Village Council
Agenda for Regular Meeting of January 13, 2026
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM

1. Call to Order

2. Invocation and Pledge of Allegiance

   A. Invocation by Reverend Sue Hudson of the Presbyterian Church

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. December 9, 2025, Special Meeting Minutes

   2. December 9, 2025, Regular Meeting Minutes

   3. December 9, 2025, Work Session Minutes

   4. December 9, 2025, Closed Session Minutes

   5. December 12, 2025, Special Meeting Minutes

   B. FY 2026 Budget Amendment Report

   End of Consent Agenda

5. Honorary Resolution

   A. Consider Resolution 26-01 Honoring the Service of Dr. Jeff Morgan as Councilmember for the Village of Pinehurst

6. Appointment Resolution

   A. Consider Resolution 26-03 Appointing Mr. Donald (Don) Thrower as the Neighborhood Advisory Committee Representative for the Pinehurst South Area

7. Public Comments

8. Public Hearing No. 1

   A. Public Hearing No. 1 - 7941 US Highway 15-501 Conventional Rezoning

      The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial). The property owner is Tommy's Rental, Inc. and the applicant is Mubarak Shahbain.

9. Ordinance

   A. Consider Ordinance 26-02 Official Zoning Map Amendment for 7941 US Highway 15-501, parcel ID's #00021713 & 00022802.

10. Public Hearing No. 2

   A. Public Hearing No. 2 - 275 McCaskill Rd. Conditional Zoning

      The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 2.82 acres of land located at 275 McCaskill Rd. and further identified as Parcel ID #00025962. The proposed map amendment would zone the property from VP-FBD-H&I (Village Place Form Based District Blocks H&I) to VP-FBD-H&I CD (Village Place Form Based District Blocks H&I Conditional District) and would allow for the development of 2 multi-use buildings totaling 35,000 square feet and associated site features. The property owner is 490 Broad, LLC and the applicant, on behalf of the owner, is Bogle Firm Architecture.

11. Ordinance

   A. Consider Ordinance 26-03 Official Zoning Map Amendment and Conditional Zoning Approval for 275 McCaskill Road, parcel ID #00025962.

12. Resolutions

   A. Consider Resolution 26-04 Accepting the High Bid for Certain Real Property at Public Auction (Longleaf NW) or Resolution 26-05 Rejecting the High Bid for Certain Real Property at Public Auction (Longleaf NW)

   B. Consider Resolution 26-06 Adopting the Cape Fear Regional Hazard Mitigation Plan 2025

13. Ordinance

   A. Consider Ordinance 26-04 Amending Section § 92.16 of the Village of Pinehurst Municipal Code (Sound Levels)

14. Other Business

15. 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.

Invocation by Reverend Sue Hudson of the Presbyterian Church
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS
None

December 9, 2025, Special Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS
1. 12.09.2025 DRAFT Special Meeting Minutes

Village Council
Minutes for the Special Meeting of December 09, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:00 p.m.

The Village of Pinehurst Village Council held a Special Meeting at 4:00 p.m., Tuesday, December 09, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

DRAFT

The following were in attendance in Assembly Hall:
Mr. Patrick Pizzella, Mayor
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Kevin Fitzgerald, Councilmember-Elect
Mr. Jeramy Hooper, Councilmember-Elect
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Paul Conners, IT Systems Specialist

And approximately 40 members of the audience in attendance, in addition to 6 staff and 1 press.

1. **Call to Order.**
   Mayor Pizzella called the Village Council meeting to order at 04:03 p.m.

2. **Oaths of Office**
   A. **Oath of Office for Mr. Kevin Fitzpatrick, Councilmember Elect**
      The Honorable Patrick Pizzella, Mayor of the Village of Pinehurst, will administer the Oath of Office for Mr. Kevin Fitzpatrick, Councilmember Elect.

   B. **Oath of Office for Mr. Jeramy Hooper, Councilmember Elect**
      The Honorable Patrick Pizzella, Mayor of the Village of Pinehurst, will administer the Oath of Office for Mr. Jeramy Hooper, Councilmember Elect.

3. **Selection of Mayor Pro Tem and Treasurer**
   Mr. Willardson guided Council through the steps of electing a Mayor Pro Tem and Treasurer for Village Council.

   Mayor Pro Tem:

   Councilmember Ficklin nominated Councilmember Taylor for the position of Mayor Pro Tem.

   Upon a motion by Mayor Pizzella, Council unanimously approved to close nominations for the position of Mayor Pro Tem by a vote of 5-0.

Upon a motion by Mayor Pizzella, Council unanimously approved Councilmember Taylor for the position of Mayor Pro Tem by a vote of 5-0.

Treasurer:

Mayor Pro Tem Taylor nominated Councilmember Ficklin for the position of Treasurer.

Upon a motion by Mayor Pizzella, Council unanimously approved to close nominations for the position of Treasurer by a vote of 5-0.

Upon a motion by Mayor Pro Tem Taylor, Council unanimously approved Councilmember Ficklin for the position of Treasurer by a vote of 5-0.

4. Motion to Adjourn.
Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Fitzpatrick, Council unanimously approved to adjourn the Special Meeting by a vote of 5-0 at 04:07 p.m.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

DRAFT

December 9, 2025, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS
1. 12.09.2025 DRAFT Regular Meeting Minutes

Village Council
Minutes for the Regular Meeting of December 09, 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, December 09, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

DRAFT

The following were in attendance in Assembly Hall:
Mr. Patrick Pizzella, Mayor
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Kevin Fitzpatrick, Councilmember
Mr. Jeramy Hooper, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Paul Conners, IT Systems Specialist

And approximately 7 members of the audience in attendance, in addition to 3 staff and 1 press.

1. **Call to Order.**
   Mayor Pizzella called the Village Council meeting to order at 04:29 p.m.

2. **Invocation and Pledge of Allegiance.**
   A. **Invocation by Mr. Brady Smith, Stake President of the Fayetteville NC West Stake of The Church of Jesus Christ of Latter-Day Saints**
   B. **Pledge of Allegiance by Village Council and Staff**

3. **Reports:**
   Village Manager
   - Mr. Doug Willardson reported on the December 5, 2025, Christmas Tree Lighting event in Tufts Park; the November 29, 2025, Pinehurst Pop-Up Holiday Market event at the Fair Barn; the November 24, 2025, Shop Small This Season & Small Business Saturday event at the Welcome Center; the progress of the Magnolia & Chinquapin improvements project; Ms. Nicole Benbow, Parks & Recreation's Recreation Program Coordinator, completing the 36th cohort of the Moore County Leadership Institute; the Youth Basketball program having 610 signups; and the issuance of a Donald Ross commemorative stamp being considered by the USPS Citizens' Stamp Advisory Committee.

   Village Council
   - Mayor Pizzella reported on Councilmembers Fitzpatrick and Hooper taking the oath of office at the Special Meeting held earlier today; the December 5, 2025, Christmas Tree Lighting event in Tufts Park and Village staff's success with the event; a recent lunch at the Sandhills Women's

Exchange with Mayor Pro Tem Taylor and Councilmember Ficklin; and the recent Home Owner's Association meetings for the No. 6 and No. 7 communities.

- Mayor Pro Tem Taylor welcomed Councilmembers Fitzpatrick and Hooper and reported on a recent lunch at the Sandhills Women's Exchange with Mayor Pro Tem Taylor and Councilmember Ficklin; the December 5, 2025, Christmas Tree Lighting event in Tufts Park; and the December 3, 2025, TCC (SMPO) meeting.

  Mayor Pro Tem Taylor verified with Mr. Willardson that the Youth Basketball program has 62 teams that practice and play games at both the Cannon Park Community Center and the Pinehurst Elementary School.

- Councilmember Ficklin welcomed Councilmembers Fitzpatrick and Hooper and reported on the winner of the Beautification Committee's "A Pinehurst Christmas Decorating Contest" (Commercial: 1st place – Gentry Team @ 5 Chinquapin Rd., 2nd place – Cameron & Co. @ 105 Cherokee Rd., 3rd place – Coldwell Banker @ 30 Chinquapin Rd.; Residential: 1st place – Ashley @ 350 St. Andrews Dr., 2nd place – Gouty @ 165 Dundee Rd., 3rd place – Maher @ 115 Baltusrol Ln.) and the December 8, 2025, Pinehurst Business Partners Holiday Party.

- Councilmember Hooper thanked fellow Councilmembers, Village staff, and the Village of Pinehurst community for the opportunity to serve on Council; reported on the December 5, 2025, Christmas Tree Lighting event in Tufts Park; and thanked Village staff and the Beautification Committee for the beautiful holiday decorations throughout Downtown.

- Councilmember Fitzpatrick thanked fellow Councilmembers, Village staff, and the Village of Pinehurst community for the opportunity to serve on 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
- **November 18, 2025, Regular Meeting Minutes**
- **November 18, 2025, Work Session Minutes**
- **November 19, 2025, Special Meeting Minutes**

B. Approval of the 2026 Council Meeting Schedule

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

Mr. Willardson announced the Village begin holding its main 250th Anniversary of the United States of America (America 250) celebrations and events with the following two Mayoral Proclamations starting things off.

5. Proclamations

A. Proclamation of December 15th, 2025, as Bill of Rights Day
Mayor Pizzella read aloud the Proclamation of December 15th, 2025, as Bill of Rights Day.

M A Y O R A L P R O C L A M A T I O N
VILLAGE OF PINEHURST

DRAFT

WHEREAS, on December 15, 1791, the Commonwealth of the United States took a defining step in the cause of liberty with the ratification of the first ten amendments to the Constitution, forever known as the Bill of Rights; and

WHEREAS, these amendments enshrine essential freedoms—including freedom of speech, press, religion, assembly, and petition; the rights to due process, fair trial, and equal justice; and protections for personal privacy and individual dignity; and

WHEREAS, the Bill of Rights stands as a beacon of democratic principle, affirming that government derives its authority from the people and must remain accountable to them; and

WHEREAS, for more than two centuries, these rights have guided the nation through conflict, growth, and transformation, serving as a safeguard for all who call this country home; and

WHEREAS, it is fitting that we honor the courage, vision, and perseverance of those who insisted that these fundamental liberties be secured for future generations.

NOW, THEREFORE, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim December 15th, 2025, as Bill of Rights Day in the Village of Pinehurst and call upon all residents to reflect upon the enduring importance of these protections, to celebrate the freedoms they secure, and to recommit ourselves to the preservation of constitutional liberty for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 9th day of December 2025.

B. Proclamation of January 01st, 2026, as Emancipation Proclamation Day

Mayor Pizzella read aloud the Proclamation of January 1st, 2026, as Emancipation Proclamation Day.

M A Y O R A L P R O C L A M A T I O N
VILLAGE OF PINEHURST

WHEREAS, on January 1, 1863, President Abraham Lincoln issued the Emancipation Proclamation, declaring that all enslaved people in states rebelling against the Union "shall be then, thenceforward, and forever free," marking a turning point in the pursuit of liberty and human dignity; and

WHEREAS, the Emancipation Proclamation stands as one of the nation's most transformative and courageous acts, not only altering the course of the Civil War but laying the foundation for the eventual abolition of slavery with the ratification of the Thirteenth Amendment; and

WHEREAS, this landmark proclamation affirmed the principle that freedom is a universal right, and it strengthened the moral purpose of the nation, inspiring generations of Americans to continue the ongoing work of justice, equality, and civil rights; and

WHEREAS, it is fitting and proper that we honor this historic moment, pay tribute to the perseverance and resilience of those who endured enslavement, and recognize the continuing responsibility to advance freedom and equal opportunity for all people.

NOW, THEREFORE, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim January 1st, 2026, as Emancipation Proclamation Day and encourage all residents to reflect upon the meaning of freedom, to commemorate the struggles and sacrifices that shaped our nation, and to renew our commitment to the ideals of equality, justice, and human dignity.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the Village of Pinehurst, this the 9th day of December 2025.

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6. Public Comments.

Mr. Bob Coates, Pinehurst resident, read a prepared statement in opposition to the proposed Planned Unit Development amendment to the Pinehurst Development Ordinance being discussed later during the December 9, 2025, Work Session.

Mr. John Webster, Pinehurst resident, spoke in opposition to the proposed Planned Unit Development amendment to the Pinehurst Development Ordinance being discussed later during the December 9, 2025, Work Session.

7. Ordinance.

A. Ordinance 25-19 Amending the FY 2026 General Fund Budget for the SAFER Grant

Ms. Dana Van Nostrand, Financial Services Director, reviewed and discussed a memo detailing the request to amend the Fiscal Year 2026 General Fund Budget for the SAFER Grant.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved Ordinance 25-19 Amending the FY 2026 General Fund Budget for the SAFER Grant by a vote of 5-0.

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ORDINANCE #25-19:

AN ORDINANCE AMENDING THE ORDINANCE APPROPRIATING FUNDS FOR OPERATIONS OF THE VILLAGE OF PINEHURST FOR FISCAL YEAR 2026, REGARDING REVENUES AND EXPENDITURES OF THE GENERAL FUND (SAFER GRANT AMENDMENT).

THAT WHEREAS, the Village of Pinehurst was awarded a Staffing for Adequate Fire and Emergency Response (SAFER) Grant by the Federal Emergency Management Agency (FEMA) on September 20, 2025 in the amount of $837,495 to fund six firefighter positions over a period of three years to add a quick response unit (QRU) to the Village's Fire Department; and

WHEREAS, the Village Council accepted the SAFER Grant and authorized the six new firefighter positions at its October 14, 2025 Regular Meeting; and

WHEREAS, expenditures are anticipated in the fiscal year ending June 30, 2026 for salaries, benefits, uniforms and equipment for the six firefighter positions added; and

WHEREAS, the Village did not appropriate these funds in the original budget adopted for the year ended June 30, 2026 in Ordinance #25-09; and

WHEREAS, the estimated revenues for the SAFER grant and fund balance appropriation for the Village's share of the costs were not included in the original budget adopted for the year ended June 30, 2026 in Ordinance #25-09.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina, in the regular meeting assembled this 9th day of December 2025, as follows:

SECTION 1. To amend the General Fund budgeted expenditures, the following amounts are to be added to the current expenditure appropriations for FY 2026:

GENERAL FUND EXPENDITURES:		
Fire	$	293,200
TOTAL EXPENDITURES APPROPRIATION	$	293,200

SECTION 2. To amend the General Fund estimated revenues, the following amounts should be added to the current estimated revenues for FY 2026:

GENERAL FUND REVENUES:		
Restricted Intergovernmental Revenues	$	156,300
Fund Balance Appropriated		136,900
TOTAL GENERAL FUND REVENUES	$	293,200

SECTION 3. Copies of this budget amendment shall be furnished to the Village Clerk, Village Manager and to the Financial Services Director for their direction and implementation.

THIS ORDINANCE passed and adopted this 9th day of December 2025.

8. New Business.

A. Review and Approval of the 2026 Key Partners and Collaborators Assignments

Mayor Pizzella reviewed the suggested Council Liaison assignments from the November 18, 2025, Work Session meeting.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved the 2026 Key Partners and Collaborators Assignments as presented by Mayor Pizzella by a vote of 5-0.

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2026 PARTNERS AND COLLABORATORS

The term "**partners**" refers to those key organizations or individuals who are working in concert with the Village of Pinehurst to achieve a common goal or to improve performance. Partners are typically formal arrangements for a specific aim or purpose such as to achieve a strategic objective or to deliver a specific product.

The term "**collaborators**" refers to those organizations or individuals who cooperate with the Village of Pinehurst to support a particular activity or event or who cooperate on an intermittent basis when short-term goals are aligned or are the same.

Partners:	What We Partner On:	Council Liaison(s):
NCDOT/***SMPO *	Regional transportation planning and improvements	Pizzella & Taylor
North Carolina State Government	Legislative Actions	Pizzella & Hooper
Tri-Cities Work Group (Pinehurst, So. Pines, Aberdeen) *	Regional planning and cooperative services	Pizzella & Hooper
Moore County Economic Development Partnership	Economic development services	Pizzella & Taylor
Collaborators:	**What We Collaborate On:**	**Council Liaison(s):**
Pinehurst Resort / USGA*	Major golf events; Marketing and promotions	Pizzella & Fitzpatrick
Moore County, NC *	NCDOT	Taylor & Hooper
Moore County Schools*	Temporary school site; P&R events/programs	Fitzpatrick
***Central Pines Regional Council	Inter-governmental issues and policies	Fitzpatrick & Ficklin
Pinehurst Business Partners*	Business in the Village	Ficklin
Convention and Visitors Bureau	Welcome Center services; Marketing	Taylor
Chamber of Commerce	Business in the Village	Ficklin
National Park Service (NPS) / Landmark Status (NLS)	Historic District	Fitzpatrick & Ficklin
FirstHealth	P&R/ Health and Fitness	Fitzpatrick
***Regional Land Use Advisory Commission (RLUAC)	Growth & Environmental Sustainability Issues	Hooper
Dornoch, Scotland (Mutual Benevolence Agreement)	Honor the Work & Legacy of Donald Ross	Pizzella & Taylor
VOP Committees:	**What We Collaborate On:**	**Council Liaison(s):**
Bicycle and Pedestrian Advisory Committee	Village programs and services	Hooper
Beautification Committee	Village programs and services	Ficklin

** Denotes a **KEY** partner or collaborator*

**** SMPO, Central Pines Regional Council, and RLUAC require Resolutions*

9. Resolutions.

A. Consider Resolution 25-55 Appointing a Delegate and an Alternate Delegate to the Central Pines Regional Council (CPRC)

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved Resolution 25-55 appointing Councilmember Fitzpatrick as the Delegate and Councilmember Ficklin as the Alternate Delegate for the Village of Pinehurst on the Central Pines Regional Council (CPRC) Board of Delegates by a vote of 5-0.

RESOLUTION #25-55:

A RESOLUTION APPOINTING A DELEGATE AND AN ALTERNATE DELEGATE TO THE CENTRAL PINES REGIONAL COUNCIL

THAT WHEREAS, the Councils of Governments system was created by the State of North Carolina in 1970 by Governor Bob Scott designating seventeen Regional Councils to serve across the state and Central Pines Regional Council (CPRC) as the regional entity serving Chatham, Durham, Johnston, Lee, Moore, Orange, and Wake counties, and the municipalities within those counties; and

WHEREAS, CPRC is governed by a Board of Delegates and an Executive Committee comprised of representatives from the member governments. Board membership is a chance for local leaders to set regional policy, learn from peers, and develop programming to assist their community. Local elected officials can participate as their government's Delegate or Alternate Delegate; and

WHEREAS, the Delegate is the community's voting member on the Board of Delegates, and the Alternate Delegate stands in for the Delegate when they are unavailable.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina that:

Councilmember Fitzpatrick be appointed as the Delegate and Councilmember Ficklin be appointed as the Alternate Delegate for the Village of Pinehurst on the Central Pines Regional Council (CPRC) Board of Delegates.

THIS RESOLUTION passed and adopted this 09th day of December 2025.

DRAFT

B. Consider Resolution 25-56 Appointing a Voting Member and a Voting Alternate to the Sandhills Metropolitan Planning Organization (SMPO)

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Resolution 25-56 appointing Mayor Pizzella as the Voting Member and Mayor Pro Tem Taylor as the Voting Alternate for the Village of Pinehurst on the Sandhills Metropolitan Planning Organization (SMPO) Governing Board by a vote of 5-0.

RESOLUTION #25-56:

RESOLUTION APPOINTING A VOTING MEMBER AND A VOTING ALTERNATE TO THE SANDHILLS METROPOLITAN PLANNING ORGANIZATION (SMPO)

THAT WHEREAS, on December 29, 2022, the US Census Bureau released 2020 population estimates for Urban Areas (UA); and

WHEREAS, the Pinehurst-Southern Pines Urban Area was determined to have a population of 50,319 which meets requirements for a Metropolitan Planning Organization (MPO) in accordance with applicable provisions of Title 23, United States Code (USC) Section 134 and 135 and 49 USC Section 5303; and Code of Federal Regulations (CFR) Part 450; and

WHEREAS, this MPO area includes the Town of Aberdeen, Town of Pinebluff, Village of Pinehurst, Town of Southern Pines, Town of Taylortown, Village of Whispering Pines, Village of Foxfire, and

portions of Moore County; and

WHEREAS, a Memorandum of Understanding (MOU) between the Town of Aberdeen, County of Moore, Town of Pinebluff, Village of Pinehurst, Town of Southern Pines, Town of Taylortown, Village of Whispering Pines, and the North Carolina Department of Transportation has been adopted by all member municipalities setting forth the responsibilities and working arrangements for maintaining a continuing, comprehensive, and cooperative transportation planning process, and the North Carolina Department of Transportation is expected to also adopt; and

WHEREAS, The SMPO shall be governed by a Governing Board which shall be the policy making board for the MPO. The voting membership of the Governing Board shall include one elected official from each member local government plus the NCDOT Board Member representing the region which includes SMPO's MPA, as well as non-voting members from the following agencies:

a. Federal Highway Administration (FHWA) North Carolina Division, Planning and Program Development Engineer;
b. Moore County Airport Authority.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina that:

Mayor Pizzella be appointed as the Voting Member and Mayor Pro Tem Taylor be appointed as the Voting Alternate for the Village of Pinehurst on the Sandhills Metropolitan Planning Organization (SMPO) Governing Board.

THIS RESOLUTION passed and adopted this 09th day of December 2025.

C. Consider Resolution 25-57 Appointing a Voting Representative to the Rural Land Use Advisory Commission (RLUAC)

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Resolution 25-57 appointing Councilmember Hooper as the Regional Land Use Advisory Commission Voting Representative for the Village of Pinehurst by a vote of 5-0.

RESOLUTION #25-57:

A RESOLUTION REGARDING THE APPOINTMENT OF A VILLAGE OF PINEHURST VOTING REPRESENTATIVE TO THE REGIONAL LAND USE ADVISORY COMMISSION (RLUAC)

WHEREAS, the Fort Liberty Regional Land Use Advisory Commission (RLUAC) was established 30 years ago under NCGS 160A, Article 20, Part 1 (Interlocal Cooperation) and consists of twenty-three units of local government; and

WHEREAS, RLUAC advocates for coordination between local governments and the military regarding compatible growth and environmental sustainability issues; and

WHEREAS, RLUAC is made up of voting members appointed by the Governing Boards of member local governments; and

WHEREAS, RLUAC is led by a 9-member Board of Directors consisting of leaders from some of the twenty-three units of local government and from the military.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina that:

DRAFT

Councilmember Hooper be appointed as the Regional Land Use Advisory Commission Voting Representative for the Village of Pinehurst.

THIS RESOLUTION passed and adopted this the 09th day of December 2025.

10. General Business.

A. Discuss and Approve the Installation of Brick Sidewalks in Front of 25 and 35 Dogwood Road

Mr. Willardson reviewed a map showing the location of the proposed installation of brick sidewalks in front of 25 & 35 Dogwood Road and discussed issues with the current sand clay path in this area, the estimated cost of installing brick sidewalks, and the importance of preserving the sand clay paths.

Council approved Village staff pursuing the installation of brick sidewalks in front of 25 & 35 Dogwood Road.

11. Other Business.

Council discussed the events of November 21-23, 2025, celebrating the relationship between the Village of Pinehurst and Dornoch, Scotland and the importance of maintaining this relationship in promoting both the workplace and birthplace of Donald Ross.

Council verified with Mr. Willardson that the Donald Ross statue will be returned to its place Downtown before the holiday events. Mr. Willardson noted the statue is removed annually for cleaning in November.

Mayor Pizzella briefly highlighted information from the November 18, 2025, Pinehurst Police Department's Daily Report.

12. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, 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

DRAFT

December 9, 2025, Work Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS
1. 12.09.2025 DRAFT Work Session Minutes

Village Council
Minutes for the Work Session of December 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 05:38 p.m., Tuesday, December 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
Mr. John Taylor, Mayor Pro Tem
Ms. Barb Ficklin, Councilmember
Mr. Kevin Fitzpatrick, Councilmember
Mr. Jeramy Hooper, 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 1 staff and 1 press.

1. **Call to Order.**
   Mayor Pizzella called the Village Council Work Session to order at 05:49 p.m.

2. **General Business.**
   A. **Follow-up Discussion Regarding a Potential PDO Zoning Text Amendment to Create a Planned Unit Development Designation**
   Mr. Willardson reviewed and discussed a PUD Discussion PowerPoint presentation highlighting Planned Unit Development, PDO vs. PUD in 20 Seconds, Why Consider a PUD, Case Study 1: Village Place Core (Overview, The PDO Problem, How a PUD Solves It), Case Study 2: ETJ Equestrian Community (Overview, The PDO Problem, How a PUD Solves It), and Where Do We Go From Here?

   Council agreed on the importance of protecting the character of the Village's Extra-Territorial Jurisdiction (ETJ) areas, to continue discussion of a potential PUD amendment to the PDO at a January 2026 Work Session meeting, to consider forming a small focus group, and to presenting the Planning & Zoning Board with a potential PUD amendment for feedback at the Board's January 2026 meeting.

   B. **Review of Village Ordinance 92.16 REGULATING UNREASONABLY LOUD, DISTURBING SOUND LEVELS**
   Mr. Willardson reviewed and discussed a Noise Ordinance Review PowerPoint presentation highlighting Noise Complaints & Ordinance Review: 2025 Summary, Benchmarking Takeaways, No Evidence of a Community-Wide Problem, and Optional Adjustments (If Council Wants Them).

Council agreed to have Mr. Willardson pursue a short-term noise monitoring pilot program at chronic locations to gather data and to contact area golf courses for feedback on a golf course maintenance exception amendment to the ordinance.

C. Follow-Up Discussion on Ways to Promote Good Neighbor Practices at Short-Term Rentals
Mr. Willardson reviewed and discussed a Short-Term Rentals PowerPoint presentation highlighting Purpose, Three Approaches Under Review, Owner Letter Highlights, Neighborhood Sign Options, and Voluntary STR Inspection Offer.

Council agreed to have Mr. Willardson pursue sending an informational letter to STR owners and installing informational neighborhood signs.

3. Closed Session.

A. Closed Session Pursuant to NCGS § 143-318.11(a)(5)
Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to recess the Work Session and enter the Closed Session pursuant to 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 07:09 p.m.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Closed Session and re-enter the Work Session by a vote of 5-0 at 07:45 p.m.

4. Motion to Adjourn.
Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Work Session by a vote of 5-0 at 07:45 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

DRAFT

December 9, 2025, Closed Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS
1. 12.09.2025 DRAFT CLS Minutes

December 12, 2025, Special Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council;
DATE OF MEMO: 01/09/2026

MEMO DETAILS

ATTACHMENTS
1. 12.12.2025 DRAFT Special Meeting Minutes

Village Council
Minutes for the Special Meeting of December 12, 2025
Fallon Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
9:00 a.m.

The Village of Pinehurst Village Council held a Special Meeting at 9:00 a.m., Friday, December 12, 2025, in the Fallon Council Conference Room of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

DRAFT

The following were in attendance:
Mr. Patrick Pizzella, Mayor
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Kevin Fitzgerald, Councilmember
Mr. Jeramy Hooper, Councilmember
Mr. Doug Willardson, Village Manager
Mr. Carlton Cole, Assistant Village Manager
Ms. Shannon Konstantinou, Village Clerk

And approximately 2 members of the audience in attendance, in addition to 7 staff and 1 press.

1. **Call to Order.**
   Mayor Pizzella called the Village Council meeting to order at 9:01 a.m.

2. **Regular Business**
   - **A. Review of Village Mission, Vision, Values and BSC Goals**
   - **B. Capital Related Projects**
   - **C. Potential Development Proposal Impacts**
   - **D. Finance/Revenue Discussion**
   - **E. Potential Revisions to Ordinances or Codes**
   - **F. Review General Administrative Topics**
   - **G. Strategic Objective Review to Confirm No Priorities or Action Items Were Overlooked**

   Mr. Willardson reviewed and discussed a Fiscal Year 2027 Village of Pinehurst, NC: Village Council Retreat PowerPoint presentation highlighting the Strategic Planning Timeline; Intent; Council Priorities (Safeguard the Community; Support High-Quality Neighborhoods, Development & Appearance; Support a Thriving Business Community; Promote & Support Transportation Mobility and Connectivity; Preserve the Quality of the Environment; Promote Active Living & Cultural Opportunities; Professionally Manage a High-Performing Organization; Workforce Goal: Attract & Retain an Engaged Workforce; Financial Goal: Maintain a Healthy Financial Condition; and Noticeable Absences); Discussion: What Rises to the Top?; Confirm Strategic Alignment; and Translate to Action.

   Mr. Willardson reviewed and discussed an Affirm Vision, Mission, & BSC PowerPoint presentation

highlighting Mission and Vision and FY2026 Strategic Map. This PowerPoint presentation also contained the following subcategories:

- Capital Items (Archives / Welcome Center / Museum, Downtown Parking, Sidewalks, Public Services Relocation, Parking Spaces at Theater Bldg., Parks & Rec Master Plan Implementation, Stormwater, MS4: What It Means & Why It Matters, Who Regulates Erosion? [Not the Village], Continued Path Forward, and Third Fire Facility)
- Potential Developments (Pinehurst South, Pinehurst North, Village Place Core, Pinewild Phase 5, Village Walk, Golf HQ, Trotter Hills, and Hollycrest; PUD; Pinewild Phase 4 Financial Analysis; Public Hearing No. 2 – 275 McCaskill Rd. Conditional Zoning Request; and Residential COs)
- Finance/Revenue (Finance and Prompt Pay Discount)
- Ordinances
- General Administrative (Retiree Health Reimbursement Account [HRA], Why This Proposal?, What's New in This Version?, Benefits to the Organization, Benefits to Retirees, Equity and Recognition, Strategic Alignment, and Retiree HRA Rinancial Analysis)
- Review by Strategic Objective

Council further discussed formally pursuing "Friends of the Harness Track" and "Friends of the Library" organizations.

Mayor Pizzella recessed the Special Meeting for a 15-minute break at 11:21 a.m.

Mayor Pizzella reconvened the Special Meeting at 11:36 a.m.

3. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 01:03 p.m.

Respectfully Submitted,

Shannon Konstantinou
Village Clerk

DRAFT

FY 2026 Budget Amendment Report

ADDITIONAL AGENDA DETAILS:

The Village Manager approved one budget amendment transferring appropriations between departments. See the attached report for details.

FROM: Dana Van Nostrand, Financial Services Director
CC: Village Council;
DATE OF MEMO: 12/22/2025

MEMO DETAILS

ATTACHMENTS

1. Budget Amendment Report FY 2026 1.13.26

VILLAGE OF PINEHURST
BUDGET AMENDMENTS APPROVED BY BUDGET OFFICER
FOR THE PERIOD DECEMBER 8, 2025 - JANUARY 8, 2026

Under Village of Pinehurst Ordinance #25-09, the Village Council grants the Budget Officer (the Village Manager) the ability to transfer appropriations under specific conditions. These conditions allow transfers between departments (including contingency) of the same fund to increase an appropriation up to $25,000 in a single budget amendment for the FY 2026 Budget. The Budget Officer may not transfer monies between funds at any time.

According to Section 159-15 of The Local Government Budget and Fiscal Control Act, "any such transfers shall be reported to the governing board at its next regular meeting and shall be entered in the minutes." Listed below are the amendments authorized by the Budget Officer for the period specified above.

Note: Since appropriations are made at the department level, line item adjustments within the same department may be made without limit and do not require a report since they do not actually amend the adopted budget ordinance.

	ACCOUNT NUMBER	DESCRIPTION	DEBIT	CREDIT	APPROVED DATE
1		The IT server project cost $81,702 vs. a budget of $70,000. IT has $25,000 budgeted for library fiber for the new building. It is unlikely this project will be done in FY 2026 so a portion of the library fiber budget is being used to cover the servers. This requires a reallocation of the IT charges to other departments budgets since the $25,000 for library fiber was budgeted as Library IT charges and the server project is allocated to all departments.			12/8/2025
	10-00-220-7430	Administration - Capital IT Equipment Charges	$ 3,620		
	10-00-230-7430	Finance - Capital IT Equipment Charges	351		
	10-00-240-7430	Human Resources - Capital IT Equipment Charges	1,053		
	10-10-310-7430	Police - Capital IT Equipment Charges	2,457		
	10-10-320-7430	Fire - Capital IT Equipment Charges	1,872		
	10-40-710-7430	Planning - Capital IT Equipment Charges	936		
	10-10-330-7430	Inspections - Capital IT Equipment Charges	351		
	10-20-410-7430	Public Services - Capital IT Equipment Charges	585		
	10-20-420-7430	Streets & Grounds - Capital IT Equipment Charges	1,172		
	10-30-510-7430	Solid Waste - Capital IT Equipment Charges	351		
	10-80-610-7430	Parks & Recreation - Capital IT Equipment Charges	702		
	10-80-620-7430	Harness Track - Capital IT Equipment Charges	117		
	10-80-640-7430	Fair Barn - Capital IT Equipment Charges	234		
	10-80-615-7430	Library - Capital IT Equipment Charges		$ 13,801	
			$ 13,801	$ 13,801	

Consider Resolution 26-01 Honoring the Service of Dr. Jeff Morgan as Councilmember for the Village of Pinehurst

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 12/18/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 26-01 Honoring Councilmember Morgan

RESOLUTION #26-01:

Resolution Honoring the Service of Dr. Jeff Morgan as Councilmember for the Village of Pinehurst, North Carolina

Whereas, the Village Council of Pinehurst, North Carolina wishes to acknowledge and express its appreciation to Dr. Jeff Morgan for his dedicated service to the citizens of Pinehurst as Councilmember; and

Whereas, Dr. Morgan served the Village of Pinehurst as Councilmember from December 2021 to December 2025; and

Whereas, Dr. Morgan dedicated his time, knowledge, and abilities to the Village and provided thoughtful consideration to all matters; and

Whereas, Dr. Morgan played an integral role in notable projects such as the design of the new Given Memorial Library and creation of the Pinehurst Fire Department's Quick Response Unit; and

Whereas, Dr. Morgan served as the Council representative on the Central Pines Regional Council and as liaison to FirstHealth; and

Whereas, Dr. Morgan contributed to the development and adoption of the 2023 Parks & Recreation Master Plan, 2023 Stormwater Management and Master Plan, Village Place and Pinehurst South Small Area Plans and Form Based Guidance Plans, and 2025 Pinehurst Development Ordinance update; and

Whereas, Dr. Morgan strongly supported the preservation of the Harness Track facilities and championed the creation of a "Friends of the Harness Track" organization; and

Whereas, Dr. Morgan was, and continues to be, a strong advocate for the community of the Village of Pinehurst.

Now, Therefore, Be It Resolved by the Village Council of Pinehurst, North Carolina in a Regular Meeting assembled this 13th day of January 2026 as follows:

Section 1. That, on behalf of the citizens of Pinehurst, the Village Council expresses deep appreciation and gratitude to Dr. Morgan for the gifts of time, ability, and commitment in carrying out his duties as Councilmember for the Village of Pinehurst.

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 and Village Clerk, be presented to Dr. Jeff Morgan as a token of our gratitude.

This Resolution passed and adopted on this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk

DRAFT

Consider Resolution 26-03 Appointing Mr. Donald (Don) Thrower as the Neighborhood Advisory Committee Representative for the Pinehurst South Area

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson; Kristin Bunton
DATE OF MEMO: 12/16/2025

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 26-03 Appoint NAC Member (Thrower)

RESOLUTION #26-03:

A RESOLUTION APPOINTING THE NEIGHBORHOOD ADVISORY COMMITTEE REPRESENTATIVE FOR THE PINEHURST SOUTH AREA.

WHEREAS, the Village of Pinehurst established a Neighborhood Advisory Committee (NAC) in 2008; and

WHEREAS, the Village of Pinehurst officially reorganized the Neighborhood Advisory Committee (NAC) under the leadership of the Village Council of the Village of Pinehurst on the 11th day of April 2023; and

WHEREAS, there is a need to fill the vacancy on the Neighborhood Advisory Committee to represent the Pinehurst South designated area; and

WHEREAS, Mr. Donald (Don) Thrower and the Village Council of the Village of Pinehurst are desirous of Mr. Thrower serving as a representative of the Pinehurst South area on the Neighborhood Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 13th day of January 2026 as follows:

Mr. Donald (Don) Thrower is appointed as a representative of the Pinehurst South area on the Neighborhood Advisory Committee, effective January 13, 2026, said term to expire June 30, 2029.

THIS RESOLUTION passed and adopted this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk

DRAFT

Public Hearing No. 1 - 7941 US Highway 15-501 Conventional Rezoning

ADDITIONAL AGENDA DETAILS:

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial). The property owner is Tommy's Rental, Inc. and the applicant is Mubarak Shahbain.

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

Request:

The applicant requests a rezoning of +/- 12.27 acres currently zoned R-5 (High Density Residential) and R-20 (Medium Density Residential) to the NC (Neighborhood Commercial) in order to allow for the uses associated with the NC zoning district. The request is for a "conventional" zoning map amendment and does not provide for the inclusion of any conditions or a site-specific plan as might be expected with a conditional rezoning. If approved, all allowable uses in the NC zoning district will be available to the owner and subsequent owners of the property. All applicable development regulations in the Pinehurst Development Ordinance (PDO) would apply for any permitted use and future development.

Analysis:

Background/Location

The subject property is located within the Village's Extraterritorial Jurisdiction (ETJ) and is defined as being Moore County Parcel ID #00021713 and 00022802. The owner of the property is Tommy's Rental, Inc. and applicant is Mubarak Shahbain. The parcel has approximately 1,300 total feet of frontage along US Highway 15-501.

Adjacent properties to the east and south are in the Village of Pinehurst ETJ and zoned R-5 and R-20. Properties to the west and the north are in Moore County's jurisdiction. The properties to the west are zoned B-1, B-2, and RA-2. The B-1 and B-2 districts are commercial, and RA-2 is a residential district. The parcel to the north is split zoned between Moore County and the Village of Pinehurst ETJ and are zoned RA-40 (Moore) and R-5 (VOP), which both are residential.

A current service station owned and operated by Tommy's Rentals, Inc is currently located on 7941 US 15-501(parcel ID# 00021713) and within the R-5 zoning district. In order to facilitate redevelopment of the property the undeveloped parcel to the east parcel ID# 00022802 is being requested for the rezoning. The existing service station is a legal non-conforming use and would be allowed to continue subject to Chapter 2 of the PDO.

The property meets the dimensional requirements for the 10,000 square foot minimum lot size and width of 75' at the street for the NC district. The existing R-5 zone allows a minimum lot size of 5,000 square feet with a width of 20' at the street, while the R-20 zone requires a minimum lot size of

20,000 square feet with the same 20’ street width.

