

MINUTES

**Town of Southern Pines Planning Board Regular Meeting
Douglass Community Center, 1185 W. Pennsylvania Avenue
August 22, 2019 at 6:00 PM**

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, August 22, 2019, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Board members present: Chairman Bill Pate, Vice Chairman Gary Carroll, Mike Saulnier, Diane Westbrook, Benjamin Greene and Kim Wade.

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

Chairman Pate called the meeting to order.

APPROVAL OF MINUTES:

Diane Westbrook made a **motion**, which was seconded by Mike Saulnier, to approve the Minutes of the July 18, 2019 meeting. **The motion carried unanimously.**

OATH OF OFFICE:

The oath of office was administered to new member Kim Wade.

PUBLIC HEARING:

PD-03-19: Planned Development - Preliminary Development Plan for a Medical Office Campus; Applicant: Pinehurst Medical Group; Bob Koontz of Koontz Jones Design PLLC Authorized Agent

Mr. Bob Koontz has submitted an application for a Planned Development - Preliminary Development Plan pursuant to Section 2.18.5 of the Town of Southern Pines Unified Development Ordinance (UDO) for a 10.5 acre medical office campus on the west side of Brucewood Road between Brucewood Road and Tanglewood Drive. The parcel that is the subject of the application is zoned PD (Planned Development) and is identified as PIN: 857100394875 (PARID: 20150046). Per the Moore County tax records, the property owners are listed as Robert W. Van Camp and Julie M. Van Camp, Trustees.

The oath of testimony was administered to those planning to speak during the hearing.

Chairman Pate confirmed that there were no conflicts of interest among the members of the Board regarding application PD-03-19.

Mike Saulnier made a **motion**, which was seconded by Gary Carroll, to open the public hearing. **The motion carried unanimously.**

STAFF REPORT – BJ Grieve, Planning Director:

Mr. Grieve requested that Staff Memorandum PD-03-19 be entered into the record as Exhibit A and stated that the proposed Preliminary Development Plan is the the fifth phase of the Morganton Park North Conceptual Development Plan and provided an overview of the application.

The applicant is requesting an increase in allowable building height from forty-five (45) feet to fifty (50) feet, and a forty (40) foot building setback to be more consistent with other development in the area. The applicant is also requesting an increase in the maximum number of permitted parking spaces.

The applicant is going to extend Carlisle Street by 958 feet and the applicant is offering to construct a sidewalk along the north side of the property to provide pedestrian connectivity.

There is an existing development agreement for construction of a multi-use path along Morganton Road. Two of the three sections of the path have been completed. The final section will need to be completed within the timeframe specified in the development agreement.

The project will be subject to site plan and architectural compliance review, and the property will need to be annexed into the Town prior to connecting to Town utilities.

APPLICANT PRESENTATION - Mr. Bob Koontz:

Mr. Koontz addressed the Board and explained the proposed project in detail. The applicant is proposing 80,000 square feet of office space and is requesting the flexibility to construct one building, two buildings, or two buildings connected by a breezeway or something similar. Flexibility to shift the location of the buildings somewhat while maintaining orientation is also requested. Parking will be screened by the buildings. Access on and off of Morganton Road will be a right in/right out and there will also be access from Carlisle Street.

The applicant is requesting a five (5) foot increase in building height due to the grade of the site so that it will be more consistent with the height of neighboring buildings; flexibility to adjust the number of parking spaces, not to exceed the UDO standard for medical and dental uses; and a modification to allow a forty (40) foot setback.

Based on the findings from the Traffic Impact Analysis and NCDOT comments, this project will not create any traffic issues.

Mike Saulnier stated that he appreciated the desire to provide sufficient parking.

Chairman Pate asked for clarification as to the number of additional parking spaces being requested.

Mr. Koontz responded that a maximum of 430 spaces was requested in the narrative, but the applicant wished to amend the narrative to request up to the maximum number of spaces allowed for medical and dental uses.

Benjamin Greene asked if the site plan shows 430 spaces, and Mr. Koontz responded yes.

Dr. Greene asked Mr. Koontz where additional spaces would be located.

Mr. Koontz responded that the applicant does not want to be required to adjust the number of parking spaces in the event the total building square footage changes or due to the engineered site design.

Diane Westbrook asked if they go to one building instead of two, if it will have the same footprint.

Mr. Koontz responded yes, the building or buildings will front on Brucewood Road and on Morganton Road at that corner.

Ms. Westbrook expressed concern about the parking lot being so visible.

Mr. Koontz responded that the parking area will most likely be below grade and shielded by a berm.

Dr. Greene asked if the main access will be from Morganton Road to Brucewood Road and Carlisle Street.

Mr. Koontz responded yes.

Mr. Koontz reiterated that the applicant was requesting 1 parking space per 150 square feet of gross floor area as stated in the letter addressed to BJ Grieve dated August 14, 2019.

Chairman Pate asked Mr. Grieve what the justification was for the more restrictive parking ratio within the Morganton Road Overlay.

Mr. Grieve responded that he was not working for the Town at the time the Morganton Park Overlay standards were drafted.

Mr. Koontz stated that he helped to write those standards and the idea at the time was to create a replica of downtown Southern Pines. That vision changed due to the location, topography, roads and major roadway connections but it can still be a really nice mixed use area.

Chairman Pate stated for the record that Mr. Koontz was a qualified witness as he was involved in drafting the standards of the Morganton Road Overlay district.

Mr. Grieve requested that Mr. Koontz revise the parking request for clarification prior to it being presented to the Town Council and Mr. Koontz agreed to do so.

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

PLANNING BOARD ACTION:

Mike Saulnier made a **motion**, which was seconded by Benjamin Greene, to to adopt Attachment “A” as the findings of fact regarding the proposed Preliminary Development Plan PD-03-19 with the condition that corrections be made with regard to the number of parking spaces prior to presentaton to the Town Council. **The motion carried unanimously.**

Mike Saulnier made a **motion**, which was seconded by Benjamin Greene, to recommend to the Town Council approval of PD-03-19. **The motion carried unanimously.**

OLD BUSINESS:

None.

NEW BUSINESS:

BJ Grieve stated that there would be an October regular meeting of the Planning Board.

There being no further business, the meeting adjourned at 6:55 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board