

# MINUTES

**Town of Southern Pines Planning Board Regular Meeting  
Douglass Community Center, 1185 W. Pennsylvania Avenue  
September 19, 2019 at 6:00 PM**

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, September 19, 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 August 22, 2019 meeting. **The motion carried unanimously.**

## PUBLIC HEARING:

**PD-04-19: Planned Development District - Preliminary Development Plan and Major Subdivision Preliminary Plat for 114 Lots Within an Existing Residential Development; Applicants: Caropines Ventures, LLC and 71st Partners, LLC; Bob Koontz of Koontz Jones Design PLLC, Authorized Agent**

Mr. Bob Koontz has submitted an application for a Planned Development - Preliminary Development Plan and Major Subdivision Preliminary Plat pursuant to Sections 2.18.5 and 2.20.5 respectively of the Town of Southern Pines Unified Development Ordinance (UDO). The applicants propose 114 single-family residential lots within Phases 15, 8, 2, 12, 14A, 7A and 3A of the Caropines development, which is located on the south side of Airport Road between NC Highway 22 and Hardee Lane. All of these phases are zoned PD (Planned Development). Pursuant to the Moore County tax records, the phases are portions of parcels identified as PIN: 858300789195 (PARID: 00031457); PIN: 858400613908 (PARID: 20050760); and PIN: 858306289441 (PARID: 20010644) owned by Caropines Ventures, LLC and PIN: 858300592310 (PARID: 96000278) owned by 71<sup>st</sup> Partners, LLC.

Chairman Pate confirmed that there were no conflicts of interest among the members of the Board with regard to application PD-04-19.

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

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

STAFF REPORT – BJ Grieve, Planning Director:

Mr. Grieve requested that the staff memorandum for PD-04-19 and all attachments be admitted into the record as Exhibit A. He stated that the Preliminary Development Plan includes a total of 114 residential lots within Phases 15, 8, 2, 12, 14A, 7A and 3A and provided an overview of the application. These lots are in addition to the thirty-six (36) lots that were approved in Phases 2A and 9, which brings the total to 150 lots under the new Conceptual Development Plan.

The applicants are requesting five (5) years to develop these phases. A Traffic Impact Analysis Phasing Study has been provided that establishes thresholds for the incremental development of recommended roadway improvements. NCDOT would like for the developer to construct a eastbound right turn lane at the intersection of Airport Road and Avenue of the Carolinas with a minimum of 75 feet of storage, and to study whether a four-way stop is needed at the intersection of Airport Road and Niagara Carthage Road.

Construction of “Roadway F” in Phase 14A will cross wetlands and will most likely require a permit from the Army Corp of Engineers but that will be addressed during the site plan review process.

Avenue of the Carolinas beyond Phase 2A is currently a gravel road. The Conceptual Development Plan states that the remainder of the road will be fully paved upon completion of either the lots adjoining the wetlands bridge that are shown in Phases 2 and 3 on Exhibit XI of the CDP or three years from the date of approval of the first PDP, which will be March 25, 2022.

The CDP made several references to the vision for the project being a recreation community. A clubhouse and pool were built prior to approval of the Caropines CDP to serve The Carolina. Sections 2.2 and 5.5.11 of the CDP state that “Recreational opportunities for the residents of The Carolina may include the following: golf short course, soccer and/or baseball play fields, parks and community gathering areas, performance/movie outdoor amphitheater, pickle ball courts, walking trails and sidewalk network, open play areas, community garden and other potential active and passive amenity areas.”

One of the purposes of the PD zoning district as stated in UDO §3.5.14(A) is to “Integrate public spaces and amenities to promote community gatherings and activities.” No additional amenities are proposed as part of the PDP application.

Benjamin Greene expressed concern that there is no indication that amenities in addition to the clubhouse and swimming pool will be added.

Mr. Grieve responded that was his concern as well but it is at the Planning Board’s discretion to determine what amenities are appropriate.

Mr. Grieve said the applicant has requested that sidewalks not be required in Phase 15 as there are no sidewalks in the vicinity of that phase.

Mr. Grieve stated that the Town Engineer wanted to make it abundantly clear that all water lines will be required to be looped and that he would like to see a ten (10) foot clearance between any trees and the location of water and sewer lines when the site design is submitted.

US Fish & Wildlife Service responded to staff's request for agency comment and stated that the developer has been working with the agency and a biological assessment and foraging habitat analysis have been completed.

Mr. Grieve provided an overview of the findings of fact as set forth in the staff memorandum.

Discussion ensued regarding required traffic mitigation improvements and the timeline for those improvements.

Chairman Pate asked if only the first phase of road improvements are being triggered at this time.

Mr. Grieve responded yes.

#### APPLICANT PRESENTATION - Mr. Paul Saathoff:

Mr. Saathoff addressed the Board and provided an outline of the application. He stated that a deviation from the sidewalk requirement is being requested for Phase 15 as there are no sidewalks in that vicinity.

Diane Westbrook asked for the dimensions of the Phase 15 lots.

Mr. Saathoff responded that those lots will be approximately 50 feet x 100 feet.

Mr. Saathoff stated that they wanted to create a more natural look with clusters of trees so they will be spaced differently from what is required by the UDO.

Mr. Grieve stated that the deviation from street tree standards was part of the approved Conceptual Development Plan.

Mr. Saathoff stated that 30% open space and 24% maximum impervious surface are required and that the developer is maintaining a tally of both.

Roadway improvements will be required to include eastbound right turn lane, etc.

Mr. Saulnier asked when these improvements will be made.

Mr. Grieve responded prior to final plat approval of the 51st lot. Construction drawings for the deceleration lane will need to be included in the site plan.

Mr. Saathoff stated with regard to amenities, a community clubhouse and pool have been completed and the driving range and a three-hole practice course are open to golfers. Monthly golf clinics are provided. Open playing fields have been established and are being maintained and a community garden is being established near Airport Road.

Ms. Westbrook asked who maintains the existing amenities.

Mr. Saathoff responded the developer maintains the amenities and said a monthly membership package for access to the amenities is available to residents.

Chairman Pate asked if the amenity package is available to residents of the existing homes and Mr. Saathoff responded yes and that a tot lot is currently being considered.

Mr. Saulnier commented that recreational facilities for children are important.

Mr. Saathoff stated that this Preliminary Development Plan meets the requirements of the Conceptual Development Plan with the exception of the request to eliminate sidewalks in Phase 15.

Gary Carroll stated that he assumes that the lack of attendance of adjacent property owners at the hearing is an indication that they are in favor the proposed development. He added that his main concern was traffic safety and he was concerned about there not being a westbound turn lane.

Mr. Saathoff responded that a westbound turn lane is shown on the plans but it was not required by NCDOT.

Mr. Saulnier asked if the developer would consider this improvement during the first of the phases of development.

Mr. Saathoff said he cannot commit to that on behalf of the developer but it is shown on the plans that were submitted to NCDOT.

Ms. Westbrook expressed concern about stormwater and asked when they will determine whether the stormwater facilities are sufficient.

Mr. Saathoff said that would be verified during engineering site design and the site plan approval process. If it is determined to be inadequate they will be required to make any necessary modifications.

Mr. Ben Tipton of 233 Ramble Ridge addressed the Board and stated that he lives in the original section of the neighborhood and that it has been good working with the developer but there has not been a lot of communication recently. Avenue of the Carolinas creates two accesses to Airport Road and asked if improvements will be built into the gravel road portion to be improved. Turning left into the neighborhood off of Airport Road is not a problem but turning left out of the neighborhood during peak hours is an issue. A center lane would help. it would be better to not

clear cut those lots so that they fit better with the surrounding properties. He feels that residents would appreciate a sidewalk.

He was not aware that there were play fields in the neighborhood. He is aware of the three golf holes and the driving range. He is not interested in soccer fields, etc. in the neighborhood because it creates the potential for non-residents and outside traffic.

Mr. Carroll asked Mr. Tipton if he was on the HOA Board and Mr. Tipton responded that he had been in the past.

Mr. Carroll asked Mr. Tipton why he thought communication between the developer and the residents had decreased.

Mr. Tipton said there never has been open communication between the developer and the residents.

Discussion among the Board members ensued.

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

Chairman Pate requested that Mr. Saathoff's PowerPoint presentation be entered into the record as Exhibit B.

#### PLANNING BOARD ACTION:

Mike Saulnier made a **motion**, which was seconded by Gary Carroll, to adopt Attachment "A" as the findings of fact regarding the proposed Preliminary Development Plan PD-04-19 with the recommendation of approval of the deletion of sidewalks in Phase 15 as requested. **The motion carried unanimously.**

Mike Saulnier made a **motion**, which was seconded by Diane Westbrook, to recommend to the Town Council approval of PD-04-19. **The motion carried unanimously.**

Gary Carroll made a **motion**, which was seconded by Mike Saulnier, to adopt Attachment "B" as the findings of fact regarding the proposed Preliminary Plat S-27-19. **The motion carried unanimously.**

Gary Carroll made a **motion**, which was seconded by Diane Westbrook, to recommend to the Town Council approval of Preliminary Plat S-27-19. **The motion carried unanimously.**

#### OLD BUSINESS:

Clarification regarding downloading the agenda packet.

#### NEW BUSINESS:

There are no items on the October Planning Board agenda and therefore the October meeting is cancelled.

There being no further business, the meeting adjourned at 7:53 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Planning Board