Village Manager
Date: July 17, 2025
Subject: Request for Special Intensity Allocation of 0.91 acre (39,640 square feet) for a five-unit multi-family development on a parcel between Foxfire Road and Linden Road (PID # 97000954).

Background

Council is being asked to approve a Special Intensity Allocation (SIA) of 0.91 acres involving 1 parcel of undeveloped land at the intersection of Foxfire Rd. and Linden Rd. The property is zoned R-MF (Residential Multi-Family) which permits up to 60% impervious area or 23,784 square feet. The parcel is also located within the WS II Drowning Creek – Lumber River Balance of Watershed, which limits non-residential development to 12% built upon area or one unit per acre unless a Special Intensity Allocation (SIA) is granted by the Village Council pursuant to Section 8.3.3.5(B) of the Pinehurst Development Ordinance (PDO).

If the SIA is granted, it would permit construction of a +/-13,400 square foot two story five unit condominium with associated surface parking. The proposed impervious area is 34.45% (13,503.6 square feet) and under the impervious limitation of 60% maximum in the R-MF district.

Section 8.3.3.5(B)(2) of the PDO states that up to ten (10%) percent of the balance of the watershed may be developed for nonresidential and multi-family uses, allowing up to seventy (70%) percent built-upon area on a project by project basis. The Technical Review Committee is currently reviewing the proposed improvements as a Minor Site Plan and this SIA allocation needs to be granted prior to issuing building and development permits for construction. The SIA allocation is the remaining issue before the TRC may issue site plan approval and construction can commence.

Property Owner	Property Location	Moore County PID#	Project Area
Sunrise Assurance Services, Inc	141, 143, 145, 147, 149 Foxfire Road	97000954	0.91

Zoning and Proposed Use

Current Zoning	R-MF-Residential Multi-Family
Watershed Protection District	WS II Drowning Creek-Lumber River BW
Within Corporate Limits	No (active voluntary petition)
Existing Use	Vacant Lot
Proposed Use	5 unit Condominium Building
Proposed Imperious Area	13,503.6 square feet or approximately 34.35% (up to 70% permitted)

Project Analysis

The proposed multi-family development appears to meet all PDO and ESSM requirements. A total of 15 parking spaces are proposed and 10 are required. Stormwater will be managed on-site using two (2) infiltration SCM basins constructed on the northern and western portions of the property. The design of this system is compliant with the State's Stormwater Best Management Practice (BMP) Manual, and the Village's standard that the post-development runoff rate shall not exceed the pre-development runoff rate during a 10-year storm event. Note that with the use of two SCMs, the project will meet the 10-year pre/post requirement of the Village's development standards.

This SIA would grant relief from the WS-IIP Watershed Protection District maximum impervious built upon area of twelve percent (12%) identified in Section 8.3.3.5(B)(1) of the PDO, which permits up to 70% impervious coverage. Per Section 8.3.3.5(B)(2)(a) the total acreage of the tract involved in the request will be counted in the SIA which also includes pervious surfaces, which totals 0.91 acres in this case.

In accordance with Section 8.3.3.5(B)(2) of the PDO, ten percent (10%) of the WS-IIP Watershed Protection District can be granted a Special Intensity Allocation (SIA). This yields a total area of 819.84 acres eligible to receive a Special Intensity Allocation in the WS-IIP Watershed Protection District. **The Village has allocated approximately 80.8233 acres since 1993 leaving 739.014 acres of allocation remaining for future projects.**

The property is located within the Villages extra-territorial jurisdiction. An active voluntary petition for annexation into the corporate limits is currently being considered. The Village Council's Watershed Intensity Allocation Policy contained in Resolution 13-13, states, "It shall be the policy of the Village of Pinehurst to only allocate special intensity allocations to properties that are located within the corporate limits of Pinehurst or to properties which have an active voluntary annexation petition to the Village of Pinehurst."

The table below outlines activity in the WS-II Watershed Protection District since 1996.

Date of Council Action	Project	Area Approved by Council for SIA (Acres)	Balance of WS-II (Acres)
6/21/1993	Creation of WS-II (Drowning Creek)	N/A	198.300
12/16/1996	MOWASA (Moore County Water and Sewer Authority)	0.150	198.150
1/21/1997	Love Grove Freewill Baptist Church	0.060	198.090
2/17/1997	Moore County Landfill	2.580	195.510
6/16/1997	Quail Haven Village	6.700	188.810
7/21/1997	Deep Creek Baptist Church	0.260	188.550
7/21/1997	Pinehurst Resort Parking Lot	0.500	188.050
8/18/1997	Boles Funeral Home	0.690	187.360
3/16/1998	Quail Haven	0.000	187.360
6/15/1998	Quail Haven	0.006	187.354
8/17/1998	Golf Course #1 Restrooms	0.017	187.337
10/26/1998	Congregational Church	0.870	186.467
10/26/1998	Pinehurst Resort Improvements	12.830	173.637
10/26/1998	Pinehurst Resort Golf Learning Center	1.860	171.777
10/26/1998	Moore County Landfill	0.150	171.627
3/15/1999	Congregational Church	0.023	171.604
3/15/1999	Harness Track	2.290	169.314
4/19/1999	Pinehurst Track Restaurant	0.010	169.304
6/21/1999	Quail Haven Village	0.010	169.294
5/30/2000	Pinehurst Resort Green House	0.870	168.424
1/23/2001	The Pinehurst Company	0.020	168.404
1/23/2001	The Pinehurst Company	0.590	167.814
1/23/2001	Bretton Woods Pool Pavillion	0.598	167.216
5/22/2001	Quail Haven Village	0.022	167.194
7/24/2001	Trotter Hills Development	1.560	165.634
10/8/2001	Pinehurst Hardware	0.350	165.284
1/16/2004	Moore County ABC Store	0.377	164.907
8/2/2004	Rudd Office Building	0.340	164.567
12/16/2008	Community One Bank	1.440	163.127
5/5/2011	Village Chapel	1.440	161.687
1/10/2012	Quality Care Pharmacy	1.440	160.247
6/12/2012	Moore County Transfer of WS-II Acreage	+ 621.537	781.784

1/8/2013	Village Green	6.630	775.154
11/18/2013	Terry Riney Office	1.140	774.014
9/8/2015	Sandhills Alliance Church	1.540	772.474
6/28/2016	Kirkpatrick Office Building	1.000	771.474
8/13/2019	LaForet Townhomes	6.950	764.524
8/13/2019	Pinehurst Coin Exchange	1.440	763.084
1/14/2020	Pinehurst Resort Beach Club Improvements	5.810	757.274
9/8/2020	Huntley Office Building	1.000	756.274
4/27/2021	Hwy 5 Retail Development	0.850	755.424
4/27/2021	Vieta Dermatology	3.350	752.074
8/10/2021	95 Trotter Hills NC Development Services	1.040	751.034
10/26/2021	Veteran's Guardian Association Parking Lot	0.94	750.094
2/28/2023	Veterans Guardian Parking	1.03	749.064
2/28/2023	35 Trotter Hills Ron Talis Medical Office	1	748.064
10/22/2024	4 Clark Court	1.01	747.054
3/25/2025	Trotter Hills Conditional RZ	8.04	739.014
*	Foxfire Rd. condos	0.91	738.104

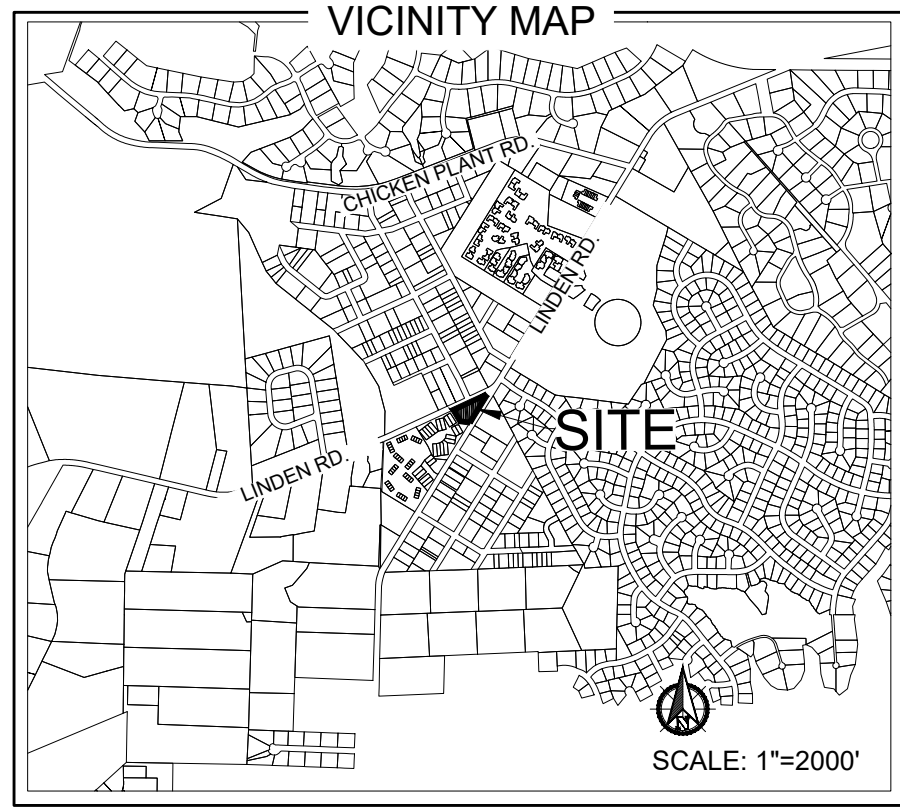
* Tentative until approved by Village Council

Associated Approvals

As previously mentioned in this memo, the Technical Review Committee is currently reviewing the proposed improvements as a Minor Site Plan and a SIA allocation would need to be granted prior to issuing site plan approval for construction. The SIA is the remaining issue before the TRC may issue site plan approval and construction can commence.

Staff Recommendation

As the project will meet all PDO and ESSM requirements as well as the Council adopted Watershed Intensity Allocation Policy, staff recommends approval of the SIA from the WS-II Watershed Protection District of 0.91 acres as proposed, which Council can approve by motion.



ZONING INFORMATION

ZONING CLASSIFICATION: R-MF
(MULTI-FAMILY RESIDENTIAL)

REQUIRED SETBACKS:
FRONT: 30'
SIDE: 0'
SIDE STREET: 20'
REAR: 25'

PROPERTY INFORMATION

PROPERTY OWNER(S):
SUNRISE ASSURANCE SERVICES INC
PO BOX 1457
VASS, NC

APPLICANT:
PRIDE CUSTOM HOMES, INC
30 MCFARLAND ROAD
PINEHURST, NC 28374

TOTAL ACREAGE: ±0.91 AC (0.17 AC IN R/W)

TOTAL UNITS: 5 CONDOMINIUM UNITS
(5.49 UNITS / AC)

REQUIRED PARKING: 2 PER UNIT = 10 SPACES

PROVIDED PARKING:
GARAGE: 10 SPACES (2 PER UNIT)
SURFACE: 5 SPACES
TOTAL: 15 SPACES

OPEN SPACE: ±0.34 AC (37.36%)

IMPERVIOUS SURFACE: ±0.31 AC (34.45 %)

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8542
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

WATERSHED INFORMATION

BASIN: LUMBER
STREAM: DROWNING CREEK
TYPE: WS-IIP

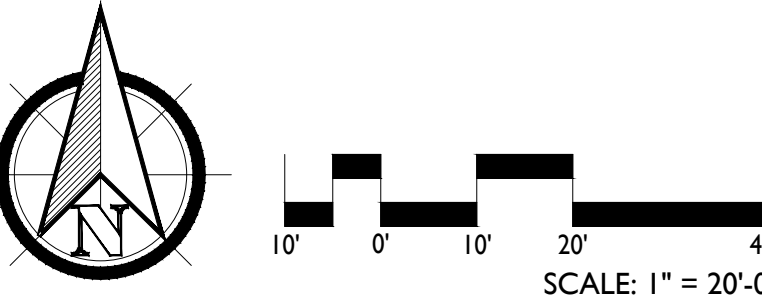
THIS PROPERTY IS IN A HIGH QUALITY WATERSHED

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S
CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT
DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND
ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS
SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY
TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE
PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING
UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE
RESPONSIBILITY BY THE CONTRACTOR.

LEGEND

- = PROPERTY BOUNDARY
- - - - - = RIGHT OF WAY
- - - - - = EXISTING MAJOR CONTOUR
- - - - - = EXISTING MINOR CONTOUR
- - - - - = EXISTING WATER LINE
- - - - - = EXISTING SANITARY SEWER LINE
- = EXISTING SANITARY SEWER HOLE
- = EXISTING WATER VALVE
- = EXISTING WATER METER
- = EXISTING TREE (TO REMAIN)



FLETCHER, JUSTIN
FLETCHER, SUSAN
PIN: 854200819928
PAR ID: 20190513
DB: 5831 DP: 249

ADAMS, TIMOTHY S
ADAMS, SUZANNE S
PIN: 854220816909
PAR ID: 00013945
DB: 519 DP: 367

ADAMS, TIMOTHY S
ADAMS, SUZANNE S
PIN: 854220816904
PAR ID: 00013944
DB: 515 DP: 916

ADAMS, TIMOTHY S
ADAMS, SUZANNE S
PIN: 854220816904
PAR ID: 00013944
DB: 515 DP: 916

LAFORET TOWNHOMES
ASSOCIATION
PIN: 854200815495
PAR ID: 00021486
DB: 1213 DP: 110

CHELLMAN, WARREN C
PIN: 854220816691
PAR ID: 00020724
DB: 3749 DP: 231

WADE, VINCENT E
& DEBRA
PIN: 854220816559
PAR ID: 00027875
DB: 3585 DP: 456

STEVENS, TODD A
& KELLY M
PIN: 854220815595
PAR ID: 00014743
DB: 4644 DP: 36

DETTRE, JOAN B
PIN: 854220817429
PAR ID: 00018110
DB: 3483 DP: 598

ZYWOCKSKI, C
GREGORY
PIN: 854220819485
PAR ID: 00023693
DB: 2788 DP: 58

ZEARFOSS, WILLIAM STUART
ZEARFROSS, MEGAN DONNELL
PIN: 854220911553
PAR ID: 00019163
DB: 4421 DP: 405

**VILLAGE OF PINEHURST
CONSTRUCTION PLAN APPROVAL**

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.

PLAN APPROVAL NUMBER: PLN-2024-00157

ENGINEERING: _____

FIRE DEPARTMENT: _____

PLANNING: _____

MOORE CO. PUBLIC UTILITIES: _____

INFRASTRUCTURE INSPECTION NOTICE TO CONTRACTOR

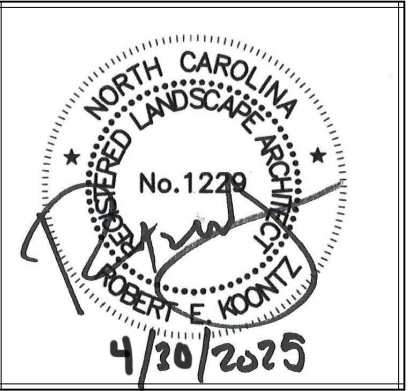
THIS IS TO ADVISE YOU THE THE VILLAGE OF PINEHURST IS NOW REQUIRING A MINIMUM OF FORTY- EIGHT(48) HOURS OF NOTICE WHEN REQUESTING AN ENGINEERING INSPECTION. INSPECTION REQUESTS MAY BE MADE BY CALLING THE ENGINEERING DEPARTMENT AT 295-1900. ITEMS REQUIRING AN ENGINEERING INSPECTION INCLUDE, BUT ARE NOT LIMITED TO:

1. SUBGRADE INSPECTION/PROOF ROLLING(STREETS, SIDEWALKS, FIRE LANES, ETC.) DENSITY TESTS FROM AN APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED.
2. PLACEMENT AND INSPECTION OF BASE COURSE MATERIALS INCLUDING PROOF-ROLLING. DENSITY TESTS FROM A VILLAGE APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED/ACCEPTED BY THE VILLAGE.
3. PLACEMENT AND COMPACTING OF PAVEMENT MATERIALS INCLUDING CONCRETE AND ASPHALT SURFACE COURSES. INCLUDES STRINGLINES/GRADE CONTROL, PAVING AND ROLLING OPERATIONS, MATERIAL INSPECTIONS. INSTALLATION OF WATER AND SEWER MAINS AND SERVICES INCLUDING PRESSURE TESTING, PIPE LAYING CHLORINATION OF WATER.
4. MAINS, BACTERIAL TESTING, MANDREL PULLS, ETC. NECESSARY TO MEET THE VILLAGE'S UTILITY ORDINANCES. NOTE: THE CONTRACTOR SHALL ALSO CONTACT THE MOORE COUNTY UTILITIES DEPARTMENT ENGINEERING DIVISION AT 947-6315 TO SCHEDULE UTILITY INSPECTIONS AS REQUIRED BY MCPUD.
5. INSTALLATION OF FORMWORK AND PLACEMENT OF CONCRETE(SIDEWALKS, CURB AND GUTTER, ETC.) WITHIN PUBLIC RIGHT OF WAY. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)
6. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)

FAILURE TO SCHEDULE THE REQUIRED INSPECTIONS SHALL BE GROUNDS FOR REJECTION OA ALL WORK NOT INSPECTED AND ISSUANCE OF A STOP-WORK ORDER UNTIL THE PROJECT IS IN COMPLIANCE.

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

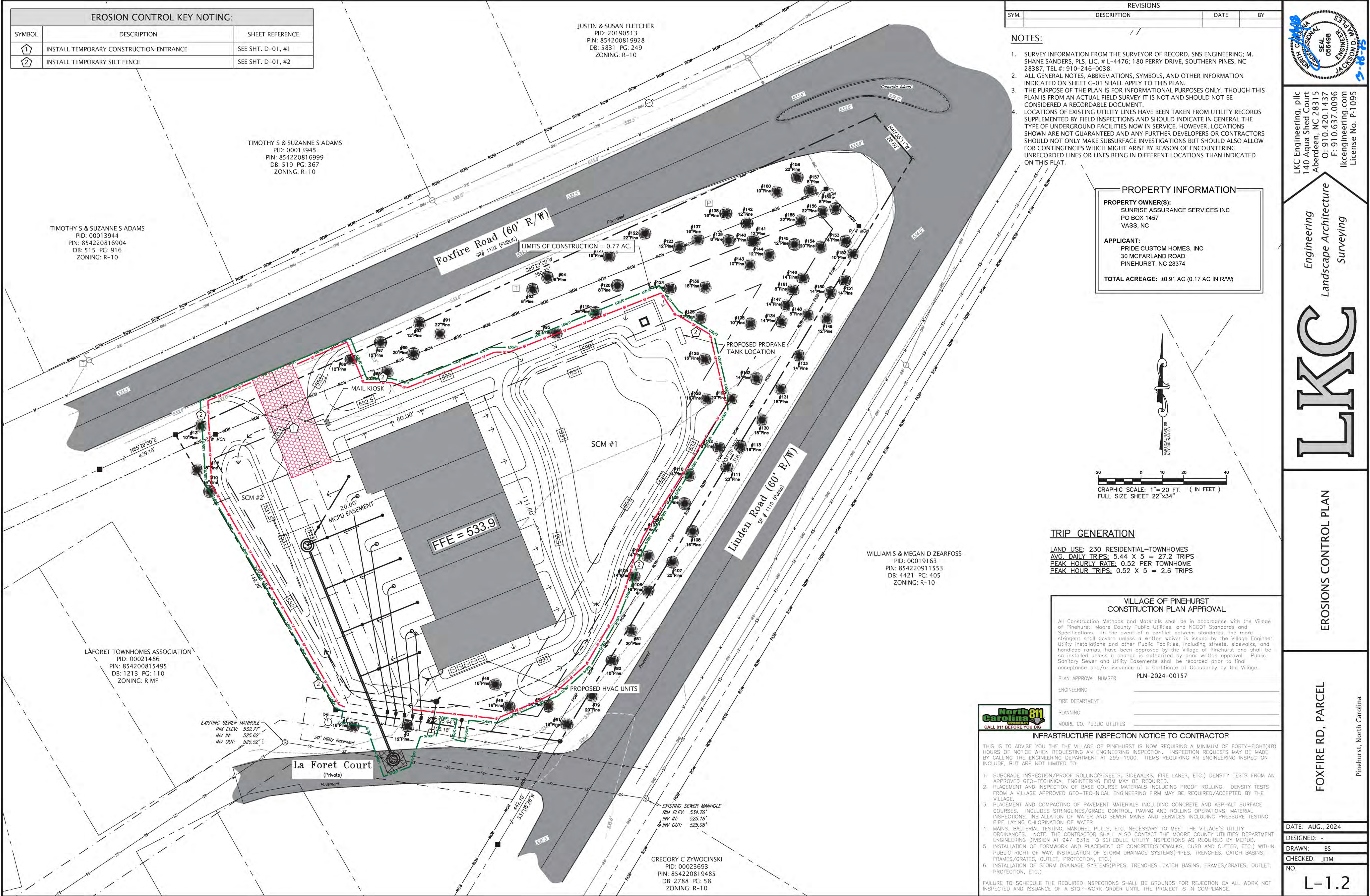
140 APPLECROSS ROAD, SUITE B
PINEHURST, NC 28374
P: (910) 684-6467
W: www.koontzjonesdesign.com



REVISIONS:

FOXFIRE RD. PARCEL
PINEHURST, NORTH CAROLINA
GENERAL SITE PLAN

DATE: 04-30-2025
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 20'-0"
PROJECT #: KJD202076
SHEET NUMBER:
L-1.0





Public Hearing to Consider a Voluntary Annexation (Foxfire & Linden Condos)

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 06/30/2025

MEMO DETAILS

The purpose of this public hearing is to consider a voluntary annexation petition for + 0.91 acres of land located adjacent to the intersection of Foxfire Rd. and Linden Rd. currently owned by Sunrise Assurance Services, Inc. and further identified by Parcel ID Number 97000954.

ATTACHMENTS

1. Staff Report
2. Application
3. Petition Requesting Annexation
4. Certificate of Sufficiency
5. Deed
6. Boundary Description
7. Boundary Survey



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Mayor Pizzella and Village Council
From: Michael Mandeville, Senior Planner
Alex Cameron, Planning and Inspections Director
Maria Klein, Senior Planner
Cc: Doug Willardson, Village Manager
Date: July 17, 2025
Subject: Consideration of a Voluntary Petition for Annexation for one (1) parcel on Foxfire Road

Applicant:	Mike Etowski
Owners:	Sunrise Assurance Services, Inc.
Property Location:	1 parcel between Foxfire Road and Linden Road
Moore County PID#:	97000954

Request:

Voluntary annexation of +/- 0.91 acres of property located adjacent to the intersection of Foxfire Road and Linden Road and abuts the Pinehurst Corporate Limits.

Background and Analysis:

The area to be annexed includes one parcel (PID#97000954) located adjacent to the intersection of Foxfire Road and Linden Road. The parcel has no structures on it and is completely wooded. The Village has an development application that would allow for a five-unit multi-family development on the subject parcel. The proposed development would be subject to and must comply with all applicable development regulations and processes in the Pinehurst Development Ordinance (PDO) and the Engineering Standards and Specification Manual (ESSM).

The parcel is contiguous to the Village's existing corporate limits and meet all the requirements for annexation under North Carolina General Statutes (NCGS) 160A-31. Previous annexations of Winston Pines in 2018 and LaForet in 2019 are in close proximity to the west of the proposed annexation.

All departments and the Technical Review Committee have commented on the annexation and no negative issues have been identified with the annexation of these parcels. Solid waste services are not available in this area.

The certified petition for voluntary annexation, a location map, and other documents are included in the meeting agenda for Council's review and consideration.

Recommendation:

This voluntary petition for annexation complies with all of the requirements of NCGS 160A-31 and 160A-58.1. Village staff recommends approval of this petition for voluntary annexation. It is further recommended that the annexation ordinance be adopted by the Village Council with an annexation effective date of June 30, 2026.

Attachments:

- Vicinity Map



0 175 350 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

Petition for Voluntary Annexation Sunrise Assurance Services, Inc





Annexation

No Fee

(Revised 09/2019)

Annexation Information

Per NCGS 160A-31, a property owner may petition the Village of Pinehurst for voluntary annexation of property contiguous to the existing corporate limits. Owners of property that is non-contiguous to the existing corporate limits of the Village may petition the Village of Pinehurst for voluntary annexation under the authority contained in NCGS 160A-58.1.

Intake Information

Property Address	
Street Address	150 Foxfire Rd
City, State, Zip Code	Aberdeen, NC 28315
Parcel ID #	97000954

Owner Information			
Name	SUNRISE ASSURANCE SERVICES INC	Home Phone #	
Street Address	PO BOX 1457	Mobile Phone #	910-303-4828
City, State, Zip Code	VASS, NC 28394	Business Phone #	
Email	pridebuiltnc@gmail.com		

Licensed Professionals	
(License #s must include all letters and numbers as filed with the NC Licensing Board)	
	Surveyor (Required)
License #	L-5423
Name	David R. Essick - DZT Lands Surveying PLLC
Street Address	7500 NC Hwy 15/501 Suite 5
City, State, Zip	West End, NC 27376
Phone #	910-420-1325
Email	david@dztsurveying.com

Applicant			
Name	Pride Custom Homes, Inc.	Other Phone #	
Email	pridebuiltnc@gmail.com	Street Address	30 McFarland Rd
Mobile Phone #	910-303-4828	City, State, Zip Code	Pinehurst, NC 28374



Annexation

No Fee

(Revised 09/2019)

Project Information

Description of Area to be Annexed	A triangle parcel that at the intersection of and bordered by Foxfire Rd and Linden Rd.
Number of Acres to be Annexed	0.91 AC
Reason for Annexation	The applicant is proposing to build a 5 unit townhome building. and will also be applying for a special intensity allocation, as required for the project

Location Information

Zoning District	R-MF
Overlay District	☐ Historic Preservation Overlay District ☒ N/A ☐ Pinehurst South Overlay District
Roads	☐ Public ☒ Private
Water Provider	Moore County
Sewer Provider	Moore County

Required Documents

☒ Map of Property to be Annexed (with Existing Village Corporate Limits Shown)
☒ Last Deed of Record
☒ Boundary Survey of Property to be Annexed
☒ Metes and Bounds Description

Certification

The undersigned SUNRISE ASSURANCE SERVICES, INC., being owner of all real property located within the area described in the attached metes and bounds description, requests that such are be annexed into the Village of Pinehurst, North Carolina.

Owner Signature: [Signature] Date: 12 JUN 25
VICE PRESIDENT

Village Clerk Certification (To be Completed by Village Clerk)

I, _____, Clerk to the Village Council of the Village of Pinehurst, do hereby certify that the sufficiency of the above referenced petition for voluntary annexation has been checked and found to be in compliance with NCGS.

Village Clerk Signature: _____ Date: _____

Petition Requesting Annexation

Date: 11 JUL 25

To the Village Council of the Village of Pinchurst:

1. We, the undersigned owners of real property, respectfully request that the area described in Paragraph 2 below be annexed to the Village of Pinchurst.
2. The area to be annexed is contiguous to the Village of Pinchurst and the boundaries of such territory are as follows:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, FRONTING IN THE INTERSECTION OF LINDEN ROAD AND FOXFIRE ROAD AND LYING TO THE SOUTHWEST THEREFROM, LOCATED ABOUT TWO MILES WEST OF NC HWY. 5, AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD LOCATED 117' FROM THE INTERSECTION OF LINDEN ROAD AND FOXFIRE ROAD; THENCE FROM THE BEGINNING SOUTH 41 DEGREES 08 MINUTES 43 SECONDS EAST 28.98 FEET TO AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF LINDEN ROAD ; THENCE SOUTH 31 DEGREES 36 MINUTES 04 SECONDS WEST 318.11 FEET TO AN 5/8" EXISTING IRON ROD 1" BELOW GROUND; THENCE NORTH 82 DEGREES 03 MINUTES 46 SECONDS WEST 106.14 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT 2" ABOVE GROUND; THENCE NORTH 30 DEGREES 05 MINUTES 08 SECONDS WEST 149.32 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT FLUSH WITH GROUND INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD; THENCE NORTH 65 DEGREES 33 MINUTES 25 SECONDS EAST 359.85 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.09 ACRES (0.91 ACRES LESS RIGHT OF WAY).

3. We acknowledge that any zoning vested rights acquired pursuant to NC G.S. 160A-385.1 or NC G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights? Y/N</u>	<u>Signature</u>
1.	SURPRISE ASSURANCE SERVICES, INC	PARCEL 10B 97000954	N/A	SURPRISE ASSURANCE SERVICES, INC VP [Signature]
2.				

Annexation Certificate of Sufficiency

To the Village Council of the Village of Pinehurst, North Carolina:

I, Shannon Konstantinou, Village Clerk do hereby certify that I have investigated the attached petition (Attachment A) and hereby make the following findings:

- a. The petition contains an adequate property description in metes and bounds of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Village of Pinehurst's primary corporate limits, as defined by NC G.S. § 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.
- d. The ownership of the real property included in the proposed annexation area indicated in the petition has been verified (Attachment B).

In witness whereof, I have hereunto set my hand and affixed the seal of the Village of Pinehurst this 25th day of June 2025.




Shannon Konstantinou, Village Clerk

CW
FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
October 08, 2007 02:26:42 PM
Book 3312 Page 80-82
FEE: \$20.00
INSTRUMENT # 2007019382



INSTRUMENT # 2007019382

This Instrument Prepared By:
H. Craig Phifer, III
Clarke & Phifer, L.L.P.
135 Applecross Road
Pinehurst, North Carolina 28374

STATE OF NORTH CAROLINA
COUNTY OF MOORE

GENERAL WARRANTY DEED

THIS DEED, made this 26th day of September, 2007 by Sunrise Investment Group, a North Carolina General Partnership, Grantor, to Sunrise Assurance Services, Inc., a North Carolina corporation, Grantee;

Tax Address: PO Box 11104, Fayetteville, North Carolina 28303-2799.

WITNESSETH:

That said Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract or parcel of land situate in Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated By Reference.

This conveyance is made subject to: (i) utility easements of record; (ii) ad valorem taxes for the current year, which taxes shall be prorated as of the date of closing; and (iii) unviolated restrictive covenants that do not materially affect the value of the property.

And being the same property conveyed to Grantor by Deed, in Book 1638, Page 160, Moore County Registry, Carthage, North Carolina.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Sunrise Investment Group

By: Mary Etowski (SEAL)
Mary Etowski, Partner
=====

COUNTY OF MOORE
STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a [] driver's license or _____, or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name of Principal(s): Mary Etowski, Partner of Sunrise Investment Group, a North Carolina General Partnership.

Date: 10/5/2007

Homer Craig Phifer III
Notary Public
Homer CRAIG Phifer III
Printed or typed name of Notary Public

My Commission Expires: 27 Sept. 2010

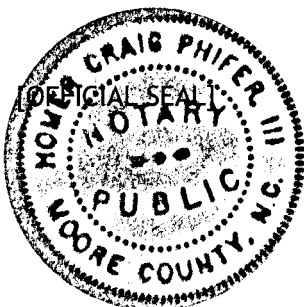


EXHIBIT "A"

A certain tract or parcel of land situated in Mineral Springs Township, Moore County, North Carolina, fronting in the intersection of Linden Road and Foxfire Road and lying to the southwest therefrom, located about two miles west of NC Hwy. 5, and being further described as follows:

BEGINNING at an iron rod situated in the northwest margin of the right of way of Linden Road in the Southeast line of that 13.44 acre tract of land described in Deed Book 528, Page 759, said rod further located as being North 33 degrees 45 minutes East a distance of 18.00 feet from a PK nail situated in the centerline of LaFayette Drive; running thence from said beginning corner with the east line of an 875 square foot parcel conveyed from La Foret Enterprises, Inc. to La Foret Townhomes Association I, North 79 degrees 56.5 minutes West a distance of 106.17 feet to an iron rod, said rod being a corner of said Townhomes Association common area tract; thence with a line of said common area, North 28 degrees 09 minutes West a distance of 149.51 feet to an iron rod situated within the south right of way margin of Foxfire Road in the north line of said 13.44 acre tract; thence with said north line of said 13.44 acre tract, North 67 degrees 43 minutes a distance of 360.33 feet to an iron rod situated in the right of way margin of Foxfire Road, the North corner of said 13.44 acre tract; thence with the northeast line of said 13.44 acre tract within the right of way margin of the intersection of Foxfire Road and Linden Road, South 39 degrees 15 minutes East a distance of 29.00 feet to an iron rod situated in the northwest right of way of Linden Road, the East corner of said 13.44 acre tract, thence with the Southeast line of said 13.44 acre tract, with the northwest right or way margin of Linden Road, South 33 degrees 45 minutes West a distance of 318.09 feet to the BEGINNING containing 1.09 acres more or less, and being a portion of said 13.44 acre tract.

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA, FRONTING IN THE INTERSECTION OF LINDEN ROAD AND FOXFIRE ROAD AND LYING TO THE SOUTHWEST THEREFROM, LOCATED ABOUT TWO MILES WEST OF NC HWY. 5, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD LOCATED 117' FROM THE INTERSECTION OF LINDEN ROAD AND FOXFIRE ROAD; THENCE FROM THE BEGINNING SOUTH 41 DEGREES 08 MINUTES 43 SECONDS EAST 28.98 FEET TO AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF LINDEN ROAD ; THENCE SOUTH 31 DEGREES 36 MINUTES 04 SECONDS WEST 318.11 FEET TO AN 5/8" EXISTING IRON ROD 1" BELOW GROUND; THENCE NORTH 82 DEGREES 03 MINUTES 46 SECONDS WEST 106.14 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT 2" ABOVE GROUND; THENCE NORTH 30 DEGREES 05 MINUTES 08 SECONDS WEST 149.32 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT FLUSH WITH GROUND INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD; THENCE NORTH 65 DEGREES 33 MINUTES 25 SECONDS EAST 359.85 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.09 ACRES (0.91 ACRES LESS RIGHT OF WAY).

David R. Essick

Professional Land Surveyor

L-5423



**Consider Ordinance 25-11 Extending the Corporate Limits of the Village of
Pinehurst (Annexation of Foxfire & Linden Condos)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 06/30/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Ordinance 25-11 Annexation (Foxfire & Linden Condos)_Attachment 1

ORDINANCE #25-11:

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE VILLAGE OF PINEHURST, NORTH CAROLINA (FOXFIRE & LINDEN CONDOS).

