



**Village Council
Agenda for Work Session of May 12, 2026
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. General Business
 - A. Overview of Village Support to the Downtown and its Businesses and Events
 - B. Review of Advisory Board Members and Upcoming Vacancies
 - C. Discussion of a "Tee of the Village" Awards Program for Recognizing Outstanding Contributions to the Village of Pinehurst
 - D. Discussion on the Moore County Highway Corridor Overlay District (HCOD)
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.



Overview of Village Support to the Downtown and its Businesses and Events ADDITIONAL AGENDA DETAILS:

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 04/20/2026

MEMO DETAILS

The purpose of this agenda item is to provide an overview of the Village's current efforts to support the downtown business community and to facilitate a Council discussion on potential additional strategies or initiatives that could further strengthen downtown vitality.

The Village's support for downtown businesses is both ongoing and multi-faceted, combining baseline services with targeted investments and partnerships. At a foundational level, the Village provides regular maintenance of public spaces, streets, sidewalks, and landscaping, along with public safety services and parking management. While not always highly visible, these core services are essential to maintaining a clean, safe, and attractive downtown environment that supports business activity.

Beyond these core services, the Village has made a number of targeted investments and improvements in the downtown area over the past year. These include ongoing brickwork repairs and enhancements, including current efforts to redo the brickwork from the corner of Chinquapin Road around the corner of 100 Magnolia Road and up to the crosswalk on Chinquapin toward Gentleman's Corner. Additional brickwork repairs have also been completed in other downtown areas to address inconsistencies and improve overall appearance.

The Village has also expanded parking opportunities, including the addition of parking along the side of the theater building, helping to address one of the most consistent concerns raised by downtown businesses and visitors.

Through the Village's beautification grant program, several private property improvements have been supported over the past year. These include installation of window awnings at Market Square, screening of HVAC equipment with decorative fencing, and upcoming improvements including landscaping enhancements in front of 100 Market Square and upgrades to the adjacent alleyway with new plantings and stone. Additional beautification grants have supported improvements at 100 Magnolia, including enhancements to the adjacent alley, as well as planned upgrades to the alleyway serving the Agora building. These efforts collectively improve the overall aesthetic and pedestrian experience of downtown.

The Village continues to support multi-modal improvements that enhance accessibility to downtown, including sidewalk and pedestrian infrastructure projects and crosswalk enhancements. While some of these projects extend beyond the downtown core, they improve connectivity and access, which directly benefits downtown businesses.

Parking management and enforcement also play a role in supporting turnover and availability in key areas. While enforcement levels remain relatively modest, ongoing monitoring helps maintain compliance and supports access for customers.

Staff also regularly works with business owners on permitting, code compliance, and project coordination, helping navigate regulations and minimize disruptions during construction or infrastructure work.

In addition to capital and operational investments in the downtown area, the Village also supports numerous community and tourism-oriented events throughout the year. These events help drive visitation, generate economic activity for local businesses, and contribute to Pinehurst's unique character and sense of place. Current major events include:

- St. Patrick's Day Parade (Village-sponsored)
- Farmer's Market (Private)
- Wine Walk (Private)
- Sandhills Motoring Expo (Private)
- Independence Day Parade (Village-sponsored)
- US Kids Golf Tournament (Private)
- Holly Arts Festival (Private)
- Oktoberfest (Private)
- Barbecue Festival (Private)
- Christmas Tree Lighting (Village-sponsored)

While some of these events are organized directly by the Village, many are privately operated events that nevertheless require substantial Village coordination and support. Depending on the event, this may include traffic control, police presence, fire and EMS coordination, sanitation services, public works assistance, permitting, communications support, parking management, infrastructure use, setup logistics, and administrative coordination across multiple departments.

The Village currently maintains special event fees within its adopted fee schedule. However, staff believes there is value in taking a broader and more comprehensive look at the Village's overall approach to special events, partnerships, and operational support—including events outside the downtown such as the Matinee Races. In some cases, current fee structures may not fully reflect the true level of staff time and municipal resources required to support certain events. A lot of these events only pay a \$50 application fee. Additionally, expectations regarding Village involvement, sponsorship, fee waivers, staffing, and operational responsibilities can vary significantly among event organizers.

As part of the Parks and Recreation accreditation process currently being pursued by the Village, staff anticipates a future review of the Village's special event framework and partnership approach. This review could include evaluating the distinction between Village-sponsored events, formal partnerships, and privately operated events; assessing operational impacts and cost recovery; clarifying expectations regarding municipal support; and establishing more standardized partnership models and event support arrangements.

As a potential next step, staff could prepare several defined event partnership and operational models for Council discussion and policy direction. These models could then help guide future discussions with event organizers regarding fees, staffing expectations, logistical responsibilities, sponsorship levels, and the appropriate role of the Village in supporting community events moving forward.

ATTACHMENTS

None



Review of Advisory Board Members and Upcoming Vacancies ADDITIONAL AGENDA DETAILS:

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 05/06/2026

MEMO DETAILS

The attached presentation provides an overview of current membership, upcoming vacancies, and term status for the Village's advisory boards and commissions.

The purpose of this discussion is to give Council an opportunity to review anticipated openings over the next several months and begin considering future appointments and recruitment needs. The presentation also identifies whether current members remain eligible for reappointment under applicable term limit provisions.

Boards and commissions included in the presentation are:

- Planning and Zoning Board / Board of Adjustment
- Historic Preservation Commission
- Neighborhood Advisory Committee
- Bicycle and Pedestrian Advisory Committee
- Senior Advisory Committee

Current Vacancies

The Village currently has the following advisory board vacancies:

- Planning and Zoning Board / Board of Adjustment: 1 vacancy currently exists. In addition, staff is aware of two additional members who may be relocating or resigning within the next several months.
- Historic Preservation Commission: 1 current vacancy.
- Neighborhood Advisory Committee: 4 current vacancies.
- Bicycle and Pedestrian Advisory Committee: 3 current vacancies.

Upcoming Term Expirations

The following positions are currently scheduled to expire within the next three months:

- Neighborhood Advisory Committee – Doral Woods Representative (Carol Higgins)
Term expires June 30, 2026. The incumbent remains eligible for reappointment.
- Neighborhood Advisory Committee – North Morganton Road Representative (Greg Linville)
Term expires June 30, 2026. The incumbent remains eligible for reappointment.
- Neighborhood Advisory Committee – Old Town East Representative (Martha Wicker)
Term expires June 30, 2026. The incumbent remains eligible for reappointment.
- Historic Preservation Commission – Chair Term (Lee Iverson)

Chair term expires August 31, 2026. The incumbent remains eligible to continue serving on the Commission.

Staff's intent is to provide Council with adequate lead time for recruitment, interviews, and appointments in order to maintain continuity and avoid vacancies that could impact board operations or quorum requirements.

ATTACHMENTS

- 1. May 2026 Advisory Board Update



Advisory Board Members and Upcoming Vacancies
Village Council Work Session: May 12, 2026

Planning & Zoning Board and Board of Adjustment



Board / Commission / Committee	First Name	Last Name	First Appointed	Current Appointment	Term Expiration	Term Length / Limit (Resolution 25-46)	Chair Term / Limit
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z) - 9						3-Yrs / 2-Terms	2-Yrs / 1-Term
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z) - ETJ	Carol ++	Henry	9/26/2023	9/1/2025	8/31/2027	2027-2029	
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	Ed ++	Krogulski	7/22/2025	7/22/2025	7/31/2027	2027-2030, 2031	
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	Matthew +	Jones *P&Z / **BOA	2/1/2021	2/1/2026	1/31/2027	*Final Term	11/01/2024 - 10/31/2026
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	William +	Colmer *BOA	11/12/2024	11/12/2024	11/30/2026	2026-2029, 2030	02/10/2026 - 02/29/2028
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	Devin +	Macfarlane	2/11/2025	2/11/2025	2/28/2027	2027-2030, 2031	
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	Amy ++	Foushee	8/12/2025	8/12/2025	8/31/2027	2027-2030, 2031	
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	Bruce +	Hironimus **2nd P&Z	1/1/2023	1/1/2025	12/31/2027	2027-2029	
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	Louise +	Mercuro	11/10/2021	11/1/2024	10/31/2026	*1 Year Only	
Board of Adjustment (BOA)/Planning & Zoning Board (P&Z)	Leslie (Les)	Fleisher	1/1/2026	1/1/2026	12/31/2028	2029-2031	

Historic Preservation Commission



Board / Commission / Committee	First Name	Last Name	First Appointed	Current Appointment	Term Expiration	Term Length / Limit (Resolution 25-46)	Chair Term / Limit
Historic Preservation Commission (HPC) - 7						3-Yrs / 2-Terms	2-Yrs / 1-Term
Historic Preservation Commission (HPC)	Paul	Roberts	1/14/2025	1/14/2025	1/31/2027	2027-2030, 2031	
Historic Preservation Commission (HPC)							
Historic Preservation Commission (HPC)	Lollie	Addleman	8/12/2025	8/12/2025	8/31/2027	2027-2030, 2031	
Historic Preservation Commission (HPC)	Joe	Iverson *	5/14/2024	5/14/2024	5/31/2026	2026-2029, 2030	08/12/2025- 08/31/2027
Historic Preservation Commission (HPC)	Joe	Rosario	8/12/2025	8/12/2025	8/31/2027	2027-2030, 2031	
Historic Preservation Commission (HPC)	Angelique	Fabiani	6/13/2023	6/1/2025	5/31/2027	2027-2029	
Historic Preservation Commission (HPC)	David	Herring **	6/1/2020	6/1/2024	5/31/2026	*Final Term	

Neighborhood Advisory Committee



Board / Commission / Committee	First Name	Last Name	First Appointed	Current Appointment	Term Expiration	Term Length / Limit (Resolution 25-46)
Neighborhood Advisory Committee (NAC)						3-Yrs / 2-Terms
NAC - CCNC	Gregg	Johnson	6/24/2025	6/24/2025	6/30/2027	2027-2030, 2031
NAC - Clarendon Gardens	Gloria	Hannan	3/10/2026	3/10/2026	6/30/2029	2029-2032
NAC - Donald Ross	Jennifer	Tomilin	7/1/2023	7/1/2025	6/30/2027	2027-2029
NAC - Doral Woods	Carol	Higgins	10/8/2024	10/8/2024	6/30/2026	2026-2029, 2030
NAC - East Lake Pinehurst						
NAC - East Midland Rd.						
NAC - Lake Pinehurst Assoc.	Jeff	Heintz	7/1/2021	7/1/2025	6/30/2027	*Final Term
NAC - Linden Rd. West	Mac	Brown	6/24/2025	6/24/2025	6/30/2027	2027-2030, 2031
NAC - Monticello						
NAC - North Lake Pinehurst	Carolyn	Jamison	7/1/2023	7/1/2025	6/30/2027	2027-2029
NAC - North Morganton Rd.	Greg	Linville	7/1/2022	7/1/2022	6/30/2026	2026-2028
NAC - Old Town East	Martha	Wicker	11/12/2024	11/12/2024	6/30/2026	2026-2029, 2030
NAC - Old Town West	Randy	Gould	6/10/2025	6/10/2025	6/30/2027	2027-2030, 2031
NAC - Pinehurst No. 6	Keith	Eldridge	3/10/2026	3/10/2026	6/30/2029	2029-2032
NAC - Pinehurst No. 7	Kimberly	Davis	7/1/2023	7/1/2025	6/30/2027	2027-2029
NAC - Pinehurst South	Donald (Dor)	Thrower	1/13/2026	1/13/2026	6/30/2029	2029-2032
NAC - Pinehurst Trace	Jim	Rooney	4/8/2025	4/8/2025	6/30/2027	2027-2030, 2031
NAC - Pinewild	Joseph	Shea	6/24/2025	6/24/2025	6/30/2027	2027-2030, 2031
NAC - Village Acres	Kevin	McKinney	7/1/2023	7/1/2025	6/30/2027	2027-2029
NAC - West Lake Pinehurst						
NAC - Western ETJ	Bruce	Geddes	3/25/2025	3/25/2025	6/30/2027	2027-2030, 2031

Bicycle and Pedestrian Advisory Committee



Board / Commission / Committee	First Name	Last Name	First Appointed	Current Appointment	Term Expiration	Term Length / Limit (Resolution 25-46)	Chair Term / Limit
Bike and Ped. Advisory Committee (BPAC) - 6						3-Yrs / No Limit	N/A
Bike and Ped. Advisory Committee (BPAC)	Sara	Hilliard	10/22/2024	10/22/2024	10/31/2027	2027-2030	
Bike and Ped. Advisory Committee (BPAC)	Lyle	Covino *	1/14/2025	1/14/2025	1/31/2028	2028-2031	
Bike and Ped. Advisory Committee (BPAC)	Casey	Getman	1/14/2025	1/14/2025	1/31/2028	2028-2031	

