



**Village Council**  
**Minutes for the Regular Meeting of November 18, 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, November 18, 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 Conners, IT Systems Specialist

And approximately 12 members of the audience in attendance, in addition to 7 staff and 0 press.

**1. Call to Order.**

Mayor Pizzella called the Village Council meeting to order at 04:31 p.m.

**2. Invocation and Pledge of Allegiance.**

- A. Invocation by Mr. Jason Whitaker, Village of Pinehurst Chief Information Officer**
- B. Pledge of Allegiance by Village Council and Staff**

**3. Commendations**

**A. Fire Department Staff Commendations**

Fire Chief Derrick Clouston awarded a Certificate of Commendation and Life Saving Ribbon to:

- Captain Ethan Owens
- Firefighter Logan Felder
- Firefighter Jared Osborne
- Battalion Chief Adam Coles
- Lieutenant Brian Sneed
- Firefighter Kael Freese
- Captain Josh Anliker
- Firefighter Brett Chapman
- Lieutenant Doug Cole
- Battalion Chief Jennifer Black

**4. Reports:**

## **Village Manager**

- Mr. Doug Willardson reported on the November 22, 2025, Pinehurst Turkey Trot; A Pinehurst Christmas Decorating Contest (judging to be held on December 04, 2025); the November 24-29, 2025, Shop Small this Season event; the November 29, 2025, Pop-Up Holiday Market at the Fair Barn; the December 05, 2025, Christmas Tree Lighting event at Tufts Memorial Park; and the Village's Thanksgiving holiday closure beginning at 3 p.m. on Wednesday, November 26, 2025. In addition, Mr. Willardson thanked Councilmembers Morgan and Farrell for their service to the Village.

## **Village Council**

- Mayor Pizzella reported on the recent municipal election results noting the Oath of Office will be administered to Councilmember-Elects Fitzpatrick and Hooper at the Special Meeting – Organizational to be held on December 09, 2025, at 4 p.m.; the November 08, 2025, Veterans' Day Parade in Southern Pines; the November 08, 2025, Pinehurst Cub Scout Troop meeting and upcoming 100<sup>th</sup> anniversary of the Pinehurst Boy Scout Troop in February 2026; the November 08, 2025, event with the 3<sup>rd</sup> grade class of Pinehurst Elementary; the November 17, 2025, Neighborhood Advisory Committee meeting; and the November 18, 2025, Tri-Cities meeting.
- Councilmember Morgan reported on the November 08, 2025, Veterans' Day Parade in Southern Pines; thanked the Village of Pinehurst for his time serving on Village Council; and praised the Pinehurst Fire Department for their life saving commendations noting a minority of cardiac arrest patients survive with emergency response time being the biggest factor in survival rates. Councilmember Morgan further recommended residents consider maintaining an Automated External Defibrillator (AED) device at home or in their vehicles.
- Mayor Pro Tem Taylor verified with Mr. Willardson that a majority of Village staff are trained in CPR and on the use of AED devices with periodic CPR / AED classes being offered to the public as well; reported on the November 13, 2025, NCDOT Public Meeting for the NC-5 / Morganton Rd. intersection improvements and the November 17, 2025, Neighborhood Advisory Committee meeting; and thanked Councilmembers Morgan and Farrell for their service to the Village and wished them well in their future endeavors.
- Councilmember Ficklin reported on the November 18, 2025, hanging of the holiday wreaths within Downtown by the Beautification Committee and Pinehurst Garden Club; the December 05, 2025, A Village Christmas Holiday Open House event hosted by Pinehurst Business Partners; the November 11, 2025, Sandhills Chapter of the Military Officers Association of America's Veterans' Day Service; and the November 14, 2025, Fraud Prevention Town Hall hosted by the Pinehurst Police Department.
- Councilmember Farrell reported on the November 17, 2025, Neighborhood Advisory Committee meeting and the recent Rural Land Use Advisory Committee's Quarterly Director's meeting; and thanked Council for the opportunity to serve the community, Village staff for all they do, the residents for their support, and special thanks to Mrs. Janet Farrell for her patience.

Mayor Pizzella presented Councilmembers Morgan and Farrell with custom T-shirts and thanked them for their service to the Village of Pinehurst.

