



**Pinehurst Historic Preservation Commission
Meeting Minutes
October 23, 2014
4:00 pm**

Call to order of the Regular Meeting

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

Board members present:

*Jim Lewis
Jack Farrell
Bob Farren
Jim McChesney*

Board member absent:

Molly Gwinn

Staff present:

Chad Hall, Senior Planner; Gwendy Hutchinson, Planning and Administrative Assistant

Certification of Quorum

Chairman Lewis confirmed that there was a quorum present.

Approval the September 25, 2014 Meeting Minutes

*Bob Farren made a motion to approve the September 25, 2014 Meeting Minutes;
Jim McChesney seconded the motion, which was unanimously approved.*

Staff Approvals for Normal Maintenance and Minor Work

*Jim McChesney made a motion to approve the staff approvals for Normal Maintenance and
Minor Work; Jack Farrell seconded the motion, which was unanimously approved.*

The following were sworn in:

*Chad Hall, Senior Planner; Perry Harrison, LKC Landscape Architect; Alan Stagaard, Stagaard
and Chao Architects; Dick Weinberg; Resident; Carol Southon, Woman's Exchange; John
Webster, Resident; Gretchen Buckminster, Resident; John Hoffmann, Resident; Richard Anderson,
Resident; Wayne Maples, Resident; Leo Santowasso; Resident; and Linda Cox, Resident.*

Public Hearing

Chairman Jim Lewis opened the Public Hearing.

COA 14-063

Request to construct New construction of swimming pool complex in non-residential zoning district. Complex features two pools and a main building along with ancillary buildings and structures. This property is located at 1 Carolina Vista and can be identified as Moore County Parcel ID#25800.

*Chad Hall, Senior Planner read the staff report and confirmed that adjacent property owners
were notified and that the property had been properly posted.*

Bob Farren recused due to his affiliation with the Resorts.

*Perry Harrison, LKC Landscape Architect and Alan Stagaard were present to answer
any questions or address any concerns of the Commission.*

*Perry Harrison went over the plans for the new construction of the swimming pools, main
building, ancillary buildings and structures as well as landscaping, parking, and exterior
lighting.*

*Dick Weinberg, Resident stated that the National Park Service described Pinehurst
as a recreation planned community.*

*Carol Southon, Woman's Exchange stated her concerns regarding
the flooding of the Woman's Exchange. The Exchange has been prone to flooding
from runoff of the tennis courts. Carole stated that this needs to be addressed
prior to building permits are issued.*

*Alan and Perry both responded that they are aware of the problems with flooding
and are working with the Village Engineer, Mike Apke to resolve this issue.*

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact to construct New construction of swimming pool complex in non-residential zoning district. Complex features two pools and a main building along with ancillary buildings and structures. This property is located at 1 Carolina Vista; Jack Farrell seconded the motion, which was unanimously approved 3-0.

The Findings of Fact were read into the record and are available in the Planning Department.

Chairman Jim Lewis stated his dislike for the palm trees that are to be planted. Chairman Lewis stated that the Commission does not have a way to deny the planting of the palm trees.

COA 14-064

A request to construct a new greenhouse. This property is located at 170 Frye Road and can be identified as Moore County Parcel ID# 17976.

Chad Hall, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Property owner John Webster was present to answer any questions or address any concerns of the Commission.

Gretchen Buckminster, Residents stated her concerns of the greenhouse being too close to her property.

Chad Hall went over the setbacks and Ms. Buckminster was approving of the setbacks.

After discussion, Jack Farrell made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact to construct a new greenhouse at 170 Frye Road; Jim McChesney seconded the motion, which was unanimously approved 4-0.

The Findings of Fact were read into the record and are available in the Planning Department.

COA 14-065

A request to demolish an existing house and accessory building. This property is located at 65 Everette Road and can be identified as Moore County Parcel ID#17846.

Chad Hall, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Alan Stagaard, Architect was present to answer any questions or address any concerns of the Commission.

Charles Harris, Property Owner was present to answer any questions or address any concerns of the Commission.

John Hoffman, Resident asked the Commission to defer their decision to demolish the existing house and accessory building.

After discussion, Jack Farrell made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact to demolish an existing house and accessory building at 65 Everett Road; Bob Farren seconded the motion, which was unanimously approved 4-0.

The Findings of Fact were read into the record and are available in the Planning Department.

COA 14-066

A request to construct a new house. This property is located at 65 Everett Road and can be identified as Moore County Parcel ID# 17846.

Chad Hall, Senior Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Alan Stagaard, Architect was present to answer any questions or address any concerns of the Commission.

Charles Harris, Property Owner was present to answer any questions or address any concerns of the Commission.

Linda Cox, Resident asked about plans for the bonus room.

John Hoffmann, Resident read into the record his concerns regarding the new construction.

Wayne Maples, Resident stated his concerns regarding the new construction.

Jack Farrell stated his concerns regarding the proposed fencing. He stated the fencing should be modified from a 6' shadow box fence to a 3 ½' white wood picket fence.

Leo Santowasso, Resident asked for the definition of a corner lot.

Homeowner, Charles Harris agreed to modify the fencing.

Chairman Jim Lewis closed the Public Hearing.

After discussion, Jack Farrell made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact with the condition that the fence be modified to a 3 ½' white wooden picket fence; Bob Farren seconded the motion, which was unanimously approved 4-0.

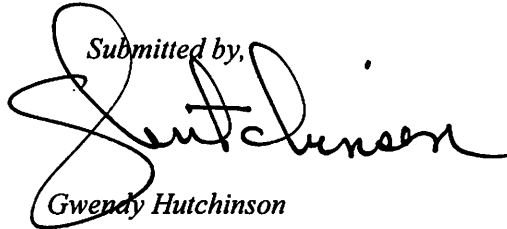
The Findings of Fact were read into the record and are available in the Planning Department.

This meeting was recorded and the tape is available in the Planning Department.

Adjournment

With no further discussion, the meeting was adjourned.

Submitted by,

A handwritten signature in black ink, appearing to read "Gwendy Hutchinson". The signature is written in a cursive style with a large, looping initial "G".

*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*