



Village Council
Minutes for the Regular Meeting of January 13, 2026
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, January 13, 2026, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were present:

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
Mr. Dan Hartzog, Village Attorney
Ms. Shannon Konstantinou, Village Clerk
Mr. Paul Conners, IT Systems Specialist

And approximately 30 members of the audience in attendance, in addition to 4 staff and 1 press. There were approximately 50 remote views.

1. Call to Order.

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

2. Invocation and Pledge of Allegiance.

A. Invocation by Reverend Sue Hudson of the Presbyterian Church

B. Pledge of Allegiance by Village Council and Staff

3. Reports:

Village Manager

- Mr. Doug Willardson reported on the Village of Pinehurst's America 250 events and celebrations noting the January 30, 2026, Beyond the Liberty Tree event; the January 27, 2026, Groundbreaking Ceremony for the new Given Library; the March 14, 2026, St. Patrick's Day parade noting participants are needed and applications are available at the Cannon Park Community Center; and the Harness Track having 205 stalls rented as a result of the hard work by the Harness Track staff.

Village Council

- Mayor Pizzella reported on the December 10, 2025, Village of Pinehurst Employees Holiday Luncheon; the December 12, 2025, Moore County Historical Association Members Holiday Party at Shaw House; and a letter submitted by the Mayor and Village Manager to the NCDOT regarding the redesign of the Pinehurst Traffic Circle.

- Mayor Pro Tem Taylor verified 205 stalls are rented at the Harness Track noting the facilities are almost to capacity, reported on a letter submitted by the Mayor and Village Manager to the NCDOT regarding the redesign of the Pinehurst Traffic Circle, and noted a follow will be done with NCDOT regarding the results of the data gathered at the October 28, 2025, Public Meeting on the Pinehurst Traffic Circle redesign.
- Councilmember Ficklin reported on the Village of Pinehurst's America 250 events and celebrations noting the importance of residents participating and submitting recipes for inclusion in the commemorative recipe book "Stars, Stripes, & Shared Traditions: A Pinehurst Recipe Collection Celebrating America's 250 Years".
- Councilmember Hooper reported on a recent meeting with Mr. Vagn K. Hansen II, Executive Director Fort Bragg Regional Land Use Advisory (RLUAC) and the upcoming February 2026 RLUAC meeting, and the January 12, 2026, Bicycle and Pedestrian Advisory Committee meeting noting the Committee needs three new members.
- Councilmember Fitzpatrick thanked Village staff for assisting him with new Councilmember onboarding and reported a recent meeting with Ms. Dana Van Nostrand, Financial Services Director, about the Village's budgeting process, a recent tour of the Given Memorial Library and Tufts Archives with Ms. Audrey Moriarty, Library Services & Archives Director, and a recent tour of the FirstHealth Cancer Center.

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.

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.

5. Honorary Resolution.

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

Mayor Pizzella read aloud Resolution 26-01 honoring the service of Dr. Jeff Morgan as Councilmember for the Village of Pinehurst.

Dr. Morgan expressed gratitude to the Village of Pinehurst community for the honor; and thanked Mrs. Laura Morgan for her support, all of the community organizations that help make the Village a great place to live, The Pilot for professionally reporting issues impacting the community, the Village staff for their hard work and professionalism, and his fellow Councilmembers for the opportunity to serve with them.

Dr. Morgan asked the community at large to remember personal attacks impact more than the person serving, they also impact their loved ones. Dr. Morgan asked for decorum, professionalism, and respect toward each other even when there are disagreements.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council

unanimously approved Resolution 26-01 honoring the service of Dr. Jeff Morgan as Councilmember for the Village of Pinehurst by a vote of 5-0.

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.

6. Appointment Resolution.

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

Ms. Kristin Bunton, Communications Specialist and NAC Staff Liaison, introduced Mr. Donald (Don) Thrower.

Mr. Thrower provided a brief history of his background and explained his interest in serving the Village community as the Pinehurst South Neighborhood Advisory Committee Representative.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Fitzpatrick, Council unanimously approved Resolution 26-03 appointing Mr. Donald (Don) Thrower as the Neighborhood Advisory Committee Representative for the Pinehurst South Area by a vote of 5-0.

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.

Mayor Pro Tem Taylor reiterated Dr. Morgan's comments commending Village staff and The Pilot.

7. Public Comments.

Dr. Bill Grover, Pinehurst resident, spoke in favor of the establishment of a Senior Advisory Committee (SAC), which will be discussed by Council at the Work Session meeting.

Dr. Karen Sullivan, Pinehurst resident, spoke in favor of the establishment of a Senior Advisory Committee (SAC), which will be discussed by Council at the Work Session meeting.

Ms. Lynn Drinkwater, Pinehurst resident, spoke in favor of the establishment of a Senior Advisory Committee (SAC), which will be discussed by Council at the Work Session meeting.

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.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved to recess the Regular Meeting and enter into Public Hearing No. 1 by a vote of 5-0 at 5:10 p.m.

Mr. Alex Cameron, Planning & Inspections Director, reviewed and discussed a Public Hearing No. 1 –7941 US Highway 15/501 Conventional Rezoning Request PowerPoint presentation highlighting an overview of Public Hearing No.1: Conventional Zoning Request, Conventional Zoning Map Amendment, Background & Analysis, Adjacent Land Uses & Zoning, Environmental & Utility Factors, Topographical Floodplain & Wetlands Map, Uses Permitted in NC District, Uses Permitted in R-5 & R-20 District, Plan Consistency, Conservation & Growth Map of the immediate area, Planning & Zoning Board Action, Staff Recommendation, Village Council Action, and Summary.

Mr. Cody Norrod, Raeford Development, Mr. Carlo Partardo, Morris & Ritchie Associates, and Mr. Sean Davis, Morris & Ritchie Associates, discussed the site topography and nearby watershed limiting development to only a portion of the site (approximately 3-4 acres of impervious surface is permitted), collaboration with NCDOT being done to ensure safe access to / from the highway, the rezoning request being due to the fact that rezoning to NC is the only way to remove the current non-conformity of the property, the proposed redevelopment being a single-story building with the number of units being dictated by the square footage needed by each tenant, the proposed redevelopment providing much needed services to this area of the Village / highway corridor, the sewer requirements being worked through during the development approval process, the footprint of the proposed redevelopment not being very much larger than the existing, restroom facilities being dependent upon tenant uses with the internal floor plan being adjusted based on uses and market conditions, and the developable acreage including the existing fueling station and required stormwater management.

Mayor Pizzella asked if any member of the audience wished to speak. None came forward.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved to adjourn Public Hearing No. 1 and re-enter the Regular Meeting by a vote of 5-0 at 6:16 p.m.

Council deliberated on the potential future impact of a rezoning decision, the area not being included in Focus Area 1 for the Village of Pinehurst ETJ, the possible decision actions and subsequent amendment to the Conservation & Growth Map, NCDOT being the authority to determine the number of curb cuts permitted based on the uses of the buildings and trip counts / travel data, the potential impact of the NCDOT HWY 5 improvements / widening project on the number of curb cuts, access to the proposed redevelopment primarily being the 3rd existing curb cut just south of the existing fueling station, a 6-12 month timeline being needed for the first development plans to be submitted for review, and the potential positive impact redevelopment will have by providing needed services to residents north of the traffic circle.

9. Ordinance.

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

Council deliberated on the different decision actions available to them.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved Ordinance 26-02 amending the Village of Pinehurst Official Zoning Map for 7941 US Highway 15-501 by a vote of 5-0 and found the requested amendment consistent with Guiding Principles 2 & 5 and Implementation Strategies 2.17 & 7.9 of the Village of Pinehurst 2019 Comprehensive Plan. Further, the amendment is inconsistent with the Conservation and Growth Map, and the map is hereby amended from “Suburban Neighborhood” to “Suburban Center” for said property. The requested amendment is considered reasonable and in the best interest of the public.

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.

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.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to enter into Public Hearing No. 2 by a vote of 5-0 at 6:20 p.m.

Mr. Alex Cameron, Planning & Inspections Director, reviewed and discussed a Public Hearing No. 2 – 275 McCaskill Rd. Conditional Zoning Request PowerPoint presentation highlighting an overview of Public Hearing No. 2: Conditional Zoning, Conditional Zoning Map Amendment, Adjacent Land Uses & Zoning, Request & Background, Plan Consistency, Planning & Zoning Board Action, Staff Recommendation, Village Council Action, and Summary.

