

MINUTES

**Town of Southern Pines Historic District Commission Regular Meeting
Boyd Room of the Planning Department Office
180 SW Broad Street
February 14, 2019 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, February 14, 2019, at 4:00 PM in the Boyd Room of the Planning Department office, 180 SW Broad Street, Southern Pines, North Carolina.

Members present: Carolyn Burns, Lynn Anderson, Molly Goodman and Dorothy Shankle.

Members absent: Chairperson Darlene Stark, Vice Chairman Mart Gibson and Steady Meares. Chairperson Stark appointed Molly Goodman to serve as Chairperson in her absence.

Town staff members present: BJ Grieve, Principal Planner, Suzy Russell, Planner, and Cindy Williams, Secretary to the Historic District Commission.

Chairperson pro tem Molly Goodman called the meeting to order at 4:00 PM.

APPROVAL OF MINUTES:

Dorothy Shankle made a **motion**, which was seconded by Lynn Anderson, to approve the Minutes of the January 10, 2019 meeting as corrected. **The motion carried unanimously.**

PUBLIC HEARING:

HD-18-18: Certificate of Appropriateness: Major Works for a New Building at 215 South Bennett Street; Applicant: Mr. Gerald Bateman by Koontz Jones Design, Agent

OATH OF TESTIMONY:

Cindy Williams administered the oath of testimony to those wishing to speak during the hearing.

Chairperson pro tem Molly Goodman confirmed that there were no conflicts of interest among the members.

Carolyn Burns made a **motion**, which was seconded by Dorothy Shankle, to open the public hearing. **The motion carried unanimously.**

APPLICANT PRESENTATION – Mr. Bob Koontz:

Mr. Koontz provided an overview of the application and stated that the most significant change from the original submittal is the patio surface, which will be permeable pavers installed in a running bond pattern. The same pavers, a sample of which was provided, will also be used for the

ADA access area. A set of concrete steps with black handrails leading from the patio onto Bennett Street has been added.

Mr. Koontz said it will be necessary to remove one tree on the New York Avenue side of the property but they are going to plant four new trees which will be a combination of magnolia, longleaf pine and dogwood trees. All of the large pine trees along Bennett Street will remain. A brick retaining wall will wrap around the patio area and an evergreen screen and ornamental shrubs will be planted.

Mr. Dean King provided a copy of his written response to a few of the items requiring clarification following the initial hearing to be entered into the record as Exhibit A to the application. He stated that the awnings will be of black, non-reflective, fire retardant canvas. The vertical height will not exceed four (4) feet. It is unlikely that the rooftop mechanical equipment will be visible given the height of the building, but they propose to screen that equipment with a fence painted to match the building.

Ms. Russell inquired about the visibility of the dumpster. Mr. Koontz responded that the dumpster will sit uphill and not be visible from the building or the adjacent property.

Mr. King provided a description and locations of exterior lighting and stated that the roll up garage doors will be aluminum and painted black with tempered glass. The main entrance will be one operable door with a fixed panel on each side made of mahogany and stained to closely match the gunmetal color of the windows and the other doors.

Mr. King said he felt the UDO requirement that the distance between entrances not exceed 50 ft. applied to individual storefronts and not to a single building. The distance between doors may be greater than 50 ft., but there will be three doors, which is one more than is required.

Mr. King stated that the first floor consists of 59% glass, which is slightly less than the required 70%, but they feel that the proposed design is better architecturally.

Ms. Russell stated that pursuant to UDO §4.10.1(A), design standards may be modified pursuant to Certificate of Appropriateness approval.

Mr. Grieve added that UDO §4.10.4 Architectural Design Standards are applicable throughout the jurisdiction. Properties within the Historic District are also subject to the recommended practices of the Historic District Guidelines. The Historic District Commission is responsible for balancing the architectural design standards of the UDO with the recommended practices of the Historic District Guidelines and may approve deviations from the UDO which they deem appropriate.

Ms. Russell confirmed that the brick that was originally proposed for the exterior of the building is going to be used.

Mr. Bateman stated that the patio tables and chairs will be black cast aluminum and he does not intend to use umbrellas. Ms. Russell responded that umbrellas will need to be approved if Mr. Bateman decides to use them in the future.

Ms. Russell stated that the applicant has generally met the standards for the dumpster, site furnishings and landscaping.

Lynn Anderson made a **motion**, which was seconded by Dorothy Shankle, to close the public hearing. **The motion carried unanimously.**

HISTORIC DISTRICT COMMISSION ACTION:

FINDINGS OF FACT

The following findings of fact were made by the Historic District Commission:

FINDING OF FACT #1

Lynn Anderson made a **motion**, which was seconded by Carolyn Burns, that as a finding of fact the application was complete and the facts submitted were relevant to the case in that the applicant provided elevations, actual materials and color selections, paver details, landscape drawings, and additional information to be attached to the application as Exhibit A. **The motion carried unanimously.**

FINDING OF FACT #2

Lynn Anderson made a **motion**, which was seconded by Dorothy Shankle, that as a finding of fact the application complies with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (C) 1-3, in that the work is compatible and appropriate in preserving and retaining the historic character of the district and specifically, the work is considered to be compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and landscaping; the features of the building will not adversely affect its contribution to the Historic District; and the work is consistent with the adopted design guidelines for the Historic District. **The motion carried unanimously.**

Carolyn Burns made a **motion**, which was seconded by Dorothy Shankle, to approve HD-18-18 with modifications to the required distance between entryways and between windows as presented by Mr. King during the hearing. **The motion carried unanimously.**

OLD BUSINESS:

Lynn Anderson stated that her second consecutive term on the Historic District Commission expired on February 8, 2019.

Ms. Russell stated she was expecting submittal of an application for a Certificate of Appropriateness – Minor Works from Riot, 205 NE Broad Street, for a wall sign.

NEW BUSINESS:

HD-01-18 Certificate of Appropriateness: Major Works; Exterior Alterations to Existing Structure; 10 Camelia Way; Property Owner: Compass Navigation LLC (Virginia Gallagher) by Holly Matt, Agent

Ms. Russell stated that Holly Matt had submitted a written request for a twelve (12) month extension of the development approval that was granted on February 9, 2018 due to a delay in receiving documentation from their contract engineer. No design changes are being requested.

Dorothy Shankle made a **motion**, which was seconded by Lynn Anderson, to grant the requested twelve-month extension of the original approval effective February 9, 2019. **The motion carried unanimously.**

Ms. Russell stated that Ms. Lisa Webb, the Town's Code Enforcement Officer, has been contacted by Mr. Chris Dunn from the Moore County Arts Council and Ms. Audrey Wiggins from the Carolina Horse Park regarding a downtown art exhibit. They are proposing a six week art show of one life-size, or possibly smaller, horse statue along each block of Broad Street. The horses would be business sponsored and auctioned off to benefit both organizations at the end of the six week exhibit.

Discussion ensued and the members of the Commission agreed that more information was needed prior to making a decision.

Ms. Russell provided details of an upcoming training opportunity regarding quasi-judicial proceedings.

There being no further business the meeting adjourned at 5:40 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission