



**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