

**MINUTES**  
**Town of Southern Pines Historic District Commission**  
**Regular Meeting**  
**February 12, 2026 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, February 12, 2026, at 4:00 PM at the Community Development Building, 801 SW Service Road, Southern Pines, North Carolina.

Members present: Vice Chair Robert Brown, Robert Anderson, Sarah Farrell, Talmadge Shepherd and Karl Ecker.

Vice Chair Brown called the meeting to order at 4:00 PM.

Karl Ecker made a motion to approve the Minutes of the October 2025 2025 regular meeting. The motion carried.

**PUBLIC HEARINGS:**

**HD-02-26 Certificate of Appropriateness - Major Work; 168 NW Broad Street**

**Applicant: Sara Jackson; Authorized Agent: Sanna Nassar of DAHR Interior**

Sara Jackson requests a Certificate of Appropriateness – Major Work to replace the existing main entrance doors and sidelites with wood-appearance doors and sidelites at 168 NW Broad Street, identified as PIN 858100381709 (PARID 00033219) owned by C.F. Smith Broad at New Hampshire, LLC.

Vice Chair Brown opened the public hearing.

Planner Mason Mattox provided a brief overview of the application and renderings of the proposed replacement doors.

Vice Chair Brown closed the public hearing.

Sarah Farrell made a motion, seconded by Karl Ecker, to adopt Attachment One to the staff report as the Findings of Fact. The motion carried by a vote of 5-0.

Sarah Farrell made a motion, seconded by Talmadge Shepherd, to approve HD-02-26 as presented. The motion carried by a vote of 5-0.

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**HD-32-25 Certificate of Appropriateness - Major Work; 310 NW Broad Street and 115 W. Connecticut Avenue; Applicant: PTAH, LLC**

Andy Bleggi of PTAH, LLC, requests a Certificate of Appropriateness – Major Work to demolish two existing structures and construct a single-story, 9,476 sq. ft. commercial building and 8-9 townhomes on 0.63 of an acre on two parcels identified as PIN 858106396273 (PARID 00035341) and PIN 858106395281 (PARID 00031673), both owned by PTAH, LLC.

Town Attorney Mac MacCarley stated that only four members of the Commissioner were expected to be in attendance so he had communicated with the applicant that in that case, all four votes would be required for a decision.

Mr. MacCarley confirmed that member Anderson did not have a conflict of interest or reason for recusal and that the applicant did not want to challenge member Anderson’s participation.

Mr. Bleggi stated that he wanted to postpone the hearing until a quorum could be present.

Attorney MacCarley stated that he had suggested to the applicant that he could have an informal conversation as long as he was willing to waive the right to any challenge based on ex parte or out-of-hearing conversation. Mr. Bleggi acknowledged his agreement.

Vice Chair opened the public hearing.

Karl Ecker made a motion, seconded by Sarah Farrell, to continue the public hearing to the March 12, 2026 regular meeting. The motion carried by a vote of 5-0.

Planner Maxon Mattox stated that the application was technically for two projects - the demolition of the Doug’s Auto building and the construction of a new single-story commercial structure and a new townhome building. He stated that the Commission has the authority to delay demolition for up to 365 days.

Planning Director BJ Grieve stated that demolition of a structure may be delayed for up to 365 days but it may not be denied. However, the new construction can be denied.

An in-depth discussion ensued regarding site and architectural design details and concerns.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

No new business was discussed.

The meeting adjourned at 5:45 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Historic District Commission

An audio recording of the proceedings is available upon request.