Senior Advisory Committee



Board / Commission / Committee	First Name	Last Name	First Appointed	Current Appointment	Term Expiration	Term Length / Limit (Resolution 25-46)
Senior Advisory Committee (SAC) - 9						3-Yrs / 2-Terms
Senior Advisory Committee (SAC)	Beth	Walker (Honorable)	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Bill	Grover (Dr.)	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Carolyn	Horton	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Kathy	Beeman	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Lisa	Smith	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Marti	Harrigan	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Mike	Pearce	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Patricia	Smith	4/14/2026	4/14/2026	6/30/2029	2029-2032
Senior Advisory Committee (SAC)	Suzanne	LaFollette-Black	4/14/2026	4/14/2026	6/30/2029	2029-2032



**Discussion of a "Tee of the Village" Awards Program for Recognizing Outstanding Contributions to the Village of Pinehurst
ADDITIONAL AGENDA DETAILS:**

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 05/06/2026

MEMO DETAILS

At the Mayor's request, staff has prepared a draft policy and nomination process for a new honorary recognition titled the "Tee of the Village." The intent of this recognition is to establish a clear, consistent, and high-standard framework for acknowledging individuals whose contributions to Pinehurst rise to an exceptional and lasting level.

The "Tee of the Village" is envisioned as the Village's highest honor. As drafted, the policy emphasizes that the award should be used sparingly and only in cases where an individual's impact is significant, enduring, and clearly above the level typically recognized through proclamations or other forms of acknowledgment.

The proposed policy outlines eligibility categories that include residents, non-residents with meaningful contributions to the Village, public servants, first responders, business and civic leaders, and, in very limited cases, distinguished visitors with a direct connection to Pinehurst. The criteria for award focus on measurable community impact, enhancement of the Village's reputation, alignment with community values, and long-term significance of the individual's contributions.

To preserve the integrity of the recognition, the policy includes several guardrails. The award is not intended to recognize routine service, tenure, or retirement, and it is limited to no more than two recipients per year, with no requirement that it be awarded annually. It also establishes that financial contributions alone are not sufficient and that the recognition should remain free from political or personal influence.

The draft also includes a formal nomination and review process. Nominations may be submitted by Council members, staff, advisory boards, or members of the public. Staff would review submissions for completeness and eligibility, the Village Manager would provide a recommendation, and final approval would rest with the Council.

Finally, the policy provides for how and when the award would be presented, as well as recordkeeping to ensure a permanent and transparent history of recipients.

The attached policy and nomination form are presented for Council discussion and direction. Based on feedback, staff can refine the policy for future consideration and potential adoption.

ATTACHMENTS

1. Tee of the Village Policy and Application
2. Tee of the Village

Village of Pinehurst Policy for Awarding the Tee of the Village

I. Purpose

The “Tee of the Village” is the highest honorary recognition bestowed by the Village of Pinehurst. This award is intended to recognize individuals whose contributions, achievements, or service have had a profound, lasting, and exceptional impact on the community or have significantly enhanced the reputation and standing of the Village.

This honor is intentionally rare and shall not be awarded routinely or ceremonially without clear and compelling justification.

II. Guiding Principles

The Tee of the Village shall be awarded in a manner that:

- Preserves the prestige and integrity of the recognition
- Reflects the values and character of the Village of Pinehurst
- Recognizes only truly exceptional contributions or achievements
- Maintains public confidence in fairness, merit, and consistency
- Is free from political, personal, or external influence

III. Eligibility

Recipients must be individuals of high character whose actions reflect positively on the Village. Eligibility is not limited by residency; however, a clear and meaningful connection to Pinehurst is required in all cases.

Eligible individuals include:

1. Residents or Former Residents

Individuals who:

- Demonstrate sustained and exceptional service to the Village
- Contributed to the preservation, enhancement, or advancement of Pinehurst’s character and quality of life
- Are widely respected for leadership, integrity, and community impact

2. Non-Residents with Significant Impact

Individuals who:

- Made substantial contributions that directly benefited the Village
- Played a key role in advancing major Village initiatives, partnerships, or investments
- Maintained a consistent and meaningful relationship with Pinehurst

3. Public Servants and Elected Officials

Individuals who:

- Demonstrated service significantly beyond the normal scope of their duties
- Delivered long-term, measurable impact on the Village
- Are not being recognized solely due to position, tenure, or retirement

4. Military Personnel and First Responders

Individuals who:

- Performed acts of exceptional bravery, service, or sacrifice
- Have a direct connection to Pinehurst or whose actions brought distinction to the Village
- Represent the highest standards of duty and professionalism

5. Business, Civic, or Philanthropic Leaders

Individuals who:

- Made transformative contributions to economic vitality, cultural enrichment, or community well-being
- Demonstrated sustained investment in Pinehurst beyond routine business activity
- Exhibit strong civic responsibility and leadership

6. Visiting Dignitaries (Highly Limited)

Individuals who:

- Hold significant national or international distinction; and
- Have a direct, meaningful connection to Pinehurst through a specific contribution, partnership, or milestone

Routine visits, speaking engagements, or ceremonial appearances alone do not qualify.

IV. Criteria for Award

Nominees must meet a high standard of distinction and demonstrate impact in one or more of the following areas:

1. Extraordinary Contribution to the Community

- Produced measurable and lasting benefit to the Village
- Extended beyond routine service or participation
- Demonstrates leadership, initiative, and sustained effort

2. Enhancement of the Village's Reputation

- Elevated Pinehurst's profile at a regional, state, national, or international level
- Associated the Village with excellence, innovation, or distinction

3. Alignment with Community Values

- Demonstrates integrity, ethical conduct, and respect for the community
- Maintains a record of positive leadership and engagement

4. Enduring Impact or Legacy

- Contributions have long-term significance
- Benefits continue beyond a single event or timeframe

V. Additional Considerations

In evaluating nominations, the following factors shall be considered:

- **Scope of Impact** – breadth and importance of the contribution
- **Duration of Contribution** – sustained impact vs. singular but extraordinary act
- **Uniqueness** – distinction compared to others in similar roles
- **Public Perception** – whether the recognition would be broadly viewed as appropriate and deserved

VI. Limitations and Disqualifications

To preserve the integrity of the award:

- Shall not be awarded for longevity, retirement, or routine job performance
- Shall not serve as a substitute for proclamations or standard recognitions
- Shall not be influenced by political considerations or personal relationships
- Financial contributions alone are insufficient without broader impact
- Individuals whose recognition could reasonably create reputational risk are ineligible
- Organizations or groups are not eligible (individual honor only)
- Self-nominations are not permitted

VII. Frequency

- No more than **two (2)** awards may be granted in a calendar year
- The Village is under no obligation to present the award annually

VIII. Nomination Process

Nominations may be submitted by:

- Village Council Members

- Village Manager or Staff
- Advisory Boards or Committees
- Members of the public

Each nomination must include:

- Completed nomination form
- Detailed written justification
- Supporting documentation (optional but encouraged)

IX. Review and Approval Process

Staff Review

- Verify eligibility and completeness
- Conduct background and reputational review
- Evaluate against policy criteria

Manager Recommendation

- Provide written recommendation to Council

Council Action

- Consider in regular or closed session
- Approval by majority vote (strong consensus encouraged)

Approval signifies that the nominee's contributions are exceptional, rare, and worthy of the Village's highest honor.

X. Timing and Presentation

- Awards should align with a meaningful milestone or achievement
- Avoid timing tied to political cycles or routine transitions
- Presentation shall occur at a Council meeting or appropriate public event
- Recipient shall receive a ceremonial tee and formal proclamation

XI. Alternative Recognitions

The Village may utilize other forms of recognition, including:

- Proclamations
- Certificates of Appreciation
- Community Service Awards

The Tee of the Village shall remain reserved for the highest level of distinction.

XII. Recordkeeping

The Village Clerk shall maintain an official record of recipients, including:

- Name
- Date of award
- Summary of contributions

In addition, the Village shall maintain a permanent public recognition display in Village Hall listing all recipients and award dates. Recipient information shall also be published and maintained on the Village website.

XIII. Authority

The Village Council retains final authority over interpretation and application of this policy.

**Village of Pinehurst
Tee of the Village Nomination Form**

Section 1: Nominator Information

- Name: _____
- Organization (if applicable): _____
- Address: _____
- Phone: _____
- Email: _____

Section 2: Nominee Information

- Name: _____
- Title/Position (if applicable): _____
- Organization (if applicable): _____
- City/State of Residence: _____
- Connection to Pinehurst: _____

Section 3: Eligibility Category *(Check all that apply)*

- Resident / Former Resident
- Non-Resident with Significant Impact
- Public Servant / Elected Official
- Military / First Responder
- Business / Civic / Philanthropic Leader
- Visiting Dignitary (must meet limited-use criteria)

Section 4: Criteria Met *(Check all that apply and explain below)*

- Extraordinary Contribution to the Community
- Enhancement of Village Reputation
- Alignment with Community Values
- Enduring Impact or Legacy

Section 5: Detailed Justification

Provide a clear and specific explanation of why this nominee meets the criteria. Include measurable impact, leadership, and why this contribution rises above typical recognition.

Section 6: Impact and Legacy Statement

Describe the long-term significance of the nominee’s contributions to Pinehurst:

Section 7: Additional Considerations

- Scope of impact (who/what was affected): _____
- Duration of contribution (years or timeframe): _____
- Why this contribution is unique or exceptional: _____

Section 8: Supporting Materials (Optional)

- Letters of support
- Media coverage
- Awards/recognitions
- Other: _____

Section 9: Certification

I certify that the information provided is accurate to the best of my knowledge and that this nomination is submitted in good faith.

Signature: _____

Date: _____



TEE OF THE VILLAGE

PINEHURST





Discussion on the Moore County Highway Corridor Overlay District (HCOD) ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 05/06/2026

MEMO DETAILS

Moore County is currently evaluating potential changes to its Highway Corridor Overlay District (HCOD) standards as part of its ongoing Unified Development Ordinance (UDO) update process. Recent discussions at the County level have included whether to modify, reduce, or potentially eliminate certain corridor requirements.

By way of background, the HCOD standards were originally adopted to guide development along major roadways in unincorporated areas of the County. Their stated purpose is to protect rural character, maintain scenic quality, and promote safe and efficient transportation corridors. These standards function as an overlay, adding a layer of design, access, and layout expectations on top of underlying zoning.

From a Village perspective, these corridors are not just County issues. They serve as the primary gateways into Pinehurst and shape the first impression of the community for residents, visitors, and prospective businesses. As has been noted in County discussions, what occurs along these corridors directly influences perception, tourism, and economic development outcomes.

There are a few key considerations for Council:

First, the existing standards have generally functioned as intended. They have helped avoid strip-style commercial patterns, unmanaged access points, and visual clutter that are common along highway corridors in areas without similar controls. Once those patterns emerge, they are difficult and expensive to correct.

Second, there is a timing and permanence issue. Recent changes in state law have limited local governments' ability to downzone or reimpose stricter development standards once they have been relaxed. In practical terms, if the County weakens these corridor standards now, it may not be possible to meaningfully restore them later. That makes this less of a routine policy tweak and more of a one-way decision.

Third, the standards play a role in transportation and infrastructure. Corridor requirements related to access spacing, setbacks, and layout help preserve capacity, reduce conflict points, and limit the need for future roadway widening, signals, and other costly improvements.

At the same time, the County is weighing these considerations against property rights concerns and a desire by some to simplify or reduce regulatory requirements. As noted in recent County meetings, there is an active discussion about how much of the current overlay framework is necessary to retain.

This item is being brought forward for discussion and Council direction. If Council wishes to weigh in,

one option would be to adopt a resolution expressing support for maintaining the current HCOD standards. A draft resolution has been prepared for your consideration.

ATTACHMENTS

1. Resolution Keeping HOD

Resolution No. 26-XX

A Resolution Supporting the Continuation of Moore County’s Existing Highway Corridor Overlay District Standards

Whereas, Moore County has long maintained Highway Corridor Overlay District (HCOD) standards to guide development along its major roadways; and

Whereas, those standards were adopted to protect the rural character, natural environment, and visual quality of the County’s primary corridors, while also supporting safe and efficient transportation;

Whereas, the condition and appearance of highway corridors directly influence tourism, business investment, and property values, serving as the “front door” to Moore County’s communities;

Whereas, the existing standards have helped prevent uncoordinated access, strip-style development, and visual clutter that are difficult and costly to correct once established;

Whereas, once development standards are loosened, they are often difficult or impossible to reinstate due to vested rights and established expectations, making such changes effectively permanent;

Whereas, Moore County is currently considering potential modifications to these standards as part of its Unified Development Ordinance update process;

Now, Therefore, Be It Resolved, that the Village Council of the Village of Pinehurst:

1. **Supports maintaining the existing Highway Corridor Overlay District standards** as an effective and proven tool for protecting corridor quality, safety, and long-term economic value.
2. **Encourages Moore County to avoid weakening or removing these standards**, recognizing that once relaxed, such regulations are difficult or impossible to restore.
3. **Affirms that preserving high-quality highway corridors is essential to Moore County’s identity, tourism economy, and long-term development pattern**, and should remain a priority in any UDO updates.