

Village of Pinehurst
Pinehurst Historic Preservation Commission
June 29, 2012
Meeting Minutes

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Special Meeting
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10:00 am**

Council Conference Room

395 Magnolia Road Pinehurst, NC 28374

Call to the order of the Special Meeting at (10:00 am)

Chairman Warren called the special meeting to order.

Overview of Commission

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.

Chairman Warren introduced the Commission members.

Board members present:

*Howard Warren
Patrick Duffy
Joyce Franke
Carl Holstein
Nancy Smith
Jim Lewis*

Board member absent:

Frank Thigpen

Staff present:

Molly Goodman, Senior Planner; Stephen Farrell, Intern; Andrea Correll, Speaking for the Village of Pinehurst

Those that were sworn in:

Molly Goodman, Senior Planner; Jeff Batton, Assistant Village Manager, Mike Apke, McGill & Associates; Jim Spoonhour, adjacent property owner and Attorney; Nancy Fiorillo, Mayor; and Andrea Correll, Planning and Inspections Director; John Root; John Farrell; Bill Wetmore; and Mark Parson.

Chairman Warren: *Our sole purpose to be here this morning is to consider an application for changes or improvements to the Village Green that is the very core and heart of our Historic District, and I believe that this is a very important action. In that light, I would like to ask if any of our Commission members before we get started has any conflict of interest or feel that they cannot participate in this. (No response from Commission members) Chairman Warren verified that there was a quorum present. There are six commission members present, and it takes five for a quorum. Commission member Frank Thigpen cannot be here because of other commitments.*

Chairman Warren opened the Public Hearing.

Public Hearing:

COA 12-35

A request for approval in order to make various changes to the existing sand parking lot on the Village Green, including the relocation and resurfacing of the parking lot and the creation of "Tufts Memorial Park" and associated elements at 1 Village Green Road East. This property can be identified as Moore County Land Record Key (LRK) # 29682. The property owner and applicant is the Village of Pinehurst.

Molly Goodman, Senior Planner; (sworn in) read from the staff report. "COA – 12-35 at 1 Village Green West the applicant and property owner is the Village of Pinehurst. This is in the public conservation zoning district and a contributing structure to the local Historic District. The nature of this project is to make various changes to the existing sand parking lot on the Village Green, including the relocation and resurfacing of the parking lot and the creation of "Tufts Memorial Park" and associated elements. New parking area will be a sand-colored BST (Bituminous Surface Treatment) material (like tack gravel). Plans include the removal of 59 trees to accommodate the new parking and park. "Tufts Memorial Park" will be an open lawn area with amenities. Plans include the addition of sidewalks, benches, lights, and trash receptacles. I would like to enter the Facts found on the staff report into the record and note that the property has been posted and that adjacent property owners were notified of this meeting."

Jeff Batton, Assistant Village Manager and Mike Apke, Engineer for McGill and Associates, representatives of the Village were present to answer any questions or address any concerns of the Commission.

Jeff Batton introduced himself along with Mike Apke, Engineer; in case there are technical questions. Mike may need to be sworn in. Chairman Warren swore in Mike Apke. This is a very significant project in the Village of Pinehurst that is the heart of our Historic District. There has been a lot of design work

done for this project by design professionals. What you have been presented is a concept of creating a green space near the library and existing sandlot taking up some of that space to create a park calling it Tufts Memorial Park although it is not officially named. The lost parking spaces that would be given up for this project will be relocated to the south end near the Village Chapel.

A picture of the BST material and color was submitted for the record.

Jim Lewis, commissioner questioned the number of trees that are proposed to be removed appear to be more than 59. Jeff Batton confirmed that there are closer to a total of approximately 90 trees to be removed in this project.

Discussion was held by the commission members and the public was given opportunity to speak (all were sworn in).

Goodman read each of the facts found on the staff report, of which the commissioners concurred:

A. SECTION 1.6.3.5 MINOR WORK – New parking areas, walks, and driveways, which are screened from adjoining properties with plant materials; **1.6.4.9 MAJOR WORK** - Minor work items not approved by the Village Planner or a combination of more than 3 minor work items;

1. This request is considered to be a major work because it involves a new parking area that will not be completely screened from adjoining properties and also involves several other components.

B. SECTION 2.19 VEGETATION/LANDSCAPING STANDARDS – The mature tree canopy found in the Village of Pinehurst Historic District is one of the strongest unifying elements of the District. Property owners are encouraged to maintain and protect this existing tree canopy and to continually plant new trees and shrubbery as replacements for diseased or dying trees and shrubbery. Landscaping and planting play a significant role in creating the character of the historic district and also reflect the regional climate.

1. This property is currently comprised of the village green and sand parking lot. The existing green consists of a stand of longleaf pines.
2. The proposal includes the planting of native trees and shrubs.
3. The proposed new parking lot location is in an area of the Village Green that naturally contains fewer trees.

C. SECTION 2.19.2.2 VEGETATION/LANDSCAPING STANDARDS – Removal of trees 4" in DBH and larger along the street front of private property should not compromise the historic appearance.

1. The proposal includes the removal of trees in order to accommodate new parking area and an open green park area.
2. The existing trees contribute to the historic appearance of the village green.

D. SECTION 2.19.2.4 VEGETATION/LANDSCAPING STANDARDS – Trees and shrubbery characteristic of the historic district and native to the Pinehurst area shall be preserved if possible.

1. The proposal includes the removal of trees in order to accommodate new parking area and an open green park area.
2. The proposal includes the removal of trees that are characteristic of the village green and historic district.

E. SECTION 2.20.1.2 RIGHTS-OF-WAY, BUSINESS FRONTS, AND ALLEYS – Select street lighting in non-residential areas that is compatible in design, materials, and scale with the character and the pedestrian scale of the historic district.

1. The proposal includes the addition of lighting that matches the existing street lamps in the village center.
2. These street lamps are compatible in design and material in that they are "Pinehurst green" metal posts with a globe that is characteristic to the district as it matches existing.
3. The street lamps are compatible in scale in that they are the same height as existing street lamps.
4. The proposal also includes the addition of uplights. The uplights are black/bronze and used as landscape lights. These lights are compatible with the character and pedestrian scale of the historic district.

F. SECTION 2.20.2.1 RIGHTS-OF-WAY, BUSINESS FRONTS, AND ALLEYS – *Introduce necessary street furniture, trash receptacles, mailboxes, publication dispensers (including newspaper racks and real estate flyer boxes), and other similar elements in locations that do not compromise the historic character of the district. These items shall be compatible in design, material, color, and scale with the district's historic character.*

1. The proposal includes the addition of trash receptacles and benches that are identical to existing receptacles and benches in the village center.
2. The wooden benches do not compromise the historic character of the district.
3. The green metal trash receptacles do not compromise the historic character of the district.

After discussion, Carl Holstein made a motion that we approve the Certificate of Appropriateness with the change to 93 trees instead of 59 for application 12-35; Joyce Franke seconded the motion.

Chairman Warren stated the motion has been made and seconded. We are here to decide whether this is congruous, and that motion would indicate that it is. Our vote is to be whether you feel that it is congruous, appropriate or whether it isn't. If not, I'll call for a vote.

The vote was 4-2. The application was rejected.

Jim Lewis made a motion to modify the Findings of Fact to reflect that the removal of 90+ approximately 93 trees and the extensive paving of the expanded parking lot as it is incongruent with the historical nature of the core Village; Patrick Duffy seconded the motion.

The vote was 4-2 for adoption of the findings of fact supporting the denial of this application.

With no further discussion, the meeting was adjourned.

Submitted by,



*Gwendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst*