



**Historic Preservation Commission
Agenda for Regular Meeting of April 23, 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 3-26-2026 HPC Regular Meeting Minutes
3. Public Hearing
 - A. COA-2026-00041 (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 construction of new patio and roof overhang 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 Casey Burton of Bedrock Construction.
 - B. COA-2026-00047 (75 McCaskill Rd W)

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 trees at 75 McCaskill Rd. W. The property is identified as Moore County PID Number 00025750. The property owner is William Fulton and the applicant is Juliano Belo of Eagle Home Renovations.
 - C. COA-2026-00048 (14 Village Ln)

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-2025-00025 at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development Design/Build.
 - D. COA-2026-00051 (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 elimination or addition of windows and/or doors. 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.
 - E. COA-2026-00055 (300 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 replacement of roofing with a different material or style and replacement of architectural details. The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst Inc, and the applicant is Pinehurst LLC.

4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 3/15/2026 - 4/14/2026
5. Next Meeting Date
 - A. 05-28-2026 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 3-26-2026 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 04/13/2026

MEMO DETAILS

ATTACHMENTS

1. 3-26-2026 HPC Draft Minutes -



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, March 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
Lollie Addleman
David Herring

Members Absent:

Staff Present:

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

Approximately three members of the public were in attendance.

I. Call to Order

Mr. Iverson called the Regular Meeting to order at 4:00 PM, explained the purpose of the meeting, and asked each Commission member to introduce themselves. Mr. Iverson confirmed a quorum and introduced the staff in attendance.

II. Approval of Minutes

A. 02-26-2026 Regular Meeting Minutes

Ms. Fabiani moved to approve the minutes of the February 26th, 2026, Regular Meeting. Seconded by Mr. Rosario. Approved by a vote of 7-0.

Mr. Bramlage moved to open the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 7-0.

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

Mr. Mandeville was sworn into the 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.

Mr. Mandeville 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 Mr. Mandeville into evidence.

Mr. Herring referring to the site plan, sought confirmation that the work under review was limited to the proposed pool, shutters and corbels. Mr. Mandeville confirmed that it was and explained that the remaining work shown had been completed previously.

Scot Brown, applicant and general contractor, was sworn into the Public Hearing.

Mr. Brown concurred with Mr. Mandeville's presentation, had no additional comments, and indicated he would answer any questions.

Mr. Herring asked whether shutters would be installed on any other areas of the house and whether their size was documented in the application. Mr. Brown stated they would be limited to the front of the house. Mr. Iverson confirmed a total of six shutters for three windows. Mr. Mandeville confirmed the shutters would be one-half the width and height of the windows and that this is documented. Mr. Rosario asked about the shutter color, Mr. Brown stated they would be natural cedar.

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. Herring moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00030) and find that the proposed Major Work at 65 Kelly 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. Roberts. Approved by a vote of 7-0.

Mr. Bramlage moved to adjourn the Public Hearing. Seconded by Mr. Herring. Approved by a vote of 7-0.

IV. Review of Normal Maintenance and Minor Work Items
A. Minor Work COA's Issued 02-15-2026 - 03-14-2026

V. Next Meeting Date
04-23-2026 Regular Meeting

VI. Motion to Adjourn

Mr. Herring moved to adjourn the meeting. Seconded by Ms. Fabiani. Approved by a vote of 7-0 at 4:12 PM.

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

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



COA-2026-00041 (30 Caddell 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 construction of new patio and roof overhang 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 Casey Burton of Bedrock Construction.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 04/08/2026

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: April 15, 2026
Subject: Major COA Request 30 Caddell Rd.

Applicant:	Casey Burton, Bedrock Construction
Owners:	Tufts Cottage, LLC
Property Location:	30 Caddell Rd.
Land Use:	Single Family Residential
PID#	00023675
COA#:	2026-00041

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for construction of a new patio and roof overhang at 30 Caddell Rd. The property is further identified as Moore County PID Number 00023675. The primary structure was built in 1921 and the property is +/- 0.406 acres in size.

The applicant is proposing to redo the existing patio and add a roof overhang above it. Materials to match what is on the existing dwelling.

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 lines 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:***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.

H. DECKS AND PATIOS

1. SECTION III.H.1 - The addition of a deck or patio must not obscure, damage, or destroy character- defining features of a primary or accessory structure.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The patio is replacing what currently exists, meets the Standards and could be approved by Staff. The Commission will need to determine if the addition of the roof overhang is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

April 8, 2026

Dear Property Owner(s),

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

Thursday, April 23rd, 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 construction of new patio and roof overhang 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 Casey Burton of Bedrock Construction.

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

Public Hearing Notification

EXHIBIT S-1.4



Legend

- Subject Property
- Adjacent Properties Notified

Official Zoning

- H - Hotel
- R10 - Residential
- VC - Village Commercial
- VMU - Village Mixed Use

None, 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

0 100 200 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).

9/29/2025

April 23, 2026

Historic Preservation Commission

30 Caddell Rd. Major COA Request

VILLAGE OF PINEHURST

1895

N
W E
S

SOPHIE, THOMAS
207 GOVAN LANE
CARY,NC,27511

SPEGGEN, ELIZABETH A
20 WEST BELLE ISLE RD
SANDY SPRINGS,GA,30342

TUFTS COTTAGE, LLC
4816 BRECKSVILLE RD
RICHFIELD,OH,44286-9138

HALL, BERTRAM B
155 BARRETT ROAD
PINEHURST,NC,28374

SNEAD, DAWN MICHELLE
245 MAGNOLIA RD
PINEHURST,NC,28374

AZTEC RESURGENCE, LLC
685 DIAMONDHEAD DR S
PINEHURST,NC,28374

WETZEL, SCOTT L
20 CADDELL RD
PINEHURST,NC,28374

COA-2026-00041 - Patio Covering

Menu Help

File Date: [03/05/2026](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [Add a roof to the existing patio footprint in the rear of the home.](#)

Application Name: [Patio Covering](#)

Address: [30 CADDELL, PH, 28374](#)

Owner Name: [Mike Gabrail](#)

Owner Address: [30 Caddell Rd, Pinehurst](#)

Parcel No: [00023675](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Casey Burton	Bedrock Constru...	Applicant		Active
	Casey Burton	Bedrock Constru...	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
Add a roof to the existing patio footprint in the rear of the home.	Addition	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	Yes	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
Brick/cement block Brick		Brick/cement/fiber cement wrapped columns/tongue and groove beadboard ceiling	White fiber cement wrapped columns, tongue and groove beadboard ceiling, roof to match existing

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
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Brick	Red brick	Brick, concrete, fiber cement wrapped columns, architectural shingles to match existing, tongue and groove beadboard	White columns, brick to match existing, concrete
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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	03/09/2026	Kimberly Stepnoski
Review for Completeness		Application ...	03/16/2026	Maria Klein
Review Distribution		In Review	03/16/2026	Maria Klein
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
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Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Gabrail Design (1).pdf	PLN_HIST	Building Elevat...	During construction...	application/pdf	Uploaded	03/05/2026
Show all						

Application Comments:

View ID	Comment	Date
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Initiated by Product: ACA

Scheduled/Pending Inspections:

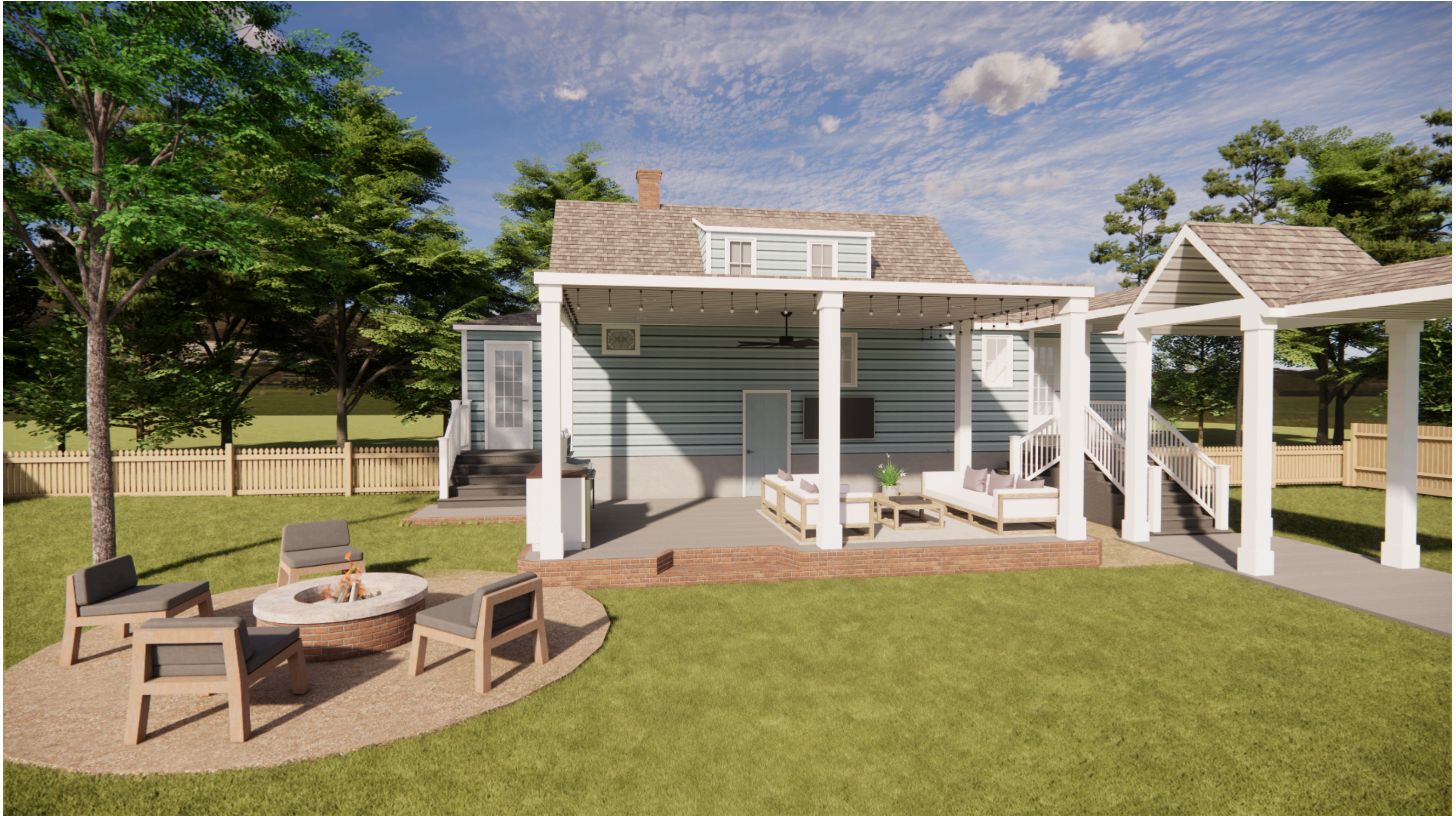
Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:











Gabrail Porch



COA-2026-00047 (75 McCaskill Rd W)

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 trees at 75 McCaskill Rd. W. The property is identified as Moore County PID Number 00025750. The property owner is William Fulton and the applicant is Juliano Belo of Eagle Home Renovations.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 04/08/2026

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: April 15, 2026
Subject: Major COA Request 75 McCaskill Rd. W

Applicant:	Juliano Belo, Eagle Home Renovations
Owners:	William Fulton
Property Location:	75 McCaskill Rd. W
Land Use:	Single Family Residential
PID#	00025750
COA#:	2026-00047

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the removal of trees at 75 McCaskill Rd. W. The property is further identified as Moore County PID Number 00025750. The primary structure was built in 1929 and the property is +/- 1.214 acres in size.

The applicant is requesting to remove 2 trees that are street facing and greater than 12" in diameter at breast height.

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 removal of the trees is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY _____

April 8, 2026

Dear Property Owner(s),

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

Thursday, April 23rd, 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 removal of trees at 75 McCaskill Rd. W. The property is identified as Moore County PID Number 00025750. The property owner is William Fulton and the applicant is Juliano Belo of Eagle Home Renovations.

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.

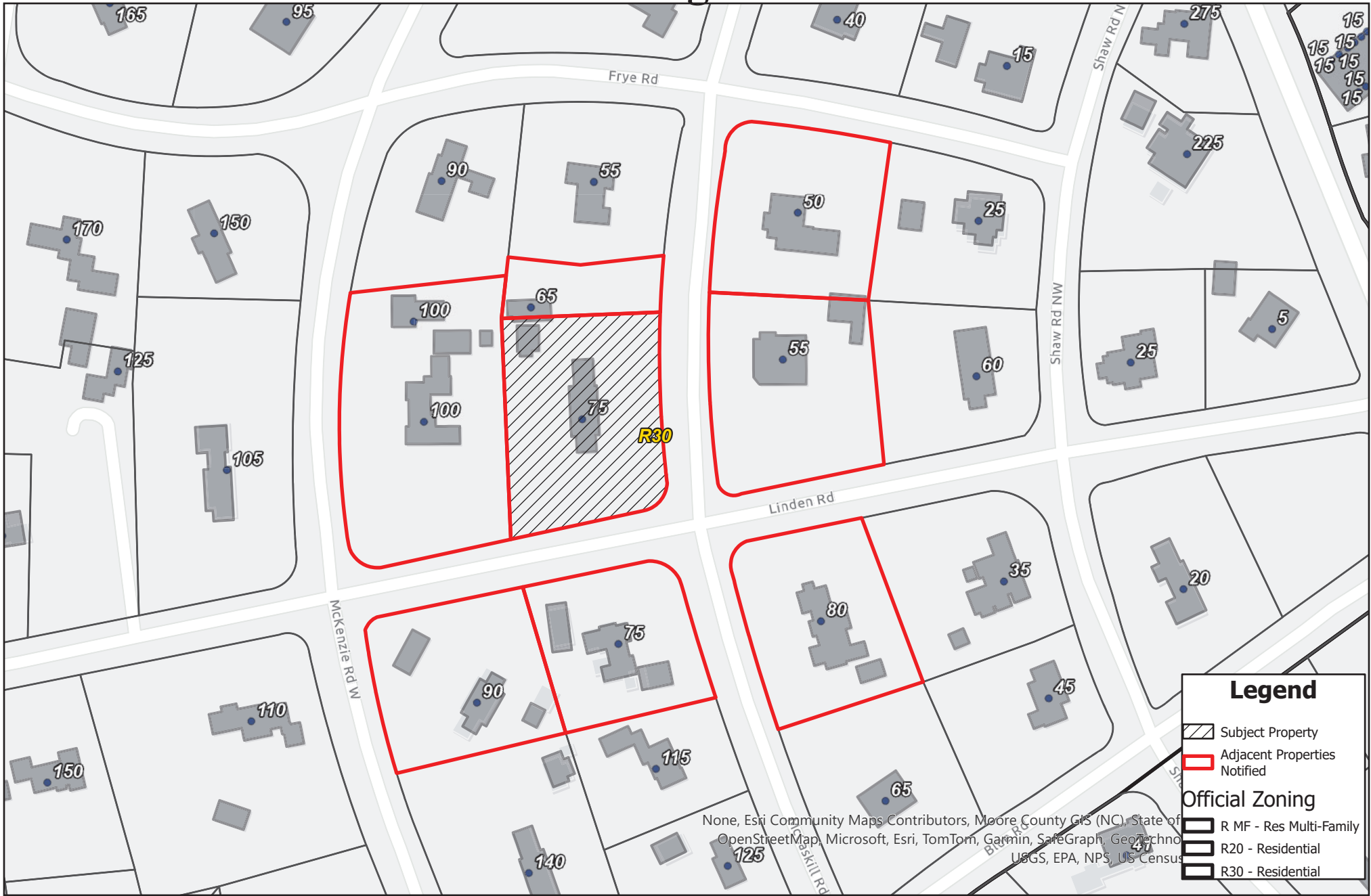
For more information, please call (910) 295-1900.

PLANNING & INSPECTIONS

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

Public Hearing Notification

EXHIBIT S-1.4



None, Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechno, USGS, EPA, NPS, US Census



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).

3/25/2026

April 23, 2026

Historic Preservation Commission 75 McCaskill Rd. W Major COA Request



PATE, KATHARINE F
90 LINDEN ROAD
PINEHURST,NC,28374

GOUDARZI, KAMRAN
110 SEAPATH EST
WRIGHTSVILLE BEACH,NC,28480-1964

POTYNSKY, JOHN DAVID
100 W MCKENZIE RD
PINEHURST,NC,28374

THE ARCHES, LLC
PO BOX 689
SOUTHERN PINES,NC,28388

HAYES, CARL S
55 LINDEN ROAD
PINEHURST,NC,28374

FULTON, WILLIAM
7111 FAIRWAY DR
PALM BEACH GARDENS,FL,33418

JOHAN HOLDINGS, LLC
75 LINDEN ROAD
PINEHURST,NC,28374

YOUNGCLAUS, LISA B TRUSTEE
50 MCCASKILL RD W
PINEHURST,NC,28374-9025

COA-2026-00047 - Trees - 75 McCaskill Rd W

Menu Help

File Date: [03/14/2026](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [To Whom It May Concern](#), This letter is a formal request for approval to remove several trees located on the subject property. The homeowner has reported that the current placement and condition of these trees significantly interfere with the safe and practical use of the property. Due to their location, the trees create ongoing safety concerns and obstruct normal access and maneuvering within the property. The homeowner has indicated that vehicles and equipment have already made contact with the trees on multiple occasions, resulting in minor accidents and increasing the risk of further damage or potential injury. Because of these repeated incidents and the negative impact on the daily use of the property, the homeowner respectfully requests authorization to remove the affected trees in order to improve safety, accessibility, and overall functionality of the property. All work, if approved, will be performed in accordance with local regulations and guidelines established by the Town and/or HOA. Thank you for your consideration. Sincerely, Juliano Eagle Home Renovations LLC

Application Name: [Trees - 75 McCaskill Rd W](#)

Address: [75 W McCaskill Rd, Pinehurst, NC 28374](#)

Owner Name: [William Fulton](#)

Owner Address: [75 McCaskill RD W, Pinehurst, NC 28374](#)

Parcel No: [25750](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Juliano Belo	Eagle Home Reno...	Applicant	Business, 1021 Juniper...	Active
	Juliano Belo	Eagle Home Reno...	Business Owner	Business, 1021 Juniper...	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
[To Whom It May Concern](#),

Type of Work
▲ [Alteration](#)

Existing Use
[Single Family Medium Density](#)

[This letter is a formal request for approval to remove several trees located on the subject property. The homeowner has reported that the current placement and condition of these trees significantly interfere with the safe and practical use of the property.](#)

[Due to their location, the trees create ongoing safety concerns and obstruct normal access and maneuvering within the property.](#)

Proposed Use
[Single Family Medium Density](#)
COA Number
-

Includes Demolition?
[No](#)
Conditions of COA (If Any)
-

Includes Tree Removal?
[Yes](#)

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
	Application Acceptance		Accepted	03/16/2026	Maria Klein
	Review for Completeness		Application ...	03/16/2026	Maria Klein
	Review Distribution		In Review	03/16/2026	Maria Klein
	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	Document Status Document Status Date
	IMG_8312.jpeg	PLN_HIST	Photo	Tree 2	image/jpeg	Uploaded 03/14/2026
	IMG_8313.jpeg	PLN_HIST	Photo	Tree 1	image/jpeg	Uploaded 03/14/2026
	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:







COA-2026-00048 (14 Village Ln)

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 approved COA-2025-00025 at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development Design/Build.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 04/08/2026

MEMO DETAILS

ATTACHMENTS

1. Staff Exhibits
2. Applicant Exhibits



PLANNING AND INSPECTIONS DEPARTMENT STAFF REPORT

To: Historic Preservation Commission
From: Maria Klein, Senior Planner
CC: Michael Mandeville, Senior Planner
 Jeanann Dawson, Administrative Specialist
Date: April 15, 2026
Subject: Major COA Request 14 Village Ln.

Applicant:	Pinnacle Development Design/Build
Owners:	Stephen & Deborah Beneduci
Property Location:	14 Village Ln.
Land Use:	Single Family Residential
PID#	00028649
COA#:	2026-00048

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for modifications to approved COA-2025-00025 at 14 Village Ln. The property is further identified as Moore County PID Number 00028649. The primary structure was built in 2026 and the property is +/- 0.32 acres in size.

The approved COA had a small garage door on the side of the home, however the door was excluded in the final build due to issues with grading. The rear porch was not originally screened, but is now screened in, and the windows under the trellis on the side of the house do not have grids due to them being a different type of window that opens out.

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:

III. CHANGES TO EXISTING RESIDENCES

C. WINDOWS AND DOORS

1. SECTION III.C.1 - Adding new windows and door openings or altering or filling existing openings *should not* compromise the architectural character of the structure and **must** be congruous with the Pinehurst Historic District.
2. SECTION III.C.4 - If repair or replacement of an entire window, door, feature, or deteriorated detail is necessary, it *should* be limited to the minimal amount necessary and replaced in kind, matching the original in composition, dimension, size, shape, color, pattern and texture.
 - b. If windows are repaired or replaced, the muntins, mullions, lintels and sills of the new Installation *should* be compatible in composition, dimension, size, shape, color, pattern and texture with the character of the structure.

G. PORCHES, ENTRANCES, AND BALCONIES

1. SECTION III.G.2 - Front porches, entrances, and balconies that contribute to the overall historic form and character of a structure *should* be retained and preserved.
 - e. If enclosure of a side or rear porch is required, the enclosure *should* be designed so the character and features of the porch are preserved.

Staff Comments:

The applicant has submitted an application and provided additional documentation in an attempt to satisfy the burden of proof. The screening of the rear porch meets the Standards and could be approved by Staff. The Commission will need to determine if the changes to the side garage door and windows are congruous with the Historic District and meet the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 8, 2026

Dear Property Owner(s),

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

Thursday, April 23rd, 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 modifications to approved COA-2025-00025 at 14 Village Ln. The property is identified as Moore County PID Number 00028649. The property owners are Stephen and Deborah Beneduci and the applicant is Pinnacle Development Design/Build.

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

Public Hearing Notification

EXHIBIT S-1.4



None. Esri Community Maps Contributors, Moore County GIS (NC), State of North Carolina, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnology, USGS, EPA, NPS, US Census Bureau

0 245 490 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).

2/27/2025

April 23, 2026
Historic Preservation Commission
14 Village Ln. Major COA Request



ROHR, JAMES P &
1 VILLAGE LN
PINEHURST,NC,28374

WARREN, HOWARD
12 VILLAGE LN
PINEHURST,NC,28374-8723

WELCH, KEEFER D TRUSTEE
45 MCLEAN RD
PINEHURST,NC,28374-9815

STRODE, MATTHEW ALLEN
110 MCLEAN RD
PINEHURST,NC,28374-9252

KASPER, FREDERICK TRUSTEE
8942 PERKINS DRIVE
MENTOR,OH,44060

PHILLIPS, RICK
PO BOX 1867
PINEHURST,NC,28370

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

BENEDUCI, STEPHEN
1123 SANDMOORE DR
SOUTHERN PNES,NC,28387-2179

COA-2026-00048 - BENEDUCI RESIDENCE

Menu Help

File Date: [03/17/2026](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [RESUBMISSION TO HISTORIC. WE JUST COMPLETED THIS HOME AND WERE NOT ABLE TO INSTALL A GARAGE PEDESTRIAN DOOR OFF OF THE BACK OF THE HOME. THIS WALL FACES THE NEIGHBOR AND CAN NOT BE SEEN FROM EITHER STREET. WE COULD NOT GET THE GRADE AT THE DOOR TO WORK. THE OWNER DECIDED HE DID NOT WANT THE DOOR. WE ARE RESUBMITTING FOR APPROVAL WITHOUT THE DOOR.](#)

Application Name: [BENEDUCI RESIDENCE](#)

Address: [14 VILLAGE LN, PINEHURST, NC 28374](#)

Owner Name: [STEVE BENEDUCCI](#)

Owner Address: [14 VILLAGE LN, PINEHURST, NC 28374](#)

Parcel No: [00028649](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Pinnacle Development D...	Pinnacle Develo...	Applicant	Mailing, PO box 55 NC,...	Active
	Pinnacle Development D...	Pinnacle Develo...	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
WE DELETED A DOOR ON THE PREVIOUSLY APPROVED PER MIT. WE ARE RESUBMITTING WITH NO DOOR	New	Single Family Medium Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Medium 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
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	03/17/2026	Maria Klein
	Review for Completeness		Application ...	03/17/2026	Maria Klein
	Review Distribution		In Review	03/17/2026	Maria Klein
	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	Document Status	Document Status Date
	PLAN.pdf	PLN_HIST	Other	SITE PLAN SHOWING L...	application/pdf	Uploaded	03/17/2026
	REAR ELEVATION.pdf	PLN_HIST	Other	SITE PLAN SHOWING L...	application/pdf	Uploaded	03/17/2026
	SITE.pdf	PLN_HIST	Other	SITE PLAN SHOWING L...	application/pdf	Uploaded	03/17/2026
	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
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

Required Inspections:



THIS SIDE OF HOME FACES NEIGHBOR AND CAN NOT BE SEEN FROM THE STREET

② EXISTING APPROVAL
SCALE: 1/4" = 1'-0"



DOOR OMITTED

① PROPOSED APPROVAL
SCALE: 1/4" = 1'-0"

DEAN KING ARCHITECTURE
 287 W Pennsylvania Ave.
 Southern Pines, NC 28387
 Tel: (910) 986-1311
 www.Pdenc.com

PINNACLE DESIGN/BUILD
 287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

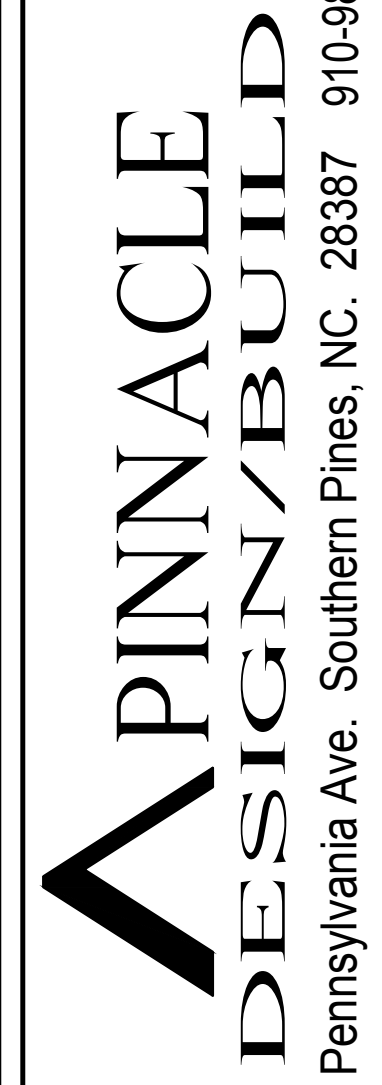
BENEDUCI RESIDENCE
 14 VILLAGE LANE, PINEHURST NC. 28374

DATE:	01/19/25
DESIGN BY:	DKA
CHECKED BY:	DK
REVISED DATE:	X
SCALE:	

SHEET:
A5



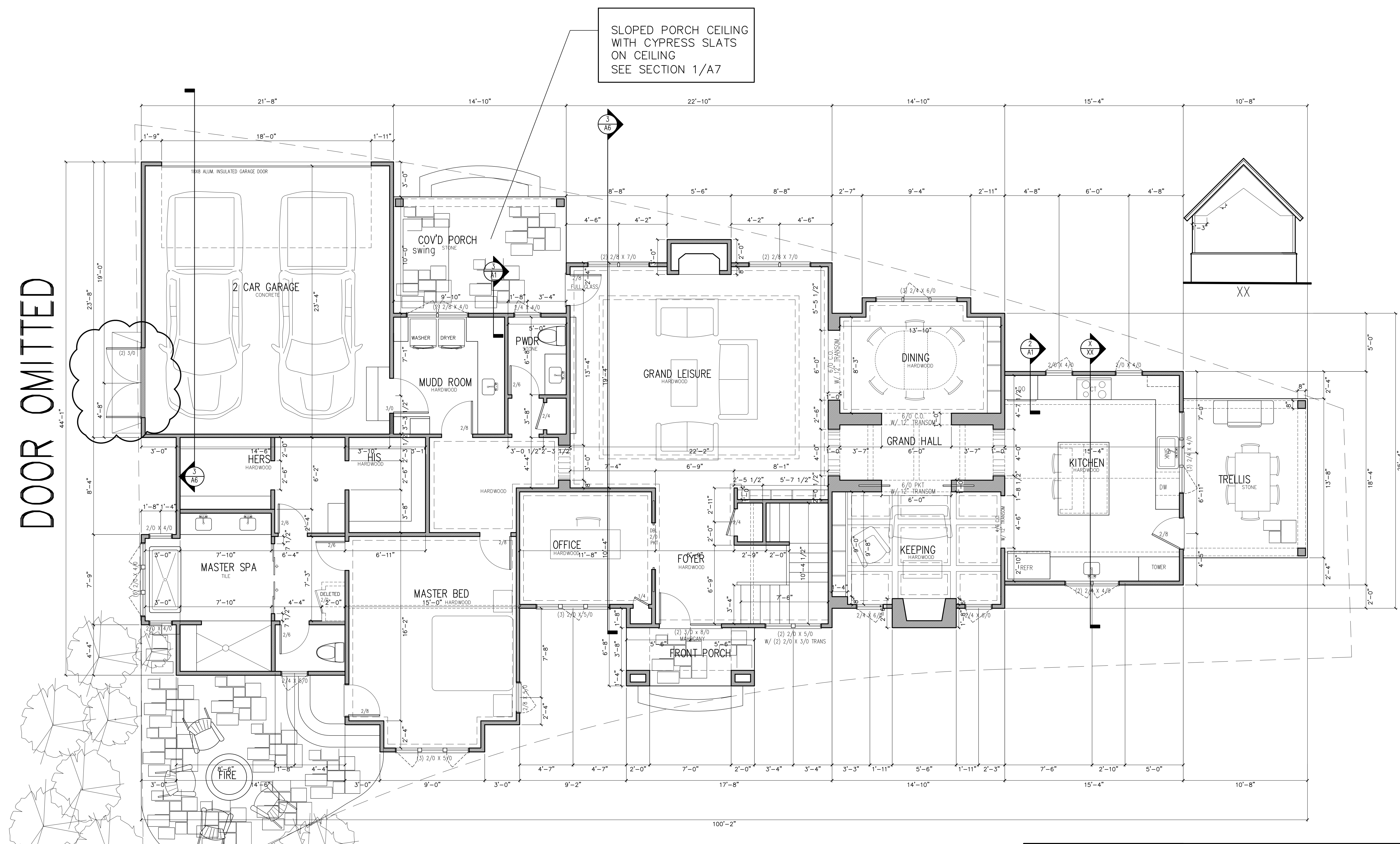
287 W Pennsylvania Ave.
Southern Pines, NC 28387
Tel: (910) 986-1311
www.Pdenc.com



287 W. Pennsylvania Ave. Southern Pines, NC. 28387 910-986-1311

BENEDUCI RESIDENCE
14 VILLAGE LANE, PINEHURST NC. 28374

DOOR OMITTED



SLOPED PORCH CEILING
WITH CYPRESS SLATS
ON CEILING
SEE SECTION 1/A7

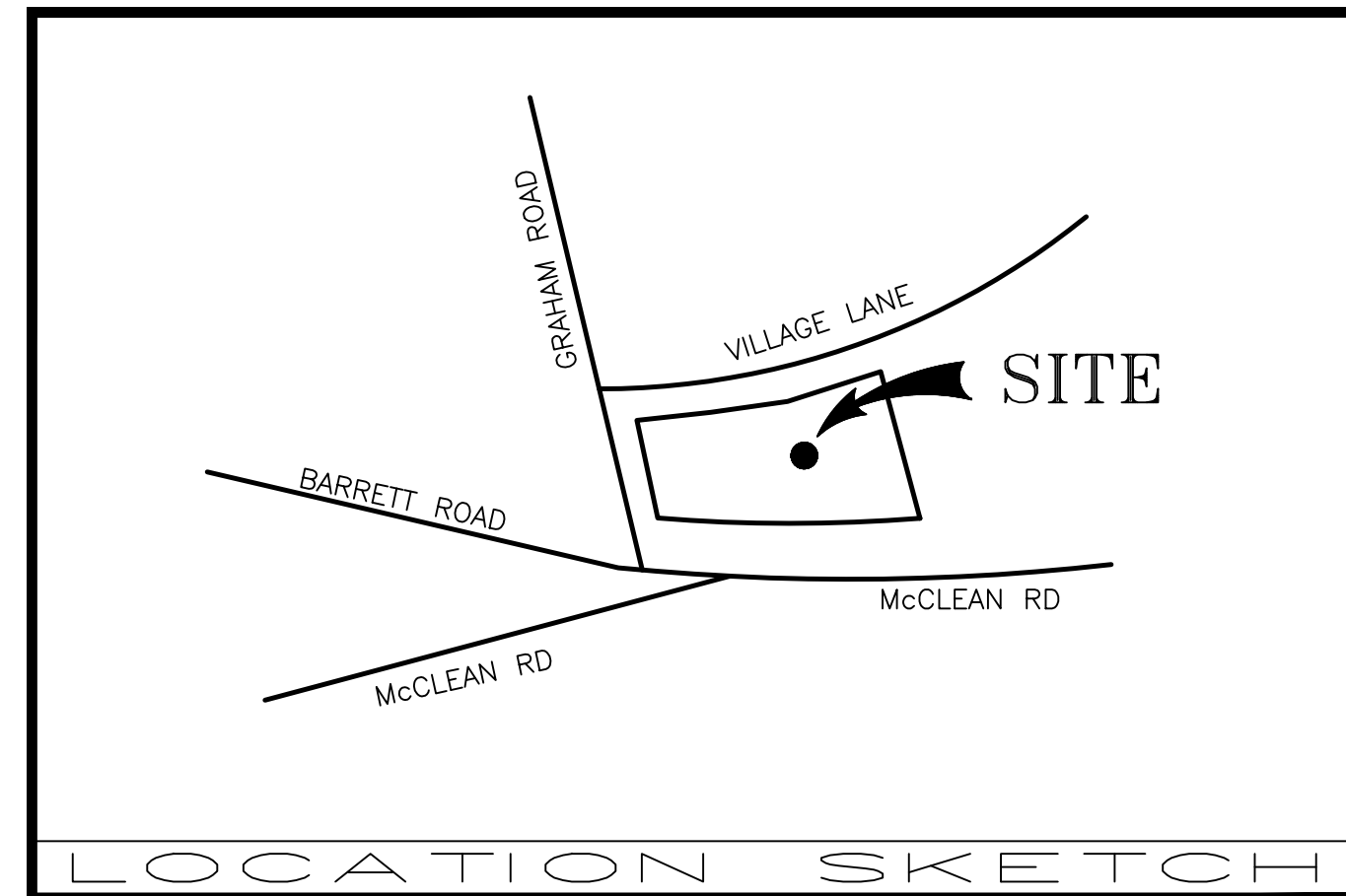
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR	
HEATED SQ. FT.	2,226
FRONT PORCH SQ. FT.	55
COVID PORCH	148
GARAGE SQ. FT.	438
SECOND FLOOR	
HEATED SQ. FT.	709
UNFINISHED STORAGE SQ. FT.	200
TOTAL HEATED SQ. FT.	2,935
TOTAL UNDER ROOF	3,776

- GENERAL FOUNDATION/SLAB NOTES:**
- EXTERIOR DIMS ARE FROM FACE OF MASONRY.
 - MASONRY WIDTHS SHOWN ARE NOMINAL DIMS AT SHEATHING/EXTERIOR FACE OF MASONRY CONTROLS UNLESS OTHERWISE NOTED.
 - ALL MASONRY BELOW GRADE TO BE FILLED SOLID W/ 3000 PSI PEA GRAVEL CONCRETE, AT EXTERIOR WALL IF RECEIVING REBAR.
 - VERIFY LOCATIONS OF PLUMBING AND FLOOR RECEPABLES FOR ROUGH-IN PRIOR TO SLAB POUR.
 - VERIFY LOCATIONS OF ALL FLOOR TILE FLOORING FOR POSSIBLE ADJUSTMENTS IN LOCATION OF CONTROL JOINTS.
 - SEE DETAIL SHEET FOR FOUNDATION DETAILS AND REINFORCING REQUIREMENTS.
 - FACE OF SHEATHING AT STUD WALLS IS ALIGNED WITH FACE OF CMU.
 - VERIFY TOP OF FOOTINGS WITH FINISHED GRADE ON SHEET LPT.
 - COORDINATE THRU WALL SLEEVES FOR PLUMBING AND ELECTRICAL REQMS.
 - ALL UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL CONSTRUCTION MATERIALS SHALL BE REMOVED PRIOR TO CONTRACTOR INSTALLING FLOOR ABOVE CRAWL SPACE. CRAWLSPACE TO BE CLEANED PRIOR TO BUILDING BEING OCCUPIED.

DATE: 01/19/25
DESIGN BY: DKA
CHECKED BY: DK
REVISED DATE: X
SCALE:

SHEET:
A2



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: 01-20-2025
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: NC CORS
7. GEOID MODEL: NCGS 2018
8. COMBINED GRID FACTOR: 0.99985447
9. UNITS: US SURVEY FEET; DISTANCES ARE GRID 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).

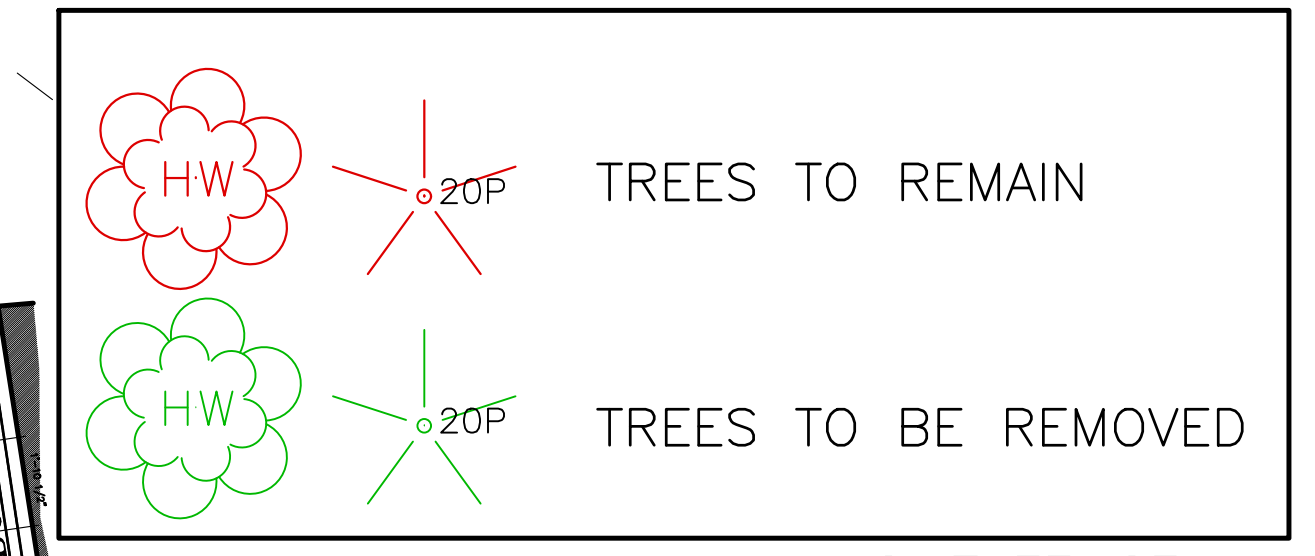
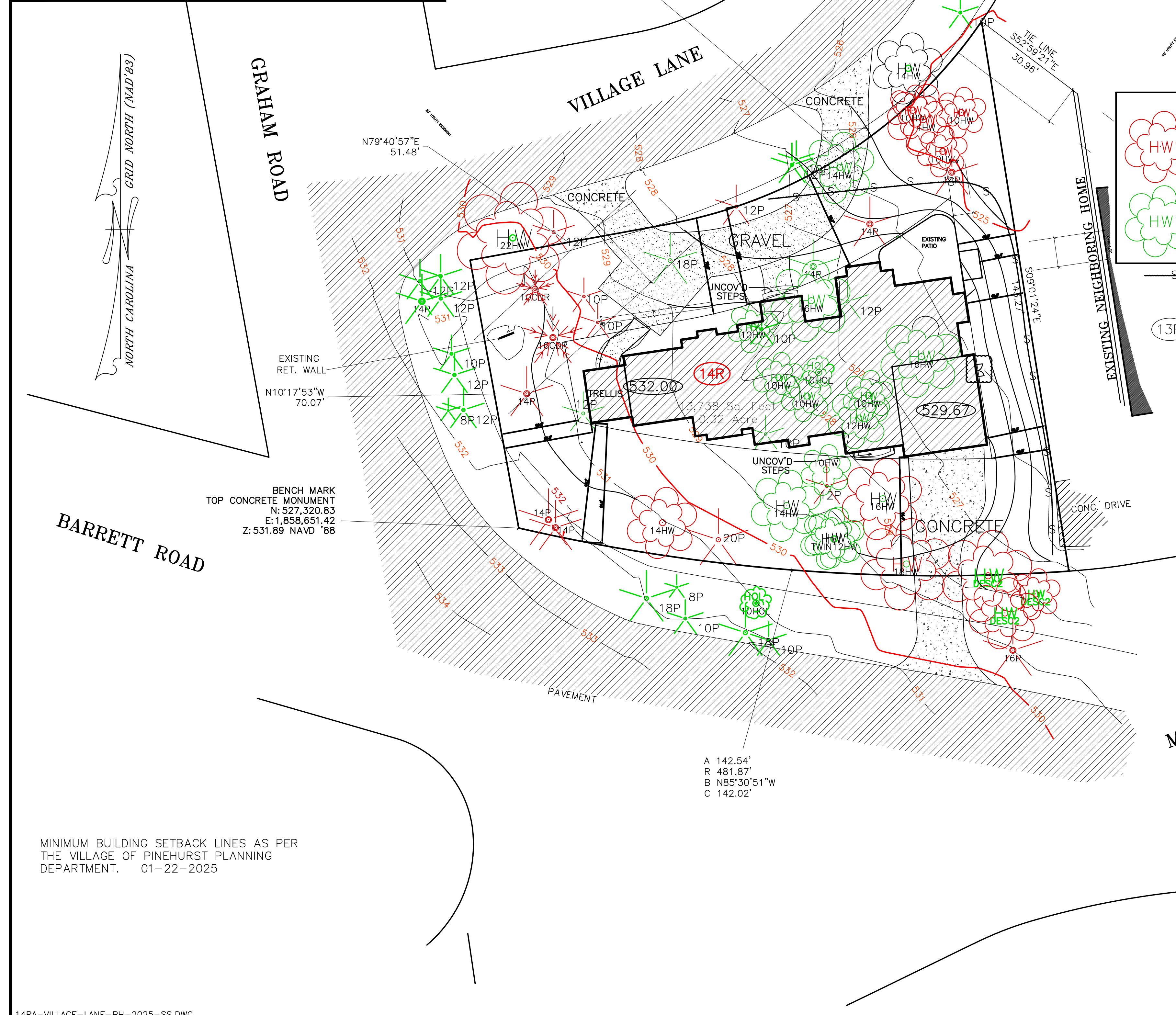
Further:
I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:
DEED BOOK 4217, PAGE 350
PLAT CAB. 7, SL. 745
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: JANUARY 22, 2025

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY S. R. SHEFFIELD, PLS NO. 1365, ON JANUARY 22, 2025. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.



SITE PLAN DRAWN OVER SITE SURVEY BY ARCHITECT ORIGINAL BASE SITE PLAN TO BE INCLUDED IN SET

SITE CALCULATIONS	
TOTAL LOT SQ FT	13,738 sq. ft.
TOTAL FOOT PRINT	3,180 sq. ft.
DRIVE, WALK, PATIO	1,780 sq. ft.
TOTAL IMPERVIOUS (HOME FOOTPRINT, DRIVEWAY, WALKWAY, AND PATIO)	5,209 sq. ft.
5,209 sq. ft. / 13,738 = 37.9%	



TOPOGRAPHIC SURVEY FOR

TOPOGRAPHIC SURVEY FOR
**STEPHEN BENEUCI
AND WIFE
DEBORAH BENEUCI**

LOT NO. 14R
VILLAGE LANE
MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,
PINEHURST, NORTH CAROLINA
JANUARY 22, 2025 *- SCALE 1"=20'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA



MINIMUM BUILDING SETBACK LINES AS PER THE VILLAGE OF PINEHURST PLANNING DEPARTMENT. 01-22-2025







COA-2026-00051 (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 elimination or addition of windows and/or doors. 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: 04/02/2026

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: April 17, 2026
Subject: Major COA Request 120 Medlin Road

Applicant:	Latitude Builders, LLC
Owners:	Shawn and Grace Driesbaugh
Property Location:	120 Medlin Road
Land Use:	Single Family Residential
PID#	20030328
COA#:	2026-00051

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) to remove an existing window and replace it with siding 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 replace window on the left-side elevation with siding that matches the rest of the house.

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 are considered Major Work and 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

B. EXTERIOR WALLS AND TRIM

1. SECTION III.B.1 – Any changes or additions to an exterior wall, such as windows or door openings, bays, vents, balconies or chimneys, **must** be compatible with the architecture of the structure and **must** be congruous with the character of the Pinehurst Historic District.

C. WINDOWS AND DOORS

1. SECTION VIII.C.1- Adding new windows and door opening or altering or filling existing openings should not compromise the architectural character of the structure 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 removal of an existing window is congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 8, 2026

Dear Property Owner(s),

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

Thursday, April 23, 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 elimination or addition of windows and/or doors 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.

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

Public Hearing Notification

Exhibit S-1.4



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

0 137.5 275 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).

April 23, 2026
Historic Preservation Commission
120 Medlin Road Major COA Request



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

DRUTHER HOME INVESTMENTS, LLC
1295 OLD US 1 HWY
SOUTHERN PNES,NC,28387-6347

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

DRIESBAUGH, SHAWN MICHAEL
120 MEDLIN ROAD
PINEHURST,NC,28374

COA-2026-00051 - 120 Medlin Lane

Menu Help

File Date: [03/24/2026](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [remove existing window](#)

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
	Latitude Builders, LLC	Latitude Builde...	Applicant	Mailing, PO Box 1301 N...	Active
	Latitude Builders, LLC	Latitude Builde...	Applicant	Mailing, PO Box 1301 N...	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
remove existing window that is located in new master shower locat	Alteration	Single Family Medium Density
ion		
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Medium Density	Yes	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

[Window](#) James Hardie Color Plus fiber cement Cobblestone

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
	Application Acceptance		Accepted	03/24/2026	Michael Mandeville
	Review for Completeness		Application ...	03/24/2026	Michael Mandeville
	Review Distribution		In Review	04/13/2026	Michael Mandeville
	Historic Review		Approved	04/13/2026	Michael Mandeville
	Planning Review		Approved	04/13/2026	Michael Mandeville
	Review Consolidation		Review Complete	04/13/2026	Michael Mandeville
	HPC Public Hearing Notice		HPC Hearing ...	04/13/2026	Michael Mandeville
	Property Owner Notific...		Complete	04/13/2026	Michael Mandeville
	Staff Report		In Progress	04/13/2026	Michael Mandeville
	HPC Hearing				
	COA Issued				
	Inspection				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Docurr
	120 Medlin Remove Wind...	PLN_HIST	Plan	right elevation dep...	application/pdf	Upload
	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:



COA-2026-00055 (300 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 replacement of roofing with a different material or style and replacement of architectural details. The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst Inc, and the applicant is Pinehurst LLC.

FROM: Michael Mandeville, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 04/02/2026

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: April 17, 2026
Subject: Major COA Request 300 Magnolia Road

Applicant:	Pinehurst, LLC
Owners:	Resorts of Pinehurst, Inc.
Property Location:	300 Magnolia Road
Land Use:	Single Tenant Commercial
PID#	00025797
COA#:	2026-00055

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) to add skylights on a street facing elevation, replacement of roofing with a different material or style, and the addition of a knee wall at 300 Magnolia Road. The property is further identified as Moore County PID Number 00025797. The primary structure was built in 1890 and the property is +/- 1.28 acres in size.

The applicant proposes to replace the existing Kalwall translucent roof with a new standing seam metal roof to match the existing structure, install six (6) new street facing skylights, and add an 18-inch knee wall.

The 18-inch knee wall may be approved by staff as Minor Work; however, all other proposed work requires a Major Certificate of Appropriateness (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, replacement of roofing with a different material or style, the replacement of architectural details that changes the design or materials from the existing detail, and Minor Work items not approved by the Village Planner are considered Major

Work and 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:

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.

B. STOREFRONTS

1. SECTION V.B.1- Any changes or additions to the storefronts or facades of commercial buildings **must** be compatible with the architectural character and structure 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 addition of skylights and the replacement of roofing material is congruous with the Historic District and meets the Historic District Standards. The addition of a knee wall is considered Minor Work and could be approved by staff.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

April 8, 2026

Dear Property Owner(s),

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

Thursday, April 23, 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 replacement of roofing with a different material or style and replacement of architectural details at 300 Magnolia Rd. The property is identified as Moore County PID Number 00025797. The property owner is Resorts of Pinehurst, Inc, and the 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.

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



April 23, 2026

Historic Preservation Commission 300 Magnolia Road 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).

KJBB PROPERTIES, LLC
PO BOX 4600
PINEHURST,NC,28374-4600

DESIGN BUILD OF THE CAROLINAS, LLC
275 MAGNOLIA RD
PINEHURST,NC,28374-9352

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28374

SBI LAKEWOOD GARDENS, LP
97 MARKET SQ #310
PINEHURST,NC,28374

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

VILLAGE OF PINEHURST
395 MAGNOLIA RD
PINEHURST,NC,28370

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

VILLAGE OF PINEHURST, NC
395 MAGNOLIA ROAD
PINEHURST,NC,28374

COA-2026-00055 - Pinehurst Brewery

Menu Help

File Date: [03/26/2026](#)

Application Status: [In Review](#)

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

Application Detail: [Detail](#)

Description of Work: [We would propose removing the Kalwall roofing \(raised portion\) at the Patio section of the brewery that is facing Magnolia Road and replace the raised roof section with n place of the Kalwall system. We would also add a knee wall below the operable vinyl partitions and replace the vinyl partitions like for like above the knee wall.](#)

Application Name: [Pinehurst Brewery](#)

Address: [300 Magnolia Rd, Pinehurst, NC 28374](#)

Owner Name: [Pinehurst, LLC](#)

Owner Address: [PO Box 4000, 80 Carolina Vista, Pinehurst, NC 28374](#)

Parcel No: [00025797](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Pinehurst LLC	Pinehurst LLC	Applicant		Active
	Pinehurst LLC	Pinehurst LLC	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
We would propose removing the Kalwall roofing (raised portion) at the Patio section of the brewery that is facing Magnolia Road and r eplace the raised roof section with matching metal roof and include skylights in place of the Kalwall system. We would also add a knee wall below the operable vinyl partitions and replace the vinyl partiit ons like for like above the knee wall.	Alteration	Recreational
Proposed Use	Includes Demolition?	Includes Tree Removal?
Recreational	Yes	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

[Brick and wood](#) brown, gray Brick and wood brown, gray

TRIM

Existing Material Existing Color Proposed Material Proposed Color

[metal](#) Brown metal Brown

WINDOWS

Existing Material Existing Color Proposed Material Proposed Color

[clear vinyl](#) clear vinyl

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

[metal](#) gray metal 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

[Kalwall](#) white/opague Metal/glass gray to match roof/glass

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	03/27/2026	Michael Mandeville
	Review for Completeness		Application ...	04/13/2026	Michael Mandeville
	Review Distribution		In Review	04/13/2026	Michael Mandeville
	Historic Review		Approved	04/13/2026	Michael Mandeville
	Planning Review		Approved	04/13/2026	Michael Mandeville
	Review Consolidation		Review Complete	04/13/2026	Michael Mandeville
	HPC Public Hearing Notice		HPC Hearing ...	04/13/2026	Michael Mandeville
	Property Owner Notific...		Complete	04/13/2026	Michael Mandeville
	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
	260324 - Historic Revi...	PLN_HIST	Building Elevat...	Presentation	application/pdf	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

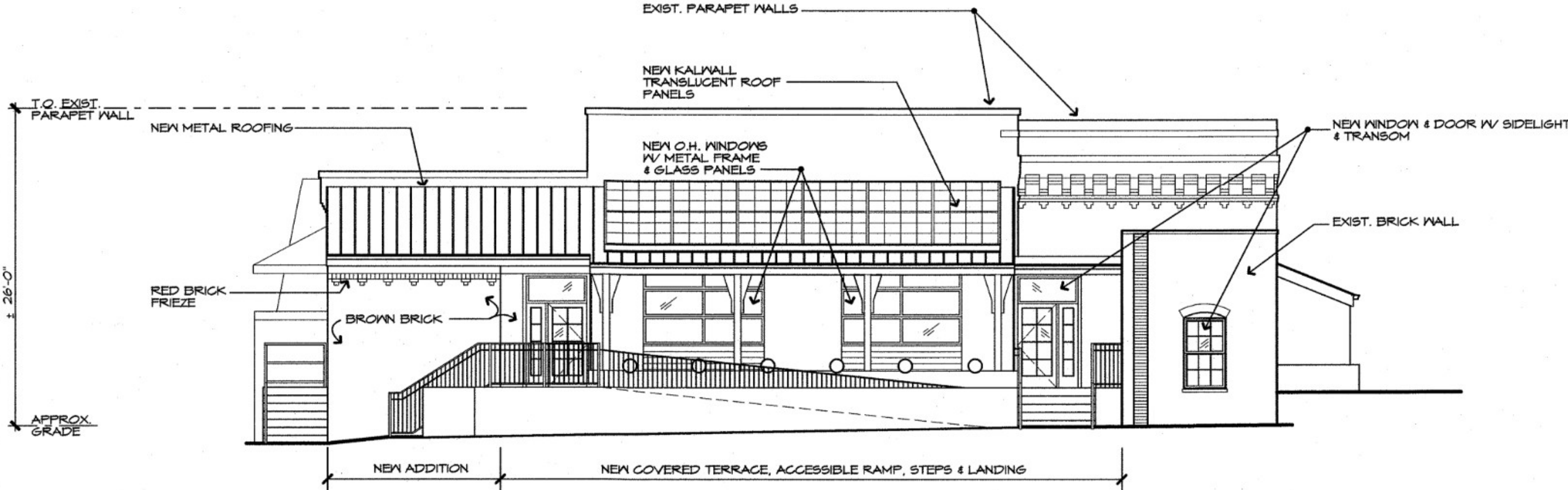
Required Inspections:





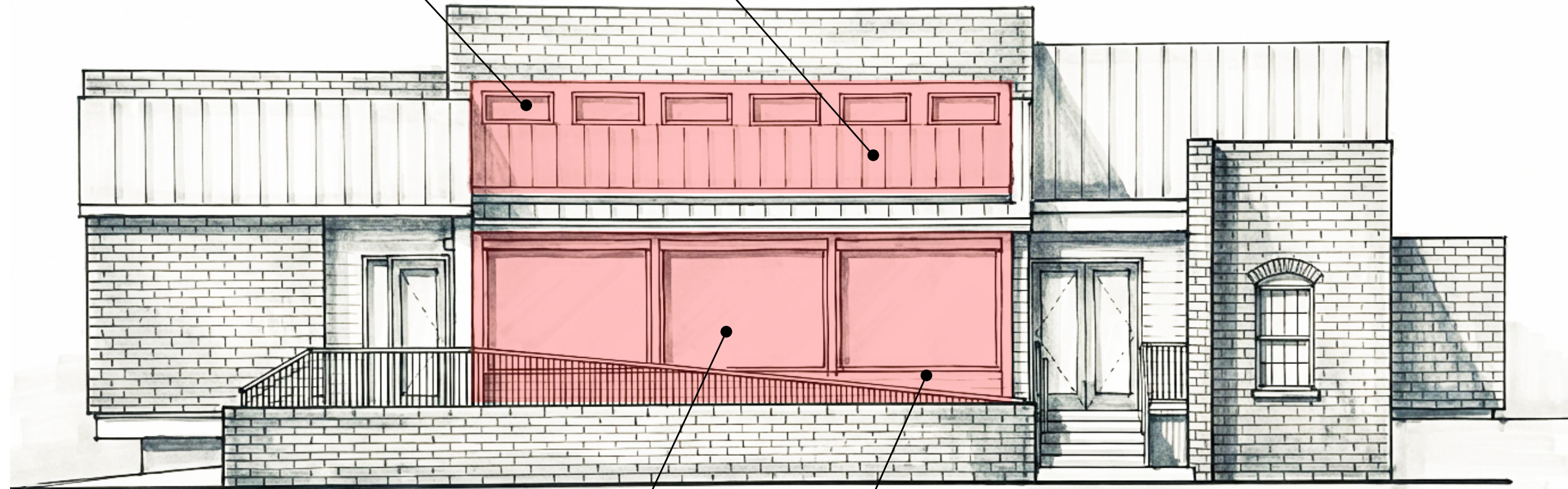


Exhibit A-2.4



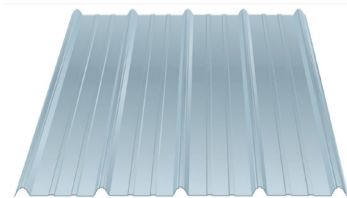
REMOVE EXISTING KALWALL AND INSTALL NEW
STANDING SEAM METAL ROOF TO MATCH EXISTING

INSTALL NEW SKYLIGHTS



REPLACE EXISTING PORCH SCREEN WITH SIMILAR
PRODUCT IN EXISTING OPENINGS

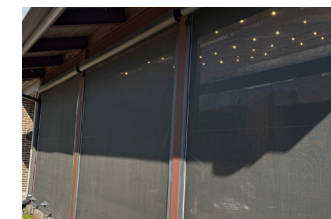
18" TALL KNEE WALL WITH SIDING MATERIAL TO MATCH EXISTING



NEW STANDING SEAM METAL
ROOF TO MATCH EXISTING



NEW SIDING TO
MATCH EXISTING



NEW SCREENING TO
MATCH EXISTING



REMOVE EXISTING KALWALL AND INSTALL NEW
STANDING SEAM METAL ROOF TO MATCH EXISTING

INSTALL NEW SKYLIGHTS



REPLACE EXISTING PORCH SCREEN WITH SIMILAR
PRODUCT IN EXISTING OPENINGS

18" TALL KNEE WALL WITH SIDING MATERIAL TO MATCH EXISTING



**Minor Work COA's Issued 3/15/2026 - 4/14/2026
ADDITIONAL AGENDA DETAILS:**

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 04/14/2026

MEMO DETAILS

ATTACHMENTS

1. Minor Work COA's Issued 3/15/26 - 4/14/26



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: April 15, 2026
SUBJECT: Minor Work COA's Issued 3/15/2026 – 4/14/2026

**REPORT OF STAFF APPROVALS
 APRIL 23, 2026 MEETING
 3/15/2026 – 4/14/2026**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2026-00040	Replace siding & windows	3/4/2026	3/19/2026	80 Carolina Vista	Resorts of Pinehurst Inc
COA-2026-00050	Fence	3/24/2026	3/24/2026	40 Culdee Rd	Mallory Hickey
COA-2026-00052	Replace fencing	3/24/2026	3/25/2026	200 Cherokee Rd	Western Horizons LLC
COA-2026-00056	Painting & Replace columns	3/27/2026	3/27/2026	100 Magnolia Rd	Claude Smith Enterprises, Inc
COA-2026-00057	Paint front door	3/27/2026	3/27/2026	130 Everette Rd	Mercedes Bitting
COA-2026-00058	Fence	3/31/2026	4/7/2026	75 Ferguson Rd	Ken Forkish
COA-2026-00061	Screened in porch	4/7/2026	4/9/2026	5 Carolina Vista	Gilbert Pritchard