



Village Council
Minutes for the Regular Meeting of May 26, 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, May 26, 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

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 Specialist

And approximately 5 members of the audience in attendance, in addition to 3 staff and 1 press. There were approximately 16 remote views.

1. Call to Order

Mayor Pizzella called the Village Council Regular Meeting to order at 04:30 p.m.

Mayor Pizzella announced the Regular Meeting and Work Session will be relocated to the Fallon Council Conference Room due to mechanical issues with the HVAC system and asked for a motion to recess the Regular Meeting to allow for the relocation.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved recessing the Regular Meeting and relocating to the Fallon Council Conference Room.

Mayor Pizzella reconvened the Regular Meeting in the Fallon Council Conference Room at 04:34 p.m.

2. Invocation and Pledge of Allegiance

A. Moment of Silence for Reflection and Prayer

B. Pledge of Allegiance by Mr. John Vann, West Point graduate and Vietnam Veteran

3. Reports

A. Manager

Mr. Willardson reported on the Pinehurst Fire Department being recommended for reaccreditation.

B. Council

1. July 14, 2026, Reception Recognizing All Former and Current Village Mayors and Councilmembers in Honor of the 250th Anniversary of the United States.

- Mayor Pizzella reported on the May 22-24, 2026, Sandhills Motoring Expo.; the May 26, 2026, Tri-Cities Working Group meeting; the Village's website being updated with information on

obtaining a Letter of Zoning Certification for STRs ([Short-Term Rentals | Village of Pinehurst, NC](#)); and the July 14, 2026, 250th Anniversary of the United States Reception for Former and Current Mayors and Councilmembers; and commented on the many topics listed on the meeting agenda.

- Mayor Pro Tem Taylor reported on the May 22-24, 2026, Sandhills Motoring Expo. and the May 18, 2026, Neighborhood Advisory Committee meeting.
- Councilmember Hooper reported on the May 21, 2026, Fort Bragg Regional Land Use Advisory Commission (RLUAC) meeting, noting the August 20, 2026, RLUAC meeting will be held at the Village's Cannon Park Community Center; and congratulated the Pinehurst Fire Department on achieving reaccreditation.
- Councilmember Ficklin did not have anything to report.
- Councilmember Fitzpatrick reported on the May 18, 2026, Neighborhood Advisory Committee meeting; the May 18, 2026, Town of Carthage Board of Commissioners meeting; the recent Village Acres community meeting; the formation of four (4) Senior Advisory Committee Working Groups; and the May 27, 2026, Central Pines Regional Council's Board of Governors meeting.

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. May 12, 2026, Regular Meeting Minutes**
- 2. May 12, 2026, Work Session Minutes**

B. FY 2026 Budget Amendments Report

End of Consent Agenda

Mayor Pizzella asked for a brief review of Item B.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved Items A.1 and A.2 listed and considered routine on the Consent Agenda by a vote of 5-0.

Mr. Willardson and Ms. Dana Van Nostrand, Financial Services Director, noted the amendments listed in Item B. FY 2026 Budget Amendments Report are due to higher than anticipated costs for engineering inspections and the need for hydraulic calculations so repairs to the Police Department's fire sprinkler valve pits may be completed.

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

5. Public Comments

Ms. Lindsay Mason, Executive Director of the Given Tufts Foundation, briefly introduced herself and provided background on her experience. Ms. Mason also announced that the Given Tufts Foundation will be hosting a fundraising gala at the Country Club of North Carolina on September 19, 2026.

6. Ordinance

A. Consider Ordinance 26-13 Dedication of Streets within the Village of Pinehurst (South Pinehurst Cottages)

Mr. Mike Apke, Public Services & Engineering Director, reviewed and discussed a memo outlining the history of the South Pinehurst Cottages neighborhood and the proposed dedication of streets; consisting of Banbury Lane, Amster Way, and Carnegie Court; to the Village of Pinehurst.

Council and Mr. Apke discussed the retention pond being located on private property and being

maintained by the community's HOA, the developer waiting until construction was 100% complete before dedicating the streets to the Village (the Village requires only 75% completion), and the area having been annexed into the Village prior to development of the community beginning.

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Ordinance 26-13 dedicating approximately 2,300 feet of streets within the South Pinehurst Cottages area and consisting of Banbury Lane, Amster Way, and Carnegie Court by a vote of 5-0.

Ordinance #26-13

An Ordinance Accepting Petition for Dedication of Streets Within the Village of Pinehurst and Amending Chapter 7, Schedule II and Schedule IV of the Pinehurst Municipal Code as it Pertains to Regulating Traffic on These Streets Within the Village of Pinehurst, North Carolina

That Whereas, DR Horton, Inc., a Texas-based Corporation (hereinafter referred to as "DR Horton"), is desirous of dedicating said streets and rights-of-way to the Village of Pinehurst, a municipal corporation of the State of North Carolina (hereinafter referred to as "Village"); and

Whereas, the attached map (Attachment A) depicts the streets and rights-of-way known as Banbury Lane, Amster Way, and Carnegie Court within the South Pinehurst Cottages subdivision being dedicated for public use; and

Whereas, DR Horton has completed construction of all the streets and rights-of-way as shown on Attachment A in accordance with the requirements of the Village; and

Whereas, the Village Council of the Village of Pinehurst has agreed to officially accept the proposed dedication of the streets and rights-of-way; and

Whereas, the streets and rights-of-way identified on Attachment A will be open to the public and shall be maintained by the Village.

Now, Therefore, Be It Ordained and Established by the Village Council of the Village of Pinehurst North Carolina in the Regular Meeting assembled this 26th day of May 2026, as follows:

Section 1. That, pursuant to NCGS § 160A, Article 15, the streets and rights-of-way offered for dedication and shown on Attachment A, copies of which are attached hereto and made a part hereof, are hereby accepted as public streets and rights-of-way of the Village of Pinehurst, North Carolina.

Section 2. That Schedule II of Section 7, STOP INTERSECTIONS of the Pinehurst Municipal Code, is amended by adding the following:

<i>Stop Sign On</i>	<i>At Intersection With</i>
Banbury Lane	Blake Boulevard
Amster Way	Banbury Lane
Carnegie Court	Banbury Lane

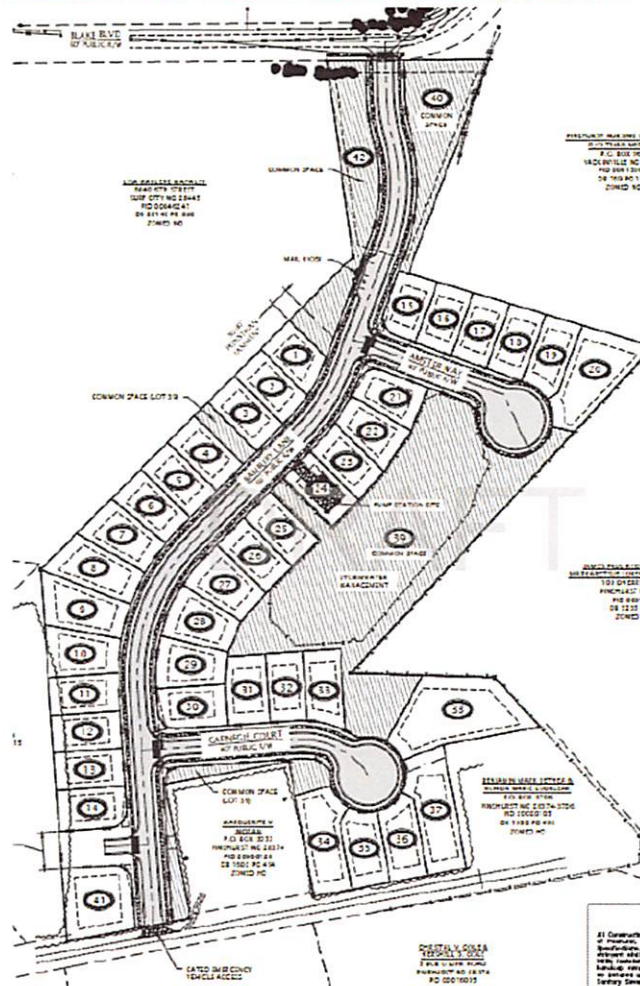
Section 3. That Schedule IV of Section 7, SPEED LIMITS of the Pinehurst Municipal Code, shall be applicable and the speed limit is established as 25 mph unless otherwise posted.

Section 4. That the Pinehurst Police Chief and the Public Services Director are hereby directed and empowered to erect the necessary traffic signs on the above stated roads.

Section 5. That this ordinance shall be and remain in full force and effect from and after its adoption.

This Ordinance is passed and adopted this 26th day of May 2026.

Attachment A – South Pinehurst Cottages streets



7. Public Hearing

A. FY 2027 Budget Public Hearing

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved entering into the Public Hearing on the Fiscal Year 2027 Budget by a vote of 5-0 at 04:59 p.m.

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

Upon a motion by Mayor Pizzella, seconded by Mayor Pro Tem Taylor, Council unanimously approved adjourning the Public Hearing by a vote of 5-0.

8. Budget Ordinance

A. Discussion and Possible Adoption of Ordinance 26-12 for the FY 2027 Budget

Council spoke in favor of adopting the proposed FY 2027 Budget and noted only positive feedback on the proposed budget has been received from residents during interactions outside of Council meetings.

Ms. Van Nostrand noted the FY 2027 Budget materials being presented are essentially the same materials as those previously presented except for the tax rate reduction (from \$0.225 to \$0.22), which resulted in a reduction in revenues and an increase in the fund balance appropriation.

Council praised the Financial Services Department for their continued hard work and success at keeping the Village fiscally sound.

Upon a motion by Mayor Pizzella, seconded by Councilmember Ficklin, Council unanimously approved Ordinance 26-12 adopting the Fiscal Year 2027 Budget as proposed by a vote of 5-0.

Ordinance #26-12

**Village of Pinehurst
Budget Ordinance
Fiscal Year 2027**

Be it ordained and established by the Village Council of Pinehurst, North Carolina, in the Regular Meeting assembled this 26th day of May 2026 as follows:

Section 1. The following amounts are hereby appropriated in the General Fund for the operation of Village government and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts heretofore established for this Village:

General Fund Expenditures:

Governing Body	\$ 161,800
Administration	1,775,903
Finance	987,870
Human Resources	852,580
Police	5,604,917
Fire	6,269,111
Planning	1,150,140
Inspections	546,250
Public Services Administration	934,711
Streets/Grounds	3,220,920
Powell Bill	1,500,200
Solid Waste	3,042,610
Recreation	3,050,618
Library	684,094
Harness Track	1,155,218
Fair Barn	643,698
Debt Service	495,700
Other Financing Uses	<u>912,000</u>
Total General Fund Expenditures	<u>\$ 32,988,340</u>

Section 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

General Fund Revenues:

Ad Valorem Taxes	\$13,591,000
Other Taxes and Licenses	5,000
Unrestricted Intergovernmental	9,931,000
Restricted Intergovernmental	1,207,700
Permits and Fees	1,147,500

Sales and Services	987,750
Other Revenues	451,310
Investment Income	634,800
Other Financing Sources	889,100
Fund Balance Appropriations	<u>4,143,180</u>
 Total General Fund Revenues	 <u>\$ 32,988,340</u>

Section 3. There is hereby levied a tax at the rate of twenty-two cents (\$0.22) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2026, for the purpose of raising revenue in the General Fund in Section 2 of this ordinance. This rate is based on a total valuation of property for the purposes of taxation of \$6,184,000,000 and an estimated collection rate of 99.9% for real and personal property and 100.0% for motor vehicles.

Section 4. The following amounts are hereby appropriated in the Sandhills Metropolitan Planning Organization (SMPO) Special Revenue Fund for the operation of the SMPO and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027, in accordance with the chart of accounts heretofore established for this Village:

SMPO Special Revenue Fund Expenditures:	
Sandhills Metropolitan Planning Organization	\$ 698,077

Section 5. It is estimated that the following revenues will be available in the SMPO Special Revenue Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

SMPO Special Revenue Fund Revenues:	
Federal Grants	\$ 558,781
State Grants	14,708
Member Dues	<u>124,588</u>
 Total SMPO Special Revenue Fund Revenues	 <u>\$ 698,077</u>

Section 6. The Village Manager is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. He may transfer amounts between line-item expenditures within a department without limitation and without a report being required.
- b. He may transfer amounts between departments, including contingency appropriations, within the same fund to increase an appropriation up to \$25,000 in a single budget amendment. He must make an official report on such transfers at the next regular meeting of the Village Council. In the event a State of Emergency is declared by the Mayor or designee, unlimited budget amendment authority within the same fund is granted for expenditures directly related to the emergency. He must make an official report on any such transfers authorized under a State of Emergency at the next regular meeting of the Village Council.
- c. He may not transfer any amounts between funds, except as approved by the Village Council in the Budget Ordinance as amended.

Section 7. The Village Manager or his designee is hereby authorized to execute the necessary agreements within funds included in the Budget Ordinance for the following purposes:

- a. Purchase of apparatus, supplies, and materials where formal bids are not required by law;
- b. Leases of normal and routine business equipment and vehicles;
- c. Construction or repair work where formal bids are not required by law; and
- d. Consultant services, professional services, contracted services, or maintenance service agreements up to an anticipated contract amount of \$90,000. In the event a State of Emergency is declared by the Mayor or designee, unlimited contracting authority is granted for services

directly related to the emergency. The Village Manager must report to the Village Council any executed contracts exceeding \$90,000 during the State of Emergency declaration.

Section 8. The SMPO Governing Board or its designee is authorized to execute the necessary agreements to complete the work of the SMPO within the SMPO Special Revenue Fund.

Section 9. Copies of this Budget Ordinance shall be furnished to the Village Clerk, Village Manager, and Financial Services Director for their direction and implementation.

This Ordinance passed and adopted this 26th day of May 2026.

9. Regular Business

A. FY 2026 Quarterly Financial Dashboard as of March 31, 2026

Ms. Dana Van Nostrand, Financial Services Director, reviewed and discussed a Quarterly Financial Dashboard: Fiscal Year Ending June 30, 2026 – Reporting Period: March 31, 2026 PDF document highlighting Cash & Investments, General Fund Balance Sheet, General Fund Fund Balance, Other Funds, Ad Valorem Taxes, General Fund Budget, and Other Current Year Data.

Council, Mr. Willardson, and Ms. Van Nostrand discussed possibly pursuing a more aggressive investment strategy. Ms. Van Nostrand noted the Village's investment accounts will start to diminish once payments for the library construction project pick up and the goal has been to maintain 30% in the NCCMT with anything in excess of 30% going into the NC Investment Pool.

Council verified with Ms. Van Nostrand that unaudited financial statements for FY26 will be presented in September 2026 and audited financial statements for FY26 will be presented in November 2026.

B. Discussion Regarding the Hybrid-Turbo Traffic Circle Concept

Mayor Pizzella excused himself from the meeting at 05:37 p.m. and rejoined the meeting at 05:40 p.m.

Mayor Pro Tem Taylor and Councilmember Hooper reviewed and discussed a Conceptual Turbo Hybrid Diagram document highlighting a Spiral Conceptual Turbo Hybrid Roundabout Diagram and Excerpts from the NCDOT Website. Mayor Pro Tem and Councilmember Hooper further reviewed a draft Pinehurst specific Conceptual Turbo Roundabout diagram picture. This design is an alternative for discussion with NC DOT in the event that consideration of the "Express Trench" design formally recommended by Council is abandoned.