Council deliberated on HPC review / approval not being needed, the maximum number of parking spaces needed being what is depicted with adjustments being made based on tenant uses, the Village Place Form Based Guidance Plan requiring more open space and buffering between developments, the surrounding area not consisting of large undeveloped parcels, how the sloping topography will impact development and stormwater management, the a general depiction of the stormwater management meeting the 10-year requirements, the potential precedent this development will set by being the first major project to occur in this area and importance of keeping the development

consistent with the existing Downtown area, and the property having two access points (one along McCaskill Rd. and one along Rattlesnake Trail).

Ms. Riana Smith, Legal Counsel for the Applicant, and Mr. Pete Bogle, The Bogle Firm, reviewed and discussed a PDF presentation highlighting the background of the project, the Rhetsen Companies' Informal Neighborhood Meeting, the Planning & Zoning Board's Public Hearing, site plans, and renderings.

Council, Ms. Smith, and Mr. Bogle discussed the number of parking spaces being adjusted based on tenant uses, the stormwater management meeting the minimum 10-year requirement, the approximate square footage of the apartments, what is planned for the land should the additional parking spaces not be needed, the vested rights from the approval of the 2016 proposed development ending in 2021, the types of vegetation that will be planted and whether preservation of existing established oak trees would be possible, concerns about the use of two different colors of brick with the main color being lighter than what is used on existing buildings in Downtown (Council asked the Applicant to consider using only one color of brick that is darker than proposed), the flat roof being used for mechanicals such as HVAC and not community space, the possibility of moving or burying the utility lines, and the possibility of increasing the stormwater management to greater than 10-years once infiltration studies are completed.

Mayor Pizzella asked if any member of the audience wished to speak.

Ms. Kathleen Erickson, Pinehurst resident, spoke in opposition to the notification process and traffic / sight line issues at the McCaskill Rd. access point.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn Public Hearing No. 2 by a vote of 5-0 at 7:29 p.m.

11. Ordinance.

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

Council deliberated on whether approval with conditions was permissible and whether the Applicant would agree to work with Council to select materials more congruous with the materials already used in the Historic District and Downtown.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Ordinance 26-03 amending the Village of Pinehurst Official Zoning Map for 275 McCaskill Rd. by a vote of 4-1 with Councilmember Hooper dissenting and found the amendment consistent with Guiding Principle 2 & Implementation Strategy 2.8 of the Village of Pinehurst 2019 Comprehensive Plan and both the Village Place Small Area Plan & Form Based Guidance Plan. The requested amendment is considered reasonable and in the best interest of the public.

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.

Mayor Pizzella recessed the Regular Meeting for a 15-minute break at 7:50 p.m.

Mayor Pizzella reconvened the Regular Meeting at 8:05 p.m.

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)

Mr. Willardson reviewed and discussed a memo outlining the real property auction results and recommended Council accept the high bid.

Upon a motion by Councilmember Fitzpatrick, seconded by Mayor Pro Tem Taylor, Council unanimously approved Resolution 26-04 accepting the High Bid for Certain Real Property at Public Auction (Longleaf NW) by a vote of 5-0.

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.

B. Consider Resolution 26-06 Adopting the Cape Fear Regional Hazard Mitigation Plan 2025
Fire Chief Derrick Clouston reviewed a memo on the background of the Hazard Mitigation Plan and the importance of adopting the updated plan.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved Resolution 26-06 adopting the Cape Fear Regional Hazard Mitigation Plan 2025 by a vote of 5-0.

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.

13. Ordinance.

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

Mr. Willardson reviewed and discussed a memo detailing the purpose behind the proposed amendment granting exceptions for early morning noise generated by golf course maintenance.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Ordinance 26-04 amending Section § 92.16 of the Village of Pinehurst Municipal Code by a vote of 5-0.

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.

14. Other Business.

Council discussed a letter submitted by a Pinehurst resident asking Council to consider different types of housing needs when reviewing proposed developments / redevelopment.

Council discussed contacting the Moore County Board of Commissioners to request greater collaboration between the county and its municipalities in the development of the Moore County Land Use Plan.

Council discussed the installation of a speed monitoring sign on Sugar Pine Dr. and requested 2025 data from speed signs be given to Council for review.

Council asked Mr. Willardson to provide information on how the Village reviews the qualifications of potential contractors for projects.

15. 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 8:22 p.m.

Respectfully Submitted,



Shannon Konstantinou
Village Clerk

A recording 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