



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

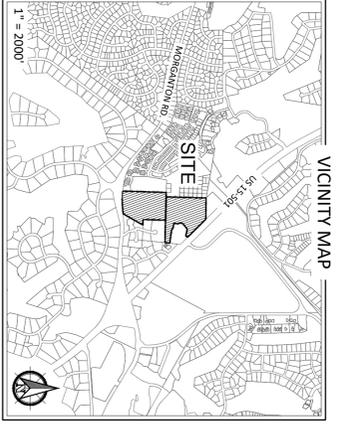
The regular meeting of the Town of Southern Pines Planning Board will be held on Thursday, May 23, 2019 at 7:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina. Notice is hereby given that a public hearing on the following proposed Planned Development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

**PD-02-19: Planned Development - Preliminary Development Plan for a 288-Unit Multi-Family Residential Development; Applicant: Zimmer Development Company; Bob Koontz of Koontz Jones Design, PLLC, Authorized Agent**

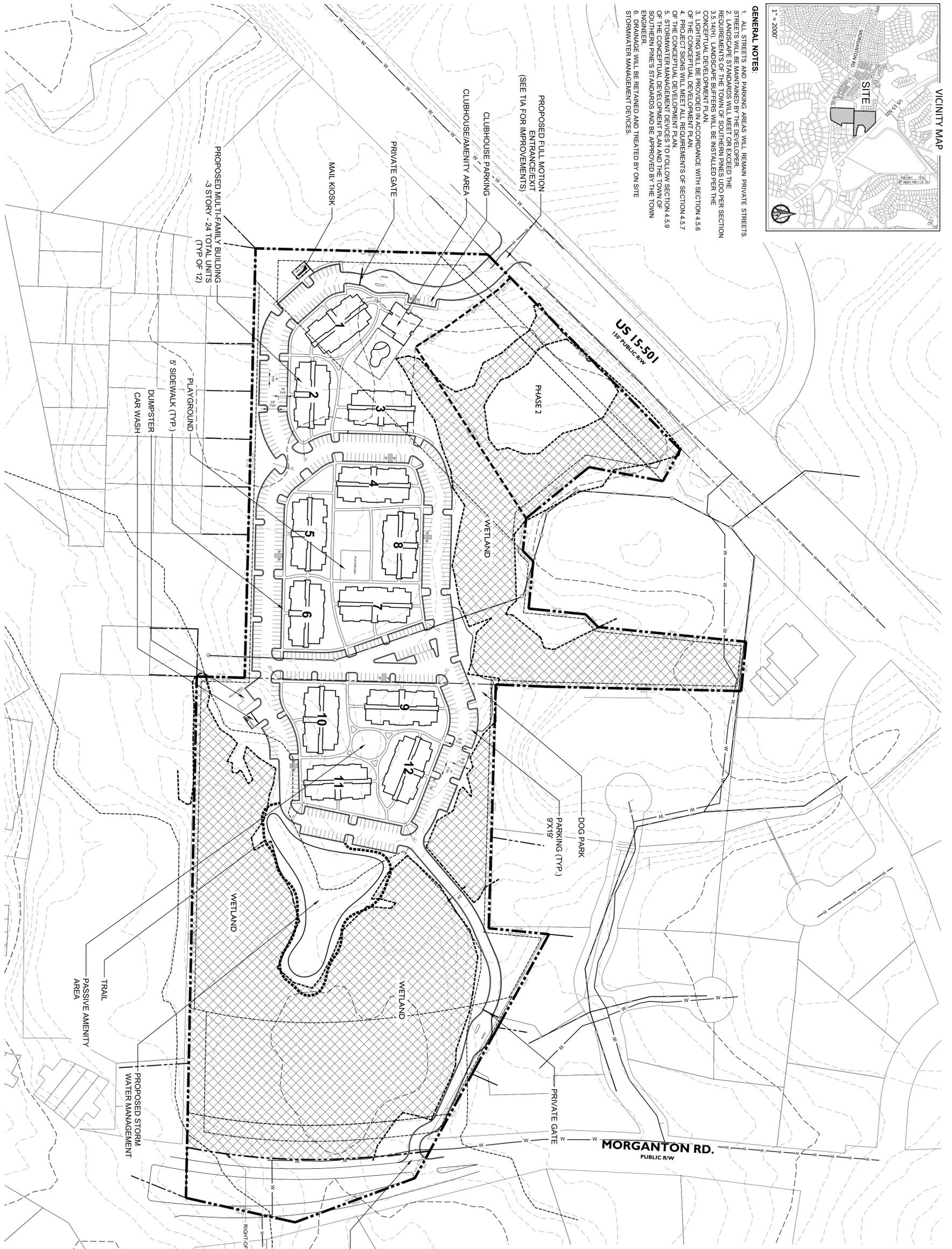
Mr. Bob Koontz has submitted an application for a Planned Development - Preliminary Development Plan pursuant to Section 2.18.5 of the Town of Southern Pines Unified Development Ordinance (UDO) for a 288-unit multi-family residential development with on-site amenities that is located on the west side of US Highway 15-501 between Applecross Road and Inverrary Road. The proposed Preliminary Development Plan is the first phase of a two-phase Planned Development. Access to the proposed development will be via a full-motion entrance/exit on the north side to US Highway 15-501 and on the south side to West Morganton Road. All parking will be provided on-site, and the development will be served by extensions of Town of Southern Pines water and sewer facilities. The parcels that are the subject of the application are currently zoned PD (Planned Development) 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



- GENERAL NOTES:**
1. ALL STREETS AND PARKING AREAS WILL REMAIN PRIVATE STREETS. STREETS WILL BE MAINTAINED BY THE DEVELOPER.
  2. LANDSCAPE STANDARDS WILL MEET OR EXCEED THE REQUIREMENTS OF THE TOWN OF SOUTHERN PINES UDO PER SECTION 3.5.14(H). LANDSCAPE BUFFERS WILL BE INSTALLED PER THE CONCEPTUAL DEVELOPMENT PLAN, ACCORDANCE WITH SECTION 4.5.6 OF THE TOWN OF SOUTHERN PINES UDO.
  3. UTILITIES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 4.5.7 OF THE CONCEPTUAL DEVELOPMENT PLAN.
  4. PROJECT SIGNS WILL MEET ALL REQUIREMENTS OF SECTION 4.5.7 OF THE CONCEPTUAL DEVELOPMENT PLAN.
  5. STORMWATER MANAGEMENT DEVICES TO FOLLOW SECTION 4.5.8 OF THE CONCEPTUAL DEVELOPMENT PLAN AND THE TOWN OF SOUTHERN PINES STANDARDS AND BE APPROVED BY THE TOWN ENGINEER.
  6. DRAINAGE WILL BE RETAINED AND TREATED BY ON SITE STORMWATER MANAGEMENT DEVICES.



**LEGEND**

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

**PROPERTY INFORMATION**

**PROPERTY OWNER(S):**  
 PARCEL 1:  
 CHARLES E GRANTHAM  
 C/O CONTEMPORARY PUBLISHING CO  
 5849 LENSE LN  
 DB: 4390 PCS 2/817  
 DB: 4390 PCS 4/54

**PARCEL 2:**  
 CHARLES E GRANTHAM  
 C/O CONTEMPORARY PUBLISHING CO  
 5849 LENSE LN  
 RALEIGH, NC 27617  
 DB: 4390 PCS 82

**APPLICANT(S):**  
 ZIMMER DENZI OPMENT COMPANY  
 111 PRINCESS STREET  
 WILMINGTON, NC 28401

**TOTAL ACRES:**  
 433.09 AC (AREA IN R/W: 1.24 AC)  
 = 131.85 AC

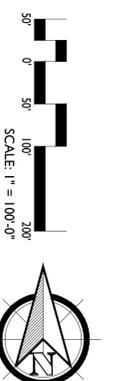
**TOTAL ACREAGE (PHASE 1):**  
 239.79 AC (AREA IN R/W: 1.24 AC)  
 = 228.52

**TOTAL UNITS:**  
 288 MULTIFAMILY RESIDENTIAL DWELLING UNITS

**REQUIRED PARKING:**  
 APARTMENTS (288 TOTAL UNITS)  
 - 2 BEDROOM UNITS (144) 1 SPACE/UNIT = 144  
 - 3 BEDROOM UNITS (144) 2 SPACES/UNIT = 288  
 - 1 VISITOR SPACER PER EVERY 5 UNITS = 58  
 = 490 SPACES REQUIRED

**PROVIDED PARKING:**  
 510 TOTAL SPACES

PROPOSED FULL MOTION ENTRANCE/EXIT (RESIDENT/EMERGENCY SERVICES) (SEE TIA FOR IMPROVEMENTS)



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 #: KDI1851

SHEET NUMBER:  
**L-1.1**

**GRANTHAM PROPERTY**  
**PRELIMINARY DEVELOPMENT PLAN**  
 SOUTHERN PINES, NORTH CAROLINA  
**PRELIMINARY DEVELOPMENT PLAN - PHASE 1**

REVISIONS:

**KOONTZJONES**Design  
 LAND PLANNING | LANDSCAPE ARCHITECTURE

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