



**Village Council
Minutes for the Regular Meeting of April 22, 2025
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:30 p.m.**

The Pinehurst Village Council held a Regular Meeting at 04:30 p.m., Tuesday, April 22, 2025, in the Assembly Hall of Village Hall, 395 Magnolia Road, Pinehurst, North Carolina.

The following were in attendance in Assembly Hall:

Mr. Patrick Pizzella, Mayor
Dr. Jeff Morgan, Councilmember
Ms. Barb Ficklin, Councilmember
Mr. John Taylor, Mayor Pro Tem
Mr. Jack Farrell, Councilmember
Mr. Doug Willardson, Village Manager
Ms. Shannon Konstantinou, Village Clerk
Mr. Josh Dockery, IT Systems Specialist

And approximately 25 members of the audience in attendance, in addition to 6 staff and 1 press.

1. Call to Order.

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

2. Invocation and Pledge of Allegiance.

A. Invocation by Mr. Mike Apke, Public Services Director for the Village of Pinehurst

B. Pledge of Allegiance by Village Council

3. Reports:

Village Manager

- Mr. Doug Willardson reported on the April 26, 2025, 15th Annual Celebration of the Military Child at the Village Arboretum; the Shop Small This Spring event running May 05, 2025, through May 10, 2025, in the Village Downtown; and the May 09, 2025, Live After 5 event at the Village Arboretum.

Village Council

- Mayor Pizzella reported on the Pinehurst No. 6 Litter Sweep event the week of April 14, 2025; the April 22, 2025, 2025 Spring Litter Sweep with NCDOT, Village staff, and Beautification Committee members; the April 12, 2025, Linden Lodge Dog Dash; the April 22, 2025, Town of Taylortown Council meeting; the April 14, 2025, commemoration of Bryson DeChambeau's 2024 U.S. Open victory with the installation of a plaque on the Pinehurst No.2 course where he took his winning shot. Mayor Pizzella presented a signed replica of the Bryson DeChambeau 2024 U.S.

Open plaque to the Village of Pinehurst. The plaque will be framed and displayed in the Village of Pinehurst Tufts Archives.

- Councilmember Morgan reported on the May 10, 2025, Ms. North Carolina Senior America Pageant; on the April 23, 2025, Central Pines Regional Council Board of Delegates meeting; and on the May 05, 2025, Cinco de Mayo celebration.
- Mayor Pro Tem Taylor reported on the recent increase in sick animal calls to the Moore County Sheriff's Office and the April 15, 2025, Moore County Board of Commissioners meeting.
- Councilmember Ficklin reported on the April 17, 2025, UNC School of Government Regional Quasi-Judicial Board Workshop held at the Village of Pinehurst Assembly Hall; the April 21, 2025, Neighborhood Advisory Committee meeting; the April 27, 2025, Pinehurst Garden Club plant sale at Green Haven Plant Farm in Carthage; the May 06, 2025, Village Heritage Foundation Garden Party at Timmel Pavillion; the April 20, 2025, Easter Bunny event at Given Outpost; the April 30, 2025, ribbon cutting and flag hoisting ceremony at Given Outpost; and on Ms. Cara Mathis' representation as Mrs. Moore County in the April 15, 2025, Mrs. North Carolina Pageant.
- Councilmember Farrell reported on the April 21, 2025, Neighborhood Advisory Committee meeting and commended Ms. Dana Van Nostrand for her FY 2026 budget presentation at the meeting and reported on the April 14, 2025, Bicycle and Pedestrian Advisory Committee meeting.

Councilmember Morgan, also, noted Mother's Day will be coming up on May 11, 2025 and advised residents to be aware of increased traffic in the area on that day.

4. Motion to Approve Consent Agenda.

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.

A. Approval of Village Council Meeting Minutes

- April 08, 2025, Regular Meeting Minutes
- April 08, 2025, Work Session Minutes

B. Budget Amendments Report

End of Consent Agenda.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved the Consent Agenda by a vote of 5-0.

5. Proclamation

A. 2025 National Police Week & Peace Officers' Memorial Day Proclamation

Mayor Pizzella read aloud the proclamation declaring the week of May 11th through May 17th, 2025, as "Police Week" and May 15th, 2025, as "Peace Officers' Memorial Day".

MAYORAL PROCLAMATION VILLAGE OF PINEHURST

THAT WHEREAS, in 1962 the United States Congress and the President of the United States designated May 15th as "Peace Officers' Memorial Day" and the week in which May 15th falls as "National Police Week"; and

WHEREAS, the members of the Police Department of the Village of Pinehurst, North Carolina play an essential role in safeguarding the rights and freedoms of Pinehurst; and

WHEREAS, it is important that all citizens know and understand the duties, hazards, responsibilities, and sacrifices of their Police Department; and

WHEREAS, members of our Police Department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Police Department of the Village of Pinehurst unceasingly provide a vital public service.

NOW, THEREFORE, I, Patrick Pizzella, Mayor of the Village of Pinehurst, North Carolina call upon all our citizens, and upon all patriotic civic and educational organizations to observe the week of May 11th through May 17th, 2025, as "Police Week" in the Village of Pinehurst; and with appropriate ceremonies and observances in which all of our citizens may join in commemorating law enforcement officers past and present who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities, and in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

FURTHER, I call upon all citizens of the Village of Pinehurst to observe, May 15th, 2025, as "Peace Officers' Memorial Day" in honor of those Law Enforcement Officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty; and let us recognize and pay respect to the survivors of our fallen heroes.

IN TESTIMONY WHEREOF, I have hereto set my hand and caused to be affixed the official seal of the Village of Pinehurst in the State of North Carolina this, the 22nd day of April 2025.

6. Honorary Resolution

A. Consider Resolution 25-13 Honoring Mr. Edward Balkovic

Mayor Pizzella read aloud Resolution 25-13 honoring Mr. Edward Balkovic for his service as the Neighborhood Advisory Committee representative for the Pinehurst Trace area.

Mr. Willardson spoke highly of Mr. Balkovic and his time serving on the Neighborhood Advisory Committee and thanked Mr. Balkovic for all he has done for Pinehurst Trace and the whole community of the Village of Pinehurst.

Mr. Balkovic thanked the Village Council for the opportunity to serve the community of the Village of Pinehurst.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Farrell, Council unanimously approved Resolution 25-13 honoring Mr. Edward Balkovic for his service as the Neighborhood Advisory Committee Representative for the Pinehurst Trace area by a vote of 5-0.

**A Resolution Honoring the Service of
Mr. Edward Balkovic**

WHEREAS, Mr. Edward Balkovic has been a dedicated and invaluable member of the Village of Pinehurst community; and

WHEREAS, Mr. Balkovic has generously volunteered his time and expertise to serve on the Neighborhood Advisory Committee; and

WHEREAS, Mr. Balkovic served with distinction as the Pinehurst Trace area representative from July of 2018 to March of 2025; and

WHEREAS, Mr. Balkovic's dedication to enhancing the quality of life for residents in the Pinehurst Trace area and the Village of Pinehurst community as a whole is demonstrated by his service on the Neighborhood Advisory Committee; and

WHEREAS, Mr. Balkovic was instrumental in the 2023 reorganization of the Neighborhood Advisory Committee, which helped to solidify the role of the Neighborhood Advisory Committee representatives as liaisons between the individual neighborhoods of the Village of Pinehurst and Village Council and Leadership.

Now, Therefore, Be It Resolved by the Village Council of the Village of Pinehurst, North Carolina, in a Regular Meeting assembled this 22nd day of April 2025 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. Edward Balkovic 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. Balkovic as a token of our esteem.

This Resolution passed and adopted this 22nd day of April 2025.

7. Public Comments.

Mr. Daniel May, Pinehurst resident, spoke in opposition to Short-Term Rental regulations.

Ms. Melinda Brown, Pinehurst ETJ resident, spoke in favor of SB314 eliminating ETJ regulations and in opposition to Pinehurst zoning regulations in ETJ areas.

8. Public Hearing

A. Public Hearing No. 1 - Major Site Plan Request for Pinewild Country Club Renovations and Expansion

Upon a motion by Councilmember Farrell, seconded by Mayor Pro Tem Taylor, Council unanimously approved to recess the Regular Meeting and enter into Public Hearing No. 1 by a vote of 5-0 at 05:01 p.m.

Mr. Alex Cameron, Planning & Inspections Director, reviewed a Major Site Plan Request for Pinewild Country Club Renovations and Expansion PowerPoint presentation highlighting an introduction of the project, background on what a Major Site Plan is and the process followed for review and approval, Type of Decision, Standards for Review, Major Site Plan Review Process, Request and Background, site plans, general elevations, Planning & Zoning Board Recommendation, Staff Recommendation, and Village Council Action.

Council, Mr. Cameron, and Mr. Tucker McKenzie, Civil Engineer with WithersRavenel, discussed the impervious surface calculation being based on the overall site size (includes the golf course areas) not just the proposed project site size (which is why the impervious surface is only increasing by 1.3% from 5% to 6.3%), General Concept Plan sheet C4 contained in the agenda packet depicting a proposed grading plan (which shows the contours and stormwater management utilities proposed for the project), the stormwater management details being provided during the construction drawing phase of the project, the stormwater management utilities being developed according to Pinehurst Development Ordinance (PDO) and state requirements, the proposed new parking spaces oriented toward the existing dwellings along Greyabbey Dr. having perimeter landscaping at the rate prescribed by the PDO in order to minimize light pollution from the vehicle headlights, the Applicant / Owner having a written agreement with the railroad to allow a section of the proposed cart path to

encroach into the railroad's Right-of-Way and the same type of agreement being obtained with the Pinewild Property Owners' Association (PPOA) for encroachment into the PPOA Right-of-Way, the increase in parking spaces from 116 spaces to 318 spaces being mostly due to a reconfiguration of existing parking, trip generation projections being based on the types of land use permitted for the proposed project site (projected to be mostly "internal" trips), and control devices such as aprons being used in the gravel overflow parking areas to limit washout of the gravel.

Mayor Pizzella asked if any member of the audience wished to speak. Mr. Willardson noted, after all public comments have been made, the Applicant and / or Village staff may address any comments made at one time.

Mr. William Miller, Pinewild resident, expressed concerns that the proposed landscaping does not meet the standards of the PPOA and that the landscaping screening of the existing metal golf cart storage shed / area is not adequate. Further, Mr. Miller stated such metal buildings should not be allowed in residential zoning districts and the PDO should be updated to reflect such a restriction.

Mr. Zebulon Steele, Pinewild resident, expressed concerns about maintenance of landscaping on the project site and whether maintenance agreements existed between the PPOA and Pinewild Country Club (PCC), about soil erosion and stormwater impacts to adjacent properties, about light pollution from vehicles entering and exiting the project site via the three proposed access points, and about possible negative impacts on property values due to the proposed project. Mr. Steele asked how parking orientation would be controlled in the gravel overflow parking area. Mr. Steele thanked Council for their time and consideration.

Ms. Fayette Steele, Pinewild resident, expressed concerns that the proposed gravel overflow parking area will be oriented towards her property and asked for clarification on the orientation of the parking spaces and whether landscaping screening will be installed on the perimeter of the parking areas.

Mr. Cameron, Mr. McKenzie, and Mr. Chris Little, Pinewild Country Club General Manager, stated wheel stops will be required within the gravel overflow parking area to help control parking orientation, landscaping screening along the perimeter of the project site will be required (consisting of evergreen shrubbery and various trees), the three proposed access points have not been changed since presentation of the project at the April 03, 2025, Planning & Zoning Board meeting (no new proposed access point close to Mr. Steele's property), the stormwater management details being provided during the construction drawing phase of the project along with information on supplemental landscaping / screening above and beyond what is required, the existing metal building being outside of the scope of this public hearing, the number of proposed parking spaces exceeding what is required (a small reduction in the number of proposed parking spaces would not impact the project's ability to meet requirements), and the project meeting the Village's standards as required at the General Concept Plan stage.

Council and Mr. Cameron discussed the review and approval process beyond the Public Hearing tonight not including any further public participation. However, members of the public may submit Public Records Requests for any documents submitted in relation to this project.

Council encouraged the Applicant / Owner to take into consideration the concerns expressed by residents / adjacent property owners during the Public Hearing, to be good neighbors, and to exceed requirements (not just meet the minimum).

Upon a motion by Councilmember Morgan, seconded by Councilmember Farrell, Council unanimously approved the proposed Major Site Plan for Pinewild Country Club located at 4 Glasgow Dr. and further identified as PID # 00025252 and 00025256.

Upon a motion by Councilmember Morgan, seconded by Mayor Pro Tem Taylor, Council unanimously approved to adjourn Public Hearing No. 1 and re-enter the Regular Meeting by a vote of 5-0 at 05:52 p.m.

B. Public Hearing No. 2 - Consider Amendments to the 2019 Comprehensive Plan

Mr. Alex Cameron, Planning & Inspections Director, reviewed an Amendments to the 2019 Comprehensive Plan PowerPoint presentation highlighting the purpose of a Comprehensive Plan, background information on the existing Village of Pinehurst's 2019 Comprehensive Plan and the intention behind the proposed amendments, the proposed Balancing Conservation and Growth - Conservation Neighborhoods in Focus Area 1 amendment, the proposed Western Connector amendment, the proposed Focus Area 2 (Pinehurst South/NC Hwy 5 Area) amendment, the proposed Ensuring Compatible Growth Along NC Hwy 211 amendment, the Planning & Zoning Board Recommendation, and Village Council Action.

Mr. Willardson raised a Point of Order asking Council to make a motion to formally enter into Public Hearing No. 2.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to recess the Regular Meeting and enter into Public Hearing No. 2 by a vote of 5-0 at 06:03 p.m.

Council and Mr. Cameron discussed adding an appendix noting the ordinance and amendments to the 2019 Comprehensive Plan instead of editing and republishing the entire document (Council asked that Village staff make the document and amendments made to it as clear as possible for the reader), the amendments to the 2019 Comprehensive Plan being important to the PDO update process, and the amendments meeting the Sandhills Metropolitan Planning Organizations' Metropolitan Transportation Plan development requirement that the Village's Comprehensive Plan be updated within 5 years of last adoption.

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

Mayor Pizzella read aloud Ordinance 25-07 Amending the Village of Pinehurst 2019 Comprehensive Plan.

Upon a motion by Councilmember Ficklin, seconded by Councilmember Farrell, Council unanimously approved to adjourn Public Hearing No. 2 and re-enter the Regular Meeting by a vote of 5-0 at 06:10 p.m.

9. Ordinance

A. Consider Ordinance 25-07 Amending the Village of Pinehurst 2019 Comprehensive Plan

Upon a motion by Councilmember Ficklin, seconded by Councilmember Farrell, Council unanimously approved Ordinance 25-07 amending the Village of Pinehurst 2019 Comprehensive Plan by a vote of 5-0.

ORDINANCE #25-07:

AN ORDINANCE AMENDING THE VILLAGE OF PINEHURST COMPREHENSIVE PLAN

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Comprehensive Plan on the 22nd day of October 2019 for the purpose of guiding goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction; and

WHEREAS, the Comprehensive Plan helps ensure coordinated, efficient, and orderly development based on an analysis of present and future community needs; and

WHEREAS, said Comprehensive Plan may be amended from time to time to avoid disparities between the Comprehensive Plan, market and economic realities, actions taken as specified in the Plan, and existing and emerging conditions; and

WHEREAS, the Village Council has adopted a policy on Comprehensive Plan adoption, review and amendments; and

WHEREAS, the Planning & Zoning Board held a public hearing on April 3, 2025, and recommended the Comprehensive Plan be amended; and

WHEREAS, a public hearing was held on April 22, 2025, in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction; and

WHEREAS, the Village Council, after conducting a public hearing, receiving public comments and input, and considering the recommendation of the Planning and Zoning Board, have determined that it is in the best interests of the Village of Pinehurst and the extraterritorial jurisdiction that the Comprehensive Plan 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 22nd day of April 2025 amending the 2019 Comprehensive Plan as follows:

SECTION 1. Conservation Neighborhoods are not considered in Focus Area 1 (western ETJ).

SECTION 2. References to the Western Connector to be removed from the Plan.

SECTION 3. The Village considers additional ways to alleviate congestion in Focus Area 2: Highway 5 Commercial Area with the comprehensive update to the Pinehurst Development Ordinance.

SECTION 4. Implementation Strategy 2.17 be amended to include collaborating with neighboring jurisdictions to ensure compatible growth along the NC Highway 211 corridor.

SECTION 5. That the Village of Pinehurst's Comprehensive Plan is amended.

SECTION 6. This Ordinance shall be and remain in full force and effect from and after April 22, 2025.

Adopted this 22nd day of April 2025.

10. Resolution

A. Consider Resolution 25-14 Opposing the State Legislature's Attempts to Remove ETJ Authority for North Carolina Cities and Towns

Mr. Willardson reviewed a memo detailing the intention behind the resolution and the importance of Extra-Territorial Jurisdiction (ETJ) regulations to the Village of Pinehurst.

Mayor Pizzella provided a brief history of similar ETJ removal legislation previously proposed at the

State level and noted 11 other local municipalities have expressed their opposition to the State stripping local governments of their ETJ authority.

Council deliberated on whether local government ETJ authority unfairly subjects property owners to regulations without representation, the removal of ETJ authority challenging the status quo of long standing ETJs, and the importance of ETJ authority to the regulation of growth and development around the Village.

Upon a motion by Councilmember Farrell, seconded by Councilmember Ficklin, Council approved Resolution 25-14 opposing the State Legislature's attempts to remove ETJ authority for North Carolina cities and towns as contained in Senate Bill 314 by a vote of 4-1 with Councilmember Morgan dissenting.

RESOLUTION #25-14:

A RESOLUTION OPPOSING SENATE BILL 314 AND EFFORTS TO ELIMINATE MUNICIPAL EXTRATERRITORIAL JURISDICTION (ETJ) AUTHORITY

WHEREAS, for decades, North Carolina municipalities have exercised Extraterritorial Jurisdiction (ETJ) authority to extend limited zoning and development regulations up to three miles beyond municipal boundaries; and

WHEREAS, ETJs are critical tools that allow municipalities to manage growth, protect property values, and ensure safe, compatible development near town limits; and

WHEREAS, the Village of Pinehurst, as a tourism-centered community, relies on thoughtful, local planning to protect the quality of life, sustain economic vitality, and maintain the character that residents, businesses, and visitors expect; and

WHEREAS, orderly growth allows for the amenities and aesthetic appeal that makes an area attractive to homeowners, businesses and visitors; and

WHEREAS, the proposed Senate Bill 314 would eliminate municipal ETJ authority statewide, stripping cities and towns of a proven, long-standing mechanism for responsible growth management; and

WHEREAS, the loss of ETJ authority would threaten the Village's ability to safeguard neighborhoods, infrastructure investments, and community standards in areas critical to our future; and

WHEREAS, while concerns regarding ETJ residents' representation are acknowledged, eliminating ETJs altogether would create greater challenges for orderly development and undermine the careful planning necessary for community success; and

WHEREAS, residents of the ETJ serve on our Planning and Zoning Board and as a member of our Neighborhood Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Pinehurst that it opposes Senate Bill 314 and any similar legislative efforts to eliminate or restrict municipal Extraterritorial Jurisdiction authority.

BE IT FURTHER RESOLVED that the Village Council urges members of the North Carolina General Assembly to reject Senate Bill 314 and continue to support municipalities' ability to manage

growth responsibly, protect property values, and plan for the future.

Adopted this 22nd day of April 2025.

11. Regular Business.

A. Enterprise Fleet Management Presentation

Mr. Carlton Cole, Assistant Village Manager, reviewed a memo summarizing the Village's interest in the Enterprise Fleet Management program for the Village's long-term fleet strategy and goals.

Mr. Josh Cricker and Mr. Matt Buyers reviewed a Village of Pinehurst Enterprise Fleet Management PDF presentation highlighting an Executive Summary, other North Carolina organizations that have partnered with Enterprise Fleet Management, a diagram of customizable offerings, the structure of account management and consultation, a pie chart of the total cost of ownership, a chart of the effective vehicle lifecycle, an example of an open-ended leasing model, a Village of Pinehurst Fleet Profile and Replacement Schedule analysis, a Village of Pinehurst Fleet Planning Analysis, and Remarketing.

Council, Mr. Willardson, Mr. Cole, Ms. Dana Van Nostrand, Financial Services Director, Mr. Cricker and Mr. Buyers discussed fleet sales occurring domestically, the program only serving local governments (with the exception of Missouri and Florida), how insurance coverage works for vehicles in the program and what insurance coverage options are available, the lease and resale process, the make and models of vehicles available through the program (including hybrid and electric), Enterprise handling the vehicle sales process instead of the Village, how the program may be customized to meet the Village's needs, the Village's ability to leave the program if it is deemed not to be beneficial, the cost and time saving benefits the program offers the Village, how the program will be financed, and the plan to have the Village's whole fleet under the program within 5-years.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved the Master Equity Lease Agreement with Enterprise Fleet Management by a vote of 5-0.

Council commended Village staff for the initiative they've shown with the Enterprise Fleet Management program.

12. Other Business.

Council and Mr. Willardson discussed the lack of progress on the stormwater and intersection improvement project occurring at Magnolia and Chinquapin Roads and the possibility of having to rebid the project after the current contract expires in June 2025.

13. Motion to Adjourn.

Upon a motion by Mayor Pro Tem Taylor, seconded by Councilmember Morgan, Council unanimously approved to adjourn the Regular Meeting by a vote of 5-0 at 07:18 p.m.

Respectfully Submitted,



Shannon Konstantinou
Village Clerk

A videotape 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