

**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
November 1, 2011  
Agenda  
4:00 pm  
Assembly Hall**

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395 Magnolia Road Pinehurst, NC 28374

**Call to the order of the Special Meeting (4:00 p.m.)**

**Welcome – Introduction by Chairman**

**Overview of Commission**

**Roll call via introduction of Commission members by Chairman**

**Certification of Quorum**

**Approval of the September 22, 2011 Meeting Minutes**

**Staff Approvals for Normal Maintenance and Minor Work**

**Public Hearing:**

**New Cases**

**COA 11-68**

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Request to enclose an existing back porch. White vinyl siding will be added to the rear elevation of the home at 95 McLean Road. A window will also be added to the rear elevation of the home. This property can be identified as Moore County Land Record Key (LRK) #24008. The property owners are Ron and Michelle Jackson.

**COA 11-69**

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A request to rebuild the front entry, remove the partial gable over the windows , replace partial gable over the windows to the right of the entry, replace shutters, replace some roofing and gutters and add railings at 50 Culdee Road This property can be identified as Moore County Land Record Key (LRK) #24025. The property owner is Donna and Roger Saylor.

**COA 11-70**

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A request to repaint roof overhand black, repair soffit, facure and replace lights under the roof overhang at 15 McIntyre Road. This property can be identified as Moore County Land Record Key (LRK) # 21711. The property is owned by Tommy Kennedy and leased by Doug Beechler for Pinehurst Pizza.

**COA 11-71**

A request to add signage for Pinehurst Pizza at 15 McIntyre Road. This property can be identified as Moore County Land Record Key (LRK) # 21711. The property is owned by Tommy Kennedy and leased by Doug Beechler for Pinehurst Pizza.

**COA 11-72**

Request to install a new above ground storage tank heating oil tank to heat Hughes Supply Company, and the associated piping at 400 McCaskill Road. This property can be identified as Moore County Land Record Key (LRK) #29543. The property owner is Nick Maneros, II Inc.

**COA 11-73**

A request to add shadow box fencing to screen the heating oil tank requested in side yard under the porch overhang at 400 McCaskill Road. The property is located in the Pinehurst Well Head protection overlay and heating oil tanks are not allowed to be buried by the PDO. This property can be identified as Moore County Land Record Key (LRK) #29543. The property owner is Nick Maneros, II Inc.

**COA 11-74**

Request to build a garage and add a two story addition to 10 Medlin Road. The project will include a full house renovation of the existing interior and exterior of the home. This property can be identified as Moore County Land Record Key (LRK) #18534. The property owners are Marti J and Clark H. Campbell.

**General Discussion****Adjournment**

**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
November 1, 2011  
Special meeting  
Meeting Minutes  
4:00 pm  
Assembly Hall**

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395 Magnolia Road Pinehurst, NC 28374

**Call to the order of the Special Meeting (4:00 p.m.)**

*Chairman Howard Warren called the special meeting to order.*

**Board members present:**

*Howard Warren  
Frank Thigpen  
Joyce Franke  
Carl Holstein  
Nancy Smith  
John Strickland*

**Board member absent:**

*Patrick Duffy (excused)*

**Welcome – Introduction by Chairman**

*Chairman Warren introduced the Commission members and welcomed members of the audience. Chairman Warren 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 Village of Pinehurst Historic District.*

**Staff present:**

*Andrea Correll, Planning and Inspections Director, Gwendy Hutchinson,  
Planning and Administrative Assistant*

**Certification of Quorum**

*Chairman Warren confirmed that there was a quorum present.*

**Approval of the September 22, 2011 Meeting Minutes**

*Joyce Franke made a motion to approve the September 22, 2011 meeting minutes; Nancy Smith seconded the motion, which was unanimously approved.*

**Staff Approvals for Normal Maintenance and Minor Work**

*John Strickland made a motion to approve the staff approvals for Normal Maintenance and Minor Work; Nancy Smith seconded the motion, which was unanimously approved.*

**Public Hearing:**

*Chairman Warren opened the Public Hearing.*

**The following were sworn in:**

*Andrea Correll, Planning and Inspections Director; Clark Campbell, Attorney representing property owners Ron and Michelle Jackson as well as his own residence; Jim Secky, Architect; Doug and Lynne Beechler, applicants; Michael Kreeel, property owner, Frank McNeil, applicant McNeil Oil Company.*

**New Cases**

**COA 11-68**

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Request to enclose an existing back porch. White vinyl siding will be added to the rear elevation of the home at 95 McLean Road. A window will also be added to the rear elevation of the home. This property can be identified as Moore County Land Record Key (LRK) # 24008. The property owners are Ron and Michelle Jackson.

*Clark Campbell, Attorney representing the property owners, Ron and Michelle Jackson; was present to answer any questions or address any concerns of the Commission.*

*Andrea Correll, Planning and Inspections Director read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*After discussion, John Strickland made a motion to issues a Certificate of Appropriateness to enclose an existing back porch; Carl Holstein seconded the motion, which unanimously approved.*

*John Strickland made a motion to adopt the Findings of Fact found on the staff report; Carl Holstein seconded the motion, which was unanimously approved.*

**COA 11-69**

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A request to rebuild the front entry, remove the partial gable over the windows , replace partial gable over the windows to the right of the entry, replace shutters, replace some roofing and gutters and add railings at 50 Culdee Road This property can be identified as Moore County Land Record Key (LRK) # 24025. The property owner is Donna and Roger Saylor.

*Jim Secky, Architect was present to answer any questions or address any concerns of the Commission.*

*Andrea Correll, Planning and Inspections Director read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*After discussion, Carl Holstein made a motion to issue a Certificate of Appropriateness for the various exterior renovations; John Strickland seconded the motion, which was unanimously approved.*

*Carl Holstein made a motion to adopt the Findings of Fact found on the staff report; John Strickland seconded the motion, which was unanimously approved.*

#### **COA 11-70**

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A request to repaint roof overhand black, repair soffit, facure and replace lights under the roof overhang at 15 McIntyre Road. This property can be identified as Moore County Land Record Key (LRK) # 21711. The property is owned by Tommy Kennedy and leased by Doug Beechler for Pinehurst Pizza.

*Doug and Lynne Beechler, applicant were present to answer any questions or address any concerns of the Commission.*

*Andrea Correll, Planning and Inspections Director read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness for the numerous repairs to the exterior and lighting; Joyce Franke seconded the motion, which was unanimously approved.*

*Nancy Smith made a motion to adopt the Findings of Fact found on the staff report; Joyce Franke seconded the motion, which was unanimously approved.*

#### **COA 11-71**

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A request to add signage for Pinehurst Pizza at 15 McIntyre Road. This property can be identified as Moore County Land Record Key (LRK) # 21711. The property is owned by Tommy Kennedy and leased by Doug Beechler for Pinehurst Pizza.

*Doug and Lynne Beechler, applicant were present to answer any questions or address any concerns of the Commission.*

*Andrea Correll, Planning and Inspections Director read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness for the proposed signage with the condition that the sign can be modified; but cannot be any larger than 24 square feet; Joyce Franke seconded the motion, which was unanimously approved.*

*Nancy Smith made a motion to adopt the Findings of Fact found on the staff report;  
Carl Holstein seconded the motion, which was unanimously approved.*

#### **COA 11-72**

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Request to install a new above ground storage tank heating oil tank to heat Hughes Supply Company, and the associated piping at 400 McCaskill Road. This property can be identified as Moore County Land Record Key (LRK) # 29543. The property owner is Nick Maneros, II Inc.

*Michael Kreel, Hughes Supply and Frank McNeil of McNeil Oil Company were present to answer any questions or address any concerns of the Commission.*

*Andrea Correll, Planning and Inspections Director read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*After discussion Joyce Franke made a motion to issue a Certificate of Appropriateness to install a new above ground heating oil tank; Carl Holstein seconded the motion, which was unanimously approved.*

*Joyce Franke made a motion to adopt the Findings of Fact found on the staff report;  
Nancy Smith seconded the motion, which was unanimously approved.*

#### **COA 11-73**

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A request to add shadow box fencing to screen the heating oil tank requested in side yard under the porch overhang at 400 McCaskill Road. The property is located in the Pinehurst Well Head protection overlay and heating oil tanks are not allowed to be buried by the PDO. This property can be identified as Moore County Land Record Key (LRK) # 29543. The property owner is Nick Maneros, II Inc.

*Michael Kreel, Hughes Supply and Frank McNeil of McNeil Oil Company were present to answer any questions or address any concerns of the Commission.*

*Andrea Correll, Planning and Inspections Director read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*After discussion, Joyce Franke made a motion to issue a Certificate of Appropriateness to add a shadow box fence to screen the heating oil tank; Carl Holstein seconded the motion, which was unanimously approved.*

*Joyce Franke made a motion to adopt the Findings of Fact found on the staff report; Carl Holstein seconded the motion, which was unanimously approved.*

**COA 11-74**

Request to build a garage and add a two story addition to 10 Medlin Road. The project will include a full house renovation of the existing interior and exterior of the home. This property can be identified as Moore County Land Record Key (LRK) #18534. The property owners are Marti J and Clark H. Campbell.

*Clark Campbell, property owner and applicant was present to answer any questions or address any concerns of the Commission.*

*Andrea Correll, Planning and Inspections Director read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.*

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness to build a garage and add a two story addition; John Strickland seconded the motion, which was unanimously approved.*

*Frank Thigpen made a motion to adopt the Findings of Fact found on the staff report; Joyce Franke seconded the motion, which was unanimously approved.*

*Chairman Warren closed the Public Hearing.*

*With no further discussion, the meeting was adjourned.*

*Submitted by,*

*Gwendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst*