



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