



**Village Council
Agenda for Work Session Meeting of July 8, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM**

1. Call to Order
2. General Business
 - A. Update on Short-Term Rental Enforcement
3. Closed Session
 - A. Closed Session Pursuant to NCGS § 143-318.11(a)(6)
 - B. Closed Session Pursuant to NCGS § 143-318.11(a)(5)
4. 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.



Update on Short-Term Rental Enforcement ADDITIONAL AGENDA DETAILS:

FROM: Doug Willardson, Village Manager
CC: Village Council;
DATE OF MEMO: 07/01/2025

MEMO DETAILS

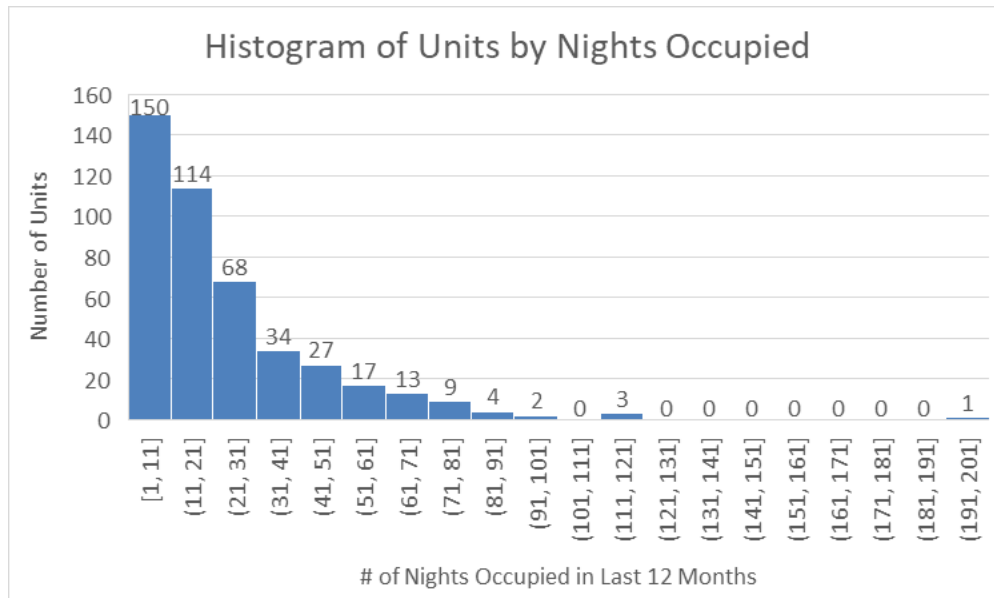
The Village of Pinehurst has implemented a new short-term rental (STR) tracking system known as *Host Compliance by Granicus*. This system scans over 60 online platforms, giving the Village a comprehensive and up-to-date view of STR activity within the community.

As of July 2025, Host Compliance has identified **486 active and currently advertised STRs** in Pinehurst (down from 515 in June 2025). These are categorized as follows:

- **386 STRs** are operating legally with a valid Non-Conforming Use Certificate (NCUC) or were grandfathered in prior to the adoption of Ordinance 22-15.
- **100 STRs** are being advertised without the proper authorization and are therefore limited to operating no more than 14 days per year.

Of those 100, **11 STRs have exceeded the 14-day annual limit** and are considered in violation of Village regulations. These property owners have received notices of violation and are being closely monitored. If not brought into compliance, they may face fines of up to \$500 per violation, per day.

The histogram below shows how many units were occupied for a given number of nights over the past 12 months. For example, the first bar indicates that 150 units were rented for between 1 and 11 nights during that period. This is for all units—both with and without NCUC.



In the past, we've discussed how to handle properties that are operating legally under Ordinance 22-25 due to being established prior to its adoption and continuing their use without interruption. While

these properties are allowed to operate, some owners never applied for a Nonconforming Use Certificate (NCUC) at the time and now wish to obtain one—often for reasons like refinancing, selling, or simply having something official on record.

These property owners are looking for formal documentation from the Village confirming their legal right to operate. One potential solution is to issue a **Letter of Zoning Determination**. This type of letter is already used in other zoning situations when someone wants confirmation that a particular use—such as retail—is permitted on a parcel.

Providing zoning determination letters would allow us to formally recognize these uses without needing to amend the ordinance. It's a practical approach to address the issue.

We'll plan to discuss this option further during Tuesday's meeting.

ATTACHMENTS

None



Closed Session Pursuant to NCGS § 143-318.11(a)(6)
ADDITIONAL AGENDA DETAILS:

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/01/2025

MEMO DETAILS

Village Council will hold a Closed Session pursuant to North Carolina General Statute § 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.



**Closed Session Pursuant to NCGS § 143-318.11(a)(5)
ADDITIONAL AGENDA DETAILS:**

FROM: Shannon Konstantinou, Village Clerk
CC: Village Council; Doug Willardson
DATE OF MEMO: 07/01/2025

MEMO DETAILS

Village Council will hold a Closed Session pursuant to North Carolina General Statute § 143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.