

**MINUTES**  
**Town of Southern Pines Planning Board Regular Meeting**  
**January 20, 2022 at 6:00 PM**

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, January 20, 2022, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Present: Chair Gary Carroll, Vice Chair Diane Westbrook, Benjamin Greene, Lemuel Dowdy and Andy Bleggi

Absent: Cooper Carter and Kim Wade

Town staff present: B.J. Grieve, Planning Director, Suzy Russell, Planner II, and Cindy Williams, Secretary to the Board

**CALL TO ORDER**

Chair Carroll called the meeting to order at 6:03 PM.

**APPROVAL OF MINUTES**

Diane Westbrook made a motion, which was seconded by Lemuel Dowdy, to approve the Minutes of the December 16, 2021 regular meeting with one noted change. The motion carried by a vote of 5-0.

**ELECTION OF OFFICERS**

Lemuel Dowdy made a motion, which was seconded by Diane Westbrook, to re-elect Gary Carroll as Chair of the Planning Board for 2022. The motion carried by a vote of 5-0.

Gary Carroll made a motion, which was seconded by Andy Bleggi, to re-elect Diane Westbrook as Vice Chair of the Planning Board for 2022. The motion carried by a vote of 5-0.

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**PUBLIC FORUM: PD-12-21 Planned Development District – Preliminary Development Plan**

Mr. Kevin Lindsay, on behalf of PTAH, LLC, has applied for a Preliminary Development Plan for Phase 1 of the Waterworks development which will include construction of a 33,000 square foot expansion of the existing 4,260 square foot Waterworks building, a new 9,600 square foot building and construction of 152 permanent parking spaces and 20 temporary gravel parking spaces to serve the proposed buildings.

Chair Carroll asked if there were any conflicts of interest among the members of the Board.

Andy Bleggi requested a recusal as his company owns the subject property.

Diane Westbrook made a motion, which was seconded by Benjamin Greene, to open the public forum. The motion carried by a vote of 4-0.

Mr. Grieve stated that the Preliminary Development Plan is for Phase 1 of the Waterworks development and includes the addition of 33,000 SF of office space to the existing 4,260 SF building, a parking area behind the building, an area of temporary gravel parking and a new 9,600 SF building in the rear of the site for Workhorse Fitness. The proposal appears to be consistent with the Conceptual Development Plan with regard to land use and density. The only change to the previous TIA is a recommendation that the length of the turn lanes be increased to accommodate the proposed uses.

Kevin Lindsay stated that road improvements will include dedicated left and right turn lanes into the development, a dedicated right turn lane going out, a northbound left turn lane into Reservoir Park, and the entrance to Waterworks will line up with the entrance to Reservoir Park. They contacted NCDOT to request a reduction in the speed limit in that area but that request was denied.

Mr. Bleggi stated that the turn lane into Reservoir Park is not a required improvement so he did not want to commit to that at the present time.

Dr. Greene commented that the exterior elevations of the addition are considerably different from the existing building.

Mr. Bleggi responded that the Waterworks development as a whole is being designed to have a more modern look but with features that are in keeping with what existed on the property originally.

Mr. Dowdy asked if the recommendations contained in the 2018 TIA had been incorporated into the current plans.

Mr. Lindsay responded that they are providing access via a full movement intersection to align with Reservoir Park, providing one ingress and two egress lanes, a stop sign at the site driveway, an exclusive northbound right turn lane onto NC 22 with 50 ft. of storage and appropriate taper, a southbound left turn lane with 75 ft. of storage versus the recommended 50 ft., and they have eliminated the service drive. The original plan was to have a second service entrance for emergency and service vehicles but it was decided that was not a good option so they are going

to tie into an existing gravel road that leads to the gas facility and then create access to the site for emergency vehicles.

Mr. Dowdy inquired about changes to the walking trail.

Mr. Bleggi responded that the original plan was to loop the trail around the entire property but they ran into several issues which required modifications. A coffee shop is going to be located within the Workhorse Fitness building which will be convenient to the walking trail.

Chair Carroll opened the forum to the public for any comments and there were none.

Board discussion ensued.

Diane Westbrook made a motion, which was seconded by Lemuel Dowdy, to close the public forum. The motion carried by a vote of 4-0.

Diane Westbrook made a motion, which was seconded by Benjamin Greene, that the Planning Board had no concerns or issues with what was presented during the January 20, 2022 preliminary forum on application PD-12-21 Waterworks Phase 1 Preliminary Development Plan. The motion carried by a vote of 4-0.

#### **PUBLIC FORUM: PD-13-21 Planned Development District - Preliminary Development Plan**

Mr. Kevin Lindsay, on behalf of Ubuntu Developer, LLC, has applied for a Preliminary Development Plan for the purpose of developing a 7,000 square foot retail building on 1.12 acres within the Morganton Park South Planned Development. The subject property is identified as PIN: 857100484800 (PARID: 20200422) and per the Moore County tax records, the property owner is listed as Ubuntu Developer LLC.

Diane Westbrook made a motion, which was seconded by Andy Bleggi, to open the public forum. The motion carried by a vote of 5-0.

Ms. Russell provided an overview of the application and stated that the proposal was in compliance with Conceptual Development Plan MRD-01-13 approved in 2013. The property is within the Morganton Road Overlay and the Urban Village Highway Corridor Overlay districts and is designated Traditional Mixed-Use on the CLRP Future Land Use Map. Water and sewer are available to the property. The application complies with all applicable standards with the exception of one deviation request, which is to allow 46 parking spaces, which is 11 more than the 35 spaces that are allowed in the UVHCO. The UDO does allow for flexibility in the administration of the parking standards (UDO §4.5.4).

Ms. Russell stated that the Town Engineer had received an email from Attorney Pamela Duffy stating that she has objections to the continued development that will create more impervious surfaces directing water to the Lowes pond and in turn into the Brucewood pond. The Town Engineer responded to that email as follows: "I have spoken with engineers representing both property owners in this matter. The owners of the Kohl's property and the Lowes Foods property. Both sets of engineers disagree with one another. Ultimately this is a private property matter between the property owners and I have seen nothing to date that would justify placing a hold on development in Morganton Park South relative to the below storm water issues."

Mr. Bleggi asked Ms. Russell if the request for additional parking spaces could be approved administratively.

Ms. Russell responded that approval of additional parking spaces is at the Planning Director's discretion but if the Town Council approves the deviation it becomes part of the Preliminary Development Plan.

Chair Carroll asked what justification had been given for the requested deviation.

Ms. Russell deferred to Mr. Lindsay for that response.

Mr. Lindsay stated that the request was based on the parking standard for other areas that are required to provide one (1) parking space per 100 SF of floor area. They are concerned that 35 spaces will not be adequate parking for the restaurant.

Ms. Russell added that the CDP requires significant buffering of the site.

Mr. Bleggi asked Mr. Lindsay what uses are planned for the other units.

Mr. Lindsay stated that restaurants are planned for two of the five units but the uses of the other three units have not yet been confirmed. Restaurant, retail and office uses are planned for the site.

Mr. Lindsay stated that 0.67 acres of impervious surface was proposed in the drainage calculations that were approved by the Town and that has not changed.

Mr. Dowdy asked Mr. Lindsay if he had any comments in response to the email that staff had received.

Mr. Lindsay responded that they are complying with the limitation of impervious area that was submitted with the sizing of the stormwater basin.

Discussion regarding stormwater retention ensued.

Chair Carroll opened the forum to the public for any comments and there were none.

Diane Westbrook made a motion, which was seconded by Andy Bleggi, to close the public forum. The motion carried by a vote of 5-0.

Diane Westbrook made a motion, which was seconded by Andy Bleggi, that the Planning Board had no issues with what was presented during the January 20, 2022 preliminary forum on application PD-13-21 Old Morganton Road Lot 1 Preliminary Development Plan. The motion carried by a vote of 5-0.

#### **OLD BUSINESS**

Mr. Grieve stated that the staff initiated text amendments that were presented at the December 2021 meeting were approved by the Town Council at the January 11, 2022 regular business meeting.

#### **NEW BUSINESS**

Mr. Grieve stated that there would be a regular meeting in February but no agenda meeting.

#### **ADJOURNMENT**

Lemuel Dowdy made a motion, which was seconded by Benjamin Greene, to adjourn the meeting. The motion carried by a vote of 5-0.

The meeting adjourned at 7:15 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Planning Board