WHEREAS, the Village Council of the Village of Pinehurst has received a voluntary petition for annexation under G.S. 160A-31 and G.S. 160A-58.1 to annex the area described below; and

WHEREAS, the Village Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, NC 28374 at 4:30 p.m. on July 22, 2025, after due notice; and

WHEREAS, the Village Council finds that the petition meets the requirements of G.S. 160A-31 and G.S. 160A-58.1, with the parcel being contiguous to the Village of Pinehurst's boundaries (separated only by the width of Linden Rd. and accompanying NCDOT right-of-way).

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 22nd day of July 2025 as follows:

SECTION 1. By virtue of the authority granted by G.S. 160A-31 and G.S. 160A-58.1, the following described contiguous property owned by Sunrise Assurance Services, Inc. is hereby annexed and made part of the Village of Pinehurst as of June 30, 2026:

FOXFIRE & LINDEN CONDOS PARCEL

THE LAND TO BE ANNEXED INTO THE VILLAGE OF PINEHURST AS DESCRIBED IN THE FOLLOWING:

BEING ALL OF THE 0.91 ACRES OF THE SUNRISE ASSURANCE SERVICES, INC. TRACT LOCATED IN MINERAL SPRINGS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA DESCRIBED IN DEED BOOK 3312 PAGE 80-

82 RECORDED IN THE MOORE COUNTY REGISTRY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD LOCATED 117' FROM THE INTERSECTION OF LINDEN ROAD AND FOXFIRE ROAD; THENCE FROM THE BEGINNING SOUTH 41 DEGREES 08 MINUTES 43 SECONDS EAST 28.98 FEET TO AN EXISTING MAG NAIL INSIDE THE RIGHT OF WAY OF LINDEN ROAD ; THENCE SOUTH 31 DEGREES 36 MINUTES 04 SECONDS WEST 318.11 FEET TO AN 5/8" EXISTING IRON ROD 1" BELOW GROUND; THENCE NORTH 82 DEGREES 03 MINUTES 46 SECONDS WEST 106.14 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT 2" ABOVE GROUND; THENCE NORTH 30 DEGREES 05 MINUTES 08 SECONDS WEST 149.32 FEET TO AN 4"x4" EXISTING CONCRETE MONUMENT FLUSH WITH GROUND INSIDE THE RIGHT OF WAY OF FOXFIRE ROAD; THENCE NORTH 65 DEGREES 33 MINUTES 25 SECONDS EAST 359.85 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.09 ACRES (0.91 ACRES LESS RIGHT OF WAY).

SECTION 2. Upon and after June 30, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Village of Pinehurst and shall be entitled to the same privileges and benefits as other parts of the Village of Pinehurst. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the Village of Pinehurst shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary State at Raleigh, North Carolina, an accurate map of the annexed territory attached to the ordinance as Attachment #1, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

THIS ORDINANCE passed and adopted this 22nd day of July 2025.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

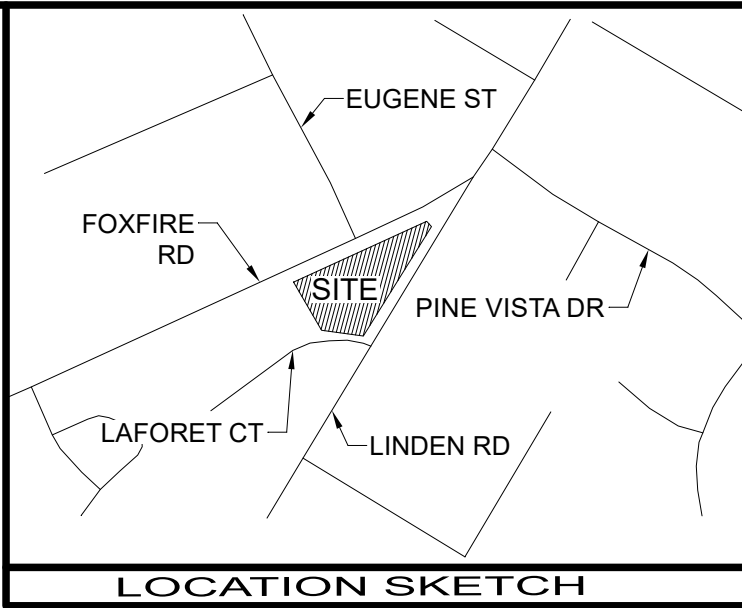
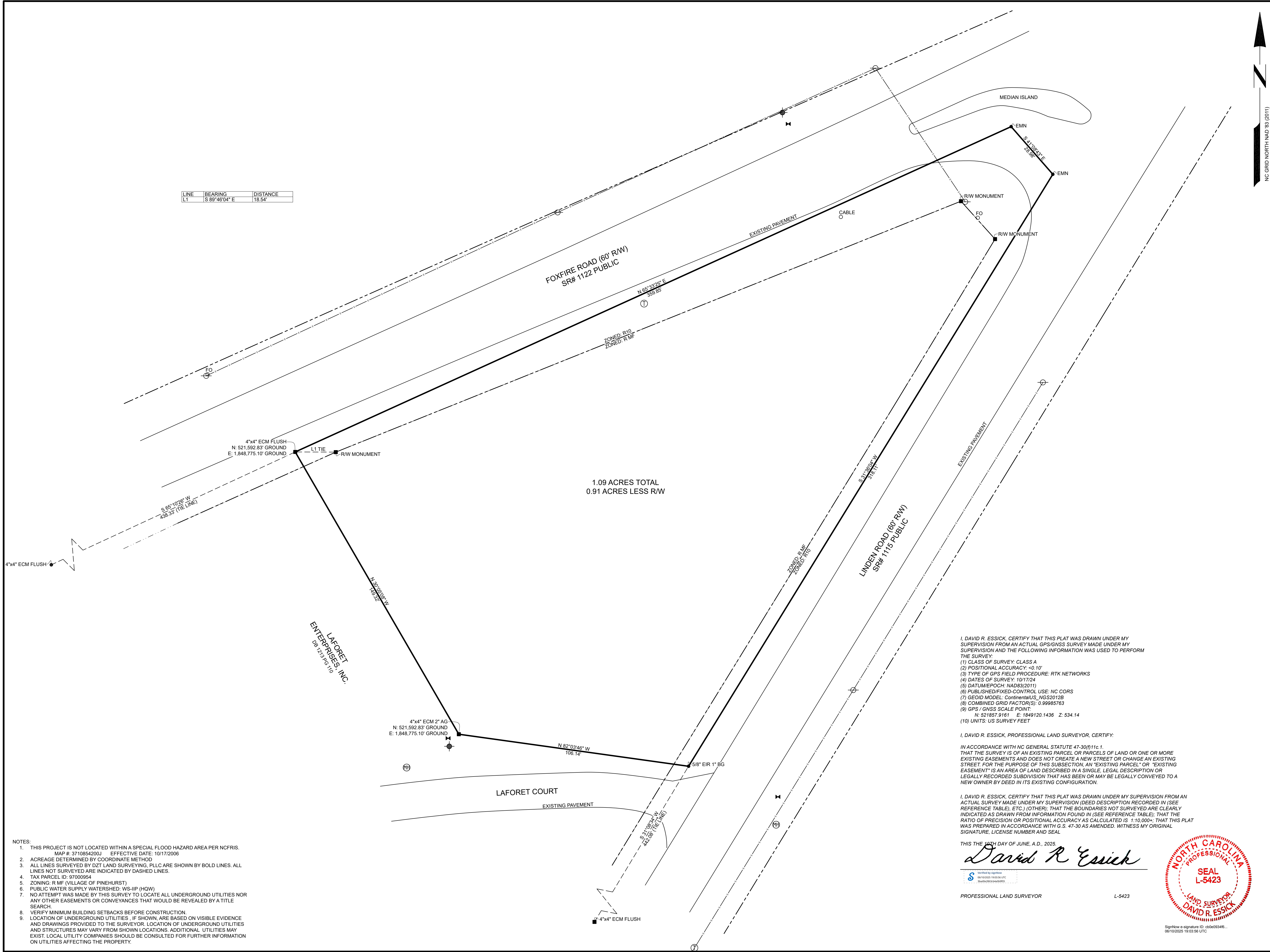
By: _____
Patrick Pizzella, Mayor

Attest:

Approved as to Form:

Shannon Konstantinou, Village Clerk

Michael J. Newman, Village Attorney



LEGEND OF SYMBOLS & ABBREVIATIONS	
CP	COMPUTED POINT
EA	EXISTING AXLE
ECM	EXISTING CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
NIP	NEW IRON PIPE
CO	CLEAN OUT
CB	COMMUNICATION BOX
FD	FIRE HYDRANT
GV	GAS VALVE
HVAC	PROPOSED HVAC
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
SS	SANITARY SEWER
SM	STORM MANHOLE
TP	TELEPHONE PEDESTAL
CP	CABLE PEDESTAL
TR	TRANSFORMER
WM	WATER METER
WV	WATER VALVE
W	WELL
#AG	(#) INCHES ABOVE GRADE
#BG	(#) INCHES BELOW GRADE
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
EJB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
EMN	EXISTING MAG NAIL
EN	EXISTING NAIL
EOP	EDGE OF PAVEMENT
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
FO	FIBER OPTIC
FL	FLUSH WITH GRADE
ICV	IRRIGATION CONTROL VALVE
MBS	MINIMUM BUILDING SETBACKS
NF	NOW OR FORMERLY
NMN	NEW MAG NAIL
RCP	REINFORCED CONCRETE PIPE
RPZ	REDUCED PRESSURE ZONE
R/W	RIGHT-OF-WAY
YI	YARD INLET
500	EXISTING CONTOUR LINES
---	SURVEYED PROPERTY BOUNDARY
---	COMPUTED / ADJOINER PROPERTY LINE
---	RIGHT-OF-WAY
---	TIE LINE
---	SETBACK LINES
---	SANITARY SEWER LINES
---	STORM DRAIN LINES
---	WATER LINES
---	FENCE
---	OVERHEAD ELECTRIC LINES
---	EASEMENTS

I, DAVID R. ESSICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
(4) DATES OF SURVEY: 10/17/24
(5) DATUM/EPOCH: NAD83(2011)
(6) PUBLISHED/FIXED-CONTROL USE: NC CORS
(7) GEOID MODEL: ContinentalUS_NGS2011B
(8) COMBINED GRID FACTOR(S): 0.99985763
(9) GPS / GNSS SCALE POINT:
N: 521857.9161 E: 1849120.1436 Z: 534.14
(10) UNITS: US SURVEY FEET

I, DAVID R. ESSICK, PROFESSIONAL LAND SURVEYOR, CERTIFY:

IN ACCORDANCE WITH NC GENERAL STATUTE 47-39(11c.1), THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

I, DAVID R. ESSICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE), ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCE TABLE); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS THE 10TH DAY OF JUNE, A.D., 2025.

David R Essick

PROFESSIONAL LAND SURVEYOR

L-5423



Signature in signature ID: 000600408... 06/10/2025 15:03:56 UTC

- NOTES:
- THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER NCFRIS. MAP #: 3710854200. EFFECTIVE DATE: 10/17/2006
 - ACREAGE DETERMINED BY COORDINATE METHOD
 - ALL LINES SURVEYED BY DZT LAND SURVEYING, PLLC ARE SHOWN BY BOLD LINES. ALL LINES NOT SURVEYED ARE INDICATED BY DASHED LINES.
 - TAX PARCEL ID: 970000954
 - ZONING: R MF (VILLAGE OF PINEHURST)
 - PUBLIC WATER SUPPLY WATERSHED: WS-IIP (HOW)
 - NO ATTEMPT WAS MADE BY THIS SURVEY TO LOCATE ALL UNDERGROUND UTILITIES NOR ANY OTHER EASEMENTS OR CONVEYANCES THAT WOULD BE REVEALED BY A TITLE SEARCH.
 - VERIFY MINIMUM BUILDING SETBACKS BEFORE CONSTRUCTION.
 - LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY.

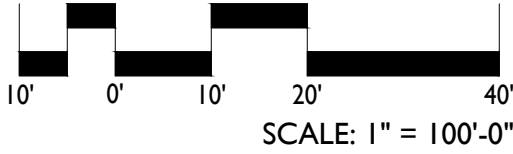
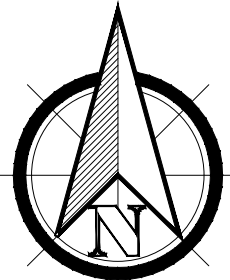
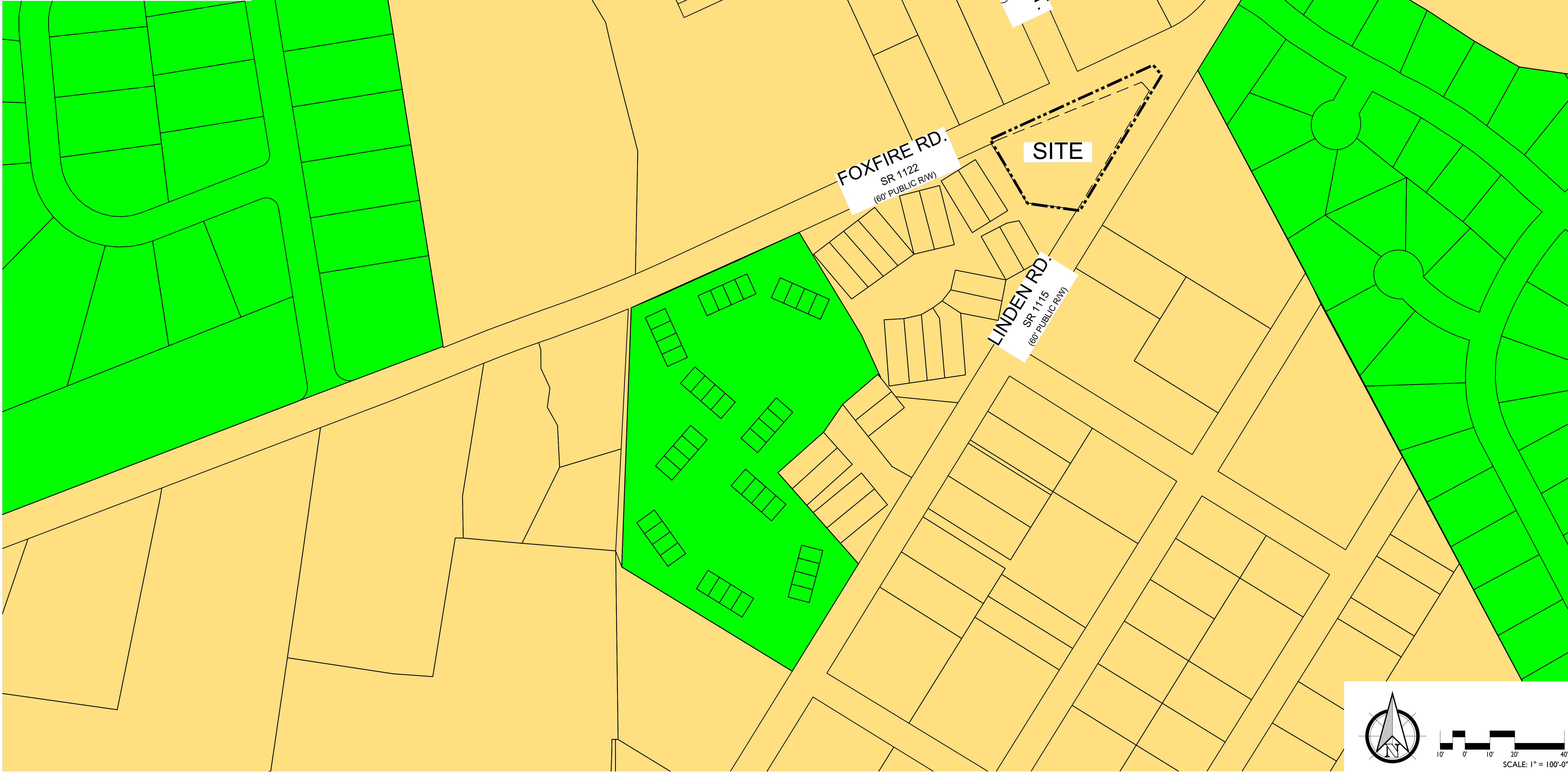
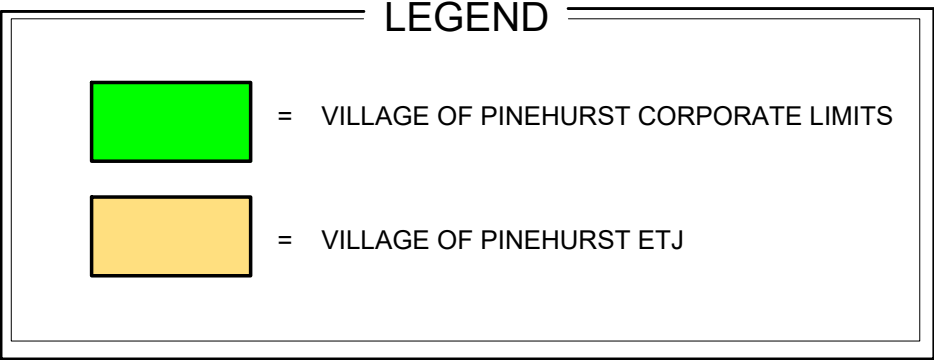
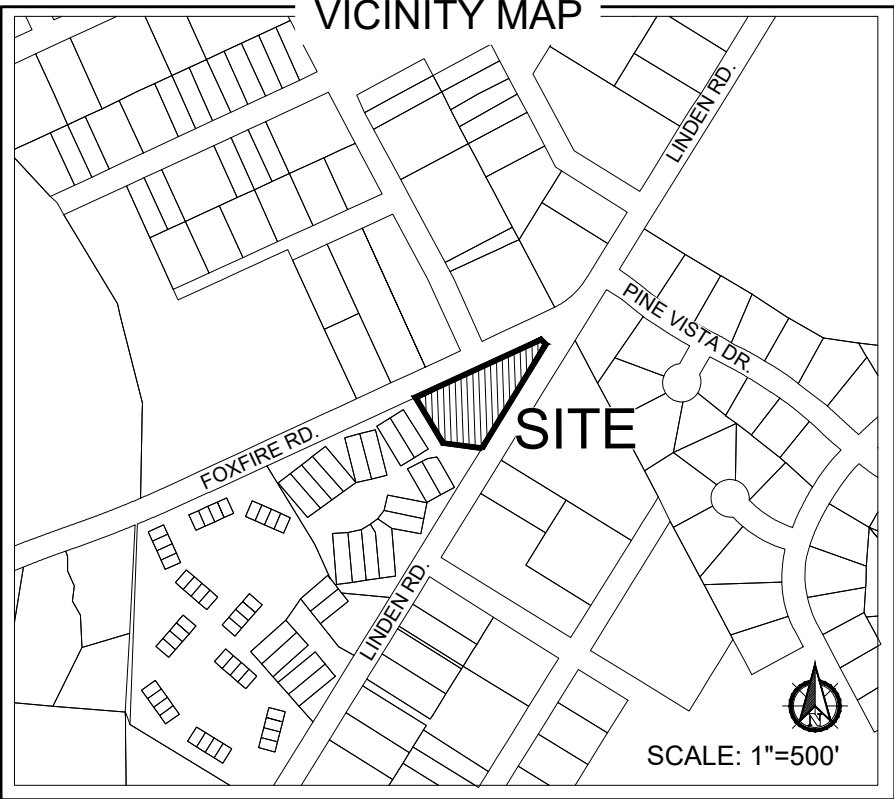
ANNEXATION SURVEY FOR:
PRIDE CUSTOM HOMES, INC
JUNE 10TH, 2025
VILLAGE OF PINEHURST ETJ
MINERAL SPRINGS TOWNSHIP
MOORE COUNTY, NORTH CAROLINA

0 20 40 60
SCALE 1"=20'

REFERENCE TABLE:
DEED BOOK 3312, PAGE 80
AT THE INTERSECTION OF
FOXFIRE ROAD AND LINDEN ROAD

OWNER'S ADDRESS:
SUNRISE ASSURANCE SERVICES INC
PO BOX 1457
VASS NC 28394

DZT
LAND SURVEYING, PLLC NC FRM P-2686
SUITE 5 7500 NC HWY 15501 WEST END, NC 27376
JOB#: 2326



FOXFIRE RD. PARCEL
PINEHURST, NORTH CAROLINA
CORPORATE LIMITS MAP

DATE: 06-16-2025
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
SCALE: 1" = 100'-0"
PROJECT #: KJ022076
SHEET NUMBER:
EX-0.0

REVISIONS:

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

140 APPLE CROSS ROAD, SUITE B
PINEHURST, NC 28374
P: (910) 684-8467
W: www.koontzjonesdesign.com



Discuss and Adopt the FY26-30 Multi-Modal Implementation Plan ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 07/15/2025

MEMO DETAILS

Please review and consider for adoption the *Village of Pinehurst Multi-Modal Transportation Implementation Plan*. This plan outlines a prioritized, five-year roadmap to improve pedestrian, bicycle, and limited golf cart connectivity throughout the Village. The goal is to provide safer, more convenient, and more accessible multi-modal options—especially connecting residential neighborhoods to the Village Center and other key destinations.

Why This Matters

Our annual community surveys strongly support investing in additional multi-modal transportation infrastructure. Residents have consistently expressed a desire for more walkable and bikeable routes throughout Pinehurst. This plan responds directly to that feedback with a clear, phased approach to implementation.

Just as important, adopting this plan is a prerequisite for securing outside funding. Without a formally adopted plan, we are not eligible to apply for critical project funding through the State Transportation Improvement Plan (STIP) or several federal and state grant programs. In other words, no plan means no funding.

Financial Overview

The estimated cost of implementing the identified projects over the next five years exceeds our current \$460,000 annual sidewalk allocation. However, this plan positions us to aggressively pursue:

- Inclusion in the STIP via coordination with the Sandhills Metropolitan Planning Organization (SMPO)
- Federal and state infrastructure and mobility grants, including those under the Carbon Reduction Program
- Public-private partnerships and outside sponsorships

Local funding will remain an important part of the equation, but securing outside revenue will be key to implementation.

Key Project Priorities

Sidewalk Projects

- Require sidewalk installation in new development via PDO updates
- Address sidewalk construction controls in ESSM updates
- Juniper Creek Blvd (Deerwood to North Entrance)
- Morganton Road (Hwy 5 to 15-501)
- Burning Tree Road (Pine Vista to Lake Forest Dr.)
- Lake Forest Dr. (Burning Tree to Lost Tree Rd.)
- Lost Tree Rd. (Lake Forest to McKenzie Rd.)
- Monticello Rd. (Hwy 5 to Morganton Rd.)
- East-west pedestrian crossing through the traffic circle

Bicycle Projects

- Multi-use path along Airport Rd (Forest Creek to McKinnon Rd) – partially funded
- Colored multi-use path along Hwy 5 to Hwy 2/USGA
- Multi-use path along the railroad from Linden Rd (Pinewild) to Hwy 5
- Multi-use path under powerlines from Linden Rd to Pinehurst Resort Beach

Golf Cart Projects

- Legal golf cart crossing over NC 15-501 at Pinehurst No. 6
- Consider additional permanent and event-specific golf cart parking

Recommendation

I recommend that Council adopt the *Village of Pinehurst Multi-Modal Transportation Implementation Plan* to formally prioritize infrastructure projects, align with resident feedback, and strengthen our ability to secure external funding. Please let me know if you have any questions.

ATTACHMENTS

1. Multi-Modal Transportation Implementation Plan FY26-30

VILLAGE OF PINEHURST



Multi-modal Transportation Implementation Plan FY26-FY30

VILLAGE OF PINEHURST

MULTI-MODAL TRANSPORTATION IMPLEMENTATION PLAN

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SECTION 1: INTRODUCTION

1.1 VISION STATEMENT

The Village of Pinehurst envisions a community where pedestrians, cyclists, and golf carts coexist harmoniously within a well-connected, safe, and accessible transportation network. By integrating multi-modal transportation options, we aim to enhance mobility, reduce traffic congestion, and promote a healthier, more sustainable lifestyle for all residents and visitors.

1.2 HISTORY

Pinehurst, founded in 1895, has a rich history as a golf resort town, which has shaped its unique character and infrastructure. Over the years, Pinehurst has evolved from a leisure destination into a vibrant community. Historically, transportation in Pinehurst has been vehicle-centric, but there has been increasing interest in expanding options to include pedestrian, cyclist and golf cart infrastructure to support a more inclusive transportation network.

Historic and current municipal multi-modal efforts:

Village Greenway Master Plan

The Village Greenway Master Plan encompasses the existing Greenway trail, which spans approximately six miles and represents the first three phases of the broader Village Greenway Plan. The original plan envisioned a total of twenty-four miles of trail. An integral part of the Greenway Project is the Village Greenway Habitat Committee. This committee is dedicated to enhancing the Greenway as an educational resource for learning about native plants and wildlife. The Committee regularly surveys the Greenway to document its diverse flora and fauna.

The Greenway Master Plan features a network of loops and endpoints that traverse a suburban landscape, including parks, residential areas, open spaces, recreational facilities, and wooded regions. The trail supports activities such as running, walking, and cycling. Currently, golf carts are not permitted on the trail, though there has been public interest in exploring the possibility of allowing golf carts to be used on certain sections of this multi-modal pathway system.

Village of Pinehurst Engineering Standards and Specifications Manual

In August 2004, the Pinehurst Village Council adopted the Engineering Standards and Specifications Manual (ESSM), which sets the minimum design standards for all new development within the Village. Section 4.0 of this Manual outlines technical specifications for sidewalks (minimum thickness of four inches and minimum clear width of five feet) and greenways (minimum six inches of compacted stone screenings and minimum clear width of six feet). The Manual also includes standard details for Concrete Sidewalks, Brick Sidewalks, and Greenways. It has been amended several times since its adoption and the Village is currently under contract with the design firm Kimley Horn to review and update the ESSM.

Pinehurst Development Ordinance (PDO)

The Pinehurst Development Ordinance (PDO) was updated and adopted by the Village Council in October 2014. This ordinance establishes rules and regulations for development within the Village, including requirements for sidewalks and greenways. According to the current PDO, sidewalks

must be installed on one side of all new streets in residential developments with eight or more dwelling units and on both sides of all new streets in non-residential developments. The PDO defines a greenway as “a linear open space, either privately owned or owned by the Village or another government unit, which may include a trail for walking, bicycling, horseback riding, or other passive recreation, but not for vehicular use other than greenway maintenance.” The PDO is also under review by Kimley Horn, including sections regarding sidewalks and greenway trails.

Historic District Standards and Guidelines

The Historic District Standards and Guidelines, originally adopted by the Village Council in September 2006, provide design principles and standards for structures and landscaping within the local historic district. These guidelines are used by the Village’s Historic Preservation Commission (HPC) when reviewing proposed changes and new constructions within the district. While the guidelines do not include design standards for sidewalks or walkways, they do acknowledge that “original sand-clay and patterned brick sidewalks contribute to the character of some streetscapes in the District.” Projects within the public right-of-way do not require HPC approval according to these Standards and Guidelines.

1.3 OVERALL GOALS

1. Enhance connectivity for pedestrians, cyclists, and golf carts.
2. Improve “walkability” in the Village of Pinehurst.
3. Improve safety for all users of the transportation network.
4. Promote alternative and active transportation options.
5. Integrate transportation improvements with Pinehurst's long-term development plans.

1.4 SCOPE AND PURPOSE OF PLAN

This Multi-Modal Implementation Plan covers the fiscal years FY26 through FY30. The scope includes an assessment of current conditions, identification of needs, and development of strategies to improve transportation options for pedestrians, cyclists, and golf carts. The purpose of this plan is to provide a comprehensive framework for enhancing multi-modal transportation, ensuring that the Village is supported by a functional and inclusive transportation network.

SECTION TWO: CURRENT CONDITIONS

2.1 OVERVIEW

Pinehurst's transportation network currently includes a mix of roadways, sidewalks, pathways and bike paths. However, there are gaps in connectivity, and certain areas lack adequate infrastructure to support safe and convenient multi-modal travel.

2.2 INVENTORY AND ASSESSMENT OF EXISTING FACILITIES

- **Pedestrian Facilities:** The Village has 9 miles of walkways (including brick sidewalks, historic sand/clay paths, concrete sidewalks, stone screenings, asphalt trail, greenway trail, etc.). A map of Village walkways is included in Appendix A.

Overall, most sidewalks in Pinehurst are in good condition. However, there are several key issues affecting the pedestrian system:

- **ADA Accessibility:** Some sand/clay paths and sections of the Greenway do not meet Federal/State accessibility standards. Enhancements such as curb ramps, tactile detection pads, and paved paths would significantly improve accessibility.
 - **Lack of Sidewalks:** While many residential areas near Downtown have pedestrian pathways, most areas within the Village lack sidewalks entirely.
 - **Insufficient Connectors:** Many neighborhoods and popular destinations lack sidewalks that connect them to adjacent residential or commercial areas.
 - **Poor Repair:** Several sand/clay paths require repairs to fix problems like rilling, erosion, and root intrusion. Additionally, some intersections need curb ramp upgrades to comply with ADA standards.
 - **Pedestrian Intersections:** The Village has several busy intersections serving both vehicles and pedestrians. While some areas, such as Downtown, offer safe pedestrian facilities, many other intersections need safety upgrades. Improvements such as pedestrian signals, marked crosswalks, refuge areas, tactile warning devices, curb ramps, and paved paths are necessary to enhance pedestrian safety near vehicular traffic.
- **Cycling Facilities:** Bicycles are permitted on the greenway paths. There are no dedicated bike lanes on roads. Residents are interested in bicycling within Pinehurst, but safety concerns are preventing many from regularly riding a bike. Many also feel that there is a lack of connectivity to common destinations within the Village and that not enough biking facilities exist to safely access these destinations. Cycling facilities are included on the map in Appendix B.
 - **Golf Cart Facilities:** There are no golf cart-specific paths in the Village Rights of Way (ROW). Golf carts are permitted on Village roads, but not on state-maintained roads. Additional information can be found in the Village Ordinance § 71.17 OPERATION OF GOLF CARTS ON PUBLIC STREETS AND ROADS. Additionally, a map of approved state road crossings can be found [here](#).

SECTION THREE: EDUCATION AND ENCOURAGEMENT

The following options for education and encouraging use of multi-modal facilities will be spearheaded by the Bicycle and Pedestrian Advisory Committee (BPAC) with staff support as needed.

3.1 EDUCATION

- **Bike Safety Information:** Implement regular workshops or other methods to assist in safe cycling practices for all age groups.
- **School Programs:** Integrate bicycle safety education into school curriculums. Encourage walking school bus programs.
- **Public Awareness Campaigns:** Initiate campaigns to educate residents about the benefits and safety of cycling, as well as the proper ownership and operation of golf carts within the Village and on Village streets.

3.2 ENCOURAGING ALTERNATIVE TRANSPORTATION USE

- **Bike-to-Work Initiatives:** Promote programs that encourage commuting by bike, including incentives for businesses.
- **Community Events:** Host bike rides and events to promote cycling as a recreational activity.
- **Golf Cart Parking:** Promote the use of golf carts for transportation to events, highlighting their convenience and ease of parking compared to regular vehicles.

SECTION FOUR: SAFETY AND ENFORCEMENT

4.1 SAFETY AND MAINTENANCE

The Village plans to conduct regular audits and inspections to identify and address safety hazards, such as inadequate crosswalk markings and faulty pedestrian signals. By integrating these enforcement actions with ongoing maintenance and infrastructure improvements, the Village aims to create a safer and more efficient multi-modal transportation system for all users. These infrastructure improvements may include:

1. **Repairing Sidewalks:** Addressing issues such as cracks, uneven surfaces, and obstacles to ensure safe and accessible pedestrian pathways.
2. **Installing and Enhancing Crosswalks:** Adding or refreshing crosswalk markings at key intersections and mid-block crossings to improve visibility and pedestrian safety. This includes the addition of high-visibility paint and reflective materials.
3. **Adding Curb Ramps:** Installing or upgrading curb ramps at intersections and crosswalks to ensure compliance with ADA standards and facilitate easier access for individuals with disabilities.
4. **Improving Signage:** Installing clear and effective pedestrian signage to guide and alert both drivers and pedestrians. This includes adding directional signs, pedestrian warning signs, and markers to highlight safe crossing points.
5. **Enhancing Lighting:** Installing or upgrading street and pathway lighting in poorly lit areas to improve visibility for both pedestrians and drivers during nighttime or low-light conditions.
6. **Clearing Debris:** Regularly removing obstacles such as trash cans, vegetation, and other debris that can block pedestrian pathways and create hazards.
7. **Maintaining Safe Drainage:** Ensuring that stormwater drains and ditches are properly maintained to prevent flooding and potential hazards on pedestrian paths.

By implementing these small-scale improvements, the Village aims to create a safer and more user-friendly multi-modal transportation network for all residents and visitors.

4.2 BICYCLIST AND PEDESTRIAN CRASH ANALYSIS

- **Crash Data Analysis:** The Village will review and analyze data on accidents involving pedestrians, cyclists, and golf carts to identify high-risk areas and trends on an ongoing basis.
- **Risk Assessment:** The Bicycle, Pedestrian Advisory Committee will evaluate the safety of current infrastructure and propose improvements based on identified risks.

4.3 ENFORCEMENT ACTIONS FOR INCREASED SAFETY

The Village of Pinehurst will undertake a series of enforcement actions designed to enhance pedestrian and vehicular safety. Key measures will include strict enforcement of parking regulations to prevent obstructions on sidewalks and pedestrian pathways, ensuring that these

areas remain clear and accessible. The Village will also implement targeted enforcement of speed limits and traffic rules, particularly in high-traffic and school zones, to reduce accidents and improve overall safety.

SECTION FIVE: IMPLEMENTATION

This section details the necessary action steps for implementing multi-modal transportation improvements, establishes project priorities, and outlines a schedule for completing these projects over the next five years.

5.1 PRIORITY AREAS

Sites that currently generate or have the potential to generate multi-modal traffic include:

- **FirstHealth Moore Regional Hospital & Fitness Center:** This facility is connected to nearby greenways and local streets that are suitable for cycling.
- **Sandhills Community College:** Although there are no existing bicycle facilities along Airport Road leading to the college, this Plan suggests the addition of a sidepath or bikeable shoulders to connect the college with the Southern Pines greenway.
- **Rassie Wicker Park:** Pathways connect this park to the Village Hall and the Arboretum. On-street shared-lane bicycle routes could link the Village Green area to the park.
- **Village Arboretum:** This park features both paved and unpaved paths and is accessible from the Village Hall.
- **Village Hall:** Pathways from Rassie Wicker Park provide nearby access.
- **Harness Track/Fair Barn:** Currently, there are no bicycle routes leading to these locations.
- **Pinehurst Greenway:** This greenway links to Rassie Wicker Park, Cannon Park, Given Memorial Park, Highway 211, and extends beyond the FirstHealth campus to adjacent residential areas.
- **Given Memorial Library:** Accessible via several residential streets that offer a pleasant biking environment. Enhanced on-street pavement markings or route signage could improve cyclist safety and provide clear wayfinding.
- **Pinehurst Elementary School:** A recently updated sand/clay path connects the school to the adjacent residential community.
- **Various Resorts within the Village:** Some resorts are connected to the Greenway system, while others are on the periphery, accessible via low-speed, low-volume routes. Some resorts are not accessible via on-street bike routes and may require crossing high-speed, high-volume streets.
- **Chinquapin/Market Square Retail Areas:** This central shopping area in Pinehurst features sidewalks in fair to good condition extending from the center of the square to nearby residential areas. The paved sidewalks often connect to historic sand/clay paths.
- **Olmsted Village:** Although this popular destination is outside the Village limits, it is frequently visited by Pinehurst residents. The recent widening of Highway 211 included new concrete sidewalks on both sides of the road, terminating at Olmsted Village near the intersection of Highway 211, NC Hwy 5, and Central Park Avenue.
- **Established Neighborhoods to Village Center:** We want to make it easier for residents in established neighborhoods (e.g. Doral Woods, Pinewild, etc.) to access the Village Center without needing a car.

5.2 PRIORITIZED SIDEWALK PROJECTS

1. Ensure updates to the PDO include sidewalks in new developments
2. Ensure updates to the ESSM addresses sidewalk construction controls
3. Juniper Creek Boulevard concrete sidewalks from Deerwood to North entrance.
4. Morganton Road concrete sidewalks from Hwy 5 to 15-501.
5. Burning Tree Road concrete sidewalks from Pine Vista to Lake Forest Drive.
6. Lake Forest Drive concrete sidewalks from Burning Tree Road to Lost Tree Rd.
7. Lost Tree Road concrete sidewalks from Lake Forest Drive to McKenzie Road.
8. Monticello Road concrete sidewalks from Hwy 5 to Morganton Road.
9. East/West pedestrian crossing through the traffic circle area.

5.3 PRIORITIZED BICYCLE PROJECTS

1. Coordinate with NCDOT to develop an 8-foot-wide multi-use path along Airport Road from Forest Creek in Southern Pines to McKinnon Road. We have received partial funding through the Carbon Reduction Program via the SMPO.
2. Coordinate with NCDOT to develop an 8-foot-wide colored asphalt multi-use path along Highway 5 from the southern Village limits to Hwy 2/Pinehurst Resort/USGA. Coordinate with Aberdeen to extend further south if possible.
3. Create an 8-foot-wide multi-use asphalt path along the railroad tracks from Linden Road near Pinewild to Hwy 5.
4. Create an 8-foot-wide multi-use asphalt path under the powerlines from Linden Road at Pine Vista Drive to the Pinehurst Resort Beach

5.4 PRIORITIZED GOLF CART PROJECTS

NCDOT has made it clear that a shared path for pedestrians, bicycles, and golf carts is not permitted. Golf cart lanes must be physically separated, which makes the concept impractical—especially if the goal is to build two-way paths wide enough for safe travel. Given these constraints and considering the Village’s existing efforts to support golf cart accessibility, the list of additional opportunities is relatively limited.

1. Establish a legal golf cart crossing over NC 15-501 at the north entrance to Pinehurst No. 6. This would require constructing a 400-foot golf cart path along the west side of 15-501, extending north from Spring Lake Drive, to align with Spring Lake Road and facilitate a safe, direct crossing.
2. Consider additional permanent golf cart parking and temporary golf cart parking and special events.

5.5 FUNDING

- **Federal and State Funding:** The Village will collaborate closely with the Sandhills Metropolitan Planning Organization (SMPO) to secure federal and state funding for multi-modal improvement projects. A key focus will be advocating for these projects to be prioritized and incorporated into the State Transportation Improvement Plan (STIP).

- **Federal and State Grants:** The Village will apply for transportation and infrastructure grants as they are identified in which the Village is likely to receive grant funding.
- **Local Funding:** The Village will allocate \$460,000 annually from the general fund budget for multi-modal transportation improvements.
- **Partnerships and Sponsorships:** To the extent possible, the Village will collaborate with businesses and organizations for additional funding opportunities.

5.6 PRIORITIZATION AND IMPLEMENTATION TABLE

Fiscal Year	Type	Project Description	Material	Cost Estimate	Linear Feet
2026				\$1,797,023	18,225
2026	Historic Walkway	TBD	Chapel Hill Grit	\$53,813	700
2026	Bicycle	Coordinate with NCDOT to develop an 8-foot-wide multi-use path along Airport Road from Forest Creek in Southern Pines to McKinnon Road.	Screenings	\$420,000	7,000
2026	Walkway	Rattlesnake Trail to connect Village Place to new library location	Brick	\$345,938	2,500
2026	Walkway	Construction of Juniper Creek Boulevard concrete sidewalks from Deerwood to North entrance.	Concrete	\$934,800	7,600
2026	Multi-Modal	Establish a legal golf cart crossing over NC 15-501 at the north entrance to Pinehurst No. 6.	Asphalt	\$42,473	425
2027				\$1,419,920	79,750
2027	Walkway	Lost Tree Road concrete sidewalks from Lake Forest Drive to McKenzie Road.	Concrete	\$252,150	2,000
2027	Multi-Modal	Coordinate with NCDOT to develop sidewalks along Morganton Road from Hwy 5 to Hwy 15-501.	Asphalt	\$1,167,770	11,400
2028				\$1,609,682	56,250
2028	Multi-Modal	Create an 8-foot-wide multi-use asphalt path along the railroad tracks from Linden Road near Pinewild to Hwy 5.	Asphalt	\$1,060,468	10,100
2028	Walkway	Lake Forest Drive concrete sidewalks from Burning Tree Road to Lost Tree Rd.	Concrete	\$549,214	4,250
2029				\$1,708,702	23,900
2029	Walkway	Burning Tree Road concrete sidewalks from Pine Vista to Lake Forest Drive.	Concrete	\$556,322	4,200
2029	Walkway	Monticello Road concrete sidewalks from Hwy 5 to Morganton Road.	Concrete	\$1,152,381	8,700
2030				\$1,804,773	15,200
2030	Multi-Modal	Create an 8-foot-wide multi-use asphalt path under the powerlines from Linden Road at Pine Vista Drive to the Pinehurst Resort Beach.	Asphalt	\$802,798	7,100
2030	Multi-Modal	Coordinate with NCDOT to develop an 8-foot-wide colored asphalt multi-use path along Highway 5 from the southern Village limits to Hwy 2/Pinehurst Resort/USGA.	Asphalt	\$542,737	4,800
2030	Walkway	Coordinate with NCDOT to develop a sidewalk from the Airport Rd/McKinnon St intersection around the northeast corner of the traffic circle up to Memorial Drive. This will provide pedestrian east/west traversability through the traffic circle.	Concrete	\$459,239	3,300
GRAND TOTAL:				\$8,340,101	

5.7 NCDOT PROJECTS WITHIN VILLAGE JURISDICTION

The Village will continue working closely with NCDOT to ensure the projects below are implemented effectively. Some of the projects listed in section 5.5 above may also be incorporated into the State Transportation Improvement Plan or other state initiatives, at which point they will transition to this NCDOT project section.

Fiscal Year	Type	Project Description	Status	NCDOT Cost Estimate	NCDOT Project Number
Ongoing NCDOT Coordination					
Ongoing	Walkway	Coordinate with NCDOT on R-5892 Modernization of Hwy 5 to include sidewalks	Funded for Engineering Only	\$53,492,000	R-5892
Ongoing	Walkway	Coordinate with NCDOT for Rattlesnake Trail & NC 211 Intersection Improvements	Not funded in P-7.0	\$6,899,000	H1921131
Ongoing	Bicycle	Request NCDOT pave bikeable shoulders on state roads when the roadways are repaved.	Requested	NA	

SECTION 6: MAINTENANCE

Ongoing maintenance is crucial for keeping the pedestrian network functional and ensuring its effective use. Village staff will perform quarterly inspections of all multi-modal facilities to address existing maintenance issues and identify new ones as they arise. The upkeep of these facilities is managed by both the Streets and Grounds Division of Public Services and the Building and Grounds Division of Parks and Recreation. Appendix X includes a map detailing which division maintains which facilities.

As new facilities are developed, maintenance responsibilities will be reassessed. When prioritizing and planning projects, long-term maintenance considerations will be factored in. The materials used for these facilities typically include concrete, asphalt, screenings, and sand/clay, listed from least to most expensive to maintain.

CONCLUSION

By following this Multi-Modal Implementation Plan, the Village of Pinehurst will be better equipped to enhance its transportation network, making it more inclusive, safe, and efficient for all modes of travel.

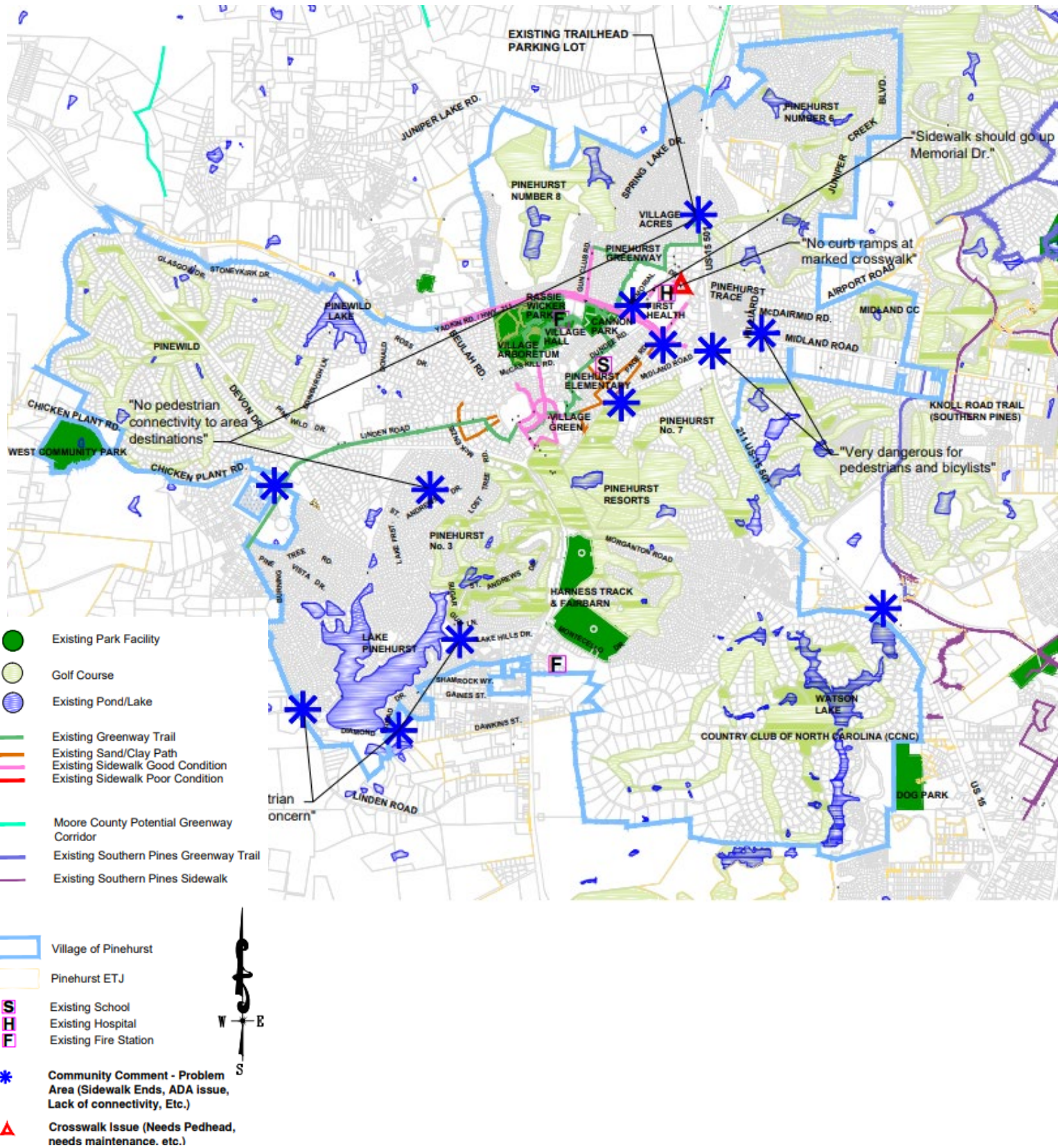
APPENDICIES

Appendix A: Existing Pedestrian Facilities

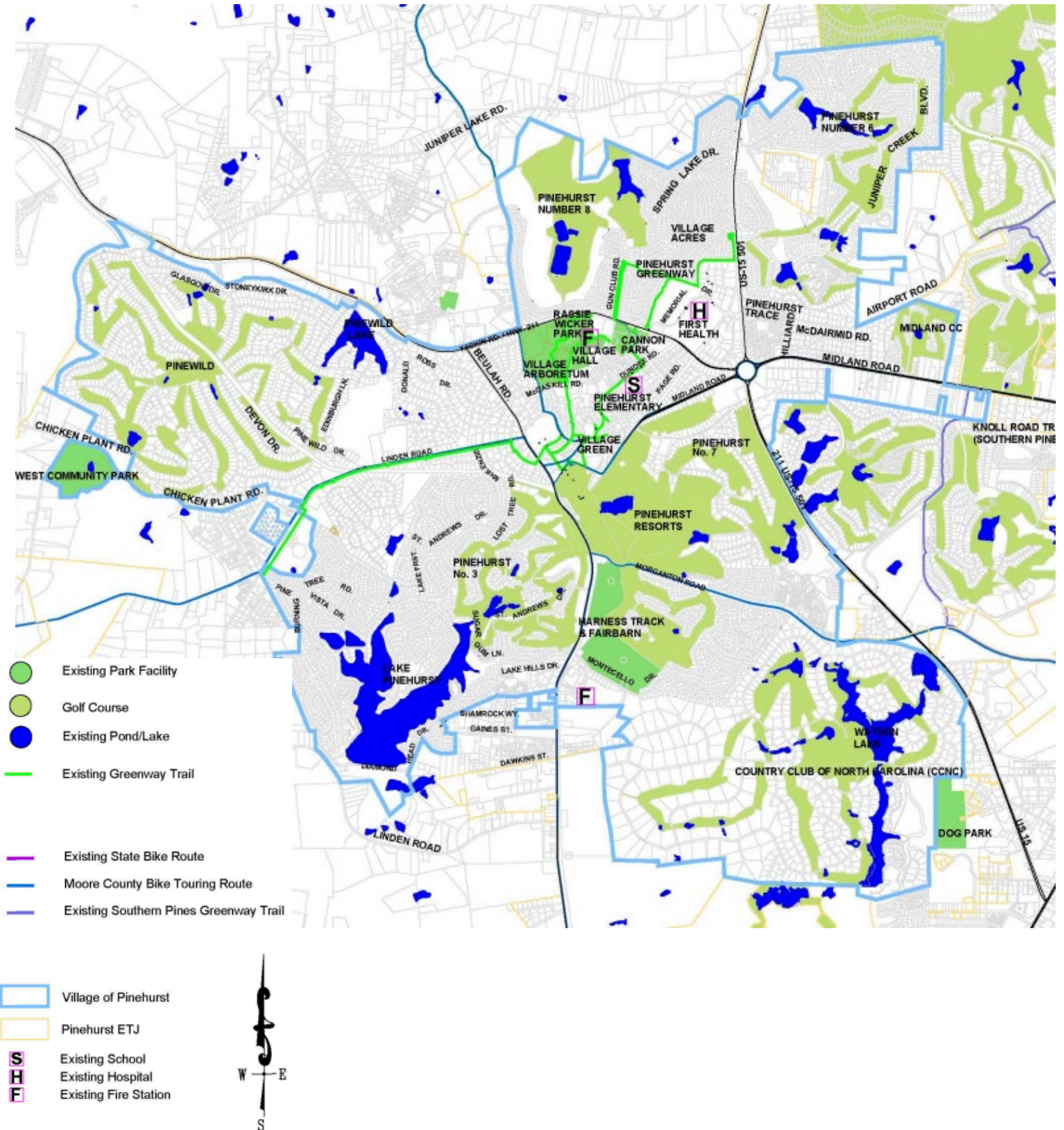
Appendix B: Existing Bicycle Facilities

Appendix C: Pathway Maintenance

Appendix A: Existing Pedestrian Facilities

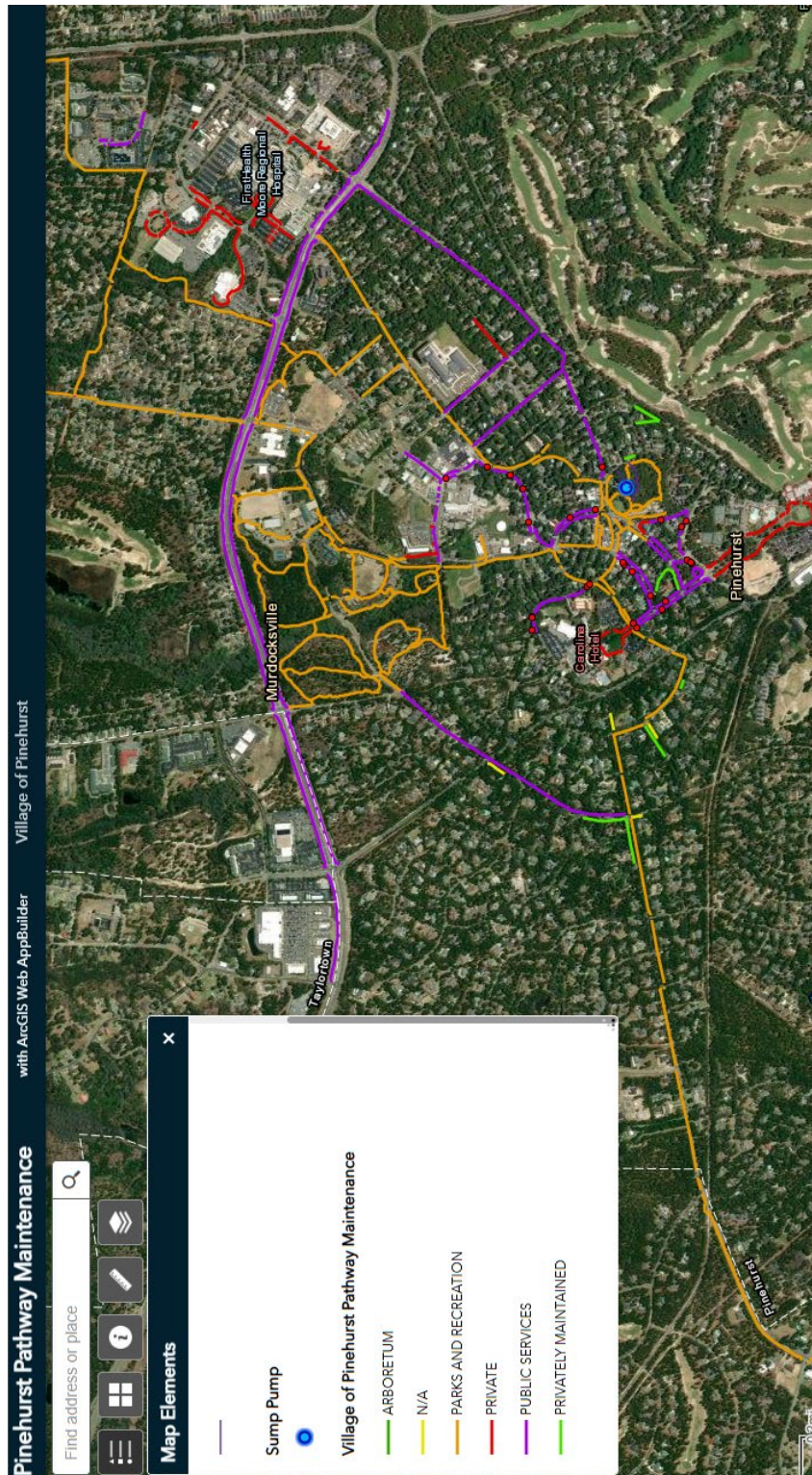


Appendix B: Existing Bicycle Facilities



Appendix C: Pathway Maintenance

[Interactive link](#)





Review Surplus Village-owned Properties ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 07/15/2025

MEMO DETAILS

After reviewing all Village-owned parcels, staff has identified six properties that are potentially suitable to be declared as surplus and sold. While none of these sites are ideal — due to slope, stormwater issues, etc. — it is feasible that they could be developed with the right level of effort. In several cases, adjacent property owners may be interested in purchasing, which would avoid any development issues.

We recommend moving forward with declaring the following six properties as surplus:

Property Address	Notes	Deed Info
1040 Morganton Rd.	Relatively flat; possible high water table	Bk. 464 / Pg. 738 (Rights); Bk. 361 / Pg. 75 (Restrictions)
7 Calhoun Ln.	Significant slope	Bk. 669 / Pg. 344 (Rights); Bk. 364 / Pg. 88 (Restrictions)
1060 Longleaf Dr. NW	Significant slope	Bk. 340 / Pg. 205; Bk. 383 / Pg. 75 (Rights & Restrictions)
15 Torrey Pines Ln.	Significant slope	Bk. 341 / Pg. 74 (Restrictions); Bk. 1030 / Pg. 250 (Easements)
1210 Morganton Rd.	Dry; some offsite runoff/stormwater concerns	Bk. 364 / Pg. 88; Bk. 361 / Pg. 75 (Rights, Restrictions, Easements)
48 Stoneykirk Dr.	Located in the Red-Cockaded Woodpecker (RCW) management area; will review for nests before selling.	Bk. 3617 / Pg. 398

As part of this review, we did a detailed dive into the deed records for all six properties. None of the deeds contain restrictions that prevent the Village from selling. However, each includes standard Pinehurst, Inc. covenants related to oil/gas/mineral rights and limitations on development (typically requiring single-family homes of 1,200–1,500 square feet). These conditions are common in the Village and do not pose a barrier to sale or residential development.

In addition, Pinehurst, Inc. relinquished surface rights to all of these properties, and some of the subterranean rights expire 50 years from the date of original recordation. These encumbrances will ultimately be the responsibility of the buyer and their title agent to research and resolve at closing.

Staff Recommendation:

We recommend proceeding with the surplus designation and sale of these six parcels. However, in order to maximize value and test market interest, we advise selling one property at a time. Creating a

sense of scarcity may help drive up offers and allow us to evaluate buyer appetite as we move forward.

ATTACHMENTS

None