

Pinehurst Historic Preservation Commission
May 28, 2015
Council Conference Room
4:00 p.m.



MINUTES

Commission Members in attendance:

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

Board member absent:

Amanda Jacoby, Commission Member

Staff in attendance:

Chad Hall, Senior 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. Approval of Minutes: April 23, 2015

Jack Farrell made a motion to approve the April 23, 2015 Minutes; Bob Farren seconded the motion, which was unanimously approved.

III. Approval of Normal Maintenance and Minor Work items

Jim McChesney made a motion to approve the Normal Maintenance and Minor Work items; Molly Gwinn seconded the motion, which was unanimously approved.

IV. The following were sworn in:

Chad Hall, Senior Planner; Perry Harrison, Landscape Architect; Ron Jackson and De Anna Jackson of Quality Built Advantage, Inc.; Amy Griggs, Neighbor; Victoria Adkins, Neighbor; and Lynn Phiffer, Neighbor; Danny Degre, Step One Design, Inc.; Wayne Haddock, Pinehurst Homes; Ken Bass, GWB Construction; Tresa Gillespie, Neighbor;

V. Public Hearing Items:

COA 15-025: Request for change in lighting design. This property is located at 1 Carolina Vista and can be identified as Moore County Parcel ID# 25800.

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

Commission member Bob Farren recused himself due to his employment with the Resorts.

Perry Harrison, Landscape Architect was present to answer any questions or address any concerns of the Commission.

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was approved by a vote of 3-2.

Chairman Lewis asked Perry Harrison to check into having the light fixtures removed when they are not in use. Perry Harrison agreed to check into it.

COA 15-028: Request for a change in siding orientation. This property is located at 100 Rattlesnake Trail and can be identified as Moore County Parcel ID# 20030326.

Attorney Austin Morris stated that the applicant has requested that this request be tabled until the Commissioners meet in June. No vote was taken on this item.

COA 15-029: Request for new single-family construction. This property is located at 165 Short Road and can be identified as Moore County Parcel ID# 20070992.

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

Ron Jackson and De Anna Jackson, of Quality Built Advantage, Inc. were present to answer any questions or address any concerns of the Commission. Attorney Austin Morris was present but did not speak.

The Commission stated that manufactured stone is not allowed according to the Standards and Guidelines in Section 2.2.2.6 Masonry Standards.

Ron Jackson replied that they will not use the manufactured stone and will use vinyl siding in its place.

Neighbors Amy Griggs, Victoria Adkins and Lynn Phiffer stated their concerns regarding the construction of the new home. Ms. Griggs was concerned with the cutting down of the larger trees. Mr. Jackson responded that only the trees that are in the way of constructing the new home will be removed the rest will stay.

Ms. Adkins stated that her concerns were of the size of the home vs. the size of the lot as well as the choice of construction material. The home will have three (3) sides of vinyl.

Ms. Phiffer stated the home was incongruous with her property and was concerned with the materials used and with privacy. Mr. Jackson responded that he would be willing to put up six

(6') foot fence. Ms. Phiffer stated that she wasn't a fan of fencing but asked if landscaping could be added to buffer the rear yard. Mr. Jackson responded that he would be glad to discuss this further with Ms. Phiffer.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact with the following conditions: 1) Lap siding to install in place of the manufactured stone; 2) Two windows are to be installed one (1) on the right and one (1) on the left side of the lower story; Bob Farren seconded the motion, which was unanimously approved 6-0.

COA 15-026: Request for additions to an existing dwelling. This property is located at 15 McCaskill Road East and can be identified as Moore County Parcel ID# 14749.

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

Danny Degre, Step One Design, Inc. was present to answer any questions or address any concerns of the Commission. Danny Degre stated to the Commission that he will be installing a hot tub instead of the pool.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact with the following conditions: 1) Manufactured stone is to be replaced with cement block with parging (stucco finish) 2) Lattice is to be sick built and painted white; Jim McChesney seconded the motion, which was unanimously approved 6-0.

COA 15-027: Request for additions to an existing dwelling and new construction of a detached garage. This property is located at 10 Fields Road and can be identified as Moore County Parcel ID# 22671.

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

Wayne Haddock of Pinehurst Homes was present to answer any questions or address any concerns of the Commission.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact; Jim McChesney seconded the motion, which was unanimously approved 6-0.

COA 15-031: Request for new single-family construction. This property is located north of McLeod Road and east of Dundee Road (address yet to be determined) and can be identified as Moore County Parcel ID# 17857.

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

Ken Bass, GWB Construction was present to answer any questions of address any concerns of the Commission.

Tresa Gillespie, neighbor stated her concerns that the lot was divided into two (2) lots and that she would prefer that home face McLeod. Ms. Phiffer a neighbor asked about landscaping or fencing. Mr. Bass stated that the new home owner would install landscaping or fencing along the back if they desired, but he will not be adding any.

After discussion, Jack Farrell made a motion to issue a Certificate of Appropriateness and to adopt the Findings of Fact and that board and batten was acceptable for this request; Molly Gwinn seconded the motion, which was unanimously approved 6-0.

VI. Other Business

Chairman Lewis and the Commission members thanked Chad Hall, Senior Planner for his work with the Historic Commission and wished him well in the Town of Davidson.

VII. Next Meeting Date: June 25, 2015

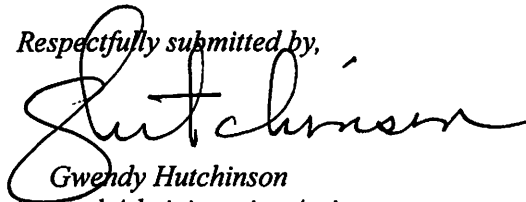
VIII. Comments from attendees

There were no additional comments from attendees.

IX. Motion to Adjourn

Jim Lewis moved to adjourn the meeting. The motion was seconded by Bob Farren and carried unanimously. The meeting adjourned at 6:05 p.m.

Respectfully submitted by,



*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*