HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
THURSDAY, JULY 28TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
3:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	Cara Mathis	Alex Cameron, Planning Supervisor
Tom Schroeder, Vice-Chair	Terry Lurtz	Alfred Cassidy, Senior Planner
Richard Vincent		Maria Carpenter, Planner
John Taylor		Shannon Konstantinou, Clerk to the Board
David Herring		Lori Hercules, IT Technician

Approximately 8 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Special Meeting to order at 03:09 PM.

II. Discuss and Consider Revisions to the Historic District Standards

Final review of the revisions to the Historic District Standards and consideration of action on a formal recommendation to Village Council.

Mr. Cameron gave an overview of the intentions of the meeting and presented a redline revisions draft of the Historic District Standards for review by the Commission.

The Commission and Mr. Cameron discussed further revisions of the following Standards sections: Major Work, How to Obtain a COA, Minor Work, and Metal Roofs.

Mr. Cameron stated at an upcoming Regular meeting the Commission may decide to present the revisions for recommendation to Village Council or may decide to have another Work Session to discuss additional revisions. The Commission and Mr. Cameron debated presenting Village Council with a full draft of revisions versus a partial draft of revisions. It was deemed necessary to present Village Council with a full draft of revisions.

III. Motion to Adjourn

Having no further business to discuss, the Chair adjourned the meeting at 03:54 PM.

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Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning 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.

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PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: August 18, 2022
Subject: **Major COA Request for 20 Spur Rd.**

Applicant:	Marilyn Barrett
Owners:	Marilyn Barrett
Property Location:	20 Spur Rd.
Land Use:	Single Family Residential
PID#	00013897
COA#:	2022-00138

Request and Background: ☒ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for construction of an accessory dwelling. The property is further identified as Moore County PID Number 00013897. The structure was built in 1925 and the property is +/- 0.456 acres in size.

The applicant proposes to construct an accessory dwelling in the side yard. The proposed building will have materials and colors that match the existing home on the property and will consist of painted wood siding with grey asphalt shingles. The property is listed as contributing within the Pinehurst Historic District.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission.

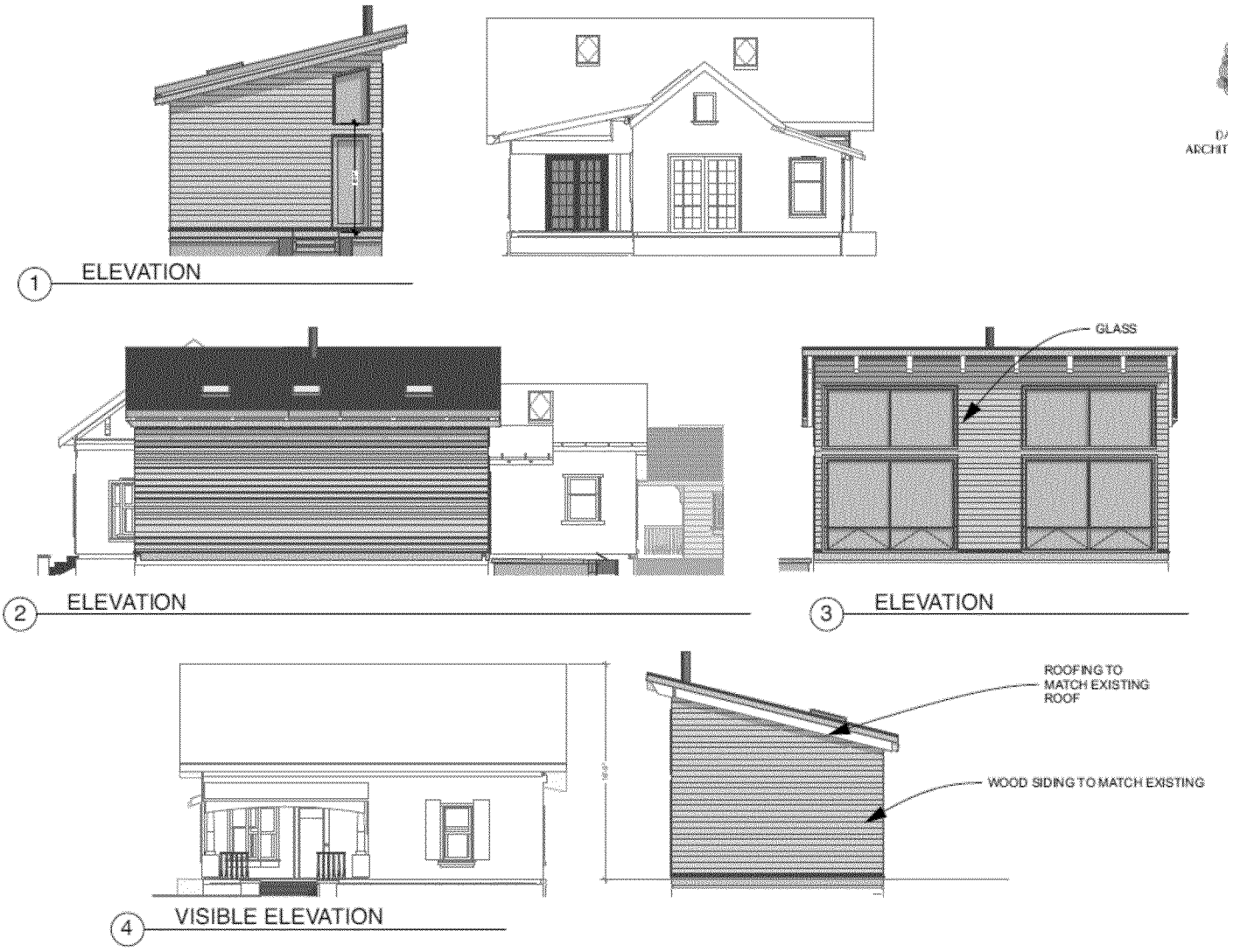
The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

III. CHANGES TO EXISTING RESIDENCES

I. ADDITIONS AND ACCESSORY BUILDINGS—CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS

1. Section III.I.1. - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. Section III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. Section III.I.7 - The height of an accessory building **must** not be taller than the primary structure and **must** be smaller in scale than the primary structure.
4. Section III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
5. Section III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.



Proposed elevations of accessory dwelling



Front of existing house



Location of proposed accessory dwelling

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the proposed accessory dwelling is compatible with the character and scale of the existing primary structure, if it is located inconspicuously, and whether it meets the standards of the Historic District guidelines.

HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JULY 28TH, 2022
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM

Members Present:	**Members Absent:**	**Staff Present:**
Eric Von Salzen, Chair	Terry Lurtz	Alex Cameron, Planning Supervisor
Tom Schroeder, Vice-Chair		Alfred Cassidy, Senior Planner
Anne Lucey		Maria Carpenter, Planner
John Taylor		Shannon Konstantinou, Clerk to the Board
David Herring		Lori Hercules, IT Technician
Richard Vincent		

Approximately 16 members of the public in attendance.

I. Call to Order

Mr. Von Salzen called the Regular Meeting to order at 03:59 PM, explained the purpose of the meeting, each Commission member introduce themselves, and Mr. Von Salzen introduced Staff. Mr. Von Salzen noted the absence of Commission member Mr. Lurtz.

II. Approval of Minutes

A. 06-23-2022 Special Meeting Minutes

Mr. Schroeder moved to approve the minutes of the June 23, 2022 Special Meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0.

B. 06-23-2022 Regular Meeting Minutes

Mr. Schroeder moved to approve the minutes of the June 23, 2022 Regular Meeting. Seconded by Mr. Taylor. Approved by a vote of 6-0.

Mr. Taylor moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Vincent. Approved by a vote of 6-0.

All Commission members stated they had visited all sites and did not have any ex parte communication.

Mr. Von Salzen explained the procedures of a quasi-judicial public hearing.

Ms. Carpenter noted a change in the agenda, which moved item E: COA-2022-00132 for 15 Beulah Hill Rd. N to the position of item D ahead of COA-2022-00119 for 80 Carolina Vista.

III. Public Hearing

Mr. Alfred Cassidy, Senior Planner, and Ms. Maria Carpenter, Planner, were sworn into the public hearing and testified as follows.

A. COA-2022-00118 (25 Dogwood Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a change to the front elevation of a detached garage on a previously approved COA (COA-2022-00037) at 25 Dogwood Rd. The property is identified as Moore County PID Number 00019887. The property owner is Lin Hutaff and applicant is Pinehurst Homes, Inc.

Mr. Brandon Haddock was sworn into the public hearing.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Herring verified the proposed replacement windows on the garage are 4 over 4 while the existing windows on the main dwelling are 2 over 2. Ms. Carpenter stated that is correct.

Mr. Haddock stated the intentions behind the proposed changes are an attempt to make the garage more similar in style to the main dwelling and to give the garage a more balanced look.

Mr. Von Salzen asked Ms. Carpenter to display Exhibit S-1.3. Mr. Von Salzen asked Mr. Haddock to clarify whether the proposed changes include the addition of a sconce on each side of the entry door. Mr. Haddock stated the proposed changes do include the addition of a sconce on each side of the entry door. Mr. Von Salzen noted what appear to be differences in the depiction of the siding from the previously approved elevation to the proposed elevation and asked Mr. Haddock to clarify. Mr. Haddock stated there is no change in siding from the previously approved COA and the difference in depictions of elevations is due to issues with the way the software is displaying the elevations, and the materials will be white composite lap siding with a dark green trim as previously approved.

Mr. Von Salzen asked Mr. Haddock for verification that the application is to be amended to include the addition of the sconces. Mr. Haddock agreed the application

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is to be amended and stated the sconces will be a metal, exterior light fixture with a possible color of black but the exact style and color are to be determined by the homeowner.

Mr. Herring asked Mr. Haddock to consider changing the windows to 2 over 2, matching the existing windows on the main dwelling. Mr. Haddock stated he would ask the homeowners to consider this change.

Ms. Mathis asked for clarification on the existing windows. Mr. Haddock stated there are no existing windows on the front elevation of the garage, only a garage door.

Mr. Vincent asked for clarification on the change from 6 over 6 windows to 4 over 4 windows as proposed. Mr. Haddock stated the windows will be 4 over 4. The Commission discussed the difference in the proposed windows to the existing windows on the main dwelling.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

The Commission discussed the approval of light fixtures being outside of the Commission's authority as light fixtures are listed as a Basic Work and Routine Maintenance item in the Standards not a Major Work item. It was determined the application must be approved as originally submitted without the addition of the sconces.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00118) and find the proposed Major Work at 25 Dogwood Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Seconded by Mr. Taylor. Approved by a vote of 6-0.

B. COA-2022-00125 (204 Dundee Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition and screened in porch at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC.

Mr. Mark Markiewicz and Mr. Scott Haulsee were sworn into the public hearing.

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Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Schroeder asked for verification that the photos provided by Staff during the meeting are part of the official record and marked as exhibits. Ms. Carpenter verified the photos are part of the official record and marked as exhibits.

Mr. Markiewicz thanked the Commission, stated the intention behind the proposed addition is to accommodate family, and the design intent is to maintain the historic character of the property.

Mr. Haulsee thanked the Commission, stated the size of the current dwelling is much smaller compared to surrounding dwellings and the increase in size will actually make the dwelling more similar to surrounding dwellings, and the intention is to maintain the Standards of the Historic District and to make any work done on the property look as though it has always been there.

Mr. Haulsee and Mr. Markiewicz provided material samples for the Commission to demonstrate the color and texture of the proposed materials.

Ms. Mathis verified the red color shown is the color of trim proposed for the windows. Mr. Markiewicz stated the red color shown is the proposed window trim color, which will match the existing window trim color.

The Commission reviewed Exhibit A-3.2 and noted the absence of a right elevation rendering. The Commission, Staff, Mr. Haulsee, and Mr. Markiewicz discussed the effect the proposed work would have on the appearance of the right elevation, design and construction elements of the proposed work, and the necessity of having a right elevation rendering to review, especially when Staff inspects the property after work begins.

Mr. Haulsee and Mr. Markiewicz asked to continue the case to later in the meeting in order to provide Mr. Haulsee time to produce a rendering of the right elevation.

Mr. Taylor moved to approve a continuance of the case to later in the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

C. COA-2022-00137 (5 McLeod Rd.)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for change of materials on a roof overhang on a previously approved COA (COA-2021-00182) and the addition of

shutters. The property is identified as Moore County PID Number 00026593. The property owner and applicant is Jarrod Gouty.

Mr. Jacob Kirby was sworn into the public hearing.

Ms. Carpenter discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Ms. Carpenter into evidence.

Mr. Herring asked to view the previously approved elevation exhibits from the November 2021 Public Hearing for comparison to what was constructed and what is currently being proposed.

The Commission verified the metal roof proposed has already been installed and the shutter installation proposed is for only one window as the shutters depicted in photos are existing. Ms. Carpenter and Mr. Kirby stated the metal roof has already been installed and the shutter installation is only for the one window depicted in photos without shutters, all other shutters shown are existing. Mr. Kirby added the shutter installation was requested by the new owners as part of the purchase contract for the property.

Mr. Herring stated the existing shutter size does not meet the requirements of the previous COA approval due to the shutters not appearing to completely cover the window if closed. Mr. Kirby stated adding another 1 x 6 piece of matching material to the side of each shutter would correct the size discrepancy. Mr. Herring asked Mr. Kirby whether he would be willing to amend the application to include the correction of the existing shutters. Mr. Kirby stated he would be willing to amend the application to state such.

Mr. Vincent verified the installation of the shutters was requested by the new owners at time of purchase. Mr. Kirby stated the shutter installation was requested by the new owners and not part of the original renovation of the property.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Herring moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2022-00137) and find the proposed Major Work at 5 McLeod Rd. is not consistent with Historic District Standards but is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. Conditions: 1.

Existing shutters installed under previously approved application shall be corrected to be the same width as the adjacent windows and 2. New shutters shall match the corrected existing shutters. Seconded by Mr. Taylor. Approved by a vote of 6-0.

D. COA-2022-00132 (15 Beulah Hill Rd. N)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the change to a previous approved rear window to the east side of the property for the installation of a French door that will be located where the previously approved window would have been installed at 15 Beulah Hill Road N. The property is identified as Moore County PID Number 00015557. The property owner and applicant are Craig and Margaret Ellis.

Ms. MegAnn Ellis was sworn into the public hearing.

Mr. Cassidy discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Mr. Cassidy into evidence.

Mr. Herring verified the proposed new French door will match the existing doors on the property. Mr. Cassidy stated the proposed new French door will match the existing doors.

Mr. Taylor verified the proposed new French door will replace a window that was previously approved. Mr. Cassidy stated the proposed new French door will replace the previously approved window.

Ms. Ellis asked for a modification to the application to include work on the rear porch, stated the intentions behind replacing the approved window with a French door, reviewed details of proposed replacement lighting sconces, and reviewed details of previously approved work in relation to the proposed work.

The Commission and Ms. Ellis debated whether the Commission would be able to review and approve an additional request as a modification to the current application. It was determined the Commission would not be able to review and approve Ms. Ellis' additional request. Ms. Ellis decided to move forward with approval of the application as submitted and to submit a new application for the additional proposed work. Therefore, discussion and consideration would be limited to the proposed replacement of an approved window with a French door. The Commission reviewed Exhibit A-2.

The Commission and Ms. Ellis discussed the addition of a lighting sconce not being within the jurisdiction of the Commission.

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Mr. Herring verified the brick mold around the proposed French door will match the existing brick mold. Ms. Ellis stated the brick mold around the proposed French door will match the existing brick mold.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Taylor verified with the Commission that the proposed work is consistent with the Standards. Mr. Herring stated the proposed work is consistent.

Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00132), as further clarified by Exhibit a-2.1 of the application, and find the proposed Major Work at 15 Beulah Hill Rd. N is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted and the findings of fact. For clarification: the approval is specific only to the French door. Seconded by Ms. Mathis. Approved by a vote of 6-0.

Ms. Ellis asked for clarification on whether the extension of the porch roof is a Major or Minor work. Mr. Von Salzen stated Ms. Ellis will need to confer with Staff.

E. COA-2022-00119 (80 Carolina Vista)

The applicant requests a Certificate of Appropriateness to construct 96 parking spaces, construct a retaining wall, demolish and install trees, and create a subsurface storm water retention system at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The subject property is the location of the Carolina Hotel & Spa. The existing structure (hotel) was built between 1899 – 1900. The Spa was constructed in 2002. The calculated acreage of the Carolina Hotel & Spa parcel is 22.76.

Mr. Calvin Burkley, Mr. Adam Cochran, and Mr. Harry Harrison were sworn into the public hearing.

Mr. Cassidy discussed the proposed work and submitted into evidence the Staff Report with attachments / exhibits, Presentation, and Application and Applicant's materials / exhibits. Mr. Von Salzen accepted the materials submitted by Mr. Cassidy into evidence.

Mr. Von Salzen reviewed the Standards to apply when considering the proposal, which are based on congruity.

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Mr. Taylor asked for clarification of the proposed wall height. Mr. Cassidy verified with Mr. Burkley the proposed wall height is 8.9'.

Mr. Herring asked for clarification on the locations and sizes of trees proposed for removal. Mr. Cassidy stated the applicant would be able to review the landscape plan with Mr. Herring.

Mr. Burkley stated the intention behind the proposed parking area at Barrett Rd. is to fulfill parking requirements the Resort agreed to as part of the approval for the Lodge development.

Mr. Herring asked for clarification on whether there was a mulch bed in the center of the proposed parking area. Mr. Cochran verified there is a mulch bed in the center.

Mr. Cochran reviewed a PowerPoint presentation outlining details of the proposed work.

Mr. Von Salzen entered the PowerPoint presentation into the record as Exhibit X for consideration by the Commission.

Mr. Taylor asked for clarification on whether the solid part of the proposed wall will block headlights, on who the proposed parking lot is intended for in terms of frequent users, and on the height of the proposed lamps. Mr. Harrison stated the solid part of the proposed wall will block the majority of headlights, even as measured against an F250, and the parking lot itself is elevated changing the angle by which headlights will be seen. Mr. Burkley stated, depending on the time of year, primarily Resort Staff will be the intended users of the parking lot, but, guests and Village residents will use the parking lot, too. Mr. Harrison stated the proposed lamps are 12' in height with the lights inside the cap of the fixture (light shining down) and are dark sky lights, and the lamps will be located in the center of the parking lot illuminating out from the middle and will be zero foot candles at the property line per code.

Ms. Mathis asked for clarification on why the proposed retaining wall was not continued on the north side given the proposed retaining wall is functional, on whether headlights will not be an issue on the north side, and on whether the proposed removal of trees in this area will not result in greater visibility of cars and headlights from the street. Mr. Cochran stated a Duke Energy power line prohibits continuation of the proposed retaining wall to the north side, the north side is able to be graded and landscaped in a way that provides screening of the proposed parking lot as there is a larger planting area between the proposed parking lot and street, and the area of proposed tree removal is currently the thinnest area within the easement and where visibility into the current parking area already exists but Duke Energy has

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worked with the Applicant to provide planting options for the area, such as evergreen shrubs that will mature.

Mr. Herring asked to view Exhibits X-1.5 to X-1.7. The Commission, Mr. Burkley, Mr. Cochran, and Mr. Harrison discussed whether the relocation of the parking lot 10-15' to the west (in the general direction of the Convention Center) of the proposed location was possible, the potential to reduce the number of trees proposed for removal by relocating the proposed parking lot to the west, and how many parking spaces would be lost should the proposed parking lot be relocated to the west. Mr. Burkley, Mr. Cochran, and Mr. Harrison stated a definitive answer as to whether the relocation of the proposed parking lot is possible could not be given without further consideration and approximately 6 parking spots would be lost should the proposed parking lot be relocated. The Commission, also, reviewed Exhibit S-2 depicting the approximate location of the proposed parking lot.

Mr. Vincent asked to view Exhibit A-3.1 and asked for clarification on whether grading could be used in place of the proposed retaining and pierce brick walls to soften the edge along the property line. Mr. Harrison stated the grade falls away from the proposed parking lot towards Barrett Rd. and grading instead of a retaining wall would result in the removal of more of the existing vegetation in order to stabilize the top of the slope.

The Commission discussed the fact that the Commission must stay within the jurisdiction of the Standards, and what Standards apply to the proposed work.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. Four members of the audience came forward.

Mr. Christopher O'Connor and Ms. April O'Connor, 125 Barrett Rd. E, thanked the Commission, and made personal statements of concern regarding pedestrian safety, additional traffic in the area, additional noise / disturbance of quiet, increased storm water runoff from additional impervious surface, additional light pollution from parking lot lighting and headlights, and the removal of such a large number of trees.

The Commission discussed possible solutions to the concerns expressed by Mr. and Mrs. O'Connor, including the relocation of the ingress / egress point to the proposed parking lot.

Mr. Kiefer Welch, 45 McLean Rd., made personal statements of concern regarding the effect on current employee ingress / egress on McLean, additional light pollution, and the traffic in and out of the Barrett Rd. parking lot. Mr. Welch asked questions of

the Commission and Mr. Schroeder stated the Commission is to hear testimony only, not answer questions, only the Applicant may respond to Mr. Welch's questions.

Ms. Debbie Lalor, 80 Azalea Rd., made personal statements of concern regarding the impact of the construction process on the surrounding neighborhood, light pollution from large vehicles, misrepresentation of foliage along Barrett Rd., lack of discussion over who will use the parking lot, where the parking lot will be accessed and whether the parking lot should be considered as part of a larger plan by the Resort, the additional storm water runoff created by more impervious surfaces, and the quantity of parking lots the Resort will own in relation to major access points to the Village.

Mr. Von Salzen asked the Applicants if they would like to respond to any of the audience members' questions. Mr. Burkley, Mr. Cochran, and Mr. Harrison provided responses to the light pollution concerns by reviewing the lighting plan submitted and outlining how the lighting plan meets Code requirements regarding light spill pollution, responses to the light pollution from large vehicles by reviewing the perimeter wall dimensions, and reviewed Exhibit A-2.2 showing the location of the pierced brick aspect of the proposed wall.

Mr. Von Salzen recessed the Public Hearing at 06:41 PM for a five minute break.

Mr. Von Salzen reconvened the Public Hearing at 06:44 PM.

The Commission debated moving to continue the case to a later meeting, and discussed what elements of the proposed work fall under the jurisdiction of the Commission, what Standards apply, and whether seeking legal counsel from the Village attorney would be needed.

Mr. Schroeder moved to continue the case to the Regular Meeting of August 25, 2022. Seconded by Mr. Taylor. Approved by a vote of 6-0.

F. COA-2022-00125 (204 Dundee Rd.) CONTINUATION

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition and screened in porch at 204 Dundee Rd. The property is identified as Moore County PID Number 00017853. The property owners are Mark and Pam Markiewicz and the applicant is W. Scott Haulsee of Homewright Construction LLC

Mr. Von Salzen reconvened the case for COA-2022-00125 (204 Dundee Rd.).

Mr. Haulsee submitted into evidence a rendering of the proposed right elevation as Exhibit X. Mr. Von Salzen entered the rendering into the record as Exhibit X for consideration by the Commission.

The Commission and Mr. Haulsee reviewed Exhibit X and discussed the details of the rendering relating to roof construction and proposed materials.

Mr. Von Salzen asked whether there was any member of the audience wishing to present testimony either in favor or against the proposed Major Work. None came forward.

Mr. Taylor moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2022-00125) and find the proposed Major Work at 204 Dundee Rd. is consistent with Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the material submitted, including Exhibit X, and the findings of fact. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

The Commission and Staff discussed aspects of the continuation of COA-2022-00119 (80 Carolina Vista) consisting of: additional questions of jurisdiction, consideration of Public Comments as a quasi-judicial board, parking lots generally being considered Minor Work, the Standards being a tool for the Commission to use to exercise discretion on congruity, the height of the proposed brick wall being the only element that does not meet the Standards, the Standards as outlined in the Staff report being the Standards that are applicable, removal of trees along the street side is an applicable Standard, consideration of the proposed brick wall and the relocation of the proposed parking lot further to the west (could be hindered by utilities, emergency vehicle turning radius, etc.), all other issues not being within the Commission's jurisdiction, and that denial of the application could be appealed but must have standing to appeal.

Mr. Taylor moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 06/15/2022 – 07/19/2022.

Mr. Schroeder moved to recommend the 2021-2022 Historic District Standards revisions as outlined during the July 28th, 2022 Work Session to Village Council for adoption. Seconded by Mr. Taylor. Approved by a vote of 6-0.

V. Next Meeting Date

A. Regular Meeting August 25th, 2022

The Commission and Staff discussed the timeline for scheduling another Work Session for further work on the Standards and decided to postpone further Work Sessions to after Village Council's adoption of the 2021-2022 Historic District Standards revisions.

VI. Motion to Adjourn

Mr. Taylor moved to adjourn the meeting. Seconded by Mr. Schroeder. Approved by a vote of 6-0 at 07:20 PM.

Respectfully Submitted,

Shannon Konstantinou
Clerk to the Board &
Planning 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.

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VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: August 18, 2022
Subject: **Major COA Request for 1 Carolina Vista**

Applicant:	Robert Koontz
Owners:	Pinehurst Resort
Property Location:	1 Carolina Vista
Land Use:	Recreational Development
PID#	00025800
COA#:	2022-00143

Request and Background: ☒ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for the construction of a new parking structure in the main parking lot area of the Pinehurst Resort & Country Club campus. The property is further identified as Moore County PID Number 00025800. The property is +/- 69.73 acres in size.

The applicant proposes to construct a two-level, partially subterranean parking structure with brick and stucco to match existing buildings and features on the property. The property is listed as contributing within the Pinehurst Historic District.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered Minor Work, is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

VI. COMMERCIAL NEW CONSTRUCTION

B. GENERAL STANDARDS

1. SECTION VI.B.2 - New commercial construction *should* reflect the character of existing commercial buildings in the Pinehurst Historic District in terms of human scale, fenestration, articulation, massing and materials.
2. SECTION VI.B.5 - Facade materials *should* consist of brick, shake, wood clapboard, or a similar compatible substitute material.
3. SECTION VI.B.8 - New buildings **must** be in colors that are in the Village of Pinehurst Color Palette.

VII. SITE FEATURES

A. FENCES AND WALLS

1. SECTION VII.A.7 – Brick and stacked stone walls are permitted
2. SECTION VII.A.11 - When measuring fence dimensions, consider all fence elements including posts.
   b. Brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.

B. DRIVEWAYS AND OFF-STREET PARKING

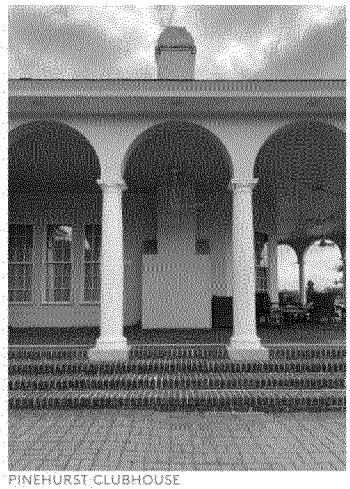
1. SECTION VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.4 – Commercial off-street parking areas *should not* be located in front yards or right-of-ways.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.1 - Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
2. SECTION VII.C.3 - Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
3. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.
   a. New construction should minimize the impact on existing mature trees and their root systems, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.



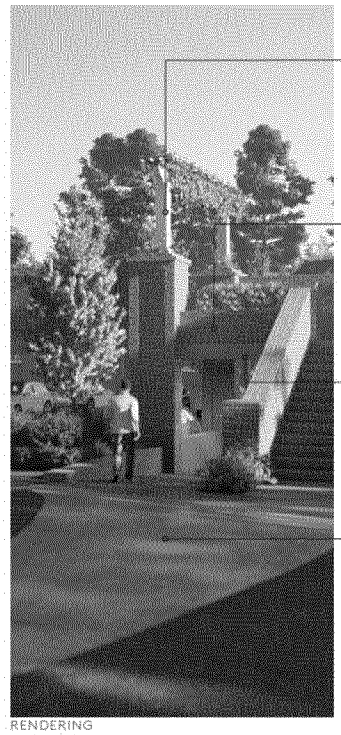
Proposed two-level parking structure



PINEHURST CLUBHOUSE



LAWN BOWLING GREEN RETAINING WALL

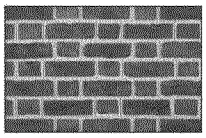


RENDERING

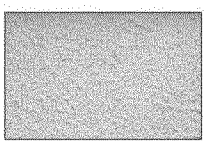
PAINTED PERGOLA
Color to match the columns at the Pinehurst Clubhouse



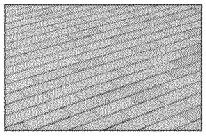
BRICK VENEER
Referencing the Lawn Bowling retaining wall and the Clubhouse brick.
Red brick with some variety in color



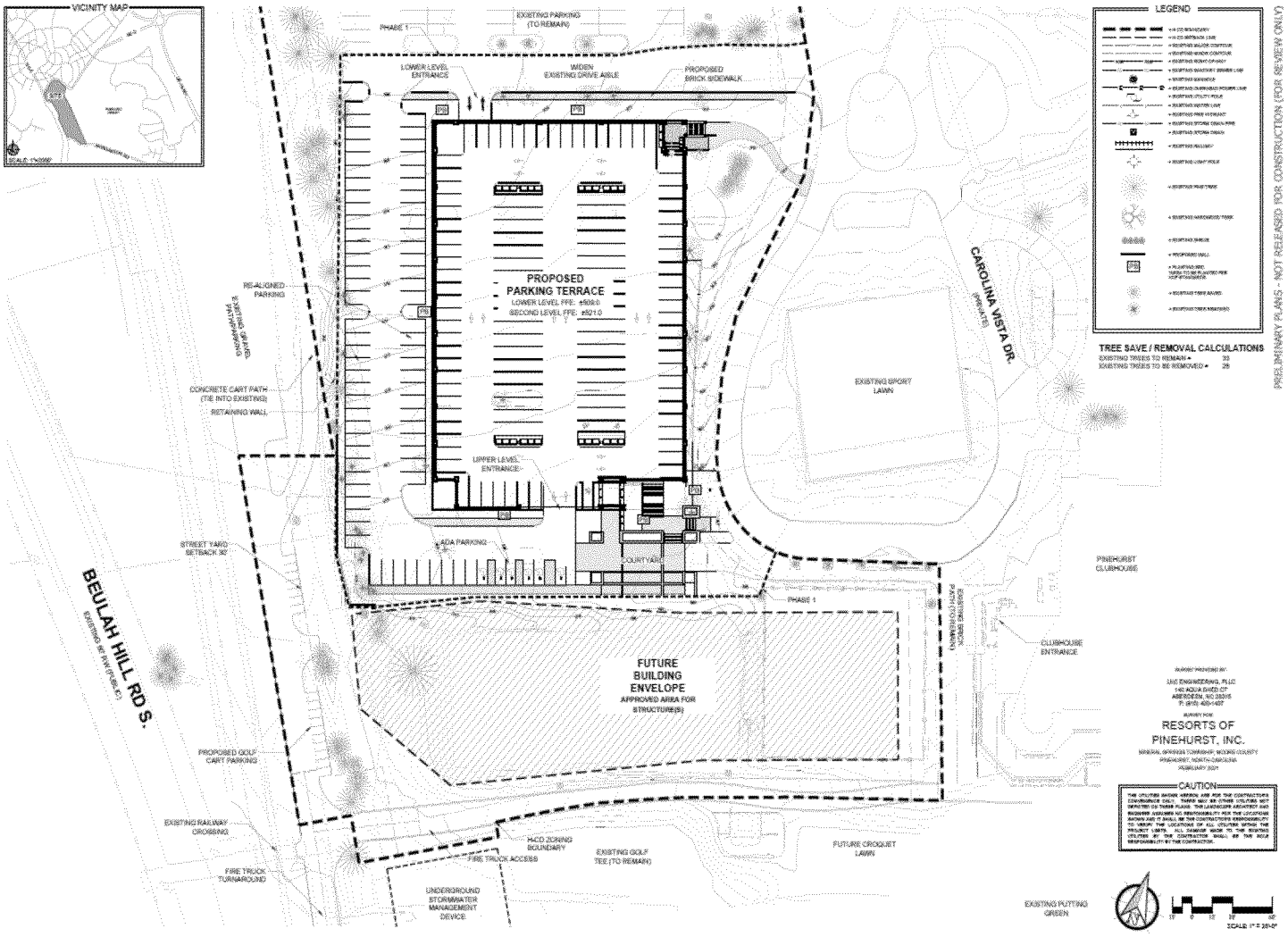
STUCCO BRICK LEDGE
Color and texture to match Clubhouse Stucco



BRICK PAVERS AND STAIRS
To match Pinehurst typical walkways



Proposed Materials



Trees to be removed

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed structure meets the standards for walls, materials, colors. The Commission must determine whether the parking structure is consistent with the Historic District Guidelines and congruous with the Pinehurst Historic District.

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VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Carpenter, Planner
CC: Alex Cameron, Planning Supervisor
Alfred Cassidy, Senior Planner
Shannon Konstantinou, Administrative Specialist
Date: August 18, 2022
Subject: **Major COA Request for 200 Beulah Hill Rd.**

Applicant:	Mark Wagner, Parks & Recreation Director, Village of Pinehurst
Owners:	Village of Pinehurst
Property Location:	200 Beulah Hill Rd.
Land Use:	Single Family Residential
PID#	00029515
COA#:	2022-00145

Request and Background: ☒ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) for the demolition of an existing and construction of a new office. The property is further identified as Moore County PID Number 00029515. The structure was built in approximately 1910 and the property is +/- 110.82 acres in size.

The applicant proposes to demolish the old office attached to the barn and rebuild a new office using the same materials as the existing office including roofing, siding, windows, and doors. It will be painted white with green trim to match the barn. The property is listed as contributing within the Pinehurst Historic District.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, new construction or additions not considered Minor Work and relocation, removal or demolition of any structural part of a primary structure including accessory buildings or structures that exceed 144 square feet is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

VIII. RELOCATION AND DEMOLITIONS

B. DEMOLITIONS

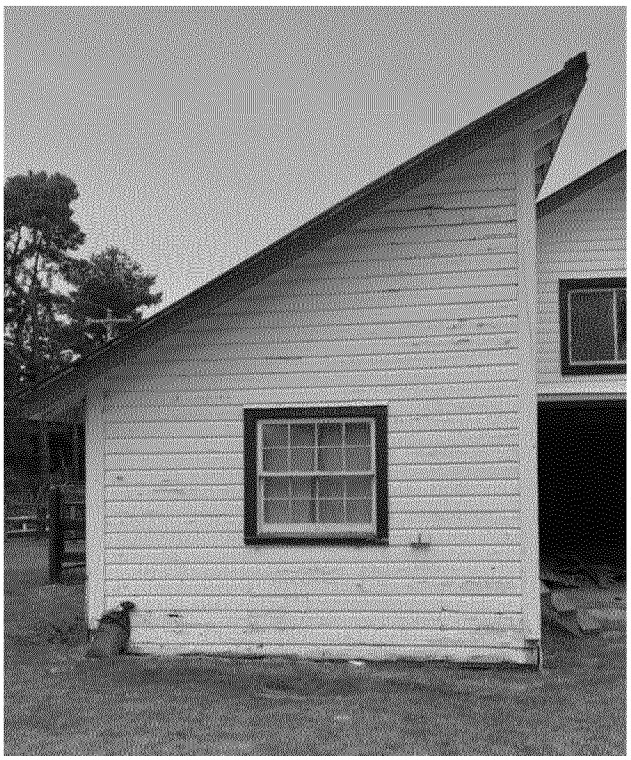
1. SECTION VIII.B.2 - Demolition standards apply to all structures and site features within the Pinehurst Historic District, except those specified under Minor Works.
2. SECTION VIII.B.4 - Salvageable architectural materials and features *should* be identified along with potential buyers or recipients of salvaged materials.
3. SECTION VIII.B.5 - Significant site features and adjacent properties *should* be protected during demolition. Also trees *should* be protected from damage due to compaction of the soil by equipment or materials.
4. SECTION VIII.B.6 - After demolition, all debris **must** be removed from the site within 30 days.

V.CHANGES TO EXISTING COMMERCIAL STRUCTURES

A. GENERAL STANDARDS

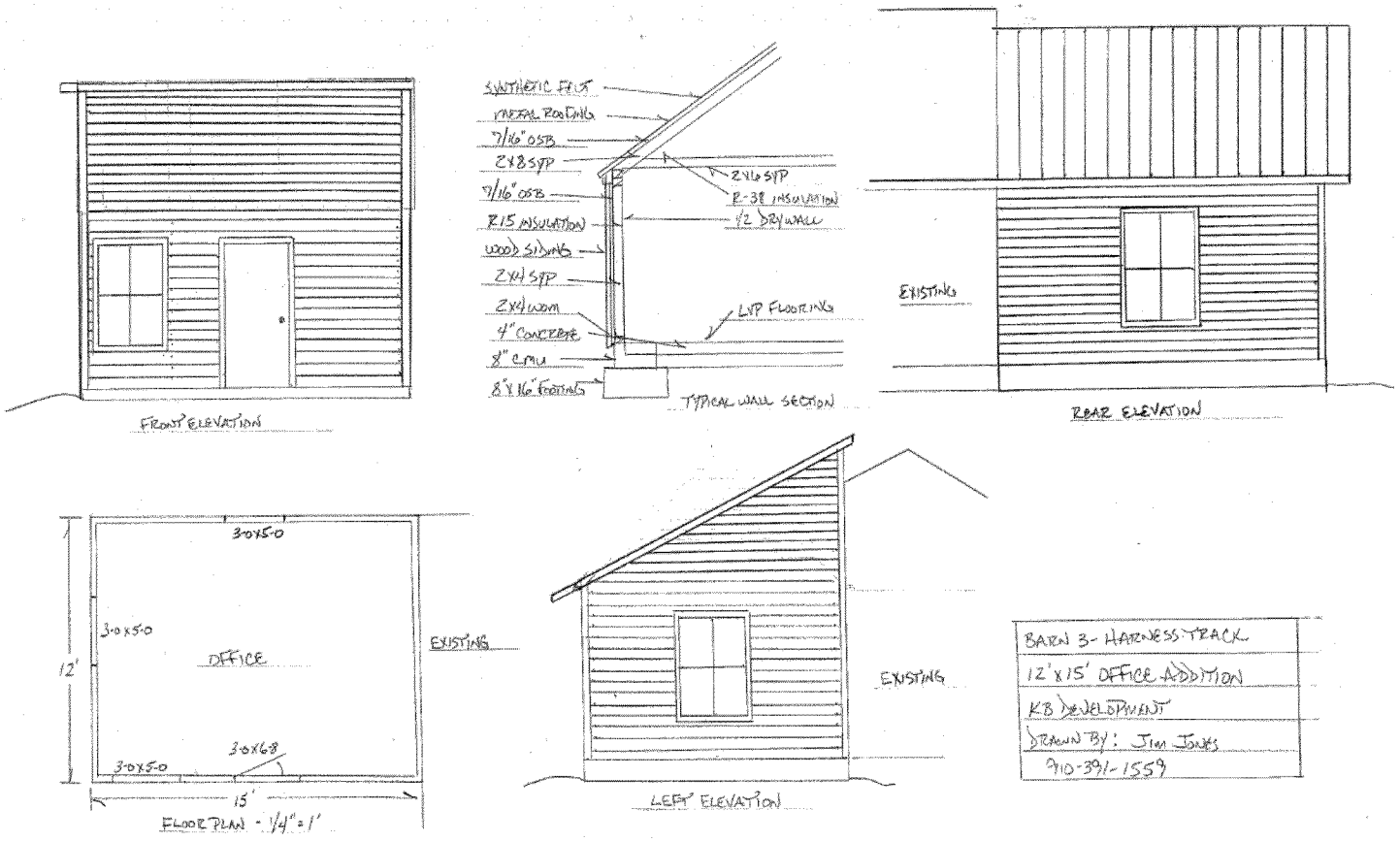
1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, **must** be compatible with the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION V.A.2 - Commercial buildings and their facades, including fenestration and architectural details such as cornices, string courses, wall finishes, pilasters, and other decorative elements, *should* be retained and preserved.







Existing Office



Proposed Elevations for New Office

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Building Inspector has stated that the current office needs to be taken down due to structural issues. The new office will be rebuilt to match the existing office using the same materials, style and colors. The Commission will need to determine if the new office is consistent with the Historic District Guidelines and congruous with the existing buildings in the area.

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	200 Buelah Hill Road S.
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	29515

Owner Information			
Name	Village of Pinehurst	Home Phone #	
Street Address	395 Magnolia Road	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910-295-2817
Email	mwagner@vopnc.org		

Applicant			
Name	Mark Wagner	Other Phone #	910-695-5027
Email	mwagner@vopnc.org	Street Address	395 Magnolia Road
Mobile Phone #	910-695-5027	City, State, Zip Code	Pinehurst, NC 28374

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	Office structure on the south end of Barn 3 at the Harness Track needs to be taken down and rebuilt due to structural issues. Village building inspectors visited the site and determined it was appropriate to demo and rebuild due to the current condition. The office will be rebuilt using the same materials as are existing including roofing, siding, windows, and doors and will be painted white with green trim to match the barn.		
Type of Work	☐ Addition	■ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
■ Recreational	■ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	■ Yes ☐ No
Includes Tree Removal	☐ Yes ■ No

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Wood	Wood	White	White
Rear Elevation Siding	Wood	Wood	White	White
Right Elevation Siding	n/a	n/a	n/a	n/a
Left Elevation Siding	Wood	Wood	White	White
Trim	Wood	Wood	Green	Green
Windows	Wood	Vinyl	White	White
Chimney	n/a	n/a	n/a	n/a
Foundation	Block	Block	White	White
Front Door	Wood	Wood	White	White
Shutters	n/a	n/a	n/a	n/a
Garage Door	n/a	n/a	n/a	n/a
Roof	Metal	Metal	Aluminum	Aluminum
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

- ☒ Site Plan/Survey or Sketch
- ☒ Elevation Drawings
- ☒ Photos of Existing Site
- ☒ Floor Plans
- ☐ Landscaping Plan

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: Mark Wagner Date: 8/4/22

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

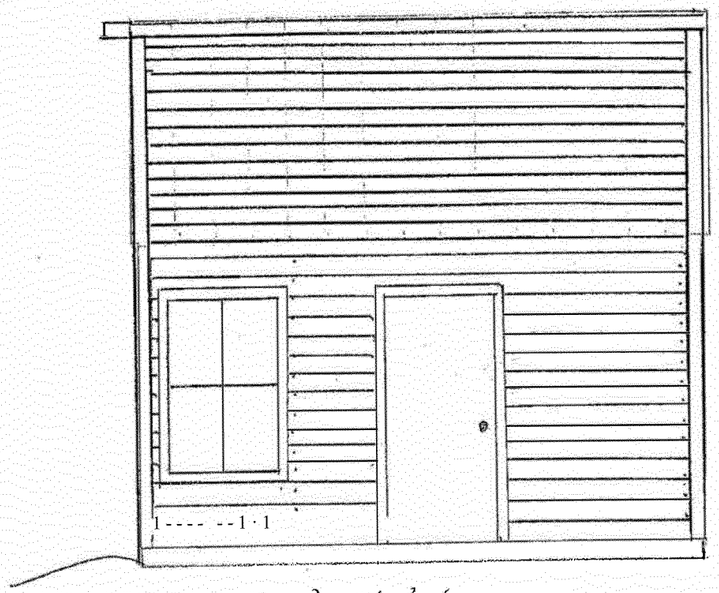
Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

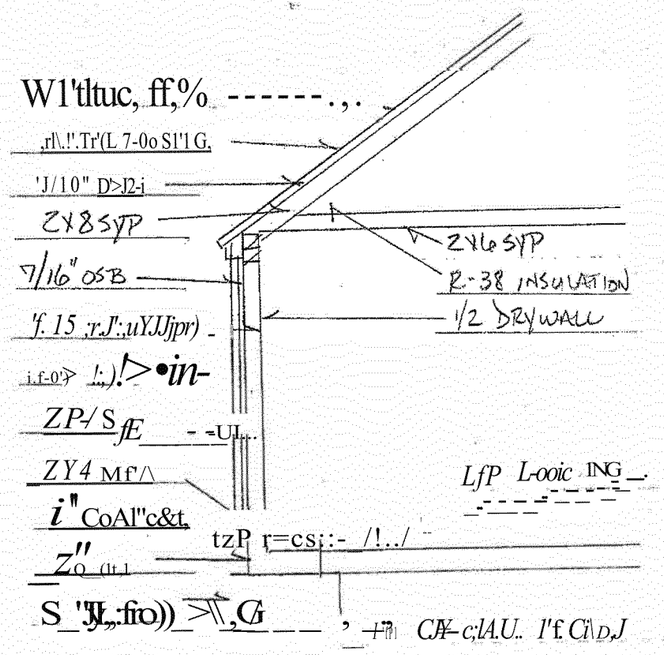
Owner / Owner's Representative Signature: Mark Wagner

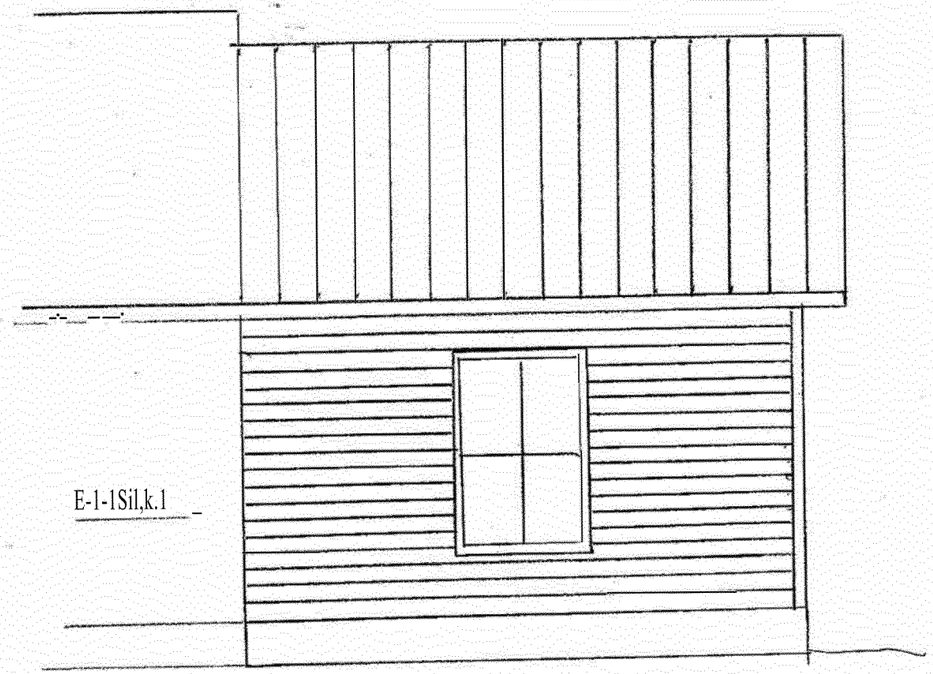
Date: 8/4/22

EXHIBIT A-2

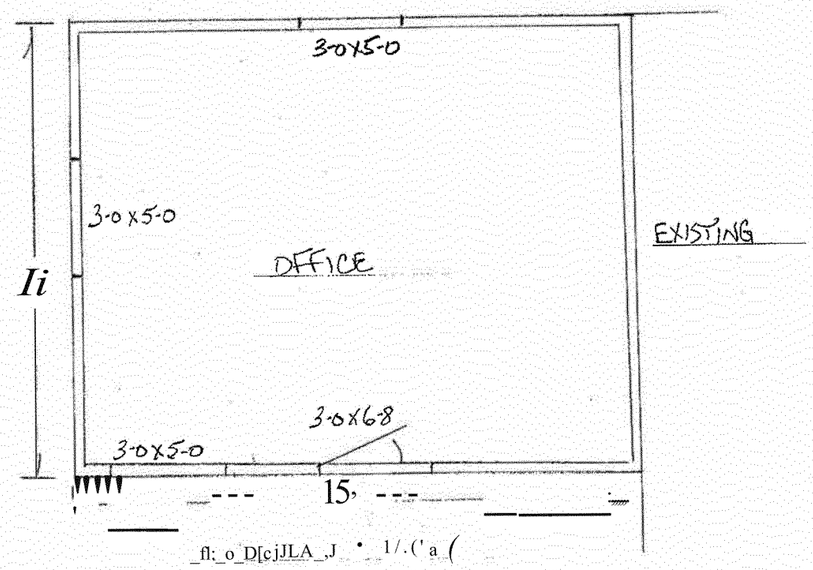


FRONT ELEVATION





REAR ELEVATION



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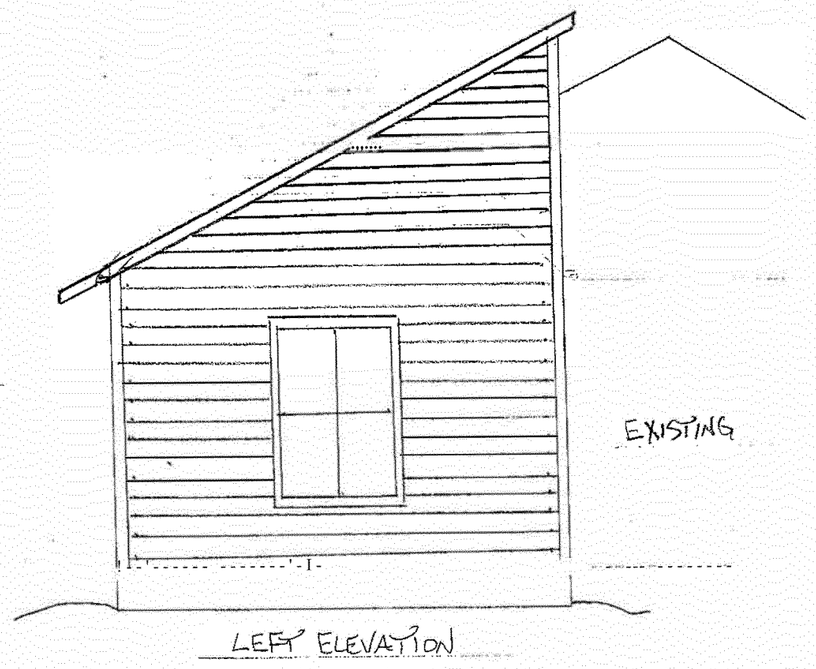

LEFT ELEVATION

'EiAlc-"\ 3 - J+A1vJf>>1'1'.-A(f_,
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EXHIBIT A-3.1

0.005AC

EXHIBIT A-3.2

EXHIBIT A



EXHIBIT A-3.4





EXHIBIT A-4.2




17
SMITH BARN


6
GARBARINO BARN


16
BATTIS BARN


17

PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Carpenter, Planner
DATE: August 17, 2022
SUBJECT: Minor Work COA's Issued 7/15/2022 – 8/16/2022

REPORT OF STAFF APPROVALS
AUGUST 25, 2022 MEETING
07/15/2022 – 08/16/2022

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2022-00144	Change in shutter design from COA-2021-00116	8/4/2022	8/10/2022	90 McCaskill Rd	Amanda McCabe

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PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2022
Subject: **Major COA Request for 15 Beulah Hill Road North**

Applicant:	Margaret Ellis
Owners:	Craig & Margaret Ellis
Property Location:	15 Beulah Hill Road North
Land Use:	Single Family Residential
PID#:	00015557
COA#:	2022-00142

Request and Background: ☐ **Contributing** ☒**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) to extend the existing rear porch roof her property. The proposed extension of the porch roof will be 5' feet long and 6' feet deep. The existing rear porch roof is 16'6" feet long and 6' feet deep. The proposed porch roof extension will be between the existing patio and the foundation in the rear as illustriated on pages 3 and 4. If approved by the Historic Preservation Commission, the entire rear porch roof extension will be 21'6 feet long and 6' feet deep. The extension of the proposed porch roof in the rear will match the existing roof of the property. With the extension of the porch roof, the applicant wants to install linear soffit vents, new gutters, and a porch floor in the rear of her property. The property is further identified as Moore County PID Number 00015557. The subject property is located at the intersection of Beulah Hill Rd, Cherokee Rd N, and McKenzie Rd W. The structure was built in 1976, and the property is +/- 0.61 acres in size.

According to the applicant, the proposed modifications will not be visible from the street. The proposed porch roof extension will be compatible in size, material, color, and roofline of the existing porch roof. The pitch of the new extension will be the same style as the existing porch roof. The roofing material will be the same as the existing house and porch, Certainteed Landmark Silver Birch. The proposed gutters, will be compatible with the existing rear gutter system. The proposed color will be white that will match the existing gutters on the property.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, exterior changes to the residence is not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

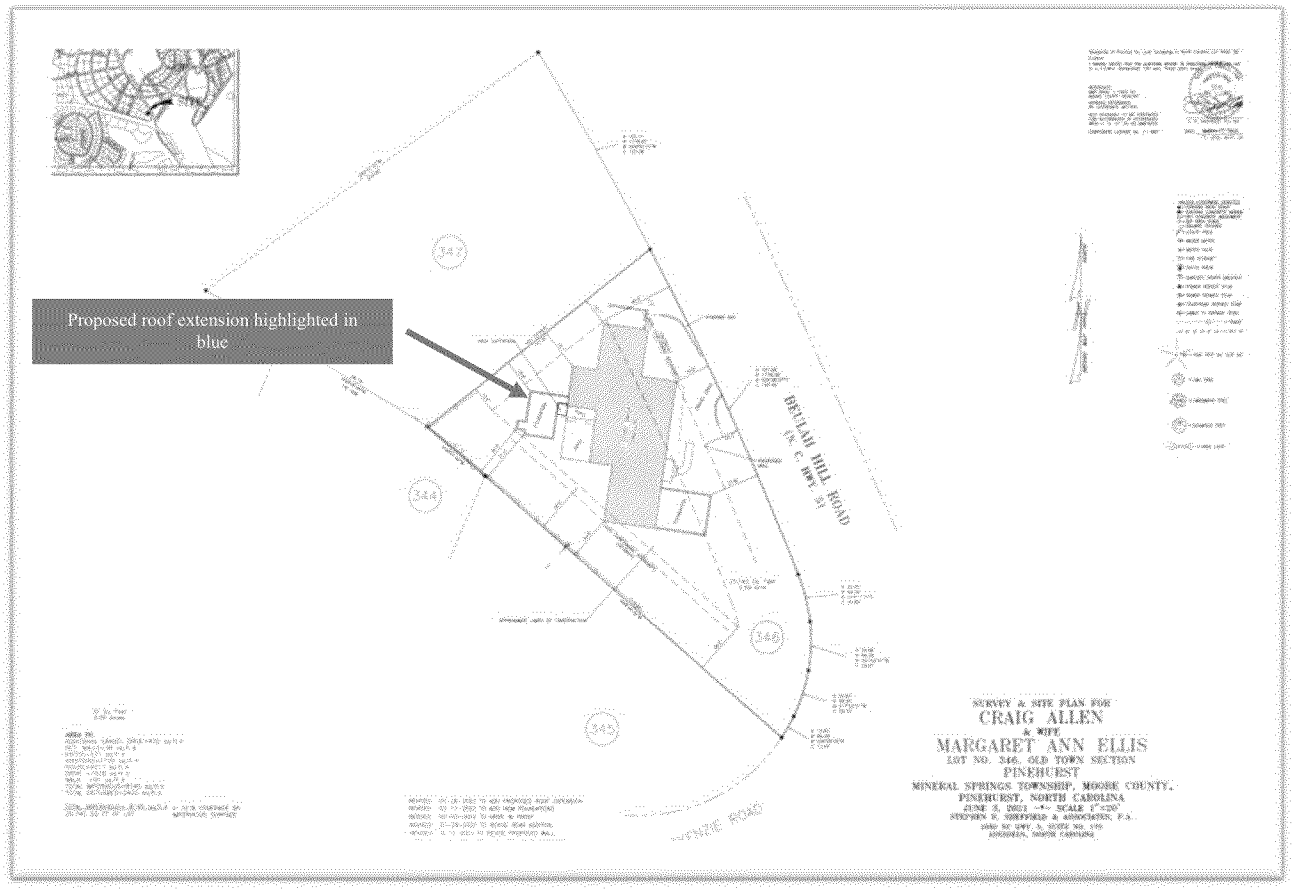
III. CHANGES TO EXISTING RESIDENCES

A. ROOFS

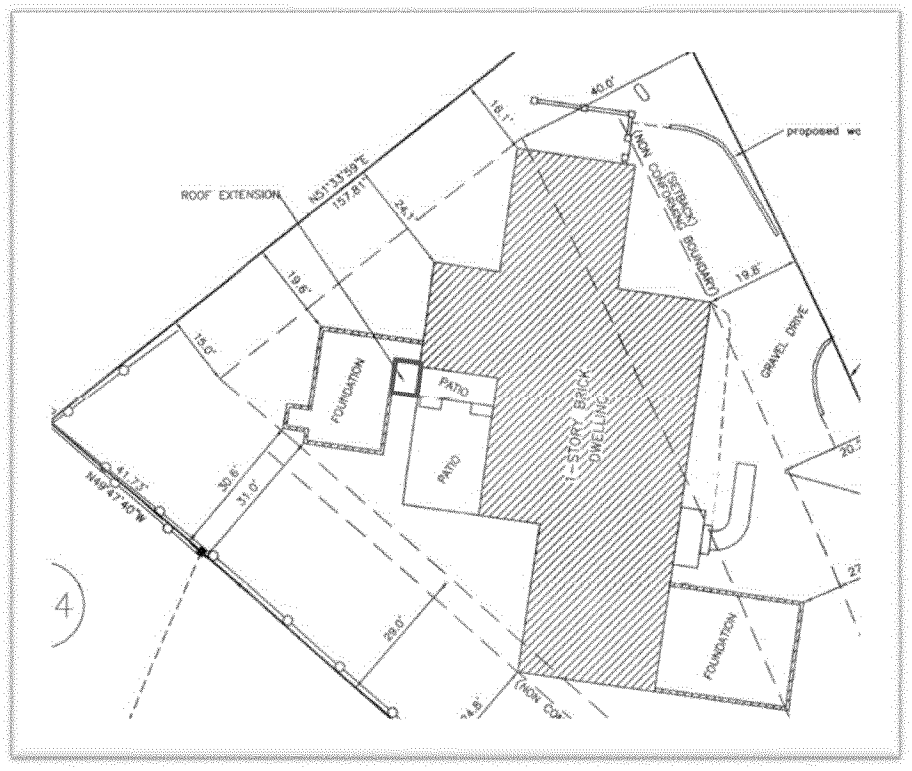
1. SECTION I.A.1 – Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION I.A.2 – Roofs and roof forms that contribute to the overall character of a structure, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices *should* be retained and preserved. Likewise, roofing materials *should* be preserved and retained whenever possible.
3. SECTION I.A.3 – If a roof feature, such as dormer, is completely missing and is to be replaced, it *should* be replaced with a new feature based on the orginal feature repair or a new design compatible in scale, size, material and color with the structure, roofline and the Pinehurst Historic District.
7. SECTION I.A.7 – Vents, including soffit vents and low profile ridge vents *should* be installed in a manner that does not diminish the original design of the roof or destroy the character of roof details.
8. SECTION I.A.8 – New gutters and downspouts *should* be installed so that character-defining architectural features of the structure are not damaged or lost.

G. PORCHES, ENTRANCES AND BALCONIES

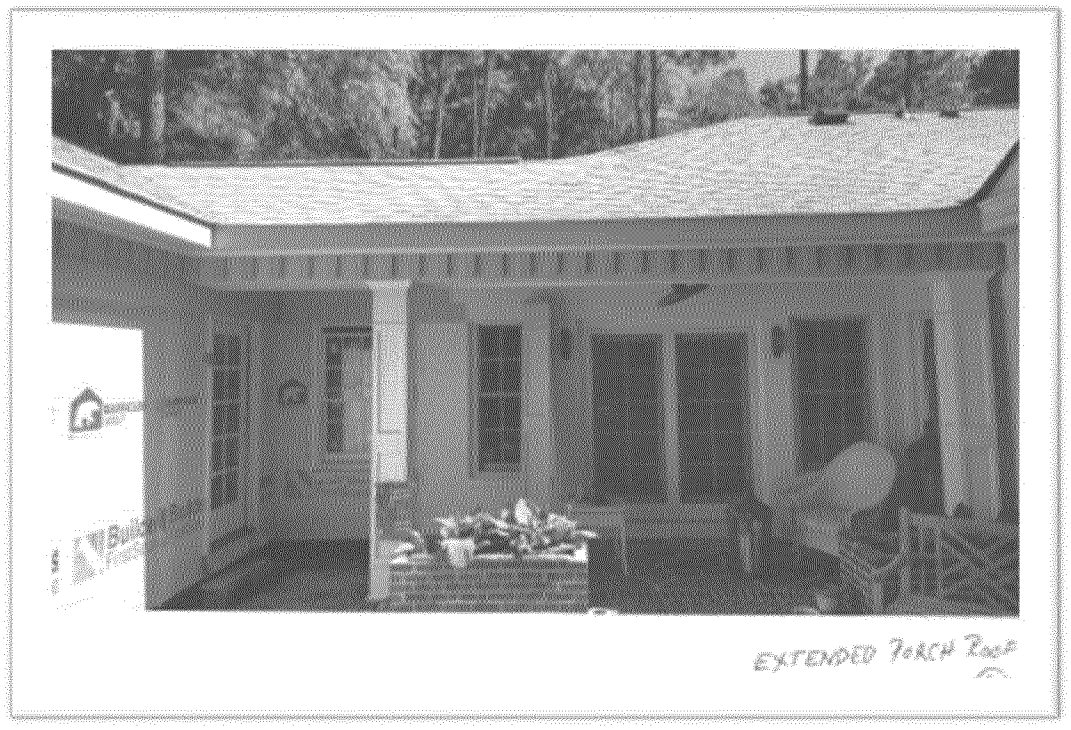
1. SECTION VII.G.1 – New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.
2. SECTION VII.G.2
    a. All architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilaster, balustrades, steps, railings, brackets, floors, ceilings, softfits, and trim *should* be retained and preserved.



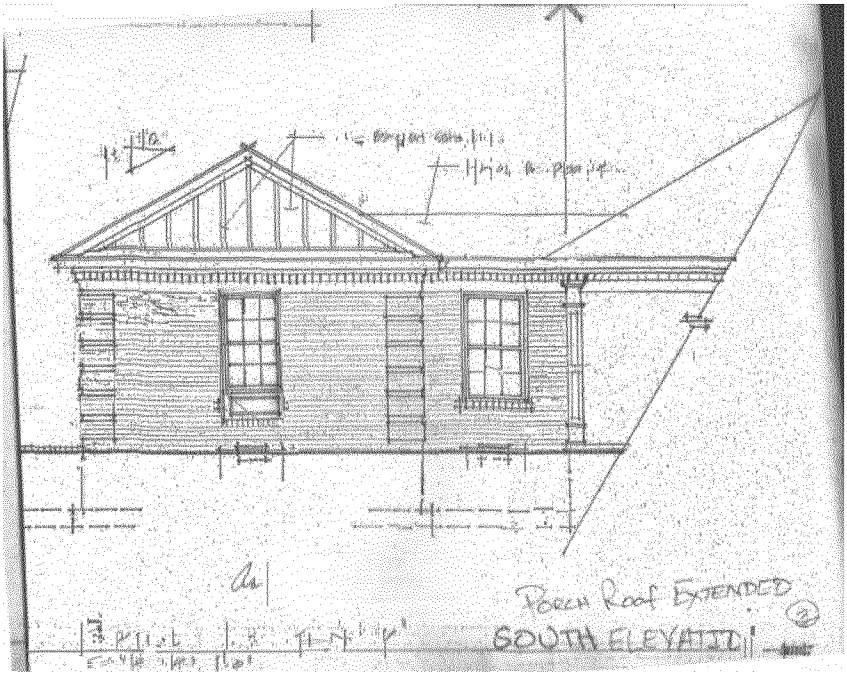
Site survey with porch extension:



Close up view of the proposed roof extension in blue:



Existing photo of the rear of the property submitted by the applicant



Rear south elevations – porch roof extension submitted by the applicant:

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The proposed additions (roof extension, gutters, and linear soffit vents) will be in the rear yard and will match the existing exterior materials on the property. According to the applicant, "the roof extension provides a more functional attic space and, more importantly, a more attractive overall design to the rear addition and porch." The additions will not be visible from the street.

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PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alex Cameron, Planning Supervisor
CC: Alred Cassidy, Senior Planner
Maria Carpenter, Planner
Shannon Konstantinou, Administrative Specialist
Date: August 16, 2022
Subject: **Major COA Request for 255 Linden Road.**

Applicant:	Ronald Davidson
Owners:	Vilma Marania
Property Location:	225 Linden Rd.
Land Use:	Single Family Residential
PID#	00027871
COA#:	2022-00139

Request and Background: ☒ **Contributing** ☐**Non-Contributing**

The applicant requests a Certificate of Appropriateness (COA) to install a double hung window and a steel clad door on the left side of the property. The applicant is also requesting to remove the exterior irrigation system and the mini split HVAC unit on the left side of the property. The applicant want to place the mini split HVAC unit where the exterior irrigation system is currently located. The location of the mini split HVAC unit is located behind a wrought iron gate. The property is further identified as Moore County PID Number 00027871. The structure was built in 1983 and the property is +/- 0.86 acres in size.

The applicant proposes to install a double hung window. The frame size of the double hung window will be 36" x 54". The proposed steel clad door the applicant is proposing to install is 2'8" x 6'8". The proposed steel clad door color will be red. The proposed steel clad door color will match the existing wooden red door on the front of the applicant property. In order to install the steel clad door, the applicant is proposing to remove the casement window on the left side of the property.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, eliminating or adding windows and doors is considered Major Work requiring review by the Historic Preservation Commission.

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The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards:

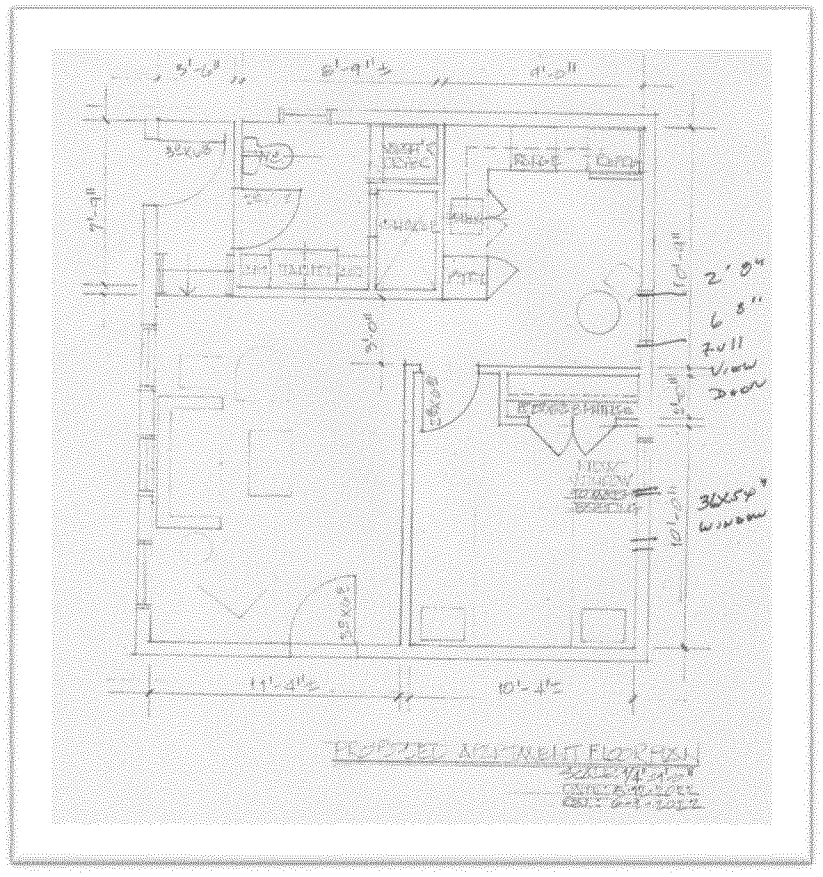
III. CHANGES TO EXISTING RESIDENCES

C. WINDOWS AND DOORS

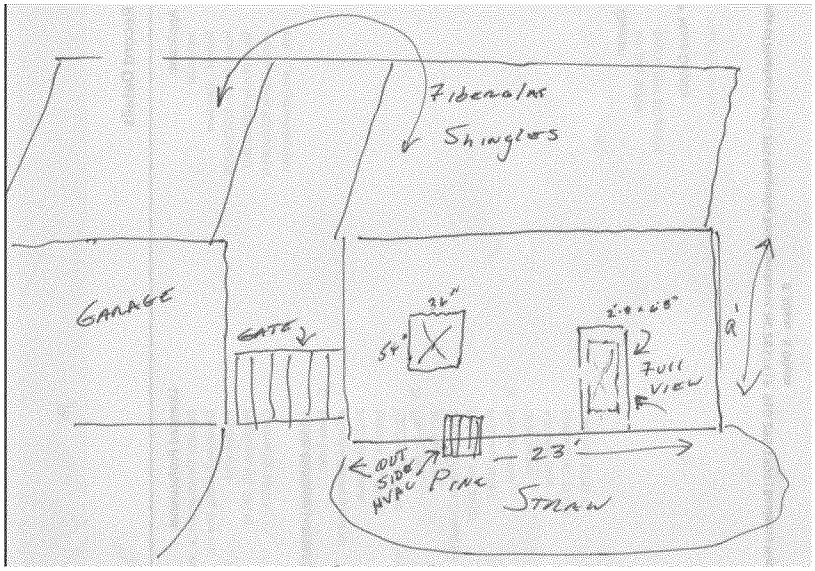
1. SECTION III.C.1 – Adding new windows and doors openings or altering or filling existing openings *should* not compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.2 – Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
3. SECTION III.C.4 – If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
    a. Wooden windows on street-facing elevations *should* be replaced in kind.
    b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.
    c. Windows *should* have true or simulated divided lights.
    d. Snap-in muntins are **not appropriate**.
4. SECTION III.C.5 - Windows and doors of existing structures *should* retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
5. SECTION III.C.6 - Window and door surrounds and trim *should* match the original door or window surrounds and trim. Replacing sash windows *should* not alter the original trim.
6. SECTION III.C.7 - The number and size of panes, mullions, and muntins, and all window and door hardware *should* be compatible with those of the existing windows and doors.
7. SECTION III.C.9 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure *should* be retained and preserved.
8. SECTION III.C.10 - New windows and doors easily visible from the street *should* be compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and detail.

J. UTILITIES AND OTHER MECHANICAL SYSTEM

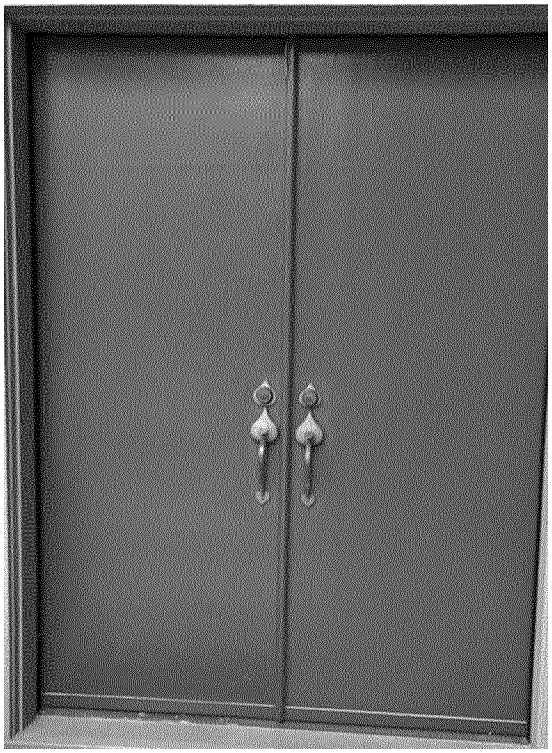
2. SECTION X.J.2 – Vents and mechanical connections through walls *should* be located on non-character-defining elevations or inconspicuously on side or rear walls where they will not be visible from the street and should be screened, if possible.
3. SECTION X.J.3 – Mechanical equipement and utilities, including heating and air-conditioning units, meters, exposed pipes, and underground fuel tanks, private well covers and associated tanks *should* be located in the most inconspicuous area, usually along a primary structure's rear elevation, screened from view with plantings.



Proposed scale floor plan indicating the proposed changes



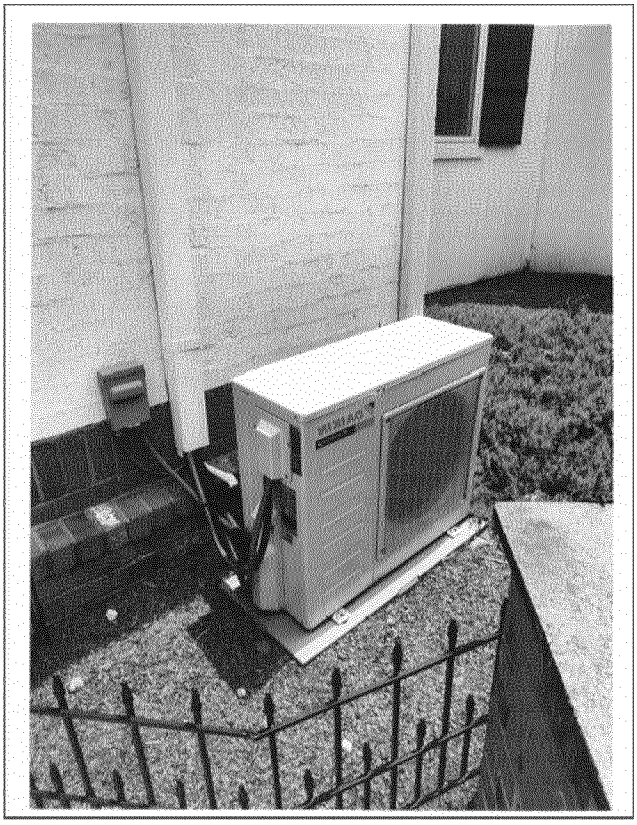
Applicant provided exterior sketch



Existing front wooden door of the property that will match that the proposed steel clad door in color, length, and width



Existing left elevation indicating the location of the proposed steel clad door, double hung window, and the mini split HVAC unit



Location of the mini split HVAC unit behind the wrought iron gate



Example illustration what the property would look like if approved by the Historic Preservation Commission

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission would need to determine if this request is congruous in proportion, style, materials and architectural character within the District and state specifically why for the record.

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☑ Major Work ☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Guidelines that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Guidelines. A map of the Local Historic District and the Historic District Guidelines can be accessed at www.vopnc.org/historicdistrict.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	1 Carolina Vista
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	0025800 and 00024972

Owner Information			
Name	Pinehurst Resort	Home Phone #	
Street Address	1 Carolina Vista	Mobile Phone #	
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	910.986.3038
Email	calvin.burkley@pinehurst.com		

Applicant			
Name	Robert Koontz	Other Phone #	910.684.8487
Email	bkoontz@koontzjones.com	Street Address	150 S Page Street
Mobile Phone #	910-639-4058	City, State, Zip Code	Southern Pines, NC 28387

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	NC Board of Architecture License No. 13162
Name	Jay Hugo
Street Address	4015 Fitzhugh Avenue
City, State, Zip	Richmond, VA 23230
Phone #	804.232.8900
Email	jhugo@3north.com

General Information

Description of Changes to the Structure	A new parking structure located in the main parking lot area of the Pinehurst Resort and Country Club campus.		
Type of Work	☐ Addition	☐ Alteration	☑ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☑ Recreational	☑ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☑ Yes ☐ No
Includes Tree Removal	☑ Yes ☐ No

EXHIBIT A-1.3

VILLAGE OF PINEHURST

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation			Brick	
Rear Elevation			Brick and stucco	
Right Elevation			Brick	
Left Elevation			Brick	
Trim			Brick	
Windows			N/A	
Chimney			N/A	
Foundation			N/A	
Front Door			N/A	
Shutters			N/A	
Garage Door			N/A	
Roof			N/A	
Roof Exhaust Vents			N/A	
Front Porch			N/A	
Deck			N/A	
Patio			Brick Pavers	Pinehall, Full Range
Sidewalk			Brick Pavers	Pinehall, Full Range
Sky Lights			N/A	
Driveway			Asphalt	black
House Number			N/A	
Other: Trellis			Painted Wood	

Required Documents

☑ Site Plan/Survey or Sketch	☑ Elevation Drawings
☑ Floor Plans	☑ Landscaping Plan

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: Calvin Burkley Digitally signed by Calvin Burkley DN: C=US, E=calvin.burkley@pinehurst.com, O=Pinehurst Resort and Country Club, OU=Pinehurst Resorts LLC Director of Projects and Planning, CN=Calvin Burkley Date: 2022.08.04 12:11:28-04'00'

Date: 8/4/2022

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: Calvin Burkley

Digitally signed by Calvin Burkley
DN: CN=Calvin Burkley, E=calvin.burkley@pinehurstcc.com, O=Pinehurst Resort and Country Club, OU=Pinehurst Resorts LLC Director of Projects and Planning, CN=Calvin Burkley
Date: 2022.08.04 12:19:13 -04'00'

Date: 8/4/2022

EXHIBIT A-2.1

VILLAGE OF PINEHURST
HISTORIC PRESERVATION COMMISSION

PARKING TERRACE

3
NORTH

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

EXHIBIT A-2.2



BOUNDARY MAP

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
NORTH

EXHIBIT A-2.3

LEGEND:

1. PROJECT SITE
2. PINEHURST COUNTRY CLUB 1922
   HAVEN AND HOYT AND LYMAN SISE
3. PINEHURST WAREHOUSE 1925-26
4. CROQUET COURTS
5. LAWN BOWLING GREEN
6. THE CRADLE
7. PINEHURST #2 COURSE
8. THISTLE DHU PUTTING COURSE
9. USGA SITE



CONTEXT

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
NORTH



LAWN BOWLING GREEN



PINEHURST CLUBHOUSE

PINEHURST CLUBHOUSE

CONTEXT



CONTEXT

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

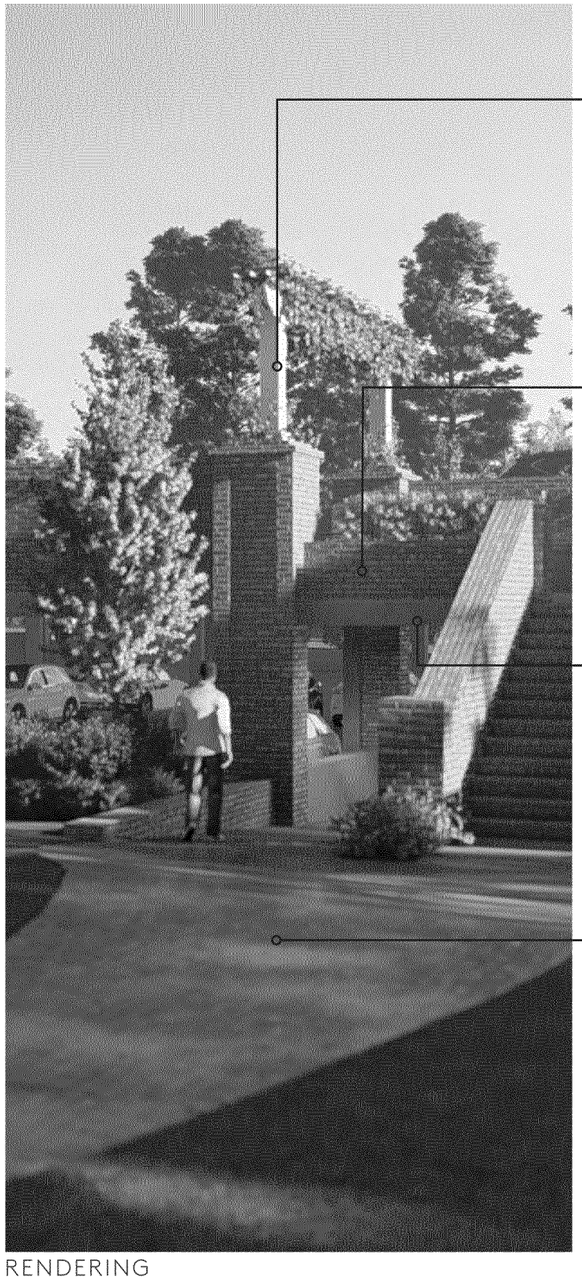
3
NORTH



PINEHURST CLUBHOUSE



LAWN BOWLING GREEN RETAINING WALL



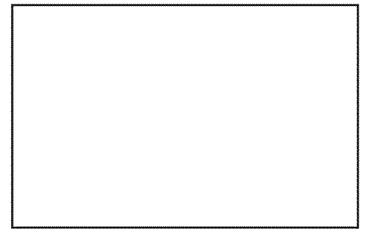
RENDERING

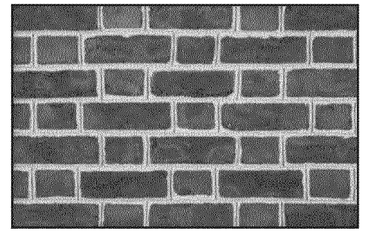
PAINTED PERGOLA
Color to match the columns at the Pine-hurst Clubhouse

BRICK VENEER
Referencing the Lawn Bowling retaining wall and the Clubhouse brick.
Red brick with some variety in color

STUCCO BRICK LEDGE
Color and texture to match Clubhouse Stucco

BRICK PAVERS AND STAIRS
To match Pinehurst typical walkways









MATERIAL PALETTE

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

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RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
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EXHIBIT A-2.8



RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
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RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
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EXHIBIT A-2.10



RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

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EXHIBIT A-2.11



RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
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EXHIBIT A-2.12



RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

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RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
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EXHIBIT A-2.14



RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
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EXHIBIT A-2.15



RENDERING

PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
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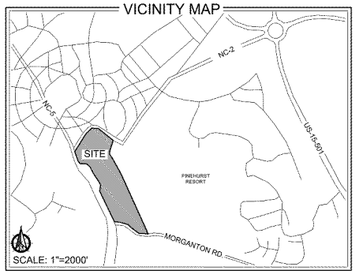
EXHIBIT A-2.16

VICINITY MAP



LEGEND

- = H-CD BOUNDARY
- = H-CD SETBACK LINE
- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR
- = EXISTING RIGHT-OF-WAY
- = EXISTING SANITARY SEWER LINE
- = EXISTING MANHOLE
- = EXISTING OVERHEAD POWER LINE
- = EXISTING UTILITY POLE
- = EXISTING WATER LINE
- = EXISTING FIRE HYDRANT
- = EXISTING STORM DRAIN PIPE
- = EXISTING STORM DRAIN
- = EXISTING RAILWAY
- = EXISTING LIGHT POLE
- = EXISTING PINE TREE
- = EXISTING HARDWOOD TREE
- = EXISTING SHRUB
- = PROPOSED WALL
- = PLANTING BED *AREA TO BE PLANTED PER VOP STANDARDS
- = EXISTING TREE SAVED
- = EXISTING TREE REMOVED

PHASE 1
EXISTING PARKING (TO REMAIN)
LOWER LEVEL ENTRANCE
WIDEN EXISTING DRIVE AISLE
PROPOSED BRICK SIDEWALK
PROPOSED PARKING TERRACE
LOWER LEVEL FFE: ±509.0
SECOND LEVEL FFE: ±521.0
RE-ALIGNED PARKING
EXISTING GRAVEL PATH/PARKING
CONCRETE CART PATH (TIE INTO EXISTING)
RETAINING WALL
UPPER LEVEL ENTRANCE>
ADA PARKING
COURTYARD
STREET YARD SETBACK 30'
BEULAH HILL RD S.
EXISTING 60' R/W (PUBLIC)
FUTURE BUILDING ENVELOPE
APPROVED AREA FOR STRUCTURE(S)
PROPOSED GOLF CART PARKING
EXISTING RAILWAY CROSSING
FIRE TRUCK TURNAROUND
UNDERGROUND STORMWATER MANAGEMENT DEVICE
H-CD ZONING BOUNDARY
FIRE TRUCK ACCESS
EXISTING GOLF TEE (TO REMAIN)
EXISTING SPORT LAWN
CAROLINA VISTA DR. (PRIVATE)
FUTURE CROQUET LAWN
EXISTING PUTTING GREEN
PINEHURST CLUBHOUSE
EXISTING BRICK PATH (TO REMAIN)
CLUBHOUSE ENTRANCE
PB

811 Know what's below. Call before you dig.

SURVEY PROVIDED BY:

LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:

RESORTS OF PINEHURST, INC.

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.

15' 0' 15' 30' 60'
SCALE: 1" = 30'-0"

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-6467
W: www.koontzjonesdesign.com

REVISIONS:

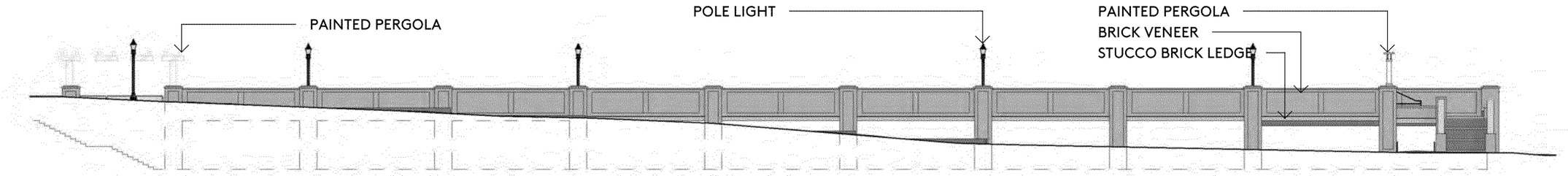
PRCC - PARKING TERRACE
PINEHURST, NORTH CAROLINA

SITE PLAN

DATE: 08-02-2022
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KDZ21004

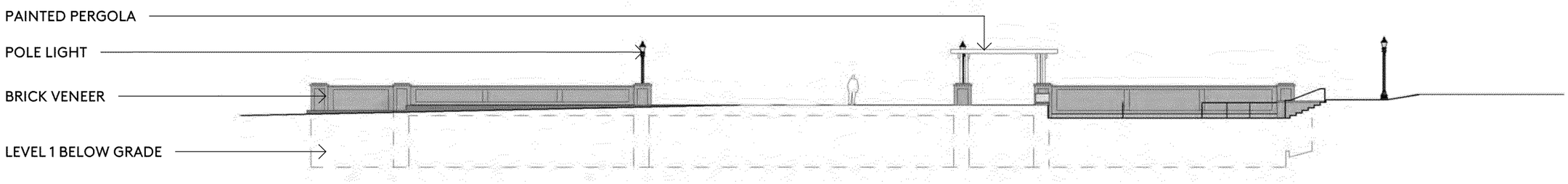
SHEET NUMBER#:
L-1.0

EXHIBIT A-2.17



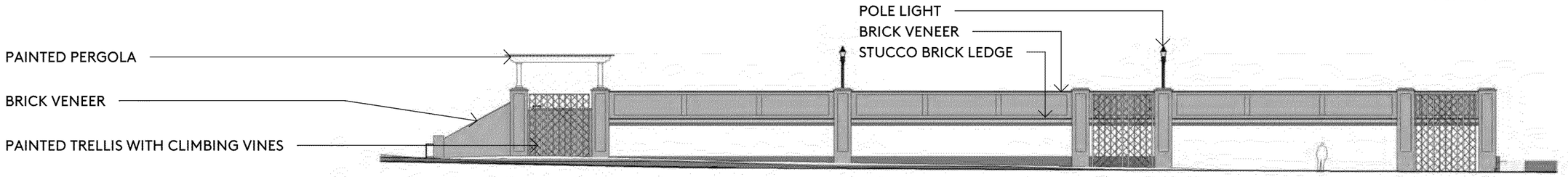
FRONT ELEVATION - EAST

3/64" = 1'-0"



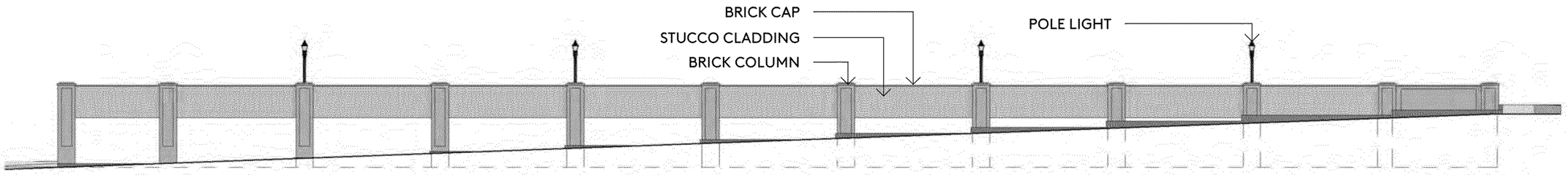
SIDE ELEVATION - SOUTH

3/64" = 1'-0"



SIDE ELEVATION - NORTH

3/64" = 1'-0"



REAR ELEVATION - WEST

3/64" = 1'-0"

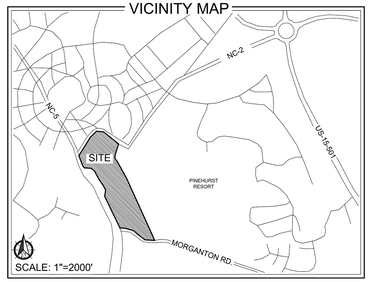
ELEVATIONS

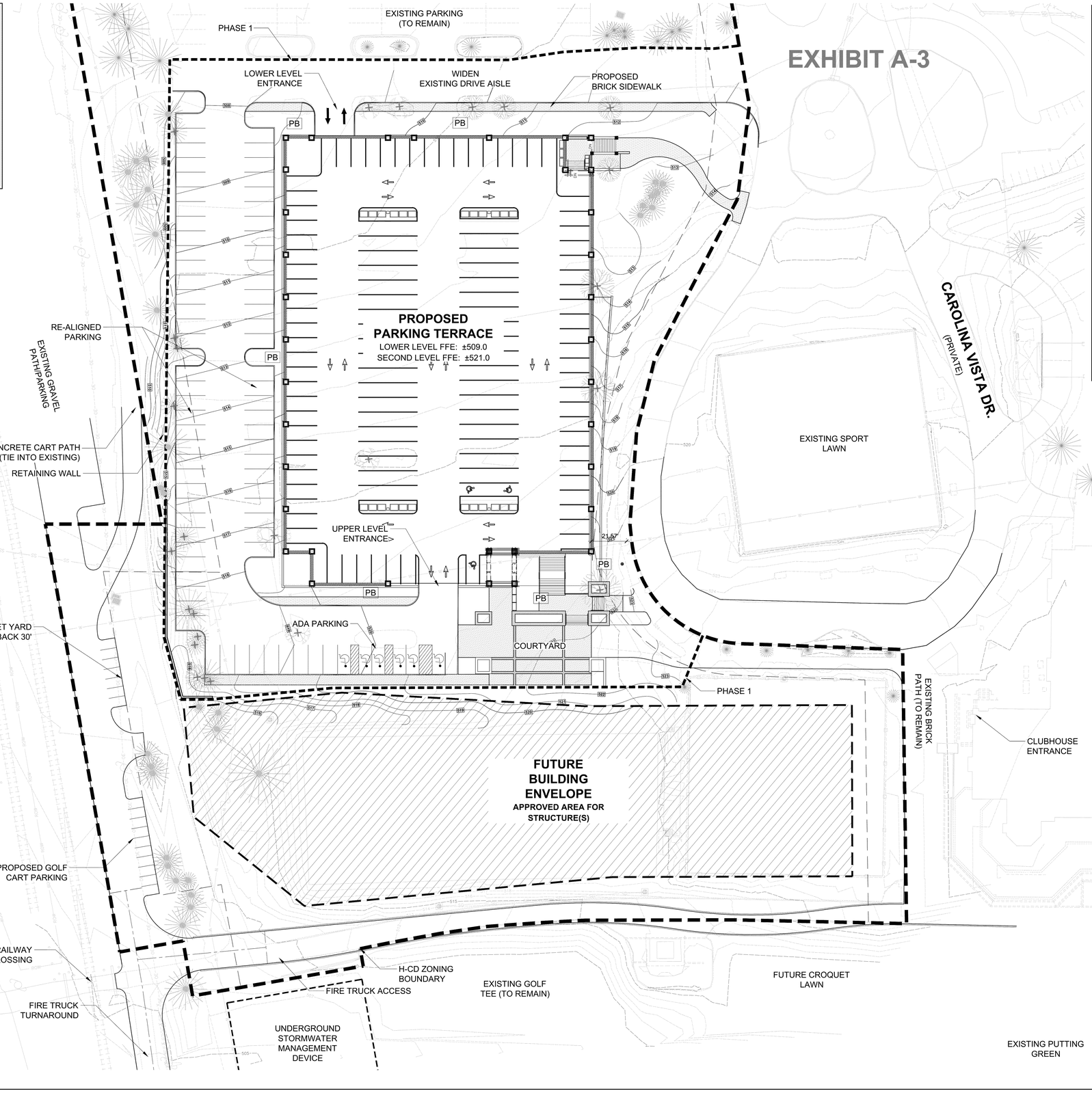
PINEHURST PARKING TERRACE | HISTORIC PRESERVATION COMMISION | 03 AUGUST 2022

3
NORTH

EXHIBIT A-3

VICINITY MAP





LEGEND

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- = EXISTING STORM DRAIN
- = EXISTING RAILWAY
- = EXISTING LIGHT POLE
- = EXISTING PINE TREE
- = EXISTING HARDWOOD TREE
- = EXISTING SHRUB
- = PROPOSED WALL
- PB = PLANTING BED *AREA TO BE PLANTED PER VOP STANDARDS
- = EXISTING TREE SAVED
- = EXISTING TREE REMOVED

TREE SAVE / REMOVAL CALCULATIONS

EXISTING TREES TO REMAIN =	33
EXISTING TREES TO BE REMOVED =	25

SURVEY PROVIDED BY:

LKC ENGINEERING, PLLC
140 AQUA SHED CT
ABERDEEN, NC 28315
P: (910) 420-1437

SURVEY FOR:

RESORTS OF PINEHURST, INC.

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY
PINEHURST, NORTH CAROLINA
FEBRUARY 2021

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SCALE: 1" = 30'-0"

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150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-8487
W: www.koontzjonesdesign.com

REVISIONS:

PRCC - PARKING TERRACE

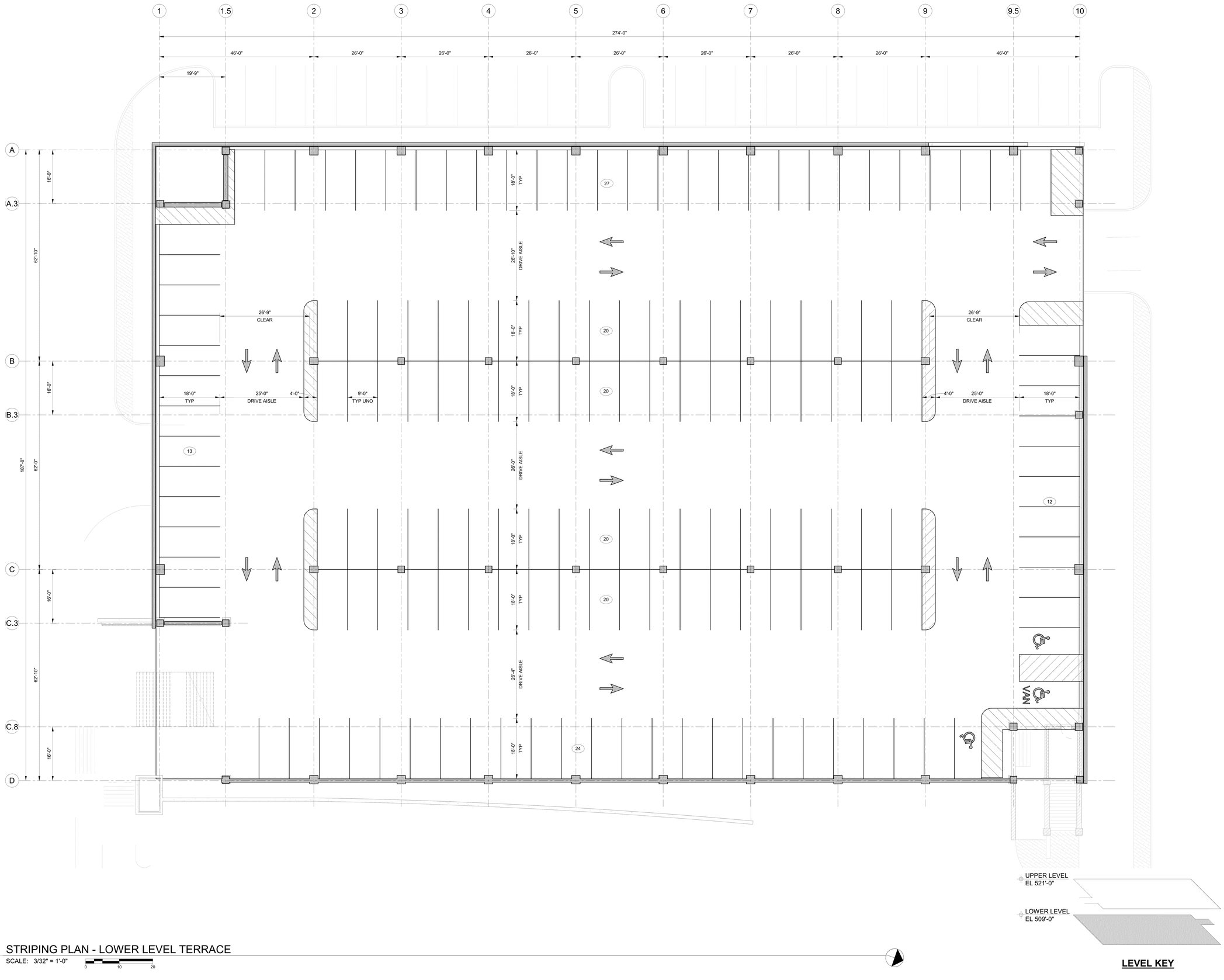
PINEHURST, NORTH CAROLINA

TREE SAVE / REMOVAL PLAN

DATE: 08-03-2022
DESIGN BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 30'-0"
PROJECT #: KJD21004

SHEET NUMBER#:
L-2.4

EXHIBIT A-4.1



1 TR1.1 STRIPING PLAN - LOWER LEVEL TERRACE

SCALE: 3/32" = 1'-0"

0 10 20

LEVEL KEY

Kimley»Horn

NC LICENSE #F-0102 ©2022

421 FAYETTEVILLE STREET
SUITE 600
RALEIGH, NC 27601

PHONE: 919.677.2000
FAX: 919.677.2050

This document is an instrument of service prepared solely for Kimley-Horn's client and for a particular purpose. Any other use or reliance is without liability to Kimley-Horn.

3 NORTH

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www.3north.com
804 232 8900

SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PINEHURST PARKING TERRACE

PINEHURST, NORTH CAROLINA

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: MJH
DRAWN BY: SBB
CHECKED BY: APC
SCALE: 3/32" = 1'-0"
DATE: 08/02/22
PROJECT NO: 017548003
FILENAME:

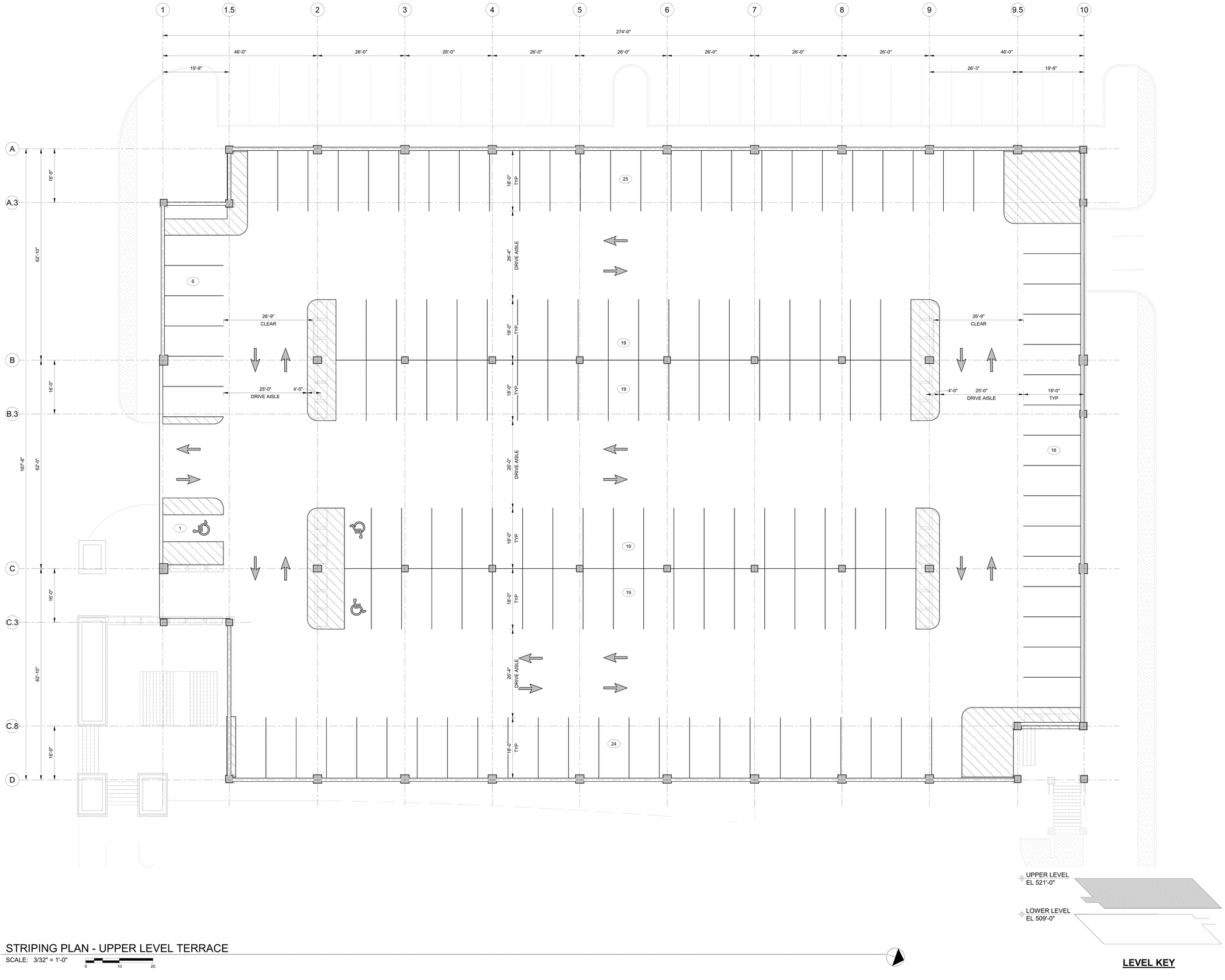
STRIPING EXHIBIT- LOWER LEVEL TERRACE

EXHIBIT

TR1.1

BIM 360://017548003 Pinehurst Parking/Pinehurst Parking_Struct_CIP_V2020.rvt
6/3/2022 2:39:32 PM

EXHIBIT A-4.2



1 TR1.2 STRIPING PLAN - UPPER LEVEL TERRACE

SCALE: 3/32" = 1'-0"

0 10 20

LEVEL KEY

Kimley»Horn

NC LICENSE #F-0102 ©2022

421 FAYETTEVILLE STREET
SUITE 600
RALEIGH, NC 27601

PHONE: 919.677.2000
FAX: 919.677.2050

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SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PINEHURST PARKING TERRACE

PINEHURST, NORTH CAROLINA

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: MJH
DRAWN BY: SBB
CHECKED BY: APC
SCALE: 3/32" = 1'-0"
DATE: 08/02/22
PROJECT NO: 017548003
FILENAME:

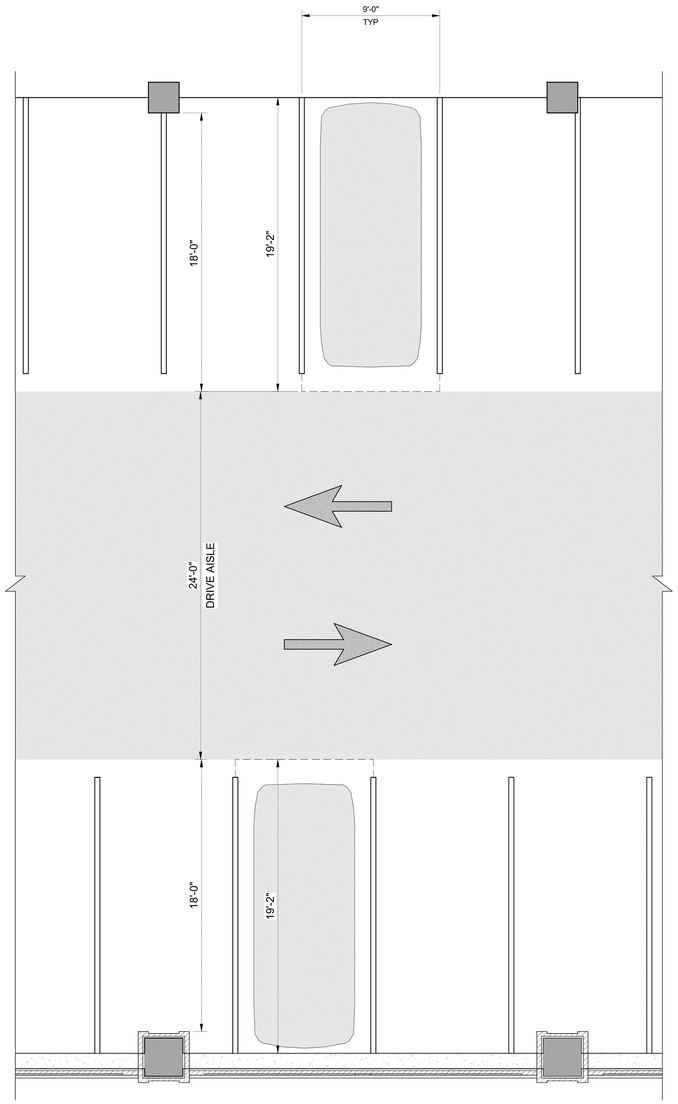
STRIPING EXHIBIT - UPPER LEVEL TERRACE

EXHIBIT

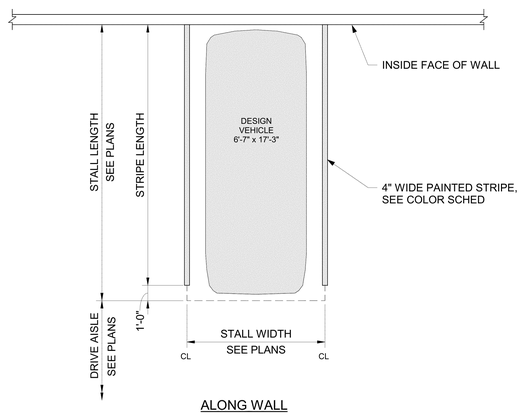
TR1.2

8/3/2022 2:38:37 PM BIM 360://017548003 Pinehurst Parking/Pinehurst Parking_Struct_CIP_V2020.rvt

EXHIBIT A-4.3



1 TR1.3 TYPICAL PARKING BAY
SCALE: 1/4" = 1'-0"



2 TR1.3 PARKING STRIPING
SCALE: 1/4" = 1'-0"

Kimley»Horn
NC LICENSE #F-0102 ©2022
421 FAYETTEVILLE STREET
SUITE 600
RALEIGH, NC 27601
PHONE: 919.677.2000
FAX: 919.677.2050

This document is an instrument of service prepared solely for Kimley-Horn's client and for a particular purpose. Any other use or reliance is without liability to Kimley-Horn.

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804 232 8900

SEALS

PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION

PINEHURST PARKING TERRACE

PINEHURST, NORTH CAROLINA

CLIENT PROJECT INFO

NO:	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: 1/4" = 1'-0"
DATE:
PROJECT NO: 017548003
FILENAME:

STRIPING EXHIBIT

EXHIBIT
TR1.3

08 August 2022

Planning and Inspections Department
395 Magnolia Rd
Pinehurst, North Carolina 28374

RE: Historic Certificate of Appropriateness -- Project Narrative

The proposed site for the Pinehurst Parking Terrace occupies an important and prominent location on the clubhouse campus. With that, the proposed design seeks to accommodate the building's functional requirements while minimizing the mass and overall presence of the structure. This is accomplished with a garden-oriented and landscape-centric design approach. To do this, the structure is tucked into the existing hillside, with the lower level partially submerged below grade. Access to the structure generally ties into existing grades at the high and low ends of the slope, and the ground naturally spills around the building.

The design also incorporates a series of retaining walls which are pulled away from the structure to soften and layer the edges while also bringing more light and ventilation to the lower level. The exterior wall material will be predominantly brick which references prominent ground plane features immediately adjacent and throughout the resort. The brick will be visually recessive (vs high contrast) and will give the perimeter of the structure some of the character of a garden wall. Beyond that, there will be garden elements such as pergolas and trellis work which will further soften the deck and punctuate pedestrian access points. Given other options of calling attention to the structure by mimicking details of the historic clubhouse, this proposed landscape-centric design approach does much more to quiet the building and defer to the existing historic site and structure.

Best,

John A. Hugo, AIA ASLA ASID
Managing Principal

4015 FITZHUGH AVENUE RICHMOND, VIRGINIA 23230 804 232 8900 3NORTH.COM

1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
Alex Cameron, Planning Supervisor
CC: Shannon Konstantinou, Administrative Specialist
Maria Carpenter, Planner
Date: August 17, 2022
Subject: **Major COA Request for 80 Carolina Vista (*Continued from July 28, 2022 Meeting)***

****This is an updated staff report following the July 28, 2022 meeting and hearing on this COA request. Additional information has been provided by the applicant and this report addresses that information along with topics discussed during the hearing. This is supplementary to the staff report and exhibits published with the previous meeting agenda packet and entered into the July 28, 2022 hearing. For more information on this request, see those items****

Applicant:	Calvin Burkley, Director of Projects and Planning
Owners:	Resorts of Pinehurst LLC
Property Location:	80 Carolina Vista.
Land Use:	Resort Hotel & Spa (Commercial)
PID#	00025808
COA#:	2022-00119

Request and Background: ☒ **Contributing** ☒**Non-Contributing**

The applicant requests a Certificate of Appropriateness which would allow for a parking lot with a retaining wall and landscaping at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The subject property is the site of the Carolina Hotel & Spa.

New parking areas, tree removal, landscaping, and fences or walls are all listed as Minor Work. This parking area meets the applicable Standards and could be approved as such. The proposed pierced brick wall height exceeds the 2.5' height standard for street facing brick and stacked stone walls, which elevates this as a Major Work and requires review by the Commission. An alternative style fence or wall could be selected that would meet the Standards and all be approved as a Minor Work but such a selection may not be as appropriate or congruous with the District despite being consistent with the Standards. It is also important to note that, due the drop off, a barrier or railing as defined by the North Carolina Building Code is required to be installed around the perimeter of the parking structure.

July 28, 2022 Meeting

The COA request was presented before the Historic Preservation Commission at the meeting held on July 28, 2022. During the meeting, many topics were brought up by members of the public who provided sworn testimony and by members of the Historic Preservation Commission. Several of the topics brought up do not fall under the purview of the Commission and are not to be considered in coming to a conclusion on the COA request. These topics include exterior parking lot lighting, headlight pollution, stormwater runoff, use of the parking lot and driveway/walkway safety. All of those topics are reviewed for compliance by the administrative staff of the Technical Review Committee (TRC), who are licensened professionals in their respective fields. Other topics that were discussed, which are related to the work of the Commission and the applicable Standards and may be relevant in making a determination on the request, included the location of the lot, removal of existing trees and canopy, and the pierced brick wall. Due to the questions and concerns raised, subsequent discussion by the Commission, clarification on what items the Commission has jurisdiction over, the Commission decided to continue the meeting to the regular August 25, 2022 meeting to allow the applicant to provide additional material to address some of the relevant topics.

Staff Comments:

The applicant has submitted additional exhibits in an attempt to satisfy the burden of proof that this proposal does not unreasonably compromise the existing tree canopy and historic appearance of the landscape and that although the brick wall height is not consistent with the Standards (height), the project is compatable and congruous with the district. Staff provides the following comments on the specific topics that were raised during the July 28th hearing that are related to the applicable Historic District Design Standards and may be considered by the Commission on the Major COA:

- The location of the proposed parking structure;

The parking lot is shown to be located within a street facing (Barrett Road) side yard. The standard states that new commercial off street parking should not be located in the front yard which would not be the case with this request. Therefore, the project is consistent with the Standard.
The topic of shifting the parking lot some, possibly to the west, was brought up during the July 28th meeting. The applicant has indicated that the siting of the structure was purposefully chosen in order to not impact an existing overhead utility lines and easement, fire hydrant, other existing utilities, and to maintain the best location of the underground stormwater retention system.

- The removal of trees greater than 12" DBH;

The applicable Standard indicates that the removal of trees of this size must not unreasonably compromise the existing tree canopy. The applicant has indicated with a revised plan showing approximately 23 trees are to be removed that are greater than 12"DBH (see Exhibits A-2.5 and A-2.6). Additionally,

approximately 40 trees are required to be installed to meet the parking lot landscaping requirements of the Pinehurst Development Ordinance (PDO). These trees will be a mix of longleaf pines, large hardwoods, evergreens and flowering understory trees. The applicant has provided an additional exhibit to help better illustrate the required plantings (see Exhibit A-2.7). The trees, if removed, would impact the existing canopy and the newly installed trees would help provide an additional canopy at time of planting and in the future. The Commission will need to determine if the proposed removal along with the new plantings would unreasonably compromise the existing canopy of the site.

- The height of the proposed pierced brick wall;

The Standard limits street facing brick walls to 2.5 feet in height. This Standard is the reason why this project, as proposed, could not be considered Minor Work and, therefore, needed to be reviewed by the Commission. Section VII.A.11.a.i gives an allowance for a taller fence in order to help screen a commercial parking lot from adjacent residential properties. It was Staff's determination that due to where this Standard was located under Section VII.A.11, this allowance applies to fences only and not walls. A different view and interpretation could likely be concluded as fences and walls are often lumped together as they are within the PDO. The applicant indicated, with the testimony given, that the intent of using this type of wall and height was not only for safety and for screening but also felt it was compatable with other walls in the district. The applicant has provided examples of many brick walls that are similar to the proposed in height as well as those that are the same pierced brick style (see Exhibits A-4.1-4.13). These type of walls are located throughout the district and are used in some cases for screening. The Commission would need to determine, as the proposed height is not consistent with the Standard, if it is compatable with and congruous with the District based on the evidence submitted and testimony given while stating the reasons why for the record.

EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	20 SPUR ROAD
City, State, Zip Code	PINEHURST, NC 28374
Parcel ID #	00013897

Owner Information			
Name	MARILYN BARRETT	Home Phone #	415-706-5166
Street Address	20 SPUR ROAD	Mobile Phone #	312-735-5512
City, State, Zip Code	PINEHURST, NC 28374	Business Phone #	NA
Email	cathy@cvrdolyak.com		

Applicant			
Name	MARILYN BARRETT	Other Phone #	
Email	mebarrett@gmail.com	Street Address	20 SPUR ROAD
Mobile Phone #	415-706-5166	City, State, Zip Code	Pinehurst, NC

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	
Name	
Street Address	
City, State, Zip	
Phone #	
Email	

General Information

Description of Changes to the Structure	I would like to add an accessory dwelling to the backyard. This branch of Spur Road is a dead end and rarely gets used. It is an event if a car goes down it. The accessory dwelling will match the existing house and will barely be visible if someone were to go down this part of Spur Road. See previously submitted rendering. Also, this property abuts the Village of Pinehurst Maintenance Dept. and is surrounded on 3 sides by maintenance trucks working and several buildings that do not meet the HPC requirements. The only other building on Spur Road is 10 Spur Road, the residence of my architect, Christine Dandeneau. The original COA was approved in 2019, covid is the cause of the delay in building. All required attachments have been submitted.

Type of Work	☐ Addition	☐ Alteration	☑ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☑ Single Family Low Density	☑ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☑ No
Includes Tree Removal	☐ Yes ☑ No

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	painted wood	painted wood	cream	cream
Rear Elevation Siding	painted wood	painted wood	cream	cream
Right Elevation Siding	painted wood	painted wood	cream	cream
Left Elevation Siding	painted wood	painted wood	cream	cream
Trim	wood	wood	white	no trim
Windows	Anderson 200	Anderson 200		Anderson 200
Chimney				
Foundation	crawl space	crawl space	red	red
Front Door				
Shutters				
Garage Door				
Roof	asphalt shingles	asphalt shingles	grey	gray
Awning				
Fence				
Front Porch				
Deck	wood	wood	brown	brown
Patio				
Sidewalk	brick	brick	red	red
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

- ☒ Site Plan/Survey or Sketch
- ☒ Floor Plans
- ☒ Elevation Drawings
- ☐ Landscaping Plan
- ☐ Photos of Existing Site

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for a [redacted] pplication.

Owner / Owner's Representative Signature: [redacted]

Date: JULY 13, 2022

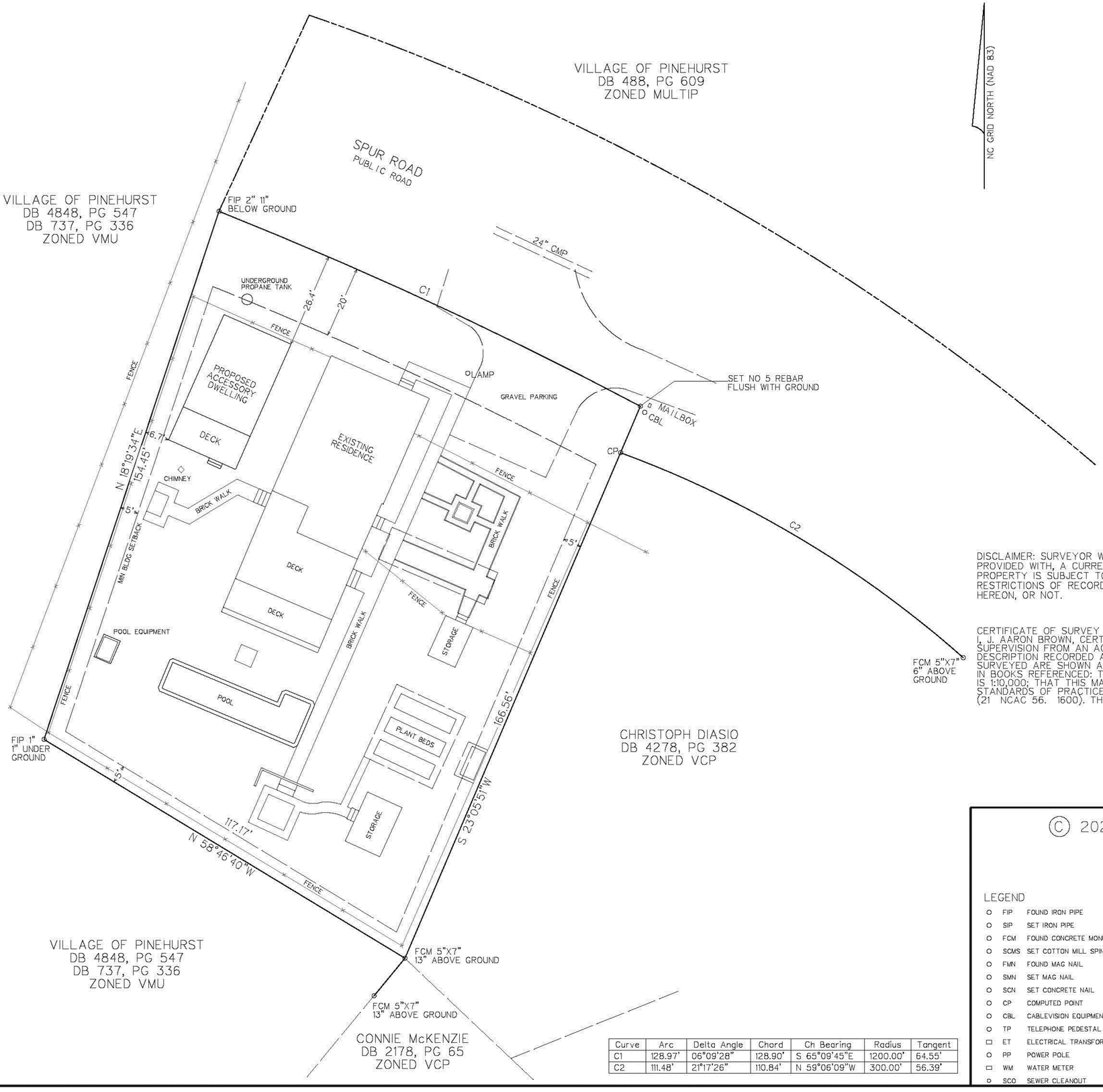
PINEHURST, INC.

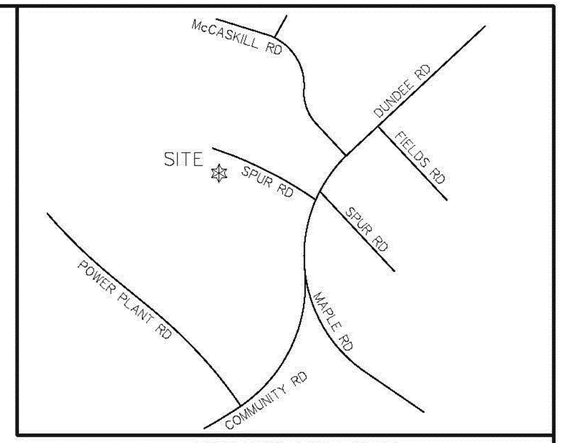
MINERAL SPRINGS TWP., MOORE COUNTY, N.C.

OWNER: MARILYN E. BARRETT

DEED REFERENCE: DEED BOOK 4053, PAGE 292

EXHIBIT A-2.1





VICINITY MAP NTS

DEVELOPMENT DATA
EXISTING IMPERVIOUS SURFACE = 4120 SQ. FT. = 20.91%
PROPOSED IMPERVIOUS SURFACE = 599 SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE = 4719 SQ. FT. = 23.95%

NOTE:

LOT CONTAINS 19700 SQ. FT.

AREA BY COORDINATE METHOD

PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 3710856200J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: OCTOBER 17, 2006

PIN 856205072732, LRK 00013897

ZONED VCP

PLAT REPRODUCED FROM A SURVEY DATED 6/05/19 BY BENNY L. BROWN, PLS.

DISCLAIMER: SURVEYOR WAS NOT ENGAGED TO COMPLETE, NOR WERE THEY PROVIDED WITH, A CURRENT FULL SEARCH OF TITLE. THEREFORE, THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS OF RECORD WITH THE MOORE COUNTY REGISTRY, WHETHER SHOWN HEREON, OR NOT.

CERTIFICATE OF SURVEY AND ACCURACY
I, J. AARON BROWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED AS SHOWN ON MAP, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 8th DAY OF AUGUST, 2022

J. Aaron Brown

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L-5455

NORTH CAROLINA PROFESSIONAL SEAL L-5455 LAND SURVEYOR J. AARON BROWN

Curve	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	128.97'	06°09'28"	128.90'	S 65°09'45"E	1200.00'	64.55'
C2	111.48'	21°17'26"	110.84'	N 59°06'09"W	300.00'	56.39'

LEGEND

O	FIP	FOUND IRON PIPE
O	SIP	SET IRON PIPE
O	FCM	FOUND CONCRETE MONUMENT
O	SCMS	SET COTTON MILL SPINDLE
O	FMN	FOUND MAG NAIL
O	SMN	SET MAG NAIL
O	SCN	SET CONCRETE NAIL
O	CP	COMPUTED POINT
O	CBL	CABLEVISION EQUIPMENT
O	TP	TELEPHONE PEDESTAL
□	ET	ELECTRICAL TRANSFORMER
O	PP	POWER POLE
□	WM	WATER METER
O	SCO	SEWER CLEANOUT

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20' 10' 0' 20' 40'

SURVEY FOR:

MARILYN E. BARRETT
1000 W WASHINGTON BLVD, # 141
CHICAGO, IL 60607

DATE 6/14/12

FILE NO. 8112

SCALE 1" = 20'

BROWN SURVEYORS, PLLC
277 MACDOUGALL DRIVE
P.O. BOX 307
WEST END, N.C. 27376
(910) 673-1446
aaron@brownsurveyorspllc.com
FIRM LICENSE: P-2552

Brown Surveyors, PLLC
ACCURACY PRECISION INTEGRITY

EXHIBIT A-2.2

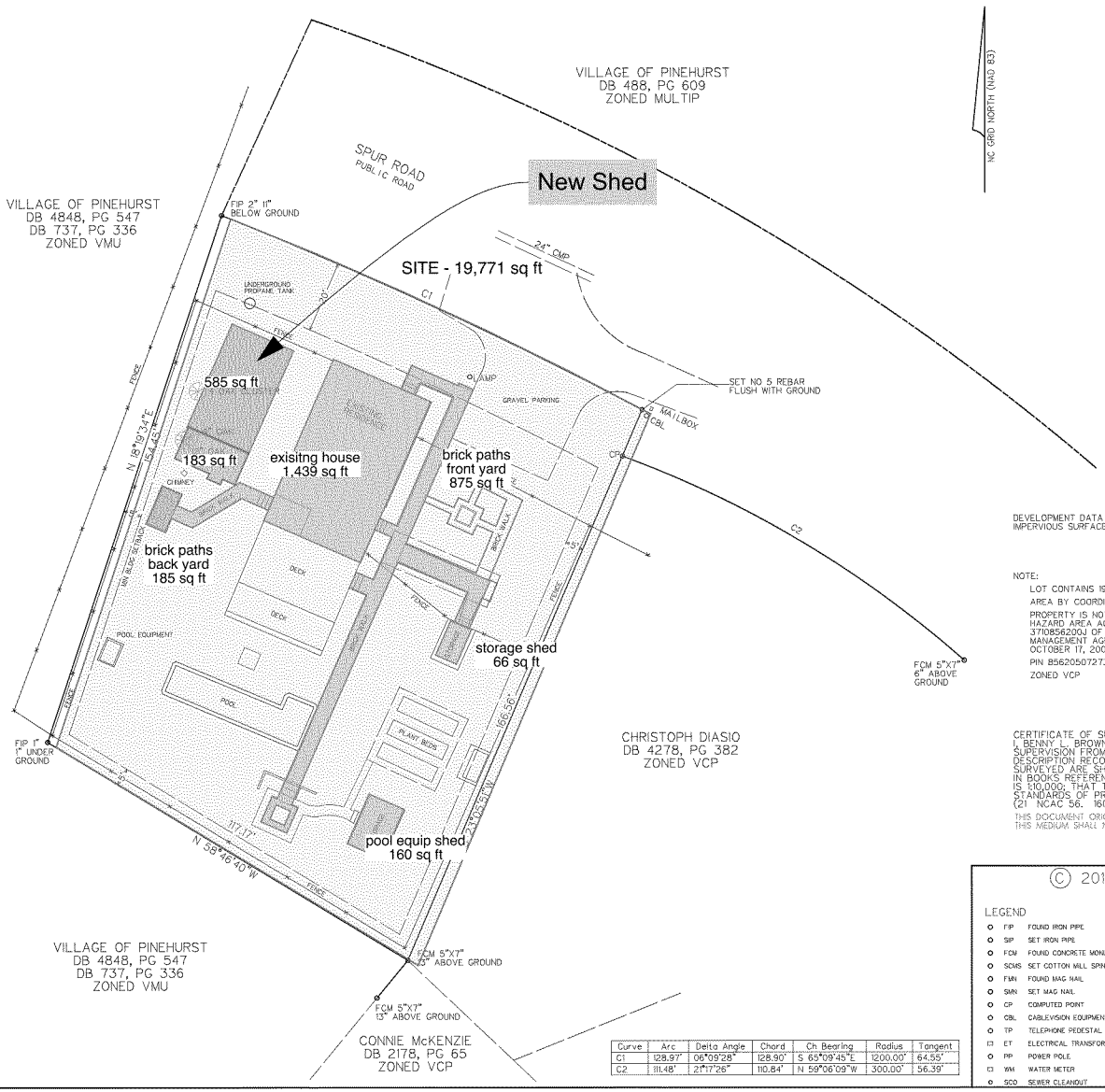
DANDENEAU ARCHITECTURE, P.L.L.C.

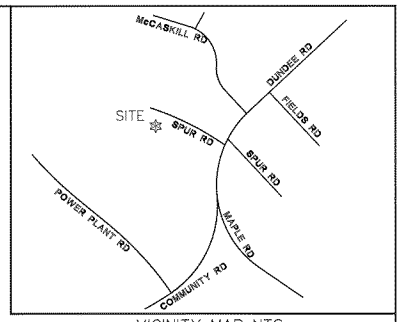
PINEHURST, INC.

MINERAL SPRINGS TWP., MOORE COUNTY, N.C.

OWNER: MARILYN E. BARRETT

DEED REFERENCE: DEED BOOK 4053, PAGE 292





VICINITY MAP NTS

DEVELOPMENT DATA
IMPERVIOUS SURFACE = 5376 SQ. FT. = 27.29%

NOTE:

LOT CONTAINS 19700 SQ. FT.

AREA BY COORDINATE METHOD

PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 3710856200J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: OCTOBER 17, 2006

PIN 856205072732, LRK 00013897

ZONED VCP

CERTIFICATE OF SURVEY AND ACCURACY
I, BENNY L. BROWN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED AS SHOWN ON MAP, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 5th DAY OF JUNE, 2019

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BENNY L. BROWN, L-3031, ON 6/05/19. THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER L3031

Curve	Arc	Delta Angle	Chord	Ch Bearing	Radius	Tangent
C1	128.97'	06°09'28"	128.90'	S 65°09'45"E	1200.00'	64.55'
C2	111.48'	21°17'26"	110.84'	N 59°06'09"W	300.00'	56.39'

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20' 10' 0' 20' 40'

LEGEND

- FIP FOUND IRON PIPE
- SIP SET IRON PIPE
- FCM FOUND CONCRETE MONUMENT
- SCMS SET COTTON MILL SPINDLE
- FMN FOUND MAG NAIL
- SMN SET MAG NAIL
- CP COMPUTED POINT
- CBL CABLEVISION EQUIPMENT
- TP TELEPHONE PEDESTAL
- ET ELECTRICAL TRANSFORMER
- PP POWER POLE
- WM WATER METER
- SCO SEWER CLEANOUT

SURVEY FOR:
MARILYN E. BARRETT
1000 W WASHINGTON BLVD, # 141
CHICAGO, IL 60607

DATE 6/14/12
FILE NO. 8112
SCALE 1" = 20'

BENNY L. BROWN
Professional Surveyor
5318 NC HWY 211
P.O. BOX 307
WEST END, N.C. 27376
(910) 673-1446

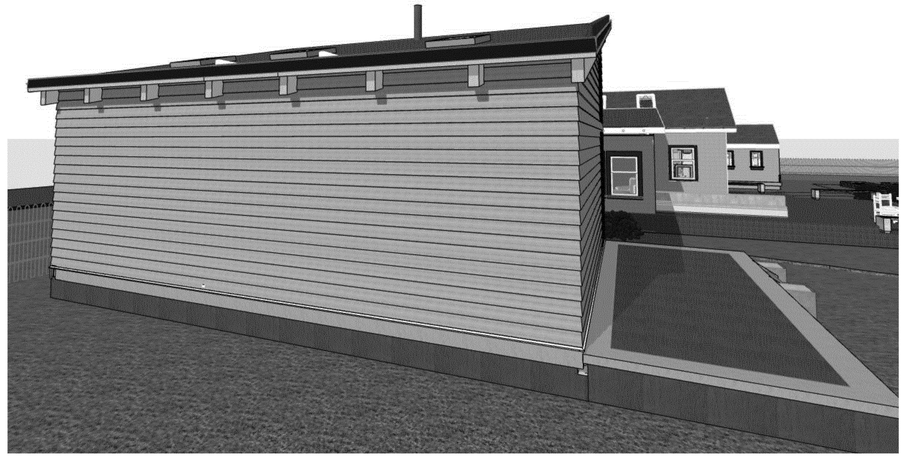
20 SPUR ROAD PINEHURST, NC

8/2/22

/Users/christinedandeneau/Library/Mobile Documents/com~apple~CloudDocs/Dandeneau Architecture/02 DA Current Projects/2019 06 20 Spur Road/2022 08 04 20 Spur Road VCP SUBMITTAL.pln

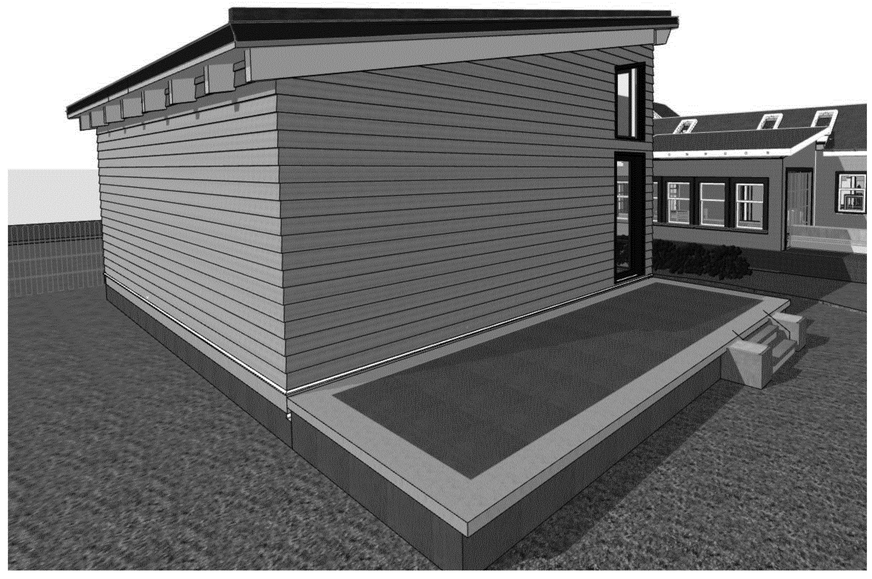
20 SPUR ROAD

EXHIBIT A-3.1









SHEET INDEX

A.01	3D VIEWS
A.02	3D VIEWS 2
A.03	FLOOR PLAN
A.04	ROOF/FOUNDATION PLAN
A.05	BUILDING ELEVATIONS
A.06	SECTIONS



SEAL

20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

A.01

Plotted On: 3/16/22

3D VIEWS

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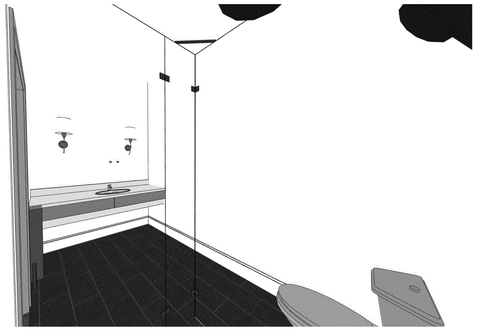
EXHIBIT A-3.2



1 A.02 BATHROOM
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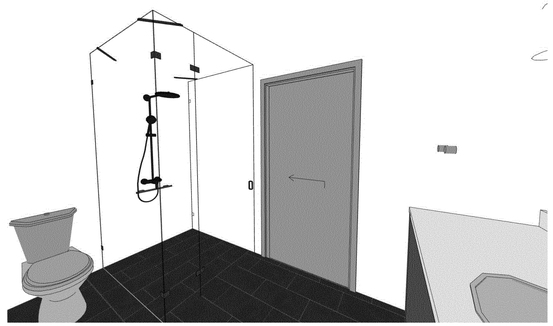

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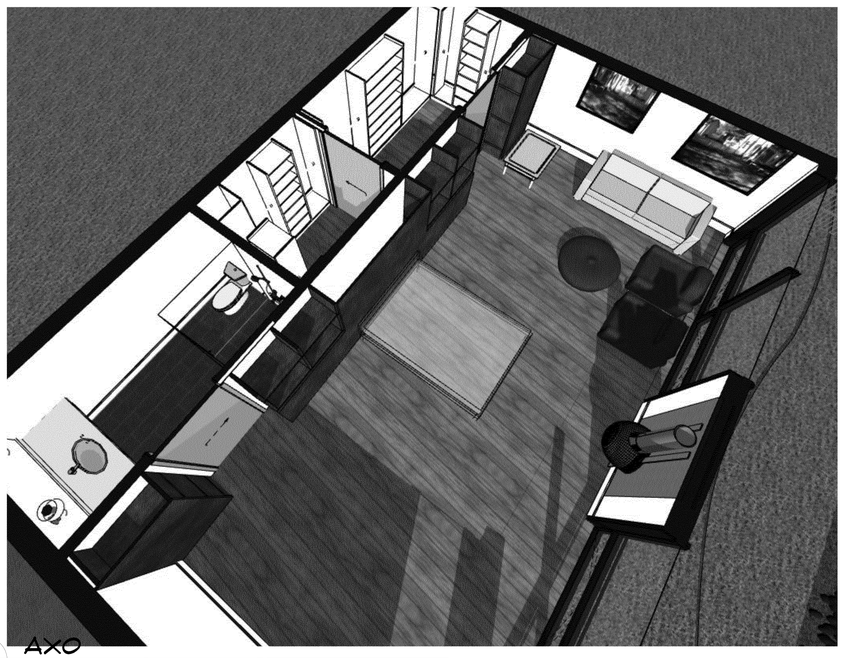

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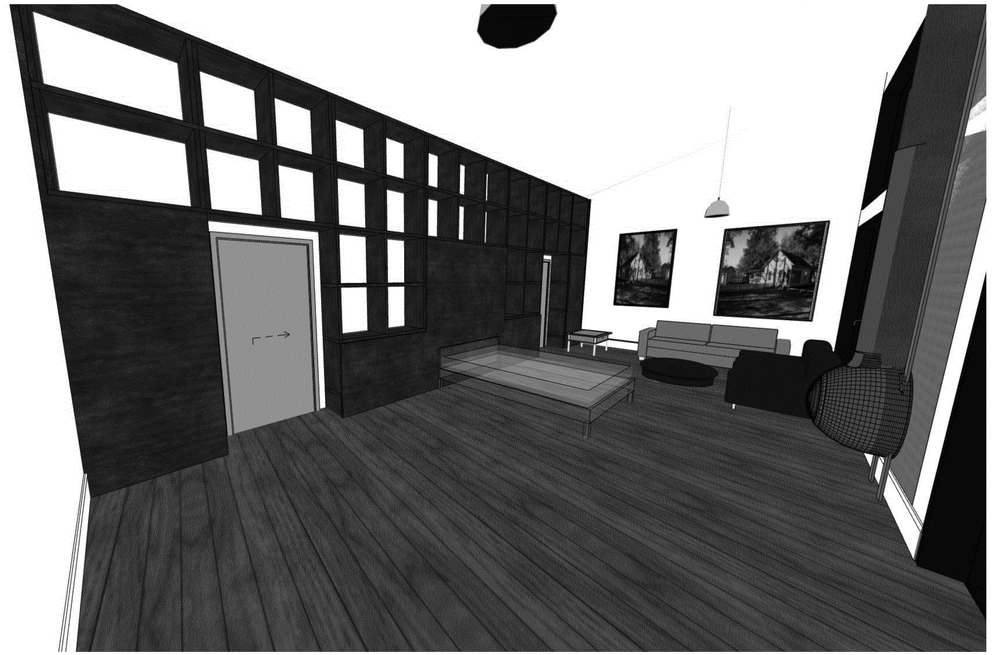
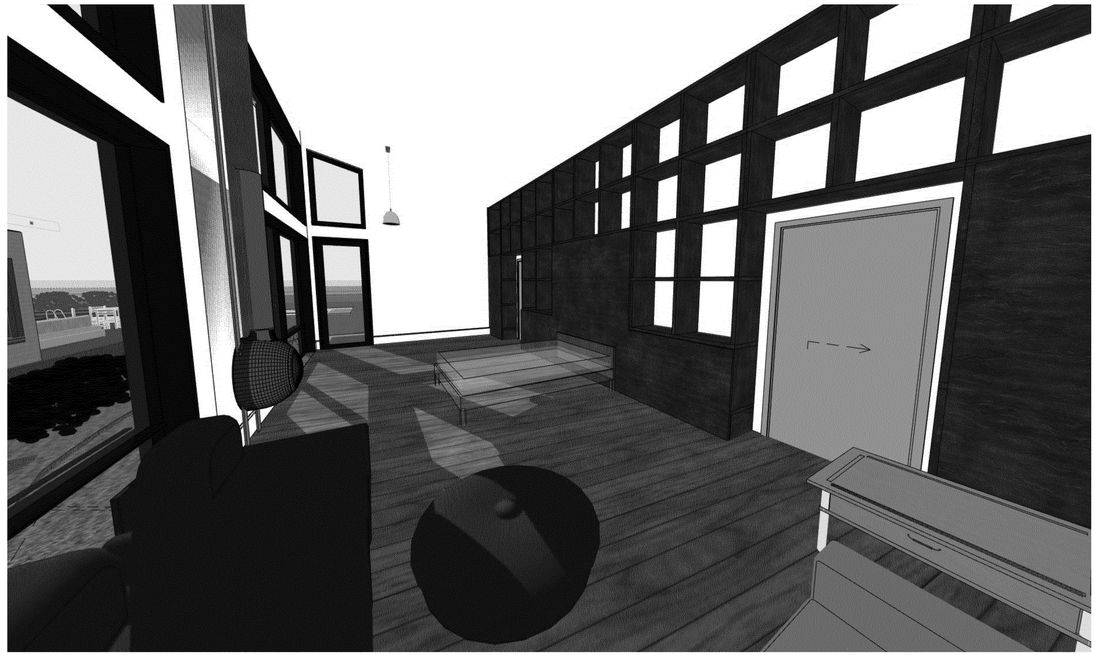


1 A.02 BOOKSHELVES
SCALE: 1:1.71



1 A.02 BOOKSHELVES 2
SCALE: 1:1.71



SEAL

20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

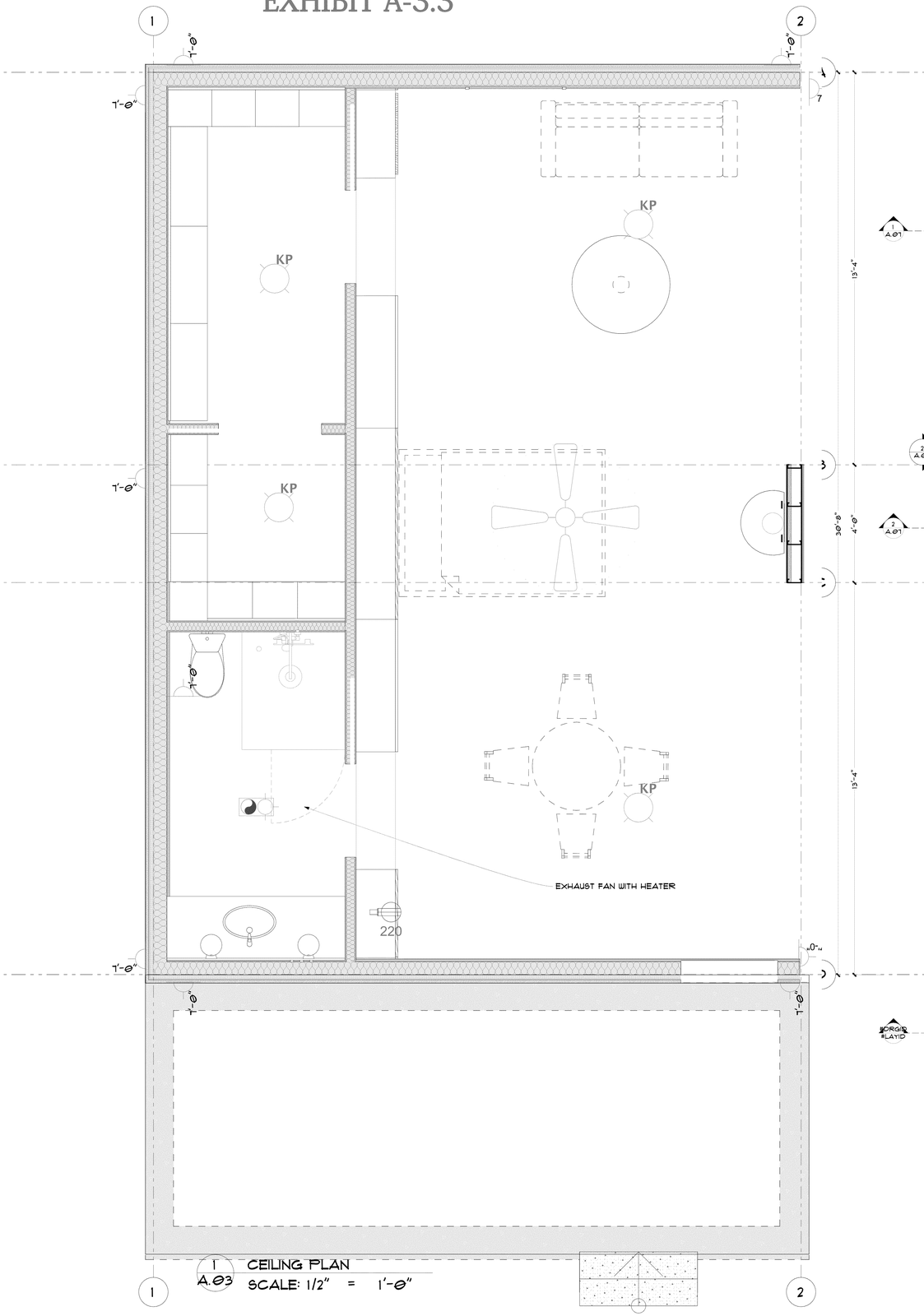
A.02

Plotted On: 3/16/22

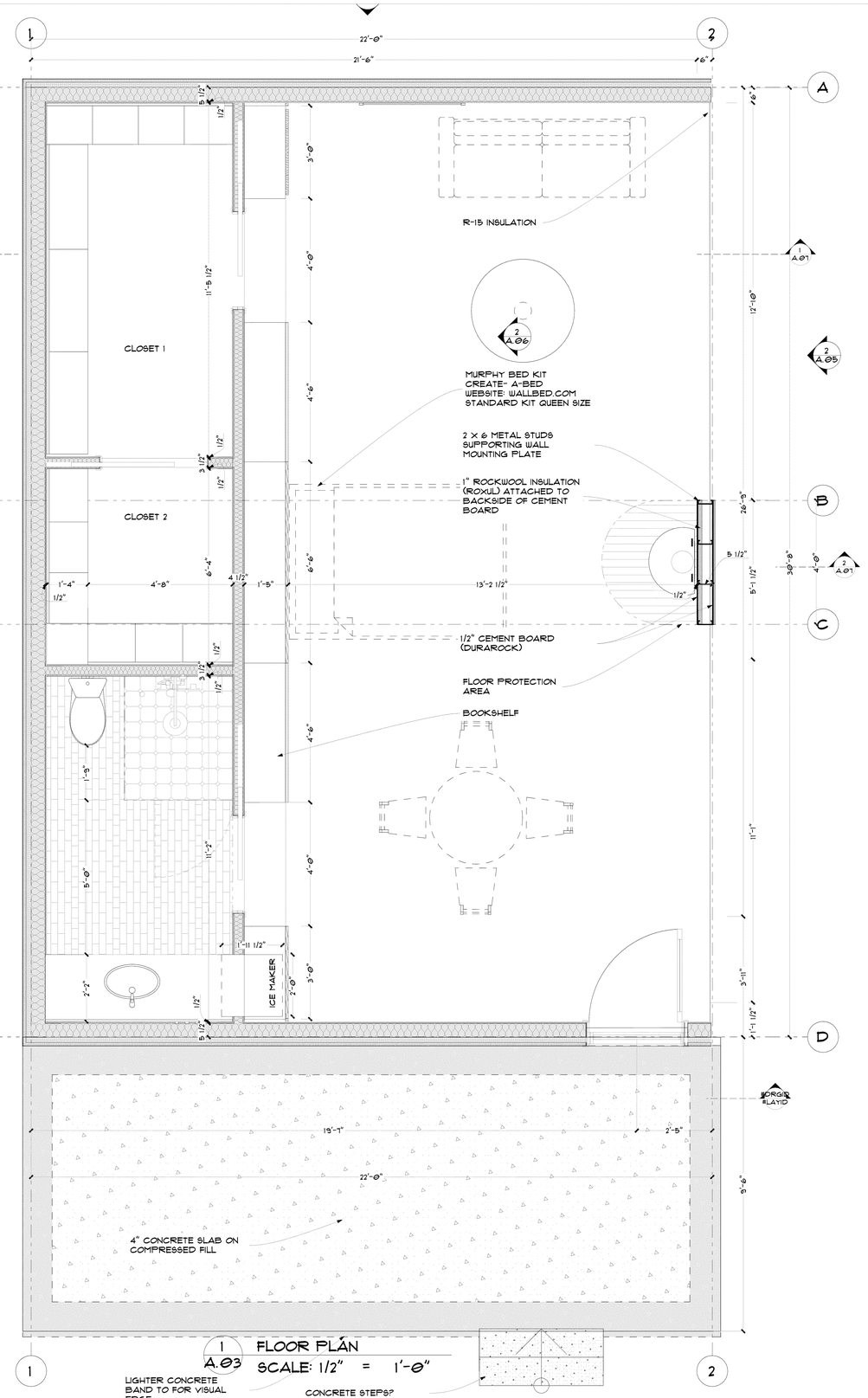
3d VIEWS 2

/Users/chrisnedanebeaul/Library/Mobile Documents/com~apple~CloudDocs/2020_10_07 Spur Road guesthouse 2.pln

EXHIBIT A-3.3



1 CEILING PLAN
A.03 SCALE: 1/2" = 1'-0"



1 FLOOR PLAN
A.03 SCALE: 1/2" = 1'-0"



SEAL

20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

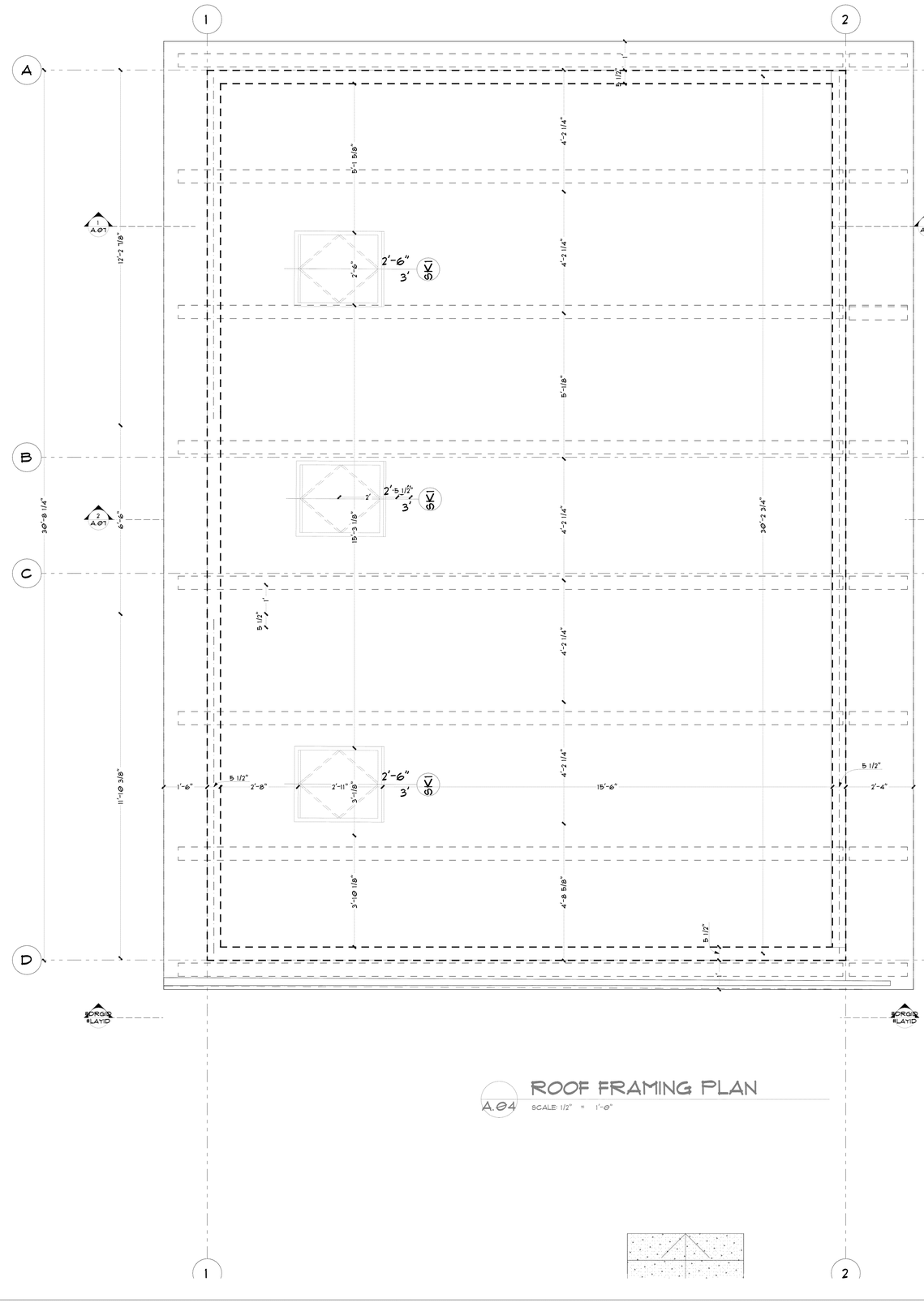
A.03

Plotted On: 3/16/22

FLOOR PLAN

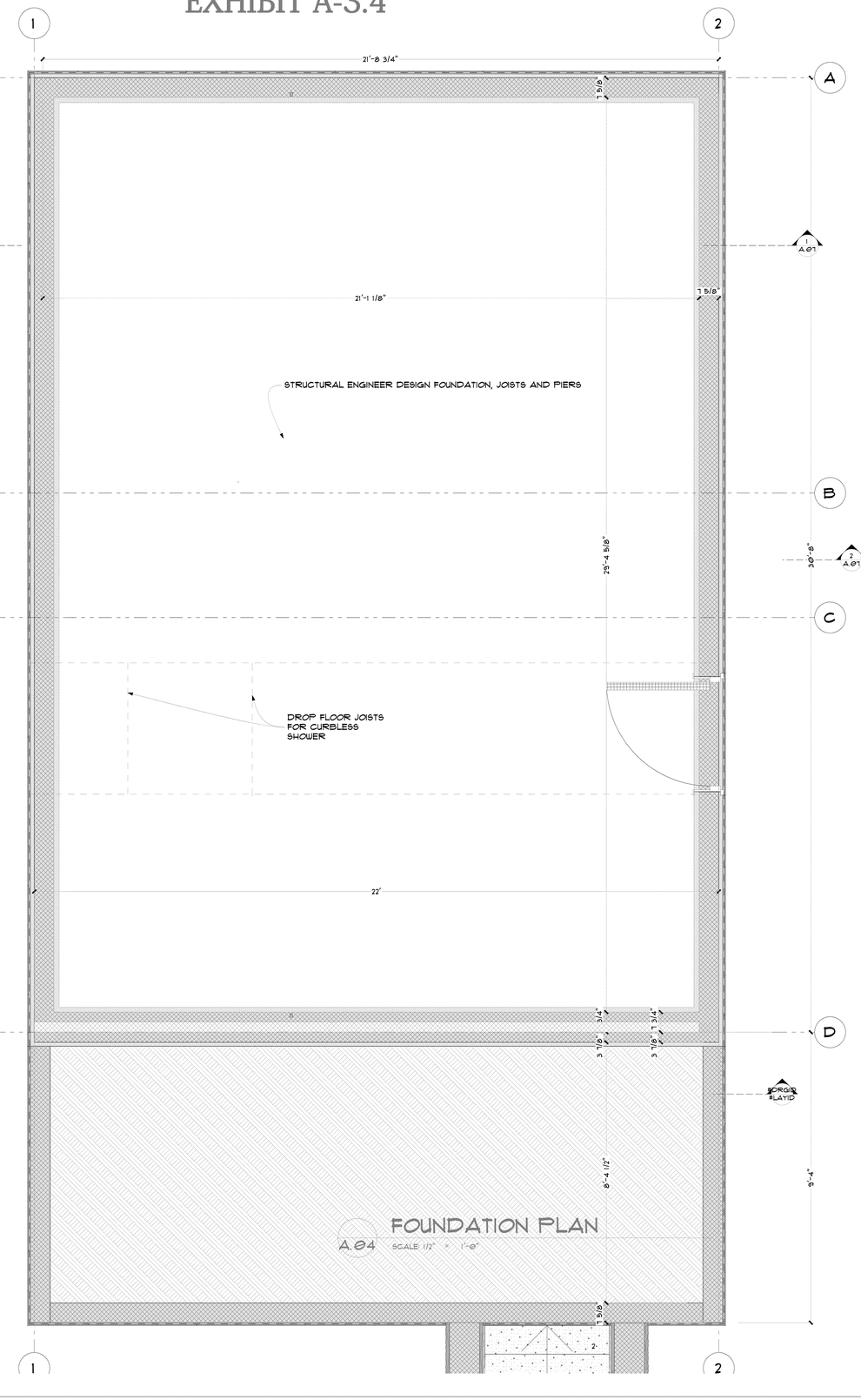
/Users/chrisfriedandeneau/Library/Mobile Documents/com~apple~CloudDocs/2020_10_07 Spur Road guesthouse 2.pln

EXHIBIT A-3.4



ROOF FRAMING PLAN

A.04 SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

A.04 SCALE: 1/2" = 1'-0"



SEAL

20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
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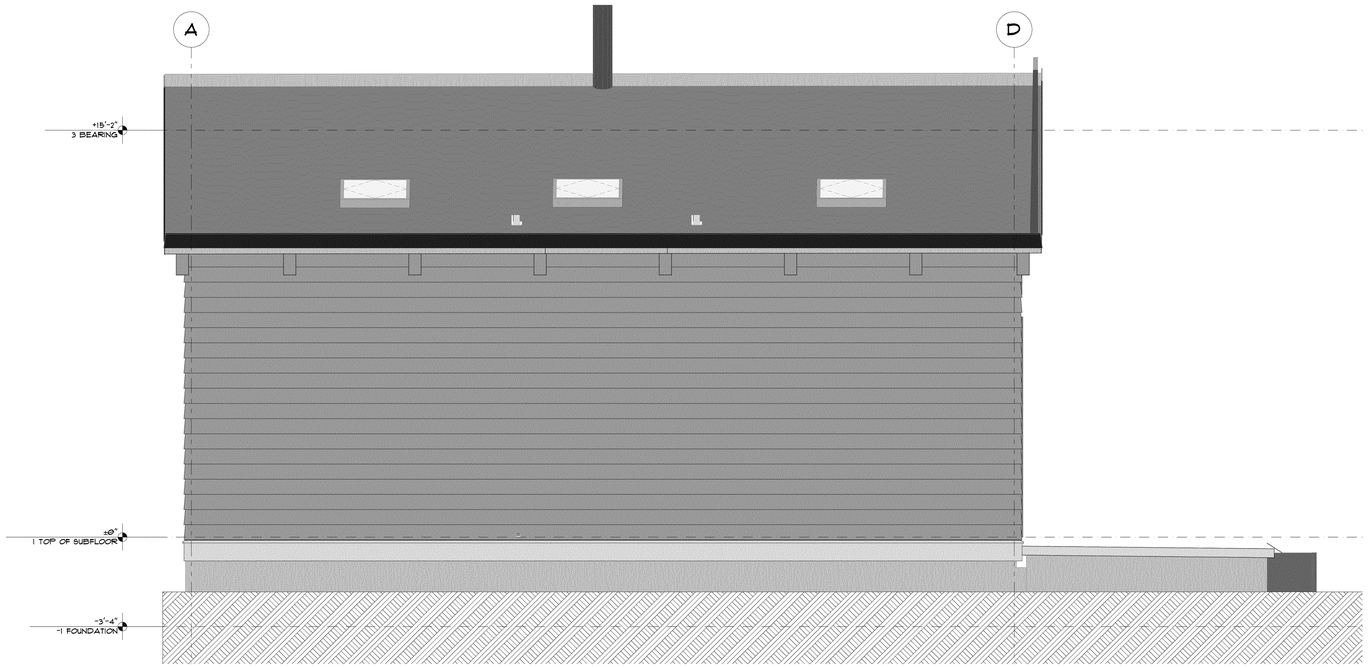
A.04

Plotted On: 3/16/22

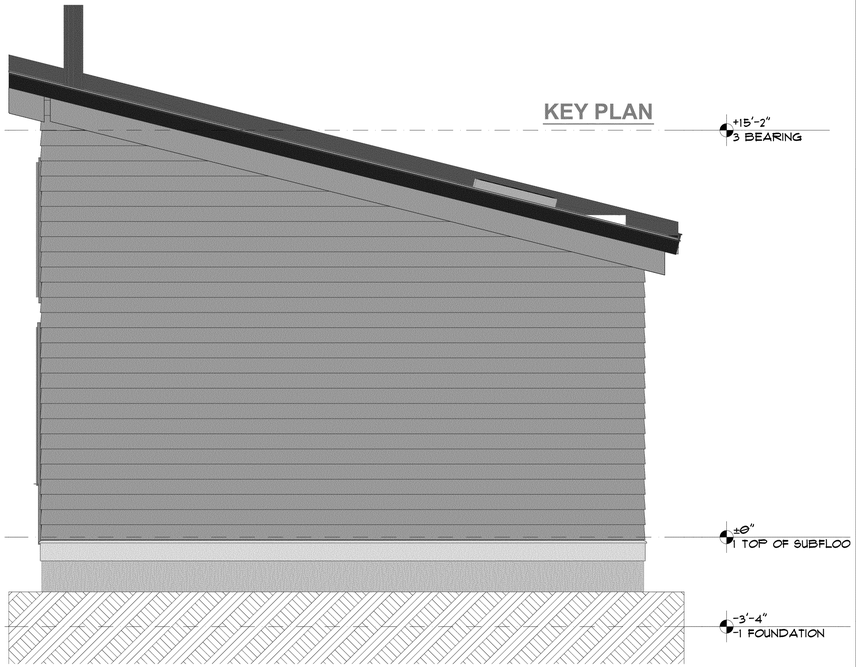
ROOF/foundation PLAN

/Users/christinedandereau/Library/Mobile Documents/com~apple~CloudDocs/2020_10_07 Spur Road guesthouse 2.pln

EXHIBIT A-3.5



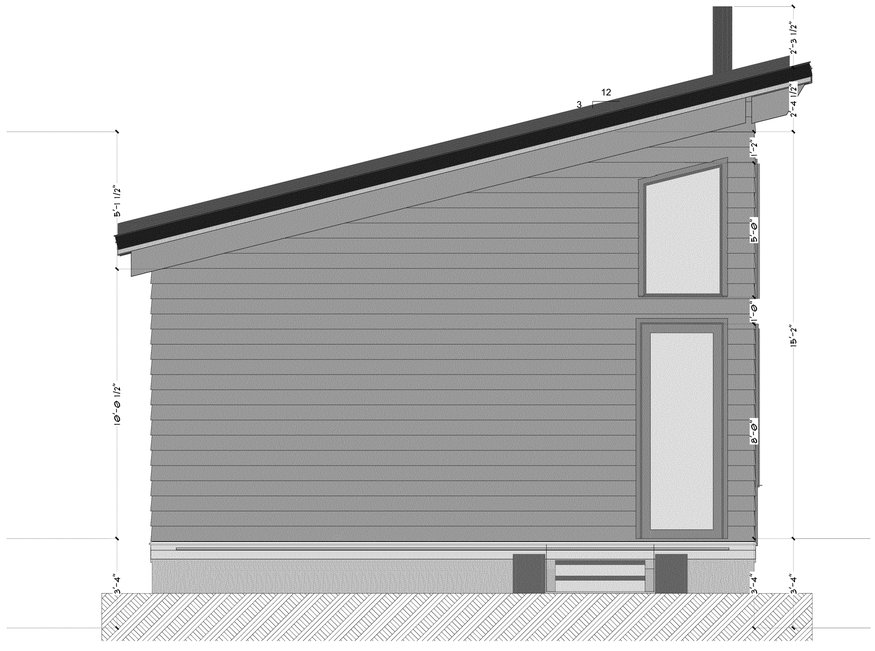
2 A.05 ELEVATION
SCALE: 3/8" = 1'-0"



2 A.05 ELEVATION
SCALE: 3/8" = 1'-0"



2 A.05 ELEVATION
SCALE: 3/8" = 1'-0"



2 A.05 ELEVATION
SCALE: 3/8" = 1'-0"



SEAL

20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

A.05

Plotted On: 3/16/22

BUILDING ELEVATIONS

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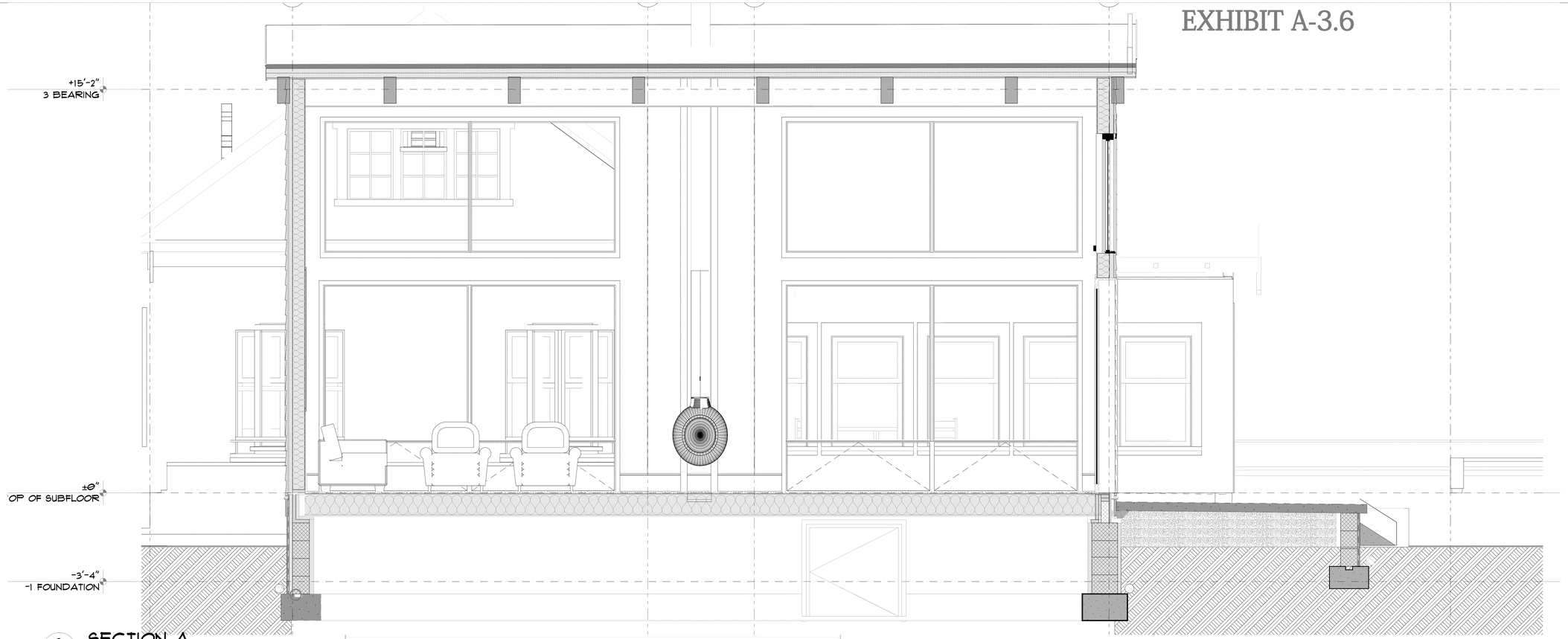
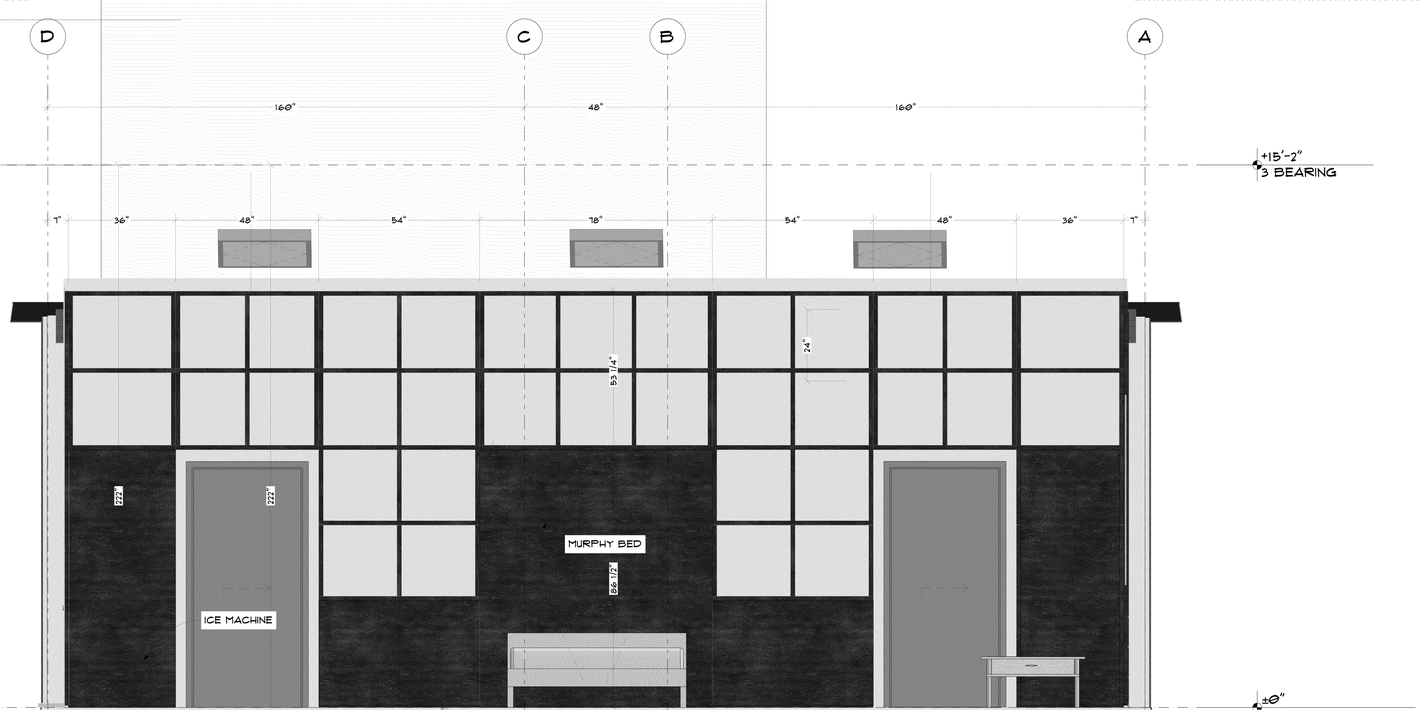
EXHIBIT A-3.6



2 A.06 SECTION A
SCALE: 1/2" = 1'-0"



2 A.06 LIBRARY WALL
SCALE: 1/2" = 1'-0"



SEAL

20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

A.06

Plotted On: 3/16/22

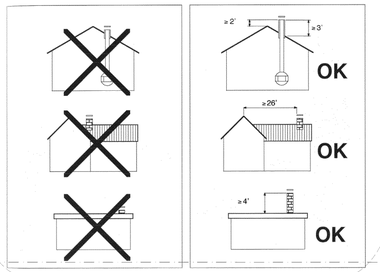
SECTIONS

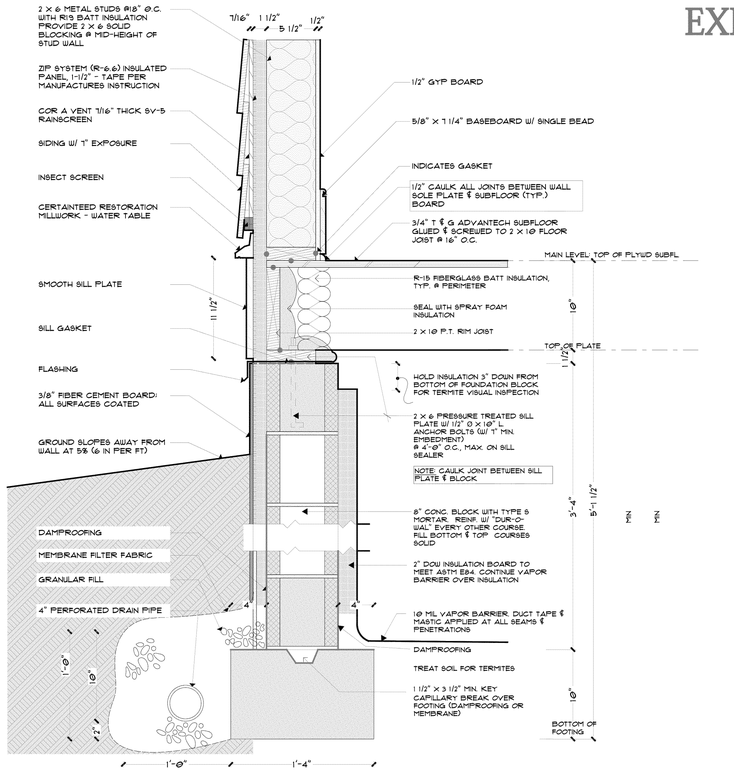
/Users/christinedandeneau/Library/Mobile Documents/com~apple~CloudDocs/2020_10_07 Spur Road guesthouse 2.pln

EXHIBIT A-3.7

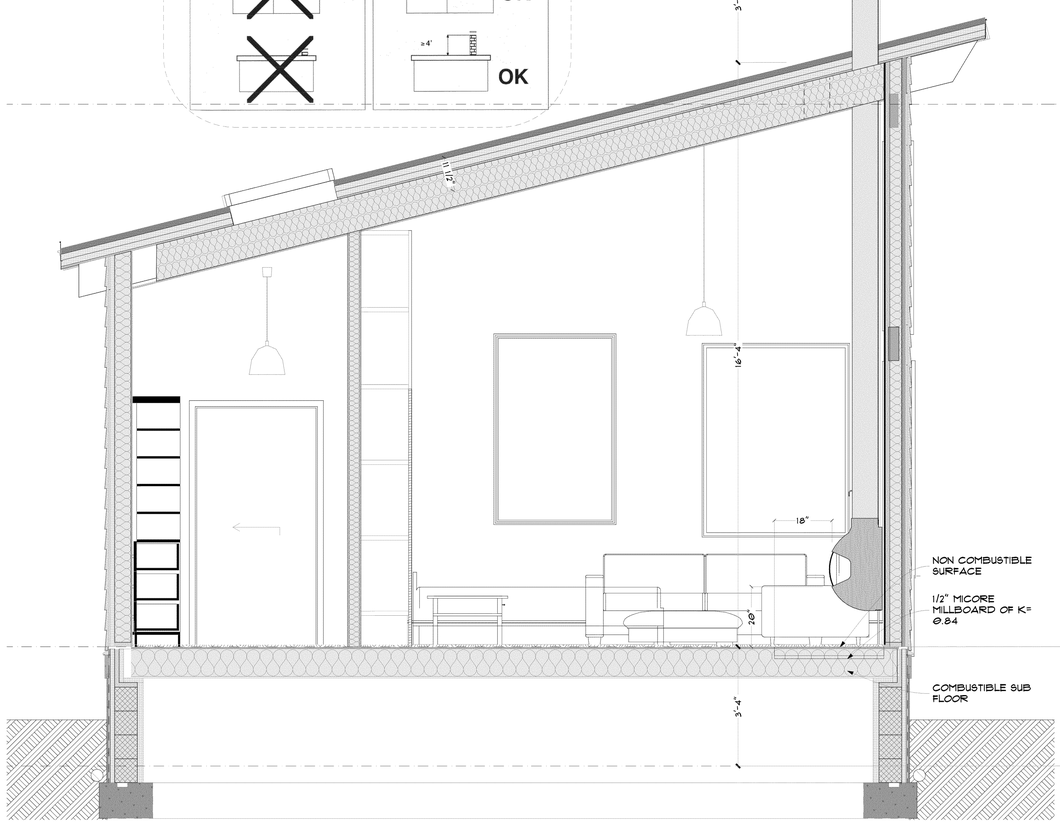
a) Characteristics:
- Hearth weight: 52 kg (115 lbs)
- Flue diameter: 219 mm (8-5/8 inch); length custom made
- Flue weight: 16kg per meter (11 lbs per foot)
- Wall anchor plate weight: approx. 10 kg (22 lbs)
- 3 & 2.5 mm (1/8-inch) thick steel
- High heat resistant matte black paint
- Guaranteed efficiency with a minimum flue length (interior and exterior) of 3.00m (10 feet)

b) Roof outlet requirement:

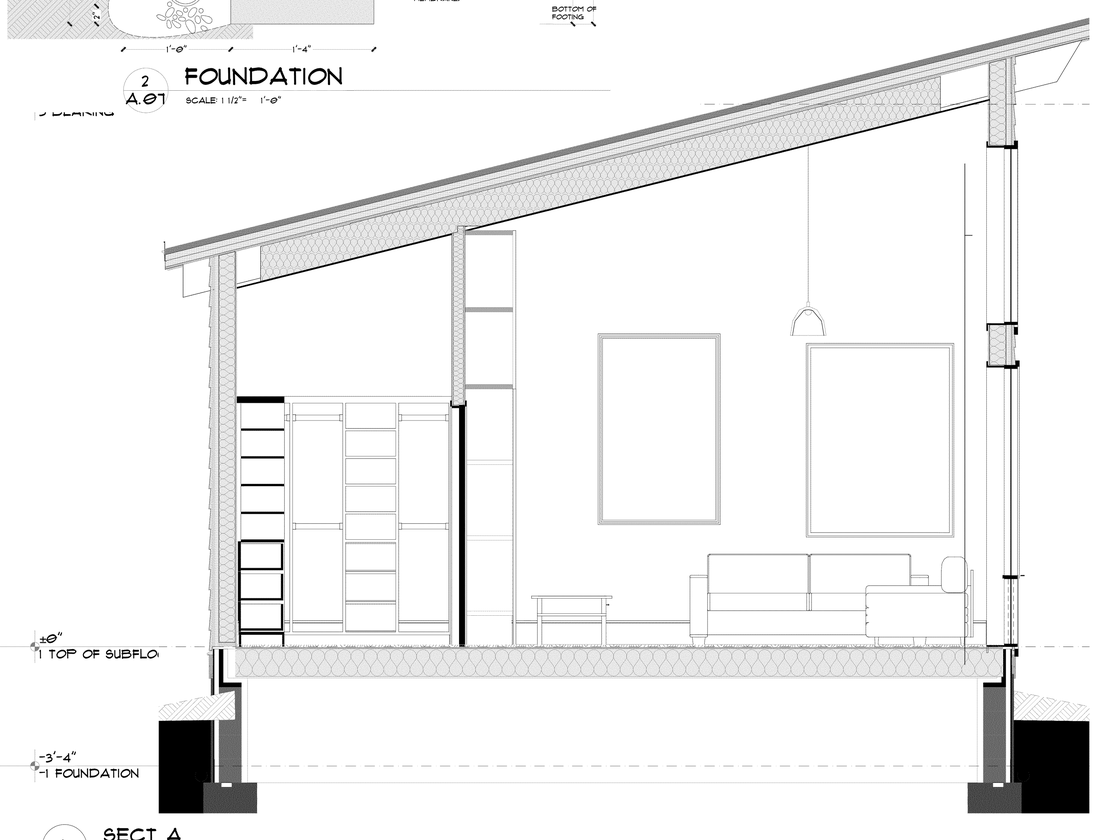




2 A.07 FOUNDATION
SCALE: 1 1/2"= 1'-0"



1 SECT A
SCALE: 1/2" = 1'-0"





SEAL

20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

A.07

Plotted On: 3/16/22

WALL SECTION

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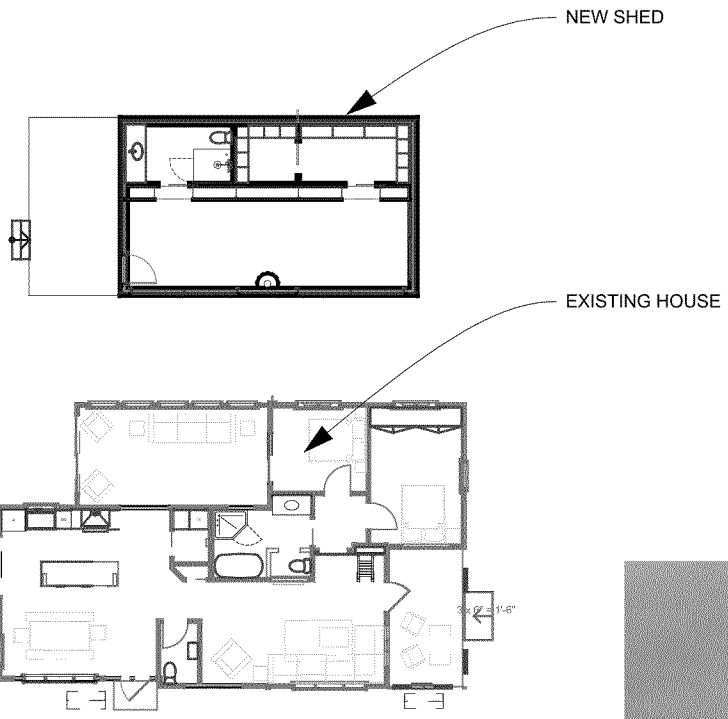
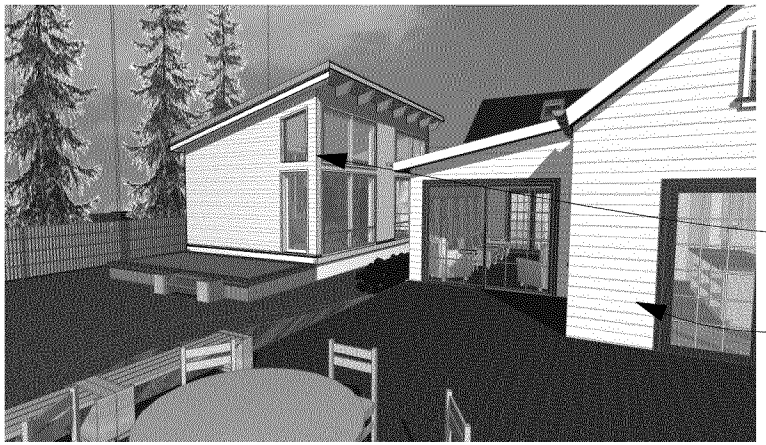
EXHIBIT A-3.8

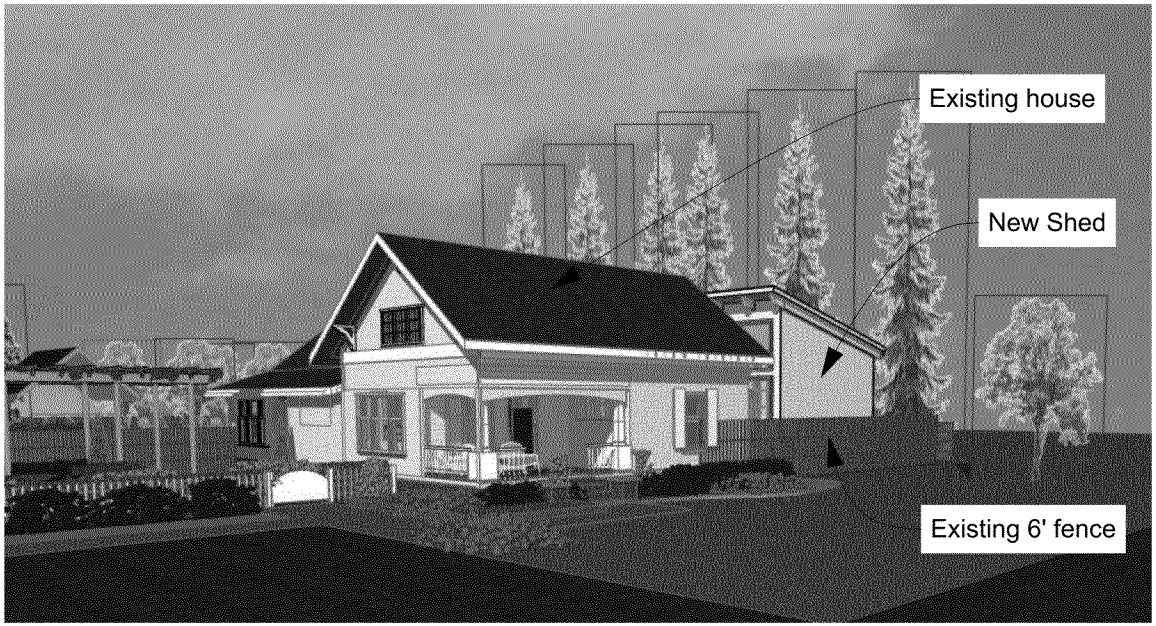
DANDENEAU
ARCHITECTURE, P.L.L.C.



PLAN



BACKYARD VIEW



VIEW FROM SPUR ROAD

20 SPUR ROAD PINEHURST, NC

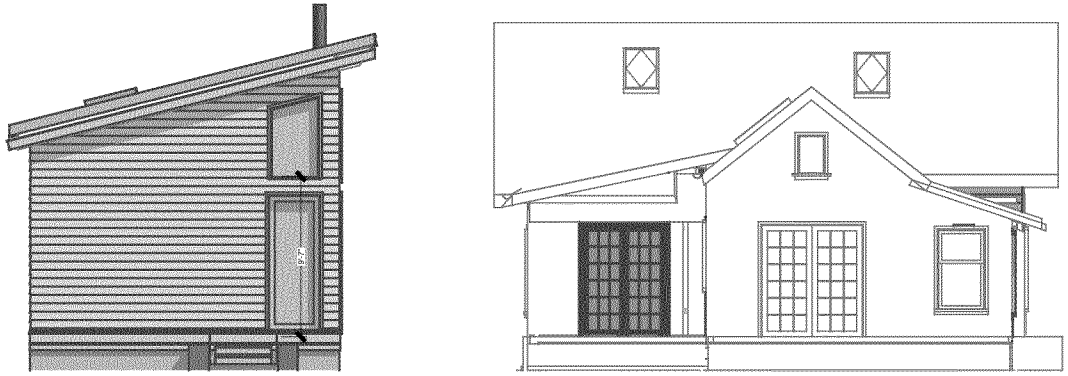
8/2/22

/Users/chrisheidandeneau/Library/Mobile Documents/com~apple~CloudDocs/Dandeneau Architecture/e2 DA Current Projects/2019_06_20 Spur Road/2022_08_04_20 Spur Road VCP SUBMITTAL.pln

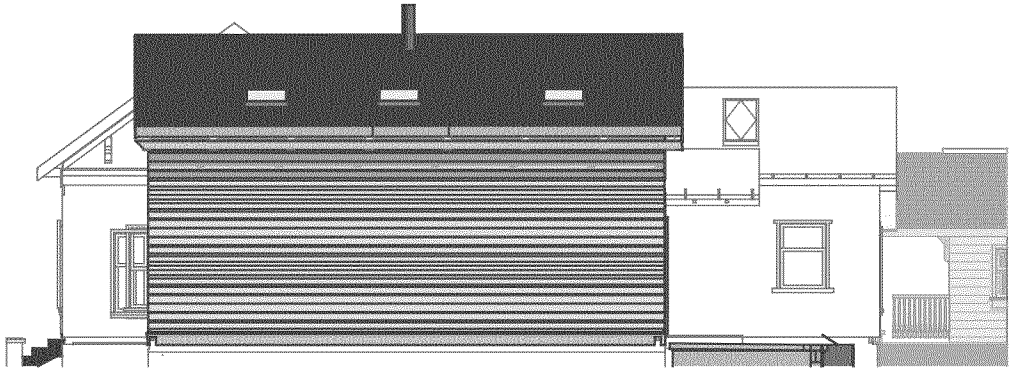
/Users/christinedandeneau/Library/Mobile Documents/com~apple~CloudDocs/Dandeneau Architecture/02 DA Current Projects/2019_08_20 Spur Road/2022_08_04_20 Spur Road VCP SUBMITTAL.pln

EXHIBIT A-3.9

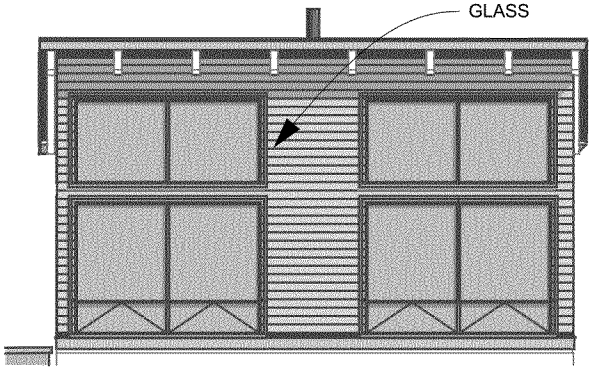
DANDENEAU
ARCHITECTURE, P.L.L.C.



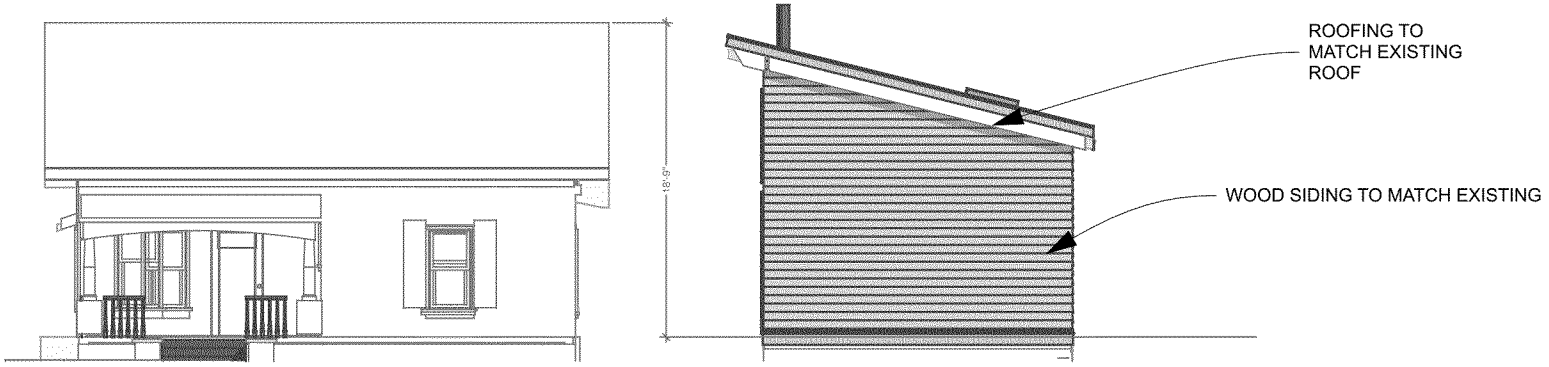
1 ELEVATION



2 ELEVATION



3 ELEVATION

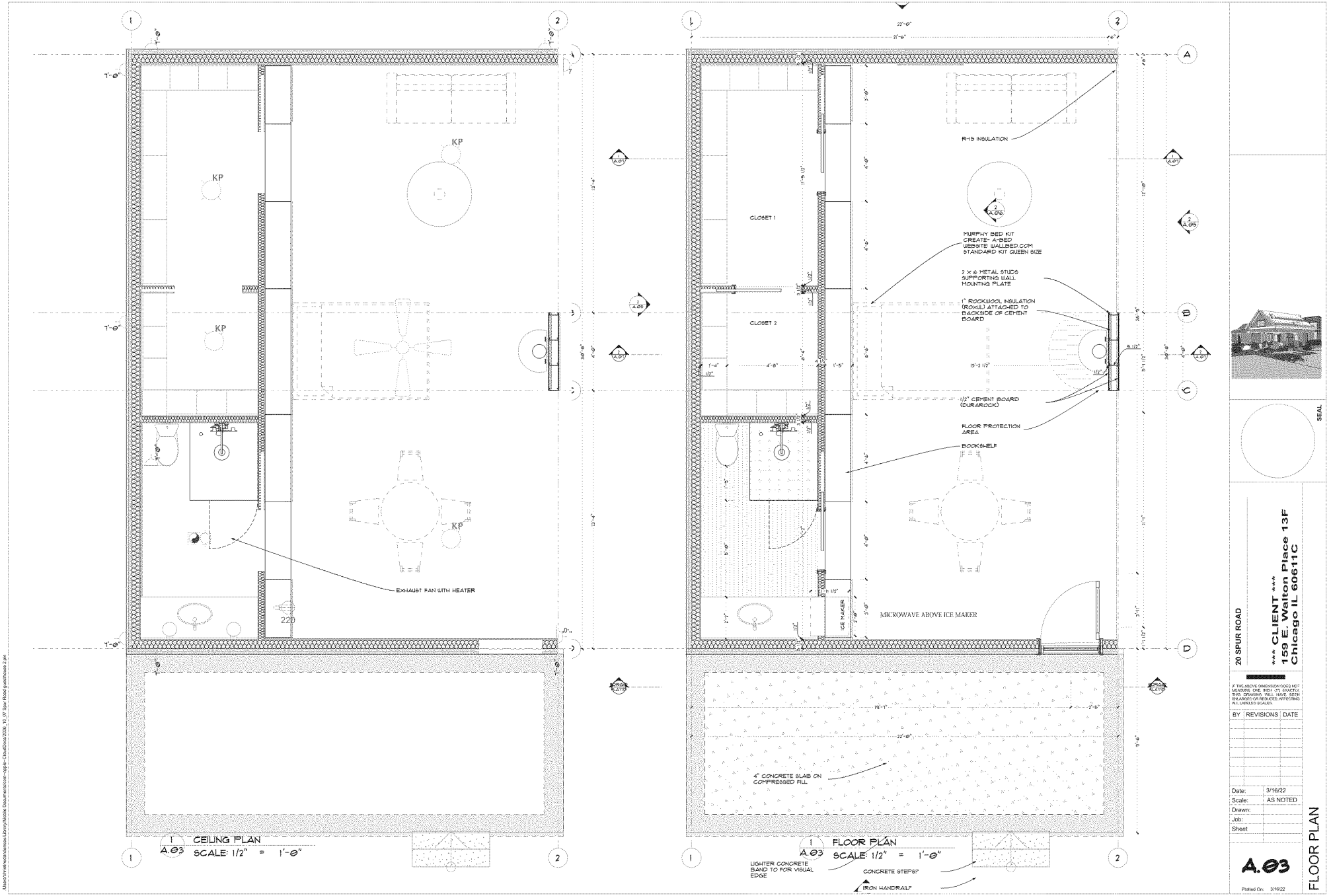


4 VISIBLE ELEVATION

20 SPUR ROAD PINEHURST, NC

8/2/22

EXHIBIT A-3.10



20 SPUR ROAD

*** CLIENT ***
159 E. Walton Place 13F
Chicago IL 60611C

SEAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date:	3/16/22
Scale:	AS NOTED
Drawn:	
Job:	
Sheet	

A.03

Plotted On: 3/16/22

FLOOR PLAN

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EXHIBIT A-4

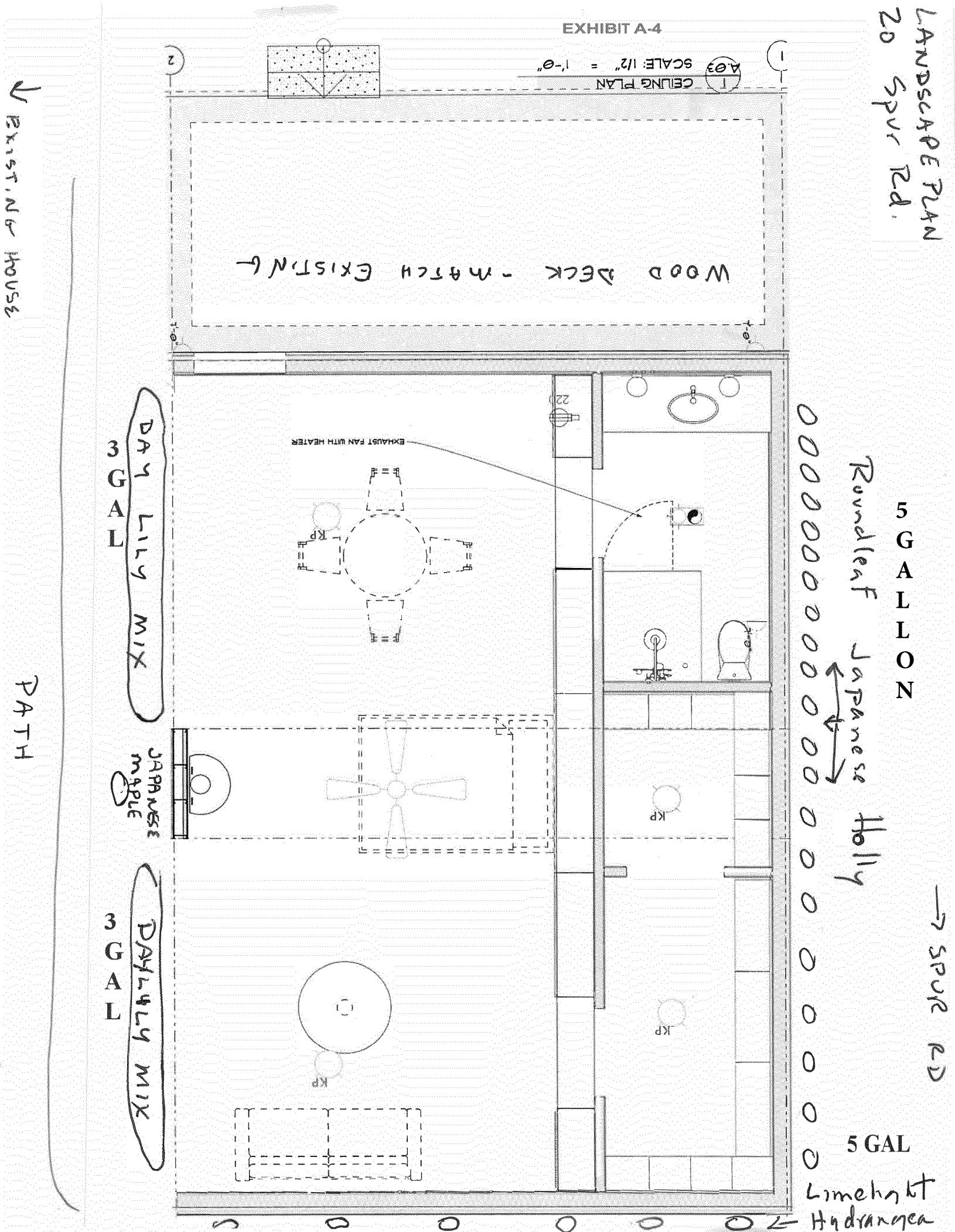

LANDSCAPE PLAN
20 Spur Rd.
CEILING PLAN
SCALE: 1/2" = 1'-0"
WOOD DECK - MATCH EXISTING
EXHAUST FAN WITH HEATER
KP
3 GAL
DAY LILY MIX
JAPANESE MAPLE
3 GAL
DAYLILY MIX
5 GALLON
Roundleaf
Japanese Holly
5 GAL
Limelight Hydrangea
SPUR RD
EXISTING HOUSE
PATH


EXHIBIT A-51

EXHIBIT A-5.2



Pw o N'N

SOLD BY:

Builders FirstSource Aberdeen
2001 Bryan St
Suite 1600
Dallas, TX 75201-3005
Fax:214-231-8270

SOLD TO:

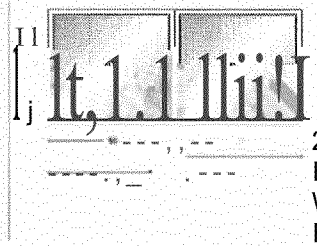
QUOTE DATE
9/27/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Cathy Vrdolyak- ALT QUOTE	20 Spur Rd, Pinehurst	1344295		

OBDER NOTES; **DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	2	Fixed-Fixed	None Assigned	$2,750.38	$5,500.76



RO Size= 132 1/2" x 60 1/2" **Unit Size= 132" x 60"**

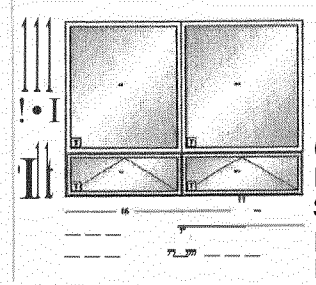
Rigid Vinyl w/Integra Vinyl Drip Cap, Direct Set (1 Piece), Black 2604 Exterior Frame, Pine w/Black - Painted Interior Frame, Fixed, Direct Set (1 Piece), **Align** w/Stationary Stops, Dual Pane Low-E4 SmartSun Tempered Argon Fill Contemporary Glass Stop
Wrapping: 4 9/16" Kerfed Interior Extension Jamb Pine/ Black - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

Extension Jamb 1: SCA 132 x 60 (for Casement) Interior Extension Jamb Standard Pine Black - Painted 4 9/16" Complete Unit Extension Jambs Factory Applied

Unit#	U-Factor	SHGC
A1	0.29	0.22
B1	0.29	0.22

Comments:

Item		Operation	Location	Unit Price	Ext. Price
200	2	(Fixed / Vent) - (Fixed/ Vent}	None Assigned	$5,735.40	$11,470.80



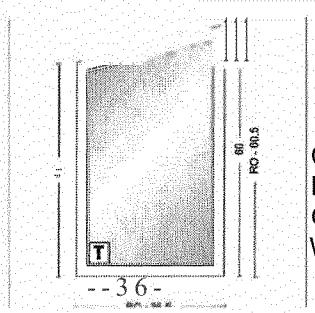
RO Size= 132 1/2" x 96 1/2" **Unit Size = 132" x 96"**

Mull: Factory Mulled, Andersen Vertical Priority Two Way Mull, Zero Mull Material, Zero Mull Horizontal Mull Material (SCA5660 / AAX 5' 6"X2') - (SCA5660 / AAX 5' 6"X2'), Unit, Unit 1, 2: E-Series Awning, Unit 3, 4: E-Series Picture Window, 2 7/8" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, Direct Set (1 Piece), Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Unit 1, 2: Vent, Unit 3, 4: Fixed, Direct Set (1 Piece), Align w/Stationary Stops, Dual Pane Low-E4 SmartSun Tempered Argon Fill Contemporary Glass Stop Folding, Black, Black Standard, High Performance Keeper, Black, Full, Fiberglass
Wrapping: 4 9/16" Kerfed Interior Extension Jamb Pine/ Black - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

BLK LH HARDWARE KIT AWN BAG W6204PKAKB1 PN:9078341
Insect Screen 1: E-Series Awning, AAX 66 x 24 Full Fiberglass Black
BLK AWN OPERATOR BOTTOM PLATE24 GA. STEEL PN:0034634
BLK LH HARDWARE KIT AWN BAG W6204PKAKB1 PN:9078341
Insect Screen 1: E-Series Awning, AAX 66 x 24 Full Fiberglass Black
BLK AWN OPERATOR BOTTOM PLATE24 GA. STEEL PN:0034634
Extension Jamb 1: Unit 1, 2: AAX Unit 3, 4: SCA 132 x 96 (for Casement) Interior Extension Jamb Standard Pine Black - Painted 4 9/16" Complete Unit Extension Jambs Factory Applied

Unit#	U-Factor	SHGC
A1	—	—
B1	—	—
A2	0.29	0.22
B2	0.29	0.22

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Fixed	None Assigned	$1,122.84	$1,122.84

RO Size = 36 1/2" x 60 1/2" **Unit Size = 36" x 60"**

CGEO 3'X5', Unit, E-Series Spec Trapezoid, 2 7/8" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, Direct Set, Black 2604 Exterior Frame, Pine w/Black - Painted Interior Frame, Fixed, Dual Pane Low-E4 SmartSun Tempered Argon Fill Contemporary Glass Stop

Wrapping: 5 1/4" Kerfed Interior Extension Jamb Pine/ Black- Painted Standard Complete Unit Extension Jambs, Factory Applied

Unit#	Li-Factor	SHGC
A1	—	—

Comments:

SUB-TOTAL:	$18,094.40
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$1,266.61
TOTAL:	$19,361.01

CUSTOMER SIGNATURE_____ DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

6:11
Search
Instagram
tinyhousegolden
12,505 likes
tinyhousegolden Wooden House is amazing• ... more
View all 88 comments
Search
Crop
1 day ago

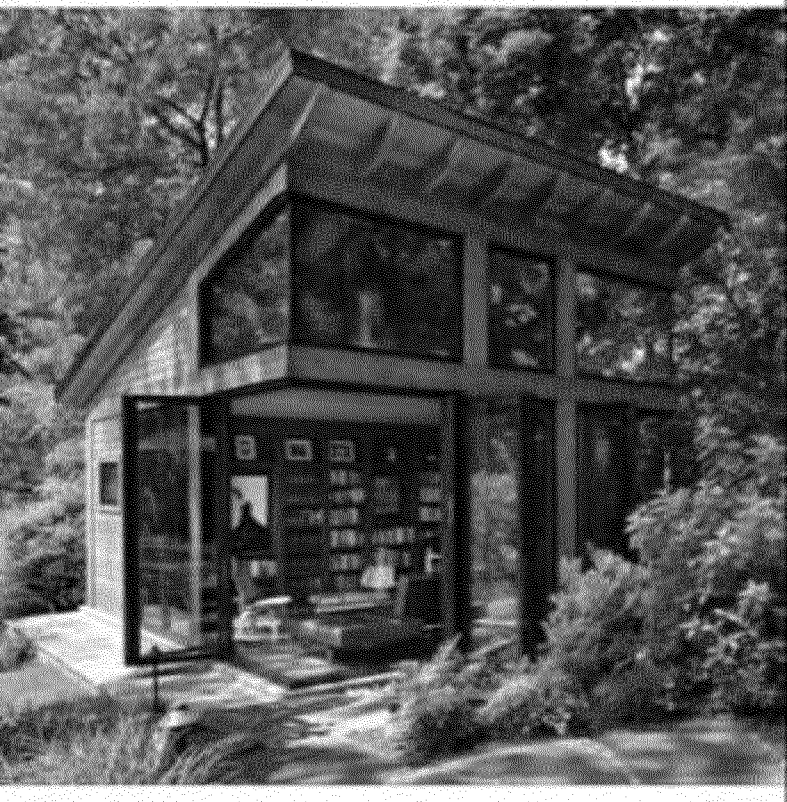








EXHIBIT A





EXHIBIT A-6.6







1895
VILLAGE OF
PINEHURST

PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Alfred Cassidy, Senior Planner
CC: Alex Cameron, Planning Supervisor
Shannon Konstantinou, Administrative Specialist,
Maria Carpenter, Planner
Date: July 19, 2022
Subject: **Major COA Request for 80 Carolina Vista**

Applicant:	Calvin Burkley, Director of Projects and Planning
Owners:	Resorts of Pinehurst LLC
Property Location:	80 Carolina Vista.
Land Use:	Construction of 96 paved parking spaces, construction of a retaining wall, and landscaping.
PID#	00025808
COA#:	2022-00119

Request and Background: ☒ **Contributing** ☒**Non-Contributing**

The applicant requests a Certificate of Appropriateness to construct 96 parking spaces, construct a retaining wall, demolish and install trees, and create a subsurface storm water retention system at 80 Carolina Vista. The property is further identified as Moore County PID Number 00025808. The property is the home of Carolina Hotel & Spa. The existing structure (hotel) was built between 1899 – 1900. The Spa was constructed in 2002. The calculated acreage of the Carolina Hotel & Spa parcel is 22.76.

The Carolina Hotel & Spa campus currently has 544 parking spaces. According to the site plan, the applicant plans to construct 96 additional parking stalls along the northeast corner in the rear along Barrett Road E. Out of the 96 stalls the applicant is proposing, 4 of the stalls will be handicapped parking which 2 of the handicapped parking stalls will be van accessible. The number of proposed parking stalls is consistent and meets the minimum requirements according to the Pinehurst Development Ordinance Section 9.4a Table of Required Parking. The total acreage that will be disturbed for constructing the proposed parking spaces in the rear is 0.99 acres.

The applicant is also proposing to install a retention wall (brick veneered) at the location. The rendering of the parking lot that the applicant submitted displays that the retaining wall would be in the front of the parking lot. According to the conceptual wall plan that the applicant submitted, the proposed retention wall will comprise brick columns and pierced brick panels. The brick veneer retaining wall will screen the proposed parking lot

from the street and adjacent properties. The height of the proposed retaining wall is 4'9" feet. The applicant, Mr. Burkley, states, *"the wall is 4'9" tall at the max height plus a 4' tall parapet wall to screen the vehicles. So, the total visual height from grade to the top of the parapet is 8'9."*

The applicant will also provide interior planting and buffering at the proposed location. The applicant plans remove a total of 37 trees at the location. However, the applicant plans to install 41 trees and 135 shrubs at the location, which is listed below. To provide ingress and egress access on Barrett St, several trees will have to be removed. According to the planting plan submitted by the applicant, the proposed interior planting will be located in the center of the parking lot. The tree species that will buffer the parking lot exterior will be a combination of existing trees, small trees, and pine trees. However, in order to install and construct the proposed parking, the applicant plans to remove the following trees that are a minimum of 12 inches in diameter below:

Trees that the applicant plans to remove:

QTY	Common Name	Size
(1)	*Pine*	15"
(3)	*Pines*	18"
(2)	*Pines*	24"
(1)	*Hardwood*	16"
(3)	*Hardwoods*	14"
(1)	*Hardwood*	15"
(1)	*Hardwood*	18"
(1)	*Hardwood*	20"
(1)	*Fir*	24"
(3)	*Cedars*	12"
(3)	*Cedars*	18"
(3)	*Hardwoods*	12"

Trees and shrubs the applicant plans to install:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	TREES				
CFCP	6	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS FLOWERING DOGWOOD	2" CAL. MIN.; 7' HT. MIN.	
ILDF	3	ILEX OPACA 'DAN FENTON'	DAN FENTON AMERICAN HOLLY	2" CAL. MIN.; 6'-7' HT.	MATCHING
LAMU	5	LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	6'-7' HT. MIN.	MULTI-STEM
PIPA	16	PINUS PALUSTRIS	LONGLEAF PINE	3" CAL. MIN.; 8'-12' HT.	TRANSPLANT ONLY; SEE DETAIL
TDMI	7	TAXODIUM ASCENDENS 'FOX RED' (STANDARD)	FOX RED PONDCYPRESS (STANDARD)	3" CAL. MIN.; 8'-12' HT.	STANDARD; MATCHING
UPBO	4	ULMUS PARVIFLORA 'UPMTF' PP 11295 BOSQUE	BOSQUE LACEBARK ELM	3" CAL. MIN.; 8'-12' HT.	
				2.5" CAL. MIN.; 7' HT. MIN.	
	SHRUBS				
AZGT	18	AZALEA X 'GEORGE TABER'	GEORGE TABER AZALEA	24" HT. MIN.	3' O.C.
CJAR	12	CAMELLIA JAPONICA 'APRIL REMEMBERED'	APRIL REMEMBERED JAPANONICA CAMELLIA	24" HT. MIN.	3' O.C.
CSOM	25	CAMELLIA SASANQUA 'OCTOBER MAGIC ROSE'	OCTOBER MAGIC ROSE SASANQUA CAMELLIA	24" HT. MIN.	3' O.C.
CSSD	1	CAMELLIA SASANQUA 'GREEN 99-031' SUSY DIRR'	SUSY DIRR SASANQUA CAMELLIA	4'-5' HT. MIN.	3' O.C.
DIEH	35	DISTYLIUM 'PIIDIST-I' PP24,410	EMERALD HEIGHTS EVERGREEN DYSTYLIUM	30" HT. MIN.	3' O.C.
ILEB	3	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	5'-6' HT. MIN.	5' O.C.; FULL TO GROUND
SOD		TO MATCH EXISTING			REPAIR AND REPLACE AS NEEDED

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

Standards of Review

Per the adopted Historic District Standards, Minor work items not approved by the Village Planner is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

Applicable Standards :

VII. SITE FEATURES

A. FENCES AND WALLS

1. SECTION VII.A.3 - Residental street side fences *should* be wood picket, brick or wrought iron or metal (aluminum) that resembles wrought iron. White wood picket fences are the preferred residential street-facing fence type.
2. SECTION VII.A.7 – Brick and stacked stone walls are permitted.
3. SECTION VII.11.A – When measuring fence dimensions, consider all fence elements including posts.
4. SECTION VII.11.a. – Front yard fences **must not** be taller than three and a half (3.5) feet in height, side yard fences must not be taller than 4 feet in height and rear yard fence **must not** be taller than six feet in height.
5. SECTION VII.11.i. – An exception is to screen a private residence from a commercial or institutional building or parking lot. In this case, the screening fence **must not** extend beyond the front corner of the structure.
6. SECTION VII.A.11.b – The brick and stacked stone walls on the street sides of the property **must not** be taller than two and a half (2.5) feet in height.

B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.4 – Commercial off-street parking areas *should* not be located in front yards or right-of-ways.

C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.1 – Additions or alterations to the existing landscape, including plant material, hardscape, and accessory structures, **must** be compatible with the architectural character of the primary structure and congruous with the Pinehurst Historic District.
2. SECTION VII.C.2 - Landscaping that contributes to the character of the Pinehurst Historic District *should* be retained and preserved as much as possible.
    a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation planting, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, *should* be retained and preserved as much as possible.
    b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area *should* be preserved as much as possible.
    c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
3. SECTION VII.C.3 - Existing large trees and other significant landscape elements *should* be incorporated into plans for additions and new construction.
    a. Existing brick and stone pavers *should* be preserved.
    b. Edging materials that are incongruous with the character of the Pinehurst Historic District such as exposed landscaping timbers, are **not appropriate**.
    c. Pre-cast landscape cement blocks of a commercial nature are not appropriate
4. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger **must not** unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

a. New construction *should* minimize the impact on existing mature trees and their root system, both on and adjacent to the construction site, including additions, driveways, and accessory buildings.
b. Tree removal within the Village's right-of-way is regulated by Village Staff. Please call (910) 295-1900 to arrange a site visit.

G. ACCESSIBILITY, HEALTH AND SAFETY

1. SECTION VII.G.1 – Accessibility, health and safety code requirements *should* be met in ways that do not diminish character-defining features, materials, and details of the building or site and implemented such that character-defining features are preserved.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. According to the applicant Mr. Burkley, his statement regarding the proposed parking lot addition, "This is part of a good faith effort to add parking on some of our campuses. This is also an effort to keep parking during peak events on campus and not overflow into Village streets." The request is consistent with the Village of Pinehurst Development Ordinance parking requirements.

EXHIBIT S-1.5

1895
VILLAGE OF
PINEHURST

HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 13, 2022

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, July 28, 2022
At 4:00 p.m.
At Pinehurst Village Assembly Hall
395 Magnolia Rd. Pinehurst, NC 28374

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for an addition of 96 paved parking spaces and the creation of a subsurface storm water retention system at 80 Carolina Vista Drive. The property is identified as Moore County PID Number 00025808. The property owner name is the Resorts of Pinehurst Incorporated and the applicant is Calvin Burkley.

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: https://pinehurst.novusagenda.com/agendapublic/.

The meeting will be streamed in real-time on the Village's website, at www.vopnc.org/live. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

Public Hearing Notification

EXHIBIT S-1.6



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
The maps have been created from information provided by various government and private sources at various levels of accuracy.
The data is provided to you "as is" with no warranty, representation or guaranty
as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein.
It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.
Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10.
Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/14/2022

July 28, 2022
Historic Preservation Commission
80 Carolina Vista Major COA Request

Village of Pinehurst 1895

N W E S

WHITFIELD, LYNDA H
2802 SE DUNE DR., APT 1407
STUART,FL,34996

CLOUGH, CHRISTIAN
1506 PLEASANT VIEW RD
COOPERSBURG,PA,18036

GOODING, ROBERT H & NANCY W
3417 HORSESHOE BEND
RALEIGH,NC,27613

GESTION MAGB INC
2170 RENE LEVESQUE W ST202
,,

BUNDER, JEFFREY
20 SHAW RD SW
PINEHURST,NC,28374

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

BUCHELE, BARRY K
C/O SOVEREIGN AEROSPACE
CARTHAGE,NC,28327

MCARTHUR, DANIEL L
PO BOX 190
PINEHURST,NC,28370

MOORE COUNTY
PO BOX 905
CARTHAGE,NC,28327-0905

ADKINS, KIRK S
70 E CAROLINA VISTA
PINEHURST,NC,28374

GERARDOT, MATTHEW & MICHELLE
165 E BARRETT ROAD
PINEHURST,NC,28374

RICE, COREY JAMES
PO BOX 3347
PINEHURST,NC,28374

CORDELL, CHARLES L
PO BOX 10
PINEHURST,NC,28374-0010

KASPER, FREDERICK TRUSTEE
8942 PERKINS DRIVE
MENTOR,OH,44060

MOORE, SUSAN S
180 EDGEWATER PL
PINEHURST,NC,28374

MOSSO, JOSEPH A JR &
P O BOX 1593
PINEHURST,NC,28370-1593

FOLEY, HUGH W &
15 W RITTER ROAD
PINEHURST,NC,28374

DEWEY, PAUL H & MICHELE K
110 MCLEAN ROAD
PINEHURST,NC,28374

BLOCK, MATTHEW
1601 B MEDICAL DR
LAURINBURG,NC,28352

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

HENDERSON, GREGORY B & BONNY B
PO BOX 934
PINEHURST,NC,28370

WELCH, KEEFER D & PATRICIA A
45 MCLEAN RD
PINEHURST,NC,28374

ROBERTS PROFESSIONAL SERVICES, LLC
40 DALRYMPLE RD
PINEHURST,NC,28374

ADVANTAGE PG, INC
6312 KINARD RD
DURHAM,NC,27703

DEWEY, PAUL H & MICHELE K
110 MCLEAN ROAD
PINEHURST,NC,28374

HALL, BERTRAM B
155 BARRETT ROAD
PINEHURST,NC,28374

THOMPSON, JAMES W & THOMPSON, LYNNE C
211 FOALING ROUND LANE
CARTHAGE,NC,28327

THIGPEN, FRANK C & LYNNE S
PO BOX 1034
PINEHURST,NC,28374-1034

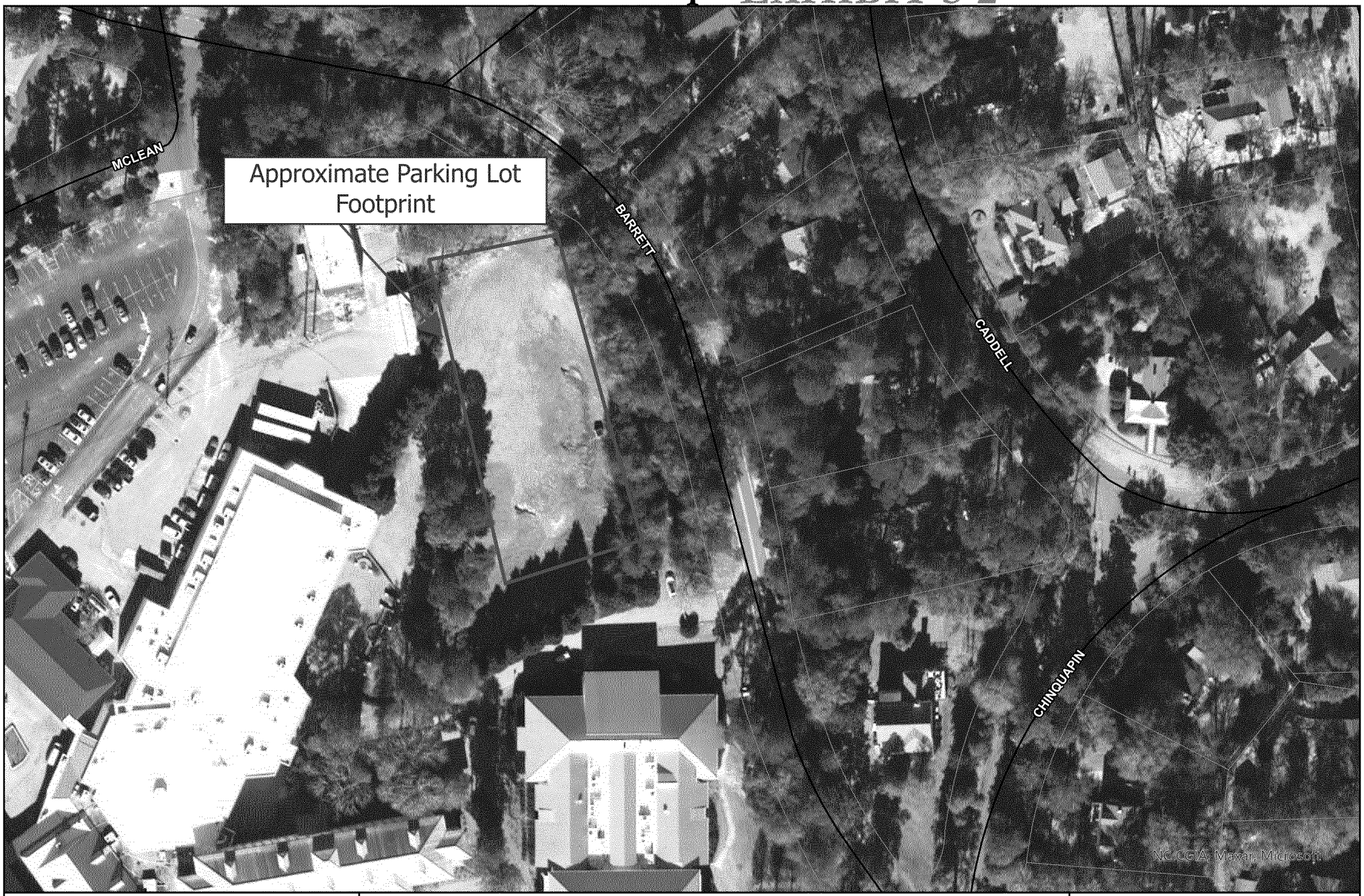
RESORTS OF PINEHURST INC
PO BOX 4000
PINEHURST,NC,28374

O'CONNOR, CHRISTOPHER K
185 BARRETT ROAD E
PINEHURST,NC,28374

CONDON, BREEN O
PO BOX 1870
PINEHURST,NC,28370-1870

KEANE, DANIEL O
592 IROQUOIS ST
ORADELL,NJ,07649

Aerial Map EXHIBIT S-2



0 145 290 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed.
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Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

7/14/2022

July 28, 2022
Historic Preservation Commission
80 Carolina Vista Major COA Request
Parking Lot Aerial Location

1895 VILLAGE OF PINEHURST

N W E S

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	15 Beulah Hill Road North
City, State, Zip Code	Pinehurst, NC 28374
Parcel ID #	855212857072

Owner Information			
Name	Craig and Margaret Ellis TTEE	Home Phone #	9102952661
Street Address	15 Beulah Hill Rd N	Mobile Phone #	6267107151
City, State, Zip Code	Pinehurst NC 28374	Business Phone #	
Email	megannellis@aol.com		

Applicant			
Name	Margaret Ellis	Other Phone #	
Email	megannellis@aol.com	Street Address	
Mobile Phone #	6267107151	City, State, Zip Code	

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	57027
Name	Michaels's Construction Co., Inc.
Street Address	704 Hoffman Road
City, State, Zip	West End, NC
Phone #	(910)315-4987
Email	

General Information

Description of Changes to the Structure	Modification to COA-2021-00100		
Type of Work	☐ Addition	☐ Alteration	☐ New
Existing Use		Proposed Use	
☐ Vacant ■ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services		☐ Vacant ■ Single Family Low Density ☐ Single Family Medium Density ☐ Single Family High Density ☐ Multi-Family Development ☐ Office ☐ Retail ☐ Lodging ☐ Recreational ☐ Institutional ☐ Medical ☐ Industrial ☐ Services	
Includes Demolition		☐ Yes ■ No	
Includes Tree Removal		☐ Yes ■ No	

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding	Brick	white		
Rear Elevation Siding	Brick	white		
Right Elevation Siding	Brick	white		
Left Elevation Siding				
Trim	Wood	white		
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof	Ashpalt	Silver Birch		
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway				
Signage				
Other: _____				
Other: _____				

Required Documents

- ☒ Site Plan/Survey or Sketch
- ☐ Floor Plans
- ☒ Elevation Drawings
- ☐ Landscaping Plan
- ☒ Photos of Existing Site

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: Margaret Ellis Date: 7/29/2021

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

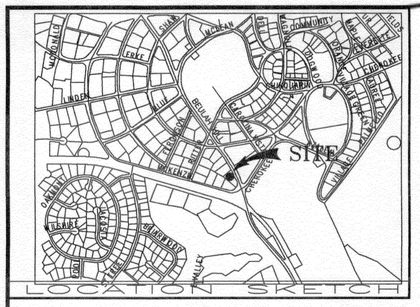
Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: Margaret Ann Ellis

Date: 7/29/2021

EXHIBIT A-2



I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Further:

I hereby certify that the premises shown & described hereon (is/are/do) not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
MAP BOOK 1, PAGE 64
MOORE COUNTY REGISTRY

ACREAGE DETERMINED
BY COORDINATE METHOD.

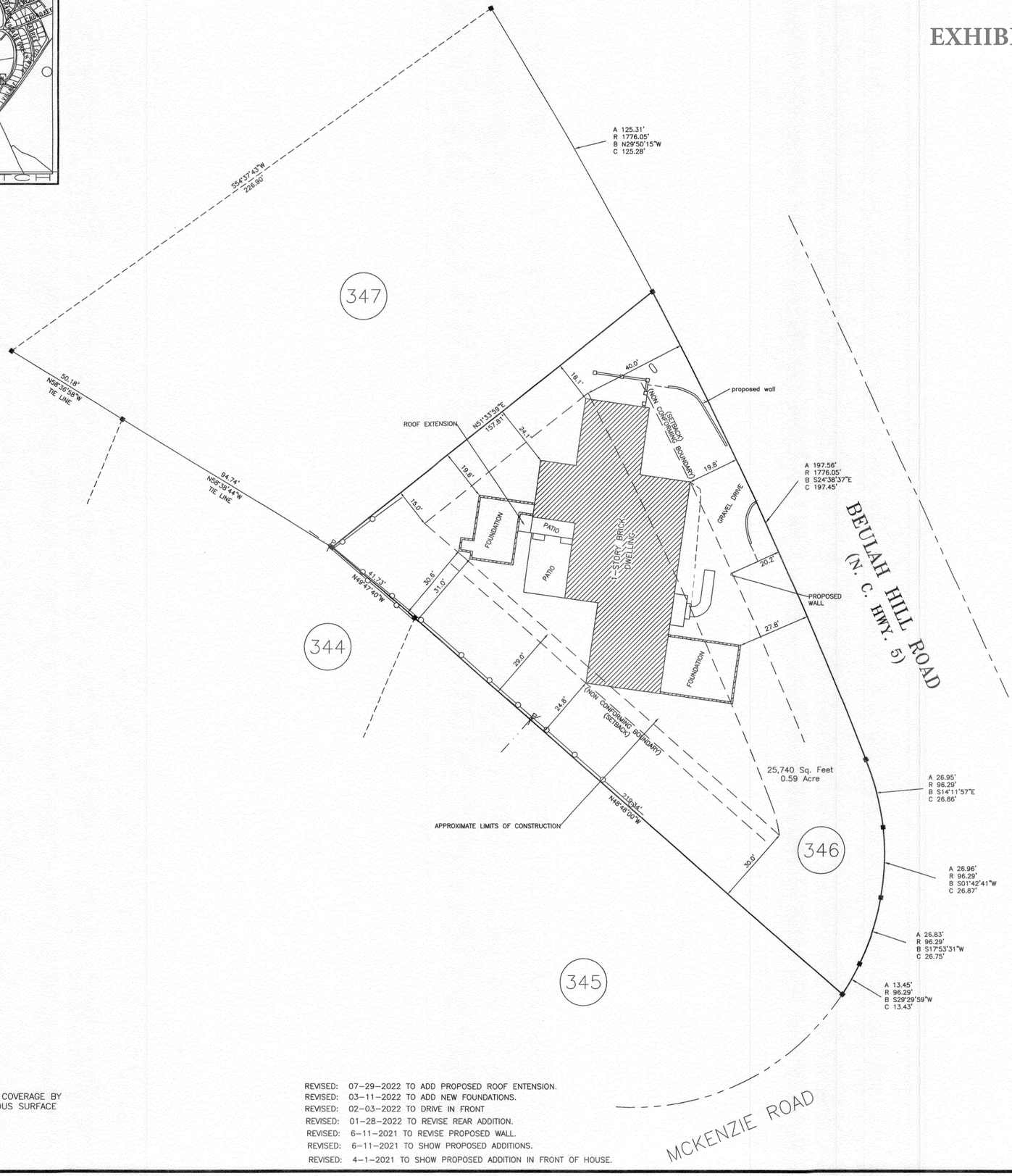
NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987

NORTH CAROLINA PROFESSIONAL SEAL NO. L-1365 LAND SURVEYOR S. R. SHEFFIELD

S. R. SHEFFIELD, PLS NO. 1365

DATE: ~~MARCH 11, 2022~~ 7-29-22



UNLESS OTHERWISE DENOTED,
- ● = EXISTING IRON STAKE
- ■ = EXISTING CONCRETE MONUMENT
- □ = SET CONCRETE MONUMENT
- ○ = SET IRON STAKE
- SQ FT = SQUARE FOOTAGE
- UP = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- CB = CATCH BASIN
- SMH = SANITARY SEWER MANHOLE
- PSS = POWER SERVICE STUB
- SSS = SEWER SERVICE STUB
- TSS = TELEPHONE SERVICE STUB
- CTVSS = CABLE TV SERVICE STUB
- —o— = FENCE
- -sf-sf-sf-sf-sf- = SILT FENCE
- TBP = PINE TREE W/ SIZE NOTED
- OAK = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- = AREA LIGHT

NORTH
RECORD MAP

32 Sq. Feet
0.00 Acres

AREA IN:
ADDITIONAL GRAVEL DRIVE=430 sq.ft.±
RET. WALLS=38 sq.ft.±
PATIOS=531 sq.ft.±
ADDITIONS=1126 sq.ft.±
HOUSE=4011 sq.ft.±
DRIVE =1918 sq.ft.±
WALK =91 sq.ft.±
TOTAL IMPERVIOUS=8145 sq.ft.±
TOTAL DISTURBED=2420 sq.ft.±

TOTAL IMPERVIOUS= 8145 sq.ft.± = 32.% COVERAGE BY
25,740 SQ FT OF LOT IMPERVIOUS SURFACE

REVISED: 07-29-2022 TO ADD PROPOSED ROOF ENTENSION.
REVISED: 03-11-2022 TO ADD NEW FOUNDATIONS.
REVISED: 02-03-2022 TO DRIVE IN FRONT
REVISED: 01-28-2022 TO REVISE REAR ADDITION.
REVISED: 6-11-2021 TO REVISE PROPOSED WALL.
REVISED: 6-11-2021 TO SHOW PROPOSED ADDITIONS.
REVISED: 4-1-2021 TO SHOW PROPOSED ADDITION IN FRONT OF HOUSE.

SURVEY & SITE PLAN FOR
CRAIG ALLEN
& WIFE
# MARGARET ANN ELLIS
LOT NO. 346, OLD TOWN SECTION
PINEHURST
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JUNE 3, 2021 -*- SCALE 1"=20'

STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC HWY. 5, SUITE NO. 170
ABERDEEN, NORTH CAROLINA

0 20 40 60

3460TPH2015.DWG

X:\Carlson Projects\Carlson Projects\346-OTPH2021.dwg, 7/29/2022 10:04:12 AM

EXHIBIT A-3.1



EXTENDED PORCH ROOF
(1)

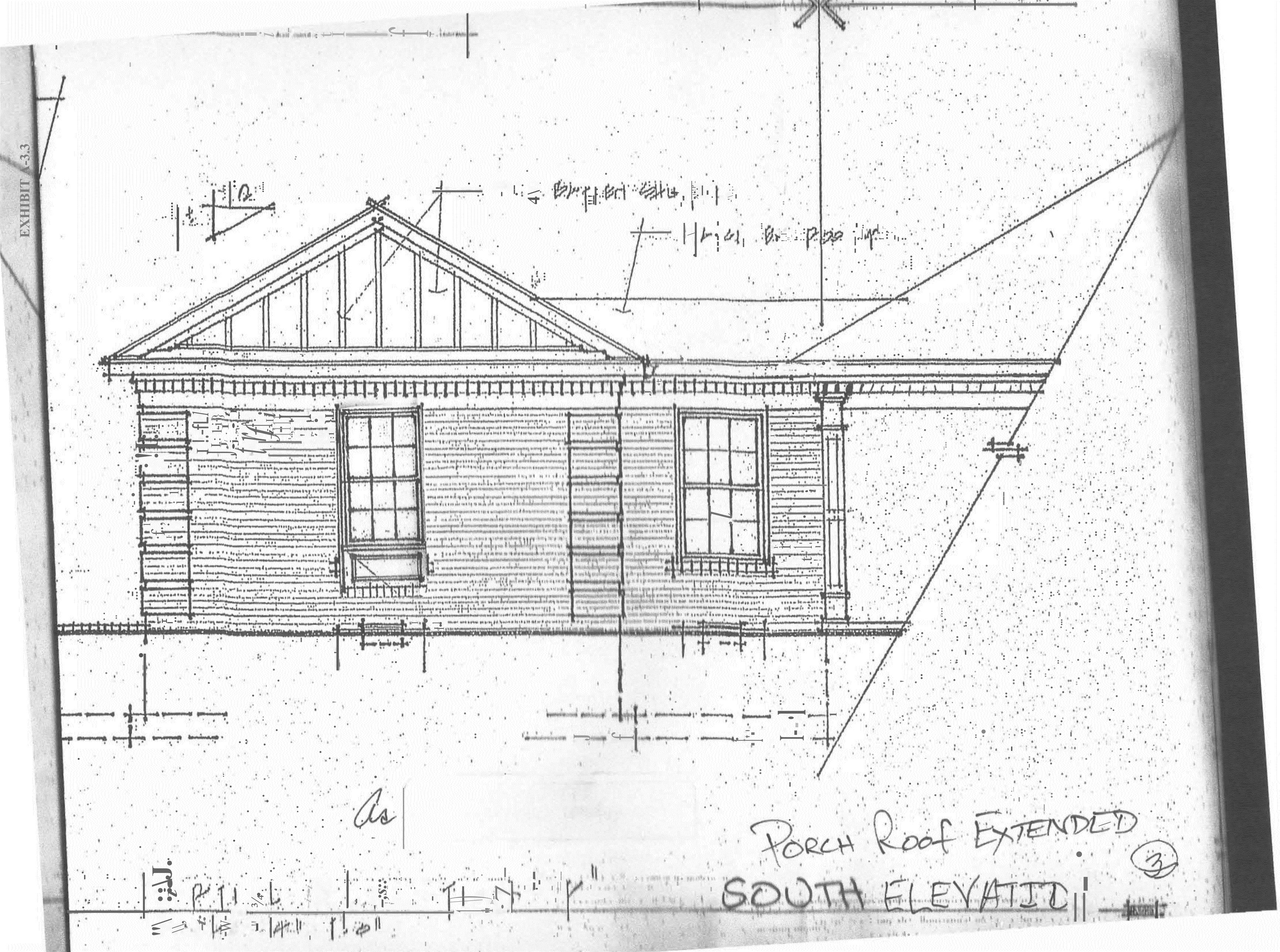
EXHIBIT A-3.2

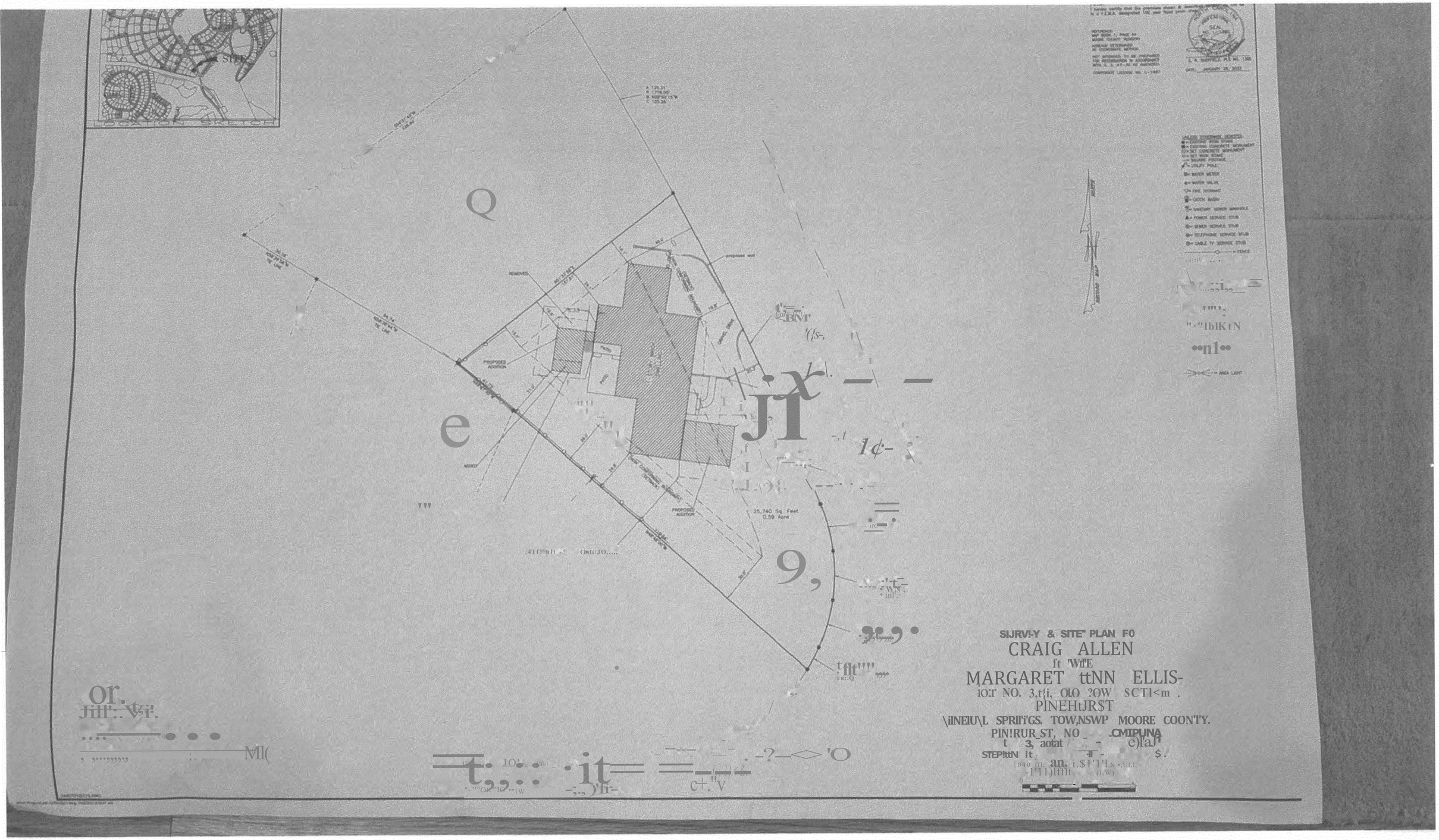
Approved 7/2021

SOUTH ELEVATION

(2)

EXHIBIT A-3.3





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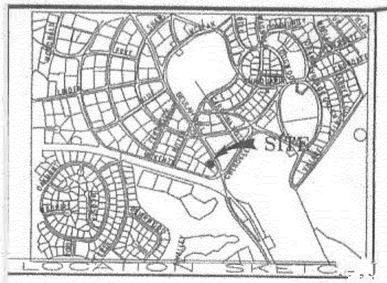
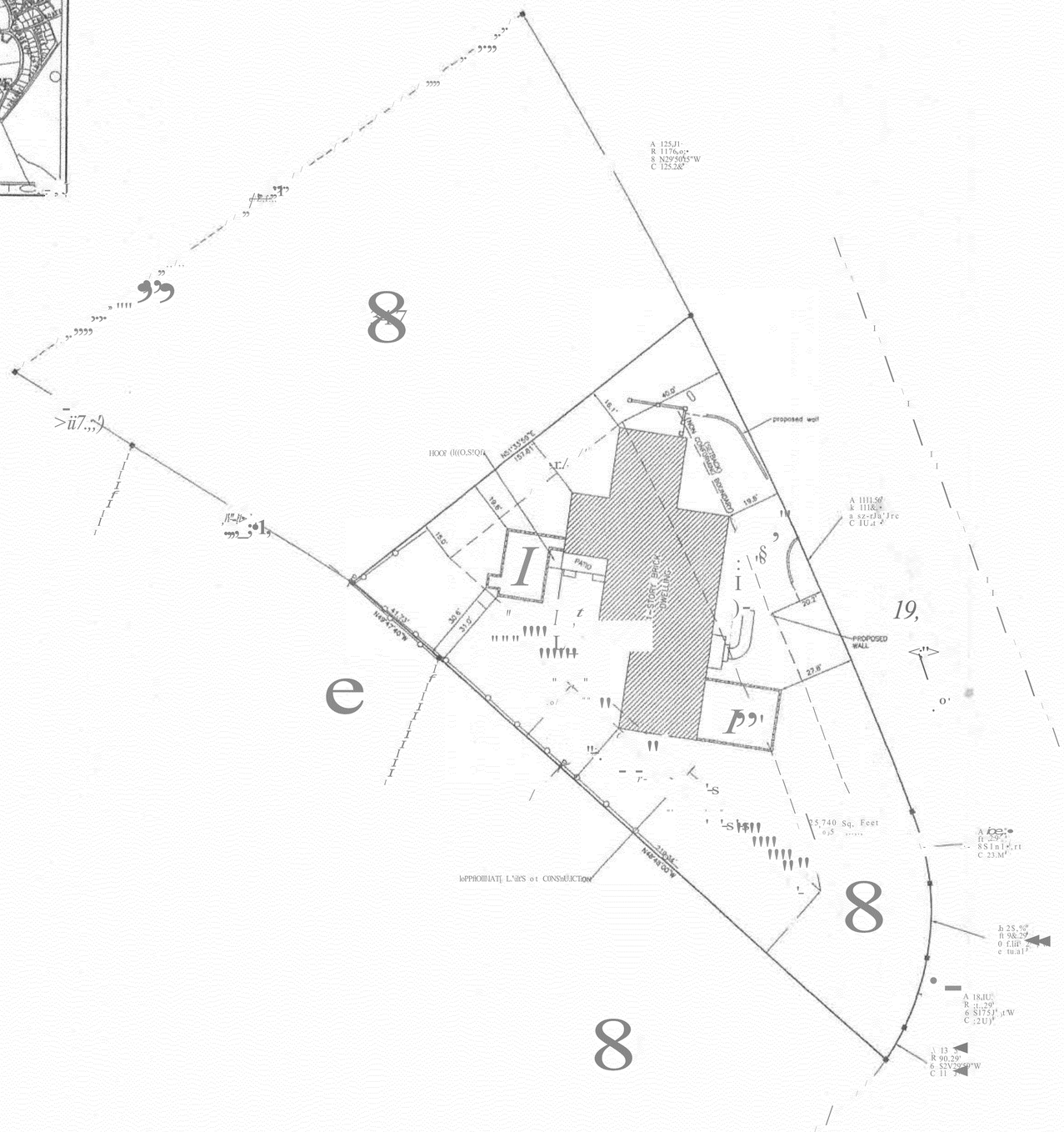
GXT£Ni>E!> f)l<dl 1r/()!<4/l<J£

(4)





32 Sq. reet
0.00 Ac.res:

AREA IN:
ADIIIIIONAt. CRAVEI ORIIVf.•430 11q.fl.::!:
RET. WALLS•JS sq.ft.±
PA1105=531 sq.,1t.±
AOOITIOHS•1126 sq.fl.:::!:
MO&sr.•o! 1 sq.ft.±
DRIVE =1918 sq.d.I.t
W>-uc =91 •q.tfl.±
1OTAL IMP::RY10tJSw8HS :.q.ft.*
TOTAL DIS1'JRR!Oa2420 sq.ft.,,;

TOT.Y. IMPERVIOUSc. !HIJi10.1t.± = 32,1! COVERAG(BY
2S,740 SO n OF LOT IMP01''10US SURFACE

REVISEO: 07-29-2022 TO .00 P.RQPOSED ROOF [NTENSIO'L
REVISED: O1-11-2022 TO ADO NEw TOUNDATIONS.
RE\IIIS(O: 02-03-2022 TO ORM: IN FRON!
REVISEO: Q1-28-2022 m REVISE RELft AOOIOON.
REVISF.0: 6-11-2021 TO REVISE PROPOSI;O WALL
IItI/ISEO: 6-11-2021 TO SHOW FT O QSO) AOO'II().I.S,
RtVISEO: 4- 1-202> 10 SHOW PROPOSCO III>OTTION Iii I'IIONT Or- HOUSE.

SURVEY & SITE PLAN FOR
CRAIG AI.JLEN
& WIFE
MARGARr 1' ANN .ELLIS
LOT NO. 346, OLD TOWN SECTION
PINEHURST
J\11NERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEI-IURST, NORTH CAROLINA
JUNE 3, 2021 -•- SCALE 1":::::20'
STEPREN 'R. SHEFFIELD & ASSOCIATES, P.A.
1680 NC IIIIry. 5, SUIT& NO,· 170
ABERDEEN, NORTIF CL ROUNA

5

EXHIBIT A-3.6

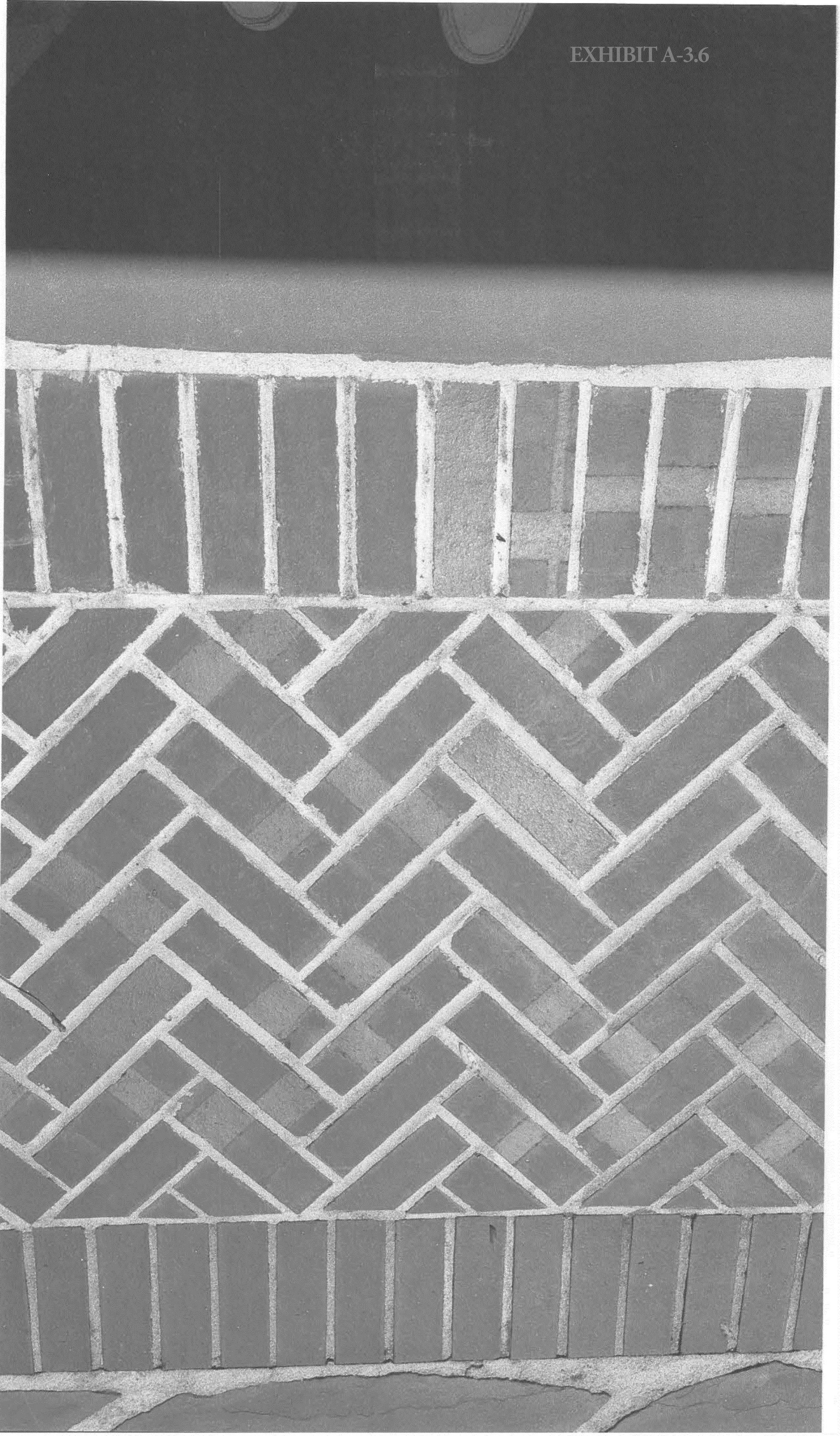


EXHIBIT A-4

Typical Eaves Detail

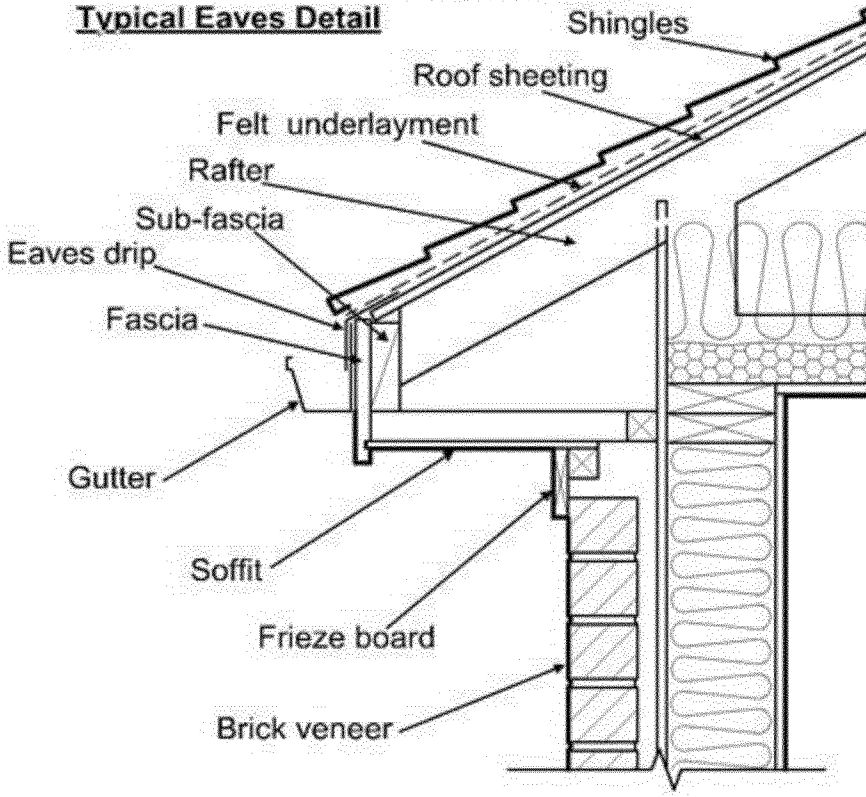


EXHIBIT A-1.1

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

☑ Major Work	☐ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Guidelines that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Guidelines. A map of the Local Historic District and the Historic District Guidelines can be accessed at www.vopnc.org/historicdistrict.

This application must be completed in full and submitted with the associated fee listed in the Village's Fees and Charges Schedule, which can be accessed at www.vopnc.org/Home/ShowDocument?id=10100.

Intake Information

Property Address	
Street Address	225 LINDEN RD.
City, State, Zip Code	PHST NC 28374
Parcel ID #	000 27871

Owner Information			
Name	VILMA MARANIA	Home Phone #	910 246 8863
Street Address	225 LINDEN RD	Mobile Phone #	
City, State, Zip Code	PHST NC 28374	Business Phone #	
Email			

Applicant			
Name	DAVIDSON Bldg Serv	Other Phone #	910.215.0209
Email	EVE_C_AVERY@YAHOO.COM	Street Address	PO Box 1754
Mobile Phone #	910 690 6141	City, State, Zip Code	PHST NC 28370

EXHIBIT A-1.2

Historic Certificate of Appropriateness (COA)
Major and Minor
Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	40733
Name	Davidson Bldg. Services Inc.
Street Address	PO Box 1754
City, State, Zip	Phst NC 28370
Phone #	910 690 6141
Email	eve_c_avery@yahoo.com

General Information

Description of Changes to the Structure	Egress Window Cut in on Driveway side of Home. 36" x 54" 2'8" 6'8" Full View Door Installed where Casement Window was. Driveway side 24000 BTU. Mini Split Installed Driveway side		
Type of Work	☐ Addition	☒ Alteration	☐ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☒ Single Family Low Density	☒ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
☐ Lodging	☐ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	☐ Yes ☒ No
Includes Tree Removal	☐ Yes ☒ No

EXHIBIT A-1.3

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Exterior Materials and Colors

	Existing Material	Existing Color	Proposed Material	Proposed Color
Front Elevation	WOOD			
Rear Elevation	BOARD &		SAME	
Right Elevation	BATEN	TAN		
Left Elevation				
Trim	WOOD			
Windows		TAN		
Chimney	BRICK	RED		
Foundation				
Front Door		RED		
Shutters				
Garage Door	WOOD	TAN		
Roof	FIBERGLASS	TAN		
Roof Exhaust Vents				
Front Porch	WOOD	NATURAL		
Deck				
Patio				
Sidewalk				
Sky Lights				
Driveway	STONE			
House Number				
Other:_____				

Required Documents

☐ Site Plan/Survey or Sketch	☑ Elevation Drawings
☑ Floor Plans	☐ Landscaping Plan

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: R L Daniels Date: 7.18.22

EXHIBIT A-1.4

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 07/2021)

Property Owner Authorization

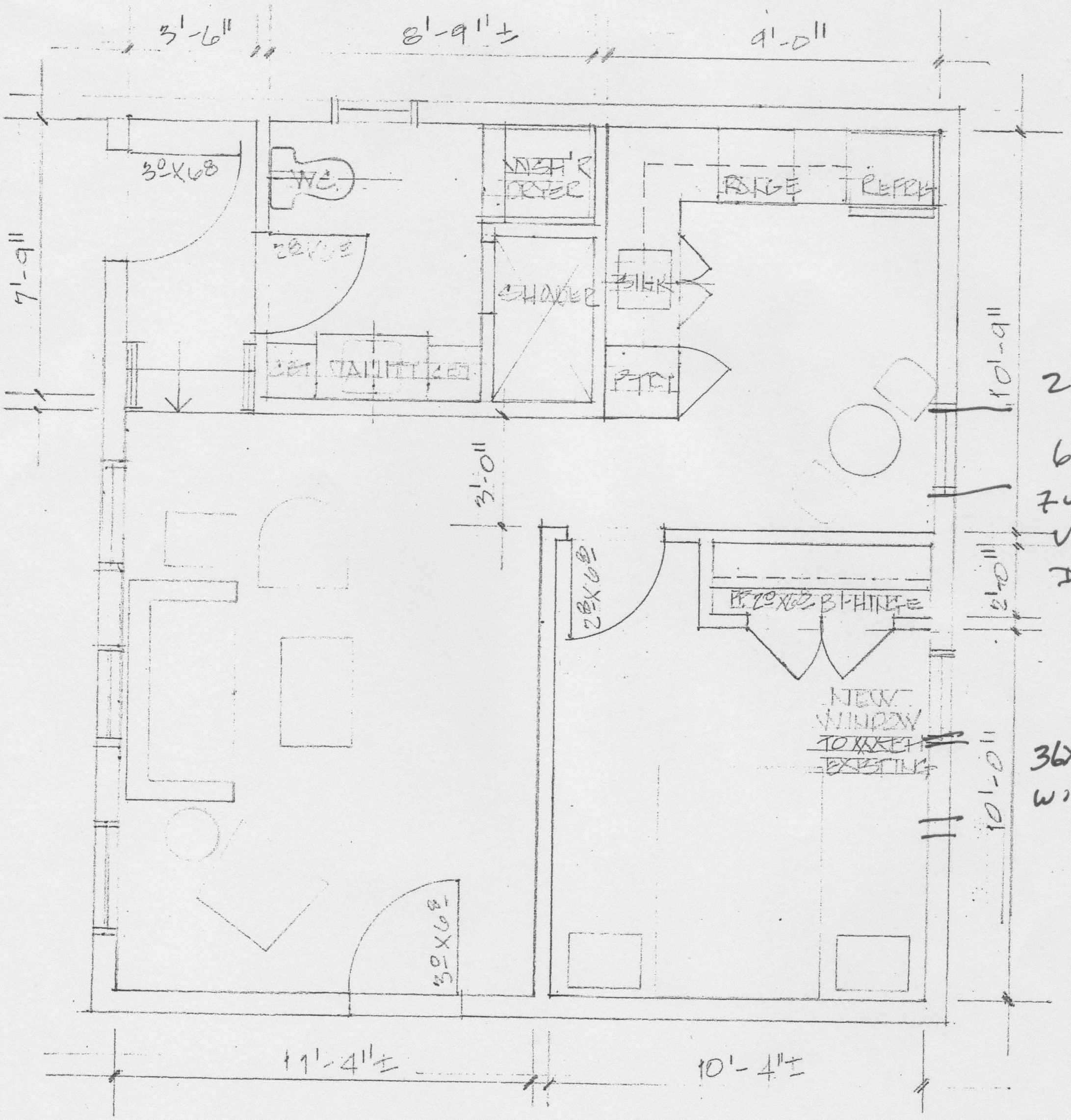
I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: _____ OWNER

Date: 7.18.22

R L Dawson Rep.

