



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
OCTOBER 24, 2019
ASSEMBLY HALL
395 MAGNOLIA RD.
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Molly Gwinn, Chair
Tom Schroeder, Vice-Chair
Jim McChesney
John Taylor
Eric Von Salzen
Terry Lurtz

Members Absent:

Richard Vincent

Staff Present:

Peter Hughes, Senior Planner
Alex Cameron, Senior Planner
Kelly Brown, Administrative Specialist

I. Call to Order

Chair Molly Gwinn called the meeting to order and confirmed there was a quorum present at 4:00 pm.

II. Approval of Minutes

A. Regular Meeting Minutes of September 26, 2019

Motion: Mr. Lurtz moved to approve the September 26, 2019 regular meeting minutes. Seconded by Mr. Von Salzen.

Action: Motion carried by a vote of 5-0.

III. Public Hearing

A. COA 19-091

Senior Planner Peter Hughes was sworn into the public meeting by Ms. Gwinn.

Motion: Mr. Schroeder moved to enter into Public Hearing. Seconded by Mr. Taylor.

Action: Motion carried by vote of 5-0.

Mr. Hughes stated the purpose of this public hearing is to consider a request within the Pinehurst Historic District for exterior modifications to include: demolition of a non-contributing, non-principle structure and the addition of a new parking area at 111 Power Plant Road. The property can be identified in the Moore County Tax Registry by Moore County PIN Number #00026002. The property is owned by Moore County and the applicant is Pinehurst LLC.

Mr. Hughes stated the property is zoned as Village Mixed Use. He stated the demolition is being performed to expand an existing gravel parking lot from 20 to 28 parking spaces. He stated there is currently a parking agreement between Pinehurst, LLC and Moore County Public Utilities (MCPU).

Mr. Hughes entered the following materials into the record that were included in the agenda packet: application, site plans, photos of the existing structure, and the findings of fact.

Representative of the applicant, Perry Harrison of LKC Engineering, was sworn into the public meeting by Ms. Gwinn.

Mr. Harrison stated that a minimum of 9 feet by 19 feet parking spaces are required and confirmed they are proposing an additional eight parking spaces.

Upon question by Ms. Gwinn, Mr. Harrison stated that the applicant is proposing blue stone gravel for the parking lot. Upon question by Mr. Schroeder, Mr. Harrison confirmed that the proposed gravel would match the existing gravel. Mr. Harrison stated the gravel surface would be impervious.

Mr. Schroeder questioned if Mr. Harrison was representing Pinehurst, LLC. Mr. Harrison affirmed that he was and stated that the applicant had been in contact with engineer Randy Gould at Moore County Public Utilities and did have permission to demolish the structure.

Order: Mr. Schroeder stated upon due consideration of the application package submitted and the testimony given for COA 19-091, the HPC should conclude the following:

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guidelines

SEE INSERT A

~~Motion #1: Mr. Schroeder moved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for the demolition of a structure and the addition of new parking area at 111 Power Plant Road with no exceptions. Seconded by Mr. Taylor.~~

~~Action: Motion failed by a vote of 0-5~~

~~Motion #2: Mr. Von Salzen moved to amend the motion to state that the project was not in conformity with the HPC guidelines, but otherwise would be approved.~~

~~Action: Motion #2 fell to the floor for lack of a second.~~

~~The Commission discussed that under Historic District Guidelines, the parking lot is not supposed to be in the front yard, therefore is not in conformity with Historic District Guidelines.~~

~~Mr. Von Salzen stated upon due consideration of the application package submitted and the testimony given, the HPC should conclude the following:~~

INSERT A

Mr. Schroeder moved that, upon due consideration of the application package submitted and the testimony given in COA 19-901, the Historic Preservation Commission concludes the following:

That the applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with the District Guidelines. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Seconded by Mr. Taylor.

Mr. Von Salzen offered a friendly amendment to the motion to reflect that in one respect the Application was not in conformity with the guidelines, that is, that the proposed parking area is in the front yard of 111 Power Road, which is contrary to Guidelines, p. 56. Nevertheless, the project is congruous with the character of the Historic District and should be approved.

Mr. Schroeder courteously withdrew his motion so that Mr. Von Salzen could make a motion along these lines. This rendered Mr. Von Salzen's friendly amendment moot.

Mr. Von Salzen moved that, upon due consideration of the application package submitted and the testimony given in COA 19-901, the Historic Preservation Commission concludes the following:

That the project is not in conformity with the Guidelines in one respect only, that is, it proposes to locate new off-street parking in the front yard of the property, but nevertheless the applicant has satisfied the burden of persuasion, and the project subject to any conditions imposed by the Commission is deemed congruous with the special character of the Pinehurst Historic District. A Certificate of Appropriateness is hereby granted for the reasons stated on the attached page.

Seconded by Mr. Taylor.

Action: Motion carried by a vote of 5-0.

The applicant has satisfied the burden of persuasion and the project as proposed subject to any conditions imposed by the Commission is congruous with the special character of the Pinehurst Historic District and consistent with Historic District Guideline with one exception:

The project is not in conformity with guidelines with respect to the location of the parking lot in the front yard.

~~Motion #3: Mr. Von Salzen moved to adopt the Findings of Fact and to issue a Certificate of Appropriateness for the demolition of a structure and the addition of new parking area at 111 Power Plant Road with one exception. Seconded by Mr. Taylor.~~

~~Action: Motion carried by a vote of 5-0.~~

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work Report for 9/16/2019 – 10/15/2019

There were no comments from the Commission.

V. Other Business

Mr. Hughes provided an overview of proposed changes to the Historic District Guidelines, including updates to field of play, inspection process, demolition section, commercial standards, and the administration of major COAs.

VI. Next Meeting Date

A. Regular Meeting on Thursday, November 21, 2019

VII. Motion to Adjourn

Motion: Mr. Taylor moved to adjourn the regular meeting. Seconded by Mr. McChesney.

Action: Motion carried by a vote of 5-0 at 4:22 pm.

Respectfully Submitted,



Kelly Brown
Administrative Specialist
Village of Pinehurst

A videotape of this meeting is available on the Village website at www.vopnc.org

Vision: The Village of Pinehurst is a charming, vibrant community, which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors. Values: Service, Initiative, Teamwork, and Improvement.