



**HISTORIC PRESERVATION COMMISSION
NOVEMBER 16, 2017
ASSEMBLYHALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
4:00 PM**

MINUTES

Commission Members in Attendance:

Jim Lewis, Chair
Judy Davis, HPC Member
Christine Dandeneau, HPC Member
Bob Farren, HPC Member
Molly Gwinn, HPC Member
Tom Schroeder, HPC Member

Commission Member not in Attendance:

Jim McChesney, HPC Member

Staff in Attendance:

Alex Cameron, Planner
Gwendy Hutchinson, Planning and Administrative Assistant

I. Call to Order

Chairman Jim Lewis introduced the Commission members and welcomed members of the audience. Chairman Lewis stated that the overview of our Commission is to approve Certificates of Appropriateness for new construction and Major Work, and to do so by conducting hearings and Findings of Fact where applications come before us. Our mission is to take no action except to preserve what is congruous with the special character of the Village of Pinehurst Historic District. This special character to be preserved and enhanced is that of a growing and vibrant Village.

II. Approval of Minutes

Tom Schroeder made a motion to approve the September 28, 2017 minutes; Bob Farren seconded the motion, which was unanimously approved.

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.

III. Sworn In:

The following were sworn in: Alex Cameron, Planner; DeAnna Burgess, Quality Built Advantage; Sean Butler, Butler Constructs Design & Builds, LLC; Dave Gendron, Resident; and Gregory Bryant, Applicant and Property Owner.

IV. Public Hearing

- A.** A request for new construction of a 1,858 square foot single-family residence at 105 Medlin Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00015753. The applicant and the property owner is DGH Management, LLC.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

DeAnna Burgess, Quality Built Advantage was present to answer any questions or address any concerns of the Commission.

After discussion, Molly Gwinn made a motion to issue a Certificate of Appropriateness to construct a new single family residence at 105 Medlin Road and to adopt the Findings of Fact; Judy Davis seconded the motion, which was unanimously approved.

- B.** A request for a sunroom addition, new screened in porch and demolition of a storage building at 115 Short Rd., Pinehurst, NC. This property can be identified as Moore County LRK# 00016223. The applicant is Butler Constructs Design & Builds LLC and the property owner is Abidin Investments LLC.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Sean Butler, Butler Constructs Design & Build, LLC was present to answer any questions or address any concerns of the Commission.

Dave Gendron, Resident spoke against the additions to the home.

After discussion, Bob Farren made a motion to issue a Certificate of Appropriateness amending the request for the screen porch to be an addition and not a detached accessory building and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

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.

Sean Butler agreed with amending the screen porch to be an addition and not a detached accessory building.

- C. A request for the addition of dormers, remove entrance, new windows and paint the home at 85 Shaw Rd. SW, Pinehurst, NC. This property can be identified as Moore County LRK# 00014388. The applicant and the property owners are Gregory and Maria Bryant.

Alex Cameron, Planner read the staff report and confirmed that adjacent property owners were notified and that the property had been properly posted.

Gregory Bryant, Applicant and property owner was present to answer any questions or address any concerns of the Commission.

After discussion, Judy Davis made a motion to issue a Certificate of Appropriateness, removing the shutters from the request and to adopt the Findings of Fact; Molly Gwinn seconded the motion, which was unanimously approved.

Gregory Bryant agreed with removing the shutters from the application.

V. Review of Normal Maintenance and Minor Work Items

- A. Report for 9/22/2017 – 11/9/2017

The Commission Members did not have any comments.

VI. Next Meeting Date:

- A. December 21, 2017

VII. Item for Discussion

- A. Small Cell Wireless

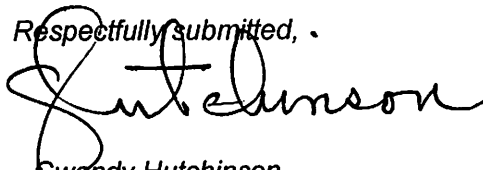
Chair Lewis informed the Commission that he is on the sub-committee for Small Cell Wireless, representing the Historic Commission. The sub-committee will determine what can or cannot be regulated and Chair Lewis will bring the recommendations before the Commission as new language will need to be added to the current Guidelines.

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.

VIII. Motion to Adjourn

With no further discussion, Christine Dandeneau made a motion to adjourn. Tom Schroeder seconded the motion, which was unanimously approved. The meeting was adjourned at 5:45 p.m.

Respectfully submitted, .

A handwritten signature in black ink, appearing to read "Wendy Hutchinson". The signature is fluid and cursive, with a large initial "W" and "H".

Wendy Hutchinson
Planning and Administrative Assistant
Village of Pinehurst

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.