The R-5 (High Density Residential) and R-20 (Medium Density Residential) zoning districts are residential districts, and the NC (Neighborhood Commercial District) is a commercial district. These two districts will offer many differing types of uses. The current use of a service station would not be allowed in the R-5 or R-20 district; thus, the use is currently non-conforming.

Use Type	R-5 and R-20 (Existing Zoning)	NC (Proposed Zoning)
Funeral Home	Not allowed	Allowed
Medical Clinic	Not allowed	Allowed
Personal Services	Not Allowed	Allowed
Post Office	Not allowed	Allowed
Professional Services	Not Allowed	Allowed
Radio/TV Studio	Not allowed	Allowed
Small Equipment Repair/Rental	Not allowed	Allowed
Small Engine Repair/Sales	Not allowed	Allowed
Garden Center	Not allowed	Allowed
Outside Sales	Not allowed	Allowed with special Requirements
Theater, Indoor	Not allowed	Allowed
Civic/Cultural Facilities	Not allowed	Allowed
Private Club	Not allowed	Allowed
Public Safety Station	Allowed with special requirements	Allowed with special requirements
Recreation Facilities, Outdoor	Not allowed	Allowed with special requirements
Religious Institution	Allowed R-5; Special Use Permit required R-20	Allowed
Residential Care Facilities	Special Use Permit R-5; Not Allowed R-20	Allowed
Fueling Station	Not allowed	Special Use Permit required
Recycling Collection Station Municipal	Allowed	Allowed

Topography, Environmental & Utilities
The northern section of the parcels where the current service station is located has minimal variation in topography. The southern section has a much more defined slope from east to west towards 15-501 and towards the southern end of the existing service station. The land with parcel ID #00021713 is occupied by an existing service station, while parcel ID #00022802 is almost entirely wooded. The greater portion of the northern area of the site, just passed the existing service station, contains floodplains and wetlands.

The property is within the Cape Fear Nicks Creek WS-IIIP watershed which limits built-upon area or impervious surface to 24% of the total project area unless a Special Intensity Allocation (SIA) is approved. A SIA could only be issued if all stormwater from existing and new built-upon area is treated and maintained according to all local, state, and federal regulations. If a SIA is issued, built-upon area will be limited to 50% of the project area. The built-upon area from the existing

development is not calculated in the total project area. Any future development or redevelopment of the property is subject to the Village's stormwater regulations.

Public water served by Moore County Public Utilities is available, but no public sewer is available. The lack of available sewer, environmental constraints as well as the topography will significantly limit the amount of the site that can be developed. See attached environmental map.

Neighborhood Meeting
A neighborhood meeting was required as part of the rezoning request. The applicant held the neighborhood meeting on October 9, 2025. See the attached neighborhood meeting report.

Plan Consistency

The existing zoning district for this property is consistent with the recommended land use for the area of "Suburban Neighborhood" as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan. The proposed zoning of NC is in conflict the with the land use designation.

Other potential applicable areas of the Comprehensive Plan include:

Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for the balancing of the need to conserve land while allowing purposeful, quality development in strategic locations. Rezoning to the NC district would continue to allow for the redevelopment of the property to a conforming use, thus replacing the existing service station with quality development in a strategic location.

Guiding Principle 5: Taking Care of Business. The Plan calls for supporting the golf, tourism and healthcare industries that make up the backbone of the community by encouraging entrepreneurship, supporting diverse and innovative businesses, and developing thriving arts, culture, and entertainment market. Encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.

Implementation Strategy 2.17 speaks to reviewing the zoning regulations for areas identified for future development to ensure that the zoning permits the desired scale of development. Conversely, ensure that the zoning in place for any new areas identified for development does not permit undesirable patterns.

Implementation Strategy 7.9 also emphasizes the need to continue to protect water features, including lakes, ponds, streams, wetlands, and floodplains with appropriate development regulations.

Planning and Zoning Board Recommendation

The Planning and Zoning Board held a public hearing during their regular meeting December 4, 2025, to consider the zoning map amendment. The Board received a report and presentation from staff, followed by a presentation and brief discussion with the applicant before receiving public comments. Comments and items discussed included the proximity of the subject property and any potential future development to the adjacent residential properties in the ETJ. The applicant was asked about the maximum development potential for the site which the applicant indicated would be redeveloping the existing and deteriorating service station and future retail units. After carefully considering the nature of the existing nonconformity, comments from the public and the Comprehensive Plan, the Board voted unanimously to recommend approval of the zoning map amendment. The Board acknowledged the inconsistency with the Comprehensive Plan land-use map and recommended

approval based on changing conditions along the corridor and the benefits of bringing the site into conformance. The Board found the proposal consistent with Guiding Principle #2, Implementation Strategy 2.17, Guiding Principle #5, and Implementation Strategy 7.9 of the Comprehensive Plan.

Staff Recommendation

The proposed amendment would allow the long-standing nonconforming use as a service station to be conforming with the NC zoning district. Converting the existing nonconforming use to a conforming one could reduce long-term regulatory issues and thus allow redevelopment under current standards improving the site layout, access management, safety and produce a higher quality development. While the applicant has discussed potential redevelopment scenarios, approval of a conventional rezoning does not approve any specific development plan, and future development may include any use permitted in the NC district. Any future development would be required to meet adopted development standards intended to ensure compatibility. Further, the location of the property with frontage along US Highway 15/501 is suitable for the existing use and any smaller scale commercial uses whereas single-family homes fronting the highway could be less compatible. Conversely, approval of the request would not be consistent with the land use designation on the Conservation and Growth Map in the Comprehensive Plan. Approval of the rezoning would also amend the map to “Suburban Center”. Staff finds that the Conservation and Growth Map designation of ‘Suburban Neighborhood’ for this property no longer reflects existing conditions along the US Highway 15-501 corridor, including established commercial zoning and uses in Moore County and the long-standing service station on the site. Rezoning the property to NC and amending the land-use map to ‘Suburban Center’ would better align the Plan with current conditions and anticipated redevelopment patterns.

The proposed zoning map amendment presents an opportunity to vastly improve an existing nonconformity, improve site safety, access and connectivity and protect environmentally sensitive areas. Buffering any future development from established adjacent residential properties would be required and site conditions vastly limit the available area to develop the subject property next to established residential properties. Therefore, Staff would support and strongly recommend considering approval of the proposed amendment.

Village Council Action and Conventional District Zoning Process

“Conventional” zoning map amendments are legislative decisions and must follow the statutory process requiring a public hearing and final action by the governing board (Village Council) after receiving a recommendation from the Planning and Zoning Board and Staff. These map amendments are not “conditional” and therefore specific development conditions cannot be considered.

If there are more questions or concerns that need to be addressed, Village Council may continue the public hearing to a specific date, place, and time. The Village Council may also refer the proposed amendment back to the Planning and Zoning Board. After conducting the public hearing, the Village Council may take any of the following actions:

- Approve the proposed zoning map amendment
- Reject the proposed zoning map amendment
- Defer action on the proposed zoning map amendment to a later meeting

When approving or rejecting a zoning map amendment, the Village Council must approve a statement of consistency with the adopted Comprehensive Plan. When approving a statement of consistency, Village Council must also adopt a brief statement explaining why the amendment is

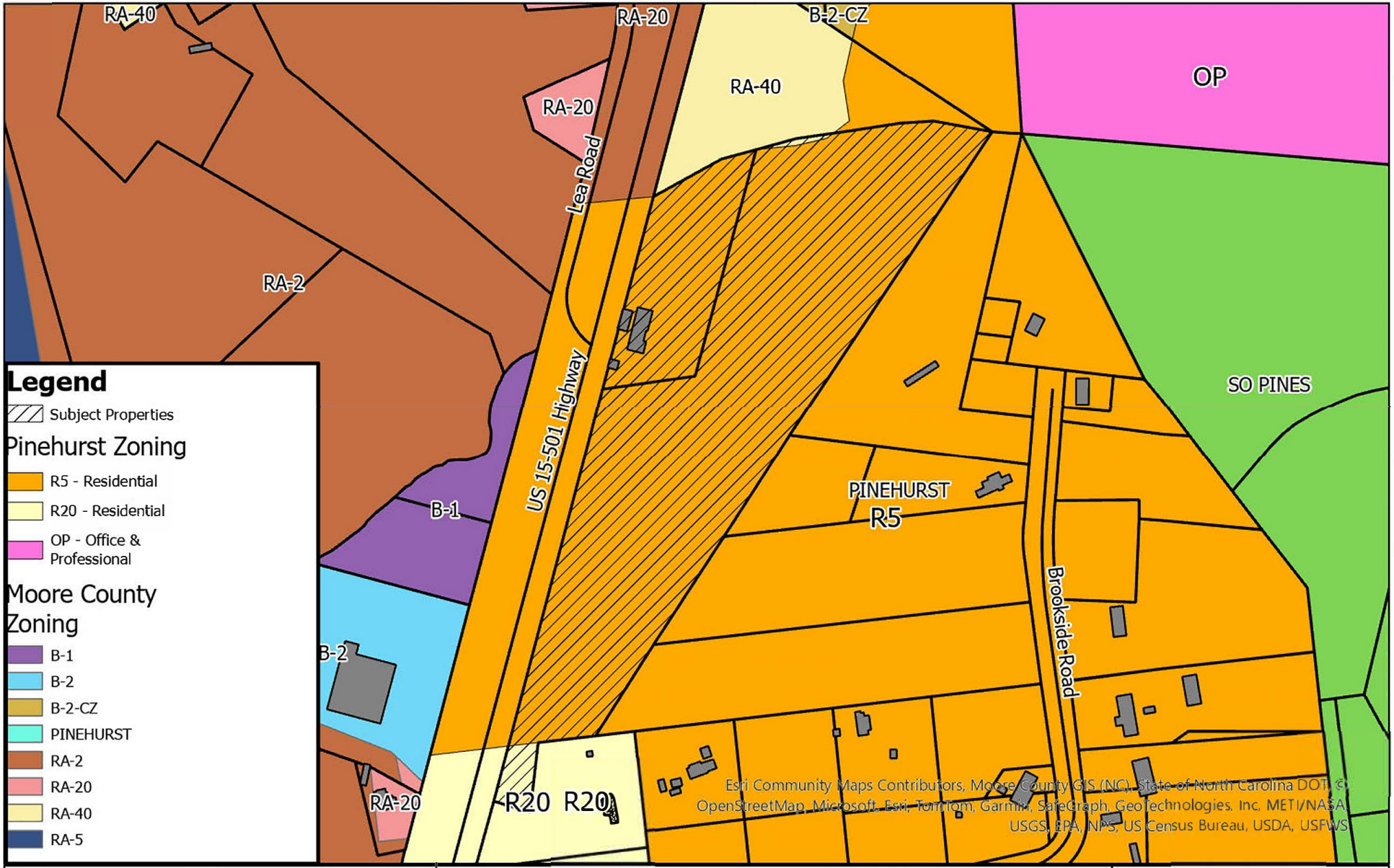
reasonable and in the best interest of the public. These statements may be combined and part of the motion as well as within the ordinance.

If approving a zoning map amendment that is found to be inconsistent with the Comprehensive Plan (specifically the Conservation and Growth Map) the Comprehensive Plan is also amended.

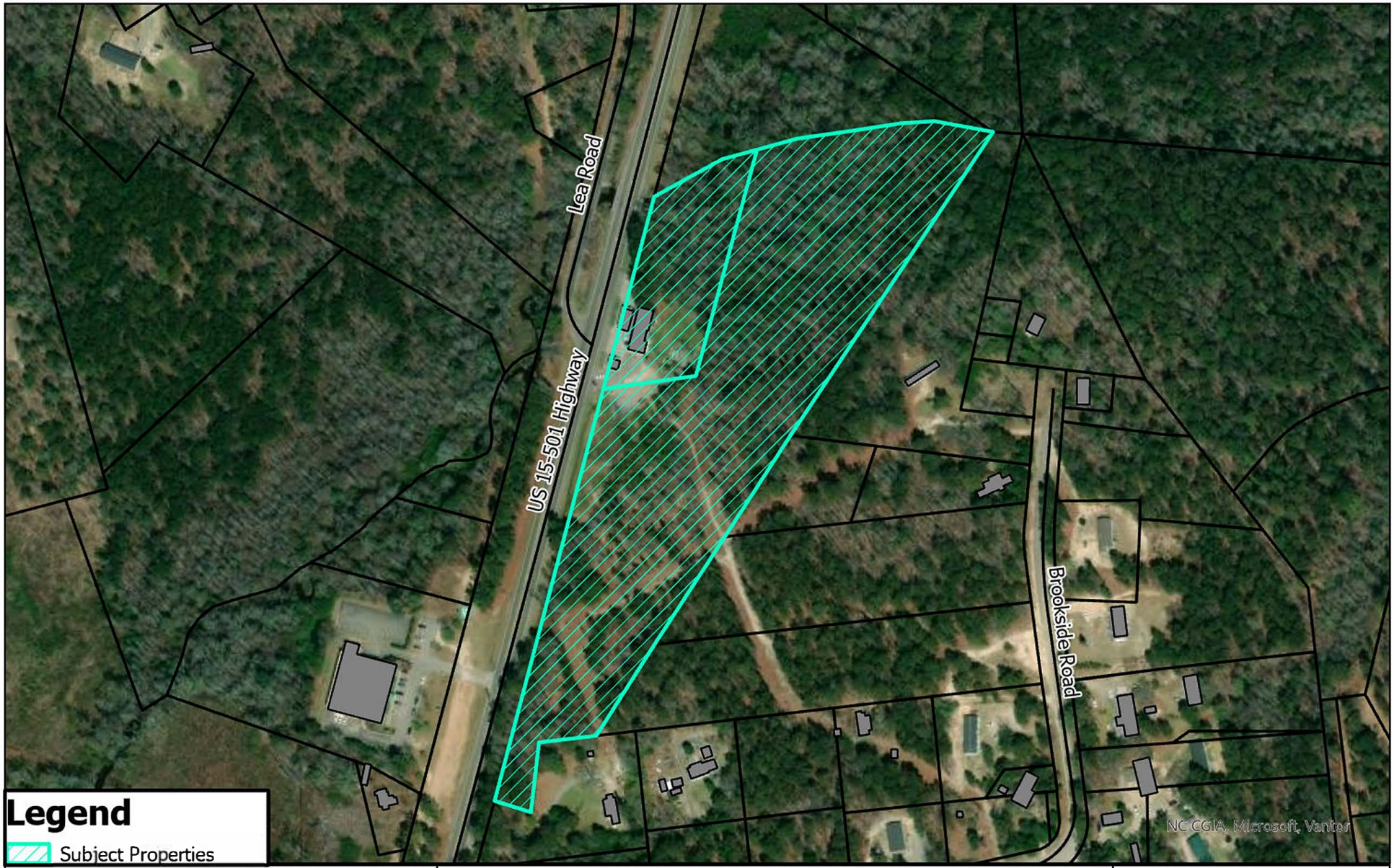
ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Environmental Map
4. Online Application
5. Neighborhood Meeting Report

Area Zoning Map



Aerial View


Lea Road
US 15-501 Highway
Brookside Road
NC CGIA, Microsoft, Vantor
Legend
Subject Properties
0
362.5
725
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).
7941 US 15-501
PID #00021713 & 00022802
Conventional Rezoning Request
VILLAGE OF PINEHURST
N
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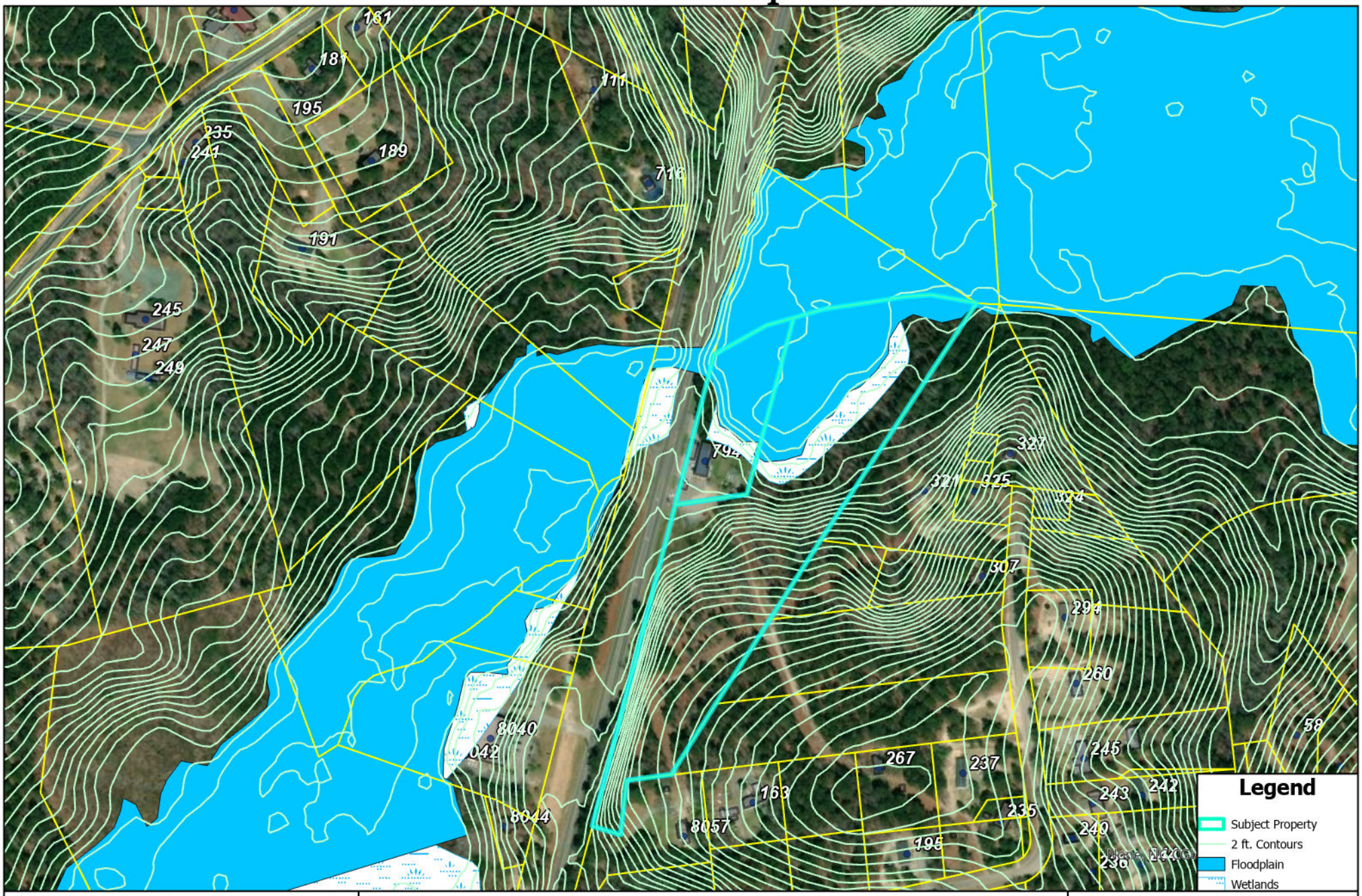
Environmental Map



0 500 1,000 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.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

11/14/2025

December 4, 2024
Planning and Zoning Board
Rezoning Request

VILLAGE OF PINEHURST 1895

N W E S

PLN-2025-00125 - Pinehurst Plaza

Menu Help

File Date: 09/12/2025

Application Status: In Review

Application Type: Rezoning

Application Detail: Detail

Description of Work: Rezoning of parcels 00021713 & 00022802 from High Density Residential District (R5) to Neighborhood Commercial District (NC).

