

**Village of Pinehurst
Pinehurst Historic Preservation Commission
February 24, 2011
Agenda
4:00 pm**

395 Magnolia Road Pinehurst, NC 28374

Call to the order of the Regular 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 January 27, 2011 Meeting Minutes

Public Hearing:

COA 11-08

A request for approval in order to replace the existing roof at 60 Laurel Road. This property can be identified as Moore County LRK# 22729. The property owner is John McKeithen.

COA 11-09

A request for approval in order to construct a new fence, pool, and associated patios and decking at 350 Linden Road. This property can be identified as Moore County LRK# 20030047. The property owners are William and Lisa Thomas.

COA 11-10

A request for approval in order to construct and/or relocate gates, walls, and card readers along the entrance of PGA Blvd off Midland Road in order to facilitate a new subdivision phase, "Hall of Fame", as part of the subdivision "Fairwoods on 7". This property can be identified as Moore County LRK# 30534. The property owner is PCC Realty Corp.

COA 11-11

A request for approval in order to construct a new single family home and associated features, such as landscaping and driveways at 65 Caddell Road. This property can be identified currently as part of the parent tract Moore County LRK# 24008 and is an approved and recorded subdivision of such. The property owners are Ronald and Michelle Jackson.

COA 11-12

A request for approval in order to construct a new single family home and associated features, such as landscaping and driveways at 45 McLean Road. This property can be identified as Moore County LRK# 18992. The property owners are Keefer and Patricia Welch.

COA 11-13

A request for approval in order to install permanent signage at 19 Chinquapin Road for the new business name, Real Living, Hagan Realtors. This property can be identified as Moore County LRK# 29678. The property owner is Village Investors.

General Discussion

Adjournment

**Village of Pinehurst
Pinehurst Historic Preservation Commission
February 24, 2011
Meeting Minutes
4:00 pm**

395 Magnolia Road Pinehurst, NC 28374

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

Chairman Warren called the meeting to order.

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.

Board members present:

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

Board member absent:

Patrick Duffy (excused)

Staff present:

*Molly Goodman, Senior Planner
Gwendy Hutchinson, Planning and Administrative Assistant*

Certification of Quorum

Chairman Warren confirmed that there was a quorum present.

Approval of the January 27, 2011 Meeting Minutes

Amendments to the January meeting were discussed, to include: adding the purpose of the commission and inserting the closing of the public hearing portion of the meeting. Joyce Franke made a motion to approve the amended January 27, 2011 Meeting Minutes; John Strickland seconded the motion, which was unanimously approved.

Staff Approvals for Normal Maintenance and Minor Work

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

Public Hearing:

Chairman Warren opened the Public Hearing.

The following were sworn in:

Molly Goodman, Senior Planner; Cathy Breeden, Breeden Construction; John McKeithen, Property owner; Bo Robinson, Sally's Pool Cleaning; Lou Sadler, Landscape Architect, Hayter Firm; Clark Campbell, Attorney representing Ronald and Michelle Jackson; Alan Stagaard, Stagaard and Chao Architects; Matt Ramsey, Landscape Designer; and Charla Hagan, Real Living Hagan Realtors.

Tabled from the January 27, 2011 Meeting

COA 11-04

A request for approval in order to make exterior changes to the existing home, including the replacement of the existing roof at 60 Magnolia Road. This property can be identified as Moore County LRK# 25320. The property owner is Sharon Lawson.

Cathy Breeden, Breeden Construction was present to answer any questions or address any concerns of the Commission.

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

A sample of the gray metal roof was provided. Joyce Franke brought up the concern that the gray sample would reflect too much light on the roof and the color should be a more true charcoal gray.

After discussion, Joyce Franke made a motion to issue a Certificate of Appropriateness for the request for replacement of the existing roof "to a true charcoal gray, similar to what is on an existing home at 80 Azalea Road"; Frank Thigpen seconded the motion, which was unanimously approved.

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

New Cases:

COA 11-08

A request for approval in order to replace the existing roof at 60 Laurel Road. This property can be identified as Moore County LRK# 22729. The property owner is John McKeithen.

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

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

A sample of the green/black shingle was provided.

After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness for the request to replace the existing roof; Carl Holstein seconded the motion, which was unanimously approved.

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

COA 11-09

A request for approval in order to construct a new fence, pool, and associated patios and decking at 350 Linden Road. This property can be identified as Moore County LRK# 20030047. The property owners are William and Lisa Thomas.

Bo Robinson, Sally's Pool Cleaning was present to answer any questions or address any concerns of the Commission.

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

Samples of the stone for the patio and a rendering of the "Chicago" fence were provided.

After discussion, Carl Holstein made a motion to issue a Certificate of Appropriateness for the construction of a new fence, pool, and associated patios and decking; Nancy Smith seconded the motion, which was unanimously approved.

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

COA 11-10

A request for approval in order to construct and/or relocate gates, walls, and card readers along the entrance of PGA Blvd off Midland Road in order to facilitate a new subdivision phase, "Hall of Fame", as part of the subdivision "Fairwoods on 7". This property can be identified as Moore County LRK# 30534. The property owner is PCC Realty Corp.

Carl Holstein recused himself from voting because of his position with the Resorts of Pinehurst who are owners of this property.

Lou Sadler, Landscape Architect, Hayter Firm was present to answer any questions or address any concerns of the Commission.

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

Howard Warren brought up the concern that with the proposed gate location, those accidentally entering the development, but not able to get into the gate would not have space to turn around. The applicant agreed that this should be addressed and that he had no objection to moving the proposed items forward, just beyond the existing turn-through.

After discussion Nancy Smith made a motion to issue a Certificate of Appropriateness as amended to relocate existing gates further from Midland Road pass the existing turn around so that cars may get out if needed; Joyce Franke seconded the motion. Carl Holstein recused himself. The vote carried (5-0).

Nancy Smith made a motion to adopt the amended Findings of Fact found on the staff report; Joyce Franke seconded the motion. Carl Holstein recused himself. The vote carried (5-0).

COA 11-11

A request for approval in order to construct a new single family home and associated features, such as landscaping and driveways at 65 Caddell Road. This property can be identified currently as part of the parent tract Moore County LRK# 24008 and is an approved and recorded subdivision of such. The property owners are Ronald and Michelle Jackson.

Clark Campbell, Attorney representing Ronald and Michelle Jackson was present to answer any questions or address any concerns.

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

Material samples of the siding and roof shingle were provided.

After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness to construct a new single family home; Carl Holstein seconded the motion. John Strickland did not approve. The vote carried (5-1).

Frank Thigpen made a motion to adopt the Findings of Fact found on the staff report; Carl Holstein seconded the motion. Chairman Warren asked John Strickland if he had any amendments to make to the staff report and he did not. John Strickland voted against the motion. The vote carried (5-1).

COA 11-12

A request for approval in order to construct a new single family home and associated features, such as landscaping and driveways at 45 McLean Road. This property can be identified as Moore County LRK# 18992. The property owners are Keefer and Patricia Welch.

Alan Stagaard, Stagaard and Chao Architects and Matt Ramsey, Landscape Designer were present to answer any questions or address any concerns of the Commission.

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

Material samples were provided.

After discussion, John Strickland made a motion to issue a Certificate of Appropriateness to construct a new single family home; Joyce Franke seconded the motion, which was unanimously approved.

John Strickland made a motion to adopt the Findings of Fact as amended on the staff report to replace "fireplace" with "fire pit" under Nature of Project and L. Section 2.19.2.6 Vegetation/Landscaping Standards 1, and to strike from D. Section 3.2.2 (b) 1. "the approximate overall height is 27'4"; Joyce Franke seconded the motion, which was unanimously approved.

COA 11-13

A request for approval in order to install permanent signage at 19 Chinquapin Road for the new business name, Real Living, Hagan Realtors. This property can be identified as Moore County LRK# 29678. The property owner is Village Investors.

Charla Hagan, Real Living Hagan Realtors was present to answer any questions or address any concerns of the Commission.

Molly Goodman, Senior Planner 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 permanent signage; Nancy Smith 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.

With no further discussion, the meeting was adjourned.

Submitted by,



Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst