



**Village Council
Agenda for Work Session Meeting of March 25, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. General Business
 - A. Report from the Beautification Committee
 - B. Capital Planning Process Discussion
 - C. Discuss Improving Resident Street Lighting Satisfaction
 - D. Review of Village-owned Lots
3. Motion to Adjourn

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

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

Values: Service, Initiative, Teamwork, and Improvement.



Report from the Beautification Committee

ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 03/18/2025

MEMO DETAILS

Cara Mathis, Chair of the Beautification Committee, will be updating the Council on projects the Committee is planning.

ATTACHMENTS

None



Capital Planning Process Discussion ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 03/20/2025

MEMO DETAILS

Mayor Pro Tem Taylor has requested a discussion of our capital planning process.

ATTACHMENTS

1. 20250325 Capital Projects Decision Making

Improving the Capital Projects Decision-Making Discussion

March 25, 2025

Improving Decision-Making

- Establish a process
- Develop go/no-go criteria for each project
- Avoid kicking the can down the road
- Provide clear direction to Staff for information required
- Incorporate Staff time required for evaluation (BIRDIE or other process)

Projects not being Considered Tonight

- Library & Archives
 - Decision made, subject to actual cost determination
- Station #93
 - BIRDIE report

Projects for Consideration from FY25 SOP

- Relocating Public Services Complex
- Downtown Parking Garage
- New Ladder Truck
- Replacement Pumper Truck
- Camelot Playground
- West Pinehurst Park

Public Services Complex Relocation

Move to ~7 acres in West Pinehurst Park, estimated cost \$6MM

JT Criteria

- Impact on overall level of services provided and maintenance operations
- Identify / assess impact on future uses at WPP
- Confirm cost estimate
- Model financial implications
- Potential added parking (with shuttle service to Village?)

20-Year Cash Flow Model

<u>Assumptions: Existing Parcel</u>	
Number of Acres	7
Value per Acre	\$ 400,000
Raw Land Value	\$ 2,800,000
Sale Premium	0%
Years to Sell	1
Yrs to Build (1 or 2)	1
Developed Value Increase	50%
Pinehurst Tax Rate	\$ 0.225
2027 tax rate	\$ 0.225
2031 tax rate	\$ 0.225
2035 tax rate	\$ 0.225
2039 tax rate	\$ 0.225
2043 tax rate	\$ 0.225
Revaluation Year	2027
Revaluation Increase	10.00%

<u>Assumptions: W Pinehurst Park</u>	
Grant Funding	\$ -
Grant Year Received	2026
Rattlesnake lot sale	\$ 400,000
<u>Assumptions: Reconstruction</u>	
Reconstruction Cost	\$ 6,000,000
Initial Build Year	2026
Years to Build (1 or 2)	1
% Debt Financed	50%
Financing Rate	4.25%
Closing Month	12
Loan Amortization Period (mos)	240
PV Discount Rate	4.25%
Total Net Cash (20 years)	(\$4,489,589)
Present Value of Net Cash (20 years)	(\$2,737,335)

Downtown Parking Structure

Excavate existing sand lot down one level, add ~40 parking spaces

Restore existing sand lot “on the roof”; estimated cost \$2MM (\$40-50,000/space)

- Assess benefits to Village businesses
- Discuss with National Park Service
- Confirm Cost Estimates
- Determine alternative parking areas construction (including shuttle service?)



Discuss Improving Resident Street Lighting Satisfaction

ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 03/18/2025

MEMO DETAILS

Resident satisfaction with street lighting remains a key area for improvement. Please see the results from our resident survey below. Additionally, street lighting is consistently ranked as a high-priority capital improvement request as seen on the attached chart.

KPI Description	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual
% of residents satisfied with the adequacy of street lighting	71%	72%	65%	74%

Given the importance of this issue, we recommend prioritizing street lighting enhancements in the upcoming budget cycle. We have allocated a budget request of \$25,000 to install additional streetlights, with staff identifying approximately 40 locations for placement. These proposed locations were recently shared with the Neighborhood Advisory Committee (NAC) for feedback. Following input from the NAC, we will engage with adjacent property owners to address any concerns before coordinating installation with Duke Energy.

Additionally, we plan to install fiberglass streetlight poles with micro-LED fixtures in residential neighborhoods. These fixtures are dark-sky approved to minimize light pollution. In the downtown area, some existing wooden poles with cobra-head lights will be evaluated for replacement with more decorative fixtures as warranted.

ATTACHMENTS

1. Streetlight Options
2. Village Street Lighting
3. Capital Improvement Priorities 2024

Outdoor Lighting

ROADWAY LED



ROADWAY LED

LED
(Light-emitting diode) 110/150/220/280 watts

Mounting height 25' – 35'

Color
Gray
Black
Green
Bronze

Pole
Wood
Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Roadway	110	15,089	II	B3-U0-G3
		15,230	III	B2-U0-G3
Roadway	150	20,070	III	B3-U0-G3
		20,050	IV	B3-U0-G4
Roadway	220	31,493	III	B3-U0-G4
		28,647	IV	B3-U0-G5
Roadway	280	37,226	III	B3-U0-G4
		34,106	IV	B3-U0-G5

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

Outdoor Lighting

MICRO ROADWAY LED



MICRO ROADWAY LED

LED
(Light-emitting diode) 50 / 70 watts

Mounting height 20' – 30'

Color
Black
Green
Bronze
Gray

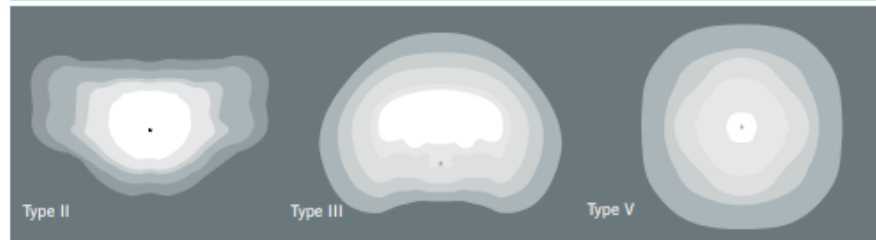
Pole
Wood
Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Micro	50	5,407	II	B1-U0-G1
		5,342	III	B1-U0-G1
		5,434	V	B3-U0-G1
Micro	70	7,820	II	B2-U0-G2
		7,782	III	B1-U0-G2

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

Outdoor Lighting

MITCHELL LED w/RIBS, BANDS AND MEDALLIONS



MITCHELL LED W/RIBS, BANDS AND MEDALLIONS

LED (Light-emitting diode)	50 watts
Mounting height	12' – 17'
Color	Black Green (Special conditions)
Pole	Style A Style B Style C Style D Style E Style F

IESNA cutoff classification: Non-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Mitchell RBM	50	5,811 6,525	III V	B2-U4-G3 B3-U4-G3

LIGHT DISTRIBUTION PATTERNS



light distribution patterns



Decorative Aluminum
Style V
MT. HEIGHT: 12' and
16'
COLOR: Black



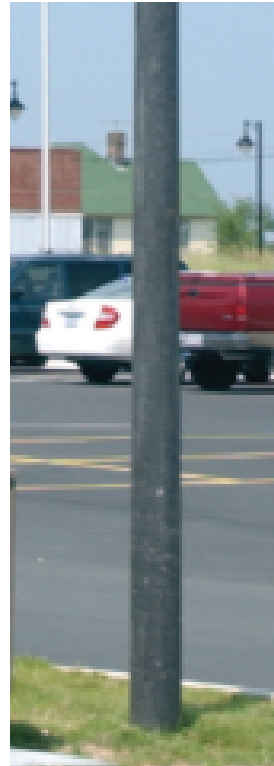
Decorative Aluminum
Style VI
MT. HEIGHT: 12'
COLOR: Black



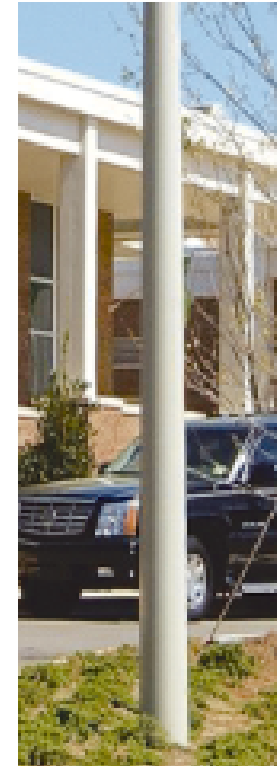
Fluted Concrete
MT. HEIGHT: 13'
COLOR: Black



Decorative Square
Metal
MT. HEIGHT: 30'
COLOR: Black, Dark
Bronze, Gray, White



Concrete
MT. HEIGHT: 29'
COLOR: Black



Fiberglass
MT. HEIGHT: 25', 30'
and 35'
COLOR: Gray, Black

Review your light

Here's a rendering of the fixture and pole you selected. You can view other possible combinations by editing your selections below. Once you're satisfied with your light, contact us to send your inquiry to our lighting professionals.



Here's what you chose:



Micro LED

[Edit](#)



Wood

Review your light

Here's a rendering of the fixture and pole you selected. You can view other possible combinations by editing your selections below. Once you're satisfied with your light, contact us to send your inquiry to our lighting professionals.



Here's what you chose:



Mitchell with Ribs, Bands and Medallions

[Edit](#)



Pole Style C

[Edit](#)

Village Lighting



Lighting

Existing (444)

Proposed (39)

Village Corporate Limits

ETJ

	Highest Priority	2	3	4	5	6	7	8	9	10	Lowest Priority
Pinehurst #6	Add'l Walkways	Street Lighting Neighborhoods	Add'l Street Resurfacing	Downtown Parking	Stormwater Improvements	Add'l Greenways	Bicycle Lanes	Paths on Village Hwys	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Pinehurst Trace	Stormwater Improvements	Bicycle Lanes	Downtown Parking	Street Lighting Neighborhoods	Add'l Walkways	Add'l Street Resurfacing	Add'l Greenways	Paths on Village Hwys	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Pinehurst #7	Downtown Parking	Stormwater Improvements	Street Lighting Neighborhoods	Add'l Walkways	Add'l Greenways	Bicycle Lanes	Paths on Village Hwys	3rd Fire Station	Add'l Street Resurfacing	Add'l Parks	Add'l Athletic Fields
Morganton/Monticello	Stormwater Improvements	Street Lighting Neighborhoods	Add'l Walkways	Bicycle Lanes	Downtown Parking	Add'l Street Resurfacing	Paths on Village Hwys	Add'l Greenways	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Lake Pinehurst	Add'l Walkways	Street Lighting Neighborhoods	Add'l Street Resurfacing	Stormwater Improvements	Bicycle Lanes	Downtown Parking	Add'l Greenways	Paths on Village Hwys	Add'l Parks	3rd Fire Station	Add'l Athletic Fields
Pinewild	3rd Fire Station	Stormwater Improvements	Add'l Greenways	Downtown Parking	Street Lighting Neighborhoods	Bicycle Lanes	Paths on Village Hwys	Add'l Street Resurfacing	Add'l Parks	Add'l Walkways	Add'l Athletic Fields
Old Town/Linden	Add'l Walkways	Add'l Greenways	Paths on Village Hwys	Street Lighting Neighborhoods	Stormwater Improvements	Add'l Street Resurfacing	Downtown Parking	Bicycle Lanes	3rd Fire Station	Add'l Parks	Add'l Athletic Fields
Village Acres	Add'l Walkways	Street Lighting Neighborhoods	Stormwater Improvements	Bicycle Lanes	Add'l Greenways	Add'l Street Resurfacing	Paths on Village Hwys	Downtown Parking	3rd Fire Station	Add'l Parks	Add'l Athletic Fields
All Answers Priority	Add'l Walkways	Street Lighting Neighborhoods	Stormwater Improvements	Add'l Street Resurfacing	Add'l Greenways	Bicycle Lanes	Downtown Parking	Paths on Village Hwys	3rd Fire Station	Add'l Parks	Add'l Athletic Fields



Review of Village-owned Lots

ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 03/20/2025

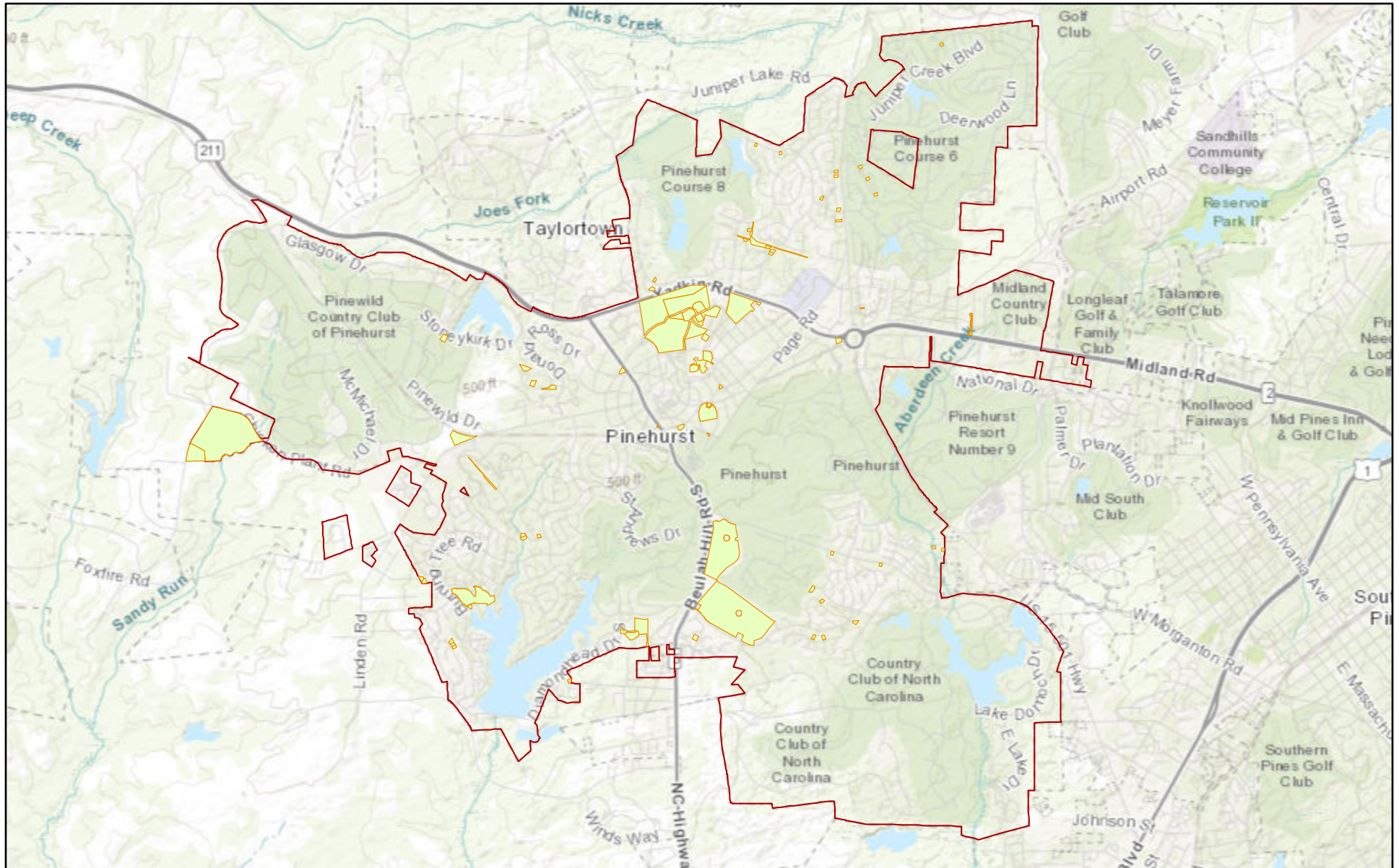
MEMO DETAILS

The Mayor requested a map of Village-owned lots. It can be found at: [Village of Pinehurst Owned Properties | Village of Pinehurst GIS Hub](#) or attached.

ATTACHMENTS

1. Village-Owned Lots

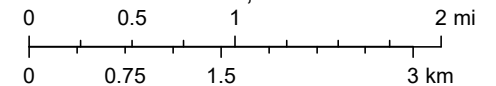
ArcGIS Web Map



3/20/2025, 2:39:12 PM

-  Pinehurst Village Limits
-  Village Owned Parcels

1:72,224



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

ArcGIS Web AppBuilder

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA