



**VILLAGE COUNCIL
AGENDA FOR WORK SESSION OF MARCH 20, 2018
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA**

4:30 P.M.

The Pinehurst Village Council held a Special Joint Meeting with the Historic Preservation Commission at 4:30 p.m., Tuesday, March 20, 2018 in the Assembly Hall of Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina. The following were in attendance:

Ms. Nancy Roy Fiorillo, Mayor
Mr. John R. Cashion, Mayor Pro Tem
Mr. John Bouldry, Treasurer
Ms. Judy Davis, Councilmember
Mr. Kevin Drum, Councilmember
Mr. Bob Farren, HPC Chairman
Mr. Tom Schroeder, HPC member
Mr. John Taylor, HPC member
Mr. Mark Parson, HPC members
Mr. Jeffrey M. Sanborn, Village Manager
Ms. Lauren M. Craig, Village Clerk

And approximately 53 attendees, including 7 staff and 1 press.

1. Call to Order.

Mayor Nancy Roy Fiorillo called the meeting to order. Chairman Bob Farren called the Historic Preservation Commission to order.

2. Review and discuss the Historic Preservation Commission recommendation to split the existing Pinehurst Historic District into three separate districts.

Village Manager Jeff Sanborn explained the Council and Historic Preservation Commission are here to discuss the proposal to split the existing Pinehurst Historic Commission and there will be no formal decision made this evening. He explained the review process started when the HPC presented a revised set of guidelines to the Village Council in May 2017. He explained both the current version of the guidelines contained numerous references to smaller scale criteria for applying a congruent standard and this no longer stands in the courts. Mr. Sanborn explained that the opportunity to split the district would make these standards more localized and legal. He explained the Village Council authorized the Manager to commission a study to split the district. The Manager explained this is an opportunity to start the dialogue with the community. The Manager also shared key changes recommended to the Historic District Guidelines. Bob Farren, HPC Chairman, gave an overview of the responsibilities of the Historic Preservation Commission. He provided history on the Standards and Guidelines and the regulatory environment of the Historic Preservation Commission. He said the recommendation has been reviewed and endorsed by the State Historic Preservation Office and suggests that each of the three small districts are appropriate. Manager Jeff Sanborn explained the Village put up an Open Village Hall topic to receive feedback on this topic. He shared the response rate and the common themes found in the comments.

3. Public Comments

Council opened the floor to public comments:

- Emily Hewson of Midland Road, also a realtor specialized in Old Town said she about this topic on Friday and it was not advertised well. She suggested using different names for the three districts.
- Kathie Parson said she has reviewed the guidelines and she realized her home would have at least 20 areas where the "must" would not be allowed like it was when they renovated the home. She is concerned about the guidelines because

they will lock down the ability to carry out great design in the Village.

- Jack Farrell said he fully supports the guidelines as they were rewritten and they did a fine job. He also strongly supports the splitting of this historic district. He is concerned about the Open Village Hall topic due to the explanation for why this was being considered.
- Lynn Sullivan lives on Beulah Hill Road North and is concerned about her property value. She understands the need to have these standards but she does not think this was put out to the public in time.
- Mike Sullivan said he lives on historic Highway 5 and he said had they known prior to the purchase of their home about this proposed change, it may have affected their purchase.
- Lynn Goldhammer said Open Village Hall was already closed when she went online to provide feedback. She asked why the Village has to follow the state mandates. She is concerned about preserving what Pinehurst is throughout the town.
- Clark Campbell appreciated Jack Farrell's summary of the reason to consider splitting the districts. He is concerned about the human nature side of this. He doesn't want to get too restrictive to take away creativity. He suggested for the Council to really read these guidelines and to take their time on this issue.
- John Root said he applauds the Council and Village for trying to gather opinions about various subjects but wouldn't use the Open Village Hall results for a decision today. He said the guidelines are completely different than the districts. He asked about getting a variance from state law that is causing this situation.
- Mark Anderson commented on the names of the districts. He asked how there aren't changes to the building guidelines based on the districts.
- Dick Weinberg lives in Pinewild. He is very interested in the National Historic Landmark and the history of building in Pinehurst. He said to think more about the history and less about appearance.
- Megan King follows the Village on Facebook and Instagram. She said her house was built in 1999 and is in the historic district. She does not favor splitting the district and does not like the names proposed.
- Emily Hewson said we need to publicize this more because people are suspicious and the Village needs to rethink and the names no one seems to like.
- Cliff Aikens of 20 Fields Road said he is disturbed by the casual way the Village has treated the landmark status. He said keep the present laws in place to keep this place the way it is.
- Jim Lewis said this issue is really about the school district area. He said most of the action has been in this area.

4. Village Council and Historic Preservation Commission discussion.

Mark Parson shared before and after pictures of his house to show the difference with what he could or could not have done with the proposed guidelines. Council discussed Mr. Parson's concerns with the guidelines. Council and the Historic Preservation Commission held a discussion about the proposal to split the Historic District into three districts. Council discussed the challenge to apply guidelines across a large district. Council suggested reopening Open Village Hall for more public comments.

5. Motion to Adjourn.

Upon a motion by Councilmember Davis, seconded by Councilmember Cashion, Council approved to adjourn the Special Joint Meeting with the HPC by a vote of 5-0 at 6:22pm.

Respectfully Submitted,



Lauren M. Craig
Village Clerk

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