

**MINUTES**  
**Town of Southern Pines Planning Board Regular Meeting**  
**April 21, 2022 at 6:00 PM**

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, April 21, 2022, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Chair Gary Carroll, Lemuel Dowdy, Kim Wade, Cooper Carter and Parks Cobb were present. Vice Chair Diane Westbrook and Andy Bleggi were absent.

Town staff members B.J. Grieve, Planning Director, Pamela Graham, Principal Planner, Jennifer Hunt, Planner I, and Cindy Williams, Secretary to the Board, were present.

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Kim Wade made a motion, which was seconded by Cooper Carter, to approve the Minutes of the March 24, 2022 regular meeting. The motion carried.

**OATH OF OFFICE**

The oath of office was administered to Parks Cobb.

**PUBLIC FORUM**

PD-05-22: Planned Development - Preliminary Development Plan

Mr. Bob Koontz of Koontz Jones Design, on behalf of Caropine Ventures, LLC and 71<sup>st</sup> Partners LLC, has submitted an application for a Planned Development - Preliminary Development Plan and Major Subdivision Preliminary Plat to develop a total of 218 units within the Caropines Planned Development, with 15 cottage lots and 29 single-family detached homes being in Phase 3B; 54 townhome lots in Phase 4; and 120 condominium units in Phase 5. Pursuant to the Moore County tax records, the phases proposed for development are portions of parcels identified as PIN 858300789195 (PARID 00031457) and PIN 858400613908 (PARID 20050760) are owned by Caropine Ventures, LLC; and PIN 858419511440 (PARID 96000281), PIN 858419508871 (PARID 96000280) and PIN 858300592330 (PARID 96000278) are owned by 71<sup>st</sup> Partners, LLC.

Cooper Carter made a motion, which was seconded by Kim Wade to open the public forum. The motion carried.

Paul Saathoff of Koontz Jones Design present on behalf of the applicant requested a continuance of the public forum to the May 19, 2022 Planning Board regular meeting to allow time to address concerns that were raised in the staff report with Planning and Engineering staff.

Chair Carroll stated that he wished the applicant had taken the efforts of Board members, Planning staff and members of the public to be in attendance into consideration and requested the continuance in advance of the meeting.

Linda V. Holmes, 695 Avenue of the Carolinas, expressed concerns regarding traffic on Airport Road, the failure of the developer to make the traffic mitigation improvements recommended in the TIA. She recommended that NCDOT be contact to request a reduction in the speed limit in that area and questioned whether the Town is considering taking over the roads within the development. The water lines are not shown to be looped as required by the Town. The wetlands in Phase 3B have not been addressed. She is concerned about drainage and sewer capacity with more development and the absence of fencing around the storm water ponds. Additional play areas and other amenities should be required. She would be concerned about runoff behind the proposed condominium development, which is Cardinal Drive.

David Rolen, 221 Woodbine Way, urged the Board to hold the developer accountable for the improvements that were supposed to be made to date, including paving the second entrance. He requested that no further progress be permitted until that entrance has been paved.

Kim Wade made a motion, which was seconded by Cooper Carter, to allow a continuance of the public forum to the May 19, 2022 regular Planning Board meeting. The motion carried.

#### **UNFINISHED BUSINESS**

None

#### **NEW BUSINESS**

Mr. Grieve stated that the Board will meet in May with several items on the agenda.

Discussion ensued and a decision was made to hold an additional meeting on May 18, 2022 at 6:00 PM if there are at least four items on the agenda.

## **ADJOURNMENT**

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

The meeting adjourned at 6:46 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Planning Board