

Agenda Item

To: Reagan Parsons, Town Manager

Via: BJ Grieve, Planning Director

From: Suzy Russell, Planner II

Subject: **Z-04-20: Request a conditional zoning district rezoning of seven (07) existing parcels for a total of 3.05 acres located between US 1 SW Service Road and S Hale Street; from OS (Office/Service) to GB-CD (General Business Conditional District) for the purpose of developing an indoor self-storage building; Applicant: Longleaf Pines Storage, LLC, Mr. Will Huntley; Authorized Agent: Tim Carpenter, LKC Engineering, PLLC.**

Date: January 6, 2021

I. SUMMARY OF APPLICATION REQUEST:

Mr. Tim Carpenter of LKC Engineering on behalf of Longleaf Pines Storage, LLC requests a conditional zoning district rezoning of seven (07) existing lots for a total of 3.05 acres. The subject properties are located between US 1 SW Service Road and S Hale Street next to the Days Inn running to the East to Aunt Sandi's Learning Center. The subject properties would be zoned from OS (Office/Service) to GB-CD (General Business Conditional District) for the purpose of developing an indoor self-storage building; the subject properties are identified as PIN: 857108887345 (PARID: 96000398), 857108888362 (00039171), 857108889334 (00033309), 857108980445 (00039172), 857100981555 (20190151), and per the Moore County tax records the property owner for these five (05) lots is listed as TAMS Properties, LLC., the other two properties are identified as PIN:857100982505 (PARID: 20190150), 857100981643 (20190149) and per the Moore County tax records, the property owner for these two (02) lots is listed as Tony T Fairley.

II. TOWN COUNCIL PUBLIC HEARING:

A public hearing for this item was originally scheduled and legally-noticed for the November 10th, 2020 Town Council meeting. On November 4th, 2020, Mr. Tim Carpenter of LKC Engineering on behalf of Longleaf Pines Storage, LLC requested to continue the hearing for Z-04-20; the applicant requested a continuance to allow for additional time to conduct a community meeting and outreach in an effort to address concerns. The Planning Director, Mr. BJ Grieve, responded on November 5, 2020 that per UDO §2.5.14 an automatic continuance could not be granted due to the timing of the request and that the request would be presented at the November 10th, 2020 Regular Meeting of the Town Council. At the November 10th, 2020 Regular Meeting of the Town Council, with all five

members present, the legislative matter was opened during the public hearing and unanimously the members voted to continue the legislative matter to the December 8, 2020 Regular Meeting of the Town Council.

Planning staff was made aware from community inquiries that the subject property was posted with a notice regarding a community meeting scheduled on November 30th, 2020. A staff photo of the posted notice is below. No additional information regarding this meeting, nor any additional information regarding the proposed Conditional Zoning District was provided to planning staff.

Supplemental Figure*: Posted notice of Community Meeting. *Photo taken November 18, 2020.



Following the continuance requested by the applicants and granted by the Town Council, the Southern Pines Town Council held a public hearing regarding the proposed conditional zoning district rezoning at the December 8th, 2020 regular meeting. Due to restrictions on gatherings associated with COVID 19, the meeting was held as a remote meeting. A brief presentation regarding the application was provided by town planning staff. The applicant, LKC Engineering presented a PowerPoint presentation detailing compliance with the applicable ordinances on behalf of Longleaf Pines Storage. Mr. Will Huntley of Longleaf Pines Storage read a letter to the members of Town Council detailing his affiliation with the Town as well as a personal message. The applicant's attorney, Mr. Hornick, spoke to the Town Council about issues contained within the CLRP and provided his reasoning regarding consistency. He also spoke about the application and the residents in opposition.

Following presentations by representatives of the applicants, the public was given an opportunity to comment. After twelve (12) residents provided comment the Town Council moved to close the public hearing and the motion passed on a 5-0 vote. Per G.S.§166A-19.24 action on an agenda item was not taken to allow a minimum of 24 hours following the remote meeting for submittal of written comments.

The following written memorandum was received after the closing of the public hearing on December 08, 2020 and a copy of the memorandum is attached to this report: Bobbie Oglesby dropped off to BJ Grieve on December 10, 2020

III. PLANNING BOARD ACTION:

At the October 22, 2020 Regular Meeting of the Planning Board, the Planning Board, with two members absent (Mr. Ben Greene and Ms. Diane Westbrook), held a legislative hearing and heard from staff as well as those in attendance regarding application Z-04-20. Planning staff presented a review of the Conditional Zoning District rezoning application. Staff discussed the base zoning, conditional zoning district standards, and aspects of the project, as well as the development in relation to the Town’s Comprehensive Long Range Plan and Future Land Use Map.

Following staff’s presentation, the applicant’s attorney, Mr. Bob Hornick introduced the applicant’s team and provided a brief summary of the proposed project. Mr. Hornick addressed consistency of the project with the criteria for a zoning map amendment and with the Comprehensive Long Range Plan (CLRP). The applicant, Pinnacle Self Storage, was represented by Robert High and Will Huntley, who both spoke in favor of self-storage facilities in general and of the proposed facility specifically. The members of the Planning Board had several questions for the applicant. Ms. Kim Wade asked if the applicant met with any residents on South Hale Street, and the applicant did not know. Mr. Huntly stated that they met with Paul Murphy, who coordinated a meeting of community leaders, including Lem Dowdy, Dot Brower and Oliver and Tony Fairly. The applicant stated these individuals were in favor of the storage facility. Ms. Wade asked if anyone at the meeting lived on Hale Street. The applicant stated that they did not know. Mr. Huntley stated that he had two letters of support. The letters were from Tony Fairley and Dot Brower. Mr. Huntley read the letters aloud. Following the hearing, planning staff retrieved copies of these letters that were read aloud and they are attached to this report. Ms. Wade expressed that the people who live in the neighborhood need to express how this will impact them. The Planning Board discussed the site with the applicants. Ms. Wade asked who would use this storage facility. Mr. High stated that when he studied demographics on storage facilities the supply typically comes from a one to three mile radius, but in this particular case he guessed they would draw from a five mile radius. Ms. Wade asked how this would benefit West Southern Pines. Mr. High stated that they needed it.

Following presentations by representatives of the applicants, the public were given an opportunity to speak. Ms. Bobby Oglesby owns a home on Hale and stated the storage facility does not enhance Hale Street and she did not receive communication concerning a neighborhood meeting. Mr. James Thomson is a Hale Street resident and is disappointed in this and the community was not informed about the neighborhood meeting and is against this storage facility. He stated that the residents oppose progress that does not do anything for us, affordable houses would be good and the residents were upset because they didn’t know anything about this.

Mr. Rich stated that this neighborhood is all they have. He stated that he is not in favor of storage and that it is not compatible with residential communities. On Hale Street the storage facility will be overbearing and out of place. This community does not need higher taxes. The community meeting was never made known. Some of our homes are 30-75 steps away from this property. He stated there is a petition with many signatures from the

neighborhood who oppose this storage facility. Following the hearing, planning staff retrieved copies of this petition and it is attached to this report. Nora Bowman lives at 740 South Hale Street. She stated that her home was passed down from her mother and that it is all she has to pass down. She talked about a recent Development Finance Initiative (DFI) meeting with the residents of West Southern Pines and that this self-storage development at this location was never discussed. She stated that DFI discussed with them a vision for this particular property and the options that came up were affordable housing, green space and neighborhood businesses. She is opposed to this rezoning. She asked people to stand up during the meeting who were opposed to this rezoning and Mr. Carroll stated that the record should show that there are at least 15 people standing. Mr. Wilbert Davis asked if a storage building was being built where you live, would you want it? He stated that this community does not need this. Ms. Tammy McNeil lives at 720 S. Hale Street. She has lived there for 11 years and is a single parent with two children and she opposes this rezoning. Her home is in a quiet safe area and she loves where she lives.

After hearing staff and the applicant's representatives speak, as well as hearing from members of the public, the Chairman closed the public comment portion of the hearing and proceeded with Board Discussion. Mr. Gary Carroll made a motion that the requested Zoning Map Amendment is not consistent with the Comprehensive Long Range Plan and the Planning Board adopts the Resolution that is included as Attachment "A" in the staff memorandum for Z-04-20 with the following edits to Attachment "A":

"That the Planning Board rejects the Conditional Zoning District Rezoning Z-04-20 and finds that it is inconsistent with the adopted comprehensive long range plan based on residents feedback that the rezoning would not ensure that the new development of a self-storage facility is compatible with the overall scale, architectural, transportation and public space characteristics of the neighborhood in which it is proposed, and the proposed use does not facilitate compatible growth in West Southern Pines in the ways as described in the CLRP."

Therefore, Chairman Carroll moved to recommend denial of Z-04-20. Mr. Andy Bleggi seconded the motion and the motion carried 5-0. A copy of the Planning Board's Plan Consistency Statement that was signed by the Chair of the Planning Board and that is based on the Planning Board's adopted motion is attached to this staff report.

IV. PROJECT INFORMATION:

A. Owners:

TAMS Properties, LLC
207 Midlothian Drive
Southern Pines, NC 28387

And

Tony T Fairley
1092 W New Hampshire Avenue
Southern Pines, NC 28387

B. Applicant:

Longleaf Pines Storage, LLC
Will Huntley
550 S Ashe Street
Southern Pines, NC 28387

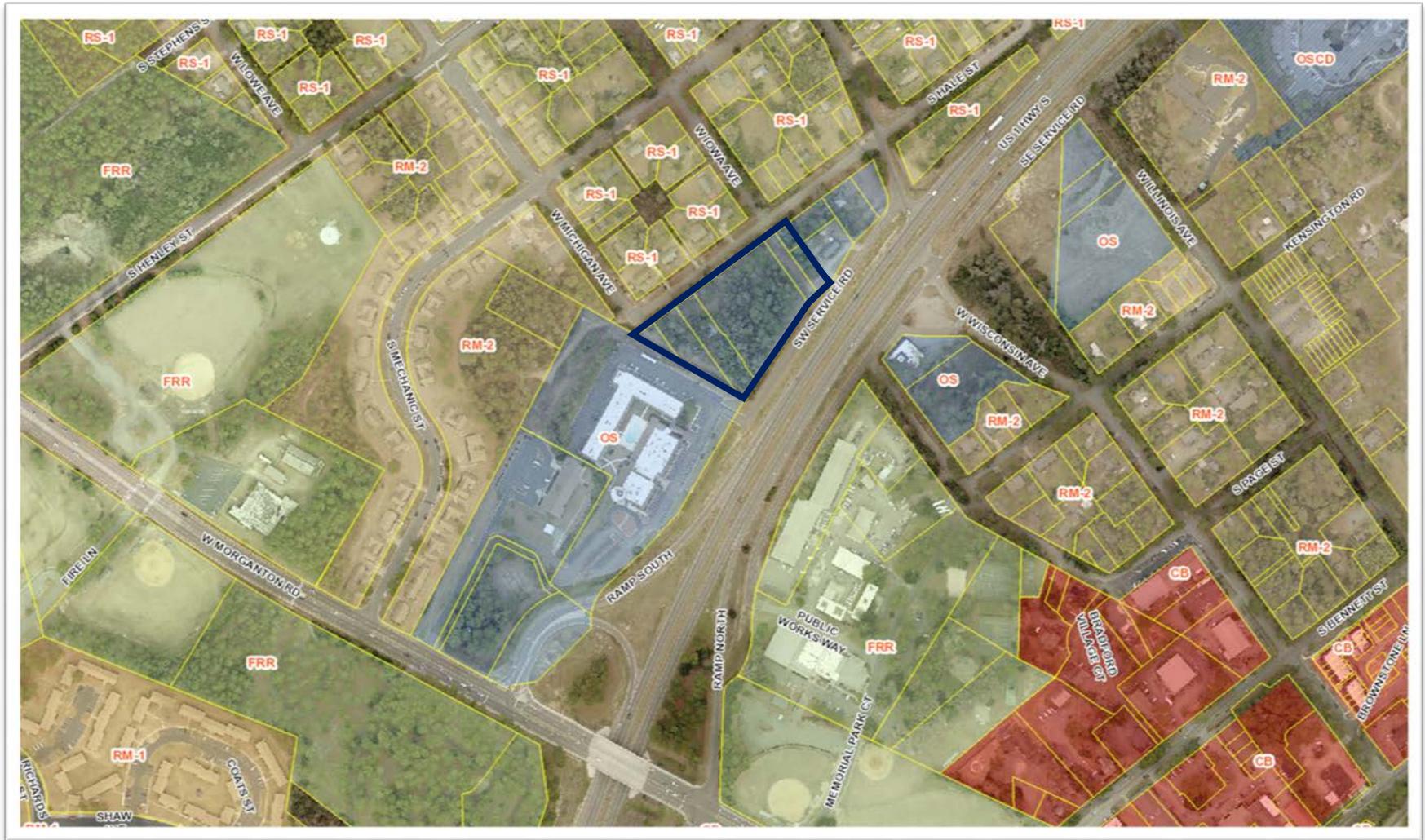
C. Authorized Agent:

Tim Carpenter
LKC Engineering, PLLC
140 Aqua Shed Court
Aberdeen, NC 28315

D. Current Zoning:

The area requested to be rezoned is presently zoned OS Office/Service (see Figure 1 below).

Figure 1: Current Zoning Map (Subject Property Outlined in Dark Blue):



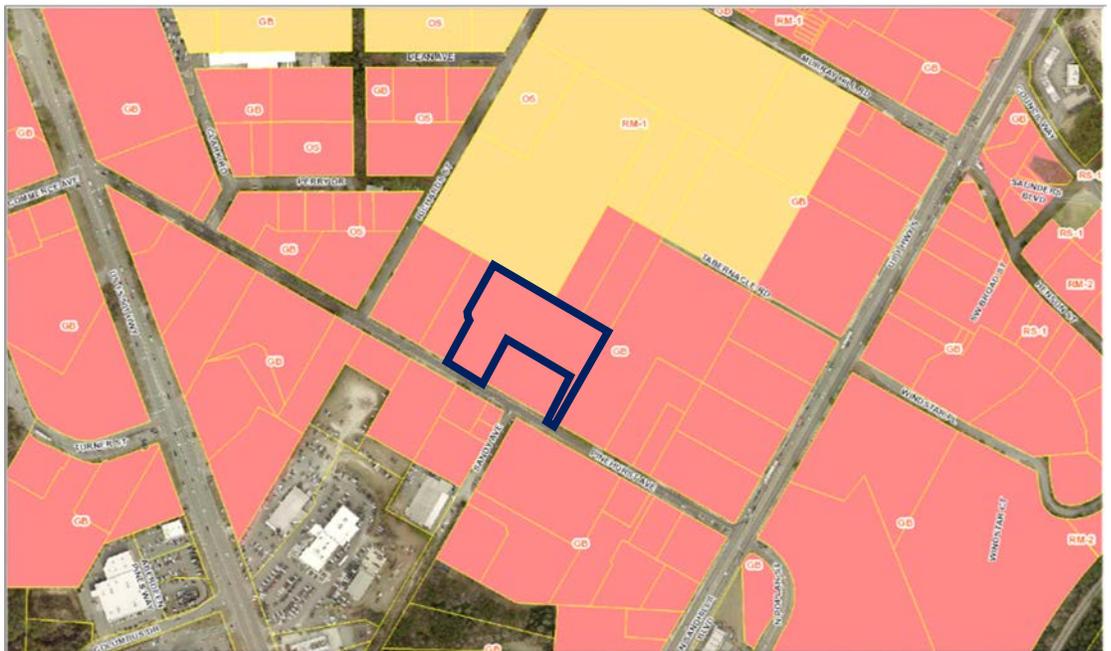
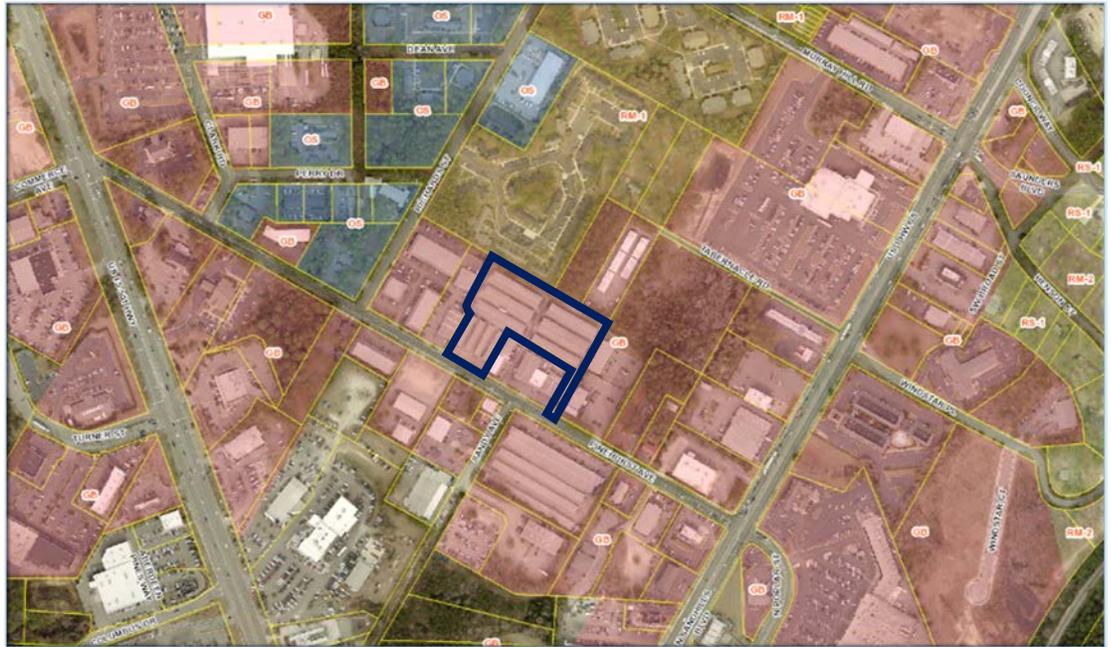
E. Current Comprehensive Long-Range Plan Designation:

The subject properties are identified as 'Commercial' in the Future Land Use Plan 2016 (see Figure 2). Per the CLRP, the Commercial designation *applies to all land dedicated to retail, professional office, or other primarily non-residential, commercial use. It includes the Downtown portions along Broad Street and Pennsylvania Avenue, the regional commercial corridor on US 15/501, and all commercial land in between. Higher density residential may be incorporated into mixed-use developments within areas designated for this future land use category.*

The future land use map is a graphic expression of the CLRP's land-use policy. Provided to guide decisions on land use, the map reflects both current uses-categorized more generally than with the Town's zoning map – as well as uses the Town sees as conducive to the community's long-range goals. As opportunity and interest emerge for changes in land use and development regulation, the map should be referenced to ensure those changes meet overall planning goals. In contrast to the Town's parcel-specific zoning map adopted as part of the Town's Unified Development Ordinance, the future land use map is presented with soft-edged use boundaries, which are intended to identify future land use designations but at the same time reflect the fact that as policy, specific boundaries are less critical than the map's overall intent, including development type, intensities and their relative arrangement.

The proposed zoning map amendment appears to be consistent with the designation of Commercial on the Future Land Use Map (See Figure 2 below). If we look at a similar area of our community along Pinehurst Avenue, a storage facility is located on a general business zoned property which backs up to an RM-1 zoned property. Please see the example below:

The storage facility along Pinehurst Avenue (outlined in dark blue) is similar in situation to the file before you. It is zoned GB, backs up to an RM-1 zoned property and is designated as Commercial on the Future Land Use Map. As you can see all of the properties along Pinehurst Avenue are designated as Commercial and the properties are zoned GB and OS. Please see below:



F. Proposed Zoning:

The applicant is requesting to rezone the subject property GB-CD General Business-Conditional District. Per UDO §3.3.2 Conditional Districts: *Where the Town Council finds that the application of base district rules may be contrary to the purposes of this UDO due to the conditions of a site or adjacent properties, it may establish a conditional district and establish additional use and or design standards. Conditional districts shall be designated with the base district designation and followed by the letters “CD”.*

A request for a Conditional Zoning District is not intended to “relax” the requirements of the underlying zoning. A Conditional Zoning District is proposed by an applicant voluntarily and typically will further restrict both the land use(s) and the intended site design in a manner that makes the proposed land uses(s) appropriate for the particular location being rezoned and consistent with the UDO and CLRP.

V. STAFF REVIEW

A. Review Process:

Amendments to the Town of Southern Pines Official Zoning Map are reviewed pursuant to UDO §2.17. Conditional Zoning District Rezoning regulations are found in UDO §2.17.11.

B. Application Review Dates:

- Application Submitted: September 11, 2020
- Application Complete: September 21, 2020
- Notice of Public Hearing:
 - Posted On-site: September 28, 2020
 - Mailed: October 01, 2020
 - Published: October 07 and 14, 2020
- Planning Board Agenda Meeting: October 15, 2020.
- Planning Board Public Hearing: October 22, 2020
- Town Council Agenda Meeting: November 04, 2020
- Town Council Public Hearing: November 10, 2020 (Continued)
- Town Council Public Hearing: December 8, 2020

C. Criteria For Review:

When reviewing an application for zoning, the hearing bodies shall consider and be guided by the following criteria, as set forth in **UDO §2.17.9:**

- (A) **Consistency.** *Rezoning shall be consistent with the adopted Comprehensive Plan*
- (B) **Adverse Impacts on Neighboring Lands.** *The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and determines that vast acreages of single-use zoning produces uniformity*

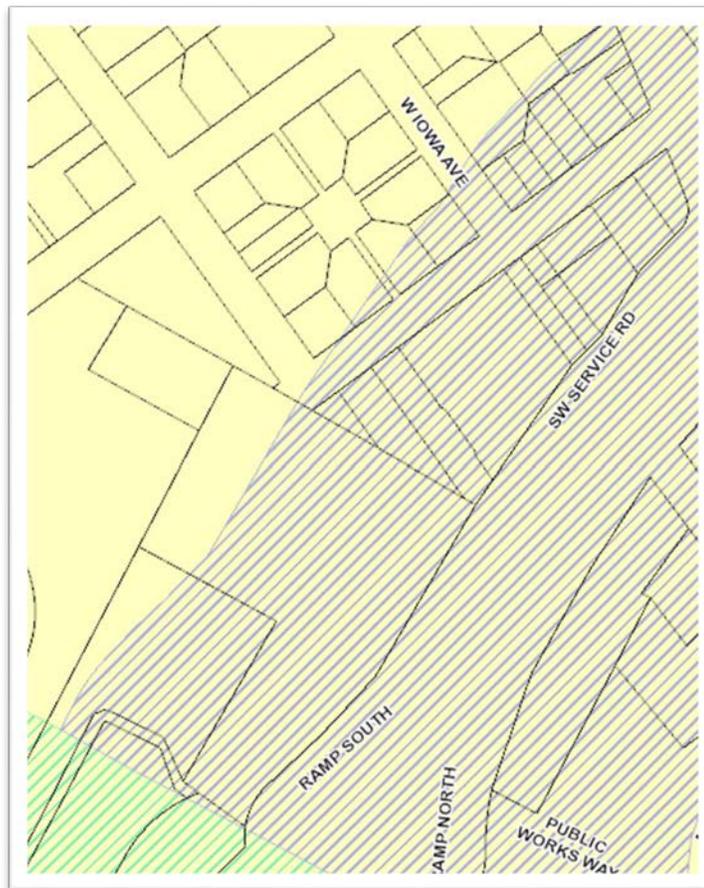
with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

- (C) Suitability as Presently Zoned.** *The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.*
- (D) Health, Safety, and Welfare.** *The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.*
- (E) Public Policy.** *Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.*
- (F) Size of Tract.** *The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.*
- (G) Other Factors.** *The Hearing Body may consider any other factors relevant to a rezoning application under state law.*
- (H) Applicant Representations.** *Except for rezoning requests submitted in accordance with the provisions herein for conditional use district rezonings, the Hearing Body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.*

D. Staff Comments:

- The subject properties are presently undeveloped with the exception of two (2) lots, as you can see below, they have three dilapidated structures located on them. Please see below:

- The applicant is proposing to implement the General Business zoning district development standards on the subject property. The applicant complies with the applicable GB development standards.
 - LBCS 2321 self-storage land use may be located in the general business zoning district.
 - The applicant would not be allowed to meet the GB setback standards of none and would be held to the Urban Transition Highway Corridor Overlay (UTHCO) standards.
- The subject property is located within the UTHCO. The UTHCO shall be developed with a balance of residential, recreational and commercial uses. The applicant complies with the applicable UTHCO development standards.



- The standards of the UTHCO that the subject properties are compliant with:
- Along US 1 SW Service Road the building setback is 75 feet, the parking area setback is 50' and the landscape buffer is 50'.
 - The side and rear yard landscape buffer is 15'.
 - The side yard is 25'.
 - The rear yard is 50'.

- The maximum building height is 35'. The allowed maximum height of 45' in the GB zoning district would not be allowed. The applicant would be required to meet the 35' maximum height of the UTHCO.
 - The maximum built upon surface is 65% and the applicant is proposing an impervious surface of 43%.
 - The maximum building footprint is 30%.
 - The proposed self-storage building is 83,000 square feet with 600 storage units, requiring 12 parking spaces at 1 space per 50 storage units. 40% of parking may be located in the highway yard.
- The subject property is located in the West Southern Pines Overlay.
 - The subject property is currently zoned Office/Service. OS development standards to compare with the proposed GB and UTHCO are:
 - The maximum building height is 35'.
 - The front setback is 35', the side and rear setback is 15'.
 - There are no minimum buffer widths for an OS zoned property to an abutting OS zoned property.
 - Per UDO §4.3.4 (A) (2) Buffer requirements shall not apply when a public street or railroad right of way separates applicable zoning districts or uses.
 - The applicant is compliant with 4.10.4 Building Design Requirements.
 - The applicant provided a trip generation study stating that the storage facility will generate 63 trips in per day and 63 trips out per day.
 - The utility infrastructure is existing and can adequately serve the development. (Please see infrastructure maps below, Figures 4 and 5).
 - The Powell Bill designates South Hale Street as a paved town street and designates US 1 SW Service Road as a state system street. (Please see Figure 6 below).

Figure 4: Proposed Future Sidewalks (Subject property highlighted in dark blue):

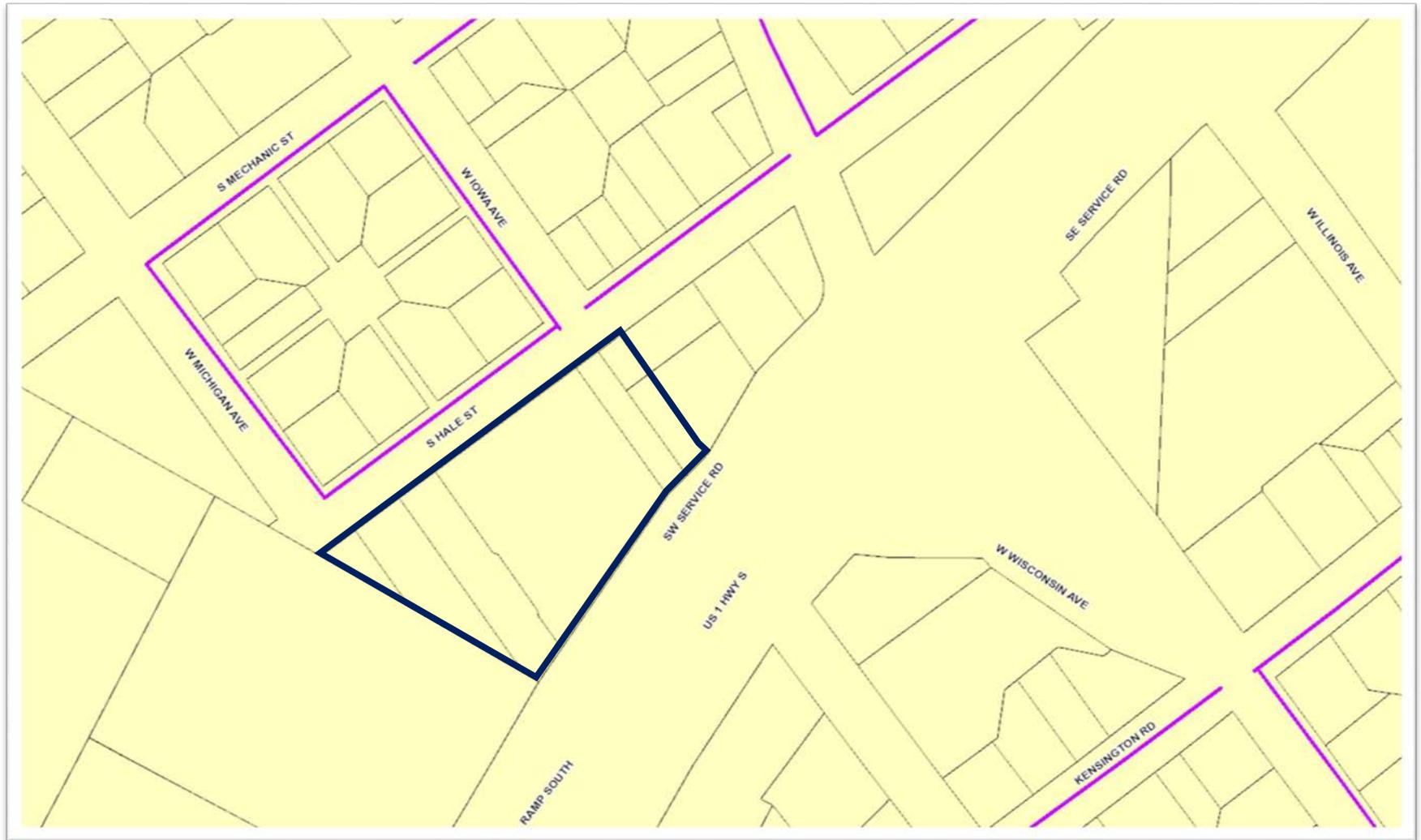
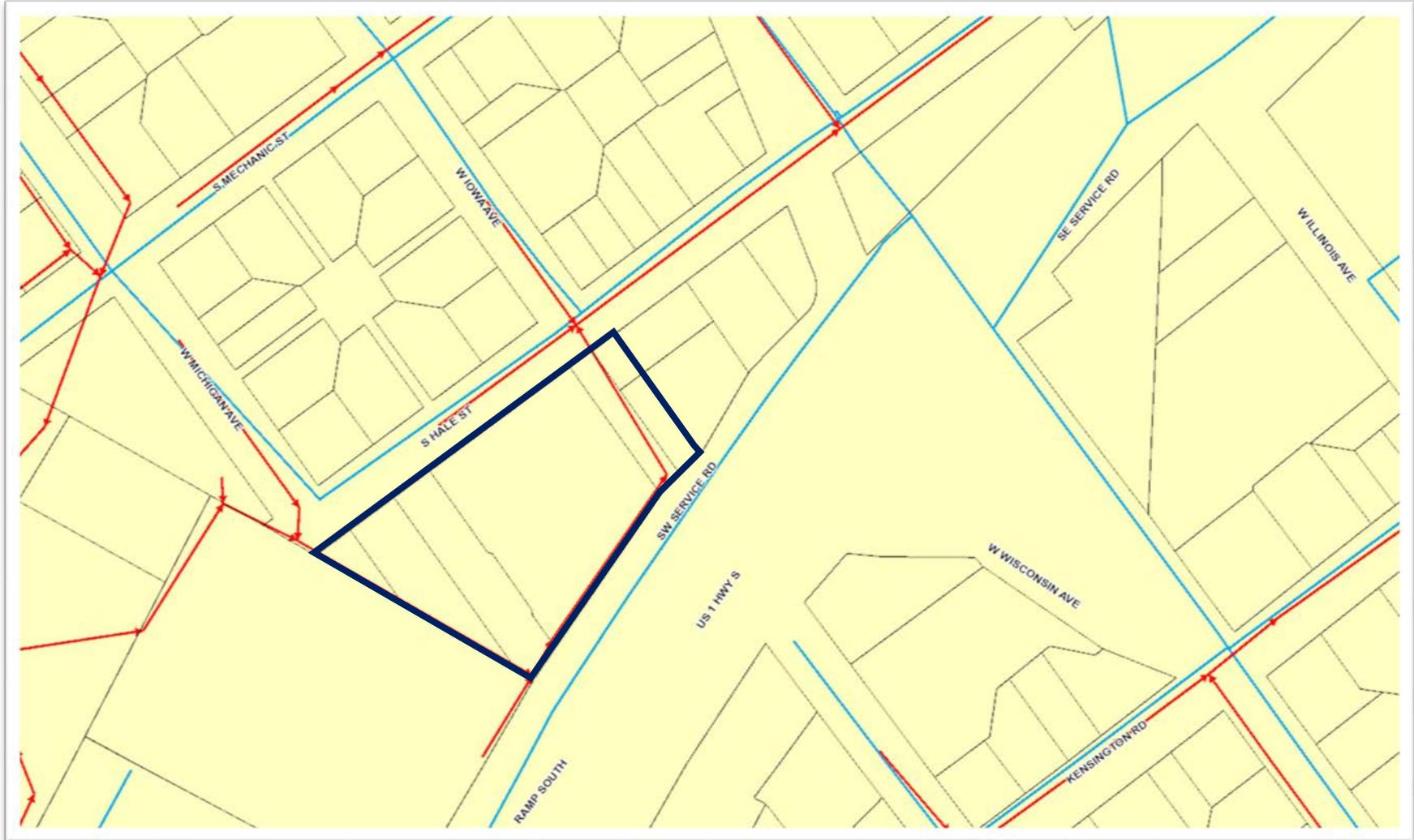


Figure 5: Existing Public Water (6" Water Main) and Sewer (8" Gravity Sewer Main) (Subject property highlighted in dark blue):



E. Outside Agency Comments:

- A request for comment was emailed to the Regional Land Use Advisory Commission (RLUAC), the North Carolina Department of Transportation (NCDOT), U.S. Fish and Wildlife Service (USF&WS) and members of the Town of Southern Pines Technical Review Committee (TRC) on September 29, 2020.
 - On Oct 02, 2020 Susan Miller of U.S. Fish and Wildlife Service commented: *No known cavity trees occur on or near these parcels therefore I have no comments related to red-cockaded woodpecker recovery efforts.*
 - On September 29, 2020 The Regional Land Use Advisory Commission commented: *The parcels are identified as IMPORTANT to conserve on the Joint Land Use Study maps due to their location within an area designated as High Quality and Outstanding Resource Waters (HQORW) and, there are no military impacts. RLUAC encourages the Town to consider this HQORW designation during the rezoning review process.*
 - On September 25, 2020 the Town of Southern Pines Fire Marshal commented: *The proposed layout will require additional fire department access from South Hale St. to the rear of the building and Please ensure that there is adequate water supply available to meet the required fire flow and fire protection systems demands.*
 - On October 5, 2020 The Town of Southern Pines Engineer commented: *1. All stormwater discharges from the site, including the stormwater pond outfall shall connect to the existing drainage system along SW Service road, in accordance with UDO 4.14.2. Developments Must Drain Properly (C) Whenever practicable, the drainage system of a Development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets. 2. These comments should not be considered an exhaustive review of the provided plan sheet. A detailed review of the engineering plans will be performed during the Site Plan Review process and additional comments will be made at that time.*

Additional documents related to this application including (but not limited to), email correspondence, meeting minutes and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available for public inspections during normal business hours.

VI. ATTACHMENTS:

1. Planning Board Plan Consistency Statement
2. Zoning Map Amendment Application
3. Executive Owners Letter
4. Rezoning Narrative UDO §2.17.9
5. Technical Site Narrative
6. Narrative UDO §4.10.4
7. Stormwater Narrative UDO §4.14.2(C)
8. Conceptual Site Plan
9. Elevation Drawings
10. Metes and Bounds Description
11. Order to Vacate
12. Fish and Wildlife Review
13. RLUAC Review
14. Letter from Town Engineer
15. Letter from the Town Fire Marshal
16. Letter from Tony Fairley in Favor of Project (Submitted at October 22, 2020 Planning Board hearing)
17. Letter from Dot Brower in Favor of Project (Submitted at October 22, 2020 Planning Board hearing)
18. Petition from Town Residents Opposed to Project (Submitted at October 22, 2020 Planning Board hearing)
19. Letter from the Wilmington Chief of Police (Received November 13, 2020)
20. Written Comment Received Within 24 Hours after the Town Council Regular Meeting (submitted December 10, 2020)

VII. TOWN COUNCIL ACTION:

Per G.S. §166A-19.24(e) action on this agenda item was not be taken following the closure of the public hearing that was held via remote meeting on December 8th, 2020. One additional public comment was received following the close of the public hearing and is presented in this staff report. Based on this additional public comment and concerns raised at the public hearing on December 8th, 2020, staff has prepared this report in support of further discussion on the proposed conditional zoning district to occur at the January 6, 2021 Town Council Agenda Meeting.

Should Town Council arrive at a desired direction for a motion, staff requests appropriate feedback in order to prepare recommended motions and draft the required documents (such as a Resolution to Adopt a Statement of Plan Consistency and an Ordinance Amending the Zoning Map) for adoption at the January 12, 2021 Town Council Regular Meeting.



**PLANNING BOARD
RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
FOR ZONING MAP AMENDMENT APPLICATION
Z-04-20**

WHEREAS, Section 160A-383 of the North Carolina General Statutes specifies that the governing board shall, with any ordinance amendment or zoning map amendment decision, approve a statement describing whether the action of the governing board is consistent with the adopted comprehensive plan.

WHEREAS, Section 160A-383 of the North Carolina General Statutes specifies that zoning regulations shall be made in accordance with a comprehensive plan and prior to adopting or rejecting any zoning amendment, the governing board shall adopt one of the following statements, which shall not be subject to judicial review:

- (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (3) A statement approving the zoning amendment and containing at least all of the following:
 - a. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.
 - b. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.
 - c. Why the action was reasonable and in the public interest.

WHEREAS, zoning regulations shall be designed to promote the public health, safety, and general welfare. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town.

WHEREAS, the Planning Board conducted a public hearing on October 22nd, 2020 for recommendation of Zoning Map Amendment application Z-04-20;

NOW, THEREFORE BE IT RESOLVED that the Planning Board rejects the Conditional Zoning District Rezoning Z-04-20 and finds that it is inconsistent with the adopted comprehensive long range plan based on residents feedback that the rezoning would not ensure that the new development of a self-storage facility is compatible with the overall scale, architectural, transportation and public space characteristics of the neighborhood in which it is proposed, and the proposed use does not facilitate compatible growth in West Southern Pines in the ways as described in the CLRP.

Therefore the Planning Board recommends rejection of the proposed Conditional Zoning District Rezoning because the application is found to be inconsistent with the CLRP.

ADOPTED this the 22nd day of October, 2020.

Gary Carroll, Chairman

ATTEST:

Cindy Williams, Secretary to the Planning Board



Zoning Map Amendment (Rezoning)

REQUIRED APPLICATION MATERIALS:

- Application fee** in the amount of **\$1,500.00**.
- Completed Application** for a Zoning Map Amendment (Rezoning) signed by the applicant. Please do not leave anything blank and make sure that all of the information provided is correct.
- Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
- Deed** copy to provide proof of ownership and property boundaries.
- Reasons for proposed amendment**: Explain the need for the proposed changes to the zoning map. Please provide additional text and/or maps to demonstrate consistency with the approval criteria listed in **UDO §2.17.9 Criteria for Zoning Map Amendments**. The list of criteria is attached.
- Survey** of the subject property.
- Written metes and bounds description** of the subject property.
- Site plan**, if applicable
- Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review**: Planning staff will review the application and notify the applicant if additional materials are needed.
2. **Public hearings**: The applicant is expected to attend a public hearing on the application before the Planning Board followed by a public hearing before the Town Council the following month. (Please refer to the **Application Processing Timeline** to determine the hearing dates.) The Planning Board will recommend approval, conditional approval or denial to the Town Council. The Town Council will consider that recommendation, as well as evidence and testimony presented, and approve, conditionally approve or deny the rezoning request.
3. **Approval**: The approval of an amendment to the UDO text or Zoning Map does not authorize the use, occupancy, or development of property until the applicant receives necessary development approvals, such as subdivision, site plan and building permits. (UDO §2.17.12)

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
180 SW BROAD STREET
SOUTHERN PINES, NORTH CAROLINA 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

7-1-19



Zoning Map Amendment Application

Fee: \$1,500.00

Date Received: _____

Case No.: Z-____-____

Project Information:

Street Address: 660 SW Service Road

857108887345, 857108888362, 857108889334,

96000398, 00039171, 00033309, 00039172, 20190151, 20190150,

PIN: 857108980445, 857100981555, 857100982505,

Parcel ID: 20190149

857100981643

Site Size: 3.05 ac

Zoning: Office Services (OS)

Applicant:

Name(s): Longleaf Pines Storage, LLC

Email: will@huntleydesignbuild.com

Phone: 910-684-8149

Mailing Address: 550 S Ashe Street, Southern Pines, NC 28387

Authorized Agent, if different from Applicant:

Name(s): Tim Carpenter, LKC Engineering, PLLC

Email: tim@lkceengineering.com

Phone: 910-420-1437

Mailing Address: 140 Aqua Shed Ct, Aberdeen, NC 28315

Legal Property Owner(s), if different from Applicant:

Name(s): TAMS Properties, LLC (Lots 1-5)

Tony & Sandra Fairley (Lots 6 & 7)

Email: _____

Phone: _____

Mailing Address: TAMS
207 Midlothian Dr, Southern Pines, NC

Fairley
1092 W. New Hampshire Ave, Southern
Pines, NC 28387

7-1-19

28387

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council to grant a zoning map amendment as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the North side of SW Service Rd (St./Ave.), between S Hale St (St./Ave.) and _____ (St./Ave.). The property has a frontage of 412 feet and a depth of 375 feet.

The zoning map amendment sought is based upon Section(s) 2.17.9 of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:
Indoor Self Storage

ADJACENT PROPERTY OWNERS:

Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property. Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.

SEE ATTACHED LIST

- 1. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____
- 2. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____
- 3. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____
- 4. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____
- 5. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____
- 6. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____

7-1-19

7. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____

8. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____

9. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____

10. Adjacent property: _____ Parcel ID #: _____
Property owner(s): _____
Mailing address: _____

Date: 9/10/2020

Will Huntley
Applicant

LONGLEAF PINES STORAGE, LLC - SOUTHERN PINES STORAGE SITE
ZONING MAP AMENDMENT APPLICATION - ADJOINING PROPERTY OWNERS ATTACHMENT

| Parcel ID Short | PIN | Deed Book | Deed Page | Owner's Name | Owner's Name 2 | Mailing Address | City | STATE | Zip Code | Property Description | |
|-----------------|----------|--------------|-----------|--------------|------------------------------|-------------------|---------------------------|----------------|----------|----------------------|---------------------------------------|
| 1 | 00033309 | 857108889334 | 3191 | 558 | TAMS PROPERTIES, LLC | | 207 MIDLOTHIAN DR | SOUTHERN PINES | NC | 28387 | BLK R 8 LOT 15 16 |
| 2 | 00033640 | 857108980943 | 475 | 499 | FRYE, WALTER O JR | | 201 WESTERWOOD DR | ROCK HILL | SC | 29732-1830 | BLK Q 9 LOT 22-24 ALLEY |
| 3 | 00034241 | 857108887680 | 784 | 526 | MCKAYHAN, MARGARET HAMPTON | | 315 N STEPHENS ST | SOUTHERN PINES | NC | 28387 | 3 4 |
| 4 | 00035374 | 857108983722 | 1887 | 187 | BROWN, GARY WENDELL | | 385 W CONNECTICUT AVE | SOUTHERN PINES | NC | 28387 | BLK Q 8 LOT 16 17 PART LOT 18& SQ |
| 5 | 00036552 | 857108887512 | 417 | 617 | MCPHATTER, HENRY | MCPHATTER, ALICE | 780 S HALE ST | SOUTHERN PINES | NC | 28387-5225 | BLK R 9 LOT 1 2 |
| 6 | 00034610 | 857108886682 | 481 | 727 | HINES, OLIVER | HINES, ELIZABETH | 635 W MICHIGAN AVE | SOUTHERN PINES | NC | 28387-5221 | BLK R 9 LOT 23 24 |
| 7 | 00035891 | 857108888787 | 3466 | 38 | CAMPBELL, BETTY R | | 510 SOUTH HALE ST | SOUTHERN PINES | NC | 28387 | BLK R 9 LOT 9 10 |
| 8 | 00037850 | 857108992046 | 454 | 861 | POSEY, MARY A | | 2671 LOCKWOOD RD UNIT 103 | FAYETTEVILLE | NC | 28303-5046 | BLK Q 9 LOT 10 |
| 9 | 00039155 | 857108884546 | 348 | 181 | TOWN OF SOUTHERN PINES | | PO BOX 870 | SOUTHERN PINES | NC | 28388 | PT 6 |
| 10 | 00039866 | 857108982671 | 4250 | 154 | FAIRLEY, TONY T | FAIRLEY, SANDRA D | 1092 W NEW HAMPSHIRE AVE | SOUTHERN PINES | NC | 28387 | BLK Q 8 PT LOT 18 19 20 21 |
| 11 | 00039169 | 857100886074 | 3288 | 242 | SOUTHERN PINES HOTEL CO, LLC | | 805 SE SERVICE RD | SOUTHERN PINES | NC | 28387 | HOLIDAY INN LOT 1 |
| 12 | 00039327 | 857108983788 | 232 | 199 | STATE OF NORTH CAROLINA | | PO BOX 629 | RALEIGH | NC | 27611 | PT OF US HWY #1 SYSTEM |
| 13 | 00039171 | 857108888362 | 1181 | 479 | TAMS PROPERTIES, LLC | | 207 MIDLOTHIAN DR | SOUTHERN PINES | NC | 28387 | BLK R 8 LOT 17 18 |
| 14 | 00039172 | 857108980445 | 1181 | 479 | TAMS PROPERTIES, LLC | | 207 MIDLOTHIAN DR | SOUTHERN PINES | NC | 28387 | BLK R 8 LOT 9-15 PART LOT 2-4 |
| 15 | 00039173 | 857108883494 | 1181 | 479 | TAMS PROPERTIES, LLC | | 207 MIDLOTHIAN DR | SOUTHERN PINES | NC | 28387 | REAR OF SHERATON |
| 16 | 00040551 | 857108980880 | 4665 | 194 | THOMPSON, JAMES A | THOMPSON, ROY C | 660 S HALE STREET | SOUTHERN PINES | NC | 28387 | BLK Q 9 LOT 1 |
| 17 | 00040022 | 857108889750 | 3492 | 150 | OGLESBY, DAVID & | OGLESBY, BOBBIE | 3 DEWBERRY DR | CARTHAGE | NC | 28327 | BLK R 9 LOT 7 8 |
| 18 | 00040241 | 857108983918 | 458 | 900 | WHITE, BARBARA ANN | | PO BOX 8114 | AUGUSTA | GA | 30905 | BLK Q 9 LOT 7 PART LOT 8 |
| 19 | 00040253 | 857108982956 | 93E | 175 | WHITE, BARBARA ANN | | PO BOX 8114 | AUGUSTA | GA | 30905 | BLK Q 9 LOT 5 6 PART LOT 9 |
| 20 | 00040336 | 857108982618 | 4250 | 154 | FAIRLEY, TONY T | FAIRLEY, SANDRA D | 1092 W NEW HAMPSHIRE AVE | SOUTHERN PINES | NC | 28387 | LOT 8 PART LOT 18-20 |
| 21 | 00040550 | 857108981822 | 4665 | 194 | THOMPSON, JAMES A | THOMPSON, ROY C | 660 S HALE STREET | SOUTHERN PINES | NC | 28387 | BLK Q 9 LOT 2 |
| 22 | 00031623 | 857108888667 | 1969 | 401 | BOWMAN, NORA L | | 740 S HALE ST | SOUTHERN PINES | NC | 28387 | BLK R 9 LOT 5 6 |
| 23 | 00031806 | 857108886618 | 4720 | 027 | MCKENZIE, MARVA | | P O BOX 3784 | PINEHURST | NC | 28374-3784 | BLK R 9 LOT 22 |
| 24 | 00032071 | 857108981856 | 5005 | 137 | CAMPBELL, LARRY CHRISTOPHER | THOMPSON, ROY | 660 S HALE ST | SOUTHERN PINES | NC | 28387 | BLK Q 9 LOT 3 |
| 25 | 00032072 | 857108981981 | 5005 | 137 | CAMPBELL, LARRY CHRISTOPHER | THOMPSON, ROY | 660 S HALE ST | SOUTHERN PINES | NC | 28387 | BLK Q 9 LOT 4 & ALLEY |
| 26 | 20190149 | 857100981643 | 1923 | 392 | FAIRLEY, TONY T | FAIRLEY, SANDRA D | 1092 W NEW HAMPSHIRE AVE | SOUTHERN PINES | NC | 28387 | W IOWA AVE |
| 27 | 94000191 | 857108991032 | 1610 | 537 | HARRIS, JEANNE BROWNT | | 633 S MECHANIC ST | SOUTHERN PINES | NC | 28387 | BLK Q 9 CTR SQ |
| 28 | 20190150 | 857100982505 | 1923 | 392 | FAIRLEY, TONY T | FAIRLEY, SANDRA D | 1092 W NEW HAMPSHIRE AVE | SOUTHERN PINES | NC | 28387 | W IOWA AVE |
| 29 | 20190151 | 857100981555 | 1923 | 392 | TAMS PROPERTIES, LLC | | 207 MIDLOTHIAN DR | SOUTHERN PINES | NC | 28387 | W IOWA AVE |
| 30 | 96000398 | 857108887345 | 1181 | 479 | TAMS PROPERTIES, LLC | | 207 MIDLOTHIAN DR | SOUTHERN PINES | NC | 28387 | TRIANGULAR SHAPED PARCEL |
| 31 | 00032339 | 857108984030 | 1836 | 451 | TOWN OF SOUTHERN PINES | | 140 MEMORIAL PARK CT | SOUTHERN PINES | NC | 28387 | BLK R 7 LOT 2 3 |
| 32 | 00032340 | 857108986159 | 4794 | 177 | MID-STATE DEVELOPMENT, LLC | | 10615 NC HWY 105 SOUTH | BANNER ELK | NC | 28604 | BLK Q 7 LOT 21-24 9-11 PART LOT 16-18 |
| 33 | 00031295 | 857108972828 | 2257 | 280 | TOWN OF SOUTHERN PINES | | PO BOX 870 | SOUTHERN PINES | NC | 28388 | HUGHES PART LOT 1 2 12 13 |
| 34 | 00039734 | 857108974865 | 424 | 599 | TOWN OF SOUTHERN PINES | | PO BOX 870 | SOUTHERN PINES | NC | 28388 | HERRING LAND |
| 35 | 00039184 | 857108973595 | 418 | 892 | SOUTHERN PINES TOWN OF | | PO BOX 870 | SOUTHERN PINES | NC | 28388 | HERRING PROPERTY BLK Q 5 |
| 36 | 00041351 | 857108985219 | 4299 | 123 | SPARTAN REAL PROPERTY, LLC | | 625 SE SERVICE RD | SOUTHERN PINES | NC | 28387-6062 | BLK Q 7 LOT 20 19 PART LOT 1817 |

APPOINTMENT OF AGENT

The undersigned owner(s), TAMS Properties, LLC
Tony Fairley, hereby appoint(s) Tim Carpenter
as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a Zoning
Map Amendment for a rezoning of the property described in the attached application. The owner(s)
hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Planning Board and Town Council for a Zoning Map Amendment for a rezoning of the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Zoning Map Amendment under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 10th day of September, 2020.

Donald Calfee 9/11/2020
Property Owner
TAMS Properties, LLC

Tony Fairley 9/10/2020
Property Owner
Tony Fairly

Tim Carpenter
Agent

UDO §2.17.9. Criteria for Zoning Map Amendments

In its review of an application for a zoning map amendment, the Hearing Bodies shall consider the following criteria. No single factor is controlling; instead each must be weighed in relation to the other standards.

- (A) **Consistency.** Rezoning shall be consistent with the adopted Comprehensive Plan.
- (B) **Adverse Impacts on Neighboring Lands.** The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.
- (C) **Suitability as Presently Zoned.** The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.
- (D) **Health, Safety, and Welfare.** The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.
- (E) **Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
- (F) **Size of Tract.** The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small Tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.
- (G) **Other Factors.** The Hearing Body may consider any other factors relevant to the rezoning application under state law.

Applicant Representations. Except for rezoning requests submitted in accordance with the provisions herein for conditional use district rezonings, the Hearing Body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

7-1-19

September 22, 2020

BJ Grieve
Planning Director
Town of Southern Pines
180 SW Broad Street
Southern Pines, NC 28387

Re: Conditional District Rezoning – SW Service Road and S. Hale Street
PAR ID #s 96000398, 00039171, 00033309, 00039172, 20190151, 20190150, 20190149

Dear Mr. Grieve:

It is our understanding that the Applicant, Longleaf Pines Storage, LLC, is submitting a rezoning application to rezone the subject property from its current zoning OS that allows Office and Services uses to GB-CD with indoor self-storage as the sole land use. The purpose of this letter is to inform the Town of Southern Pines Planning Department and Council that we have no object to the rezoning of the subject property.

Should you have any questions please do not hesitate in calling.

Sincerely,

Donald Calfee 9/22/2020
TAMS Properties, LLC

Tony Fairley 9/22/2020
Tony & Sandra Fairley

**APPLICATION OF LONGLEAF PINES STORAGE, LLC SEEKING
REZONING OF 3.05 ACRES OF LAND LOCATED AT 660 US 1 SW
SERVICE ROAD FROM OS DISTRICT TO GB-CD DISTRICT**

(Parcel ID Nos. 96000398, 00039171, 00033309, 00039172, 20190151
20190150 and 20190149)

Statement Addressing Criteria for Zoning Map Amendments

Pursuant to UDO Section 2.17.9

Dated September 10, 2020

This statement is provided to summarize the factors identified in UDO Section 2.17.9 as the factors to be considered by the Hearing Body when reviewing an application for a zoning map amendment. Here, The Applicant seeks to rezone about 3.05 acres of land (the “Site”) comprised of seven (7) parcels ranging in area from about 0.1 acres to about 1.6 acres, from the current OS Office/Service zoning district to a GB-CD General Business-Conditional District so that the Site may be developed together as an indoor self-storage facility. Indoor self-storage facilities (LBCS 2321) are permitted uses in the GB district according to the Table of Permitted Uses. (UDO Section 3.7.1. The Site lies between the US Highway 1 SW Service Road and South Hale Street, on the west side of US Highway 1 and north of Morganton Road. The Site is currently unused, and overgrown. There is a dilapidated structure on the largest of the parcels (660 SW Service Road).

- A. **Consistency** - The proposed rezoning is consistent with the Town’s Comprehensive Long-Range Plan in various respects. First and foremost, the proposed rezoning seeks to revitalize with new investment a Site on the eastern edge of the West Southern Pines Neighborhood, an area identified by the Town as a target for such revitalization. Moreover, the Town’s Future Land Use Map (Comprehensive Long-Range Plan, dated March 8, 2016, Figure 4.6) identifies the Site for Commercial use. The development of the Site as proposed if the rezoning is allowed will improve a property along the US Highway 1 corridor with a clean, modern structure designed to an appropriate scale along its western façade on South Hale Street. The

proposal will result in a buffer and transition from US Highway 1 on the east side, and the residential neighborhood to the west. The proposed development is consistent with the purposes of the GB – General Business District stated in UDO Section 3.5.9(A) in that it will (i) encourage light commercial use to the Site, (ii) discourage small lot development by combining 7 smaller parcels into a larger planned development along the US Highway 1 corridor, and (iii) encourage vehicular access from US Highway 1 Service Road. The proposed development of the Site is designed to be consistent with development standards for the GB district and with the goals and policies established by the CLRP.

- B. **Adverse Impacts on Neighboring Lands** – There will be no negative impacts to neighboring land. As the Application indicates, the Site is presently overgrown and contains one dilapidated structure, which will be removed when the Site is developed. The proposed development of the Site will add a new, fresh modern structure to the neighborhood. It will be designed and constructed so that its only vehicular access points are to and from SW Service Road, so that the surrounding neighborhood streets will not be affected. The proposed use of the Site is expected to generate only 126 trips per day, so it is not a large trip-generator. The structure itself has been designed to maintain a low profile along the South Hale Street frontage so as to be in scale with the residential properties to the west. Though there is presently no sidewalk network in the area, the Applicant proposes to build a sidewalk along the South Hale Street road frontage of the Site so that when sidewalks are eventually extended to the neighborhood, the Site will already be improved with a sidewalk.
- C. **Suitability as Presently Zoned** - The proposed use of the Site as an indoor self-storage facility is not permitted as currently zoned (OS Office/Service) district, but is permitted in the GB district and in the I Industrial district (which clearly is not a suitable classification for the Site). Therefore, rezoning to the GB district is necessary and appropriate in this instance.
- D. **Health, Safety and Welfare** – The Applicant is unaware of any impacts on historical or cultural places as a result of the proposed rezoning and development of the Site. The Applicant realizes that the site lies on the east

edge of the West Southern Pines Neighborhood, for which the town is developing a plan. The proposed development of the Site is consistent with the Town's goals for the neighborhood, and is an instance of "new" investment in the neighborhood.

- E. Public Policy** – The proposed rezoning and development of the Site is consistent with public policy, including a policy of seeking beneficial development of otherwise under-utilized or unused property. The result of the rezoning and development of the Site will be elimination of unkept and dilapidated property, an increase in the tax base, the creation of a state of the art indoor self-storage facility which provides a needed service to the community, and an injection of new investment into a part of the community where the Town Council encourages such investment.
- F. Size of Tract** – As stated in the introductory paragraph above, the Site consists of 7 separate tax parcels, ranging in size from less than 0.10 acres, to about 1.6 acres. The individual parcels are unlikely to be independently or separately developed given their size and location along the US Highway 1 corridor. It is unlikely that any of the parcels, standing alone, could be economically developed for uses allowed in the OS district.
- G. Other factors** - The Applicant has experience successfully building and operating similar facilities in Moore County and throughout the State. The Applicant realizes the importance of being a "good neighbor" and has already met with neighbors and community leaders to discuss the plans for the Site. In fact, as demonstrated by the letters attached hereto, the Applicant has garnered significant support for this proposal from the community.



Engineering
Landscape Architecture
Planning

PINNACLE STORAGE – SW SERVICE ROAD AND S. HALE STREET – 3.05 ACRES ZONING MAP AMENDMENT (REZONING)

September 10, 2020

Project Narrative

The 3.05-acre site is located on the west side of US Highway 1 between US 1 and South Hale Street and is comprised of seven (7) parcels having two different owners. The site is adjacent to Days Inn hotel to the south, residential to the north, and lies within the Town’s Corporate Limits, as shown on the “Official Zoning Map.” The parcels are within the US 1 Highway Corridor Overlay and the West Southern Pines Overlay.

The properties are currently zoned OS (Office/Service) which is designed to accommodate office and service uses as well as medium-density residential uses. The Applicant seeks to rezone the property to GB-CD with indoor self-storage allowed as the sole land use (LBCS 2321). The proposed project will be a, Class A self-storage facility that will be well-amenitized and provide a convenient, secure storage option for the surrounding community. Thus, Applicant seeks a zoning map amendment under the current Unified Development Ordinance (UDO).

The design of this project will adhere to the UDO and will meet all requirements applicable to the GB Zoning District, US 1 Highway Corridor Overlay, and West Southern Pines Overlay.

Existing Conditions

The site has approximately 34’ of elevation change, ranging from 540’ to 506’, sloping from west to east. The site is predominately wooded except for an abandoned home occupying one property. The site includes the abandoned right-of-way of Iowa Street. There is an existing sanitary sewer main located in this same abandoned right-of-way – the sewer main also extends along the frontage of SW Service Rd. No wetlands, streams, flood zones, or high-quality water areas exist on site, nor is the site located in an active red-cockaded woodpecker (RCW) cluster. There are no other known significant wildlife resources on site.

Project Design

The proposed development would include a 2-story, 82,900 SF Climate-Controlled Indoor Storage Facility. The Storage Facility will face US Hwy. 1 and efficiently utilize the topography of the site so as to minimize impact of the scale of the Storage Facility on the neighboring properties to the west.

Streets and Access

There will be two access points to the site, both from SW Service Road. These accesses are proposed as a single-lane ingress and single-lane egress and are separated by approximately 225 feet. These driveways will lead to the front of the storage facility along the SW Service Road, where

both the loading zones and office are located. The accesses and internal site circulation will be via 24' drive isles that will adhere to all Town of Southern Pines Standards. All radii and turning movements will be constructed to accommodate emergency service vehicles. Interior to the site, pavement sections will have turned down sidewalks and curb and gutter sections. There will be no access to the site from South Hale Street.

SW Service Road is maintained by NCDOT. A Trip Generation Analysis was completed by Kimley-Horn and Associates, Inc. for the proposed development. The Report concluded that during the AM Peak Hour the development would generate an additional 5 trips coming into the site and 3 trips leaving. The PM Peak Hour shows 7 incoming trips and 7 leaving. The Report indicated an additional 126 daily trips (63 coming in and 63 leaving).

Per the UDO, a Traffic Impact Analysis (TIA) is required when the proposed development will generate more than 1,000 average daily trips at full occupancy or will concentrate three hundred (300) or more trips per day through a single access point. A Traffic Design Analysis (TDA) is required when a development is expected to generate 126 average daily trips more than existing conditions that does not require a TIA. At only an average of 126 daily trips, this development is well below the threshold to require a TIA or TDA.

Parking

The parking requirements are established based on the number of storage units. The anticipated total number of units is 600. The required parking calculation is based on one space per 50 units which equates to 12 required parking spaces. The proposed development will have 12 parking spaces, one of which is an ADA Handicap space.

Pedestrian Connectivity

A new sidewalk is being proposed along the property frontage of South Hale Street to provide pedestrian ways to the community. There are no current sidewalks in this area to connect to; however, this sidewalk would provide the beginning of a sidewalk network this part of Town. Internal sidewalks will be utilized within the site. As allowed in Section 4.10.3(B)(3) of the UDO, a waiver will be requested from the requirement for an internal pedestrian way from the proposed sidewalk along SW Service Rd. to the building entrance. The proposed storage facility use will not create a demand for pedestrian traffic to the site and there are topographic challenges, existing power and utility easements, and required HCO buffers along SW Service Road.

Open Space

In the General Business District, Open Space is not required, however with the required landscape buffers and street trees, there will be well landscaped open areas throughout the site.

Setbacks and Building Height

Setbacks are proposed as follows (GB Zoning District Requirements and HCO Overlay):

| | |
|-------------------------|-----|
| Front (SW Service): | 75' |
| Side (Non-Residential): | 25' |
| Side (Residential): | 50' |
| Rear: | 50' |
| Front Parking Setback: | 50' |

Lighting

Site lighting will be provided per the UDO and the Applicant will obtain a site lighting plan from Duke Progress Energy.

Utility Service

This project will connect to the existing Town of Southern Pines maintained 8" Water Main and 8" Sanitary Sewer Main at SW Service Road. No new extensions of Public Water Mains or Sanitary Sewer Mains are expected for this project. A fire line service and fire hydrant will be provided to the site.

Stormwater

Stormwater runoff will meet the requirements of the Town of Southern Pines. The post-development runoff rate will be equal to or less than the pre-development runoff rate for a 10-year design storm. The project proposes a stormwater management area on-site to meet these requirements. The stormwater management area will be located on the NE side of the property adjacent to SW Service Road, which is the low point of the site. Runoff will be collected on-site via a network of curb and gutter, curb inlets, and catch basins and will be routed to the stormwater management area. The discharge will be at the eastern low point of the site with flared end sections and rip-rap velocity dissipaters. The property is located in "High Quality Waters" and a 5/70 credit will be requested with this application. Additional impervious areas will be accounted for in the detailed design phase of stormwater control measures.

Impervious Surface:

The maximum impervious area is 70% of the site or 2.14 acres, the current plan indicates approximately 1.2 acres or 42% impervious surfaces on the site. The impervious area for the development will not exceed the maximum allowable impervious area for the GB District.

Soil Erosion and Sediment Control

A Soil and Erosion Control Permit will be obtained as the site will disturb more than one contiguous acre.

Development Conditions

Aside from Indoor Self-Storage (LBCS 2321) being the sole land use, no additional development conditions are proposed for this project.



September 10, 2020

RE: Southern Pines Self Storage – Narrative Points
SOUTHERN PINES UDO 4.10.4

(A) Building Orientation and Entries

- Front of building and primary customer entry faces SW Service Road.
- Per zoning in OS, customer entries do not exceed 100 feet.

(B) Building Dimensions

- Building segments do not exceed 61' (twice the building height).
- Building segments are made by use of change in materials and rooflines.

(C) Building Materials

- Two Brick colors comprise 89% of the front facing façade.
- Other materials such as stucco do not exceed 20% of the front facing façade.
- No alternative materials are used on the entire building. Similar materials as listed above are used around the rest of the building in similar proportions.

(D) Windows

- Windows are all glazed in non-reflective, clear glass.
- At the front facing façade, between the elevations of 2 and 10 feet above grade, windows and doors comprise 27% of the area.

(E) and (F) Awnings, Galleries, and Arcades: There are no awnings, galleries or arcades at the front facing façade, but 3 foot deep flat metal canopies have been utilized to add shadow lines at the main entry and customer entries.

(G) Roofs: The building has a parapet wall and the longest uninterrupted length does not exceed 200 feet. The longest unerrupted length is 82'-4"

(H) Mechanical Equipment: Mechanical equipment will be located on the roof concealed behind the parapet wall and will not be visible from the front and sides of the building.

(I) Loading Zones and Garage Bays: There are no loading areas or garage bays. All interior units.

(J) Signage: All signage will comply with the standards in section 4.6.



Engineering
Landscape Architecture
Planning

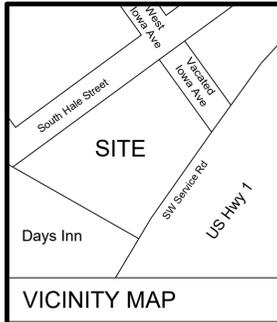
**PINNACLE STORAGE – SW SERVICE ROAD – 3.05 ACRE ZONING MAP AMENDMENT (REZONING)
September, 2020**

STORM WATER DISCHARGE

Per Section 4.14.2(C) of the UDO, “Whenever practicable, the drainage system of a Development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets.” This development will utilize a stormwater management area on-site – this area consists of a pond that will retain the site stormwater and release at or less than the pre-development rate for a 10-year design storm. In addition to the required quantity management, this pond will treat water quality as the site is in a High-Quality Watershed. Due to the elevation of the site in relation to the elevation of the existing storm drainage network system on South Hale St., it is not practicable to discharge the storm water from the management area on-site to the South Hale system – the South Hale system is not deep enough to accept positive drainage from the Development’s drainage system. Therefore, the storm water will discharge at the eastern portion of the property where the existing low point occurs. The stormwater will then discharge to the US 1 SW Service Road ditch (at the pre-development rate) and continue along natural topography.

Section 4.14.1(A) of the UDO states, “To the extent practicable, all Development shall conform to the natural contours of the land and natural and pre-existing man-made drainage ways shall remain undisturbed.” This Development will release stormwater at the eastern portion of the site, which is the low point of the site. This is currently where the property drains, given the existing contours and elevations.

The post-development runoff rate will be equal to or less than the pre-development runoff rate for a 10-year design storm. A rip-rap velocity dissipater will be utilized at the discharge location. This Development will meet all stormwater runoff requirements of the Town of Southern Pines.



VICINITY MAP

PROPERTY OWNERS:

CURRENT OWNER: LOTS 1, 2, 3, 4, & 5
 TAMS PROPERTIES, LLC
 207 MIDLOTHIAN DR.
 SOUTHERN PINES, NC, 28387
 PARCEL ID #: 96000398, 00039171, 00033309, 00039172, 20190151
 DEED BOOK: 1181, PAGE:479
 DEED BOOK: 3191, PAGE:558
 DEED BOOK: 1923, PAGE:392

CURRENT OWNER: LOTS 6 & 7
 TONY T. FAIRLEY & SANDRA D FAIRLEY
 1092 W NEW HAMPSHIRE AVE.
 SOUTHERN PINES, NC, 28387
 PARCEL ID #: 20190149, 20190150
 DEED BOOK: 1923, PAGE:392

PROPOSED OWNER:
 LONGLEAF PINES STORAGE, LLC
 550 S. ASHE STREET
 SOUTHERN PINES, NC, 28387

PROJECT DATA:

PROPERTY ACRES: 3.05 ac.
EXISTING ZONING: OS
PROPOSED ZONING: GB-CD (TO ALLOW INDOOR SELF-STORAGE FACILITY)

OVERLAY DISTRICTS:
 WSP0 - WEST SOUTHERN PINES OVERLAY
 HCO - URBAN TRANSITION HIGHWAY CORRIDOR

WATERSHED:
 RIVER BASIN: CAPE FEAR
 SUB-BASIN: WS-III-BW - HQW LITTLE RIVER (INTAKE NO. 2)
 STREAM: MCDEEDS CREEK - HQW
 FLOODMAP: 3710857100J, ZONE X, NOT IN A FLOOD ZONE

DEDICATED OPEN SPACE: 0
 NOT APPLICABLE

LAND USE : REAL ESTATE and RENTAL and LEASING - 2300
 INDOOR SELF STORAGE: 2321

IMPERVIOUS SURFACE: 1.31 ac. (43% OF PROPERTY AREA)
 MAXIMUM IMPERVIOUS ALLOWED: 1.98 ac. (65%)
 MAXIMUM BUILDING COVERAGE ALLOWED: 39,857sf, (0.915 ac., 30%)
 BUILDING: 37,812 sf (28.5% OF PROPERTY AREA)
 ASPHALT & CURB AND GUTTER: 17,800 sf
 CONCRETE PAVING: 1,425 sf
 TOTAL IMPERVIOUS: 57,037 sf (1.31 ac.)

PARKING:
 AUTOMOBILE PARKING: 1 SPACE / 50 STORAGE UNITS
 600 STORAGE UNITS / 50= 12 AUTOMOBILE SPACES REQUIRED
 12 AUTOMOBILE SPACES PROVIDED
 (1 HANDICAP, 11 STANDARD)
 3 SPACES IN FRONT (25%), 9 SPACES ON SIDE (75%)
 BICYCLE PARKING: NONE REQUIRED

OPEN SPACE:
 NOT APPLICABLE

LANDSCAPING:
 STREET TREES (SECTION 4.3.3): PLANTED AT A RATE OF 1 TREE PER 30 IF OF STREET FRONTAGE PER U.D.O.
 BUFFERS (SECTION 4.3.4): BUFFERS LOCATED ON PLAN AND ARE TO BE PLANTED PER TOWN U.D.O. REQUIREMENTS
 LANDSCAPE SCREENS (SECTION 4.3.5): TO BE PLANTED AS REQUIRED BY U.D.O.
 LANDSCAPING FOR VEHICLE USE AREAS (SECTION 4.3.6): PERIMETER AND INTERIOR PARKING LANDSCAPING TO BE PROVIDED PER U.D.O.

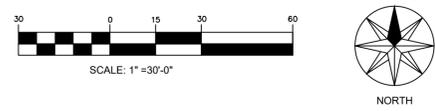
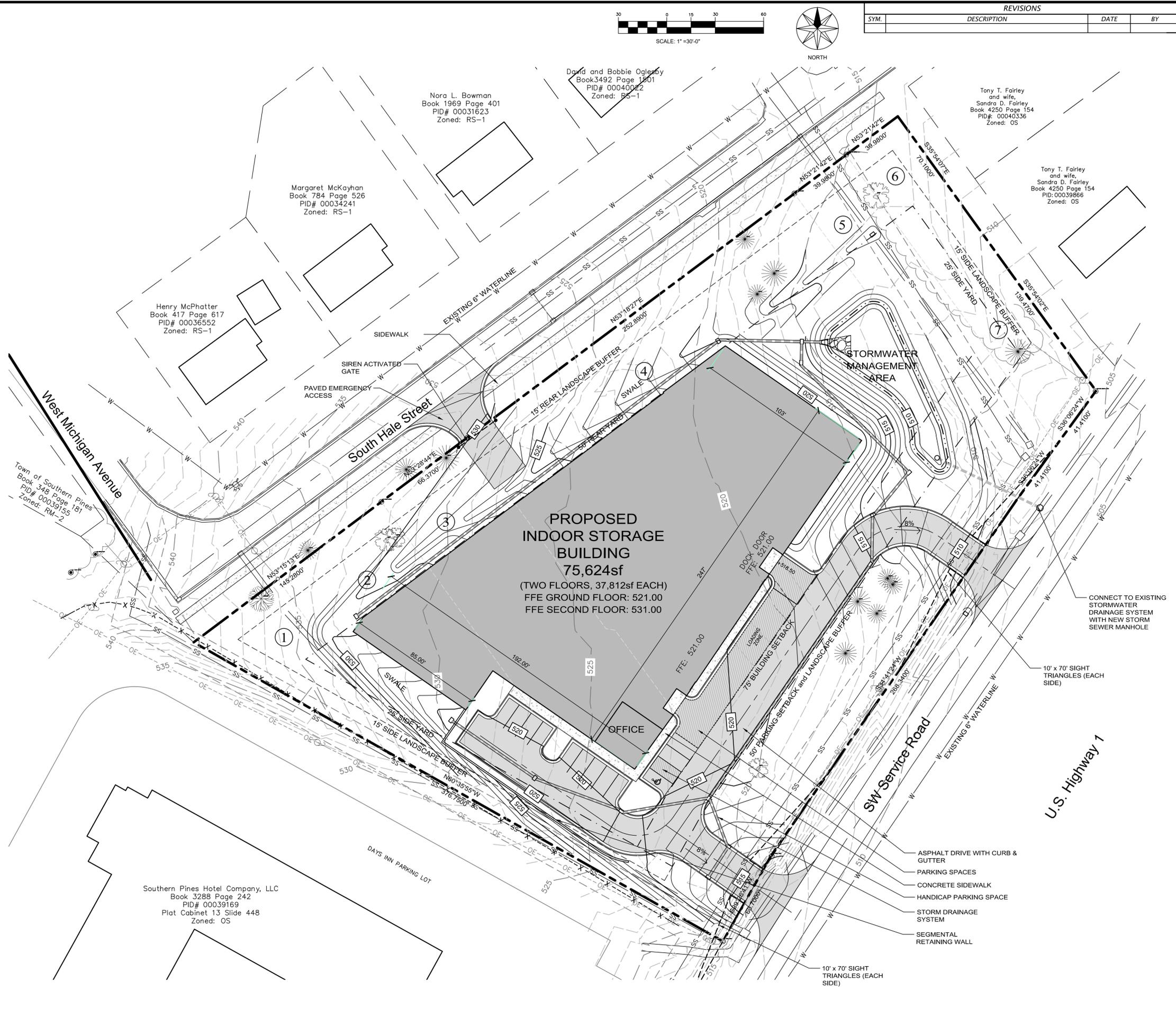
STORMWATER MANAGEMENT:
 STORM WATER TO BE COLLECTED AND PIPED TO STORMWATER MANAGEMENT AREA DESIGNED TO CONTROL THE POST DEVELOPMENT RUN-OFF RATE TO BE LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT RUN-OFF RATE FOR THE 10 YEAR, 6-HOUR DESIGN STORM PER THE U.D.O.
 DESIGN OF STORM SEWER SYSTEM SHOWN IS FOR SCHEMATIC PURPOSES ONLY. EXACT SIZE AND LOCATION OF PIPES, INLETS AND STORAGE SYSTEM TO BE DESIGNED WITH CONSTRUCTION DRAWINGS.

BUILDING SETBACKS/YARDS: PER HCO OVERLAY EXHIBIT 3-13
 FRONT: 75'
 SIDE (NON-RESIDENTIAL): 25'
 SIDE (RESIDENTIAL): 50'
 REAR: 50'
 FRONT PARKING SETBACK: 50'

LANDSCAPE BUFFERS: PER HCO OVERLAY EXHIBIT 4-3
 FRONT PLANTED BUFFER: 50'
 SIDE AND REAR PLANTED BUFFER: 15'

GENERAL NOTES:
 1. EXISTING CONDITIONS SURVEY PREPARED BY JEFF GREEN, PLS, LKC ENGINEERING, PLLC.

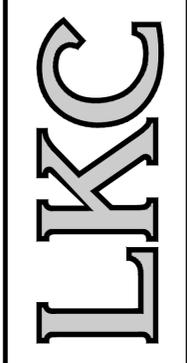
REQUESTED WAIVERS:
 1. REQUIRED SIDEWALK PER U.D.O. SECTION 4.10.3 (B) (3) - REQUEST WAIVER FROM REQUIRING AN INTERNAL PEDESTRIAN WAY FROM THE SERVICE ROAD TO BUILDING ENTRANCE.
 2. REQUEST A WAIVER FROM REQUIRING A SIDEWALK ALONG THE SERVICE ROAD.



| REVISIONS | | | |
|-----------|-------------|------|----|
| SYM. | DESCRIPTION | DATE | BY |
| | | | |

LKC Engineering, PLLC
 140 Aqua Shed Court
 Aberdeen, NC 28315
 O: 910.420.1437
 F: 910.637.0096
 lkceengineering.com
 License No. P-1095

Engineering
 Landscape Architecture
 Surveying



CONCEPT SITE PLAN

Pinnacle Storage
 Southern Pines, North Carolina

DATE: October 12, 2020
 DESIGNED:
 DRAWN:
 CHECKED:
 NO.

L-1



**COTHAN
HARRIS
ARCHITECTURE**
5725 OLEANDER DRIVE, STE E-1
WILMINGTON, NC 28403
910.798.3333

**SOUTHERN PINES
SELF-STORAGE**

650 SW SERVICE ROAD
SOUTHERN PINES, NC 28387

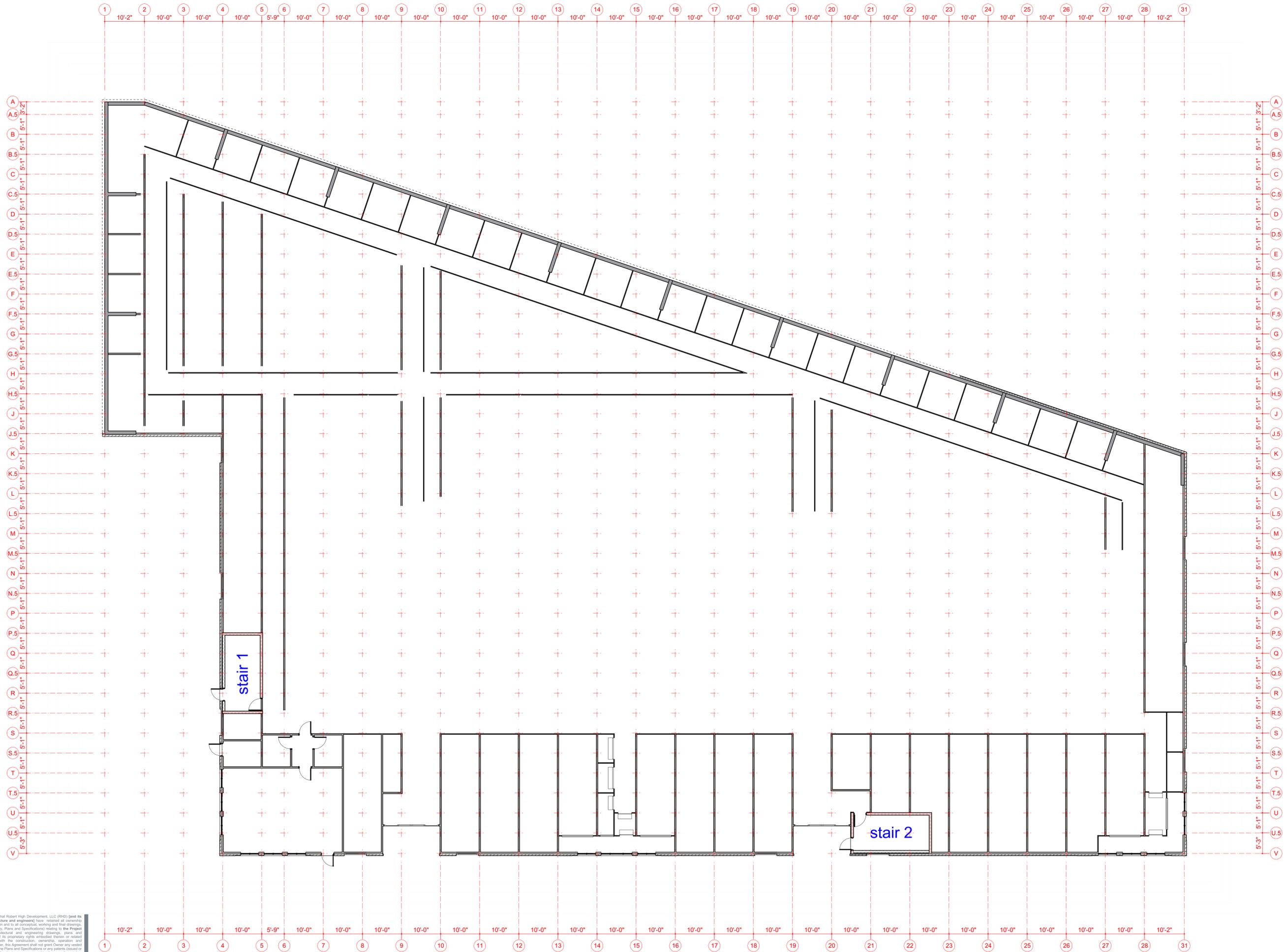
FIRST FLOOR PLAN

DESIGN DEVELOPMENT
OCTOBER 12, 2020

A1.1

©2020 CHA ALL RIGHTS RESERVED

40 of 85



FIRST FLOOR PLAN



Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect COTHAN HARRIS ARCHITECTURE and engineers] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural and engineering drawings, plans and specifications), and any and all of its proprietary rights embodied therein or related thereto. Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any systems (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information reproduced herein or resulting therefrom shall not be used, reproduced or copied, in whole or in part, without the prior written consent of COTHAN HARRIS ARCHITECTURE and RHD.

Z-04-20 Longleaf Storage



**COTHAN
HARRIS
ARCHITECTURE**
5725 OLEANDER DRIVE, STE E-1
WILMINGTON, NC 28403
910.798.3333

**SOUTHERN PINES
SELF-STORAGE**

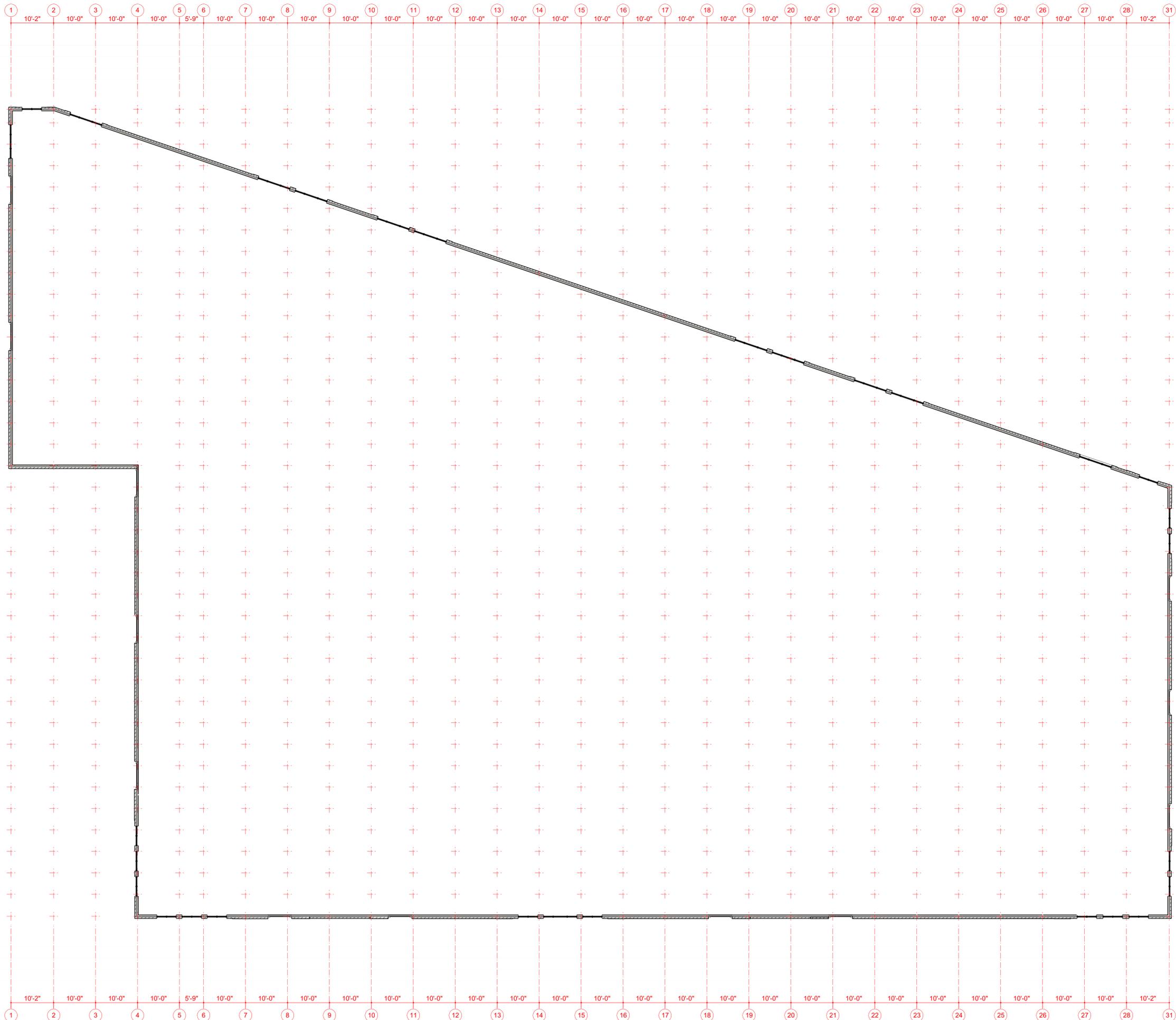
SECOND FLOOR PLAN

A1.2

©2020 CHA ALL RIGHTS RESERVED
41 of 85

650 SW SERVICE ROAD
SOUTHERN PINES, NC 28387

DESIGN DEVELOPMENT
OCTOBER 12, 2020



SECOND FLOOR PLAN

A1.28

January 2021 Town Council

3/32"



Owner acknowledges and agrees that Robert High Development, LLC (RHD) [and its architect Cothran Harris Architecture and engineers] have retained all ownership and other rights, title and interests in and to all conceptual, working and final drawings, plans and specifications (collectively, Plans and Specifications) relating to the Project (including without limitation architectural, engineering, interior design, landscape architecture, and any and all of its proprietary rights embodied therein or related thereto). Except in connection with the construction, ownership, operation and management of the Project by Owner, this Agreement shall not grant Owner any vested right, title or interest in or to any of the Plans and Specifications or any systems (issued or pending), trademarks, service marks, trade names, copyrights, licenses, licensed or other proprietary rights of RHD or any such rights granted by third parties or other professionals to RHD.

The Plans and Specifications and any contents of any documents or information associated therewith or relating thereto shall not be used, reproduced or copied, in whole or in part, for any purpose other than that intended by RHD.

Z-04-20 Longleaf Storage © Cothran Harris Architecture and RHD.

EXHIBIT "A"
LONGLEAF PINES STORAGE LLC

BEING LOCATED IN MCNEILL TOWNSHIP, SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA, BEING THE TAMS PROPERTIES, LLC LOTS (PID 96000398, PID 0039171, PID 00033309, PID 00039172) DESCRIBED IN DEED BOOK 1181 PAGE 479 IN THE MOORE COUNTY REGISTRY, THE TAMS PROPERTIES, LLC LOT (PID 20190151) DESCRIBED IN DEED BOOK 1923 PAGE 392 IN THE MOORE COUNTY REGISTRY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIPE IN THE U.S. HIGHWAY 1 SOUTH WESTERN RIGHT-OF-WAY, SAID IRON PIPE BEING THE NORTHEAST CORNER OF THE SOUTHERN PINES HOTEL COMPANY, LLC TRACT DESCRIBED IN DEED BOOK 3288 PAGE 242 IN THE MOORE COUNTY REGISTRY; THENCE WITH THE NORTHERN LINE OF THE SOUTHERN PINES HOTEL COMPANY, LLC TRACT N 60°35'55" W A DISTANCE OF 376.67' TO A CALCULATED POINT IN THE SOUTH HALE STREET EASTERN RIGHT-OF-WAY; THENCE WITH THE SOUTH HALE STREET EASTERN RIGHT-OF-WAY THE FOLLOWING CALLS N 53°14'09" E A DISTANCE OF 145.24' TO AN EXISTING IRON ROD; THENCE N 53°28'44" E A DISTANCE OF 66.37' TO AN EXISTING IRON PIPE; THENCE N 53°18'52" E A DISTANCE OF 252.89' TO AN EXISTING IRON ROD; THENCE N 53°19'05" E A DISTANCE OF 39.98' TO AN EXISTING IRON ROD; THENCE N 53°19'05" E A DISTANCE OF 39.98' TO A CALCULATED POINT; THENCE S 35°54'16" E A DISTANCE OF 70.13' TO A CALCULATED POINT; THENCE S 35°54'02" E A DISTANCE OF 139.47' TO AN EXISTING IRON ROD IN THE U.S. HIGHWAY 1 SOUTH WESTERN RIGHT-OF-WAY; THENCE WITH THE U.S. HIGHWAY 1 SOUTH WESTERN RIGHT-OF-WAY THE FOLLOWING CALLS; S 36°06'24" W A DISTANCE OF 41.41' TO A CALCULATED POINT; THENCE S 36°06'24" W A DISTANCE OF 41.41' TO A CALCULATED POINT; THENCE S 34°41'24" W A DISTANCE OF 268.34' TO AN EXISTING IRON PIPE; THENCE S 29°26'41" W A DISTANCE OF 60.70' TO THE POINT OF BEGINNING; HAVING AN AREA OF 3.05 ACRES

ORDER VACATING A PORTION OF WEST IOWA AVENUE

WHEREAS, North Carolina General Statute § 16A-229 authorizes towns to vacate streets or portions thereof; and

WHEREAS, the town has adopted, at its regular meeting on September 11, 2001, a resolution declaring its intent to vacate a portion of W Iowa Avenue and calling a public hearing thereon; and

WHEREAS, the Town published notice each week for four (4) weeks before a hearing thereon and posted notice at at least two (2) locations each on W. Iowa Avenue; and

WHEREAS, the Town has held a public hearing at which the Town Council found, and hereby finds that closing the portions in question of W. Iowa Avenue is not contrary to the public interest and that no individual owning property in the vicinity of the streets or in any subdivision in which it is located would be deprived of reasonable means of ingress and egress to that individual's property by the vacation of those portions of the streets;

NOW, THEREFORE, BE IT ORDERED, ORDAINED, AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina, that the following portion of W. Iowa Avenue in the Town of Southern Pines is hereby vacated and closed as public streets, by the Town reserves all if its right, title, and interest in any and all utility improvements or easements within those streets, together with utility improvements or easements owned by private utilities which at this time have a utility agreement or franchise with the Town:

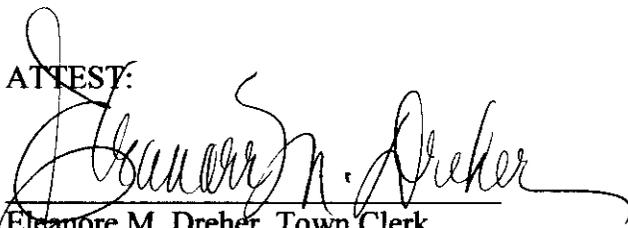
Street right of way of West Iowa Avenue between US Hwy #1 and South Hale Street

THIS ORDINANCE SHALL BE EFFECTIVE on and after its adopting and shall be held in the office of the Register of Deeds of Moore County.

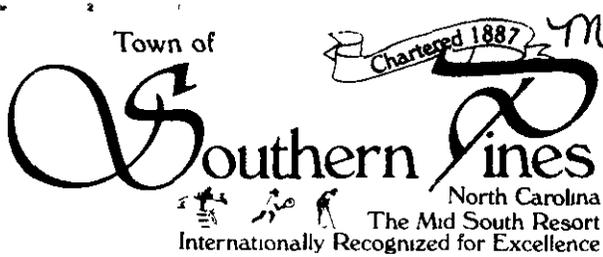
ADOPTED this 11th day of December, 2001.



Frank R. Quis
Mayor

ATTEST:


Eleanor M. Dreher, Town Clerk



Mail to:
PO Box 870 Southern Pines, NC 28388
125 S E Broad St Southern Pines, North Carolina 28387

MOORE COUNTY

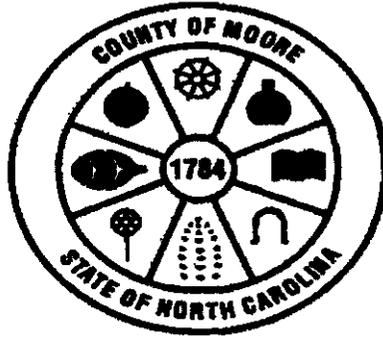
STATE OF NORTH CAROLINA

**I swear this is a true and accurate copy of an Order Vacating A Portion
Of West Iowa Avenue of the Town of Southern Pines, adopted on
December 11, 2001.**



Eleanore M. Dreher
Eleanore M. Dreher, Town Clerk

1/2/02
Date



JUDY D. MARTIN
REGISTER OF DEEDS, MOORE
JUDICIAL BUILDING
100 DOWD STREET
CARTHAGE, NC 28327

Filed For Registration: 02/01/2002 10:41:18 AM

Book: RE 1923 Page: 392-394

Document No.: 2002002229

ORD 3 PGS \$17.00

Recorder: REGINA GARNER

State of North Carolina, County of Moore

The foregoing certificate of ~~ELEANOR M DREHER~~ Notary is certified to be correct. This 1ST of February 2002

JUDY D. MARTIN , REGISTER OF DEEDS

By: Regina Garner
Deputy/Assistant Register of Deeds

NORTH CAROLINA--MOORE COUNTY

THE FOREGOING ATTACHED COPY OF THE ORDINANCE OF THE TOWN OF SOUTHERN PINES HAS BEEN CERTIFIED BY ELEANOR M DREHER. THIS 1ST DAY OF FEBRUARY, 2002. JUDY D. MARTIN, REGISTER OF DEEDS

BY: Regina Garner
Deputy

2002002229
2002002229

From: [Cindy Williams](#)
To: [Suzy Russell](#)
Subject: FW: [EXTERNAL] Z-04-20 Rezoning
Date: Friday, October 2, 2020 9:51:45 AM

Good morning Suzy,

FYI

Cindy Williams, CZO
Planning Technician
Town of Southern Pines
(910) 692-4003

From: NC Sandhills RCW, FW4 <ncsandhillsrcw@fws.gov>
Sent: Friday, October 2, 2020 8:25 AM
To: Cindy Williams <CWilliams@southernpines.net>
Subject: RE: [EXTERNAL] Z-04-20 Rezoning

No known cavity trees occur on or near these parcels therefore I have no comments related to red-cockaded woodpecker recovery efforts.

Susan Ladd Miller
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
P.O. Box 119
Southern Pines, NC 28388
910-695-3323 x 10 (office)
910-639-4547 (mobile)
susan_miller@fws.gov

The U.S. Fish and Wildlife Service's mission is, working with others, to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people.

NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.

From: Cindy Williams
Sent: Tuesday, September 29, 2020 4:37 PM
To: Archie Daniel ; Cory Albers ; James Michel ; Ken Skipper ; Maurice Holland ; NCDOT ; NC Sandhills RCW, FW4 ; RLUAC ; Robert Reeve ; Ron Istre
Cc: Suzy Russell ; Cindy Williams
Subject: [EXTERNAL] Z-04-20 Rezoning

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Good afternoon,

Please review the attached Notice and related documents and respond with any comments at your earliest convenience. Thank you.

Sincerely,

Cindy Williams, CZO
Planning Technician
Town of Southern Pines
(910) 692-4003



SOUTHERN PINES REZONING REQUEST

Project: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD;

Location: North side of West Morganton Road

PIN#s: 857108887345; 857108888362; 857108889334; 857108980445; 857100981555;
857100982505; 857100981643

September 29, 2020

Following a review of the conditional rezoning request by the RLUAC staff and Board of Directors for the property listed above, and recognizing that our findings are non-binding on Moore County, the RLUAC Board of Directors finds that:

- The parcels are identified as **IMPORTANT** to conserve on the Joint Land Use Study maps due to their location within an area designated as High Quality and Outstanding Resource Waters (HQORW) and,
- There are no military impacts.

RLUAC encourages the Town to consider this HQORW designation during the rezoning review process.

Thank you for allowing RLUAC to review this case.

