

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting April 13, 2023 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, April 13, 2023, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Chair Molly Goodman, Vice Chair Elizabeth Oettinger, Sandra Carroll and Michelle Peele.

Staff members present: Pamela Graham, Principal Planner, and Cindy Williams, Secretary to the Board.

Chair Goodman called the meeting to order at 4:02 PM.

APPROVAL OF MINUTES:

Elizabeth Oettinger made a motion, which was seconded by Sandra Carroll, to approve the Minutes of the November 10, 2022 meeting. The motion carried.

UNFINISHED BUSINESS:

Update on HD-11-22: 275 S. Bennett Street Demolition

Ms. Graham presented a Power Point and related handouts and stated for the benefit of the new HDC members that the first public hearing before the HDC was held on June 9, 2022 regarding the demolition of structures and the construction of a 92-room hotel. The subject properties included portions of 275 S. Bennett Street, 155 W. Massachusetts Avenue and an adjacent vacant parcel. Ultimately, the option to purchase the W. Massachusetts parcel expired so the applicant removed that parcel from the application.

The first public hearing for the demolition and new construction of the hotel was held on June 9, 2022. There was standing room only at the hearing and a lot of opposition to the hotel, which is allowed in the zoning district, so the applicant requested a continuance until September 2022. Prior to that meeting Ms. Wallace contacted Ms. Graham and said she wanted to amend the application to separate the request for construction of the hotel from the demolition request and to remove the Massachusetts Avenue parcel as the developer no longer had an option to purchase that property.

At the September HDC meeting Ms. Graham requested that the HDC make a motion to request technical assistance from the North Carolina Historic Preservation Office, which is allowed by statute. Jeff Olsen, Senior Restoration Specialist with that office visited the site and provided a letter summarizing his assessment of the structure.

At the October 13, 2022 HDC meeting, Leslie Brians from The Pines Preservation Guild and also a prior member of the HDC, gave a presentation and offered some alternatives to demolition and offered her assistance. The HDC approved the demolition at that meeting with a 365 delay as permitted by NC General Statutes.

Ms. Brians and another representative from The Pines Preservation Guild met with Mr. Jordan to discuss options for preserving the structure and provided a summary of their meeting.

Ms. Graham stated that the current focus needed to be on ways to save the structure, whether it remains on the site or is moved to another location.

Chair Goodman stated that the role of the Commission will be to follow Design Guidelines and rely on expert testimony if the hotel is project is brought forward again.

Discussion ensued.

The meeting adjourned at 5:30 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission