



**Historic Preservation Commission  
Agenda for Regular of December 18, 2025  
Assembly Hall  
395 Magnolia Road, Pinehurst, NC 28374  
Pinehurst, North Carolina  
4:00 PM**

1. Call to Order
2. Approval of Minutes
  - A. Approval of 11-20-2025 HPC Regular Minutes
3. Public Hearing
  - A. COA-2025-00153 (275 Magnolia Rd.)

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of a new single-family dwelling at 275 Magnolia Rd. The property is identified as Moore County PID Number 00030596. The property owner is Magnolia Properties Pinehurst, LLC and the applicant is F. Calvin Riddle.*

- B. COA-2025-00158 (120 Medlin Rd.)

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the construction of an addition and minor work not approved by the Village Planner at 120 Medlin Rd. The property is identified as Moore County PID Number 20030328. The property owner is Shawn and Grace Driesbaugh and the applicant is Latitude Builders, LLC.*

- C. COA-2025-00159 (15 Page 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 addition of a patio that will be located in the rear yard, new construction or addition that is not considered minor work, and the installation of in ground swimming pools at 15 Page Rd. The property is identified as Moore County PID Number 00022524. The property owner is David Osborne and Melissa Otero Cruz and the applicant is Alisa Sorenson.*

- D. COA-2025-00163 (170 Everette 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 three (3) trees, twelve (12) inches or above at diameter breast height at 170 Everette Rd. The property is identified as Moore County PID Number 00019490. The property owner is Lee and Rebecca Pittman and the applicant is Lee Pittman.*

E. COA-2025-00155 (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 modifications to the approved elevations for approved COA-2025-00105 at 4 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.*

4. Review of Normal Maintenance and Minor Work items
  - A. Minor Work COA's Issued 11/15/25 to 12/14/25
5. Next Meeting Date
  - A. 01-22-2026 HPC Regular Meeting
6. Motion to Adjourn

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.