



Planned Development District Preliminary Development Plan Application

Fee: \$ _____ Date Received: _____ Case No.: PD- _____

Project Information:

Project Name: Knollwood Multi-Family

Physical Address: US Highway 1 Across f/ Air Tool Dr.

PIN: 858211667500; 858207694691;
858208786370; 858300709512; 858200882301

Parcel ID: 00039300701; 00031176; 00037579701;
00037581; 20080332

Site Size: ±19.57 AC

Zoning: PD

Applicant:

Name(s): Hawthorne Residential Partners C/O Philip M Payonk

Email: ppayonk@hrpliving.com Phone: 336-553-1700

Mailing Address: 806 Green Valley Road, Suite 311 Greensboro, NC 27408

Authorized Agent, if different from Applicant:

Name(s): Koontz Jones Design C/O Bob Koontz

Email: bkoontz@koontzjones.com Phone: 910-684-8487

Mailing Address: 150 S Page St Southern Pines, NC 28387

Legal Property Owner(s), if different from Applicant:

Name(s): Knollwood Partners, LLC; Kaveri Investment Management

Email: kelly.miller@rossresorts.com Phone: 910-692-5372

Mailing Address: 1010 Midland Rd Southern Pines, NC 28387;
C/O Pine Needles & Mid Pines, PO Box 88 Southern Pines, NC 28388

1/12/22

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – Preliminary Development Plan as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the North side of US Hwy 1 (St./Ave.), between Midland Rd (St./Ave.) and St Joseph Rd (St./Ave.). The property has a frontage of 1500 feet and a depth of 1685 feet.

The request is based upon **Section 2.18.5** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

Multi-Family Residential Development

Date: 8/2/2022

DocuSigned by:
Phil Payork
BC0EEF9C886642F...
Applicant

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

APPOINTMENT OF AGENT

The undersigned owner(s), Hawthorne Residential Partners, hereby appoint(s) Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the approval of a Planned Development District – Preliminary Development Plan; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Preliminary Development Plan under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this _____ day of 8/2/2022, _____.

DocuSigned by:
Phil Payork
800EEF98600042F

Property Owner / Applicant

Property Owner
Phil Payork

Agent

APPOINTMENT OF AGENT

The undersigned owner(s), Knollwood Partners, LLC, hereby appoint(s) Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
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This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 2nd day of August, 2022.

Kelly B Miller
Property Owner

Jody B Miller
Property Owner

D.R.W.
Agent

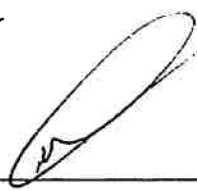
APPOINTMENT OF AGENT

The undersigned owner(s), Kaveri Investment Management, hereby appoint(s) Koontz Jones Design as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the approval of a Planned Development District – Preliminary Development Plan; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Preliminary Development Plan under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 2nd day of August, 2022.



Property Owner



Property Owner



Agent

UDO §2.18 Planned Development

§2.18.5(H) Preliminary Development Plan Criteria

- (1) The application demonstrates that it will achieve the purposes of the PDD and this section;
- (2) The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;
- (3) The proposed Development is located in an area of the Town that is appropriate; and
- (4) The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

ADJACENT PROPERTY OWNERS

PIN	PARID	NAME	NAME2	ADDRESS	CITY	STATE	ZIP	DEED_BOOK	DEED_PAGE
858200550063	00992004	MOORE COUNTY		PO BOX 905	CARTHAGE	NC	28327-090:403		881
858200882301	20080332	KNOLLWOOD PARTNERS, LLC		1005 MIDLAND RD	SOUTHERN PINES	NC	28387	3437	109
858200984373	00038965	SMITH, EMERY III		120 ST JOSEPH RD	SOUTHERN PINES	NC	28387	1759	81
858207674895	00041315	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858207694691	00031176	KAVERI INVESTMENT MANAGEMENT	COMPANY LLC	C/O PINE NEEDLES AND MID PINES	SOUTHERN PINES	NC	28388	5289	399
858208786370	00037581	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858208889487	00032241	CHANDLER, DACIA A		54 TORERO TRL	NEWNAN	GA	30263	4114	490
858208989858	00036505	MCNAIR, OLLIE (HRS)	C/O SHIRLEY ALLEN	170 COX ST	SOUTHERN PINES	NC	28387	75	589
858210457187	00041312	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210458371	00041263	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210459473	00041336	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210471209	00037785	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858210471209	00037785	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211552746	00041308	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211564056	00992137	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211567333	00041314	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211661887	00041333	MID-PINES DEVELOPMENT GROUP LLC		PO BOX 88	SOUTHERN PINES	NC	28388	5772	281
858211667500	00039300701	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858211667500	00039300702	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858213147933	00037975	MID-PINES DEVELOPMENT GROUP		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	990	369
858300405678	00034538	WHITEHEAD, LAURA J		220 PINE CONE WAY	SOUTHERN PINES	NC	28387	4441	99
858300426454	00032274	KIKER, ADAM		140 AQUA SHED CT	ABERDEEN	NC	28315	5410	72
858300709512	00037579701	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858300709512	00037579702	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
858300724449	00991753	COUNTY OF MOORE		PO BOX 905	CARTHAGE	NC	28327	5144	593
858315523635	20010648	CURREY, JAMES E & FRANCES D		141 PINE BARRENS CT	SOUTHERN PINES	NC	28387	4920	400
858315538280	00038409	BURBIDGE, MICHAEL F BISHOP OF	ROMAN CATHOLIC DIOCESE RALEIGH	7200 STONEHENGE DR	RALEIGH	NC	27613-16214034		345
858315635197	10001608	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613	1958	523
858315635655	00991755	GOSSMAN, F JOSEPH	BISHOP ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613	1958	519
858318319032	00034638	DUBY, TOBIN M	DUBY, DEANNA J	670 FAIRWAY DR	SOUTHERN PINES	NC	28387	5132	372
858318401812	00032762	DASH, MICHAEL E		665 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	4644	165
858318401995	00039716	DAWSON, HILDA JONES TRUSTEE		675 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	5731	69
858318410115	00032856	GEORGE, DAVID MATTHEW		690 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	5084	163
858318410297	00038143	BROWN, LAWRENCE D		710 FAIRWAY DR	SOUTHERN PINES	NC	28387	822	554
858318411470	00035951	MARKEY, BERNARD F (HRS)		720 FAIRWAY DR	SOUTHERN PINES	NC	28387-220-V 108		1714
858318412552	00035324	RODRIGUEZ, ANDRES F VERA	ARANGO, DRIANA	726 FAIRWAY DR	SOUTHERN PINES	NC	28387	5503	290
858318413633	00036511	MCNEIL, JOE NATHAN	MCNEIL, JANET	730 FAIRWAY DR	SOUTHERN PINES	NC	28387-220-511		554
858318414713	00035121	LYCANS, JASON M	LYCANS, HEATHER G	33 PINE LAKE DRIVE	CARTHAGE	NC	28327	5546	117
858318414836	00034996	ELIAS, DUSTIN LEE &	MAUREEN MICHELE	3148 COBB HILL LN	OAKTON	VA	22124-230:5570		422
858318416829	00035387	CHRIST CHURCH ANGLICAN		750 FAIRWAY DRIVE	SOUTHERN PINES	NC	28387	5570	427
858320818917	00036259	QUICK, PATRICK E JR	QUICK, PATRILLA	430 ROUNDABOUT RD	CARTHAGE	NC	28327	1467	298
858320824372	00036258	GENT, STEPHEN F		420 ROUNDABOUT RD	CARTHAGE	NC	28327	1370	91
858320913803	00035397	MEDLIN, JEFFREY T	MEDLIN, ANGELA R	440 ROUNDABOUT RD	CARTHAGE	NC	28327	2124	256
858320917732	00032719	DANA, RICHARD & SANDRA		PO BOX 283	SOUTHERN PINES	NC	28388-028:495		132
859205097877	00037582	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
859317006758	00036982	KNOLLWOOD PARTNERS, LLC		1010 MIDLAND RD	SOUTHERN PINES	NC	28387	2952	233
859317011631	00036257	DANA, RICHARD L & SANDRA O		PO BOX 283	SOUTHERN PINES	NC	28388	1413	199
859317015699	00034658	VAMVAKIAS, PRAXITALIS N		490 ROUNDABOUT RD	CARTHAGE	NC	28327	5328	464
PIN	PARID	NAME	NAME2	ADDRESS	CITY	STATE	ZIP	DEED_BOOK	DEED_PAGE