



**VILLAGE COUNCIL
MINUTES FOR REGULAR MEETING OF NOVEMBER 13, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:30 PM**

The Pinehurst Village Council held a Regular Meeting at 4:30 p.m., Tuesday, November 13, 2018 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. John Bouldry, Treasurer
Ms. Judy Davis, Councilmember
Mr. Kevin Drum, Councilmember
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Beth Dunn, Village Clerk

And approximately 42 attendees, including 9 staff and 1 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo, called the meeting to order.

2. Invocation and Pledge of Allegiance.

Reverend David Beam of Pinehurst United Methodist Church gave the invocation and Mayor Nancy Roy Fiorillo, led everyone in the Pledge of Allegiance.

3. Reports:

Manager

- Noted that Walt Morgan, Public Service Director and Ricky Gooch, Deputy Police Chief, will be retiring at the end of December.

Council

- Mayor Nancy Fiorillo announced Mayor Pro Tem, John Cashion has submitted his resignation to retire from Village Council for medical reasons. She stated he has done a tremendous amount of work for the Village and he will be missed by all.
- Councilmember Kevin Drum apologized for missing the last meeting.
- Councilmember John Bouldry stated he was honored to attend the Veterans Observance Ceremony at Village Hall.
- Councilmember Judy Davis stated she had an update that Coach Metzler was slightly ahead and voting closed today.

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. Public Safety Reports.
 - Police Department
 - Fire Department
- B. Approval of Draft Village Council Meeting Minutes.
 - October 23, 2018 Regular Meeting

End of Consent Agenda.

Upon a motion by Councilmember Davis, seconded by Councilmember Bouldry, Council unanimously approved the Consent Agenda by a vote of 4-0.

5. Discuss and Consider Resolution 18-30 Appointing Paul Roberts to Serve on the Board of Adjustment and the Planning and Zoning Board.

Jeff Sanborn, Village Manager, explained the Board of Adjustment and Planning and Zoning Board has the need to fill one vacancy and Paul Roberts is being recommended to fill the current vacancy. Mr. Sanborn stated that Mr. Roberts couldn't be at the meeting tonight and asked would Council like to wait to vote. Mayor Nancy Fiorillo stated she was comfortable with their recommendation. Leo Santowasso, Planning and Zoning Board Chairman, stated that there will be a lot of subcommittee meetings coming up and they need the help now as they are already behind. Mr. Santowasso reviewed Mr. Roberts' qualifications with Council.

Upon a motion by Councilmember Drum, seconded by Councilmember Bouldry, Council approved Resolution 18-30 appointing Paul Roberts to the Board of Adjustment and Planning and Zoning Board for the Village of Pinehurst by a vote of 3-1, with Councilmember Davis voting no.

6. Motion to Recess Regular Meeting and Enter into a Public Hearing.

Upon a motion by Councilmember Bouldry, seconded by Councilmember Drum, Council unanimously approved to recess the regular meeting and enter into a public hearing by a vote of 4-0.

7. Public Hearing No. 1

Alex Cameron, Senior Planner, explained the purpose of this public hearing is to consider an Official Zoning Map Amendment. This map amendment would rezone one parcel of land consisting of approximately 2.84 acres at the corner of McCaskill Rd. E and Rattlesnake Trail further identified as Moore County PID # 00025962. The property is currently zoned VMU-CD (Village Mixed Use – Conditional District). This proposed map amendment would change the zoning of the property to NC-CD (Neighborhood Commercial – Conditional District). The proposed use of the property is a mixed use commercial building. The property is currently vacant. The applicant is Pinehurst Medical and the current owner is Moore Investment Group, LLC.

The Planning and Zoning Board first considered this request and conducted a duly advertised public hearing on October 4th. Following the public hearing and subsequent discussion, The Planning & Zoning Board voted 3 to 1 to recommend to Village Council that the rezoning be approved with the following mutually agreed upon conditions: 1. The parking lot shrub buffer to be doubled. 2. The building setbacks to be as follows: a). Front – 0'-18' b). Side – 0' c). Rear – 5' 3. The maximum roof height be 40'.

Public Comments:

- Applicant Brandon Enfinger, CEO of Pinehurst Medical, stated that their clinic has grown to over 100 providers. Their growth has been a response to the community's healthcare needs, which is why they need to expand their footprint. The proposed location provides a convenient location for patients.
- Bob Knootz, with Knootz Jones Design, representing Pinehurst Medical presented the proposed plans to Council and reviewed current zoning requirements. He explained originally they thought they were covered under the current zoning because the PDO states professional office buildings are allowed. However, after speaking with staff they learned they needed to request the parcel to be rezoned because they were considered a medical office which are only allowed in the hospital district. Mr. Knootz provided Council with a trip study for traffic counts in the area and stated the owners are committed to doubling the landscaping requirements. He explained they are asking for a slight variance for the setback, currently the setback is required at 10ft along McCaskill Rd., they are requesting to move that setback to 18ft. Mr. Knootz explained what is great about this location is the mixed use area and also the shared parking aspect with the Greens apartment complex.
- Jim Compton, with Cline Design out of Raleigh, representing Pinehurst Medical, presented Council with the architectural details of the proposed building. Mr. Compton noted that corner feature will also be available to the public. He explained the building will be constructed of light modular brick with a slopped roof. There will be stained wood timber columns in the front of the building. The main entry way will be in the back of the building. Mr. Compton brought material samples of the proposed building for Council to review.
- Leo Santowasso, Planning and Zoning Board Chairman, recommended Council make a few additional conditions. Mr. Santowasso stated he had meet with the applicant earlier that day to go over some of his concerns. He explained this is a new lot that's being separated, however, the meats and bounds are missing from the drawings. This line needs to be shown for zoning purposes in the future. Also, another concern was he wasn't sure if they are compliant with ADA standards with the proposed handicap parking. Also, he would like to recommend there is adequate sight at the intersection of Rattlesnake and McCaskill and to add sight triangles. He also explained that they will need to add the Land Record Key number, required by the County Tax Department and PDO, be added to the new lot being created.
- Bob Knootz, with Knootz Jones Design, stated the applicant is willing to accept all the conditions that Leo Santowasso recommended. He also explained they are required to have 3 handicap parking spaces with one being a van accessible space, which they have.

- Pat Corso, Executive Director of Partners in Progress, spoke about the findings in an economic study taken in Moore County. Mr. Corso explained residential permits are increasing and Commercial permits are decreasing therefore putting a burden on towns. He has lived in this area for over 32 years and is excited to see this area in town growing as a vibrant extension of the Village Center. Mr. Corso, stated Partners in Progress urges The Village Council to approve the application for Pinehurst Medical.
- Jane Hogeman, of Lochdon Court, stated it is important that Council to consider the type of use that is being proposed. She thinks it is more for hospital development use. She stated an isolated medical building doesn't fit in neighborhood areas. Putting this building in the VMU standards is like apples to oranges.
- Diane Anello, of Lochdon Court, asked if Pinehurst Medical would be tax exempt and how many employees would work at the facility.
- Pinehurst Medical Staff stated they are not tax exempt and there will be around 45 employees.
- John Strickland, of Village Lane, stated that they land was just rezoned to VMU just 3 years ago, the property didn't include medical building because it wasn't felt as an appropriate in the area. Feels approving this rezoning request would also compromise the Comprehensive Plan currently being developed. He also feels a comprehensive study needs to be completed on the traffic in the area.
- John Hoffmann, of Everette Road, believes this medical facility should be in the hospital district area.
- Molly Rowell, of Sugar Pine Drive, stated her best wishes to Councilmember John Cashion and also stated it has been a privilege and pleasure working with Walt Morgan. In regards to Pinehurst Medical she has had the words charming, vibrant community floating around her head and the proposed facility just doesn't fit into that. Ms. Rowell suggested some other areas in Pinehurst that may be better suited for the location of the medical facility.
- Wayne Maples, of Everette Road, feels there are other places that could benefit from the medical facility better than Pinehurst and feels they should find another location.
- Lynn Goldhammer, of Salem Lane, stated the vision of Pinehurst and doesn't feel the medical facility fits into that vision.
- Kaye Pierson, of Brandon Trail, doesn't feel this building is in keeping with the long range plan.
- John Taylor, of Cherokee Road, stated this property is key property to this area. Once it is rezoned there will be no going back. Mr. Taylor believes there needs to be a comprehensive traffic study.
- Debbie Lalor, Pinehurst resident, stated the traffic is an area of concern for her.
- Bob Koontz spoke to some of the questions and points made. Mr. Koontz stated the current plan doesn't really deviate from the original plan approved. It's only the use that is different, since before was retail and this is a medical facility. If they were a lawyer office or financial institute they could come in and build the same exact building without rezoning. The water sheds have already been approved.
- Joel Shriberg, stated that the he doesn't see retail coming to Pinehurst especially in this area. Feels we need to compromise.
- Councilmember Davis stated the building is too high for the area.
- Councilmember Bouldry stated he doesn't feel the medical facility fits in the area. He is supportive of a medical facility in Pinehurst but just not in this area.
- Councilmember Drum stated that there could be more of an impact from a different development for which the area is already zoned for.
- Judy Maples, Pinehurst resident, stated there is property available at the hospital for sale, an old Doctor's office. The Pinehurst Medical staff stated that property she referenced was already sold and will be demolished and turned into a parking lot.

8. Motion to Adjourn Public Hearing and Re-Enter Regular Meeting.

Upon a motion by Councilmember Drum, seconded by Councilmember Bouldry, Council unanimously approved to adjourn the public hearing and re-enter the regular meeting by a vote of 4-0.

9. Discuss and Consider Ordinance to Amend the Official Zoning Map.

Council discussed the additional information they wanted regarding building height and traffic issues with the future development in the area. Bob Koontz asked how they would like the traffic analysis completed. Council discussed who would be responsible for completing the study. Councilmember Drum stated because the traffic is a region problem not a Pinehurst Medical problem this is something the Village would have to provide. Mr. Koontz stated the cost for the Village to have a traffic analysis completed would typically be around \$15,000 to \$20,000 and take substantially more than 30 days to complete. Councilmember Davis stated she wants the applicant to look at conforming to Neighborhood Commercial requirements altogether.

Councilmember Davis made the motion to table the decision on the official zoning map amendment until the next meeting on December 11th, seconded by Councilmember Bouldry Council unanimously approved to table the item by a vote of 4-0.

10. Update on the Status of the FY 2019 Strategic Operating Plan Implementation for the 1st Quarter.

Lauren Craig, performance Management Director, updated Council of the status of implementing the FY 2019 Strategic Operating Plan. Ms. Craig provided Council with an update on the implementation of this year's Initiative Action Plans (IAPs) through the end of September 30, 2018. Of the 9 IAPs scheduled to begin in FY 2019, 6 are in progress and on schedule and 3 are in progress but not on schedule at the end of September 30, 2018. The IAPs include a total of 11 metrics, 2 of which will be tracked in the future. As

of September 30, 2018, the Village achieved metrics goals for 8, or 89%, of the 9 IAPs scheduled to begin in FY 2019. Ms. Craig reviewed a spreadsheet with Council summarizing all of the IAP's.

11. Presentation of the Financial Statements for the Quarter Ended September 30, 2018.

Brooke Hunter, Financial Services Director, presented Council with the financial statements for the quarter ending September 30, 2018. Ms. Hunter stated the Village is off to a good start for FY 2019. At the end of the first quarter, revenues exceeded expenditures by a larger margin than anticipated in our forecast. In addition, our operating expenditures are below expected levels. These results should position us well to carry out the objectives outlined in the FY 2019 Strategic Operating Plan. The Village's General Fund is showing \$5.1 million in income for the first three months of the year compared to \$4.9 million the prior year. The Village's General Fund fund balance is currently 83% of expenditures, which is higher than the 79% level seen the previous year at September 30. General fund operating expenditures were \$614,000, or 13%, below the quarterly budget overall. This variance is well outside the expected expenditure variance of 5%. Operating expenditures were, however, comparable to the previous year.

12. Other Business.

Upon a motion by Councilmember Bouldry, seconded by Councilmember Drum, Council unanimously approved to accept John Cashion's, Mayor Pro Tem, resignation by a vote of 4-0.

13. Comments from Attendees.

- Ivey, from the Pinehurst Lake area, gave a speech on saving the trees in Pinehurst, she stated to keep the Pine in Pinehurst.
- Susie, from the Pinehurst Lake area, recited a poem she wrote on saving the trees in Pinehurst.

14. Motion to Adjourn.

Council unanimously approved to adjourn the Regular Meeting by a vote of 4-0 at 8:10pm.

Respectfully Submitted,



Beth Dunn,
Village Clerk

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