

**MINUTES OF
VILLAGE COUNCIL WORK SESSION
April 9, 2013**

**395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
4:30 P.M.**

The Pinehurst Village Council held a Work Session at 4:30 p.m. Tuesday, April 9, 2013 in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. Douglas A. Lapins, Mayor Pro-Tem
Mr. Mark W. Parson, Councilmember
Mr. John C. Strickland, Councilmember
Mr. Andrew M. Wilkison, Village Manager
Ms. Lauren M. Craig, Village Clerk
And approximately 55 attendees, including 7 staff and 2 press.

Excused absence: Mr. John R. Cashion, Councilmember

1. Call to Order.

Mayor Nancy Roy Fiorillo called the meeting to order.

2. Motion to go into Closed Session.

Councilmember Lapins moved to recess the Work Session and enter a Closed Session pursuant to NCGS 143-318.11 (a) (3) to consult with the Village Attorney in order to preserve the attorney-client privilege between the Village Attorney and the Village Council. The motion was seconded by Councilmember Strickland and carried unanimously.

GENERAL ACCOUNT

The Council discussed with the Village Attorney the status of the McCrann petition to the NC Supreme Court for discretionary review of the decision of the NC Court of Appeals.

3. Motion to adjourn the Closed Session and Reconvene in Open Session.

Councilmember Strickland moved to adjourn the Closed Session and re-enter the Work Session. The motion was seconded by Councilmember Parson and carried unanimously.

4. Call to Order of Work Session (5:30 p.m.).

Mayor Nancy Roy Fiorillo called the meeting to order.

5. Reports:

– Manager

- Manager Andy Wilkison introduced Lauren Craig as the new Village Clerk and Ryan Boivin as the new Intern for the Planning and Inspections Department.
- Manager Andy Wilkison noted the upcoming Village Council Special Meetings on Thursday, April 11, 2013 at 3:00 p.m. to discuss prioritization of initiatives for the 2014

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Strategic Operating Plan and Budget and Friday, April 19, 2013 at 4:00 p.m. to discuss the role of the review process in the Local Historic District.

– Council

- Councilmember Strickland met with Greenway Commission and is going to schedule a tour for the Council to see the projects.
- Councilmember Strickland received feedback from Appearance Commission regarding fencing ordinances and is meeting next week regarding suggestions to bring to the Council.
- Councilmember Lapins inquired about the scheduling of the Philharmonic Pops on the Green event. Jeff Batton, Assistant Manager, confirmed the location will be ready for this event. Councilmember Parson confirmed Tim and Carla St. Germaine will publicize the event and Mayor Fiorillo indicated that the event will take place.
- Councilmember Lapins inquired about the Pinehurst Concours D'Elegance event. Manager Andy Wilkison confirmed plans for this event but was not aware of specific activity for the Village Center. Mayor Fiorillo stated she will be involved in a press conference for this event and was invited to ride in the Iron Mike Road Rally for Concours Participants.
- Mayor Fiorillo stated she took her dog to Dave's Dirty Dogs and they expressed their compliments regarding the help given by the Village of Pinehurst Planning Department's Bruce Gould and Molly Goodman.

6. Presentation: Village Place Feasibility Study by Ian Colgan.

Ian Colgan with Development Concepts, Inc. presented findings from Phase 1 of the feasibility study for Village Place to the Village Council.

Findings included: 1) there is enough land to support one or multiple development phases, 2) the relocation of Village owned uses will not be a hindrance to short-term development, 3) the difficulty and cost of moving County owned water tanks adjusts project boundary further to the north than previous development concepts, 4) there is opportunity in three key real estate markets to believe that a project will be supportable, and 5) the Village should examine relocation opportunities for the County Public Safety offices.

Mayor Fiorillo inquired if the FirstHealth employees, who typically stay on campus during lunch or breaks, were taken into account. Ian Colgan confirmed that they were taken into account.

Mayor Fiorillo and Councilmember Strickland inquired about the definition of an anchor tenant. Mayor Fiorillo noted that traffic has been a concern and suggested we look at this in a different way due to the expansion of Highway 211 and using Rattlesnake Trail as an entrance.

Councilmember Lapins stated he is concerned about connectivity from the original plan. Ian Colgan agreed these were valid points that need to be addressed in the next phase. Councilmember Parsons noted that he did not see the original plans connecting because of the differences architecturally from the historic Village Core. Councilmember Strickland also agreed that connectivity was important and the need to find appropriate retail for this area.

After general discussion, the floor was opened to attendees:

Dick Bisbe inquired if FirstHealth could serve as an anchor and Ian Colgan confirmed that FirstHealth is a market to draw from.

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Deborah Myatt agreed with Councilmember Strickland to keep this plan unique. Ms. Myatt stated as a retailer in Village she is excited about this project and suggested Trader Joes or another unique retailer to keep this a special area. Ms. Myatt also noted the need for methods of transportation.

Councilmember Lapins inquired about public/private partnerships that could help put this plan together.

Pat Corso, Executive Director of Partners in Progress, confirmed why he brought Ian Colgan to Pinehurst and he also stated the need to stimulate the housing market. Mr. Corso also noted that this is a unique approach and allows the community to be the author of the project.

After discussion, Mayor Fiorillo stated she was impressed with this presentation and we will be in touch about the next two phases of the discussion.

7. Discussion: Term Sheet for Escrow of Given Contribution.

The Manager explained that staff is working with the leadership of Given Memorial Library to facilitate the capital contribution that the Council had indicated it desired to make to the campaign. A term sheet is included in the Council's agenda packet which lists the general terms discussed. This term sheet will lead to an escrow agreement between the Village of Pinehurst and the Given Memorial Library.

After general discussion, Councilmember Lapins made a motion for the Village Council to authorize the Mayor to execute the term sheet for the Village of Pinehurst-Given Memorial Library Escrow Agreement, seconded by Councilmember Strickland. The motion was unanimously approved by a vote of 4-0.

8. Discussion: Analysis of Cotswold Annexation.

The Manager explained that staff has been in discussion with the Cotswold Home Owners Association about the possible annexation. Councilmember Lapins and Councilmember Strickland were appointed to meet with the Cotswold Home Owners Association representatives.

9. Resolution #13-17: Establishing a Policy on significant negotiations on behalf of the Village of Pinehurst.

The Manager explained the need for Resolution #13-17. Upon the motion of Councilmember Parson seconded by Councilmember Lapins, Resolution #13-17 was unanimously approved by a vote of 4-0. (A copy of the resolution is found in the Resolution Book).

10. Ordinance #13-09: An Ordinance Amending the Pinehurst Development Ordinance (Retirement Community as a Permitted Use in Office and Professional Zoning District).

The Manager explained the need for the Council to consider the amendment to the Pinehurst Development Ordinance that was the subject of a public hearing on March 26. After discussion among the Council, Councilmember Lapins made a motion that the Village Council not adopt Ordinance #13-09 and upon a second by Councilmember Parson, the Council voted unanimously by a vote of 4-0 to deny the amendment to the Pinehurst Development Ordinance.

11. Ordinance #13-10: An Ordinance Amending the Official Pinehurst Zoning Map as it pertains to the rezoning of a certain tract of land located at 4176 Murdocksville Road.

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The Manager explained the need for the Council to consider the amendment to the Official Pinehurst Zoning Map as it pertains to the rezoning of a certain tract of land located at 4176 Murdocksville Road that was the subject of a Quasi-Judicial Hearing on March 26. After discussion among the Council, Councilmember Parson made a motion that the Village Council not adopt Ordinance #13-10 and upon a second by Councilmember Strickland, the Council voted unanimously by a vote of 4-0 to deny the amendment to Official Pinehurst Zoning Map.

12. Ordinance #13-14: An Ordinance Closing the Steam Plant Project Capital Project Fund.

The Manager explained the need for Ordinance #13-14. Upon the motion of Councilmember Lapins seconded by Councilmember Strickland, Ordinance #13-14 was unanimously approved by a vote of 4-0. (A copy of the ordinance is found in the Ordinance Book).

13. Preview of Regular Meeting Agenda.

The Council did not preview the Regular Meeting Agenda. The Manager noted the review material provided for the upcoming public hearing and Bruce Gould, Senior Planner confirmed it is consistent with what was previously reviewed but encouraged everyone to review it again.

14. Other Business.

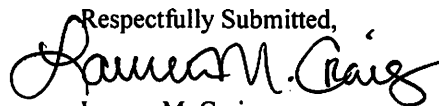
There was no further business discussed.

15. Comments from Attendees.

- **Frank Pacifico** commented on the sign at the intersection of Magnolia and McCaskill for the development plans of Traditions and also about building bocce ball courts. It was confirmed that the signs were removed this past week and a new real estate developer sign has been added on the property.
- **Jeanne Casinella** commented that she would like to see an article in the newspaper about the disposing of cigarette butts and also enhanced landscaping along the back of the new drugstore.

16. Adjournment.

Councilmember Parson moved to adjourn the Work Session. The motion was seconded by Councilmember Strickland and carried unanimously. The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Lauren M. Craig
Village Clerk