



HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, September 25th, 2025  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM

**Members Present:**

Joe Iverson, Chairman  
David Herring, Vice Chairman  
Paul Roberts  
Angelique Fabiani  
Joe Rosario  
Lollie Addleman  
Justin Bramlage

**Members Absent:**

**Staff Present:**

Maria Klein, Senior Planner  
Jeanann Dawson, Administrative Specialist

Approximately 17 members of the public were in attendance.

**I. Call to Order**

Mr. Iverson called the Regular Meeting to order at 04:00PM.

Mr. Iverson briefly recessed the Regular Meeting to relocate from Assembly Hall to the Fallon Council Conference Room of Village Hall due to audio and visual malfunctions in Assembly Hall.

Mr. Iverson reconvened the meeting at 04:05PM, explained its purpose, and asked each Commission member to introduce themselves. He noted the absence of Commission member Angelique Fabiani and confirmed that a quorum was present.

**II. Approval of Minutes**

**A. 08-28-2025 Regular Meeting Minutes**

The minutes were approved by unanimous consent. Mr. Iverson asked if there were any corrections to the minutes of the August 28<sup>th</sup> meeting. Hearing none, the Chair declared the minutes approved.

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

**III. Public Hearing**

Mr. Iverson explained the procedures of a quasi-judicial public hearing and asked Commission members to disclose any ex parte communications. All Commission members confirmed visiting both sites and reported no ex parte communication, with the exception of Mr. Rosario, who stated that he had only visited the 4 Carolina Vista site and would be recusing himself from the case involving 52 McIntyre Dr due to a

conflict of interest. Ms. Fabiani joined the meeting at 4:08 PM and confirmed visiting both sites with no ex parte communication.

Ms. Klein was sworn into the Public Hearing.

**A. COA-2025-00105 (4 Carolina Vista)**

*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, change in siding material and painting of the tennis facility building and additional parking at 4 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.*

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

Mr. Herring inquired about any trees proposed for removal. Ms. Klein advised the trees to be removed are indicated on the site plan included in the provided packet.

The Commission had no further questions for staff.

Richard Higginbotham, Senior Vice Presidents for Projects, Pinehurst Resorts, LLC. Calvin Burkley, Director of Projects and Planning, Pinehurst Resorts, LLC. and David Stogner, Stogner Architecture was sworn into the Public Hearing.

Mr. Stogner advised they will be using a fiber cement product in place of the wood siding referenced in the presentation.

Mr. Higginbotham acknowledged that while the proposed site plan is not subject to review by the Historic Preservation Commission, it addresses concerns regarding additional parking for club members and stormwater management. He further announced that the resort is committed to hosting a public meeting where interested parties may review plans, ask questions and provide feedback prior to the plans being submitted to the Technical Review Committee.

Mr. Stogner reviewed and compared the proposed building design with the existing facility and invited the Commission to ask any questions.

Mr. Herring suggested changing the utility doors to flat-paneled doors, noting it was only a recommendation and would not affect the approval of the Certificate of Appropriateness. Mr. Stogner agreed to implement the modification.

Mr. Roberts inquired if the addition is intended to compensate for the closure of the fitness center on Highway 211. Mr. Burkley confirmed that facility will be closed.

The Commission had no further questions.

Mr. Iverson asked whether any member of the audience wished to present testimony in favor of or opposition to the proposed Major Work.

Marie Carbrey, President of the Sandhills Women's Exchange and Kirk Adkins, Chairman of the flood mitigation committee for the Sandhills Women's Exchange were sworn into the public hearing.

Mr. Adkins, speaking on behalf of the Sandhills Women's Exchange, thanked Mr. Higginbotham for the invitation to the public forum and advised he wants to work together. He emphasized the importance of the Sandhills Women's Exchange, expressed concerns about the flooding, and stated his belief that the issue stems from impervious surfaces at the Pinehurst Resort. Mr. Adkins further noted that the proposed expansion could worsen flooding and cause additional damage to the building.

Mr. Iverson thanked Mr. Adkins for his comments and clarified that stormwater management is outside the purview of the Historical Preservation Commission. Ms. Klein informed the audience the site plan will go through the Technical Review Committee, and the applicant will need to meet storm water engineering standards.

Cab Peterson, Pinehurst resident and a member of the Sandhills Women's Exchange was sworn into the public hearing. Ms. Peterson expressed concerns regarding the proposed project and asked the Commission to take flooding into consideration. Ms. Carbrey presented photographs showing damage from the most recent storm.

Ms. Klein reiterated that while the Commission is sympathetic, comments that do not pertain to the design of building, elevations, locations of parking lot, and other items in the Commissions purview will not be considered.

Mr. Iverson stated the comments regarding stormwater management will not be considered evidence for this application.

Debbie Lalor, Pinehurst resident was sworn into the public hearing. Ms. Lalor shared her opinion regarding the Resort's work on the swimming pool complex, expressed a desire for the color palette to be replicated, and asked that the Commission consider the existing surroundings.

Susan Taylor-Schran, 1445 Burning Tree Rd, was sworn into public hearing. Ms. Taylor-Schran expressed her desire for the design to maintain landscaping consistent with the historic appearance.

Mr. Iverson allowed the comments from Ms. Lalor and Ms. Taylor-Schran to be entered into the record as evidence.

Martha Wicker, 260 Everette Road, was sworn into the public hearing.

Ms. Wicker expressed her desire for the Resort to continue using the existing color palette. She suggested the use of sand, gravel or other permeable materials for the parking lots, and further recommended incorporating above-ground or underground systems to capture roof runoff for reuse at the club.

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

The Commission entered deliberation.

Mr. Herring asked if the proposed windows would match the existing trim, frieze board, and other details. Mr. Burkley confirmed they would.

Mr. Roberts, Mr. Bramlage, Mr. Rosario discussed the possibility of changing the building color. They expressed general approval of the selected color but recommended adjusting it to be more consistent with other buildings. Mr. Stogner stated that over the years as the renovations continue the colors and architecture will become cohesive.

Ms. Fabiani asked for clarification regarding the initial application, which stated wood siding, noting that it has been changed to fiber cement. Mr. Stogner confirmed they would be using fiber cement. Mr. Herring advised that this will be included as a condition when the motion is made.

Ms. Fabiani expressed her dislike of the parking lot, stating she supports the expansion of the tennis courts but not the parking lot. Ms. Klein advised she would need to review the applicable standards and noted that there is no specific standard for commercial off-street parking, except that parking areas should not be located in front yards or right of ways. Mr. Burkley confirmed that the landscaping meets the standards for parking lot landscaping. Mr. Burkley stated they will be using asphalt which is consistent with other parking lots on the property.

**Mr. Roberts moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2025-00105) and find that the proposed Major Work at 4 Carolina Vista, is consistent with the 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. Conditions: Modify the utility doors to flat paneled doors, install cementitious fiber board siding instead of wood. Seconded by Mr. Herring. Vote: 6 in favor, 1 opposed (Ms. Fabiani)**

Mr. Rosario recused himself from the discussion and vote regarding 52 McIntyre Road due to a personal interest.

**B. COA-2025-00115 (52 McIntyre Road)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for modifications to approved COA-2025-00026 at 52 McIntyre Rd. The property is identified as Moore County PID Number 00018470. The property owner is Bloom Aesthetics, LLC and the applicant is Bogle Firm Architecture.*

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

The Commission did not have any questions for staff.

Richard Vincent, Rhetsen Companies Inc. was sworn into the Public Hearing.

Mr. Vincent gave a brief statement of the proposed changes. He explained that while the materials and building height remain unchanged, two design modifications are proposed: the addition of mezzanine lofts with larger window for proportion and balance, and the introduction of balconies in place of the awnings to enhance cohesion and architectural character. All other elements of the original application remain the same.

Mr. Iverson asked if any of the Commissioners had questions for Mr. Vincent.

Mr. Herring inquired whether the mezzanine engages the windows. Mr. Vincent explained that the mezzanine is entirely inside the unit, does not meet the exterior glass, and is only present in half of the upstairs units.

Mr. Roberts asked for clarifications on the number of buildings, noting he had seen the project previously while serving on the Planning & Zoning Board, but this was his first time reviewing the plans as a Historic Preservation Commission member. Mr. Vincent confirmed there will be one building.

Ms. Addleman asked for clarification on the brick color, noting inconsistencies in the renderings. Mr. Vincent confirmed it will be a staff approved brick.

The Commission had no further questions for Mr. Vincent.

Mr. Iverson asked whether any member of the audience wished to present testimony in favor of or opposition to the proposed Major Work.

Martha Wicker, 260 Everette Road, was sworn into the Public Hearing.

Ms. Wicker requested to read a statement from another resident, Deb Lalor. Mr. Iverson informed Ms. Wicker that this is not allowed. Mr. Vincent offered his personal contact information so that Ms. Lalor could reach out to him directly with her comments.

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

No deliberation was needed.

**Mr. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2025-00115) and find that the proposed Major Work at 52 McIntyre Road is consistent with the 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. Roberts Approved by a vote of 7-0.

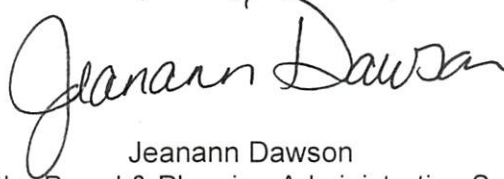
Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Herring. Approved by a vote of 7-0.

**IV. Review of Normal Maintenance and Minor Work Items**  
**A. Minor Work COA's Issued 8-15-2025-9-14-2025**

**V. Next Meeting**  
**A. 10-23-2025 HPC Regular Meeting**

**VI. Motion to Adjourn**  
Mr. Bramlage moved to adjourn the meeting at 5:30 PM. Seconded by Mr. Herring. Approved by a vote of 7-0.

Respectfully Submitted,



Jeanann Dawson  
Clerk to the Board & Planning Administrative Specialist  
Village of Pinehurst

*A videotape of this meeting is located on the Village website: [www.vopnc.org](http://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.