



Village Council
Minutes for the Regular Meeting of March 24, 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, March 24, 2026, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were present:

Mr. Patrick Pizzella, Mayor

Mr. John Taylor, Mayor Pro Tem

Ms. Barb Ficklin, Councilmember

Mr. Jeramy Hooper, Councilmember

Mr. Doug Willardson, Village Manager

Ms. Shannon Bonecutter, Village Clerk

Mr. Paul Conners, IT Systems Specialist

And approximately 10 members of the audience in attendance, in addition to 3 staff and 1 press. There were approximately 26 remote views.

1. Call to Order.

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

Mayor Pizzella noted a request was made to amend the order of the agenda and asked for a motion.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved amending the March 24, 2026, Regular Meeting agenda to add "Discussion of the NCDOT Letter Regarding the Proposed Redesign of the Pinehurst Traffic Circle" as Item 8 by a vote of 4-0.

Mayor Pizzella noted the approved absence of Mr. Kevin Fitzpatrick, Councilmember.

2. Invocation and Pledge of Allegiance.

A. Invocation by Ms. Katie Hoerster, Associate Pastor, Pinehurst United Methodist Church

B. Pledge of Allegiance by Ms. Helen Neil

3. Reports:

A. Manager

Mr. Doug Willardson reported on the March 28, 2026, Easter Egg Hunt at Cannon Park; the new "Library Lookout" page on the Village's website (<https://www.vopnc.org/our-government/departments/administration/hot-topics/given-memorial-library-construction-updates>); and provided safety tips for the use of golf carts within the Village (follow the traffic laws, must have a valid driver's license to operate a golf cart on the roadways, secure children when riding in the golf cart, and remember golf carts do not offer the same protections as an automobile).

B. Council

- Mayor Pizzella reported on the March 24, 2026, dedication of a historic marker at the Pinehurst

Race Track (Harness Track) & Fair Barn by the Beautification Committee; the March 14, 2026, St. Patrick's Day parade; a recent meeting with the Honorable Luke Farley, North Carolina Commissioner of Labor; the April 11, 2026, Matinee Races at the Harness Track; and the Village of Honor Project (<https://www.vopnc.org/our-community/living-in-pinehurst/a-village-of-honor>).

- Mayor Pro Tem Taylor supported and expanded on Mr. Willardson's comments on golf cart safety within the Village; reported on the March 17, 2026, Moore County Board of Commissioners meeting; and noted residents should be vigilant against email phishing scams that are circulating.
- Councilmember Hooper supported and expanded on Mr. Willardson's comments on golf cart safety within the Village, and reported on the March 17, 2026, Moore County Board of Commissioners meeting and the March 14, 2026, St. Patrick's Day Parade.
- Councilmember Ficklin reported on the March 14, 2026, St. Patrick's Day Parade; the March 23, 2026, Pinehurst Business Partner's After Business Meet & Greet; the April 11, 2026, Sandhills Dog Fair at the Arboretum; and the applications for the Village Heritage Foundation's historic plaque program being due April 15, 2026.
- Councilmember Fitzpatrick was absent.

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. **March 10, 2026, Regular Meeting Minutes**
2. **March 10, 2026, Work Session Minutes**
3. **March 10, 2026, Closed Session Minutes**

B. FY 2026 Budget Amendments Report as of March 19, 2026

End of Consent Agenda.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved all items listed under Item A and considered routine on the Consent Agenda by a vote of 4-0.

Council briefly verified the reason for the FY 2026 budget amendment reported as Item B on the Consent Agenda.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Item B on the Consent Agenda by a vote of 4-0.

5. Mayoral Proclamation

A. Mayoral Proclamation of Public Safety Telecommunicators Week (April 12th - 18th, 2026)

Mayor Pizzella read aloud the Mayoral Proclamation of Public Safety Telecommunicators Week (April 12th - 18th, 2026).

Mayoral Proclamation

Village of Pinehurst

Whereas, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

Whereas, these dedicated professionals serve as the vital link between the community and emergency responders, ensuring that police, fire, and emergency medical services are dispatched quickly,

efficiently, and accurately; and

Whereas, Public Safety Telecommunicators handle emergency and non-emergency calls with professionalism, compassion, and calm under pressure, often providing lifesaving instructions and reassurance to callers during times of crisis; and

Whereas, the work performed by Public Safety Telecommunicators requires extensive training, knowledge, and the ability to make rapid decisions that can impact the safety and well-being of the public and first responders alike; and

Whereas, the safety of police officers, firefighters, emergency medical personnel, and the citizens they serve is greatly enhanced by the dedication and service of these highly skilled professionals; and

Whereas, the second full week of April has been designated as National Public Safety Telecommunicators Week to recognize the invaluable service provided by these communications specialists.

Now, Therefore, I, Patrick Pizzella, Mayor of the Village of Pinehurst, North Carolina, do hereby proclaim April 12–18, 2026, as Public Safety Telecommunicators Week in the Village of Pinehurst, and encourage all residents to join in recognizing the critical role these professionals play in protecting our community.

6. Public Comments.

Mr. Bob Coates, Pinehurst resident, expressed concerns regarding the regulation of Short-Term Rentals within the Village of Pinehurst.

Mr. Peter Mamozich, Pinehurst resident, spoke in opposition to the proposed NCDOT redesign of the Pinehurst Traffic Circle.

7. Public Hearing.

A. Public Hearing - Monticello Drive Conditional Zoning Map Amendment

The purpose of the hearing is to consider an Official Zoning Map Amendment for approximately 5.19 acres of land located along Monticello Drive and further identified by Parcel ID #00019245. This proposed map amendment would zone the property from R-30 (Medium Density Residential) to R-15-CD (Medium Density Residential Conditional District) to allow for the development of an 8-unit single-family development. The property owner is Hallshan, LLC and applicant is John Greenbacker.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved to enter into the Public Hearing by a vote of 4-0 at 04:59 p.m.

Mr. Alex Cameron, Planning & Inspections Director, reviewed and discussed a Public Hearing – Monticello Dr. Conditional Zoning Map Amendment PowerPoint presentation highlighting the Conditional Rezoning Request, Analysis, Adjacent Land Uses and Zoning, 2019 Comprehensive Plan, Planning & Zoning Board Recommendation, Staff Recommendation, Village Council Action, and Conclusion.

Council and Mr. Cameron discussed the size of the developable area, the number of homes able to be developed under the current zoning without additional conditional zoning approval (approximately 5-6), the Planning & Zoning Board recommendation to deny the proposed conditional zoning map amendment due to inconsistency with the 2019 Comprehensive Plan, and past cases where Council decided against the Planning & Zoning Board recommendation.

Mr. John Greenbacker, applicant, and Mr. Paul Saathoffs, project consultant, stated the adjacent neighborhoods are predominately zoned R10 and the proposed R15 zoning is more compatible with

surrounding lot sizes; the proposal includes increased setbacks to help buffer between the development and existing homes; the net increase from 5-6 by-right lots to the proposed 8 lots is minimal; the concerns regarding the width of the right-of-way, stormwater maintenance, and mail kiosk maintenance would be addressed through a future HOA; and development of the parcels will proceed regardless of the rezoning outcome.

Council expressed further concerns regarding the potential stress additional lots would have on the infrastructure, specifically the sewer system maintenance and easements required.

Mayor Pro Tem Taylor verified the Public Hearing is Legislative and not Quasi-Judicial in nature.

Mayor Pizzella noted Council received a letter in opposition to the proposed zoning map amendment from Mr. Peter Collins, Pinehurst resident and nearby property owner, and asked if any member of the audience wished to speak.

Ms. Sharon May, Pinehurst resident and adjacent property owner, spoke in opposition to the proposed zoning map amendment and provided historical context for the property's current zoning. Ms. May stated the parcel originated as the result of surplus acreage from the Country Club of North Carolina (CCNC) with the 60-foot access strip being added in 1979, the existing R30 zoning provides the only appropriate density transition between R10 lots along Monticello Dr. and the larger CCNC properties, the proposed R15 lots would be smaller than the adjacent lots, the proposed development does not include any usable open space and nearby developments provide smaller lot properties with considerable greenspace, and the increased density would contribute to the already heavy traffic along Monticello Dr. Ms. May asked that Council uphold the Planning & Zoning Board's recommendation to deny the zoning map amendment and to retain the current R30 zoning.

Council deliberated whether to reject the Planning & Zoning Board's recommendation to deny the request, whether the proposed conditional rezoning would or would not improve the conditions both within and adjacent to the development, and the impact on infrastructure an increase in density may have.

Upon a motion by Councilmember Hooper, seconded by Mayor Pro Tem Taylor, Council unanimously denied the requested zoning map amendment for approximately 5.19 acres of land located along Monticello Drive and further identified by Parcel ID # 00019245; found the requested amendment inconsistent with the Village of Pinehurst 2019 Comprehensive Plan due to the sewer infrastructure to the development is not compatible with the increased density of the application versus the current R30 zoning, due to the condition of no sidewalks contradicts Village efforts to create a safe, walkable neighborhood and PDO Chapter 9.17.19, and due to being inconsistent with Guiding Principles 2: Balance Conservation & Growth, Guiding Principle 3: Places to Live, Guiding Principle 4: Moving Around the Village – Transportation, Mobility, and Parking, and Guiding Principle 6: Supporting Infrastructure & Utilities; and further found that the requested amendment is not considered reasonable and is not in the best interest of the public by a vote of 4-0.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Public Hearing by a vote of 4-0 at 05:49 p.m.

8. Regular Business.

A. FY 2026 Audit Contract

Ms. Dana Van Nostrand, Financial Services Director, reviewed a memo outlining the reason for issuing a Request for Proposals for audit services, the responses received, and the recommendation to pursue a contract with Mauldin & Jenkins.

Council and Ms. Van Nostrand discussed the reasons for a contract term of only 1 year, the possible reasons why the previous firm didn't respond to the request, and the reasons for selecting Mauldin &

Jenkins over the other firms that responded.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved the FY 2026 Audit Contract with Mauldin & Jenkins in the amount of \$40,000 and authorized the mayor to execute the contract by a vote of 4-0.

- 9. Discussion of the NCDOT Letter Regarding the Proposed Redesign of the Pinehurst Traffic Circle.**
Mayor Pizzella provided a brief history and timeline of the proposed NCDOT redesign of the Pinehurst Traffic Circle.

Mayor Pro Tem Taylor reviewed and discussed an Alternative Design for the Pinehurst Traffic Circle PDF presentation outlining The Search for “Next Best”, Quick Background, 2024 Traffic Analysis Technical Memorandum, Other Analytical Issues, Public Reaction, NCDOT Goals & Values, NCDOT Goals for the Traffic Circle, NCDOT Goal: Improve “Level of Service”, How Does the Flyover Compare to the CFI?, NCDOT Flyover Concept 14 – History, Concept 14 Diagram with Tweaks, Flyover Tweaks, Benefits of the Express Concept, Express vs. Current NCDOT Proposal, Where Are We Now?, Conclusion, and Appendix: Projected 2050 Origin – Destination Data.

Council provided feedback on pursuing the Express Concept redesign option instead of the current proposed NCDOT redesign option for the Pinehurst Traffic Circle and the importance of gathering public support for any proposed redesign.

Council agreed to continue discussions with NCDOT regarding alternative redesign options for the Pinehurst Traffic Circle.

- 10. Other Business.**

None.

- 11. 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 4-0 at 06:50 p.m.

Respectfully Submitted,



Shannon Bonecutter
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