

Pinehurst Historic Preservation Commission
April 27, 2017
Council Conference Room
4:00 p.m.



MINUTES

Commission Members:

Jim Lewis, Chairman
Bob Farren, Vice-Chairman
Christine Danadeau, Commission Member
Judy Davis, Commission Member
Molly Gwinn, Commission Member
Jim McChesney, Commission Member
Tom Schroeder, Commission Member

I. Call 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. Approval of Minutes: March 23, 2017

Bob Farren made a motion to approve the March 23, 2017 Minutes; Christine Dandeneau seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work items

The Commissioners did not have any comments for Normal Maintenance and Minor Work items.

IV. Sworn In:

Alex Cameron, Planner; Will Huntley, Contractor; Jasmine Kyle, Realtor; Dave Leonard, Resident; Russ Cribbs, Ray Ford, Resident; Contractor; Dan Degree, Contractor.

V. Public Hearing Items:

COA 17-028 A request for demolition of a single-family residence at 105 Fields Rd, Pinehurst, NC. This property can be identified as Moore County LRK# 00028199. The applicant is Huntley Design Build, Inc. and the property owner is Dominique Reyes.

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

Will Huntley, Contractor was present to answer any questions or address any concerns of the Commission. Will Huntley is representing Mark Satterfield who is the proposed owner of 105 Fields Road.

Jasmine Kyle, Realtor was present to answer any questions or address any concerns of the Commission. Ms. Kyle is representing the current owner of the property at 105 Fields Road and brought a copy of a letter from the property owner.

Resident Dave Leonard stated that he was concerned with what will be built to go in the place of the demolished home. Note: New plans have not been submitted.

Christine Dandeneau asked if staff should take pictures of 105 Fields Road prior to the demolition.

Chairman Lewis stated that the Commission is responsible to look into the possibility of reusing the property or relocating the property.

After discussion, Judy Davis made a motion to a Certificate of Appropriateness for the demolition at 105 Fields Road within two weeks after closing on the property and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

COA – 17-025 A request for new construction of a single-family residence at 285 Midland Rd, Pinehurst, NC. This property can be identified as Moore County LRK# 20160508. The applicant and the property owner is Cribbs Construction Company.

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

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Russ Cribbs, Contractor and property owner was present to answer any questions or address any concerns.

Ray Ford, Resident asked why is there a need for two entrances and is concerned about the cutting down of so many trees.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness for new construction at 285 Midland and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was unanimously approved.

Russ Cribbs, Contractor agreed to relocate the Midland Road driveway slightly in order to minimize the removal of mature trees. That agreement was not a condition for approval of the COA.

COA-17-026 A request for new construction of a single-family residence at 25 Dalrymple Rd, Pinehurst, NC. This property can be identified as Moore County LRK# 20160507. The applicant is Cribbs Construction Company and the property owners are Jonathan and Jenna Robinson.

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

Russ Cribbs, Contractor was present to answer any questions or address any concerns.

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness for new construction at 25 Dalrymple and to adopt the Findings of Fact; Tom Schroeder Seconded the motion, which was unanimously approved.

COA - 17-027 A request for an addition of a belvedere to the roof at 700 Linden Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00029363. The applicant is Step One Design, Inc. and the property owner is Sioux Forsythe Green.

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

Dan Degree, Contractor was present to answer any questions or address any concerns of the Commission.

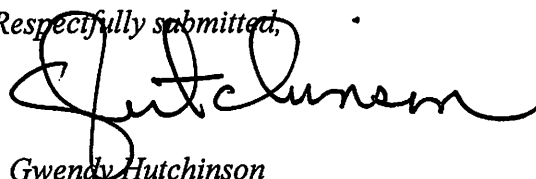
After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for an addition of a belvedere to the roof at 700 Midland Road; Jim McChesney seconded the motion, which was unanimously approved.

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- VI. **Next Meeting Date: May 25, 2017**
- VII. **Motion to Adjourn**

Tom Schroeder made a motion to adjourn the meeting. The motion was seconded by Judy Davis and carried unanimously. The meeting adjourned at 5:00 pm.

Respectfully submitted,



*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*