



**Village Council
Agenda for the Regular Meeting of July 28, 2026
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Moment of Silence and Pledge of Allegiance
3. Conflict of Interest / Ethics Reminder

Does any Council member have a known conflict of interest or other circumstance that could impair their impartiality regarding any matter before the Council today?

If so, please disclose the conflict. Council members with a conflict should refrain from participating in the matter. If a Council member believes recusal is not required, they should disclose the nature of the conflict and the basis for their participation.

4. Reports
 - A. Manager
 - B. Council
5. 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. July 14, 2026, Regular Meeting Minutes
 2. July 14, 2026, Work Session Minutes

End of Consent Agenda

6. Honorary Resolution
 - A. Consider Resolution 26-29 Honoring Mr. David Herring for His Service on the Historic Preservation Commission
7. Public Comments
8. Public Hearing

A. Official Zoning Map Amendment for Augusta National Drive

The purpose of the hearing is to consider an Official Zoning Map Amendment for a portion of Parcel ID #00016792 totaling approximately 1.25 acres and located along Augusta National Dr. This proposed map amendment would zone the area from RD (Recreation Development) to R-30 (Medium Density Residential). The property owner and applicant is the Country Club of North Carolina.

9. Ordinances

A. Consider Ordinance 26-15 - Zoning Map Amendment for Augusta National Drive

10. Resolutions

A. Consider Resolution 26-34 Requesting that the North Carolina Department of Transportation Establish 35 MPH Speed Limits on All Approaches to the Pinehurst Traffic Circle and a Posted 25 MPH Speed Limit Within the Circle

11. Regular Business

A. Consideration of Funding Request from Sandhills Woman's Exchange for Historic Cabin Preservation and Flood Mitigation

12. Other Business

13. 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.



July 14, 2026, Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 07/20/2026

MEMO DETAILS

ATTACHMENTS

1. 07.14.2026 DRAFT Regular Meeting Minutes



**Village Council
Minutes for the Regular Meeting of July 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, July 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. Paul Conners, IT Specialist

And approximately 40 members of the audience were in attendance, in addition to 4 staff and 1 press. There were approximately 17 remote views.

1. Call to Order

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

2. Invocation and Pledge of Allegiance

A. Invocation by Reverend Dr. Ashley Neil Smith, Senior Pastor, The Village Chapel Pinehurst

B. Pledge of Allegiance by Members of the Sons of the American Revolution Color Guard

3. Recognition of Mayors and Councilmembers in Honor of the 250th Anniversary of the United States of America

A. Terms of All Village of Pinehurst Mayors and Councilmembers

Mayor Pizzella noted the importance of public service, which helps to sustain democracy at the local level, and recognized all former and current Mayors and Councilmembers for their service to the Village of Pinehurst community.

Mayors:		
Cameron, Bevins G. (1979-1980)	Mangers, Charles A. (1993-1997)	Fiorillo, Nancy Roy (2011-2015)
Goshorn, John (1980-1984)	Fallon, Virginia F. (1997-1999)	Fiorillo, Nancy Roy (2015-2019)
Roberts, Edgar (1984-1985)	Smith, Steven J. (1999-2007)	Strickland, John (2019-2023)
Grant, Charles A (1985-1989)	Lane, George P. (2007-2010)	Pizzella, Patrick (2023-2027)
Bethel, Albert L. (1989-1993)	Fallon, Virginia F. (2010-2011 [interim])	

Councilmembers:		
Kathryn Galiher (1979) Richard A. Banks (1979-1980) G. Bevins Cameron (1979-1980) Harry Lash (1979-1980) William F. Scott (1979-1980) James R. Wicker (1979-1980) J. Ellis Fields, Jr. (1979-1980, 1983-1989) John A. Goshorn (1979-1984) Robert E. Luhrs (1979-1984) Peter M. Bicket (1980-1982) Roy C. Hackley, Jr. (1980-1984) Elliot L. Cummings (1980-1984) Raymond E. Graichen (1982-1985) Edgar J. Roberts (1983-1987) Marjorie S. Heller (1983-1989) Charles A. Grant (1984-1989) A. Carl Moser (1985-1987) Henry V. Middleworth (1987-1991) Albert L. Bethel (1987-1993) Charles L. Mangers (1987-1997)	Sharon King (1989-1993) John L. McKeithen (1989-1993) Theodore W. Brooks (1991-1993) Colin W. McKenzie (1993-1996) Cecil C. Fredericks (1993-1997) Fred B. Griffith (1993-1997) Virginia F. "Ginsey" Fallon (1993-2011) Walter K. "Bud" McManus (1996-1997) Richard P. "Dick" Westcott (1997-1999) Barton F. Walker (1997-1999) John P. Glynn (1997-2001) George Hill (1997-2001) George E. Hillier (1999-2007) Steven J. Smith (1999-2007) Douglas A. Lapins (2001-2007, 2009-2013) Lorraine A. Tweed (2001-2009) Jeffrey P. Dawson (2007-2009) George P. Lane (2007-2010) Joan M. Thurman (2007-2010) Mark W. Parson (2010-2013)	John C. Strickland (2011-2015, 2019-2023) John Cashion (2011-2018) Nancy Fiorillo (2009-2019) John Bouldry (2015-2019) Jack Farrell (2019, 2024-2025) Clark Campbell (2013-2017) Claire Berggren (2013-2017) Kevin Drum (2017-2021) Judy Davis (2017-2021) Jane Hogeman (2019-2023) Lydia Boesch (2019-2023) Patrick Pizzella (2021-2023, 2023-2027) Jeffrey Morgan (2021-2025) Tom Hennie (2023-2023) John Taylor (2023-2027) Barb Ficklin (2023-2027) Jeremy Hooper (2025-2029) Kevin Fitzpatrick (2025-2029)

4. Conflict of Interest / Ethics Reminder

Does any Council member have a known conflict of interest or other circumstance that could impair their impartiality regarding any matter before the Council today?

If so, please disclose the conflict. Council members with a conflict should refrain from participating in the matter. If a Council member believes recusal is not required, they should disclose the nature of the conflict and the basis for their participation.

No Councilmember disclosed a conflict.

5. Reports

A. Manager

Mr. Willardson reported on the hard work of Village staff for the Village's July 4th events noting all events were a success; the July 28, 2026, U.S. Kids Golf World Championship Parade of Nations (begins at 6 p.m.); the early start time of 4 p.m. for the July 28, 2026, Village Council meetings; and the August 14, 2026, Live After 5 event.

Mr. Willardson also reminded everyone to please complete the community surveys that were recently distributed to residents and local businesses and asked local businesses to please update their information in the business directory (which can be done via the Village's website: [Business Directory | Village of Pinehurst, NC](#)).

B. Council

- Mayor Pizzella reported on the July 08, 2026, Reading of the Declaration of Independence also thanking Dr. John Dempsey, former Sandhills Community College President, and Dr. Alexander "Sandy" Stewart, current Sandhills Community College President, for their participation in the event; the July 06, 2026, Senior Advisory Committee meeting; recent visits by Councilmembers to local businesses as part of the community survey process; and the lasting impact past Councilmembers made on the Village with their decision to purchase the Harness Track property in order to preserve such an important and historic part of the Village.
- Mayor Pro Tem Taylor stated a detailed report of the July 01, 2026, meeting with

NCDOT representatives regarding the redesign of the Pinehurst Traffic Circle will be given later in the meeting.

- Councilmember Hooper reiterated Mayor Pro Tem Taylor's statement on the July 01, 2026, meeting with NCDOT and reported on the hard work of Village staff for the Village's July 4th events; the July 13, 2026, Bicycle & Pedestrian Advisory Committee meeting; and the July 09, 2026, Moore County Planning Board meeting noting the public hearing on the proposed amendments to the highway corridor overlay districts has been postponed to September 03, 2026.
- Councilmember Ficklin reiterated Mr. Willardson's reminder to complete the community surveys and to update the business directory; reported on the July 08, 2026, Reading of the Declaration of Independence and the July 06, 2026, Senior Advisory Committee meeting; and stated how the recognition of former and current Mayors and Councilmembers reminded her of a quote from the late Councilmember Jane Hogeman: "You know, we are a government by the people, but somebody has to do the work."
- Councilmember Fitzpatrick reported on the 2026 U.S. Kids Golf World Championship events; a recent meeting with Ms. Selena McNeil, Principal of Pinehurst Elementary; and the July 06, 2026, Senior Advisory Committee meeting.

6. 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. June 23, 2026, Regular Meeting Minutes**
- 2. June 23, 2026, Work Session Minutes**

B. Approval of the Updated 2026 Village Council Meeting Schedule

End of Consent Agenda

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

7. Public Comments

Ms. Corky Frye, Pinehurst resident, expressed concerns regarding noise pollution from nuisance vehicles and asked Council to review the current noise ordinance for possible amendments to address this issue.

Mr. Willardson clarified the nuisance vehicle noise is coming from Morganton Rd. and HWY 15-501.

8. Resolutions

A. Resolution 26-30 Appointing Reverend James Labosky to the Historic Preservation Commission

Mr. Willardson read a brief introduction on Reverend James Labosky's background and spoke in favor of Reverend Labosky's appointment.

Reverend Labosky provided information on his background, personal history with the Village of Pinehurst, and interest in serving the community.

Council spoke in favor of Reverend Labosky's appointment.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously approved Resolution 26-30 appointing Reverend James Labosky to the Historic Preservation Commission effective July 14, 2026, with said term expiring July 31, 2029, by a vote of 5-0.

Resolution #26-30:

A Resolution Regarding an Appointment to the Village of Pinehurst Historic Preservation Commission

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

Whereas, there is a need to fill a vacancy on the Historic Preservation Commission.

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 July 2026 that the following appointment is hereby made to the Historic Preservation Commission for the term indicated:

Reverend James Labosky is appointed as a member of the Historic Preservation Commission, effective July 14, 2026, to serve at the pleasure of the Council until the end of his term on July 31, 2029.

This Resolution passed and adopted this the 14th day of July 2026.

B. Resolution 26-31 Appointing Mr. Van Mitchell to the Historic Preservation Commission

Mr. Willardson read a brief introduction on Mr. Van Mitchell's background and spoke in favor of Mr. Mitchell's appointment.

Mr. Mitchell provided information on his background, personal history with the Village of Pinehurst, and interest in serving the community.

Council spoke in favor of Mr. Mitchell's appointment.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Hooper, Council unanimously approved Resolution 26-31 appointing Mr. Van Mitchell to the Historic Preservation Commission effective July 14, 2026, with said term expiring July 31, 2029, by a vote of 5-0.

Resolution #26-31:

A Resolution Regarding an Appointment to the Village of Pinehurst Historic Preservation Commission

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

Whereas, there is a need to fill a vacancy on the Historic Preservation Commission.

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 July 2026 that the following appointment is hereby made to the Historic Preservation Commission for the term indicated:

Mr. Van T. Mitchell is appointed as a member of the Historic Preservation Commission, effective July 14, 2026, to serve at the pleasure of the Council until the end of his term on July 31, 2029.

This Resolution passed and adopted this the 14th day of July 2026.

C. Resolution 26-33 Appointing Dr. Tom Hennie to the Bicycle and Pedestrian Advisory Committee

Mr. Willardson spoke of Dr. Tom Hennie's interest in safety and serving the community.

Upon a motion by Councilmember Hooper, seconded by Councilmember Ficklin, Council unanimously approved Resolution 26-33 appointing Dr. Tom Hennie to the Bicycle and Pedestrian Advisory Committee effective July 14, 2026, with said term expiring July 31, 2029, by a vote of 5-0.

Resolution #26-33:

A Resolution Regarding an Appointment to the Village of Pinehurst Bicycle and Pedestrian Advisory Committee

Whereas, the Village of Pinehurst has established a Bicycle and Pedestrian Advisory Committee by Resolution 15-28; and

Whereas, there is a need to fill a vacancy on the Bicycle and Pedestrian Advisory Committee.

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 July 2026 that the following appointment is hereby made to the Bicycle and Pedestrian Advisory Committee for the term indicated:

Dr. Tom Hennie is appointed as a member of the Bicycle and Pedestrian Advisory Committee, effective July 14, 2026, said term to expire July 31, 2029.

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

D. Resolution 26-32 Adopting the Amended Volunteer Program Policy

Mr. Willardson reviewed and discussed a memo on the proposed amendments to the Volunteer Program Policy highlighting Alignment with Current Council Policies, Clarification of Recruitment and Appointment Procedures, Formalized Reappointment Process, Volunteer Development and Recognition, and Chairperson Term Limit Exception.

Council verified the exception to the chairperson's term limit would not allow an extension beyond the normal expiration of the permitted six-year total term limit and the volunteer

survey will be distributed to all volunteers at least bi-annually (if not annually).

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved Resolution 26-32 adopting the amended Volunteer Program Policy effective July 14, 2026, by a vote of 5-0.

Resolution 26-32:

A Resolution Amending the Volunteer Program Policy for the Village of Pinehurst

That Whereas, the Village Council of the Village of Pinehurst adopted the “Volunteer Program Policy” by motion at the Work Session on March 22, 2005, to create guidelines for the volunteers who give of their time and talents to serve on standing and ad hoc committees and boards; and

Whereas, the Village Council has amended the Volunteer Program Policy from time to time to enhance the Village’s Volunteer Program by clarifying guidelines for recruiting and developing volunteers, establishing a rewards and recognition program, and establishing term limits; and

Whereas, the Village Council recognizes further amendments to the Volunteer Program Policy are needed due to recent changes to existing and the addition of new volunteer-related policies.

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 July 2026 that the Volunteer Program Policy is hereby amended effective July 14, 2026, with said policy attached hereto as Attachment A and made a part thereof, the same as if included verbatim.

THIS RESOLUTION passed and adopted this 14th day of July 2026.

	Village of Pinehurst Standard Procedure	
SUBJECT:	Volunteer Program Policy	Effective Date: 03/2005
Department:	Administration	Policy No.: 36
Prepared by:	Administration	Revised: 07/2026
Approved by:	Village Council and Doug Willardson, Village Manager	# of Pages: 3

Purpose: The purpose of this policy is to:

1. Create a recruitment process for residents who are interested in volunteering their time and talents on committees and/or boards to further the work of the Village of Pinehurst.
2. Develop a training and onboarding plan to equip Village of Pinehurst volunteers with the skills they need to effectively perform their duties.
3. Establish a rewards and recognition program to thank volunteers for their contributions and commitment to the Village of Pinehurst.
4. Establish a term limit policy for the Chairperson of certain appointed boards and commissions.

Policy: It is the policy of the Village of Pinehurst to recruit, develop, and recognize volunteers who give of their time and talents to serve on committees and boards. These committees and boards may work on specific short- and long-term projects, planning, zoning, and appearance issues which can affect the quality of life in the Village.

Eligibility: Residents of the Village of Pinehurst and the extra territorial jurisdiction (ETJ) are encouraged to serve on Village of Pinehurst committees and boards. One year of full-time residency is required before being appointed to a board or committee but can be waived by the Village Council if deemed necessary.

Procedure:

Recruitment Process and Appointment

All residents and ETJ residents interested in volunteering for the Village of Pinehurst are required to complete a volunteer application, which may be accessed via the Volunteer Opportunities page of the Village of Pinehurst website (vopnc.org). Some volunteer programs will require background checks as well.

The Village Clerk shall maintain the volunteer contact list, including term expirations, to prepare for upcoming vacancies on Council-appointed boards and committees.

The Village Manager, staff liaison, and Village Clerk; with the assistance of the Communications Specialist; will continuously recruit volunteers using technology (Village website, social media, and e-blasts), announcements in the Village newsletter, and other public venues to inform residents of upcoming volunteer opportunities.

1. Boards, Commissions, or Committees appointed by Council will follow the recruitment and appointment procedures below:
 - a. Historic Preservation Commission and Planning & Zoning Board / Board of Adjustment: shall follow the procedures outlined in Council Policy #54: Advisory Board Appointment Process.
 - b. Bicycle & Pedestrian Advisory Committee: Applications will be reviewed by the Village Manager, staff liaisons, and Chairperson and interviews conducted. Once reviews and interviews are complete and selections made, nominations will be presented to Council for approval via resolution.
 - c. Neighborhood Advisory Committee: shall follow the procedures outlined in Council Policy #53: Neighborhood Advisory Committee.
 - d. Senior Advisory Committee: shall follow the procedures outlined in Council Policy #64: Senior Advisory Committee.
 - e. Beautification Committee Chairperson: The Beautification Committee and staff liaisons will nominate a member of the Committee for appointment as Chairperson. This nomination will then be presented to Council for approval via resolution.

At any point in the recruitment process, if the applicant is no longer being considered for appointment, the Village Clerk or applicable staff liaison will notify the applicant and keep their information on file for future opportunities.

2. Boards, Commissions, or Committees not appointed by Council will follow the recruitment procedures the staff liaison and Chairperson determine to be most beneficial to their specific volunteer program.
3. **Council Reappointments:**
The Village Clerk will notify the Village Manager and staff liaison of upcoming term expirations. The staff liaison will confer with the Chairperson and volunteer eligible for reappointment to determine if reappointment is desired. If reappointment is desired, the staff liaison will notify the Village Manager who will then confer with Village Council to determine if there are any objections to the reappointment. If Village Council does not object, a resolution for reappointment will be placed on an upcoming Village Council Regular Meeting agenda for consideration and approval.
 - If reappointment is either not desired or is objected to, the upcoming term expiration will be treated as a position vacancy, and the recruitment and appointment process will begin.

Village Council has the authority to override any appointment decision by a majority vote.

Training and Onboarding Volunteers:

Within 30 days of a new volunteer appointment, the staff liaison is responsible for orienting the new volunteer on their duties and responsibilities and for ensuring the completion of all items included on the onboarding checklist. Once completed in full, the onboarding checklist is filed and maintained in the Village Clerk's office.

Each staff liaison will work with the Chairperson to identify and schedule training opportunities for volunteers specific to their scope of duties and responsibilities.

A biannual volunteer survey will be conducted so each volunteer will have the opportunity to provide feedback on their experience with the Village of Pinehurst.

Reward and Recognition Program:

Volunteers for the Village of Pinehurst have been identified as a strategic advantage and a valuable resource for the community. The Village will reward and recognize volunteers for their contributions and commitment on a regular basis. Examples of the types of rewards and recognitions volunteers may receive are Applause Cards, induction into the Volunteer Hall of Fame, and, after at least 4-years of service in a Council appointed position, an engraved brick along the entrance walkway to Village Hall. In addition, an annual Volunteer Luncheon will be held in February and a Mayoral Proclamation done during National Volunteer Week in April.

Term Limits for Council Appointments:

1. Term Limits for members of the Historic Preservation Commission, Planning & Zoning Board, Board of Adjustment, and Neighborhood Advisory Committee shall follow Council Policy #32: Appointed Advisory Board Term Limits.
2. Term Limits for members of the Senior Advisory Committee shall follow Council Policy #64: Senior Advisory Committee.
3. Term Limits for members of the Bicycle & Pedestrian Advisory Committee shall follow Resolution #15-28.
4. Chairperson Term Limits shall be:
 - a. Historic Preservation Commission, Planning & Zoning Board, and Board of Adjustment: 3-Years and 1 Term.
 - i. Exception to Historic Preservation Commission, Planning & Zoning Board, and Board of Adjustment Chairperson Term Limits: In situations where no qualified or willing successor is available to serve as Chairperson, Council may approve an exception allowing the current Chairperson to serve an additional term, or a portion thereof, provided all the following conditions are met:

1. A reasonable effort has been made to identify and nominate another eligible member to serve as Chairperson.
2. No other Board member is willing or able to serve in the position, or no qualified candidate is available.
3. The Board determines that maintaining continuity of leadership is in the best interest of the Board and its ability to fulfill its responsibilities.
4. The exception shall be granted only on a case-by-case basis and shall not establish a precedent or modify the underlying policy limiting Chairperson terms.
 - This exception is intended to preserve the Board's ability to conduct its business effectively while maintaining the principle of leadership rotation. The one-term limit remains the standard expectation, with extensions considered only when necessary to avoid a leadership vacancy or disruption in Board operations. The Board should continue to encourage leadership development and succession planning so that future exceptions become unnecessary whenever possible.
- b. Bicycle & Pedestrian Advisory Committee: 3-Years and No Term Limit.
- c. Beautification Committee: 2-Years and No Term Limit (Resolution #17-24).

Policy Update:

This policy shall be reviewed in accordance with the Village's overall policy review schedule as determined by the Village Manager or directed by the Village Council.

9. Ordinances

A. Ordinance 26-14 Amendment to Chapter 110 – Peddling and Soliciting on Private Property

Mr. Willardson reviewed and discussed a memo on the proposed amendments to Chapter 110 of the Pinehurst Municipal Code (Peddling & Soliciting on Private Property).

Council discussed whether the cutoff time should be 7 p.m., 8 p.m., or sunset; a “No Solicitation” sticker being available at the Front Desk of Village Hall; and residents being able to purchase a “No Solicitation” sign at a local hardware store or to create their own sign to place inside a street facing window.

Mayor Pro Tem Taylor proposed amending Section 110.05 to swap B and C, so the description of the investigation comes before the description of the decision.

Council agreed to the proposed cutoff time of 7 p.m. and to the Section 110.05 amendment proposed by Mayor Pro Tem Taylor.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved Ordinance 26-14, as amended, amending Pinehurst Municipal Code Chapter 110 – Peddling and Soliciting on Private Property effective July 14, 2026, by a vote of 5-0.

ORDINANCE #26-14:

An Ordinance Amending Chapter 110 of the Village of Pinehurst Municipal Code (Peddling and Soliciting on Private Property)

WHEREAS, the Village Council of the Village of Pinehurst adopted an ordinance dated October 20, 1980, establishing and implementing certain authorized police powers for the purpose of prescribing regulations governing conditions detrimental to the health, safety, and

welfare of its citizens; and

WHEREAS, on September 13, 2011, the Village Council of the Village of Pinehurst adopted Ordinance 11-25, which established the general ordinances of the Village of Pinehurst as revised, amended, restated, codified, and compiled in book form and declared that these shall constitute the "Village of Pinehurst, North Carolina Municipal Code"; and

WHEREAS, the Municipal Code will be subsequently amended from time to time as conditions warrant; and

WHEREAS, the Village has received correspondence challenging portions of Chapter 110 of the Village of Pinehurst Municipal Code on constitutional grounds; and

WHEREAS, the Village Attorney has reviewed the applicable law and recommended revisions to Chapter 110 to better align the ordinance with current constitutional requirements while preserving the Village's ability to regulate commercial peddling and soliciting and protect the health, safety, and welfare of its residents; and

WHEREAS, the Village Council finds that adoption of the amendments contained herein is in the best interest of the Village and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 14th day of July 2026, as follows:

SECTION 1.

That **Chapter 110 – Peddling and Soliciting on Private Property** of the Village of Pinehurst Municipal Code is hereby amended as reflected in the attached redlined version entitled "**CHAPTER 110 – PEDDLING AND SOLICITING ON PRIVATE PROPERTY (Redlined)**," which is incorporated herein by reference as though fully set forth herein. The amendments include, but are not limited to, revisions to:

- Definitions;
- Permit application requirements;
- Investigation, issuance, and denial of permits;
- Appeals procedures;
- Hours and regulations governing commercial solicitation;
- Permit revocation provisions; and
- Other administrative and procedural provisions necessary to ensure consistency throughout Chapter 110.

SECTION 2.

If any provision of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

SECTION 3.

That all ordinances or sections thereof in conflict herewith are hereby repealed and declared null and void from and after the date of adoption of this ordinance.

SECTION 4.

That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.

CHAPTER 110: PEDDLING AND SOLICITING ON PRIVATE PROPERTY

Section

- 110.01 Definitions
- 110.02 Purpose
- 110.03 Permit required
- 110.04 Application for permit; fees
- 110.05 Investigation of applicant; denial or issuance of permit
- 110.06 Appeals
- 110.07 Display of permits
- 110.08 Regulations
- 110.09 Revocation of permits
- 110.99 Penalty

§ 110.01 DEFINITIONS.

For the purpose of this chapter, the following words and phrases shall have the meanings ascribed to them by this section:

COMMERCIAL PEDDLER or SOLICITOR.

- (1) An itinerant vendor of merchandise who shall go from door-to-door or place-to-place, selling, causing to be sold, offering for sale or taking orders for present or future delivery of merchandise, products or services of any description whatever, including but not limited to magazines, periodicals, books and orders or contracts for home improvements or alterations.
- (2) A person who makes or conducts surveys for research purposes, analyses, opinion polls, rating data and any such similar work, which, by nature, involves door-to-door or place-to-place activity.
- (3) A person who goes from door-to-door or place-to-place for the purpose of soliciting contributions, donations or any other thing of value for any person or organization.
- (4) A person who goes from door-to-door or place-to-place for the purpose of distributing circulars or other printed or electronic media.

COMMERCIAL PEDDLING or SOLICITING. The act of going from door-to-door or place-to-place for the purpose of:

- (1) Sale, distribution, advertising, promoting, demonstrating, and/or vending of merchandise, products, services, or materials, or taking orders for present or future delivery of merchandise, products, services or materials, of any description whatever, including but not limited to magazines, periodicals, books and orders or contracts for home improvements or alterations;
- (2) Making or conducting surveys for research purposes, analyses, opinion polls, rating data and any such similar work, which, by nature, involves door-to-door or place-to-place activity;
- (3) Soliciting contributions, donations or any other thing of value for any person or organization; or
- (4) Distributing circulars, advertisements, brochures, or other, similar printed matter.

NON-COMMERCIAL CANVASSING. The act of going from door-to-door or place-to-place for a political candidate, organization or program; a non-profit, religious, charitable, recreational, civic, or veteran's organization or club; or other non-commercial purposes, such as:

- (1) Speaking with residents;
- (2) Distributing informational or educational literature.

PERSON. Any individual, firm, partnership, association, group, persons, or corporation.

(Ord. 24-12, passed 9-24-2024)

§ 110.02 PURPOSE.

The purposes of this chapter are:

- (A) Discouraging unethical and dishonest business practices.
 - (B) For the general protection, health, and welfare of the residents of the Village of Pinehurst.
 - (C) To preserve a record to identify names and addresses of all commercial peddlers or solicitors.
- (Ord. 24-12, passed 9-24-2024)

§ 110.03 PERMIT REQUIRED.

(A) No person shall peddle, solicit, or sell food, beverages, services, or merchandise or engage in any act of commercial peddling or soliciting in any public or quasi-public place, door-to-door, or place-to-place, within the village, without first having obtained a permit therefore in accordance with the provisions of this chapter.

(B) Permits are not required for non-commercial canvassing.

(Ord. 24-12, passed 9-24-2024)

§ 110.04 APPLICATION FOR PERMIT; FEES.

(A) A separate application shall be filed for each individual conducting commercial peddling or soliciting within the village.

(B) ~~Applications must be submitted at least seven days prior to the beginning date for commercial peddling or soliciting.~~ Applications should be submitted sufficiently in advance to allow the Village to complete its review. Applications submitted fewer than eight (8) business days before the requested solicitation date may not be processed before that requested date.

(C) Applications for permits shall be made upon forms provided by the Village Clerk, who shall file a duplicate copy with the Police Department, containing the following information:

- (1) The name, date of birth, and age of the person engaging in the commercial peddling or soliciting (applicant).
 - (2) The complete permanent home address and complete local address of the applicant.
 - (3) The name and address of the organization or person for whom commercial peddling or soliciting is being conducted.
 - (4) A description of the nature of the business or activity and the goods, services, or wares to be sold.
 - (5) Two recent photographs of the applicant, which shall be approximately two and one-half by two and one-half inches in size, showing the head and shoulders of the applicant in a clear and distinguishing manner.
 - (6) The dates upon which the commercial peddling or soliciting is to take place.
 - (7) A statement as to whether the applicant has been convicted of a crime, misdemeanor, or disorderly persons offense and, if so, the details thereof.
 - (8) The make, model, year, color, and license plate number of each vehicle used by the applicant during the period of commercial peddling or soliciting within the village and copies of the applicant's driver's license, vehicle registration, and insurance certificate.
 - (9) A list of current commercial peddling or soliciting permits received from other municipalities.
 - (10) A statement as to whether the applicant has been denied a commercial peddling or soliciting permit during the past year.
- (D) Fees. The Village Council shall annually adopt by resolution a fees and charges schedule for commercial peddling and soliciting permit applications.
- (Ord. 24-12, passed 9-24-2024)

§ 110.05 INVESTIGATION OF APPLICANT; DENIAL OR ISSUANCE OF PERMIT.

(A) Upon receipt of a complete application, the Police Department shall investigate the applicant solely to determine whether objective grounds exist for denial. A permit may be denied if: (1) the applicant knowingly provided a material false statement on the application; (2) within the previous five (5) years

the applicant has been convicted of a felony involving fraud, identity theft, obtaining property by false pretenses, burglary, robbery, embezzlement, larceny, or another offense involving deception or unlawful entry onto residential property; (3) the applicant is required to register as a sex offender; or (4) the applicant is the subject of an outstanding arrest warrant. ~~Upon receipt of a duplicate application, the Police Department shall cause an investigation to be made of the applicant's business or moral character for the protection of the public safety and welfare. If the investigation as aforesaid should reveal any of the following, the Chief of Police, or their designee, shall deny a permit to the applicant:-~~

~~(1) Conviction of any crime or misdemeanor involving arson and/or other burnings, assault and battery, breaking and entering, bribery and corruption, burglary, embezzlement, conspiracy, conversion and misappropriation of funds, extortion or threats, forgery and counterfeiting, frauds and cheats, indecency and obscenity, larceny, loan sharking, possession or use of a controlled dangerous substance, rape and carnal abuse, receiving stolen property and any other crimes against the person or crimes involving moral turpitude-~~

~~(2) Conviction or any misdemeanor or disorderly persons offense, common thievery, burglary, pick-pocketing, carrying weapons, conspiracy, unlawful soliciting, assault and battery, fraud and misrepresentation, possession or use of habit producing drugs, shoplifting and any other offense involving moral turpitude-~~

~~(3) Business pursuits resulting in fraud, misappropriation of funds, or similar activity-~~

~~(B) The above crimes, misdemeanors or disorderly persons offenses shall be deemed to be those as defined or equivalent to crimes and disorderly persons offenses defined by law in the State of North Carolina-~~

~~(CBC) If the Chief of Police, or their designee, shall deny a permit to the applicant, they shall detail the reasons for such denial.~~

~~(DCB) The Police Department shall complete its investigation within five (5) business days after receipt of a complete application. If no grounds for denial exist, the Village Clerk shall issue the permit no later than three business days following completion of the investigation. If the investigation as aforesaid should not disclose any of the above, a permit shall be issued forthwith by the Village Clerk, upon which shall be affixed one photograph of the applicant and the municipal seal of the Village of Pinehurst-~~

~~(Ord. 24-12, passed 9-24-2024)~~

§ 110.06 APPEALS.

If the Chief of Police, or their designee, shall deny any application for a permit, the applicant may appeal that decision within a period of ten days from the date of denial. Said appeal shall be filed with the Village Clerk and shall be heard by the Village Manager within a period of seven days from the date it is filed. The Village Manager may affirm, modify, or reverse the decision of the Chief of Police, or their designee, and shall indicate, in writing, the reason for their determination. The Village Manager shall apply the standards indicated hereinabove and shall relate their findings and conclusions to the objectives of this chapter. The Village Manager's determination shall be rendered forthwith and shall be final.

(Ord. 24-12, passed 9-24-2024)

§ 110.07 DISPLAY OF PERMITS.

Each applicant, when conducting commercial peddling or soliciting within the village, shall carry the permit at all times and shall exhibit the same to any citizen or Police Officer upon request.

(Ord. 24-12, passed 9-24-2024)

§ 110.08 REGULATIONS.

(A) All permits issued pursuant to this chapter, shall be for a term of one week (seven days) from date of issuance with no commercial peddling or soliciting taking place on Sundays or holidays recognized by the State of North Carolina.

(B) Commercial peddling or soliciting shall be conducted between the hours of 9:00 a.m. and 57:00 p.m., Monday through Saturday. (C) No commercial peddler or solicitor shall enter or attempt to enter the house or apartment of any resident of the village without an express invitation from the occupant thereof.

(D) No commercial peddler or solicitor shall conduct themselves in such a manner as to become objectionable to or annoy any person while commercial peddling or soliciting.

(E) (1) No commercial peddler or solicitor shall peddle or solicit upon premises where signs so located give adequate notice of the prohibition of such activities.

(2) The owner and/or occupant of premises identified in the village may obtain a sign, placard or sticker from the Village Clerk, which may be affixed to a front door, front window or front facing wall of the premises, and giving notice that commercial peddling or soliciting is not permitted on the premises.

(F) All circulars, samples, merchandise, or other printed or electronic media distributed by the commercial peddler or solicitor shall be handed to an occupant of the property or left in a secure location on the premises.

(Ord. 24-12, passed 9-24-2024)

§ 110.09 REVOCATION OF PERMITS.

(A) Permits issued under this chapter may be revoked by the Chief of Police, or their designee, after written notice outlining reasons, for any of the following causes:

(1) Misrepresentation or false material statement contained in the application.

(2) Misrepresentation or false material statement contained in the course of carrying on activities regulated herein.

(3) Conviction of any crime, misdemeanor or disorderly person's offense or engaging in business activity that would have precluded issuance of a permit as set forth hereinabove.

(4) Conducting commercial peddling or soliciting by knowingly violating this chapter after written notice of the violation, making a material misrepresentation while soliciting, or engaging in conduct constituting trespass, assault, fraud, harassment, or other criminal conduct while engaged in commercial peddling or soliciting. ~~Conducting commercial peddling or soliciting in an unlawful manner in violation of the provisions of this chapter or in such manner as to cause a breach of the peace or to constitute a menace to safety or general welfare of the public.~~

(B) Any person whose permit has been revoked shall have the right of appeal, subject to the procedure and standards as set forth in § 110.06 above.

(Ord. 24-12, passed 9-24-2024)

§ 110.99 PENALTY.

Any person who violates any provision of this chapter, upon conviction thereof, shall be punished by a fine not exceeding \$500 or by imprisonment for a term not exceeding 90 days or both. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

(Ord. 24-12, passed 9-24-2024)

10. General Business

A. Review of the 2026 Village of Pinehurst Letter to the Town of Dornoch

Mr. Willardson reviewed and discussed a memo on the July 09, 2026, letter sent to the Town of Dornoch as part of the Cooperative Liaison of Mutual Benevolence Agreement.

Mayor Pro Tem Taylor stated he will be visiting the Town of Dornoch as a private citizen from July 30th to August 1st, 2026, and would be happy to provide an update on Village matters while there.

B. Discussion Regarding an Interlocal Agreement Request from Moore County for

Planning and Development Jurisdiction of Pinewild Phase 4

Mr. Willardson reviewed and discussed a memo and a map on the proposed interlocal agreement request from Moore County regarding the Pinewild Phase 4 development and the two response options available to Council.

Council verified which parcel(s) remain within the Village's jurisdiction and tax collection area and that the vacant 1-acre parcel is being depicted as an access point from Kilbride Dr. in the initial designs.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously agreed the Village of Pinehurst not enter into the proposed interlocal agreement with Moore County and authorized the Village Manager, or his designee, to provide a letter to Moore County acknowledging the developer's request, confirming that the Village has elected not to enter into the proposed interlocal agreement, and recognizing that the developer may proceed under N.C.G.S. § 160D-203(b) by a vote of 5-0.

C. Review Tufts Archives Design Decisions

Mr. Willardson and Mr. Matt Oakley, Principal / Senior Construction Administrator with Oakley Collier Architects, reviewed and discussed a Tufts Archives PowerPoint presentation highlighting renderings of the main entrance, floor plan options (existing or expanded footprint), Cost-Benefit Analysis of Expansion, Fire Suppression Options, Fire Protection Considerations, Bathroom Location, Dumbwaiter, and Staff Recommendations.

Council deliberated the floor plan options (existing and expanded) and whether the space gained by expanding justifies the significantly higher project cost; whether the existing building footprint is sufficient space to accommodate all of the needs for the Archives facility, such as a dedicated Welcome Center area and a catering preparation space for large events; whether adjustments need to be made to the size of the research and / or multipurpose rooms; whether an expansion will be visibly noticeable or blend with the existing brickwork; and whether the rear "porch" area could be configured differently to be more visually appealing.

Mr. Oakley stated the floor plan can be reshaped to take into consideration Council's concerns regarding facility needs and additional floor plan design options with both existing and expanded footprints will be presented for consideration at a future meeting.

Council agreed to defer deciding on the final floor plan design until additional options have been presented. Mr. Willardson noted a decision on the final floor plan will be needed by the end of 2026 / beginning of 2027 to keep the renovation of the Archives on schedule.

Council deliberated the fire suppression system options weighing the cost versus the benefits of each option.

Mr. Oakley stated any expansion of the facility would require an improved and expanded fire suppression system.

Council agreed to consider the installation of either a Pre-Action System + Dry or Chemical Suppression + Dry System.

Council deliberated whether to relocate the proposed bathroom facilities to another area of the building or to leave the proposed bathroom facilities where depicted and whether a family

restroom facility is needed.

Council agreed to leave the proposed bathroom facilities where depicted but asked for a floor plan option that includes a family restroom facility.

Ms. Audrey Moriarty, Library Services & Archives Director, asked Council to consider replacing the dumbwaiter with a full-service elevator, which would also require removal of the existing staircase that abuts the dumbwaiter shaft.

Council agreed to consider the installation of a full-service elevator.

Council asked Mr. Willardson to research additional grant programs, such as the National Park Service's "Save America's Treasures", to help offset the cost of the Archives renovation. Mr. Willardson stated an application will be submitted to the "Save America's Treasures" program.

Council asked Mr. Willardson and Ms. Moriarty to provide additional timeline and budget information along with additional information on the facility's use and number of archives on hand at the next discussion on the Tufts Archives renovation.

11. Other Business

Mayor Pizzella noted the high level of responsiveness to resident complaints / issues being given by the Pinehurst Police Department.

Mayor Pro Tem Taylor noted a more detailed discussion of the July 01, 2026, meeting he and Councilmember Hooper had with NCDOT representatives regarding the Pinehurst Traffic Circle (PTC) will be done during the upcoming Work Session, however, a motion was needed from Council regarding submitting a request to NCDOT to reduce speed limits on the approach to and within the PTC.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Hooper, Council unanimously agreed to authorize the Village Manager to draft a letter to NCDOT requesting the speed limit on all roads approaching the PTC be reduced to 35 mph and the speed limit within the PTC be reduced to 25 mph by a vote of 5-0.

12. Motion to Adjourn

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 06:41 p.m.

Respectfully Submitted,

Shannon Bonecutter

Village Clerk

A recording of this meeting is located on the Village website: www.vopnc.org

Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement



July 14, 2026, Work Session Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 07/20/2026

MEMO DETAILS

ATTACHMENTS

1. 07.14.2026 DRAFT Work Session Minutes



**Village Council
Minutes for the Work Session of July 14, 2026
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
04:30 p.m.**

The Village of Pinehurst Village Council held a Work Session Meeting at 06:41 p.m., Tuesday, July 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. Paul Conners, IT Specialist

And approximately 2 members of the audience in attendance, in addition to 3 staff and 1 press. There were approximately 12 remote views.

1. Call to Order.

Mayor Pizzella called the Village Council Work Session to order at 06:55 p.m.

2. General Business.

A. Engineering Standards and Specifications Manual Update

Mr. Mike Apke, Public Services & Engineering Director, and Mr. Alex Cameron, Planning & Inspections Director, reviewed and discussed an ESSM Project Update PowerPoint presentation highlighting Overview; Objectives; Table of Contents; Sections 1 – Preliminary Considerations and Instructions & 2 – General Provisions; Section 3 – Streets and Public Rights-of-Way; Sections 4 – Curb and Gutter, Driveways, Greenways, and Sidewalks & 6 – Water Distribution and Wastewater Collection; Section 5 – Stormwater Conveyance and Management; Appendices and Details; and Next Steps.

Council deliberated changing curb and gutter waiver requests from a Council level decision to a staff level decision and adding a “Payment In-Lieu of Improvements” provision to Section 3. Council agreed to the curb and gutter waiver change and not to add the in-lieu provision.

Council deliberated the costs versus benefits of becoming an NC Department of Environmental Quality local delegated program and adding additional requirements for stormwater management on infill lots. Council asked Mr. Willardson, Mr. Apke, and Mr. Cameron to further research options available to the Village for greater stormwater and erosion controls.

Council asked that a redline version be provided along with the final draft of the ESSM.

B. Foliage Protection Fence Draft PDO Update

Mr. Willardson and Mr. Cameron reviewed and discussed a memo on the proposed amendment to the Pinehurst Development Ordinance, which consists of adding Section 10.8 Plant Protection Devices.

Council deliberated adding a maximum square footage of protective fencing provision. It was determined that administering such a provision would be a heavy burden on Code Enforcement staff.

Council agreed to consider approval of the proposed amendment at a future meeting.

C. Beautification Grants Awarded by the Beautification Committee

Mr. Willardson reviewed and discussed a Beautification Committee Awarded Grant Projects PowerPoint highlighting Projects Completed (Pinehurst Elementary School, Courtney's Shoes, Market Street Awnings, and 100 Magnolia), Projects 50% Completed (Agora Building HVAC Screening), Projects Approved (Agora Building Alleyway, Adams Law Office, and Market Street Alleyway), Projects Requested (Coldwell Banker), New Applications (Window Replacement – Back of Building), and Potential Applications - In Development (Alley Near Drum & Quill and Walkway Between Outpost & Department Store).

Council verified the annual budget for Beautification Committee Grant projects is \$10,000 and agreed to consider an increase in the annual budget should the popularity of the program continue to grow.

D. Council Update on Meetings with NCDOT Regarding the Traffic Circle

Mayor Pro Tem Taylor and Councilmember Hooper provided an update on the July 01, 2026, meeting regarding the redesign of the Pinehurst Traffic Circle with representatives from NCDOT and a timeline for the proposed NCDOT redesign project, which includes a tentative start date of August 2031.

Council agreed to continue researching and gathering data on alternatives to the proposed NCDOT redesign.

Council and Mr. Willardson discussed the Village applying for the Moore County Tourism Development Authority's Tourism Enhancement and Area Marketing (T.E.A.M.) grant program. Mr. Willardson noted he is gathering ideas from Village staff.

3. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Ficklin, Council unanimously approved to adjourn the Work Session by a vote of 5-0 at 08:33 p.m.

Respectfully submitted,

Shannon Bonecutter
Village Clerk

A recording of this meeting is located on the Village website: www.vopnc.org

Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions.

Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement



**Consider Resolution 26-29 Honoring Mr. David Herring for His Service on the
Historic Preservation Commission
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 06/01/2026

MEMO DETAILS

ATTACHMENTS

1. DRAFT Resolution 26-29 Honoring Mr. David Herring (HPC)

A Resolution Honoring the Service of Mr. David Herring

Whereas, Mr. David Herring has been a dedicated and invaluable member of the Village of Pinehurst community; and

Whereas, Mr. Herring served with distinction on the Historic Preservation Commission from June 2020 to May 2026, generously volunteering his time and expertise; and

Whereas, Mr. Herring was instrumental in the efficient operation of the Historic Preservation Commission, always conducting the Village's business in a courteous, professional manner; and

Whereas, Mr. Herring was involved in many decisions affecting the character of the community, each time exhibiting sound judgement and concern for the important historic qualities of the Village of Pinehurst in his decision-making process; and

Whereas, Mr. Herring played a significant role in amendments to the Village of Pinehurst Historic District Standards done in 2021 and 2022.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 28th day of July 2026 as follows:

Section 1. That the Village Council hereby expresses, on behalf of the citizens of the Village of Pinehurst, its sincere gratitude and appreciation to Mr. David Herring for his exemplary service and dedication to the community.

Section 2. That a copy of this resolution be spread upon the permanent minutes of the Village of Pinehurst and a copy thereof, duly executed by the Mayor, be presented to Mr. Herring as a token of our esteem.

This Resolution passed and adopted this 28th day of July 2026.

(Municipal Seal)

Village of Pinehurst
Village Council

By:

Patrick Pizzella, Mayor



Official Zoning Map Amendment for Augusta National Drive

ADDITIONAL AGENDA DETAILS:

The purpose of the hearing is to consider an Official Zoning Map Amendment for a portion of Parcel ID #00016792 totaling approximately 1.25 acres and located along Augusta National Dr. This proposed map amendment would zone the area from RD (Recreation Development) to R-30 (Medium Density Residential). The property owner and applicant is the Country Club of North Carolina.

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 07/20/2026

MEMO DETAILS

Request:

The applicant requests the rezoning of a portion of parcel ID # 00016792 (+/- 1.25 acres) within the Country Club of North Carolina (CCNC) currently zoned RD (Recreation Development) to R-30 (Medium Density Residential) in order to allow for one lot for single-family residential development. The request is for a “conventional” zoning map amendment and does not provide for the inclusion of any conditions or a site-specific plan as might be expected with a conditional rezoning. If approved, all allowable uses in the R-30 zoning district will be available to the property. All applicable development regulations in the Pinehurst Development Ordinance (PDO) will apply for any future use and development.

The portion of the parcel the applicant is requesting to rezone is currently part of a larger parcel, which is intended to be subdivided if the rezoning is approved. The rezoning is required before subdivision in order for the proposed subdivision to meet the R-30 dimensional requirements. The current RD zoning requires a minimum lot size of 5 acres in order to subdivide and would not allow for single-family residential development. The subject area was originally platted as a residential lot within the CCNC, and zoned R-30. The owner, CCNC, petitioned to and had the zoning changed to RD in 2005 (see attached ordinance 05-08). The subject property was combined into the larger existing parcel in 2007 via a deed (attached). This rezoning request would put the property back to its original zoning district.

Analysis:

Background/Location

The subject property is located within the Village’s Corporate Limits. The parcel has approximately 153.4 total feet of frontage along Augusta National Dr. Areas to the west and south are zoned RD, with the current use as a golf course and golf course maintenance area. Properties to the east and the north are zoned R-30, all single-family residential properties. The proposed lot will meet all applicable dimensional standards for the R-30 zoning district.

The R-30 (Medium Density Residential) and RD (Recreation Development) zoning districts have a few similar uses overall. Uses that differ between the two zoning districts are indicated in the table below.

Use	RD (Existing Zoning)	R-30 (Proposed Zoning)
-----	----------------------	------------------------

Single-Family Dwelling	Not Allowed	Allowed
Family Care Home	Not Allowed	Allowed with Special Requirements
Neighborhood Lodging Accommodation	Not Allowed	Allowed with Special Requirements
Golf Course	Allowed	Allowed with a Special Use Permit
Community Shared Facilities	Not Allowed	Allowed with Special Requirements
Country Club	Allowed	Not Allowed
Recreation Facilities, Outdoor	Allowed with Special Requirements	Not Allowed
Religious Institutions	Not Allowed	Allowed with Special Requirements
Schools - Elementary & Secondary	Allowed with a Special Use Permit	Not Allowed

Topography, Environmental & Utilities

The portion to be rezoned is vacant with flat, wooded topography. It is not located in a watershed or a flood zone. Public water service is available through the Town of Southern Pines, but no public sewer is available. Private on-site septic will be required for any future development.

Neighborhood Meeting

A neighborhood meeting was required as part of the rezoning request. The applicant held the neighborhood meeting on May 19, 2026. See the attached neighborhood meeting report.

Plan Consistency

The proposed zoning district for this property is *inconsistent* with the recommended land use for the area of "Private Open Space" as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan. All areas zoned RD within CCNC are labeled "Private Open Space" and all existing residential zoned properties are labeled "Suburban Neighborhood." As the property was originally platted for and zoned for a single-family lot, is surrounded by existing R-30 residential lots, and would create only one residential lot consistent with the surrounding neighborhood, the request is consistent with the broader goals of the Comprehensive Plan.

Other potential applicable areas of the Comprehensive Plan include:

Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for the balancing of the need to conserve land while allowing purposeful, quality development in strategic locations.

Guiding Principle 3: Places to Live. The Plan calls for protecting and enhancing the quality and character of existing residential neighborhoods.

Planning and Zoning Board Recommendation

The Planning and Zoning Board held a public hearing during their regular meeting July 9, 2026, to consider the zoning map amendment. The Board received a report and presentation from staff, followed by some history on the parcel from the applicant. There were no comments from the public. After a brief discussion, the Board voted unanimously to recommend approval of the zoning map amendment. The Board acknowledged the inconsistency with the Conservation and Growth map, but found it consistent with Guiding Principle #2 and Guiding Principle #3 of the Comprehensive Plan.

Staff Recommendation

The proposed amendment would restore the property's original zoning designation and allow the creation of one single-family residential lot that is compatible with the surrounding R-30 neighborhood. Although the request is inconsistent with the Conservation and Growth Map designation of "Private Open Space," staff finds it consistent with the Comprehensive Plan's broader goals of balancing conservation with appropriate growth and protecting established residential neighborhoods. Staff therefore recommends approval of the zoning map amendment.

Village Council Action and Zoning Map Amendments

"Conventional" zoning map amendments are legislative decisions and must follow the statutory process requiring a public hearing and final action by the governing board (Village Council) after receiving a recommendation from the Planning and Zoning Board and Staff. These map amendments are not "conditional" and, therefore, specific development conditions cannot be considered. If there are more questions or concerns that need to be addressed, Village Council may continue the public hearing to a specific date, place, and time. The Village Council may also refer the proposed amendment back to the Planning and Zoning Board. After conducting the public hearing, the Village Council may take any of the following actions:

- Approve the proposed zoning map amendment by adopting an ordinance
- Reject the proposed zoning map amendment
- Defer action on the proposed zoning map amendment to a later meeting

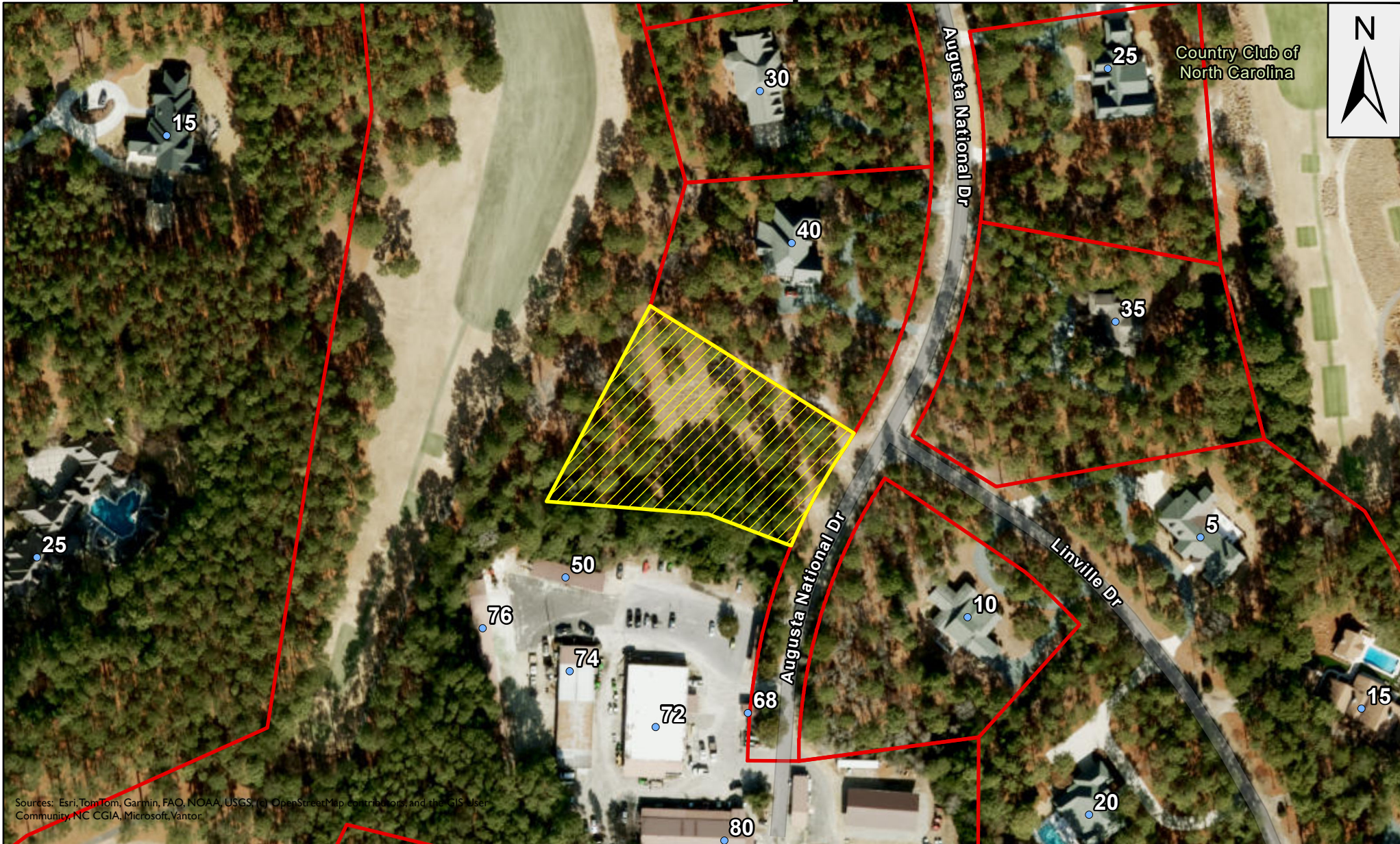
When approving or rejecting a zoning map amendment, the Village Council must approve a statement of consistency with the adopted Comprehensive Plan. When approving a statement of consistency, Village Council must also adopt a brief statement explaining why the amendment is reasonable. These statements may be combined and part of the motion as well as within the ordinance.

If a zoning map amendment is approved and found to be inconsistent with the Comprehensive Plan or Land Use Plan (specifically the Conservation and Growth Map), the Comprehensive Plan is also amended.

ATTACHMENTS

1. Aerial Map (50 Augusta National Dr)
2. Zoning Map (50 Augusta National Dr)
3. 1963 Plat
4. Ordinance 05-08 Rezoning from R-30 & R-210 to RD
5. CCNC Deed Combining Lot 5 Block S into Cardinal Golf Course
6. Neighborhood Meeting Materials
7. Proposed Subdivision
8. Planning & Zoning Board Statement of Consistency

Aerial Map



0 50 100 200 300 400 500 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various level of accuracy. The data is provided to you "as is" with no warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited with North Carolina General Statutes 132-10.

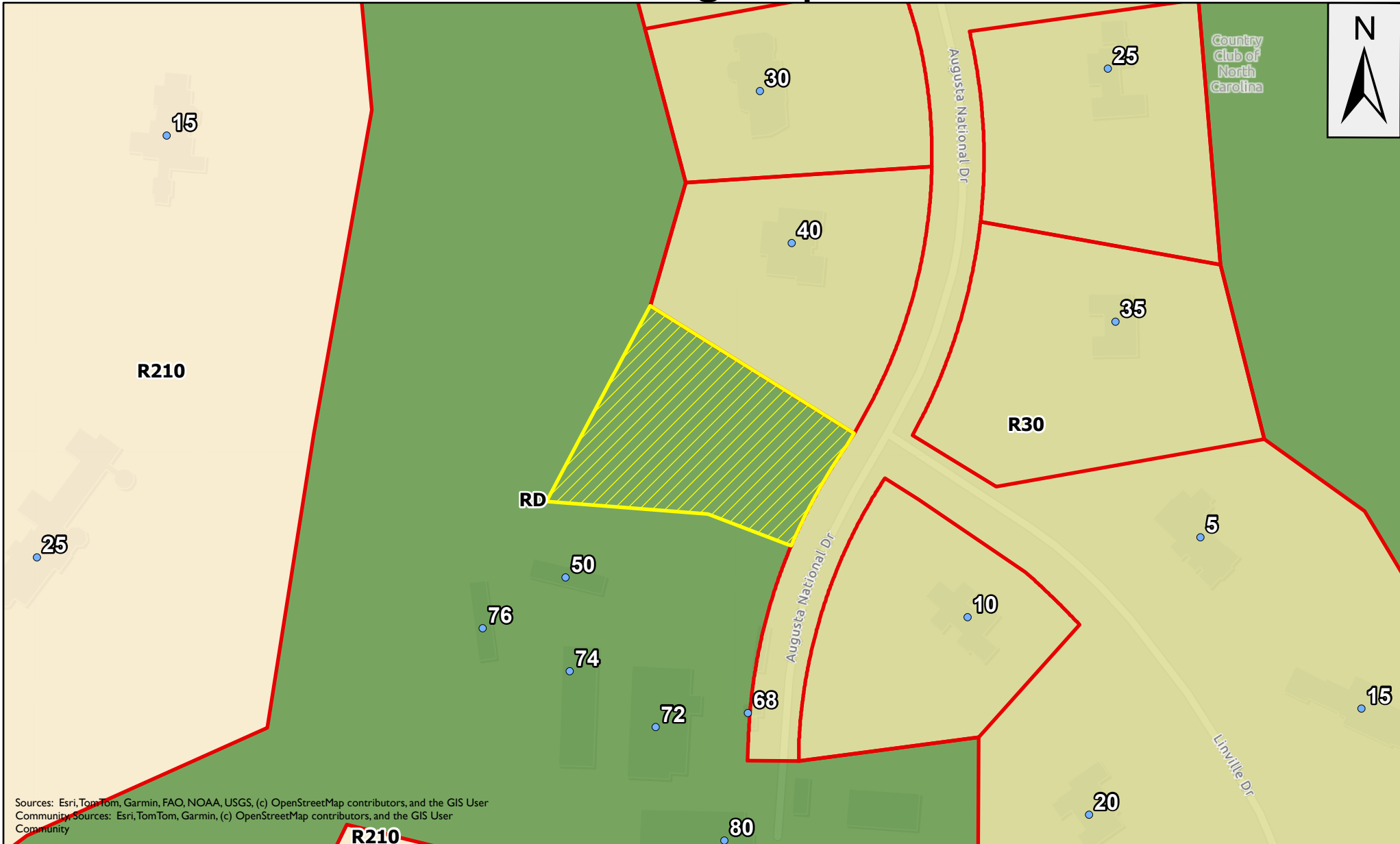
July 28, 2026 Village Council 50 Augusta National Drive Rezoning Request

Legend

-  Subject Property
-  Adjacent Properties Notified



Zoning Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community.

0 50 100 200 300 400 500 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various level of accuracy. The data is provided to you "as is" with no warranty, representation, or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited with North Carolina General Statutes 132-10.

July 28, 2026 Village Council 50 Augusta National Drive Rezoning Request

Legend

- Subject Property
- Adjacent Properties Notified
- R210 - Residential
- R30 - Residential
- RD - Recreational Development



U. S. Hwy. 158 501

U. S. Hwy. 158 501



ROYAL DONOVAN GEO. VILLAGE	
PROPERTY CLUB OF NORTH CAROLINA	
ROYAL DONOVAN GEO. VILLAGE, INC.	
PUEBLO, N.C.	
DATE: 10/14/1953	
DRAWN BY: J. A. EDWARDS	
CHECKED BY: JOHN A. EDWARDS	
CONSULTING ENGINEER	
RALEIGH, N.C.	
SHEET NO. 1	
OF 1	

Recorded in Map Book 7 Page 62, Register of Deeds Office, Moore County

NOTE: This map was prepared in accordance with G.S. 41-30 as amended. It is a true and correct copy of the original map on file in the Register of Deeds Office, Moore County, N.C.

MADE BY: J. A. EDWARDS
DATE: 10/14/1953
CHECKED BY: JOHN A. EDWARDS
CONSULTING ENGINEER
RALEIGH, N.C.

NOTE: This map was prepared in accordance with G.S. 41-30 as amended. It is a true and correct copy of the original map on file in the Register of Deeds Office, Moore County, N.C.

MADE BY: J. A. EDWARDS
DATE: 10/14/1953
CHECKED BY: JOHN A. EDWARDS
CONSULTING ENGINEER
RALEIGH, N.C.

ORDINANCE #05-08:

AN ORDINANCE AMENDING THE PINEHURST DEVELOPMENT ORDINANCE AND ZONING MAP AS IT PERTAINS TO THE REZONING OF CERTAIN LAND LOCATED AT LOT Y-60 ST. ANDREWS DRIVE, LOT S-6 AUGUSTA NATIONAL DRIVE, AND LOT S-5 AUGUSTA NATIONAL DRIVE IN THE COUNTRY CLUB OF NORTH CAROLINA IN THE VILLAGE OF PINEHURST, NORTH CAROLINA.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance and Map on the 23rd day of October, 1995, 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, a public hearing was held at 11:00 a.m. on April 12, 2005 in the Council Conference Room 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, for the purpose of considering rezoning of approximately 5.65 acres of property located at lot Y-60 St. Andrews Dr., lot S-6 Augusta National Dr., and lot S-5 Augusta National Dr. in the Country Club of North Carolina from R-30 and R-210 (single family residential) to RD (Recreation District) at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed rezoning; and

WHEREAS, the Planning and Zoning Board has recommended that the zoning map be amended; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed rezoning, have determined that it is in the best interest of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance and Zoning Map be amended as recommended by the Planning and Zoning Board.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in work session assembled on the 12th day of April, 2005 as follows:

SECTION 1. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by rezoning approximately 5.65 acres of property located at lot Y-60 St. Andrews Dr., lot S-6 Augusta National Dr., and lot S-5 Augusta National Dr. in CCNC from R-30 and R-210 (single family residential) to RD (Recreation District). These parcels are also described as Moore County LRK #'s 16786, 16787 and a portion of 16778.

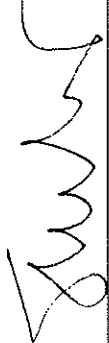
SECTION 2. That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.

SECTION 3. Adopted this 12th day of April, 2005.

(Municipal Seal)

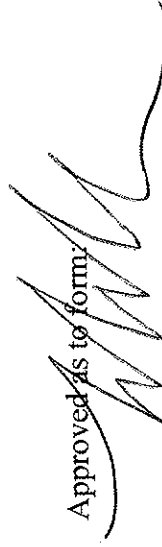


VILLAGE OF PINEHURST
VILLAGE COUNCIL

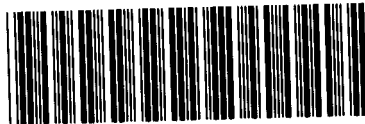
By: 
Steven J. Smith, Mayor

Attest:


Linda S. Brown, Village Clerk

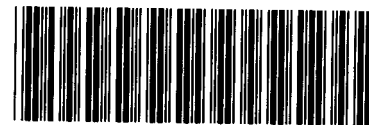
Approved as to form:

Michael J. Newman, Village Attorney

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
July 13, 2007 01:49:39 PM
Book 3265 Page 463-469
FEE: \$30.00
INSTRUMENT # 2007013526



INSTRUMENT # 2007013526

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
June 19, 2007 03:01:52 PM
Book 3250 Page 445-450
FEE: \$29.00
INSTRUMENT # 2007011741



INSTRUMENT # 2007011741

Excise Stamps \$

Recording Time, Book & Page

Drafted by John M. May, Attorney at Law
No Title Examination
120 Applecross Road
Pinehurst, NC 28374

Brief Description for Index: Country Club of North Carolina Golf Course

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18th day of June, 2007, by and between **The Country Club of North Carolina, Inc., a North Carolina corporation** (hereafter "Grantor"), of Pinehurst, North Carolina, and **The Country Club of North Carolina, Inc., a North Carolina corporation** (hereafter "Grantee") of PO Box 786, Pinehurst, NC 28370.

WITNESSETH:

May The Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Village of Pinehurst, Mineral Springs Township, Moore County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference.

The property hereinabove described is being conveyed to create one curtilage of land which is all part of the golf course at the Country Club of North Carolina and was acquired by Grantor by instruments noted after each description.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions noted herein.

The designations "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate caused this instrument to be executed by its appropriate official, the day and year first above written.

The Country Club of North Carolina, Inc.

By: *John M. Ellis* (SEAL)



NORTH CAROLINA, MOORE COUNTY

I, Joann K Phillips, a Notary Public of the County and State aforesaid, certify that John M Ellis [Name of officer], either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day and acknowledged that (s)he is President [title of officer] of The Country Club of NC [Name of corporation] a North Carolina corporation, and that (s)he, as President, [title of officer] being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and notarial seal, this 18 day of June, 2007

Joann K Phillips
Notary Public

My Commission Expires:

4/7/2011

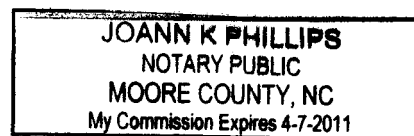


EXHIBIT "A"

TRACT ONE: Golf Course

All that certain lot, tract or parcel of land situated in the Village of Pinehurst, Mineral Springs Township, Moore County, North Carolina, described as Tract Two in Book 266, Page 526.

TRACT TWO:

Lot No. 6, in Block S, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 266, Page 526, Moore County Registry.

TRACT THREE:

Lot No. 2, in Block T, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 319, Page 559, Moore County Registry.

TRACT FOUR:

Beginning at a point in the western edge of the right of way of St. Andrews Drive West, the northeast corner of Lot 10, Block W, according to the recorded map in reference below; thence with the western edge of the right of way of St. Andrews Drive West measured by a chord of South 10°33' West 30 feet to a point; thence North 76°05' West 337.73 feet to a point, the southeast corner of the Pump House lot; thence with the eastern property line of the Pump House lot North 01°06' West 27.58 feet to a point in the northern property line of said Lot 10; thence with the northern line of said Lot 10, South 76°38' East 343.13 feet to the point of beginning, being part of Lot 10, Block W, of Royal Dornoch Golf Village according to a corrected map of Lots 3-10, inclusive, Block W, dated August 3, 1965, recorded in Map Book 7, Page 91, Moore County Registry, North Carolina.

Acquired in Deed Book 339, Page 367, Moore County Registry.

TRACT FIVE:

That certain tract or parcel of land lying and being in Sandhill Township, Moore County, North Carolina, described as:

BEGINNING at an iron pipe in the south line of Murray Hill Avenue, the northeast corner of Lot No. 50 and the northwest corner of Lots No. 49 as shown on plat of Whitehouse Heights recorded in Map Book 2, Page 16, Moore County Registry; running thence from said beginning crossing the road as an extension of the common line of said lots, North 0°35' West 29.66 feet to a corner in the south line of Block "G" of the Royal Dornoch Golf Village as shown on plat recorded in Map Book 7, Page 62, Moore County Registry; thence with the south line of Royal Dornoch Golf Village and as the north line of Murray Hill Avenue, South 89°27' West 575.19 feet to an iron pipe, corner of Lots 3 and 4; thence continuing as said line, South 89°27' West 500.07 feet to a concrete monument, common corner of Lots 1 and 2; thence continuing as said line, South 89°27' West 290.13 feet to a concrete monument, the southwest corner of Lot 1; thence continuing as the north line of Murray Hill Avenue and the south line of the Country Club of North Carolina, North 58°42' West 552.00 feet to a corner of the Country Club of North Carolina; thence crossing Murray Hill Avenue with the line of Country Club of North Carolina, South 54°32' West 32.66 feet to a northerly corner of Lot No. 50 ½ of the aforesaid Whitehouse Heights division; thence as a northerly line of said lot and with the south line of Murray Hill Road, South 58°42' East 573.49 feet to a corner; thence continuing as said line and as the north line of Lot 50 of the Whitehouse Heights division, North 89°26' East 1373.96 feet to the beginning, containing 1.33 acres, more or less, and being shown on a map entitled "Survey for Villa Lake Development Company, Sandhills Township, Moore County, North Carolina", dated October 21, 1981, drawn from an actual survey by C.H. Blue & Associates, and recorded in Plat Cabinet 2, Slide 205, Moore County, North Carolina, Registry, to which reference is hereby made for a more complete description.

Acquired in Book 491, Page 797, Moore County Registry.

TRACT SIX:

Being a portion of Lot No. 60 as shown on a map entitled "The Country Club of North Carolina, Inc., Fourth Nine Addition, Phase One, Sandhills Township, Moore County, Pinehurst, North Carolina," dated October 1, 1979, drawn from an actual survey by C.H. Blue and Associates, and recorded in Plat Cabinet 2, Slide 23, Moore County, North Carolina, Registry, and being more particularly described as follows:

Beginning at the northeastern corner of Lot 60, thence along the northern line of Lot 60, North 88°18'33" West 166.59 feet to the POINT OF BEGINNING of said tract; thence South 07°47'26" West 42.89 feet; thence South 34°43'23" West 41.05 feet; thence South 70°14'34" West 116.38 feet; thence North 22°17'51" West 105.06 feet; thence North 85°23'01" West 64.84 feet; thence North 56°15'16" West 38.30 feet to the northern line of Lot 60; thence along the northern line of Lot 60, South 88°18'33" East 275.30 feet, more or less, to the point of beginning.

Acquired in Book 507, Page 721, Moore County Registry.

TRACT SEVEN:

Being all of Lot No. 34, Block W, of Addition No. 3 of Royal Dornoch Golf Village, according to a map dated December 21, 1970, recorded in Map Book 10, Page 9, of the Moore County Registry, North Carolina.

Acquired in Book 548, Page 496, Moore County Registry.

TRACT EIGHT:

Lot No. 5, in Block S, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 558, Page 53, Moore County Registry.

TRACT NINE:

A certain parcel of land in Mineral Springs Township, Moore County, Pinehurst, North Carolina lying about 100 yards east of Huntington Valley Drive, bounded on the west by the remaining portion of Lot No. 11, Block "N", Royal Dornoch Golf Village and on the east by the golf course property of the Country Club of North Carolina, Inc., described as follows:

BEGINNING at a concrete monument located about 100 yards east of Huntington Valley Drive, at the east common corner of Lots 10 and 11, Block "N", Royal Dornoch Golf Village, as shown on a plat recorded in Map Book 7, Page 62 in the Moore County Registry, running thence from the beginning as the east line of Lot No. 11, South 1°39' East 272.22 feet to a concrete monument at a southeast corner of Lot No. 11; thence as the following new lines, crossing Lot No. 11, North 16°15' West 141.90 feet to an iron stake; thence North 1°38' West 85.18 feet to an iron stake; thence North 34°04' East 61.24 feet to the beginning, containing 6390 square feet more or less, and being an eastern portion of Lot No. 11, Block "N", the Royal Dornoch Golf Village referenced above.

Acquired in Book 860, Page 139, Moore County Registry.

TRACT TEN:

A certain tract or parcel of land lying west of the western property line of Lot 18, Block P, Roayl Dornoch Golf Village as shown on the map of same recorded in Map Book 7, Page 62, Moore County Registry, and BEGINNING at a point which is the southwest corner of said lot same being located in the northwest right-of-way of St. Andrews Drive; running thence from said beginning point and a new line North 13°41'00" West 150.15 feet to an existing iron stake marked on a cart path; thence North 14°26'00" East 71.06 feet to a set iron stake in the original line of Lot 18, Block P; thence as the western line of Lot 18, Block P, South 15°26'44" East 61.74 feet to said iron stake; thence South 00°30'12" East 155.20 feet to the beginning and containing 3750 square feet, more or less, and being designated Parcel A on the

map entitled "Proposed Property Exchange between Dr. Michael D. Samuel and The Country Club of North Carolina, Lot 18, Block P and adjoining parcel, Royal Dornoch Golf Village, Mineral Springs Township, Moore County, Pinehurst, North Carolina", dated August 26, 1993 and drawn from the actual survey by C.H. Blue and Associates, P.A. reference to which is hereby made.

Acquired in Book 950, Page 221, Moore County Registry.

TRACT ELEVEN:

Lot No. 1, in Block Q, as shown on plat of survey entitled "Royal Dornoch Golf Village, Property of The Country Club of North Carolina and Royal Dornoch Golf Village, Inc., Pinehurst, N.C.", dated August 24, 1963, prepared by John A. Edwards, and recorded in Map Book 7, Page 62, in the Office of the Register of Deeds of Moore County, North Carolina.

Acquired in Deed Book 1123, Page 22, Moore County Registry.

EXPLANATION STATEMENT TO CORRECT OBVIOUS MINOR ERROR(S) MADE IN AN
INSTRUMENT AS ORIGINALLY RECORDED.

RE: BOOK 3250, PAGE 445,
MOORE COUNTY REGISTRY

NAMES OF ALL PARTIES TO THE ORIGINAL INSTRUMENT:

GRANTORS: The Country Club of North Carolina, Inc.

GRANTEE: The Country Club of North Carolina, Inc.

TRUSTEE:

BENEFICIARY:

STATE OF NORTH CAROLINA
COUNTY OF MOORE

I/We, the undersigned, hereby certify that the following corrections are made in the above
named recorded instrument in accordance with the provisions of N.C.G.S. §47-36.1 ratified June 30,
1986.

DESCRIPTION OF CORRECTION: One of the references for the description of the golf course in
Tract One was omitted. Tract One should read: All that certain lot, tract or parcel of land situated in
the Village of Pinehurst, Mineral Springs Township, Moore County, North Carolina, described as
Tract Two in Book 266, Page 526 and that portion of the golf course shown on map recorded in Plat
Cabinet 2, Slide 23, that was acquired in Book 449, Page 121, Moore County Registry.

This the 13th day of July, 2007.



John M. May, Attorney at Law



April 30, 2026

Name
Address
City, State, Zip

To: **Neighbors in the vicinity of #50 Augusta National Drive
and Interested Parties**

From: Jim Sutton, GM/COO, The Country Club of North Carolina
jsutton@CCofNC.com; 910-692-6565

Regarding: Informational meeting about proposed re-platting of #50 Augusta National
Drive as an R-30 Single Family lot

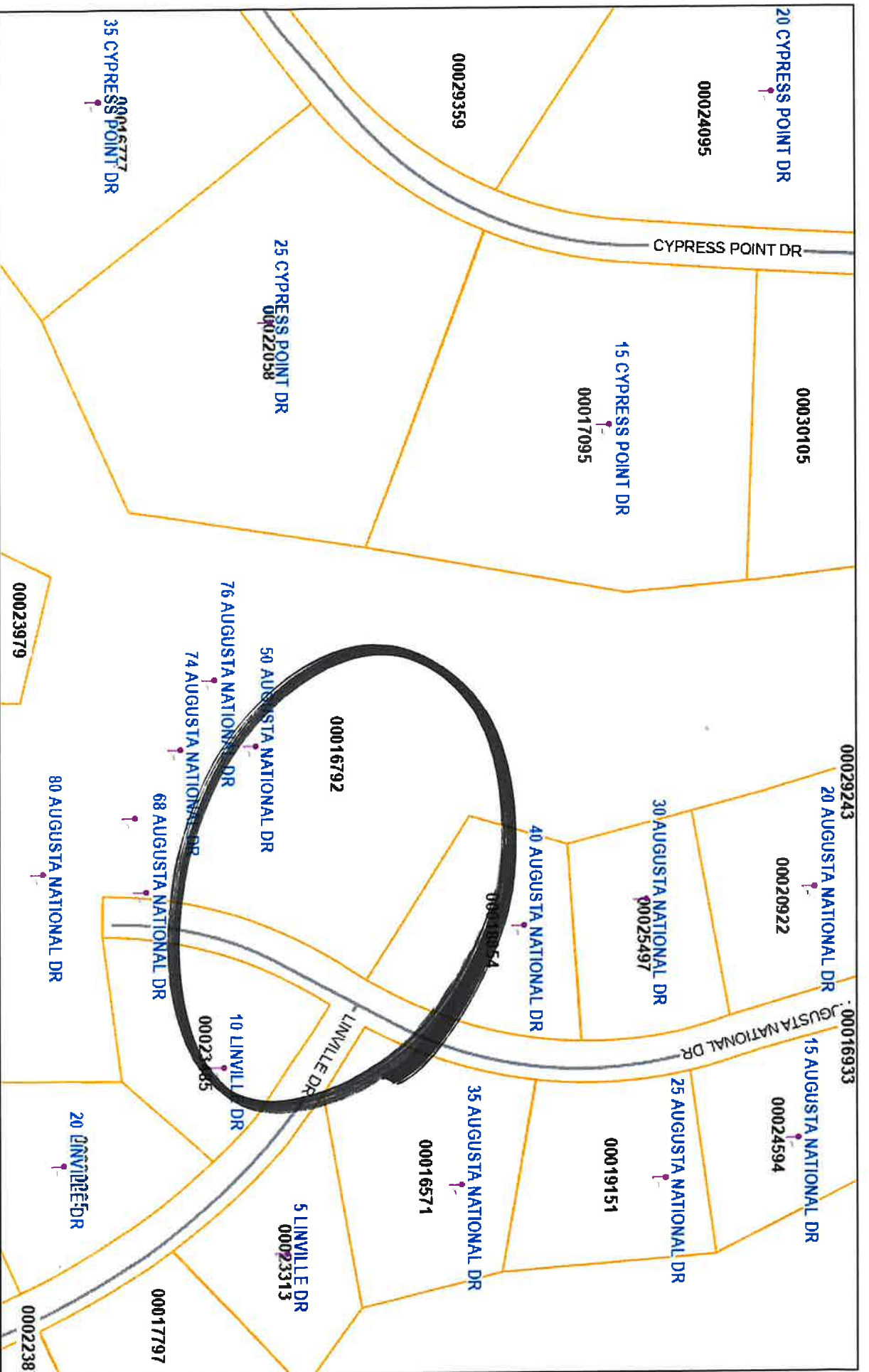
When: Tuesday, May 19, 2026 at 6:00 pm

Where: CCNC Clubhouse – Founders Room.
55 Clubhouse Drive, Pinehurst, NC 28374
Zoom option for virtual attendance:
<https://us06web.zoom.us/j/89677049841?pwd=PNKm5uYXnhpba2cknO1t42qgzmyqYz.1>
Meeting ID: 896 7704 9841
Passcode: 374088

Purpose: CCNC proposes to apply to the Village of Pinehurst for re-zoning to allow
the re-platting of Lot 5R Block S (50 Augusta National Drive) as per the
original site plan for the CCNC Community. Several years ago, this parcel
was absorbed into the golf course property under the RD zoning district.
CCNC desires to once again make this an approx.. 1.25ac. buildable lot
for a single-family home under the same covenants and architectural
design guidelines as the neighboring lots.

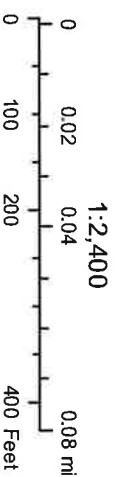
Site Location shown on subsequent pages:

Moore County



April 29, 2026

- Address
- Parcels
- Taxation: Municipal Service District
- County Jurisdiction Layer
- Streets
- Highways



Moore County



April 29, 2026

Address

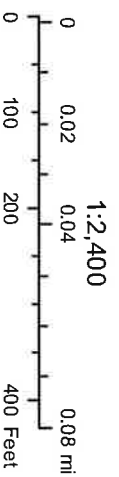
Parcels

Taxation: Municipal Service District

County Jurisdiction Layer

Streets

Highways





North Carolina 28370

Dr. Keith Walvoord
5 Linville Dr.
Pinehurst, NC 28374



North Carolina 28370

Mr. Bryan Griffin
10 Linville Dr.
Pinehurst, NC 28374



North Carolina 28370

Mr. Mark McGowan
8100 River Road (20 Linville Dr)
Apt. 317
North Bergen, NJ 07047

FIRST-CLASS



US POSTAGE[®] IMPITNEY BOWES
ZIP 28374 \$ 000.74⁰
02 7H
0006098846 APR 30 2026

FIRST-CLASS



US POSTAGE[®] IMPITNEY BOWES
ZIP 28374 \$ 000.74⁰
02 7H
0006098846 APR 30 2026

FIRST-CLASS



US POSTAGE[®] IMPITNEY BOWES
ZIP 28374 \$ 000.74⁰
02 7H
0006098846 APR 30 2026



Box 786
Pinehurst, North Carolina 28370

Ms. Susan Eansor
40 Augusta National Dr.
Pinehurst, NC 28374



Box 786
Pinehurst, North Carolina 28370

Mrs. Margaret Dillon
15 Cypress Point Dr.
Pinehurst, NC 28374



Box 786
Pinehurst, North Carolina 28370

Mr. Brian McMurray
25 Cypress Point Dr.
Pinehurst, NC 28374





North Carolina 28370

Mr. Thomas Reh
9820 E. Thomson Peak Pkwy
Scottsdale, AZ 85255

(25 Augusta National Dr.)



North Carolina 28370

Mr. Allen Clay, III
30 Augusta National Dr.
Pinehurst, NC 28374



North Carolina 28370

Mr. Steve Coman
35 Augusta National Dr.
Pinehurst, NC 28374



Neighborhood Meeting : 30 Augusta Natl. Dr.
May 19th, 2026 - 6:00pm CCNC Clubhouse
Attendance Log

<u>Name</u>	<u>Address</u>	<u>Email Address (optional)</u>
Jeff Clay	30 Augusta National Dr.	jclay13@gmail.com

CCNC - 50 Augusta National Dr. Informational Meeting

Meeting summary - Tuesday May 19, 17:28-18:16 Template: Discussion

Key Takeaways

- The meeting was a required neighborhood informational meeting for a proposed zoning change for Lot 50, Augusta National Drive, within the CCNC community.
- Only one neighboring resident, Jeff Clay, attended out of nine notified parties.
- CCNC is seeking to rezone Lot 50 from recreational/golf course district back to residential (R30, low density) in order to sell it as a buildable golf course lot.
- The lot is approximately 1.25 acres.
- No objections were raised at the meeting, allowing CCNC to proceed with the formal rezoning application.

Discussed Topics

Lot 50 Rezoning – Purpose and Process

CCNC's representative, Jim Sutton, explained that the informational meeting is the first required step in a multi-step rezoning process mandated by the Village. The lot was incorporated into the golf course parcel years ago, which changed its zoning to recreational. The goal is to revert it to residential zoning (R30, low density) so it can be sold as a buildable lot.

• Details

- CCNC: The lot was never built on and at some point was absorbed into the golf course parcel, changing its zoning to recreational district.
- CCNC: The rezoning process requires a neighborhood informational meeting, followed by a formal application, staff review, town council review, and likely a public hearing.

- CCNC: Nine notices were sent to parties within a 300+ foot radius of the lot; Jeff Clay was the only attendee.
- Jeff Clay: Confirmed no questions or objections.

- **Conclusion**

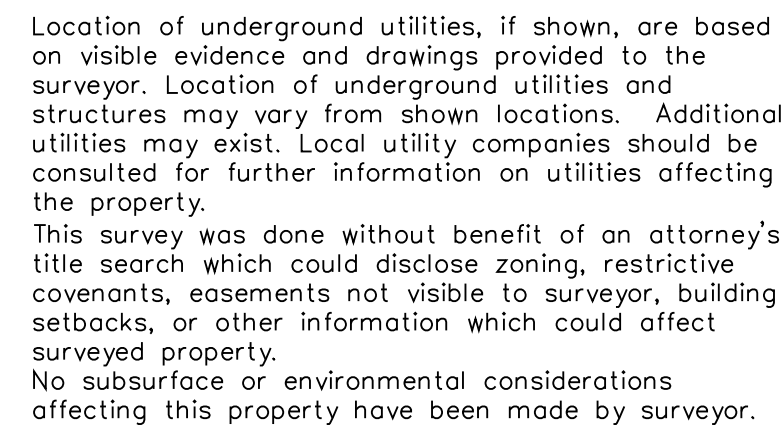
- The informational meeting requirement has been fulfilled with no objections.
- CCNC can now proceed to submit the formal rezoning application.

Lot 50 – Property Details and Sale Plans

Discussion covered the physical characteristics of the lot and CCNC's plans for its sale.

- **Details**

- CCNC: The lot will be drawn as approximately 1.25 acres with a defined southern boundary.
- CCNC: It will carry the same R30 zoning, covenants, and setbacks as neighboring residential properties (50-foot front, 50-foot rear, 25-foot sides).
- CCNC: A downside is proximity to the maintenance facility, though a mature buffer exists.
- Jeff Clay: Noted that golf course frontage lots are extremely rare at CCNC and recalled purchasing his own adjacent lot (Lot 40 area) in 2002 for \$125,000, finding no other golf course lots for sale at the time.



I, _____, Review Officer of Moore County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date _____

Ryan McBryde
Professional Land Surveyor

Notes: This map is in accordance with GS 47-30.
 Area by coordinate method.
 No recoverable horizontal control within 2000 feet.
 Dashed lines not surveyed, drawn from information as indicated.
 There are no visible encroachments
 other than those shown herein.
 Survey is subject to any Declaration of Restrictions,
 Conditions, Easements, Covenants, Agreement, Liens
 and Charges of Record.

I, Ryan D. McBryde, a Professional Land Surveyor
L-4394, certify to one or more of the following as
indicated:

- ☐ A. That this plot is a survey that created a subdivision of land within the area of the county or municipality that has an ordinance that regulates parcels of land.
- ☐ B. That this plot is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ C. That this plot is of a survey of an existing parcel or parcels of land and does not create a new street or change an existing street.
- ☒ D. That this plot is of a survey of another category, such as the recombination of existing parcels, a court survey or other exception to the definition of subdivisions.
- ☐ E. That the information available to this surveyor is such that it is unavailable to make a determination to re-examine the professional ability as to provisions contained in (A) through (D) above.

Reference: Map Book 7, Page 62
Deed Book 266, Page 526
Moore County, North Carolina

L-4394 04/20/26
Registration Number Date

Per M.B. 7, PG 62
Moore County Registry

I hereby certify that this plat is exempt from the development ordinance under the definitions of subdivision contained in N.C.G.S. 160D-802 and Section 10 of the Village of Pinehurst Development Ordinance for one of the following reasons:

- a. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards set forth in this ordinance.
- b. The division of land into parcels larger than ten (10) acres where no street right-of-way dedication;
- c. The public purchase of strips of land for the widening or opening of streets; or
- d. The division of a lot into two lots in single ownership whose entire area is no greater than two (2) acres in three (3) or fewer lots where no street right-of-way dedication is involved and where the resulting lots are equal to or exceed the standards set forth in this ordinance.

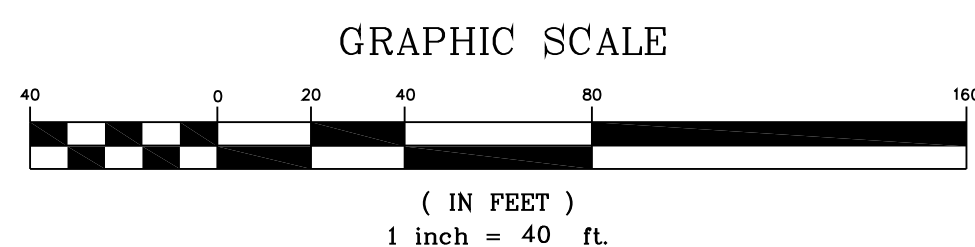
Village Manager

CURVE TABLE					
Curve	Length	Radius	Chord Dir.	Chord Dist.	Delta Angle
C3	24.49	582.87	N32°43'21"E	24.49	02°24'27"
C1	322.54	582.87	N14°51'45"E	318.44	31°42'18"
C2	8.18	582.87	S13°07'01"E	8.18	00°48'14"
C4	60.00	544.03	S28°08'30"W	59.97	06°19'07"
C5	64.76	544.03	S21°34'19"W	64.73	06°49'15"



**RYAN
McBRYDE**
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

Survey For:
The Country Club of NC
Lot 5R
Block S
CCNC
 Boundary/Recombination/Easement Survey
 Mineral Springs Township, Moore County
 Pinehurst, North Carolina
 April 20, 2026 JOB# 250054





HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

**PLANNING AND ZONING BOARD STATEMENT OF CONSISTENCY
WITH THE 2019 COMPREHENSIVE PLAN
JULY 9, 2026 REGULAR MEETING**

**Rezoning Request
RD (Recreation Development District) to
R-30 (Medium Density Residential)**

Property Location: 50 Augusta National Drive
Parcel ID#: 00016792

The Village of Pinehurst Planning & Zoning Board finds that:

The proposed zoning district is not consistent with the recommended land use for the subject area as identified on the Conservation and Growth Map on page 62 of the 2019 Comprehensive Plan which identifies the area as “Private Open Space”. However, the proposed rezoning is consistent with the following Guiding Principles from the Plan:

Guiding Principle 2: Balancing Conservation & Growth. The Plan calls for the balancing of the need to conserve land while allowing purposeful, quality development in strategic locations.

Guiding Principle 3: Places to Live. The Plan calls for protecting and enhancing the quality and character of existing residential neighborhoods.

Therefore, the Village of Pinehurst Planning & Zoning Board recommends **APPROVAL** of the rezoning from RD District (Recreation Development District) to R-30 (Medium Density Residential District) as submitted.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY_____

This is the 9th day of July, 2026

Chair of the Planning and Zoning Board

Ruling filed with the Village of Pinehurst:

7/9/2026
DATE

Jeanann Dawson
Clerk to the Planning and Zoning Board

Cc: Alex Cameron
Jeanann Dawson



Consider Ordinance 26-15 - Zoning Map Amendment for Augusta National Drive

ADDITIONAL AGENDA DETAILS:

Draft Ordinance 26-15 Amending the Village of Pinehurst Official Zoning Map for a portion of parcel ID # 00016792 (+/- 1.25 acres) currently zoned RD (Recreation Development) to R-30 (Medium Density Residential).

FROM: Alex Cameron, Planning & Inspections Director
CC: Village Council;
DATE OF MEMO: 07/21/2026

MEMO DETAILS

ATTACHMENTS

1. DRAFT Ordinance 26-15 Zoning Map Amendment (50 Augusta National Dr)

Ordinance #26-15:

An Ordinance Amending the Official Pinehurst Zoning Map As It Pertains to the Rezoning of Approximately 1.25 Acres Located Along Augusta National Drive Consisting of a Portion of Moore County PID # 00016792.

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 Guiding Principles in the 2019 Comprehensive Plan; and

Whereas, a public hearing was held on July 28, 2026, in the Assembly Hall of 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 1.25 acres of land located along Augusta National Dr., and further identified as a portion of Parcel ID #00016792, from RD (Recreation Development) to R-30 (Medium Density Residential), 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 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 28th day of July 2026 as follows:

Section 1. The proposed rezoning is inconsistent 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 "Private Open Space".

Section 2. However, the proposed rezoning would restore the property's original zoning designation and is compatible with the surrounding R-30 neighborhood and is therefore consistent with the broader goals of balancing conservation with appropriate growth within the 2019 Comprehensive Plan.

Section 3. The proposed rezoning is consistent with 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 4. The proposed rezoning is consistent with Guiding Principle 3: Places to Live, which states 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.”

Section 5. That the Pinehurst Zoning Map of the Village of Pinehurst and its extraterritorial zoning jurisdiction is hereby amended by the rezoning of approximately 1.25 acres of land located along Augusta National Dr. and further identified as a portion of Parcel ID #00016792 from RD (Recreation Development) to R-30 (Medium Density Residential) by the Village of Pinehurst effective July 28, 2026.

Section 6. This Ordinance shall be and remain in full force and effect from and after July 28, 2026.

This Ordinance is passed and adopted this 28th day of July 2026.

(Municipal Seal)

Village of Pinehurst
Village Council

By: _____
Patrick Pizzella, Mayor

Attest:

Shannon Bonecutter, Village Clerk



Consider Resolution 26-34 Requesting that the North Carolina Department of Transportation Establish 35 MPH Speed Limits on All Approaches to the Pinehurst Traffic Circle and a Posted 25 MPH Speed Limit Within the Circle

ADDITIONAL AGENDA DETAILS:

FROM: Shannon Bonecutter, Village Clerk
CC: Village Council;
DATE OF MEMO: 07/16/2026

MEMO DETAILS

Background

At its July 14, 2026 meeting, the Village Council requested that the North Carolina Department of Transportation establish a uniform speed limit of 35 miles per hour on all approaches to the Pinehurst Traffic Circle and establish and post a speed limit of 25 miles per hour within the Circle.

The Village has already communicated Council's request to NCDOT. NCDOT subsequently asked the Village to provide a signed formal resolution documenting the request. Resolution #26-34 is therefore presented to formalize Council's prior direction and provide NCDOT with the requested documentation.

The proposed speed-limit changes are intended to create a more consistent approach to the Circle and provide clearer expectations for drivers. Because the roadways are state-maintained, NCDOT retains responsibility for evaluating, approving, and implementing any speed-limit changes.

Recommendation

Staff recommends that the Village Council adopt Resolution #26-34.

