



**Village Council**  
**Minutes for the Regular Meeting of April 14, 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, April 14, 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. Kevin Fitzpatrick, Councilmember

Mr. Jeramy Hooper, Councilmember

Mr. Doug Willardson, Village Manager

Mr. Carlton Cole, Assistant Village Manager

Ms. Shannon Bonecutter, Village Clerk

Mr. Josh Dockery, IT Systems Specialist

And approximately 30 members of the audience in attendance, in addition to 3 staff and 1 press. There were approximately 28 remote views.

**1. Call to Order**

Mayor Pizzella called the Village Council Regular Meeting to order at 04:29 p.m.

**2. Invocation and Pledge of Allegiance**

**A. Invocation by Mr. Carlton Cole, Assistant Village Manager**

**B. Pledge of Allegiance by Village Council and Staff**

**3. Reports**

**A. Manager**

Mr. Doug Willardson reported on the April 11, 2026, Matinee Races, the Sandhills Dog Fair, and Live After 5; the burn ban, which is still in effect; the Sandhills Farmer's Market beginning April 15, 2026, and running every Wednesday and Saturday from April through September; and the April 25, 2026, Annual Celebration of the Military Child.

**B. Council**

- Mayor Pizzella reported on the April 11, 2026, Matinee Races and the Sandhills Dog Fair; the recent "Fly Local" event; the recent First Tee of the Sandhills "First Look at the Community Hub" event; the April 14, 2026, Litter Sweep event; the recent Moore 100 Meetup; and using MYVOP to report any potholes within the Village (Mr. Willardson noted potholes with white paint outlines are on the list to be repaired).
- Mayor Pro Tem Taylor noted reporting issues within the Village via MYVOP helps with tracking and performance review; reported on the recent "Fly Local" event and the April 08, 2026, meeting with NCDOT regarding the proposed redesign of the Pinehurst Traffic Circle; and reminded everyone that tax returns are due on April 15, 2026.
- Councilmember Hooper reported on the March 28, 2026, Easter Egg Hunt; the April 08, 2026, meeting with NCDOT regarding the proposed redesign of the Pinehurst Traffic Circle; and the

April 13, 2026, Bicycle & Pedestrian Advisory Committee meeting.

- Councilmember Ficklin reported on the April 11, 2026, Sandhills Dog Fair; the April 10, 2026, Demonstration Rain Garden installation; the April 13, 2026, Beautification Committee meeting; the April 14, 2026, Litter Sweep; and the May 05, 2026, Spring Garden Party fundraising event hosted by the Village Heritage Foundation.
- Councilmember Fitzpatrick reported on the upcoming appointment of the inaugural members of the Senior Advisory Committee (Item 6.B. of the meeting agenda).

#### **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 24, 2026, Regular Meeting Minutes**
- 2. March 24, 2026, Work Session Minutes**

##### **End of Consent Agenda**

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

#### **5. Mayoral Proclamations**

##### **A. 2026 Arbor Day Proclamation (April 24, 2026)**

Mayor Pizzella read aloud the 2026 Arbor Day Proclamation (April 24, 2026) and noted the Village is celebrating 20 years as a Tree City USA community.

##### **Mayoral Proclamation**

Village of Pinehurst

**Whereas**, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**Whereas**, this holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska; and

**Whereas**, Arbor Day is now observed throughout the nation and the world; and

**Whereas**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

**Whereas**, trees are a renewable resource; and

**Whereas**, trees in our village increase property values, enhance the economic vitality of business areas, and beautify our community; and

**Whereas**, trees are a source of joy and spiritual renewal; and

**Whereas**, Pinehurst strives to be recognized as a Tree City USA by the National Arbor Day Foundation.

**Now Therefore**, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 24, 2026, as "Arbor Day" in the Village of Pinehurst, and urge all citizens to support efforts to care for our

trees and woodlands and to support our Village's community forestry program; and

**Further**, I urge all citizens to plant trees to promote the well-being of present and future generations.

**B. 2026 National Volunteer Week Proclamation (April 19–25, 2026)**

Mayor Pizzella read aloud the 2026 National Volunteer Week Proclamation (April 19–25, 2026).

**Mayoral Proclamation**  
Village of Pinehurst

**Whereas**, National Volunteer Week is an annual celebration recognizing the countless individuals whose volunteer service strengthens communities across our nation; and

**Whereas**, the Village of Pinehurst proudly benefits from dedicated volunteers who give their time, energy, and talents to support local programs, community events, public safety initiatives, boards and commissions, and numerous nonprofit organizations; and

**Whereas**, these volunteers embody the spirit of service that defines Pinehurst, fostering a sense of unity, compassion, and civic pride; and

**Whereas**, their contributions enhance the quality of life for all who live, work, and visit our Village, proving that even small acts of kindness can make a meaningful and lasting difference; and

**Whereas**, it is fitting and proper that the Village of Pinehurst recognizes and expresses heartfelt gratitude to all volunteers for their remarkable commitment and generosity.

**Now, therefore**, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 19–25, 2026 as “National Volunteer Week” in the Village of Pinehurst and encourage all residents to join in celebrating and thanking the volunteers who enrich our community through their selfless service.

**C. 2026 National Library Week Proclamation (April 19–25, 2026)**

Mayor Pizzella read aloud the 2026 National Library Week Proclamation (April 19–25, 2026).

**Mayoral Proclamation**  
Village of Pinehurst

**Whereas**, National Library Week is an annual celebration honoring the valuable role libraries, librarians, and library workers play in strengthening communities across the nation; and

**Whereas**, libraries are more than buildings that house books; they are dynamic centers for learning, exploration, and connection, serving people of all ages and backgrounds; and

**Whereas**, the Village of Pinehurst is proud to be home to the Given Memorial Library and Tufts Archives, a cherished community institution that enriches Village life by offering access to information, educational programs, cultural resources, and historical preservation; and

**Whereas**, the Given Memorial Library provides vital services, resources, and opportunities that support literacy, lifelong learning, and personal enrichment for residents, students, and visitors; and

**Whereas**, the Tufts Archives preserves and shares the unique history of Pinehurst—its founding, its growth, and the people and traditions that have shaped its identity—ensuring that future generations can understand and appreciate the village's rich heritage; and

**Whereas**, libraries foster a spirit of curiosity, innovation, and community engagement, helping

individuals pursue knowledge, engage with one another, and build connections that strengthen the fabric of our village; and

**Whereas**, it is fitting and proper that the Village of Pinehurst join communities across the country in recognizing the essential contributions of libraries and those who support and maintain them.

**Now, therefore**, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 19–25, 2026, as “National Library Week” in the Village of Pinehurst and encourage all residents to celebrate our libraries, visit the Given Memorial Library and Tufts Archives, and express appreciation for the dedicated staff, volunteers, and supporters who help these invaluable institutions thrive.

**D. 2026 Administrative Professionals Day Proclamation (April 22, 2026)**

Mayor Pizzella read aloud the 2026 Administrative Professionals Day Proclamation (April 22, 2026).

**Mayoral Proclamation**

Village of Pinehurst

**Whereas**, Administrative Professionals Day recognizes and celebrates the dedicated individuals whose skills, professionalism, and commitment are essential to the efficient and successful operation of workplaces across the nation; and

**Whereas**, administrative professionals play a vital role in supporting organizational operations by managing communications, coordinating schedules, maintaining records, providing customer service, and ensuring that daily activities run smoothly; and

**Whereas**, the Village of Pinehurst is fortunate to have exceptional administrative professionals who demonstrate reliability, adaptability, and strong organizational abilities that significantly contribute to the effectiveness of village departments and services; and

**Whereas**, their work strengthens the village’s ability to serve residents, support staff, and uphold the high standards of excellence that the community expects; and

**Whereas**, administrative professionals embody dedication, discretion, and commitment to service, reflecting the values that help make the Village of Pinehurst a responsive, efficient, and welcoming community; and

**Whereas**, it is appropriate to acknowledge and express sincere appreciation for the contributions of administrative professionals and to recognize the important role they play within the Village of Pinehurst.

**Now Therefore**, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby proclaim April 22, 2026, as “Administrative Professionals Day” in the Village of Pinehurst.

**6. Resolutions**

**A. Consideration of Resolution 26-18 Resolution Expressing Support for an Express Lane Trench Concept as an Alternative to the Current NCDOT Design**

Mayor Pizzella introduced Resolution 26-18 up for consideration by Council, provided background on the Village Council’s efforts to develop an alternative redesign option by engaging and collaborating with NCDOT staff, and encouraged NCDOT to consider incremental improvements that can begin being done immediately. Mayor Pizzella asked Mayor Pro Tem Taylor and Councilmember Hooper to expand on their recent discussions with NCDOT.

Mayor Pro Tem Taylor and Councilmember Hooper reviewed and discussed an illustration of a two-lane trench (walled and traditional) and further discussed the request that NCDOT revise the projected

2050 traffic volume and calculate the performance of all possible designs using the revised projection; the concern that the proposed NCDOT redesign is a style mostly seen in densely populated urban areas and not inline with the aesthetics of the Village; NCDOT asking the Village to submit a list of proposed incremental improvements for their consideration; the ability to have the timeline for the alternative redesign match the timeline for the proposed NCDOT redesign; and the importance of minimizing the impact on the property rights of adjacent property owners with any redesign proposal.

Council agreed to submit a list of proposed incremental improvements to NCDOT for consideration and to continue to work with NCDOT on redesign alternatives that will have less of an impact on aesthetics, environment, and property rights.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Hooper, Council unanimously approved Resolution 26-18 expressing support for an express lane trench concept as an alternative to the current NCDOT design with the amended title as proposed by Mayor Pizzella by a vote of 5-0.

**Resolution #26-18:**

**A Council Resolution Supporting an Adaptation of “Concept 14 – Flyover with Turbo Hybrid” and Pursuing Immediate Incremental Improvements to Improve the Efficiency, While Maintaining the Safety and Aesthetics of the 70-Year-Old Circle, and Opposing the NCDOT Proposal to Alter Significantly the Historic Pinehurst Traffic Circle (PTC)**

**Whereas**, the Village of Pinehurst has long recognized the importance of the Pinehurst Traffic Circle as a defining feature of the community and a critical component of the regional transportation network; and

**Whereas**, the Pinehurst Village Council supports the idea of making changes to the Pinehurst Traffic Circle to improve its efficiency in both the near term and long term; and

**Whereas**, the Pinehurst Village Council recognizes that given the unique characteristics of the Pinehurst Traffic Circle, improving its efficiency may require a unique, non-traditional design; and

**Whereas**, the Village Council and the public have expressed substantial concern regarding the impacts of “Concept 19,” the current NCDOT proposed design, including effects on safety, aesthetics, property rights and the overall character of the area; and

**Whereas**, in 2024 the NC-DOT evaluated a design titled “Concept 14 Flyover with Turbo Hybrid Circle” (henceforth “Concept 14” or the “Express design”); and

**Whereas**, Concept 14 maintains the existing Circle and does not require traffic lights or left turn lanes, and therefore according to multiple reports written by NC-DOT and other state and Federal governmental agencies should be safer than the NC-DOT’s proposed design; and

**Whereas**, the Traffic Technical Memorandum dated March 30, 2026, using data and assumptions from 2023 projects Average Vehicular Delay and throughput during the morning and afternoon peak hours for Concept 14 in 2050 that are largely similar to Concept 19, with better safety benefits and better alignment with community values and NCDOT’s stated goals of safety, efficiency, and innovation; and

**Whereas**, Concept 14 requires the addition of many fewer traffic lanes, so may not require the condemnation via eminent domain of any residential property; and

**Whereas**, in January 2026 the NC State Demographer’s Office released revised population forecasts

which showed a significant decline in 2050 projected for both Moore County and the nine counties adjacent to it; and

**Whereas**, the Village Council believes that calculating the expected performance in 2050 of Concepts 14 and 19 using data from 2026, including but not restricted to these revised population forecasts, would further shrink the difference in expected performance between the two Concepts; and

**Whereas**, the primary objections raised by NC-DOT to Concept 14 relate to requirements driven by standard DOT policies or construction guidelines that determine the required width of the overall construction project; and

**Whereas**, senior representatives of the NC-DOT have stated publicly on several occasions that they would like to have public support for the changes they propose to make to the Circle; and

**Whereas**, the NC-DOT conducted a public hearing in Pinehurst in October 2025 and received 235 public comments, almost 60% of which were opposed to the proposed design; and

**Whereas**, senior representatives of the NC-DOT have expressed a desire to work with the Village on changes to the Circle; and

**Whereas**, the Village believes it may be possible to implement Concept 14, with the changes detailed below, in the same timeframe as Concept 19; and

**Now, Therefore, Be It Resolved** by the Village Council of the Village of Pinehurst, North Carolina in a regular meeting assembled this 14th day of April 2026 as follows:

**Section 1.** We, the Village Council, support the general design of Concept 14 incorporating express lanes connecting NC-211 and US15-501 South but replacing the flyover bridge with an express trench with retaining walls.

**Section 2.** We, the Village Council, request that NCDOT recalculate the performance of the Express design and Concept 19 to reflect a reduced number of total vehicles transiting the Circle in 2050, reflecting the reduction in regional population.

**Section 3.** We, the Village Council, believe that the public will generally be supportive of the Express design, due to both improved safety and aesthetics.

**Section 4.** We, the Village Council, believe NCDOT should make a good-faith effort to creatively reexamine ways in which Concept 14 as modified could be constructed, in parallel with the planning process.

**Section 5.** We, the Village Council, believe that the Express design can be completed on the same timeframe as Concept 19, and reaffirm our commitment to working collaboratively and expeditiously with NCDOT on finding ways to implement this design, which improves safety and traffic operations while preserving the unique character and integrity of the Pinehurst Traffic Circle.

**Section 6.** We, the Village Council, again additionally urge NCDOT to pursue more incremental changes such as changes to speed limits approaching the Circle, installation of speed limit signs in the Circle and further improvement to signage, as recommended by Pinehurst residents and contained in previous letters from the Village of Pinehurst to NC-DOT in January 2023, November 2024.

**Section 7.** This resolution shall be forward, by the Village Clerk, to all members of the General Assembly, Governor, Lt. Governor, Attorney General, Secretary of Transportation, all members of the Moore County Board of Commissioners and members of the Sandhills Metropolitan Planning

Organization Governing Board.

**This Resolution** passed and adopted this 14th day of April 2026.

- B. Consideration of Resolution 26-17 Appointing Members to the Senior Advisory Committee**  
Councilmember Fitzpatrick read a prepared statement in support of Resolution 26-17 and the appointment of the nominees as the inaugural members of the Senior Advisory Committee.

Ms. Kathy Beeman, RN, provided a brief history of her background and explained her interest in serving the Village community on the Senior Advisory Committee.

Dr. Bill Grover provided a brief history of his background and explained his interest in serving the Village community on the Senior Advisory Committee.

Ms. Marti Harrigan provided a brief history of her background and explained her interest in serving the Village community on the Senior Advisory Committee.

Ms. Carolyn Horton provided a brief history of her background and explained her interest in serving the Village community on the Senior Advisory Committee.

Ms. Suzanne LaFollette-Black provided a brief history of her background and explained her interest in serving the Village community on the Senior Advisory Committee.

Mr. Mike Pearce provided a brief history of his background and explained his interest in serving the Village community on the Senior Advisory Committee.

Ms. Lisa Smith provided a brief history of her background and explained her interest in serving the Village community on the Senior Advisory Committee.

Ms. Patricia Smith, RN, provided a brief history of her background and explained her interest in serving the Village community on the Senior Advisory Committee.

Councilmember Fitzpatrick noted the Honorable Beth Walker was unable to attend and provided a brief history of her background and her interest in serving the Village community on the Senior Advisory Committee.

Council spoke in favor of the formation of the Senior Advisory Committee and commented on the high quality of applicants and nominees.

Upon a motion by Councilmember Fitzpatrick, seconded by Mayor Pro Tem Taylor, Council unanimously Resolution 26-17 Appointing Members to the Senior Advisory Committee by a vote of 5-0.

#### **Resolution #26-17**

#### **A Resolution Appointing Members to the Senior Advisory Committee for the Village of Pinehurst**

**Whereas**, the Village Council of the Village of Pinehurst established the Senior Advisory Committee (SAC) on February 24, 2026, as an advisory body to communicate and raise awareness of issues of importance to the senior community; and

**Whereas**, the SAC is intended to support the Village's goal of fostering an age-friendly community that enables residents to age well and enhances quality of life for all; and

**Whereas**, the SAC serves as a forum for communication between Village government and senior residents, identifies trends and needs affecting older adults, and provides input on policies, programs, and facilities to better support accessibility, engagement, and well-being; and

**Whereas**, the Village received a strong pool of highly qualified and well-credentialed applicants, making the selection process both competitive and challenging; and

**Whereas**, the Village Council, upon recommendation of the Village Manager, a member of the Village Council, and designated Village staff, has selected a group of appointees that reflects a thoughtful mix of backgrounds, experiences, and perspectives to effectively represent the senior community; and

**Whereas**, membership of the SAC shall consist of up to nine (9) members who are permanent residents of the Village of Pinehurst or its Extra-Territorial Jurisdiction and are at least 55 years of age at the time of appointment; and

**Whereas**, members shall serve three-year terms and may serve a maximum of two consecutive terms, in accordance with the established guidelines of the Senior Advisory Committee.

**Now, Therefore, Be It Resolved** by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 14<sup>th</sup> day of April that the following individuals are hereby appointed to serve on the Senior Advisory Committee effective April 14, 2026, with said term to expire June 30, 2029:

- Kathy Beeman, RN
- Bill Grover, MD
- Marti Harrigan
- Carolyn Horton
- Suzanne LaFollette-Black
- Mike Pearce
- Lisa Smith
- Patricia Smith, RN
- The Honorable Beth Walker

**This Resolution** passed and adopted this 14<sup>th</sup> day of April 2026.

**7. New Business**

**A. Dornoch & Pinehurst Partnership Update**

Mr. Willardson introduced Mr. John Strickland, Village of Pinehurst Dornoch & Pinehurst Partnership Coordinator. Mr. Strickland provided a brief history on the development of the partnership and reviewed and discussed a Schedule of Events 2026-2027 document.

Council spoke in favor of the continued efforts to maintain the partnership between Dornoch and Pinehurst.

**B. Recognition of Dornoch and the Donald Ross Legacy**

Mayor Pizzella read aloud the Mayoral Recognition of Dornoch and Donald Ross Legacy.

**Mayoral Recognition**  
Village of Pinehurst

**Whereas**, on April 19, 2026, the bronze statue of Donald Ross and John Sutherland—sculpted by David Annand MRSS and cast by Powderhall Bronze of Edinburgh—will be unveiled at the entrance

of the new Royal Dornoch clubhouse, greeting members and visitors as they arrive at the first tee of the Championship Course; and

**Whereas**, the statue commemorates a moment in March of 1899 when Donald Ross, the club's first professional, shook hands with longtime club secretary John Sutherland before departing for America—a departure that began Ross's extraordinary career and the design of more than 450 golf courses across North America; and

**Whereas**, following his journey from Dornoch to the United States, Donald Ross made an indelible and defining impact on the Village of Pinehurst, serving as the resort's golf professional, greenskeeper, and architect; establishing his longtime home here; and designing the storied Pinehurst No. 2 course, now recognized worldwide as one of the greatest achievements in golf architecture; and

**Whereas**, Ross's influence helped shape Pinehurst into the Cradle of American Golf, setting a standard for course design, agronomy, and championship culture that continues to define the Village's identity and its international reputation more than a century later; and

**Whereas**, the commission of this historic sculpture was made possible by the generosity of Greg Ebel, a Royal Dornoch member based in the United States, and through the support of the Royal Dornoch Foundation (Heritage), which channels donations from members on both sides of the Atlantic to preserve and share the club's remarkable history; and

**Whereas**, honoring the origins of Donald Ross's career strengthens the deep and historic connections between Dornoch and Pinehurst—two communities linked by a shared heritage and the legacy of a man whose craftsmanship shaped the future of the game.

**Now, Therefore**, I, Patrick Pizzella, Mayor of the Village of Pinehurst, do hereby recognize and commemorate the unveiling of the Donald Ross and John Sutherland Bronze Statue and extend gratitude to the Royal Dornoch Foundation (Heritage), its benefactors, and all who work to preserve the history that unites our communities.

## **8. Public Comments**

Ms. Andrea Babich, Pinehurst resident, spoke in opposition to the proposed NCDOT redesign of the Pinehurst Traffic Circle and asked that Council support pursuit of incremental improvements in discussions with NCDOT.

## **9. Public Hearing**

### **A. Public Hearing — Conditional Zoning Map Amendment (Village Walk on Murdocksville)**

*The purpose of the public hearing is to consider an Official Zoning Map Amendment for approximately 8.33 acres of land located at 4084 Murdocksville Rd. and further identified as Parcel ID #00018223. The proposed map amendment would rezone the property from R-10 (High Density Residential) to R-MF-CD (Residential Multi-family Conditional District) and allow for the construction of 37 single-family detached homes with associated roadways and amenities. The property owner is Moore HL Properties, Inc and the applicant is Travis Greene.*

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to enter into the Public Hearing by a vote of 5-0 at 06:12 p.m.

Mr. Alex Cameron, Planning & Inspections Director, reviewed and discussed a Public Hearing— 4084 Murdocksville Rd. Conditional Rezoning Request PowerPoint presentation highlighting an Introduction, Conditional Zoning Map Amendment, Request, Adjacent Land Uses and Zoning, General Concept Plan, Architectural Distribution, conceptual renderings of housing options for each of the 3 different lot sizes, Sidewalk Along Murdocksville Rd., Potential Pinestraw Overflow Parking Areas, Requested Conditions, Planning & Zoning Board Recommendation, Staff Recommendation,

## Village Council Action, and Conclusion.

Council and Mr. Cameron discussed the special intensity allocation being granted as part of the conditional zoning request and the impervious surface being limited to 60% of the property (individual lots are permitted 100% due to smaller size); the proposed 30% open space being double what is required for a standard R-10 subdivision; Option C being the recommended sidewalk condition due to it providing the most preservation of existing vegetation and requiring less grading; the sidewalks within the development being more of a meandering internal pathway than a streetside walkway; a potential revision to the condition listed in Section 5 Item 15 due to the proposed undisturbed buffer language being problematic and difficult to enforce; the proposed conditional rezoning being similar and consistent with the current zoning and adjacent property uses; the difference between a parent tract and subplot; how zoning progresses from R-MF to R-5, R-10, etc. instead of going from R-MF to R-SF; the applicant not being able to develop multi-family dwellings without coming back to Council for approval of a new General Concept Plan; what variations from the General Concept Plan can be approved by Village staff; the importance of setting quantifiable and objective conditions related to landscaping so they may be administered by Village staff; how stormwater may be treated before it is returned to the aquifer; how many minimum size lots are proposed for the development; the potential for the property to be voluntarily annexed prior to the individual sublots being sold; the streets not being built to Village standards / specifications, which would result in a recommendation from Village staff to deny any future street dedication proposal for this development; the current zoning allowing development, just not the type of development the applicant is proposing; and the proposed conditional rezoning not being considered a “down zoning”.

Mr. Bob Koontz, Koontz Jones Design and V3, and Mr. Travis Greene, applicant, reviewed and discussed a Village Walk On Murdocksville Rd. PowerPoint highlighting Existing Site Location; Existing Site (Existing Structures, Topography, and Views), Pocket Neighborhoods / Cottage Court Developments, Conditional Zoning District; General Concept Plan (Circulation and Open Space); Potential Overflow Parking Areas; Lot Typical; Single-Family Detached Cottages Architectural Character; High Character Community Open Space; Courtyard Spaces; renderings of potential homes and open spaces / walkways / courtyards; Walking Path; and Conditions.

Mr. Koontz stated the reason for seeking an R-MF conditional zoning is because this zoning appears to be the most appropriate zoning designation for the type of “pocket neighborhood” development Mr. Greene is proposing, which is a new type of development for the area.

Mr. Koontz clarified for Council that, while there are similarities between this proposal and the Trotter Hills development that was recently proposed, this proposed development does not fall under the Pinehurst South Small Area Plan like the Trotter Hills development does. However, this proposed development incorporates a lot of similar design and development standards found in the Pinehurst South Small Area Plans.

Mr. Koontz and Mr. Greene stated the specifics of the community spaces will be determined during the time of development and be based on community member feedback, but the amenities pavilions will certainly be incorporated into the development.

