

**Pinehurst Historic Preservation Commission  
March 24, 2016  
Village Assembly Hall  
4:00 p.m.**



## MINUTES

**Commission Members in Attendance:**

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

**Commission Member Absent:**

Molly Gwinn, Commission Member

**Staff in Attendance:**

Alex Cameron, Planner  
Gwendy Hutchinson, Planning and Administrative Assistant

### 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: February 25, 2016

*Judy Davis made a motion to approve the February 25, 2016 as amended; Jim McChesney seconded the motion, which was unanimously approved.*

### III. Review of Normal Maintenance and Minor Work items

*There was no discussion on the Review of Normal Maintenance and Minor Work.*

**IV. Sworn in: The following were sworn in:**

*Alex Cameron, Planner; Troy Clark, Clark Chevrolet-Cadillac; DeAnna Burgess, DGH Management, LLC; and William Huffstetler, Property Owner.*

**V. Public Hearing Items:**

**COA 16-018:** A request to construct a new entrance on the collision center at 35 Dundee Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00016322. The applicant and the property owner is Clark Chevrolet-Cadillac.

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

*Troy Clark, Owner of Clark-Chevrolet was present to answer any questions or address any concerns of the Historic Commission.*

*After discussion, Jack Farrell made a motion to issue a Certificate of Appropriateness to construct a new entrance on the collision center at 35 Dundee Road and to adopt the Findings of Fact; Bob Farren seconded the motion, which was unanimously approved.*

**COA 16-019:** A request for new construction of a 2,210 square foot single-family residence at 105 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015753. The applicant and the property owner is DGH Management, LLC.

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

*DeAnna Burgess, of DGH Management, LLC was present to answer any questions or address any concerns of the Historic Commission.*

*After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for new construction at 105 Medlin Road and to adopt the Findings of Fact; Jack Farrell seconded the motion, which was unanimously approved.*

**COA 16-020:** A request for new construction of a 2,345 square foot single-family residence at 115 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 20030325. The applicant and the property owner is DGH Management, LLC.

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

*DeAnna Burgess, of DGH Management, LLC was present to answer any questions or address any concerns of the Historic Commission.*

*After discussion, Chairman Lewis stated his concerns in having three (3) homes that are identical. (One (1) home was previously approved.) Chairman Lewis asked DeAnna if the third identical home proposed could have some exterior changes? DeAnna said that she should would have to take this back to DGH Management, LLC, to see what they would want to do. DeAnna Burgess also responded that the homes in question, are the most popular home designs and that is why they were chosen.*

*COA – 16-020 at 115 Medlin Road was continued until the next Historic Preservation Commission meeting on April 28, 2016.*

**COA 16-021:** A request for new construction of a 1,876 square foot single-family residence at 125 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 20030324. The applicant and the property owner is DGH Management, LLC.

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

*DeAnna Burgess, of DGH Management, LLC was present to answer any questions or address any concerns of the Historic Commission.*

*Bob Farren made a motion to issue a Certificate of Appropriateness for the request for a new single-family dwelling at 125 Medlin and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was unanimously approved.*

**COA 16-022:** A request for new construction of a 2,345 square foot single-family residence at 135 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 20030323. The applicant and the property owner is DGH Management, LLC.

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

*During discussion, Chairman Lewis asked DeAnna Burges if she could indicate on the plans, where the shutters are to be located. Mrs. Burgess agreed and will locate the shutters of the plans.*

*After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness for the new single-family residence at 135 Medlin Road and to adopt the Findings of Fact; Amanda Jacoby seconded the motion, which was unanimously approved.*

**COA 16-23** A request to replace the siding, stain and paint, addition of a front portico, deck and several exterior changes to the accessory building of the home located at 25 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00030125. The applicant and the property owners are William and Nelda Huffstetler.

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

*William Huffstetler, Property Owner was present to answer any questions or address any concerns of the Commission. Plans were drawn by Mr. Huffstetler but were not labeled to let the Commission understand what the plans were for the renovations.*

*After discussion Jim McChesney made a motion to issue a Certificate of Appropriateness for the request to replace the siding, stain, paint and addition of front portico, deck and several exterior changes to the accessory building and that the fence will not be considered at this time and to adopt the Findings of Fact; Amanda Jacoby seconded the motion. The vote was 5-1 for the renovations at 25 Medlin Road.*

**VI. Other Business**

**VII. Next Meeting Date: April 28, 2016**

**VIII. Comments from attendees**

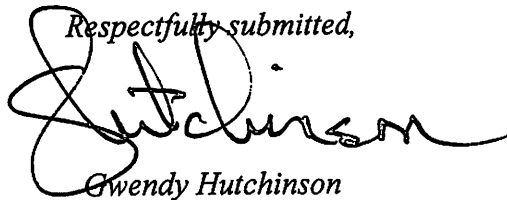
*(Not sure who spoke they spoke at the same time)*

*Neighbors commented that that the proposed renovations will be an improvement at 25 Medlin Road and are happy to see what is planned.*

**IX. Motion to Adjourn**

*Judy Davis made a motion to adjourn the meeting. The motion was seconded by Jim McChesney and carried unanimously. The meeting adjourned at 5:50 pm.*

*Respectfully submitted,*

A handwritten signature in black ink, appearing to read "Wendy Hutchinson". The signature is fluid and cursive, with a large initial "W" and "H".

*Wendy Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst*