



**Village Council
Agenda for Work Session of March 24, 2026
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. General Business
 - A. Celebration of 20 Years as a Tree City USA Community and Arbor Day 2026
 - B. Update on IAPs
 - C. Update on Granicus and STR Monitoring
3. 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.



**Celebration of 20 Years as a Tree City USA Community and Arbor Day 2026
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 03/19/2026

MEMO DETAILS

The Village of Pinehurst received its first Tree City USA award in 2006. This year the Village is celebrating 20 years as a Tree City USA Community. To recognize this milestone, the Village will be hosting a small reception in Assembly Hall Lobby on Tuesday, April 14, 2026, at 04:00 p.m. (immediately preceding the Council Regular Meeting).

With 69 Tree City USA communities in North Carolina, Pinehurst's 20 consecutive years places the Village solidly in the upper tier statewide. Many communities are still in their first decade of participation, while only a limited number have reached the 30- to 40-year range. Sustaining this designation for two decades reflects a level of consistency and long-term commitment that relatively few communities achieve.

During the April 14, 2026, Council Regular Meeting beginning at 04:30 p.m., Mayor Pizzella will proclaim Friday, April 24, 2026, as Arbor Day in the Village of Pinehurst. The Village will hold its annual Arbor Day celebration on Thursday, April 23, 2026, in the Arboretum. During the Arbor Day celebration, students from Pinehurst Elementary will attend a presentation given by Jesse Wimberley, a local conservationist and owner of a family farm established in 1870.

ATTACHMENTS

None



**Update on IAPs
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 03/19/2026

MEMO DETAILS

See attached

ATTACHMENTS

1. IAP overview 3.19.26

Overview

Council has recently discussed the use of Individual Action Plans (IAPs) to track key initiatives. This agenda item is intended to complement that effort by providing an opportunity to highlight and discuss major projects as needed.

At this time, staff would like to bring forward updates on two significant initiatives.

GIVEN MEMORIAL LIBRARY CONSTRUCTION

The Given Memorial Library project is now fully in the construction phase. Site clearing is underway, and the project has transitioned into routine coordination meetings to help ensure it remains on schedule and within budget.

Archives Component

Council recently approved a contract with for architectural services related to the Tufts Archives expansion. The project includes renovations and a potential addition to improve accessibility, expand exhibit space, and enhance overall functionality (see scope outlined on page 1 of the agreement).

Staff has a kickoff meeting scheduled with the architects next week to review the project scope, including evaluation of whether to expand or remain within the existing building envelope.

Next Steps

- Continue site work and construction coordination for the main library project
- Begin design work on the archives component
- Evaluate design options and bring recommendations forward as needed

VILLAGE PLACE REDEVELOPMENT

Staff continues advancing the Village Place Core Redevelopment, focused on creating a walkable, mixed-use extension of the Village Center consistent with the adopted Small Area Plan.

Current Status

The Village has issued an RFQ for independent real estate and financial advisory services and is currently awaiting responses.

The selected advisor will help evaluate deal structure, financial assumptions, and overall value to ensure the Village's interests are protected.

Next Steps

Once an advisor is selected, staff will:

- Re-engage with the developer to formalize a draft term sheet
- Utilize the advisor to evaluate and refine those terms
- Prepare a Development Agreement for Council consideration
- Hold a public hearing
- Present the agreement to Council for approval
- Proceed to project implementation

We are still in the deal-structuring phase. The focus right now is making sure we get the terms right.



**Update on Granicus and STR Monitoring
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 03/19/2026

MEMO DETAILS

See attached.

ATTACHMENTS

1. 3.24.26 STR Update

Overview

This memo provides an update on the Village's current approach to managing and enforcing short-term rental (STR) regulations. Our focus continues to be on consistent, data-informed enforcement using publicly available information, while also responding to resident concerns and maintaining neighborhood quality.

Enforcement Approach

Staff primarily relies on publicly available data through the Granicus platform and other observable sources. In practice, this includes the following:

1. Monitoring Rental Activity

We review Granicus data to identify properties that are not legal nonconformities but appear to have rented for more than 14 days within a 12-month period. These properties receive Notices of Violation (NOVs).

- 533 total STR units identified
- Approximately 20 NOV letters issued to date
- Currently reviewing approximately 14 additional addresses from the most recent report for compliance or potential shutdown

2. Discontinuation of Use (365-Day Rule)

We review listings to determine whether any STR has ceased operations for more than 365 consecutive days since adoption of the ordinance. If so, the legal nonconforming status is considered discontinued and an NOV is issued.

- This review process is time-intensive and was last completed in October
- At that time, no operating STRs had discontinued use beyond the 365-day threshold

3. Occupancy Limits

We review listings for properties advertising occupancy greater than two persons per bedroom.

- NOVs are issued for violations where applicable
- Legal nonconforming properties are monitored to ensure they do not intensify their use by increasing guest counts
- Several properties currently exceed the standard occupancy threshold; however, all were advertising those levels prior to ordinance adoption and are therefore considered legal nonconformities

4. Prohibited Cooking Facilities

If cooking equipment is observed in publicly available listings where it is not permitted, staff will issue a notice of violation.

5. Minimum Housing Standards (SR-9 Regulations 1–6)

These standards are enforced under the Village’s police powers in the same manner as any residential property, regardless of STR status.

Ongoing STR Management Efforts

In addition to formal enforcement, staff continues broader oversight and proactive management efforts:

- Responding to nuisance complaints and coordinating with police patrols
- Addressing building code issues at noncompliant properties
- Deploying noise monitoring equipment in areas with recurring issues
- Advancing neighborhood signage reminding visitors to be respectful of residents
- Preparing seasonal outreach to STR operators encouraging proactive property management ahead of peak periods

Summary

The Village’s STR oversight program remains active and balanced—focused on enforceable, objective standards while also addressing community impacts. Staff continues to refine processes, prioritize efficiency where possible, and respond to evolving conditions in the field.