Mr. Koontz and Mr. Greene verified that some homes would have front entries that face the sides of other homes, however there will be a 15' pedestrian corridor that is highly landscaped between the two homes and the design of the homes will have character, depth, and deviation so the sides will not be standard, straight, solid walls.

Mr. Koontz and Mr. Green confirmed the garages for units 23 & 24 are proposed to be completely detached and located across the street from the backs of the homes. This was done to allow for a greater amount of green space in front of the homes.

Council clarified with Mr. Koontz and Mr. Greene that the properties will have garages that are rear-loading and guest parking would be situated in such a way as to encourage guest movement throughout the neighborhood via the internal walkways to the front entries of homes.

Mr. Koontz stated there is a commitment to a minimum of 30% open space, which is double what is required and the meandering pathway along Murdocksville Rd. will be mostly on private property, not within the NCDOT right-of-way. Once constructed, the pathway will be dedicated to the Village through an easement, and all future maintenance of the pathway will then fall under the Village's jurisdiction. Council asked that some type of pathway lighting be considered for safety of the public using the pathway. Mr. Greene stated the intention was to install some type of landscape lighting along the pathway.

Mr. Koontz confirmed stormwater runoff will not be discharged onto the Royal Oak development but will naturally travel away from Royal Oak and towards the northwest corner of the property and proposed stormwater pond located there due to the topography.

Mr. Koontz stated the street on the northeast corner of the property and running along the stormwater pond there is an access road for fire safety. No garages or formal parking spaces will be installed along this street, only overflow parking areas in the pinestraw.

Council confirmed the property addresses will be based on the names of the streets running behind the garages.

Council asked for consideration of designating the pinestraw overflow parking areas with small, discrete signs like the way the golf cart parking areas are designated on golf courses. Mr. Greene stated that designation of the overflow parking areas in this way was a feasible consideration.

Mr. Koontz confirmed the sublots would not be "zero lot line" lots but have a 5' setback. This is to allow for larger community green spaces.

Mr. Greene stated the 6 design styles depicted in the renderings are not exclusive and may be modified based on the buyers' preferences. Also, each elevation will have different home styles (no one style will be exactly repeated in the same elevation), which will make the neighborhood feel more custom built like the way Old Town feels.

Mr. Koontz verified the space between homes would be 10' (5' setbacks for each home).

Mr. Greene stated the anticipated price point for the homes is \$650,000 – 825,000 and cutbacks in landscaping / curb appeal items would not be done should the market not return what is anticipated. Mr. Greene further stated the amenities buildings would be completed prior to any homes being built and all dues received from buyers will be put into a savings account that will then be turned over to the HOA once the last property is sold.

Council, Mr. Cameron, Mr. Koontz, and Mr. Greene deliberated on amending the "undisturbed buffer" language in the ordinance and on what number of trees should be required to be planted.

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

Council continued to deliberate on amending Section 5, Item 15 of the ordinance to read, "A minimum of 100 trees will be planted. Credit shall be given at the rate of 2 to 1 for every existing tree preserved at a minimum of 8" DBH." Council and the applicant agreed to the amendment.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Public Hearing by a vote of 5-0 at 08:04 p.m.

Mr. Greene stated Village Walk is a 2027 project for his company with a goal of having engineering, etc. done this year so construction on the development may begin early next year. The anticipated buildout for all 37 units is 1.5 – 2 years.

**10. Ordinance**

**A. Consider Ordinance 26-09 Conditional Zoning Map Amendment for Village Walk on Murdocksville**

Council deliberated on the density and style of the proposed development compared to the adjacent properties that have already been developed, the potential development of surrounding vacant parcels, the novelty of the development's design and strong neighborhood characteristics, potentially deferring a decision so the applicant may provide a proposal with less density, how density is calculated based on gross land available, and specific calculations not being available at the conceptual stage of development.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council approved as amended Ordinance 26-09 Conditional Zoning Map Amendment for Village Walk on Murdocksville to rezone approximately 8.33 acres of land located at 4084 Murdocksville Rd., further identified as Parcel ID #00018223, from R-10 (High Density Residential) to R-MF-CD (Residential Multi-Family Conditional District); found the requested amendment consistent with the Village of Pinehurst 2019 Comprehensive Plan due to Guiding Principles #2 and #3; and further found that the amendment is considered reasonable and in the best interest of the public by a vote of 4-1 with Councilmember Hooper dissenting. Section 5, Item 15 of the ordinance was amended to read: A minimum of 100 trees will be planted. Credit shall be given at the rate of 2 to 1 for every existing tree preserved at a minimum of 8" DBH.

**Ordinance #26-09:**

**An Ordinance Amending the Official Pinehurst Zoning Map as It Pertains to the Rezoning of Approximately 8.33 Acres Located at 4084 Murdocksville Rd. Consisting of Moore County PID # 00018223**

**That Whereas**, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 5th day of January 2026 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**, the Planning & Zoning Board has recommended the zoning map amendment be approved due to consistency with the 2019 Comprehensive Plan; and

**Whereas**, a public hearing was held on April 14, 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 8.33 acres of land located at 4084 Murdocksville Rd. and further identified by Parcel ID #00018223 from R-10 (High Density Residential) to R-MF-CD (Residential-Multi-Family Conditional District), 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 rezoning, have determined that it is 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 14<sup>th</sup> day of April 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 "Suburban Neighborhoods".

**Section 2.** 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 3.** The proposed rezoning is supported by Guiding Principle 3: Places to Live says to "Seek opportunities to offer a variety of housing types that appeal to a wide range of households and enable residents to live in Pinehurst throughout all stages of life. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers."

**Section 4.** Implementation Strategy 2.18 (page 115) indicates that the Village should explore ways to enhance the overall quality of new housing in the Village. On page 225, Implementation Strategy 3.6 states the Village should "create new open spaces and neighborhood amenities to continue to meet the community's needs for both active and passive recreation that are connected with sidewalks, paths or trails."

**Section 5.** That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction hereby is amended by the rezoning of approximately 8.33 acres of land located at 4084 Murdocksville Rd. and further identified by Parcel ID #00018223 from R-10 (High Density Residential) to R-MF-CD (Residential – Multi-Family Conditional District) by the Village of Pinehurst effective April 14, 2026 with the following conditions:

1. Private street R/W width 30' min.
2. Min. lot size of 2,975 sf.
3. Min. lot depth of 85'.
4. Min. lot width of 35'.
5. Front setback of 10.'
6. Side setback of 5'.
7. Rear setback of 5'.
8. Max. density of 4.4 units per acre.
9. Sub lot may be developed up to 100% impervious surface (\*Note: Due to the amount of permeable surface in open space and stormwater management areas, developing the lots to 100% impervious surface would result in an overall development with less than 60% impervious surface for the overall site. +/- 107,000 sf of the permeable surface is outside the individual lots. Refer to the Open Space Plan (Exhibit D; Sheet L-1.2).
10. Proposed open space of 30% (R-10 required open space is 15%).
11. No buffer yards required for individual lots.
12. Archway garden trellis structures shall be allowed to encroach within the front setback and be up to 8.5' max height.
13. Sidewalks shall not be required along private streets; pedestrian access shall instead be provided via sidewalks located within the community garden courtyards between dwelling units.
14. Due to steep slope and existing vegetation within the Murdocksville Rd right-of-way, a sidewalk meeting Village Standards shall be provided consistent with "Option C"-concrete.
15. A minimum of 100 trees will be planted. Credit shall be given at the rate of 2 to 1 for every

existing tree preserved at a minimum of 8" DBH.

**Section 6.** This Ordinance shall be and remain in full force and effect from and after April 14, 2026.

Adopted this 14<sup>th</sup> day of April 2026.

**11. Other Business**

Council and Mr. Cameron discussed work that is being done to update the Village's Engineering Standards Manual and the anticipated presentation of a draft of the manual for Council's consideration before the end of summer.

Council and Mr. Cameron further discussed density calculations for conditional zoning requests being dictated by General Statute and conditional zoning decisions not setting precedence for future decisions due to each application being considered independently from the others (they are legislative decisions not quasi-judicial decisions).

**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 08:30 p.m.

Respectfully Submitted,



Shannon Bonecutter  
Village Clerk

*A recording of this meeting is located on the Village website: [www.vopnc.org](http://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*