

**MINUTES**  
**Town of Southern Pines Planning Board Regular Meeting**  
**July 22, 2021 at 6:00 PM**

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, July 22, 2021, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Board members present: Chairman Gary Carroll, Vice Chairperson Diane Westbrook, Benjamin Greene, Cooper Carter, Lemuel Dowdy and Kim Wade.

Board member absent: Andy Bleggi.

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

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

B.J. Grieve provided an overview of recent changes to state statute that became effective July 1, 2021.

Diane Westbrook made a **motion**, which was seconded by Kim Wade, to approve the Minutes of the June 17, 2021 regular meeting. **The motion carried unanimously.**

**PUBLIC HEARINGS:**

**CU-02-21: Conditional Use Permit and Preliminary Plat for a Major Subdivision on the Northwest Side of SW Service Road between SW Service Road and South Hale Street; 660 SW Service Road; Petitioner: Marcel O. Goneau, Jr.**

On behalf of Tams Properties LLC, Mr. Mike Nichols, of Paramounte Engineering, has submitted an application for a Conditional Use Permit for the construction of a new mixed-use residential and office development and a Major Subdivision Preliminary Plat for single-family attached townhomes. The applicant is proposing to develop six (6) buildings with 32 residential units, consisting of single-family attached townhomes and condominiums and five (5) office units. The subject property is located at 660 SW Service Road and is comprised of five (5) parcels for a total of 2.085 acres of undeveloped forested land. The subject properties are identified as PIN 857108887345 (PARID 96000398), PIN 857108888362 (PARID 00039171), PIN 857108889334 (PARID 00033309), PIN 857108980445 (PARID 00039172) and PIN 857100981555 (PARID 20190151). Per the Moore County tax records the property owner is Tams Properties, LLC.

At the June 17, 2021 regular meeting of the Planning Board, the Board opened the public hearing per UDO §2.5.2 and followed rules for a legislative hearing. After hearing feedback from the

public, the applicant requested a continuance per UDO §2.5.14 in order to address concerns expressed by the residents of West Southern Pines. The Planning Board granted the applicant a continuance to the July 22, 2021 regular meeting of the Planning Board.

Chairman Carroll stated that there are various types of projects that could be developed on the subject parcel without Town Council approval.

Mr. Grieve provided an overview of the adoption of zoning regulations and stated that by right uses are permitted on the subject property based on the zoning designation.

Suzanne Coleman stated that she felt it was important for concerned citizens to understand what could be developed on the subject property versus what is currently being proposed and asked Mr. Grieve what uses would be permitted by right on the subject property.

Mr. Grieve responded that the property is currently zoned Office/Service (OS) and listed several of the permitted uses from the Table of Authorized Land Uses.

#### APPLICANT PRESENTATION:

Mr. Marcel Goneau stated that the uses being proposed are permitted in the OS zoning district but the major subdivision requires a Conditional Use Permit.

Mr. Mike Nichols, licensed landscape architect and certified land planner with Paramounte Engineering, stated that two concerns expressed at the last meeting were affordability and traffic. They discussed several ways to redesign the project following that meeting and determined that what had been presented was the best design for the site. This is a permitted use in the OS zoning district and they meet all of the criteria for density, setbacks, stormwater, parking and circulation. Staff has reviewed the plan and the Fire Department approved the plan for circulation. There was some discussion about eliminating one of the driveways but eliminating a driveway would sacrifice internal safety and circulation.

Mr. Nichols stated that there are two points of entry off of S. Hale Street and one point of entry off of SW Service Road. The mail kiosk will be at the SW Service Road entrance which will encourage residents to use that entrance. Everything is focused internally, including parking. The required amount of open space has been provided and there will be a buffer between this project and the residences on Hale Street. This development will provide a natural transition between the more intense transportation corridor and existing single-family residences. The comments made during the previous meeting were given serious consideration but they felt that making any changes to the current plan would make it less efficient.

Cooper Carter asked Mr. Nichols if there would be sidewalks, including along Hale Street, and if they planned to install any fencing and Mr. Nichols responded that sidewalks would be installed but there were no plans for fencing.

Mr. Carter asked how the existing power lines between the Days Inn and these parcels would impact their landscaping buffer in that area and Mr. Nichols stated that the area would be landscaped.

Mr. Carter inquired about the proposed landscape island and Mr. Nichols responded that the island is a design feature intended to break up the driveway but it is not required.

Mr. Brad Schuler of Paramounte Engineering provided income and housing cost estimates and stated that the proposed project will increase housing options in the West Southern Pines community and the addition of offices will create commercial employment opportunities. This will be a for sale product that will be generally affordable for households earning less than the median income for the area and will provide an appropriate transition between a major highway corridor and single-family homes.

Kim Wade stated that she did not provide any of the numbers that had been presented but that she did provide a statement that the numbers in the census included anyone who lives on the west side of Broad Street – from Broad Street all the way to Knollwood so they did not depict the income levels of the residents within the West Southern Pines Overlay district, where the median income is less than \$30,000.00.

PUBLIC COMMENT:

Ms. Felicia Winfield, a resident of West Southern Pines, stated that the proposed purchase price of approximately \$300,000.00 would not allow perspective homeowners in West Southern Pines who could transition to that type of housing to do so. She also expressed concern about the number of units being proposed, traffic impacts, increased taxes and the failure of the developer to hold a community meeting. She recommended denial of the development and suggested that consideration be given to gifting the property to Habitat for Humanity or the West Southern Pines Land and Housing Trust.

Ms. Nora Bowman stated that there is a great effort underway to revitalize West Southern Pines and she does not think this type of development is considered revitalization. She believes the developer wants to categorize this as affordable housing in order to build within a community that cannot support what is built. Ms. Bowman asked those in attendance who would be in direct opposition to the project to please stand and a majority of attendees did so. She asked that the information that was presented with regard to affordable housing and income levels be stricken from the record because some of that information was found to be untrue.

Mr. Nichols asked Ms. Bowman what information she felt was inaccurate and she responded that Mr. Schuler had stated in his presentation that Kim Wade had provided income information to him.

Mr. Nichols responded that Ms. Wade had provided that information to him.

Ms. Wade stated that she had not provided that information to him.

Ms. Russell stated that Kim Wade had provided the information to staff.

Ms. Bowman said Mr. Schuler stated that he had gotten it from Kim Wade which is false and therefore should be stricken from the record.

Chairman Carroll stated that he understood the disagreement but that it was a moot point because while the financial information that was presented was a factor, it was not a mitigating factor with regard to the project.

Ms. Wade said it had been stated that she gave staff information and that was not true.

Ms. Russell stated that she had received email correspondence from Ms. Wade, which she read aloud at Ms. Wade's request.

Mr. Grieve stated that on June 23, 2021, Ms. Sarah Odio with Development Finance Initiative had forwarded a spreadsheet of Southern Pines Household by Income from census track data that she had provided to Lemuel Dowdy upon his requested. Mr. Grieve said he had forwarded the information to Ms. Russell and she may have forwarded it to the applicants at their request and that all of this correspondence is public record.

Ms. Wade stated that Mr. Schuler had stated during his presentation that it was information that Kim Wade also provided to them, which was incorrect. He also stated that it was data for Moore County.

Mr. Schuler apologized and stated that he had reached out to staff for information and he assumed that Ms. Wade had provided that information and that it does show that incomes in West Southern Pines are much lower than the incomes in the County at large.

Lemuel Dowdy said it had been stated that the median income of the residents of West Southern Pines is \$30,000.00.

Mr. Schuler responded that is the median income for the West Southern Pines vicinity.

Mr. Dowdy requested a definition of median income and Mr. Schuler responded that you take the income of every household and find the figure that falls right in the middle.

Ms. West stated that the area that was taken into consideration was not the overlay district specifically, but every household west of Broad Street. She wanted to make sure everyone was aware that the median income of households within the West Southern Pines Overlay district is not \$76,000.00.

Mr. Nichols stated the median household income in the West Southern Pines Overlay district is \$35,000.00.

Mr. Arthur Mason, 795 W New Hampshire Avenue, asked if the current changes to the UDO had any bearing on the current application.

Mr. Grieve responded that under the current regulations the applicant may choose to have his application reviewed under either the old regulations or the new regulations. The applicant is proceeding under the new regulations because they are generally perceived to be more development and developer friendly according to state statute.

Mr. Mason asked whether traffic impacts had been given further consideration.

Tim Clinkscales of Paramounte Engineering responded that they determined that three access points were better than two for traffic flow and taking one access offline would create more concentration at the other two access points. The uses of the property that would be allowed by right would generate the same or more traffic than the proposed development.

Mr. Donald Rich stated that the Chairman had made a request of the applicant to meet with the residents of West Southern Pines and he had ignored that request. He expressed concern about the residents of West Southern Pines being pushed out due to increased taxes.

Lemuel Dowdy asked Mr. Grieve to share the median income table that was provided by DFI and asked if there was any information available to determine how many of those homes should be excluded from the chart because they are in the Knollwood area.

Mr. Schuler responded that unfortunately the table is the best information they have for that area without an actual housing study. However, it does show an increase in the number of households earning \$25,000 or less in the specific block group. There are 200 or so homes that are making \$25,000 or less which equates to approximately 30% AMI. Unfortunately they cannot determine exactly where those homes are located.

Mr. Clinkscales stated that there are 227 households in the below \$35,000.00 household income group. If you remove the households with an income above \$200,000 that leaves 182 households so the median is going to be in the \$35,000 range plus or minus \$5,000.

Mr. Dowdy asked Mr. Clinkscales how many households in his best estimation could afford these homes.

Mr. Clinkscales responded that he was not making an argument to that effect he was just stating that there are a fair amount of households with an income of \$35,000 to even \$100,000 but they do not know the income level of everyone in the area.

Ms. Winfield stated that given the information regarding median income, this project does not fit and would not benefit the residents of West Southern Pines. She stated that she is not against this

property being development but this particular project is not appropriate. She asked that the Board take into consideration all of the information that had been provided and the high trip generation.

Mr. Clinkscales responded that this project would add 286 total trips per day.

Ms. Jenni Williams, 145 W Maine Avenue, stated that before adding a major subdivision to this area, the long range plan for West Southern Pines should be reviewed and some of the concerns of the neighborhood should be taken into consideration. She asked if additional fees, such as homeowners association or and maintenance fees would be charged and Mr. Goneau responded that they had not yet determined the cost of yard and exterior building maintenance.

Mr. Goneau stated that the focus was as if this project was going to be built strictly for people in West Southern Pines to purchase. There is a percentage of households who live in West Southern Pines who could afford to purchase some of these units but it is considered to be an affordable product for the Town of Southern Pines in general. A lot of people are moving into the community and cannot afford some of the housing options in Southern Pines and this will open up some opportunities for families that might not be able to afford homes in other parts of Southern Pines.

Ms. Nettie Calfee stated that she is the realtor for this property and stated that another hotel could have been built on this property or the existing hotel could have expanded. She went to a meeting at the hotel when Mr. Huntley wanted to build the self-storage facility and at that meeting a lot of the residents said they did not care what anyone wanted to put on the property they did not want it no matter what it was and she did not think that was fair. It is not fair to Mr. Goneau who wants to build a decent product which is much more affordable than most housing in Southern Pines. The development would be along the highway corridor and be a beautiful transition. People have been so concerned that their taxes but she would not expect their taxes to go up at all.

Mr. Rich stated that he was in attendance at the meeting regarding the self-storage facility and nobody at that meeting ever said that they were opposed to everything that would be built on the property.

Ms. Calfee responded that she heard the comment.

Lynn Thompson, a resident of Southern Pines, stated that she was of the opinion that this use with the number of units and the amount of traffic that would be generated does not conform to the character of the neighborhood.

Lemuel Dowdy made a **motion**, which was seconded by Diane Westbrook, to close the public hearing. **The motion carried unanimously.**

Discussion ensued among the members of the Board.

ACTION OF THE BOARD:

Kim Wade made a **motion**, which was seconded by Lemuel Dowdy, to adopt Attachment “A” of the staff report as their findings of fact regarding proposed Conditional Use Permit CU-02-21 with the following changes:

1. **Finding of Fact #2B. The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;**

The Planning Board finds that the proposed development does not conform to the neighborhood according to the concerns of the residents.

2. **Finding of Fact #2F. The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;**

The Planning Board finds that the proposed development complies with applicable standards and regulations found within the Town of Southern Pines UDO that are based on the public interest and welfare. The mixed-use residential and professional office development, according to the residents, does not benefit the surrounding neighborhood more so than other land uses that are allowed in the current Office/Service zoning district. Based on the median income of the residents of the West Southern Pines Overlay district, they could not afford to live in the development and they testified that it does not comply with West Southern Pines Neighborhood Plan in the Comprehensive Long Range Plan.

**The motion carried by a vote of 4 to 2, with Gary Carroll and Cooper Carter being opposed.**

Kim Wade made a **motion**, which was seconded by Lemuel Dowdy, to recommend denial of Conditional Use Permit CU-02-21 to the Town Council. **The motion failed with a vote of 3 to 3, with Gary Carroll, Diane Westbrook and Cooper Carter being opposed.**

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**PD-04-21: Planned Development District - Conceptual Development Plan to accommodate the development of mixed land uses; 7688 NC Highway 22; Petitioner: Dan Pritchard by Robert Koontz, Authorized Agent**

Mr. Robert Koontz of Koontz Jones Design, on behalf of the applicant, Mr. Dan Pritchard, has submitted an application for a Planned Development – Conceptual Development Plan pursuant to Section 2.18.4 of the Town of Southern Pines Unified Development Ordinance (UDO). The applicant is proposing to develop a storage facility utilizing shipping container storage and open-air storage located on 8.3 acres of the total existing 10.02 acres. The parcel along Highway 22 would consist of any of the multiple requested land uses from the office service and general business zoning districts on 1.72 acres. Three (3) existing parcels make up the subject property and are zoned planned development (PD). The subject property is located on the west side of NC Highway 22 between Waynor Road and Russet Court. Pursuant to the Moore County tax records,

the parcels are identified as PIN: 857400926530 (PARID: 00036656), which is located in the extraterritorial jurisdiction of the Town; PIN: 857400920451 (PARID: 00036657), which is located in the extraterritorial jurisdiction of the Town; and PIN: 857404829141 (PARID:95000179), all of which are owned by Airport Park of Moore County, LLC

Chairman Carroll confirmed that there were no conflicts of interest among the members of the Board.

Benjamin Greene made a **motion**, which was seconded by Cooper Carter, to open the public hearing. **The motion carried unanimously.**

#### STAFF PRESENTATION:

Ms. Suzy Russell provided an overview of the application and stated that the properties are currently zoned PD and the request is to rezone the properties to PD with land uses. The subject properties are designated Rural Residential in the Comprehensive Long Range Plan and Residential on the Future Land Use Map. The subject property has access to existing Town water and sewer. The applicant is requesting to provide 5% total open space and the UDO states that no less than 20% of the gross land area of a PD shall be devoted to open space, with half of that being usable.

Ms. Russell stated that she had received an email from Colin Webster, the developer of Ravensbrook, and also correspondence from the applicant addressing NCDOT's position on the layout of the driveway shortly before the meeting which she distributed to the members of the Board.

Cooper Carter asked if any other comments had been received and Ms. Russell responded no.

#### APPLICANT PRESENTATION:

Mr. Bob Koontz stated that the properties are currently zoned PD. The properties are designated as Rural Residential in the CLRP which is not consistent with the commercial uses in the area so they feel that an amendment to the Future Land Use Map is appropriate. Water lines are existing on NC 22 and Waynor Road and there is a gravity sewer line located on Waynor Road. The properties are located in the Urban Transition Highway Corridor Overlay district which has minimum setback requirements. There are two areas set aside for neighborhood commercial type uses and his client is proposing a storage facility in the rear of the property with a plan to potentially transition to residential in the future. Access would be off of NC Hwy 22 and will be a private road but built to NCDOT standards. There will be an emergency access off of Waynor Road. Storage facilities generate very little traffic but the Fire Marshal wanted to make sure emergency ingress and egress from two locations was provided.

Chairman Carroll inquired about the two parcels that were not being discussed.

Mr. Koontz responded that those parcels have already been developed and currently have a gravel driveway access but they will have access to the new road that will be constructed.

Chairman Carroll asked if that road would be built by the developer and Mr. Koontz confirmed.

Diane Westbrook asked who would own the new road and Mr. Koontz responded that it would be a private road owned by the owners of the adjoining parcels.

Ms. Westbrook inquired about the driving pattern within the development.

Mr. Koontz responded that there will be covered storage and repurposed shipping containers will be used for enclosed climate controlled storage on an 1.72 acre outparcel. The idea is that the storage containers can be moved to another site in the future allowing another use of the property. The containers would be painted to match and there would be landscape buffers. Storm water would be managed on the site.

Benjamin Greene asked if there would be a total of four (4) shipping containers and Mr. Koontz responded that there will be 200 18' x 20' shipping containers, some of which will be divided into multiple units and the containers that will not be stacked.

Chairman Carroll asked who would manage the property and Mr. Koontz responded that a management company would manage the facility but would not be on site.

Diane Westbrook asked if the facility would be secure and Mr. Koontz responded that there would be two emergency gates and an eight (8) foot high fence surrounding the property.

Chairman Carroll asked where a customer would go to rent one of the units and Mr. Koontz responded there would be telephone number to call for assistance.

Ms. Westbrook asked if all of the containers would be installed at one time and Mr. Koontz responded that the containers would be brought in as they are refurbished.

Cooper Carter asked if the concept is that shipping containers will not be moved in and out but instead will be fixed in place.

Mr. Koontz responded yes, that a small concrete foundation or a mass foundation would be constructed for the containers and they would be secured. The storage facility would be built in a single phase and require an Architectural Compliance Permit from the Town Council. They are setting a maximum building height of 35 ft. for the entire development but there are no plans to stack the shipping containers.

Chairman Carroll asked if any design standards apply to this type of project and Ms. Russell responded that the only standard being addressed as part of the Conceptual Development Plan was the minimum open space requirement.

Mr. Koontz stated that they are asking for 5% open space which would be typical for this zone. PD zoning requires 20% open space but this site is much smaller than a typical development that is zoned PD and no one is going to use the open space so they are requesting a reduction to 5% overall open space and then if at some point it transitions to a residential use they will provide the 20% open space for that use. Based on the uses as a storage facility and a commercial retail/office outparcel they are requesting that the open space be more consistent with what those zoning districts rather than what PD zoning requires.

Ms. Westbrook asked if open space would be required on the front parcel if it is sold and Mr. Koontz responded that they plan to have 5% open space on the back parcel because the commercial parcel would not be required to have any open space.

Ms. Russell stated that both parcels would be part of the PD so each parcel would be required to provide 20% open space but the applicant is requesting 5% total open space.

Mr. Koontz said they could have requested to rezone to GB or OS as opposed to PD which would not have required open space.

Mr. Carter asked Mr. Koontz why the applicant was not developing the property as residential now and Mr. Koontz responded that his client wants to have the storage facility to help pay for the land and ultimately come in with a residential project as development in that area increases.

Chairman Carroll asked what regulations are in place to ensure that the property is well maintained and Mr. Koontz responded that is one of the main reasons they have added larger buffers and that the Highway Corridor Overlay has a very high landscape standard.

Mr. Dowdy inquired about the fence Mr. Koontz had mentioned earlier and Mr. Koontz responded that the fence would be an eight (8) foot tall chain link fence and encompass the entire facility and the landscaping would be in front of the fence.

Mr. Koontz stated that there are no endangered species on the property and that a watershed protection permit would be required as the property is in a high quality watershed.

Ms. Westbrook asked if the property could remain a storage facility forever and Mr. Koontz responded yes.

Mr. Koontz said the Conceptual Development Plan provides the opportunity to transition and that this type of storage product is designed to be moved and repurposed.

Mr. Dowdy said it seems like it would be very expensive to run electricity to the containers.

Mr. Koontz responded that this is a lot less expensive than building a facility and the containers can be moved in the future.

Chairman Carroll asked how noisy the equipment will be and Mr. Koontz responded that he did not know but he could not imagine that they would have 200 condensers.

Ms. Russell stated that one of the building inspectors expressed concern about the climate control issue in a pre-app meeting regarding a similar project.

Mr. Koontz responded that the building inspector had a lot of question but he thought it would be okay to use shipping containers.

Ms. Russell said she thought that project was cancelled due to the building inspector's concerns.

Mr. Koontz responded that the building inspector had thought there were definitely standards and he was going to conduct some research but they did not get anything from the building inspector that stopped the project.

Ms. Russell stated that an eight (8) foot fence would be a condition of approval since a maximum fence height of six (6) feet is permitted.

Mr. Koontz provided images of another facility that was similar to the type of facility that was being proposed.

Ms. Westbrook suggested solar power for the units and Mr. Koontz agreed that was a very good idea.

Mr. Carter commented that three other storage facility projects had come before the Planning Board and the Board recommended denial of all of them and asked Mr. Koontz why he felt this was the right proposal.

Mr. Koontz responded that what makes this site different from some of the others that have been reviewed is that it will not be adjacent to a residential neighborhood, it will sit back quite a bit from Hwy 22, there will be large buffers, and the closest properties are a commercial.

Chairman Carroll asked if the buffers will satisfy the Mr. Webster's concern and Mr. Koontz responded a 40' wide landscape buffer is a lot of planting.

Ms. Westbrook inquired about traffic projections and Mr. Koontz responded that he had spoken with NCDOT and have received a letter from that department confirming that the proposed access is in the right location and that no turn lanes or other mitigation would be required.

Chairman Carroll stated that he did not foresee there being a large amount of traffic once the containers are in place.

Ms. Westbrook asked if it would be more appropriate for Waynor Road to be the construction access and Mr. Koontz agreed that might be a better location for the construction entrance and then transition to the emergency access.

Dr. Greene asked how many containers would be brought in initially and Mr. Koontz responded that would depend on demand.

Mr. Carter said the parcel is designated as Rural Residential in the CLRP.

Ms. Russell responded yes, but the rural residential land use category is not described in any way in the CLRP.

Chairman Carroll stated that he was not concerned about the reduction in the amount of open space but he did not hear a compelling argument as to why it should be reduced.

Mr. Koontz responded that having open space in this type of commercial setting is a bit strange.

Chairman Carroll asked if he would have to provide 20% open space if the property is redeveloped as residential and Mr. Koontz confirmed.

Lemuel Dowdy made a **motion**, which was seconded by Cooper Carter, to close the public hearing. **The motion carried unanimously.**

Discussion ensued.

#### **ACTION OF THE BOARD:**

Cooper Carter made a **motion**, which was seconded by Benjamin Greene, that after considering criteria (A) for a zoning map amendment found in UDO §2.17.9, the requested Conceptual Development Plan is found not to be 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 PD-04-21 with the following changes to the last paragraph:

The Planning Board finds and recommends to the Town Council that Conceptual Development Plan application PD-04-21 is reasonable but not in the public interest and it is inconsistent with the Town of Southern Pines Comprehensive Long Range Plan (CLRP) because the CLRP designates the parcel as Residential and the Board finds that the proposed rezoning would inhibit future residential development as outlined in the CLRP.

**The motion carried by a vote of 5 to 1 with Diane Westbrook being opposed.**

Cooper Carter made a **motion**, which was seconded by Lemuel Dowdy, that after considering criteria B through H, as applicable, for a zoning map amendment found in UDO §2.17.9, the requested Conceptual Development Plan PD-04-21 is found to not comply with criteria (B) and

(C) for a Zoning Map Amendment as submitted because there could be adverse impacts on neighboring lands and the Board finds that the parcel is suitable as presently zoned. In addition, the requested CDP PD-04-21 is found to comply with criteria (D) through (H) for a Planned Development Conceptual Development Plan as submitted. **The motion carried unanimously.**

Cooper Carter made a **motion**, which was seconded by Benjamin Greene, to recommend denial of PD-04-21 to the Town Council. **The motion carried by a vote of 5 to 1 with Diane Westbrook being opposed.**

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**PD-05-21: Planned Development District - Preliminary Development Plan for a Storage Facility Development and a Commercial/Office Outparcel; 7688 NC Highway 22; Petitioner: Dan Pritchard by Robert Koontz, Authorized Agent**

Mr. Robert Koontz of Koontz Jones Design, on behalf of Mr. Dan Pritchard, has submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance (UDO) for a storage facility development to consist of a mixture of shipping containers and open storage areas, and a 1.72 acre commercial/office outparcel on the West side of NC Highway 22 between Waynor Road and Russet Court. The subject parcels are currently zoned Planned Development (PD) and are identified as PIN 857400926530 (PARID 00036656); PIN 857400920451 (PARID 00036657); and PIN 857404829141 (PARID 95000179). Per the Moore County tax records, the property owner is listed as Airport Park of Moore County, LLC.

Benjamin Greene made a **motion**, which was seconded by Diane Westbrook, to open the public hearing. **The motion carried unanimously.**

**STAFF PRESENTATION:**

Suzy Russell entered staff report PD-05-21 into the record and provided an overview of the request and stated that the Planning Board had recommended denial of the Planned Development Conceptual Development Plan to the Town Council.

**APPLICANT PRESENTATION:**

Mr. Bob Koontz requested that all submitted documentation as well as his power point presentation that was provided be entered into the record. Mr. Koontz stated that the fence location was shown on the site plan and it is shown to be six (6) feet in height.

Lemuel Dowdy made a **motion**, which was seconded by Cooper Carter, to close the public hearing. **The motion carried unanimously.**

ACTION OF THE BOARD:

Cooper Carter made a **motion**, which was seconded by Lemuel Dowdy, to recommend to the Town Council denial of Planned Development Preliminary Development Plan PD-05-21 because the Planning Board recommended denial of the Conceptual Development Plan. **The motion carried by a vote of 5 to 1 with Diane Westbrook being opposed.**

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UNFINISHED BUSINESS:

Mr. Grieve thanked the Board for their patience as staff navigates the new regulations and a brief discussion ensued regarding the Planning Board's role in the approval process.

The process for and parameters used in notifying neighboring property owners of an upcoming public hearing was discussed.

NEW BUSINESS:

No new business was discussed.

Benjamin Greene made a **motion**, which was seconded by Lemuel Dowdy, to adjourn the meeting. **The motion carried unanimously.**

The meeting adjourned at 11:00 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Planning Board