



**NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES  
PLANNING BOARD  
TO CONSIDER A PROPOSED PLANNED DEVELOPMENT  
CONCEPTUAL DEVELOPMENT PLAN**

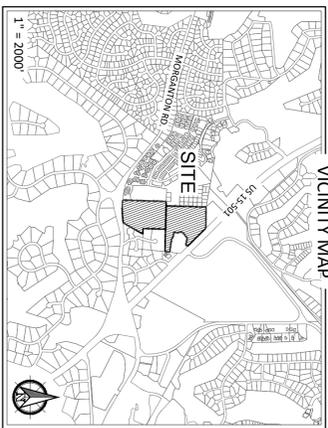
The regular meeting of the Town of Southern Pines Planning Board will be held on Thursday, May 23, 2019 at 7:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina. Notice is hereby given that a public hearing on the following proposed Planned Development - Conceptual Development Plan will be held during the meeting:

**PD-01-19: Planned Development - Conceptual Development Plan for a Multi-Family Residential Development and a Commercial/Office Outparcel; Applicant: Zimmer Development Company; Bob Koontz of Koontz Jones Design, PLLC, Authorized Agent**

Mr. Bob Koontz 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) for a multi-family residential development and a commercial/office outparcel. The two parcels totaling 31.85 acres that are the subject of the application are currently zoned PD (Planned Development) and are located on the west side of US Highway 15-501 between Applecross Road and Inverrary Road and are identified as PIN: 856220819203 (PARID: 00029985) and PIN: 856220808127 (PARID: 00024265). Per the Moore County tax records, the property owner is listed as Charles E. Grantham.

All interested citizens are invited to attend the hearing. The complete application request and maps delineating the properties affected may be reviewed at the Department of Planning and Inspections, 180 SW Broad Street, Southern Pines, North Carolina. Substantial changes in the permit request may be made following the public hearing.

Peggy K. Smith, Town Clerk



\* THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE. THE PROPERTY OWNER MAY MODIFY THIS PLAN. THE ILLUSTRATED USES AND ANY PHASING.



**PHASING LEGEND**

PHASE 1

PHASE 2

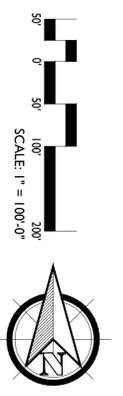
**PHASING PLAN NOTES:**

1. THIS PROJECT WILL BE DIVIDED INTO TWO SPECIFIC PHASES. THE APARTMENT COMMUNITY WILL BE CONSTRUCTED IN THE FIRST PHASE OF DEVELOPMENT. THE COMMERCIAL PARCEL WILL BE DEVELOPED AT SUCH TIME AS A TENANT HAS BEEN IDENTIFIED. BOTH PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY OR INDIVIDUALLY.
2. THE APARTMENT COMMUNITY MAY BE CONSTRUCTED IN PHASES IN A BUILDING BY BUILDING PROCESS. HOWEVER, ADEQUATE EMERGENCY SERVICE ACCESS WILL BE PROVIDED FOR ALL BUILDINGS. PHASING WILL BE PROVIDED FOR INDIVIDUAL BUILDINGS SO LONG AS ADEQUATE EMERGENCY ACCESS, UTILITY INFRASTRUCTURE, LANDSCAPING AND OTHER SITE REQUIREMENTS FOR THE SPECIFIC BUILDING ARE PROVIDED.

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING PARCELS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FLOOD PLAIN
- EXISTING WETLAND

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



DATE: 04-15-2019  
 DESIGNED BY: REK  
 DRAWN BY: PJS  
 CHECKED BY: REK  
 C.C. BY: REK  
 SCALE: 1" = 100'-0"  
 PROJECT #: KJD1851

SHEET NUMBER:  
**L-1.2**

**GRANTHAM PROPERTY**  
 CONCEPTUAL DEVELOPMENT PLAN  
 SOUTHERN PINES, NORTH CAROLINA  
 CONCEPT PLAN / PHASING PLAN

REVISIONS:

**KOONTZJONES**Design  
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