## **5. 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**

- October 30, 2025, Special Meeting Minutes

**End of Consent Agenda.**

Upon a motion by Councilmember Ficklin, seconded by Councilmember Farrell, Council unanimously approved all items listed and considered routine on the Consent Agenda by a vote of 5-0.

**6. Proclamation**

**A. Small Business Saturday Proclamation for November 29, 2025**

Mayor Pizzella read aloud the Small Business Saturday Proclamation for November 29, 2025.

**MAYORAL PROCLAMATION  
VILLAGE OF PINEHURST**

**WHEREAS**, the Village of Pinehurst, North Carolina, celebrates our local small businesses and the contributions they make to our local economy and community; and

**WHEREAS**, there are over 36 million small businesses in the United States, accounting for 99.9% of all U.S. businesses: and

**WHEREAS**, small businesses employ 62.3 million people, accounting for 45.9% of all private-sector employees; and

**WHEREAS**, 68 cents of every dollar spent at a small business in the United States stays in the local community and every dollar spent at small businesses creates an additional 50 cents in local business activity as a result of employees and local businesses purchasing local goods and services; and

**WHEREAS**, the Village of Pinehurst supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

**WHEREAS**, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of the Village of Pinehurst, North Carolina in Regular Meeting assembled this 18th day of November 2025, as follows:

We, the Village Council, do hereby proclaim Saturday, November 29th, 2025, as Small Business Saturday and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 18th day of November 2025.

**7. Resolution of Appreciation**

**A. Consider Resolution 25-54 Honoring Mr. Paul Sale**

Mayor Pizzella spoke highly of Mr. Paul Sale's service on the Bicycle & Pedestrian Advisory Committee and read aloud Resolution 25-54 Honoring Mr. Paul Sale.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved Resolution 25-54 honoring Mr. Paul Sale by a vote of 5-0.

**A Resolution Honoring the Service of  
Mr. Paul Sale**

**WHEREAS**, Mr. Paul Sale has been a dedicated and invaluable member of the Village of Pinehurst

community; and

**WHEREAS**, Mr. Sale has generously volunteered his time and expertise to serve on the Bicycle and Pedestrian Advisory Committee (BPAC); and

**WHEREAS**, Mr. Sale served with distinction on the Bicycle and Pedestrian Advisory Committee from October 24, 2017, to August 31, 2025; and

**WHEREAS**, Mr. Sale's dedication to enhancing the quality of life for residents in the Village of Pinehurst community is demonstrated by his service on the Bicycle and Pedestrian Advisory Committee; and

**WHEREAS**, Mr. Sale provided essential advice and feedback to Village leadership as the 2015 Comprehensive Bicycle Plan and Comprehensive Pedestrian Plans were implemented.

**Now, Therefore, Be It Resolved** by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 18th day of November 2025 as follows:

**Section 1.** That the Village Council hereby expresses, on behalf of the citizens of the Village of Pinehurst, its sincere gratitude and appreciation to Mr. Paul Sale for his 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 Mr. Sale as a token of our esteem.

This Resolution passed and adopted this 18th day of November 2025.

**8. Resolution**

**A. Consider Resolution 25-38 Appointing Mr. Leslie (Les) Fleisher to the Planning & Zoning Board and Board of Adjustment**

Mr. Willardson spoke in favor of Mr. Les Fleisher's appointment and provided a brief background of his experience.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council unanimously approved Resolution 25-38 appointing Mr. Leslie (Les) Fleisher to the Planning & Zoning Board and Board of Adjustment by a vote of 5-0.

**RESOLUTION #25-38:**

**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.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of the Village of Pinehurst,

North Carolina in the Regular Meeting assembled this 18th day of November 2025 that the following appointment is hereby made to the Planning & Zoning Board and the Board of Adjustment for the term indicated:

Mr. Leslie (Les) Fleisher is appointed as a member of the Planning & Zoning Board and the Board of Adjustment effective January 1, 2026, to serve at the pleasure of the Council until the end of his term on December 31, 2028.

**THIS RESOLUTION** passed and adopted this 18th day of November 2025.

**9. Public Comments.**

None.

**10. Public Hearing.**

**A. Continuation of the Public Hearing for the New Pinehurst Development Ordinance from the October 30, 2025, Special Meeting**

Upon a motion by Councilmember Farrell, seconded by Councilmember Morgan, Council unanimously approved to recess the Regular Meeting and re-enter the Public Hearing continued from the October 30, 2025, Special Meeting by a vote of 5-0 at 05:10 p.m.

Mr. Alex Cameron, Planning & Inspections Director, and Ms. Cindy Szwarcop, Community Planning & Entitlement Consultant with Kimley-Horn, reviewed and discussed a Village Council Presentation: Pinehurst Development Ordinance PDF presentation highlighting Summary of Changes since 10/30/25 Meeting and Next Steps.

Council, Mr. Cameron, and Ms. Szwarcop discussed the timeline for the update to the Engineering Standards and Specifications Manual (ESSM) and the presentation of the Flood Damage Prevention Ordinance for approval, and the reasoning behind not including a Planned Unit Development (PUD) section in the proposed PDO update, which will be discussed further during the Work Session.

Mayor Pizzella opened the Public Hearing for comments from the audience.

Ms. Lynne Goldhammer, Pinehurst resident, expressed concern over zoning for Sexually Oriented Businesses in two areas of the Village and asked for clarification of what would be included.

Mr. Cameron responded to Ms. Goldhammer's concern noting municipal governments are prohibited from discriminating against sexually oriented businesses by completely excluding the use from zoning regulations.

Council, Mr. Cameron, and Ms. Szwarcop discussed the language of the voluntary annexation section of the proposed PDO update and Council having the authority to either accept or deny a voluntary annexation.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Public Hearing and re-enter the Regular Meeting by a vote of 5-0 at 05:40 p.m.

**11. Ordinances.**

**A. Consider Ordinance 25-18 Adopting the new Pinehurst Development Ordinance (PDO)**

Mayor Pizzella reviewed the options available to Council for action on Ordinance 25-18.

Upon a motion by Councilmember Farrell, seconded by Councilmember Ficklin, Council unanimously approved Ordinance 25-18 adopting the new Pinehurst Development Ordinance (PDO); find the new PDO is consistent with the Village of Pinehurst 2019 Comprehensive Plan

Implementation Strategies 1.1, 1.3, 2.15, 2.16, 2.17, 2.21, 3.1, 4.14, 4.15, 7.6, 7.9, 7.15, & 7.20; and further find the proposal is consistent with the Village Place and Pinehurst South Form Based Guidance Plans recommendations for site, landscape, and architectural design by a vote of 5-0.

**ORDINANCE #25-18:**

**AN ORDINANCE ADOPTING A NEW DEVELOPMENT ORDINANCE OF THE VILLAGE OF PINEHURST AND ITS EXTRATERRITORIAL ZONING JURISDICTION.**

**THAT WHEREAS**, the Village Council of the Village of Pinehurst adopted an Ordinance on the 24th day of September 2014 for the purpose of regulating planning and development in the Village of Pinehurst and its extraterritorial area over which it has jurisdiction; and

**WHEREAS**, the Pinehurst Development Ordinance has been amended several times since its adoption; and

**WHEREAS**, the Village Council, in accordance with NCGS 160D-701 promoting the public health, safety, and general welfare has deemed it necessary and in the best interests of the Village and its citizens to comprehensively update the ordinances and documents regulating growth and development in the Village and its extra-territorial jurisdiction; and

**WHEREAS**, the primary goals of the new Pinehurst Development Ordinance are to implement recommendations of the 2019 Comprehensive Plan, update development and design standards, remove inconsistencies, update standards to include legislative changes, and new graphics and illustrations; and

**WHEREAS**, the Village Council held a public hearing on the proposed Pinehurst Development Ordinance on October 30, 2025 at 4:30 p.m. which was continued to November 18, 2025 at 4:30 p.m. in the Assembly Hall of Village Hall after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst and its extraterritorial zoning jurisdiction, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial zoning jurisdiction were given an opportunity to be heard on the proposed Pinehurst Development Ordinance; and

**WHEREAS**, the Planning and Zoning Board held a public hearing on October 2, 2025, and has recommended adoption of the new Pinehurst Development Ordinance and found it to be consistent with the 2019 Comprehensive Plan; and

**WHEREAS**, the Village Council, after considering all of the relevant comments, facts and circumstances pertinent to this proposed Development Ordinance, has decided that it is in the best interest of the Village of Pinehurst, its citizens, residents, property owners and its extraterritorial zoning jurisdiction that the Pinehurst Development Ordinance be adopted;

**NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED** by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled on the 18th day of November 2025, as follows:

**SECTION 1.** That the Pinehurst Village Council finds the proposed new Pinehurst Development Ordinance is consistent with the Village of Pinehurst 2019 Comprehensive Plan Implementation Strategies 1.1, 1.3, 2.15, 2.16, 2.17, 2.21, 3.1, 4.14, 4.15, 7.6, 7.9, 7.15, & 7.20.

**SECTION 2.** That the Pinehurst Village Council finds the proposed new Pinehurst Development Ordinance is consistent with the Village Place and Pinehurst South Form Based Guidance Plans recommendations for site, landscape, and architectural design; and

**SECTION 3.** That the Village of Pinehurst Development Ordinance, dated November 13, 2025, with the attached materials, is adopted as evidenced in a copy of which is attached and hereby incorporated by reference as a part of this ordinance, and denoted as Attachment A.

**SECTION 4.** That the jurisdiction and authority of the Pinehurst Village Council, for all purposes including adopting and enforcing zoning regulations, subdivision control regulations, and the enforcement of the North Carolina State Building Code, are included in the adoption of this ordinance.

**SECTION 5.** That the Village Council does hereby rescind, repeal, and declares null and void all sections of all development ordinances, which conflict with the provisions of the Pinehurst Development Ordinance.

**SECTION 6.** That the Pinehurst Development Ordinance shall be and remain in full force and effect on the 5th day of January 2026.

**THIS ORDINANCE** passed and adopted this 18th day of November 2025.

A copy of the Village of Pinehurst Development Ordinance, dated November 18, 2025, may be found under Ordinance 25-18 in the Document Center of the Village's website at the following link: <https://www.vopnc.org/home/showpublisheddocument/15497/638997455321900000>

**B. Consider Ordinance 25-17 Amending the Name of the "Zoning Board of Adjustment" to the "Board of Adjustment" in the Village of Pinehurst Municipal Code**

Mr. Willardson provided background on the request to amend the name of the "Zoning Board of Adjustment" to the "Board of Adjustment" in the Village of Pinehurst Municipal Code.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Morgan, Council unanimously approved Ordinance 25-17 amending the name of the "Zoning Board of Adjustment" to the "Board of Adjustment" in the Village of Pinehurst Municipal Code by a vote of 5-0.

**ORDINANCE #25-17:**

**AN ORDINANCE AMENDING THE NAME OF THE ZONING BOARD OF ADJUSTMENT TO THE BOARD OF ADJUSTMENT IN THE VILLAGE OF PINEHURST MUNICIPAL CODE.**

**WHEREAS**, the Village of Pinehurst wishes to amend the name of the "Zoning Board of Adjustment" to the "Board of Adjustment" in the Pinehurst Municipal Code; and

**WHEREAS**, this amendment is to make references to the Board consistent with the newly updated Pinehurst Development Ordinance and with North Carolina General Statute § 160D-302 authorizing the appointment of a Board of Adjustment.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council of the Village of Pinehurst, North Carolina in Regular Meeting assembled this 18<sup>th</sup> day of November 2025, that all references to the "Zoning Board of Adjustment" in the Pinehurst Municipal Code be amended to read "Board of Adjustment".

**THIS ORDINANCE** passed and adopted this 18<sup>th</sup> day of November 2025.

**12. Resolution.**

**A. Consider Resolution 25-53 Authorizing the Sale of Certain Real Property at Public Auction**

**(Torrey Pines & Longleaf NW)**

Mr. Willardson provided background on the Village's decision to sell two additional surplus real property lots, reviewed the location of each lot within the Village, and discussed characteristics of each lot with Council.

Council asked Mr. Willardson to provide an inventory list of Village-Owned properties for potential further discussion at the upcoming January 2026 Fiscal Year 2027 Standard Operating Procedures Retreat meeting.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved Resolution 25-53 authorizing the sale of certain real property at public auction for the following Village-owned vacant lots 1060 Longleaf Dr. NW., Parcel ID #00023270, Unit 15 Lot 14 PH II and 15 Torrey Pines Ln., Parcel ID #00023556, Unit 1 Lot 574 PH I by a vote of 5-0.

**RESOLUTION #25-53:**

**A RESOLUTION AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY AT PUBLIC AUCTION.**

**WHEREAS**, the Village Council of the Village of Pinehurst desires to dispose of certain surplus property of the Village of Pinehurst.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Council that:

1. The following described properties are hereby declared to be surplus to the needs of the Village of Pinehurst:
  - a. Vacant lot located at 1060 Longleaf Dr. NW., Parcel ID #00023270, Unit 15 Lot 14 PH II. (Attachment A)
  - b. Vacant lot located at 15 Torrey Pines Ln., Parcel ID #00023556, Unit 1 Lot 574 PH I. (Attachment B)
2. The Village Manager is authorized to receive, on behalf of the Village Council, bids at public auction for the purchase of the described properties.
3. The public auction will be held from December 23, 2025, to December 30, 2025, at <https://bid.allthewayauctions.com/ui>. The terms of sale shall be:
  - a. Bidders must register with All the Way Auctions and submit proof of funds.
  - b. A 10% "Buyer's Premium" will be paid by the highest bidder at closing.
  - c. A 10% non-refundable "Due Diligence Fee" deposit is due to All the Way Auctions within 24 hours of acceptance of the highest bid by the Village Council.
  - d. All loan types considered and / or cash.
  - e. Highest bidder will complete the purchase within 45 days of the Village Council acceptance of their bid.
  - f. The property is sold in its current condition, as is, and the Village gives no warranty with respect to usability of the property.
4. The Village Clerk shall cause a notice of the public auction to be published in accordance with G.S.160A-270(a).
5. The highest bid shall be reported to the Village Council and must be accepted or rejected by the Village Council within 30 days of the report.
6. No sale may be completed until the Village Council has approved the highest bid.

THIS RESOLUTION passed and adopted this 18<sup>th</sup> day of November 2025.

**13. Regular Business.**

**A. Consider Bids for the Fiscal Year 2026 Resurfacing Project**

Mr. Willardson reviewed and discussed a memo on the Fiscal Year 2026 Resurfacing Project and the three submitted bids.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved the Fiscal Year 2026 Resurfacing Project contract with Turner Asphalt for the base bid amount of \$1,329,119.60 and authorize the Village Manager to execute change orders and add additional quantities at the original unit pricing up to \$1.5 million by a vote of 5-0.

**B. FY 2026 Financial Dashboard as of and for the Quarter Ended September 30, 2025**

Ms. Dana Van Nostrand, Financial Services Director, reviewed and discussed the Fiscal Year Ending June 30, 2026, Reporting Period: September 30, 2025, table containing data on Cash & Investments, General Fund Balance Sheet, General Fund Fund Balance, Other Funds, Ad Valorem Taxes, General Fund Budget, and Other Current Year Data.

**C. FY 2026 Performance Dashboard as of and for the Quarter Ended September 30, 2025**

Mr. Willardson reviewed and discussed a FY26 Initiative Action Plan Review PowerPoint presentation highlighting FY 2026 VOP Strategy Map, FY26 Initiative Action Plans, Update the Pinehurst Development Ordinance, Redevelopment of Village Place, Expand and Renovate Given Library & Tufts Archives, Improve Fire Rescue Response Time, Multi-Modal Transportation Improvements, Short-Term Rental Monitoring & Compliance, and KPI Report for Q1 of FY 2026 tables.

**14. Other Business.**

Council discussed consideration of “Friends of the Library & Archives” and “Friends of the Harness Track” type organizations or committees and agreed to discuss this further at a future meeting.

Mr. Willardson provided an update on the Magnolia Road & Chinquapin Road intersection and stormwater improvements project.

Council discussed potential revisions / corrections to be considered for future PDO updates.

**15. Motion to Adjourn.**

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 06:39 p.m.

Respectfully Submitted,



Shannon Konstantinou

Village Clerk

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://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*