

Village of Pinehurst
Pinehurst Historic Preservation Commission
December 3, 2015
MINUTES

**Pinehurst Historic Preservation Commission
December 3, 2015
Council Conference Room
Special Meeting 2:00 p.m.**



MINUTES

Commission Members in Attendance:

Jim Lewis, Chairman
Jack Farrell, Vice-Chairman
Judy Davis, Commission Member
Bob Farren, Commission Member
Molly Gwinn, Commission Member
Amanda Jacoby, Commission Member
Jim McChesney, Commission Member

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Lewis called the meeting to order. 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.

II. Sworn in:

Alex Cameron, Planner; Ron Jackson, Builder; and Deanna Burgess, Applicant

III. Public Hearing

COA 15-69 Request for new construction of a 2,210 (heated) square foot single-family residence at 70 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015754. The applicant is Quality Built Advantage, Inc. and the property owner is Eugene Wons & Gwen Ramage.

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Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Ron Jackson, Builder and Deanna Burgess were present to answer any questions or address any concerns of the Commission.

Davis Frye, Resident and neighbor made the following comments and concerns regarding this request: 1) Lack of variety in the architecture and style of the proposed homes; 2) Size of home vs. the size of the lots; 3) A study should be done showing the effects of additional traffic.

Staff commented that the house will be 2-story and that it meets the requirements of the Pinehurst Development Ordinance.

After discussion Molly Gwinn made a motion to issue a Certificate of Appropriateness for a New Single Family Home at 70 Medlin Road with the following conditions: 1) Resubmit colors to resemble approved colors in our color palette and approved by Staff and install a new window at the bottom of the stair and to adopt the Findings of Fact; Jack Farrell seconded the motion, which was approved. 6-1.

Ron Jackson agreed with the conditions.

COA – 15-70 Request for new construction of a 2,345 (heated) square foot single-family residence at 80 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 20030328. The applicant is Quality Built Advantage, Inc. and the property owner is Eugene Wons & Gwen Ramage

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Ron Jackson, Builder and Deanna Burgess were present to answer any questions or address any concerns of the Commission.

Deanna Burgess suggested that the homes be reversed and Ron Jackson, Builder agreed. Which will mean that 80 Medlin Road will become 90 Medlin Road and 90 Medlin Road will become 80 Medlin.

After discussion, Jack Farrell made a motion to issue a Certificate of Appropriateness for a New Singly Family Home at 80 Medlin Road with the following conditions; 1) Resubmit colors to resemble approved colors in our color palette and approved by Staff and to adopt the Findings of Fact 2) Submitted design to be constructed on the adjacent lot # 2522; Bob Farren seconded the motion, which was unanimously approved.

Ron Jackson agreed to the conditions.

COA – 15-71 Request for new construction of a 2,554 (heated) square foot single-family residence at 90 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 20030327. The applicant is Quality Built Advantage, Inc. and the property owner is Eugene Wons & Gwen Ramage.

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Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Ron Jackson, Builder and Deanna Burgess were present to answer any questions or address any concerns of the Commission.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for a new Single Family Home at 90 Medlin Road with the following conditions; 1) Resubmit colors to resemble approved colors in our color palette and approved by Staff; 2) Style of home to be built on adjacent lot # 2523; 3) The plans are mirrored image of what is to be built; 4) Windows of first floor to be 6/6; 5) Columns to be wood with a brick base; Judy Davis seconded the motion, which was unanimously approved.

Ron Jackson agreed to the conditions.

IV. Other Business:

Discussion and approval of the 2016 meeting schedule

- V. Next Meeting Date: December 17, 2015** – This meeting has been cancelled due to a lack of cases to be heard.

VI. Comments from attendees

Davis Frye, had comments. See above COA 15-69 for comments.

VII. Motion to Adjourn

Jack Farrell made a motion to adjourn the meeting. The motion was seconded by Bob Farren and carried unanimously. The meeting adjourned at 5:00 p.m.

Respectfully submitted,



Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst