



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, JUNE 22ND, 2023
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

John Taylor, Chair
Richard Vincent, Vice Chair
Karl Ecker
Cara Mathis
Roxanne Vaitkus
Angelique Fabiani
David Herring

Members Absent:

Staff Present:

Alex Cameron, Planning Director
Pamela Graham, Planning Supervisor
Maria Carpenter, Planner
Shannon Konstantinou, Clerk to the Board
Lori Hercules, IT Technician
Paul Conners, IT Technician

Approximately 5 member(s) of the public in attendance.

I. Call to Order

Mr. Taylor called the Regular Meeting to order at 03:59 PM.

Mr. Cameron introduced Ms. Pamela Graham, the new Planning Supervisor. Mr. Cameron gave a brief background of Ms. Graham's experience.

Mr. Taylor introduced Ms. Angelique Fabiani, the new Historic Preservation Commission member. Ms. Fabiani gave a brief background of her experience and interest in service to the community.

Mr. Taylor explained the purpose of the meeting, each Commission member introduced themselves, and Mr. Taylor introduced Staff.

II. Approval of Minutes

A. 05-25-2023 Regular Meeting Minutes

Mr. Ecker moved to approve the minutes of the May 25th, 2023 Regular Meeting. Seconded by Ms. Vaitkus. Approved by a vote of 6-0.

Ms. Mathis moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Ecker. Approved by a vote of 7-0.

III. Public Hearing

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

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

Ms. Carpenter was sworn into the Public Hearing and testified as follows.

A. COA-2023-00179 (20 Muster Branch Rd.)

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, new driveway and rear patio, fencing, and pool at 20 Muster Branch Rd. The property is identified as Moore County PID Number 00024154. The property owners are Kyle and Jamey Behringer and the applicant is Conrad Nurge.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the areas of the application where colors are missing meaning the colors to be used will match the existing, the need for the Commission to discuss the use of Scottsdale brick with the Applicant, and the grids on the windows matching the existing.

Mr. Conrad Nurge (Contractor), Mr. Kevin Reed (Consultant), and Mr. Kyle Behringer (Owner) were sworn into the public hearing.

Mr. Behringer thanked the Commission, stated the project is a labor of love and legacy for his family, his family is in the process of relocating from Chicago, and the hope is the property will be something that adds to the Village and the Club.

The Commission, Ms. Carpenter, Mr. Nurge, Mr. Reed, and Mr. Behringer discussed Scottsdale brick being the closest replacement for the original Phoenix Tumbled brick, which is no longer in production; the Scottsdale brick only being used on the back with salvaged brick from areas where changes are being made being used on the front and only filling in with Scottsdale brick if necessary; the use of Feeney Cable Rail in a vertical pattern not being typical, traditional, used at other properties within the Historic District, nor paintable as stated in the Standards; the tree and vegetation removal from the rear of the property not being within the scope of the Commission's review due to the removal occurring on a non-street facing elevation (the removal work was discussed with Village Staff prior to being done); the boundary of the property as depicted in Exhibit A-2.1 being very close to the cart path (this depiction is accurate and was done by a surveyor); some of the trees depicted in Exhibit A-2.1 being property of the Resort; both Village Staff and the Resort having given permission for tree removal in the rear elevation of the property; the overgrowth of the property resulting from neglect and causing issues with the dwelling; a landscape architect has been hired to re-design the property; and most of the large, mature trees along the cart path that are on Resort property remaining (were not removed).

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

The Commission discussed the use of artificial turf within the Historic District and this use being outside of the Commission's purview.

Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00179) and find the proposed Major Work at 20 Muster Branch 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. Ecker. Approved by a vote of 7-0.

B. COA-2023-00226 (55 Graham 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 removal of two trees at 55 Graham Rd. The property is identified as Moore County PID Number 00028912. The property owner and applicant is Gail Maynard Wells.

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. Taylor accepted the materials submitted by Ms. Carpenter into evidence.

The Commission and Ms. Carpenter discussed the Commission needing to verify with the Applicant the intention behind removal of the trees.

Ms. Gail Wells (Owner) was sworn into the public hearing.

Ms. Wells stated the intention behind removal of the trees is to provide an area where vehicles may turn around in order to avoid having to back out onto Graham Rd. (which is a safety concern given the narrowness of the road and the speed with which vehicles travel the road), additionally the trees cause drainage issues and pose a safety concern being so close to the dwelling, and the other trees and vegetation on the property would develop to fill in any gap in the canopy the removal of the two trees would cause.

The Commission did not have any questions for the applicant.

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

Mr. Taylor closed the evidentiary portion of the Public Hearing.

The Commission discussed whether a turn around could be achieved by removing only one of the two trees (it could not), the potential for other trees on the property to flourish and fill in the gap in the canopy the removal of the two trees would cause, and the Commission taking into consideration the position of the tree in relation to the dwelling when making a decision on tree removal.

Ms. Vaitkus moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2023-00226) and find the proposed Major Work at 55 Graham 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. Ecker. Approved by a vote of 6-1, with Mr. Herring voting "Nay".

The Commission debated whether the motion should be amended to be "not consistent but congruous" and it was determined the motion should stand.

Mr. Vincent moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 5/12/2023 - 6/13/2023.

V. Next Meeting Date
07-27-2023 Regular Meeting

The Commission discussed setting a date and time for another Work Session and determined to have a Work Session meeting at 03:00 PM on July 27, 2023 prior to the Regular Meeting.

The Commission and Ms. Carpenter discussed potential topics for the upcoming Work Session.

VI. Motion to Adjourn

Mr. Ecker moved to adjourn the meeting. Seconded by Ms. Fabiani. Approved by a vote of 7-0 at 05:00 PM.

Respectfully Submitted,



Shannon Konstantinou
Clerk to the Board &
Planning Administrative Specialist
Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

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.