



**Historic Preservation Commission
Agenda for Regular Meeting of March 26, 2026
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 02-26-2026 HPC Regular Meeting Minutes

3. Public Hearing

- A. COA-2026-00030 (65 Kelly 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 pool, replacement of architectural details, and Minor work items not approved by the Village Planner. The property is identified as Moore County PID Number 00025588. The property owner is David and Susan Raff, and the applicant is Scot Brown.

4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's issued 02/15/2026-03/14/2026
5. Next Meeting Date
 - A. 04-23-2026 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 02-26-2026 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 03/16/2026

MEMO DETAILS

ATTACHMENTS

1. 2-26-2026 HPC Draft Minutes -



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, February 26, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

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

Members Absent:

Lollie Addleman
David Herring

Staff Present:

Maria Klein, Senior Planner
Jeanann Dawson, Administrative Specialist
Michael Mandeville, Senior Planner

Approximately 11 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 the absence of Lollie Addleman and David Herring, confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 01-22-2026 Regular Meeting Minutes

Mr. Bramlage moved to approve the minutes of January 22, 2026. Seconded by Mr. Rosario. Approved by a vote of 5-0.

III. Public Hearing

Ms. Fabiani moved to enter the Public Hearing. Seconded by Mr. Rosario. Approved by a vote of 5-0.

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 all sites and stated that they had no ex parte communications.

Ms. Klein was sworn into the Public Hearing.

A. COA-2026-00007 (10 McCaskill Rd. E)

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-2025-00090 at 10 McCaskill Rd E. The property is identified as Moore County PID Number 00015336. The property owner and applicant is Joanne Valdes.

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.

Joanne Valdes, property owner, was sworn into the Public Hearing.

The Commission had no questions for Ms. Valdes.

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.

Deliberation was not needed.

Mr. Bramlage moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2026-00007) and find that the proposed Major Work at 10 McCaskill Rd. E 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 5-0.

B. COA-2026-00015 (55 Palmetto Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for a front door replacement at 55 Palmetto Rd. The property is identified as Moore County PID Number 00017735. The property owners and applicants are Randy Acres and Soek Yie Phan.

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.

Carson Crooms, attorney representing the property owner, was sworn into the Public Hearing.

Ms. Fabiani inquired whether this was the only work to be completed. Mr. Crooms confirmed that it was.

Mr. Iverson asked for confirmation that the door was going to be stained. Mr. Crooms confirmed that it would be.

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.

Deliberation was not needed.

Mr. Roberts moved that the Historic Preservation Commission **approve** a Certificate of Appropriateness (COA-2026-00015) and find that the proposed Major Work at 55 Palmetto 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 Ms. Fabiani. Approved by a vote of 5-0.

Mr. Rosario moved to adjourn the Public Hearing. Seconded by Mr. Bramlage. Approved by a vote of 5-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 01-15-2026 - 02-14-2026

Next Meeting Date

A. 03-26-2026 Regular Meeting

V. Motion to Adjourn

Ms. Fabiani moved to adjourn the meeting at 4:18 PM. Seconded by Mr. Rosario. Approved by a vote of 5-0.

Respectfully Submitted,

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

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

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative, Teamwork, and Improvement.

DRAFT



COA-2026-00030 (65 Kelly 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 pool, replacement of architectural details, and Minor work items not approved by the Village Planner. The property is identified as Moore County PID Number 00025588. The property owner is David and Susan Raff, and the applicant is Scot Brown.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/05/2026

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Michael Mandeville, Senior Planner
CC: Maria Klein, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: March 26, 2026
Subject: Major COA Request 65 Kelly Rd.

Applicant:	Scot Brown
Owners:	David and Susan Raff
Property Location:	65 Kelly Road
Land Use:	Single Family Residential
PID#	00025588
COA#:	2026-00030

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for an addition of an in-ground swimming pool, replacement of street facing shutters, addition of rear-yard fencing, and the addition of wood corbels to the front porch posts. The materials and colors are consistent with the Village of Pinehurst Historic District Standards. The property is further identified as Moore County PID Number 00025588. The primary structure was built in 1989, and the property is +/- 0.484 acres in size.

The rear-yard fencing and wood corbels could be approved by staff as Minor Work, but all other work requires a Major COA.

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, addition of an in-ground swimming pool, replacement of architectural details that changes the design or materials from the existing details, 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

E. SHUTTERS AND AWNINGS

1. SECTION III.E.1- New shutters **must** be compatible with the character of the structure and **must** be in the Village of Pinehurst Color Palette.
2. SECTION III.E.2- Each shutter **must** be equal to the height of the window opening, **must** be one half the width, and should appear to cover the whole window should they be closed.
3. SECTION III.E.5- When replacing deteriorated or missing shutters, if the original shutter was operable, the replacement **must** be operable or appear to be operable.
4. SECTION III.E.7- Shutters should be wood or have the appearance of wood in composition and texture and be appropriately mounted.

G. PORCHES, ENTRANCES AND BALCONIES

1. SECTION III.G.1- New porches, entrances, and balconies or alterations to porches, entrances, and balconies on street facing elevations **must** be compatible with the architectural character of the structure and **must** be congruous with similar elements in the Pinehurst Historic District.

VII. SITE FEATURES

A. FENCES AND WALLS

1. SECTION VII.A.5- New picket fences should be substantially open in character. The pickets should not be less than two inches nominal nor wider than four inches nominal, with a minimum of two inches (see PDO) and a maximum of four inches between pickets, and pickets **must** be at least one inch nominal thickness.
2. SECTION VII.A.6- Shadow box fences **must** have vertical board width of not less than four inches nominal and not more than ten inches nominal with a maximum overlap of one inch, and boards **must** be at least three-quarter (3/4) inch nominal.
3. SECTION VII.A.9 – Metal fences should be painted to resemble wrought iron.
4. SECTION VII.A.14 - Rear and side yard fences must not be taller than six (6) feet in height.

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 the addition of an in-ground swimming pool and replacement of architectural details that changes the design or materials from the existing details is congruous with the Historic District and meets the Historic District Standards. The installation of the rear yard fence and wood corbels are considered Minor Work and could be approved by staff.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

March 11, 2026

Dear Property Owner(s),

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

Thursday, March 26, 2026
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 pool and replacement of architectural details at 65 Kelly Rd. The property is identified as Moore County PID Number 00025588. The property owner is David and Susan Raff, and the applicant is Scot Brown.

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.

The applicant, the local government, and any person who would have standing to appeal the decision under PDO Section 4.3.1(F)5 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

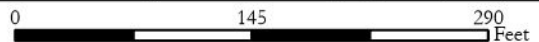
395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-2581 • Fax (910) 295-1396 • www.vopnc.org



Legend

- Subject Property
- Property Owners Receiving Notification

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



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).

March 26, 2026

Historic Preservation Commission

65 Kelly Road Major COA Request



MCLAUGHLIN, JOHN EDWARD
80 FIELDS ROAD
PINEHURST,NC,28374

WOOD, WILLIAM R
40 DUNDEE ROAD
PINEHURST,NC,28374

CAREY, DALE ALAN &
206 FUNCHES ST
RALEIGH,NC,27607

95 MARKET SQUARE, LLC
270 MIDLAND RD
PINEHURST,NC,28374-8706

95 MARKET SQUARE, LLC
270 MIDLAND RD
PINEHURST,NC,28374-8706

MOORE COUNTY BOARD OF
PO BOX 1180
CARTHAGE,NC,28327

RAFF, DAVID
65 KELLY RD
PINEHURST,NC,28374-9091

RAFF, DAVID
65 KELLY RD
PINEHURST,NC,28374-9091

COA-2026-00030 - 65 Kelly Road - Pool

Exhibit A-1.1

Menu Help

File Date: [02/18/2026](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Addition of new in-ground pool with fencing. Also the addition of cedar shutters to the front of the home along with corbels on the post.](#)

Application Name: [65 Kelly Road - Pool](#)

Address: [65 Kelly Rd, Pinehurst, NC 28374](#)

Owner Name: [David & Susan Raff](#)

Owner Address: [65 Kelly Rd, Pinehurst, NC 28374](#)

Parcel No: [2323 & 2324](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Scot Brown	Scot Brown Cons...	Applicant		Active
	Scot Brown	Scot Brown Cons...	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
Addition of new cedar shutters and corbels to the post to be painted the same color as the home.	Alteration	Single Family Low Density
Also the addition of an in-ground pool with new fencing in the backyard.		
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

		Cedar	Clear Sealer
--	--	-------	--------------

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

		Feather Down -OC-6 Benjamin Moore Corbels on post	Feather Down -OC-6 Benjamin Moore
--	--	---	-----------------------------------

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
	Application Acceptance		Accepted	02/18/2026	Michael Mandeville
	Review for Completeness		Additional I...	02/18/2026	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
Documents:	File Name	Document Group	Category	Description	Type	Docurr
	65 Kelly Rd - VOP.docx	PLN_HIST	Certificate of ...	All Materials used ...	application/msword	Upload
	65 Kelly Rd Site Plan...	PLN_HIST	Site Plan	Site Plan showing p...	application/pdf	Upload
	Kelly Rd Site Plan wit...	PLN_HIST	Site Plan	Site Plan showing P...	image/jpeg	Upload
	pool tile	PLN_HIST			image/jpeg	Upload
	Show all					

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:

I, DAVID R. ESSICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS/GNSS 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: JUNE 20, 2024
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NC CORRS
- (7) GEOID MODEL: ContinentalUS_NGS2012B
- (8) COMBINED GRID FACTOR(S): 0.999985820
- (9) GPS / GNSS SCALE POINT:
N: 527,971.6930 E: 1,861,109.7506 Z: 515.91
- (10) UNITS: US SURVEY FEET

I, DAVID R. ESSICK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN (SEE REFERENCE TABLE); AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

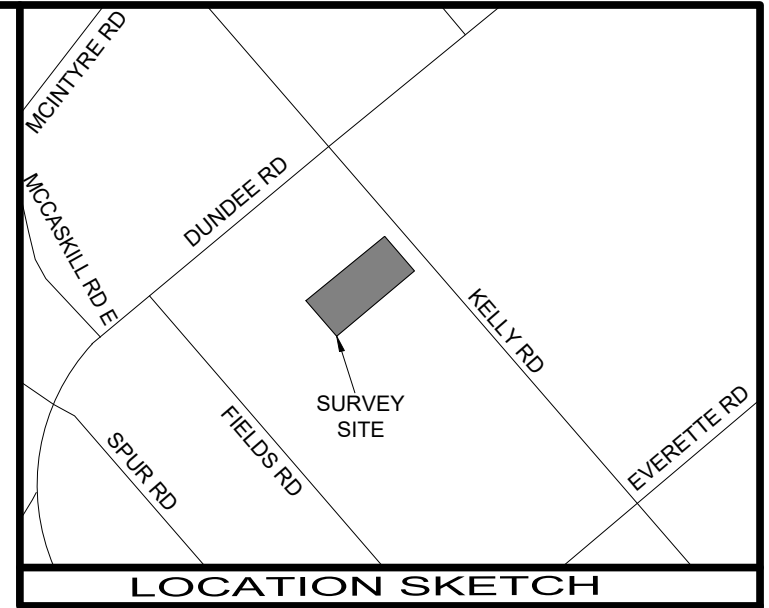
THIS 16TH DAY OF FEBRUARY, A.D., 2026.

David R. Essick



PROFESSIONAL LAND SURVEYOR, L-5423

SignNow e-signature (ID: d88642ca1...)

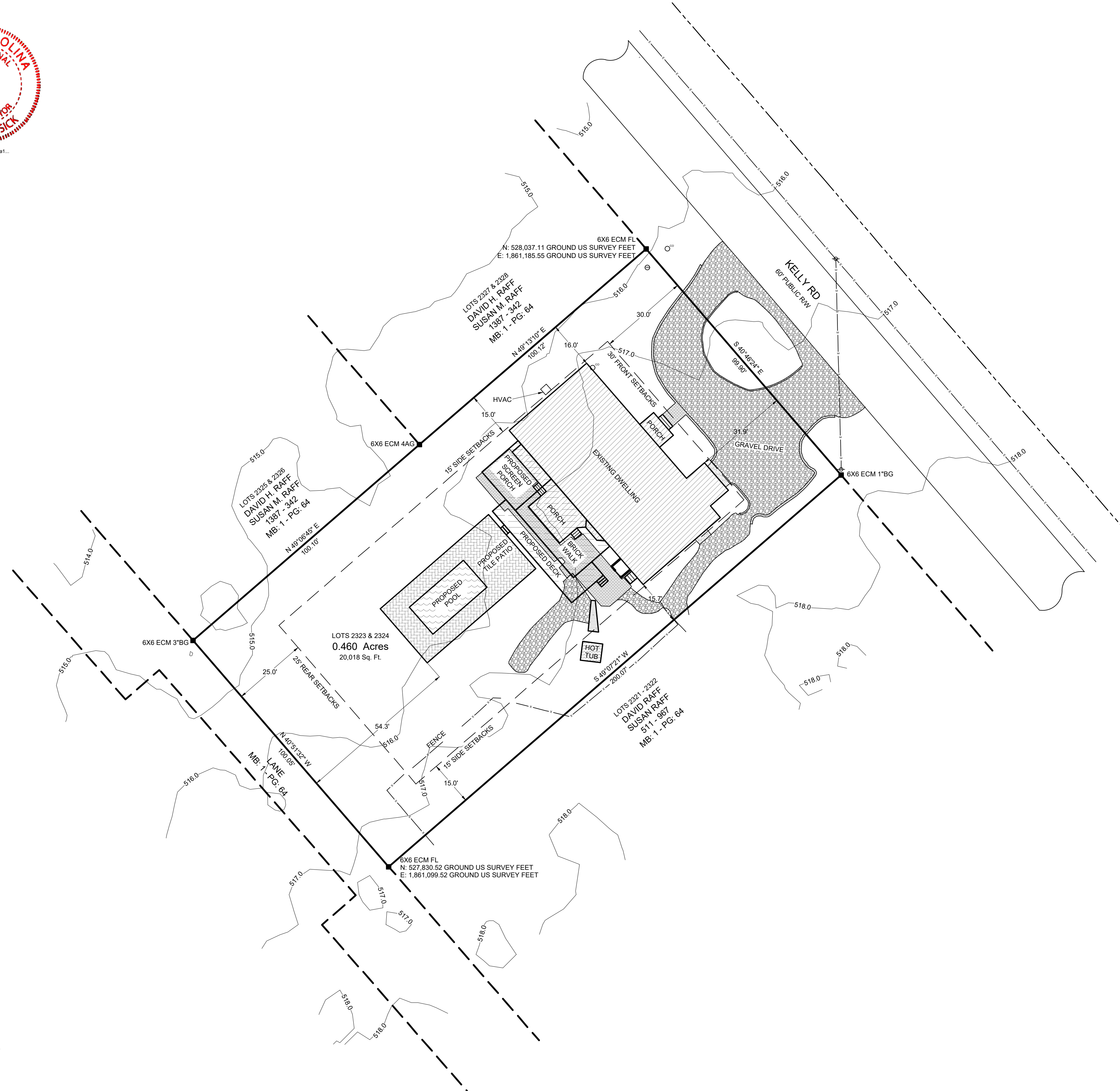


LEGEND OF SYMBOLS AND ABBREVIATIONS

CP	COMPUTED POINT
EA	EXISTING AXLE
ECM	EXISTING CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
●	FIRE HYDRANT
⊕	GAS VALVE
⊖	POWER POLE
⊙	LIGHT POLE
⊗	SANITARY SEWER MANHOLE
⊘	STORM MANHOLE
⊚	TELEPHONE PEDESTAL
⊛	TRANSFORMER
⊜	WATER METER
⊝	WATER VALVE
⊞	WELL
AG	ABOVE GRADE
BG	BELOW GRADE
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DI	DROP INLET
EJB	ELECTRIC JUNCTION BOX
EM	ELECTRIC METER
EMN	EXISTING MAG NAIL
EN	EXISTING NAIL
EOP	EDGE OF PAVEMENT
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
FO	FIBER OPTIC
FL	FLUSH WITH GRADE
ICV	IRRIGATION CONTROL VALVE
MBS	MINIMUM BUILDING SETBACKS
NF	NOW OR FORMERLY
NMN	NEW MAG NAIL
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT-OF-WAY
TBC	TOP BACK CURB
TOC	TOE OF CURB
YI	YARD INLET

—	PROPOSED BUILDING ADDITION
—	SURVEYED PROPERTY BOUNDARY
—	COMPUTED ADJOINER PROPERTY LINE
---	RIGHT-OF-WAY
---	TIE LINE
---	SETBACK LINES
---	SANITARY SEWER LINE
---	STORM LINE
---	WATER LINE
---	FENCE
---	OVERHEAD ELECTRIC LINES
---	EASEMENTS

SETBACKS:
 FRONT = 30'
 SIDE = 15'
 REAR = 25'
 PER VILLAGE OF PINEHURST UDO



- NOTES:
1. THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER NCFRIS. MAP # 371086200J EFFECTIVE DATE: 10/17/2006
 2. ACREAGE DETERMINED BY COORDINATE METHOD
 3. ALL LINES SURVEYED BY DZT LAND SURVEYING, PLLC ARE SHOWN BY BOLD LINES. ALL LINES NOT SURVEYED ARE INDICATED BY DASHED LINES.
 4. TAX PARCEL ID: 00025586
 5. ZONING: R10
 6. PUBLIC WATER SUPPLY WATERSHED: WS-IIIIP
 7. NO ATTEMPT WAS MADE BY THIS SURVEY TO LOCATE ALL UNDERGROUND UTILITIES NOR ANY OTHER EASEMENTS OR CONVEYANCES THAT WOULD BE REVEALED BY A TITLE SEARCH
 8. VERIFY MINIMUM BUILDING SETBACKS BEFORE CONSTRUCTION.
 9. 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.

IMPERVIOUS SURFACE CALCULATIONS

EXISTING DWELLING:	2,829 SQ.FT	14.1%
EXISTING DRIVE/WALK/HOTTUB:	3,137 SQ.FT	15.7%
TOTAL EXISTING:	5,966 SQ.FT	29.8%

PROPOSED

DWELLING WITH ADDITIONS:	3,581 SQ.FT	17.9%
DRIVE/WALK/HOTTUB:	2,564 SQ.FT	12.8%
TILE PATIO:	864 SQ.FT	4.3%
TOTAL PROPOSED:	7,009 SQ.FT	35.0%

SITE PLAN FOR:
DAVID RAFF
 FEBRUARY 16, 2026
 LOTS 2323 & 2324 OF "THE LANDS OF LEONARD TUFTS, SHEET III" VILLAGE OF PINEHURST MINERAL SPRINGS TOWNSHIP MOORE COUNTY, NORTH CAROLINA

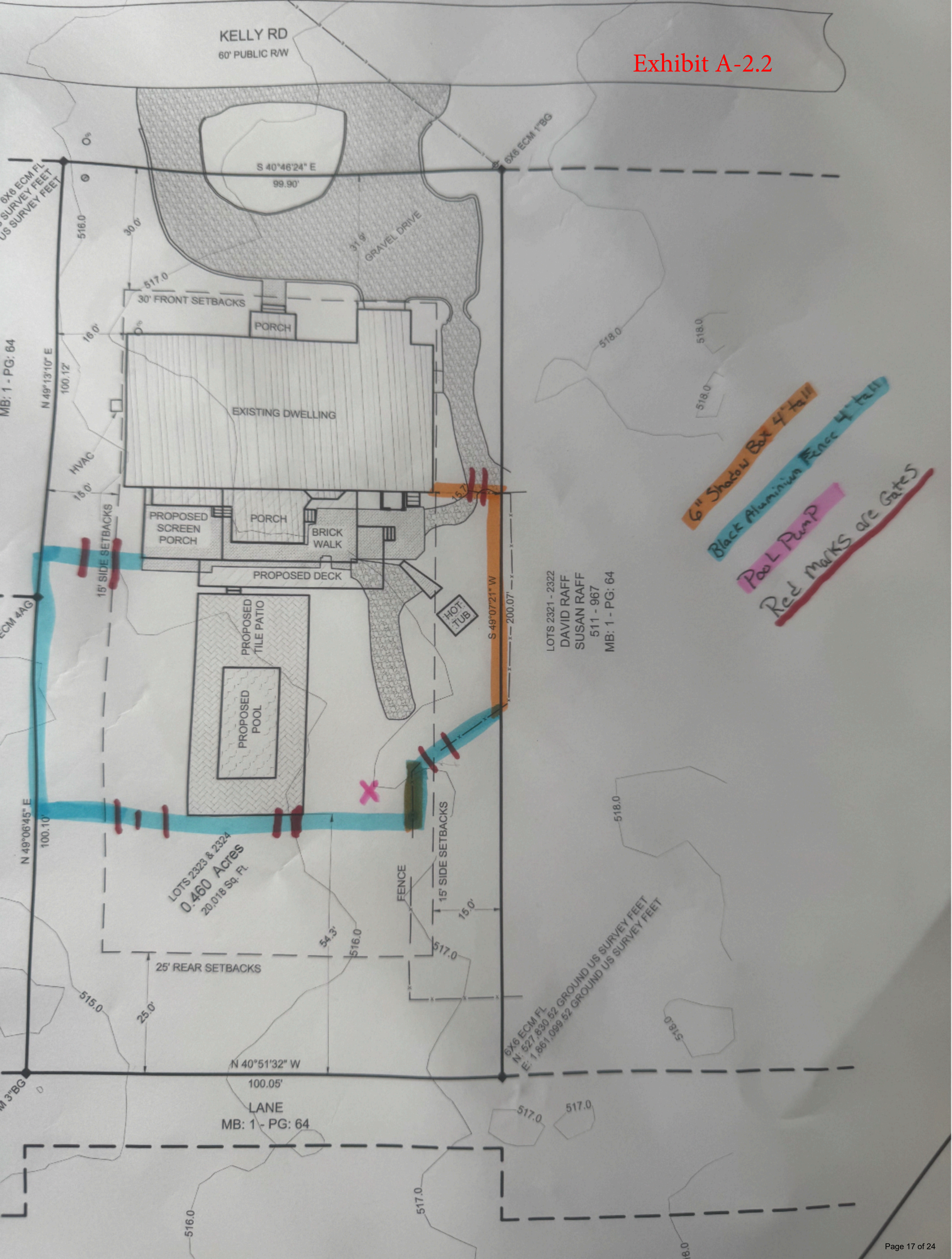
SCALE 1"=20'

PROPERTY ADDRESS: 65 KELLY RD, PINEHURST, NC 28374
 OWNER'S ADDRESS: DAVID & SUSAN RAFF, 50 DUNDEE RD, PINEHURST, NC 28374

REFERENCE TABLE: DEED BOOK 669, PAGE 173, MAP BOOK 1, PAGE 64, MOORE COUNTY REGISTRY

DZT LAND SURVEYING, PLLC NC FIRM P-2686
 SUITE 5 7500 NC HWY 15501 WEST END, NC 27376
 JOB#: 1994

Exhibit A-2.2



LOTS 2321 - 2322
 DAVID RAFF
 SUSAN RAFF
 511 - 967
 MB: 1 - PG: 64

6" Shadow Box 4' tall
 Black Aluminium Fence 4' tall
 Pool Pump
 Red marks are Gates

Exhibit A-3.1

3 Historical Committee Submission for Architectural Elements Approval

Village of Pinehurst Historical Committee

Applicant: Dave and Susan Raff

Property Address: 65 Kelly Road, Pinehurst, NC

Submission Date: February 15, 2026

This document is submitted for review and approval of proposed architectural and exterior elements intended to align with historically appropriate design standards. The materials and design elements have been selected to preserve traditional craftsmanship and complement the historical character of the property and surrounding area.

1. Decorative Wood Corbel/Bracket Detail

The proposed wood corbel/bracket detail features a smooth curved profile with stepped transitions, constructed of natural wood. This element reflects traditional timber framing techniques commonly found in historic structures and adds structural authenticity and architectural interest. This would be for the front porch on the top of the post to the beam as shown in the second photo. These will be painted the same color of the home, Color: Feather Down -OC-6 Benjamin Moore, and will only be on the front exterior of the home.



2. Natural Wood Privacy Fence

The proposed vertical board wood privacy fence utilizes natural wood tones and traditional straight-line construction. The clean vertical alignment and simple post caps reflect historically appropriate fencing styles commonly used in residential properties. It would be 4' tall with 6" post shadow box.



3. Black Aluminum Fence – Style 2204

The proposed black aluminum fence (Style 2204) features a traditional vertical picket design with a clean, understated profile. The black finish provides a classic appearance that is commonly approved in historic districts due to its unobtrusive visual presence. This style meets B.O.C.A. pool code requirements and maintains safety standards while preserving the historic character of the property. This would be 4' tall & gates, pool approved and as drawn on site plan.

Exhibit A-3.3



✔ Meets B.O.C.A Pool Code

STYLE	48"	54"	60"
2204	✔		
22045		✔	
2205			✔
2224	✔		

4. Natural Wood Shutters

The proposed shutters are constructed of natural wood with visible grain and traditional board-and-batten styling. The design reflects historically appropriate craftsmanship and complements the architectural style of the residence. The use of authentic wood materials ensures consistency with historic preservation guidelines and enhances the property's overall character.





AVENA[®] COPING & TREADS



ANTIQUED STRAIGHT EDGE



Type: Travertine

Color: A perfect combination of creamy beige and hints of tan.

Finish:

- Antiqued: Aged look with a smooth surface and tumbled edges.



**Minor Work COA's issued 02/15/2026-03/14/2026
ADDITIONAL AGENDA DETAILS:**

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 03/18/2026

MEMO DETAILS

ATTACHMENTS

1. Minor Work COAs Approved



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Michael Mandeville, Senior Planner
DATE: March 18, 2026
SUBJECT: Minor Work COA's Issued 2/15/2026 – 3/14/2026

REPORT OF STAFF APPROVALS
March 26, 2026 MEETING
2/15/2026 – 3/14/2026

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2026-00019	Window and door replacement	02/03/2026	03/11/2026	161 Cherokee Rd.	Thomas and Patricia Rucinsky
COA-2026-00028	Roof replacement	02/19/2026	02/19/2026	135 Blue Rd.	Richard Warren and Christine White
COA-2026-00031	Fence	02/20/2026	02/20/2026	110 Short Rd.	Sean Carroll
COA-2026-00039	Hot Tub	03/04/2026	03/12/2026	50 Maple Rd.	Mark and Erin Hagemester
COA-2026-00043	Fence	03/11/2026	03/11/2026	75 McCaskill Rd. W	William Fulton