



**Neighborhood Advisory Committee
Minutes for September 19, 2022
Council Conference Room
395 Magnolia Road
Pinehurst, North Carolina
3:00 PM**

Village of Pinehurst Representatives Present:

John C. Strickland, Mayor
Jane Hogeman, Councilmember
Kelly Chance, Village Clerk

Jeffrey M. Sanborn, Village Manager
Patrick Pizzella, Mayor Pro Tem
Mike Apke, Public Services Director

Committee Members Present:

Ed Balkovic - *Pinehurst Trace*
Larry Rotondo - *Pinewild*
Tom Campbell - *Monticello*
Charles Collini - *Old Town West*
Tony Elms - *Donald Ross*
Claire Berggren - *Pinehurst No. 6*
Beverly Reynolds - *The Woodlands*
Jeff Heintz - *Lake Pinehurst (HOA)*
Barbara Reining - *CCNC*
Debbie Lalor - *Downtown Residential Area*
Paul Spurgeon - *Clarendon Gardens*

1. Call to Order.

Mayor Strickland called the meeting to order at 03:00 PM.

2. Review Minutes from June 20, 2022, Meeting.

The committee reviewed the notes from the June 20, 2022, meeting.

3. Stormwater Management and Master Plan Update Presentation – Mike Apke, Public Services Director

Mike Apke, Public Services Director, presented the Neighborhood Advisory Council with an overview and update on the Stormwater Management and Master Plan progress. He noted the Village has contracted with McGill Associates to assist with the preparation of a Stormwater Management and Master Plan. He noted the VOP's 2019 Comprehensive Plan identified the expansion and enhancement of stormwater management efforts as a "Strategic Opportunity" and included several recommendations related to stormwater.

Mr. Apke defined stormwater as water that naturally accumulates as a result of rain or snow. He noted much of our stormwater infiltrates into our sandy soils, but what does not infiltrate typically runs off across land or other impervious surfaces like rooftops, streets, parking lots, etc. He stated that at times, heavy rain can result in localized flooding of

streets, yards, or even basements or crawlspaces in low lying areas.

Mr. Apke reported that property owners are ultimately responsible for managing stormwater across their land, including residential lots. He noted as a property owner, the Village is subject to the same rules and regulations as private property owners on our properties and right-of-way. He reported pipes and ditches within the public right-of-way along village maintained streets, typically 50 or 60-foot wide, are the responsibility of the village and noted that the Village Council allocated \$385,000 in FY23 for small drainage projects.

Mr. Apke defined a 10-year stormwater event in Pinehurst as 5.45 inches/24 hours. He stated a 25-year event is 6.48 inches/24 hours and a 100-year event is 8.15 inches/24 hours. Mr. Apke reported the Village Council approved the current existing standards in October 2004. He stated they standards show that yard flooding is a necessary part of storm drainage events, and the Village seeks to improve drainage only when there is a demonstrable benefit to public property. He noted the Village may elect to participate in improvements on private property with the Village's share not to exceed 50%.

Mr. Apke reported in 1977, the NC Supreme Court adopted the "Rule of Reasonable Use" which is based on the premise that water naturally flows downhill. He stated it determined that private landowners have the legal right to make reasonable use of their land and the person on the lower estate must receive and pass water from the higher estate. He noted disputes between private landowners can be resolved in civil court actions.

Mr. Apke shared several project successes the Village has attained, such as at the Village Green Parking lot, which utilized an underground chamber storage and infiltration. He stated the primary purposes of the Stormwater Management and Master Plan are to identify effective strategies, evaluate funding mechanisms, and guide the future of stormwater management in Pinehurst. He noted the project has been divided into two phases, with Phase 1 consisting of: reviewing existing VOP policies, ordinances, and regulations, gathering sample ordinances and policies from 7 other communities for comparison purposes, reviewing work order tickets to note trends and issues in Pinehurst, and reviewing design storm and return frequency (10-year). He stated during Phase 1, McGill would also review options/potential restrictions for stormwater discharge from existing developed and proposed development lots in single-family residential areas, and they would provide recommendations for implementing standards for post-construction maintenance.

Mr. Apke reported as part of the process there would be opportunities for Public input meetings and other forms of public engagement. He stated in Phase 2, McGill Associates would assist with solutions in areas identified in the public input phase, project funding needs, identify potential funding sources, assist with analyzing whether or not the creation of a stormwater utility is desirable and feasible for the Village, and evaluate the feasibility of establishing a delegated erosion control program in lieu of using NCDEQ for these services.

Mr. Apke reported that McGill has offered some preliminary recommendations, which are:

- They do not recommend adding water quality criteria at this time.
- No buffer change is recommended at this time.
- They recommend the VOP implement specific SCM Maintenance inspection guidelines.
- They recommend the VOP create a Stormwater Development Manual and adopt specific criteria and procedures for protection of downstream properties.
- They recommend sustaining the current 10-yr pre-post discharge criterion and adding a 2-yr and 25-yr pre-post discharge criterion to mimic the predevelopment runoff curve.
- They recommend establishing a threshold of >2,000 sf added BUA for any SFR lot expansion or redevelopment requires a consultation with the VOP for consideration of stormwater controls.
- They recommend the establishment of a Stormwater Design Manual as a single source design guide.
- They recommend the development of an O&M Agreement for SCMs.

- They recommend the establishment of SCM inspection criteria, frequency and enforcement mechanisms.
- They recommend the development of an O&M Agreement, inspection criteria, frequency and enforcement mechanisms.
- They recommend that staff tie the execution of O&M Agreement and deed verbiage for perpetual maintenance to CO.
- They recommend development of a proactive inlet, swale and pipe cleaning program.
- They recommend the VOP fund one additional dedicated stormwater staff position.

Mr. Apke stated the next steps in the process are to complete the project and present the full document with the intention to complete by the end of December 2022, to allow inclusion of staffing or funding changes in the FY24 budget request. Pinehurst Trace reported on flooding in a dip that some work has been done. It was noted that they are reassessing some areas and that is one of those areas. The Village will hire out to have this cleaned out as we don't have the equipment to do it. Pinewild inquired as to the fencing requirements around retention ponds and noted they felt it is a safety issue. The Village does not have any requirements only recommendations.

Mayor John Strickland encouraged everyone to use engage Pinehurst and continue to make comments. He noted stormwater management continues to be a leading concern.

4. Other Business

Tom Campbell reports rain in tufts parking lot is causing it to fill up with sandy mud and so may need gravel there. Jeff Batton stated the Village may have brought some rock in a year ago. Mr. Campbell stated it never looks like it has rock on it that we stated we wanted to use. He noted the Catch basin gets filled with pine straw, but this isn't always the cause. Jeff Sanborn stated the last time council was approached about resurfacing that lot, we were told that if we resurface with the same product, it will occur again. He said we can only get that color in a round stone, which does not stay. We have not found a supplier for an angular rock product of that color.

Mayor stated he would not favor an asphalt parking lot there with painted lines, and we will look at the clean out area.

5. Neighborhood Reports.

- CCNC: No Report
- Old Town West: No Report
- Downtown Residential Area: Debbie Lalor asked jeff to clarify what the regulations are about the length of time a car can park in a parking space, to which he said there are no restrictions. She reported Magnolia Road had an abandoned car for 8 days. She noted they ultimately put a sticker on it to remove it in 48 hours. She asked if police really patrol it and go out and look. Mr. Sanborn stated with each shift there are different officers, and he will look at our ordinance, but he is not certain there is a restriction. Ms. Lalor stated the parking lot by the Fairbarn is gorgeous but asked why caddies not being encouraged to use the parking lot, and still parking under the trees (resort parking lot). Mike Apke said they are working on a new driveway to access this parking lot – mid to late October then it will be complete and able to be used. Mayor Strickland said the temporary parking allowed under the tennis area trees will ultimately go away. He stated that temporary use of land in that area will go away after some events are completed.
- Lake Pinehurst: Jeff Heintz reported he had a great working relationship with Mike Apke last week in relation to stormwater and Lake Pinehurst residents were very happy.
- Pinewild: No Report
- Pinehurst Trace: Ed Balkovic stated they had nothing to report but asked about tagging of vehicles – how long to be abandoned before there is a 48-hour sticker on it. Jeff Sanborn reiterated he would have to look at the ordinance to see the number required for a wait period.
- Donald Ross: No Report

- Clarendon gardens: Thanked the Village for the grant award.
- Pinehurst No. 6: Claire Berggren stated they are trying to do something on the north entrance for improvements. She stated the Adaptive Open was tremendous and looking forward to next year. She noted they held an active military golf event recently and the pickleball courts have been redone and are now usable. She asked when the VOP community survey results will be tabulated and presented. Jeff Sanborn said we are a couple of weeks behind on methodology report out, but it will be coming soon.
- The Woodlands: No Report
- Monticello: No Report

6. Next Meeting Date.

The next NAC meeting will be held on Monday, October 17, 2022, at 3:00 p.m. in the Assembly Hall.

7. Adjournment.

The meeting adjourned at approximately 04:35 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