

MINUTES
Town of Southern Pines Planning Board Regular Meeting
February 17, 2022 at 6:00 PM

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, February 17, 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, Andy Bleggi, Kim Wade and Cooper Carter.

Town staff present: B.J. Grieve, Planning Director, Jennifer Hunt, Planner I, and Cindy Williams, Secretary to the Board

CALL TO ORDER

Chair Carroll called the meeting to order at 6:00 PM.

APPROVAL OF MINUTES

Diane Westbrook made a motion, which was seconded by Andy Bleggi, to approve the Minutes of the January 20, 2022 regular meeting. The motion carried by a vote of 6-0 with Cooper Carter abstaining due to his absence from the January meeting.

PUBLIC HEARING: PD-01-22 Planned Development District – Conceptual Development Plan

Mr. Bob Koontz of Koontz Jones Design, on behalf of Rhetson Companies, Inc., has submitted a Planned Development District – Conceptual Development Plan application to allow a commercial development containing any of the land uses that are allowed in the Town’s GB (General Business) and OS (Office Service) zoning districts. The subject parcels are currently zoned PD (Planned Development) and are identified as PIN: 857300963887 (PARID: 00033603) and PIN: 857300974411 (PARID: 00033604). The property owner is Southern Pines Ace Land Company, LLC.

Chair Carroll asked if there were any conflicts of interest among the members of the Board and there were none.

Kim Wade made a motion, which was seconded by Lemuel Dowdy, to open the public forum. The motion carried by a vote of 7-0.

Mr. Grieve provided an overview of the application and stated that Planning staff has asked the applicant to consider as requirements of the CDP that the buildings be oriented so that parking

is interior to the development and also that all street-facing facades have the same architecture as the front of the buildings. The applicant has committed to installing a greenway trail that will connect to Sandhills Community College.

Mr. Bob Koontz stated that the proposed plan will connect Capital Drive all the way to Airport Road and they are working with Sandhills Community College to determine the best location for connecting to the existing greenway trail. The college has requested a 50 ft. buffer along the property boundary and that has been provided on the site plan. Retail, commercial, restaurant and office land uses are proposed. PD zoning requires 20% open space with 10% of that being usable. The property is located in a High Quality Watershed so they will be requesting the high density allocation. They are requesting a reduction in the amount of plantings within the buffer to ensure safety and visibility on the greenway trail and also the ability to create seating areas and patios within the setback. The parcels on the front will be required to have the same architectural character on all four sides of the building. Parking will be oriented behind the building and toward Capital Drive as opposed to facing Airport Road.

The existing Ace Hardware building and Tyler's Ridge development comply with FAA guidelines and they also have a recorded navigation and noise easement and it is the intent of Mr. Saunders and the developers to work with the airport to provide a similar easement.

Andy Bleggi asked if there will be a rear buffer and Mr. Koontz responded that there will be at least 50 ft. of greenspace in the rear.

Mr. Bleggi inquired about the plans for the existing building and Mr. Koontz responded that he thought the current intent is to repurpose the existing building for another type of facility.

Mr. Bleggi asked if the college had provided a letter in support of the development and Mr. Koontz responded no. Mr. Bleggi recommended that the applicant request a letter of support from the college prior to the Town Council hearing.

Mr. Bleggi asked if there will be deceleration lanes on the Airport Road side of the development and Mr. Koontz responded yes.

Pedestrian safety and sidewalk access throughout the development was discussed.

Mr. Koontz stated that they have agreed to place the building near the road and have the parking in the back.

Cooper Carter stated that multi-family residential was mentioned in the justification and Mr. Koontz responded that was a typographical error and there would not be any multi-family within the development.

Ron Layne from the college stated that their only concern at this point is that the greenway trail is configured so that it runs along the back of the horticultural gardens to tie into Reservoir Park. The college is prepared to submit a letter of support for the project as presented.

Mr. Carter inquired about the building height restriction in the CDP and Mr. Tony Bornhorst with Rhetson Companies responded that the new building will not be much taller than the existing building.