EXHIBIT A-2.1



PROPOSED APARTMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 5-12-2022

REV.: 6-7-2022

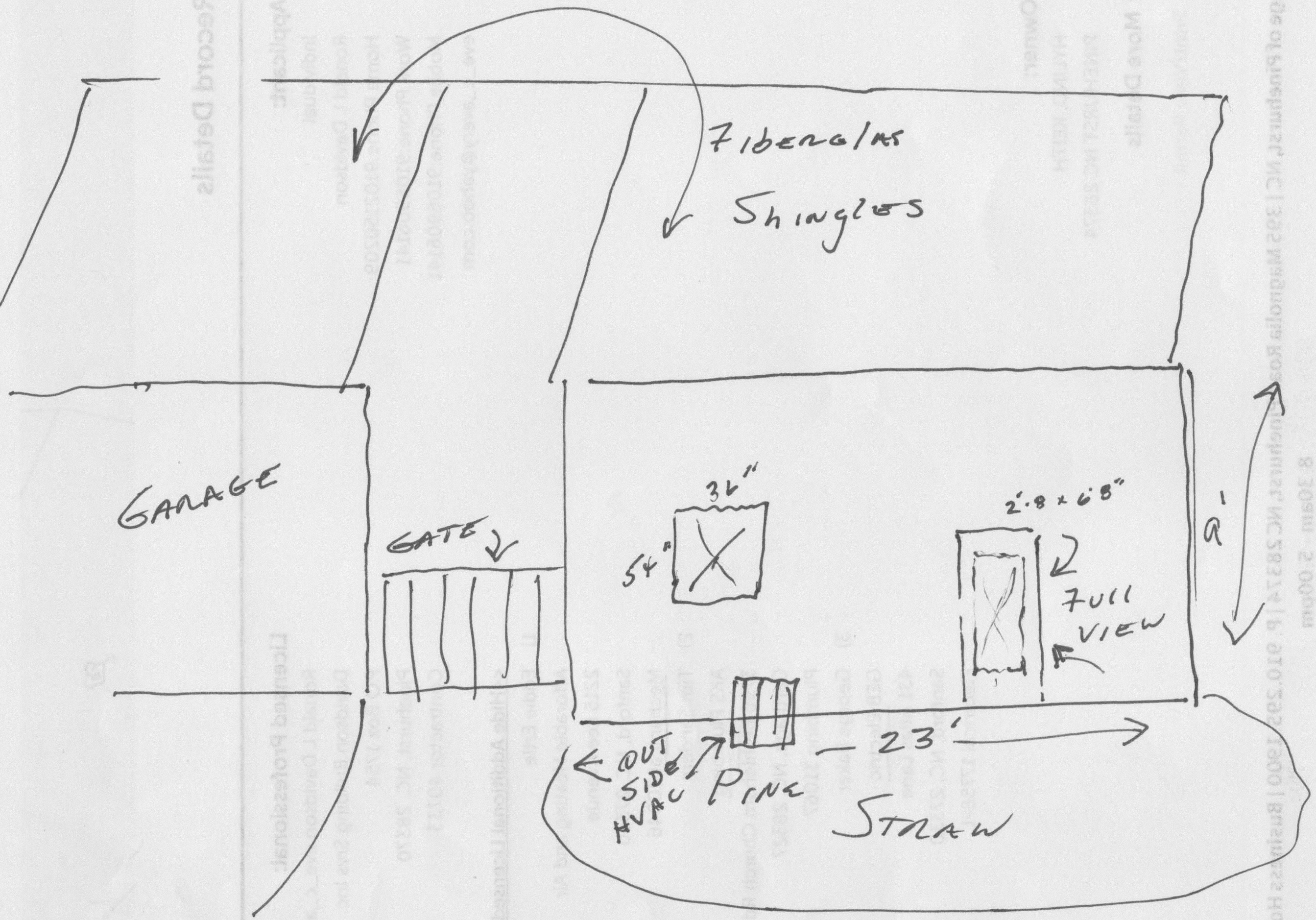

Fiberglas
Shingles
GARAGE
GATE
32"
54"
2'8 x 6'8"
7ull
VIEW
23'
OUT
SIDE
HVAC
PINE
STRAW
BLUE STONE
DRIVEWAY
LINDEN
RD

EXHIBIT A-2.2

EXHIBIT A-3

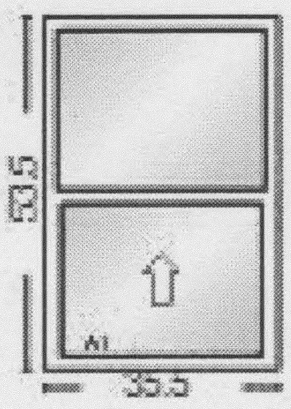
QUOTE EXPIRES	Quote Not Certified

BILL TO:

SHIP TO:

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
6887464	6/10/2022	Load Date Not Set	Quote Not Ordered	Joe Wittmer
JOB NAME		**CUSTOMER PO#**	**BUILDING/LOT #**	**CONTACT**
Davidson, Ron Linden Road				

LineItem #	Description	Net Price	Extended
1-1 **Qty:** 1 **Room Location:** None Assigned **Note:**	Rough Opening: 36 X 54, Frame: 35.5 X 53.5 Wrapping - Clear Opening Calculations 30.875 X 23.625, Clear Opening Area: 5.07 Product Unit 1:1500 Brickmould Single Hung Dimensions Traditional (1/2" under Call Size), Call Size 3-0 4-6, Frame Size 35.5 X 53.5, Equal Color Exterior = Clay, Interior = White Unit Type Brickmould, Drywall (Compression Tape), Nailing Fin Unit Performance H-LC35 (DP +35/-35), No Thermal Requirement, U-Factor = 0.35, SHGC = 0.29, VLT = 0.54, CPD = PWG-M-170-00023-00001, STC Rating = 26 Glass Unit 1: LE (Low-E), Warm Edge (WE), Metal, Double Glazed, 13/16" Unit 1 Lower, 1 Upper: Annealed Hardware Standard Flush Mount, White, 2 Locks, Standard (Inverted Block and Tackle) Wrapping - Frame Options Integral J-Channel, Nail Fin Setback 1 3/8" Wrapping - Jamb Extension 4-9/16", Primed, All Side	$501.20	$501.20



LineItem #	Description	Net Price	Extended
1-2 **Qty:** 1 **Room Location:** None Assigned **Note:**	Unit 1 Screen, Call Size: 3-0 4-6, Screen Color: Clay, Screen Width: 31.5 Screen Height: 25.25	$16.19	$16.19

Total Unit Quantity: 2

EXHIBIT A-4.1

EXHIBIT A-4.2



EXHIBIT A-4.3



Plotted By: Taylor, Zachary (Raleigh) Sheet Set: BARRETT ROAD – PARKING LOT Layout: EX-1 August 16, 2022 02:47:38pm \\kimley-horn.com\SE_RAL1\RAL_LDEV\017548002_Pinehurst Barrett Rd Prkg\08_CAD Files\Exhibits\SITE PLAN EXHIBIT.dwg
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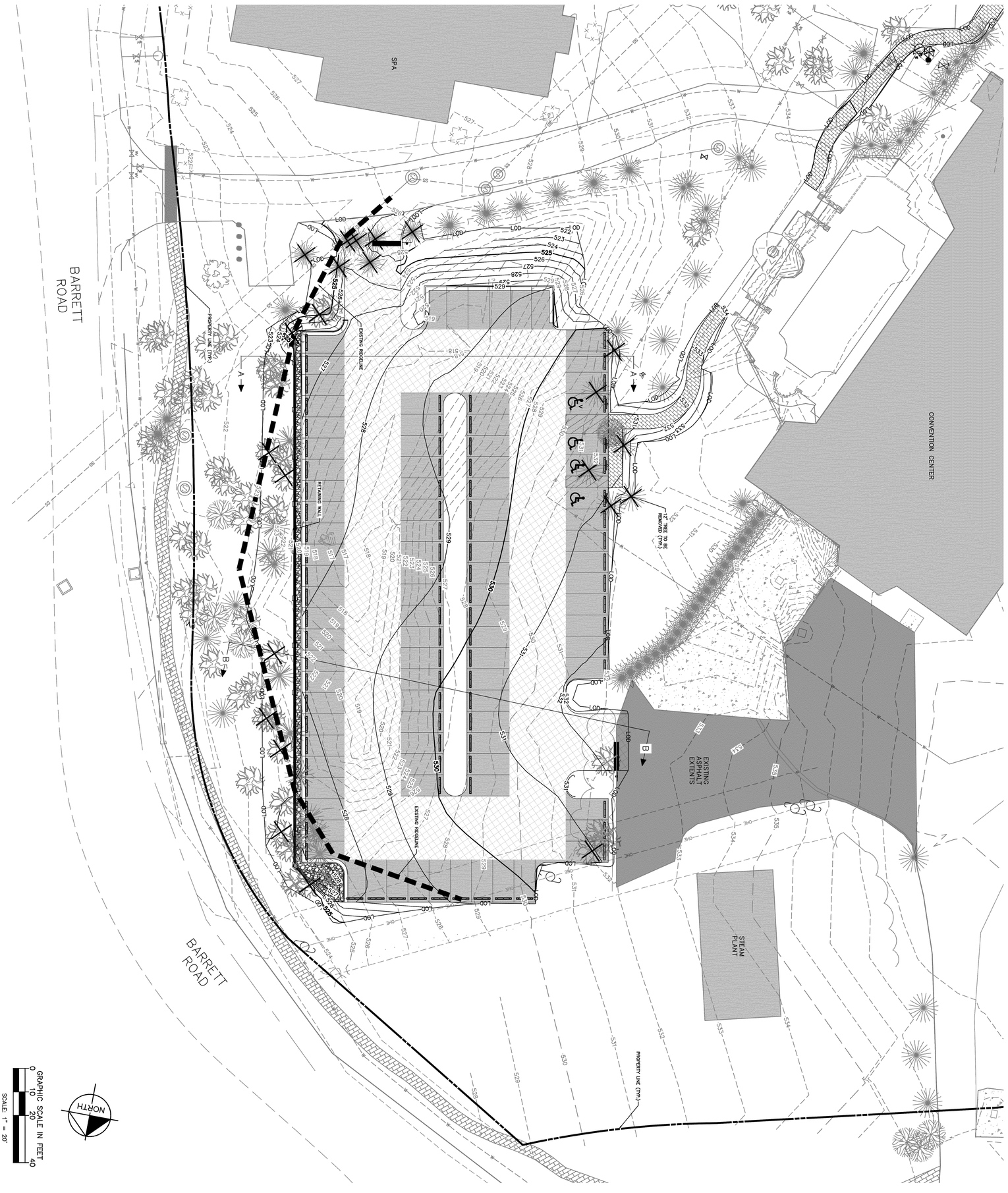

EXHIBIT A-2.5

SHEET NUMBER
EX-1

BARRETT ROAD - PARKING LOT
PREPARED FOR
PINEHURST RESORT & COUNTRY CLUB
VILLAGE OF PINEHURST NC

HISTORIC PRESERVATION COMMITTEE EXHIBIT

KHA PROJECT	017548002
DATE	08/16/2022
SCALE	AS SHOWN
DESIGNED BY	WJB
DRAWN BY	ZDT
CHECKED BY	WJB

Kimley»Horn
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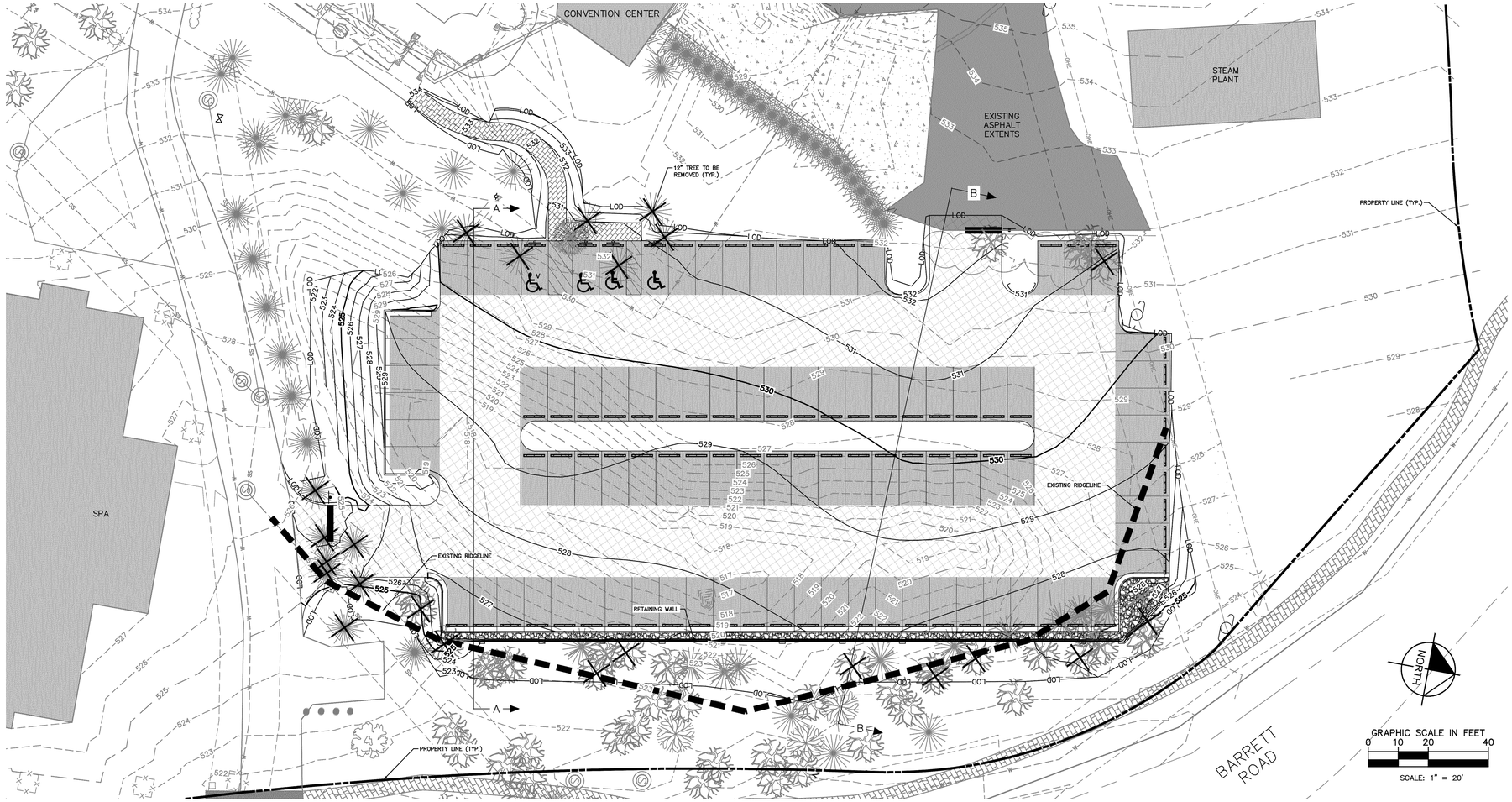
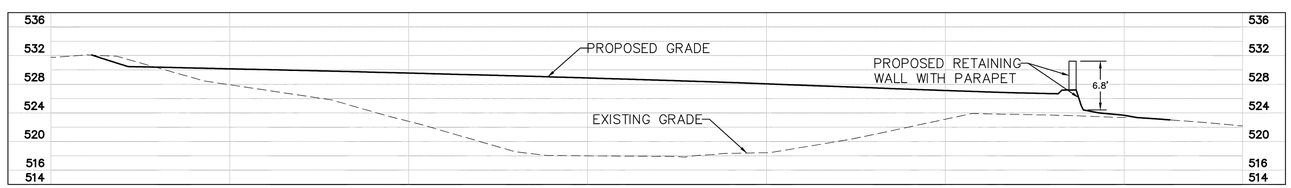
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

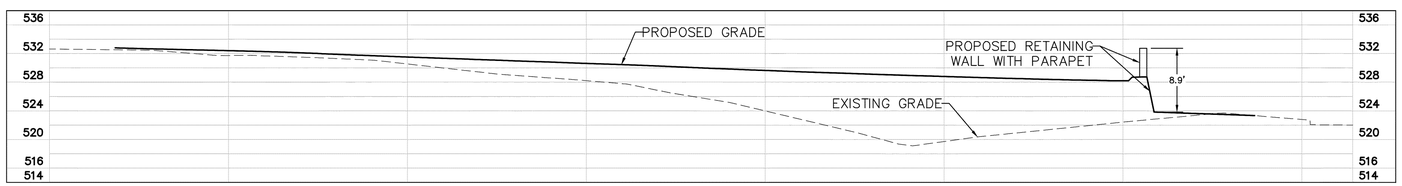
No.	REVISIONS	DATE	BY

EXHIBIT A-2.6





PROFILE VIEW A
1"=10'



PROFILE VIEW B
1"=10'

No.	REVISIONS	DATE	BY

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

KHA PROJECT 017548002
DATE 08/16/2022
SCALE AS SHOWN
DESIGNED BY WJB
DRAWN BY ZDT
CHECKED BY WJB

HISTORIC PRESERVATION COMMITTEE EXHIBIT

BARRETT ROAD - PARKING LOT
PREPARED FOR
PINEHURST RESORT & COUNTRY CLUB
VILLAGE OF PINEHURST NC

SHEET NUMBER
EX-2

Plotted By: Taylor, Zachary (Raleigh) Sheet Set: BARRETT ROAD - PARKING LOT Layout: EX-2 August 16, 2022 02:45:10pm \\kimley-horn.com\SE_RAL1\RAL_LDEV\017548002_Pinehurst Barrett Rd Prkg\08_CAD Files\Exhibits\SITE PLAN EXHIBIT.dwg
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EXHIBIT A-2.7

REVISIONS			
SYM.	DESCRIPTION	DATE	BY
1	REVISIONS FOR FIRST V.O.P. COMMENTS	JULY '22	

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	TREES				
CFCP	6	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS FLOWERING DOGWOOD	2" CAL. MIN.; 7' HT. MIN.	
ILDF	3	ILEX OPACA 'DAN FENTON'	DAN FENTON AMERICAN HOLLY	2" CAL. MIN.; 6'-7' HT.	MATCHING
LAMU	5	LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	6'-7' HT. MIN.	MULTI-STEM
PIPA	16	PINUS PALUSTRIS	LONGLEAF PINE	3" CAL. MIN.; 8'-12' HT.	TRANSPLANT ONLY; SEE DETAIL
TDMI	7	TAXODIUM ASCENDENS 'FOX RED' (STANDARD)	FOX RED PONDCYPRESS (STANDARD)	3" CAL. MIN.; 8'-12' HT.	STANDARD; MATCHING
UPBO	4	ULMUS PARVIFLORA 'UPMTF' PP 11295 BOSQUE	BOSQUE LACEBARK ELM	3" CAL. MIN.; 8'-12' HT.	
				2.5" CAL. MIN.; 7' HT. MIN.	
	SHRUBS				
AZGT	18	AZALEA X 'GEORGE TABER'	GEORGE TABER AZALEA	24" HT. MIN.	3' O.C.
AZAB	25	AZALEA X 'ROBLEO' PP19899 AUTUMN BELLE	AUTUMN BELLE ENCORE AZALEA	15" HT MIN.	3' O.C.
CJAR	13	CAMELLIA JAPONICA 'APRIL REMEMBERED'	APRIL REMEMBERED JAPANONICA CAMELLIA	24" HT. MIN.	3' O.C.
CSOM	53	CAMELLIA SASANQUA 'OCTOBER MAGIC ROSE'	OCTOBER MAGIC ROSE SASANQUA CAMELLIA	24" HT. MIN.	3' O.C.
CSSD	4	CAMELLIA SASANQUA 'GREEN 99-031' SUSY DIRR'	SUSY DIRR SASANQUA CAMELLIA	4'-5' HT. MIN.	3' O.C.
DIEH	39	DISTYLIUM 'PIIDIST-I' PP24,410	EMERALD HEIGHTS EVERGREEN DYSTYLIUM	30" HT. MIN.	3' O.C.
ILEB	5	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	5'-6' HT. MIN.	5' O.C.; FULL TO GROUND
ILEB2	5	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	6'-7' HT. MIN.	6' O.C.; FULL TO GROUND
	PERENNIALS & GROUNDCOVERS				
HUBI	56	HEUCHERA HYBRID DOLCE 'BLACKBERRY ICE'	BLACKBERRY ICE CORAL BELLS	1 GAL.	12" O.C.
	TURF				
SOD		TO MATCH EXISTING			REPAIR AND REPLACE AS NEEDED

PLANTING SCHEDULE

NOTES:
1. SEE SHEET L-02 FOR PLANTING NOTES.
2. ALL PLANT SIZES TO BE CONSIDERED MINIMUM.
3. NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.

LEGEND

- EXISTING PINE
- EXISTING HARDWOOD
- EXISTING PINE TO COUNT AS PART OF REQUIRED PLANTING
- EXISTING HARDWOOD TO COUNT AS PART OF REQUIRED PLANTING
- PINE
- LARGE TREE
- SMALL TREE
- SHRUBS
- IRRIGATION SLEEVE
- LIGHT POLE 1

NOTES:

1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON SHEET C-01 SHALL APPLY TO THIS PLAN.
2. ALL PLANT LOCATIONS ARE APPROXIMATE.

Required Parking Perimeter Planting Calculations

Parking Perimeter Along Railroad ROW:		Provided
Length:	304 lf	
Required Pine Trees @ 1/20 lf:	15	15
Required Shrubs @ 1/3 lf:	101	Brick wall in lieu of shrubs

Required Class 2 20' Buffer Planting Calculations (1/2 required)

Buffer:		Provided
Length:	288 lf	
Required Large Trees @ 1/200 sf:	15	15 (19 existing)
Required Understory Tree @ 1/500 sf:	12	12 (3 existing hollies)
Required Shrubs @ 1/75 sf:	41	41

Required Parking Interior Planting Calculations

Total Parking Area:	33,338 sf	
Required Interior Planting Area:	3,334 sf	(approximately 3,649 sf provided)
Required Trees:		
Large Trees @ 1/250 sf:	13	
Small Trees @ 1/125 sf:	1	
Total Area Equivalency:	3,375 sf	
Trees Provided:		
Large Trees:	12	
Small Trees:	3	

GRAPHIC SCALE 20 0 10 20 40 (IN FEET)
FULL SIZE SHEET 22"x34"

VILLAGE OF PINEHURST CONSTRUCTION PLAN APPROVAL

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.

PLAN APPROVAL NUMBER _____
ENGINEERING _____
FIRE DEPARTMENT _____
PLANNING _____
MOORE CO. PUBLIC UTILITIES _____

INFRASTRUCTURE INSPECTION NOTICE TO CONTRACTOR

THIS IS TO ADVISE YOU THE THE VILLAGE OF PINEHURST IS NOW REQUIRING A MINIMUM OF FORTY-EIGHT(48) HOURS OF NOTICE WHEN REQUESTING AN ENGINEERING INSPECTION. INSPECTION REQUESTS MAY BE MADE BY CALLING THE ENGINEERING DEPARTMENT AT 295-1900. ITEMS REQUIRING AN ENGINEERING INSPECTION INCLUDE, BUT ARE NOT LIMITED TO:

1. SUBGRADE INSPECTION/PROOF ROLLING(STREETS, SIDEWALKS, FIRE LANES, ETC.) DENSITY TESTS FROM AN APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED.
2. PLACEMENT AND INSPECTION OF BASE COURSE MATERIALS INCLUDING PROOF-ROLLING. DENSITY TESTS FROM A VILLAGE APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED/ACCEPTED BY THE VILLAGE.
3. PLACEMENT AND COMPACTING OF PAVEMENT MATERIALS INCLUDING CONCRETE AND ASPHALT SURFACE COURSES. INCLUDES STRINGLINES/GRADE CONTROL, PAVING AND ROLLING OPERATIONS, MATERIAL INSPECTIONS. INSTALLATION OF WATER AND SEWER MAINS AND SERVICES INCLUDING PRESSURE TESTING, PIPE LAYING CHLORINATION OF WATER
4. MAINS, BACTERIAL TESTING, MANDREL PULLS, ETC. NECESSARY TO MEET THE VILLAGE'S UTILITY ORDINANCES. NOTE: THE CONTRACTOR SHALL ALSO CONTACT THE MOORE COUNTY UTILITIES DEPARTMENT ENGINEERING DIVISION AT 947-6315 TO SCHEDULE UTILITY INSPECTIONS AS REQUIRED BY MCPUD.
5. INSTALLATION OF FORMWORK AND PLACEMENT OF CONCRETE(SIDEWALKS, CURB AND GUTTER, ETC.) WITHIN PUBLIC RIGHT OF WAY. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)
6. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)

FAILURE TO SCHEDULE THE REQUIRED INSPECTIONS SHALL BE GROUNDS FOR REJECTION OA ALL WORK NOT INSPECTED AND ISSUANCE OF A STOP-WORK ORDER UNTIL THE PROJECT IS IN COMPLIANCE.

North Carolina 811 www.nc811.org
CALL 811 BEFORE YOU DIG

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

LKC

PLANTING PLAN

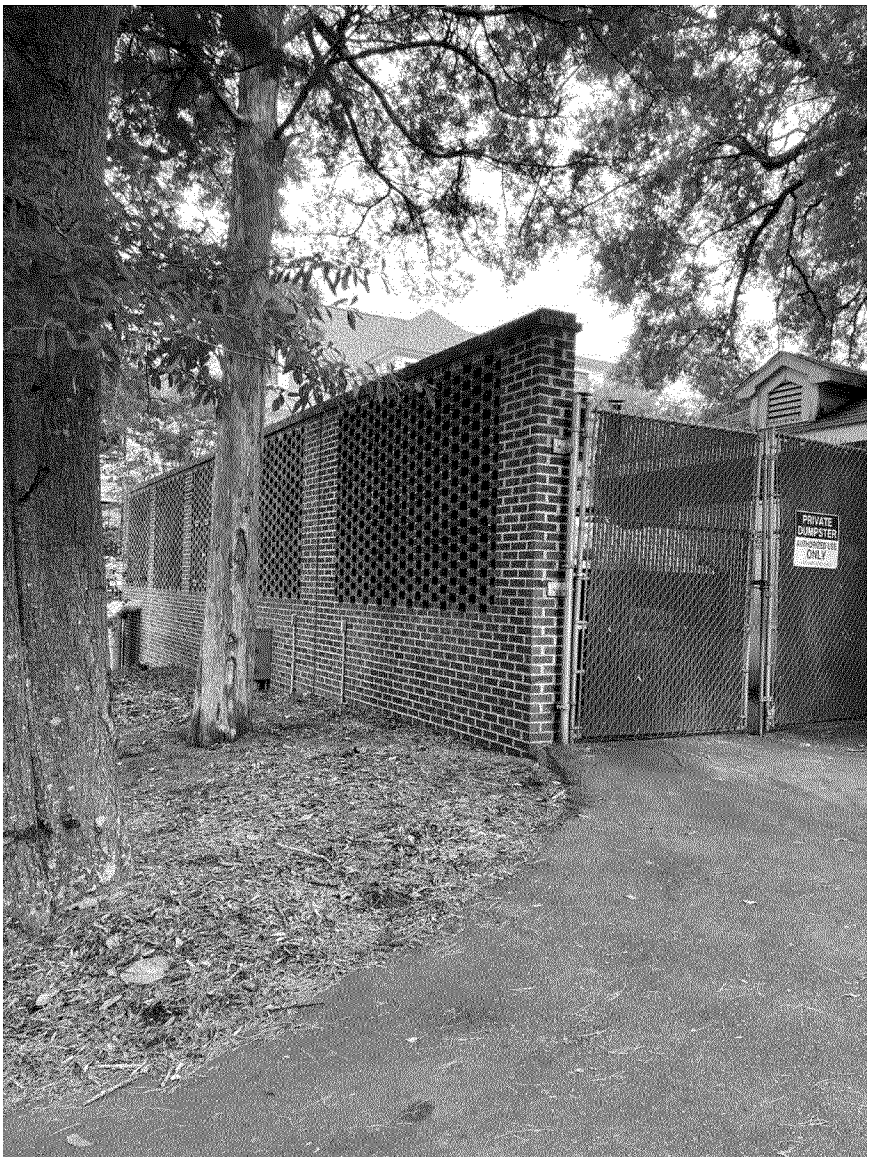
PINEHURST RESORT & COUNTRY CLUB:
BARRETT ROAD PARKING LOT
Pinehurst, North Carolina

DATE: JULY, 2022
DESIGNED: -
DRAWN: BS
CHECKED: PAP
NO.
L1.0

PRECEDENT IMAGES OF PIERCED BRICK WALLS



Holly Inn along Dogwood Rd Approx. 4’-6” ht.



Holly Inn along Dogwood Rd Approx. 10’-0” ht.



Dogwood Rd Approx. 4’-0” ht.



Everett Rd. Approx. 4’-8” ht.



Cherokee Rd. Approx. 4’-8” ht.



Village Chapel Approx. 5’-4” ht.



Village Chapel Approx. 6’-0” ht.

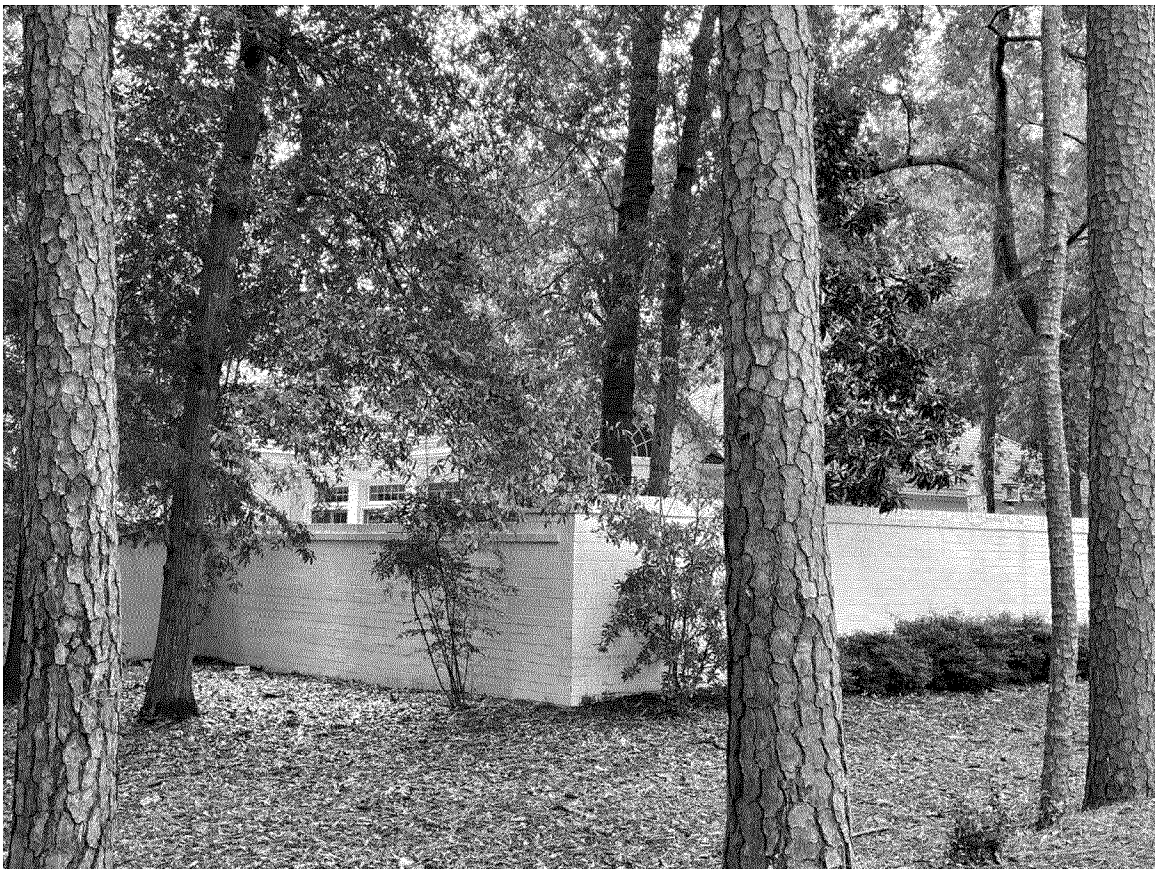
Fronts Village Green West



Ritter Rd. Apoprox. 5’-6” ht.

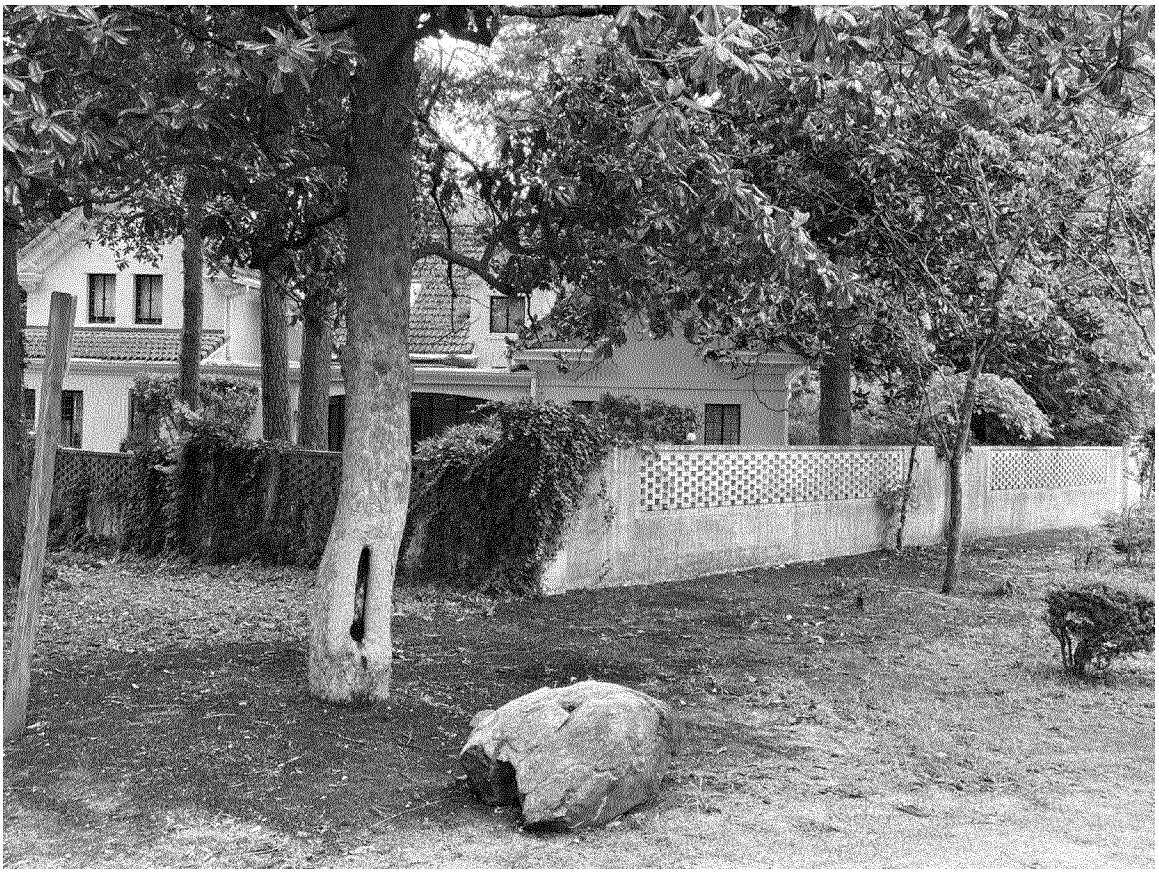


Caddell Rd. Approx. 4’-0” ht.



Graham Rd.

Approx. 4’-10” ht. at corner



McLean Rd. Approx. 5’-6” ht.

(photo taken from McLean Rd. but wall also visible on Hwy 5)



15 McCaskill Rd. W



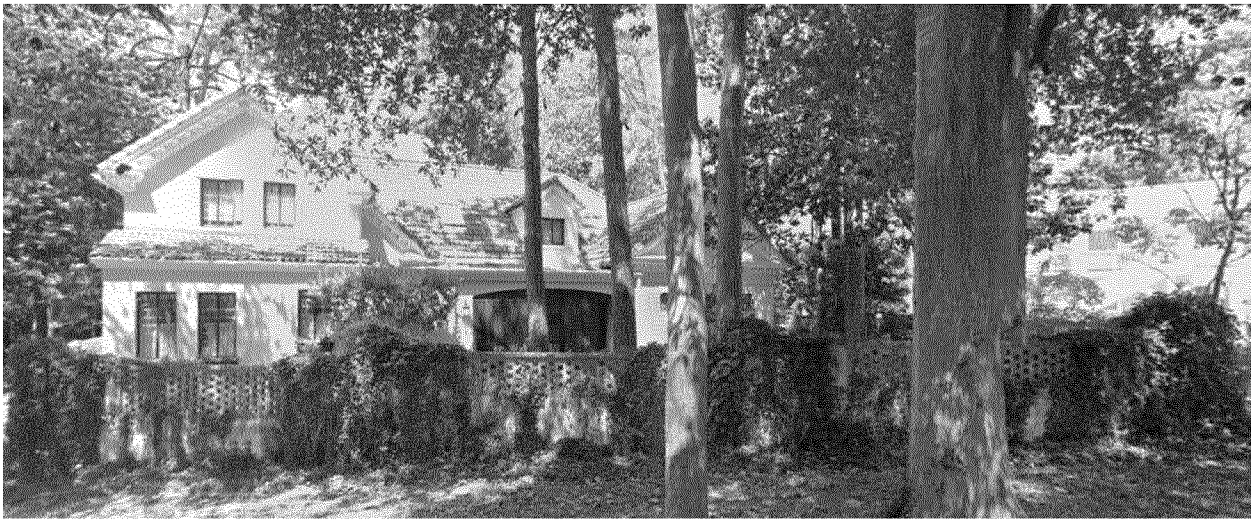
10 McCaskill Rd. E (all sides… Beulah Hill, McCaskill, and Barrett)



25 Shaw Rd. NW



5 McKenzie Rd. W



250 Beulah Hill Rd. N (both the Beulah and McLean sides)

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

■ Major Work	■ Minor Work

Certificate of Appropriateness Information

Section 8.3.2.3 of the Pinehurst Development Ordinance (PDO) indicates that any erection, alteration, restoration, relocation, or demolition of an exterior portion of any building, structure, or signage within the Historic Preservation Overlay District shall require a Certificate of Appropriateness (COA).

Standards that property owners must comply with in order to obtain a **Certificate of Appropriateness (COA)** are described in the Village of Pinehurst Historic District Standards. A map of the Local Historic District and the Historic District Standards can be accessed at www.vopnc.org/historicdistrict.

The online application must be completed in full and submitted with the associated fees listed in the Village's Fees and Charges Schedule, which can be accessed at https://www.vopnc.org/home/showpublisheddocument/12985/637738809623000000.

*This application must be completed in full and submitted as supporting material to the online application.

Intake Information

Property Address	
Street Address	80 CAROLINA VISTA DRIVE
City, State, Zip Code	PINEHURST, NORTH CAROLINA 28374
Parcel ID #	855212865690

Owner Information			
Name	Resorts of Pinehurst, Inc (Pinehurst, LLC)	Home Phone #	NA
Street Address	80 Carolina Vista Dr	Mobile Phone #	910-986-3038
City, State, Zip Code	Pinehurst, NC 28374	Business Phone #	NA
Email	calvin.burkley@pinehurst.com		

Applicant			
Name	Calvin Burkley	Other Phone #	NA
Email	calvin.burkley@pinehurst.com	Street Address	80 Carolina Vista Dr
Mobile Phone #	910-986-3038	City, State, Zip Code	Pinehurst, NC 28374

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Licensed Professionals (Optional) (License #s must include all letters and numbers as filed with the NC Licensing Board)	
License #	039196
Name	Jordan Brewer, PE
Street Address	421 Fayetteville Street, Suite 600
City, State, Zip	Raleigh, NC 27601
Phone #	919-653-6654
Email	jordan.brewer@kimley-horn.com

General Information

Description of Changes to the Structure	The project involves the addition of 96 paved parking spaces and the creation of a subsurface stormwater retention system. The construction will include a brick veneered retaining wall and required landscape plantings.		
Type of Work	☐ Addition	☐ Alteration	■ New

Existing Use	Proposed Use
☐ Vacant	☐ Vacant
☐ Single Family Low Density	☐ Single Family Low Density
☐ Single Family Medium Density	☐ Single Family Medium Density
☐ Single Family High Density	☐ Single Family High Density
☐ Multi-Family Development	☐ Multi-Family Development
☐ Office	☐ Office
☐ Retail	☐ Retail
■ Lodging	■ Lodging
☐ Recreational	☐ Recreational
☐ Institutional	☐ Institutional
☐ Medical	☐ Medical
☐ Industrial	☐ Industrial
☐ Services	☐ Services
Includes Demolition	■ Yes ☐ No
Includes Tree Removal	■ Yes ☐ No

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

Exterior Materials and Colors

	Existing Material(s)	Proposed Material(s)	Existing Color(s)	Proposed Color(s)
Front Elevation Siding				
Rear Elevation Siding				
Right Elevation Siding				
Left Elevation Siding				
Trim				
Windows				
Chimney				
Foundation				
Front Door				
Shutters				
Garage Door				
Roof				
Awning				
Fence				
Front Porch				
Deck				
Patio				
Sidewalk				
Sky Lights / Solar				
Driveway	asphalt	asphalt	dark gray	dark gray
Signage				
Other: Parking	asphalt	asphalt	dark gray	dark gray
Other: Retaining Wall	brick	brick	red	red

Required Documents

■ Site Plan/Survey or Sketch	■ Elevation Drawings	☐ Photos of Existing Site
☐ Floor Plans	■ Landscaping Plan	

Certification

I hereby certify that the information contained in this application is accurate and complete. I also confirm that I have read and understand the requirements that must be met in order to receive a Historic Certificate of Appropriateness (COA).

Applicant Signature: Calvin Burkley Date: 06-10-2022

Historic Certificate of Appropriateness (COA)
Major and Minor

Fee: $100 – Minor
Fee: $500 – Major
(Revised 01/2022)

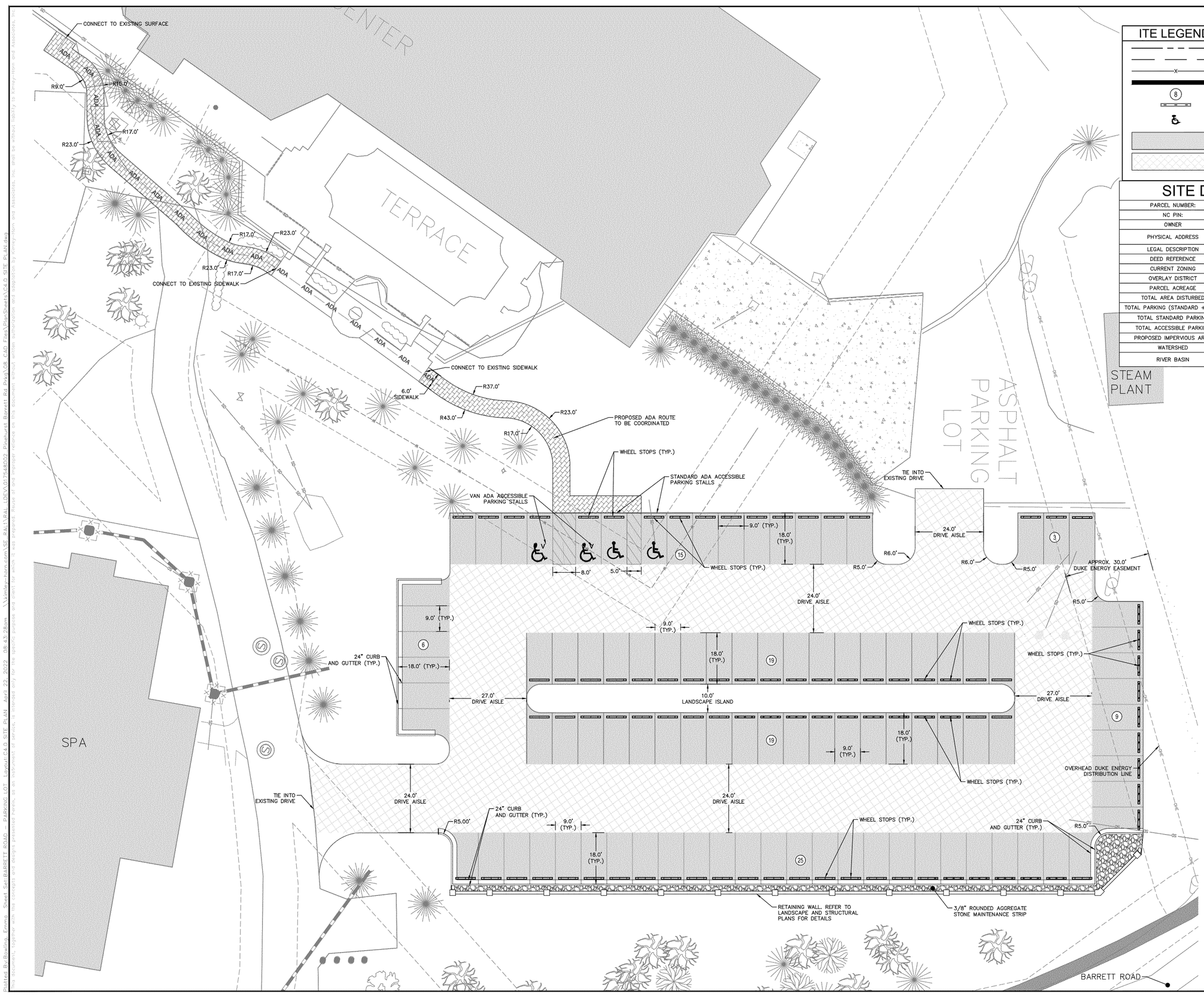
Property Owner Authorization

I hereby certify that I am the owner on record for the property listed on this application. In addition, I am giving authorization to the applicant and / or licensed professional(s) listed on this application to petition the Historic Preservation Commission on my behalf for approval of the changes requested in this application.

Owner / Owner's Representative Signature: Calvin Burkley

Date: 06-10-2022

DocuSign Envelope ID: 7CC4A4C5-EF12-4AAF-991E-B1BC2E4E1714



ITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- RETAINING WALL
- PARKING SPACE COUNT
- WHEEL STOP
- ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT

SITE DATA TABLE

PARCEL NUMBER:	25808
NC PIN:	855212865690
OWNER	RESORTS OF PINEHURST INC
PHYSICAL ADDRESS	80 CAROLINA VISTA PINEHURST, NC 28374
LEGAL DESCRIPTION	PINEHURST HOTEL AREA 31
DEED REFERENCE	DB529 PG409
CURRENT ZONING	H – HOTEL
OVERLAY DISTRICT	HISTORIC PRESERVATION OVERLAY
PARCEL ACREAGE	22.76 ACRES
TOTAL AREA DISTURBED	0.99 ACRES
TOTAL PARKING (STANDARD + ADA)	96 STALLS
TOTAL STANDARD PARKING	92 STALLS
TOTAL ACCESSIBLE PARKING	4 STALLS (2 VAN)
PROPOSED IMPERVIOUS AREA	0.70 ACRES
WATERSHED	WS–III–BW
RIVER BASIN	NICKS CREEK – CAPE FEAR RIVER BASIN

No.	REVISIONS	DATE	BY
1	SUBMIT TO VOP FOR REVIEW – NFC	04/22/22	EMB

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053665 EMMA M. BOWLING
Signature Emma Bowling
Date 4/22/2022

KHA PROJECT 017548002
DATE 04/22/2022
SCALE AS SHOWN
DESIGNED BY EMB
DRAWN BY ASA
CHECKED BY WJB

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 7.5 15 30
SCALE: 1" = 15'

SURVEY NOTE:
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS PROVIDED BY LKC ENGINEERING, PLLC, DATED 12/9/2021 LOCATED AT 140 AQUA SHED COURT, ABERDEEN, NC 28315 PHONE: 910-420-1437

SITE PLAN

BARRETT ROAD - PARKING LOT RENOVATIONS FOR PINEHURST COUNTRY CLUB

VILLAGE OF PINEHURST, NC

SHEET NUMBER C 0

Plotted By: Bowling, Emma Sheet Set: BARRETT ROAD - PARKING LOT Layout: C4.0 SITE PLAN April 22, 2022 - 08:43:28am \\kimley-horn.com\USE_RALLY\RAL_LDEV\017548002 Pinehurst Barrett Rd Prkg\05 CAD Files\PlanSheets\C4.0 SITE PLAN.dwg
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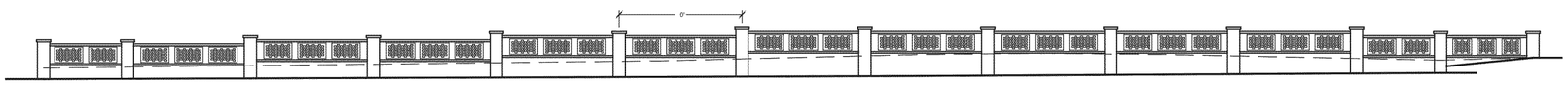
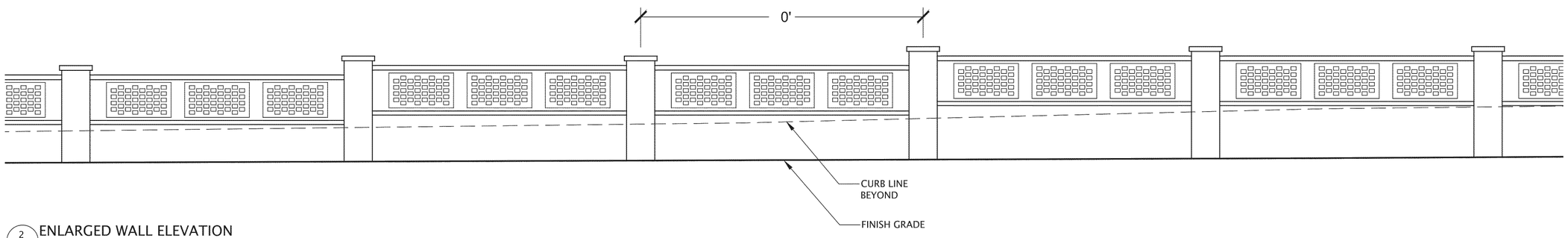
REVISIONS			
SYM.	DESCRIPTION	DATE	BY



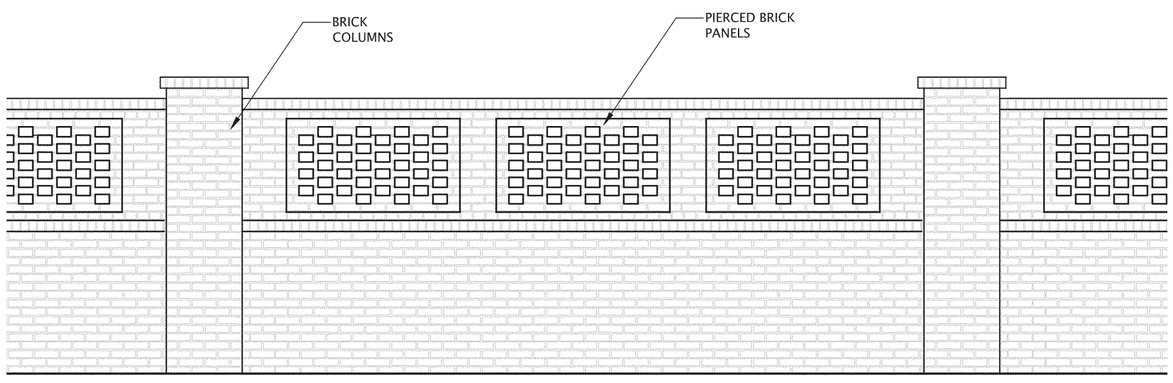
1 L-A WALL ELEVATION

GRAPHIC SCALE 12 0 6 12 24 (IN FEET)
FULL SIZE SHEET 22"x34"



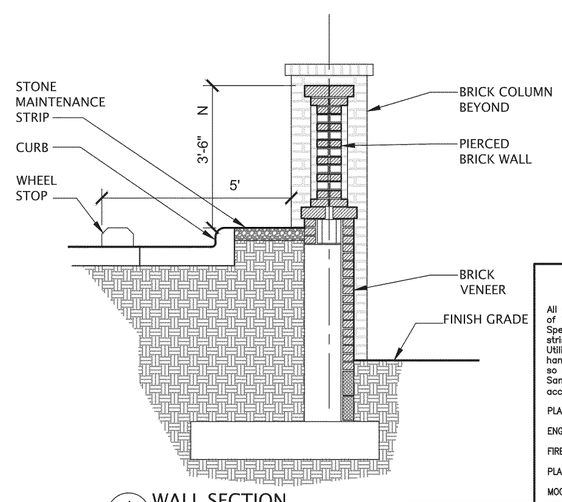
2 L-A ENLARGED WALL ELEVATION

GRAPHIC SCALE 4 0 2 4 8 (IN FEET)
FULL SIZE SHEET 22"x34"



3 L-A DETAILED WALL ELEVATION

GRAPHIC SCALE 2 0 1 2 4 (IN FEET)
FULL SIZE SHEET 22"x34"



4 L-A WALL SECTION

GRAPHIC SCALE 2 0 1 2 4 (IN FEET)
FULL SIZE SHEET 22"x34"

VILLAGE OF PINEHURST
CONSTRUCTION PLAN APPROVAL

All Construction Methods and Materials shall be in accordance with the Village of Pinehurst, Moore County Public Utilities, and NCDOT Standards and Specifications. In the event of a conflict between standards, the more stringent shall govern unless a written waiver is issued by the Village Engineer. Utility installations and other Public Facilities, including streets, sidewalks, and handicap ramps, have been approved by the Village of Pinehurst and shall be so installed unless a change is authorized by prior written approval. Public Sanitary Sewer and Utility Easements shall be recorded prior to final acceptance and/or issuance of a Certificate of Occupancy by the Village.

PLAN APPROVAL NUMBER _____
ENGINEERING _____
FIRE DEPARTMENT _____
PLANNING _____
MOORE CO. PUBLIC UTILITIES _____

INFRASTRUCTURE INSPECTION NOTICE TO CONTRACTOR

THIS IS TO ADVISE YOU THE THE VILLAGE OF PINEHURST IS NOW REQUIRING A MINIMUM OF FORTY-EIGHT(48) HOURS OF NOTICE WHEN REQUESTING AN ENGINEERING INSPECTION. INSPECTION REQUESTS MAY BE MADE BY CALLING THE ENGINEERING DEPARTMENT AT 295-1900. ITEMS REQUIRING AN ENGINEERING INSPECTION INCLUDE, BUT ARE NOT LIMITED TO:

1. SUBGRADE INSPECTION/PROOF ROLLING(STREETS, SIDEWALKS, FIRE LANES, ETC.) DENSITY TESTS FROM AN APPROVED GEO-TECHNICAL ENGINEERING FIRM MAY BE REQUIRED.
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5. INSTALLATION OF FORMWORK AND PLACEMENT OF CONCRETE(SIDEWALKS, CURB AND GUTTER, ETC.) WITHIN PUBLIC RIGHT OF WAY. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)
6. INSTALLATION OF STORM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET, PROTECTION, ETC.)

FAILURE TO SCHEDULE THE REQUIRED INSPECTIONS SHALL BE GROUNDS FOR REJECTION OA ALL WORK NOT INSPECTED AND ISSUANCE OF A STOP-WORK ORDER UNTIL THE PROJECT IS IN COMPLIANCE.

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. -1095

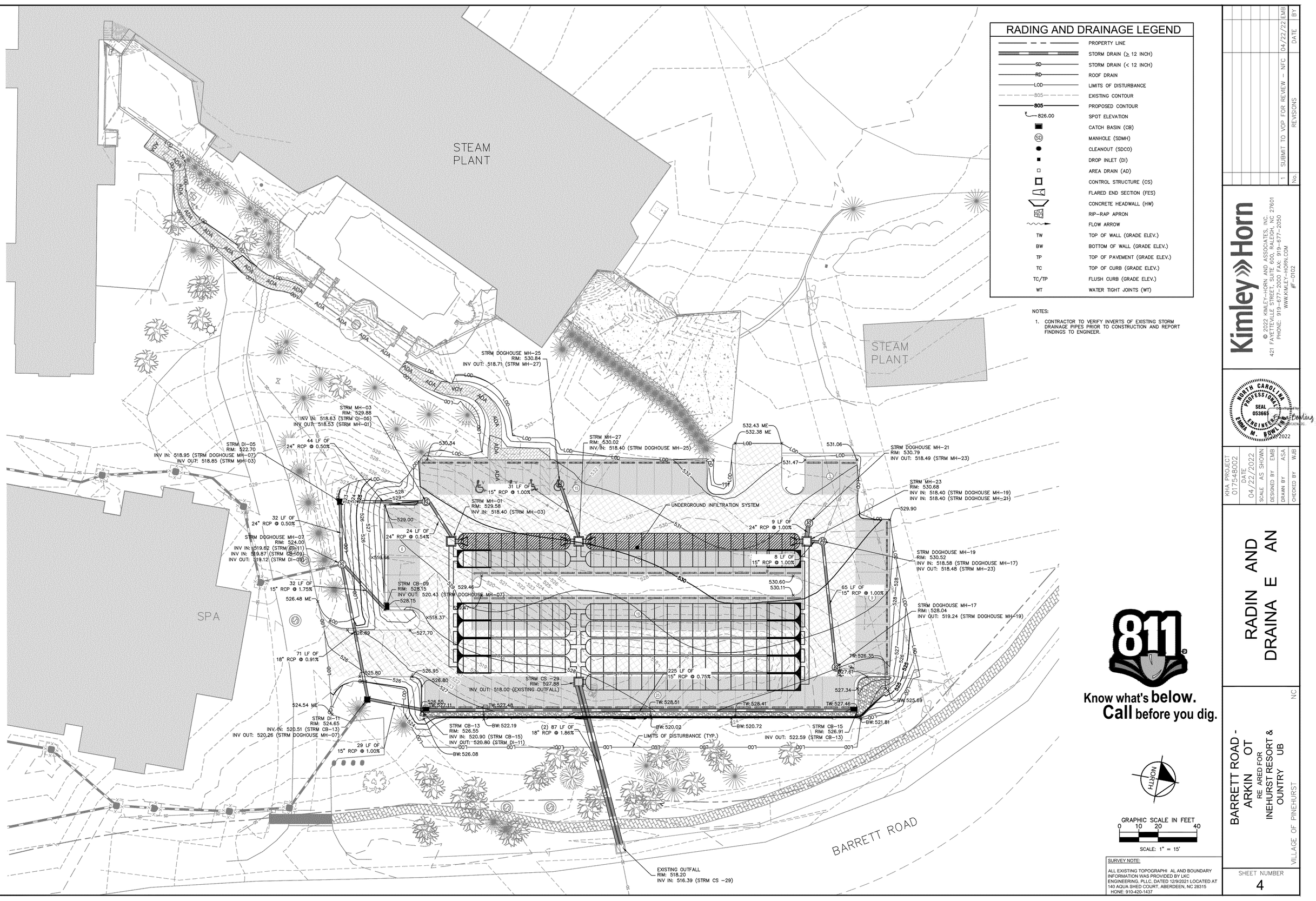
LKC
Engineering
Landscape Architecture
Surveying

CONCEPTUAL WALL FINISH

INEH RST RESORT &
CO NTRY CL B:
BARRETT ROAD ARKING LOT
inehurst, North Carolina

DATE: A RIL 2022
DESIGNED: -
DRAWN: BS
CHECKED: A
NO.
L3.0

DocuSign Envelope ID: 7CC4A4C5-EF12-4AAF-991E-B1BC2E4E1714



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Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE	BY
1	SUBMIT TO VDP FOR REVIEW – NFC	04/22/22	EMB

Kimley»Horn
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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053665 EMMA M. BOWLING 2022
Signature by: Emma Bowling
DocuSigned by: 4/22/2022

KHA PROJECT 017548002
DATE 04/22/2022
SCALE AS SHOWN
DESIGNED BY EMB
DRAWN BY ASA
CHECKED BY WJB

RADIN AND DRAINA E AN

BARRETT ROAD - ARKIN OT
RE ARED FOR
INEHURST RESORT & OUNTRY UB
VILLAGE OF PINEHURST NC

SHEET NUMBER
4

Plotted By: Bowling, Emma Street Set: BARRETT ROAD - PARKING LOT Layout: C4.0 GRADING AND DRAINAGE PLAN Xrefs: \\kimley-horn.com\SE RAL\RAL_LIEV\017548002 Pinehurst Barrett Rd Pkg\VD\ CAD Files\PlanSheets\C4.0 GRADING AND DRAINAGE PLAN.dwg
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REVISIONS			
SYM.	DESCRIPTION	DATE	BY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	TREES				
CFCP	6	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS FLOWERING DOGWOOD	2" CAL. MIN.; 7' HT. MIN.	
ILDF	3	ILEX OPACA 'DAN FENTON'	DAN FENTON AMERICAN HOLLY	2" CAL. MIN.; 6'-7' HT.	MATCHING
LAMU	5	LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	6'-7' HT. MIN.	MULTI-STEM
PIPA	16	PINUS PALUSTRIS	LONGLEAF PINE	3" CAL. MIN.; 8'-12' HT.	TRANSPLANT ONLY; SEE DETAIL
TDMI	7	TAXODIUM ASCENDENS 'FOX RED' (STANDARD)	FOX RED PONDCYPRESS (STANDARD)	3" CAL. MIN.; 8'-12' HT.	STANDARD; MATCHING
UPBO	4	ULMUS PARVIFLORA 'UPMTF' PP 11295 BOSQUE	BOSQUE LACEBARK ELM	3" CAL. MIN.; 8'-12' HT.	
				2.5" CAL. MIN.; 7' HT. MIN.	
	SHRUBS				
AZGT	18	AZALEA X 'GEORGE TABER'	GEORGE TABER AZALEA	24" HT. MIN.	3' O.C.
CJAR	12	CAMELLIA JAPONICA 'APRIL REMEMBERED'	APRIL REMEMBERED JAPANONICA CAMELLIA	24" HT. MIN.	3' O.C.
CSOM	25	CAMELLIA SASANQUA 'OCTOBER MAGIC ROSE'	OCTOBER MAGIC ROSE SASANQUA CAMELLIA	24" HT. MIN.	3' O.C.
CSSD	1	CAMELLIA SASANQUA 'GREEN 99-031' SUSY DIRR'	SUSY DIRR SASANQUA CAMELLIA	4'-5' HT. MIN.	3' O.C.
DIEH	35	DISTYLIUM 'PIIDIST-I' PP24,410	EMERALD HEIGHTS EVERGREEN DYSTYLIUM	30" HT. MIN.	3' O.C.
ILEB	3	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	5'-6' HT. MIN.	5' O.C.; FULL TO GROUND
SOD		TO MATCH EXISTING			REPAIR AND REPLACE AS NEEDED

PLANTING SCHEDULE

NOTES:
1. SEE SHEET L-02 FOR PLANTING NOTES.
2. ALL PLANT SIZES TO BE CONSIDERED MINIMUM.
3. NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL BY LANDSCAPE ARCHITECT.

LEGEND

EXISTING PINE

EXISTING HARDWOOD

EXISTING PINE TO COUNT AS PART OF REQUIRED PLANTING

EXISTING HARDWOOD TO COUNT AS PART OF REQUIRED PLANTING

PINE

LARGE TREE

SMALL TREE

SHRUBS

IRRIGATION SLEEVE

NOTES:

1. ALL GENERAL NOT S, ABBREVIATIONS, SYMBOLS, AND OTH R INFORMATION INDICATED ON SHEET C-01 SHALL APPLY TO THIS PLAN.
2. ALL PLANT LOCATIONS ARE APPROXIMATE.

Required Parking Perimeter Planting Calculations

Parking Perimeter Along Railroad ROW:		Provided
Length:	304 lf	
Required Pine Trees @ 1/20 lf:	15	15
Required Shrubs @ 1/3 lf:	101	Brick wall in lieu of shrubs

Required Class 2 20' Buffer Planting Calculations (1/2 required)

Buffer:		Provided
Length:	288 lf	
Required Large Trees @ 1/200 sf:	15	15 (19 existing)
Required Understory Tree @ 1/500 sf:	12	12 (3 existing hollies)
Required Shrubs @ 1/75 sf:	41	41

Required Parking Interior Planting Calculations

Total Parking Area:	33,338 sf	
Required Interior Planting Area:	3,334 sf	(approximately 3,649 sf provided)
Required Trees:		
Large Trees @ 1/250 sf:	13	
Small Trees @ 1/125 sf:	1	
Total Area Equivalency:	3,375 sf	
Trees Provided:		
Large Trees:	12	
Small Trees:	3	

GRAPHIC SCALE
FULL SIZE SHEET 22"x34"
20 0 10 20 40 (IN FEET)

CALL 811 BEFORE YOU DIG

VILLAGE OF PINEHURST CONSTRUCTION PLAN APPROVAL

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PLAN APPROVAL NUMBER _____
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FIRE DEPARTMENT _____
PLANNING _____
MOORE CO. PUBLIC UTILITIES _____

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140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

LKC

PLANTING PLAN

PINEHURST RESORT & COUNTRY CLUB:
BARRETT ROAD PARKING LOT
Pinehurst, North Carolina

DATE: APRIL 2022
DESIGNED: -
DRAWN: BS
CHECKED: PAP
NO.
L1.0



EXHIBIT A-3.2



Barrett Road - Parking Lot

HISTORIC PRESERVATION COMMISSION

July 28, 2022

COA-2022-00119 (80 Carolina Vista)

Kimley»Horn

LKC Engineering Landscape Architecture Surveying

Convention Center

Employee Entrance

Steam Plant

Powerlines

Spa

Site

Graham Rd

Barrett Rd E

McLean Rd

Barrett Rd E

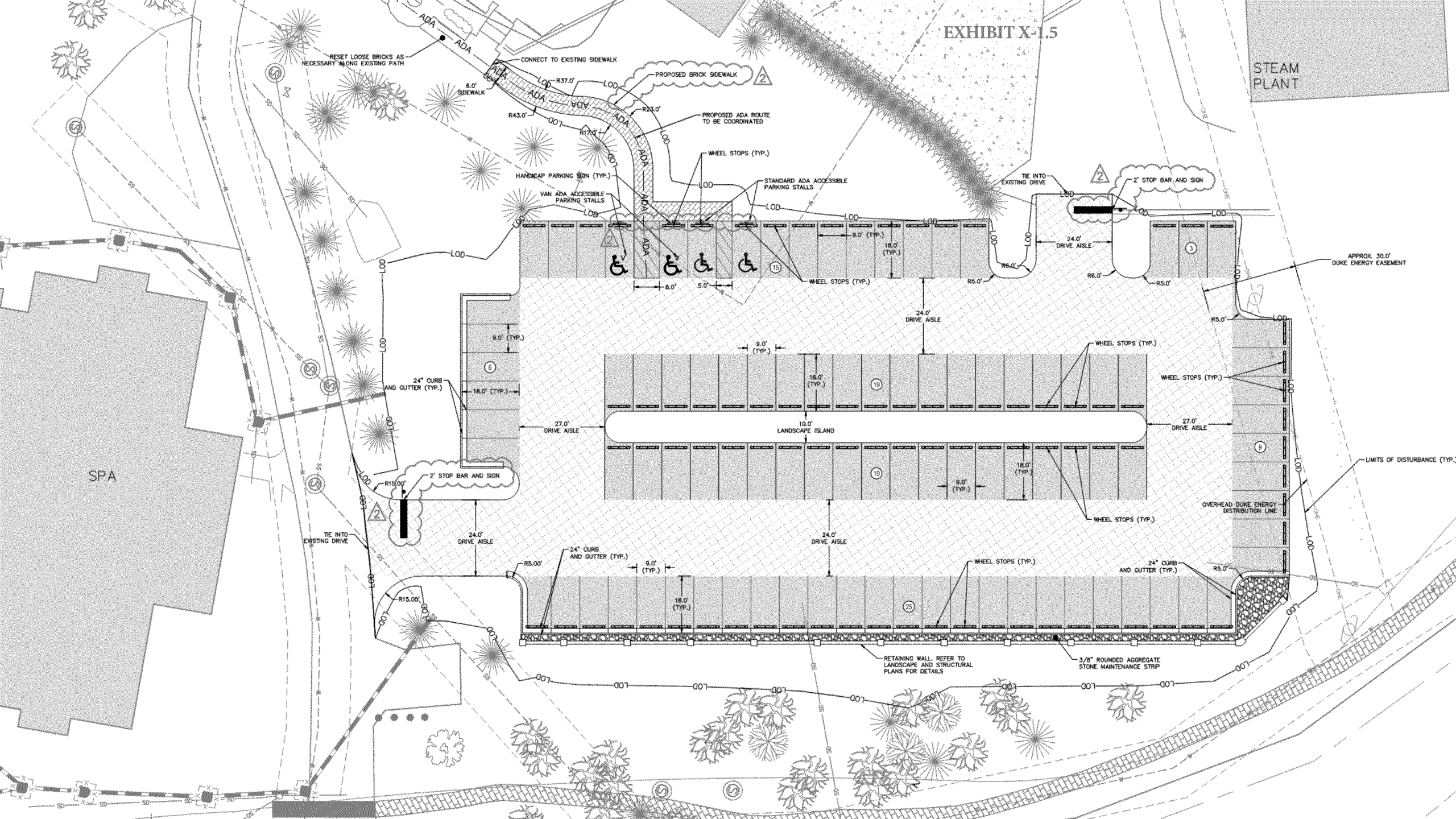


EXHIBIT X-1.3



EXHIBIT X-14

EXHIBIT X-1.5


STEAM PLANT
SPA
RESET LOOSE BRICKS AS NECESSARY ALONG EXISTING PATH
CONNECT TO EXISTING SIDEWALK
6.0' SIDEWALK
PROPOSED BRICK SIDEWALK
PROPOSED ADA ROUTE TO BE COORDINATED
WHEEL STOPS (TYP.)
HANDICAP PARKING SIGN (TYP.)
VAN ADA ACCESSIBLE PARKING STALLS
STANDARD ADA ACCESSIBLE PARKING STALLS
TIE INTO EXISTING DRIVE
2' STOP BAR AND SIGN
APPROX. 30.0' DUKE ENERGY EASEMENT
24.0' DRIVE AISLE
27.0' DRIVE AISLE
10.0' LANDSCAPE ISLAND
24" CURB AND GUTTER (TYP.)
LIMITS OF DISTURBANCE (TYP.)
OVERHEAD DUKE ENERGY DISTRIBUTION LINE
RETAINING WALL. REFER TO LANDSCAPE AND STRUCTURAL PLANS FOR DETAILS
3/8" ROUNDED AGGREGATE STONE MAINTENANCE STRIP
LOD
ADA

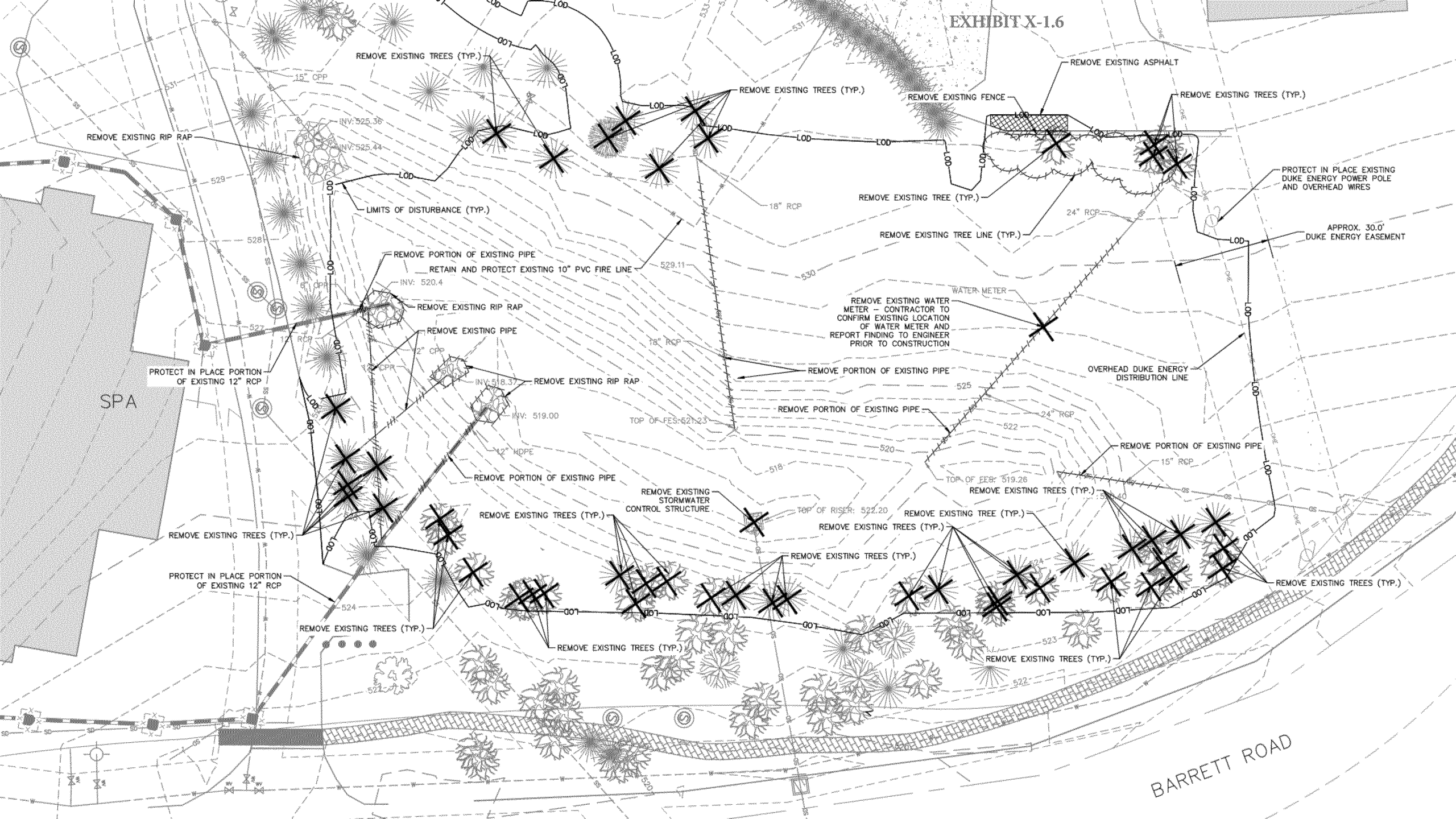


EXHIBIT X-1.6
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING RIP RAP
LIMITS OF DISTURBANCE (TYP.)
REMOVE PORTION OF EXISTING PIPE
RETAIN AND PROTECT EXISTING 10" PVC FIRE LINE
REMOVE EXISTING RIP RAP
REMOVE EXISTING PIPE
PROTECT IN PLACE PORTION OF EXISTING 12" RCP
REMOVE EXISTING RIP RAP
REMOVE PORTION OF EXISTING PIPE
REMOVE EXISTING STORMWATER CONTROL STRUCTURE
REMOVE EXISTING TREES (TYP.)
PROTECT IN PLACE PORTION OF EXISTING 12" RCP
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING ASPHALT
REMOVE EXISTING FENCE
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREE (TYP.)
REMOVE EXISTING TREE LINE (TYP.)
PROTECT IN PLACE EXISTING DUKE ENERGY POWER POLE AND OVERHEAD WIRES
APPROX. 30.0' DUKE ENERGY EASEMENT
WATER METER
REMOVE EXISTING WATER METER – CONTRACTOR TO CONFIRM EXISTING LOCATION OF WATER METER AND REPORT FINDING TO ENGINEER PRIOR TO CONSTRUCTION
OVERHEAD DUKE ENERGY DISTRIBUTION LINE
REMOVE PORTION OF EXISTING PIPE
REMOVE PORTION OF EXISTING PIPE
REMOVE PORTION OF EXISTING PIPE
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREE (TYP.)
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREES (TYP.)
REMOVE EXISTING TREES (TYP.)
SPA
BARRETT ROAD
INV: 525.36
INV: 525.44
INV: 520.4
INV: 518.37
INV: 519.00
TOP OF FES: 521.23
TOP OF RISER: 522.20
TOP OF FES: 519.26
529.11
15" CPP
6" CPP
12" CPP
12" CPP
18" RCP
18" RCP
24" RCP
24" RCP
15" RCP
12" HDPE
LOD
SS
W

	TURF		
SOD		TO MATCH EXISTING	

PLANTING SCHEDULE

EXHIBIT X-1.7

NOTES:
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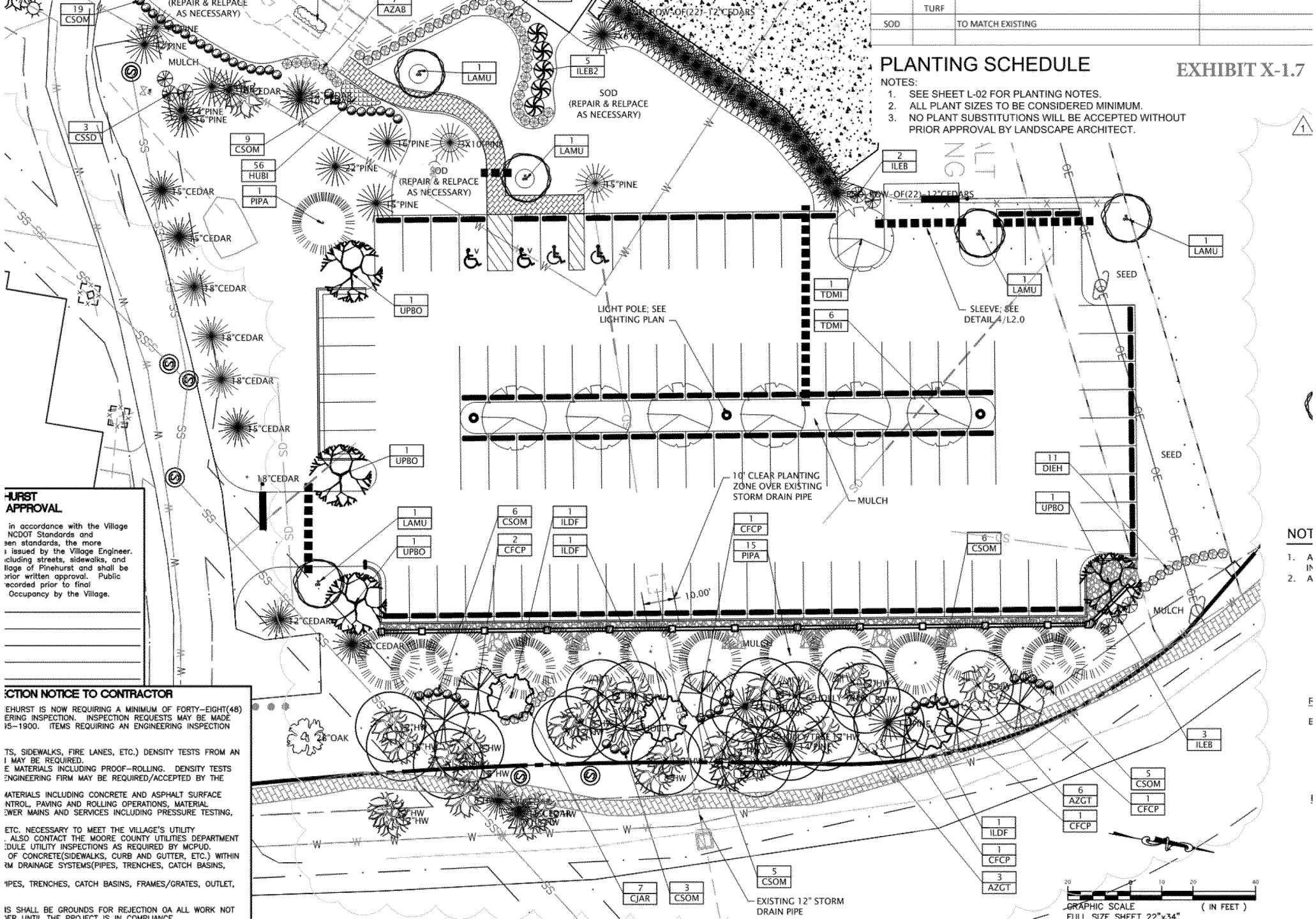

HURST
APPROVAL

in accordance with the Village
NCDOT Standards and
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E MATERIALS INCLUDING PROOF-ROLLING. DENSITY TESTS
ENGINEERING FIRM MAY BE REQUIRED/ACCEPTED BY THE

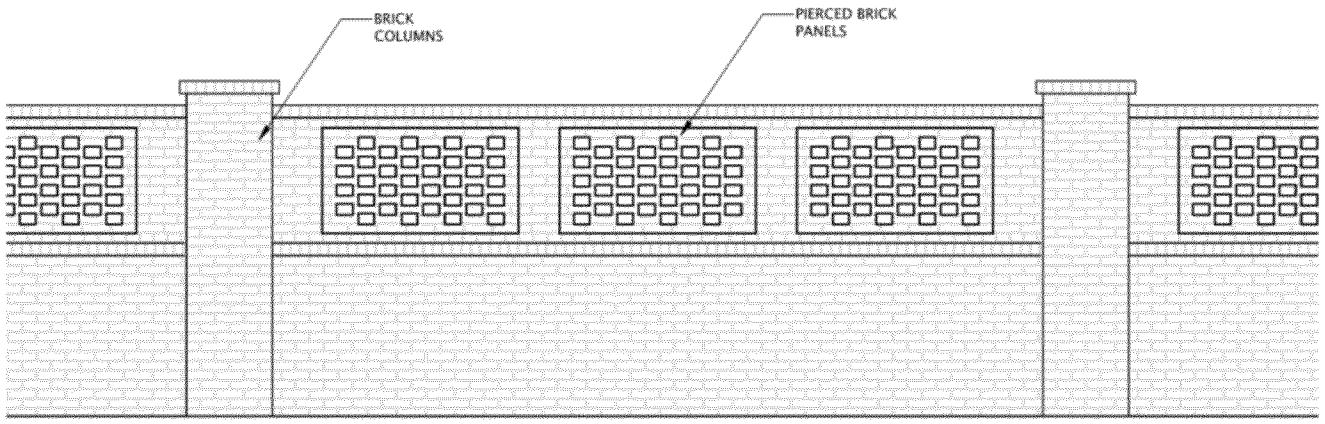
MATERIALS INCLUDING CONCRETE AND ASPHALT SURFACE
NTROL, PAVING AND ROLLING OPERATIONS, MATERIAL
EWER MAINS AND SERVICES INCLUDING PRESSURE TESTING,

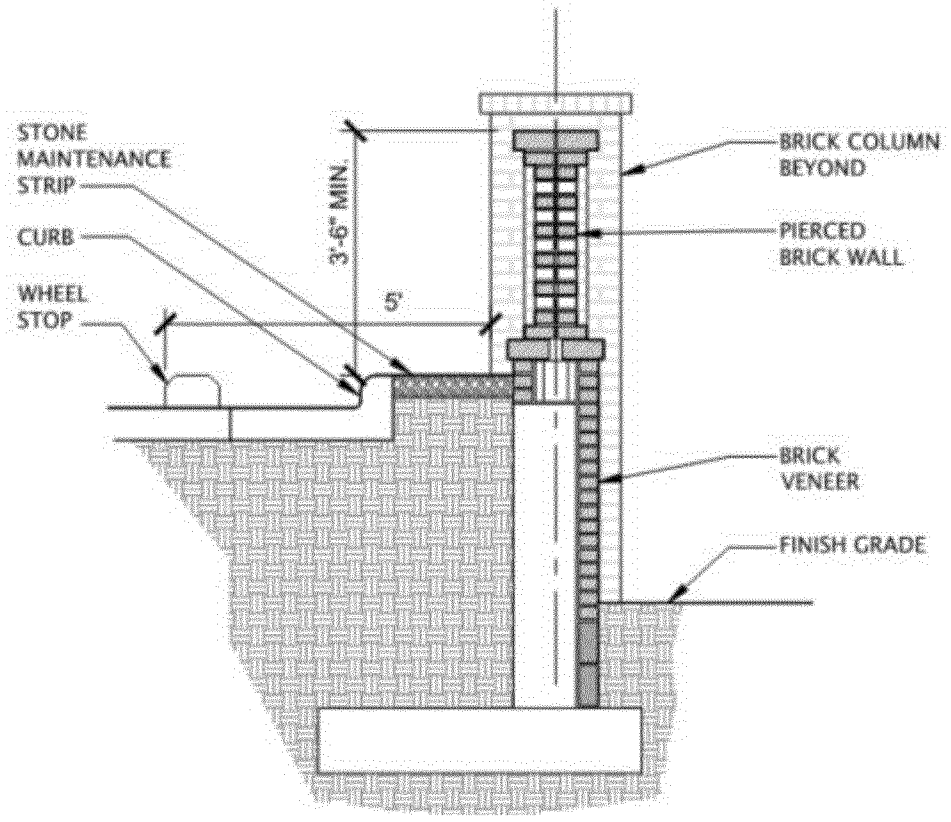
ETC. NECESSARY TO MEET THE VILLAGE'S UTILITY
. ALSO CONTACT THE MOORE COUNTY UTILITIES DEPARTMENT
EDULE UTILITY INSPECTIONS AS REQUIRED BY MCPUD.
OF CONCRETE(SIDEWALKS, CURB AND GUTTER, ETC.) WITHIN
RM DRAINAGE SYSTEMS(PIPES, TRENCHES, CATCH BASINS,

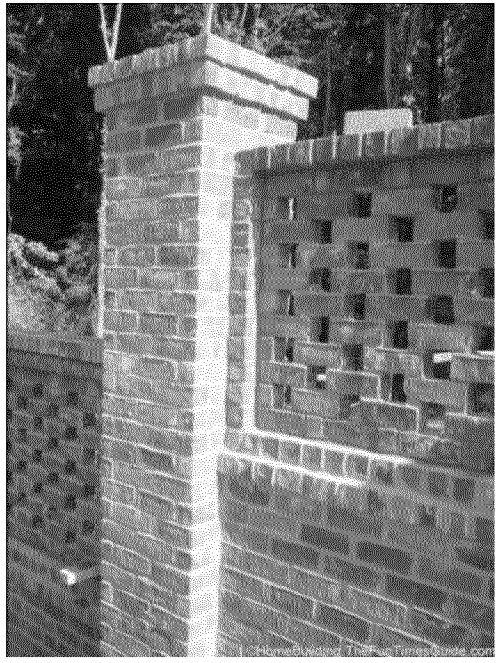
PIPES, TRENCHES, CATCH BASINS, FRAMES/GRATES, OUTLET,

IS SHALL BE GROUNDS FOR REJECTION OA ALL WORK NOT
ER UNTIL THE PROJECT IS IN COMPLIANCE

NOT
1. A
IN
2. A

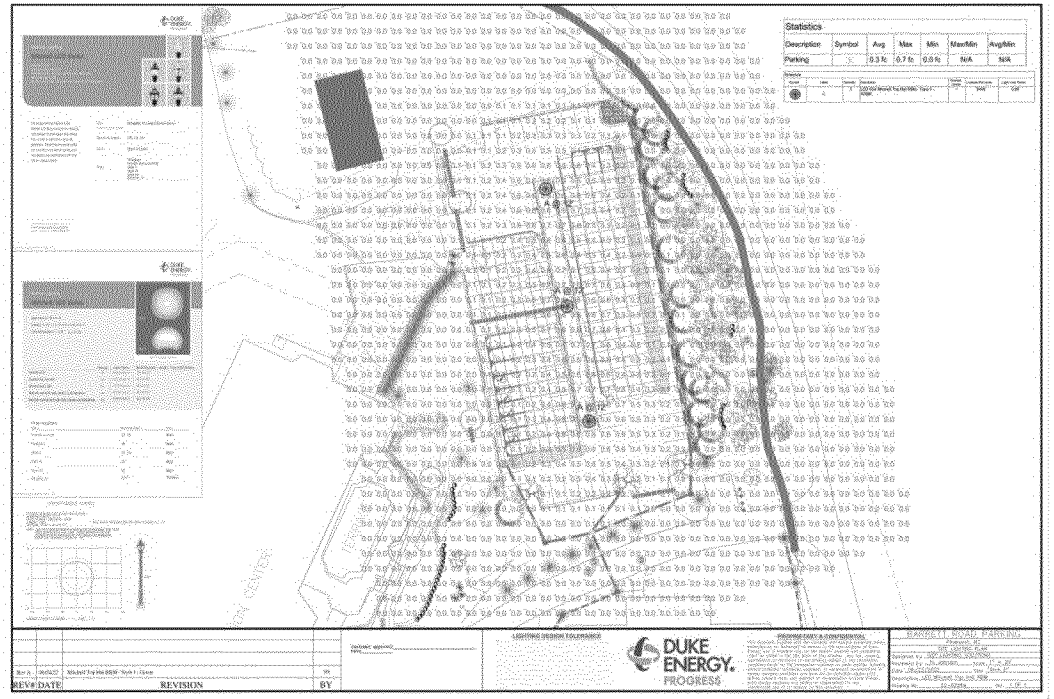

BRICK
COLUMNS
PIERCED BRICK
PANELS


STONE
MAINTENANCE
STRIP
CURB
WHEEL
STOP
3'-6" MIN.
5'
BRICK COLUMN
BEYOND
PIERCED
BRICK WALL
BRICK
VENEER
FINISH GRADE









DUKE ENERGY. PROGRESS

Outdoor Lighting

Mitchell LED Series

Mitchell LED
Mitchell Top Hat LED
Mitchell LED with ribs, bands and medallions
Mitchell Open LED
Mitchell Top Hat LED with ribs, bands and medallions

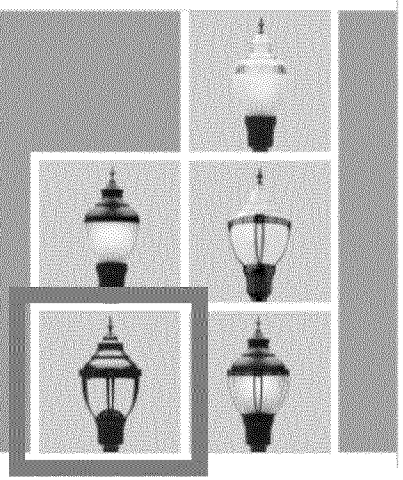


EXHIBIT X-1.10

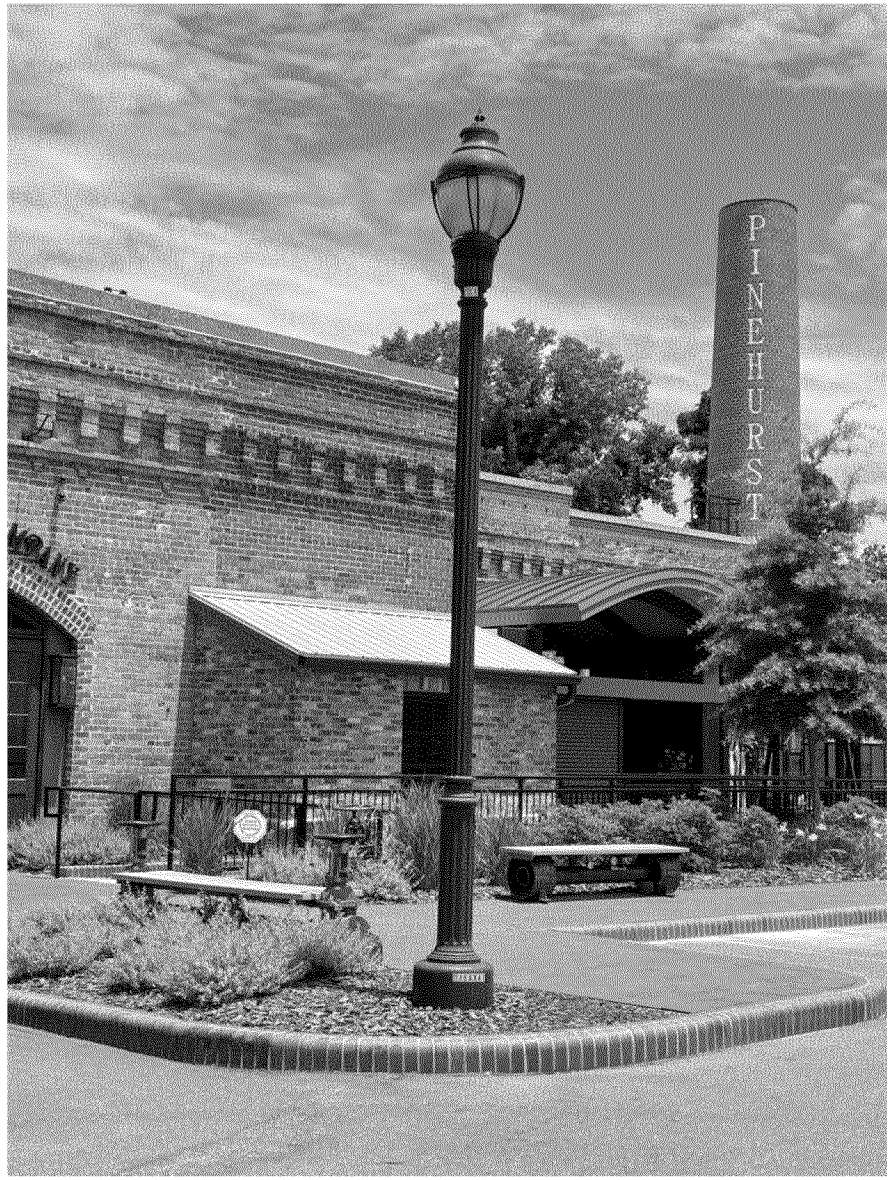




EXHIBIT X-1.12





EXHIBIT X-1.14