



**Historic Preservation Commission
Agenda for the Regular Meeting of July 23, 2026
Assembly Hall
395 Magnolia Road
Pinehurst, North Carolina
4:00 PM**

1. Call to Order
2. Approval of Minutes
 - A. Approval of 06-25-2026 HPC Regular Meeting Minutes
3. Public Hearing
 - A. COA-2026-00105 (135 Blue Rd)

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of two (2) garage doors and addition of three (3) doors at 135 Blue Rd. The property is identified as Moore County PID Number 00022167. The property owners are Cameron and Winborne MacPhail, and the applicant is Dan Degre.

4. Review of Normal Maintenance and Minor Work items
 - A. Minor Work COA's Issued 6/15/2026 - 7/14/2026
5. Next Meeting Date
 - A. 08-27-2026 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 06-25-2026 HPC Regular Meeting Minutes
ADDITIONAL AGENDA DETAILS:

FROM: Jeanann Dawson, Administrative Specialist
CC: Historic Preservation Commission;
DATE OF MEMO: 07/13/2026

MEMO DETAILS

ATTACHMENTS

1. 6-25-2026 HPC Draft Minutes



**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
THURSDAY, June 25th, 2026
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

Members Present:

Joe Iverson, Chairman
Joe Rosario
Lollie Addleman
Paul Roberts

Members Absent:

Angelique Fabiani

Staff Present:

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

Approximately five 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 noted the absence of Ms. Fabiani, confirmed a quorum was present, and introduced staff in attendance.

II. Approval of Minutes

A. 05-28-2026 Regular Meeting Minutes

Mr. Rosario moved to approve the minutes of the May 28th, 2026, Regular Meeting. Seconded by Ms. Addleman. Approved by a vote of 4-0.

Ms. Addleman moved to open the Public Hearing. Seconded by Mr. Roberts. Approved by a vote of 4-0.

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.

Ms. Klein and Mr. Mandeville were sworn into the Public Hearing.

A. COA-2026-00078 (10 McLeod Rd.)- Continued

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for replacement of roofing from asphalt shingles to stone-coated metal roofing at 10 McLeod Rd. The

property is identified as Moore County PID Number 00023674. The property owner is Anthony Neaverth and the applicant is Erie Construction Mid-West, LLC.

This was a continued case. During the previous hearing, the Commission requested alternative design options and colors. Ms. Klein provided a brief overview of the alternative options of the proposed work. She submitted the Staff Report with attachments and exhibits, the staff presentation, the application and the applicant's materials and exhibits. Mr. Iverson accepted the submitted materials into evidence.

The Commission had no questions for Ms. Klein.

Anthony Neaverth, property owner, was sworn into the Public Hearing.

Mr. Neaverth explained that the proposed roof change is due to the existing shingles being darker in color and flatter in profile, which caused the roof to retain excessive heat and led to the shingles deteriorating within ten years. Mr. Neaverth presented three shingle samples and indicated that his preferred choice is the middle slide, however, he is willing to proceed with whichever option receives approval.

The Commission had no further questions.

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

Mr. Iverson closed the evidentiary portion of the Public Hearing. The commission then entered into deliberation.

Mr. Rosario summarized the discussion from the previous meeting for Mr. Roberts. He explained that the Commission determined the originally proposed roof color was not consistent with the applicable historic standards. The Commission discussed the proposed Spanish-style and its compatibility with the character of the neighborhood. The Commissioners agreed that the Spanish-style material was not appropriate and felt the third option, sand colored traditional style, was the most compatible with the historic standards. The Commission agreed that approval could be conditioned upon the applicant using the lightest sand colored traditional style option.

Mr. Roberts moved that the Historic Preservation Commission approve with conditions a Certificate of Appropriateness (COA-2026-00078) and finds that the proposed Major Work at 10 McLeod Rd. is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. The condition is the applicant will use the sand-colored traditional style tile option. Seconded by Mr. Rosario. Approved by a vote of 4-0.

B. COA-2026-00093 (40 Campbell 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 extension of the roofline in the rear yard and Minor Work items not approved by the Village Planner at 40 Campbell Rd. The property is identified as Moore County PID Number 00028144. The property owners are William and Patricia Ebbs, the applicant is Legacy Porch and Patio, LLC.

Mr. Mandeville discussed the proposed work and submitted into evidence the Staff Report with attachments and exhibits, staff presentation, application, and applicant's materials and exhibits. Mr. Iverson accepted the materials submitted by Mr. Mandeville into evidence.

The Commission had no questions for Mr. Mandeville.

William Ebbs, property owner, was sworn into the Public Hearing.

Mr. Ebbs concurred with Mr. Mandeville's presentation. He noted that the home is a Jose Camino design, which is characterized by its linear architecture, and stated that the intent is to ensure the addition remains congruous with the home's original design.

The Commission had no further questions for Mr. Ebbs.

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.

Ms. Addleman moved that the Historic Preservation Commission approve a Certificate of Appropriateness (COA-2026-00093) and find that the proposed Major Work at 40 Campbell Rd. is consistent with the Historic District Standards and is deemed congruous with the Pinehurst Historic District based on the testimony given, the materials submitted, and the findings of fact. Seconded by Mr. Roberts. Approved by a vote of 4-0.

Mr. Roberts moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Rosario. Approved by a vote of 4-0.

IV. Review of Normal Maintenance and Minor Work Items

A. Minor Work COA's Issued 05-15-2026 - 06-14-2026

V. Next Meeting Date

07-23-2026 Regular Meeting

VI. Motion to Adjourn

Ms. Addleman moved to adjourn the Regular Meeting at 4:30 PM. Seconded by Mr. Rosario. Approved by a vote 4-0.

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

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COA-2026-00105 (135 Blue Rd)

ADDITIONAL AGENDA DETAILS:

The purpose of this public hearing is to consider a request for a Major Certificate of Appropriateness within the Pinehurst Historic District for the removal of two (2) garage doors and addition of three (3) doors at 135 Blue Rd. The property is identified as Moore County PID Number 00022167. The property owners are Cameron and Winborne MacPhail, and the applicant is Dan Degre.

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 07/09/2026

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: July 14, 2026
Subject: Major COA Request 135 Blue Road

Applicant:	Dan Degre
Owners:	Cameron and Winborne MacPhail
Property Location:	135 Blue Road
Land Use:	Single Family Residential
PID#	00022167
COA#:	2026-00105

Request and Background:

The applicant requests a Certificate of Appropriateness (COA) for the removal of two existing garage doors and the addition of triple glass doors 135 Blue Rd. The property is further identified as Moore County PID Number 00022167. The primary structure was built in 1984 and the property is +/- 0.46 acres in size.

The applicant proposes to remove the two existing garage doors from the principal dwelling. One garage door opening will be infilled with brick to match the existing structure, and the other garage door opening will be replaced with a set of triple glass doors. The proposed materials, including the brick and paint, will match the existing materials and finishes of the structure.

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

Standards of Review

Per the adopted Historic District Standards, eliminating or adding windows and/or doors 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

C. WINDOWS AND DOORS

1. SECTION III.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.
2. SECTION III.C.2 - Windows and doors that contribute to the overall historic form and character of a structure, as well as materials, details, and features of the windows and doors that contribute to the character of the structure should be retained and preserved.
3. SECTION III.C.5 – Windows and doors of existing structure should retain their original size and dimension, except as may be modified to accommodate code compliance and accessibility.
4. SECTION III.C.9 – New windows and doors easily visible from the street should be compatible with existing units in proportion, shape, positioning, location, patter, size, materials, and detail.

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 eliminating or adding windows and/or doors are congruous with the Historic District and meets the Historic District Standards.



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

July 8, 2026

Dear Property Owner(s),

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

Thursday, July 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 removal of two (2) garage doors and addition of three (3) doors at 135 Blue Rd. The property is identified as Moore County PID Number 00022167. The property owners are Cameron and Winborne MacPhail, and the applicant is Dan Degre.

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



July 23, 2026

Historic Preservation Commission 135 Blue Road Major COA Request



David R Byers
P.O. Box 1834
Pinehurst, NC 28370

Lawrence P Morris Jr.
200 Kerr Lake Rd.
Aberdeen, NC 28315

Sara J Phillips & William L Macadam
115 Blue Rd
Pinehurst, NC 28374

Cameron and Winborne MacPhail
135 Blue Rd.
Pinehurst, NC 28374

Sonja Rothstein
135 McKenzie Rd W
Pinehurst, NC 28374

Moore County
P.O. Box 905
Carthage, NC 28327

NCNY Southern Yankee LLC
140 McKenzie Rd W.
Pinehurst, NC 28374



SHERWIN
WILLIAMS

Exhibit S-2.1



Benjamin Moore®

Eider White >>

Calm >>



COA-2026-00105 - Blue Rd

[Menu](#)[Help](#)

Exhibit A-1.1

File Date: [06/24/2026](#)**Application Status:** [In Review](#)**Application Type:** [Historic Certificate of Appropriateness - Major](#)**Application Detail:** [Detail](#)**Description of Work:** [Remove two existing garage doors. Brick the opening in on one of the doors to match existing exterior and put a triple glass door in the other garage door opening.](#)**Application Name:** [Blue Rd](#)**Address:** [135 Blue Rd, Pinehurst, NC 28374](#)**Owner Name:** [Cameron & Winborne Macphail](#)**Owner Address:** [135 Blue Rd, Pinehurst, NC 28374](#)**Parcel No:** [00022167](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Dan Degre	Step One Design	Applicant		Active
	Dan Degre	Step One Design	Applicant		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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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 two existing garage doors. Brick the opening in on one of the doors to match existing exterior and put a triple glass door in the other garage door opening.	Alteration	Single Family Low Density
Proposed Use	Includes Demolition?	Includes Tree Removal?
Single Family Low Density	No	No
COA Number	Conditions of COA (If Any)	
-	-	

PERMIT DATES

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

FRONT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

REAR ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

RIGHT ELEVATION

Existing Material Existing Color Proposed Material Proposed Color

LEFT ELEVATION

Existing Material	Existing Color	Proposed Material	Proposed Color
left metal garage door	white	Brick	match existing brick and color
right metal garage door	white	fiberglass 3 panel glass door	black

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
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metal	white	to be removed	
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ROOF

Existing Material	Existing Color	Proposed Material	Proposed Color
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ROOF EXHAUST VENTS

Existing Material	Existing Color	Proposed Material	Proposed Color
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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
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DRIVEWAY

Existing Material	Existing Color	Proposed Material	Proposed Color
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HOUSE NUMBER

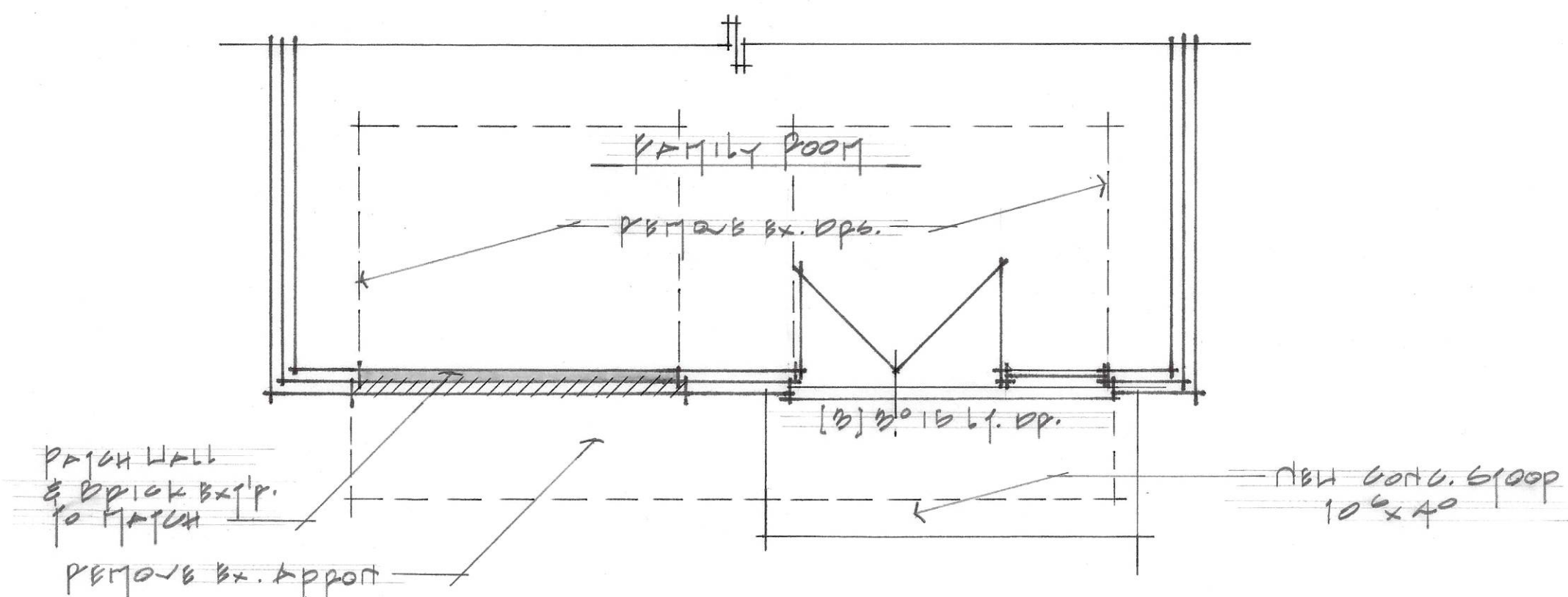
Existing Material	Existing Color	Proposed Material	Proposed Color
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OTHER

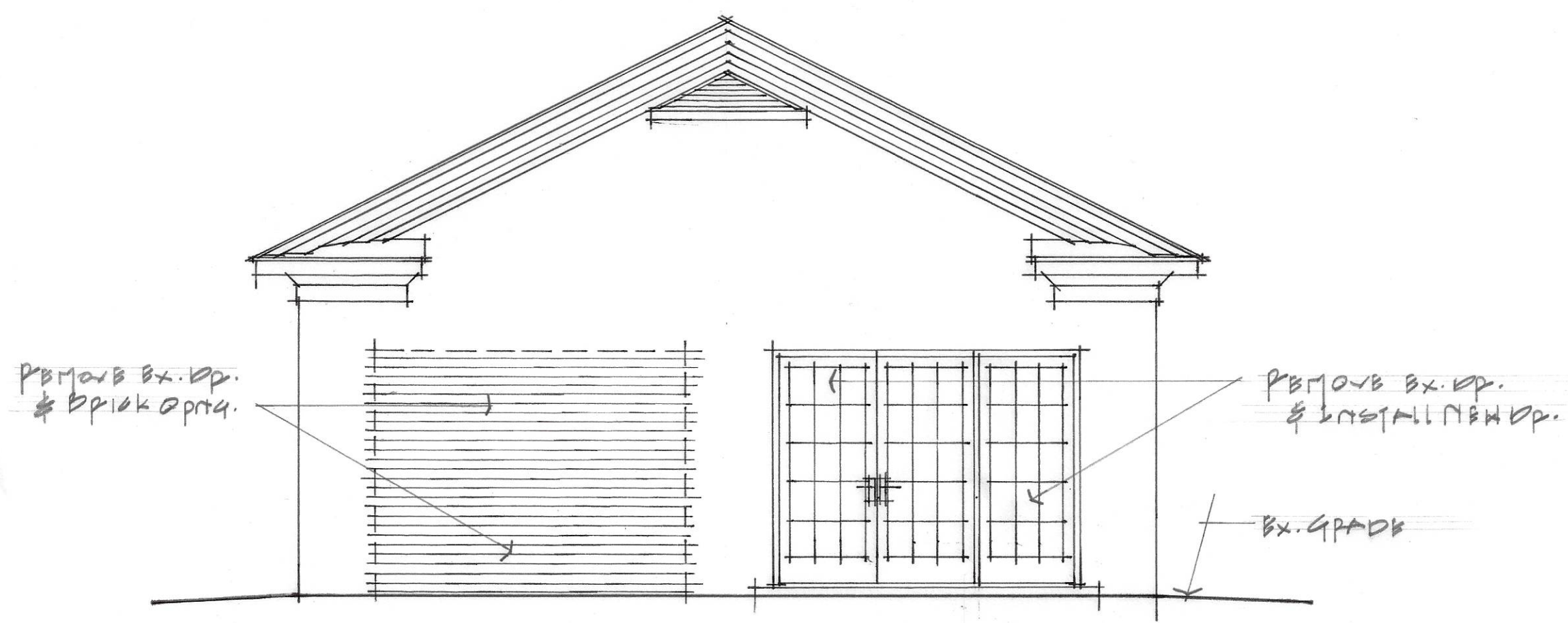
Existing Material	Existing Color	Proposed Material	Proposed Color
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By		
	Application Acceptance		Accepted	06/24/2026	Maria Klein		
	Review for Completeness		Application ...	07/13/2026	Michael Mandeville		
	Review Distribution		In Review	07/13/2026	Michael Mandeville		
	Historic Review		Approved	07/13/2026	Michael Mandeville		
	Planning Review		Approved	07/13/2026	Michael Mandeville		
	Review Consolidation		Review Complete	07/13/2026	Michael Mandeville		
	HPC Public Hearing Notice		HPC Hearing ...	07/13/2026	Michael Mandeville		
	Property Owner Notific...		Complete	07/13/2026	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	Document Status	Document Status Date
	Blue Road Garage Chang...	PLN_HIST	Building Elevat...	building elevations	application/pdf	Uploaded	06/22/2026
	Blue Road Garage-Famil...	PLN_HIST	Photo	photo	image/x-png	Uploaded	06/24/2026
	doors	PLN_HIST			image/x-png	Uploaded	07/13/2026
	paint color	PLN_HIST			image/jpeg	Uploaded	07/14/2026
	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:							

Exhibit A-2.1



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

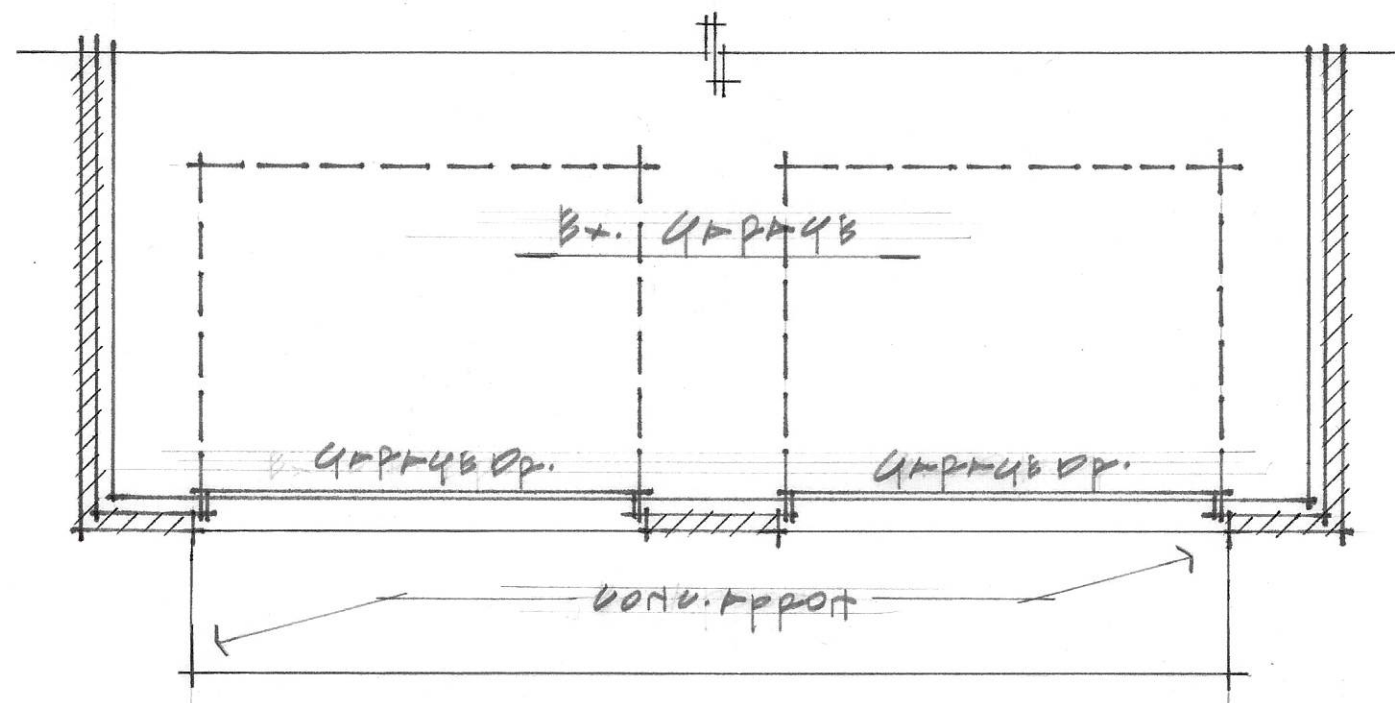


PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"

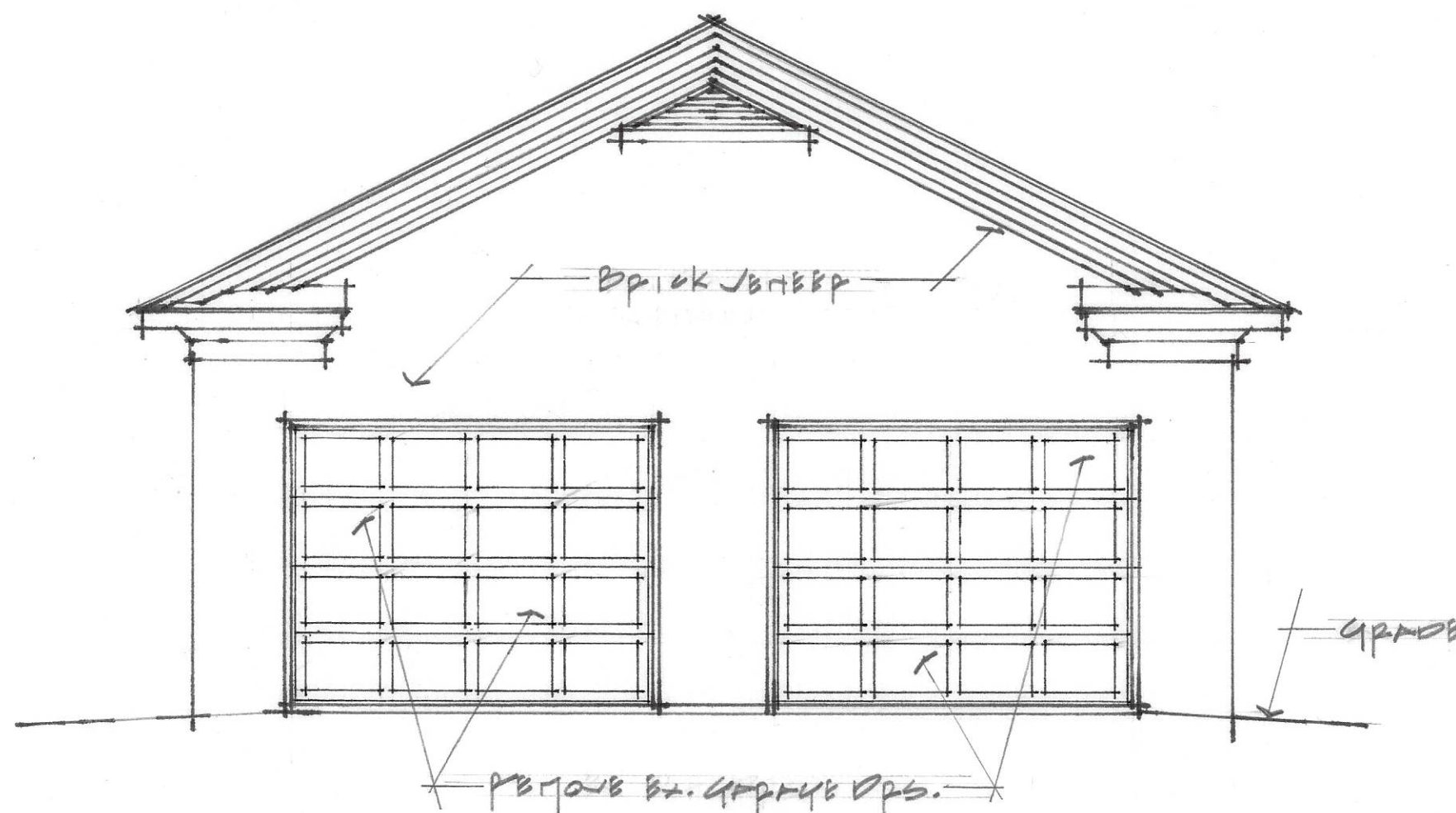
STEP ONE DESIGN 12.15.11 ARCHITECT, INC. 910 637 0910	
PROJECT TITLE: 1300 BLUE ROAD	
SHEET TITLE: PROPOSED ALTERATION	
REVISIONS:	
SCALE: 1/4" = 1'-0"	
DATE: 6.10.26	
PLANT NO: 1300 BLUE RD.	
SHEET NO: A-1	

Exhibit A-2.2

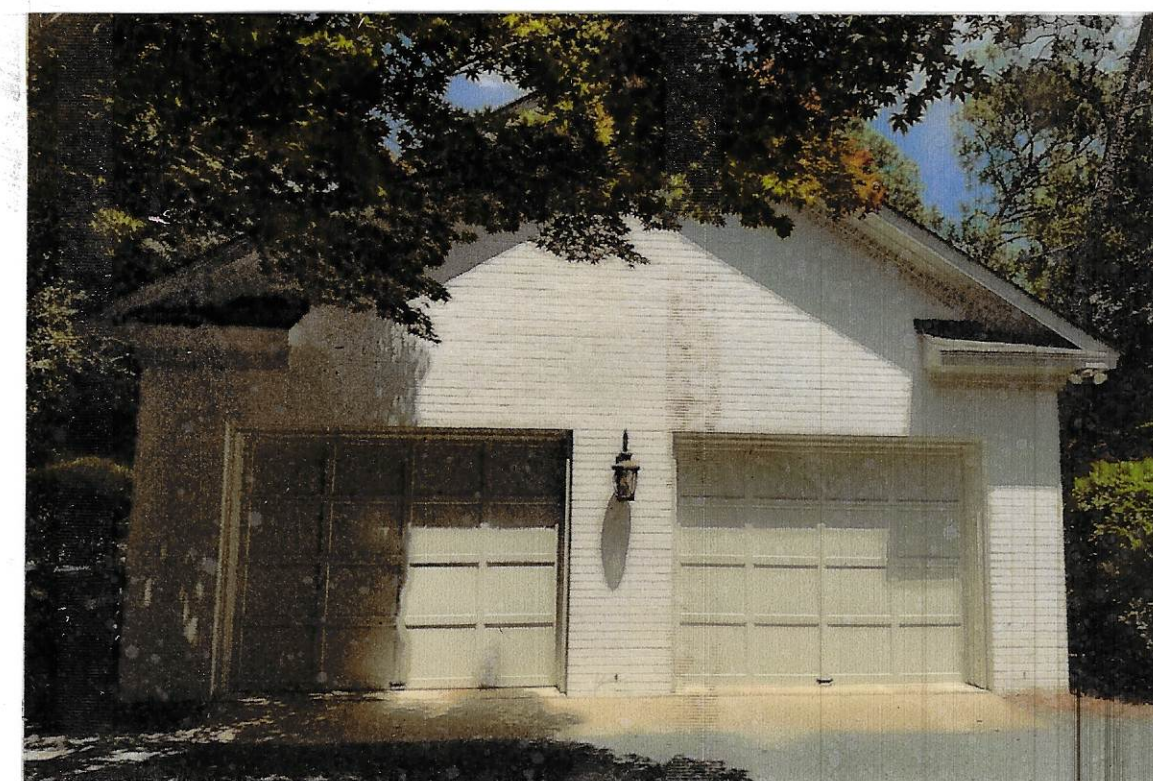
STEP ONE DESIGN
MAYE LINDEN ROAD
APPROX. 1760
910 637 0910



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



EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE ELEVATION
SCALE: N.T.S.

PROJECT TITLE:
MAYE LINDEN ROAD
SHEET TITLE:
EXISTING CONDITIONS

REVISIONS:

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

DATE:
6-10-20

PLAN NO:
MAYE LINDEN ROAD

SHEET NO:

EX-1





Quoted By: Wes Davis 910-690-2116
Builders First Source
3189 NC Hwy 5
PO Box 8
Aberdeen, NC 28315



Exhibit A-2.4

SIERRA
PACIFIC
WINDOWS

BILL TO:

(Wes Davis)
3189

Aberdeen

NC 28315

Phone

Email wesley.davis@bldr.com

SHIP TO:

(Wes Davis)
131 Brothers Rd.

Southern Pines

NC 28387

Phone

Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
2094061		Step One	135 Blue Rd.	Step One-135 Blue Rd.	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 386	1	EA	\$7,767.45	\$7,767.45

****No certification or DP rating available for this unit****

Aluminum Clad Wood Inswing Patio Door, StileAndRailDoor, Rectangle, 106 x 82.5, Semi-Active / Active / Fixed

[DIMENSIONS], 3-0 X, 6-10, Door Panel Width = 33.875, Door Panel Height = 80, Unit 1, 3: Frame Width = 35.4375

Unit 2: Frame Width = 35.125, Frame Height = 82.5, RO Width = 106.5, RO Height = 83

[UNIT TYPE], Complete Unit, CoreGuard Plus

[FRAME], White 001, AAMA 2604, Pine, Ultra Coat, White, W/S = Black, Standard Sill

[SASH PANEL], Legacy Panel, White 001, AAMA 2604, Ultra Coat, White, Panel Shipped =

Installed, Model = Fullview, Stile = 4 1/2", Btm Rail = 7 1/2", Top Rail = 4 1/2", W/S = Black

[GLASS], Dual Insulated, Low-E 366, Tempered Both Lites, Argon Gas, Black Warm Edge

Spacer, Traditional Bead, Glass Width = 26, Glass Height = 69.25

[GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile =

Traditional, Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine,

Interior Grille Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish =

2604, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 3W,

5H

[HARDWARE], Double Bore/No Hdl 5.5 in CTC w/Lever Shoot Bolt, Standard, Hinge Color

Option = Satin Nickel, Tru Lock = No

[SCREENS], None

[WRAPPING], 4 9/16"Jamb, Nail Fin = Vinyl Nail Fin, None

[PERFORMANCE], U-Factor = 0.27, SHGC = 0.15, CR = 59, VT = 0.33, AI = <0.50/<2.5, CPD

= SIE-N-108-07646-00004, Can ER = 14, W m 2k = 1.53, Performance Grade = No Structural

Performance, IPG = No Structural Performance. MODIFIED LIMITED WARRANTY, CCL =

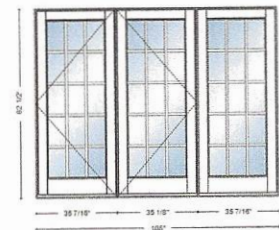
Unanswered

Vertical

Mull Type = FactoryMull

Mull Name =

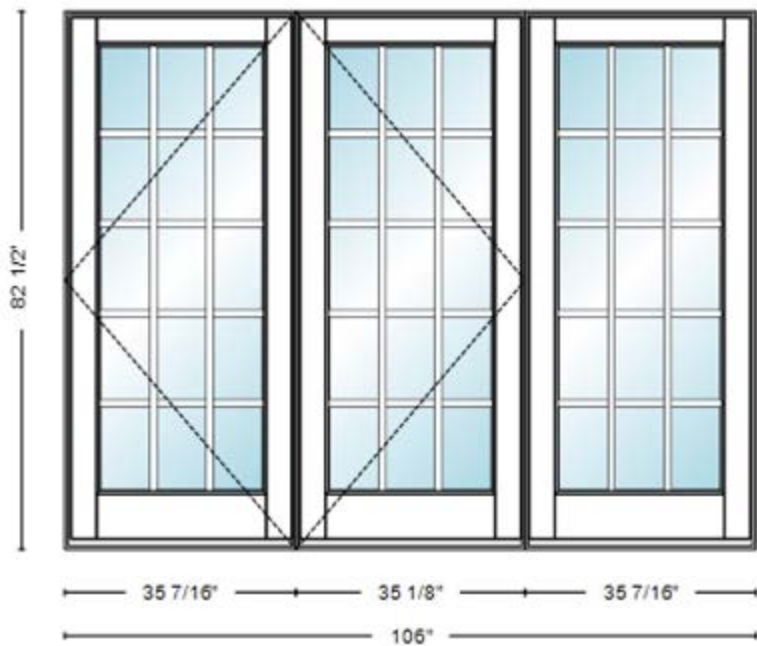
PK 385



Rough Opening: 106.5" X 83"

Overall Unit Size: 106" X 82.5"

Room Location: Garage (Alum-Clad)





Minor Work COA's Issued 6/15/2026 - 7/14/2026
ADDITIONAL AGENDA DETAILS:

FROM: Maria Klein, Senior Planner
CC: Historic Preservation Commission;
DATE OF MEMO: 07/09/2026

MEMO DETAILS

ATTACHMENTS

1. Minor COA's Issued



PLANNING AND INSPECTIONS DEPARTMENT

TO: Pinehurst Historic Preservation Commission
FROM: Maria Klein, Senior Planner
DATE: July 15, 2026
SUBJECT: Minor Work COA's Issued 6/15/2026 – 7/14/2026

**REPORT OF STAFF APPROVALS
JULY 23, 2026 MEETING
6/15/2026 – 7/14/2026**

Record #	Nature of Work	Application Date	Issued Date	Address	Property Owner
COA-2026-00102	Generator	6/16/2026	6/17/2026	41 Shaw Rd SW	Stephen Bannon
COA-2026-00108	Paint front door	6/25/2026	6/26/2026	100 Magnolia Rd	CS Enterprises, Inc
COA-2026-00121	Paint roof tile	7/7/2026	7/8/2026	30 Chinquapin Rd	Sam Brown