Mr. Scotty Malta, Manager of the Moore County Regional Airport, stated that he has no specific objections to the project as proposed but he does have some concerns. The airport has a navigation easement with Tyler's Ridge and specifically the current Ace Hardware store. The applicant will be required to submit an FAA form 7460 to determine if the project is compatible with the runway in that area. A significant portion of the project will literally be under the departure and approach path of the airport. Building height will have to be carefully planned and not violate any approach pattern height regulations. Illumination that could possibly blind pilots approaching or departing the airport would be significant. Marketing devices such as balloons, flashing lights, lasers, etc. would be very distracting and possibly dangerous for pilots. There should be a navigation easement that covers all of these issues and imposes some conditions. The area where business could potentially be located is directly under the approach and departure path.

Mr. Bleggi recommended that a letter of agreement between the Airport and the applicant be prepared prior to the Town Council meeting.

Lemuel Dowdy asked Mr. Malta if he had any design recommendations.

Mr. Malta responded that he would situate the parking closer to the road instead of the buildings.

Mr. Carter asked if there is a clear FAA standard for building height based on proximity to a runway.

Mr. Malta responded that approach and departure zones have specific height limitations. The FAA will conduct an evaluation of what the applicant has proposed for that specific area to make sure it is compatible.

Dr. Greene stated that if the two outparcels are going to have the parking close to Airport Road and the buildings behind those are still in line with the runway.

Mr. Grieve stated that both the parking and the buildings will be under the approach.

Benjamin Greene made a motion, which was seconded by Lemuel Dowdy, to close the public forum. The motion carried by a vote of 7-0.

Discussion ensued among the members of the Board.

Cooper Carter made a motion, which was seconded by Diane Westbrook, that after reviewing the proposed Conceptual Development Plan and considering the criteria for approval of a Planned Development District found in UDO §2.18.4(H), the requested Conceptual Development Plan is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" to staff report PD-01-22 as revised by the Planning Board and therefore to recommend approval of PD-01-22 to the Town Council. The motion carried by a vote of 7-0.

PUBLIC HEARING: Z-01-22 Initial Zoning of 4.10 Acres on NC Hwy 22 Following Annexation

Mr. Benjamin Stout, on behalf of Benjamin Stout Real Estate Services, Inc., has submitted a request to establish the zoning of five (5) existing parcels totaling 4.10 acres as RS-2 (Residential Single-Family) following annexation of the subject parcels into the Town of Southern Pines. The subject parcels are located on the northeast side of NC Hwy 22 between Sullivan Drive and Belhaven Drive and were located within the Village of Whispering Pines' Extra Territorial Jurisdiction and zoned RS (Residential Single-Family) prior to approval of a petition for voluntary annexation by the Town of Southern Pines Town Council on February 8, 2022. The subject parcels are identified as PIN 857400849276 (PARID 00041291); PIN 857400940142 (PARID 00041293); PIN 857404931919 (PARID 00041294); PIN 857404932803 (PARID 00041296); and PIN 857404932694 (PARID 00041297). The property owner is listed as Benjamin Stout Real Estate Services, Inc.

Chair Carroll asked if there were any conflicts of interest among the members of the Board and there were none.

Andy Bleggi made a motion, which was seconded by Diane Westbrook, to open the public hearing. The motion carried by a vote of 7-0.

Jennifer Hunt provided an overview of the application to establish the initial zoning of the existing parcels as Residential Single-Family.

Mr. Stout stated that development will be limited to one single-family residence per lot.

Chair Carroll asked Mr. Stout if the reason for the annexation was to have access to Town water and Mr. Stout confirmed.

Ms. Hunt stated that the water line runs along NC Hwy 22 in front of the subject parcels.

Cooper Carter made a motion, which was seconded by Andy Bleggi, to close the public hearing. The motion carried by a vote of 7-0.

Lemuel Dowdy made a motion, which was seconded by Andy Bleggi, that after reviewing the proposed amendments to the Town of Southern Pines Zoning Map and after considering the criteria for approval of Zoning Map Amendments found in UDO §2.17.9, the proposed amendments are consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment "A" to staff report Z-01-22 as revised by the Planning Board and therefore to recommend approval of Z-01-22 to the Town Council. The motion carried by a vote of 7-0.

OLD BUSINESS

Chair Carroll expressed appreciation to Benjamin Greene for his service on the Planning Board.

NEW BUSINESS

Mr. Grieve stated that there will be an agenda meeting and a regular meeting in March.

ADJOURNMENT

Benjamin Greene made a motion, which was seconded by Andy Bleggi, to adjourn the meeting. The motion carried by a vote of 7-0.

The meeting adjourned at 7:34 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board