ATTACHMENTS

1. DRAFT Resolution 26-34 Requesting that the NCDOT Establish 35 MPH Speed Limits on All Approaches to the Pinehurst Traffic Circle and a Posted 25 MPH S

Resolution #26-34:

A Resolution Requesting that the North Carolina Department of Transportation Establish 35 MPH Speed Limits on All Approaches to the Pinehurst Traffic Circle and a Posted 25 MPH Speed Limit Within the Circle

Whereas, the Pinehurst Traffic Circle is a critical component of the regional transportation network and a defining feature of the Village of Pinehurst; and

Whereas, the roadways approaching and traveling through the Pinehurst Traffic Circle are maintained by the North Carolina Department of Transportation (NCDOT), which has authority over the establishment and posting of speed limits on those roadways; and

Whereas, the Village Council has received updates regarding ongoing discussions with NCDOT concerning potential short-term and long-term improvements to the Pinehurst Traffic Circle; and

Whereas, the Village Council believes that consistent speed limits on the approaches to the Circle, together with a clearly posted speed limit within the Circle, would provide clearer expectations for drivers and support more predictable traffic operations; and

Whereas, the Village Council previously communicated to NCDOT its request that the speed limit on all approaches to the Pinehurst Traffic Circle be established at 35 miles per hour and that the speed limit within the Circle be established and posted at 25 miles per hour; and

Whereas, NCDOT has requested that the Village provide a formal signed resolution documenting the Village Council's request;

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina, in a regular meeting assembled this 28th day of July 2026, as follows:

Section 1. The Village Council formally requests that NCDOT establish and post a speed limit of 35 miles per hour on all state-maintained approaches to the Pinehurst Traffic Circle.

Section 2. The Village Council formally requests that NCDOT establish and post a speed limit of 25 miles per hour within the Pinehurst Traffic Circle.

Section 3. The Village Council requests that NCDOT evaluate and implement these changes as appropriate and continue coordinating with the Village regarding short-term and long-term improvements to the Pinehurst Traffic Circle.

Section 4. The Village Clerk is directed to provide a certified copy of this resolution to the appropriate representatives of NCDOT.

This Resolution passed and adopted this 28th day of July 2026.

Village of Pinehurst
Village Council

(Municipal Seal)

By: _____
Patrick Pizzella, Mayor

Attest:

Shannon Bonecutter, Village Clerk



Consideration of Funding Request from Sandhills Woman's Exchange for Historic Cabin Preservation and Flood Mitigation ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 07/16/2026

MEMO DETAILS

Background

The Sandhills Woman's Exchange (SWE) has formally requested that the Village participate in the cost of elevating and protecting its historic log cabin from future flooding.

The cabin was constructed circa 1823 and is believed to be the oldest surviving building in Pinehurst. It was formerly owned by James Walker Tufts and is identified as a contributing resource within the Pinehurst National Historic Landmark District. The cabin is also subject to an existing Historic Preservation Agreement held by Preservation North Carolina that protects the building and property in perpetuity.

The cabin sustained flood damage during Hurricane Matthew in 2016 and Tropical Storm Chantal in 2025. SWE has worked with engineers, preservation professionals, Preservation North Carolina, the North Carolina State Historic Preservation Office, Pinehurst Resort, and Village staff to evaluate potential mitigation measures.

Alternatives considered included improvements to nearby detention facilities, temporary flood barriers, inflatable cofferdams, permanent berms, relocating the cabin, and relocating SWE's operations. According to SWE, these alternatives were determined to be inadequate, inconsistent with preservation requirements, or unable to provide permanent protection. SWE has concluded that elevating the cabin approximately three to four feet and constructing a new foundation is the preferred long-term solution.

Funding Request

Earlier project estimates placed the cost at approximately \$600,000, with SWE, Pinehurst Resort, and the Village each potentially contributing approximately \$200,000.

The project has since been refined, and SWE's formal resolution now estimates the total cost at approximately \$1.05 million. SWE and Pinehurst Resort have agreed in principle to fund approximately two-thirds of the project. SWE is requesting that the Village fund the remaining one-third, currently estimated at approximately \$350,000.

SWE's resolution states that Village funds would be used exclusively for the preservation, protection, accessibility, flood mitigation, and long-term stewardship of the cabin and related site improvements.

The Village has also been working with SWE to explore a National Park Service Save America's Treasures grant. If awarded, grant funding could materially reduce the amount required from the

Village and the other participating organizations.

Legal Authority

Article V, Section 2 of the North Carolina Constitution requires that municipal expenditures serve a public purpose. Preservation of a historically significant contributing resource within the Pinehurst National Historic Landmark District provides a defensible public purpose. The Village Attorney has previously confirmed that the Village has statutory authority to participate in this project.

[N.C.G.S. §153A-437](#), titled “Assistance to historical organizations,” expressly permits a county or city to appropriate unrestricted revenues to a local historical or preservation society, museum, or similar organization. Authorized uses include preserving historic sites, buildings, structures, areas, and objects.

The statute establishes the following requirements:

1. The recipient organization must adopt and present a resolution requesting the funds and describing their intended use. SWE has now satisfied this requirement through its resolution adopted July 7, 2026.
2. The Village’s appropriation ordinance must state specifically how the funding will be used.
3. The Village Council must require SWE to account for the appropriation at the close of the fiscal year.

Any appropriation would also need to be incorporated into the Village’s budget ordinance or approved through an appropriate budget amendment under the Local Government Budget and Fiscal Control Act.

Policy and Financial Considerations

Although the Village has the legal authority to provide the requested funding, the statute does not require it to do so. The central question is whether Council believes a Village contribution of as much as \$350,000 is an appropriate use of public funds.

Factors supporting participation include:

- The cabin’s exceptional age and historical significance.
- Its status as a contributing resource within the National Historic Landmark District.
- Its connection to James Walker Tufts and Pinehurst’s early development.
- The existing perpetual preservation agreement held by Preservation North Carolina.
- The financial participation of SWE and Pinehurst Resort.
- The long-term protection provided by elevating the structure rather than repeatedly repairing flood damage.
- Consistency with the Village Comprehensive Plan’s historic-preservation goals.

Factors Council should weigh against the request include:

- The substantial increase in the estimated project cost, from approximately \$600,000 to approximately \$1.05 million.
- The use of Village funds to improve privately owned property.
- The precedent that may be created for future requests from nonprofit organizations or owners of historic properties.

- The opportunity cost associated with redirecting \$350,000 from other Village capital priorities, such as pedestrian improvements, parks, stormwater projects, or other public facilities.
- Whether grant funding or additional private fundraising should be pursued before the Village commits the full requested amount.
- The need to ensure that Village funding does not absorb later cost increases beyond an established maximum contribution.

Recommended Conditions

If Council is interested in participating, staff recommends that any Village commitment be structured as a maximum reimbursement amount, rather than an unrestricted upfront payment, and be subject to a written funding agreement containing at least the following conditions:

- Village participation capped at a specified amount and percentage of actual eligible project costs.
- Village funding contingent upon documented contributions from SWE and Pinehurst Resort.
- Credit for any federal or state grant proceeds before calculating the Village's final contribution.
- Reimbursement only for documented costs directly related to elevation, foundation work, flood mitigation, accessibility, and associated preservation work.
- Completion of all permitting, Historic Preservation Commission, Preservation North Carolina, and State Historic Preservation Office approvals.
- Confirmation that the existing preservation agreement adequately protects the Village's public investment.
- Competitive procurement or other cost-verification procedures acceptable to the Village.
- Periodic project reporting and a final accounting as required by N.C.G.S. §153A-437.
- Clawback provisions if funds are misused, the project is not completed, or the property ceases to be maintained for the approved preservation purpose.
- No Village responsibility for project costs exceeding the approved maximum.

Staff recognizes the historic significance of the Sandhills Woman's Exchange cabin and supports the proposed preservation and flood-mitigation project. However, staff recommends that Council defer consideration of a specific Village appropriation until the results of the anticipated Save America's Treasures grant application are known.

The requested Village contribution is currently based on one-third of an estimated \$1.05 million project cost. A grant award could substantially reduce the amount needed from the Village, SWE, and Pinehurst Resort. Deferring the funding decision will allow Council to consider the request with a more complete project budget, confirmed private contributions, final grant funding, and a clearly identified Village funding source.

In the meantime, staff would continue assisting SWE with the grant application and project coordination. This approach demonstrates the Village's support without prematurely committing \$350,000 while the final funding picture remains uncertain.

ATTACHMENTS

1. SWE Funding Request

SANDHILLS WOMAN'S EXCHANGE

RESOLUTION REQUESTING FINANCIAL ASSISTANCE FROM THE VILLAGE OF PINEHURST PURSUANT TO N.C.G.S. §153A-437 FOR THE PRESERVATION AND FLOOD MITIGATION OF THE SANDHILLS WOMAN'S EXCHANGE HISTORIC CABIN

WHEREAS, the Sandhills Woman's Exchange Historic Cabin is the oldest surviving building in Pinehurst, North Carolina; and

WHEREAS, the cabin was formerly owned by James Walker Tufts, founder of Pinehurst, and remains an important component of the origin story and historical development of the Village of Pinehurst; and

WHEREAS, the cabin is a contributing resource within the Pinehurst National Historic Landmark District and is identified as Resource No. 229 in the National Historic Landmark documentation for the Village of Pinehurst; and

WHEREAS, the Sandhills Woman's Exchange is one of only fourteen remaining Woman's Exchanges in the United States, representing the survival of a nationally significant movement founded in 1832 that provided women opportunities for economic advancement, entrepreneurship, and financial independence at a time when such opportunities were often unavailable; and

WHEREAS, the Village of Pinehurst's 2019 Comprehensive Plan (Adopted October 2019, p. 53) states that "the historic Village Center of Pinehurst is an invaluable part of the community, and the historic buildings and landmarks that contribute to the character of the Village should be preserved and celebrated," and further recognizes that "historic preservation has always been a top priority"; and

WHEREAS, the same Comprehensive Plan encourages the Village to partner with others to promote the preservation, restoration, improvement, and long-term stewardship of historic properties; and

WHEREAS, the Sandhills Woman's Exchange Historic Cabin directly embodies these objectives as one of Pinehurst's most historically significant structures and an important contributor to the Village's historic character, authenticity, and cultural heritage; and

WHEREAS, the cabin has sustained repeated flood damage, including damage resulting from Hurricane Matthew in 2016 and Tropical Storm Chantal in 2025, demonstrating that permanent flood mitigation is necessary to protect this irreplaceable historic resource; and

WHEREAS, engineering evaluations, insurance claims, and preservation assessments demonstrate that the threat to the structure is ongoing and that future flooding events are likely to result in additional damage and deterioration if permanent mitigation measures are not implemented; and

WHEREAS, the Sandhills Woman's Exchange, together with engineers, preservation professionals, Preservation North Carolina, the North Carolina State Historic Preservation Office, Pinehurst Resort, and the Village of

Pinehurst, has evaluated numerous alternatives to protect the historic cabin, including enlargement of nearby detention facilities, temporary flood barriers, inflatable cofferdam systems, permanent earthen berms, relocation of the structure, and relocation of Woman's Exchange operations; and

WHEREAS, these alternatives were determined to be inadequate, impractical, inconsistent with historic preservation objectives, or incapable of providing permanent protection to the structure; and

WHEREAS, Preservation North Carolina, holder of the Historic Preservation Agreement (easement) encumbering the property, has confirmed that relocation of the cabin from its current site would not be approved because the location of the structure is integral to its historic significance and connection to the origin story of Pinehurst; and

WHEREAS, Preservation North Carolina has further confirmed that the Historic Preservation Agreement protects both the historic cabin and the parcel in perpetuity, ensuring that these historic resources will be maintained and preserved for future generations; and

WHEREAS, after evaluating all reasonable alternatives, the Sandhills Woman's Exchange has concluded that elevating the cabin above future flood elevations is the most effective and preservation-appropriate long-term solution because it protects the structure, preserves its historic setting, maintains accessibility, and complies with the requirements of the preservation easement; and

WHEREAS, preservation of the Sandhills Woman's Exchange Historic Cabin serves an important public purpose by protecting an irreplaceable historic resource, advancing the goals of the Village of Pinehurst Comprehensive Plan, preserving a contributing resource within the National Historic Landmark District, and ensuring that future generations may continue to benefit from this important element of Pinehurst's heritage;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Sandhills Woman's Exchange hereby requests that the Village of Pinehurst consider appropriating funds pursuant to N.C.G.S. §153A-437 to assist with the preservation and flood mitigation of the Sandhills Woman's Exchange Historic Cabin.

BE IT FURTHER RESOLVED that the current estimated project cost is approximately \$1,050,000 and that the Sandhills Woman's Exchange and Pinehurst Resort have each agreed in principle to participate in funding approximately one-third (33.3%) of the total project cost. The Sandhills Woman's Exchange therefore respectfully requests that the Village of Pinehurst participate in funding approximately one-third (33.3%) of the project cost, currently estimated at approximately \$350,000, recognizing that the final project budget may be refined as engineering, permitting, preservation review, and construction planning progress.

BE IT FURTHER RESOLVED that any funds appropriated by the Village of Pinehurst shall be utilized exclusively for the preservation, protection, accessibility, flood mitigation, and long-term stewardship of the Sandhills Woman's Exchange Historic Cabin and related site improvements associated with the approved project.

BE IT FURTHER RESOLVED that the Board authorizes submission of this Resolution and supporting documentation to the Mayor, Village Manager, and Village Council of the Village of Pinehurst for consideration.

ADOPTED by the Board of Directors of the Sandhills Woman's Exchange
this 7 day of June, 2026.


Marie Carbrey, Co-President


Faith Clay, Co-President