



**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.



**Approval of 11-20-2025 HPC Regular Minutes  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Jeanann Dawson, Administrative Specialist  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/09/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. 11-20-2025 HPC Draft Minutes -



**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
THURSDAY, November 20th, 2025  
ASSEMBLY HALL  
395 MAGNOLIA ROAD  
PINEHURST, NORTH CAROLINA  
4:00 PM**

**Members Present:**

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

**Members Absent:**

David Herring  
Lollie Addleman

**Staff Present:**

Maria Klein, Senior Planner  
Jeanann Dawson, Administrative Specialist

Approximately 7 members of the public were in attendance.

**I. Call to Order**

Mr. Iverson called the Regular Meeting to order at 04:00PM, explained the purpose of the meeting, and asked each Commission member to introduce themselves. Mr. Iverson noted David Herring and Lollie Addleman's absence, confirmed a quorum and introduced the staff in attendance.

**II. Approval of Minutes**

**A. 10-23-2025 Regular Meeting Minutes**

Mr. Bramlage moved to approve the minutes of the October 23rd<sup>th</sup>, 2025, Regular Meeting. Seconded by Mr. Roberts. Approved by a vote 6-0.

Ms. Fabiani moved to recess the Regular Meeting and open the Public Hearing. Seconded by Mr. Bramlage. 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 members confirmed visiting both sites and reported no ex parte communications.

Ms. Klein was sworn into the Public Hearing.

**A. COA-2025-00136 (30 Caddell 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 in the rear yard at 30 Caddell Rd. The property is identified as Moore County PID Number 00023675. The property owner is Tufts Cottage, LLC and the applicant is Jeremy Sparrow.*

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 had no questions for Ms. Klein.

Jeremy Sparrow, applicant, was sworn into the Public Hearing.

Mr. Sparrow stated that he had no further information to offer but would answer any questions the Commission may have.

The Commission had no questions for Mr. Sparrow.

Deliberation was not needed.

Mr. Iverson asked whether any member of the audience wished to present testimony in favor of or opposition to the proposed Major Work. No one came forward.

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

Mr. Roberts moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00136) and find that the proposed Major Work at 30 Caddell Rd **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. Bramlage. Approved by a vote of 6-0.

**B. COA-2025-00141 (100 Midland Rd)**

*The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for construction of an addition to the detached garage at 100 Midland Rd. The property is identified as Moore County PID Number 00016765. The property owners are Patrick and Roberta Dewar and applicant Huntley Build.*

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 Ms. Klein.

Will Huntley, general contractor and Mark Parsons, designer, were sworn into the Public Hearing.

Mr. Huntley and Mr. Parsons did not have additional comments but offered to answer questions from the Commission.

Mr. Rosario inquired about the scale of the addition compared to the primary house. Mr. Parsons stated the primary structure is larger than the proposed addition.

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. No one came forward.

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

No deliberation was needed.

Mr. Fabiani moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2025-00136) and find that the proposed Major Work at 30 Caddell Rd 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 6-0.

Mr. Bramlage moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Roberts. Approved by a vote of 6-0.

**IV. Review of Normal Maintenance and Minor Work Items**

**A. Minor Work COA's Issued 10-15-2025-11-14-2025**

**V. Regular Business**

**A. Review and Approval of the 2026 HPC Meeting Schedule**

Mr. Roberts moved to approve the 2026 HPC Regular Meeting Schedule. Seconded by Ms. Fabiani. Approved by a vote of 6-0.

**VI. Next Meeting Date**

**A. 12-18-2025 Regular Meeting**

**VII. Motion to Adjourn**

Mr. Bramlage moved to adjourn the meeting at 4:20 PM. Seconded by Mr. Roberts. Approved by a vote of 6-0.

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.

DRAFT



**COA-2025-00153 (275 Magnolia Rd.)**

**ADDITIONAL AGENDA DETAILS:**

*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.*

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/05/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. S-1
2. A-1 - A-2




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**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
 Jeanann Dawson, Administrative Specialist  
**Date:** December 12, 2025  
**Subject:** **Major COA Request for 275 Magnolia Road**

<b>Applicant:</b>	F. Calvin Riddle
<b>Owners:</b>	Magnolia Properties Pinehurst, LLC
<b>Property Location:</b>	275 Magnolia Road
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00030596
<b>COA#:</b>	2025-00153

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for a new single-family dwelling at 275 Magnolia Rd. The property is further identified as Moore County PID Number 00030596. The property is currently vacant and is +/- 0.30 acres in size.

The applicant proposes to build a 2,423 heated square foot, 2-story single-family dwelling with a detached garage, covered front porch, rear screen porch, driveway, and walkways.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

**Standards of Review**

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

**Applicable Standards:*****IV. RESIDENTIAL NEW CONSTRUCTION******B. GENERAL STANDARDS***

1. SECTION IV.B.1 - New residential primary structures **must** be congruous in size, scale, proportion, style, materials, and architectural character with the range of existing structures within the Pinehurst Historic District.
2. SECTION IV.B.2 - All construction **must** be compliant with the Pinehurst Development Ordinance and adhere to the relevant Standards herein as appropriate to specific projects.
3. SECTION IV.B.3 - Color schemes **must** comply with the Village of Pinehurst Color Palette as described in Section III, Chapter N, PAINT, and *should* be compatible with the architecture of the structure.
4. SECTION IV.B.4 - Detailing on new primary structures *should* be compatible with its overall architectural style.
5. SECTION IV.B.5 - On the front and street facing elevations, posts and columns *should* be of dimensions, shapes and styles that are compatible with the architecture and size of the main structure.
6. SECTION IV.B.6 - Roof forms *should* be congruous with the Pinehurst Historic District.
7. SECTION IV.B.7 - A simple roofline frequently features gable, gambrel, or hip roof forms.

***C. WINDOWS AND DOORS***

1. SECTION IV.C.1 – Window and door openings **must** be congruous with other primary structures in the Pinehurst Historic District in terms of proportion, shape, position, location, pattern, and size.
2. SECTION IV.C.2 – Windows *should* feature true divided or simulated divided lights and muntins or windows with interior fixed muntins. Snap-in muntins are **not appropriate**.
3. SECTION IV.C.4 – Applying paint, tint or darkening film to window or door panes is **not appropriate** on street-facing elevations.

***D. SHUTTERS***

1. SECTION IV.D.1- Shutters **must** be congruous with existing shutters in the Pinehurst Historic District in style, material, design, and color.
2. SECTION IV.D.2- Shutters should be wood or have the appearance of wood in composition and texture, and be appropriately mounted. Operable shutters are recommended.
3. SECTION IV.D.3- Each shutter must be equal to the height of the window opening and on half the width.

***E. ACCESSORY FEATURES AND STRUCTURES***

1. SECTION IV.E.1- All proposed site features and accessory buildings, including garages, and other buildings, as well as other structures such as gazebos, patios, arbors, and pergolas, **must** be compatible with features of the principal structure and **must** be congruous with other accessory structures in the Pinehurst Historic District.

2. SECTION IV.E.2- Accessory buildings **must** be equal or lower in height than the primary structure and the roof should have an equal or lower slope than the primary structure.
3. SECTION IV.E.5 – Detached garages and other accessory buildings for new residential construction **must** be set behind the front façade of the primary structure.
4. SECTION IV.E.6- Detached garages should be positioned so that the garage doors open to the rear or side of the residence when possible.

#### F. BUILDING MATERIALS

1. SECTION IV.F.1 – The predominant materials and finishes for proposed new primary structures **must** be congruous with the historic materials and finishes in the Pinehurst Historic District in terms of composition, scale, pattern, detail, texture, finish, and color.
2. SECTION IV.F.2 – Clapboard, stucco, brick, stone, wood, shingles, or combinations of these are some of the characteristic materials in the Pinehurst Historic District and are *recommended*.
3. SECTION IV.F.3 – The following materials and treatments are **not permitted** for new residential construction in the Pinehurst Historic District.
  - a. Asbestos siding or shingles, including those stamped or embossed with a brick or stone pattern, for walls
  - b. Plywood siding
  - c. Vinyl siding or aluminum siding
  - d. Plastic, sheet metal, or a similar material used as siding or panels
  - e. Any treatment of material that imparts a glossy or reflective finish to the material
  - f. Concrete, cinderblock, or glass block.
  - g. Boxed chimneys

#### VII. SITE FEATURES

##### B. DRIVEWAYS AND OFF-STREET PARKING

1. SECTION VII.B.2 – New driveways *should* be located so that a minimum of alteration to historic site features, such as landscaping, walkways, and retaining walls, is necessary.
2. SECTION VII.B.3 – Existing mature trees on the property *should* be incorporated into new street-front parking areas whenever possible, and new trees introduced to re-establish the tree canopy over time.
3. SECTION VII.B.5 - Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

##### C. LANDSCAPING AND VEGETATION

1. SECTION VII.C.2- Landscaping that contributes to the character of the Pinehurst Historic District should be retained and preserved as much as possible.
  - a. Specific landscape features that are character-defining elements of the Pinehurst Historic District, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens, should be retained and preserved as much as possible.
  - b. Trees and shrubbery characteristic of the Pinehurst Historic District and native to the Pinehurst area should be preserved if possible.

- c. Please refer to the Village Planting Guide for a list of plants that will thrive in this, their native environment. The full guide with the cover depicted below can be found on the Village of Pinehurst website.
2. SECTION VII.C.5- Mechanical equipment such as air conditioners or heat pumps, should be located on non-character defining elevations of the structure whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the new construction is congruous with the Historic District and meets the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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December 3, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, December 18<sup>th</sup>, 2025  
 At 4:00 p.m.  
 At Pinehurst Village Assembly Hall  
 395 Magnolia Rd. Pinehurst, NC 28374

*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.*

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live).

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

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PLANNING & INSPECTIONS

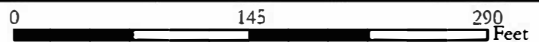
395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • [www.vopnc.org](http://www.vopnc.org)



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**Legend**

- Subject Property
- Property Owners Receiving Notification



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

## December 4, 2025 Historic Preservation Commission 275 Magnolia Rd. Major COA Request



AHRENS, TODD MICHAEL  
60 CADDELL ROAD  
PINEHURST,NC,28374

HUFF, JOHN MARTIN  
25 QUAIL RUN  
PINEHURST,NC,28374

MAGNOLIA PROPERTIES PINEHURST, LLC  
41 SHAW RD SW  
PINEHURST,NC,28374

RESORTS OF PINEHURST INC  
PO BOX 4000  
PINEHURST,NC,28374

UNITED TELEPHONE COMPANY  
100 CENTURY LINK DRIVE  
MONROE,LA,71203

YARBOROUGH, JONATHAN A  
265 MAGNOLIA RD  
PINEHURST,NC,28374

## COA-2025-00153 - 275 Magnolia Road

Menu Help

File Date: [10/30/2025](#)

Application Status: [In Review](#)

Application Type: [Historic Certificate of Appropriateness - Major](#)

Application Detail: [Detail](#)

Description of Work: [Construction of new residential home](#)

Application Name: [275 Magnolia Road](#)

Address: [275 Magnolia Rd, Bldg# 1 Pinehurst, NC 28374](#)

Owner Name: [Design Build of the Carolinas, LLC](#)

Owner Address: [3380 Youngs Road, Southern Pines, NC 28387](#)

Parcel No: [00030596](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">F. Calvin Riddle</a>		Applicant		Active
	<a href="#">F. Calvin Riddle</a>		Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	<a href="#">\$0.00</a>					
Total Fee Assessed:	<a href="#">\$500.00</a>					
Total Fee Invoiced:	<a href="#">\$500.00</a>					
Balance:	<a href="#">\$0.00</a>					

### Custom Fields:

GENERAL INFORMATION	Type of Work	Existing Use
Description of Changes to the Structure <a href="#">new construction</a>	<a href="#">New</a>	<a href="#">Vacant</a>
Proposed Use <a href="#">Single Family Low Density</a>	<a href="#">Includes Demolition?</a> <a href="#">No</a>	<a href="#">Includes Tree Removal?</a> <a href="#">Yes</a>
COA Number	<a href="#">Conditions of COA (if Any)</a>	
-	-	

PERMIT DATES	Permit Issued Date	Permit Expiration Date
Application Expiration Date	-	-

### FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Hardie Shingle Straight Siding OC-28	Collingwood

### REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Hardie Cedar Mill Lap Siding OC-28	Collingwood

### RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Hardie Cedar Mill Lap Siding OC-28	Collingwood

### LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Hardie Cedar Mill Lap Siding OC-28	Collingwood

### TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
		Miracel	OC-17 White Dove

### WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
		PVC w/ SDL	White

### CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color
		n/a	

### FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
		Brick	HC-167 Amherst Gray

### FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Fiberglass	HC- Rockport Gray

### SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color
		wood fiber	HC- 105 Rockport Gray

### GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color
		Steel	OC- 17 White Dove

### ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
		asphalt shingle	Charcoal

### ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
		pvc	black

### FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color
		Treated Wood	natural

### DECK

Existing Material	Existing Color	Proposed Material	Proposed Color
		n/a	

### PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
		concrete	natural

### SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color
		concrete	natural

### SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color
		n/a	

### DRIVEWAY

A-1.2

Existing Material	Existing Color	Proposed Material	Proposed Color
Concrete		natural	

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color
Steel		Black	

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance Review for Completeness</a>		Accepted	10/30/2025	Michael Mandeville
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By	
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b>	<b>Document Status Date</b>
	<a href="#">11179 SITE PLAN 10-12...</a>	PLN_HIST	Certificate of ...	Site plan with topo...	application/pdf	Uploaded	10/29/2025
	<a href="#">951-07-PH-siteplan.pdf</a>	PLN_HIST	Certificate of ...	site plan showing h...	application/pdf	Uploaded	10/29/2025
	<a href="#">Sheet1 Elevations (17)...</a>	PLN_HIST	Certificate of ...	Elevations	application/pdf	Uploaded	10/29/2025
	<a href="#">Sheet1 Garage Plan (9)...</a>	PLN_HIST	Certificate of ...	Detached garage	application/pdf	Uploaded	10/29/2025
	<a href="#">Sheet5 Main Floor L&amp;V...</a>	PLN_HIST	Certificate of ...	first floor plan	application/pdf	Uploaded	10/29/2025
	<a href="#">Sheet6 Second Floor (6)...</a>	PLN_HIST	Certificate of ...	second floor plan	application/pdf	Uploaded	10/29/2025
	<a href="#">275 Magnolia 10.29.25.pdf</a>	PLN_HIST	Certificate of ...	Landscape Plan	application/pdf	Uploaded	10/30/2025
	<a href="#">275 Magnolia Materials...</a>	PLN_HIST			application/msword	Uploaded	11/20/2025
	<a href="#">Show all</a>						

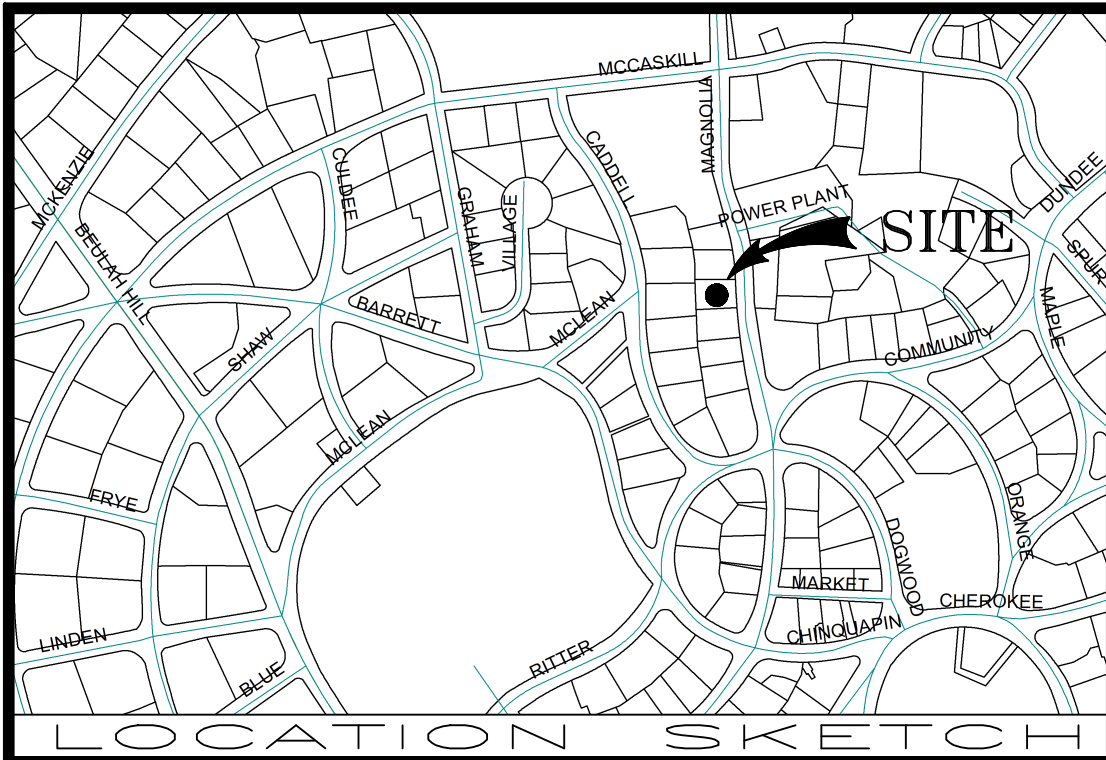
Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:



**A-2.1**

I, STEPHEN R. SHEFFIELD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A
  2. POSITIONAL ACCURACY: <0.10'
  3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
  4. DATES OF SURVEY: 09/16/2025
  5. DATUM/EPOCH: NAD 83 (2011)
  6. PUBLISHED/FIXED CONTROL USE: NC CORS
  7. GEOID MODEL: NCGS 2018
  8. COMBINED GRID FACTOR: 0.99985501
  9. UNITS: US SURVEY FEET
- ALL DISTANCES ARE GROUND DISTANCES

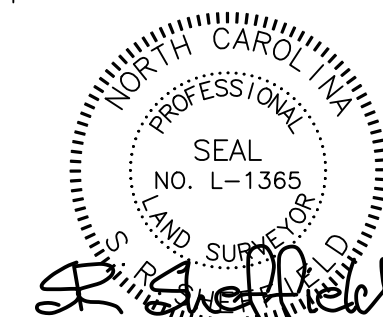
I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown herein; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).  
Further:

I hereby certify that the premises shown & described herein, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:  
DEED BOOK 6109, PAGE 563  
MOORE COUNTY REGISTRY  
ACREAGE DETERMINED  
BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED  
FOR RECORDATION IN ACCORDANCE  
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987



S. R. SHEFFIELD, PLS NO. 1365

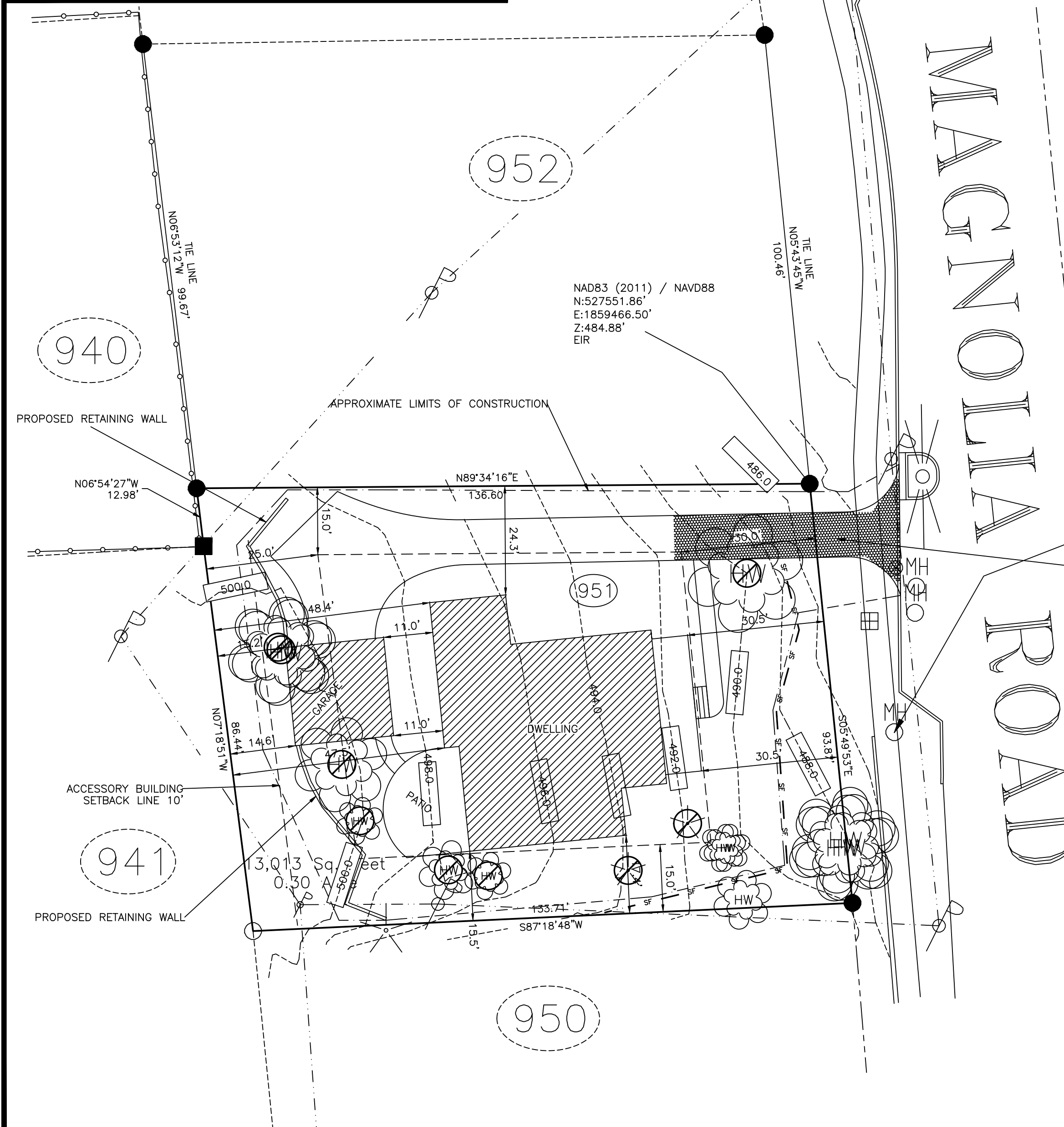
DATE: OCTOBER 22, 2025

**AREA IN:**  
GARAGE=484 sq.ft.±  
HOUSE=2423 sq.ft.±  
PATIO=378 sq.ft.±  
DRIVE =1609 sq.ft.±  
WALK =169 sq.ft.±  
TOTAL IMPERVIOUS=5063 sq.ft.±  
TOTAL DISTURBED=11,175 sq.ft.±

TOTAL IMPERVIOUS= 5063 sq.ft.± = 39% COVERAGE BY  
13,013 SQ FT OF LOT IMPERVIOUS SURFACE

- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
  - = EXISTING CONCRETE MONUMENT
  - = SET CONCRETE MONUMENT
  - = SET IRON STAKE
  - ~ = SQUARE FOOTAGE
  - ⊕ = UTILITY POLE
  - ⊞ = WATER METER
  - ⊗ = WATER VALVE
  - ⊙ = FIRE HYDRANT
  - ⊠ = CATCH BASIN
  - ⊕ = SANITARY SEWER MANHOLE
  - ▲ = POWER SERVICE STUB
  - ⊙ = SEWER SERVICE STUB
  - ⊙ = TELEPHONE SERVICE STUB
  - ⊙ = CABLE TV SERVICE STUB
  - = FENCE
  - sf · sf · sf · sf · sf - = SILT FENCE

- 18P = PINE TREE W/ SIZE NOTED
- = OAK TREE
- HW = HARDWOOD TREE
- DW = DOGWOOD TREE
- ⊙ = AREA LIGHT
- ⊗ = TREE TO BE REMOVED

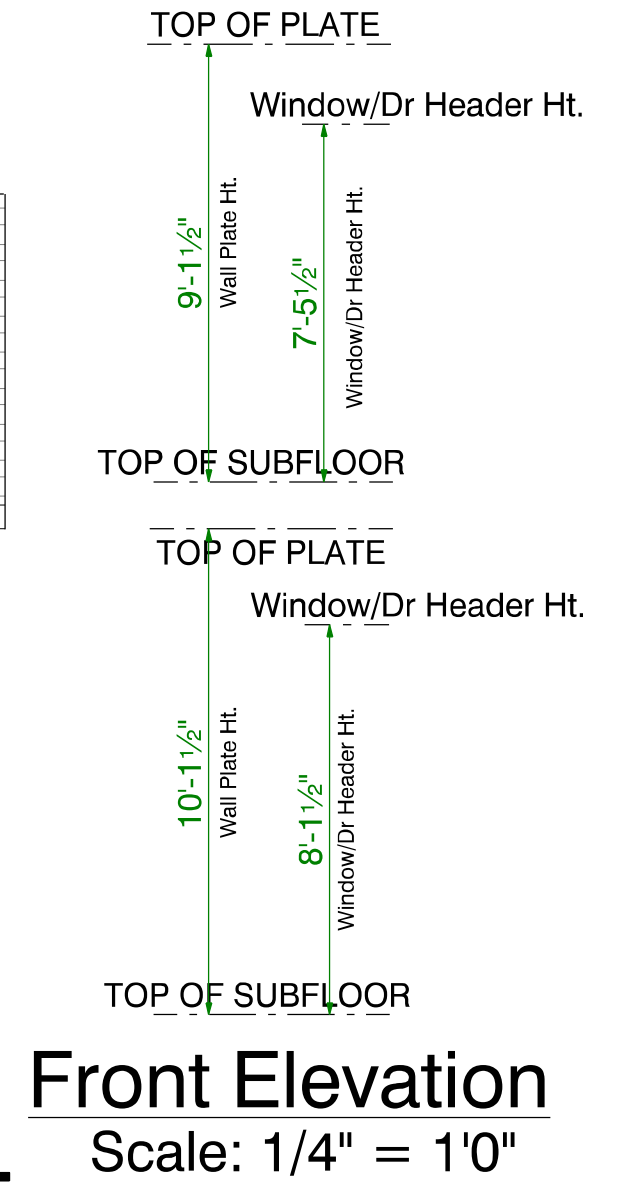


TOPOGRAPHIC SURVEY & SITE PLAN FOR  
**DESIGN BUILD OF THE CAROLINAS, LLC**  
LOT 951  
OLD TOWN PINEHURST  
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,  
PINEHURST, NORTH CAROLINA  
SEPTEMBER 19, 2025 -\*- SCALE 1"=20'  
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.  
155 ALLISON PAGE ROAD, SUITE C  
ABERDEEN, NORTH CAROLINA

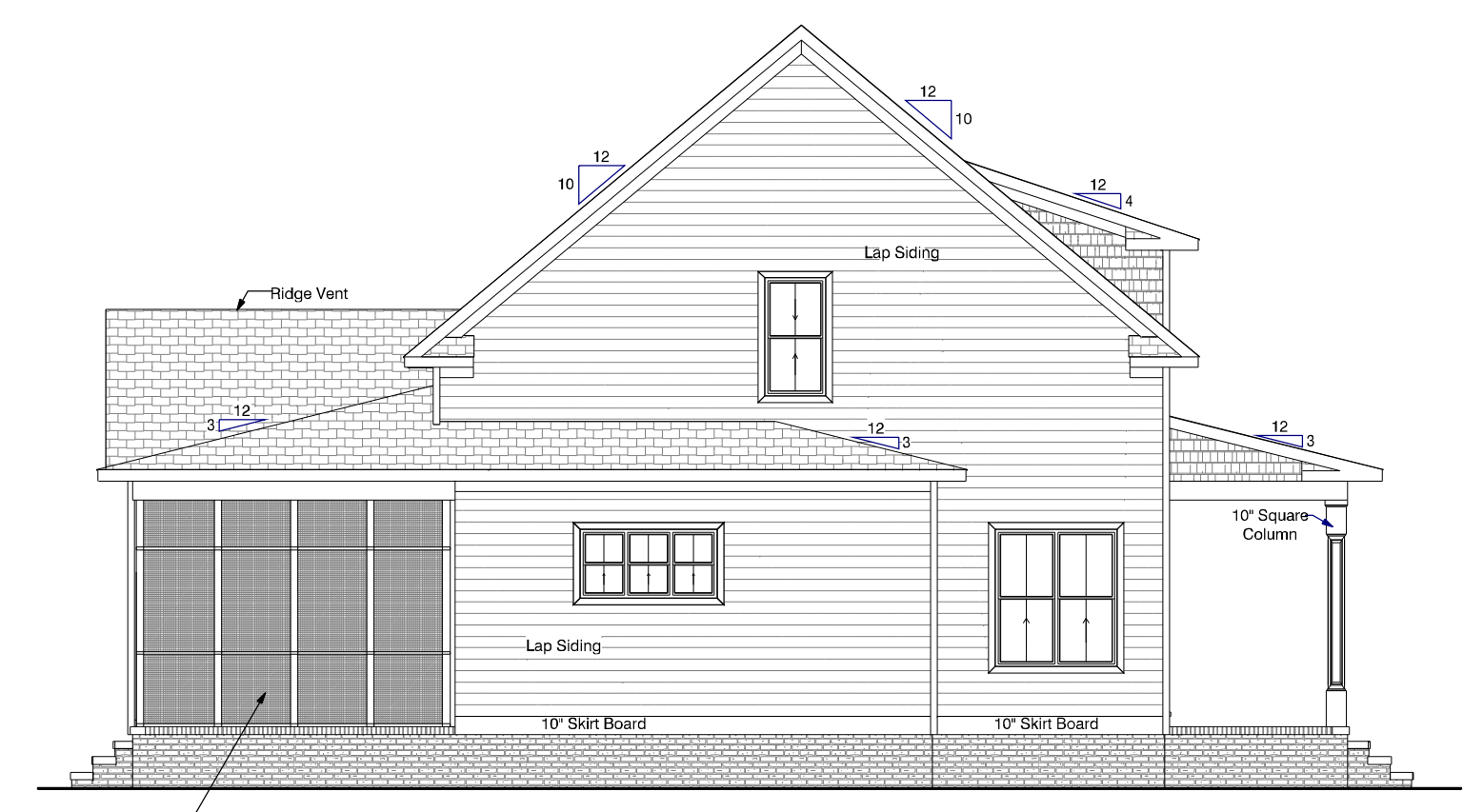
DRAFTED BY TMC  
JOB: 250228  
951-952-953-OTPH-2025-TC.dwg

REVISED: 10-22-2025 TO ADD PROPOSED SITE PLAN.

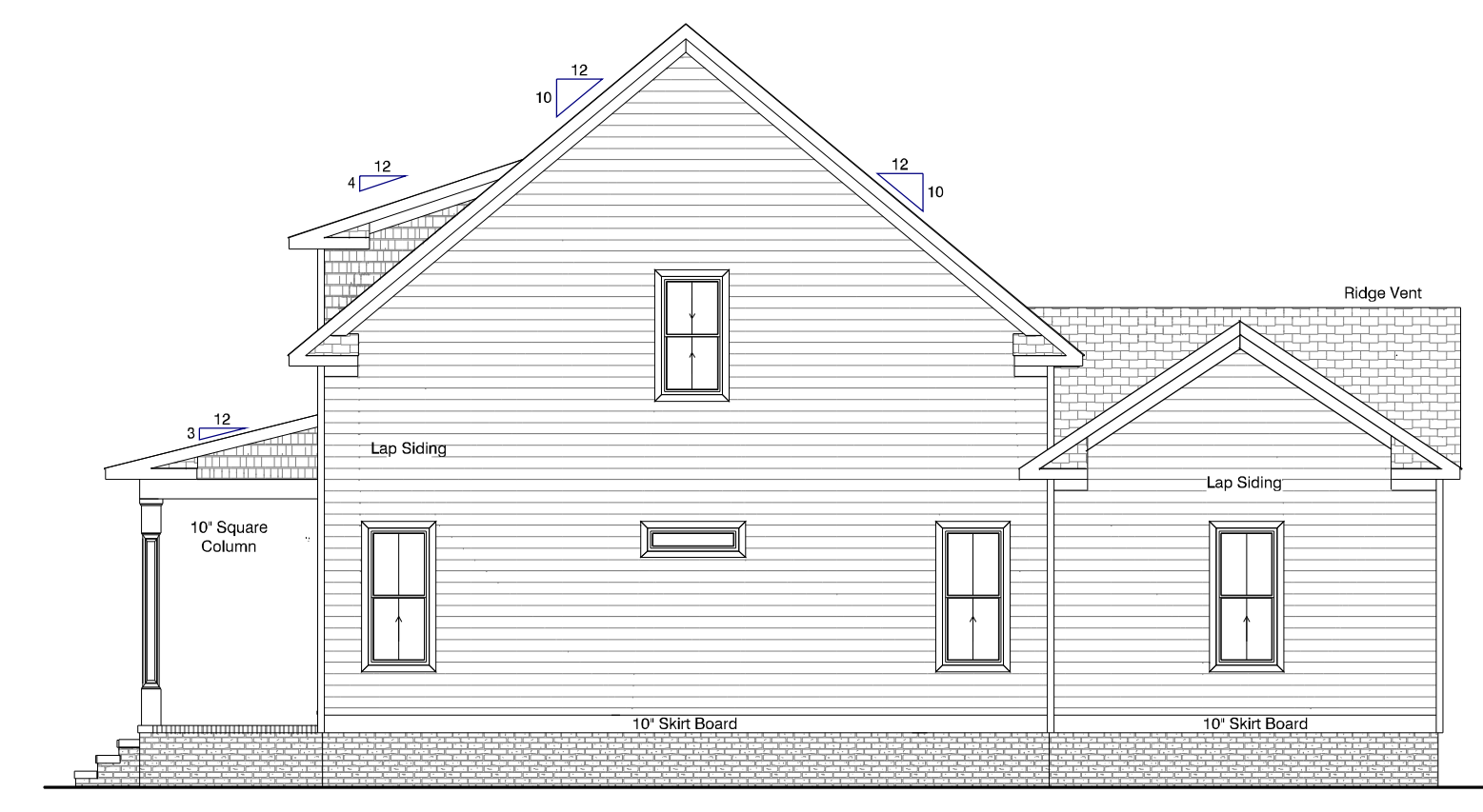
A-2.2



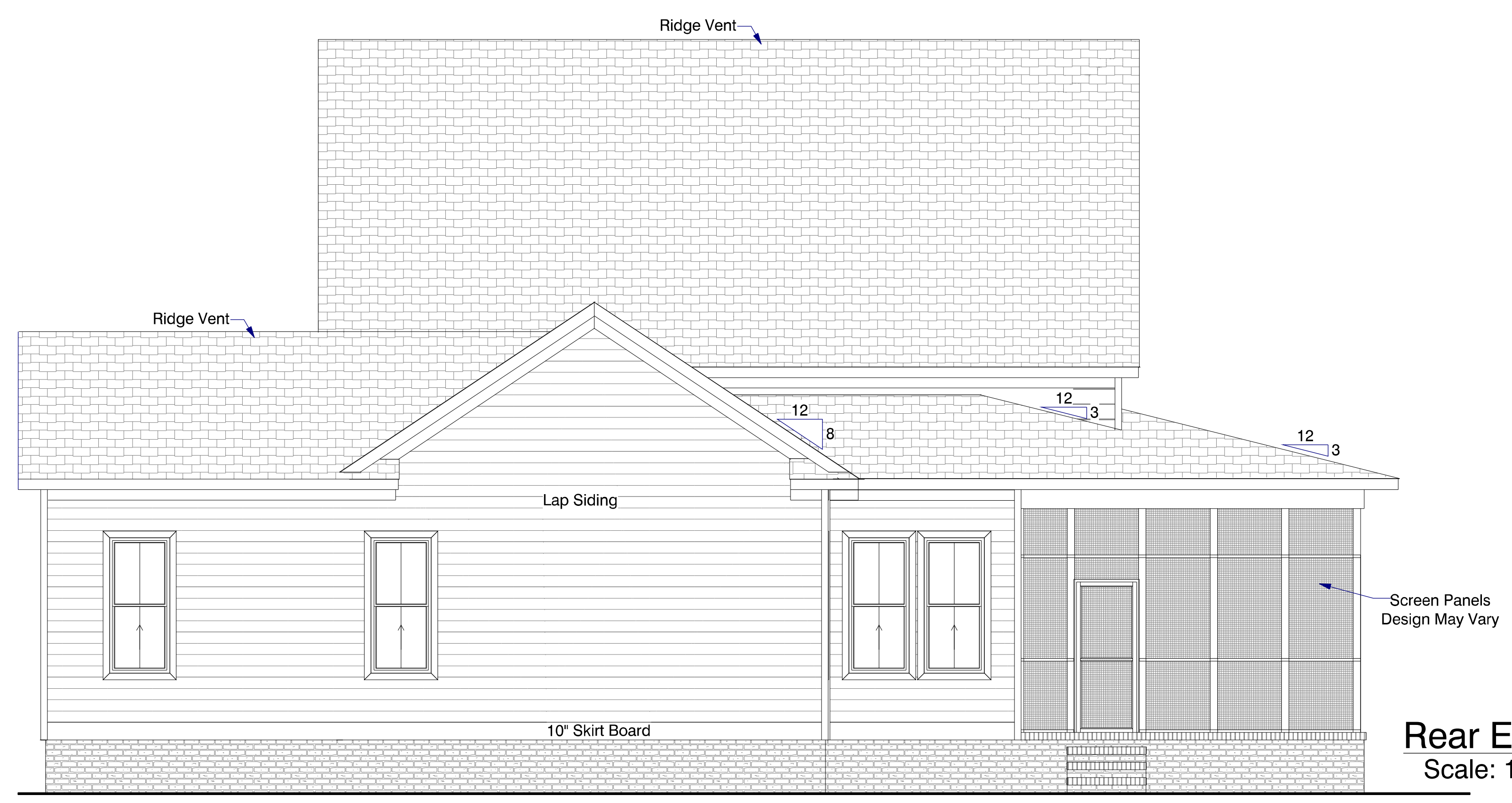
Front Elevation  
Scale: 1/4" = 10"



Left Elevation  
Scale: 1/8" = 10"



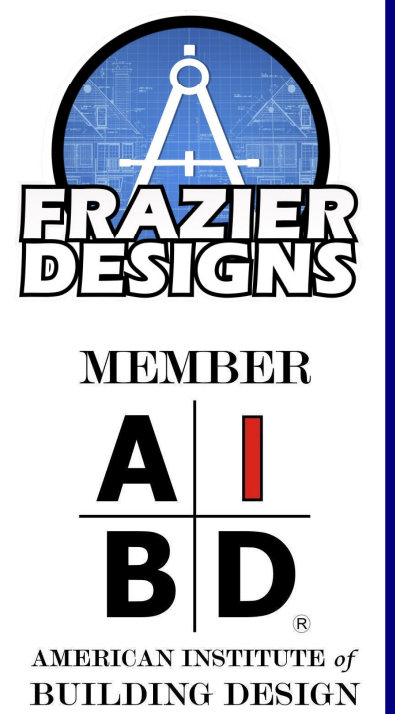
Right Elevation  
Scale: 1/8" = 10"



Rear Elevation  
Scale: 1/4" = 10"

The Information in These Construction Documents is for the Exclusive Use of the Client in Construction of the Building Designated in the Documents. The Designer has Attempted to Establish an Accurate set of Construction Documents of the Building Designated in the Documents. The Client shall be responsible for verifying the accuracy of the information in the Documents. The Client shall be responsible for any defect in the product or Non-Conformance with the Construction Documents. Prompt Written Notice shall be given to the Designer from all Errors and Omissions Pertaining to the Documents related to the Project and other Related Work as Represented by the Designer to the Client.

APPROVED BY	DATE



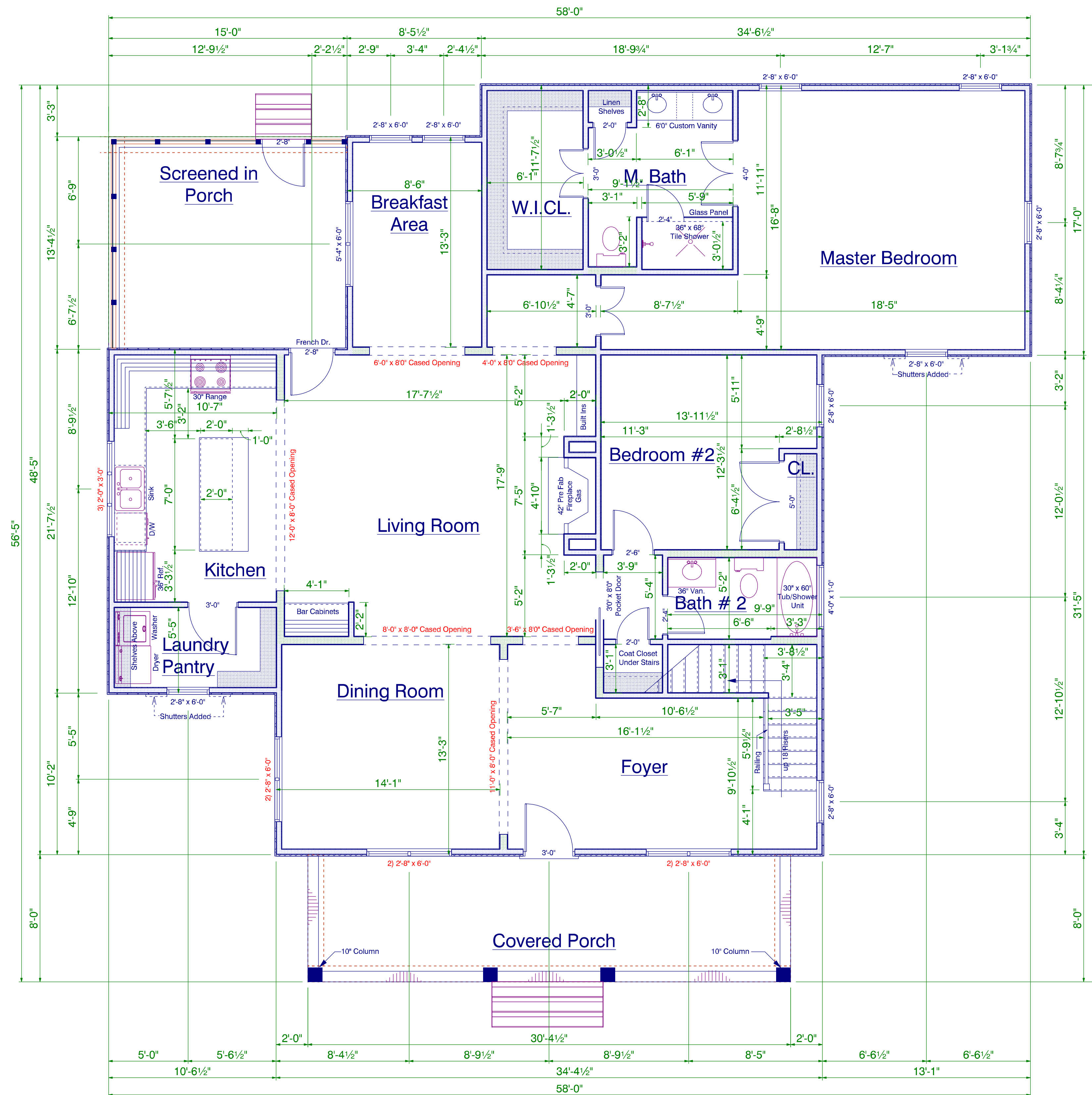
**Frazier Designs**  
A Residential Design Company  
(910) 818-2413  
www.frazierplans.com

Project: 275 Magnolia Road  
Pinehurst NC 28374  
MODEL: Loblolly 2  
BUILDER: TreMar Homes

DATE PRINTED:  
Oct. 2025  
DRAWN BY:  
ATF

Elevations

SHEET  
1



**Main Floorplan**

Scale: 1/4" = 1'0"

100' Finished Ceiling Ht First Floor  
90' Finished Ceiling Ht. Second Floor

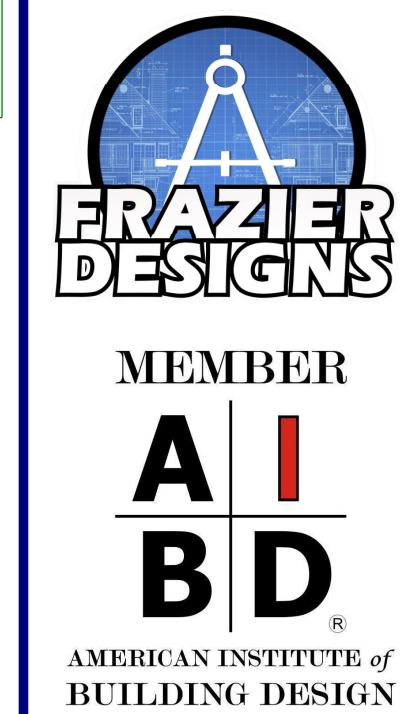
1970 S.F. First Floor Heated  
772 S.F. Second Floor Heated  
2742 S.F. Total Heated Space

244 S.F. Covered Porch (Front)  
204 S.F. Screened In Porch (Rear)

Electrical and HVAC Layouts are to be  
Designed and Specified by  
Those Licensed Trades.

The Information in These Construction Documents is for the Exclusive Use of the Client in Construction of the Building Designated in the Documents. The Designer has Attempted to Establish an Accurate set of Construction Documents of the Building Designated in the Documents. The Client shall be responsible for the Client's observations or becomes aware of any fault or defect in the product or Non-Conformance with the Construction Documents, Prompt Written Notice shall be given to the Designer. The Designer shall not be held responsible for any errors or omissions. The Client shall be responsible for the Client's observations or becomes aware of any fault or defect in the product or Non-Conformance with the Construction Documents, Prompt Written Notice shall be given to the Designer. The Designer shall not be held responsible for any errors or omissions. The Client shall be responsible for the Client's observations or becomes aware of any fault or defect in the product or Non-Conformance with the Construction Documents, Prompt Written Notice shall be given to the Designer. The Designer shall not be held responsible for any errors or omissions.

APPROVED BY	DATE



**Frazier Designs**  
A Residential Design Company  
(910) 818-2413  
www.frazierplans.com

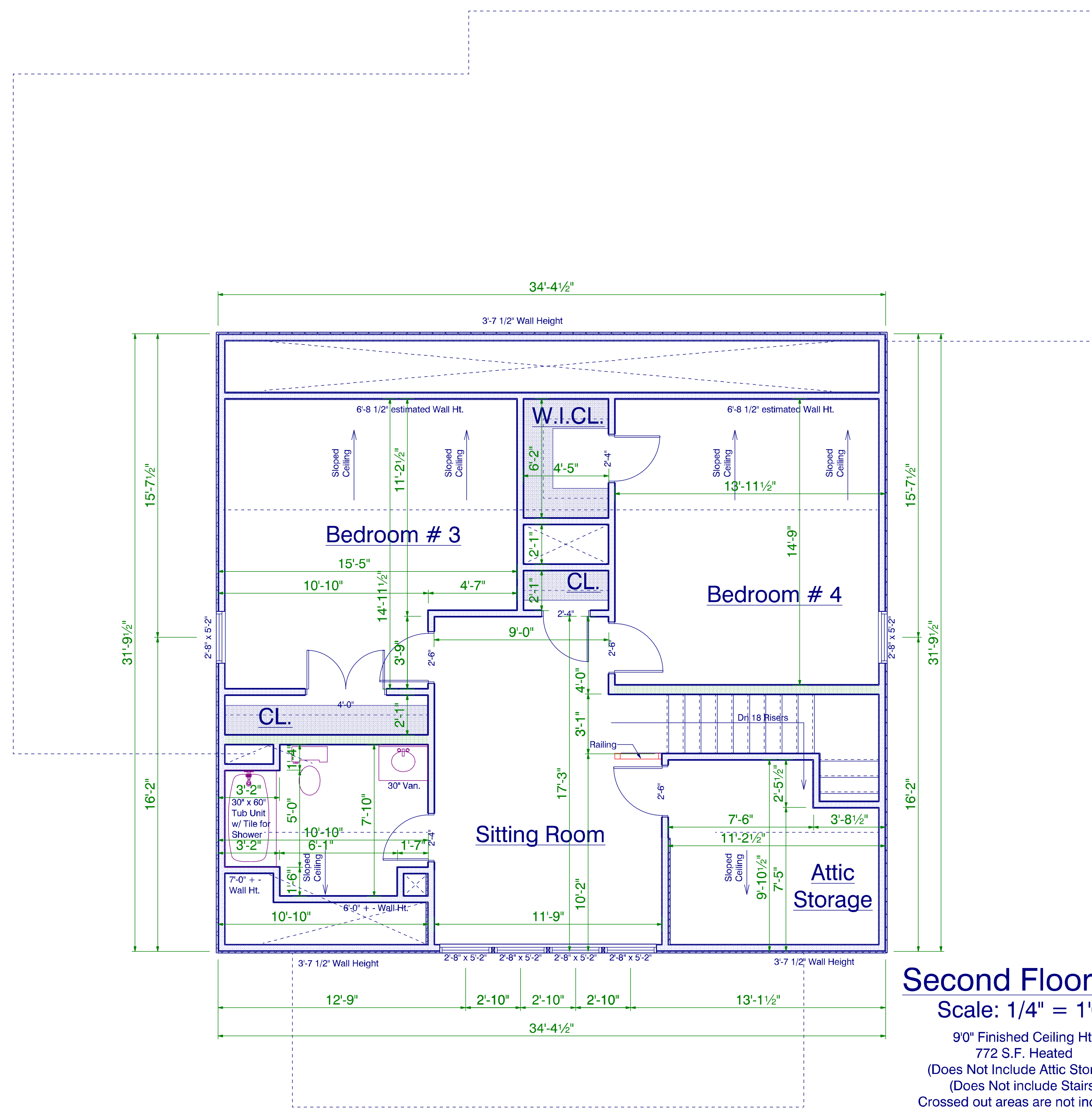
Project: 275 Magnolia Road  
Pinehurst NC 28374  
MODEL: Loblolly 2  
BUILDER: TreMar Homes

DATE PRINTED:  
Oct. 2025  
DRAWN BY:  
ATF

Main Floor  
Layout

SHEET  
5

A-2.4



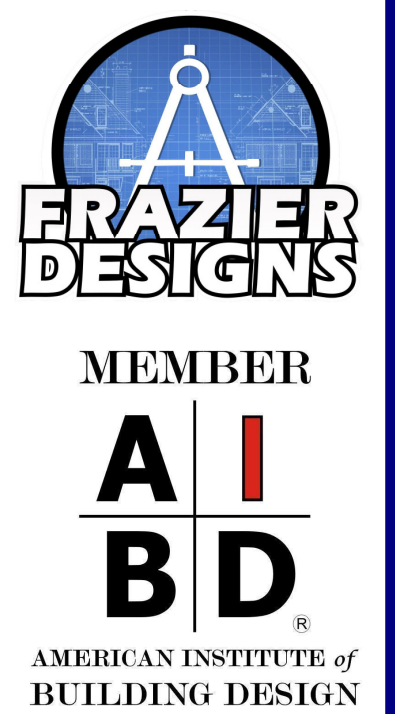
**Second Floorplan**  
Scale: 1/4" = 1'0"

9'0" Finished Ceiling Ht.  
772 S.F. Heated  
(Does Not Include Attic Storage)  
(Does Not include Stairs)  
Crossed out areas are not included  
in Square Footage

Electrical and HVAC Layouts  
are to be Designed and Specified by  
those Licensed Trades

The Information in These Construction Documents is for the Exclusive Use of the Client in Construction of the Building Designated in the Documents. The Designer has Attempted to Establish an Accurate set of Construction Documents of the Building Designated in the Documents. The Designer does not warrant that the Client or anyone else who uses these documents will not become aware of any fault or defect in the product or Non-Conformance with the Construction Documents. Prompt Written Notice shall be given to the Designer from all Errors and Omissions Pertaining to the Documents related to the Project and other Related Work as Represented by the Designer to the Client.

APPROVED BY	DATE



**Frazier Designs**  
A Residential Design Company  
(910) 818-2413  
www.frazierplans.com

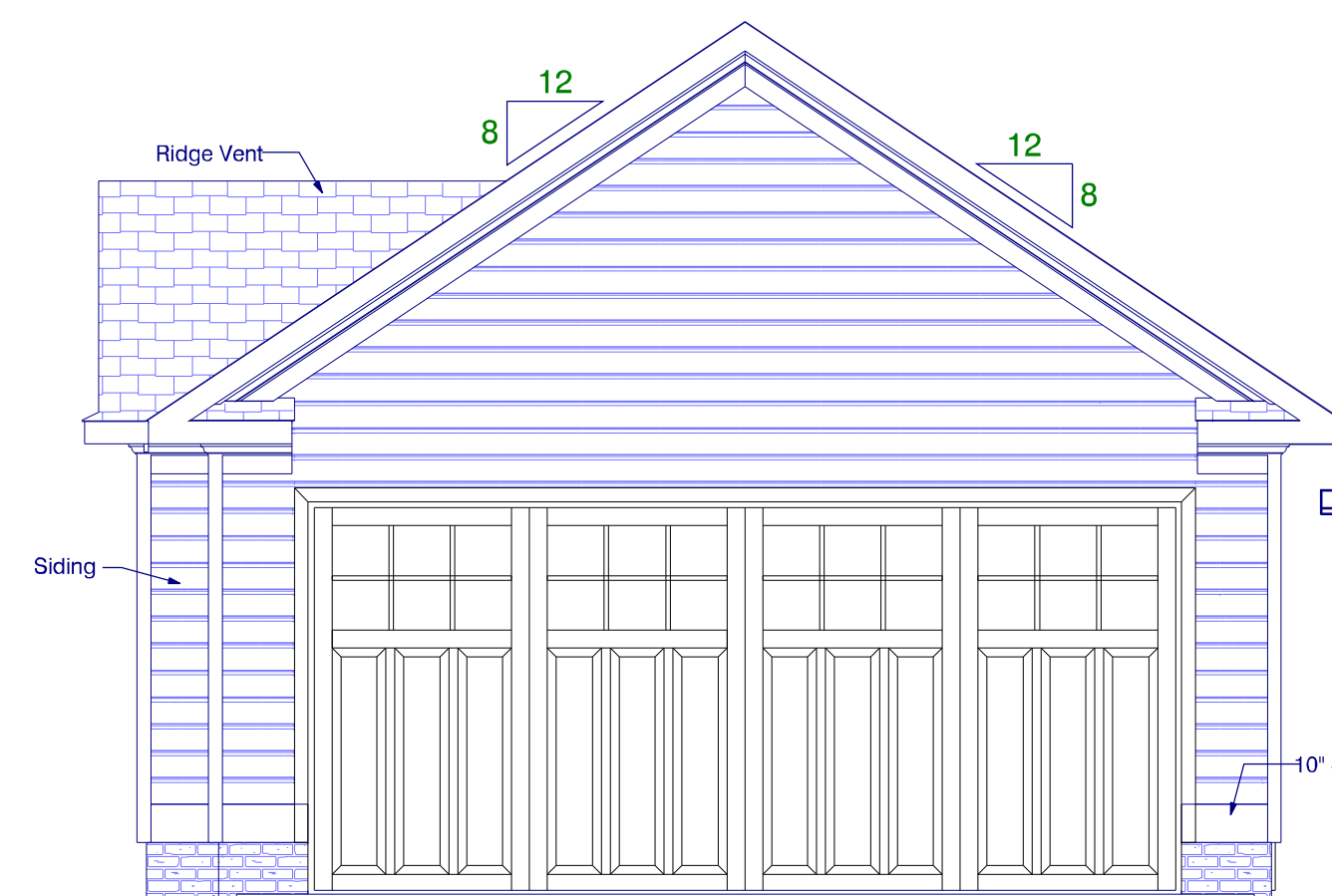
Project: 275 Magnolia Road  
Pinehurst NC 28374  
MODEL: Loblolly 2  
BUILDER:  
TreMar Homes

DATE PRINTED:  
Oct. 2025  
DRAWN BY:  
ATF

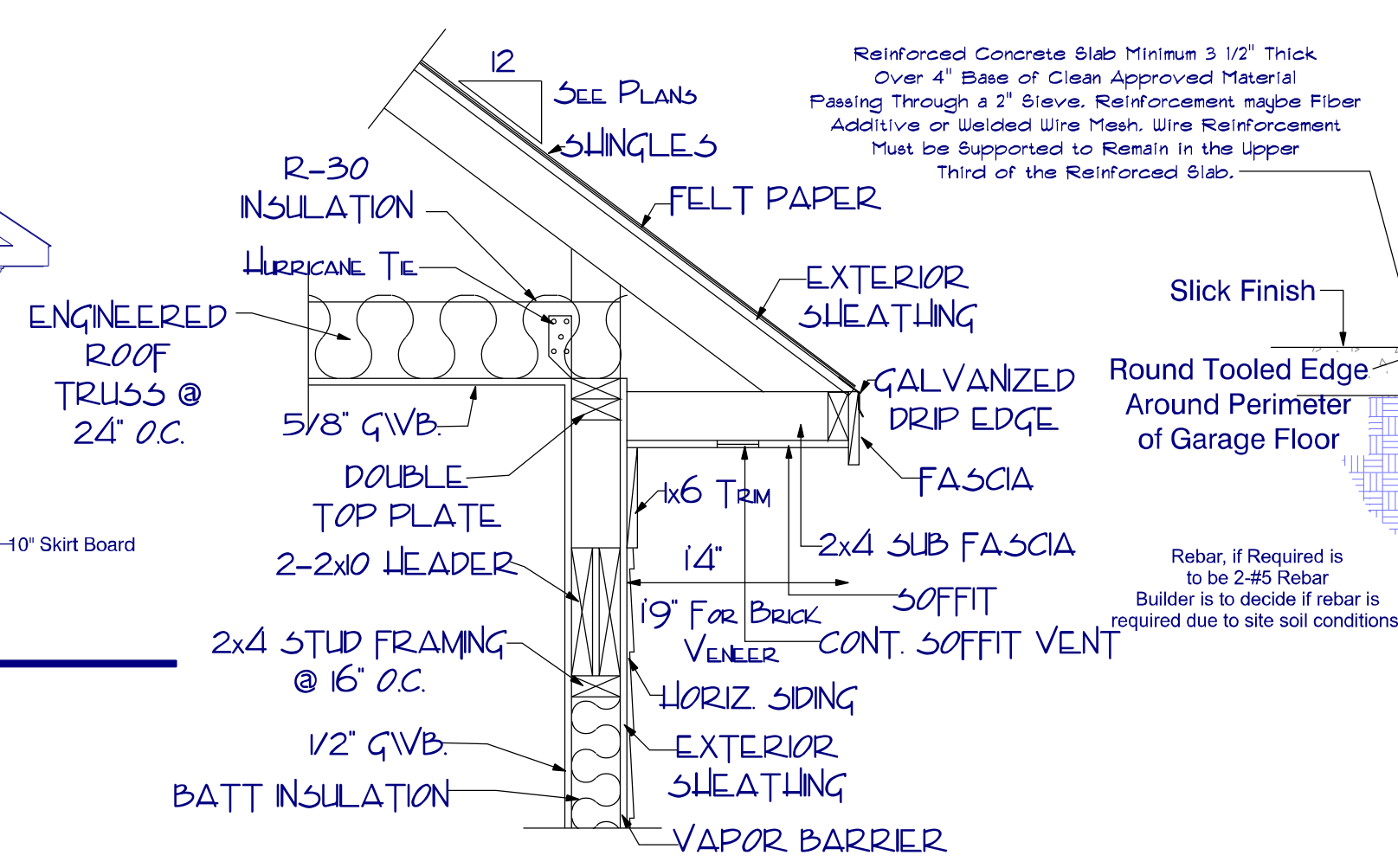
Second Floor  
Layout

SHEET  
6

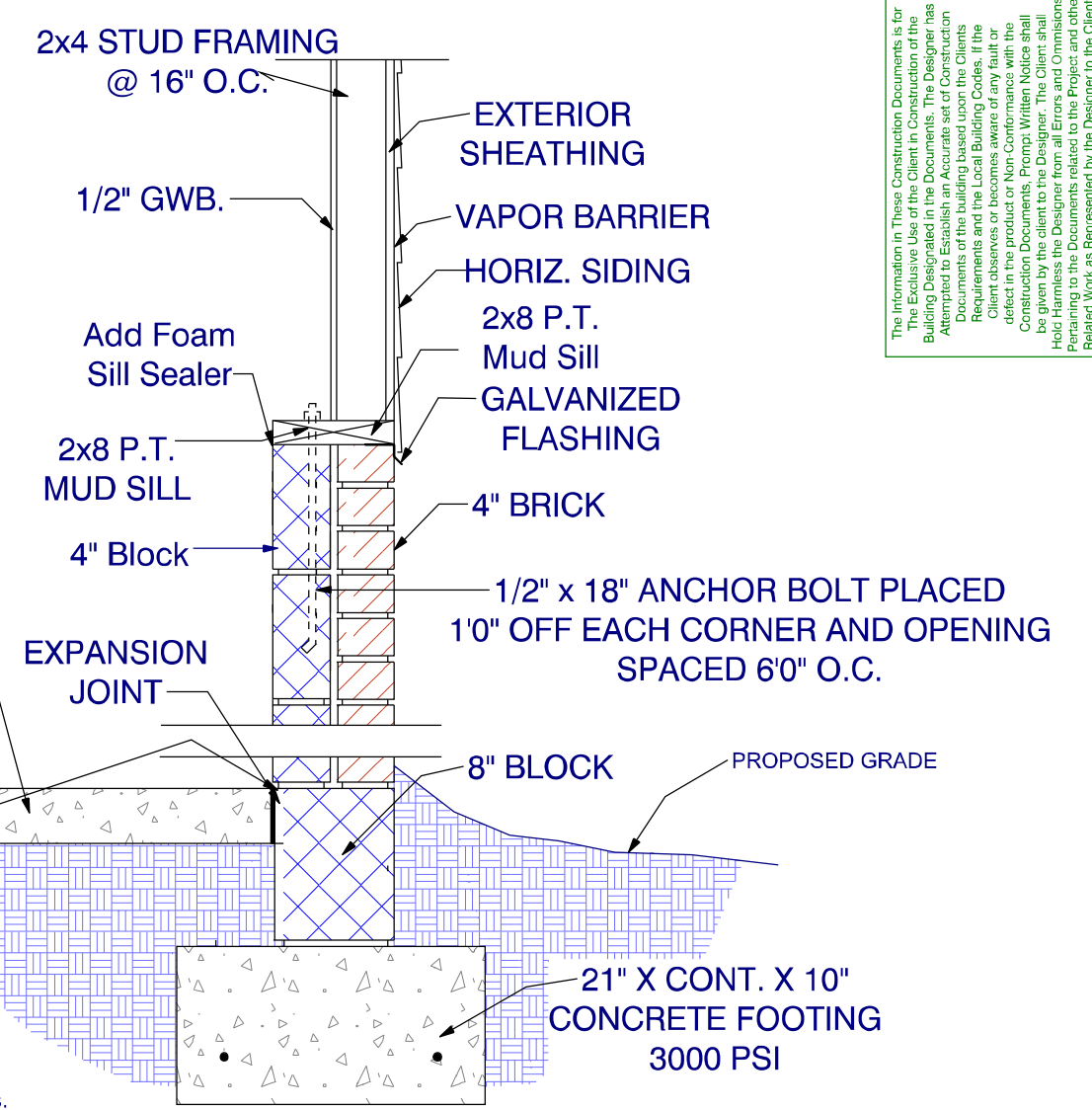
# A-2.5



Garage Dr Style is Drawn as Approximation  
See Builder for Exact Style Chosen  
**Front Elevation**  
Scale: 1/4" = 1'0"

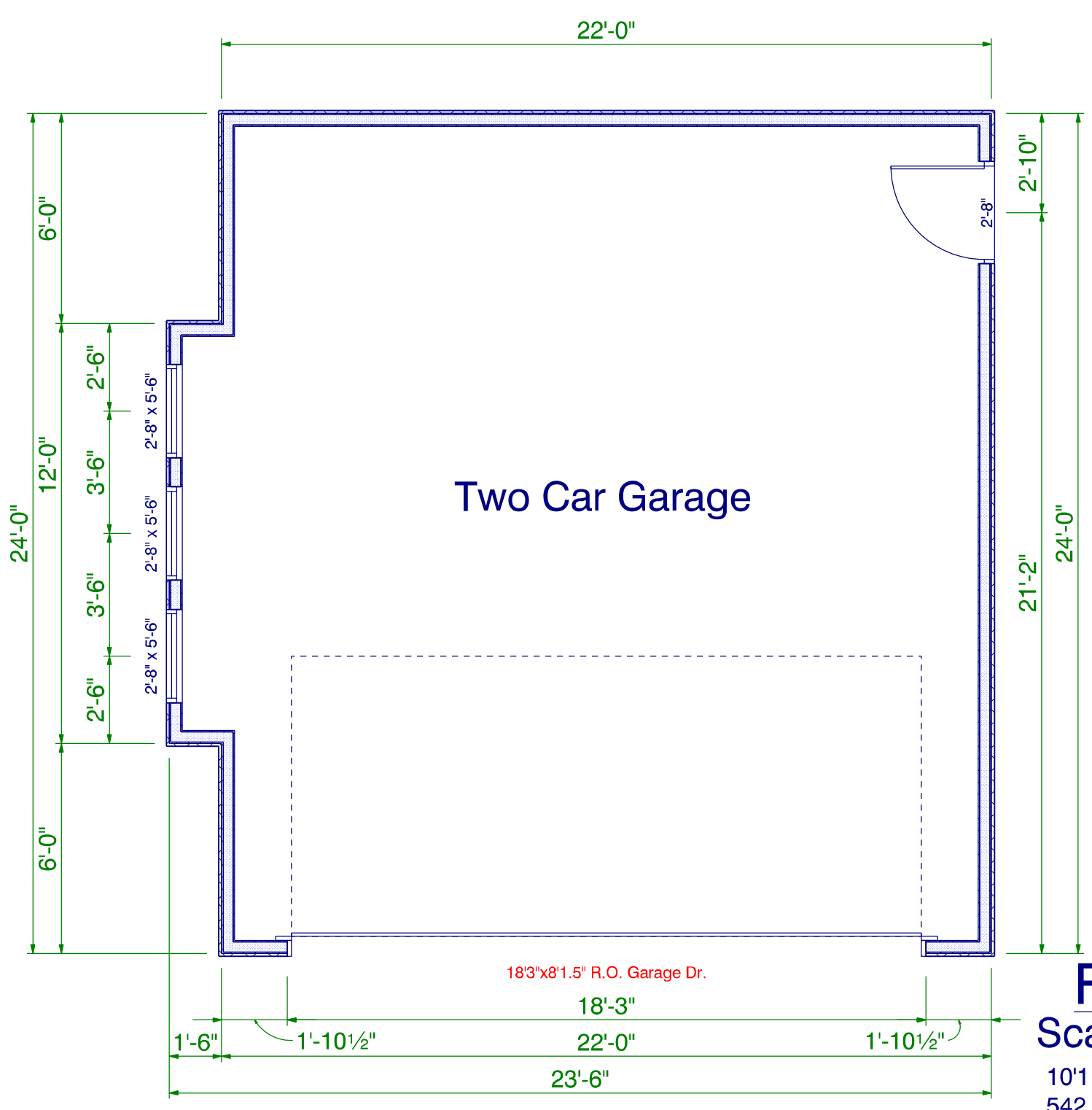


**OVERHANG DETAIL**  
SCALE: 1" = 10"

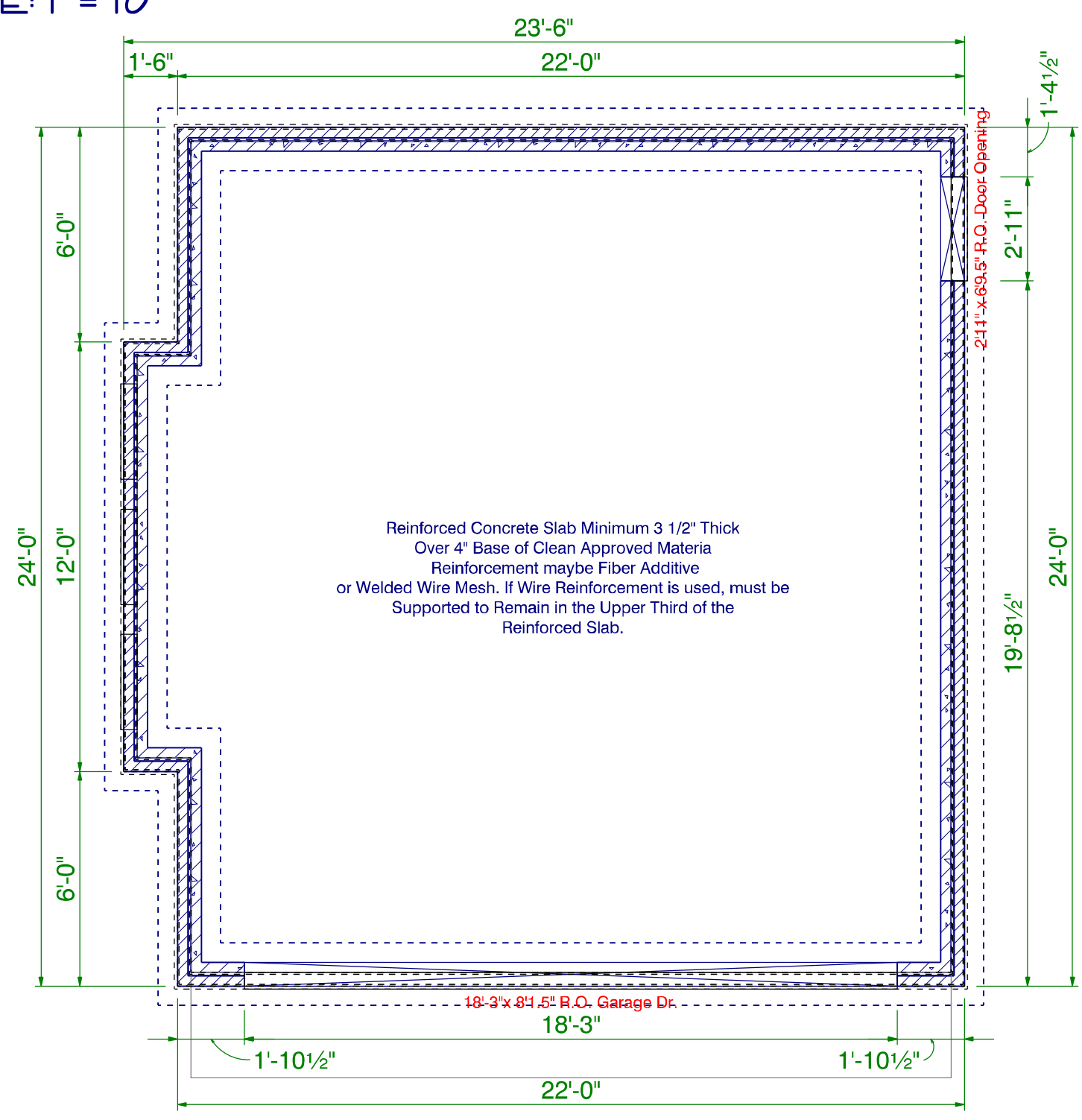


**Exterior Wall Detail**  
**Siding - Garage Exterior**

SCALE: 1" = 1'0"  
Use Grout Stop to ensure Full embedding of Anchor bolt.



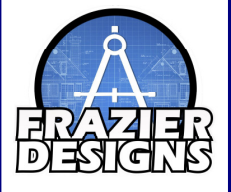
**Floorplan**  
Scale: 1/4" = 1'0"  
10'1.5" Framed Wall Plate Ht.  
542 S.F. Total



**Foundation Plan**  
Scale: 1/4" = 1'0"  
Foundation Wall Height to be 16" or Taller.

The Information in These Construction Documents is for the Exclusive Use of the Client in Construction of the Building. It is to be used in accordance with the Building Code of the Jurisdiction and the Building Department of the Jurisdiction. The Client shall be responsible for obtaining all necessary permits and for the proper interpretation and application of these documents. The Designer shall not be held responsible for any errors or omissions in these documents or for any consequences arising from their use. The Client shall be responsible for the proper interpretation and application of these documents. The Designer shall not be held responsible for any errors or omissions in these documents or for any consequences arising from their use.

APPROVED BY	DATE



MEMBER  
**A I B D**  
AMERICAN INSTITUTE OF BUILDING DESIGN

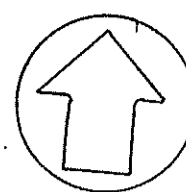
Frazier Designs  
A Residential Design Company  
(910) 818-2413  
www.frazierplans.com

Project: Model D Garage  
MODEL: FD-542  
BUILDER: Tremar Homes

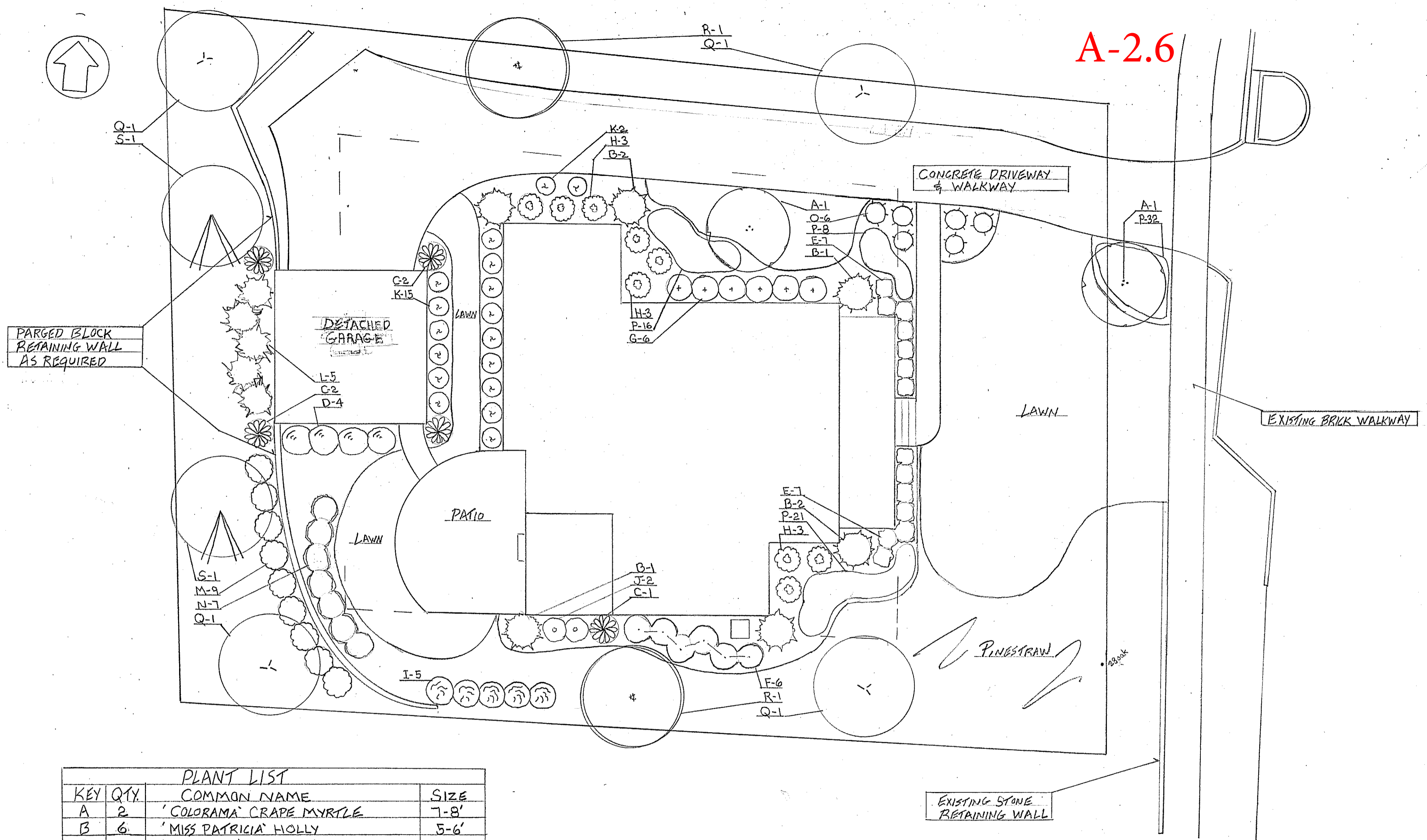
DATE PRINTED: Mar. 2020  
DRAWN BY: ATF

**Garage Plan**

SHEET  
**1**

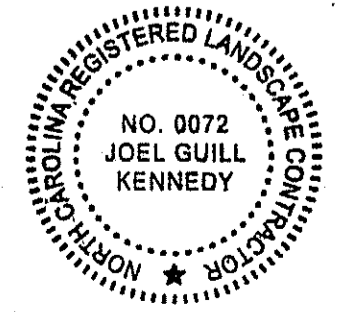


A-2.6



PLANT LIST			
KEY	QTY	COMMON NAME	SIZE
A	2	'COLORAMA' CRAPE MYRTLE	7-8'
B	6	'MISS PATRICIA' HOLLY	5-6'
C	5	'YULETIDE' SASANQUA CAMELLIA	7 GAL.
D	4	'MOONLIT LACE' VIBURNUM	7 GAL.
E	14	'NEWGEN FREEDOM' BOXWOOD	7 GAL.
F	6	'BLUE CASCADE' DISTYLUM	7 GAL.
G	6	'DWARF YAPOUN' HOLLY	5 GAL.
H	9	'PURPLE DAYDREAM' LOROPETALUM	3-5 GAL.
I	5	'MAKI' SOUTHERN YEW	3-4'
J	2	'JUBILATION' GARDENIA	5 GAL.
K	17	'SOFT CARESS' MAHONIA	3 GAL.
L	5	'GREY OWL' JUNIPER	3 GAL.
M	9	'JAZZ HANDS PINK' LOROPETALUM	5 GAL.
N	7	'AUTUMN MAJESTY' ENCORE AZALEA	3 GAL.
O	6	'ADAGIO' MAIDEN GRASS	3 GAL.
P	77	'ROYAL PURPLE' LIRIOPE	1 GAL.
Q	4	LONGLEAF PINE	5-6'
R	2	REDBUD sp.	6-7'
S	2	FLOWERING DOGWOOD	6-8'

BUFFER TREE REQUIREMENTS			
FRONT	98.0 - 20' DRIVEWAY CREDIT	$78/25 = 3.1$	3 trees req. existing 28" oak none req.
REAR	101.6	$101.6/25 = 4.06$	4 trees req. see plant list S-2 Q-2
RIGHT	84.0	$84/35 = 2.4$	2 " " " " " R-1 Q-1
LEFT	82.0	$82/35 = 2.3$	2 " " " " " R-1 Q-1



REAVES LANDSCAPE & DESIGN INC.  
 P.O. BOX 10  
 PINEBLUFF NC 28373  
 reaveslandscape@gmail.com  
 (910) 281-5571

DESIGN BUILD OF THE CAROLINAS  
 275 MAGNOLIA ROAD  
 PINEHURST N C

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	

SCALE: 1"=10'  
 DATE: 10-23-2015  
 DRAWN BY: JGK  
 PAGE NO:

# A-2.7

275 MAGNOLIA ROAD

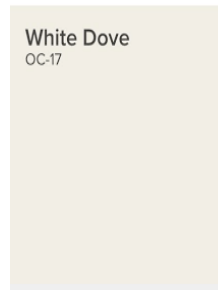
## MATERIALS BOARD



Front Elevation Siding  
Hardi-Board Shake



Main Body  
Ben Moore



Trim  
Ben Moore



Door & Shutters  
Ben Moore



Siding Horizontal  
Hardi- Board Cedarmill



Architecural Charcoal  
Timberline or equivalent



Foundation Lee Brick  
Franklin oversize

# A-2.8



Window shutters with dog ears



Front door with Simulated Divide Lite



5" Black Aluminum  
House Letters 2 7 5



Two or Two Simulated Divide Lite  
Tucker PVC Windows ( WHITE)



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

**ADDITIONAL AGENDA DETAILS:**

*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.*

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/05/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. S-1
2. A1-A2




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**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
 Jeanann Dawson, Administrative Specialist  
**Date:** December 12, 2025  
**Subject:** Major COA Request 120 Medlin Road

<b>Applicant:</b>	Latitude Builders, LLC
<b>Owners:</b>	Shawn and Grace Dreisbaugh
<b>Property Location:</b>	120 Medlin Road
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	20030328
<b>COA#:</b>	2025-00158

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for a 134 square foot addition in the rear yard and Minor Work items not approved by the Village Planner at 120 Medlin Road. The property is further identified as Moore County PID Number 20030328. The primary structure was built in 2016 and the property is +/- 0.261 acres in size.

The applicant is proposing to construct an addition to the northeast side of the principal dwelling, in the side yard. All materials including the siding, roofing, windows, and colors will match what is on the existing structure.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

**Standards of Review**

Per the adopted Historic District Standards, new construction or additions not considered to be Minor Work are considered Major Work and Minor Work items not approved by the Village Planner require review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

**Applicable Standards:**

*III. CHANGES TO EXISTING RESIDENCES*

*I. ADDITIONS AND ACCESSORY BUILDINGS – CARRIAGE HOUSES, GARAGES, AND OTHER BUILDINGS*

1. SECTION III.I.1 - Additions and new accessory buildings, such as carriage houses, garages, and other buildings, **must** be compatible with the character and scale of the primary structure and **must** be congruous with the character of the Pinehurst Historic District.
2. SECTION III.I.6 - Windows and doors in additions and accessory buildings *should* be similar to those in the existing primary structure in their proportions, spacing, and materials.
3. SECTION III.I.8 - The foundation height of an addition or accessory building *should* align with that of the primary structure.
4. SECTION III.I.9 - Additions and accessory buildings such as carriage houses, garages and other buildings **must** be located as inconspicuously as possible, in rear or side yards.
5. SECTION III.I.10 - An addition **must** not obscure, damage, or destroy the character-defining features of an historic primary structure.

*VII. SITE FEATURES*

*B. DRIVEWAYS AND OFF-STREET PARKING*

1. SECTION VII.B.5- Concrete driveway color should be earth-tone tints or coloring that blends with the natural environment in which the property is located.

*C. LANDSCAPING AND VEGETATION-*

1. SECTION VII.C.5- Mechanical equipment such as air conditioners or heat pumps, should be located on non-character defining elevations of the structure whenever possible. These systems should be screened by the use of planted material or appropriate fencing if they are easily visible from the street.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the addition and Minor Work items are congruous with the Historic District and meets the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY \_\_\_\_\_

December 3, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, December 18<sup>th</sup>, 2025  
 At 4:00 p.m.  
 At Pinehurst Village Assembly Hall  
 395 Magnolia Rd. Pinehurst, NC 28374

*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.*

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live).

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

---

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • [www.vopnc.org](http://www.vopnc.org)

# Public Hearing Notification

S-1.4



**Legend**

- Subject Property
- Property Owners Receiving Notification

Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MENTANA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0 145 290 Feet

Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

**December 18, 2025**  
**Historic Preservation Commission**  
**120 Medlin Rd. Major COA Request**

VILLAGE OF PINEHURST

N  
W E  
S

CRAWFORD, JAMES  
95 WOODS RD  
PINEHURST,NC,28374

DEMPSEY, CHRISTIAN J  
110 MEDLIN RD  
PINEHURST,NC,28374-9823

KORNEGAY, STEVEN S  
105 WOODS ROAD  
PINEHURST,NC,28374

WELDY, ERIC & MARGARET  
PO BOX 3696  
PINEHURST,NC,28374

ALSTON, VALERIE RESING  
125 MEDLIN ROAD  
PINEHURST,NC,28374

LEONARD, STORMME  
115 MEDLIN ROAD  
PINEHURST,NC,28374

LLOYD, TIMOTHY  
130 MEDLIN ROAD  
PINEHURST,NC,28374

COA-2025-00158 - 120 Medlin Lane

Menu Help

File Date: 11/12/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: addition to expand existing master suite; driveway expansion utilizing permeable pavers; addition of Generac generator

Application Name: 120 Medlin Lane

Address: 120 MEDLIN, PH, 28374

Owner Name: DRIESBAUGH, SHAWN MICHAEL

Owner Address: 120 MEDLIN ROAD, PINEHURST, NC 28374

Parcel No: 20030328

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Latitude Builders, LLC</a>	<a href="#">Latitude Builde...</a>	Applicant	<a href="#">Mailing, PO Box 1301 N...</a>	Active
	<a href="#">Latitude Builders, LLC</a>	<a href="#">Latitude Builde...</a>	Applicant	<a href="#">Mailing, PO Box 1301 N...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields:

GENERAL INFORMATION	Type of Work	Existing Use
Description of Changes to the Structure <a href="#">addition to expand master suite, extend driveway with permeable pavers; generator</a>	<a href="#">Addition</a>	<a href="#">Single Family Medium Density</a>
Proposed Use <a href="#">Single Family Medium Density</a>	Includes Demolition? <a href="#">Yes</a>	Includes Tree Removal? <a href="#">No</a>
COA Number <a href="#">-</a>	Conditions of COA (if Any) <a href="#">-</a>	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">James Hardie Color Plus fiber cement</a>	Cobblestone	James Hardie Color Plus fiber cement siding	Cobblestone

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">James Hardie Color Plus fiber cement</a>	Cobblestone	James Hardie Color Plus fiber cement	Cobblestone

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">James Hardie Color Plus fiber cement</a>	Cobblestone	James Hardie Color Plus fiber cement	Cobblestone

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">James Hardie Color Plus fiber cement</a>	Cobblestone	James Hardie Color Plus fiber cement	Cobblestone

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">James Hardie Color Plus fiber cement</a>	Artic White	James Hardie Color Plus fiber cement	Artic White

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">vinyl</a>	white	vinyl	white

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">parging</a>	natural	parging	natural

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">CertainTeed asphalt shingle</a>	Georgetown Gray	CertainTeed asphalt shingle	Georgetown Gray

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">concrete</a>		Techo-bloc Blu 80mm Permeable Pavers	Shale Grey

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color
		Generac Generator	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance</a>		Accepted	11/14/2025	Michael Mandeville
	<a href="#">Review for Completeness</a>				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b>
	<a href="#">120 Medlin_HPC.pdf</a>	PLN_HIST	Photo	storyboard containi...	application/pdf	Uploaded 11/12/2025
	<a href="#">c56665f7c35549bb01d2f...</a>	PLN_HIST	Other	technical document ...	application/pdf	Uploaded 11/12/2025
	<a href="#">Driesbaugh-Residence_0...</a>	PLN_HIST	Plan	plans	application/pdf	Uploaded 11/12/2025
	<a href="#">Driesbaugh-Residence_0...</a>	PLN_HIST	Site Plan	site plan	application/pdf	Uploaded 11/12/2025
	<a href="#">Driesbaugh-Residence_0...</a>	PLN_HIST	Site Plan	revised site plan p...	application/pdf	Uploaded 11/18/2025
	<a href="#">site plan</a>	PLN_HIST	Site Plan		application/pdf	Uploaded 11/21/2025
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

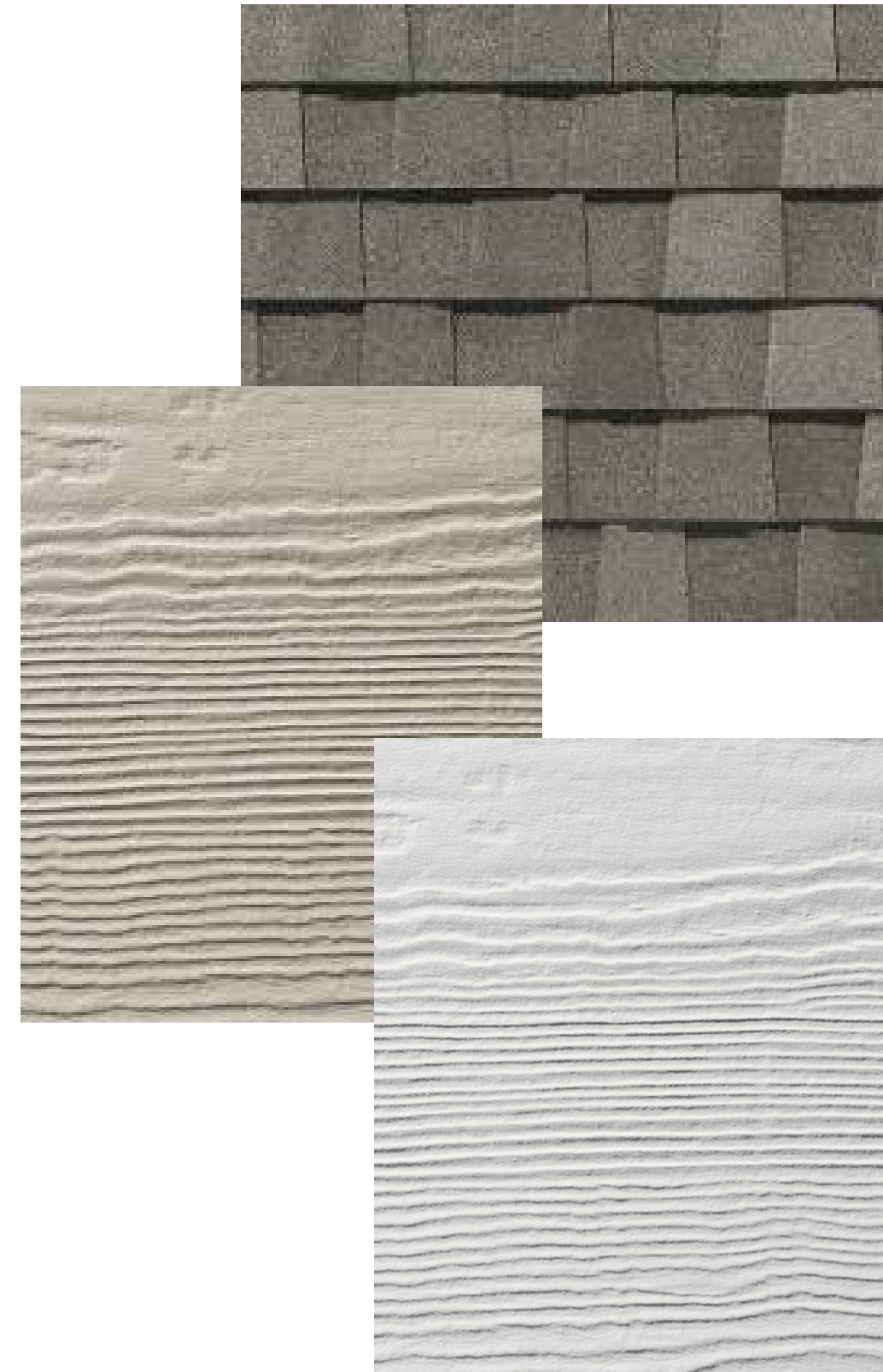
Required Inspections:



120 Medlin Lane  
Pinehurst, NC

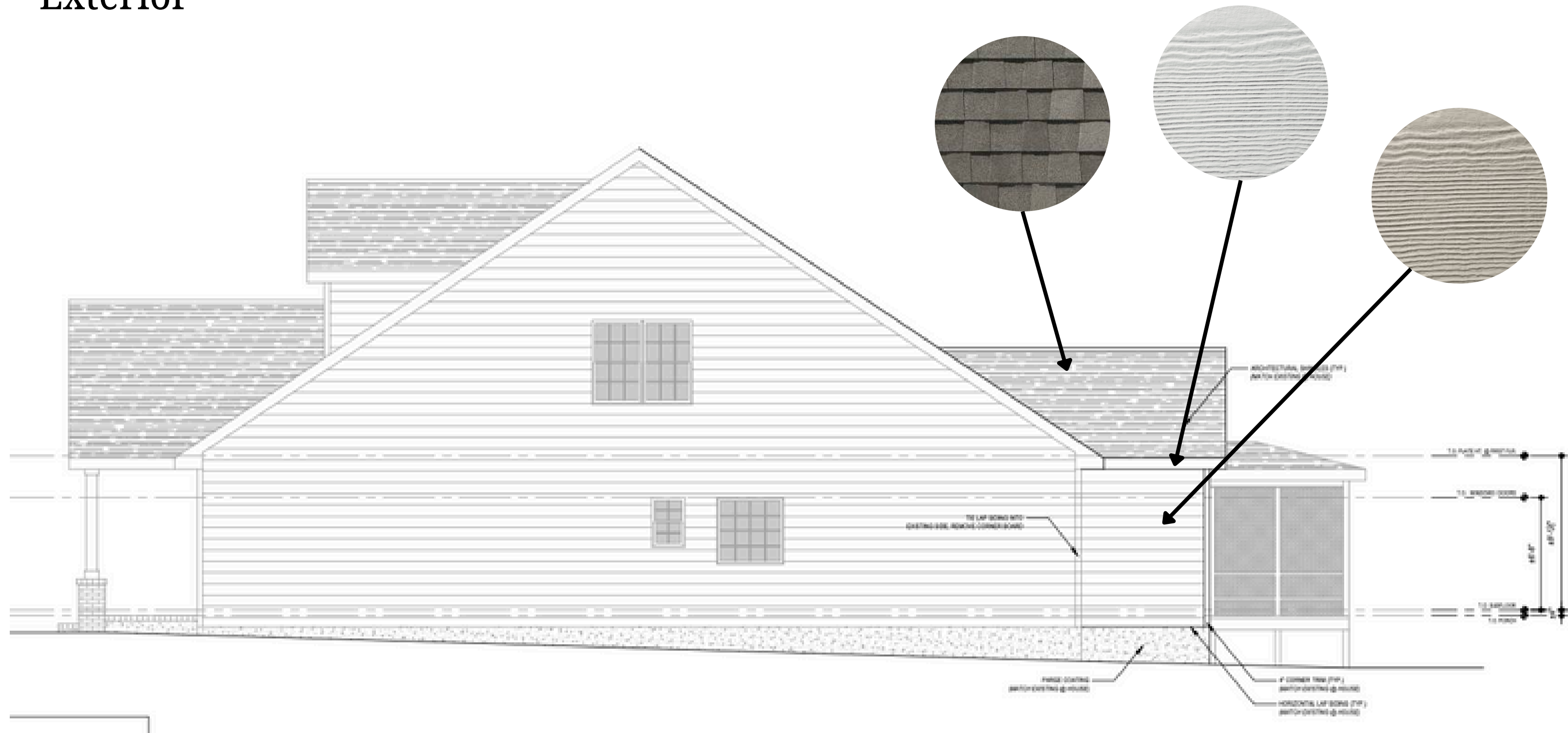
# Exterior

A-2.2



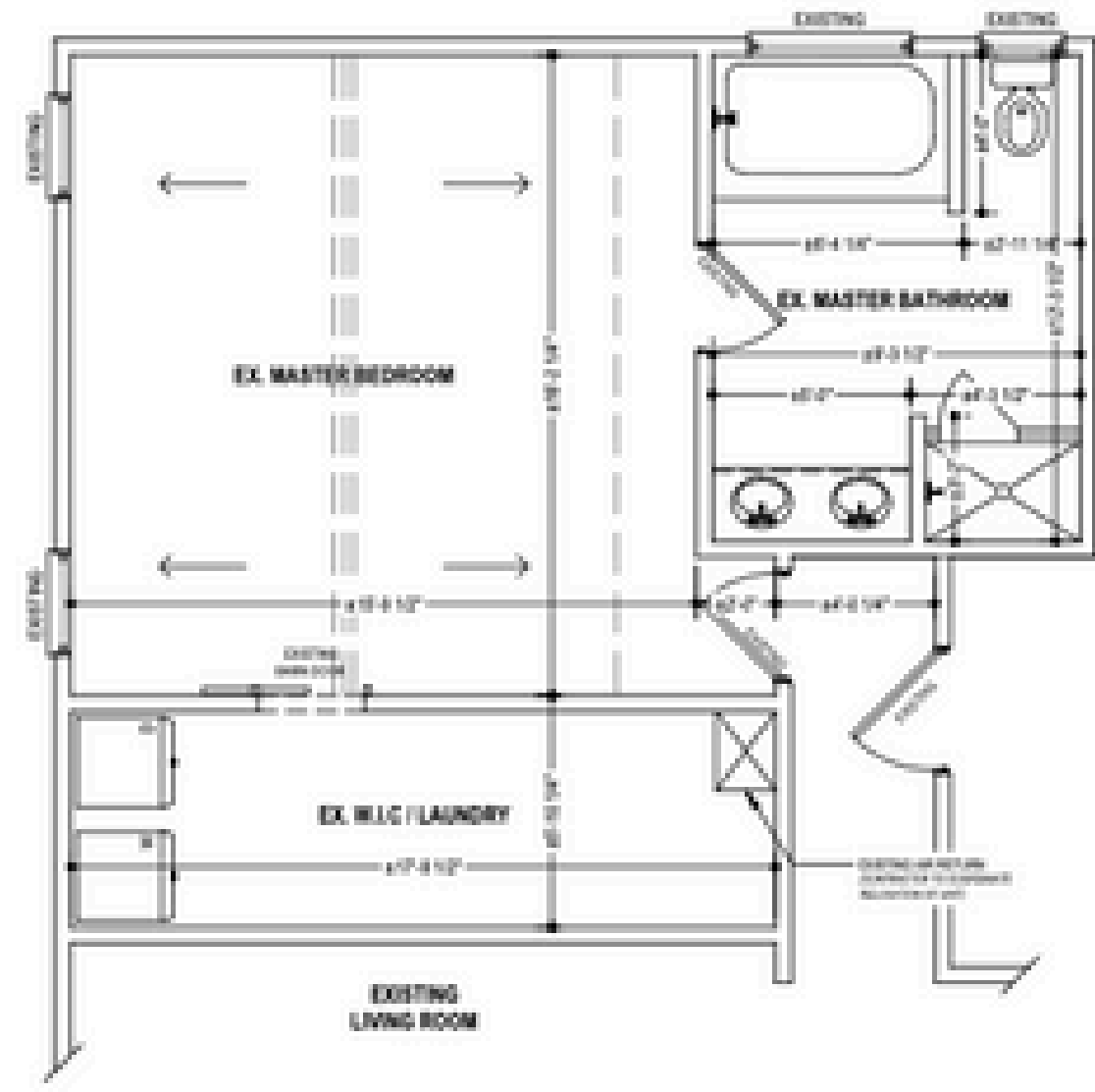
Addition to match existing James Hardie Cobblestone fiber cement siding and Artic White trim  
Shingle to match existing Certainteed asphalt shingles in Georgetown Gray

# Exterior

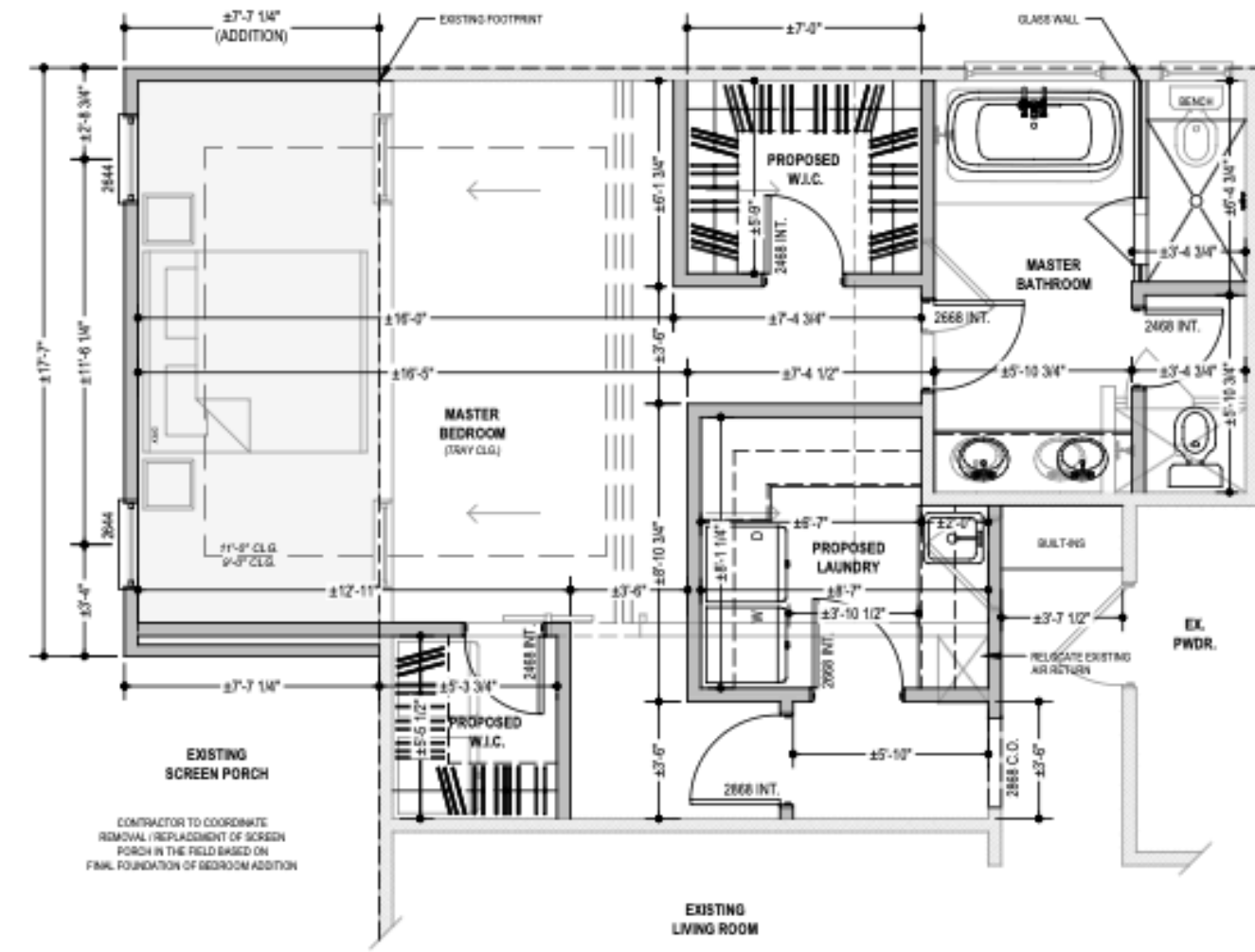


Addition to match existing James Hardie Cobblestone fiber cement siding and Artic White trim  
Shingle to match existing Certainteed asphalt shingles in Georgetown Gray

# Floorplan

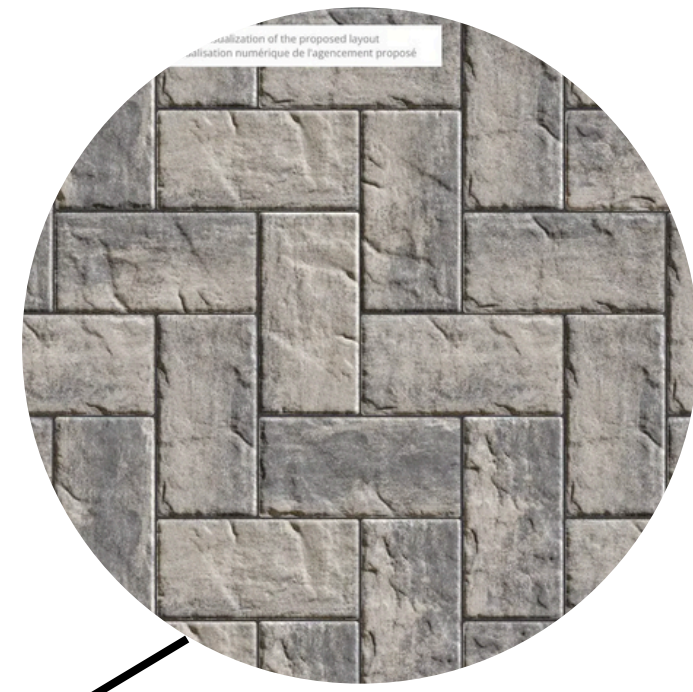
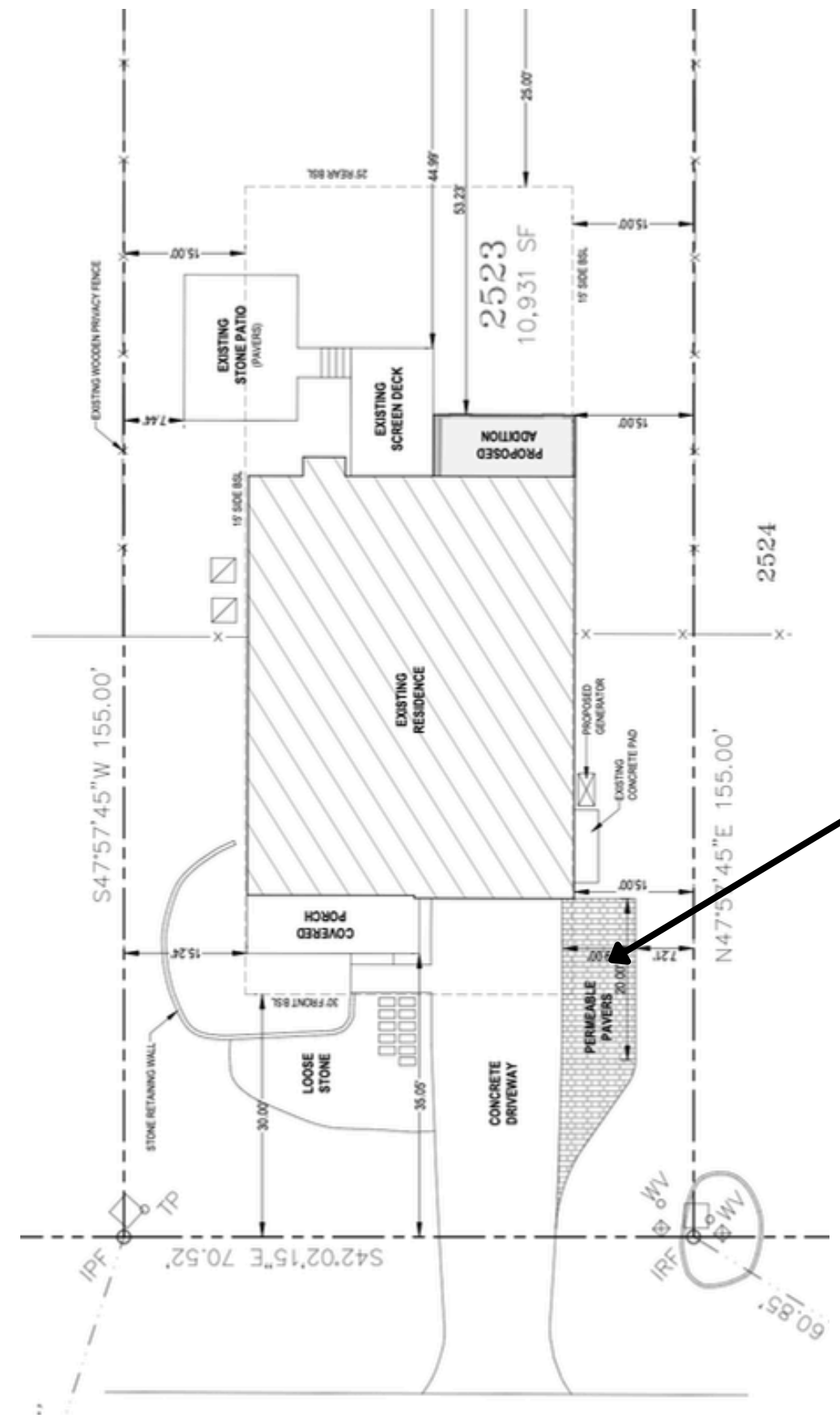


Existing



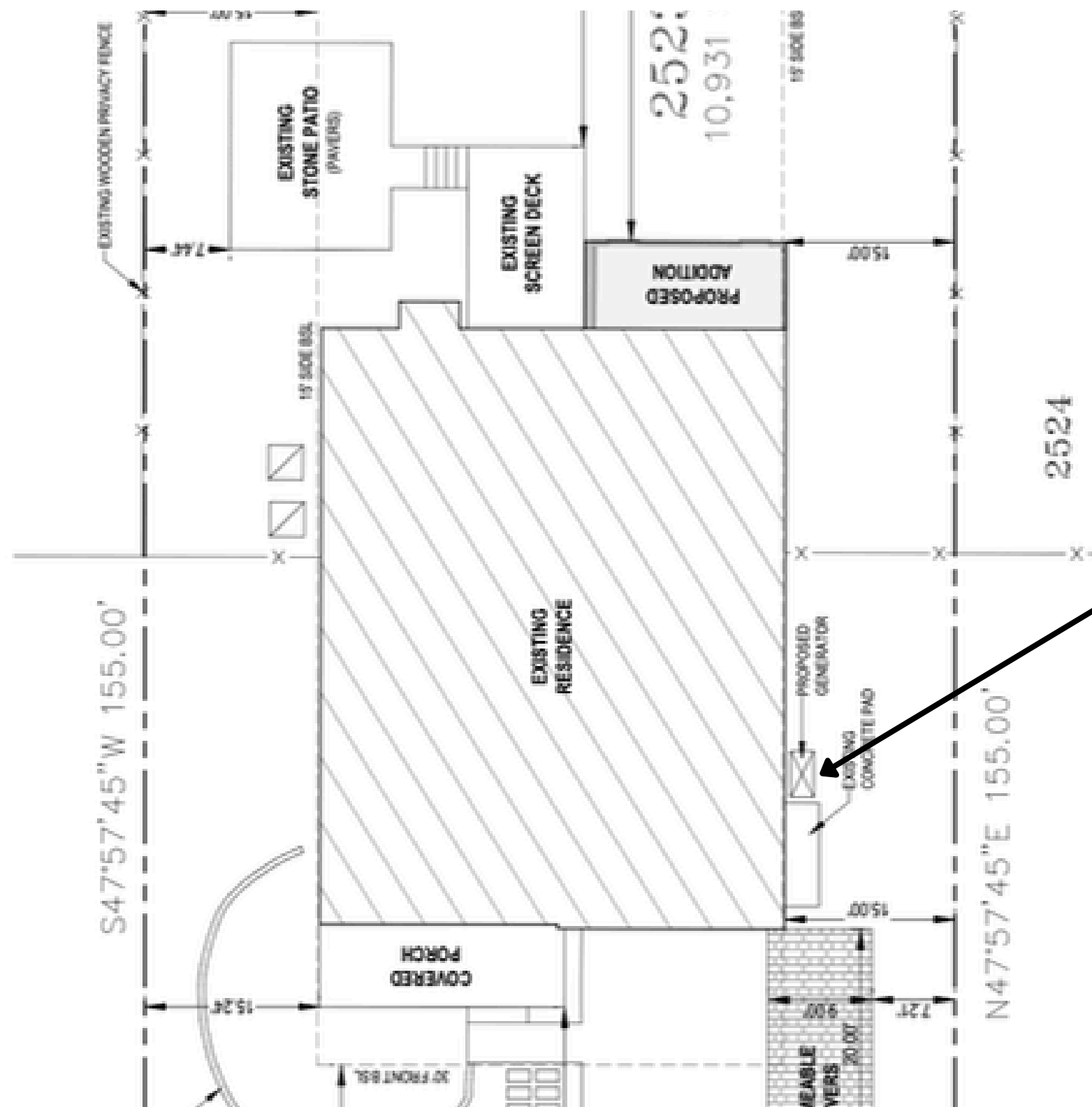
Proposed

# Driveway



Driveway expansion to utilize Techo Bloc Blu 80mm Shale Grey permeable paver

# Generator



Proposed Generac generator location






# BLU 80 mm

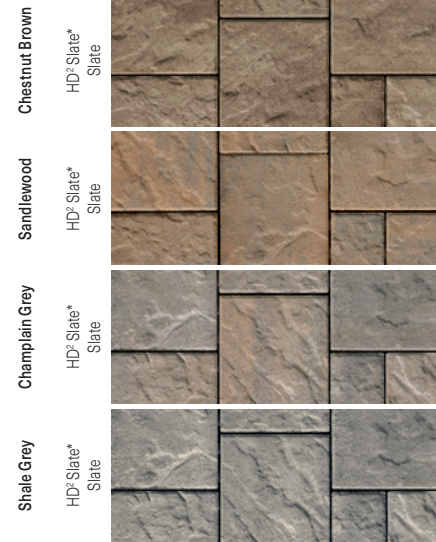
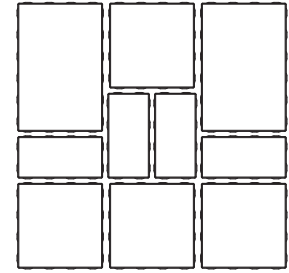
# A-2.7

DESCRIPTION: Paver TEXTURE: Slate and HD<sup>2</sup> Slate

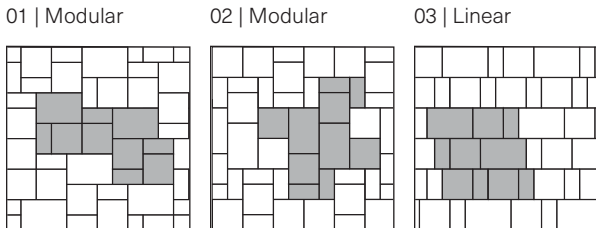


Specifications per pallet		Imperial	Metric
<b>A</b>		Product dimension (L×W×H) <b>A</b> 6 ½ × 13 × 3 ½	165 × 330 × 80
		Product dimension (L×W×H) <b>B</b> 13 × 13 × 3 ½	330 × 330 × 80
		Product dimension (L×W×H) <b>C</b> 19 ½ × 13 × 3 ½	495 × 330 × 80
<b>B</b>		Cubing	84.96 ft <sup>2</sup>
		Approx. Weight	3 246 lbs
		Number of rows	8
<b>C</b>		Coverage per row	10.62 ft <sup>2</sup>
		Lin. coverage per row	9.75 lin. ft

## Pallet Overview



## Laying Patterns Options



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

## NOTES

See page 6 for icons description.

See page 19 for more information about applications.

See page 56 to 58 for more technical information. When used in a permeable pavement application, see page 93 to 97 for more technical information.

\*HD<sup>2</sup> Slate is only available in USA.

**JOINT WIDTH:** ½" (7 mm)  
**% OF SURFACE OPENING:** 4.5%\*\*  
**INFILTRATION RATE:** 570 in./hr (14 475 mm/hr)

\*\*For permeable application, the installation should be combined with Blu 6 × 13 in a modular pattern. A min. of 4.5% opening surface requires 75% of Blu 6 × 13 and 25% of Blu.

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**DRIESBAUGH RESIDENCE**  
**120 MEDLIN ROAD**  
PINEHURST, NORTH CAROLINA  
**RENOVATION**

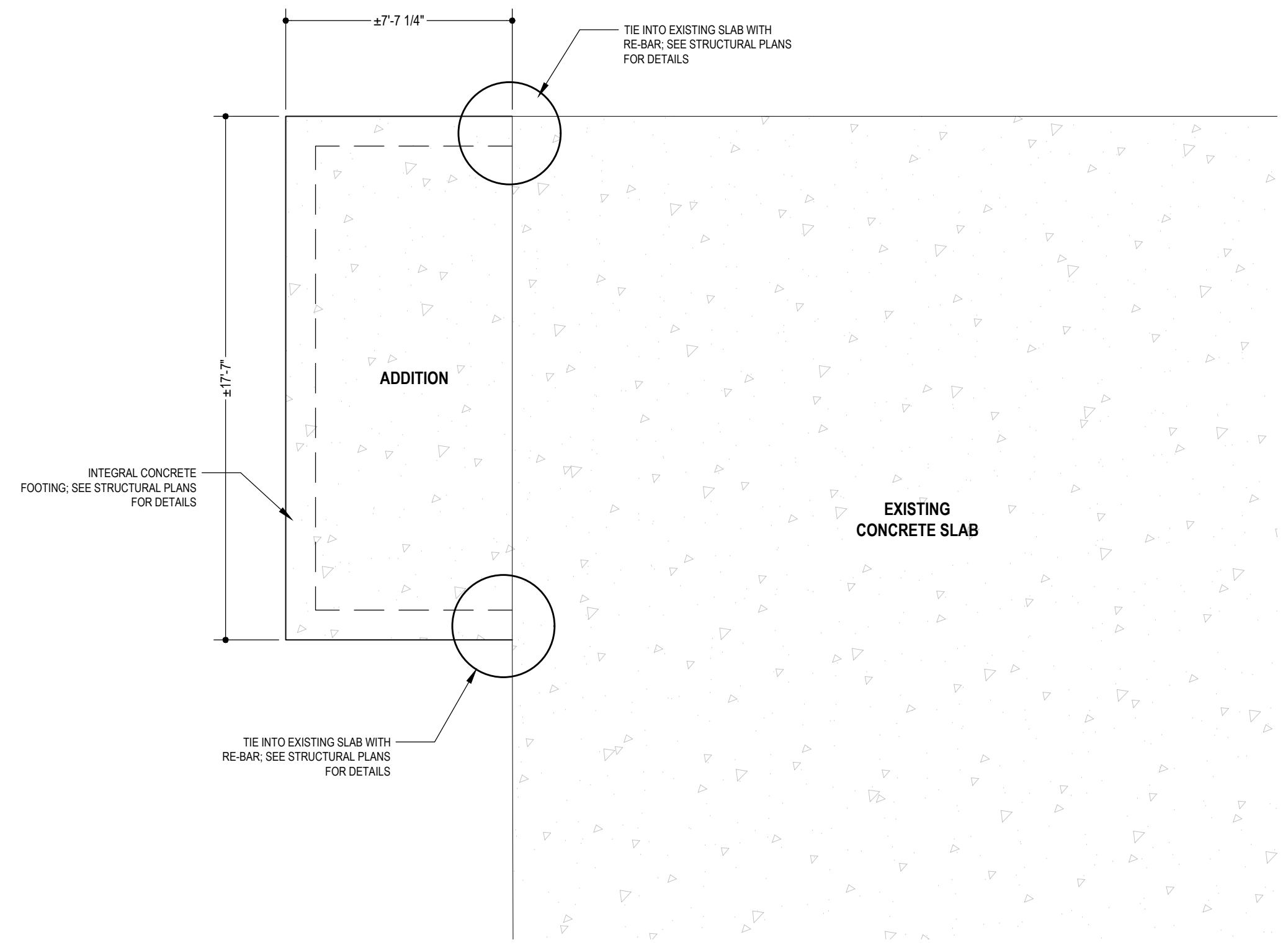
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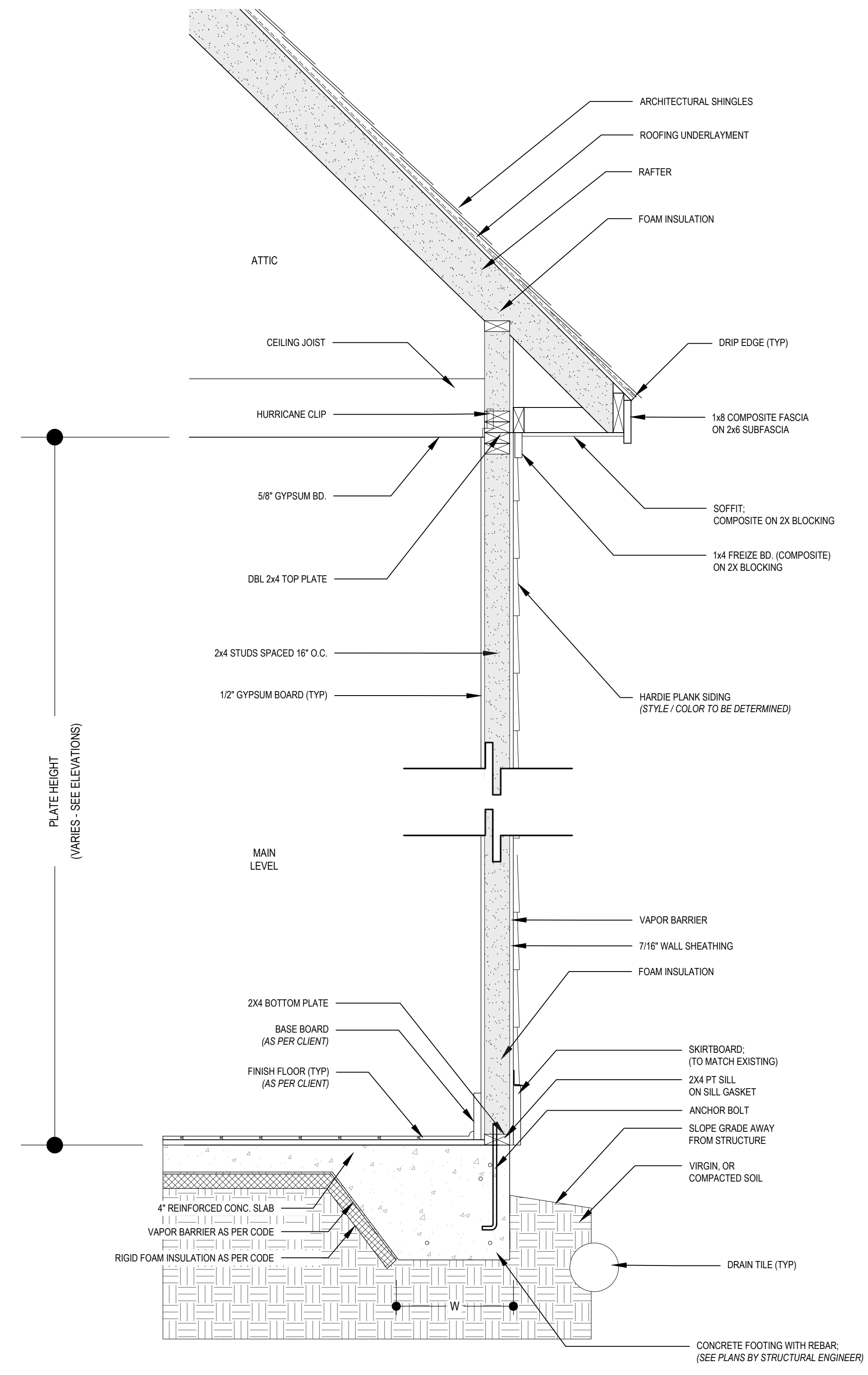
SHEET TITLE:  
**FOUNDATION PLAN / WALL SECTION**

DATE: 2025-10-17  
DESIGNED BY:  
DRAWN BY: AMM  
SCALE: AS SHOWN  
PROJECT #: LPG2025-0055  
SHEET #:

**A1.0**

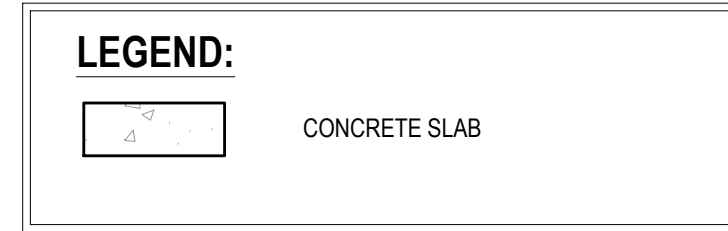


**1**  
**A-1.0**  
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



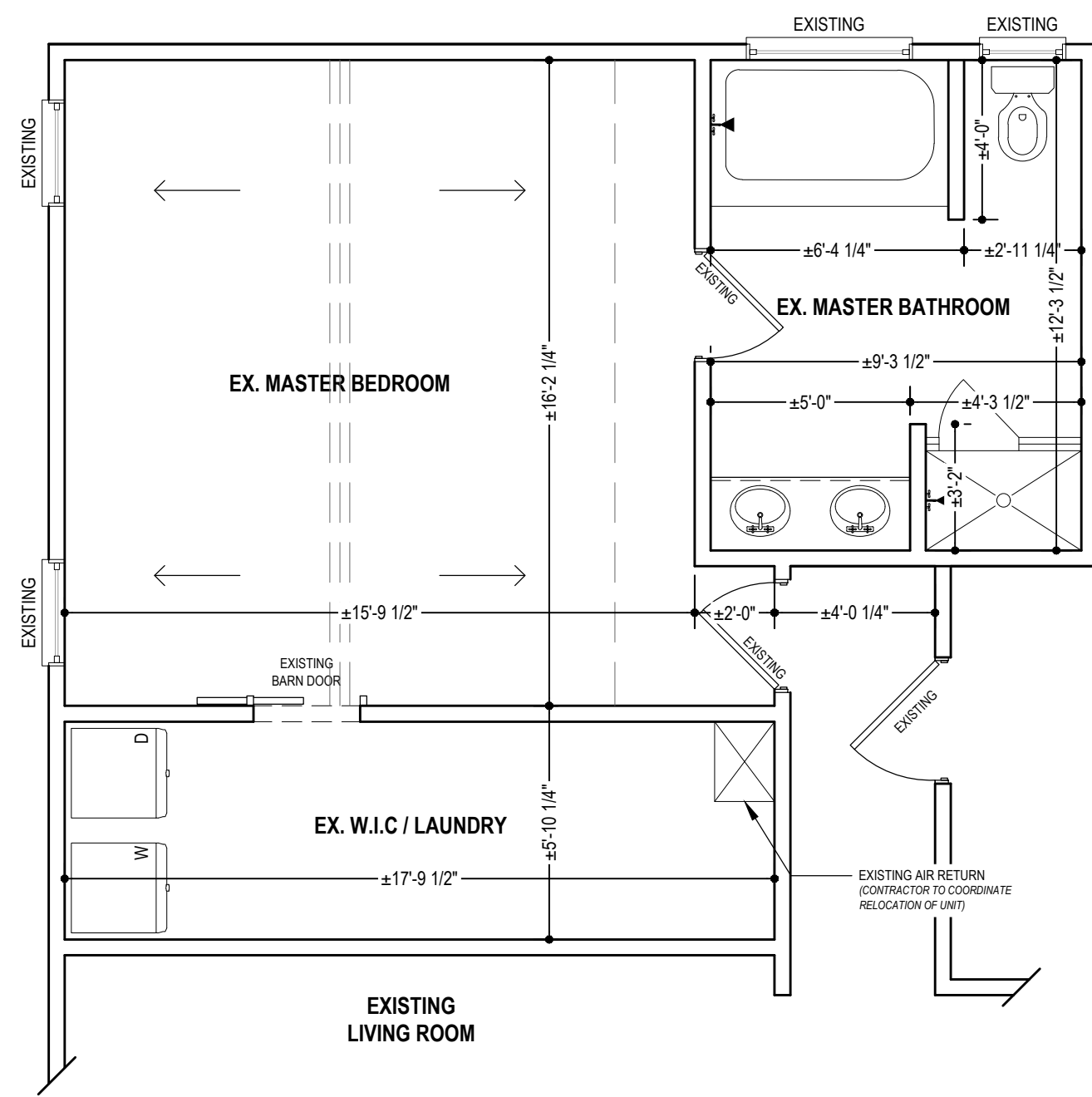
NOTE:  
1. SEE DETAILS BY STRUCTURAL ENGINEER.  
2. EVERYTHING BELOW GRADE IS TO BE WATERPROOFED.

**2**  
**A-1.0**  
**TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"

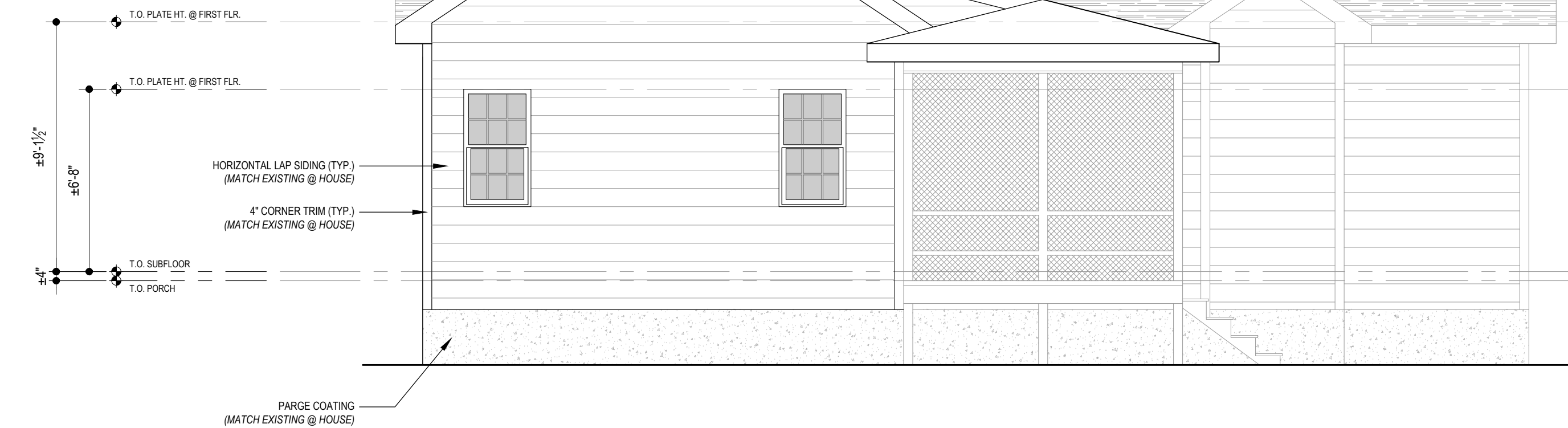


- FOUNDATION NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS / DIMENSIONS OF FIXTURES PRIOR TO SLAB CONSTRUCTION.
  - NOTE DIRECTION OF PARALLEL WALLS ABOVE AND PROVIDE SUPPORT.
  - CONTRACTOR TO VERIFY CONCRETE STRENGTH FOR CONCRETE SLAB AS NEEDED BY WEIGHT EQUIPMENT.
  - CONTRACTOR TO VERIFY SITE CONDITIONS AND ANY NEED FOR ENGINEERING SERVICES.
  - WATERPROOF BELOW GRADE.
  - ADD OUTLETS AND FIXTURES IN SLAB AS NEEDED.
  - ALL WOOD AGAINST CONCRETE SLABS ARE TO BE PRESSURE TREATED OR BETTER. FLASHING ALSO REQUIRED BY CODE.
  - CONTRACTOR TO LOCATE ALL EXPANSION AND CONTROL JOINTS FOR CONCRETE SLABS.
  - SLAB THICKNESS, SIZE, REINFORCEMENT, AND DETAILS AS PER STRUCTURAL ENGINEER.
  - FOOTINGS MAY NEED TO BE WIDENED, OR INTERIOR BEARING POINTS MAY BE NEEDED DUE TO ROOF DESIGN.

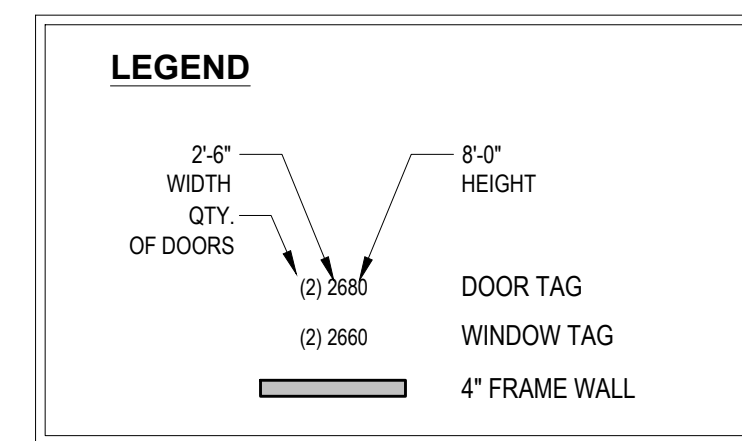
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



**1**  
A-1.1  
**EXITING FLOORPLAN**  
SCALE: 1/4" = 1'-0"



**3**  
A-1.1  
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**GROSS BUILDING AREA:**  
MAIN LEVEL:  
PROPOSED NEW ADDITION ± 134 SF

**FLOORPLAN NOTES:**

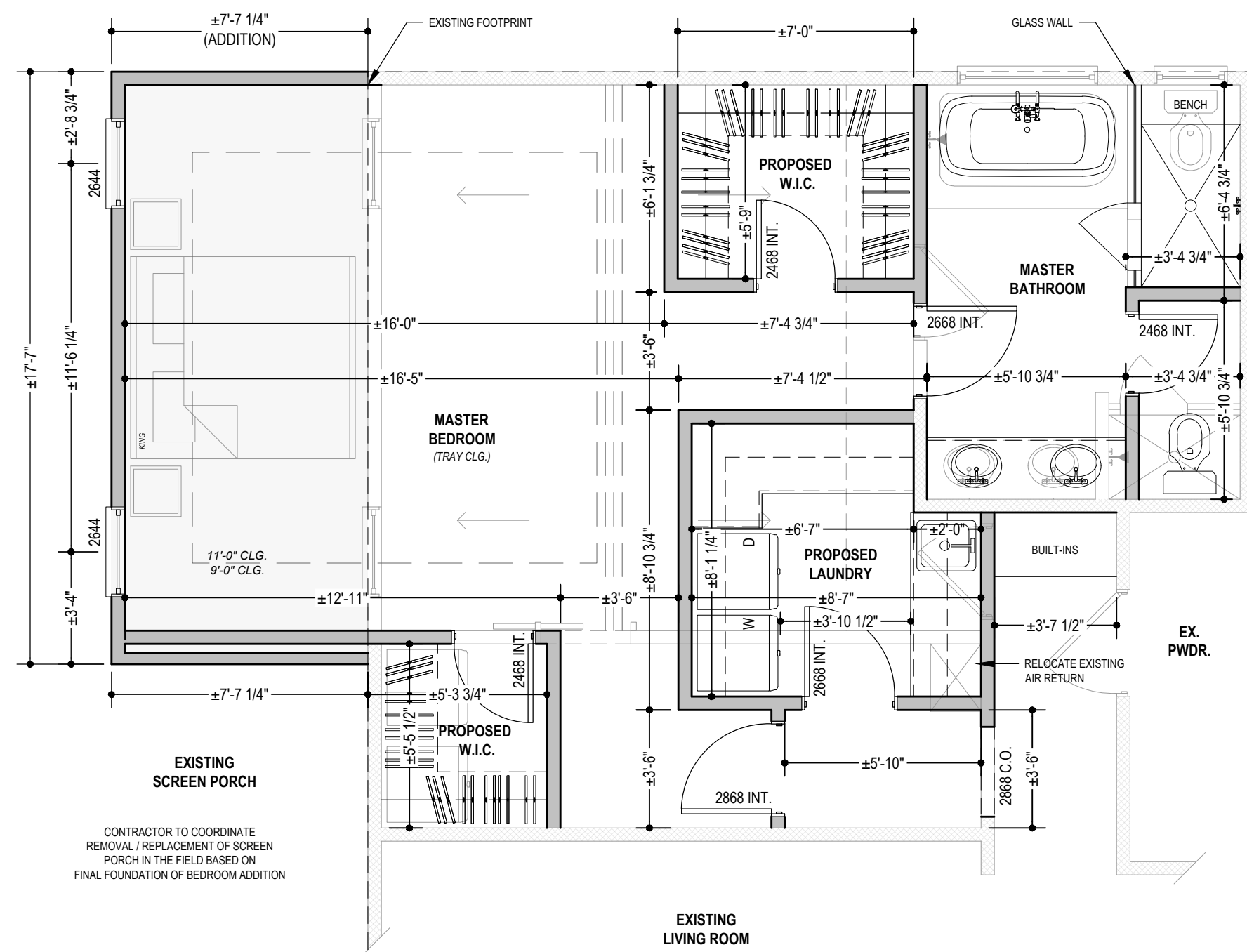
ALL FIRST FLOOR INTERIOR DOORS ARE TO BE 6'-0", UNLESS OTHERWISE NOTED.  
WINDOW MANUFACTURER TO CONFIRM TEMPERING AND ALL EGRESS REQUIREMENTS.  
ACTUAL JOB SITE CONDITIONS AND MEASUREMENTS MAY VARY. CONTRACTOR TO VERIFY EXISTING JOB SITE CONDITIONS AND PROPOSED DESIGN INTENT PRIOR TO WORK BEGINNING.

**GENERAL NOTES:**

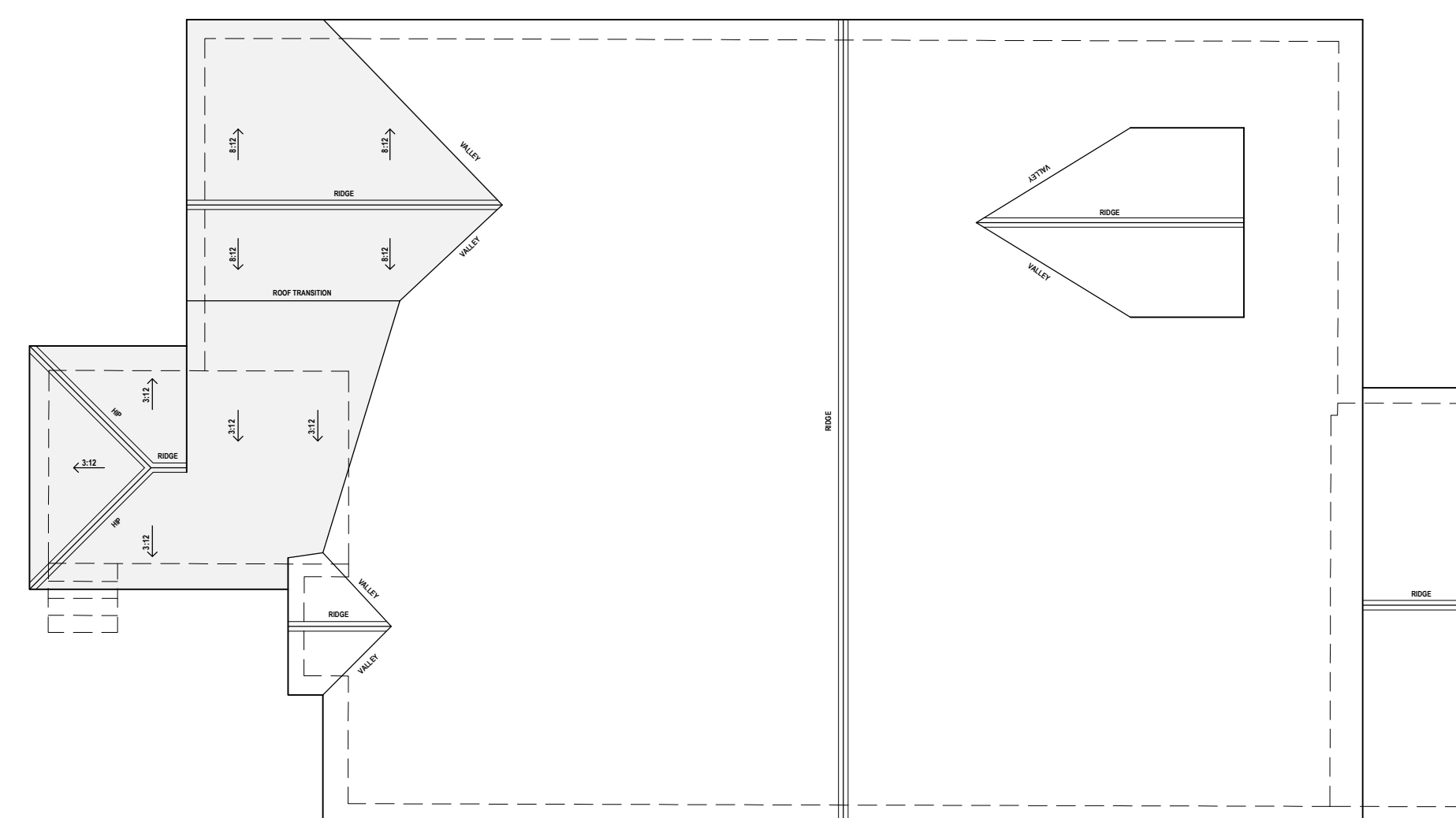
- 1. OWNER'S RESPONSIBILITY: PRIOR TO CONSTRUCTION THE OWNER WILL DETERMINE THAT THIS PLAN MEETS THE OWNERS NEEDS AND DESIGN EXPECTATIONS - ANY DESIGN QUESTIONS SHOULD BE DIRECTED TO THE DESIGNER FOR CLARIFICATION OR CORRECTION.
- 2. DIMENSIONS & ERRORS: THE GENERAL CONTRACTOR AND OWNER WILL BECOME FAMILIAR WITH ALL DESIGN ASPECTS OF THESE PLANS. ANY QUESTIONS WILL BE CLARIFIED BY THE DESIGNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ERRORS NOT REPORTED. DO NOT SCALE DRAWINGS.
- 3. MODIFICATIONS: ANY CHANGES TO THE PLAN ARE TO BE MADE BY A QUALIFIED PROFESSIONAL ARCHITECT, ENGINEER, OR RESIDENTIAL DESIGNER. THE ORIGINAL DESIGNER WILL NOT BE RESPONSIBLE FOR MODIFICATIONS MADE TO THIS PLAN.
- 4. CHANGE ORDERS: ALL CHANGES TO THE CONSTRUCTION AND DESIGN OF THIS PLAN WILL BE DONE WITH WRITTEN CHANGE ORDERS SIGNED BY THE OWNER AND GENERAL CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COSTS TO ADJUST CHANGES MADE TO THE CONSTRUCTION THAT ARE NOT APPROVED BY A WRITTEN CHANGE ORDER.
- 5. FLOOR ELEVATIONS: PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR WILL STAKE OUT ON THE LOT - THE HOUSE, DRIVEWAY, AND FIRST FLOOR ELEVATIONS FOR THE OWNERS APPROVAL. THIS WILL BE ACCOMPANIED WITH THE SITE PLAN APPROVED IN WRITING BY THE OWNER.
- 6. OWNERS APPROVAL: ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION. ROOFING, EXTERIOR FINISHES (BRICK, SIDING, STUCCO, STONE, ETC.), AND WINDOW SAMPLES WILL BE PROVIDED TO THE OWNER FOR APPROVAL BEFORE ORDERING. VERIFY FIREPLACE SIZE(S) AND SPECIAL ITEMS SUCH AS SPA TUBS, ETC. BEFORE CONSTRUCTION.
- 7. SQUARE FOOTAGE CALCULATIONS: THE ACTUAL SQUARE FOOTAGE IS CALCULATED AS THE HEATED, FINISHED INTERIOR SPACE (FROM THE EXTERIOR WALL). THIS DOES NOT INCLUDE PORCHES, UNFINISHED BASEMENTS, OR UNFINISHED BONUS ROOMS. VAULTED OR TWO-STORY SPACES SUCH AS GREAT ROOMS, FOYERS, AND STAIRS ARE CALCULATED ONCE - ON THE FIRST FLOOR ONLY.

**NOTES:**

- 1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST CHECK ALL THE DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING ACTUAL CONSTRUCTION. NO REPRESENTATION IS MADE OR IMPLIED FOR ACCURACY.
- 2. THESE PLANS MUST BE REVIEWED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. ALL PIERS AND COLUMNS HAVE NOT BEEN SIZED OR LOCATED BASED ON STRUCTURAL INFORMATION.



**2**  
A-1.1  
**PROPOSED FLOORPLAN**  
SCALE: 1/4" = 1'-0"



**4**  
A-1.1  
**ROOF PLAN**  
SCALE: 3/16" = 1'-0"

**DRIESBAUGH RESIDENCE**  
120 MEDLIN ROAD  
PINEHURST, NORTH CAROLINA  
**RENOVATION**

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**REVISIONS:**

**SHEET TITLE:**  
**FLOOR PLANS, ROOF PLAN, & REAR ELEVATION**

**DATE:** 2025-10-17  
**DESIGNED BY:** AMM  
**DRAWN BY:** AMM  
**SCALE:** AS SHOWN  
**PROJECT #:** LPG2025-0055  
**SHEET #:**

**A1.1**

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**RENOVATION**

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REVISIONS:

SHEET TITLE:  
**LEFT & RIGHT-SIDE ELEVATIONS**

DATE: 2025-10-17  
DESIGNED BY:  
DRAWN BY: AMM  
SCALE: AS SHOWN  
PROJECT #: LPG2025-0055  
SHEET #:

**A2.0**

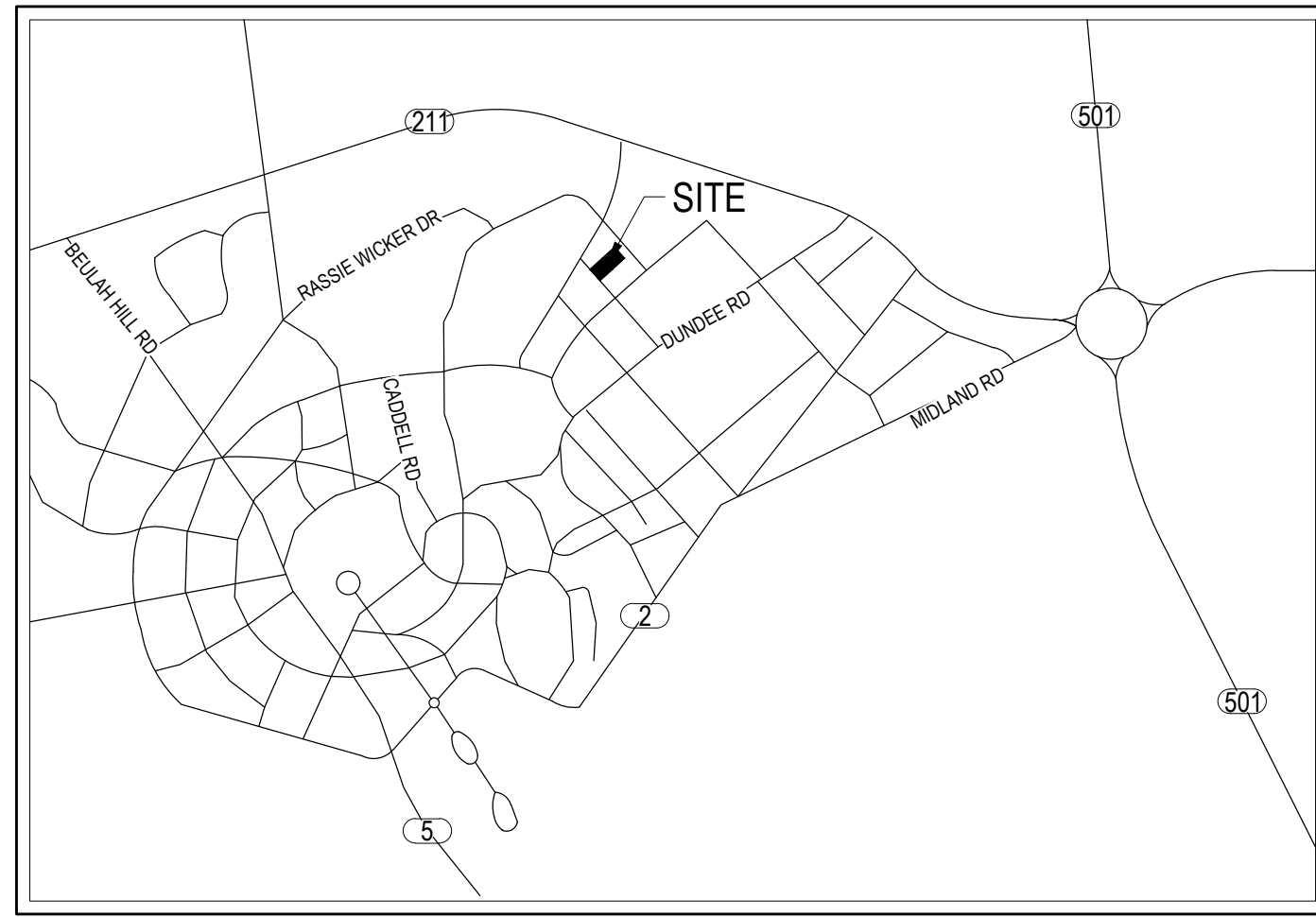


**1**  
A-2.0 **RIGHT-SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE:  
CONTRACTOR TO VERIFY ACTUAL DIMENSIONS (INCLUDING CEILING HEIGHTS AT WINDOW/DOOR HEADER HEIGHTS) PRIOR TO CONSTRUCTION



**2**  
A-2.0 **LEFT-SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



VICINITY MAP  
(NOT TO SCALE)

**1.0 GENERAL NOTES:**

- 1.1 PROVIDE 36" HT. SILT FENCE ALONG ALL PROPERTY LINES. FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED UNTIL LOT IS GRADED AND TURF IS ESTABLISHED. FENCE POSTS TO BE SPACED 7'-8" APART AND REINFORCED WITH HEAVY NYLON CHORD AND FENCE TO BE 36" BLACK FILTER FABRIC AND EXTEND 6" INTO EXISTING SOIL.
- 1.2 CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
- 1.3 IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
- 1.4 CONTRACTOR SHALL PROTECT ALL TREES, VEGETATION, AND REFERENCE POINTS, AS INDICATED ON THE DRAWINGS.
- 1.5 CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS, WALKS, AND PLANTING BEDS, AND TOWARDS DRAINAGE INLETS, SWALES, OR ROADS.

**2.0 TREE PROTECTION:**

- 2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DAMAGE TO EXISTING TREES LOCATED ALONG ACCESS AND HAIL ROADS, AND ADJACENT TO, OR WITHIN BUILDING CONSTRUCTION SITES AND MATERIAL AND EQUIPMENT STORAGE AREAS. THOSE TREES TO BE SAVED SHALL BE FLAGGED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 2.2 MATERIALS SHALL NOT BE STORED, NOR VEHICLES PARKED WITHIN THE DRIP-LINE OF THE TREE UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT OR OWNER.
- 2.3 VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER EXPOSED ROOTS AND ROADS SHALL NOT BE LOCATED WITHIN THE DRIP-LINE OF TREES UNLESS APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT OR OWNER.
- 2.4 NO CUTTING OR FILLING OF EXISTING GRADE, TRENCHING OR PRUNING SHALL OCCUR UNLESS SPECIFICALLY DIRECTED BY THE CONSTRUCTION DOCUMENTS, OR WITH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT OR THE OWNER.
- 2.5 NO BURNING OF TRASH IS ALLOWED WITHIN 75' OF EXISTING TREES AND CARE SHALL BE TAKEN TO PREVENT ANY SMOKE DAMAGE TO TREES.

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 #20030328, PIN #856205098186

Reference: Map Book 4, Page 13  
Deed Book 5690, Page 368  
Moore County, North Carolina

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.

**LEGEND:**

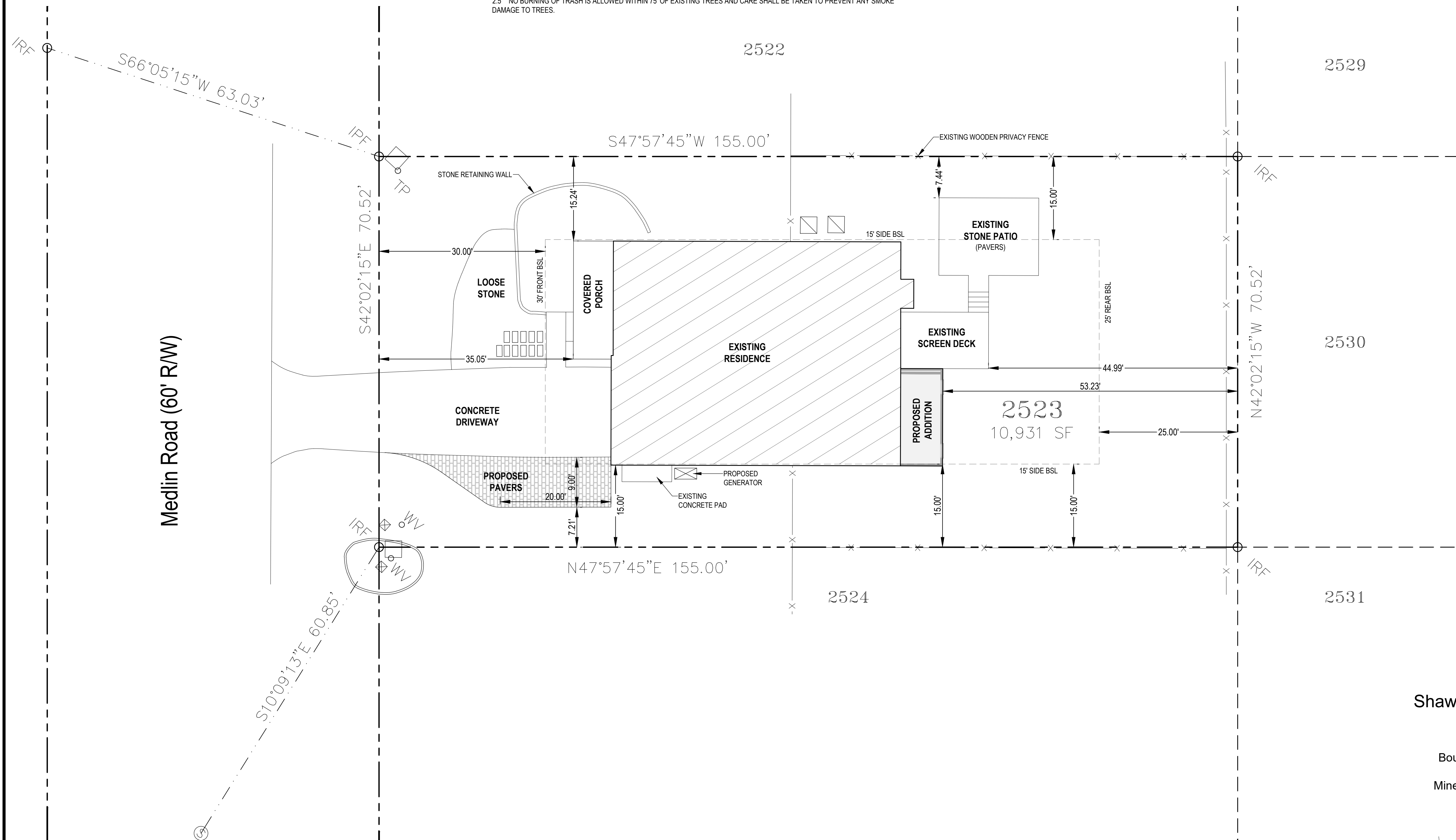
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- WV = WATER VALVE
- SM = SEWER MANHOLE
- TP = TELEPHONE PEDESTAL
- - - = BUILDING SETBACK LINE
- ⊗ = WATER METER
- = ELECTRICAL TRANSFORMER
- = CALCULATED POINT
- - - = EXISTING MINOR CONTOUR
- - - = EXISTING MAJOR CONTOUR

**EXISTING IMPERVIOUS CALCULATIONS**

EXISTING RESIDENCE	±2,118 SF
COVERED PORCH	± 153 SF
CONCRETE DRIVEWAY	± 699 SF
SCREEN DECK	± 162 SF
CONCRETE PAD	± 27 SF
<b>TOTAL</b>	<b>±3,159 SF (28.89%)</b>

**PROPOSED IMPERVIOUS CALCULATIONS**

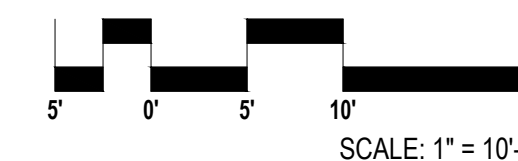
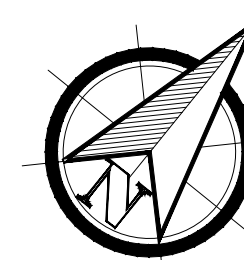
PROPOSED ADDITION	±134 SF
PROPOSED PAVERS	±261 SF
<b>TOTAL NEW IMPERVIOUS AREA:</b>	<b>±3,554 SF (32.51%)</b>



Medlin Road (60' R/W)



Survey For:  
Shawn M. & Grace I. Dreisbaugh  
Lot 2523  
Village of Pinehurst  
Boundary/Improvement/As-Built Survey  
Pinehurst Incorporated  
Mineral Springs Township, Moore County  
Pinehurst, North Carolina  
September 12, 2025 JOB# 20010A



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

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**LONGITUDE**  
planning group

10 PARKER LANE, SUITE 3  
PINEHURST, NORTH CAROLINA 28374  
W: www.longitudeplanning.com  
P: 910.420.1146

**DRIESBAUGH RESIDENCE**  
120 MEDLIN ROAD  
PINEHURST, NORTH CAROLINA  
**RENOVATION**

**COPYRIGHT NOTE:**  
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS AND ARE TO BE USED FOR THE LOT NUMBER AND SUBDIVISION INDICATED ON THESE PLANS ONLY. USE ON ANY OTHER SITE IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.  
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**REVISIONS:**

**SHEET TITLE:**  
PROPOSED  
SITE PLAN

DATE: 2025-11-18  
DESIGNED BY: JWS  
DRAWN BY: AMM  
SCALE: 1" = 10'  
PROJECT #: LPG2025-0020  
SHEET #:

**S1.0**



**COA-2025-00159 (15 Page Rd.)**

**ADDITIONAL AGENDA DETAILS:**

*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.*

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/05/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. S-1
2. A-1 - A-2




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**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
 Jeanann Dawson, Administrative Specialist  
**Date:** December 12, 2025  
**Subject:** Major COA Request 15 Page Rd.

<b>Applicant:</b>	Alisa Sorenson
<b>Owners:</b>	David Osborne and Melissa Otero Cruz
<b>Property Location:</b>	15 Page Rd.
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00022524
<b>COA#:</b>	2025-00159

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for the installation of an in-ground swimming pool (hot tub), the extension of the roofline with a 15' × 20' overhang to cover the existing patio, and Minor Work not previously approved by the Village Planner at 15 Page Rd. The property is further identified as Moore County PID Number 00022524. The primary structure was built in 1979, and the property is +/- 0.648 acres in size.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

**Standards of Review**

Per the adopted Historic District Standards, changes to roof line, installation of in-ground swimming pools, and Minor Work items not approved by the Village Planner are considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

**Applicable Standards:**

*III. CHANGES TO EXISTING RESIDENCES*

*A. ROOFS*

1. SECTION III.A.1- Any changes or additions to the configuration of an existing roof shall be compatible with the architectural style of the existing structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.A.5- Metal roofs are allowed but the material **must** be compatible with the existing structure and the metal **must** be copper or one of the following colors: weathered copper color, dark brown, dark bronze, dark gray, dark green, dark silver or black.

*VII. SITE FEATURES*

*D. SWIMMING POOLS*

1. SECTION VII.D.1 – In-ground swimming pools, hot tubs and spas **must** be located in the rear yard and **must** not be visible from the street.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if extension of the roofline, the installation of an in-ground swimming pool and Minor Work items are congruous with the Historic District and meets the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

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December 3, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, December 18<sup>th</sup>, 2025  
 At 4:00 p.m.  
 At Pinehurst Village Assembly Hall  
 395 Magnolia Rd. Pinehurst, NC 28374

*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.*

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live).

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

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PLANNING & INSPECTIONS

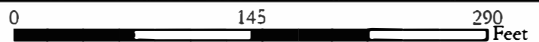
395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • [www.vopnc.org](http://www.vopnc.org)



**Legend**

-  Subject Property
-  Property Owners Receiving Notification

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Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

## December 18, 2025

# Historic Preservation Commission

## 15 Page Rd. Major COA Request



PARSON, MARK W  
180 EVERETTE RD  
PINEHURST,NC,28374-9114

ANDERSON, RICHARD S & LOIS R  
150 EVERETTE RD  
PINEHURST,NC,28374

CURRAN, STEPHEN HARRY  
25 PAGE ROAD  
PINEHURST,NC,28374

TODD AND QUINN BREUER REVOCABLE  
8932 W CAMINO DE ORO  
PEORIA,AZ,85383

PITTMAN, R LEE  
170 EVERETTE ROAD  
PINEHURST,NC,28374

SCHROEDER, KENNETH MARTIN JR  
PO BOX 62  
PINEHURST,NC,28374

LAZZO, MICHAEL N  
74 MIDLAND RD  
PINEHURST,NC,28374

COA-2025-00159 - Patio expansion

Menu Help

File Date: 11/12/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: Expand existing patio by 250 square feet. Install in ground hot tub. Build overhang that covers a section of the patio. Overhang is timber-frame, roofed in black metal to coordinate with the black metal that will be on the roof of the house

Application Name: Patio expansion

Address: 15 PAGE PH 28374

Owner Name: OSBORNE, DAVID

Owner Address: 15 PAGE ROAD, PINEHURST

Parcel No: 00022524

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Alisa D Sorenson		Applicant		Active
	Alisa D Sorenson		Business Owner		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: \$0.00

Total Fee Assessed: \$500.00

Total Fee Invoiced: \$500.00

Balance: \$0.00

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
Expand existing brick patio by 250 square feet. Install in ground hot tub. Build a timber frame over hang that extends from existing sliding glass patio doors to section of patio.	Single Family Low Density	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No
COA Number	Conditions of COA (if Any)	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date

FRONT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

REAR ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

RIGHT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color

TRIM

Existing Material	Existing Color	Proposed Material	Proposed Color

WINDOWS

Existing Material	Existing Color	Proposed Material	Proposed Color

CHIMNEY

Existing Material	Existing Color	Proposed Material	Proposed Color

FOUNDATION

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

SHUTTERS

Existing Material	Existing Color	Proposed Material	Proposed Color

GARAGE DOOR

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color

ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color

FRONT PORCH

Existing Material	Existing Color	Proposed Material	Proposed Color

DECK

Existing Material	Existing Color	Proposed Material	Proposed Color

PATIO

Existing Material	Existing Color	Proposed Material	Proposed Color
brick	red	brick	red

SIDEWALK

Existing Material	Existing Color	Proposed Material	Proposed Color

SKY LIGHTS

Existing Material	Existing Color	Proposed Material	Proposed Color

DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color

HOUSE NUMBER

Existing Material	Existing Color	Proposed Material	Proposed Color

OTHER

Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Acceptance		Accepted	11/13/2025	Michael Mandeville
	Review for Completeness				
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				

Task	Assigned To	Status	Status Date	Action By
HPC Public Hearing Notice				
Property Owner Notific...				
Staff Report				
HPC Hearing				
COA Issued				
Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b> <b>Document Status Date</b>
	<a href="#">15 PAGE BACK ELEV 3.0 ...</a>	PLN_HIST	Building Elevat...	Elevation showing p...	application/pdf	Uploaded   11/12/2025
	<a href="#">15 page brick</a>	PLN_HIST			image/jpeg	Uploaded   11/20/2025
	<a href="#">roof</a>	PLN_HIST			image/x-png	Uploaded   11/20/2025
	<a href="#">material examples</a>	PLN_HIST			image/jpeg	Uploaded   11/21/2025
	<a href="#">material examples</a>	PLN_HIST			image/jpeg	Uploaded   11/21/2025
	<a href="#">material examples</a>	PLN_HIST			image/x-png	Uploaded   11/21/2025
	<a href="#">Refinement spa</a>	PLN_HIST			image/x-png	Uploaded   12/01/2025
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

ORIGINAL PATIO  
815 SQ. FT.

NEW ADDITION  
250 SQ. FT.

10'

25'



A-2.2

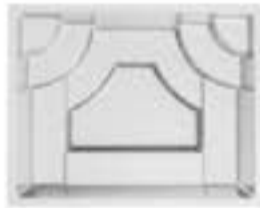







A-2.5





 **Save & Print**

## FIBERGLASS POOL OPTION

# Refinement

The Refinement Spa is an intimate way to unwind poolside and let your worries melt away.

**Size: 7' - 8" x 9' - 8"**

**Depth: 3' - 4"**

**Gallons Approx: 600**



**COA-2025-00163 (170 Everette Rd.)**

**ADDITIONAL AGENDA DETAILS:**

*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.*

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/05/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. S-1
2. A-1 - A-2




---

**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Michael Mandeville, Senior Planner  
**CC:** Maria Klein, Senior Planner  
 Jeanann Dawson, Administrative Specialist  
**Date:** December 12, 2025  
**Subject:** **Major COA Request 170 Everette Rd.**

<b>Applicant:</b>	Lee Pittman
<b>Owners:</b>	Lee and Rebecca Pittman
<b>Property Location:</b>	170 Everette Road
<b>Land Use:</b>	Single Family Residential
<b>PID#</b>	00019490
<b>COA#:</b>	2025-00163

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for the removal of three (3) street-facing trees at 170 Everette Road. The property is further identified as Moore County PID Number 00019490. The primary structure was built in 2017 and the property is +/- 0.64 acres in size.

The applicant is proposing to remove three (3) trees greater than 12” in diameter at breast height (DBH) in the front yard.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

**Standards of Review**

Per the adopted Historic District Standards, removal of healthy trees twelve (12) inches and larger in diameter at breast height (DBH) along the street side of a property that are not located within the right-of-way is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the burden of proof that the proposed request is congruous with the Historic District.

**Applicable Standards:**

*VII. SITE FEATURES*

*C. LANDSCAPING AND VEGETATION*

1. SECTION VII.C.4 - Removal of trees twelve (12) inches in diameter at breast height (DBH) and larger must not unreasonably compromise the existing tree canopy and the historic appearance of the landscape.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the tree removal is congruous with the Historic District and meets the Historic District Standards.*



December 3, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, December 18<sup>th</sup>, 2025  
At 4:00 p.m.  
At Pinehurst Village Assembly Hall  
395 Magnolia Rd. Pinehurst, NC 28374

*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 a diameter breast height (DBH) 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.*

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live).

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

# Public Hearing Notification

S-1.4



December 18, 2025

## Historic Preservation Commission 170 Everette Rd. Major COA Request



Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

PARSON, MARK W  
180 EVERETTE RD  
PINEHURST,NC,28374-9114

ANDERSON, RICHARD S & LOIS R  
150 EVERTTE RD  
PINEHURST,NC,28374

CURRAN, STEPHEN HARRY  
25 PAGE ROAD  
PINEHURST,NC,28374

FIORILLO, NANCY R  
185 EVERETTE RD  
PINEHURST,NC,28374

MAPLES, D WAYNE  
165 EVERETT RD  
PINEHURST,NC,28374-9115

OSBORNE, DAVID  
635 CHUCKAR CT  
VASS,NC,28394

SCHROEDER, KENNETH MARTIN JR  
PO BOX 62  
PINEHURST,NC,28374

COA-2025-00163 - 170 Everett Rd, Pinehurst

Menu Help

File Date: 11/14/2025

Application Status: In Review

Application Type: Historic Certificate of Appropriateness - Major

Application Detail: Detail

Description of Work: I would like to remove 3 pine trees in my front yard.

Application Name: 170 Everett Rd, Pinehurst

Address: 170 EVERETTE, PH, 28374

Owner Name: PITTMAN, R LEE

Owner Address: 170 EVERETTE ROAD, PINEHURST, NC 28374

Parcel No: 00019450

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Lee Pittman</a>		Applicant		Active
	<a href="#">PITTMAN, R LEE</a>	<a href="#">PITTMAN, R LEE</a>	Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	\$0.00					
Total Fee Assessed:	\$500.00					
Total Fee Invoiced:	\$500.00					
Balance:	\$0.00					

Custom Fields: GENERAL INFORMATION

Description of Changes to the Structure	Type of Work	Existing Use
<a href="#">Tree removal</a>	<a href="#">New</a>	<a href="#">Single Family Low Density</a>
<a href="#">Proposed Use</a>	<a href="#">Includes Demolition?</a>	<a href="#">Includes Tree Removal?</a>
<a href="#">Services</a>	<a href="#">No</a>	<a href="#">Yes</a>
<a href="#">COA Number</a>	<a href="#">Conditions of COA (if Any)</a>	
-	-	

PERMIT DATES

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

TRIM

Existing Material Existing Color Proposed Material Proposed Color

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

CHIMNEY

Existing Material Existing Color Proposed Material Proposed Color

FOUNDATION

Existing Material Existing Color Proposed Material Proposed Color

FRONT DOOR

Existing Material Existing Color Proposed Material Proposed Color

SHUTTERS

Existing Material Existing Color Proposed Material Proposed Color

GARAGE DOOR

Existing Material Existing Color Proposed Material Proposed Color

ROOF

Existing Material Existing Color Proposed Material Proposed Color

ROOF EXHAUST VENTS

Existing Material Existing Color Proposed Material Proposed Color

FRONT PORCH

Existing Material Existing Color Proposed Material Proposed Color

DECK

Existing Material Existing Color Proposed Material Proposed Color

PATIO

Existing Material Existing Color Proposed Material Proposed Color

SIDEWALK

Existing Material Existing Color Proposed Material Proposed Color

SKY LIGHTS

Existing Material Existing Color Proposed Material Proposed Color

DRIVEWAY

Existing Material Existing Color Proposed Material Proposed Color

HOUSE NUMBER

Existing Material Existing Color Proposed Material Proposed Color

OTHER

Existing Material Existing Color Proposed Material Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance</a>		Accepted	11/14/2025	Michael Mandeville
	<a href="#">Review for Completeness</a>		Additional I...	11/14/2025	Michael Mandeville
	Review Distribution				
	Historic Review				
	Planning Review				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				

Task	Assigned To	Status	Status Date	Action By
HPC Hearing				
COA Issued				
Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b>
	<a href="#">170 everette tross</a>	PLN_HIST			image/jpeg	Uploaded
	<a href="#">site plan</a>	PLN_HIST			application/pdf	Uploaded
	<a href="#">Show all</a>					

Application Comments:	View ID	Comment	Date

Initiated by Product: ACA

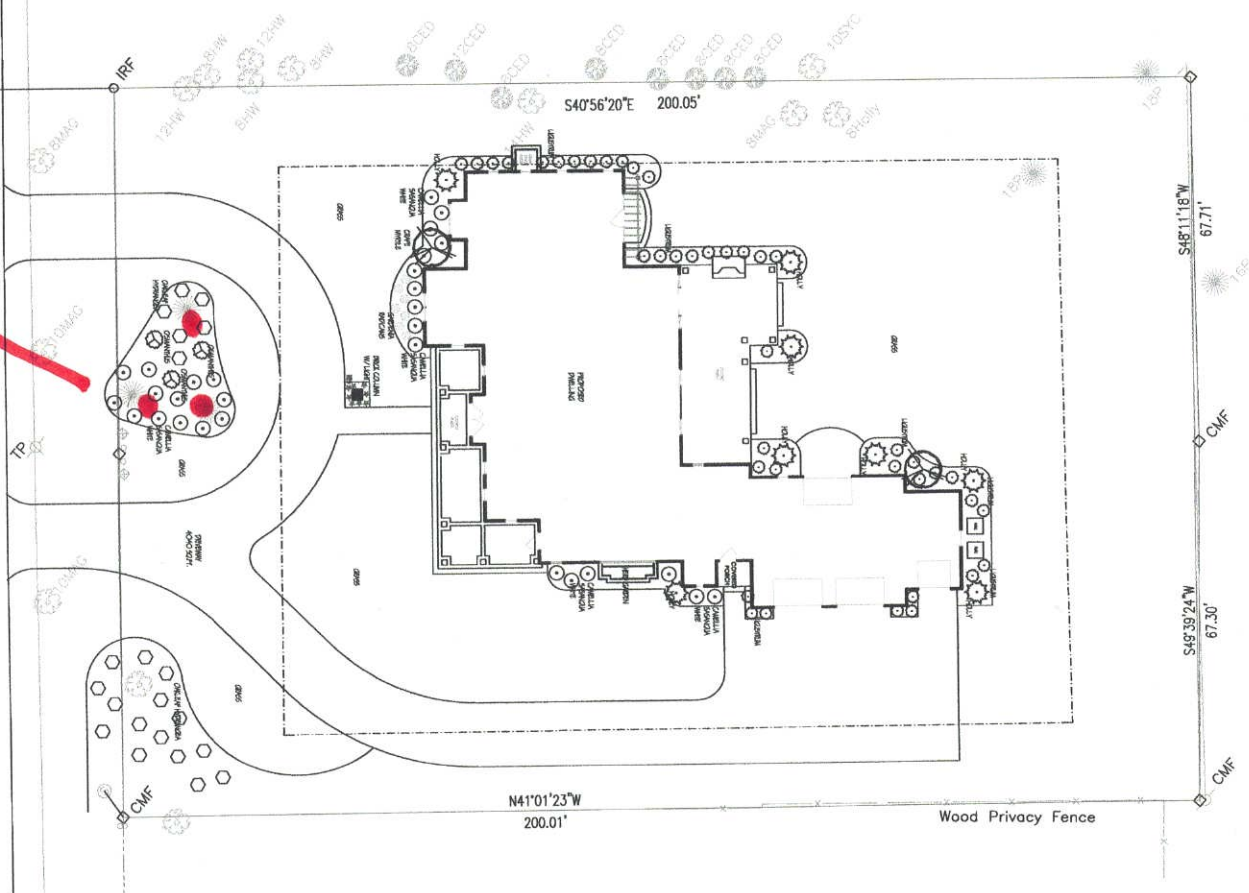
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments

Required Inspections:

3 Pine Trees TO REMOVE

11 LANDSCAPE PLAN  
SCALE 3/8" = 1'-0"



11

LANDSCAPE PLAN  
SHEET NUMBER

DATE: NOVEMBER 1, 2014  
REVISED:

### PITMAN RESIDENCE

170 EVERETTE ROAD  
PINEHURST, NC

**NOTES:**

1. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
2. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
3. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
4. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
5. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
6. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
7. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
8. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
9. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.
10. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN.

P.O. BOX  
PINEHURST, NC 28374  
OFFICE 910.692.8850  
CELL 910.690.6378  
www.mcfdesignperson.com

mark *person*  
design person

A-2.2





**COA-2025-00155 (4 Carolina Vista)**

**ADDITIONAL AGENDA DETAILS:**

*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.*

**FROM:** Maria Klein, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/08/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. Staff Exhibits
2. Applicant Exhibits




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**PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT**

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**To:** Historic Preservation Commission  
**From:** Maria Klein, Senior Planner  
**CC:** Michael Mandeville, Senior Planner  
 Jeanann Dawson, Administrative Specialist  
**Date:** December 10, 2025  
**Subject:** Major COA Request 4 Carolina Vista

<b>Applicant:</b>	Pinehurst LLC
<b>Owners:</b>	Pinehurst LLC
<b>Property Location:</b>	4 Carolina Vista
<b>Land Use:</b>	Recreational Development
<b>PID#</b>	00025800
<b>COA#:</b>	2025-00155

**Request and Background:**

The applicant requests a Certificate of Appropriateness (COA) for modifications to the approved elevations for approved COA-2025-00105 at 4 Carolina Vista. The property is further identified as Moore County PID Number 00025800. The primary structure was built in 1922 and the property is +/- 69.73 acres in size

The applicant is proposing to add a clearstory set of windows on the north elevation, gable windows on the north and east elevations, and a half round window on the west elevation.

The public hearing was noticed in accordance with the Pinehurst Development Ordinance and NCGS 160D-406.

**Standards of Review**

Per the adopted Historic District Standards, eliminating or adding windows and/or doors is considered Major Work requiring review by the Historic Preservation Commission for issuance of a Certificate of Appropriateness.

The Commission shall not approve a Certificate of Appropriateness until the evidence presented meets the standards within the Historic District Standards and/or is determined to satisfy the

burden of proof that the proposed request is congruous with the Historic District.

**Applicable Standards:**

*V. CHANGES TO EXISTING COMMERCIAL STRUCTURES*

*A. GENERAL STANDARDS*

1. SECTION V.A.1 - Any changes or additions to a commercial building, including alterations in roofline, fenestration, architectural details, and materials, must be compatible with the architectural character of the structure and must be congruous with the Pinehurst Historic District.

*D. ADDITIONS*

1. SECTION V.D.1 - Additions to commercial buildings must be compatible with the architectural character of the structure, including significant materials, features, fenestration, texture, proportions, mass, and scale and must be congruous with the Pinehurst Historic District.

**Staff Comments:**

*The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The Commission will need to determine if the changes to the elevations are congruous with the Historic District and meet the Historic District Standards.*



HISTORY, CHARM, AND SOUTHERN HOSPITALITY \_\_\_\_\_

December 3, 2025

Dear Property Owner(s),

The Village of Pinehurst Historic Preservation Commission will hold a public hearing on:

Thursday, December 18<sup>th</sup>, 2025  
 At 4:00 p.m.  
 At Pinehurst Village Assembly Hall  
 395 Magnolia Rd. Pinehurst, NC 28374

*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-2025-00105 at 4 Carolina Vista. The property is identified as Moore County PID Number 00025800. The property owner and applicant is Pinehurst, LLC.*

As the owner of said property, an adjacent property owner or as the applicant, you are receiving formal notification of this Public Hearing. Information on this request is available for public review at Village Hall, 395 Magnolia Road, Pinehurst, North Carolina during regular business hours. Information on the hearing will be posted online the week of the meeting at: <https://pinehurstnc.portal.civicclerk.com/>.

The meeting will be streamed in real-time on the Village's website, at [www.vopnc.org/live](http://www.vopnc.org/live).

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.1.3 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. All persons wishing to be heard should be present during the public hearing so that the facts presented are made a matter of record.

For more information, please call (910) 295-1900.

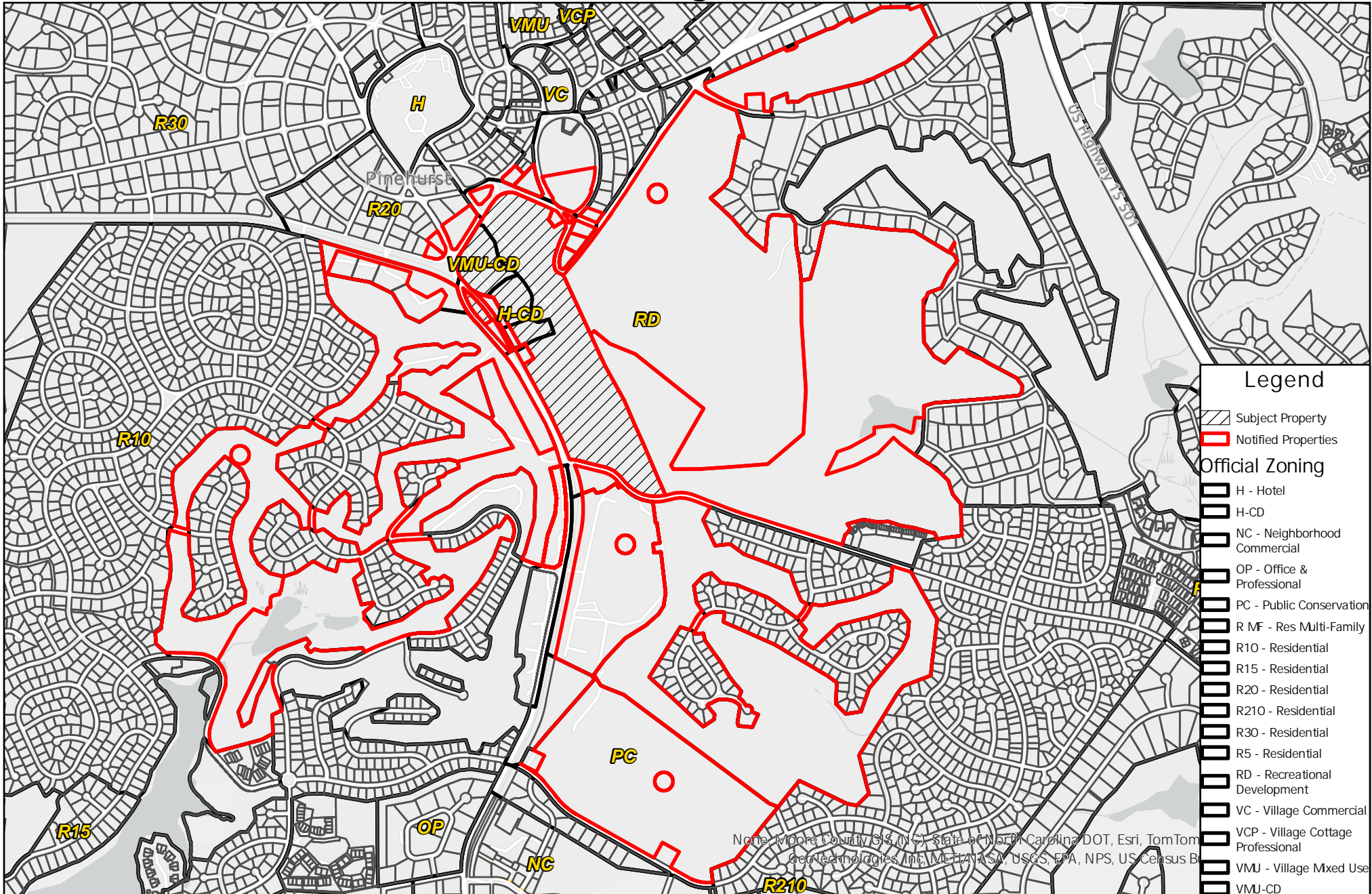
---

PLANNING & INSPECTIONS

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • [www.vopnc.org](http://www.vopnc.org)

# Public Hearing Notification

EXHIBIT S-1.4



**Legend**

- Subject Property
- Notified Properties

**Official Zoning**

- H - Hotel
- H-CD
- NC - Neighborhood Commercial
- OP - Office & Professional
- PC - Public Conservation
- R MF - Res Multi-Family
- R10 - Residential
- R15 - Residential
- R20 - Residential
- R210 - Residential
- R30 - Residential
- R5 - Residential
- RD - Recreational Development
- VC - Village Commercial
- VCP - Village Cottage Professional
- VMU - Village Mixed Use
- VMU-CD

None Moore County GIS, (NC), State of North Carolina DOT, Esri, TomTom Geotechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census B

0 2000 4000 Feet  
Village of Pinehurst Disclaimer: It is understood that the data contained herein is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you "as is" with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner. Any resale of this data is strictly prohibited in accordance with North Carolina General Statutes 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).  
7/30/2024

**December 18, 2025**  
**Historic Preservation Commission**  
**4 Carolina Vista Dr. Major COA Request**



ELLIS, CRAIG ALLEN TRUSTEE  
15 BEULAH HILL ROAD NORTH  
PINEHURST,NC,28374

MYSTICO ENTERPRISES, LLC  
1845 LAKE ROAD  
SILVER CREEK,NY,14136

ALPENFELS, ERIC  
170 QUAIL RUN  
PINEHURST,NC,28374

VILLAGE GREEN EAST LLC  
352 COURTYARD LN  
FAYETTEVILLE,NC,28303

STOREY, MATTHEW A  
108 TOWNSEND DRIVE  
CLAYTON,NC,27527

J CHEEK BUILDERS, LLC  
583 CARTHAGE ST  
CAMERON,NC,28326-6383

FLATTERY, JEFFREY  
2874 CHESTNUT GROVE CHURCH ROAD  
SPARTA,NC,28675

WEGNER, PATRICIA VICERE TRSTEE  
3622 REDFIELD DR  
GREENSBORO,NC,27410-2830

METZGER, WALSON  
2909 SKYE DR  
FAYETTEVILLE,NC,28303-5928

SMITH, WESLEY M  
60 E CHEROKEE ROAD  
PINEHURST,NC,28374

KEENER, GAITHER MCDONALD  
5500 BIRCHFIELD CIRCLE  
WAXHAW,NC,28173

MALONEY, EMILY JUNE COUCH  
12613 DOSTER AVE  
CHARLOTTE,NC,28277-8163

GRIMSHAW, GREGORY R  
30 VILLAGE GREEN ROAD  
PINEHURST,NC,28374

WU, YANPING  
3308 COTTON RD  
RALEIGH,NC,27602

REX OIL CO  
1000 LEXINGTON AVE  
THOMASVILLE,NC,27360-3541

PRITCHARD, GILBERT JR &  
PO BOX 931  
PINEHURST,NC,28370-0931

DAVIS, KELLY  
187 MAGNOLIA HILL DR  
CARTHAGE,NC,28327

SCHORN, KAREN  
5 PINE TREE RD #116  
PINEHURST,NC,28374

FINSBURY PARK ADVISORY, LLC  
11 HILLCREST DR  
PELHAM,NY,10803

MURRAY, CHARLOTTE  
425 BRIGHTWOOD DR  
FAYETTEVILLE,NC,28303-5107

CAMP, DAVID GEORGE II  
125 WILLIAM CHAMBERS JR DR  
GLEN BURNIE,MD,21060

PINEHURST RESORTS CO  
PO BOX 4000  
PINEHURST,NC,28374

LIVENSPIRE, BRIAN  
425 COLLIER RD  
MERCER,PA,16137

PARKER AND PARKER PARTNERSHIP  
1046 BURNING TREE DR  
CHAPEL HILL,NC,27517

VILLAGE REAL ESTATE PARTNERS LLC  
2075 JUNIPER LAKE ROAD  
WEST END,NC,27376

BEACON MANAGEMENT CORP  
408 BATTLEGROUND AVE  
GREENSBORO,NC,27401

HIGASHIDE, NAOKO  
508 JEFFERSON ST #101  
RALEIGH,NC,27605

PRINCE MANOR PROPERTY  
C/O CAS PINEHURST HOA  
PINEHURST,NC,28374

ANTONICELLO, MICHAEL  
518 GREGORY AVENUE, A305  
WEEHAWKEN,NJ,07086

CHRISCOE, DAVID W  
4691 NC HWY 73  
WEST END,NC,27376-9146

SHERMAR PROPERTIES, LTD  
5055 PEBBLEVALLEY DR  
CINCINNATI,OH,45252

MCCORD, TIMOTHY  
409 N WASHINGTON ST  
TITUSVILLE,PA,16354

BIRON, EVE-LYNE  
660 RABASTALIERE E  
CANADA J3V653,,

SCULLY, EDWARD  
2205 WINTON LN  
HIGHTSTOWN,NJ,08520

WALSTON, ABE II  
825 FOX RIDGE LN  
WILMINGTON,NC,28405

NORIEGA, JOHN  
5008 SUNSET FAIRWAYS DRIVE  
HOLLY SPRINGS,NC,27540

BROWN, GEORGE T JR &  
33 HEATHER HILL RD  
CRESSKILL,NJ,07626

MARKS, JAIME  
46 JUNIPER CREEK BLVD  
PINEHURST,NC,28374

WALSH, MICHAEL J  
40 PINE MEADOWS ROAD  
PINEHURST,NC,28374

GAVIN, NORMA I &  
720 TUSCAN WAY  
WILMINGTON,NC,28411

BURNS, ROBERT E  
15567 DUCK TRIAL LANE  
SAINT PAUL,MN,55124

DROZEK, ARTHUR MICHAEL  
357 BRIARWOOD LANE  
PALATINE,IL,60067

WILLARD, CHRISTOPHER L  
704 RUNNYMEDE RD  
RALEIGH,NC,27607

BOLTON PROPERTY GROUP, LLC  
25 GLEN MEADOW COURT  
PINEHURST,NC,28374

EICK, ANGELA GALE  
830 MAXWELL ST  
ORLANDO,FL,32804

EASTERN REHAB PRODUCTS, LLC  
717 BLOOMFIELD AVE  
BLOOMFIELD,CT,06002

KINGSTON, RICHARD T & MARY L  
2414 SCHOENERSVILLE RD  
BETHLEHEM,PA,18017

BROWN, GEORGE T  
33 HEATHER HILL RD  
CRESSKILL,NJ,07626

GOMMER, HINDRIK  
2271 TX VOORBURG  
,,

ESSICK, MATTHEW C  
P O BOX 3111  
PINEHURST,NC,28374-3111

PINEHURST, INC  
PO BOX 4000  
PINEHURST,NC,28374-4000

MCFATTER, DOUGLAS WAYNE  
3542 TERRAULT DR  
GREENSBORO,NC,27410

HAMERNICK, JAMES L &  
20 THUNDERBIRD CIR  
PINEHURST,NC,28374-8623

RESORTS OF PINEHURST INC  
PO BOX 4000  
PINEHURST,NC,28374

LOWRIE, MICHAEL A  
106 WICKSHIRE CIRCLE  
LITITZ,PA,17543

MARSH, ALLISON  
PO BOX 4011  
PINEHURST,NC,28374

UNITED STATES GOLF ASSOCIATION  
77 LIBERTY CORNER ROAD  
LIBERTY CORNER,NJ,07938

CONLEY, BRIAN C  
11911 JENNIFER WAY  
HOLLYWOOD,FL,33026

SCHMITT, TERRY J  
7004 KIMI ROAD  
WAKE FOREST,NC,27587-1700

PINEHURST, INC  
PO BOX 4000  
PINEHURST,NC,28374-4000

RESORTS OF PINEHURST INC  
PO BOX 4000  
PINEHURST,NC,28374

PINEHURST, LLC  
PO BOX 4000  
PINEHURST,NC,28374

RESORTS OF PINEHURST INC  
PO BOX 4000  
PINEHURST,NC,28374

RESORTS OF PINEHURST INC  
PO BOX 4000  
PINEHURST,NC,28374

RESORTS OF PINEHURST INC  
PO BOX 4000  
PINEHURST,NC,28374

CHRODITOAN, LLC  
1515 FRANKLIN ROAD SW  
ROANOKE,VA,24016

SANDHILLS WOMAN'S EXCHANGE  
PO BOX 215  
PINEHURST,NC,28370

VILLAGE OF PINEHURST  
395 MAGNOLIA RD  
PINEHURST,NC,28374

VILLAGE CHAPEL INC  
10 AZALEA RD  
PINEHURST,NC,28374

VILLAGE OF PINEHURST  
395 MAGNOLIA RD  
PINEHURST,NC,28374

VILLAGE OF PINEHURST  
395 MAGNOLIA RD  
PINEHURST,NC,28374

# COA-2025-00155 - Pinehurst Tennis/Fitness

Menu Help

**File Date:** [10/30/2025](#)

**Application Status:** [In Review](#)

**Application Type:** [Historic Certificate of Appropriateness - Major](#)

**Application Detail:** [Detail](#)

**Description of Work:** [This has a previously approved COA with conditions of using cementitious siding and changing the utility doors to flat \(pictured in the proposed presentation\), but we have respect to the architecture of the building. We added a clearstory set of windows on the North side of the building to provide additional natural lighting down below and have added a half round window on the same North side, Western elevation, to mirror the window above the main entry door. And we have added gable windows North](#)

**Application Name:** [Pinehurst Tennis/Fitness](#)

**Address:** [4 Carolina Vista, Pinehurst, NC 28374](#)

**Owner Name:** [Pinehurst, LLC](#)

**Owner Address:** [PO Box 4000, 80 Carolina Vista, Pinehurst, NC](#)

**Parcel No:** [00025800](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Pinehurst LLC</a>	<a href="#">Pinehurst LLC</a>	Applicant		Active
	<a href="#">Pinehurst LLC</a>	<a href="#">Pinehurst LLC</a>	Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

**Job Value:** [\\$0.00](#)

**Total Fee Assessed:** [\\$500.00](#)

**Total Fee Invoiced:** [\\$500.00](#)

**Balance:** [\\$0.00](#)

**Custom Fields: GENERAL INFORMATION**

Description of Changes to the Structure	Type of Work	Existing Use
<a href="#">This has a previously approved COA with conditions of using cementitious siding and changing the utility doors to flat (pictured in the proposed presentation), but we have changed three additional things with respect to the architecture of the building. We added a clearstory set of windows on the North side of the building to provide additional natural lighting down below and add architectural interest to the building, we have added a half round window on the same North side, Western elevation, to mirror the window above the main entry door. And we have added gable windows North side of the building in the East elevation.</a>	<a href="#">Addition</a>	<a href="#">Recreational</a>
<b>Proposed Use</b>	<b>Includes Demolition?</b>	<b>Includes Tree Removal?</b>
<a href="#">Recreational</a>	<a href="#">No</a>	<a href="#">No</a>
<b>COA Number</b>	<b>Conditions of COA (If Any)</b>	
-	-	

**PERMIT DATES**

Application Expiration Date	Permit Issued Date	Permit Expiration Date
-	-	-

**FRONT ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">vinyl siding</a>	White	Cementitious siding	gray

**REAR ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">vinyl siding</a>	White	Cementitious siding	gray

**RIGHT ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">vinyl siding</a>	White	Cementitious siding	gray

**LEFT ELEVATION**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">vinyl siding</a>	White	Cementitious siding	gray

**TRIM**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">vinyl siding</a>	White	Cementitious	light gray

**WINDOWS**

Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">vinyl</a>	White	aluminum Clad SDL	White
<b>CHIMNEY</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>FOUNDATION</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>FRONT DOOR</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>SHUTTERS</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>GARAGE DOOR</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>ROOF</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<a href="#">Asphalt Shingles</a>		Asphalt shingles	weathered wood
<b>ROOF EXHAUST VENTS</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>FRONT PORCH</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>DECK</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>PATIO</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>SIDEWALK</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>SKY LIGHTS</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>DRIVEWAY</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>HOUSE NUMBER</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color
<b>OTHER</b>			
Existing Material	Existing Color	Proposed Material	Proposed Color

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Acceptance</a>		Accepted	11/04/2025	Kimberly Stepnoski
	<a href="#">Review for Completeness</a>		Application ...	11/04/2025	Maria Klein
	<a href="#">Review Distribution</a>		In Review	11/04/2025	Maria Klein
	<a href="#">Historic Review</a>				
	<a href="#">Planning Review</a>				
	Review Consolidation				
	HPC Public Hearing Notice				
	Property Owner Notific...				
	Staff Report				
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Doct</b>
	<a href="#">Pinehurst Tennis Cente...</a>	PLN_HIST	Plan	This was the previo...	application/pdf	Uplo
	<a href="#">Pinehurst Tennis-Fitne...</a>	PLN_HIST	Plan	These are the propo...	application/pdf	Uplo

Record Details

File Name	Document Group	Category	Description	Type	Doct
<a href="#">HistoricCOAMajorMinor ...</a>	PLN_HIST	Other	Signed application	application/pdf	Uplo
<a href="#">Delivery of Decision.pdf</a>	PLN_HIST	Certificate of ...	Previous COA	application/pdf	Uplo

[Show all](#)

**Application Comments:**

View ID	Comment	Date
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**Initiated by Product:** ACA

**Scheduled/Pending Inspections:**

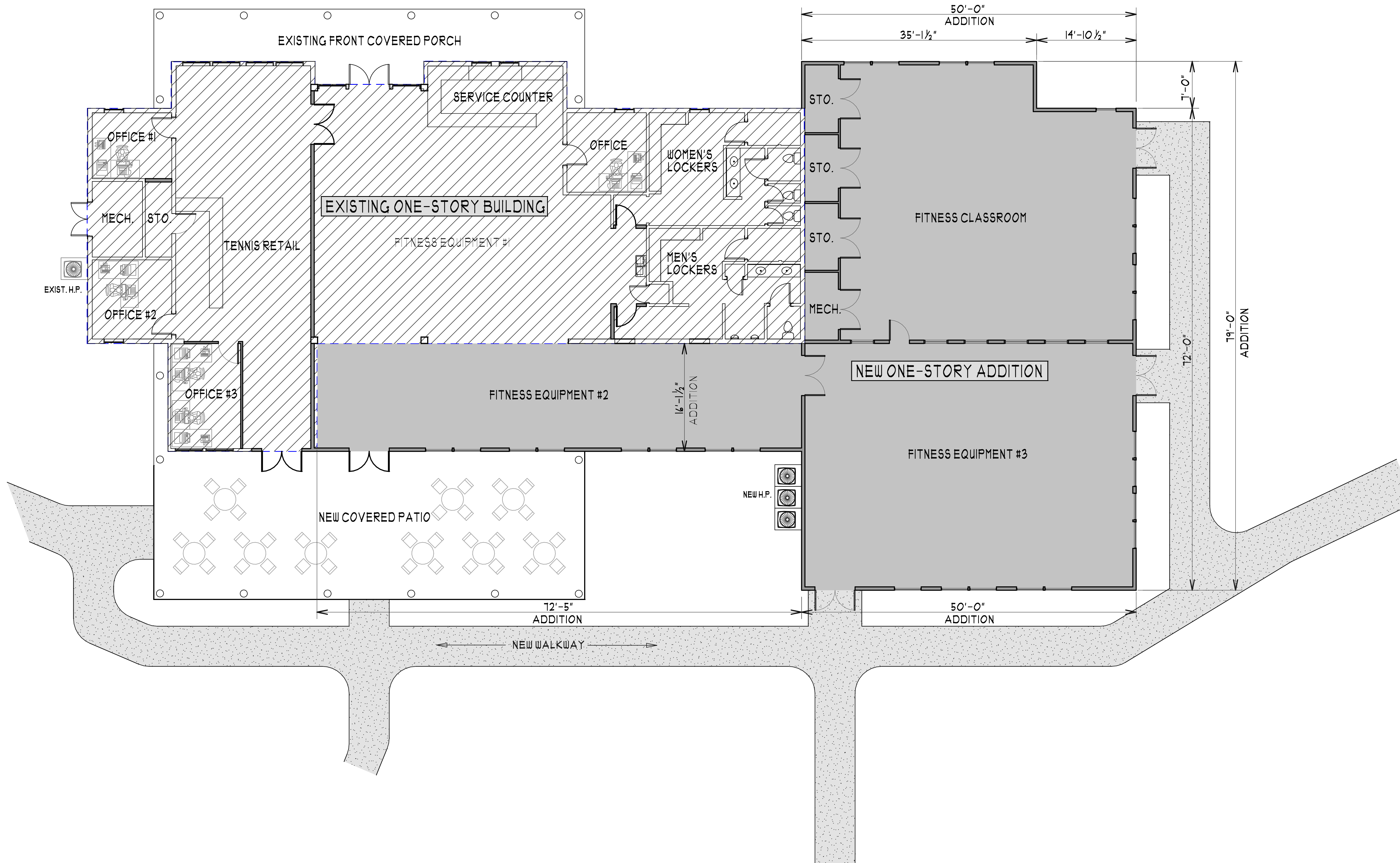
Inspection Type	Scheduled Date	Inspector	Status	Comments
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**Resulted Inspections:**

Inspection Type	Inspection Date	Inspector	Status	Comments
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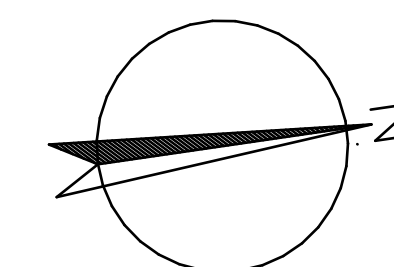
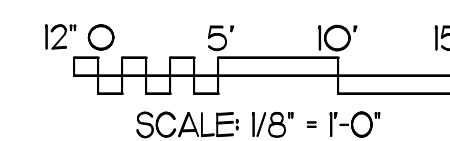
**Required Inspections:**

REVISIONS



### FLOOR PLAN

SCALE: 1/8" = 1'-0"  
 EXISTING BUILDING AREA: 4,480 SF  
 NEW ADDITION AREA: 5,008 SF  
 TOTAL AREA: 9,488 SF



**Stogner Architecture, PA**  
 ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD  
 615 East Broad Avenue, Rockingham, North Carolina 28379  
 Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT  
 TENNIS CENTER  
 RENOVATION  
 1 Carolina Vista Drive  
 Pinehurst, North Carolina



FLOOR PLAN

COMM. NO. 8017  
 DRAWN BY JKM  
 CHECKED BY  
 DATE AUGUST 25, 2025  
 SHEET NO.

# A1.1

BENJAMIN MOORE PAINT COLORS:

**Wickham Gray**  
HC-171 WOOD TRIM

**Rockport Gray**  
HC-105 GABLE SHINGLES

**Gettysburg Gray**  
HC-107 HORIZONTAL CLAPBOARDS

SHERWIN WILLIAMS PAINT COLORS:

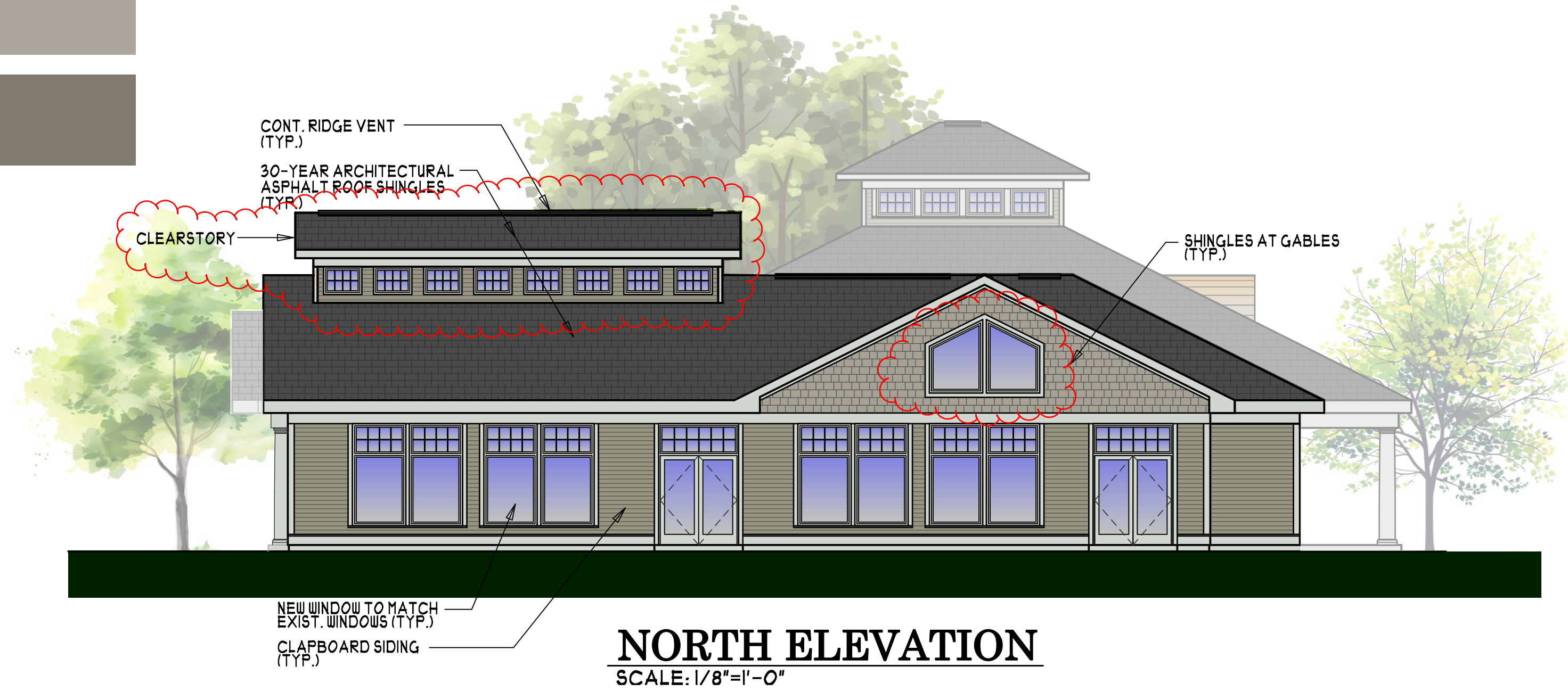
SW 6253  
**Olympus White**

SW 7017  
**Dorian Gray**

SW 7046  
**Anonymous**

**Proposed Changes**

REVISIONS  
10/23/2025



**Stogner Architecture, PA**  
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD  
615 East Broad Avenue, Rockingham, North Carolina 28379  
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT  
TENNIS CENTER  
RENOVATION  
1 Carolina Vista Drive  
Pinehurst, North Carolina



**NORTH & WEST ELEVATIONS**

COMM. NO. 8017  
DRAWN BY JKM  
CHECKED BY  
DATE AUGUST 25, 2025  
SHEET NO.

**A2.1**

BENJAMIN MOORE PAINT COLORS:

**Wickham Gray**

HC-171 WOOD TRIM

**Rockport Gray**

HC-105 GABLE SHINGLES

**Gettysburg Gray**

HC-107 HORIZONTAL CLAPBOARDS

SHERWIN WILLIAMS PAINT COLORS:

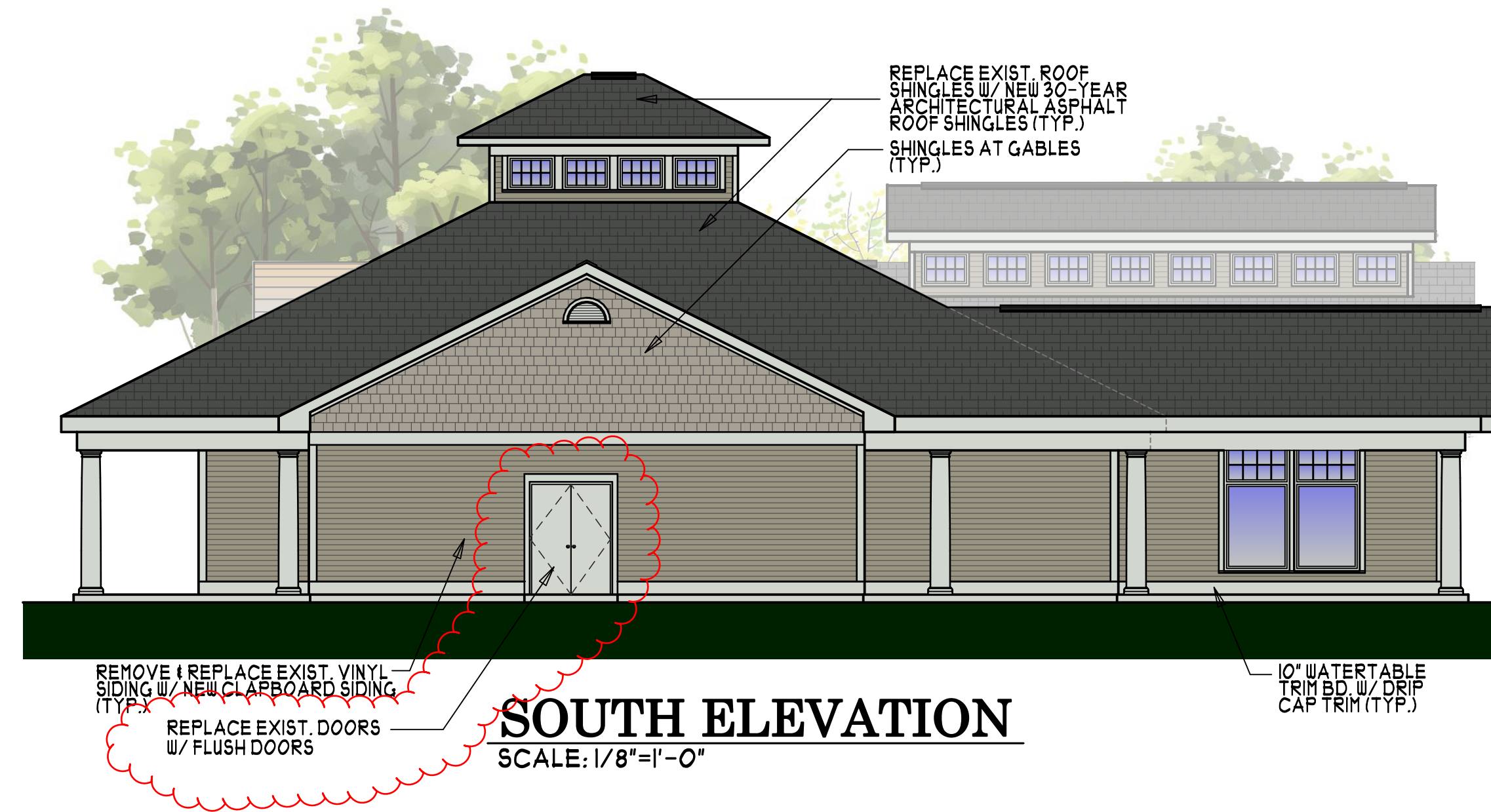
SW 6253  
**Olympus White**

SW 7017  
**Dorian Gray**

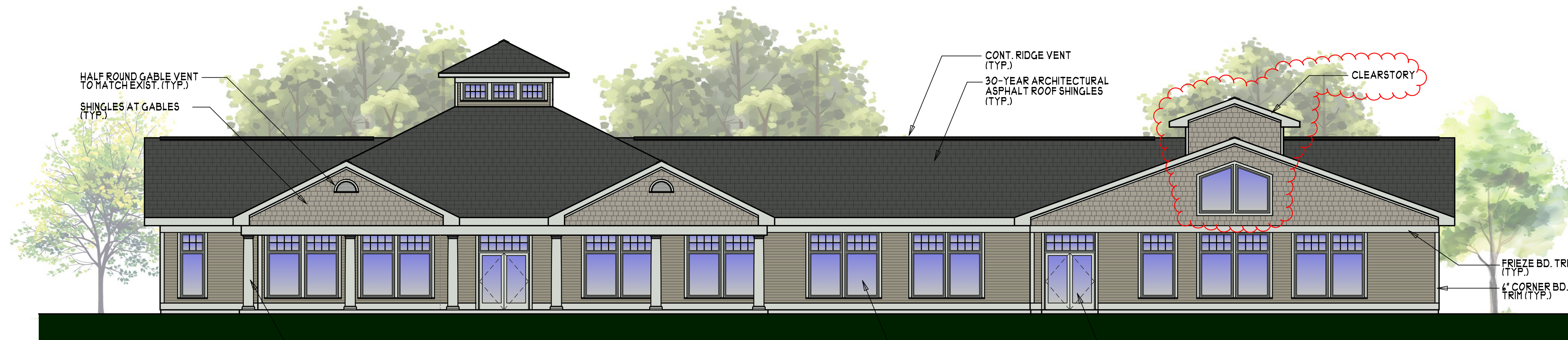
SW 7046  
**Anonymous**

**Proposed Changes**

REVISIONS  
10/23/2025



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

**Stogner Architecture, PA**  
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD  
615 East Broad Avenue, Rockingham, North Carolina 28379  
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT  
TENNIS CENTER  
RENOVATION  
1 Carolina Vista Drive  
Pinehurst, North Carolina



**SOUTH & EAST ELEVATIONS**

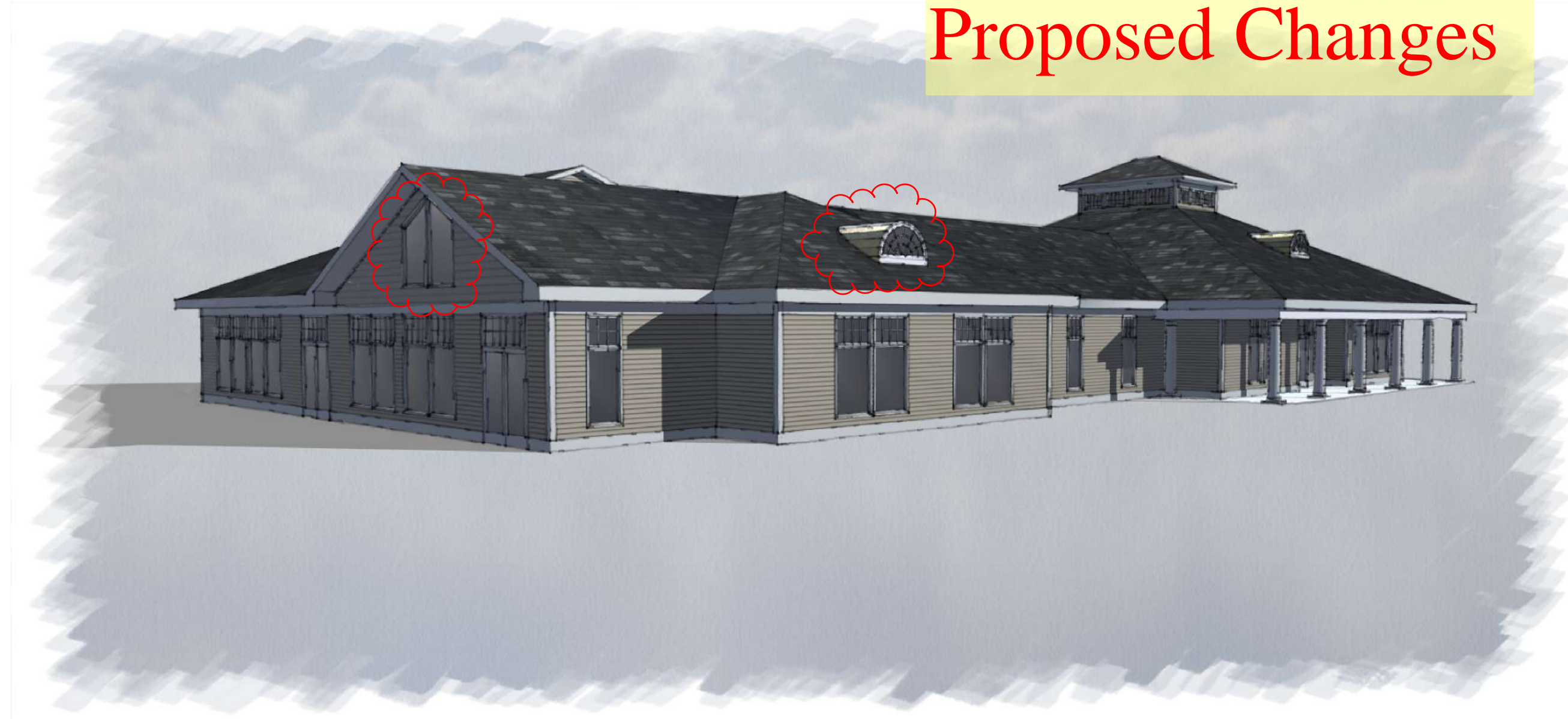
COMM. NO.	8017
DRAWN BY	JKM
CHECKED BY	
DATE	AUGUST 25, 2025
SHEET NO.	

**A2.2**

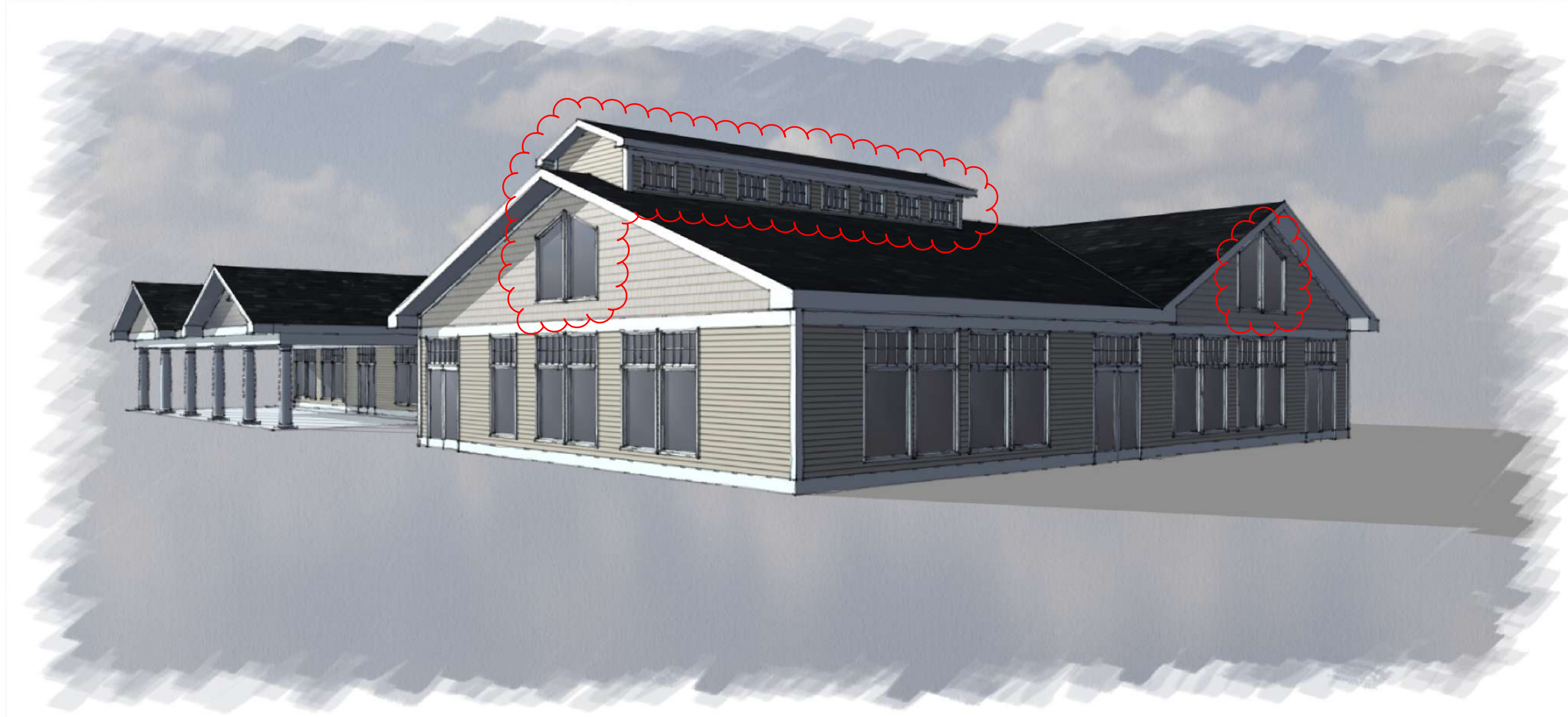
**Proposed Changes**



**SOUTHWEST PERSPECTIVE**



**NORTHWEST PERSPECTIVE**



**NORTHEAST PERSPECTIVE**



**EAST PERSPECTIVE**



**Stogner Architecture, PA**

ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD  
615 East Broad Avenue, Rockingham, North Carolina 28379  
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT  
TENNIS CENTER  
RENOVATION

1 Carolina Vista Drive  
Pinehurst, North Carolina



**PERSPECTIVES**

COMM. NO. 8017  
DRAWN BY JKM  
CHECKED BY  
DATE AUGUST 25, 2025

SHEET NO.  
**PS1.1**

BENJAMIN MOORE PAINT COLORS:

**Wickham Gray**  
HC-171 WOOD TRIM

**Rockport Gray**  
HC-105 GABLE SHINGLES

**Gettysburg Gray**  
HC-107 HORIZONTAL CLAPBOARDS

SHERWIN WILLIAMS PAINT COLORS:

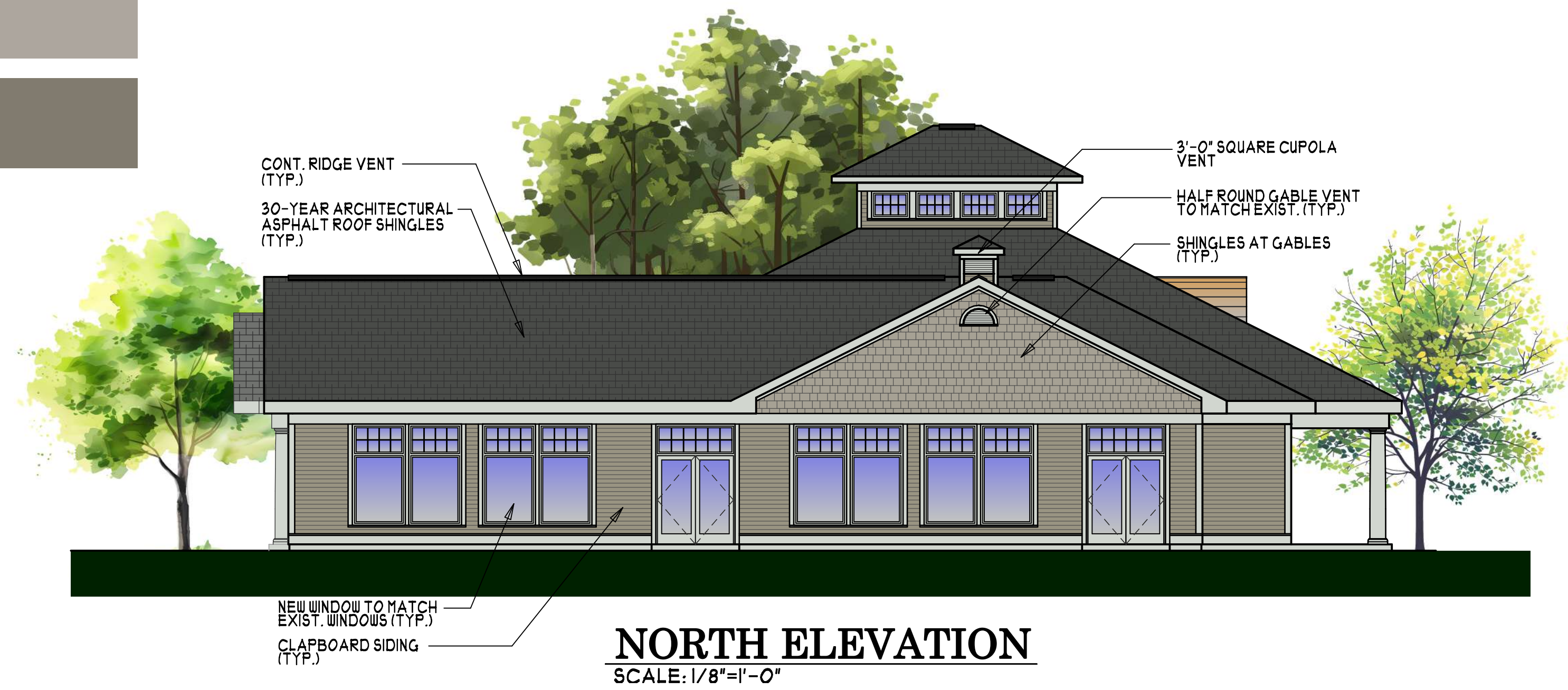
SW 6253  
**Olympus White**

SW 7017  
**Dorian Gray**

SW 7046  
**Anonymous**

**Previously Approved**

REVISIONS



**Stogner Architecture, PA**  
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD  
615 East Broad Avenue, Rockingham, North Carolina 28379  
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT  
TENNIS CENTER  
RENOVATION  
1 Carolina Vista Drive  
Pinehurst, North Carolina



**NORTH & WEST ELEVATIONS**

COMM. NO.	8017
DRAWN BY	JKM
CHECKED BY	
DATE	AUGUST 25, 2025
SHEET NO.	<b>A2.1</b>

C:\My Files\01 Stogner Architecture\02 Pinehurst Country Club\8017 Pinehurst Tennis Center\Xcad\8017 Plot Sheets 02

BENJAMIN MOORE PAINT COLORS:

**Wickham Gray**

HC-171 WOOD TRIM

**Rockport Gray**

HC-105 GABLE SHINGLES

**Gettysburg Gray**

HC-107 HORIZONTAL CLAPBOARDS

SHERWIN WILLIAMS PAINT COLORS:

SW 6253  
**Olympus White**

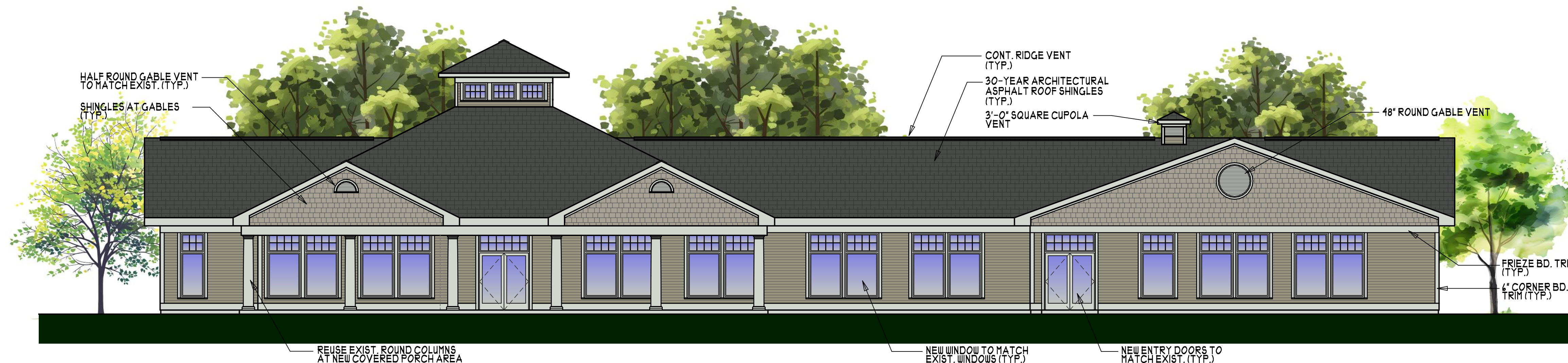
SW 7017  
**Dorian Gray**

SW 7046  
**Anonymous**

**Previously Approved**



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

REVISIONS

**Stogner Architecture, PA**  
ARCHITECTURE - CONSTRUCTION MANAGEMENT - DESIGN BUILD  
615 East Broad Avenue, Rockingham, North Carolina 28379  
Phone 910-895-6874 Fax 910-895-1111

PINEHURST RESORT  
TENNIS CENTER  
RENOVATION  
1 Carolina Vista Drive  
Pinehurst, North Carolina



**SOUTH & EAST ELEVATIONS**

COMM. NO.	8017
DRAWN BY	JKM
CHECKED BY	
DATE	AUGUST 25, 2025
SHEET NO.	

**A2.2**

REVISIONS

Previously Approved



**SOUTHWEST PERSPECTIVE**



**NORTHWEST PERSPECTIVE**



**NORTHEAST PERSPECTIVE**



**EAST PERSPECTIVE**



**Stogner Architecture, PA**  
ARCHITECTURE – CONSTRUCTION MANAGEMENT – DESIGN BUILD  
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Pinehurst, North Carolina



**PERSPECTIVES**

COMM. NO. 8017  
DRAWN BY JKM  
CHECKED BY  
DATE AUGUST 25, 2025

SHEET NO.  
**PS1.1**



**Minor Work COA's Issued 11/15/25 to 12/14/25  
ADDITIONAL AGENDA DETAILS:**

**FROM:** Michael Mandeville, Senior Planner  
**CC:** Historic Preservation Commission;  
**DATE OF MEMO:** 12/11/2025

**MEMO DETAILS**

**ATTACHMENTS**

1. 12182025 HPC Minor COA Staff Approvals




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**PLANNING AND INSPECTIONS DEPARTMENT**

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**TO:** Pinehurst Historic Preservation Commission  
**FROM:** Michael Mandeville, Senior Planner  
**DATE:** December 11, 2025  
**SUBJECT:** Minor Work COA's Issued 11/15/2025 – 12/14/2025

**REPORT OF STAFF APPROVALS  
 DECEMBER 18, 2025 MEETING  
 11/15/2025 – 12/14/2025**

<b>Record #</b>	<b>Nature of Work</b>	<b>Application Date</b>	<b>Issued Date</b>	<b>Address</b>	<b>Property Owner</b>
COA-2025-00167	Fence	11/25/2025	12/04/2025	240 McKenzie Rd. W	James Baddour
COA-2025-00169	Window Replacement	12/05/2025	12/09/2025	100 Market Square	Diana Meyer LLC
COA-2025-00171	Rear patio addition	12/08/2025	12/09/2025	15 Beulah Hill Rd. N	Craig Allen Ellis and Margaret Ann Ellis Trustee