

PINEHURST  
VILLAGE COUNCIL  
WORK SESSION AGENDA  
AUGUST 8, 2006  
5:30 P.M.  
ASSEMBLY HALL/CONFERENCE ROOM  
VILLAGE HALL  
PINEHURST, NORTH CAROLINA

1. Call to Order.
2. Joint Public Hearing with Planning and Zoning Board on new Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA) and the State of NC.
3. Recess Public Hearing and re-convene in Council Work Session in Conference Room of Village Hall.
4. Reports – Manager
  - Lecture series; Preservation, economics, culture, development.
  - Council
5. Quarterly Financial Report.
6. Discussion of Historic District standards and guidelines. \*
7. Preview of Public Hearing Items and Regular Meeting Agenda.
8. Comments from attendees.
9. Closed Session pursuant to NCGS 143-318.11 (a) (6), to consider the qualifications, competence, performance, character, fitness and conditions of appointment of an employee.
10. Other business.
11. Adjournment.

**VILLAGE OF PINEHURST  
VILLAGE COUNCIL  
WORK SESSION  
August 8, 2006**

**395 MAGNOLIA ROAD  
ASSEMBLY HALL/CONFERENCE ROOM  
PINEHURST, NORTH CAROLINA  
5:30 P.M.**

The Pinehurst Village Council held a Work Session at 5:30 p.m., Tuesday, August 8, 2006 in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Mr. Steven J. Smith, Mayor  
Mr. George E. Hillier, Mayor Pro-Tem  
Ms. Virginia F. Fallon, Councilmember  
Mr. Douglas A. Lapins, Councilmember  
Ms. Lorraine A. Tweed, Councilmember  
Mr. Andrew M. Wilkison, Village Manager  
Ms. Linda S. Brown, Village Clerk  
Lt. Gen William Thurman, USAF (Ret.), Planning and Zoning Board Chairman  
Mr. William Baron, Planning and Zoning Boardmember  
Mr. Arthur Chalker, Planning and Zoning Boardmember  
Ms. Jane Deaton, Planning and Zoning Boardmember  
Mr. Robert Hughes, Planning and Zoning Boardmember  
Ms. Carol Weisenauer, Planning and Zoning Boardmember

And approximately 25 persons in the audience, including 4 staff and 3 press.

Excused absence:            Mr. Tom Campbell, Planning and Zoning Boardmember  
                                      Mr. Larry Cox, Planning and Zoning Boardmember  
                                      Ms. Judy Townley, Planning and Zoning Boardmember.

**1. Call to Order.**

Mayor Steven J. Smith called the meeting to order.

**2. Joint Public Hearing with Planning and Zoning Board on new Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA) and the State of N.C.**

Comments:

**Village of Pinehurst Planner Bruce Gould** introduced the topic of the Public Hearing. In coordination with the Federal Emergency Management Agency (FEMA) and the North Carolina Floodplain Mapping Program (NCFMP), the maps displayed tonight need to be adopted to meet the new standards as set forth by these agencies. The adoption needs to take place by October 17, 2006 so that properties within the Village of Pinehurst Zoning Jurisdiction will remain eligible for Federal Flood Insurance.

The Planning and Zoning Board will need to send a recommendation to Council, then Council will need to vote to approve or disapprove.

**Doug Middaugh**, Pinehurst, had submitted a document to the Village clerk prior to the public hearing. Copies of the document were made available to the Council. See document #1 which is hereby incorporated by reference and made a part of these minutes.

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**Bill Kerchoff**, Pinehurst, questioned the 413 foot elevation (flood rise) for Lake Pinehurst asking if folks are safe with this figure and who will assess this figure in the future. **Village Engineer Jay Gibson** replied that the information Mr. Kerchoff is seeking has nothing to do with the adoption of the maps, but that he would get answers to the questions for him at a later time.

**Councilmember Lapins** asked if there were changes in this map from the previous maps. **Village Engineer Jay Gibson** replied that there were some changes in some areas and none in others. This map represents tighter limits than the previous map.

**Councilmember Hillier** asked if the Engineering Department or the Planning Department had any problems with the maps. **Village Planner Bruce Gould** replied that they were very pleased with the data. It will be very helpful to surveyors as well as developers.

**Mayor Smith** asked if the map will cause more or fewer people to get flood insurance.

**Councilmember Hillier** answered that anyone can purchase flood insurance. The difference is the rate.

**Andy Steidinger**, Pinehurst, asked if all new homes in the Lake Pinehurst area will have to be built above the 413 foot elevation figure. Answer- yes. Mr. Steidinger than asked if it would be possible to get a variance from this figure as some houses had received in the past. **Village Planner Bruce Gould** replied that no variances had been given in the past. Non-complying houses built in the area were built before a figure was established.

**Mayor Smith** noted that the figure might change since no one can predict what FEMA will do in the future.

**Councilmember Tweed** asked if the new maps would help or hurt insurance rates. **Village Planner Bruce Gould** replied that it depends on where your property is. Some will be helped; some will be hurt.

**Mayor Smith** discussed the process of adopting the maps with Planning and Zoning Board Chairman Bill Thurman. The Planning and Zoning Board will meet to discuss the maps and send a recommendation to the Council. Council will then act on the maps at their next regularly scheduled meeting.

**3. Recess Public Hearing and re-convene in Council Work Session in Conference Room of Village Hall.**

Councilmember Hillier moved to recess the Public Hearing and re-convene in Council Work Session in the Conference Room of Village Hall. Councilmember Tweed seconded the motion which carried unanimously.

**4. Reconvene.**

Mayor Smith called the meeting back to order. The following were in attendance:

Mr. Steven J. Smith, Mayor  
Mr. George E. Hillier, Mayor Pro-Tem  
Ms. Virginia F. Fallon, Councilmember  
Mr. Douglas A. Lapins, Councilmember  
Ms. Lorraine A. Tweed, Councilmember

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Mr. Andrew M. Wilkison, Village Manager  
Ms. Linda S. Brown, Village Clerk

And approximately 15 persons in the audience, including 4 staff and 3 press.

**5. Reports:**

**– Manager**

**- Lecture Series- preservation, economics, culture, development**

The Manager reported that the Classical Design Foundation will present a lecture series entitled “Sandhills at a Crossroad.” Some of the lectures should be of particular interest since we are involved with historic preservation. He encouraged attendance at these lectures. (Copy of information concerning these lectures is in the Minute File.)

- The Manager announced that NCDOT has funded the roundabout at NC 2 and Carolina Vista. This project as well as the improvements at NC 2 and NC 5 will hopefully begin this fall.
- The contractor will be working Thursday to repair the leak at the dam on Pond #1. The letter from Withers and Ravenel should arrive shortly.

**– Council**

- **Councilmember Lapins** asked if the proposed location at Shaw and Ritter on NC 5 of the xeriscaping demonstration garden was going to work since there is no parking available. **Village Manager Andy Wilkison** replied that he had met with Chuck Butters this morning about the location of the garden. Other locations are being considered, ones with available parking. An area in Rassic Wicker Park would be ideal.
- **Councilmember Fallon** reported that she had represented the Village at Farmers’ Day in Robbins on Saturday. It was a very good event. Robbins is advocating neutering of pets due to the cost of taking care of unwanted offspring. Councilmember Fallon suggested a newsletter article in this topic.
- **Councilmember Hillier** requested that a discussion of the time of Village Council Work Sessions be placed on the agenda for August 22, 2006.

**6. Quarterly Financial Report.**

Assistant Manager of Administration and Finance Natalie Dean presented the Quarterly Financial Report for the Quarter ended June 30, 2006 and the Quarterly Investment Report for the same period. (Copy of these reports are in the Minute File.)

**7. Discussion of Historic District Standards and Guidelines.**

The Council discussed the Historic District Standards and Guidelines with Director of Planning and Inspections Andrea Correll.

**8. Preview of Regular Meeting Agenda.**

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The Council previewed the Regular Meeting Agenda for August 22, 2006 and made no changes.

**9. Other Business.**

➤ **NewCore Update.**

Village Planner Bruce Gould presented one memo to Council detailing the changes Council had instructed him to make in the NewCore report and one memo presenting alternatives for roads entering the NewCore area. (Copies of both memos are in the Minute File.)

Council set a Special Meeting to discuss NewCore for Tuesday, August 15, 2006 at 9:00 a.m. in the Council Conference Room.

➤ **Ordinance #06-19: An Ordinance of the Village of Pinehurst Adopting a Moratorium on Real Estate Development Activity in a Specific Area Within the Village of Pinehurst (NewCore area).**

The Manager explained the need for the Ordinance #06-19. Upon the motion of Councilmember Hillier, seconded by Councilmember Lapins, Ordinance #06-19 was approved by a vote of 5-0. (Copy of the ordinance is found in the Ordinance Book and in the Minute File.)

**10. Comments from Attendees.**

**Don Padgett** noted that it is difficult to form an opinion on the Historic District Standards and Guidelines when the document is being changed so much. He asked if there would be a point where the final document proposed to be approved would be available to be viewed. **Mayor Smith** replied that he could attend Historic Preservation Commission meetings, talk to staff or talk to John Skvarla who chairs the Historic Preservation Commission. He noted that Resorts has a representative on the commission- Brad Kocher. **Village Director of Planning and Inspections Andrea Correll** stated that the final document will be published soon and will be available for viewing in the Planning and Inspections Department as well as on the Village website.

**11. Closed Session.**

Councilmember Fallon moved to recess the Work Session and enter a Closed Session pursuant to NCGS 143-318.11 (a) (6): to consider the qualifications, competence, performance, character, fitness and conditions of appointment of an employee. The motion was seconded by Councilmember Tweed and carried unanimously.

**GENERAL ACCOUNT**

The Council discussed the performance of the Village Manager.

Upon the conclusion of the Closed Session, Councilmember Hillier moved to adjourn the Closed Session and re-enter the Work Session. The motion was seconded by Councilmember Lapins and carried unanimously.

**12. Adjournment.**

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Councilmember Hillier moved to adjourn the Work Session. The motion was seconded by Councilmember Lapins and carried unanimously. The meeting adjourned at 7:45 p.m.

Respectfully Submitted,



Linda S. Brown, CMC  
Village Clerk

August 8, 2006

Mr. Andrew M. Wilkison  
Village Manager  
The Village of Pinehurst  
395 Magnolia Road  
Pinehurst, NC 28374

Re: Village Council Public Hearing 8/8/06 wrt revised FEMA Floodplain Maps

Dear Andy:

I have the following comments concerning the referenced subject.

1. I recognize the importance of adopting the revised FEMA maps wrt properties affected by the floodplain being able to obtain flood insurance and accordingly urge the council to adopt the revised maps. Failure to adopt the maps jeopardizes the ability of these properties to obtain federally guaranteed flood insurance which is a burden the property owners should not be subject to.
2. The revised floodplain map, in addition to, the "Village of Pinehurst Flood Study" conducted in November 2000 clearly shows that numerous properties around Lake Pinehurst (LP) will be significantly impacted by a 1% storm. The 2000 study estimated that upwards of 55+ properties are affected while the current map reflects that virtually all properties around LP are impacted in some manner. As such, I believe it appropriate that the Village Council take the following steps;
  - A. Develop a 1% storm emergency action plan including, but not limited to, a traffic routing plan given that Diamondhead and Sugargum are shown as being covered by storm water. LP level management with Resorts, etc.
  - B. Remove barriers on current emergency spillway now impeding water flow.
  - C. Develop database of impacted LP properties including emergency contact information.
  - D. Specifically notify all LP properties of their inclusion in the floodplain especially those 55+ properties that were allowed to be built at the +12' level which is three feet below the current FEMA recommended level.
  - E. Provide specific information to all LP properties wrt advantages of securing federally guaranteed flood insurance. Information should also include reference to [www.ncfloodmaps.com](http://www.ncfloodmaps.com) for additional valuable information on topic.
  - F. Establish a specific Village emergency contact recording to allow residents to call in for latest information concerning a pending/in progress emergency.
  - G. Establish & publish contact information for Village managers responsible for emergency management.

I trust that these comments will be appropriately distributed to council and made part of the official meeting record.

Best regards,

Doug Middaugh  
400 Pine Vista Drive  
Pinehurst, NC 28374-9212