

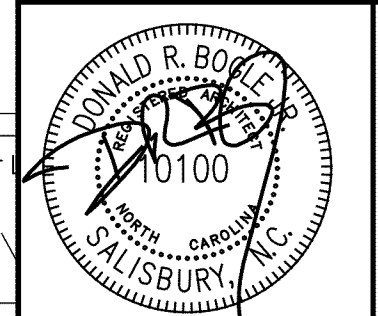
APPROVED BY
VILLAGE COUNCIL
MAY 23, 2017

CONDITIONAL DISTRICT SITE PLAN

PROPOSED DEVELOPMENT
MASTER PLAN GOALS

MAY 19, 2017

COMMUNITY
PRESBY CHURCH
125 EVERETTE ROAD
PINEHURST, NC



DRAWN BY: DRB
CHECKED BY: DRB
DATE: 5/20/17
PROJECT #: 1624

SHEET NUMBER
CD2
OF: 3

SITE MASTER PLAN:

GOAL:

- PROVIDE ACCESSIBLE PATH FROM SITE TO ENTRY POINTS THAT SERVE EACH CHURCH FUNCTION.
- PROVIDE UNIFIED CAMPUS ENVIRONMENT THROUGH LANDSCAPING, HARDSCAPES, AND INTENTIONAL CIRCULATION (PEOPLE AND CARS).
- PROVIDE ATTRACTIVE BUILDING ENTRY POINTS THAT ARE VISUALLY OBVIOUS TO A FIRST TIME VISITOR AT SANCTUARY, FELLOWSHIP HALL, OFFICES, AND EVERETTE HOUSE.
- CREATE VISUAL CAMPUS APPEAL FROM NEIGHBORHOOD & STREETS.
- ATTAIN COMPLIANCE WITH PINEHURST UDO THROUGH CONDITIONAL DISTRICT ZONING OVERLAY
- ESTABLISH MAXIMUM IMPERVIOUS % FOR CURRENT AND FUTURE NEEDS.
- PROVIDE LANDSCAPE BUFFERS AT NEW & EXISTING PARKING AS SHOWN.
- PROVIDE ORGANIZED, OFF-STREET PARKING TO HELP ALLEVIATE STREET CONGESTION AND PARK MAJORITY OF CARS BEHIND LANDSCAPE BUFFERS.

PROPOSED WORKS:

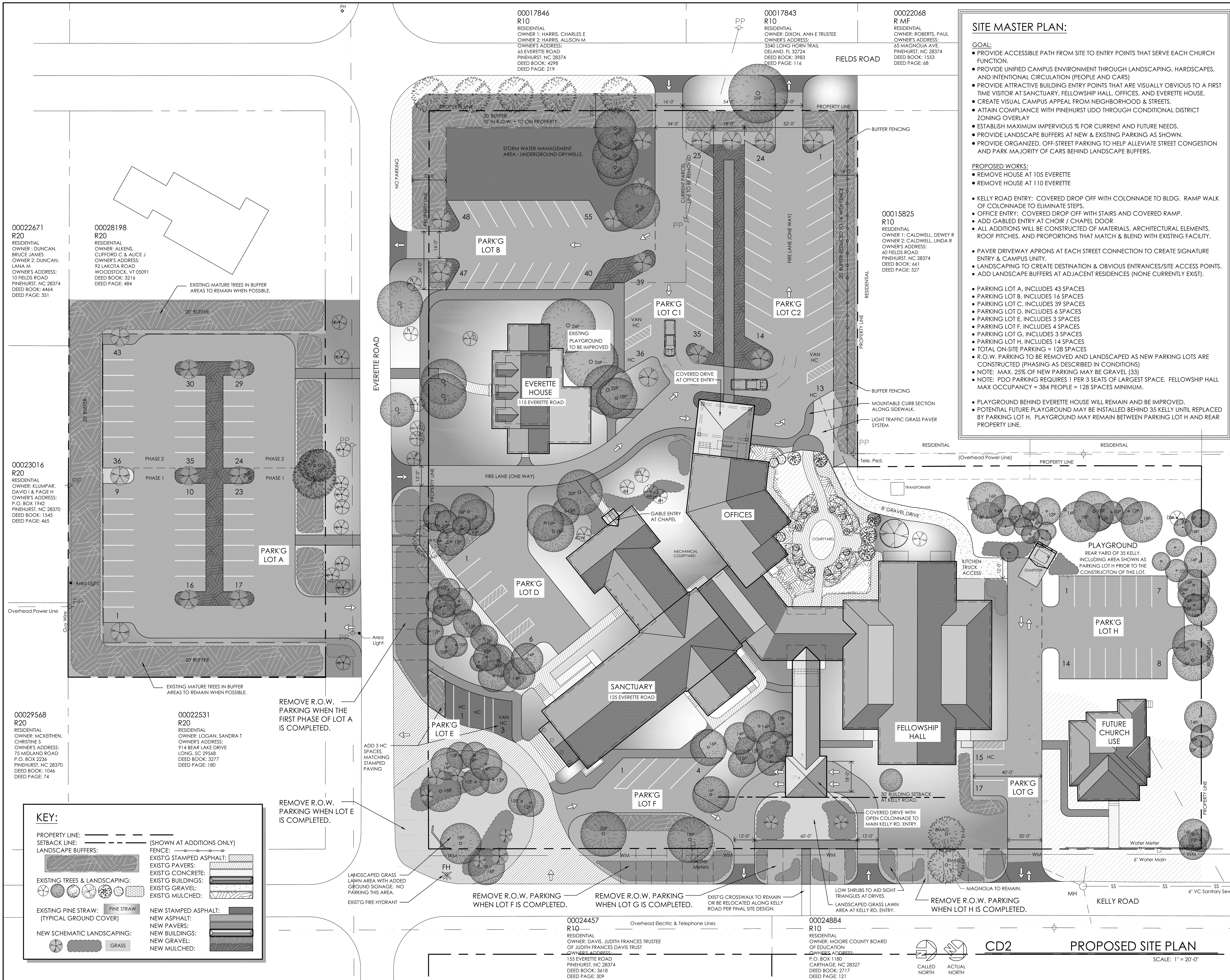
- REMOVE HOUSE AT 105 EVERETTE
- REMOVE HOUSE AT 110 EVERETTE

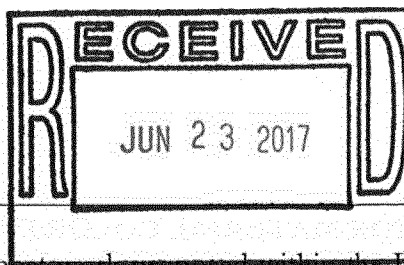
- KELLY ROAD ENTRY: COVERED DROP OFF WITH COLONNADE TO BLDG. RAMP WALK OF COLONNADE TO ELIMINATE STEPS.
- OFFICE ENTRY: COVERED DROP OFF WITH STAIRS AND COVERED RAMP.
- ADD GABLED ENTRY AT CHOR / CHAPEL DOOR
- ALL ADDITIONS WILL BE CONSTRUCTED OF MATERIALS, ARCHITECTURAL ELEMENTS, ROOF PITCHES, AND PROPORTIONS THAT MATCH & BLEND WITH EXISTING FACILITY.

- PAVER DRIVEWAY APRONS AT EACH STREET CONNECTION TO CREATE SIGNATURE ENTRY & CAMPUS UNITY.
- LANDSCAPING TO CREATE DESTINATION & OBVIOUS ENTRANCES/SITE ACCESS POINTS.
- ADD LANDSCAPE BUFFERS AT ADJACENT RESIDENCES (NONE CURRENTLY EXIST).

- PARKING LOT A, INCLUDES 43 SPACES
- PARKING LOT B, INCLUDES 16 SPACES
- PARKING LOT C, INCLUDES 39 SPACES
- PARKING LOT D, INCLUDES 6 SPACES
- PARKING LOT E, INCLUDES 3 SPACES
- PARKING LOT F, INCLUDES 4 SPACES
- PARKING LOT G, INCLUDES 3 SPACES
- PARKING LOT H, INCLUDES 14 SPACES
- TOTAL ON-SITE PARKING = 128 SPACES
- R.O.W. PARKING TO BE REMOVED AND LANDSCAPED AS NEW PARKING LOTS ARE CONSTRUCTED (PHASING AS DESCRIBED IN CONDITIONS)
- NOTE: MAX. 25% OF NEW PARKING MAY BE GRAVEL (33)
- NOTE: PDO PARKING REQUIRES 1 PER 3 SEATS OF LARGEST SPACE. FELLOWSHIP HALL MAX OCCUPANCY = 384 PEOPLE = 128 SPACES MINIMUM.

- PLAYGROUND BEHIND EVERETTE HOUSE WILL REMAIN AND BE IMPROVED.
- POTENTIAL FUTURE PLAYGROUND MAY BE INSTALLED BEHIND 35 KELLY UNTIL REPLACED BY PARKING LOT H. PLAYGROUND MAY REMAIN BETWEEN PARKING LOT H AND REAR PROPERTY LINE.





Application for
Local Historic District
(revised 3/14/17)

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required in addition to this form. All major work projects require at least 10 sets of plans and applications for review. Sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the HPC are required at least 3 weeks prior to any meeting. Single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements.

Property Data

Property Owner(s): PHILIP ROYSTON / CRADDOCK, LLC Physical Address: 140 MAGNOLIA RD
Business/Tenant Name (if applicable): CRADDOCK, LLC
Mailing Address (if different): PO 3221 PINEHURST NC 28374
Telephone: 704-985-9200 Zoning District: R10 Parcel ID#: 855212966895

Applicant/Contractor Data

Name: CRADDOCK, LLC Address: PO 3221 PINEHURST, NC 28374
Contractor License #: _____ Telephone: 704-985-9200
E-mail Address (optional): _____
Description of Project: PAT MOLANPHY @ YAHOO.COM

TOTAL DEMOLITION

FUNCTIONALLY OBSOLETE, ORIGINALLY A DUPLEX.



Application for
Local Historic District
(revised 3/14/17)

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		

Signature: _____

Date: _____

6/23/17

****Office Use Only****

Project Type: Normal Maintenance

Minor Work

Major Work

Current Status: Contributing

Non-contributing

Vacant

COA#

Date:

Staff:

HPC Mtg(s):

Other required approvals: _____

Conditions: _____



Application for Local Historic District

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Property Data

Property Owner(s): Community Presbyterian Church
Business Name (if applicable): -
Tenant Name (if applicable): -
Physical Address: 110 Everette Road, Pinehurst
Mailing Address (if different): PO Box 1449, Pinehurst, NC 28374
Phone #: 910.294.6848 Mobile #: -
Zoning District: R10-CD LRK #: 00017301 PIN #: 856209175158

Applicant/Contractor Data

Name: Pete Bogle, The Bogle Firm Architecture
Contractor License #: Architectural License #: 10100
Phone #: 704.213.4553
E-mail Address (optional): pete@boglefirm.com
Mailing Address: 100 West Innes Street, Suite 200A, Salisbury, NC
Estimate Cost of Construction: \$ \$7,500

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒



Application for Local Historic District

Description of Project:

Demolition of House to allow for parking lot "A" as identified on the General Concept Plan, as approved by Village Council, May 23, 2017.

Built in 1956 this vinyl siding house, contains 1,260 square feet of living space with a 500 sf attached garage addition. The house is built on a concrete slab foundation and has no/limited attic space. Interiors are generic.

Community Presbyterian is requesting approval for demolition with no waiting period for this house. However, demolition will not be scheduled until immediately prior to the construction of parking lot "A".



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____  _____ Date: 6.7.17



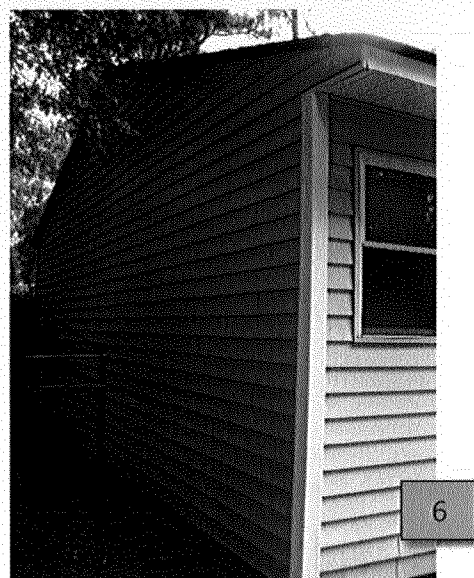
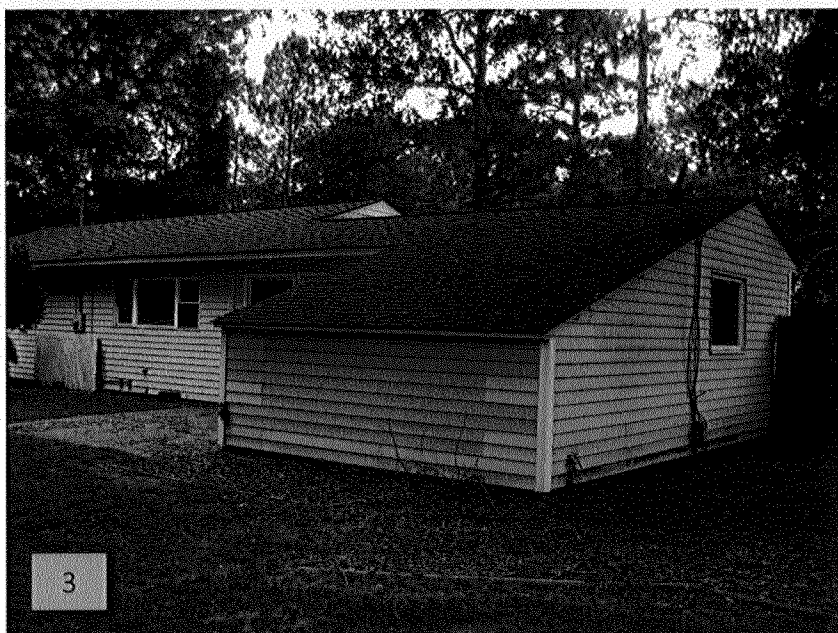
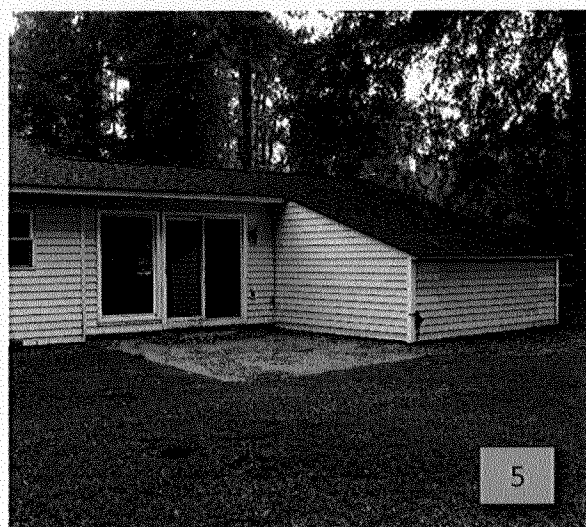
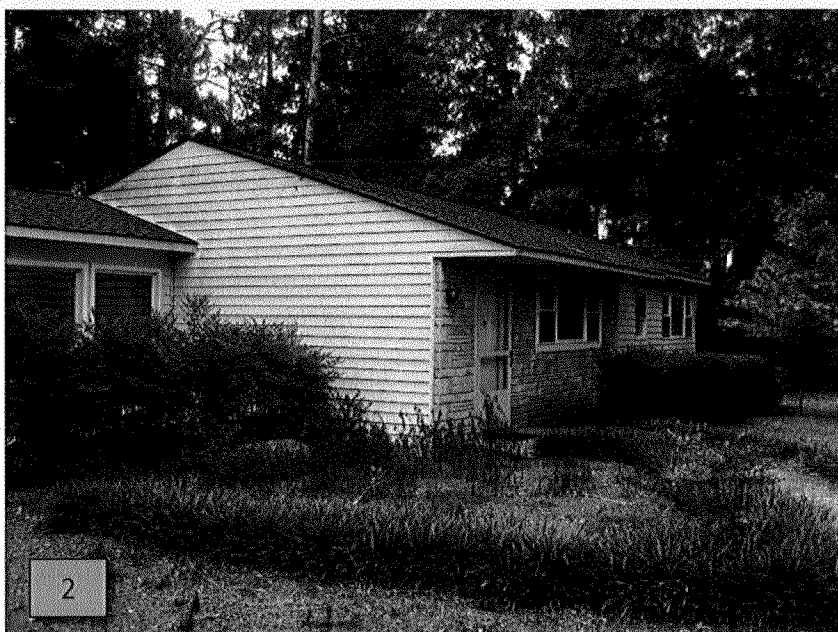
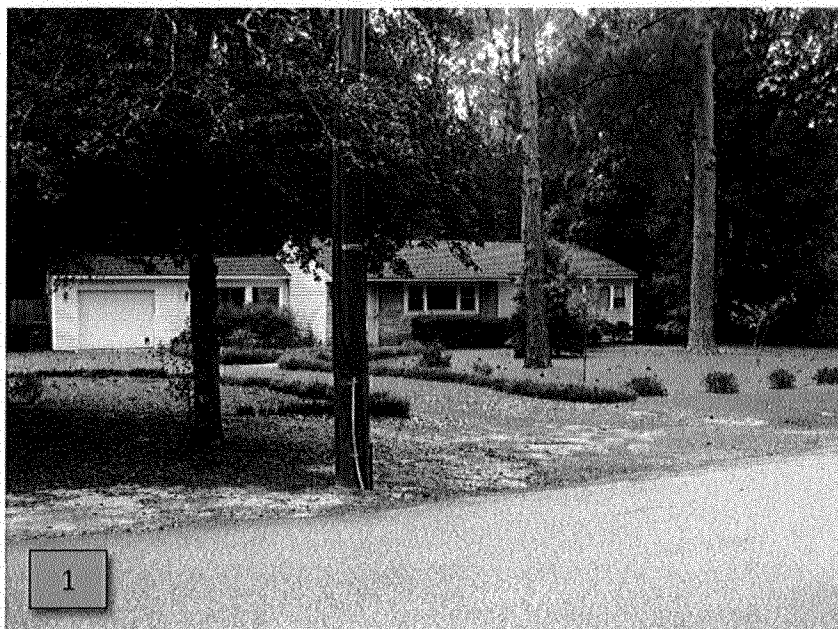
**Application for
Local Historic District**

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work
Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant
COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

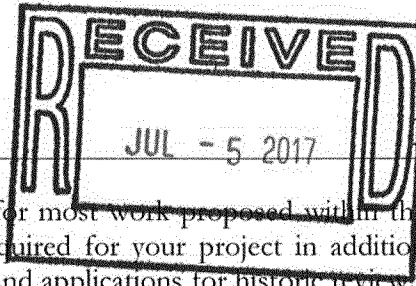
Other required approvals: _____

Conditions: _____



Description of Images

- 1) Front of house from Everett
- 2) Front / west elevation
- 3) Rear elevation at attached garage addition
- 4) Walk to front door
- 5) Patio in rear at sliding glass door
- 6) East end of house house showing vinyl siding



Application for Local Historic District

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Property Data

Property Owner(s): Community Presbyterian Church
Business Name (if applicable): -
Tenant Name (if applicable): -
Physical Address: 105 Everett Road, Pinehurst
Mailing Address (if different): PO Box 1449, Pinehurst, NC 28374
Phone #: 910.294.6848 Mobile #: -
Zoning District: R10-CD LRK #: 0029859 PIN #: 856209173236

Applicant/Contractor Data

Name: Pete Bogle, The Bogle Firm Architecture
Contractor License #: Architectural License #: 10100
Phone #: 704.213.4553
E-mail Address (optional): pete@boglefirm.com
Mailing Address: 100 West Innes Street, Suite 200A, Salisbury, NC
Estimate Cost of Construction: \$ \$10,000

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒



Application for Local Historic District

Description of Project:

Demolition of House and detached garage structure to allow for parking lot "B" as identified on the General Concept Plan, as approved by Village Council, May 23, 2017.

Built in 1928, this brick house, with additions is currently 1,699 square feet. The original structure was approximately 1,100 square feet. Evidence of additions include change of brick on the exterior and flooring / wall construction on the interior.

The main floor is in good condition and in need of repair. The basement has significant flooding issues and has been observed with as much as a foot of standing water after storms. A new roof is needed immediately and will likely involve 50% replacement of sheathing and some structural repairs.

Community Presbyterian is offering the house for free to anyone interested in moving it off of the property. They are currently in discussion with an interested party. Therefore, we request the following two clarifications on this demolition proposal.

- 1) The house will be considered separately from the detached garage building. We are requesting demolition of the garage structure with no time delay attached.
- 2) If an interested party agrees to accept and relocate the house, they will be allowed to submit to HPC for permission to do so without being required to wait until the end of any required stay of demolition period.



Application for
Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____  _____ Date: 6.7.17



**Application for
Local Historic District**

Office Use Only

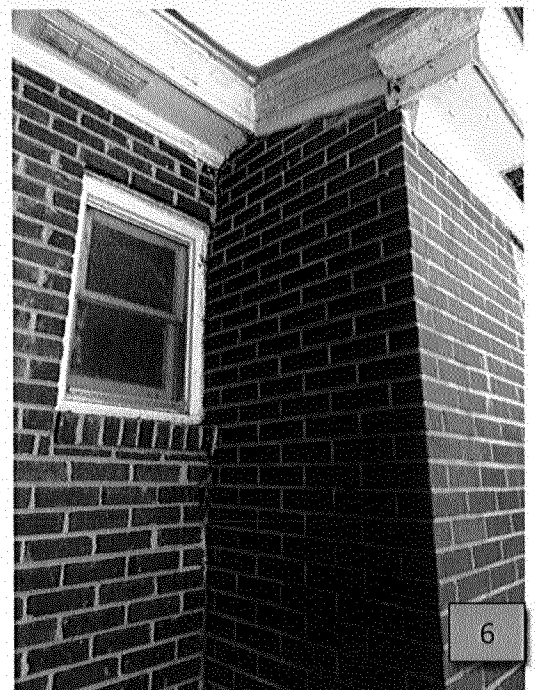
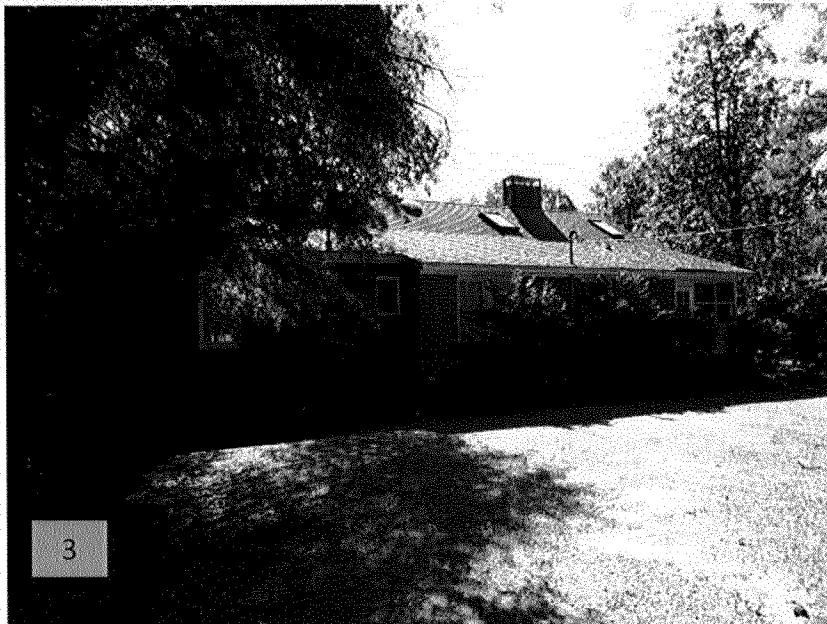
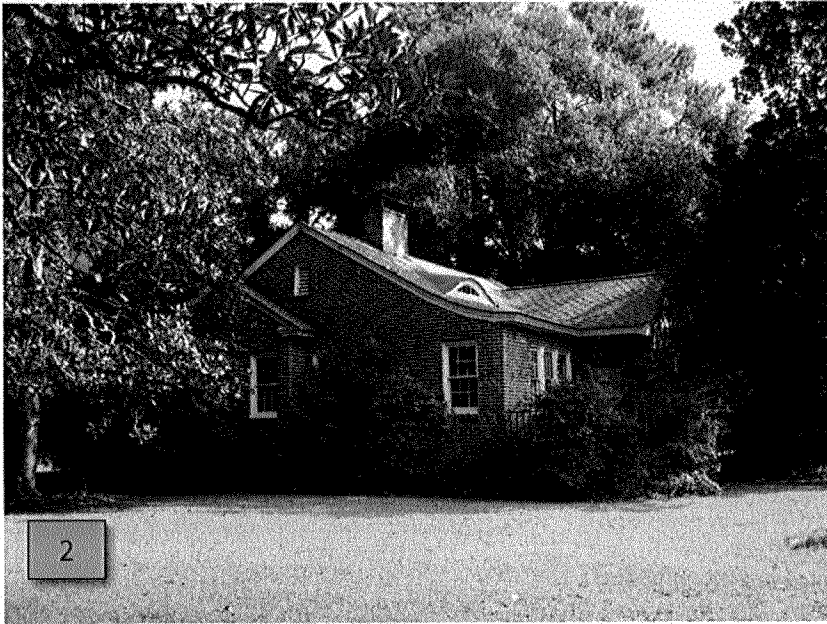
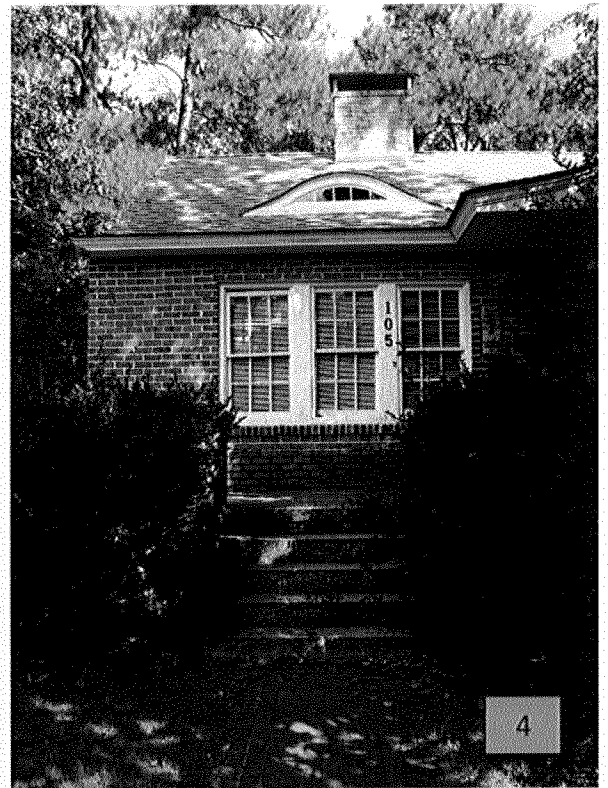
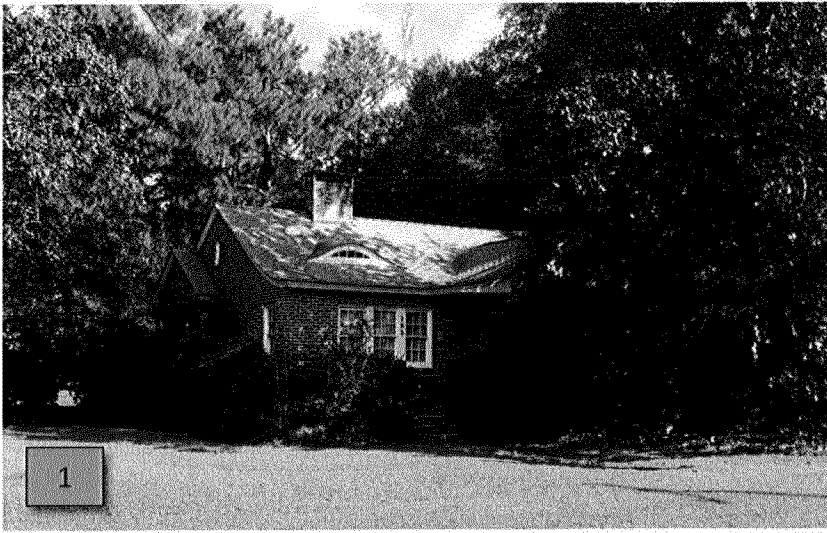
Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

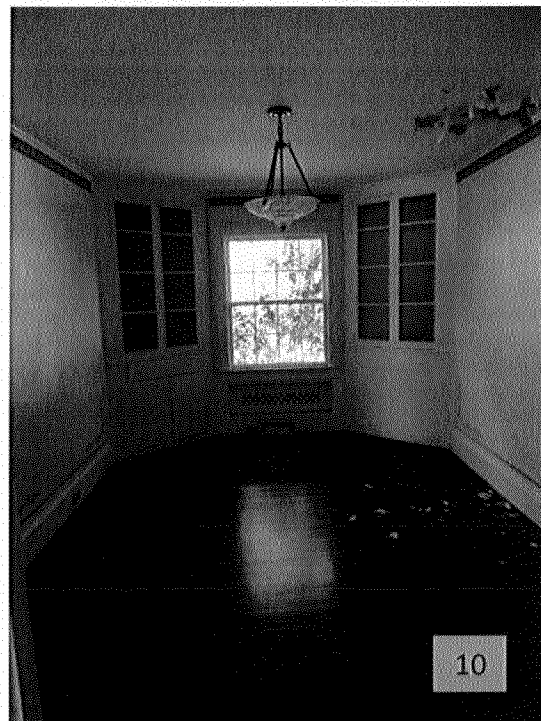
Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

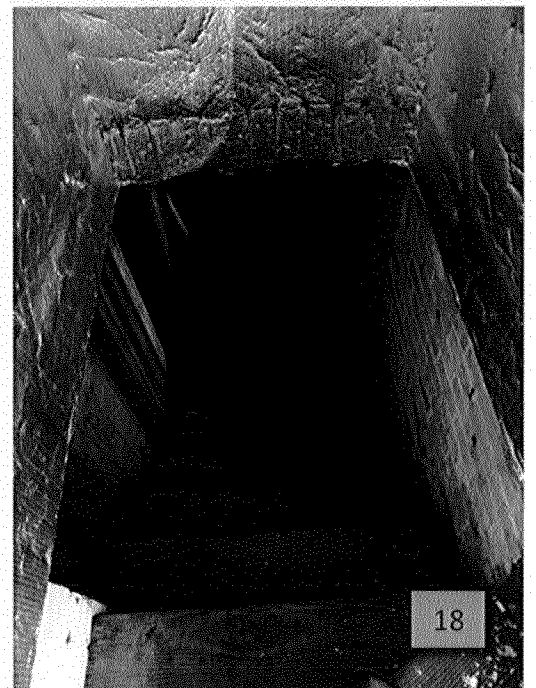
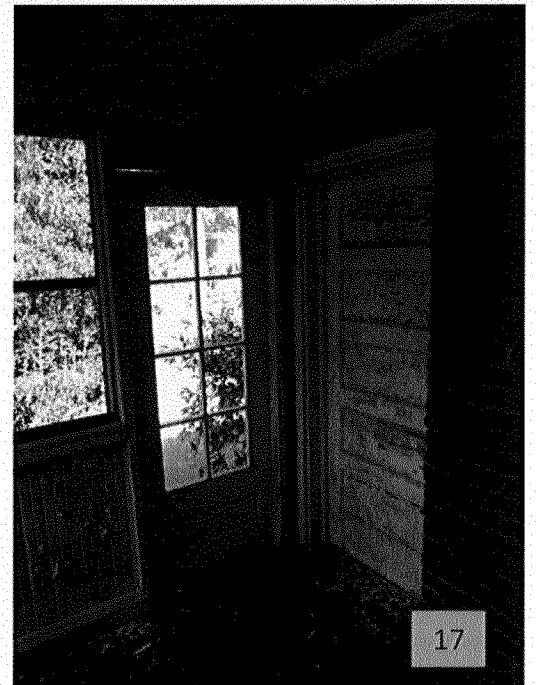
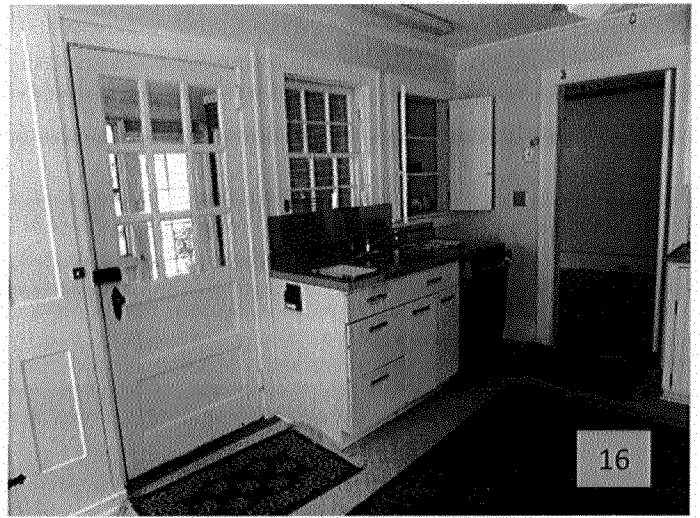
COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____



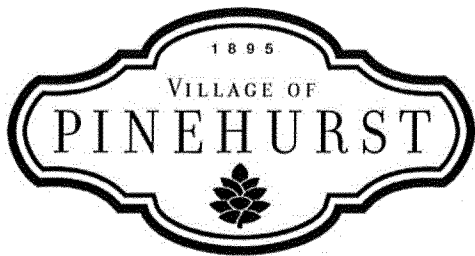






Description of Images

- 1) Front of house from Everette, near intersection with Fields
- 2) Side of house from Fields
- 3) Rear façade showing addition on left, enclosed porch on right
- 4) Detail of front entry steps
- 5) Detail of non-matching brick (evidence of later addition)
- 6) Detail of non-matching brick (evidence of later addition)
- 7) Living room looking toward front door
- 8) Living room looking toward fireplace / toward dining
- 9) Bedroom addition
- 10) Dining room
- 11) Entrance to bedroom addition
- 12) Turned wood flooring (evidence of later addition)
- 13) Kitchen with dining on left
- 14) Skylight in kitchen
- 15) Flooded basement
- 16) Kitchen toward enclosed porch
- 17) Enclosed porch – door to basement on right
- 18) Stairs descending into flooded basement
- 19) Garage façade facing toward house
- 20) Garage façade facing toward Fields



Application for Local Historic District

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Property Data

Property Owner(s): Community Presbyterian Church
Business Name (if applicable): -
Tenant Name (if applicable): -
Physical Address: 35 Kelly Road, Pinehurst
Mailing Address (if different): PO Box 1449, Pinehurst, NC 28374
Phone #: 910.294.6848 Mobile #: -
Zoning District: R10-CD LRK #: 98000236 PIN #: 856205173720

Applicant/Contractor Data

Name: Pete Bogle, The Bogle Firm Architecture
Contractor License #: Architectural License #: 10100
Phone #: 704.213.4553
E-mail Address (optional): pete@boglefirm.com
Mailing Address: 100 West Innes Street, Suite 200A, Salisbury, NC
Estimate Cost of Construction: \$ \$1,000

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☒



Application for Local Historic District

Description of Project:

Demolition of storage building to allow for playground and parking lot "H" as identified on the General Concept Plan, as approved by Village Council, May 23, 2017.

Accessory storage building of framed wood construction with wood siding.

Community Presbyterian is requesting approval for demolition with no waiting period for this structure. However, demolition will not be scheduled until immediately prior to the construction of playground and/or parking lot "H".



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation		
Rear Elevation		
Right Elevation		
Left Elevation		
Trim		
Windows		
Chimney		
Foundation		
Front Door		
Shutters		
Garage Door		
Roof		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: _____ *Robt. Long* _____ Date: 6.7.17



**Application for
Local Historic District**

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____



Storage building



Application for Local Historic District

RECEIVED
JUL 26 2011

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): James Satterfield

Business Name (if applicable): _____

Tenant Name (if applicable): _____

Physical Address: 105 Fields Road

Mailing Address (if different): 550 S. Ashe St. Southern Pines, NC 28387

Phone #: (404) 579-0404 Mobile #: _____

Zoning District: Historic LRK #: 00028199 PIN #: 856205078543

Applicant/Contractor Data

Name: Huntley Design Build, Inc.

Contractor License #: 42-1549241

Phone #: (910) 684-8149

E-mail Address (optional): will@huntleydesignbuild.com

Mailing Address: 550 South Ashe Street Southern Pines, NC 28387

Estimate Cost of Construction: \$ 1.2M

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☒ No: ☐

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581 - Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic District

Description of Project:

Single family residential home

Heated SF 5645

Unheated SF 2755

Total SF 8220



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Rear Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Right Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Left Elevation	Oversized painted brick veneer & fiber cement	SW 6148 Wool Skein
Trim	Fiber cement	SW 6154 Nacre
Windows	Aluminum clad	Satin Creme
Chimney	Oversized painted brick veneer	SW 6148 Wool Skein
Foundation	Oversized painted brick veneer	SW 6148 Wool Skein
Front Door	Wood	SW 6258 Tricorn Black
Shutters	N/A	N/A
Garage Door	Wood	SW 6148 Wool Skein
Roof	Asphalt composition and metal	Moire black & black metal
Roof Exhaust Vents	N/A	N/A
Front Porch	Stone	Bronte
Deck	N/A	N/A
Patio	Stone	Bronte
Sidewalk	Broom Finished Concrete	Natural
Sky Lights	N/A	N/A
Driveway	Broom Finished Concrete	Natural
House Number	TBD	TBD

Signature: _____

Will H. [Signature]

Date: 7/5/17

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581- Fax (910) 295-1396 - www.villageofpinehurst.org



Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

Other required approvals: _____

Conditions: _____

SW 6148
Wool Skein
Interior / Exterior
Locator Number: 207-C1

Painted Chimney

Black Metal

Moire Black

FIBERGLASS SHINGLES AS SPEC.
(CLASS "C" MIN.) TYP.

Windows
Satin Creme

BROWN
"X 4"
4 TYP.

METAL ROOF

METAL ROOF

METAL ROOF

METAL ROOF

12

12

12

12

12

12

12

12

12

12

METAL ROOF

METAL ROOF

METAL ROOF

CARRIAGE STYLE
GARAGE DOORS AS
PER OWNER / BUILDER
SELECTION

BRICK SOLDIER
COURSE TYP.

PROVIDE STEPS AND
RAILS AS PER GRADE

BRICK
ROWLOCK TYP.

CARRIAGE STYLE
GARAGE DOORS AS
PER OWNER / BUILDER
SELECTION

CARRIAGE STYLE
GARAGE DOORS AS
PER OWNER / BUILDER
SELECTION

CARRIAGE STYLE
GARAGE DOORS AS
PER OWNER / BUILDER
SELECTION

FRONT ELEVATION

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

SW 6148
Wool Skein
Interior / Exterior
Locator Number: 207-C1

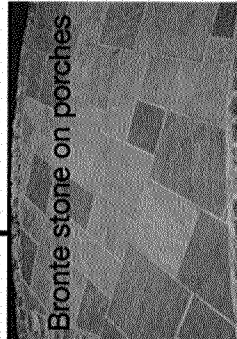
Shake Color

SW 6258
Tricorn Black
Interior / Exterior
Locator Number: 251-C1

Front Door Color

SW 6148
Wool Skein
Interior / Exterior
Locator Number: 207-C1

Brick Color



Bronte stone on porches

SW 6154
Nacre
Interior / Exterior
Locator Number: 263-C2

Trim Color

SW 6154
Nacre
Interior / Exterior
Locator Number: 263-C2

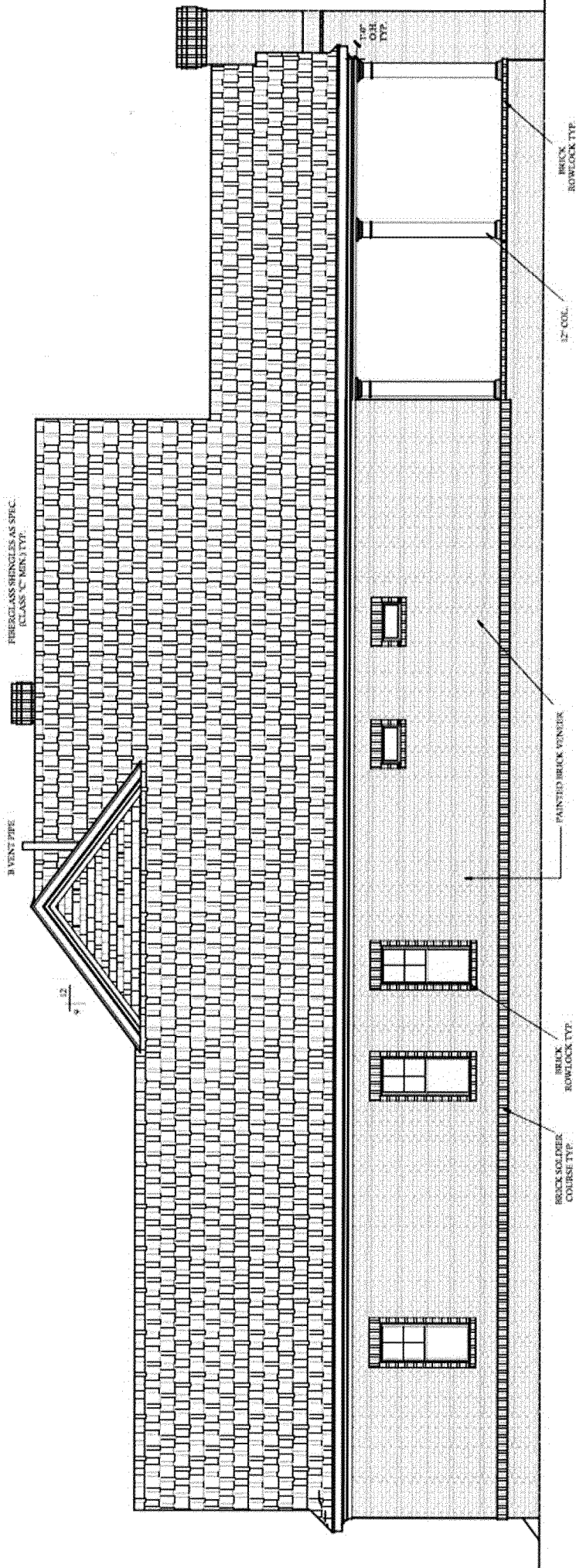
Garage Door Color

FIBERGLASS SHINGLES AS SPEC.
(CLASS "C" MIN.) TYP.



REAR ELEVATION

SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION SCALE: 1/8"=1'-0"

FIBERGLASS SHINGLES AS SPEC.
(CLASS "C" MIN.) TYP.

FIBER CEMENT
SHAKES 1/4" X 4"
TRIM (TYP.)

12"

9"

12" CH.
TYP.

PROVIDE STEPS AND
RAIL AS PER GRADE

BRICK
ROWLOCK TYP.

12" CH.
TYP.

BRICK SOLDIER
COURSE TYP.

BRICK
ROWLOCK TYP.

PAINTED BRICK VENEER

LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

Satterfield Residence

SINGLE FAMILY SITE PLAN

SUBMITTALS

FIRST SUBMITTAL _____ 07/06/17

105 Fields Road,
Pinehurst, North Carolina

owner:
Mr. & Mrs. Mark Satterfield

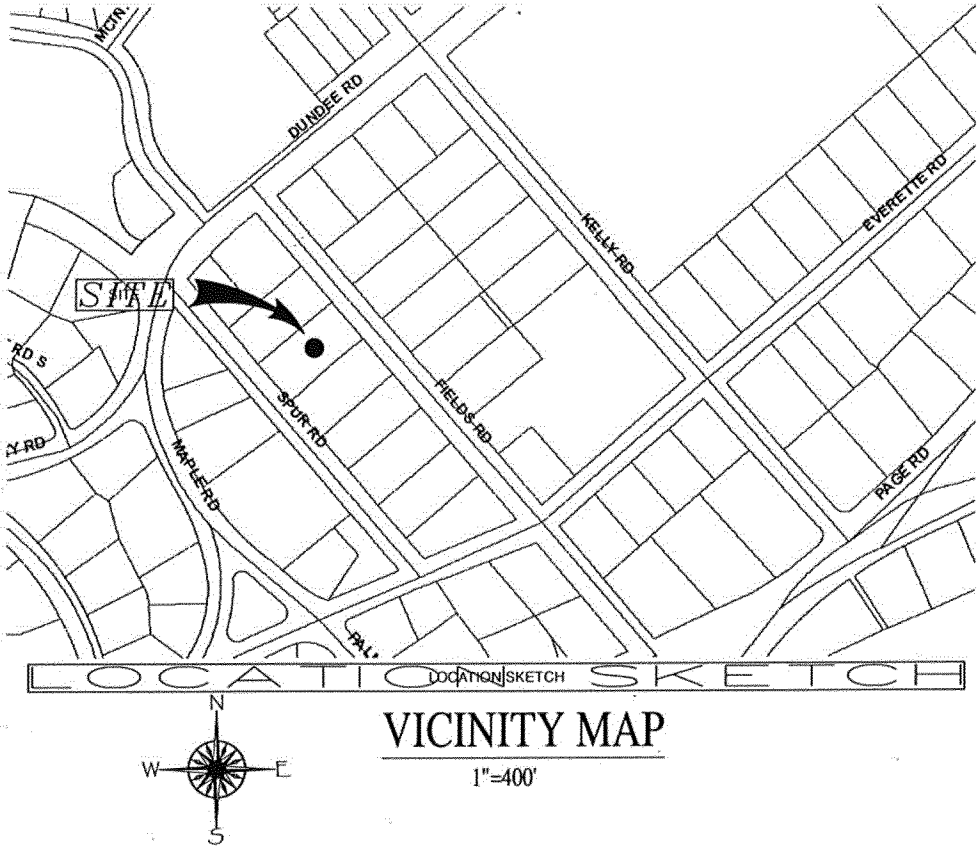
landscape architect:
Tony M. Tate Landscape Architecture P.A.
5011 Southpark Drive, Suite 200
Durham, North Carolina 27713
(919) 484-8880

Design Tech Inc.
Rick Raynor
405 N. Boylan Ave,
Raleigh, NC
(919) 239-4972

builder:
Huntley Design Build, Inc.
550 South Ashe Street
Southern Pines, NC 28387
(910) 684-8149

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COVER SHEET	
EXISTING CONDITIONS	S-1.0
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LANDSCAPE PLAN	S-3.0
DETAILS	S-4.0



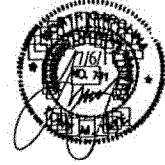
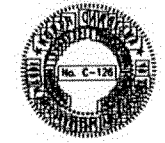
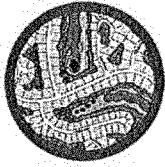
REVISIONS:

Cover
SATTERFIELD RESIDENCE
105 FIELDS ROAD
MR. AND MRS. SATTERFIELD

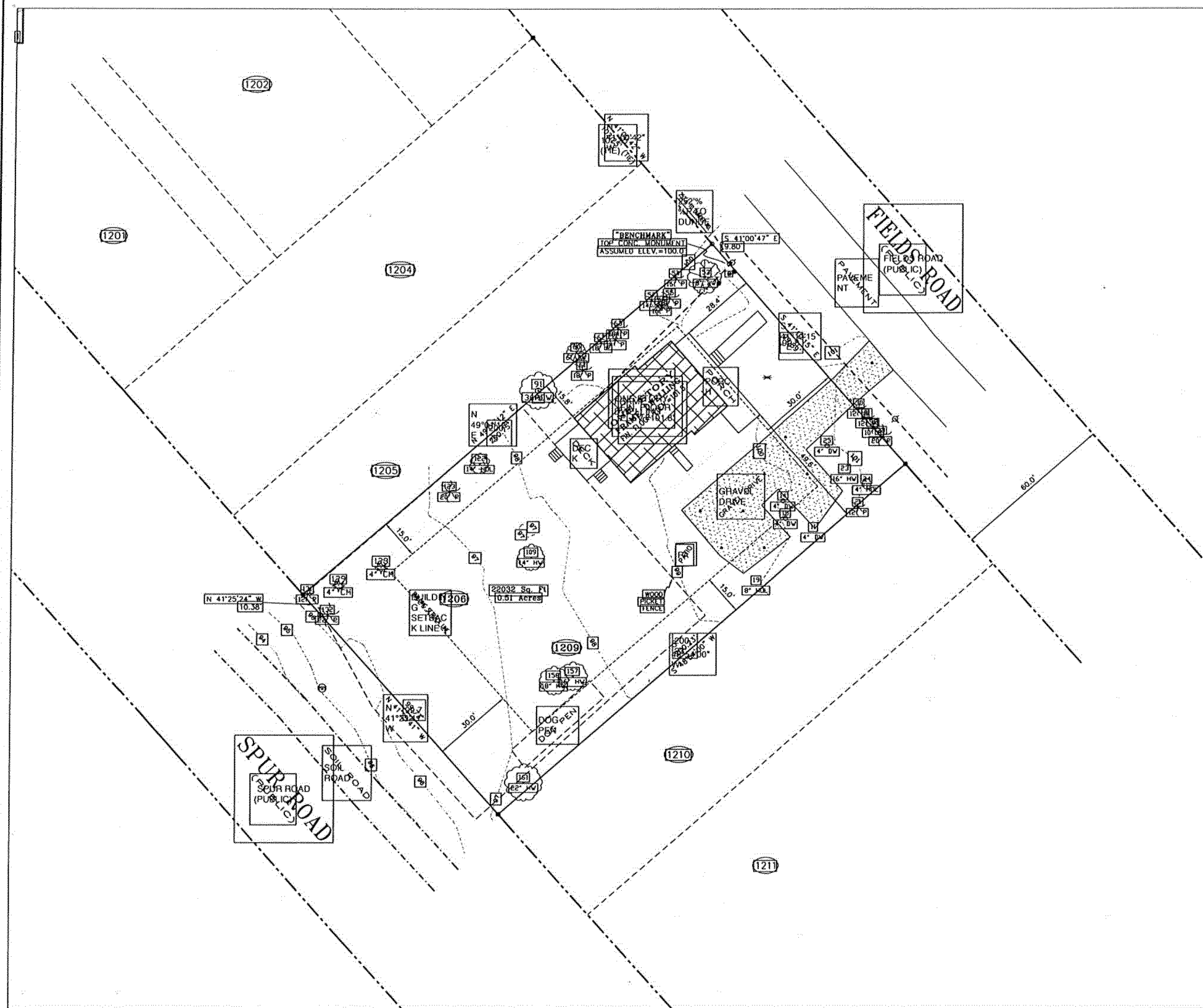
SCALE:
As Noted
DRAWN BY:
T.M.T.
PROJECT #
17067
DATE:
06/19/17

SHEET

Cover
OF 5



TONY M. TATE LANDSCAPE ARCHITECTURE P.A.
5011 SOUTHPARK DRIVE, SUITE 200, DURHAM, NC 27713
P (919) 484-8880 F (919) 484-8881 E tony@mtla.com

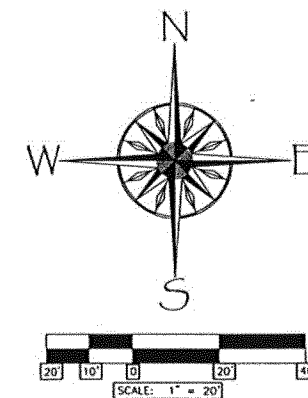


SITE DATA

ADDRESS 105 FIELDS ROAD
LOTS 1206 & 1209 VILLAGE OF PINEHURST
ZONING R 10
LRK# 00028199
TOTAL AREA 22,032 SF 0.51 ACRES
EX IMPERVIOUS SURFACE 3,930 SF
PROP. IMP. SURFACE (35%) 7,719 SF
SETBACKS FRONT 30'
SIDE 15'
REAR 30'

NOTES:

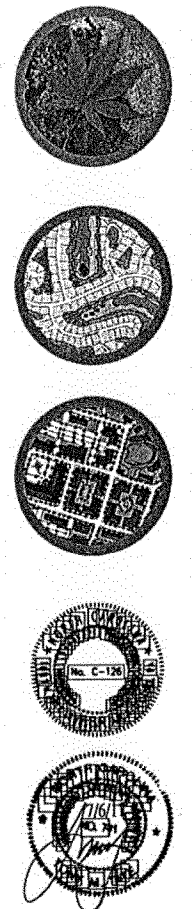
1. This site is located in a WS-III Watershed Area
2. Boundary information provided by the owner Survey prepared by Christopher Wentland, PLS Land Surveyor-Land Planner, May 10, 2017
3. House shall be staked in the field by a Professional Land Surveyor prior to digging footings.
4. Notify Landscape Architect of any discrepancies.
5. Surveyor shall obtain the latest house plans from Architect prior to staking.
6. Contractor shall be responsible for the location and protection of all utilities, visible and underground during construction. Call utility locator service prior to digging.



REVISIONS:

Existing Conditions
SATTERFIELD RESIDENCE
FIELDS ROAD
MR. AND MRS. SATTERFIELD

SCALE:
1"=20'
DRAWN BY:
T.M.T.
PROJECT #
17067
DATE:
06/19/17
SHEET
S 1.0
OF 5



TONY M. TATE LANDSCAPE ARCHITECTURE, PA
501 SOUTH PARKWAY, STE 200 - DORHAM, NC 27713
P: (919) 484-8800 F: (919) 484-8881 E: tony@tmtla.com

SPUR ROAD

FIELDS ROAD

SITE DATA

ADDRESS
LOTS 1206 & 1209
LRK#

105 FIELDS ROAD
VILLAGE OF PINEHURST
00028199

TOTAL AREA
EX IMPERVIOUS SURFACE
PROP. IMP. SURFACE

22,032 SF 0.51 ACRES
3,930 SF
(35%) 7,719 SF

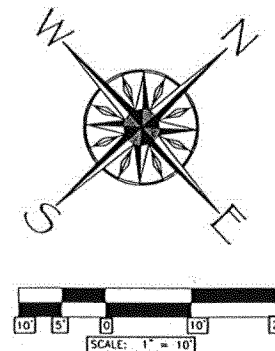
SETBACKS	FRONT	30'
	SIDE	15'
	REAR	30'

PROPOSED IMPERVIOUS

HOUSE	4,497 SF
POOL	1,109 SF
DRIVE	2,113 SF
TOTAL	7,719 SF

NOTES:

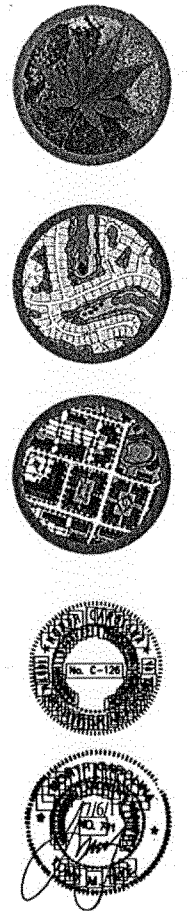
1. This site is in the EB (Eno Basin) watershed area but is not subject to watershed regulations and requirements since the development plan was approved in February 1986.
2. Boundary information provided by the owner via the developer.
3. House shall be staked in the field by a Professional Land Surveyor prior to digging footings.
4. Notify Landscape Architect of any discrepancies.
5. Surveyor shall obtain the latest house plans from Architect prior to staking.
6. Contractor shall be responsible for the location and protection of all utilities, visible and underground during construction. Call utility locator service prior to digging.



REVISIONS:

SITE PLAN
SATERFIELD RESIDENCE
105 FIELDS ROAD
MR. AND MRS. SATERFIELD

SCALE:
1"=10'
DRAWN BY:
T.M.T.
PROJECT #
17067
DATE:
06/19/17
SHEET
S 2.0
OF 5



TONY M. TATE LANDSCAPE ARCHITECTURE, P.A.
501 SOUTH PARK DRIVE, SUITE 200, DURHAM, NC 27713
(919) 484-8881 • tony@mtda.com

SPUR ROAD

FIELDS ROAD

SCOPE OF WORK:
Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, sod and mulch.

MATERIALS AND WORK:
The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

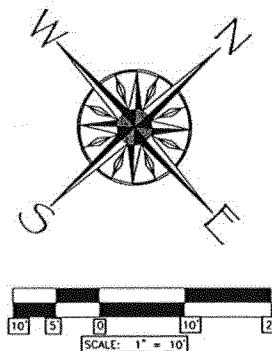
PLANT MATERIALS:
All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site.

PLANT SIZE:
Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met. When only plant height or spread are indicated, container size shall be based on AAN standards.

PINE BARK MULCH:
All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sawwood content.

NOTES:
1. Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site. Contractor shall be responsible for any damage resulting from his activities.
2. Plant material on this site must be installed in conformance with the general planting notes and details on this plan and in accordance with the Pinehurst UDO.
3. All sod to be TifGreen Bermuda or equal.
4. All mulch shall be double ground pine bark and Long Leaf Pine straw mulch to a depth of 4".
5. Do not change plans without permission from Architect or Owner. Notify Architect of any discrepancies on the plan.

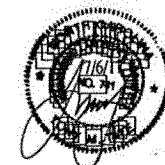
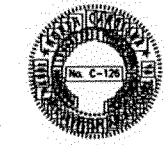
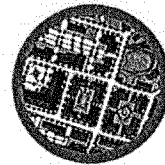
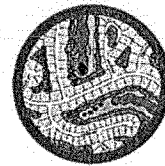
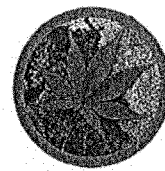
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY	COMMENTS
TREES						
JM	Asplenium nidus 'Ternstroemia'	Red Japanese Maple	1 1/2' Min.	Cont.	1	
FA	Pinus strobus	Pine	1 1/2' Min.	B&B	1	
PFA	Pinus strobus 'Fastigiata'	Pine	2' Cal.	B&B	1	F Min. Hs.
LGM	Magnolia grandifolia 'Little Gem'	Little Gem Magnolia	2' Cal.	B&B	3	F Min. Hs.
SHRUBS						
NRS	Nerium oleander	Nerium Oleander	8" Hs.	B&B	17	
OH	Osmanthus	Osmanthus	8" Hs.	B&B	17	
RO	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	24" Ht.	Cont.	22	
GA	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	8" Hs.	Cont.	8	
C	Camellia 'Taylor's Perfektion'	Camellia	24" Sp.	Cont.	20	
G	Gardenia jasminoides 'Radicata'	Dwarf Gardenia	24" Sp.	Cont.	15	
HYD	Hydrangea serrata 'Blue Bird'	Hydrangea	24" Ht.	Cont.	2	
CH	Chamaecyparis 'Chamaecyparis'	Chamaecyparis	24" Ht.	Cont.	55	
NAN	Nandina domestica 'Marsalis'	Flt. nandina	18" Sp.	Cont.	75	
PPL	Portulaca oleraceae 'Mini PPA'	Mini PPA	12" Sp.	Cont.	25	
LLN	Lonicera domestica 'Lemon Lime'	Lemon Lime Nandina	18" Sp.	Cont.	35	
DSA	Thuja occidentalis 'Dragon's Spine'	Dragon's Spine Arborvitae	4" Hs.	Cont.	5	
STH	Stemodia 'Soft Touch'	Soft Touch Holly	18" Ht.	Cont.	25	
RCA	Rosa 'Rosa Grand'	Rosa Grand	18" Ht.	Cont.	45	
DSC	Dwarf Spirea 'Double Pink Candy'	Double Pink Candy Spirea	18" Sp.	Cont.	3	
SL	Salix 'Salix Caprea'	Salix Caprea	24" Sp.	Cont.	24	
L	Liriodendron	Green Liriodendron	1' Gal.	Cont.	154	Spaced 1' on center.
VL	Veronica	Variegated Liriodendron	1' Gal.	Cont.	154	Spaced 1' on center.
PERENNIALS						
BF	Blue Fescue	Blue Fescue	1' Gal.	Cont.	47	Spaced 1' on center.
ROSE	Rosa 'Sweet Girl'	Sweet Girl Rose	18" Sp.	Cont.	77	
PCF	Penstemon purpureus 'Kiss Me High'	Purple Penstemon	1' Gal.	Cont.	98	Spaced 1' on center.
DFG	Dwarf Fountain Grass	Dwarf Fountain Grass	1' Gal.	Cont.	20	
BLD	Blue Lobelia	Blue Lobelia	1' Gal.	Cont.	44	Spaced 1' on center.
ND	Nandina domestica	Nandina domestica	1' Gal.	Cont.	45	Spaced 1' on center.
ANNUALS						
ANNUALS	Annuals in Season	Annuals in Season	4" Pot.	Cont.	41	Spaced 8" on center.
Mulch	Mulch	Mulch	9.318	Square Feet		
Grass	Grass	Grass	4.241	Square Feet		



REVISIONS:

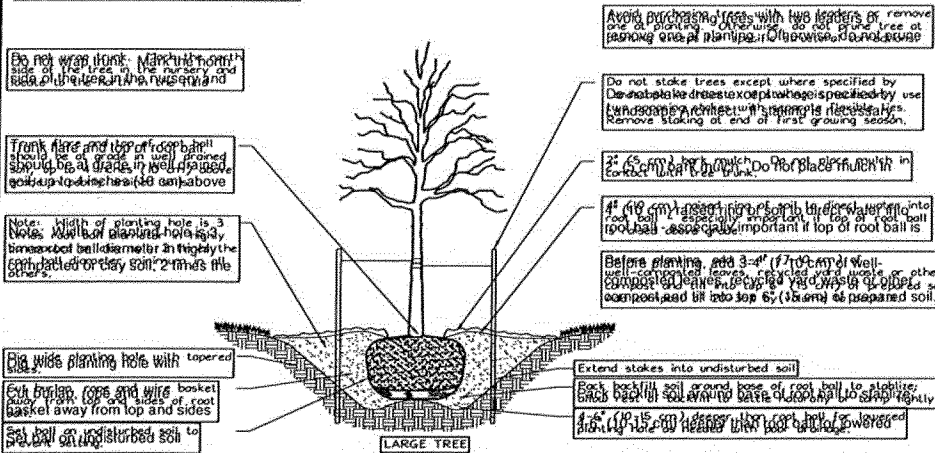
LANDSCAPE PLAN
SATTERFIELD RESIDENCE
105 FIELDS ROAD
MR. AND MRS. SATTERFIELD
SCALE:
1"=10'
DRAWN BY:
T.M.T.
PROJECT #
17067
DATE:
06/19/17

SHEET
S 3.0
OF 5



TONY W. TATE LANDSCAPE ARCHITECTURE, PA
501 SOUTH PARK DRIVE, STE 200, DUNELAND, NJ 07001
P: (908) 484-8880 F: (908) 484-8881 E: tony@tate.com

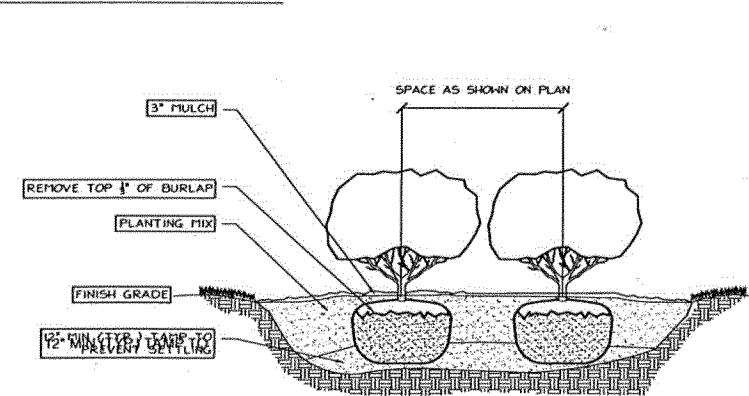
TREE PLANTING DETAILS



GENERAL PLANTING NOTES

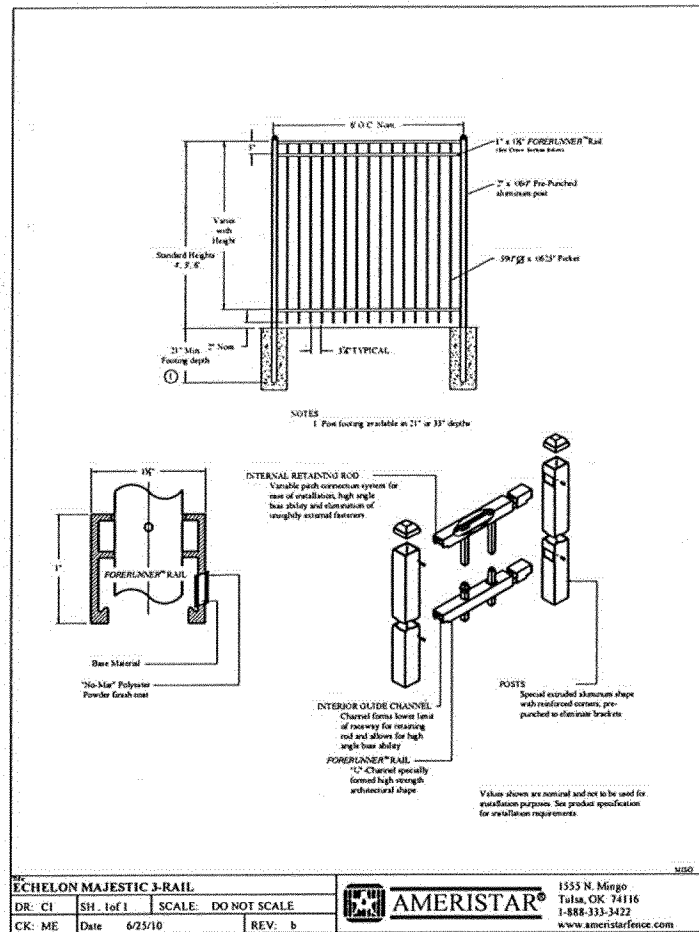
1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING.
2. ALL TREES, SHRUBS, AND BIDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
3. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
4. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAS STANDARDS.
5. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
6. GROUNDING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
9. OWNERS SHALL MAINTAIN ALL PLANTS AND PLANT MATERIAL IN GOOD HEALTH AND ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS.
10. REPORT ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT.
11. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
12. ALL PLANT MATERIAL SHALL BE OF SPECIFIC QUALITY.
13. TRUNK FLARE, ROOT FLARE OR ROOT CROWN MUST BE CLEARLY VISIBLE ABOVE GRADE.
14. AVOID PURCHASING TREES WITH POTENTIALS TO BECOME DISEASED OR DAMAGED. DO NOT PRUNE TREES AT PLANTING. PRUNING IS TO BE DONE AFTER PLANTING. REMOVE DEAD OR BROKEN LIMBS OR TO CORRECT SPECIFIC STRUCTURAL PROBLEMS, I.E. CROSSED BRANCHES.
15. TRUNK FLARE AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINING SOIL AND UP TO FOUR INCHES ABOVE GRADE IN SOIL NOT TO BE IN CONTACT WITH TREE TRUNK.
16. REMOVE TREE WRAP FROM TRUNK AT TIME OF INSTALLATION.
17. REMOVE ALL STAKING AND GROUNDING ELEMENTS AT OR BEFORE THE WARRANTY TERMINATION DATE OR WITHIN ONE CALENDAR YEAR.
18. IF PLANTING HOLE IS NOT WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND FREE PLANTING DETAIL. PLANTS ARE TO BE PLANTED FROM ARCHITECTURAL GRAPHIC STANDARDS 1998 AND WATSON'S 2000.
19. IF SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL SHARE ROOT SPACE, TIE FOR CONTAINER GROWN TREES USE SHOVELS OR HAND TOOLS TO PUT THE ROOTS OUT OF THE OUTER CROWN OF PLANTS.
20. DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL. USE LOWERED PLANTING HOLE DEPTH AND DESIGN DURING THE DESIGN PHASE FOR PLANTING.
21. THROUGHOUT THE PLANTING PROCESS, SOAK THE TREE ROOT BALL AND PLANT IN PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING.
22. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

SHRUB PLANTING DETAIL



GENERAL PLANTING NOTES

1. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTING.
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8. ALL SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES OR STRUCTURES.
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11. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION OF THE PROJECT LANDSCAPE ARCHITECT.
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22. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN SHRUBS.



ECCHELON MAJESTIC 3-RAIL			
DR: C1	SH: 10/1	SCALE: DO NOT SCALE	
CK: ME	Date: 6/25/10	REV: b	

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarcorp.com

REVISIONS:

DETAILS

SATTERFIELD RESIDENCE

105 FIELDS ROAD

MR. AND MRS. SATTERFIELD

SCALE:

As Noted

DRAWN BY:

T.M.T.

PROJECT #

17067

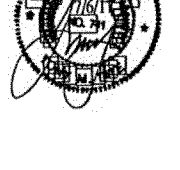
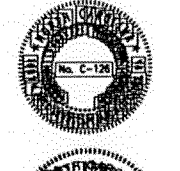
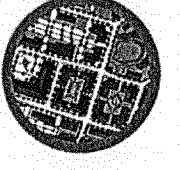
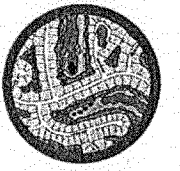
DATE:

06/19/17

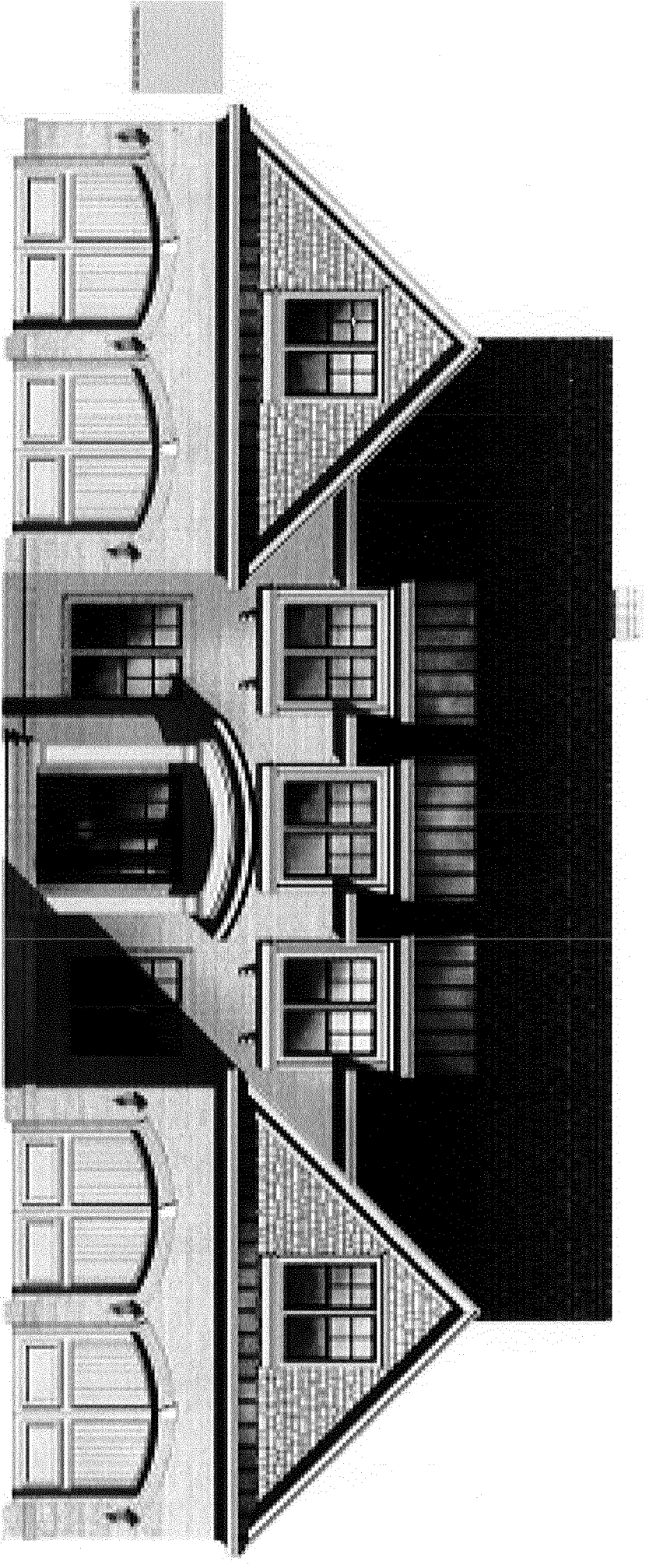
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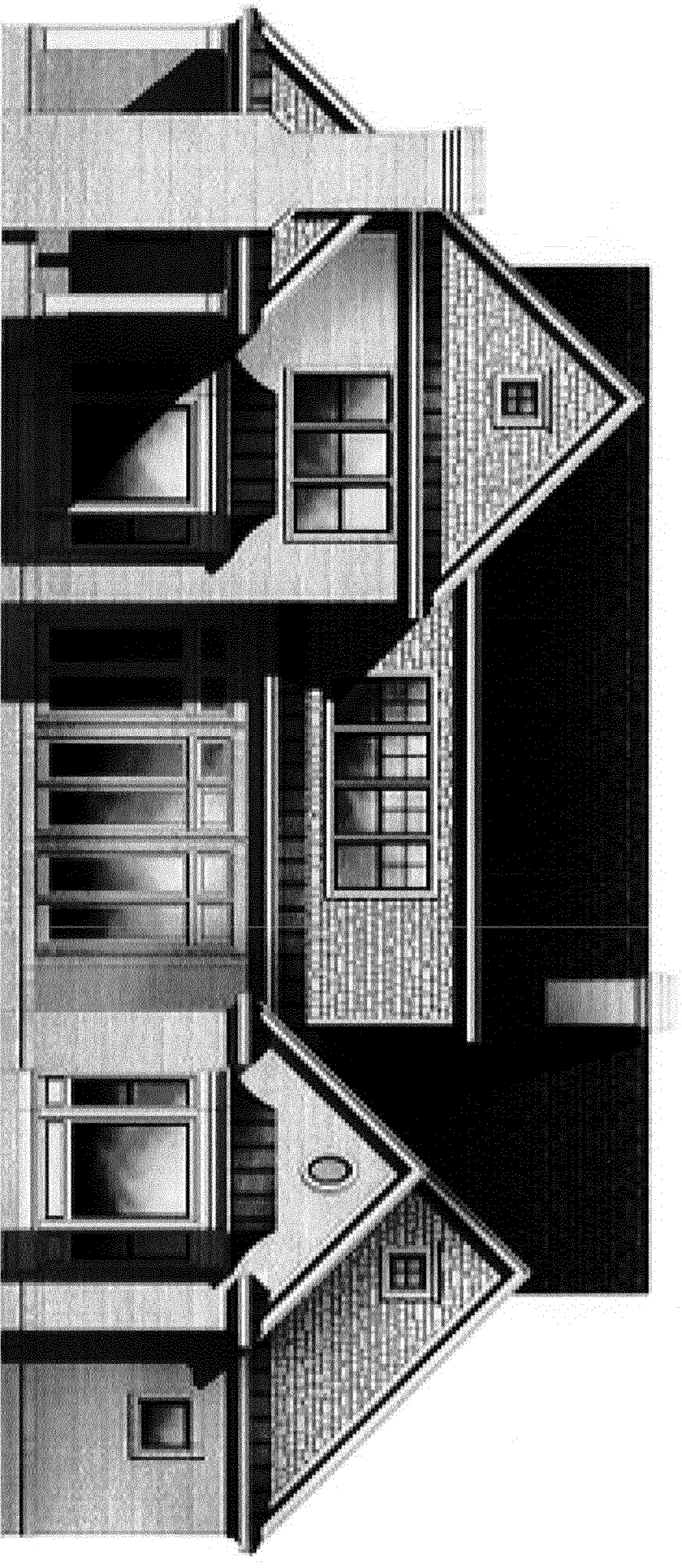
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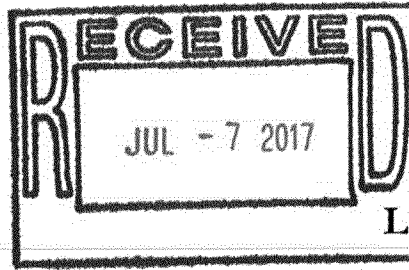
TONY M. TATE LANDSCAPE ARCHITECTURE, PA
501 SOUTH PARK DRIVE, SUITE 200, DURHAM, NC 27715
P: (919) 482-8880 F: (919) 482-8881 E: tony@tmtllc.com



FRONT ELEVATION



REAR ELEVATION



Application for Local Historic District

This form is required to be submitted for most work proposed within the Local Historic District. Please note that other applications may be required for your project in addition to this form. All major work projects require at least 10 sets of plans and applications for historic review. These sets may be reduced-size, as long as they are legible. The Historic Preservation Commission generally meets the 4th Thursday of each month; please refer to the schedule for any holiday changes. Submittals for the Historic Commission are required at least 3 weeks prior to any given meeting. Please note that most single family projects require review by Planning Staff first; non-residential projects require other technical staff review and possibly reviews by other boards. Please refer to the *Local Historic District Standards and Guidelines* and the Pinehurst Development Ordinance for requirements and standards.

Property Data

Property Owner(s): Ralph & Dana Bowen
Business Name (if applicable): _____
Tenant Name (if applicable): _____
Physical Address: 15 McLeod Pinehurst, NC 28374
Mailing Address (if different): _____
Phone #: _____ Mobile #: Ralph 252-414-3094 Dana 252-717-5197
Zoning District: R10 LRK #: Unit 7 Lot 2234 PIN #: 00021632 / 856206289637

Applicant/Contractor Data

Same as Above
Name: _____
Contractor License #: _____
Phone #: _____
E-mail Address (optional): _____
Mailing Address: _____
Estimate Cost of Construction: \$ _____

*Would you like your sets of plans returned to you from the Historic Commission? Yes: ☐ No: ☐



**Application for
Local Historic District**

Description of Project:

Addition off the back SW corner of existing house. The Addition will be a Bedroom.

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374
(910) 295-2581 - Fax (910) 295-1396 - www.villageofpinehurst.org
Page 2 of 4



Application for Local Historic District

EXTERIOR MATERIAL COLOR FORM

EXTERIOR	MATERIAL	COLOR
Front Elevation *	match existing vinyl	white
Rear Elevation *	"	white
Right Elevation *	"	white
Left Elevation *	"	white
Trim *	match existing	white
Windows *	"	white
Chimney		
Foundation *	brick to match existing	
Front Door		
Shutters		
Garage Door		
Roof *		
Roof Exhaust Vents		
Front Porch		
Deck		
Patio		
Sidewalk		
Sky Lights		
Driveway		
House Number		

Signature: Raeper B. [Signature] Date: 7/7/17



Application for Local Historic District

Office Use Only

Project Type: ☐ Normal Maintenance ☐ Minor Work ☐ Major Work

Current Status: ☐ Contributing ☐ Non-contributing ☐ Vacant

COA# _____ Date: _____ Staff: _____ HPC Mtg(s): _____

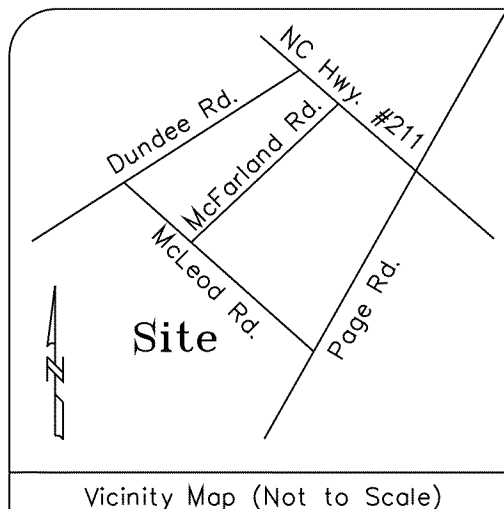
Other required approvals: _____

Conditions: _____

Planning and Inspections Department

395 Magnolia Rd - Pinehurst, North Carolina 28374

(910) 295-2581 - Fax (910) 295-1396 - www.villageofpinehurst.org



Location of underground utilities, if shown, are based on visible evidence and drawings provided to the surveyor. Location of underground utilities and structures may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for further information on utilities affecting the property.

This survey was done without benefit of an attorney's title search which could disclose zoning, restrictive covenants, easements not visible to surveyor, building setbacks, or other information which could affect surveyed property.

No subsurface or environmental considerations affecting this property have been made by surveyor.

Per M.B. 11, PG 29
Moore County Registry

Notes: This map is not in accordance with GS 47-30.
Area by coordinate method.
Dashed lines not surveyed, drawn from information as indicated.
There are no visible encroachments other than those shown hereon.
Survey is subject to any Declaration of Restrictions, Conditions, Easements, Covenants, Agreement, Liens and Charges of Record.
"Verify Minimum Building Setbacks Before Construction"
Parcel ID #00021632, PIN #856206289637

Legend:

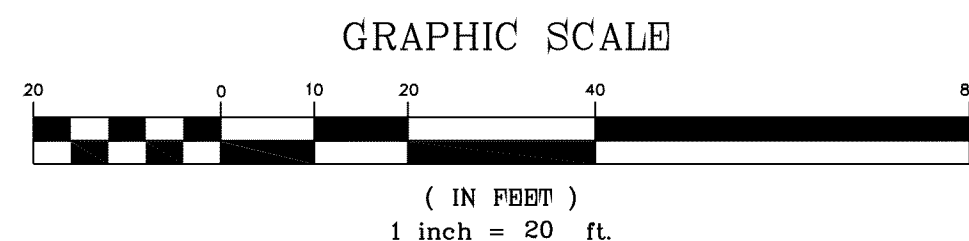
- IPF = Iron Pipe Found
- IPS = Iron Pipe Set
- IRF = Iron Rod Found
- IRS = Iron Rod Set
- CMF = Concrete Monument Found
- ⊙ = Sewer Manhole
- ⊕ = Fire Hydrant
- = Utility Pole
- CATV = Cable Television
- PSO = Power Stub Out
- TP = Telephone Pedestal
- WV = Water Valve
- ☆ = Light Pole
- = Building Setback Line
- OHU— = Overhead Utilities
- ⊠ = Water Meter
- SSO = Sanitary Sewer Stub Out
- = Electrical Transformer
- ⊞ = HVAC
- 12P = 12" Pine Tree(Typ.)
- 12HW = 12" Hardwood Tree(Typ.)
- SS— = Sanitary Sewer
- = Calculated Point

Reference: Map Book 11, Page 29
Deed Book 1900, Page 270
Moore County, North Carolina

"I certify that this map was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book 1900, page 270) that the boundaries not surveyed are clearly indicated as drawn from information as indicated; that the ratio of precision or positional accuracy is 1:20,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)." This 13th day of July, 2017.

Ryan McBryde
Professional Land Surveyor

L-4394
Registration Number



2227

2233

2234
16,285 SF

2235

2226

Proposed Impervious Area

House, Porches	= 3,097 SF
Driveways, Walks, Patios	= 2,022 SF
Total	= 5,119 SF
Percentage Coverage	= 31%

RYAN MCBRYDE
LAND SURVEYING • PLANNING
License #: C-2680
P.O. Box 1013
105-A Parkway Dr.
Aberdeen, NC 28315
Phone/Fax (910) 944-2410

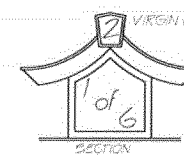
Survey For:
Ralph Bowen
Lot 2234, Unit 7, Phase 1
Boundary/Improvement/Site Plan Survey
Pinehurst Incorporated
Mineral Springs Township, Moore County
Pinehurst, North Carolina
July 13, 2017 JOB# 170124A





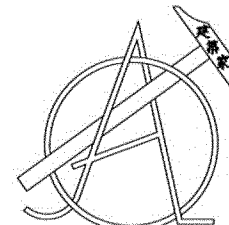
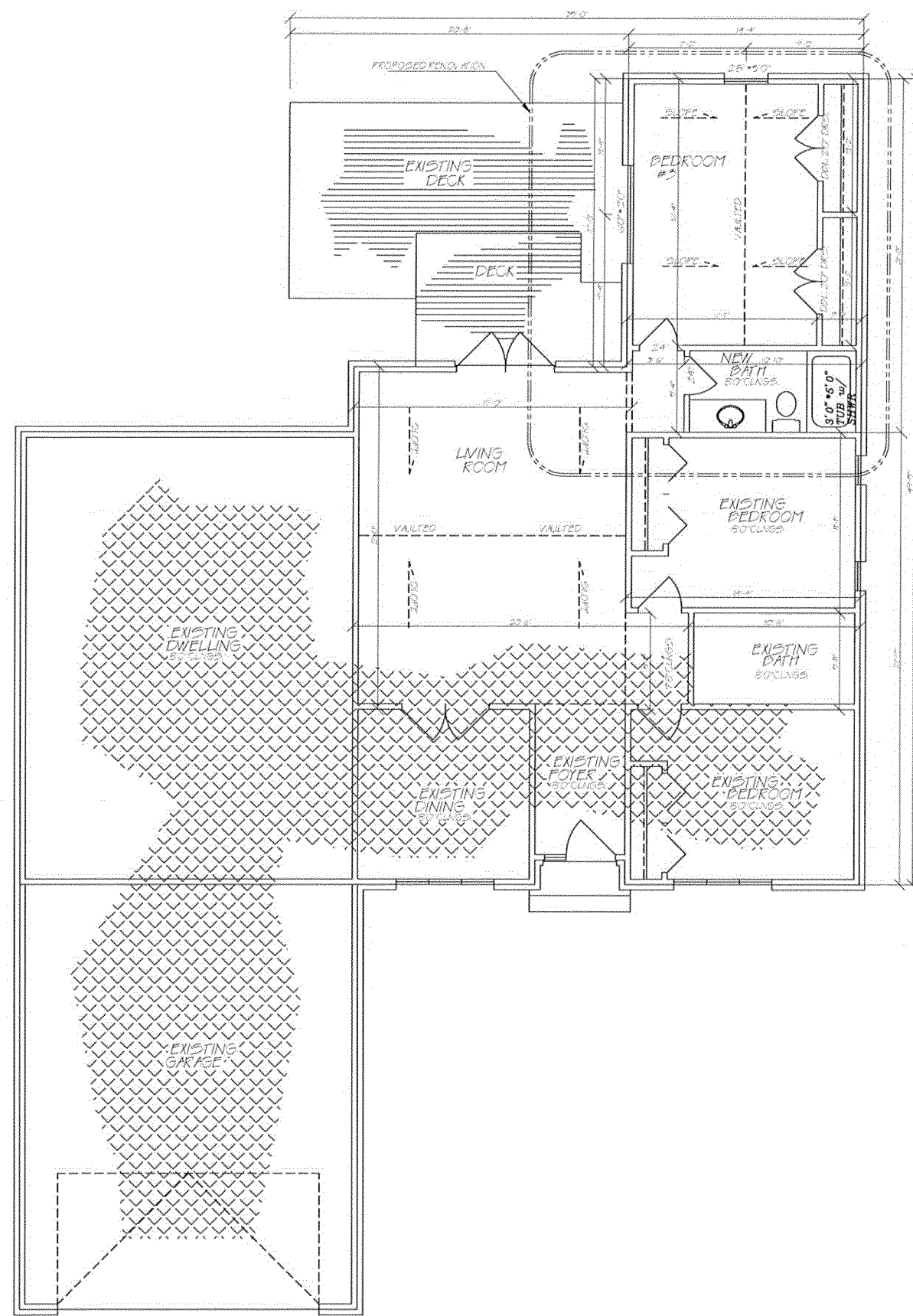
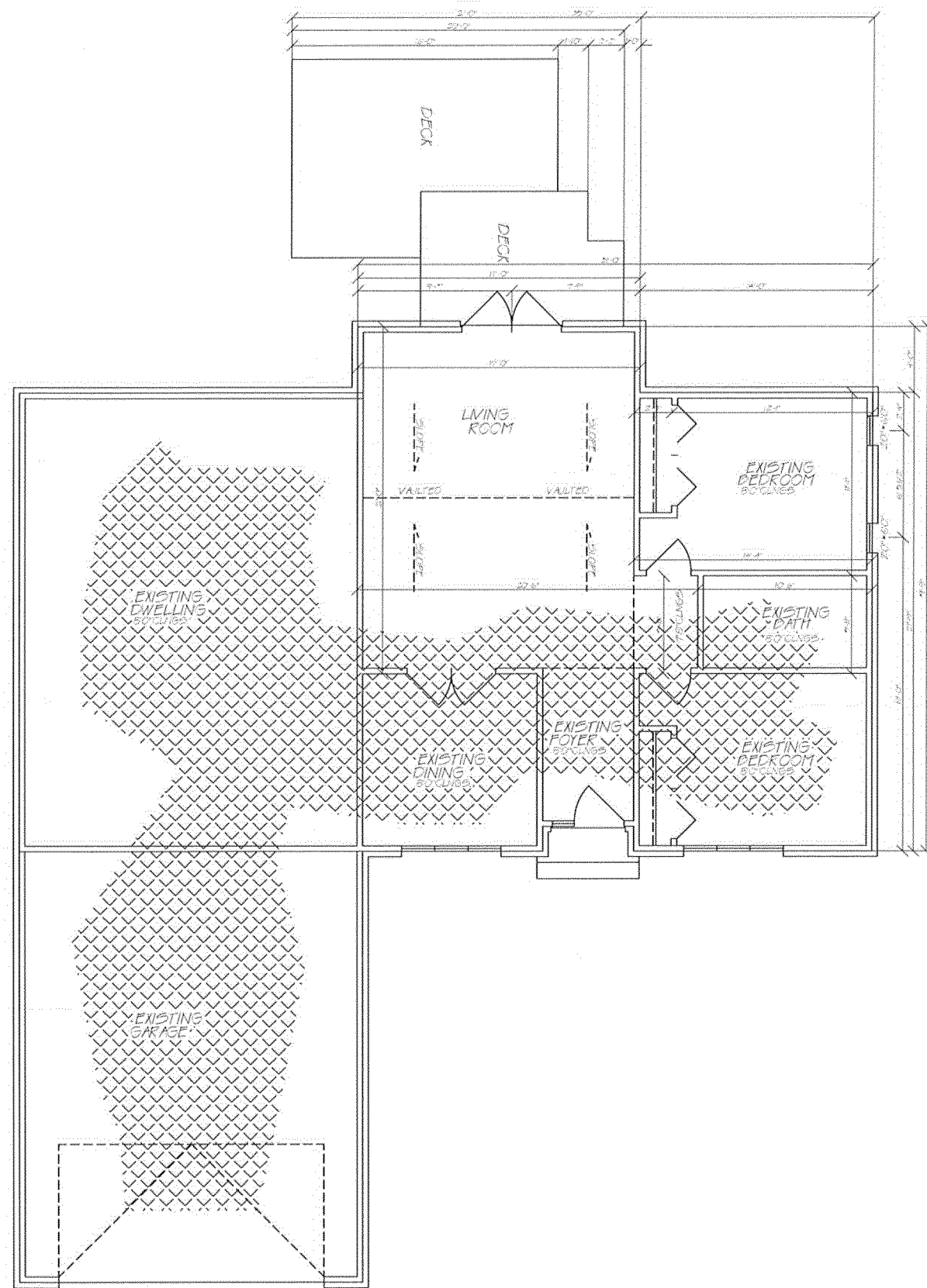






TYPICAL ONE STORY WALL SECTION





ARTIGA DESIGN
Enrique J. Artiga
(910) 315-27-10

Client:

Mr. Ralph Bowen
15 McLeod Rd.
Fitchurst, NC
28574

- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
- 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS. DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:
APPROXIMATE
FIRST FLOOR 1450 HGS. SQUARE FEET
PROPOSED ADDITION
FIRST FLOOR 310 HGS. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date:
EJA 01/06/2011

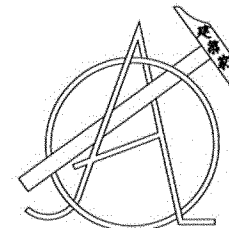
Drafting By:
MRA 06/16/2011
06/22/2011

Sheet Name:
FLOOR PLAN

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

Sheet Number:

2 of 4



ARTIGA DESIGN
Enrique J. Artiga
(910) 315-27-10

Client:

Mr. Ralph Bowen
15 McLeod Rd.
Pinehurst, NC
28574

1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
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5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

APPROXIMATE	
FIRST FLOOR	1420 HGS. SQUARE FEET
PROPOSED ADDITION	
FIRST FLOOR	310 HGS. SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date: EJA 01/06/2017

Design By: MRA 06/16/2017
06/22/2017

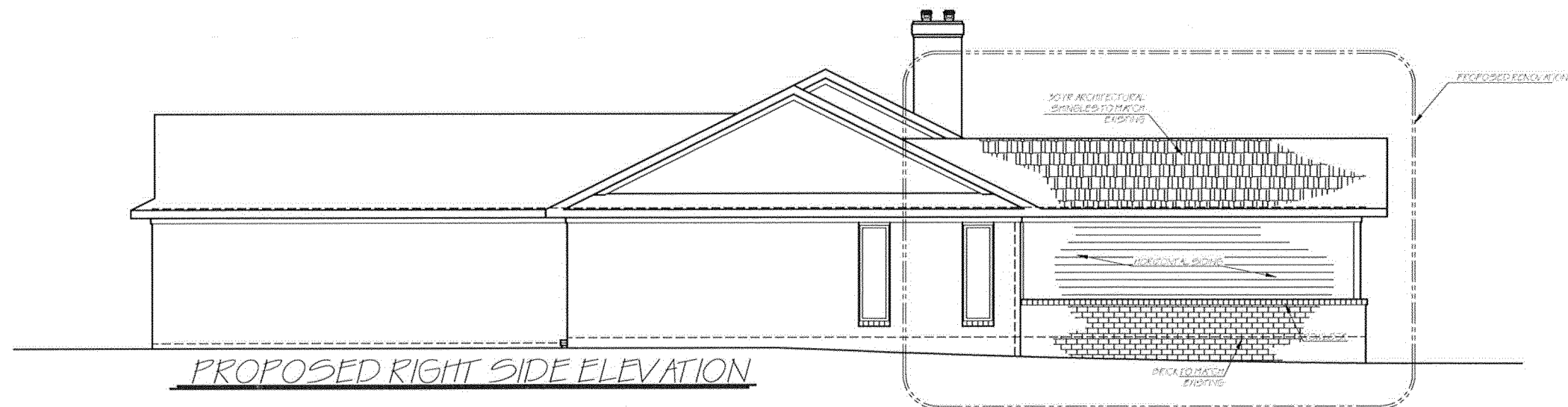
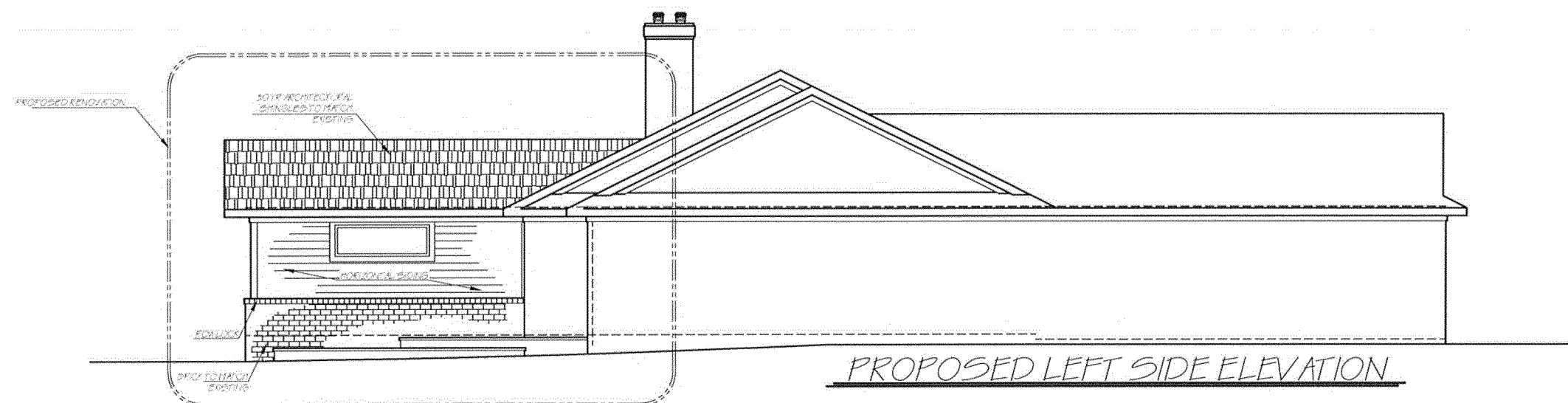
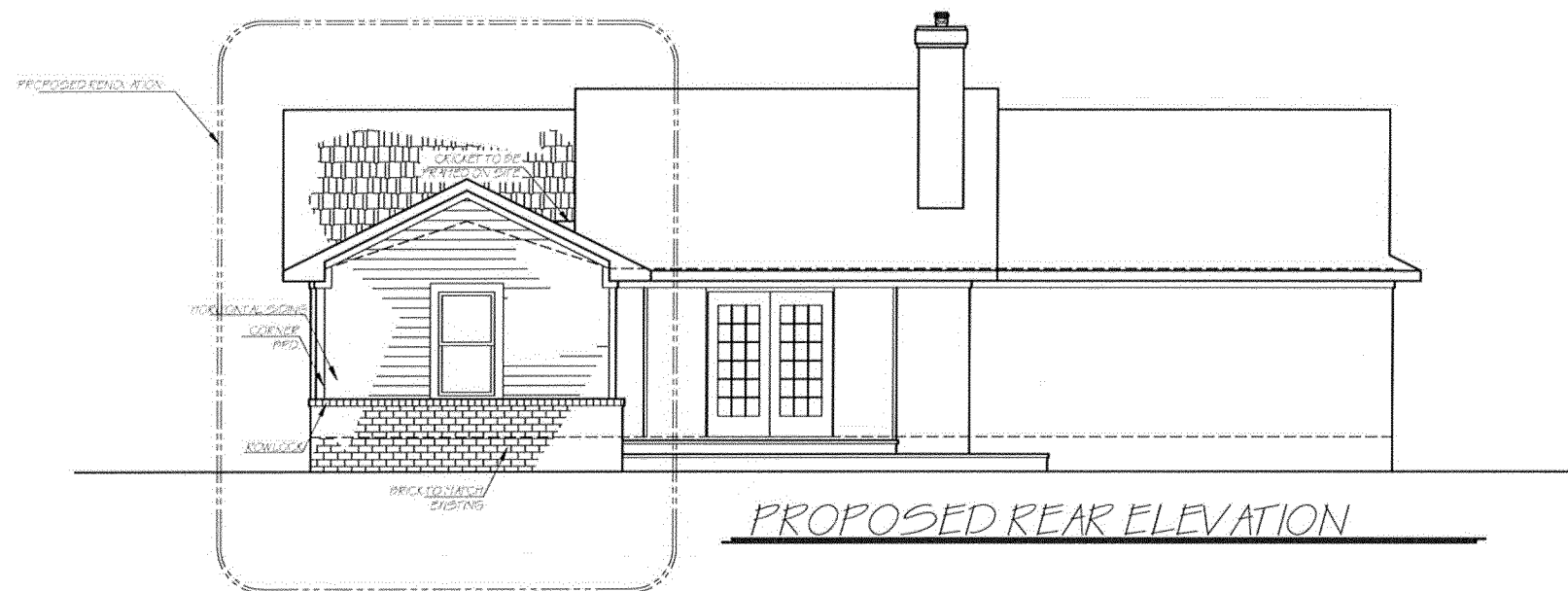
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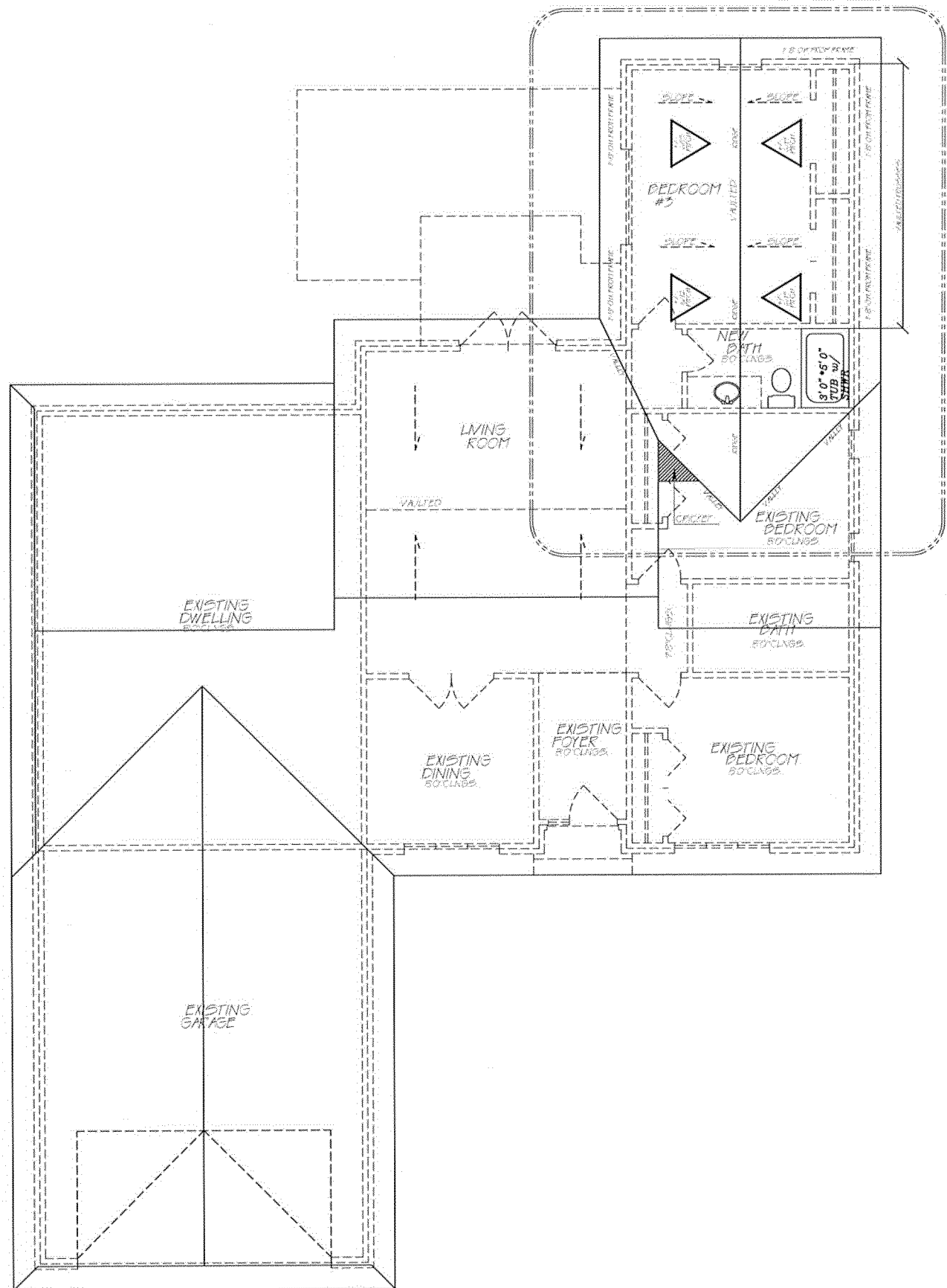
ELEVATIONS

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

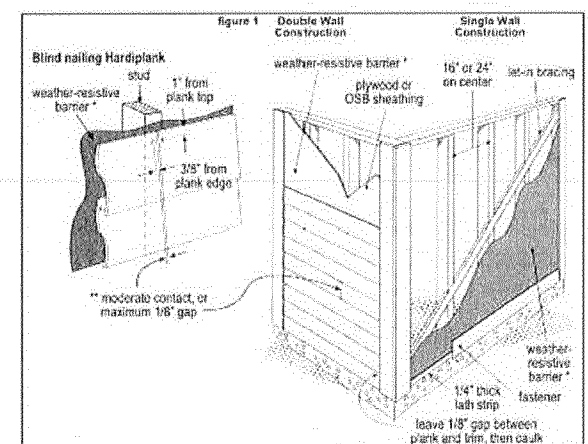
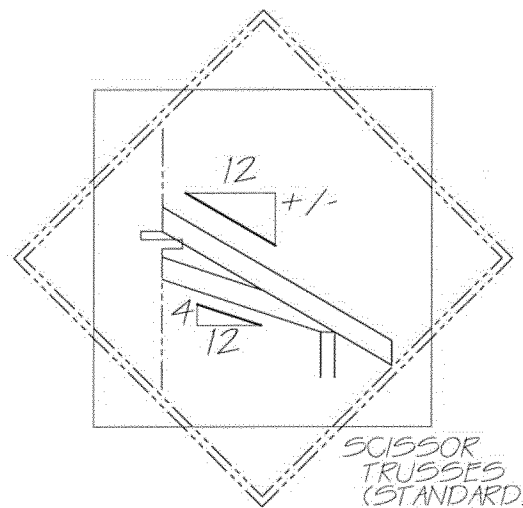
Sheet Number:

3 of 4





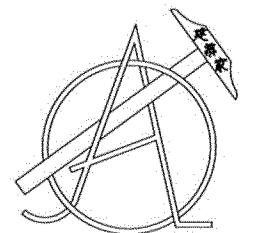
PROPOSED ROOF PLAN



CEMENT SIDING INSTALLATION
DETAIL
SCALE = 1/8" = 1'-0"

- 1) MAIN ROOF SYSTEM HAS A STANDARD OVERHANG DESIGN. LISTED NUMBERS ARE APPROXIMATIONS. FRAMER/ BUILDER TO CONFIRM AND ADJUST ACCORDINGLY ON SITE.
- 2) FASCIA'S ARE TO LINE UP ACCORDING TO ENCLOSED ELEVATIONS. FRAMER/ BUILDER MAY HAVE TO ADJUST OVERHANGS IN CERTAIN AREAS TO ALLOW FOR THIS.
- 3) THIS IS ONLY A SKETCH PROPOSING TRUSSES FOR MAIN ROOF SYSTEM. FINAL DESIGN BY TRUSS ENGINEER/ MANUFACTURER.
- 4) ALL OVERFRAME AREAS ARE TO BE STICK BUILT.

NOTE:
N. 2 YELLOW PINE SPACED AT 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 18'5"
USE 2X8 CEILING JOIST @ 16" O.C.
MAX. HORIZONTAL SPAN NOT TO EXCEED 18'5"



ARTIGA DESIGN
Enrique J. Artiga
(910) 315-2710

Client:

Mr. Ralph Bowen
13 McLeod Rd.
Pinehurst, NC
28574

- 1) ALL FINAL MATERIALS ARE TO BE CHOSEN BY HOME OWNER AND/OR BUILDER.
- 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DECIDED ON CONSTRUCTION SITE.
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS. DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION COMMENCES.

Footage Totals:

APPROXIMATE FIRST FLOOR	1450 HIG SQUARE FEET
PROPOSED ADDITION FIRST FLOOR	210 HIG SQUARE FEET

ALL NUMBERS ARE TO FRAME

Issue Date: EJA 07/06/2017

Drafting By: MRA 06/21/2017

Sheet Name: ROOF PLAN

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

Sheet Number:

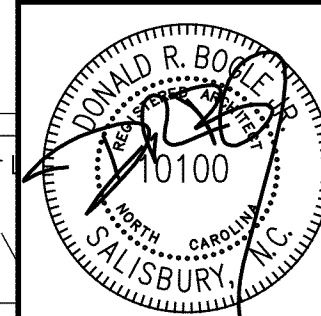
APPROVED BY
VILLAGE COUNCIL
MAY 23, 2017

CONDITIONAL DISTRICT SITE PLAN

PROPOSED DEVELOPMENT
MASTER PLAN GOALS

MAY 19, 2017

COMMUNITY
PRESBY CHURCH
125 EVERETTE ROAD
PINEHURST, NC



DRAWN BY: DRB
CHECKED BY: DRB
DATE: 5/20/17
PROJECT #: 1624

SHEET NUMBER
CD2
OF: 3

SITE MASTER PLAN:

GOAL:

- PROVIDE ACCESSIBLE PATH FROM SITE TO ENTRY POINTS THAT SERVE EACH CHURCH FUNCTION.
- PROVIDE UNIFIED CAMPUS ENVIRONMENT THROUGH LANDSCAPING, HARDSCAPES, AND INTENTIONAL CIRCULATION (PEOPLE AND CARS).
- PROVIDE ATTRACTIVE BUILDING ENTRY POINTS THAT ARE VISUALLY OBVIOUS TO A FIRST TIME VISITOR AT SANCTUARY, FELLOWSHIP HALL, OFFICES, AND EVERETTE HOUSE.
- CREATE VISUAL CAMPUS APPEAL FROM NEIGHBORHOOD & STREETS.
- ATTAIN COMPLIANCE WITH PINEHURST UDO THROUGH CONDITIONAL DISTRICT ZONING OVERLAY
- ESTABLISH MAXIMUM IMPERVIOUS % FOR CURRENT AND FUTURE NEEDS.
- PROVIDE LANDSCAPE BUFFERS AT NEW & EXISTING PARKING AS SHOWN.
- PROVIDE ORGANIZED, OFF-STREET PARKING TO HELP ALLEVIATE STREET CONGESTION AND PARK MAJORITY OF CARS BEHIND LANDSCAPE BUFFERS.

PROPOSED WORKS:

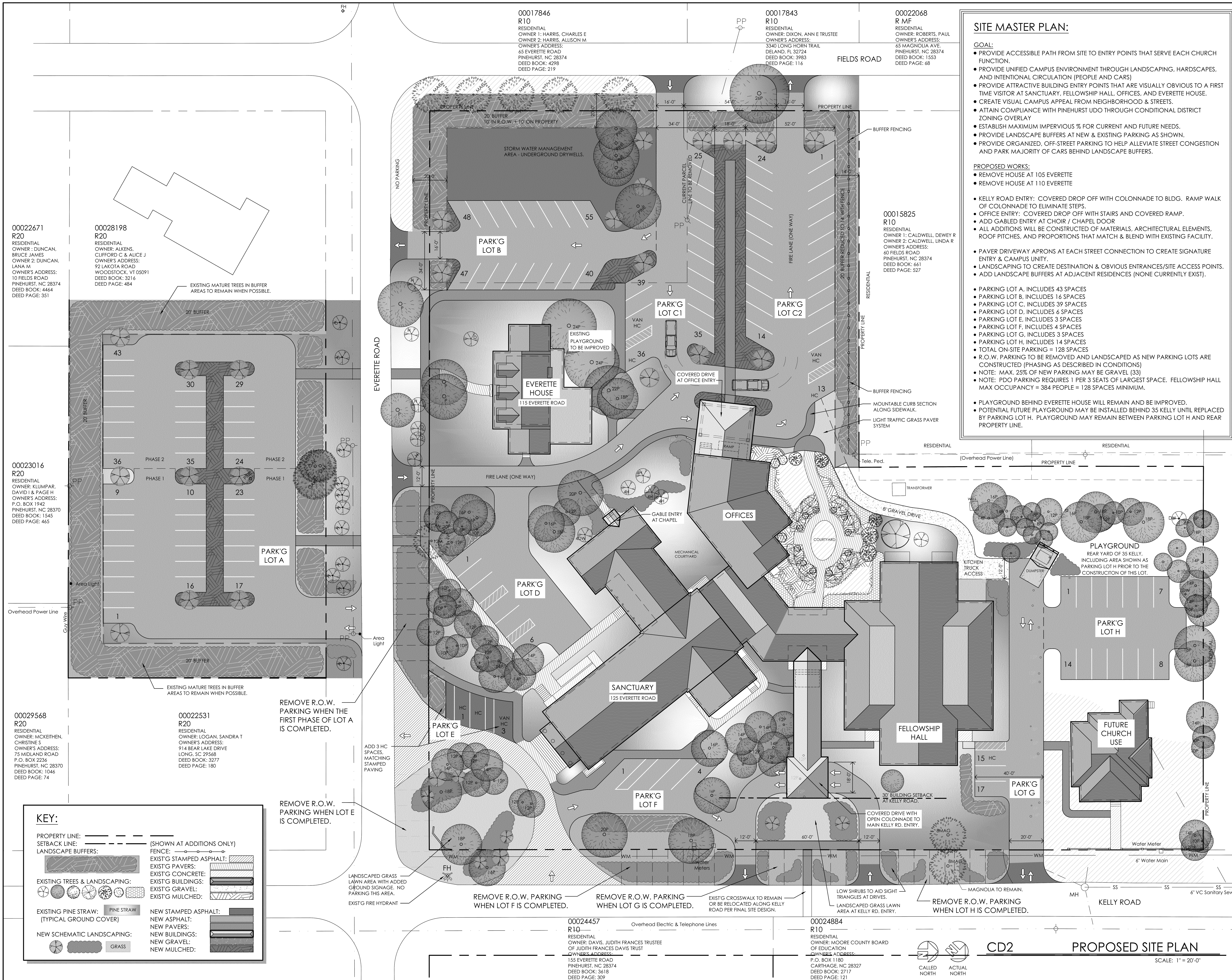
- REMOVE HOUSE AT 105 EVERETTE
- REMOVE HOUSE AT 110 EVERETTE

- KELLY ROAD ENTRY: COVERED DROP OFF WITH COLONNADE TO BLDG. RAMP WALK OF COLONNADE TO ELIMINATE STEPS.
- OFFICE ENTRY: COVERED DROP OFF WITH STAIRS AND COVERED RAMP.
- ADD GABLED ENTRY AT CHOR / CHAPEL DOOR
- ALL ADDITIONS WILL BE CONSTRUCTED OF MATERIALS, ARCHITECTURAL ELEMENTS, ROOF PITCHES, AND PROPORTIONS THAT MATCH & BLEND WITH EXISTING FACILITY.

- PAVER DRIVEWAY APRONS AT EACH STREET CONNECTION TO CREATE SIGNATURE ENTRY & CAMPUS UNITY.
- LANDSCAPING TO CREATE DESTINATION & OBVIOUS ENTRANCES/SITE ACCESS POINTS.
- ADD LANDSCAPE BUFFERS AT ADJACENT RESIDENCES (NONE CURRENTLY EXIST).

- PARKING LOT A, INCLUDES 43 SPACES
- PARKING LOT B, INCLUDES 16 SPACES
- PARKING LOT C, INCLUDES 39 SPACES
- PARKING LOT D, INCLUDES 6 SPACES
- PARKING LOT E, INCLUDES 3 SPACES
- PARKING LOT F, INCLUDES 4 SPACES
- PARKING LOT G, INCLUDES 3 SPACES
- PARKING LOT H, INCLUDES 14 SPACES
- TOTAL ON-SITE PARKING = 128 SPACES
- R.O.W. PARKING TO BE REMOVED AND LANDSCAPED AS NEW PARKING LOTS ARE CONSTRUCTED (PHASING AS DESCRIBED IN CONDITIONS)
- NOTE: MAX. 25% OF NEW PARKING MAY BE GRAVEL (33)
- NOTE: PDO PARKING REQUIRES 1 PER 3 SEATS OF LARGEST SPACE. FELLOWSHIP HALL MAX OCCUPANCY = 384 PEOPLE = 128 SPACES MINIMUM.

- PLAYGROUND BEHIND EVERETTE HOUSE WILL REMAIN AND BE IMPROVED.
- POTENTIAL FUTURE PLAYGROUND MAY BE INSTALLED BEHIND 35 KELLY UNTIL REPLACED BY PARKING LOT H. PLAYGROUND MAY REMAIN BETWEEN PARKING LOT H AND REAR PROPERTY LINE.



- PROVIDE ACCESSIBLE PATH FROM SITE TO ENTRY POINTS THAT SERVE EACH CHURCH FUNCTION.
- PROVIDE UNIFIED CAMPUS ENVIRONMENT THROUGH LANDSCAPING, HARDSCAPES, AND INTENTIONAL CIRCULATION (PEOPLE AND CARS)
- PROVIDE ATTRACTIVE BUILDING ENTRY POINTS THAT ARE VISUALLY OBVIOUS TO A FIRST TIME VISITOR AT SANCTUARY, FELLOWSHIP HALL, OFFICES, AND EVERETTE HOUSE.
- CREATE VISUAL CAMPUS APPEAL FROM NEIGHBORHOOD & STREETS.
- ATTAIN COMPLIANCE WITH PINEHURST UDO THROUGH CONDITIONAL DISTRICT ZONING OVERLAY
- ESTABLISH MAXIMUM IMPERVIOUS % FOR CURRENT AND FUTURE NEEDS.
- PROVIDE LANDSCAPE BUFFERS AT NEW & EXISTING PARKING AS SHOWN.
- PROVIDE ORGANIZED, OFF-STREET PARKING TO HELP ALLEVIATE STREET CONGESTION AND PARK MAJORITY OF CARS BEHIND LANDSCAPE BUFFERS.

- REMOVE HOUSE AT 105 EVERETTE
- REMOVE HOUSE AT 110 EVERETTE

- KELLY ROAD ENTRY: COVERED DROP OFF WITH COLONNADE TO BLDG. RAMP WALK OF COLONNADE TO ELIMINATE STEPS.
- OFFICE ENTRY: COVERED DROP OFF WITH STAIRS AND COVERED RAMP.
- ADD GABLED ENTRY AT CHOIR / CHAPEL DOOR
- ALL ADDITIONS WILL BE CONSTRUCTED OF MATERIALS, ARCHITECTURAL ELEMENTS, ROOF PITCHES, AND PROPORTIONS THAT MATCH & BLEND WITH EXISTING FACILITY.

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- TOTAL ON-SITE PARKING = 128 SPACES
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- NOTE: MAX. 25% OF NEW PARKING MAY BE GRAVEL (33)
- NOTE: PDO PARKING REQUIRES 1 PER 3 SEATS OF LARGEST SPACE. FELLOWSHIP HALL MAX OCCUPANCY = 384 PEOPLE = 128 SPACES MINIMUM.

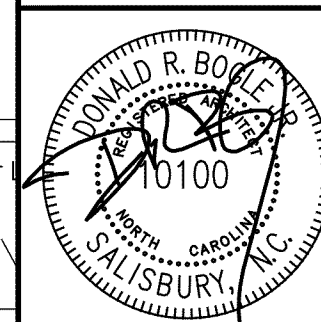
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- POTENTIAL FUTURE PLAYGROUND MAY BE INSTALLED BEHIND 35 KELLY UNTIL REPLACED BY PARKING LOT H. PLAYGROUND MAY REMAIN BETWEEN PARKING LOT H AND REAR PROPERTY LINE.

APPROVED BY
VILLAGE COUNCIL
MAY 23, 2017

PROPOSED DEVELOPMENT MASTER PLAN GOALS

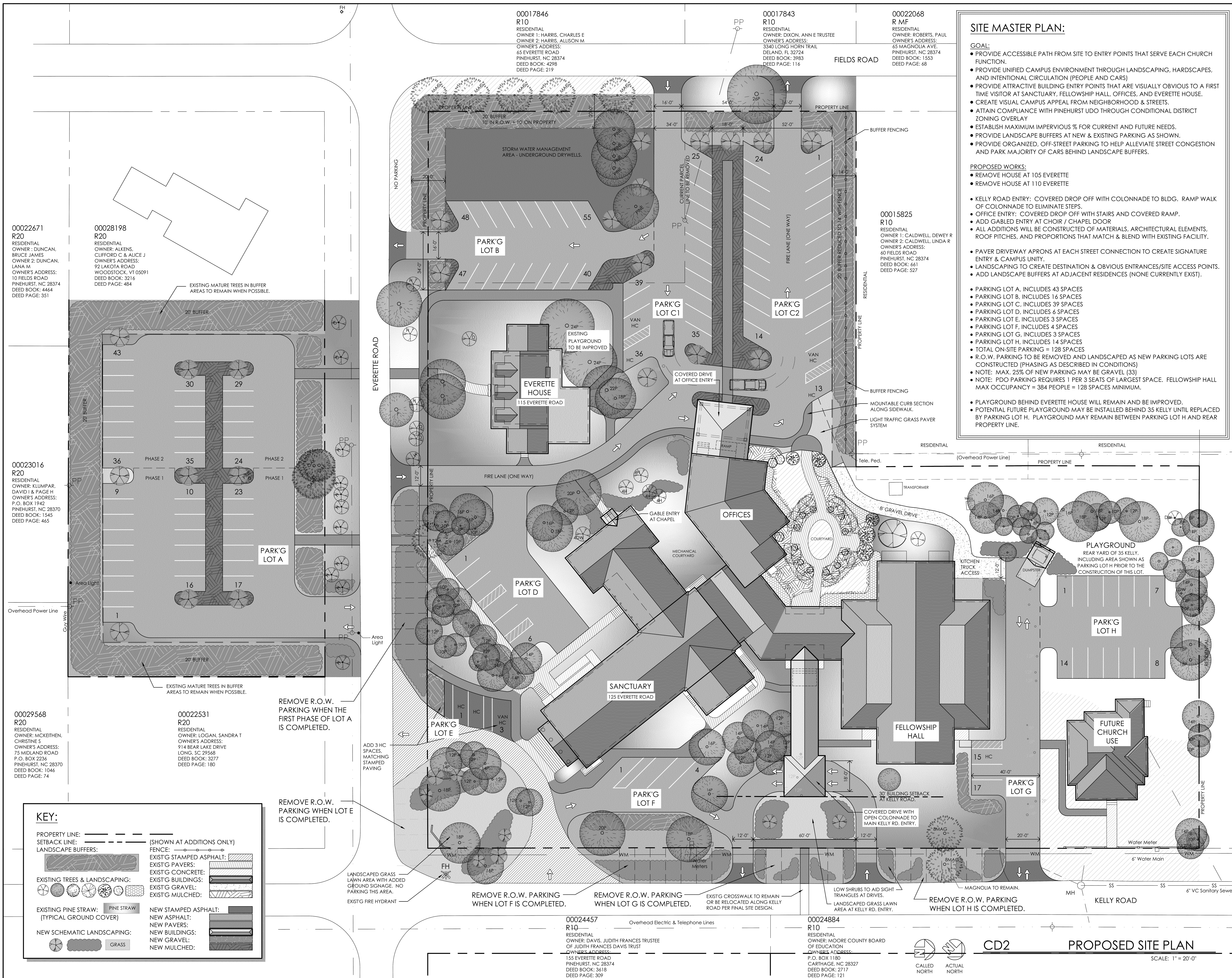
MAY 19, 2017

125 EVERETTE ROAD
PINEHURST, NC



DRAWN BY: DRB
CHECKED BY: DRB
DATE: 5/2017
PROJECT #: 1624

SHEET NUMBER
CD2
OF: 3



LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-057

140 Magnolia Road

Parcel ID # 00028973

Demolition

PIN # 855212966895

APPLICANT:
PROPERTY OWNER(S):

Craddock, LLC
Phillip Royston

RECEIVED:
MEETING DATE:

6/23/17
7/27/17

ZONING DISTRICT:
LHD STATUS:

R-10
Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ ZONING APPROVAL
- ✓ BUILDING OFFICIAL - PRIOR TO PERMITTING

NATURE OF PROJECT:

- Demolition of an existing single family residence.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.2 & 10 MAJOR WORK - Removal or Demolition not considered to be minor;

1. This request is considered to be major work because it involves a demolition that **is/is not** considered minor work.

DEMOLITION:

B. SECTION 3.5 DEMOLITION - Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.

1. The structure **does/does not** contribute to the historic character of the Village of Pinehurst.

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-059
Room addition

15 McLeod Rd.

Parcel ID # 00021632
PIN # 856206289637

APPLICANT: **Ralph Bowen**
PROPERTY OWNER(S): **Ralph & Dana Bowen**

RECEIVED: **7/7/17**
MEETING DATE: **7/27/17**

ZONING DISTRICT: **R-10**
LHD STATUS: **Non-Contributing**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:

- **Room addition on the rear elevation.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK - *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves a new addition that **is/is not** considered minor work.

ADDITION TO HOUSE:

B. SECTION 3.1.2.1 ADDITIONS STANDARDS - *Additions shall be located as inconspicuously as possible, preferably on rear elevations.*

1. The proposed addition **will/will not** be inconspicuous.

C. SECTION 3.1.2.2 ADDITIONS STANDARDS - *Additions must be compatible with the original buildings in terms of size, scale, color, materials and character.*

1. The proposed addition **will/will not** be of similar scale and character as the existing building.
2. The proposed addition **will/will not** consist of compatible materials and colors to the existing building.

D. SECTION 3.1.2.3 ADDITIONS STANDARDS - *Roof forms are particularly important and shall blend with original buildings.*

1. The rooflines of the proposed addition **will/will not** blend with the original building.

E. SECTION 3.1.2.4 ADDITIONS STANDARDS - *Windows in additions shall be similar to those in the original buildings in their proportions, spacing, muntins, and materials.*

1. The windows in the proposed addition **will/will not** be similar to those in the original building.

F. SECTION 3.1.2.5 ADDITIONS STANDARDS - *Additions shall not be taller than the original buildings.*

1. The proposed addition **will/will not** be taller than the original building.

G. SECTION 3.1.2.6 ADDITION STANDARDS – *Foundations and eaves or major horizontal elements shall generally align on building and their additions.*

1. The proposed addition **will/will not** have foundations and eaves that generally align with the existing building.

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-054

105 Everette Road

Parcel ID # 00029859

Demolition

PIN # 856209173236

APPLICANT:

The Bogle Firm Architecture

PROPERTY OWNER(S):

Community Presbyterian Church

RECEIVED:

7/1/17

MEETING DATE:

7/27/17

ZONING DISTRICT:

R-10 CD

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:

- **Demolition of an existing single family residence and accessory building.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.2 & 10 MAJOR WORK - *Removal or Demolition not considered to be minor;*

1. This request is considered to be major work because it involves a demolition that **is/is not** considered minor work.

DEMOLITION:

B. SECTION 3.5 DEMOLITION - *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The structures **do/do not** contribute to the historic character of the Village of Pinehurst.

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-055

110 Everette Road

Parcel ID # 00017301

Demolition

PIN # 856209175158

APPLICANT:

The Bogle Firm Architecture

PROPERTY OWNER(S):

Community Presbyterian Church

RECEIVED:

7/1/17

MEETING DATE:

7/27/17

ZONING DISTRICT:

R-10 CD

LHD STATUS:

Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:

- **Demolition of an existing single family residence.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.2 & 10 MAJOR WORK - *Removal or Demolition not considered to be minor;*

1. This request is considered to be major work because it involves a demolition that **is/is not** considered minor work.

DEMOLITION:

B. SECTION 3.5 DEMOLITION - *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The structure **does/does not** contribute to the historic character of the Village of Pinehurst.

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-056

35 Kelly Road

Parcel ID # 98000236

Demolition

PIN # 856205173720

APPLICANT:

The Bogle Firm Architecture

PROPERTY OWNER(S):

Community Presbyterian Church

RECEIVED:

7/1/17

MEETING DATE:

7/27/17

ZONING DISTRICT:

R-10 CD

LHD STATUS:

Non-Contributing

ADDITIONAL APPROVALS/PERMITS NEEDED:

✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:

- **Demolition of an existing storage building.**

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.2 & 10 MAJOR WORK - *Removal or Demolition not considered to be minor;*

1. This request is considered to be major work because it involves a demolition that **is/is not** considered minor work.

DEMOLITION:

B. SECTION 3.5 DEMOLITION - *Demolition of buildings in the Village of Pinehurst Historic District is discouraged except where necessary to secure the public safety. If a building or any part of the structure must be demolished, the Historic Preservation Commission may order the demolition delayed for up to 365 days. During this period, the Commission will decide if the building can be moved; if it contributes to the historic character of the Village of Pinehurst; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.*

1. The structure **does/does not** contribute to the historic character of the Village of Pinehurst.

LOCAL HISTORIC DISTRICT APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

COA: 17-058
New Construction

105 Fields Rd.

Parcel ID #00028199
PIN # 856205078543

APPLICANT: **Huntley Design Build**
PROPERTY OWNER(S): **James Satterfield**

RECEIVED: **7/6/17**
MEETING DATE: **7/27/17**

ZONING DISTRICT: **R-10 (Residential)**
LHD STATUS: **Vacant**

ADDITIONAL APPROVALS/PERMITS NEEDED:

- ✓ **ZONING APPROVAL**
- ✓ **BUILDING OFFICIAL - PRIOR TO PERMITTING**

NATURE OF PROJECT:
New construction of a single family home.

FACTS

APPLICABLE SECTIONS OF STANDARDS AND GUIDELINES

A. SECTION 1.6.4.1 MAJOR WORK - *New construction or additions not considered to be minor;*

1. This request is considered to be major work because it involves new construction that **is/is not** considered minor work.

B. SECTION 3.2.2.1 NEW CONSTRUCTION STANDARDS - *New construction in the Village of Pinehurst Historic District provides opportunities for the continued evolution of excellent architecture adapted to new conditions. New construction should blend comfortably with the Local Historic District and any existing structures on site.*

1. The proposed new construction **will/will not** blend with the Local Historic District.

C. SECTION 3.2.2.2 NEW CONSTRUCTION STANDARDS - *Any new building constructed in the Local Historic District shall be compatible in terms of materials, scale, color, style and texture.*

1. The proposed new construction **will/will not** be of similar scale as existing structures in the neighborhood.
2. The proposed new construction **will/will not** be of similar style as other dwellings in the district.
3. The proposed new construction **will/will not** be of similar materials as other dwellings in the district.
4. The proposed new construction **will/will not** be of similar colors as other dwellings in the neighborhood and **are/are not** in the Village of Pinehurst Color Palette.
5. The proposed new construction **will/will not** be of similar texture as historic structures around the subject property.

D. SECTION 3.2.2.3 NEW CONSTRUCTION STANDARDS - *Consideration is often given to using or simplifying the details from neighboring buildings. This technique is used to "blend" the new structure with its neighbors. It is strongly recommended that detailing on new structures be consistent with its overall scheme and design.*

1. The proposed new construction **will/will not** blend with its neighboring buildings.

- E. **SECTION 3.2.3.1 PROJECT PLANNING AND SITE DESIGN** – *New infill housing is very appropriate and very desirable in the Village of Pinehurst area. The designs shall follow the basic Design Standards and shall also repeat the same relationships of house to street and house to lot as their historic neighbors. Table 3.2.3.1 is a table of Architectural Styles to be used as a reference for Architecture found in the Local Historic District and will be used by the Commission and staff to determine if a proposal is consistent with the neighborhood.*
1. The proposed new architecture **is/is not** consistent with historic neighbors in the neighborhood.
- F. **SECTION 2.9.2.1 PAINT AND COLOR STANDARDS** – *Paint colors shall be appropriate to the historic building and district and in the Village of Pinehurst Color Palette;*
1. The proposed colors for the new house **will/will not** be appropriate for the building and district and **are/are not** in the Village of Pinehurst Color Palette.
- G. **SECTION 2.8.2.4 ROOF STANDARDS** – *All metal roofs excluding copper must be earth tone in hue.*
1. The proposed metal roof **is/is not** earth tone in hue.
- H. **SECTION 2.8.2.5 ROOF STANDARDS** – *Metal roofs are not appropriate on residential structures in the district unless material is copper or one of the following colors: weathered copper color, dark brown, dark bronze, or dark gray.*
1. The proposed metal roof **is/is not** weathered copper color, dark brown, dark bronze or dark gray.



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Alex Cameron, Planner
DATE: 7/20/17
SUBJECT: Staff Approvals of Normal Maintenance and Minor Work

STAFF APPROVALS REPORT for LOCAL HISTORIC DISTRICT
July 27, 2017 MEETING
6/16/17– 7/20/17

NORMAL MAINTENANCE

Application Date: 7/19/17

Approval Date: 7/19/17

Prop Owner: Donald & Karen Wagoner Address: 45 Orange Rd. LRK# 26257

Applicant: Donald & Karen Wagoner

Request: Repaint home.

Standards and Guidelines: 1.6.2.1

MINOR WORK – COA ISSUED

COA: 17-048

Application Date: 6/14/17

Approval Date: 6/21/17

Prop Owner: David & Melinda Crader Address: 185 Barrett Rd. LRK# 30738

Applicant: Glenn Bradley

Request: Tree removal, new fence, wall, column, driveway relocation & walkway

Standards and Guidelines: 1.6.3.5,7 & 10

COA: 17-050

Application Date: 7/6/17

Approval Date: 7/7/17

Prop Owner: Adventure Investments Address: 5 McFarland Rd. LRK# 17857

Applicant: GWB Construction

Request: New patio in the rear yard.

Standards and Guidelines: 1.6.3.8

COA: 17-051

Application Date: 7/6/17

Approval Date: 7/7/17

Prop Owner: Adventure Investments Address: 5 McFarland Rd. LRK# 17857

Applicant: GWB Construction

Request: New shadowbox fence in the side and rear yard.

Standards and Guidelines: 1.6.3.7

COA: 17-052

Application Date: 7/6/17

Approval Date: 7/7/17

Prop Owner: Michael Pritchett

Address: 169 Page Rd.

LRK# 30584

Applicant: Lowes Home Improvement

Request: New picket fence in side and rear yard.

Standards and Guidelines: 1.6.3.7

COA: 17-053

Application Date: 7/10/17

Approval Date: 7/10/17

Prop Owner: JWS Property Holdings, LLC

Address: 40 Chinquapin Rd.

LRK# 26468

Applicant: Protech Metals, LLC

Request: Replacement of wood gate at fence with metal

Standards and Guidelines: 1.6.3.7

COA: 17-060

Application Date: 7/19/17

Approval Date: 7/19/17

Prop Owner: Thomas & Theresa Berry

Address: 75 Cherokee Rd.

LRK# 17726

Applicant: Pinehurst Homes, Inc.

Request: Tree removal

Standards and Guidelines: 1.6.3.10



**HISTORIC PRESERVATION COMMISSION
Special Meeting
JULY 12, 2017
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NC
4:00 PM**

MINUTES

Commission Members in Attendance:

Bob Farren, Vice-Chair
Judy Davis, Commission Member
Christine Dandeneau, Commission Member
Molly Gwinn, Commission Member
Jim McChesney, Commission Member
Tom Schroeder, Commission Member

Commission Member Absent:

Jim Lewis, Chair

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Bob Farren, Vice-Chair called the Special Meeting to Order and introduced the Commission members, staff and welcomed members of the audience. Vice-Chair Farren stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Sworn in:

Alex Cameron, Planner; Clark Campbell, Representing the Property Owners and Applicants; August Beechler and Lynn Beechler, Property Owners. And Applicants.

III. Public Hearing

- A. A request for window changes, new doors, new siding and a fence at 15 McIntyre Road Pinehurst, NC. This property can be identified as Moore County Parcel # 00021711. The applicant and the property owner is Pinehurst Pizza, LLC.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Clark Campbell was present to answer any question or address any concerns of the Commission.

Property Owners and Applicants, August and Lynn Beechler answered questions of the Commission members.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness for for window changes, new doors, new siding and a fence at 15 McIntyre Road as submitted and to adopt the Findings of Fact: Christine Dandeneau seconded the motion, which was unanimously approved.

IV. Next Meeting Date:

- A. July 27, 2017

V. Motion to Adjourn

Vice-Chair Bob Farren adjourned the meeting at 4:14 pm.



**Historic Preservation Commission
June 22, 2017
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:00 pm**

Commission Members in Attendance:

Jim Lewis, Chairman
Judy Davis, Commission Member
Christine Dandeneau, Commission Member
Jim McChesney, Commission Member
Tom Schroeder, Commission Member

Board Member Absent:

Bob Farren, Vice-Chair
Molly Gwinn, Commission Member

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant
Barbara Thompson, IT

I. Call to Order

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Approval of Minutes

A. May 25, 2017

Tom Schroeder made a motion to approve the May 25, 2017 Minutes; Jim McChesney seconded the motion, which was unanimously approved.

III. Review of Normal Maintenance and Minor Work Items

A. Report for 5/19/2017 - 6/15/2017

There were no comments.

IV. Sworn in:

Alex Cameron, Planner; Charles Helbling, Applicant; Lynn Anderson, Architect; Greg and Amanda Grimshaw, Applicant and Property Owners; Brian Kennedy, Contractor; Alan Stagaard, Architect; and Perry Harrison, Landscape Architect.

V. Public Hearing

A. COA 17-41

A request for a front porch addition to the home at 70 Page Rd. Pinehurst, NC. This property can be identified as Moore County LRK# 00021628. The applicant is Sandhills Home Services and the property owners are Paul Blake and Charles Helbling.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Charles Helbling, Property Owner was present to answer any questions or address any concerns of the Commission.

Chairman Lewis spoke with the applicant prior to the meeting stating that the plans submitted were inadequate and questioned if the Commission had enough information to vote on this case.

Christine Dandeneau questioned if fiberglass columns were allowed.

After discussion, Christine Dandeneau made a motion to issue a Certificate of Appropriateness for a front porch addition to the home at 70 Page Road with the condition that the columns or made of wood or an Azec product and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.

B. COA 17-42

A request for a terrace addition to the rear of the home, new windows, new patio and a porch extension to the home at 50 Village Green Rd. E Pinehurst, NC. This property can be identified as Moore County LRK# 00020098. The applicant is Bowness Custom Homes and the property owners are Alison and Stuart Paul.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Lynn Anderson, Architect was present to answer any questions or address any concerns of the Commission.

After discussion, Jim McChesney made a motion to issue a Certificate of Appropriateness for a terrace, an addition to the rear of the home, new windows, new patio and a porch extension to the existing home at 50 Village Green Road E and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

Should there be a change in roof material the applicant will need to inform staff.

C. COA 17-43

A request for an addition to the home and new accessory dwelling at 30 Village Green Rd. E., Pinehurst, NC. This property can be identified as Moore County LRK# 00022283. The applicant and the property owners are Greg and Amanda Grimshaw.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Greg and Amanda Grimshaw were present to answer any questions or address any concerns of the Commission.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness for an addition and a new accessory dwelling at 30 Village Green East and to adopt the Findings of Fact; Christine Dandeneau seconded the motion, which was unanimously approved.

D. COA 17-44

A request to change the siding, addition of a breezeway to garage, addition to garage, sidelights and fencing at 145 Dundee Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00021108. The applicant is Brian Kennedy and the property owners are Robert and Cynthia Kennedy.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Brian Kennedy, Contractor was present to answer any questions or address any concerns of the Commission.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness to change the siding addition of a breezeway to garage, addition to garage, sidelights and fencing at 145 Dundee Road with the condition that the sidelights cannot be visible from the street and to adopt the Findings of Fact; Tom Schroeder seconded the motion, which was unanimously approved.

E. COA 17-45

A request for additions to the existing facility, new greenhouse/smoker building, exterior repairs, window replacements and demolition of a storage shed at 300 Magnolia Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00025797. The applicant is Stagaard & Chao Architects and the property owner is Pinehurst, LLC.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Alan Stagaard, Architect and Perry Harrison, Landscape Architect were present to answer any questions or address any concerns of the Commission. Alan and Perry also showed and discussed their PowerPoint presentation.

Heidi Hall Jones, Punch Jones Property and adjacent property owner spoke in favor of the project.

After discussion, Tom Schroeder made a motion to issue a Certificate of Appropriateness for additions to the existing facility (steam plant); new greenhouse/smoker building, exterior repairs, window replacements and demolition of a storage shed at 300 Magnolia Road and to adopt the Findings of Fact; Christine Dandeneau seconded the motion, which was unanimously approved.

VI. Comments from Attendees

VII. Next Meeting Date

A. July 27, 2017

VIII. Motion to Adjourn

Tom Schroeder made a motion to adjourn the meeting. The motion was seconded by Christine Dandeneau and carried unanimously. The meeting adjourned at 6:45 p.m.

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: Competent, Courteous, Professional, and Responsive.