Mayor Pro Tem Taylor noted there are three (3) turbo hybrid roundabouts in the United States (Florida, California, and Alabama) and Councilmember Hooper noted a turbo hybrid roundabout would cost between \$10-15M versus \$50M for the proposed NCDOT PTC redesign.

Council deliberated on the safety of roundabouts / traffic circles versus traditional intersections and the impact of improvements to the Pinehurst Traffic Circle versus the proposed NCDOT redesign.

Council reviewed and discussed a letter to Governor Stein and Lt. Governor Hunt in support of alternatives to the current redesign proposed by NCDOT and agreed to send the letter in addition to Mayor Pro Tem Taylor and Councilmember Hooper continuing discussion with NCDOT engineers / representatives.

C. Discussion on the Moore County Highway Corridor Overlay District (HCOD)

Mr. Willardson reviewed and discussed a HCOD / Highway Overlay Discussion PowerPoint presentation highlighting a map of Moore County's current Highway Overlay Districts, Setback and Buffering Concerns, Development Pressure Concerns, Uses Potentially Allowed if Overlay Removed, Special Use / Conditional Use Concerns, Gateway and Community Character, Potential Village Considerations, County's Current Position on HCOD, and Key County Discussion Points.

Council deliberated on points made during recent Moore County Board of Commissioners meetings regarding the Highway Corridor Overlay Districts and what best serves both the Village of Pinehurst community and countywide interests without infringing on individual property rights.

Council further deliberated possible amendments to draft Resolution 26-23.

Upon a motion by Mayor Pizzella, seconded by Mayor Pro Tem Taylor, Council unanimously agreed to table consideration of Resolution 26-23 to later in the Regular Meeting by a vote of 5-0 at 06:44 p.m.

10. Resolutions

A. Consider Resolution 26-22 Reappointing Mr. Joe Iverson to the Historic Preservation Commission

Upon a motion by Councilmember Ficklin, seconded by Mayor Pro Tem Taylor, Council unanimously approved Resolution 26-22 reappointing Mr. Joe Iverson to the Historic Preservation Commission for the term effective June 01, 2026, said term expiring on May 31, 2029, by a vote of 5-0.

Resolution #26-22

A Resolution Regarding a Reappointment to the Historic Preservation Commission

That Whereas, the Village of Pinehurst has established an Historic Preservation Commission as authorized by North Carolina General Statutes, Chapter 160D, Article 303; and

Whereas, the term of Mr. Joe Iverson will expire on May 31st, 2026; and

Whereas, Mr. Iverson and the Village Council of the Village of Pinehurst are desirous of him continuing to serve as a member of the Historic Preservation Commission for an additional term.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina in a Regular Meeting assembled this 26th day of May 2026 that the following appointment is hereby made to the Historic Preservation Commission for the term indicated:

Mr. Joe Iverson is reappointed as a member of the Historic Preservation Commission effective June 01, 2026, to serve at the pleasure of the Village Council until the end of his term on May 31, 2029.

This Resolution passed and adopted this 26th day of May 2026.

B. Consider Resolution 26-21 Opposing Legislation That Limits Local Planning and Zoning Authority

Mr. Willardson reviewed and discussed a 2026 NC Legislative Bills Impacting Pinehurst: HB 369 – Parking & Stormwater Reform and SB 445 – Regulatory Reform Act of 2026 PowerPoint presentation highlighting HB369 – Parking Minimum Preemption (Local Concern), HB 369 – Stormwater Changes, SB 445 – Major Local Government Concerns, SB 445 – Housing By Right, and SB 445 – Accessory Dwelling Units (ADUs).

Council discussed potential impacts the proposed state legislation could have on the Village.

Council deliberated possible amendments to draft Resolution 26-21.

Upon a motion by Mayor Pizzella, seconded by Mayor Pro Tem Taylor, Council unanimously agreed to table consideration of Resolution 26-21 to later in the Regular Meeting by a vote of 5-0 at 07:03 p.m.

Mayor Pizzella recessed the Regular Meeting for a 15-minute break at 07:03 p.m.

Upon a motion by Mayor Pro Tem Taylor, seconded by Mayor Pizzella, Council unanimously approved to reconvene the Regular Meeting by a vote of 5-0 at 07:23 p.m.

Motion to Take from the Table Resolution 26-23 A Resolution Supporting the Continuation of Moore County's Existing Highway Corridor Overlay District Standards

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved to take from the table consideration of Resolution 26-23 A Resolution Supporting the Continuation of Moore County's Existing Highway Corridor Overlay District Standards by a vote of 5-0 at 07:24 p.m.

Council reviewed and discussed the following proposed amendments to Resolution 26-23:

Whereas, Moore County wisely understood in adopting its current Land Use Plan that preserving the different nature of parts of the County was an important objective; and

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, the Highway Corridor Overlay District standards currently serve as an important safeguard against development patterns otherwise permitted under underlying B-2 zoning that could negatively impact corridor aesthetics, traffic flow, tourism appeal, and the overall character of the County's gateway corridors, including certain more intensive or unwanted land uses that may be incompatible with the scenic and character these corridors were intended to preserve; and

Whereas, once development standards are loosened, subsequent changes can be difficult or impossible 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; and

Whereas, while making changes to some parts of the HCOD may be desirable, a "one size fits all" approach is neither necessary nor optimal;

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

- 1. Supports maintaining the existing Highway Corridor Overlay District standards in general as an effective and proven tool for protecting corridor quality, safety, and long-term economic value.*
- 2. Requests in particular that the Urban Transition Zones on NC-211 from Seven Lakes to Pinehurst and on US 15/501 from the Carthage boundary to the Village of Pinehurst*

boundary be maintained in their current form.

3. *Encourages Moore County to avoid weakening or removing these standards, recognizing that once relaxed, such regulations are difficult or impossible to restore.*
4. *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.*

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Fitzpatrick, Council unanimously approved as amended Resolution 26-23, a resolution supporting the continuation of Moore County's existing highway corridor overlay district standards by a vote of 5-0.

Resolution No. 26-23

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

Whereas, Moore County wisely understood in adopting its current Land Use Plan that preserving the different nature of parts of the County was an important objective; and

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, the Highway Corridor Overlay District standards currently serve as an important safeguard against development patterns otherwise permitted under underlying B-2 zoning that could negatively impact corridor aesthetics, traffic flow, tourism appeal, and the overall character of the County's gateway corridors, including certain more intensive or unwanted land uses that may be incompatible with the scenic and character these corridors were intended to preserve; and

Whereas, once development standards are loosened, subsequent changes can be difficult or impossible 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; and

Whereas, while making changes to some parts of the HCOD may be desirable, a "one size fits all" approach is neither necessary nor optimal;

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

1. Supports maintaining the existing Highway Corridor Overlay District standards in general as an effective and proven tool for protecting corridor quality, safety, and long-term economic value.
2. Requests in particular that the Urban Transition Zones on NC-211 from Seven Lakes to Pinehurst and on US 15/501 from the Carthage boundary to the Village of Pinehurst boundary be maintained in their current form.
3. Encourages Moore County to avoid weakening or removing these standards, recognizing that once

- relaxed, such regulations are difficult or impossible to restore.
4. 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.

This Resolution passed and adopted this 26th day of May 2026.

Motion to Take from the Table Resolution 26-21 Opposing Legislation That Limits Local Planning and Zoning Authority

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Fitzpatrick, Council unanimously approved to take from the table consideration of Resolution 26-21 Opposing Legislation That Limits Local Planning and Zoning Authority by a vote of 5-0 at 07:27 p.m.

Council deliberated removing “Whereas, while differing in form, these bills share a common effect of shifting land use decision-making away from local governments and toward a one-size fits all statewide approach; and” and revising the House Bill and Senate Bill numbers referred to in the resolution.

Council agreed to remove the referenced “Whereas” and to revise the referenced numbers to House Bill 369, and Senate Bills 382 and 445.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved as amended Resolution 26-21 opposing legislation that limits local planning and zoning authority by a vote of 5-0.

RESOLUTION #26-21

A Resolution Opposing Legislation That Limits Local Planning and Zoning Authority and Supporting the Restoration of Reasonable Local Down-Zoning Authority

Whereas, the Village of Pinehurst has been granted authority by the North Carolina General Assembly to adopt and enforce planning and zoning regulations to protect the public health, safety, and welfare of its residents; and

Whereas, these regulations are developed locally through public input and reflect the unique character, infrastructure capacity, and long-term vision of the Pinehurst community; and

Whereas, the North Carolina General Assembly’s adoption of N.C.G.S. § 160D-601(d) (Senate Bill 382) significantly limited the ability of municipalities to apply reasonable down-zoning and adjust development intensity in response to changing conditions, infrastructure constraints, or community needs; and

Whereas, the loss of this authority has reduced the ability of local governments to responsibly manage growth and align land use decisions with adopted plans and infrastructure capacity; and

Whereas, during the current legislative session, multiple additional bills have been introduced that would further restrict the ability of municipalities to manage growth and development, including but not limited to House Bill 369, Senate Bill 445, and similar legislation; and

Whereas, while differing in form, these bills share a common effect of shifting land use decision-making away from local governments and toward a one-size-fits-all statewide approach, which may be appropriate or effective in some communities but is not well-suited as a mandatory statewide standard for all municipalities with differing infrastructure capacities, development patterns, and community character; and

Whereas, these proposals, if enacted, would:

- Further reduce the ability of municipalities to make locally informed planning and zoning decisions;

- Require increased density and development intensity without regard to infrastructure, traffic, or community character;
- Limit or eliminate key development standards related to design, parking, and site layout;
- Increase the risk of costly litigation and administrative burdens on local governments;
- Undermine the ability of municipalities to implement adopted plans and respond to changing local conditions; and

Whereas, municipalities are the level of government closest to the people and are best positioned to balance growth, economic development, and preservation of community character; and

Whereas, the Village of Pinehurst supports efforts to address housing and development challenges, but believes those efforts should be achieved through collaboration with local governments—not through broad preemption of local authority;

Now, therefore, be it resolved by the Village Council of the Village of Pinehurst, North Carolina, in a regular meeting assembled, as follows:

The Village of Pinehurst opposes House Bill 369, Senate Bill 445, and similar legislation that diminishes the authority of municipalities to plan for and manage growth within their communities; and

The Village of Pinehurst calls upon the North Carolina General Assembly to reject legislation that imposes uniform statewide development mandates without regard to local conditions, infrastructure capacity, or community input; and

The Village further urges the General Assembly to restore reasonable local authority to apply down-zoning and adjust development intensity, consistent with adopted plans and public input, that was limited by N.C.G.S. § 160D-601(d) (Senate Bill 382); and

The Village urges the General Assembly to engage directly with municipalities to develop practical, locally informed solutions to housing and development challenges; and

The Village Council encourages residents, businesses, and other municipalities to communicate with their elected representatives regarding legislation that affects local planning and zoning authority.

This Resolution passed and adopted this 26th day of May 2026.

11. Other Business

Mayor Pizzella noted the importance of sharing resolutions 26-21 and 26-23 with both state and local leaders.

Council discussed whether anyone at the Village was aware of stormwater issues in the Clarendon Gardens neighborhood.

12. Motion to Adjourn

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Fitzpatrick, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 07:35 p.m.

Respectfully Submitted,



Shannon Bonecutter
Village Clerk

*Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative, Teamwork, and Improvement*