John K. McNeill, Chairman

Peter Campbell, Executive Director

From: [James Michel](#)
To: [Suzy Russell](#)
Cc: [BJ Grieve](#); [Cindy Williams](#)
Subject: FW: Z-04-20 Rezoning
Date: Monday, October 5, 2020 8:26:00 AM
Attachments: [Z-04-20 PB PHN - Agency Referrals.pdf](#)

Suzy,

Below are Public Works comments on the subject zoning request. Let me know if you have any questions.

1. All stormwater discharges from the site, including the stormwater pond outfall shall connect to the existing drainage system along SW Service road, in accordance with UDO 4.14.2. Developments Must Drain Properly (C) Whenever practicable, the drainage system of a Development shall coordinate with and connect to the drainage systems or drainage ways on surrounding properties or streets.
2. These comments should not be considered an exhaustive review of the provided plan sheet. A detailed review of the engineering plans will be performed during the Site Plan Review process and additional comments will be made at that time.

Thanks

James Michel, PE, MBA
Town of Southern Pines
Town Engineer/Asst. Public Works Director
140 Memorial Park Ct.
Southern Pines, NC 28387
(910)692-1983

From: Cindy Williams
Sent: Tuesday, September 29, 2020 4:37 PM
To: Archie Daniel <adaniel@southernpines.net>; Cory Albers <calbers@southernpines.net>; James Michel <JMichel@southernpines.net>; Ken Skipper <KSkipper@southernpines.net>; Maurice Holland <mbholland63@gmail.com>; NCDOT <djuarezpozos@ncdot.gov>; ncsandhillsrcw@fws.gov; RLUAC <director@rluac.com>; Robert Reeve <Reeve@southernpines.net>; Ron Istre <RIstre@southernpines.net>
Cc: Suzy Russell <SuzyRussell@southernpines.net>; Cindy Williams <CWilliams@southernpines.net>
Subject: Z-04-20 Rezoning

Good afternoon,

Please review the attached Notice and related documents and respond with any comments at your earliest convenience. Thank you.

Sincerely,

Cindy Williams, CZO
Planning Technician
Town of Southern Pines
(910) 692-4003

To: Suzy Russell, Planner II

From: Ken Skipper, Fire Marshal

Date: September 25, 2020

Re: Proposed 82,000sf Pinnacle Storage Building SW Service Rd. Z-04-20

The submitted construction documents for the above named business have been reviewed by the Southern Pines Fire Department for compliance with the North Carolina Fire Code.

Following are the requirements as specified by the Fire Code along with the comments of the Fire Marshal.

- The proposed layout will require additional fire department access from South Hale St. to the rear of the building.
- Please ensure that there is adequate water supply available to meet the required fire flow and fire protection systems demands.

September 9, 2020

From: Tony & Sandra Fairley

Owners Aunt Sandi's Learning Center
621 SW Service Rd. Southern Pines, NC 28387

To: Southern Pines Planning Board & Southern Pines Town Council

Re: Pinnacle Storage

Thank you for the opportunity to address the planning board and the town council. My wife Sandra and I own and operate Aunt Sandi's Learning Center adjacent to where Pinnacle Storage wants to open their new facility. I had the opportunity to meet with Will, Robert, Tim and some of the community leaders a few weeks ago. During this meeting, we had the opportunity to see the proposal for their new facility and also ask questions. As I stated in the meeting, I was pleasantly surprised at their presentation. I was particularly impressed with the aesthetics of the building. It does not look like a traditional storage building from the outside, it was obvious they put a lot of thought into how they wanted to be represented. My wife and I will be expanding our daycare and will remove our existing building. The Pinnacle Storage building will most like be used as our templet when designing our new facility.

My wife and I also like the hours customers will be allowed to enter, 6:00am-10:00pm, therefore eliminating the traffic, and any noise. It is also my understanding the Hale Street entrance has been eliminated from the plans which, in my opinion, really make this business low impact. The only entrance will be from the service road.

I found out through conversation and researching the Pinnacle Storage Company, they are heavily involved in the communities they serve. They love giving back. It's worth noting they sponsor one of my favorite organizations: The Boys and Girls Club. I have two grandkids that attend our local club currently and it's good to know Pinnacle Storage is a strong supporter. Currently 80% of the children that attend the club are African American. Allowing Pinnacle Storage to relocate to our town will indirectly affect many families of color that depend on the club for food, daycare and all the other benefits the Boys and Girls Club offers our kids.

In closing, it's my hope the planning board and the town council will approve this project and rezoning request to allow Pinnacle Storage to become an asset to our community and an even greater ally for all of our children.

Sincerely,



Tony Fairley

Presented to Planning Board at
 Planning Board Regular Meeting
 on October 22, 2020. Added to
 Z-04-20 File.

Opposed Petition
 For Zoning Z-04-20

FILE COPY

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

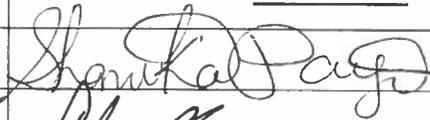
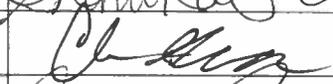
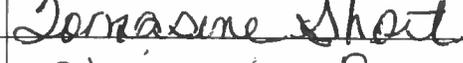
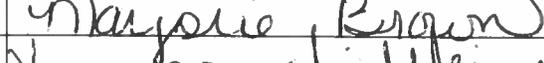
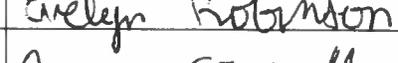
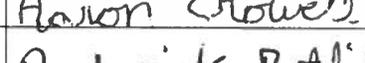
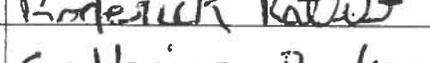
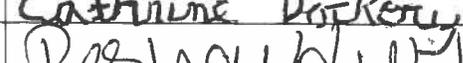
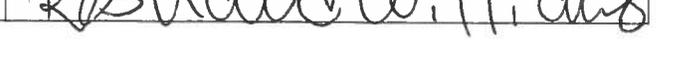
Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|-------------------------|-------------------------|
| David Greene | David Greene |
| Marquis Peters | Marquis Peters |
| Melvin Moore | Melvin Moore |
| Albertine Jackson | Albertine Jackson |
| Tommy Patterson | Tommy Patterson |
| Michael G. Troy | Michael G. Troy |
| Tijeri Burrell | Tijeri Burrell |
| James Bright | James Bright |
| Elisha Harris | Elisha Harris |
| William S. Brown | William S. Brown |
| Marissa Williams | Marissa Williams |
| Brandon McLean | Brandon McLean |
| Joseph Brown | Joseph Brown |
| Pearly Gates | Pearly Gates |
| J. Hale | J. Hale |
| HEATHER PUGH | HEATHER PUGH |
| Iris Daniels | Iris Daniels |
| Robert Adams | Robert Adams |

Opposed Petition
For Zoning Z-04-20

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: **Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent**

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|--------------------------------------|--|
| Shamika Paige |  |
| Cleo Hayes |  |
| Ashley Greco |  |
| Mikela Allred |  |
| Constance Covington |  |
| Dayanna Armstrong |  |
| Jasiah Covington |  |
| Kenneth Covington |  |
| Beasia Shields |  |
| James Tomasi Tomasi Short |  |
| Maurice Brown |  |
| Kearna Littlejohn |  |
| Shalisa Littlejohn |  |
| Evelyn Robinson |  |
| Aaron Crowell |  |
| Roderick Ratliff |  |
| Cathrine Dockery |  |
| Rashard Williams |  |

**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: **Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent**

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|----------------------------------|----------------------------|
| JASPER D. STEVENSON | <i>Jasper D. Stevenson</i> |
| VERNON TYLER | <i>Vernon Tyler</i> |
| ROBERT S. ZECK | <i>Robert S. Zeck</i> |
| MARY TERRY MARY TERRY | <i>Mary Terry</i> |
| ANNIE M. WHITE | <i>Annie M. White</i> |
| COLLETTA DAVIS | <i>Colletta Davis</i> |
| Denise Harris | <i>Denise Harris</i> |
| Halbert Kearns | <i>Halbert Kearns</i> |
| Jessica Simmons | <i>Jessica Simmons</i> |
| Shadrille Smith | <i>Shadrille Smith</i> |
| Janine Marshall | <i>Janine Marshall</i> |
| Tyneice Marsh | <i>Tyneice Marsh</i> |
| Edmund S. Morris | <i>Edmund S. Morris</i> |
| Jana McNeill | <i>Jana McNeill</i> |
| Loetta Clark | <i>Loetta Clark</i> |
| Nikita Wilson | <i>Nikita Wilson</i> |
| Alie Smith | <i>Alie Smith</i> |
| Brenda Pittman | <i>Brenda Pittman</i> |

**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

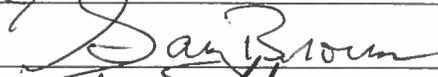
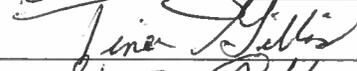
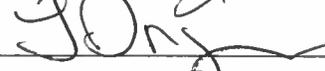
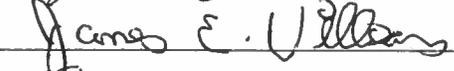
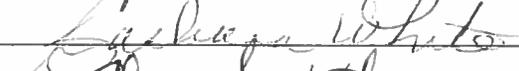
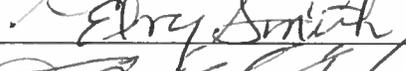
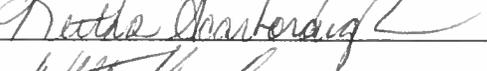
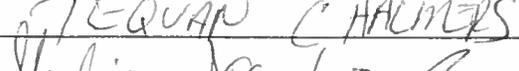
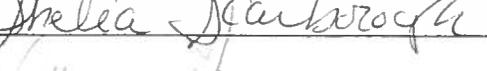
Also described as: **Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent**

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|------------------------------------|------------------------------------|
| GRACE Stubbs | Grace Stubbs |
| JAMES STUBBS | JAMES STUBBS |
| Sybil J. Jordan Tiffany Trotter | Sybil J. Jordan Tiffany Trotter |
| Keisha Chambers | Keisha Chambers |
| Brian Warr | Brian Warr |
| Agnes Stubbs | Agnes Stubbs |
| Belinda Shbb | Belinda Stubbs |
| Glen Douglas | Glen Douglas |
| Johnny Hill | Johnny Hill |
| Savion Bell | SB |
| Kay C Thompson | Kay C Thompson |
| LINDA M. WILKE | Linda M. Wilke |
| Sherilyn Harats | Sherilyn Harats |
| Betty Rush | Betty Rush |
| Betty Rush | Betty Rush |
| Gertrude Clark | Gertrude Clark |
| Mabel Miller | Mabel Miller |
| Katrina Williams | Katrina Williams |
| John Sandberg | John Sandberg |

**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: **Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent**

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|---------------------|--|
| JAMES THOMPSON |  |
| Gary Brown |  |
| TINA Gillis |  |
| STEVEN Gillis |  |
| Lataja Longum |  |
| Clair Council |  |
| Ruth Clifton |  |
| JAMES Williams |  |
| Clyd Ullas |  |
| Stephen McAllister |  |
| Barbara White |  |
| Ely Smith |  |
| JH McNeil |  |
| Debra Scarborough |  |
| William V. LAURENCE |  |
| TEQUAN C. HALLERS |  |
| Shelia Scarborough |  |

Citizens Petition
For Rezoning Z-04-20

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code Z321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; The Carpenter of LLC Engineering, LLC Agent:

| Printed Name | Signature |
|-------------------|-------------------|
| Jeffrey Barnes | Jeffrey Barnes |
| Darlene Chalmer | Darlene Chalmer |
| Marlan Chalms | Marlan Chalmer |
| Brittany Harris | Brittany Harris |
| Jane McSwain | Jane McSwain |
| HORACE ROSS | Horace E Ross |
| Jacqueline Ross | Jacqueline N Ross |
| Marisha Chalmers | Marisha Chalmer |
| Denene Chalmers | Denene Chalmer |
| Jose F M Barnes | Jose F M Barnes |
| Paul Covington | Paul Covington |
| MURRAY ROCHFORD | Murray Rochford |
| Sharon St Roman | Sharon Stroman |
| Shera mckecken | Shera mckecken |
| Chris Peterkin | Chris Peterkin |
| Antoinette Watts | Antoinette Watts |
| Alton McCrimmon | Alton McCrimmon |
| Nijachia Campbell | Nijachia Campbell |

Opposed Petition
 For Zoning Z-04-20

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tr: Carpenter of LLC Engineering, LLC Agent

| Printed Name | SIGNATURE |
|---------------------|---------------------|
| Dermaine Livingston | Dermaine Livingston |
| Mack Jones | Mack Jones |
| Chad Gellie | Chad Gellie |
| Roberta Jackson | Roberta Jackson |
| Thomas Smith | Thomas Smith |
| Kaloyg Brower | Kaloyg Brower |
| Nastasia Smith | Nastasia Smith |
| Dorotheine Cephas | Dorotheine Cephas |
| Ella Smith | Ella Smith |
| Brenda Smith | Brenda Smith |
| Mondrell Smith | Mondrell Smith |
| Georgia Smith | Georgia Smith |
| Joseph Cephas | Joseph Cephas |
| Monica Smith | Monica Smith |
| Steven Smith | Steven Smith |
| Samantha Smith | Samantha Smith |
| Rodney C Hennans Sr | Rodney C Hennans Sr |
| Lashaun Newkirk | Lashaun Newkirk |

We the undersigned citizens petition and are opposed to the rezoning of several parcels totaling 3.05 acres from CS (Office/Service) to BB-DD (General Business District) that will allow an indoor self-storage facility (LBCS Code CS22) as the permitted use.

Also described as: 200-2420 Request to Rezone 3.05 acres of property located at 200-2420 in the Applicant's Longleaf Times Storage, with the rezoning of CS22 to BB-DD.

| Printed Name | Signature |
|---------------------|------------------------------|
| Rodney Hanyans Jr | Amey Hanyans Jr |
| Antonio Xavier DAUD | Antonio Xavier David |
| Patricia Allbrooks | Allbrooks Patricia |
| Shereka Allbrooks | Allbrooks Shereka |
| Starshona Allbrooks | Allbrooks Starshona |
| Christy Allbrooks | Allbrooks Christy |
| Gregory Allbrooks | Allbrooks Gregory |
| Alex Campbell | Campbell Campbell |
| Tyheem Allbrooks | Tyheem Allbrooks |
| Shawn Copeland | Shawn Copeland |
| Robert Jackson | Robert Jackson |
| Deloise Bogan | Deloise Bogan |
| Kenny Bogan | Kenny Bogan |
| GARY Bogan | Gary Bogan |
| Roger Spencer | Roger Spencer |
| James Johnson | James Johnson |
| Mijanda Hill | M. Hill |
| LARRY CRAWFORD | Larry Crawford |

Citizens Petition
For Zoning Z-04-20

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pine Storage, LLC; The Carpenter of LLC Engineering, LLC. Area:

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|----------------------|--------------------------------------|
| Chris Thomas | Chris Thomas |
| Julian Thomas | Julia Thomas |
| Tanya Barney | Tanya Barney |
| Willie Rochester | Willie Rochester |
| William C. Shaw, Jr. | Wm. C. Shaw, Jr. |
| Cynthia McDonald | Cynthia Mc. Donald |
| CHARLES HEADEN | Charles Headen |
| Julene H. Allen | Julene H. Johnson Jo Julene Allen |
| Amarion Allen | Amarion Allen |
| Jamya Allen | Jamya Allen |
| Maxine Mack | Maxine Mack |
| James E. Livingston | James E. Livingston |
| Darrell Fowler | Darrell Fowler |
| SHAWN SPAULDING | Shawn Spaulding |
| Ahron McGee | Ahron McGee |
| Marguerite Lockwood | Marguerite Lockwood |
| MAIZY MELTON | Mary Melton |
| Robert Powell | Robert Powell |

Proposal Petition
 For Zoning Z-04-20

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Title: Carpenter of LLC Engineering, LLC Agent;

| Printed Name | SIGNATURE |
|--------------------------|--------------------------|
| Mary McClaughlin | M. McC. |
| Jackie Graha | Jackie Graha |
| Robert M. Pao | Robert M. Pao |
| Celia Smith | Celia Smith |
| Richard Smith | Richard Smith |
| Jangela Shepherd | Jangela Shepherd |
| Verna A. Barber | Verna A. Barber |
| Matrice McEllan | Matrice McEllan |
| Mykeda McKinnon | Mykeda McKinnon |
| Elaine Simon | Elaine Simon |
| OLGA MANNING | Olga E. Manning |
| GREGORY SAVANNAH | Gregory Savannah |
| Sharronda Savannah | Sharronda Savannah |
| Carlos Williams | Carlos Williams |
| Regina Person | Regina Person |
| W. T. BERT DAVIS, JR. | W. T. Bert Davis, Jr. |
| MR. & MRS. WILKIE MASON | Mr. & Mrs. W. Mason |
| Ronald Barber | Ronald Barber |

Citizens Petition
For Zoning Z-04-20

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2521) as the permitted use.

Also described as: Z-04-20 Petition to rezone 3.05 acres on SW Service Road from OS to GB-CD. Applicant's Local Pines Storage, LLC. The Corporation of LPA Engineering, LLC. A firm

| Printed Name | SIGNATURE |
|-------------------|-------------------|
| Travis Smith | Travis Smith |
| Sabrina Kelly | Sabrina Kelly |
| Monique Mapp | Monique Mapp |
| Tecara McKenzie | Tecara McKenzie |
| Makeena Williams | Makeena Williams |
| Niesha Watkins | Niesha Watkins |
| Sandra Ray | Sandra Ray |
| Myrtle Sloan | Myrtle Sloan |
| Dora A. Quinn | Dora A. Quinn |
| Angela M. Allison | Angela M. Allison |
| Samantha Smith | Samantha Smith |
| Troy S. Watts | Troy S. Watts |
| Sharias Jones | Sharias Jones |
| Deecee Ross | Deecee Ross |
| Lashanna Wene | Lashanna Wene |
| Ja-Donna Monroe | Ja-Donna Monroe |
| Jamela White | Jamela White |
| Misty McCall | Misty McCall |

**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|------------------------|--------------------|
| 1. Sharon Council | Sharon Council |
| 2. Tyrone Jackson | Tyrone Jackson |
| 3. Robert Jackson | Robert Jackson |
| 4. Johnny Murchison | Johnny Murchison |
| 5. Greg Love | Greg Love |
| 6. Ernest Jacobs | Ernest Jacobs |
| 7. George Reiss | George Reiss |
| 8. Barbara Morrison | Barbara Morrison |
| 9. Sharicka Allbrooks | Sharicka Allbrooks |
| 10. Danitra Beauty | Danitra Beauty |
| 11. Niecey Kennedy | Niecey Kennedy |
| 12. Morris Wilson | Morris Wilson |
| 13. Roger Spencer | Roger Spencer |
| 14. Frank Lewis | Frank Lewis |
| 15. Ernest Blue | Ernest Blue |
| 16. Chris Campbell | Chris Campbell |
| 17. Tony Brown | Tony Brown |
| 18. Keisha Robinson | Keisha Robinson |
| 19. Lindsay Ellerbe | Lindsay Ellerbe |
| 20. Veronica Patterson | Veronica Patterson |

**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: **Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent**

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|-----------------------|------------------|
| 1. Mary Murchison | Mary Murchison |
| 2. William Green | William Green |
| 3. Jimmy A. McNeill | Jimmy McNeill |
| 4. Albert Wright | Albert Wright |
| 5. Jerry Stroud | Jerry Stroud |
| 6. Ray Brown | Ray Brown |
| 7. Dee Fairley | Dee Fairley |
| 8. Johnny Malloy | Johnny Malloy |
| 9. Herman Hancock | Herman Hancock |
| 10. Christine Fairley | Christie Fairley |
| 11. Dede Huff | Dede Huff |
| 12. Iris Daniels | Iris Daniels |
| 13. James Black | James Black |
| 14. Hilda McKenzie | Hilda McKenzie |
| 15. Sophia Kennedy | Sophia Kennedy |
| 16. Ronnie Hines | Ronnie Hines |
| 17. Frank Jones | Frank Jones |
| 18. Rachel Alexander | Rachel Alexander |
| 19. Lynette Harris | Lynette Harris |
| 20. Bernice McCallum | Bernice McCallum |

**Opposed Petition
For Zoning Z-04-20**

13

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

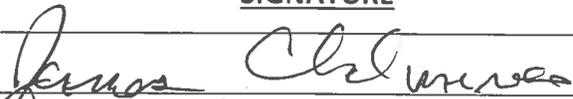
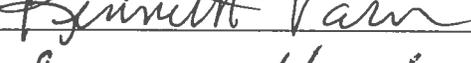
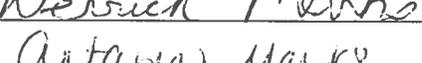
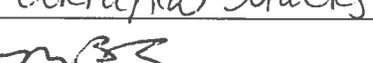
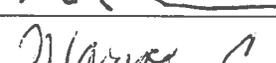
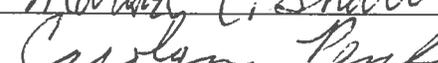
Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|---------------------|--------------------|
| Linda Hancock | Linda Hancock |
| Tiphonie Drakeford | Tiphonie Drakeford |
| NyQuasia Peterson | NyQuasia Peterson |
| Jessy Watts | Jessy Watts |
| Lachelle Clemons | Lachelle Clemons |
| Danelle Ward | Danelle Ward |
| Tammy Farmer | Tammy Farmer |
| Linda Evans | Linda Evans |
| Bobby Moness | Bobby Moness |
| Lashanda McMillan | Lashanda McMillan |
| Patrick McMillan | Patrick McMillan |
| Lataya Hancock | Lataya Hancock |
| Aalia Hancock | Aalia Hancock |
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**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: **Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent**

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|------------------------------------|--|
| Bo's Detailing |  |
| Joyce Chalmer George Threadgill |   |
| Tonya Streedery |  |
| Kenneth Varn |  |
| JEANNE HARRIS |  |
| Shayla McKinley |  |
| Albert Winfield |  |
| Derrick Marks |  |
| Antayna Marks |  |
| MARVA B RICH |  |
| MARVA C. SHAW |  |
| Carolyn Penland |  |
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**Opposed Petition
For Zoning Z-04-20**

11

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|-------------------------|--------------------------|
| Daniel Smith | <i>Daniel Smith</i> |
| Maya Spencer | <i>Maya Spencer</i> |
| <i>Carlos MCEughlin</i> | <i>Carlos MCEughlin</i> |
| Lakisha Allison | <i>Lakisha Allison</i> |
| ROBERT WRIGHT | <i>Robert Wright</i> |
| Douglas C. Wallace, Jr. | <i>D.C. Wallace, Jr.</i> |
| LARRY C CAMPBELL | <i>Larry C Campbell</i> |
| Clwanda Joyner | <i>Clwanda Joyner</i> |
| Connie Mc Crimmon | <i>Connie Mc Crimmon</i> |
| Vernon Daniels | <i>Vernon Daniels</i> |
| Wilmaell Stubbs | <i>Wilmaell Stubbs</i> |
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Citizens Petition
For zoning Z-04-20

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Title: Carpenter of LNA Engineering, LLC; Agent:

| <u>Printed Name</u> | <u>SIG</u> <u>Initials</u> |
|---------------------|----------------------------|
| Jayson Upchurch | Jayson Upchurch |
| Trevor Jones | Trevor Jones |
| Justin Hickmond | Justin Hickmond |
| Bernicia Haskell | Bernicia Haskell |
| Mattie McDonald | Mattie McDonald |
| Phillip McLellan | Phillip McLellan |
| Janyel Mabea | Janyel Mabea |
| Jade Headen | Jade Headen |
| Shakirah Utley | Shakirah Utley |
| Tessie TAYLOR | Tessie L. Taylor |
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**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|---------------------|---------------------|
| Karvette K. Cameron | Karvette K. Cameron |
| Ceola C. Cameron | Ceola C. Cameron |
| Duane Jackson | Duane Jackson |
| Joshua Mond | Joshua Mond |
| MITZI K SHAW | Mitzi K Shaw |
| Deborah Jones | Deborah Jones |
| Robert Jones | Robert Jones |
| Joshua Rochester | |
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**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|----------------------------|----------------------------|
| Freddie & Oglatha Kelly Sr | Freddie & Oglatha Kelly Sr |
| Vivanda Kelly | Vivanda Kelly |
| Rebecca Purdy | Rebecca Purdy |
| Zooey Payne | Zooey Payne |
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**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| Printed Name | SIGNATURE |
|-----------------|-----------------|
| David Graham | David Graham |
| Inga McMillan | Inga McMillan |
| Linda Durant | Linda Durant |
| Alicia Hockaday | Alicia Hockaday |
| Quincy Hockaday | Quincy Hockaday |
| Pearl McIntosh | Pearl McIntosh |
| Jammie Vebal | Jammie Vebal |
| Zina Galbreath | Zina Galbreath |
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19

**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|---------------------|------------------|
| ROSE PAIGE | Rose Paige |
| Betty COLE | Betty Cole |
| DeTri Shelton | DeTri Shelton |
| Sanaa Cole | Sanaa Cole |
| Davoné Leslie | Davoné Leslie |
| Franklin Goins | Franklin Goins |
| FLOYD PASKE | Floyd Paske |
| Jackie Corington | Jackie Corington |
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**Opposed Petition
For Zoning Z-04-20**

We the undersigned citizens petition and are opposed to the rezoning of seven (7) parcels totaling 3.05 acres from OS (Office/Service) to GB-CD (General Business Conditional District) to allow an indoor self-storage facility (LBCS Code 2321) as the permitted use.

Also described as: **Z-04-20: Request to rezone 3.05 acres on SW Service Road from OS to GB-CD; Applicant: Longleaf Pines Storage, LLC; Tim Carpenter of LKC Engineering, LLC, Agent**

| <u>Printed Name</u> | <u>SIGNATURE</u> |
|------------------------|------------------|
| <i>William Kelly</i> | |
| <i>Alice Bullware</i> | ALICE BULLWARE |
| <i>Barbara Gilmore</i> | Barbara Gilmore |
| <i>Thomasina Kelly</i> | Thomasina Kelly |
| <i>Algene Johnson</i> | Algene Johnson |
| <i>Herman Cagle</i> | Herman Cagle |
| <i>JAMES INGRAM</i> | James Ingram |
| <i>Steven Wallace</i> | Steven Wallace |
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| <u>Printed Name</u> | <u>SIGNATURE</u> |
|----------------------------|---------------------------|
| Moses McMillon | Moses McMillon |
| 1. <u>Bonita McMillon</u> | Bonita McMillon |
| 2. <u>Mildred McMillon</u> | Mildred McMillon |
| 3. | |
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| 19. | |
| 20. | |

Will Huntley
President
550 South Ashe Street
Southern Pines, NC 28387
Office: 910-684-8149 Mobile: 919-427-6042
Email: will@huntleydesignbuild.com

NORTH CAROLINA



Wilmington Police Department
Office of the Chief of Police
Donny Williams
615 Bess Street
PO Box 1810
Wilmington, NC 28402-1810

910 343-3610
910 343-3636 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

October 30, 2020

City of Southern Pines
Attn: Carol Haney Mayor
125 SE Broad Street
Southern Pines, NC 28387



Dear Mayor Haney:

On behalf of the Wilmington Police Department, I express my utmost support of Mr. Robert High.

Mr. High has worked with our agency for nearly three decades, beginning in 1992 when he purchased uniforms for the bicycle squad. Since then, he has generously supported our Santa Cop program on an annual basis, providing Christmas gifts to hundreds of children in need.

He has expanded his giving this year and will also assist with our Thanksgiving Meal Giveaway on Nov. 23 and Nov. 24. His continued support, especially with the challenges presented by the COVID-19 pandemic, is greatly appreciated and shows the content of his character.

Robert High has been an incredible asset to our agency and community, and I have no doubt he will be for yours.

Sincerely,

Donny Williams
Chief of Police

Memorandum



To: BJ Grieve
From: Bobbie Oglesby
Date: December 10, 2020
Re: Response to Your Email Dated December 9, 2020

Thank you for asking for feedback on the webinar of December 8. I attended meetings during which agents of Longleaf Pines Storage, LLC, made presentations on October 22, 2020 at the Douglas Center, and on November 30, 2020 at Days Inn. Presentations were very long, lasting over two hours, with extensive video presentations. Many who later stated that they wanted to comment or ask questions were cut short or had no opportunity to speak. This was also the case during the webinar on December 8, 2020. I feel that this was very unfair.

When asked the height of the storage units during the December 8 webinar, the presenters stated that they had no knowledge. Their presentations on both of the previous dates included slides of what they stated are actual images of the finished storage structures. They were bright-colored, two-story structures. I commented that they were pretty, but not in keeping with the character of the houses currently on South Hale Street.

I find it totally suspicious that no mention was made by the presenters of the fact that all structures will be two-story during the webinar. It is even more suspicious that no images of the final structures were presented during the December 8 webinar. Given all of the data that was amassed for these presentations, it is totally unbelievable and suspicious that no one representing Longleaf Pines Storage, LLC, knew the height of the planned structure. I would suppose that those figures are just as important as sidewalk information, which they had at their fingertips.

My husband and I feel that should we decide to sell our property and it is across the street from a glaring storage facility, we may very well not receive our asking price, nor the price for which we purchased it. Similarly, we may have difficulty finding buyers who would celebrate looking at 600 storage units every day. We have planted a lot of shrubbery in Southern Pines. Growth is slow, at best, for a number of plantings.

As I stated on December 8, I visited a storage unit which is being used as living quarters and is well within the city limits of Southern Pines. It is occupied by two adults and a child who appeared to be about 7 or 8 years of age. Its measurements are 7X12 feet. It houses a double bed, a cot, a hot plate, a single wall cabinet 2X3 feet for dishes, and has no toilet or running water. Residents use bottled water, a can suffices as a toilet, and the residents wear 3 or 4 layers of clothing during cold weather. I was made aware of this site by an anonymous source who received permission from the residents to view this "dwelling."

I realize that this is a lengthy letter, and I feel that all of the information herein needs to be relayed to the Southern Pines City Council. I believe there are some families who simply have very little resources,

and resort to storage buildings because they are more affordable for them. I also believe there are some who use them for less than honorable activities, such as drugs, prostitution, and stolen goods. It is my hope that Longleaf Pines Storage, LLC, can find a different and unobtrusive location for their facility. I vote NO!!!

Please feel free to reach me at boglesby@charter.net, or by cell number 910-992-6717. Thank you for your time and attention.

From: [Tim Carpenter](#)
To: [Suzy Russell](#)
Subject: FW: Pinnacle Storage-Tomorrow's Planning Meeting-6PM
Date: Monday, October 26, 2020 4:51:32 PM

Email from Dot Brower.

Thanks

Tim

From: Will Huntley <will@huntleydesignbuild.com>
Sent: Wednesday, October 21, 2020 4:19 PM
To: Robert Hornik <Hornik@broughlawfirm.com>
Cc: Toni Johnson <Toni@Roberthighdevelopment.com>; Tim Carpenter <tim@lkcengineering.com>; Robert High <robert@Roberthighdevelopment.com>
Subject: Re: Pinnacle Storage-Tomorrow's Planning Meeting-6PM

On
Aug
14,
2020,
at
9:42
AM,
Dot
Brower
<dab811@embarqmail.com>
wrote:

Good
Morning
Gentlemen,

Thank
you
for
such
a
thorough
presentation
yesterday.

I
must
admit
when
I
first
learned
that
another
self

storage
company
desired
to
build
on
the
service
road
property,
I
was
apprehensive.

However,
yours
is
not
the
typical
facility
in
so
many
ways.
You
have
done
an
honorable
job
in
not
only
meeting
the
Town's
requirements
but
you
answered
our
questions
truthfully
and
showed
tremendous
respect
for
our
concerns
and
passion
to
enhance
our
community.

And
Tony
it
was
especially
gratifying
to
hear
your
appreciation
for
the
project.
It
is
apparent
that
small
businesses
are
the
lifeblood
of
our
community,
town
and
county.
We,
as
residents
strive
to
sustain
them
and
look
forward
to
seeing
your
family's
business
expand
to
allow
you
to
provide
additional
quality
childcare
services
to
working
families!

It
is
my
hope
that
the
request
for
rezoning
is
approved.

Dorothy
"Dot"
Brower

Sent
from
my
iPhone
DAB

Will Huntley
President
Huntley Design Build, Inc.
550 S. Ashe Street
Southern Pines, NC 28387
910-684-8149 (Office)
919-427-6042 (Mobile)
Will@huntleydesignbuild.com

