



**Village Council
Minutes for the Work Session of September 09, 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 06:05 p.m., Tuesday, September 09, 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 4 members of the audience in attendance, in addition to 3 staff and 1 press.

1. Call to Order.

Mayor Pizzella called the Village Council Work Session to order at 06:16 p.m.

2. General Business.

A. Review Grant Applications for the CVB One-Time Project Fund

Mr. Willardson reviewed a memo summarizing the four potential applications the Village could submit to the Convention and Visitors Bureau's (CVB) grant program.

Council deliberated on which projects are most likely to receive CVB funding and whether to submit all four projects or to select the top two projects for submittal this year and save the other two projects for submittal another year.

Council agreed to submit applications for the Fair Barn Enhancements and Airport Road Walking Path Connection projects.

Council asked Mr. Willardson to continue to develop the Harness Track Improvements project and to determine if the Magnolia Meadow / Arboretum Extension project could be scaled back to be feasible for implementation by the Village without funding from the CVB.

B. Discussion on Key Points of the Pinehurst Development Ordinance Update

Mr. Willardson and Mr. Alex Cameron, Planning & Inspections Director, reviewed and discussed with Council a PDO Update Timeline PowerPoint presentation highlighting the Timeline, Key Topics, Approvals and Review Responsibilities, Conditional Zoning within Small Area Plans, and Planned Residential Development.

Council deliberated on the recommended changes to approvals and review responsibilities consisting of moving Major Subdivisions and Major Site Plans (Administrative decisions) and Special Use Permits (Quasi-Judicial decision) from Village Council to P&Z / BOA. A majority of Council agreed to reject the recommended changes and to retain the current approvals and review responsibilities.

Council deliberated on the recommended changes to conditional zoning within the Small Area Plans consisting of shifting some uses to by-right zoning. A majority of Council agreed to reject the recommended changes and to retain the current conditional zoning.

Council deliberated on the recommended addition of a Planned Residential Development (PRD) zoning category. A majority of Council agreed not to include the addition of a PRD zoning category but remained open to considering the addition at a later time.

3. Closed Session

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

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 by a vote of 5-0 at 07:55 p.m.

Upon a motion by Councilmember Farrell, 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 08:07 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 08:08 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