



**Neighborhood Advisory Committee
Minutes for May 17, 2021
Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
3:00 PM**

Village of Pinehurst Representatives Present:

John C. Strickland, Mayor
Jeffrey M. Sanborn, Village Manager
Jane Hogeman, Councilmember
Darryn Burich, Planning & Inspection Director
Kelly Chance, Village Clerk

Committee Members Present:

Edward Balkovic, Pinehurst Trace
Claire Berggren, Pinehurst No. 6
Tom Campbell, Monticello
Tony Elms, Donald Ross
Bert Higgins, Doral Woods
Carolyn Jamison, Pinehurst Civic Group
Jeff Heintz, Lake Pinehurst HOA
Bill Keith, Village Acres
Larry Rotondo, Pinewild
Kara Vonderkall, CCNC

Committee Members Absent:

Debbie Lalor, Downtown Residential Area
Beverly Braunschiedel, Midland Country Club
Charles Collini, Old Town West
Jackie Curley, St. Andrews
Lee Thomas, Clarendon Gardens
Susan Foster, The Woodlands
Jenn Tomlin, Donald Ross
Amanda Krok, Walker Station
Beverly Reynolds, The Woodlands
Lee Smith, Lawn and Tennis

1. Call to Order.

Mayor Strickland called the meeting to order. Mayor Strickland stated the purpose of the NAC is to allow the community to learn about important strategies and achievements of Village government, and to report these achievements to their neighborhoods when possible. Mayor Strickland encourage Committee members and residents to use the MYVOP app to report issues or concerns in their neighborhoods. He stated the use of MYVOP allows Village staff to quickly learn about problems and act to resolve them.

2. Review Notes from November 16, 2020 Meeting.

The committee reviewed the notes from the November 16, 2020 meeting.

3. Given Library & Archives Project Update.

Village Manager Jeff Sanborn provided an update on the Given Library & Archives project. He stated we have reached a tentative agreement describing mutual expectations and are working on the Transferal Agreement. He stated following the agreement signing, we would spend approximately 3 months on due diligence and then 6 months on implementation of the agreement. Village Manager Sanborn stated the Library Board and the Village Council have a mutual interest in trying to maintain the existing library staff, if feasible. He stated, in the near term, we would be doing some improvements to the existing library facility with plans

for further expansion in the future. Mr. Sanborn stated that the Village has hopes of keeping both the library and archives in the existing building but does not rule out the need to renovate another building or build a new building if space requirements are seen. He stated we are currently still in the planning stages and hopes are to start renovations following the 2024 U.S. Open, with completion expected in 2025.

Bert Higgins, Doral Woods representative, stated his understanding was the library needs between 10,000 to 12000 square feet of usage space, not counting the archives. He noted that with the USGA coming, the archives might be a draw to the downtown area. He said they currently have many items in the downstairs they are unable to display and thus a larger space would be beneficial.

Tom Campbell, Monticello representative stated the historic landmark is of the most concern and inquired whether we still have access to the Great Expectations Plan the library planned for expansion. Jeff Sanborn acknowledge we do have those plans and Mayor Strickland said conversation continues with the Park service Mayor Strickland noted the National Park service is doing a study on their parks and, we the village, are a part of the study. He further acknowledged that at the time our best intentions are to stay on that site. He noted that any required additions would be in staying with the current structures historical architectural look.

Village Manager Sanborn noted there are currently 8000 square feet at the existing facility and we know, as noted earlier, the current needs for the library alone are approximately 12,000 square feet. We are currently working on several options, including expansion of the current facility, to the potential of moving it and renovating another building, or even the construction of a larger facility to house both the library and archives. He further stated we also have expressed a desire to take possession of the lease on the old post office building so that too may be a solution

4. **Small Area Plans Update.**

Darryn Burich, Planning & Inspections Director provided an update on the Small Area Plans, which kicked off on February 11 when the Village and its consultants, Design Collective, facilitated the first virtual public workshop for two small area plans. Design Collective provided an opening presentation and summarized the results in the Small Area Plan – Public Workshop #1 Summary. A Market Analysis was also prepared to determine the feasibility of alternative land uses within the study areas. Darryn noted that all of the information is available for review at www.engage.vopnc.org/smallareaplans.

Darryn stated Two Small Area Plans were identified as priorities for further study in the 2019 Comprehensive Plan, known as "Envision the Village". For more information on this plan, see www.envisionthevillage.com. Unlike the broad focus of Envision the Village, which was a Long-Range Comprehensive Plan Update, this Small Area Plans effort will be targeted and specific – a deeper dive into the following two focus areas:

- Village Place/Rattlesnake Trail: Located immediately north of the historic Village Center and stretching to NC Highway 211; defined as Focus Area 4 in the 2019 Comprehensive Plan
- Pinehurst South – Also known as the Highway 5 Commercial Area; defined as Focus area 2 in the 2019 Comprehensive Plan

VILLAGE PLACE - Located just north of the Village Center, as shown in the image above, Village Place is approximately 100 acres and is characterized by a mix of community-supportive amenities and undeveloped or underutilized properties that are out of character with the intended vision for the area. Since this area is directly adjacent to the Village Center, a portion of the study area falls within the Pinehurst National Historic Landmark District and the Village's Local Historic District.

The vision, as outlined in the 2019 Comprehensive Plan, is to create a more mixed-use, walkable area that is more conveniently connected to the Village Center. Village Place offers the unique opportunity to expand the footprint of Pinehurst's historic center and establish stronger visibility from the north along NC-211.

PINEHURST SOUTH - Encompasses approximately 290 acres with almost 47% of the area undeveloped. A portion of this area is in the unincorporated area of the Village of Pinehurst known as the Village's Extraterritorial Zoning Jurisdiction (ETJ). Some of the development in this study area is older, more auto-centric, and may be considered out of character with the overall and intended character of the Village.

The 2019 Comprehensive Plan recommends the redevelopment of this area with office, medical, life science, and research facilities supported with small-scale retail services and residential uses.

The purpose of these Small Area Plans is to define the characteristics of future development that are supportable and appropriate for Pinehurst, to guide change towards a predictable and agreed upon outcome. The Small Area Plans will address land use; building placement and frontages; building heights and massing; streetscapes and street types; open space; pedestrian and bicycle facilities and connectivity; and numerous other considerations. Recommendations will consider impacts and benefits, traffic, revenues and costs, phasing, zoning, development standards, Pinehurst Development Ordinance (PDO) updates, and other implementation strategies.

Project Timeframe -

The Small Area Plans effort will occur in three following phases, with stakeholder involvement in all phases. An eight (8) month timeframe is anticipated to complete the Pinehurst Small Area Plans scope, with an additional three (3) months for Council's anticipated adoption of the plans. Work began in November 2020 with adoption projected in late 2021.

- PHASE ONE: Data Collection; Existing Conditions Inventory and Analysis
- PHASE TWO: Planning Concepts/Recommendations and Evaluation; Draft Small Area Plan Reports and Form-Based Codes (FBC)
- PHASE THREE: Final Small Area Plan Reports and Form-Based Codes (FBC)

2019 Comprehensive Plan Guiding Principles

In order to develop a vision rooted in the desires and needs of the community, the Small Area Plans will respond to the Guiding Principles outlined in the 2019 Comprehensive Plan as follows:

- Retain the small-town charm, scale, and character of the community to ensure a high quality of life. Celebrate and preserve the historic Village and traditions that make Pinehurst desirable and unique.
- 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.
- Protect and enhance the quality and character of existing residential neighborhoods. 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. Ensure neighborhoods are connected to walkable destinations such as parks, open spaces, recreational facilities, and other activity centers.
- Provide a safe, reliable, and efficient transportation system that promotes and enhances mobility and connectivity between neighborhoods and destinations through a multi-modal network of complete and walkable streets, sidewalks, and paths for vehicles, golf carts, pedestrians, and cyclists.
- Support the golf, tourism, and healthcare industries that make up the economic backbone of the community by encouraging entrepreneurship, supporting diverse and innovative businesses, and developing a thriving arts, culture, and entertainment market. Encourage a variety of shopping, dining, and cultural opportunities for residents and visitors alike.
- Ensure supporting infrastructure and community facilities exist to meet the needs of existing and future Pinehurst residents, businesses, and visitors. Partner with other providers to plan for and expand infrastructure as necessary to ensure a high quality of life.
- Preserve, conserve, and feature Pinehurst's natural resources with expanded parks, open spaces, and events that enhance the health and well-being of the community and the environment.

Tom Campbell, Monticello representative asks if for this area the Village will be looking at mostly commercial. Darryn said that this is currently looking like it will be the recommendation brought forth by the market analysis. We show a lot of retail and commercial in the initial analysis. Land use opportunity here is great and would not require a lot of building moving etc. Our goal is to connect the surrounding neighborhoods back to the lake. – A pedestrian connection only! Should the desire occur?

Bert Higgins, Doral Woods representative asked when you look at environmental issues that could interfere with this plan. What part of the process does this occur – coverage by endangered species act – Darryn said we have looked at the red headed woodpecker already – he will have to check with the consultants to see if they have looked at the environmental potential issues any deeper yet. Darryn stated we can see things like wetlands, but other things require more attention.

Edward Balkovic, Pinehurst Trace representative, stated he spent 30 years in the biotech industry and he likes that the plans looks at town infrastructure etc.

Tony Elms. Donald Ross representative asked if the Village knew of any farmer/business industrial places that may have left an E.P.A. challenge or environmental challenge left behind, for instance the old hotel that was pointed out. Darryn said that typically they are looking at things like landfills for contamination. To this date, he stated we have not looked at this in depth, as we are still early in the process.

Jeff Heintz, Lake Pinehurst HOA representative stated, as it relates to Pinehurst south, a lot of interest for dedicated open space in the south side has been expressed. He inquired as to the thought of putting some of that in this area. Darryn said we were not looking at public parks specifically and the comprehensive plan shows mostly commercial, but open space is going to be within that. Mr. Heintz inquired as to how the Village would connect the innovation hub to the Lake. He noted there would be a lot of dislike for this concept. Darryn stated, this may not even be feasible and if it were, it would only be a pedestrian or golf pathway, which would allow the Lake Pinehurst residents quicker access to the Village Center amenities.

Bill Keith, Village Acres representative, noted the problems and failures of the site built near Lowes, where many buildings remain empty and inquired on whether the Village has learned anything from that process. Darryn stated success relies on angles such as "are there enough other businesses adjacent to draw crowds" to absorption rates. Village Manager Sanborn stated that the problem could be as simple as, it was too much all at once. Bill Keith said, maybe Harris Teeter Development affected it because at the initial stage that development was not there. Mr. Sanborn said this is a great observation to make as they are comparable areas, one is successful, and one is not.

Jeff Heintz, Lake Pinehurst HOA representative, asked what would the point be to connect the lake – Darryn said it would be more for walkability – Heintz said it is a private lake so people that walked that far would not be able to do anything there. Therefore, three mile walk for nothing. Darryn said our goal is really to connect neighborhoods and allow for walkability and bicycle connectivity. Mr. Sanborn said our desire is to achieve some kind of continuity between the lake to the downtown area even for Lake Pinehurst residents.

The Village of Pinehurst invites the community to participate in the second virtual public workshop to gather feedback for the future two Small Area Plans: Village Place and Pinehurst South areas. The virtual workshop takes place Wednesday, June 2, at 5:30 p.m.

During this workshop, Village staff and consultants will present concept draft plans to the community for consideration. The conceptual drafts to be presented were guided by community ideas from previous public engagement.

Register online at www.engage.vopnc.org/smallareaplans. Individuals will receive an email confirmation that includes virtual meeting information.

5. Other Business – Neighborhood Reports.

- **Carolyn Jamison of Pinehurst Civic Group:** Inquired about the Linden Road area West Pinehurst Park project.
- **Bill Keith of Village Acres:** Requested a schedule on what roads will be repaired and when. Village Manager Sanborn stated the repairs for this fiscal year have been completed, with the exception of some potential left over spending which may be going toward a small section on Pinehurst No. 6 subdivision. He further stated the next fiscal year budget will be voted upon in June or July and at this point, a decision will be made on the upcoming road plans. He said this decision is based on several factors, including current market positions, fuel prices, and need. Mr. Sanborn stated that we will discuss

this topic at a later NAC meeting and will potentially, by Labor Day, have a schedule available for release.

Mayor Strickland stated we do roughly 4 miles a year and this is based primarily on a 20-year plan

Collette Koslinsky discussed the rezoning bills – house bill 349 – now senate bill 401 – is to allow multiple dwellings to be put on single family dwelling lots. This will eliminate single dwelling residence lots. They could be duplexes. Committee members were encouraged to contact our local Legislator and voice our opposition to these ideas. Ms. Koslinsky said senate bill 329 sponsored by Steve Jarvis, whom has a construction company, is a bill that will allow anything under \$300,000 to not need a permit for architectural changes for altering the property

- **Jeff Heintz of Lake Pinehurst HOA:** Stated they are seeing vacant lots that were undesirable are now desirable and the difficulty with this is changes and building is coming quickly to neighbors with no warning. He stated one of the biggest problems is erosion and there appears to be a disconnect between the village and the residents where damage occurs. He stated he Believes the Village is under the assumption the sections of the PDO have been preemptive by the state of NC or maybe the problem is that the Village does not have a stormwater master plan. Mr. Heintz would like to get a dialogue going that would help. Advantage is at the end of the day there will be less discussion after disaster has struck. Mayor Strickland said stormwater has been a topic Council has been working a lot on and stated we will work at scheduling a time to have a more in-depth discussion on stormwater problems.

- **Larry Rotondo of Pinewild:** Mr. Rotondo asked if other areas were having problem with waste management dumping hydraulic fluid on the streets each week or is this an issue for Pinewild only. Village Manager Sanborn acknowledged that each area has their own waste management plan and do not use the same services. He said unfortunately hydraulic leaks do occur with these type of vehicles and are an unfortunate circumstance, but expected at times.

- **Edward Balkovic of Pinehurst Trace:** Mr. Balkovic asked if there was any plans on having a special event for the upcoming Donald Ross Anniversary Event. Mayor Strickland stated there are several other major milestones coming up as well, including the Olmsted Anniversary, and the Women's Exchange Celebration, all of which Council is currently working on..

6. Next Meeting Date.

The next NAC meeting will be held on Monday, June 21, 2021 at 3:00 p.m. in the Council Conference Room in Village Hall.

7. Adjournment.

The meeting adjourned at approximately 4:30 p.m.

Respectfully Submitted,



Kelly Chance,
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