Application Name: Pinehurst Plaza

Address: 7941 US 15-501, 27376

Owner Name: TOMMY'S RENTAL, INC

Owner Address: P.O. BOX 66, RAEFORD, NC 28376

Parcel No: 00021713

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Mubarak Shahbain	Tommy's Rental	Applicant		Active
Carlo E Pardo	Morris & Ritchi...	Contact		Active
Cody Norrod		Developer		Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: $0.00

Total Fee Assessed: $1,300.00

Total Fee Invoiced: $1,300.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Project Description	Current Zoning District	Proposed Zoning District
Rezoning of parcels 00021713 & 00022802 from High Density Residential District (R5) to Neighborhood Commercial District (NC).	R-5 – Residential	NC - Neighborhood Commercial
Reason for Rezoning Request	**Legal Basis for Application**	**Number of Parcels to be Rezoned**
Proposed gas station and retail development.	Property Owner in Village Planning Jurisdiction	2
Number of Acres to be Rezoned	**Existing Use**	**Proposed Use**
12.27	Retail	Retail
Conditions of Rezoning - Requested (If Any)	**Rezoning Results in an Increase of Density or Intensity of Uses?**	**Date of Adjacent Property Owner Meeting (If Incr**
_	Yes	_
Other Information		
_		

LOCATION INFORMATION

Overlay District	Roads	Water Provider
N/A - No Overlay District	Public	Moore County Public Utilities
Sewer Provider		
Moore County Public Utilities		

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Acceptance		Accepted	09/12/2025	Maria Klein
Review for Completeness	Alex Cameron	Additional I...	09/15/2025	Michael Mandeville
Building Review	Scott Thomas			
Fire Review				
Engineering Review	Mike Apke			
Traffic Review	Mike Apke			
Utilities Review	Alex Cameron			
Planning Review	Alex Cameron			
Public Services Review	Mike Apke			
Administration Review				
Historic Review				
TRC Review Consolidation	Alex Cameron			
TRC Review Distribution	Alex Cameron			
PandZ Public Hearing N...	Alex Cameron			
Property Owner Notific...	Alex Cameron			
Staff Report - PandZ	Alex Cameron	In Progress		
P and Z Hearing	Alex Cameron			
Staff Report - Council	Alex Cameron	In Progress		
Council Hearing	Alex Cameron			
Council Notification	Alex Cameron			
County Notification	Alex Cameron			
Case Complete	Alex Cameron			

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Documents:

File Name	Document Group	Category	Description	Type	Docum
Neighborhood Meeting R...	PLN	Other	Neighborhood Meetin...	application/pdf	Uploac
Moore County Zoning Map	PLN			application/pdf	Uploac
Pinehurst Plaza_P&Z Co...	PLN			application/pdf	Uploac
Village of Pinehurst O...	PLN			application/pdf	Uploac

Show all

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION

NEIGHBORHOOD MEETING REPORT

DATE: October 9, 2025

PROJECT: Pinehurst Plaza

LOCATION: Village of Pinehurst Assembly Hall
395 Magnolia Road, Pinehurst, NC

SUBMITTED BY: Carlo Pardo, PE

ATTENDEES: Carlo Pardo, PE, Morris & Ritchie Associates of NC, PC
Cody Norrod, Raeford Development Company, LLC

An informal Neighborhood Meeting was held on Thursday, October 9, 2025, from 4:00 pm to 6:00 pm in the Village of Pinehurst Assembly Hall. The Village of Pinehurst requires this meeting for rezoning applications. This meeting allowed adjoining property owners to review the proposed plans for the project and discuss the plans with the development team. Neighborhood meetings provide the applicant with an important dialogue with adjacent owners to understand the issues and concerns of the residents living near the proposed project. A site plan was available for review. All adjoining parcel owners within the direct vicinity of the proposed properties were notified by letter (see attached copy of the letter) at least ten (10) days before the meeting date.

One resident from a nearby property took the opportunity to review the plans and discuss the project with the development team. (See attached sign-in sheet)

Questions relating to many aspects of the development were raised and responded to by the development team based on the current direction of the plan. Overall, there was very good participation and dialogue during the meeting. In general, most feedback during the session was positive. The adjoining owner was interested in locating her property and reviewing the plan. The following is a list of questions posed to the development team and dialogue related to those questions:

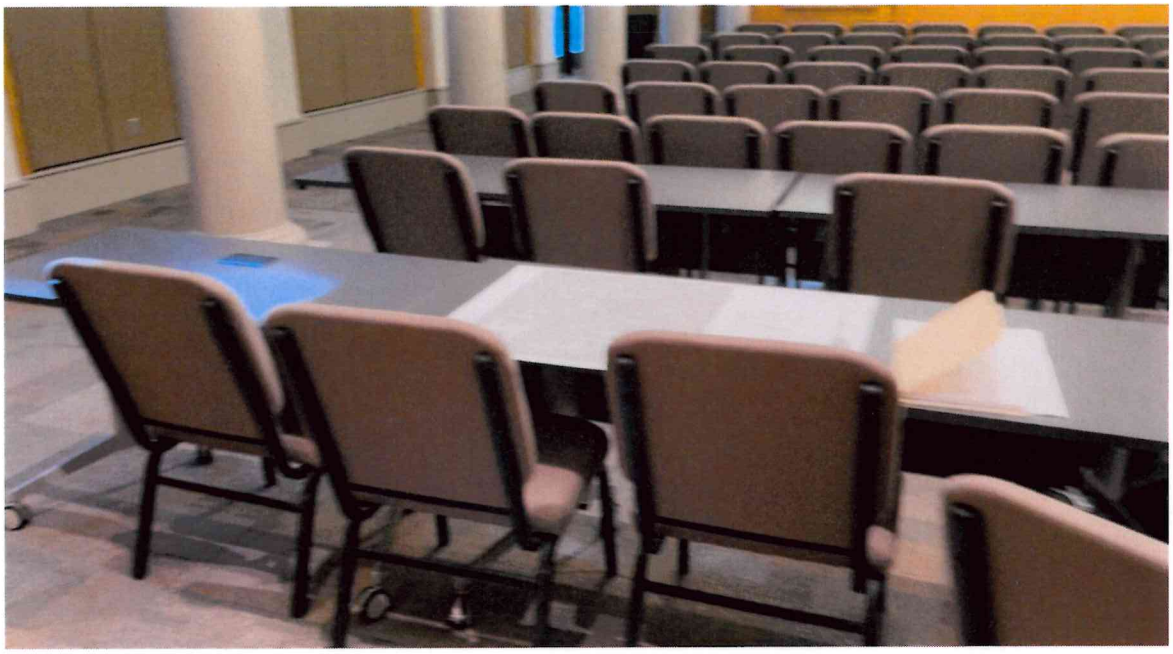
- Number of proposed retail units: The development team provided plans and information describing 19 retail units and a redeveloped gas station and convenience store.
- Ingress/egress: It was described that the development would utilize the existing driveways along US 15-501 Highway for access.
- What will the buildings look like?: The development team explained that the architectural character is still being discussed at this point but would work to meet the standards included in the Village of Pinehurst Development Ordinance.
- How far will the buildings and parking areas be setback from the property boundaries?: It was explained that a minimum 20’ setback would be along the property's boundaries.
- Are signs required to be posted on the site?: Michael Mandeville responded that signs will be posted when the rezoning application is submitted and it is not required for the neighborhood meeting.
- Will traffic be addressed because there have been accidents in this area?: It was explained that the development team has been in coordination with NCDOT and are working with

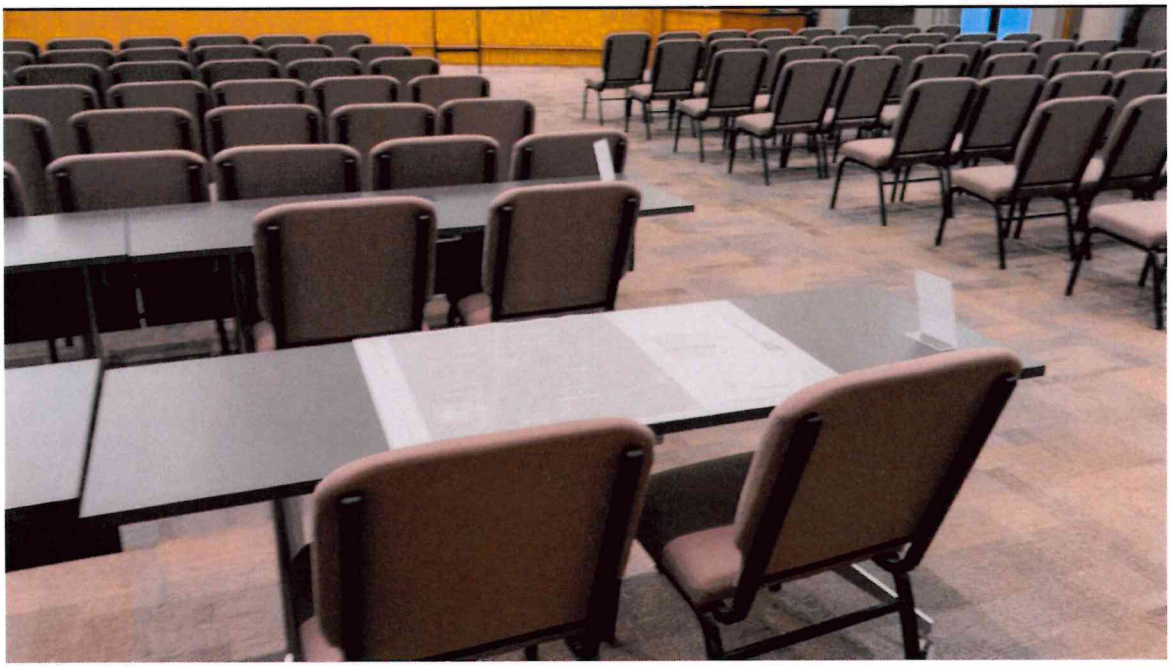
them as they prepare their STIP plans (R-5927).

Carlo Pardo, PE

These notes reflect the author's interpretation of the events during the referenced meeting. Any additions or modifications required should be submitted to the author in writing.

Photos of the Neighborhood meeting setup:





MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION

Date: September 23, 2025

Re: Potential Rezoning of Parcels 21713 & 22802 along US 15-501 Highway

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on Thursday, October 9, 2025 from 4-6 PM. The meeting will be held at the Village of Pinehurst Assembly Hall, 395 Magnolia Road, Pinehurst, NC 28374 and will begin at 4PM.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 7941 US-15-501, Pinehurst (existing Fastmart convenience store and Pure gas station). This site is currently zoned High Density Residential District (R-5) and is proposed to be rezoned to Neighborhood Commercial District (NC).

Prior to the submittal of a rezoning application to the Village Planner, the Village of Pinehurst requires that a neighborhood meeting be held for all property owners and tenants adjacent to the area requested for rezoning.

Information about the rezoning process is available online; visit https://www.vopnc.org/our-government/departments/planning-inspections/planning-copy and click the “Rezoning” link under the “Permit Guides” on the right-hand side of the webpage. If you have further questions about the rezoning process, please contact Michael Mandeville (mmandeville@vopnc.org; 910-295-8659).

If you have any concerns or questions about this potential rezoning, I can be reached at:

Morris & Ritchie Associates of NC, PC
530 Hinton Pond Road, Suite 104
Knightdale, NC 27545
Office: 984-200-2103

Sincerely,

Carlo Pardo, PE
Project Manager

MORRIS & RITCHIE ASSOCIATES OF NC, PC

ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

Neighborhood Meeting
Pinehurst Plaza

Date: Thursday, October 9, 2025 @ 4-6pm
Location: Village of Pinehurst
395 Magnolia Road, Pinehurst, NC

Attendance:

Civil Engineer - MRA: Carlo Pardo
Developer – Tommy's Rental: Cody Norrad

Eastwood Community Organization

No.	Name	Address	Email	Phone Number
1	PAULINE ROSS	311 PINE HILL RD WEST	paulineross525@yahoo	704-595-3806
2				
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Consider Ordinance 26-02 Official Zoning Map Amendment for 7941 US Highway 15-501, parcel ID's #00021713 & 00022802.

ADDITIONAL AGENDA DETAILS:

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS

1. DRAFT Ordinance 26-02 Zoning Map Amendment (7941 US Hwy 15-501)

ORDINANCE #26-02:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF APPROXIMATELY 12.27 ACRES OF LAND LOCATED AT 7941 US HIGHWAY 15-501 PARCEL ID'S #00021713 & 00022802.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October 2014 and adopted a new Pinehurst Development Ordinance on the 18th day of November 2025, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may and has been amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, the Planning & Zoning Board held a public hearing on December 4, 2025, and recommended the zoning map amendment be approved due to its consistency with the 2019 Comprehensive Plan; and

WHEREAS, a public hearing was held on January 13, 2026, in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction. The purpose of this public hearing was to consider the rezoning of approximately 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802 from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were provided an opportunity to comment on the proposed rezoning; and

WHEREAS, the Village Council, after considering all the facts and circumstances surrounding the proposed conditional rezoning, have determined that it is consistent with the adopted Comprehensive Plan and in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled on this 13th day of January 2026 as follows:

SECTION 1. The proposed rezoning is consistent with the Village of Pinehurst Comprehensive Plan Guiding Principle #2, Balancing Conservation & Growth, Balance the need to conserve land while allowing purposeful, quality development in strategic locations. Rezoning to the NC district would continue to allow for the redevelopment of the property to a conforming use, thus replacing the existing service station with quality development in a strategic location.

SECTION 2. The proposed rezoning is consistent with the Village of Pinehurst Comprehensive Plan Guiding Principle #5, Taking Care of Business, "Support the golf, tourism

and healthcare industries that make up the backbone of the community by encouraging entrepreneurship, supporting diverse and innovative businesses, and developing thriving arts, culture, and entertainment market. Encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike."

SECTION 3. Comprehensive Plan Implementation Strategy 2.17 (page 111) speaks to reviewing the zoning regulations for areas identified for future development to ensure that the zoning permits the desired scale of development. Conversely, ensure that the zoning in place for any new areas identified for development does not permit undesirable patterns.

SECTION 4. Comprehensive Plan Implementation Strategy 7.9 (page 205) emphasizes the need to continue to protect water features, including lakes, ponds, streams, wetlands, and floodplains with appropriate development regulations.

SECTION 5. The proposed rezoning is not consistent with the Comprehensive Plan Conservation and Growth Map designation of "Suburban Neighborhood". The Conservation and Growth Map designation of 'Suburban Neighborhood' for this property no longer reflects existing conditions along the US Highway 15-501 corridor, including established commercial zoning and uses and the long-standing service station on the site. Rezoning the property to NC and amending the land-use map to 'Suburban Center' would better align with current conditions.

SECTION 6. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by the rezoning of approximately 12.27 acres of land located at 7941 US Highway 15-501 and further identified by Parcel ID #00021713 & 00022802. This proposed map amendment would zone the property from R-5 (High Density Residential) and R-20 (Medium Density Residential) to NC (Neighborhood Commercial). Additionally, the Comprehensive Plan Conservation and Growth Map is amended for the same property from "Suburban Neighborhood" to "Suburban Center" by the Village of Pinehurst effective January 13, 2026.

SECTION 7. This Ordinance shall be and remain in full force and effect from and after January 13, 2026.

Adopted this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk

DRAFT

Public Hearing No. 2 - 275 McCaskill Rd. Conditional Zoning

ADDITIONAL AGENDA DETAILS:

The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 2.82 acres of land located at 275 McCaskill Rd. and further identified as Parcel ID #00025962. The proposed map amendment would zone the property from VP-FBD-H&I (Village Place Form Based District Blocks H&I) to VP-FBD-H&I CD (Village Place Form Based District Blocks H&I Conditional District) and would allow for the development of 2 multi-use buildings totaling 35,000 square feet and associated site features. The property owner is 490 Broad, LLC and the applicant, on behalf of the owner, is Bogle Firm Architecture.

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS
Request:

The applicant requests an official zoning map amendment for a conditional district zoning of 2.82 acres of land currently zoned VP-FBD-H&I (Village Place Form Based District Blocks H and I) to VP-FBD-H&I CZ (Village Place Form Based District Blocks H and I – Conditional District). The applicant is seeking to develop two 2-story mixed use buildings, consisting of commercial/office uses on the 1st floor and residential use on the 2nd floor, with on-site parking.

The Village Place Form Based District (VP-FBD) was created following an extensive and detailed discussion and adoption of the Village Place Small Area Plan (VP-SAP). Along with a small area plan, a Form Based Guidance Plan (VP-FBGP) was also adopted. Following the adoption of both plans, amendments to the zoning map and Pinehurst Development Ordinance (PDO) were also adopted to better facilitate growth and development in the Village Place Area. These amendments created new sub districts or blocks, as well as establishing the allowed or permitted uses and the process for review and approval of development projects.

Per section 8.5.1 and Table 8.5.1b of the PDO, new development in the Village Place Form Based District requires conditional zoning approval following the process and procedures in Section 6.2 of the PDO. A General Concept Plan is required as part of a Conditional District rezoning application and if approved, the plan then becomes a site-specific zoning plan and a condition of the rezoning. Any substantial changes to an approved General Concept Plan as stated in Section 6.2.3 (B) of the Pinehurst Development Ordinance (PDO) shall be reviewed by the Planning and Zoning Board for a recommendation and approved or denied by the Village Council. All other changes to an approved General Concept Plan that are not substantial and do not alter the basic development concept may be approved by the Village Planner.

In 2016, the property underwent a Conditional Zoning to change the zoning to VMU-CD. At the time, the property was approved as Phase 2 of a development to include two (2) mixed-use structures with parking in the rear. This proposed General Concept Plan is similar to the previously Council-approved plan (included in packet) from 2016.

Included with this conditional district zoning request is the application for rezoning, General Concept

Plan, proposed architectural elevations, Existing and Proposed Conditions maps, trip generation information, ISO calculations, the neighborhood meeting letter, and the 2016 approved plan and Ordinance.

Analysis:

Background/Location
The subject property is located within the Village's corporate limits and defined as being Moore County Parcel ID# 00025962. The first building will be located along McCaskill Road, with the second building fronting Rattlesnake Trail. On-site parking will be located behind the two buildings, along with 2 detached garages for the residential units. The overall area for the proposed rezoning is 2.82 acres, and the development area will encompass approximately 2.35 acres. Currently, the site is vacant. The site is surrounded by some commercial development zoned VP-FBD-A, VP-FBD-D, and VP-FBD-G to the south and east, Neighborhood Commercial (NC) to the northeast, as well as multi-family in VP-FBD-J to the west, and Public Conservation (PC) to the north.

The proposal includes two 2-story buildings, one with frontage along McCaskill Road to allow a mix of residential units on the second floor with office and retail uses on the first floor, and a second 2-story building located beside it with frontage along Rattlesnake Trail with commercial on the first floor and residential on the second floor. The proposal also includes 137 on-site parking spaces behind the two buildings, 14 of which will be split between 2 detached garages.

The request includes 15% open space which meets the minimum requirement of 8% in Table 9.2b of the PDO. The provided open space is consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan.

Regulating Plan
The VP-FBGP includes a Regulating Plan which recommends various building types, building heights, and street alignment. The Regulating Plan is also included in Section 8.2.16.A of the PDO. Village Place Form Based District Blocks H & I recommend Dwelling – Mixed Use building types from 1-2 stories and 35 feet max in height. The proposal includes two 2-story buildings that are 34 feet in height, which meets the 35 feet maximum building height in the FBGP. This proposal is consistent with the Village Place Regulating Plan.

Access and Connectivity
Access to the buildings will be provided from McCaskill Road and Rattlesnake Trail into the parking lot. Pedestrian connectivity will be provided through the addition of sidewalks along McIntyre Road and Rattlesnake Trail that connect amenities to other businesses along McCaskill Road and Rattlesnake Trail.

Parking
The proposal includes a total of 137 on-site parking spaces, 14 in detached garages. According to 9.4a Table of Required Parking of the PDO, the minimum required parking for Retail and Office uses is 1 per 300sf. For Restaurant uses, 1 per 3 seats is required. For Dwelling – Mixed Use, 1 per bedroom (or provided as shared parking) is the minimum parking requirement. The applicant provided 2 parking scenarios, one with a restaurant use, which would require a higher number of parking spaces, one with just retail/office uses. Scenario 1 would require 71 spaces, Scenario 2 would require 136 spaces.

Buffers/Setbacks
Setbacks and buffer area requirements are shown on the General Concept Plan. Planted buffers are

required along portions of the boundary of the project as depicted on the submitted material. The VP-FBD-F District Setbacks for the Mixed Use/Commercial are:

VP-FBD-H I Setbacks (Mid-Block & Rear Loaded Corner):
Front Build to Line = 10'
Minimum Lot Width = 24' (MID); 35’ (CORNER)
Minimum Lot Depth= 60’
Interior Side Setback = 0’-5’
Side Build-to Line = 0’ (MID); 10’ (CORNER)
Rear Yard Setback = 15' MIN; 20’ (if parking is on lot in rear)
Max Building Height = 2 stories: 35’
Accessory Structure Rear Setback = 10’
Accessory Structure Side Setback = 5’

The applicant is not seeking conditions to the setback dimensional criteria. The proposed plan meets the dimensional requirements.

Landscaping
Per section 9.5.1 of the Pinehurst Development Ordinance, no planted buffers are required. However, typical landscape requirements, such as parking lot landscaping, will be required and are generally depicted in the General Concept Plan.

Stormwater
Stormwater is proposed to be managed using the stormwater management areas as depicted on the General Concept Plan and stormwater infrastructure depicted in the Civil GCP. It is proposed that the stormwater runoff will be controlled on-site by utilizing an underground detention system located at the northwestern corner of the proposed parking lot. Best Management Practices (BMP) will be implemented as well. The stormwater management areas will need to be constructed and meet the requirements of the Engineering Standards and Specifications Manual (ESSM).

Environmental
The topography on the site starts at approximately 498’ and slopes to the northwest corner of the property to approximately 474’. There are no wetlands on the property. The majority of the property is cleared. A Red Cockaded Woodpecker habitat analysis has not yet been completed but may be required before building permits can be issued.

The project is located within the WS-IIIP BW Nicks Creek-Cape Fear River watershed protection area, which limits non-residential development to 24% built-upon area unless a Special Intensity Allocation (SIA) is granted. Per Section 6.2.4 (C), a SIA was approved for the project area with the 2016 conditional district approval.

Utilities
Water and sewer services will be provided by Moore County Public Utilities to service this development. Utilities currently exist on the property.

Neighborhood Meeting
A neighborhood meeting was required of the applicant prior to submitting the conditional rezoning request. An informal neighborhood meeting was scheduled at the Village of Pinehurst Village Hall on Tuesday, December 2, 2025. The applicant notified all adjoining parcel owners within the direct vicinity of the proposed property by letter at least 10 days before the meeting.

TRC Review

The Technical Review Committee (TRC) has reviewed the application, General Concept Plan and other associated material provided by the applicant. The TRC has issued comments to the applicant in an attempt to work with the applicant to ensure the proposal meets various codes and recommendations. The applicant has continued to provide additional and revised material to address the comments of the TRC. After the subsequent reviews, the TRC is comfortable with the General Concept Plan moving forward for review and consideration of the Planning and Zoning Board.

Plan Consistency

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #2, Balancing Conservation & Growth (page 50), “Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses, and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst.”

The proposed project is located within Focus Area 4: Village Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as “a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential.”

On page 91, Implementation Strategy 2.8 indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village Council in May of 2023. The parcel is included in the Small Area Plan for Focus Area 4 adopted by Council.

In addition to a small area plan, the Village Council also adopted a Form Based Guidance Plan (FBGP) in May of 2023. Page 9 of the FBGP includes a Regulating Plan which identifies the project area. The Regulating Plan indicates the proposed building types and building heights by block. Block H & I call for buildings of 1-2 stories up to 35’ in height, that contain mixed-use, retail and office uses. This proposal is consistent with the Regulating Plan.

The FBGP also includes recommendations for lot design based on mixed-use/commercial building types. The recommended lot design for Mixed-use rear loaded corner lots consists of buildings with frontage along two roads with on-site parking in the rear of the building. Accessory buildings should be located behind the principal structure. The proposal is consistent with the requirements for lot design.

Section 5.0 of the FBGP includes architectural design recommendations for mixed-use/commercial building types. The applicant has provided proposed elevations for the two buildings. Overall, the design is consistent with the recommendations.

Staff believe this proposal is consistent with the 2019 Comprehensive Plan, as well as the Village Place Small Area Plan and FBGP, and the approved General Concept Plan from 2016.

Planning and Zoning Board Recommendation:

The Planning and Zoning Board held a public hearing on December 4, 2025, to consider the proposal. The Board received a report and presentation from staff, followed by a presentation and brief discussion with the applicant before receiving public comments. Most of the discussion

surrounded the recent history of the property and its zoning as well as proposed parking to serve the development. Two scenarios are shown by the applicant, with the most intense being the proposal that includes 137 spaces. The applicant indicated that the final parking count would be based on the use of the occupants and that the specific tenants had not yet been identified. There was a brief discussion initiated by staff regarding the possibility of adding a condition related to the minimum number of parking spaces to be provided. The Board decided to unanimously recommend approval of the proposal as submitted with no added conditions. In making their recommendation, the Board found that the proposal is consistent with Guiding Principle #2, Implementation Strategy 2.8, and both the Village Place Small Area Plan and Form Based Guidance Plan. See the attached statement of consistency.

Staff Recommendation:

As previously stated, the proposal is consistent with the adopted Village Place Small Area Plan and Form Based Guidance Plan, as well as the previously approved GCP from 2016. In addition, the proposed uses and density are compliant with the regulations in the PDO for the new Village Place Form Based zoning district. If there are additional questions or concerns regarding the amount of parking needed to serve the development, staff recommends exploring the possibility of considering a condition establishing a firm number of parking spaces to be provided. Ultimately, in the absence of a condition, the provisions of the PDO would dictate the number of spaces based on the information and material provided by the applicant at site plan approval. The proposal is consistent with adopted plans and Staff does recommend approval of the proposed conditional zoning and General Concept Plan.

Village Council Action and Conditional District Zoning Process:

Conditional zoning requests are considered zoning map amendments and must follow the legislative decision process requiring a public hearing and final action by the governing board (Village Council) after receiving a recommendation from the Planning and Zoning Board and Staff. Village Council may ask to consider additional or amended conditions that are not included in the proposal, but the applicant must have an opportunity to consider and must consent to any conditions. However, no conditions which would be deemed less restrictive may be considered as stated in the PDO.

If there are more questions or concerns that need to be addressed, Village Council may continue the public hearing to a specific date, place, and time. The Village Council may also elect to refer the proposed amendment back to the Planning and Zoning Board. After conducting the public hearing, the Village Council may take any of the following actions:

Approve the proposed zoning map amendment
Reject the proposed zoning map amendment
Defer action on the proposed zoning map amendment to a later meeting
When approving or rejecting a zoning map amendment, the Village Council must consider and approve a statement of consistency with adopted plans (Comprehensive Plan, Small Area Plans, and other “Plans” as defined by NCGS) as well as a statement of reasonableness. These statements may be combined and part of the motion as well as within the ordinance.

ATTACHMENTS

1. Area Zoning Map
2. 275 McCaskill Aerial
3. 2016 Approved Plan and Ordinance
4. Planning & Zoning Board Statement of Consistency

5. 275 McCaskill Rd General Concept Plan & Elevations
6. Project Narrative & Trip Generation
7. 275 McCaskill Neighborhood Meeting Report

Zoning Map

0 355 710 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).

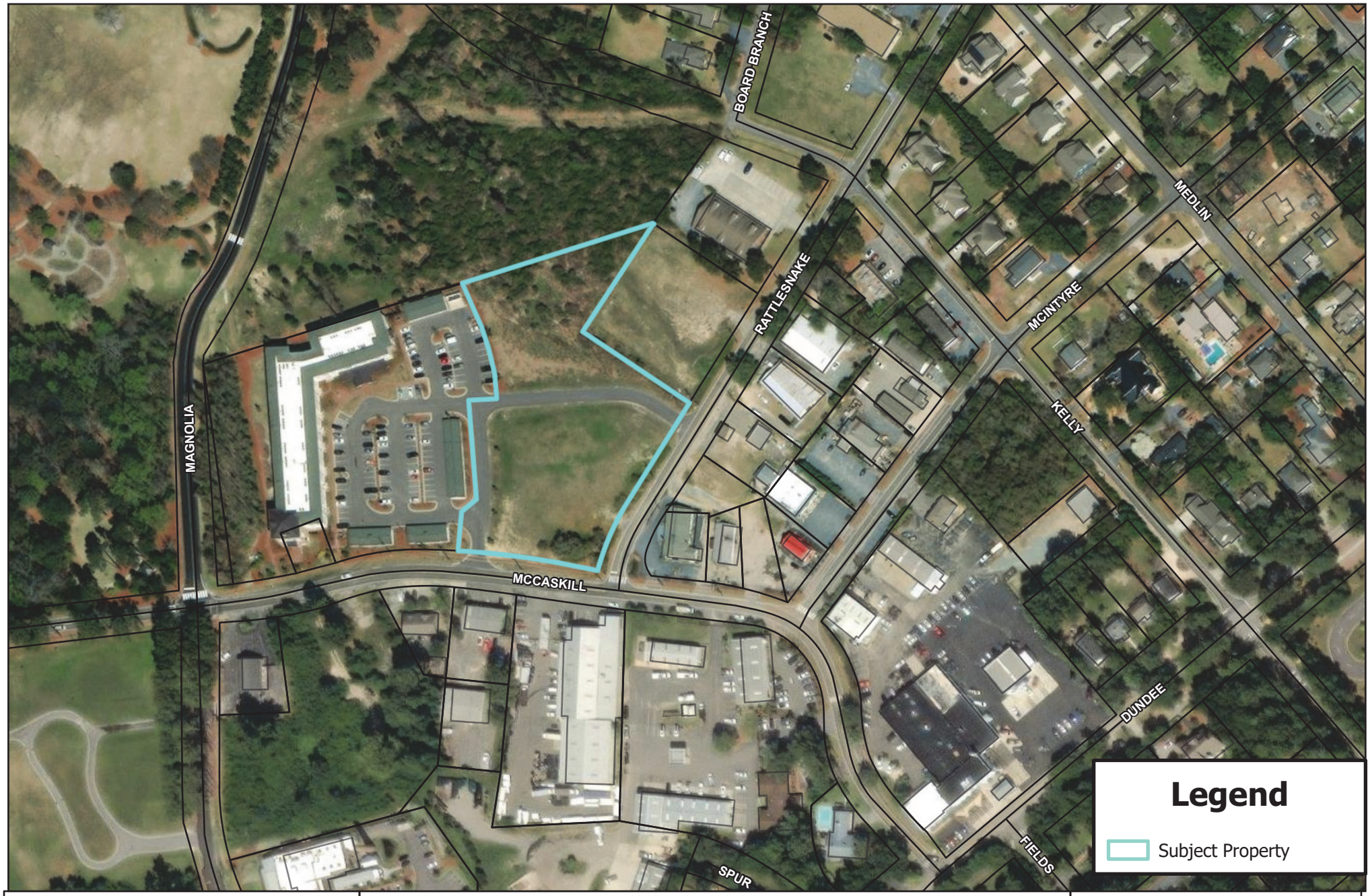
11/17/2025

December 4, 2025
275 McCaskill Rd.
Rezoning Request

1895 Village of Pinehurst

N W E S

Aerial View



0 305 610 Feet

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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

11/17/2025

December 4, 2025
275 McCaskill Rd.
Conditional Rezoning Request

1895 Village of Pinehurst

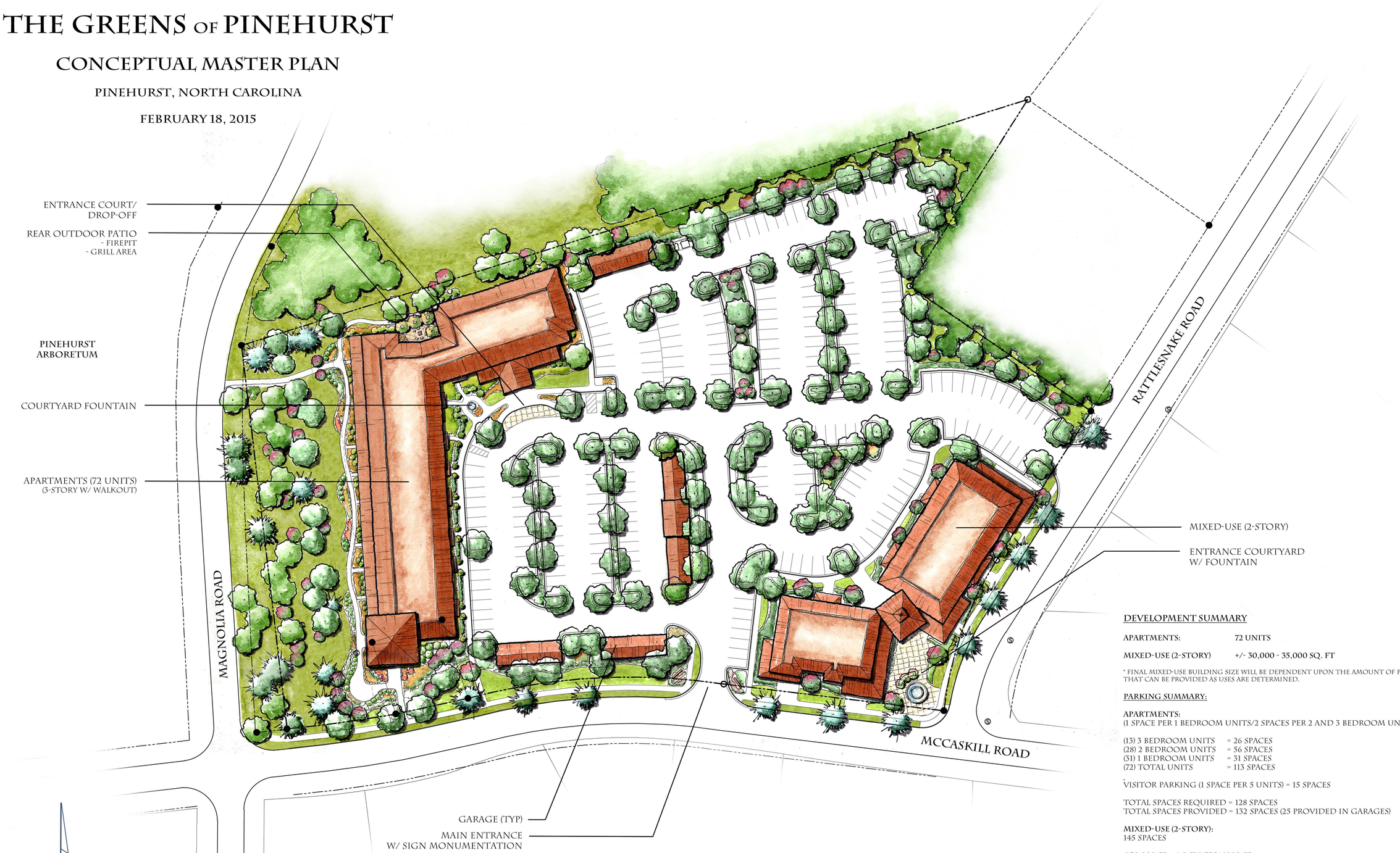
N W E S

THE GREENS OF PINEHURST

CONCEPTUAL MASTER PLAN

PINEHURST, NORTH CAROLINA

FEBRUARY 18, 2015



DEVELOPMENT SUMMARY

APARTMENTS:	72 UNITS
MIXED-USE (2-STORY)	+/- 30,000 - 35,000 SQ. FT

* FINAL MIXED-USE BUILDING SIZE WILL BE DEPENDENT UPON THE AMOUNT OF PARKING THAT CAN BE PROVIDED AS USES ARE DETERMINED.

PARKING SUMMARY:

APARTMENTS:
(1 SPACE PER 1 BEDROOM UNITS/2 SPACES PER 2 AND 3 BEDROOM UNITS)

(13) 3 BEDROOM UNITS	= 26 SPACES
(28) 2 BEDROOM UNITS	= 56 SPACES
(31) 1 BEDROOM UNITS	= 31 SPACES
(72) TOTAL UNITS	= 113 SPACES

VISITOR PARKING (1 SPACE PER 5 UNITS) = 15 SPACES

TOTAL SPACES REQUIRED = 128 SPACES
TOTAL SPACES PROVIDED = 132 SPACES (25 PROVIDED IN GARAGES)

MIXED-USE (2-STORY):
145 SPACES

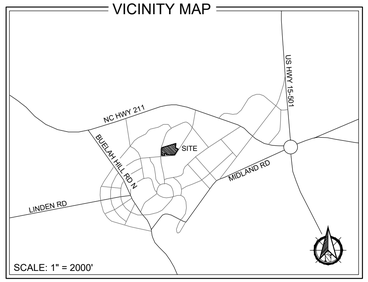
@30,000 SF = 4.8 SPACES/ 1000 SF
@35,000 SF = 4.1 SPACES/1000 SF

PREPARED BY:

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

Disclaimer:
This plan is of conceptual nature and is used solely for illustrative purposes. Items depicted are subject to change.

VICINITY MAP



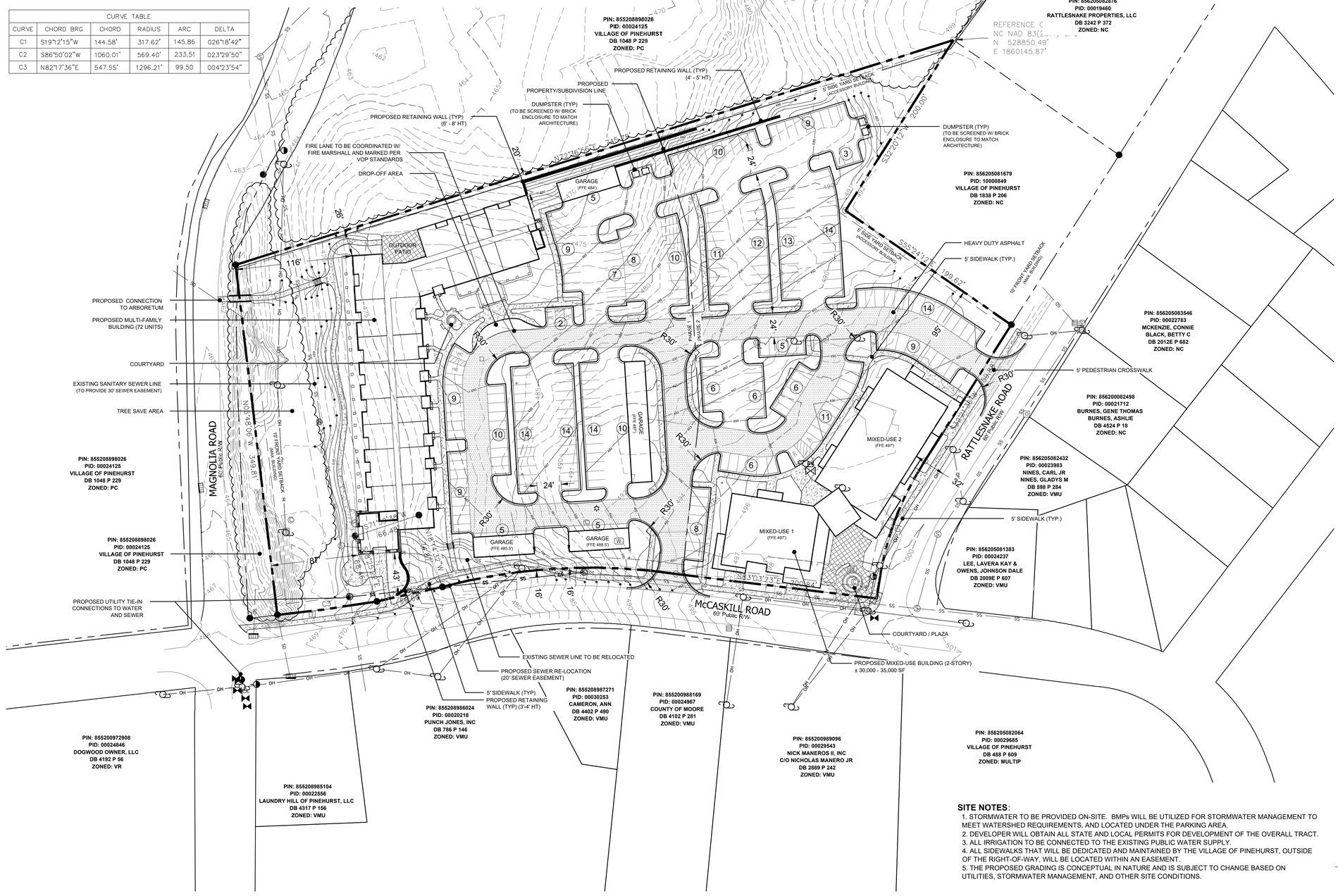
SCALE: 1" = 2000'

GENERAL NOTES:

1. BASIS OF NORTH : NC GRID-NAD '83
2. AREA CALCULATIONS ARE BASED ON COORDINATE CALCULATION
3. ALL DISTANCES ARE ADJUSTED GRID DISTANCES
4. SURVEY IS OF AN EXISTING PARCEL OR LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING ONE
5. A COMPLETE TITLE SEARCH WAS NOT PROVIDED TO OR PREPARED BY THE SURVEYOR. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD
6. NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING: FLOOD HAZARD SOILS, WETLANDS, UNDERGROUND UTILITIES, UNDERGROUND STORAGE FACILITIES, CEMETERIES OR BURIAL GROUNDS
7. 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 LOCATIONS SHOWN. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION PRIOR TO CONSTRUCTION.
8. EXISTING PARCEL INFORMATION OBTAINED FROM MOORE COUNTY GIS
9. THE SUBJECT PROPERTY IS NOT SHOWN IN A WETLAND AREA PER THE NATIONAL WETLANDS INVENTORY MAP

NOT FOR RECORDATION

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S19°12'15"W	144.58'	317.62'	145.86	026°18'42"
C2	S86°50'02"W	1060.01'	569.40'	233.51	023°29'50"
C3	N82°17'36"E	547.55'	1296.21'	99.50	004°23'54"



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: 8582
MAP(S): 3710854200J
DATE: OCTOBER 17, 2006

LEGEND

- = Existing Iron Pin Found
- = New Iron Pin Set
- = Boundary Line
- = Existing Parcels
- = Existing Minor Contour
- 420 = Existing Major Contour
- OH = Existing Overhead Utility Line
- SS = Existing Sanitary Sewer Line
- X = Existing Fence Line
- = Existing Easement
- = Existing Tree Line
- = Existing Sanitary Sewer Manhole
- = Existing Sanitary Sewer Cleanout
- = Existing Pole
- = Existing Telecomm. Apparatus
- 420 = Proposed Major Contours
- = Proposed Minor Contours

ZONING INFORMATION

EXISTING ZONING CLASSIFICATION:
VMU: VILLAGE MIXED USE
NC: NEIGHBORHOOD COMMERCIAL
PC: PUBLIC CONSERVATION

PROPERTY INFORMATION

PROPERTY OWNER(S):
MOORE INVESTMENT GROUP, LLC
PO BOX 1823
PINEHURST, NC 28370

RESORTS OF PINEHURST, INC
ATTN: RICHARD HIGGINBOTHAM
P.O. BOX 4000
PINEHURST, NC 28374

TOTAL ACREAGE: 6.495 AC

TOTAL UNITS (MULTI-FAMILY): 72

MIXED-USE (2-STORY): ± 30,000 - 35,000SF
** FINAL MIXED-USE BUILDING SIZE WILL BE DEPENDENT UPON THE AMOUNT OF PARKING THAT CAN BE PROVIDED AS USES ARE DETERMINED.*

TOTAL OPEN SPACE: 89,403.42 SF (31.6%)

IMPERVIOUS SURFACE:
BUILDINGS: ± 57,619.38 SF (1.32 AC)
PARKING AREA: ± 110,436.70 SF (2.54 AC)
SIDEWALKS: ± 17,832.28 SF (0.41 AC)

TOTAL IMPERVIOUS SURFACE: ± 4.27 AC (65.7%)

PARKING SUMMARY

APARTMENTS:
(1 SPACE PER 1 BEDROOM UNITS/2 SPACES PER 2 AND 3 BEDROOM UNITS)

(13) 3 BEDROOM UNITS = 26 SPACES
(28) 2 BEDROOM UNITS = 56 SPACES
(31) 1 BEDROOM UNITS = 31 SPACES
(72) TOTAL UNITS = 113 SPACES

VISITOR PARKING (1 SPACE PER 5 UNITS)
= 15 SPACES

TOTAL SPACES REQUIRED = 128 SPACES
TOTAL SPACES PROVIDED = 132 SPACES
(25 PROVIDED IN GARAGES)

MIXED-USE (2-STORY):
142 SPACES

@30,000 SF = 4.7 SPACES/1000 SF
@35,000 SF = 4.1 SPACES/1000 SF

SURVEY PROVIDED BY:

ROBERT MURPHY PLLC
PO BOX 99783
RALEIGH, NC 27624
P: (919) 302-1740

SURVEY FOR:

KUESTER DEVELOPMENT ASSOCIATES

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2016

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.

SITE NOTES:

1. STORMWATER TO BE PROVIDED ON-SITE. BMPs WILL BE UTILIZED FOR STORMWATER MANAGEMENT TO MEET WATERSHED REQUIREMENTS, AND LOCATED UNDER THE PARKING AREA.
2. DEVELOPER WILL OBTAIN ALL STATE AND LOCAL PERMITS FOR DEVELOPMENT OF THE OVERALL TRACT.
3. ALL IRRIGATION TO BE CONNECTED TO THE EXISTING PUBLIC WATER SUPPLY.
4. ALL SIDEWALKS THAT WILL BE DEDICATED AND MAINTAINED BY THE VILLAGE OF PINEHURST, OUTSIDE OF THE RIGHT-OF-WAY, WILL BE LOCATED WITHIN AN EASEMENT.
5. THE PROPOSED GRADING IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON UTILITIES, STORMWATER MANAGEMENT, AND OTHER SITE CONDITIONS.

SCALE: 1" = 50'-0"

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 SOUTH PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 639-4058
W: www.koontzjonesdesign.com

REVISIONS:

THE GREENS OF PINEHURST

KUESTER DEVELOPMENT ASSOCIATES | PINEHURST, NORTH CAROLINA

GENERAL CONCEPT PLAN

DATE: 03-10-2016
DESIGNED BY: REK
DRAWN BY: JWS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 50'-0"
PROJECT #: KJD1520

SHEET NUMBER#:
L2.0

ORDINANCE #16-10:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT 205 MCCASKILL ROAD.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October, 2014, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, a public hearing was held at 4:30 p.m. on May 24, 2016 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering rezoning of two parcels of land consisting of approximately .11 and 6.4 acres. These properties are addressed as 205 McCaskill Road East. These properties are further defined as being Moore County LRK #'s 00025962 and 00025798. The properties are currently zoned Neighborhood Commercial (NC), Village Mixed Use (VMU) and Public Conservation (PC). This proposed map amendment would change the zoning of the properties to Village Mixed Use-Conditional District (VMU-CD). The property contains a vacant office building and outbuilding. The proposed use of the property is 72 apartment units and a mixed use commercial building containing ±35,000 square feet, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the Planning and Zoning Board has recommended the zoning map be amended; and

WHEREAS, the applicant has agreed upon the following condition(s):

1. **The construction drawings and final approvals are based on the general concept plan submitted for the new buildings, parking areas, landscaping and all other associated improvements.**
2. **The maximum impervious surface coverage for Phase II and the subsequent subdivision is granted an exception to allow it to exceed the 70% maximum impervious surface allowed. The new maximum impervious shall not exceed 72%.**
3. **The structures within Phase I and fronting on McCaskill Road East be allowed to exceed the maximum front yard setback requirement of 10 feet.**

4. **Multi-family units within Phase I are not required to meet the minimum square footage of 1,500 square feet required in the PDO and may contain no less than 748 square feet per unit.**
5. **The proposed mixed-use structures in Phase II must come back before the Planning & Zoning Board and Village Council for review and approval.**
6. **A permanent paved access off of Rattlesnake Trail must be a part of Phase I of the development in addition to the access onto McCaskill Road East.**
7. **The garage units must be used primarily for vehicular parking.**
8. **Prepare a detailed landscaping plan which preserves, maintains and enhances the area east of Magnolia Road.**
9. **Construction of a 5-foot brick paver sidewalk meeting Village standards extending from Magnolia Road along McCaskill Road East to the intersection of Rattlesnake Trail and McCaskill Road East.**

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Zoning Map be amended as recommended by the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a work session assembled on this 14th day of June, 2016 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by rezoning of approximately 6.5 acres addressed as 205 McCaskill Road East, further defined as being Moore County LRK #'s 00025962 and 00025798 from Neighborhood Commercial (NC), Village Mixed Use (VMU) and Public Conservation (PC) to Village Mixed Use-Conditional District (VMU-CD).

SECTION 2. The rezoning map and general concept plan is attached hereto as Exhibit A and made a part hereof, the same as if included verbatim.

SECTION 3. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 14th day of June, 2016.

(Municipal Seal)

VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: _____
Nancy Roy Fiorillo, Mayor

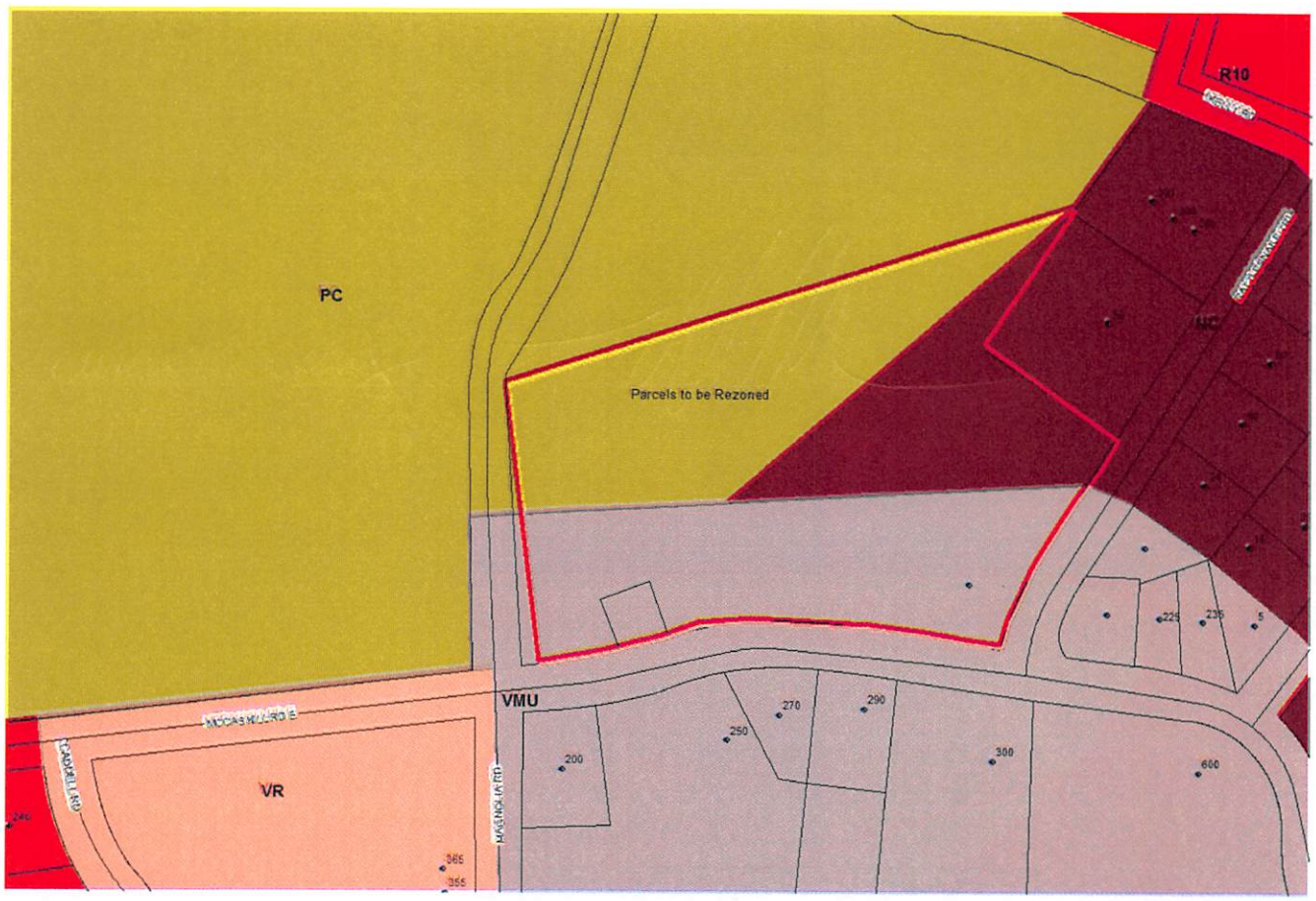
Attest:

_____
Lauren M. Craig, Village Clerk

Approved as to Form:

_____
Michael J. Newman, Village Attorney

EXHIBIT A


PC
R10
Parcels to be Rezoned
VMU
VR
200
250
270
290
300
600
225
235
5
365
355

PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY WITH THE 2019 COMPREHENSIVE PLAN AND OTHER ADOPTED PLANS DECEMBER 4, 2025 REGULAR MEETING

Conditional District Zoning Request to VP-FBD-H&I CD (Village Place Form Based District Blocks H&I Conditional District)

Property Location: **275 McCaskill Rd.**
Parcel ID#'s: **00025962**

The Village of Pinehurst Planning and Zoning Board finds that:

The proposed conditional zoning **IS** consistent with the 2019 Comprehensive Plan:

The 2019 Village of Pinehurst Comprehensive Plan, Guiding Principle #2, Balancing Conservation & Growth (page 50), "Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses, and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst."

The proposed project is located within Focus Area 4: Village Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as "a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential."

On page 91, Implementation Strategy 2.8 indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village Council in May of 2023. The parcel is included in the Small Area Plan for Focus Area 4 adopted by Council.

AND

The proposed conditional zoning **IS** consistent with the Village Place Small Area Plan and Form Based Guidance Plan:

The proposed zoning request is consistent with the recommended Regulating Plan as it includes buildings of 1-2 stories up to 35' in height, that contain mixed-use, retail and office uses.

The proposed zoning request indicates mixed-use rear loaded corner lot consisting of buildings with

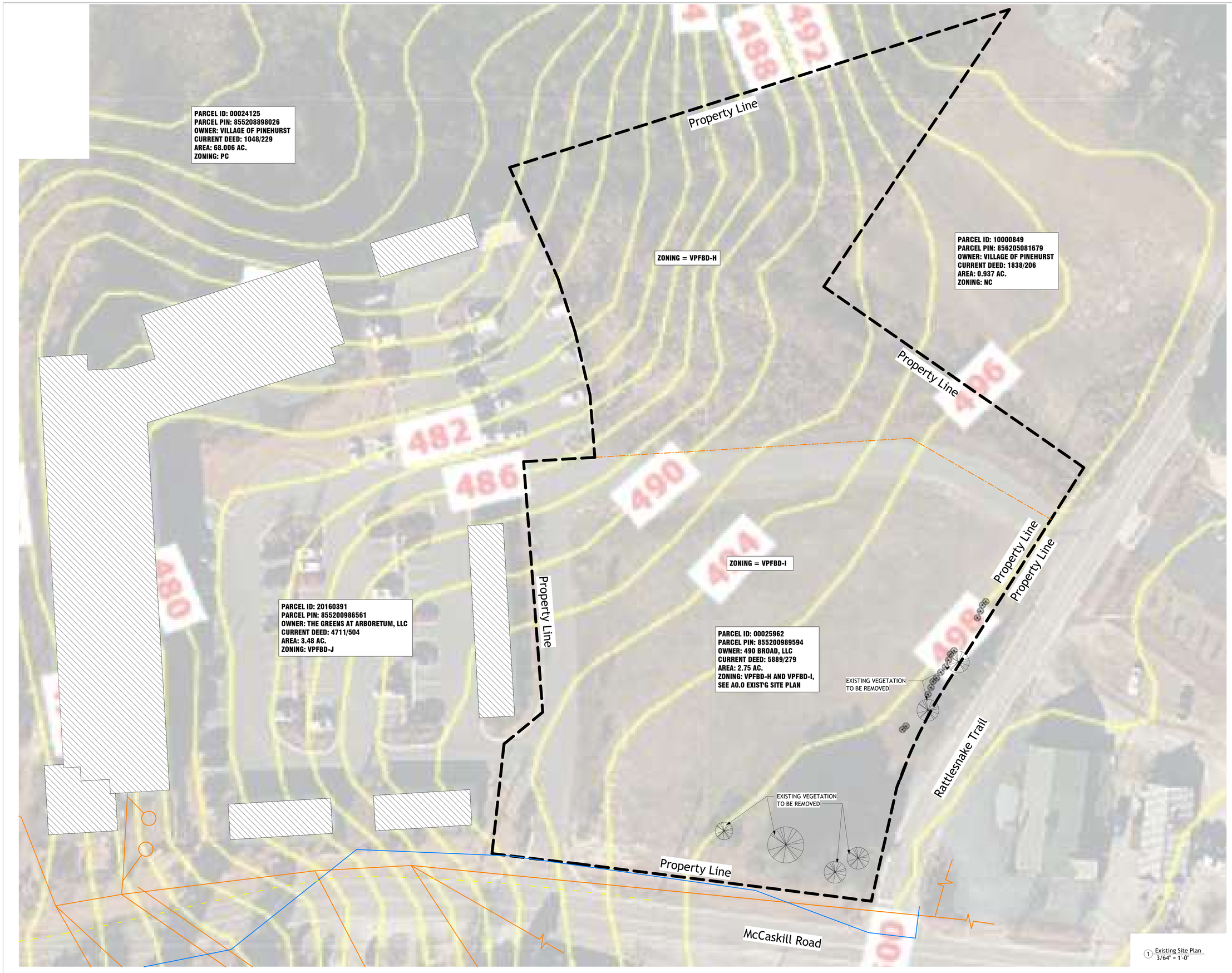
frontage along two roads with on-site parking in the rear of the building consistent with the recommendations of the Form Based Guidance Plan.

Therefore, the Village of Pinehurst Planning and Zoning Board recommends **APPROVAL** of the conditional zoning.

This is the 04th day of December, 2025

Chair of the Planning and Zoning Board

Cc: Alex Cameron



1 Existing Site Plan
3/64" = 1'-0"

the BOGLE FIRM ARCHITECTURE
110 N. MAIN ST. SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

Existing Site Plan

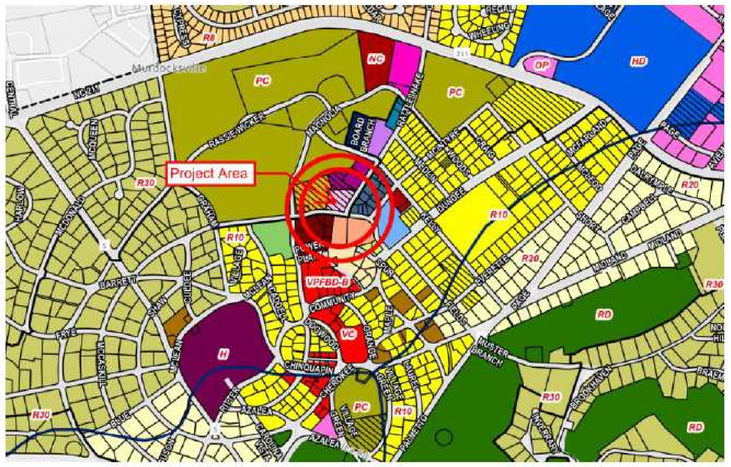
275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

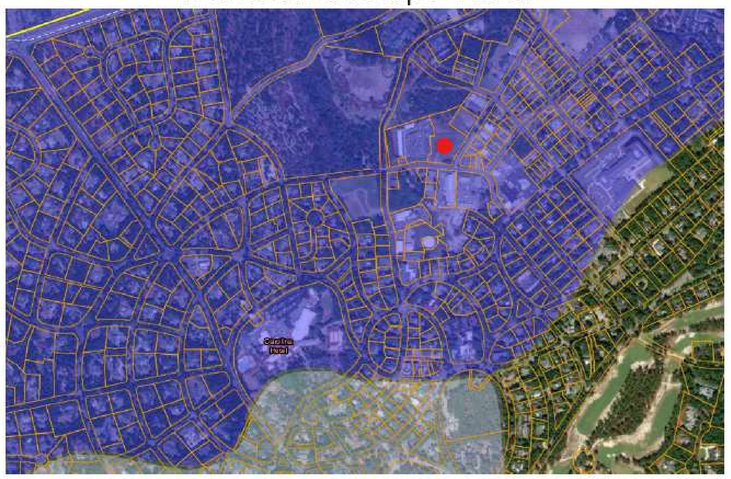
DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A0.0
OF: -

Zoning Map: VPFBD H & I



Watershed Map: WS-III



Existing Site Aerial

the BOGLE FIRM ARCHITECTURE
110 N. MAIN ST. SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com www.boglefirm.com 704.638.2015

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Existing Site Information

275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A0.1
OF: -

GENERAL CONCEPT PLAN
ZONING: VPFBD-H AND VPFBD-I CONDITIONAL DISTRICT
CORE AREA BLOCK: LOWER RATTLESNAKE AREA
BUILDING TYPE: 1 - MIXED USE
WATERSHED: NICKS CREEK - CAPE FEAR RIVER WS-III
EXISTING USE: N/A - VACANT
PROPOSED ZONING USES: DWELLING-MIXED USE, MEDICAL OFFICE, OFFICE, RETAIL
PROVIDED LOT SIZE = 124,529 SF
PROPOSED BUILDING AREA:
- BUILDING 1 = 15,400 SF
- BUILDING 2 = 19,600 SF
- GARAGE 1 = 1,197 SF
- GARAGE 2 = 1,596 SF

TOTAL PROPOSED BUILDING AREA = 37,793 SF
EXISTING BUILDING AREA = N/A

FRONT BUILD TO LINE: 10'
LOT WIDTH: MIN = 34' → PROVIDED = 237'
LOT DEPTH: MIN = 60' → PROVIDED = 495'
PERCENT FRONTAGE ON BUILD-TO LINE: 75% = 140' x 50% = 105' → PROVIDED = 140'
INTERIOR SIDE SETBACK: 0-5'
SIDE STREET BUILD TO LINE: 10'
REAR YARD SETBACK FOR PRINCIPLE STRUCTURE: 15' MIN; 20'
BUILDING HEIGHT: 2 STORIES 35'; 3 STORIES 50' → PROVIDED = 2 STORIES 34'
IMPERVIOUS SURFACE = 70%, PROVIDED = 66.87% (82,147 SF = 1.89 acres)
MIN. SEPARATION BETWEEN ACCESSORY AND PRIMARY STRUCTURE: 5' → PROVIDED = 64'

OPEN SPACE: MIN = 8% = 9,962 SF→ PROVIDED = 15% = 18,658 SF

TOTAL SITE WITHIN PROPERTY LINES = 122,839 SF
TOTAL BUILDABLE AREA WITHIN SETBACKS = 102,463 SF

PARKING:
TOTAL PARKING AREA = 56,736 SF

SCENARIO 1:
APARTMENTS: 14 w/ 2 BDR EA. (17,500 SF) = 28 SPACES
GENERAL RETAIL/OFFICES: 12,849 SF = 43 SPACES
TOTAL REQUIRED PARKING = 71

SCENARIO 2:
APARTMENTS: 14 w/ 2 BDR EA. (17,500 SF) = 28 SPACES
GENERAL RETAIL/OFFICES: 6,425 SF = 21 SPACES
RESTAURANTS: 261 SEATS (6,424 SF) = 87 SPACES
TOTAL REQUIRED PARKING = 136

TOTAL PROVIDED PARKING = 137
TOTAL REQUIRED HC PARKING = 5
TOTAL PROVIDED HC PARKING = 6

1 Site Plan
3/64" = 1'-0"

the BOGLE FIRM ARCHITECTURE
110 N. MAIN ST. SUITE 200 SALISBURY, NC 28144
pete@boglefirm.com
www.boglefirm.com
704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

Proposed Site Plan

275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A0.2
OF: -

N

EX. SSMH
N. 528,833.99'
E. 1,859,458.75'
RIM= 466.39'
15" INV. IN= 458.64'

UNDERGROUND DETENTION

GARAGE
FFE 493

GARAGE
FFE 495.50

PROPOSED
MIXED-USE 1,
SEE PLANS
BY OTHERS
FFE 497

PROPOSED MIXED-USE 2,
SEE PLANS BY OTHERS
FFE 498

EXTENDED 12" WATER
MAIN AS REQUIRED BY
MOORE COUNTY UTILITIES

6" SPRINKLER MAIN AND
BFP, 2" DOMESTIC WATER
SERVICE, METER, AND BFP

6" SPRINKLER MAIN AND
BFP, 2" DOMESTIC WATER
SERVICE, METER, AND BFP

6" SANITARY SEWER
SERVICE, TYP.

RATTLESNAKE TRAIL
60' PUBLIC RIGHT-OF-WAY

McCASKILL ROAD
60' PUBLIC RIGHT-OF-WAY

WATER LINE
LOWERED AT
CROSSING

EX. GAS LINE
LOCATION

EX. SSMH
N. 528,293.96'
E. 1,859,560.42'
RIM= 470.46'
8" INV. IN= 462.83'
15" INV. IN= 462.46'
15" INV. OUT= 462.31'

EX. SSMH
N. 528,301.05'
E. 1,859,601.82'
RIM= 472.74'
8" INV. IN= 464.74'
4" INV. IN= 463.62'
8" INV. OUT= 463.44'

EX. SSMH
N. 528,315.76'
E. 1,859,722.48'
RIM= 480.74'
8" INV. IN= 472.10'
8" INV. OUT= 472.04'

EX. SSMH
N. 528,319.10'
E. 1,859,782.63'
RIM= 486.01'
4" INV. IN= 478.68'
8" INV. IN= 478.17'
8" INV. OUT= 477.45'

EX. SSMH
N. 528,286.99'
E. 1,860,110.09'
RIM= 500.22'
8" INV. OUT= 495.47'

GRAPHIC SCALE
40 20 0 40 80
1" = 40 FEET

PROPERTY OWNER, DEVELOPER AND APPLICANT:
RHETSON COMPANIES, INC.
E-MAIL: richardv@rhetson.com
2075 JUNIPER LAKE ROAD
WEST END, NC 27376

CIVIL GENERAL CONCEPT PLAN (GCP)

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST. pete@boglefirm.com
SUITE 200 www.boglefirm.com
SALISBURY, NC 28144 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN
CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

1 McCaskill Road Elevation
1/8" = 1'-0"

2 Rattlesnake Trail Elevation
1/8" = 1'-0"

3 Rattlesnake Trail Elevation
1/4" = 1'-0"

Proposed Elevations

275 McCASKILL MIXED USE CONCEPT PLAN

275 McCaskill Road,
Pinehurst, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 11/11/25
PROJECT #: -

SHEET NUMBER
A2.1
OF: -

Subject: Narrative for Conditional District - VPFBD Block H&I
Project: 275 McCaskill Road Development, Rhetson Companies
Date: 10.22.25

Narrative:

Applicant seeks a Conditional Zoning for Parcel 00025962 located in VPFBD - Block H and I, in order to develop the vacant parcel at 275 McCaskill Road, Pinehurst. The proposed use includes two buildings. One structure will face McCaskill Road and the other will face Rattlesnake Trail. All proposed structures are located on the portion of the parcel zoned Block I.

McCaskill Building: This 2 story structure has a 9,800 sf footprint and 9,800 sf 2nd floor. Proposed as a Mixed Use building, the upper floor will include 8 two-bedroom apartments, and the lower level will be a mix of commercial use tenant spaces.

Rattlesnake Building: This 2 story structure has a 7,700 sf footprint and 7,700 sf 2nd floor. Proposed as a Mixed Use building, the upper floor will include 6 two-bedroom apartments, and the lower level will be a mix of commercial use tenant spaces.

Both main buildings will have brick façades with aluminum storefront first floor windows and aluminum clad apartment windows. Awnings and balconies will create additional depth and visual interest along the facades.

Two Accessory Structures are proposed for private parking garages. These are proposed at 1,600 sf and 1,200 sf, and will be constructed of similar materials to the two main buildings.

VPFBD-I is an appropriate zoning district for this development. The client intends to meet all of the requirements of the VPFBD-I district as written without any modifying Conditions.

October 20, 2025

Project: 275 McCaskill Rd. Rezoning

From: Rhetson Companies, Inc.
Joe Rosario
jrosario@rhetson.com
(845) 536-3567

Trip Generation based on ITE standards as described in the ITE Trip Generation Manual 11th Edition Volume 3, 4, 5 [Land Use 220 and 221 are in Vol. 3. Land Use 720 is in Volume 4. 822 is in Volume 5:

Land Use 220

Multifamily Housing (Low-Rise), Weekday AM Peak Hour (7-9am):
Average Rate – 0.40
Number of Units – 14
Directional Distribution – 24% entering – 76% exiting

Apartments – 0.40 x 14 x 0.24 = 1.34 inbound trips during AM peak hour – 4.26 outbound trips

Multifamily Housing (Low-Rise), Weekday PM Peak Hour (4-6pm):
Average Rate – 0.51
Number of Units – 14
Directional Distribution – 63% entering – 37% exiting

Apartments – 0.51 x 14 x 0.63 = 4.50 inbound trips during PM peak hour – 2.64 outbound trips

Multifamily Housing (Low-Rise), Saturday Peak Hour of Generator:
Average Rate – 0.41
Number of Units – 14
Directional Distribution – 50% entering – 50% exiting

Apartments – 0.41 x 14 x 0.50 = 2.87 inbound & outbound trips

Multifamily Housing (Low-Rise), Sunday Peak Hour of Generator:
Average Rate – 0.36

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

Number of Units – 14
Directional Distribution – 50% entering– 50% exiting
Apartments – 0.36 x 14 x 0.50 = 2.52 inbound & outbound trips

Land Use 720*

Medical-Dental Office Building, Weekday AM Peak Hour (7-9am):
Average Rate – 3.10
Vehicle Trip Generation per 1,000 sq. ft. GFA – 4,000sf/1,000sf = 4.00
Directional Distribution – 79% entering – 21% exiting

Medical – 3.10 x 4.00 x 0.79 = 9.80 inbound trips during AM peak hour – 2.60 outbound trips

Medical-Dental Office Building, Weekday PM Peak Hour (4-6pm):
Average Rate – 3.93
Vehicle Trip Generation per 1,000 sq. ft. GFA – 4,000sf/1,000sf = 4.00
Directional Distribution – 30% entering – 70% exiting

Medical – 3.93 x 4.00 x 0.3 = 4.72 inbound trips during PM peak hour – 11.00 outbound trips

Land Use 822**

Strip Retail Plaza (<40k), Weekday AM Peak Hour (7-9am):
Average Rate – 2.36
Vehicle Trip Generation per 1,000 sq. ft. GFA – 13,600sf/1,000sf = 13.60
Directional Distribution – 60% entering – 40% exiting

Retail – 2.36 x 13.60 x 0.60 = 19.26 inbound trips – 12.84 outbound trips

Strip Retail Plaza (<40k), Weekday PM Peak Hour (4-6pm):
Average Rate – 6.59
Vehicle Trip Generation per 1,000 sq. ft. GFA 13,600sf/1,000sf = 13.60*
Directional Distribution – 50% entering & exiting

Retail – 6.59 x 13.60 x 0.50 = 44.81 inbound and outbound trips during PM peak hour (4-6pm)

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

Strip Retail Plaza (<40k), Saturday Peak Hour:

Average Rate – 6.57
Vehicle Trip Generation per 1,000 sq. ft. GFA – 13,600sf/1,000sf = 13.60
Directional Distribution – 51% entering – 49% exiting

Retail – 6.57 x 13.60 x 0.51 = 45.57 inbound trips- 43.78 outbound trips

**Medical/Dental not anticipated to be used on Weekends.*
***Calculations subject to change based on Retail uses **if** they operate on Weekends and their corresponding hours of operations.*
NOTE: All Land Use assumptions are subject to change as the project is still in very early development stage.

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

ITE TRIP GENERATION						
DESCRIPTION	UNITS or AREA	AVG. RATE	DIRECTIONAL DISTRIBUTION	PEAK HOUR TRIPS	PEAK INBOUND TRIPS	PEAK OUTBOUND TRIPS
220: MF HOUSING (LOW-RISE > 2-3 FLOORS)	14	0.4	24% IN, 76% OUT	WEEKDAYS 7-9 AM	14x0.40x0.24=1.34	14x0.40x0.76=4.26
		0.51	63% IN, 37% OUT	WEEKDAYS 4-6 PM	14x0.51x0.63=4.50	14x0.51x0.37=2.64
		0.41	50% IN, 50% OUT	SATURDAY	14x0.41x0.50=2.87	14x0.41x0.50=2.87
		0.36	50% IN, 50% OUT	SUNDAY	14x0.36x0.50=2.52	14x0.36x0.50=2.52
720: MEDICAL[1]	4,000 sf[2]	3.1	79% IN, 21% OUT	WEEKDAYS 7-9 AM	4.00x3.1x0.79=9.80	4.00x3.1x0.21=2.60
		3.93	30% IN, 70% OUT	WEEKDAYS 4-6 PM	4.00x3.93x0.3=4.72	4.00x3.93x0.7=11.00
822: STRIP RETAIL PLAZA[3]	13,600 sf[2]	2.36	60% IN, 40% OUT	WEEKDAYS 7-9 AM	13.60x2.36x0.60=19.26	13.60x2.36x0.40=12.84
		6.59	50% IN, 50% OUT	WEEKDAYS 4-6 PM	13.60x6.59x0.50=44.81	13.60x6.59x0.50=44.81
		6.57	51% IN, 49% OUT	SATURDAY	13.60x6.57x0.51=45.57	13.60x6.57x0.49=43.78

NOTE: CALCULATIONS BASED ON ITE STANDARDS AS DESCRIBED IN THE NCDOT TRIP GENERATION MANUAL 11th EDITION VOL. 3

[1] MEDICAL/DENTAL NOT ANTICIPATED TO USED ON WEEKENDS.

[2] GENERAL ASSUMPTION BEING MADE AD ACTUAL SQUARE FOOTAGE IS SUBJECT TO CHANGE.

[3] CALCULATIONS SUBJECT TO CHANGE BASED ON RETAIL USES THAT OPERATE ON WEEKENDS.

RHETSON
COMPANIES, INC

DATE: 12/02/24
PROJECT: Mixed Use – 275 McCaskill Rd.
LOCATION: Village Hall
395 Magnolia Road
Pinehurst, NC 28374 SUBMITTED BY: Rhetson Companies, Inc.

ATTENDEES: Richard Vincent (Rhetson Companies, Inc.), Joseph Rosario (Rhetson Companies, Inc.), Nathan Ashley (Rhetson Companies, Inc.)

An informal Neighborhood Meeting was held on December 2nd, from 5:30 p.m. to 6:45 p.m. in the Village of Pinehurst Village Hall. The Village of Pinehurst requires this meeting for Conditional District rezoning applications. This meeting allowed adjoining property owners to review the proposed plans for the project and discuss the plans with the development team. Neighborhood meetings provide the applicant with an important dialogue with adjacent owners to understand the issues and concerns of the residents living near the proposed project. A site plan, sample exterior elevations, and overall aerial property map were available for review.

All adjoining parcel owners within the direct vicinity of the proposed property were notified by letter (see attached copy of the letter) at least ten (10) days before the meeting date.

None of the invited members of the community took the opportunity review the plans and discuss the project with the Rhetson team members during this organized event.
(See attached sign-in sheet)

There are a small number of nearby residents and business owners—including several who were part of the mandatory community meeting notification list—whom Rhetson reached out to personally to ensure they were aware of the project. The feedback received so far has been positive and enthusiastic.

_____ Richard Vincent – Chief Business Development Officer

These notes reflect the author's interpretation of the events during the referenced meeting. Any additions or modifications required should be submitted to the author in writing.

2075 Juniper Lake Road
West End, NC 27376
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RHETSON
COMPANIES, INC

11/13/25

Notice of Community Meeting regarding a New Development

Dear Property Owner:

Rhetson Companies, Inc. is proposing the development of two commercial mixed-use buildings located at **275 McCaskill Road**, at the intersection of McCaskill Road and Rattlesnake Trail, on approximately **2.82 acres** (Moore County PID #00025962).

We will be hosting a **Neighborhood Meeting on Tuesday, December 2, 2025, at 5:30 PM** in the **Assembly Hall at Pinehurst Village Hall**, located at **395 Magnolia Road, Pinehurst, NC**. The purpose of this meeting is to share information about the project, answer questions, and hear feedback from our neighbors.

The proposed buildings will feature:

- **Ground-floor commercial tenant spaces**, suitable for retail, office, restaurants, or other compatible uses
- **Second-floor residential units**, totaling **14 planned apartments**

This project is anticipated to be presented to the **Pinehurst Planning Board at 4:00 PM on Thursday, December 4, 2025**, and subsequently to the **Village Council** at a meeting to be scheduled in early 2026.

As an adjacent property owner, you are invited to attend the Neighborhood Meeting to discuss any questions or concerns prior to the public hearings.

If you are unable to attend but would like to offer comments or ask questions, please email **jrosario@rhetson.com** or call **845-536-3567**.

Best Regards,

Joe Rosario, Real Estate Manager

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

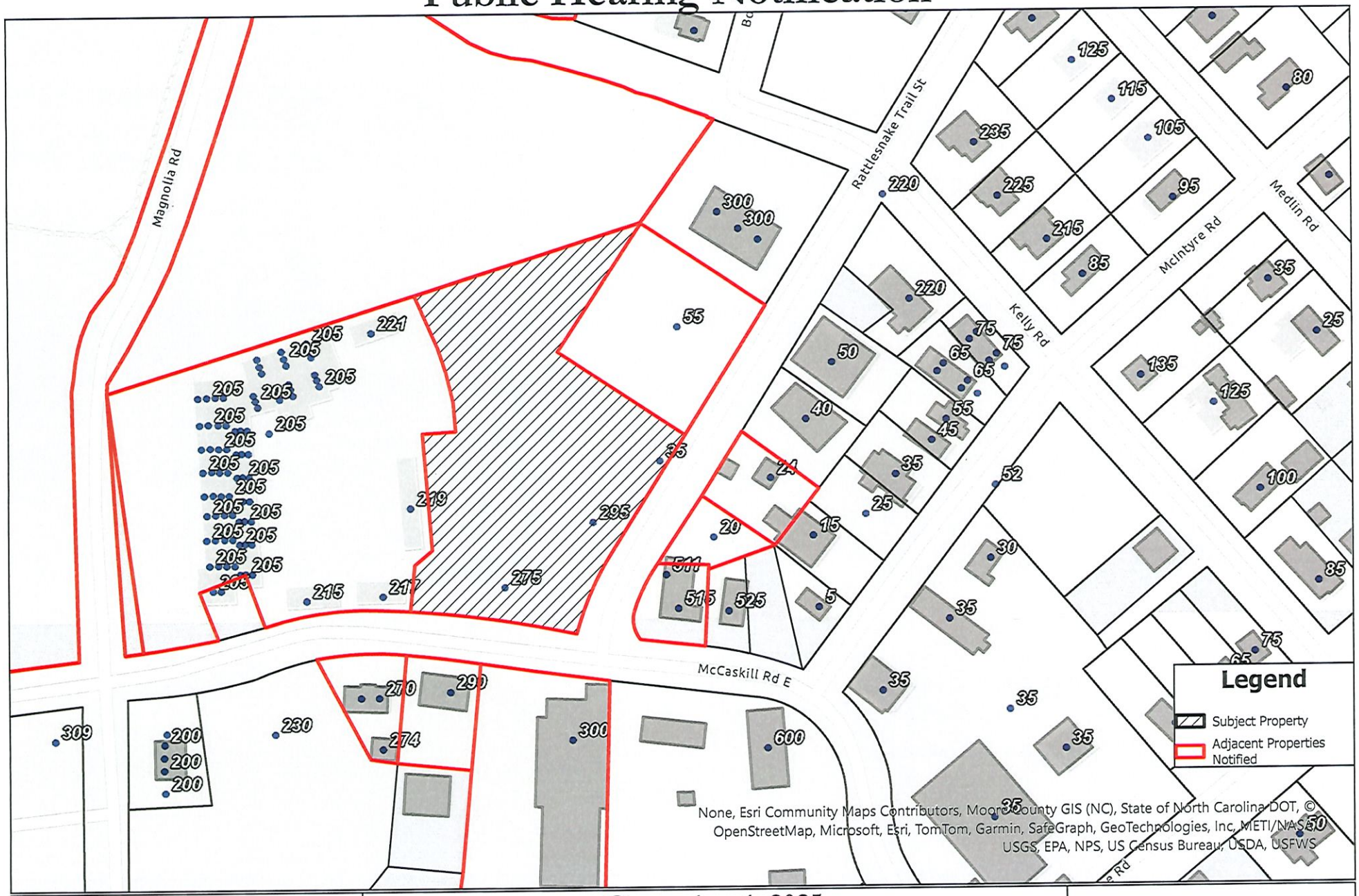
RHETSON
COMPANIES, INC

12/02/25

McCaskill & Rattlesnake Community Meeting Sign-in:

2075 Juniper Lake Road
West End, NC 27376
910-944-0881 | www.rhetson.com

Public Hearing Notification



0 255 510 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).

11/17/2025

December 4, 2025
Planning & Zoning Board
275 McCaskill Rd.
Conditional Zoning Request

VILLAGE OF PINEHURST

N W E S

ATLAS INSPECTIONS, LLC
8 BRASSIE LANE
JACKSON SPRINGS,NC,27281

NINES, CARL JR
506 SUMMIT ST
CARTHAGE,NC,28327

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

LEE, LAVERA KAY &
1095 MORGANTON RD
PINEHURST,NC,28374

COUNTY OF MOORE
PO BOX 905
CARTHAGE,NC,28327

490 BROAD, LLC
275 SE BROAD ST
SOUTHERN PINES,NC,28387

NICK MANEROS II, INC
C/O NICHOLAS MANERO JR
STAMFORD,CT,06905

SILVERSPRINGS HOLDINGS, LLC
PO BOX 4981
PINEHURST,NC,28374

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

GREENS AT ARBORETUM, LLC THE
PO BOX 3340
FORT MILL,SC,29716

Consider Ordinance 26-03 Official Zoning Map Amendment and Conditional Zoning Approval for 275 McCaskill Road, parcel ID #00025962.

ADDITIONAL AGENDA DETAILS:

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 01/05/2026

MEMO DETAILS

ATTACHMENTS

1. DRAFT Ordinance 26-03 Zoning Map Amendment (275 McCaskill Rd.)

ORDINANCE #26-03:

AN ORDINANCE AMENDING THE OFFICIAL PINEHURST ZONING MAP AS IT PERTAINS TO THE CONDITIONAL REZONING OF APPROXIMATELY 2.82 ACRES LOCATED AT THE INTERSECTION OF MCCASKILL RD. AND RATTLESNAKE TRAIL CONSISTING OF MOORE COUNTY PID # 00025962.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 8th day of October 2014 and adopted a new Pinehurst Development Ordinance on the 18th day of November 2025, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance and Map may and has been amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, the Planning & Zoning Board held a public hearing on December 4, 2025, and recommended the zoning map amendment be approved due to its consistency with the 2019 Comprehensive Plan and the Village Place Small Area Plan and the Form-Based Guidance Plan; and

WHEREAS, a public hearing was held on January 13, 2026, in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in the Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction. The purpose of this public hearing was to consider the rezoning of approximately 2.82 acres of land located at the intersection of McCaskill Rd. and Rattlesnake Trail and further identified by Parcel ID #00025962 from VP-FBD-H&I (Village Place Form Based District Blocks H & I) to VP-FBD-H&I-CD (Village Place Form Based Conditional District Blocks H & I), at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were provided an opportunity to comment on the proposed rezoning; and

WHEREAS, the Village Council, after considering all the facts and circumstances surrounding the proposed conditional rezoning, have determined that it is consistent with the adopted Comprehensive Plan and in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Zoning Map be amended.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled on this 13th day of January 2026 as follows:

SECTION 1. The proposed rezoning is consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan which identifies the area as "Mixed-Use Center - Stacked Residential".

SECTION 2. The proposed project is located within Focus Area 4: Village

Place/Rattlesnake Trail Corridor as identified on the Conservation and Growth Map on page 61 of the 2019 Comprehensive Plan and as Mixed-Use Center/Standalone Residential. Mixed-use is defined as "a building with a ground floor commercial use that may include retails, restaurant, and/or office and may include lobby or amenity space for upper floor use. If included, upper floors may be retail, restaurant, office, hotel, and/or residential."

SECTION 3. The proposed rezoning is supported by Guiding Principle 2: Balancing Conservation & Growth (page 50), which states to "Balance the need to conserve land while allowing purposeful, quality development in strategic locations to meet the needs of residents, businesses, and visitors. Ensure high quality development that reflects the character of the community and maintain high quality gateways and corridors to ensure the built environment is in keeping with the character of Pinehurst."

SECTION 4. Implementation Strategy 2.8 (page 91) indicates that the Village should create a small area plan for Focus Area 4. The Village Place (Focus Area 4) Small Area Plan was adopted by the Village Council in May of 2023.

SECTION 5. The proposed rezoning is consistent with the Form-Based Guidance Plan Regulating Plan for Blocks H &I as identified on page 9 of the Form-Based Guidance Plan.

SECTION 6. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by the rezoning of approximately 2.82 acres of land located at the intersection of McCaskill Rd. and Rattlesnake Trail and further identified by Parcel ID #00025962 from VP-FBD-H&I (Village Place Form Based District Blocks H & I) to VP-FBD-H&I-CD (Village Place Form Based Conditional District Blocks H & I) by the Village of Pinehurst effective January 13, 2026.

SECTION 7. This Ordinance shall be and remain in full force and effect from and after January 13, 2026.

Adopted this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By:_____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk

Consider Resolution 26-04 Accepting the High Bid for Certain Real Property at Public Auction (Longleaf NW) or Resolution 26-05 Rejecting the High Bid for Certain Real Property at Public Auction (Longleaf NW)

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 12/30/2025

MEMO DETAILS

The Village recently conducted an online public auction for a Village-owned vacant lot located at 1060 Longleaf Drive NW (Parcel ID #00023270). The auction was held from December 23, 2025, through December 30, 2025. At the close of the auction period, the highest bid received for the property was $81,000.

Attached are two alternative resolutions for Council consideration. Resolution #26-04 would accept the high bid and authorize the Village Manager to execute the necessary documents to transfer title to the successful bidder. Resolution #26-05 would reject the high bid and retain the property for future consideration.

Based on staff's review of the auction results and current market conditions, staff recommends acceptance of the high bid. In staff's opinion, the $81,000 bid represents a reasonable and fair market value for the property, reflects current demand, and achieves the Village's objective of disposing of surplus property in an open and transparent manner.

This item is presented for Council consideration. Staff recommends adoption of Resolution #26-04 accepting the high bid.

ATTACHMENTS

1. DRAFT Resolution 26-04 Accepting the High Bid for Certain Real Property at Public Auction (Longleaf NW)
2. DRAFT Resolution 26-05 Rejecting the High Bid for Certain Real Property at Public Auction (Longleaf NW)

RESOLUTION #26-04:

A Resolution Accepting the High Bid for Certain Real Property at Public Auction

Whereas, the Village Council of the Village of Pinehurst conducted an online auction sale of a parcel of property from December 23, 2025, to December 30, 2025; and

Whereas, the high bid was submitted for the property as shown on Attachment A.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst that:

The high bid of $81,000 is accepted for the vacant lot located at 1060 Longleaf Dr. NW., Parcel ID #00023270, Unit 15 Lot 14 PH II (as shown on Attachment A) and the Village Manager shall execute the documents necessary to transfer the title to the property.

THIS RESOLUTION passed and adopted this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk

DRAFT

Attachment A (1060 Longleaf Dr. NW)

The high bid is $81,000 for 1060 Longleaf Dr. NW., Parcel ID #00023270, Unit 15 Lot 14 PH II

RESOLUTION #26-05:

A Resolution Rejecting the High Bid for Certain Real Property at Public Auction

Whereas, the Village Council of the Village of Pinehurst conducted an online auction sale of a parcel of property from December 23, 2025, to December 30, 2025; and

Whereas, the high bid for the property was $81,000; and

Whereas, the Village Council believes this bid is below the market value of the property.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst that:

The high bid of $81,000 is rejected for the vacant lot located at 1060 Longleaf Dr. NW., Parcel ID #00023270, Unit 15 Lot 14 PH II (as shown on Attachment A).

THIS RESOLUTION passed and adopted this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk

DRAFT

Attachment A (1060 Longleaf Dr. NW)

The high bid is $81,000 for 1060 Longleaf Dr. NW., Parcel ID #00023270, Unit 15 Lot 14 PH II

Consider Resolution 26-06 Adopting the Cape Fear Regional Hazard Mitigation Plan 2025

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson; J. Carlton Cole; and Derrick Clouston
DATE OF MEMO: 01/05/2026

MEMO DETAILS

The attached *Resolution #26-06* would formally adopt the Cape Fear Regional Hazard Mitigation Plan 2025, the comprehensive update to Pinehurst's hazard mitigation planning efforts. This Plan update was prepared through Pinehurst's participation in the Cape Fear Regional Hazard Mitigation Plan update process, a multi-jurisdictional effort involving Moore County and neighboring counties (Chatham, Harnett, Johnston, and Lee) that jointly assess natural hazard risks and develop strategies to reduce future losses from hazards such as flooding, hurricanes, wildfires, winter storms, tornadoes, and extreme weather events.

Under federal and state law, local jurisdictions must maintain an up-to-date hazard mitigation plan that is adopted by Council in order to remain eligible for certain disaster-related funding and assistance. The Disaster Mitigation Act of 2000 and North Carolina emergency management regulations require plans to be updated and adopted every five years.Pinehurst's participation in the Cape Fear regional planning process provides the Village with a cost-effective, coordinated approach to identifying shared risks, prioritizing mitigation actions, and leveraging regional capacity and resources rather than developing a stand-alone local plan.

The draft 2025 Plan reflects a comprehensive review of the previously approved plan, updated hazard profiles, and mitigation strategies consistent with Federal Emergency Management Agency (FEMA) and North Carolina Division of Emergency Management requirements. By participating in the regional planning process and updating this Plan, the Village retains eligibility for federal and state mitigation grant programs, including the Hazard Mitigation Grant Program and similar funding streams that can support infrastructure resilience and risk reduction projects.

Adoption of this resolution also delegates responsibility to Pinehurst Emergency Management to:

- notify appropriate parties of the Plan's adoption;
- coordinate with Federal, State, and local agencies on hazard mitigation activities; and
- review and update the Plan annually and within the required five-year cycle to ensure continued compliance with applicable regulations.

This item is presented for Council consideration and adoption of Resolution #26-06. Adoption will formalize the Village's commitment to hazard mitigation planning, maintain eligibility for mitigation funding, and advance community resilience in coordination with regional partners.

A draft copy of the Cape Fear Regional Hazard Mitigation Plan 2025 may be viewed in the "DRAFT Cape Fear Regional Hazard Mitigation Plan 2025" OneDrive folder.

A copy of the adopted Cape Fear Regional Hazard Mitigation Plan 2025 will be saved in the Document Center of the Village's website (Document Central » Codes, Plans, and Standards » Plans).

ATTACHMENTS

1. DRAFT Resolution 26-06 Adopting the Cape Fear Regional Hazard Mitigation Plan 2025

RESOLUTION #26-06:

A Resolution Adopting the Cape Fear Regional Hazard Mitigation Plan 2025

WHEREAS, the citizens and property within the Village of Pinehurst, North Carolina are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the Village are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Village of Pinehurst desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, states that local governments must develop an All-Hazards Mitigation Plan to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five-year cycle; and

WHEREAS the Village has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management, and that the plans have been updated in accordance with federal laws including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended; as required under regulations at 44 CFR Part 201, and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management; and

WHEREAS, it is the intent of the Village Council of the Village of Pinehurst to fulfill this obligation in order that the Village will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the Village.

NOW, THEREFORE, be it resolved that the Village Council of the Village of Pinehurst hereby:

1. Adopts the Cape Fear Regional Hazard Mitigation Plan 2025.

2. Vests Village of Pinehurst Emergency Management with the responsibility, authority, and the means to:

(a) Inform all concerned parties of this action.
(b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.

3. Appoints Village of Pinehurst Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Village Council of the Village of Pinehurst for consideration.

4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk

DRAFT

Consider Ordinance 26-04 Amending Section § 92.16 of the Village of Pinehurst Municipal Code (Sound Levels)

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 01/05/2026

MEMO DETAILS

At the Council's last meeting, Council discussed ongoing early-morning noise complaints related to golf course maintenance activities and requested that staff follow up with local golf courses to better understand operational needs. The attached draft ordinance and background memo reflect that discussion and the follow-up work completed by staff.

Following the meeting, staff contacted local golf courses operating within the Village. All indicated that during the summer months, routine course maintenance must begin prior to 7:00 a.m. in order to have courses properly prepared and safe for scheduled play. They further noted that the use of leaf blowers and similar equipment is an essential part of standard agronomic practices and cannot be reasonably restricted during those early-morning hours without negatively affecting course conditions and operations.

The attached ordinance is narrowly tailored to address this issue by clarifying that routine golf course maintenance activities, including the use of blowers and mowers, may occur prior to 7:00 a.m. when reasonably necessary and consistent with industry-standard practices. The proposed language also maintains an expectation that operators make reasonable efforts to minimize unnecessary noise impacts on nearby residential properties.

This item is presented for Council review and discussion. The attached ordinance reflects the direction discussed at the prior meeting and incorporates feedback received from local golf courses. Based on Council input, staff can proceed with adoption as drafted or make adjustments as requested.

ATTACHMENTS

1. DRAFT Ordinance 26-04 Amending Section § 92.16 of the Village of Pinehurst Municipal Code (Sound Levels)

ORDINANCE #26-04:

An Ordinance Amending Section § 92.16 of the Village of Pinehurst Municipal Code (Sound Levels)

WHEREAS, the Village Council of the Village of Pinehurst adopted an ordinance dated October 20, 1980, establishing and implementing certain authorized police powers for the purpose of prescribing regulations governing conditions detrimental to the health, safety, and welfare of its citizens; and

WHEREAS, on September 13, 2011, the Village Council of the Village of Pinehurst adopted Ordinance 11-25 which established the general ordinances of the Village of Pinehurst as revised, amended, restated, codified, and compiled in book form and declared that these shall constitute the "Village of Pinehurst, North Carolina Municipal Code"; and

WHEREAS, the Municipal Code will be subsequently amended from time to time as conditions warrant; and

WHEREAS, after conducting a review of data on noise-related calls for service (CFS) within the Village from January to November of 2025 and a benchmarking of comparable municipal noise ordinances across North Carolina, it has been determined that amending the Village of Pinehurst Municipal Code to address early-morning golf course maintenance as a necessary and industry-standard practice is recommended.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 13th day of January 2026 as follows:

SECTION 1. That the following amendment be made to Section § 92.16 REGULATING UNREASONABLY LOUD, DISTURBING SOUND LEVELS:

> Add Subsection § 92.16(B)(1)(b)(3): Golf course operations involving routine turf maintenance, including but not limited to the use of leaf blowers, mowers, and other grounds-keeping equipment, are exempt from the hour restrictions set forth in this subsection when conducted as part of standard agronomic practices. Such activities shall be permitted prior to 7:00 a.m. when reasonably necessary to protect course conditions, ensure safe play, or meet industry-standard maintenance requirements**,** provided operators employ reasonable efforts to minimize unnecessary noise impacts on adjacent residential properties, including the use of equipment and operating practices that generally do not exceed 75 decibels at the property line.

SECTION 2. If any provision of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

SECTION 3. That all ordinances or sections thereof in conflict herewith are hereby repealed and declared null and void from and after the date of adoption of this ordinance.

SECTION 4. That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 13th day of January 2026.

VILLAGE OF PINEHURST
VILLAGE COUNCIL

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

_____
Shannon Konstantinou, Village Clerk