

**Village of Pinehurst  
Pinehurst Historic Preservation Commission  
August 23, 2012  
Meeting Minutes  
4:00 pm  
Council Conference Room**

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**395 Magnolia Road Pinehurst, NC 28374**

**Call to the order of the Regular Meeting**

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

**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 July 26, 2012 and the July 27, 2012 Meeting Minutes**

*Jim Lewis made a motion to approve the July 26, 2012 meeting minutes; Nancy Smith seconded the motion, which was unanimously approved.*

*Nancy Smith made a motion to approve the July 27, 2012 meeting minutes; Frank Thigpen seconded the motion, which was unanimously approved.*

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

*Carl Holstein made a motion to approve 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:**

*Steve and Krista Duncan, Applicants; Clark Campbell, Attorney representing Ron and Michelle Jackson; Ben Vaughn, MCPU; Troy Clark, Clark Chevrolet Cadillac; Matt Ramsey; Landscape Designer; Bill Hymen, Contractor; Wayne Haddock, Contractor; and Carl Holstein, Pinehurst Resorts.*

**COA 12-33 – Tabled from the July 27, 2012 meeting**

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A request for approval in order to make a deck addition on the left side of Maxie's Grill and Tap Room at 35 McIntyre Road. This property can be identified as Moore County Land Record Key (LRK) #s 23107 and 23108. The property owner is Oakley Properties, LLC.

*After discussion Jim Lewis made a motion to withdraw the request to make a deck addition on the left side of Maxie's Grill and Tap at 35 McIntyre Road; Nancy Smith seconded the motion, which was unanimously approved.*

**COA 12-40 – Tabled from the July 27, 2012 meeting**

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A request for approval in order to make additions and alterations to the existing home and property including, but not limited to, a new swimming pool, window and door changes, paint exterior, and new garage located at 25 Laurel Rd, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 24301. The current property owner according to Moore County tax records is currently Sharon Reynolds and Thomas Palumbo. The applicant is Krista and Steve Duncan.

*Steve and Krista Duncan, applicants were present to answer any questions or address any concerns of the Commission.*

*Krista Duncan informed the Commission that 20 trees were to be removed and that during her conversation with her neighbor Tim Kerr, she agreed to keep two trees that were on the property line.*

*After discussion, Carl Holstein made a motion to issue a Certificate of Appropriateness to make additions and alterations to the existing home and property including, but not limited to, a new swimming pool, window and door changes, paint exterior, and new garage located at 25 Laurel Road; Joyce Franke seconded the motion, which was unanimously approved.*

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

**New cases:**

**COA 12-42**

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A request for approval in order to add a porch to the rear to one side of the existing duplex, over an existing patio at 95 McLean Rd, Unit A, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 24008. The property owner is Ronald and Michelle Jackson. The applicant is Clark Campbell.

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

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

*Gordon Kay, neighbor inquired about the foundation on Rattlesnake Road. He asked if anything was going to be done with it.*

*Molly Goodman responded that the North Carolina Legislation due to the economy, and the lack of permits being pulled, they voted to allow current permits to remain active until December 31, 2012.*

*After discussion, Joyce Franke made a motion to issue a Certificate of Appropriateness to add a porch to the rear to one side of the existing duplex, over an existing patio at 95 McLean Road, Unit A; Patrick Duffy seconded the motion, which was unanimously approved.*

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

**COA 12-43**

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A request for approval in order to demolish the existing wellhouse for well 3 at 655 Monticello Drive, Pinehurst, NC. This property can be identified as Moore County Land Record Key (LRK) # 26000. The property owner is Moore County.

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

*Ben Vaughn, Utility Operations Manager for Moore County Public Utilities was present to answer any questions or address any concerns of the Commission*

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness to demolish the existing wellhouse for well 3 at 655 Monticello Drive; Patrick Duffy seconded the motion, which was unanimously approved.*

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

**COA 12-44**

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A request for approval in order to paint the existing garage (Cadillac building), at 35 Dundee Rd. This property can be identified as Moore County Land Record Key (LRK) # 16322. The property owner is Clark Chevrolet-Cadillac, applicant is Troy Clark. 26000. The property owner is Moore County.

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

*Troy Clark, Clark Chevrolet Cadillac was present to answer any questions or address any concerns of the Commission. This is a continuation of requests from General Motors representatives.*

*Paint sample was provided.*

*Chairman Warren asked Troy Clark "Is this is what you want in asking that the garage be painted white with gray trim"? Troy Clark responded that he wanted the Commission to approve the request to paint the existing garage.*

*After discussion, Frank Thigpen made a motion to issue a Certificate of Appropriateness to paint the existing garage (Cadillac building), at 35 Dundee Road; Nancy Smith seconded the motion, which was unanimously approved.*

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

**COA 12-45**

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A request for approval in order to make additions and alterations to the existing home, including a screen porch addition, new fence, and replace garage doors at 170 Palmetto Road. This property can be identified as Moore County Land Record Key (LRK) #21141. The property owners are Mary Joy and Patrick Pizzella.

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

*Matt Ramsey, Landscape Designer and Bill Hyman, Contractor were present to answer any questions or address any concerns of the Commission.*

*After discussion, Nancy Smith made a motion to issue a Certificate of Appropriateness to make additions and alterations to the existing home, including a screen porch addition, new fence, and replace garage doors at 170 Palmetto Road; Frank Thigpen seconded the motion, which was unanimously approved.*

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

**COA 12-46**

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A request for approval in order to make additions and alterations, including a new front porch stoop and replacement of existing breezeway structure with a new roof at 35 Short Road. This property can be identified as Moore County Land Record Key (LRK) # 21315. The property owners are John and Barbara Norton on the application.

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

*Wayne Haddock, Contractor was present to answer any questions or address any concerns of the Commission.*

*After discussion, Jim Lewis made a motion to issue a Certificate of Appropriateness to make additions and alterations, including a new front porch stoop and replacement of existing breezeway structure with a new roof at 35 Short Road; Nancy Smith seconded the motion, which was unanimously approved.*

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

**COA 12-47**

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A request for approval in order to enclose a portion of the existing porch on the tennis pro shop at 2 Carolina Vista. This property can be identified as Moore County Land Record Key (LRK) # 25800. The property owner is Resorts of Pinehurst, Inc.

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

*Carl Holstein, recused himself as he is an employee of Resorts of Pinehurst, Inc.*

*Carl Holstein was present to answer any questions or address any concerns of the Commission.*

*After discussion, Joyce Franke mad a motion to issue a Certificate of Appropriateness to enclose a portion of the existing porch on the tennis pro shop at 2 Carolina Vista; Frank Thigpen seconded the motion.*

*Joyce Franke made a motion to adopt the Findings of Face found on the staff report;  
Frank Thigpen seconded the motion.*

*Jim Lewis opposed the request as he felt that it was inconsistent and diminished the appearance of the property.*

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

Submitted by,  
Gwendy Hutchinson  
Planning and Administrative Assistant

