

**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
July 28, 2011  
Agenda  
4:00 pm**

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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 June 23, 2011 Meeting Minutes**

**Staff Approvals for Normal Maintenance and Minor Work**

**Public Hearing:**

**COA 11-43**

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A request for approval in order to display permanent ground signage for the new business, Green Gate Gourmet, at 105 Cherokee Road, Suite B-B. This property can be identified as Moore County Land Record Key (LRK)# 18375. The property owner is Franklin Flats, LLC.

**COA 11-44**

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A request for approval in order to install two mobile learning cottages, in the area where two were previously removed, at Pinehurst Elementary School, 100 Dundee Road. This property can be identified as Moore County Land Record Key (LRK)# 24884. The property owner is Moore County Board of Education.

**COA 11-45**

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A request for approval in order to screen in the existing front porch of Unit 3 in the Holly House, 161 Cherokee Road, Unit 3. This property can be identified as Moore County Land Record Key (LRK)#20144. The property owner is Lynda Whitfield.

**COA 11-46**

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A request for approval in order to construct additions and make various alterations to the existing home and landscape at 40 Village Green Road East. This property can be identified as Moore County Land Record Key (LRK) # 30068. The property owner is Robert Jr & Anne Anderson.

**COA 11-47**

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A request for approval in order to construct an addition to the existing home at 290 Beulah Hill Road North. This property can be identified as Moore County LRK# 15603. The property owners are Robert & Linda McVay.

## **General Discussion**

Text Amendment for temporary structures

Way finding signage

**Adjournment**

**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
July 28, 2011  
Meeting Minutes  
4:00 pm**

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**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.*

**Board members present:**

*Howard Warren  
Frank Thigpen  
Patrick Duffy  
Joyce Franke  
Carl Holstein  
John Strickland*

**Board member absent:**

*Nancy Smith (excused)*

*Patrick Duffy will not be attending the next meeting scheduled for August 25, 2011.*

**Staff present:**

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

**Certification of Quorum**

*Chairman Warren confirmed that there was a quorum present.*

**Approval of the June 23, 2011 Meeting Minutes**

*Joyce Franke made a motion to approve the June 23, 2011 meeting minutes; Patrick Duffy seconded the motion, which was unanimously approved.*

**Staff Approvals for Normal Maintenance and Minor Work**

*Frank Thigpen made a motion to approve the staff approvals for Normal Maintenance and Minor Work; Joyce Franke seconded the motion, which was unanimously approved.*

**Public Hearing:**

*Chairman Warren opened the Public Hearing.*

**The following were sworn in:**

*Molly Goodman, Senior Planner; John Hawthorne, Moore County Public Schools; Michael Martin, signage for Green Gate Gourmet; Matt Ramsey, Landscape Designer; Bob Clark, Architect; Bob Anderson, Property owner; and Kevin Bartlett, Bartlett Construction.*

**COA 11-44**

A request for approval in order to install two mobile learning cottages, in the area where two were previously removed, at Pinehurst Elementary School, 100 Dundee Road. This property can be identified as Moore County Land Record Key (LRK) # 24884. The property owner is Moore County Board of Education.

*John Hawthorne, Moore County Schools was present to answer 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, Frank Thigpen made a motion to issue a Certificate of Appropriateness to install two mobile learning cottages as amended that the applicant will provide the Village with plans showing the walkway connections as the applicant stated would be added; 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 11-45**

A request for approval in order to screen in the existing front porch of Unit 3 in the Holly House, 161 Cherokee Road, Unit 3. This property can be identified as Moore County Land Record Key (LRK) #20144. The property owner is Lynda Whitfield.

*The applicant pulled this request from the agenda.  
No action from the Commission was taken.*

**COA 11-46**

A request for approval in order to construct additions and make various alterations to the existing home and landscape at 40 Village Green Road East. This property can be identified as Moore County Land Record Key (LRK) # 30068. The property owner is Robert Jr & Anne Anderson.

*Matt Ramsey, Landscape Designer; Bob Clark, Architect; and Robert Anderson, Property owner 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.*

*After discussion John Strickland made a motion to issue a Certificate of Appropriateness to construct additions and make various alterations to the existing home at 40 Village Green Road East; Joyce Franke seconded the motion, which was unanimously approved.*

*John Strickland made a motion to adopt the Findings of Fact found on the staff report; Joyce Franke seconded the motion, which was unanimously approved.*

*Kevin Bartlett, Barlett 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.*

*After discussion, Joyce Franke made a motion to table this request to the next meeting as the Commission had concerns with the proposed green metal roof color and the mix of materials on the addition not blending with the existing home; Patrick Duffy seconded the motion, which was unanimously approved.*

#### **COA 11-47**

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A request for approval in order to construct an addition to the existing home at 290 Beulah Hill Road North. This property can be identified as Moore County LRK# 15603. The property owners are Robert & Linda McVay.

*Kevin Barlett, Barlett 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.*

*After discussion, Joyce Franke made a motion to table this request to the next meeting as the Commission had concerns with the proposed green metal roof color and the mix of materials on the addition not blending with the existing home; Patrick Duffy seconded the motion, which was unanimously approved.*

#### **COA 11-43**

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A request for approval in order to display permanent ground signage for the new business, Green Gate Gourmet, at 105 Cherokee Road, Suite B-B. This property can be identified as Moore County Land Record Key (LRK) # 18375. The property owner is Franklin Flats, LLC.

*Michael Martin, signage for Green Gate Gourmet 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, Patrick Duffy made a motion to issue a Certificate of Appropriateness for the permanent ground signage; Joyce Franke seconded the motion, which was unanimously approved.*

*Patrick Duffy made a motion to adopt the Findings of Fact found on the staff report; Joyce Franke seconded the motion, which was unanimously approved.*

*Chairman Warren closed the Public Hearing.*

### **General Discussion**

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*The Board discussed proposed text amendments to the Standards and Guidelines regarding temporary structures and features; as to what level of review and standards for such will continue discussion at the next meeting, August 25, 2011.*

*The Commission has delayed review of way-finding signage until January 2012.*

*Markus McCuen had agreed with the Commission to not have the projector screen visible during the day. A letter was sent to Marcus McCuen regarding the approval compliance (that the projector screen would not be visible during the day).*

*Molly Goodman, Senior Planner asked Commission members if they had any suggestions for the PDO Rewrite Committee to submit them to staff.*

*Also discussed were Department of Transportation's (DOT's) plans for more permanent plantings in the traffic circle. DOT plans to move plantings to centers of triangles of a more permanent nature. Triangular points to have stamped curbing for safety measures. Possible hardscape in center of circle; not likely. The Commission stated that they would like to be in the loop regarding these plans.*

*Molly Goodman, Senior Planner discussed the letter that was mailed to businesses regarding mail delivery and mailbox options. Ms. Goodman will continue to work with the businesses and the post office. The USPS rendered the decision that apartments in the Village Center would not be allowed mail delivery due to space constraints. The residential units above Dugan's Pub and above Tenya Japanese Cuisine and Sushi will be required to have post office boxes.*

*With no further discussion, the meeting was adjourned.*

Submitted by,



Gwendy Hahn Hutchinson  
Planning and Administrative Assistant  
Village of Pinehurst