



AGENDA

Town of Southern Pines Planning Board Meeting, April 21, 2016, 7:00 PM, Douglass Community Center, 1185 W Pennsylvania Avenue

- I. **Call to Order**
- II. **Approval of Minutes: September 17, 2015, November 19, 2015,
January 21, 2016, February 18, 2016 and March 24, 2016**
- III. **Public Hearing**

**CU-01-16 Conditional Use Permit: Major Subdivision Application for
a Multi-Family Residential Development to include 288 Apartments;
Petitioner, Koontz Jones Design**

On behalf of Koontz Jones Design, Mr. Bob Koontz is requesting a development project that will require a Conditional Use Permit application for a multi-family residential development off of US Highway 1 North and NE Service Road. Per Section 4.10.8 of the Unified Development Ordinance, no multi-family development may include more than ten (10) dwelling units except pursuant to a Planned Development or Conditional Use Permit (CUP) approval. The proposed development consists of an apartment project to include two-hundred eighty-eight (288) dwelling units, thereby the proposal will require a CUP. The subject property is comprised of approximately 25.59 acres in the OS (Office Services) and RM-2 (Residential Multi-Family 2) zoning classifications. The property is identified by the following: PIN: 858214321933 (PARID: 00039174); PIN: 858217214672 (PARID: 00032830); and, PIN: 858217213440 (PARID: 00032829). Per the Moore County Tax records, the property owner(s) are listed as MLC Automotive LLC and the Town of Southern Pines.

- IV **Adjournment**

MINUTES

Workshop Meeting, Thursday, September 17, 2015, 7:00 PM, Douglass Community Center, 1185 West Pennsylvania Avenue

Town of Southern Pines Planning Board Workshop Meeting, Thursday, September 17, 2015, 7:00 PM, Douglass Community Center, 1185 West Pennsylvania Avenue

The Town of Southern Pines Planning Board held a workshop on Thursday, September 17, 2015, 7:00 PM, at the Douglass Community Center.

Chairman Mike Martin, Vice Chairman John McLaughlin, William Ross and Bill Pate attended the meeting. Jim Curlee, Jennifer Maples and Kristen Obst were unable to attend.

Chris Kennedy, AICP, Senior Planner and Neva Sherry, Secretary to the Planning Board, attended the meeting.

Mike Lauer, Principal - Planning Works, presented a draft of the proposed updated Comprehensive Land Use Plan to the Planning Board. He noted that the completed plan would be finalized in October.

The meeting adjourned.

Neva Sherry, Secretary to the Planning Board

MINUTES

Town of Southern Pines Planning Board Meeting, Thursday, November 19, 2015, 7:00 PM, Douglass Community Center, 1185 West Pennsylvania Avenue

The Town of Southern Pines Planning Board held a regular meeting, Thursday, November 19, 2015, 7:00 PM, at the Douglass Community Center, 1185 West Pennsylvania Avenue.

Planning Board members present at the meeting were Mike Martin, Kristen Obst, Bill Pate, Jim Curlee, William Ross and Brittany Paschal. Planning Board member John McLaughlin was unable to attend.

Staff members attending the meeting were Bart Nuckols, Planning Director and Chris Kennedy, Senior Planner. Neva Sherry, Secretary to the Planning Board was unable to attend.

CALL TO ORDER

Chairman Michael Martin called the meeting to order at 7:00PM

PUBLIC HEARINGS

Chairman Martin introduced the request.

Public hearing Z-03-15; Request to Rezone Property from RR to RS-2; 00040911; Petitioner, BC Prime Inc.

On behalf of BC Prime, Inc., the petitioners Mr. Brandon Brown and Mr. Scott Clark are requesting to rezone property adjacent to Hyland Golf Club off of US Highway 1 and Tella Drive. The request is to rezone the parcel from RR (Rural Residential) to RS-2 (Residential Single-Family – 2) for the purpose of constructing thirty-six (36) single-family detached dwelling units. Per Section 2.20 Major Subdivisions of the Unified Development Ordinance any subdivision of land creating greater than five (5) lots requires a Conditional Use Permit. Therefore, in addition to the rezoning request the project will require an approval of a Conditional Use Permit. As a matter of procedure, the rezoning must be approved prior to the Conditional Use Permit. The subject property is comprised of 22.369 acres and is located in the ETJ (Extraterritorial Jurisdiction) of the Town of Southern Pines. The property is identified by the following: PIN: 859316829951 (PARID: 00040911). Per the Moore County Tax records, the property owner(s) are listed as Louis Jesse Williford Jr. and Harold J. and Linda J. Williford.

Senior Planner Chris Kennedy presented an overview of the rezoning request to the board. In addition Mr. Kennedy stated that the rezoning request is in conjunction with agenda item CU-02-15, the second public hearing on the agenda, for a thirty-six (36) lot subdivision.

Chairman Martin reviewed the procedures for the legislative rezoning hearing and the quasi-judicial conditional use permit hearing with the Planning Board and attending public.

Brandon Brown and **Scott Clark** with BC Prime Inc. spoke on behalf of their request. Mr. Brown stated the proposed RS-2 is consistent with the adjacent zoning in Skyline Manor.

Chairman Martin asked about the consistency of uses. Chris Kennedy, Senior Planner, responded RS-2 has fewer uses than RR zoning.. RR is a predominately agricultural land use category which permits lots of 30,000sf.

Mr. Curlee asked about the ownership of the subject property and the age of the adjacent neighborhood.

Mr. Brown stated the property was under contract. **Director Nuckols** stated Skyline Manor was developed in the late 1960's/early 1970's.

Laura Hile, 152 Tella Drive, spoke against the smaller lots stating that the established neighborhood adjacent to the subject property is comprised of lots between one-half (1/2) acre to one (1) acre lot sizes.

Chairman Martin listed the criteria for rezoning, items A-H.

Jim Curlee motioned and Mr. Ross seconded to continue the hearing for Z-03-15. **Motion carried.**

PUBLIC HEARING

The Public Hearing: CU-02-15 BC Prime Inc. Request for Major Subdivision approval for a thirty-six (36) lot subdivision was opened by Chairman Martin.

CU-02-15; Conditional Use Permit for Major Subdivision; Single Family Detached Dwellings; 00040911; Petitioner, BC Prime Inc.

On behalf of BC Prime, Inc., the petitioners Mr. Brandon Brown and Mr. Scott Clark are requesting a Conditional Use Permit (CU-02-15) for Major Subdivision approval to construct thirty-six (36) single-family detached dwelling units adjacent to Hyland Golf Club off of US Highway 1 and Tella Drive. Per Section 2.20 Major Subdivisions of the Unified Development Ordinance any subdivision of land creating greater than five (5) lots requires a Conditional Use Permit; the proposed development will require a CUP. The subject property is comprised of 22.369 acres and is located in the ETJ (Extraterritorial Jurisdiction) of the Town of Southern Pines. The subject property is currently zoned RR (Rural Residential) but the petitioner is seeking to rezone the property to RS-2 (Residential Single Family – 2) as part of the development request. The property is identified by the following: PIN: 859316829951 (PARID: 00040911). Per the Moore County Tax records, the property owner(s) are listed as Louis Jesse Williford Jr. and Harold J. and Linda J. Williford.

Senior Planner Chris Kennedy introduced the major subdivision request for a conditional use permit for a thirty-six (36) lot subdivision, with a brief overview of the proposed subdivision request.

OATH OF TESTIMONY

Chairman Mike Martin requested Director Nuckols to administer the Oath of Testimony to those present who would be participating the public hearing.

Senior Planner Kennedy addressed the motions on the hearing process with the Planning Board..

Mr. Brown presented the petitioner's application.

Jim Curlee asked about the single entry point for the proposed development. In response, **Mr. Brown**, the petitioner, explained this is the only available access point for the proposed Subdivision.

Ms. Paschal asked about two existing lots that appeared land locked. Mr. Brown stated that those two lots are accessed via flag lot or easement.

Mr. Clark spoke of the long easement that goes to US-1 and the two lots accessed via easement. He also noted the lot sizes of 20,000+ in the proposal was compatible with the existing subdivision from the requested zoning.

Felix Becker, 168 Horseshoe Drive, noted the existing roads in Skyline Manor cannot handle additional traffic.

Jerry Beatty, 153 Tella Drive, reiterated Mr. Becker's traffic concerns. Mr. Beatty stated that Horseshoe Drive was designed to loop around but the road was never completed to form the loop.

Chairman Martin asked about the existing road conditions

Mr. Clark and **Mr. Brown** stated Tella Drive was designated a dead end and Horseshoe Drive was probably designed to access property adjacent to the request, that is currently undeveloped.

Mr. Curlee asked if these were "spec" homes. Mr. Brown responded that all options are open.

Ms. Paschal asked if these were NCDOT roads and septic tank compatible. Mr. Brown answered yes, the streets are NCDOT maintained and a soil scientist had been on the property.

Mr. Pate asked if the existing RR zoning would allow a density of twenty-four (24) lots.

Planner Kennedy stated yes in theory but the number of lots is determined by the design of the lot layout. Planner Kennedy further defined the densities of the RR and RS-2 zoning districts.

Ron Haley expressed concerns over traffic and heavy construction traffic on the existing roads.

Terry Weaver pointed out his home on Horseshoe Drive, and expressed concern over traffic and the existing pond and dam in Skyline Manor.

Senior Planner Chris Kennedy spoke to the pre/post storm water standards for the proposed project.

Mr. Clark spoke of DENR standards. In addition, he commented to the difference of 1.4 dwelling units per acre verses 1.6 units per acre.

Larry Harwood said the original plan was for smaller lots in Skyline but over time many lots were recombined. Mr. Harwood also stated a HOA was created by the Skyline developer but no one belongs to it.

Ashley Deemer, 148 Tella drive, expressed his traffic concerns regarding the proposed project.

Chairman Martin, asked to continue the hearing for CU-02-15.

Mr. Curlee made a **motion** to continue the public hear. The motion was seconded by Mr. Ross. The **motion. Carried.**

Chairman Martin opened the continued hearing for Z-03-15 and asked for any further comments or discussion.

Mr. Curlee motioned, second by Ms. Paschal, to close the hearing for Z-03-15. The **motion carried.**

The board discussed the criteria for rezoning under section 2.17.9 A-H.

Mr. Curlee motioned to advise the proposed amendment is consistent with the Comprehensive Long Range Plan and other applicable plans. Mr. Ross Seconded. The motion carried 6-0.

Mr. Curlee, made a motion to recommend approval of Z-03-15. The motion was seconded by Ms. Paschal.

Motion carried 5-1. Ms. Obst dissented, stating the petitioners did not convince her that proposed project was good for the town in this location.

Chairman Martin opened the continued hearing for CU-02-15 and asked for any further comments or discussion.

Mr. Curlee motioned to close the public hearing for CU-02-15. William Ross seconded the motion. The motion carried

The board discussed the criteria for preliminary plat under section 2.20.5(G) criteria 1-6.

Finding of fact #1

Chairman Martin **motioned for preliminary plat that as a finding of fact #1 that the application was complete and Finding of fact#1 submitted was relevant.** Mr. Ross seconded the motion. The. **motion carried 6-0.**

Chairman Martin **motioned a recommendation that finding of fact #2 complies with section 2.20.5(G) criteria 1-6 as presented by the applicant.** Seconded by Mr. Curlee. The **motion carried 5-1.** *Ms. Obst did not agree with all 6 findings as presented by the petitioner.*

Chairman Martin **motioned the proposed application is consistent with the Comprehensive Long Range Plan and other applicable plans.** Mr. Pate seconded. The **motion carried 6-0.**

Chairman Martin motioned to recommend approval of preliminary plat. Mr. Ross seconded. Motion carried 6-0.

The board discussed the criteria for Conditional Use Permit under section 2.21.7 criteria A-F.

Mr. Curlee **motioned for the Conditional Use Permit application that as a finding of fact #1 that application was complete and fact submitted relevant.** Mr. Ross seconded. The **motion carried 6-0.**

Mr. Curlee **motioned to recommend that as a finding of fact #2 for the Conditional Use Permit criteria A-F as presented by the applicant.** Mr. Ross seconded. The **motion carried 6-0.**

Mr. Curlee **motioned that the Conditional Use Permit is consistent with the Comprehensive Long Range Plan and other applicable plans.** Mr. Pate seconded. Motion Carried 6-0.

Mr. Curlee **motioned to approve Conditional Use Permit CU-02-15,** seconded by Mr. Pate. **Motion carried 6-0**

Meeting adjourned at 10:15pm.

MINUTES
Workshop Meeting, Thursday, January 21, 2016, 7:00 PM, Douglass
Community Center, 1185 West Pennsylvania Avenue

Town of Southern Pines Planning Board met Thursday, January 21, 2016 7:00 PM, Douglass Community Center, 1185 West Pennsylvania Avenue.

Chairman Mike Martin, Vice-Chairman John McLaughlin, William Ross and Bill Pate attended the meeting. Jim Curlee, Jennifer Maples and Kristen Obst were unable to attend.

Bart S. Nuckols, Planning Director, Chris Kennedy, AICP, Senior Planner and Neva Sherry, Secretary to the Planning Board, attended the meeting.

Bart Nuckols, gave an overview of where the Town had been to get to this point in time with Long Range Comprehensive Plan. He covered all of the steps that had been taken in the process, going back to the original plans approval in 2008. He cited the plan vision as outlined in the approved document which stated that there should be a review and update to the plan every five years.

Michael Lauer, continued the presentation by citing the new goals and housing needs for the future. A brief discussion ensued regarding utilities connection and connectivity for West Southern Pines to the downtown.

Mr. Lauer will incorporate some of the suggestions into the draft document before the next meeting of the Planning Board.

Chair Martin stated that the Public Hearing would be continued until the February 2016 meeting of the Planning Board.

The meeting adjourned at 8:30 pm.

Neva Sherry, Secretary to the Planning Board

MINUTES

**Town of Southern Pines Planning Board Meeting, Thursday, February 18, 2016,
7:00 PM
Douglass Community Center, 1185 West Pennsylvania Avenue**

The Town of Southern Pines Planning Board held a regular monthly meeting on Thursday, March 24, 2016 at 7:00 PM at the Douglass Community Center, 1185 West Pennsylvania Avenue.

The members of the Planning Board in attendance were as follows: Chairman Michael Martin, Vice Chairman John McLaughlin, Jim Curlee, William Ross, Bill Pate, Brittany Paschal, and Kristen Obst.

Staff members in attendance were: Bart S. Nuckols, Planning Director, Chris Kennedy, Senior Planner and Lisa M. Alexander.

The meeting was called to order by Chairman Michael Martin at 7:02 PM.

Public Hearings:

Z-01-16 Request to Rezone Property from RS-1 to NB-CD; 1650 W. New York Avenue; Petitioner, American Legion Post #177

On behalf of American Legion Post #177, Mr. Fenton Wilkinson is requesting to rezone property located at 1650 W. New York Avenue. The request is to rezone the parcel from RS-1 (Residential Single Family) to NB-CD (Neighborhood Business- Conditional District). The subject property is comprised of 1.69 acres. The property is identified by the following: PIN: 857216749214 (PARID: 00030850). Per the Moore County Tax records, the property owner are listed as American Legion Post#1777.

Mr. Ross asked to be recused from voting due to family ties and being a part of the organization.

A **motion** was made by Chairman Michael Martin to recuse Mr. Ross.

The **motion carried unanimously.**

Chris Kennedy presented the staff report and overview of the request.

A **motion** to open the public hearing made by Brittany Paschal and seconded by Bill Pate.

Arthur Mason, Katrina Graham- service officer, Dorothy Bower- vice president ladies auxiliary, Constance Williams- president of women's auxiliary, Marva Shaw, Aron

McLaughlin, Felicia Winfield, Kathleen Byron, Phyllis Dowdy, Tessie Taylor, James Moore and Oliver Hines all spoke briefly in favor of the rezoning. Phylcia Walden spoke briefly against the rezoning.

Mr. Kennedy explained the staff comment addendum prepared by staff to both the petitioner and the board.

A brief discussion ensued.

The petitioner amended their application to reflect the comments and organization of the staff comment addendum.

Michael Martin made a **motion** to close the public hearing seconded by Mr. Pate.

Kristen Obst made a **motion** that the proposed amendment is not consistent with the documents that constitute the officially adopted land development plan however it does meet Section 2.17.9 and the goals of the West Southern Pines Neighborhood Plan. Mrs. Paschal seconded the motion.

The **motion carried unanimously.**

John McLaughlin made a **motion** to recommend to the Town Council approval of Z-01-16 as amended from staff recommendation and seconded by Mr. Pate.

The **motion carried unanimously.**

A **motion** was made to close public hearing by Michael Martin and seconded by Mr. Pate.

The Planning Board took a brief break.

Bart Nuckols and Chris Kennedy presented and provided an overview of the Comprehensive Long Range Plan Update.

Bill Pate made **motion** for recommendation to adapt the revised Comprehensive Plan and it was seconded by Mr. Ross.

The **motion carried unanimously.**

The meeting adjourned at 10:04 PM

MINUTES

Town of Southern Pines Planning Board Meeting, Thursday, March 24, 2016, 7:00 PM Douglass Community Center, 1185 West Pennsylvania Avenue

The Town of Southern Pines Planning Board held a regular monthly meeting on Thursday, March 24, 2016 at 7:00 PM at the Douglass Community Center, 1185 West Pennsylvania Avenue.

Board Members Present: Chairman Mike Martin, Vice Chairman John McLaughlin, Brittany Paschal, and Kristen Obst. Board Members Absent: Jim Curlee, Bill Pate, and William Ross.

Staff Present: Bart Nuckols Planning Director, Chris Kennedy Senior Planner

Meeting called to order, 7:00 PM

APPROVAL OF MINUTES – February 18, 2016

John McLaughlin, seconded by Brittany Paschal, made a **motion** the February 18, 2016 Planning Board minutes as written. The **motion carried unanimously.**

PUBLIC HEARINGS

- 1. OA-01-16; Ordinance Amendment to the UDO to Include Veterinary Services, Animal Boarding, & Pet Cemeteries into the NB Zoning Classification; Petitioner, Roy Harvel**

The petitioner Mr. Roy Harvel is requesting to amend the Town of Southern Pines Unified Development Ordinance Chapter 3: Exhibit 3-15 *Table of Authorized Land Uses* to allow LBCS 2418 Veterinary Services, LBCS 2722 Animal Boarding, and LBCS 2723 Pet Cemeteries in the NB (Neighborhood Business) zoning classification.

STAFF REPORT – CHRIS KENNEDY, SENIOR PLANNER

Chris Kennedy presented an overview of the proposed ordinance amendment and addressed questions from the Board. Mr. Kennedy discussed the details of the request and provided an overview of the UDO criteria to be used in the Board's decision-making.

Chairman Mike Martin declared the public hearing open and asked the petitioner to present the request.

The petitioner, Roy Harvel, discussed the request on behalf of his clients. Mr. Harvel stated the ordinance amendment was intended to include veterinary services in the NB zoning district so that his clients could reurpose the site of the current Russell's Seafood site on NC Highway 22.

Mike Martin asked if the clinic would be intended for large or small animal veterinary services.

Roy Harvel stated the clinic would be intended for small animal veterinary services.

Mike Martin stated a concern of pet cemeteries (LBCS 2723) in the NB zoning district.

Roy Harvel stated that the applicant has no plans to operate a pet cemetery but wanted the option for the use and sought to replicate the land uses related to veterinary services also including pet boarding and pet cemeteries currently permitted in the GB zoning district.

John McLaughlin asked about access to the current Russell's Seafood site.

Roy Harvel stated the access will continue to remain the same as it is today.

The Planning Board discussed questions relative to the range of land uses in the NB zoning district, the Russell's Seafood site, properties that are currently zoned NB in Southern Pines, and the current request for veterinary services.

Chris Kennedy stated that the Board should focus their decision-making on the broad nature of an ordinance amendment and on how this request to add veterinary services to the NB zoning classification may affect other NB zoned properties as the request is for an ordinance amendment and not a rezoning.

John McLaughlin inquired about the notification procedures with an ordinance amendment and whether the adjacent properties were notified.

Chris Kennedy stated that per the UDO the public hearing notices are published in The Pilot newspaper per North Carolina General Statute and UDO requirements and that the Town does not mail public hearing notices for ordinance amendments as the requests are for policy changes not a specific site use changes or plans.

Pete Mace, an adjacent property owner to the Russell's Seafood site, stated an objection to operation of outside kennels on the proposed site.

Chris Kennedy provided an overview of the UDO criteria for making a decision on an ordinance amendment.

Discussion amongst all parties ensued relative to the inclusion of animal boarding or pet cemeteries in the current request.

Roy Harvel stated that he would be fine to remove LBCS 2722 and LBCS 2723 from his ordinance amendment application as his clients simply want to provide a veterinary clinic. Mr. Harvel then inquired to Town staff as to whether animal boarding as an ancillary feature of a veterinary clinic would be permitted for animals in post-operation surveillance and other similar types of animal boarding typical to the operation of a veterinary clinic.

Chris Kennedy stated that animal boarding as an ancillary use to the primary use of a veterinary clinic would be permitted. Mr. Kennedy further stated that the if someone wished to open only an animal boarding operation that it would not be permitted unless the land use for animal boarding

(LBCS 2722) were approved, but animal boarding as an incidental or ancillary use is permitted with a veterinary clinic.

Mike Martin asked the petitioner if he wished to formally modify the application to remove LBCS 2722 and LBCS 2723.

Roy Harvel amended his ordinance amendment application to only request that LBCS 2418 Veterinary Clinics be added to Exhibit 3-15 Table of Authorized Land Uses in the NB (Neighborhood Business) zoning classification, thereby removing LBCS 2722 Animal Boarding and LBCS 2723 Pet Cemeteries from his application.

John McLaughlin made a **motion**, seconded by Brittany Paschal, to close the Public Hearing. The **motion carried unanimously.**

PLANNING BOARD ACTION/RECOMMENDATION TO THE TOWN COUNCIL

John McLaughlin made a **motion**, seconded by Brittany Paschal, to recommend approval of the requested text amendment and to make a finding and determination that the approval of the text amendment request is consistent with the adopted Land Use Plan and that the approval of the text amendment request is reasonable and in the public interest due to the approval being consistent with the comprehensive plan and, as a result, the approval furthers the goals and objectives of the comprehensive plan. The **motion carried unanimously.**

Brittany Paschal made a **motion**, seconded by Kristen Obst, to recommend to the Town Council the approval of OA-01-16 as amended by the petitioner during the public hearing. The **motion carried unanimously.**

2. CU-03-16 Conditional Use Permit: Major Subdivision Application for a Single-Family Detached Residential Development along Clark Street; Petitioner, Koontz Jones Design

On behalf of the petitioner Koontz Jones Design, Mr. Bob Koontz is requesting the approval of a residential development project located along Clark Street that will require a Conditional Use Permit application for a Major Subdivision. Per Section 2.20 *Major Subdivisions* of the Unified Development Ordinance any subdivision of land creating greater than five (5) lots requires a Conditional Use Permit. The proposed development consists of a total of ten (10) lots, thereby the proposal will require a CUP. The subject property received the approval of a minor subdivision for five (5) lots in November 2015. The current request is a major subdivision to further subdivide lot 5 as shown on the November 2015 minor subdivision plat (see attachments) into an additional five (5) lots, creating a total of ten (10) lots from the parent tract; one (1) lot will serve as open space with the remaining nine (9) lots designated for single-family detached development. The subject property is comprised of 5.99 acres and is zoned RS-1 (Residential Single-Family – 1). The property is identified by the following: PIN: 85820071105 (PARID: 20150368). Per the Moore County Tax records, the property owner(s) are listed as Bradford Village LLC.

Chairman Mike Martin outlined the differences between a legislative and a quasi-judicial hearing and then proceeded to swear in all witnesses wishing to speak on the request for CU-03-16. Chairman Mike Martin asked the Board to disclose any conflicts of interests and site visits.

Brittany Paschal stated that she had driven by the site and that she owned property in the general area.

Chris Kennedy stated that Mrs. Paschal's property was not within 200' of the subject property so she would not be considered an adjacent property owner per the UDO standards nor the North Carolina General Statutes therefore there should be no conflict of interest with Mrs. Paschal's participation in the public hearing.

Chairman Mike Martin declared the public hearing open and asked the petitioner to present the request.

STAFF REPORT – CHRIS KENNEDY, SENIOR PLANNER

Chris Kennedy presented an overview of the proposed Conditional Use Permit for a Major Subdivision and addressed questions from the Board. Mr. Kennedy discussed the details of the request and provided an overview of the UDO criteria to be used in the Board's decision-making.

John McLaughlin asked Mr. Kennedy to point out the nearby property that was approved for a rezoning and a Conditional Use Permit several months ago.

Chris Kennedy pointed that out adjacent property previously approved for a rezoning and a Conditional Use Permit.

Chris Kennedy then discussed the Minor Subdivision approved on the subject property in November 2015 and how it correlates to the current Major Subdivision request.

The petitioner, Bob Koontz, presented the request for a Conditional Use Permit application for a Major Subdivision.

Mike Martin inquired to the depth of the proposed lots.

Bob Koontz presented the lot depth for each lot requested.

John McLaughlin asked about the architectural character of the proposed project.

Bob Koontz stated that the proposed project would match the existing homes under construction on adjacent sites.

Julius Whittington, an adjacent property owner, expressed his concerns relative to the drainage issues in the area and what measures the developer would take to ensure that the drainage issues currently affecting his property will not be exacerbated by the proposed project. Mr. Whittington

was also concerned about the type of residential development on the proposed site, stating his distaste for apartments and his preference for single family houses.

Bob Koontz stated developer would be required by the Town's engineering measures to prevent any increased drainage impact on the adjacent properties. Mr. Koontz also stated that the project would only be a single-family detached residential product, no apartments or townhomes are to be built on this site.

Brittany Paschal made a **motion**, seconded by John McLaughlin, to close the Public Hearing. The **motion carried unanimously**.

Chairman Mike Martin provided an overview of the motions required for a quasi-judicial hearing.

PLANNING BOARD ACTION/RECOMMENDATION TO THE TOWN COUNCIL

Hearing all evidence submitted by the petitioner and any comments from those in attendance the Planning Board then closed the public hearing. After a period of discussion and deliberation the Planning Board made the following findings of fact on the application:

Findings of Fact:

The following findings of fact were made by the Board as required by UDO Section 2.20.5(G):

Finding of Fact #1

Kristen Obst made a **motion**, seconded by Brittany Paschal, to move that as a finding of fact that the application is complete and that the facts submitted are relevant to the case, in that the request for Preliminary Plat approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices; and the facts submitted are relevant to the case as the evidence submitted was sworn testimony done so by qualified experts or provided through substantiated documentation. The **motion carried unanimously**.

Finding of Fact #2

John McLaughlin made a **motion**, seconded by Kristen Obst, to move that as a finding of fact the application complies with Section 2.20.5(G) Criteria for a Preliminary Plat, Criteria 1-6, in that:

1. **The application is consistent with the approved Sketch Plat, if applicable.**
Not Applicable.
2. **The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;**
This project is consistent with the goals and objectives of the Comprehensive Long Range Plan (CLRP) and establishes a development pattern that is in context with the surrounding neighborhood and the projects in this area of Southern Pines. The development pattern also meets the land use goals defined by the CLRP by adding development where public utilities are available and developing infill locations near downtown Southern Pines.
3. **The proposed subdivision complies with the UDO and applicable state and federal regulations;**

This proposed preliminary plat complies with the standards and restrictions of the UDO and other applicable state and federal regulations.

4. The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;

The proposed subdivision is compatible and consistent with the existing RS-1 (Residential Single-Family – 2 [10,000sf lots]) zoning district of the property. All residential lots proposed on the preliminary plat meet the size, density, and setback requirements of the current RS-1 zoning district. The development complies with the standards of the UDO as described for the RS-1 zoning district. Lot sizes, density, site access, and circulation are permissible and compatible with the existing RS-1 district zoning classification. The surrounding properties are development in a similar manner as the proposed preliminary plat. Uses directly across Clark Street from this property include other RS-1 zoned properties, GB (General Business) and RM-2 (Residential Multi-Family -2 [5-7 dwelling units/acre]) uses. The subdivision and increased number of units of the RS-1 parcel are compatible with all of these surrounding uses. Site access is provided from Clark Street and provides adequate vehicular circulation for all types of vehicles including emergency and waste removal vehicles.

5. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties;

The proposed subdivision is compatible with the adjacent properties will not be detrimental to the adjacent properties.

6. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development;

Public water and sewer utilities are readily available for the project, the cost of which will be borne by the developer. The lots front on Clark Street and are configured in the same manner as most other lots along Clark Street. These lots will have adequate access to accommodate emergency and waste removal vehicles.

The **motion carried unanimously.**

The Planning Board then voted on whether the proposed Preliminary Plat is consistent with the adopted Comprehensive Long Range Plan and any other applicable officially adopted plan.

Brittany Paschal made a **motion**, seconded by John McLaughlin, to move to recommend to the Town Council that the proposed *Conditional Use Permit Application* is consistent with those documents that constitute the officially adopted land development plan and other applicable plans. The **motion carried unanimously.**

John McLaughlin made a **motion**, seconded by Kristen Obst, to move to recommend to the Town Council the approval of the Preliminary Plat with no conditions. The **motion carried unanimously.**

The following findings of fact were made by the Board as required by UDO Section 2.21.7:

Finding of Fact #1

John McLaughlin made a **motion**, seconded by Brittany Paschal, to move that as a finding of fact that the application is complete and that the facts submitted are relevant to the case, in that the request for Conditional Use Permit approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices; and the facts submitted are relevant to the case as the evidence submitted was sworn testimony done so by qualified experts or provided through substantiated documentation. The **motion carried unanimously.**

Finding of Fact #2

Kristen Obst made a **motion**, seconded by John McLaughlin, to move that as a finding of fact the application complies with Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F, in that:

A. The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

This proposed development will comply with all regulations of the RS-1 zoning district and any applicable supplemental use regulations. Any lots created will meet the minimum lot size requirement of 10,000 square feet and provide appropriate setbacks for the RS-1 zoning district. Access will meet the Town's requirements as all lots front to the existing Clark Street and are consistent with the rest of the surrounding neighborhood.

B. The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;

The conditional use meets the standards of the zoning district and is in character with the surrounding properties. Uses directly across Clark Street from this property include other RS-1 zoned properties, GB (General Business) and RM-2 (Residential Multi-Family -2 [5-7 dwelling units/acre]) uses. The subdivision and increased number of units of the RS-1 parcel are compatible with all of these surrounding uses.

C. Adequate public facilities shall be provided as set forth herein;

Public water and sewer utilities are readily available for the project, the cost of which will be borne by the developer. The lots front the existing Clark Street and are configured in the same manner as most other lots along Clark Street. These lots will have adequate access to accommodate emergency and waste removal vehicles.

D. The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;

This project will not impede the development of surrounding properties as it is in conformance with the surrounding development and zoning classifications as described in Item B of this exhibit.

E. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare;

This residential neighborhood will continue the existing development pattern in the neighborhood and will conform to all development standards of the UDO and engineering requirements of the Town. As a result, the use will not be detrimental to or endanger the public health, safety, comfort, or general welfare of the surrounding neighborhood.

F. The public interest and welfare supporting the proposed use shall be sufficient to outweigh the individual interests that are adversely affected by the establishment of the proposed use.

The conditional use is in compliance with the established development pattern and is in context with the underlying zoning district. This project is also consistent with the goals and objectives of the Comprehensive Long Range Plan (CLRP) and establishes a development pattern that is in context with the surrounding neighborhood and the projects in this area of Southern Pines. The development pattern also meets the land use goals defined by the CLRP by adding development where public utilities are available and developing infill locations near downtown Southern Pines.

The **motion carried unanimously.**

The Planning Board then voted on whether the proposed Conditional Use Permit is consistent with the adopted Comprehensive Long Range Plan and any other applicable officially adopted plan.

Brittany Paschal made a **motion**, seconded by Kristen Obst, to move to recommend to the Town Council that the proposed *Conditional Use Permit Application* is consistent with those documents that constitute the officially adopted land development plan and other applicable plans. The **motion carried unanimously.**

John McLaughlin made a **motion**, seconded by Brittany Paschal, to move to recommend to the Town Council the approval of the Conditional Use Permit with no conditions. The **motion carried unanimously.**

Meeting adjourned at 7:50

Agenda Item

To: Planning Board

Via: Bart Nuckols, Planning Director

From: Chris Kennedy, Senior Planner

Subject: CU-01-16 Conditional Use Permit: Major Subdivision Application for a Multi-Family Residential Development to include 288 Apartments; Petitioner, Koontz Jones Design

Date: April 21, 2016

CU-01-16 Conditional Use Permit: Major Subdivision Application for a Multi-Family Residential Development to include 288 Apartments; Petitioner, Koontz Jones Design

On behalf of Koontz Jones Design, Mr. Bob Koontz is requesting a development project that will require a Conditional Use Permit application for a multi-family residential development off of US Highway 1 North and NE Service Road. Per Section 4.10.8 of the Unified Development Ordinance, no multi-family development may include more than ten (10) dwelling units except pursuant to a Planned Development or Conditional Use Permit (CUP) approval. The proposed development consists of an apartment project to include two-hundred eighty-eight (288) dwelling units, thereby the proposal will require a CUP. The subject property is comprised of approximately 25.59 acres in the OS (Office Services) and RM-2 (Residential Multi-Family 2) zoning classifications. The property is identified by the following: PIN: 858214321933 (PARID: 00039174); PIN: 858217214672 (PARID: 00032830); and, PIN: 858217213440 (PARID: 00032829). Per the Moore County Tax records, the property owner(s) are listed as MLC Automotive LLC and the Town of Southern Pines.

Analysis:

The majority of the subject property is identified as “Commercial” with a small portion identified as “Residential” in the *Comprehensive Long Range Plan Future Land Use Map*. Per the *Comprehensive Long Range Plan 2015-16 Update*:

- **Commercial:** The Commercial designation applies to all land dedicated to retail, professional office, or other primarily non-residential, commercial use. It includes the downtown portions along Broad Street and Pennsylvania Avenue, the regional commercial corridor on US Highway 15-501 and all commercial land in between. Higher density residential may be incorporated into mixed-use developments within areas designated for this future land use category.
- **Residential:** This designation encompasses the majority of Southern Pines’ residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed to up to twelve units per acre in places that are clearly more urban. Elementary schools, civic uses, parks, and neighborhood scale commercial services may be authorized through the rezoning process without amending the Future Land Use Map.

Staff Comments:

- The subject property is comprised of 25.59 acres and is located within the corporate limits of the Town of Southern Pines.
 - The subject property consists of 22.85 acres of OS zoned property and 2.74 acres of RM-2 zoned property.
- Multi-Family land uses are classified under LBCS 1151 in UDO Exhibit 3-15 Table of Authorized Land Uses. LBCS 1151 is listed a “ZC” in the OS and RM-2 zoning classifications.
 - The “ZC” designation denotes that LBCS 1151 is a permitted land use in the OS and RM-2 zoning districts but once the land use reaches a certain threshold or intensity, greater than ten (10) dwelling units in this case, a Conditional Use Permit is triggered.
- The adjoining properties are zoned RM-2 to the East, South, and West. The property across US Highway 1 is zoned RS-1 and FRR.
- The approved density for the OS zoning district is calculated by factoring no minimum lot size for the first dwelling unit and an additional 3,600 square feet of land area for each additional dwelling unit. The OS zoning district permits approximately thirteen (13) dwelling units per acre.
- The approved density for the RM-2 zoning district is calculated by factoring 10,000 square feet of land area for the first dwelling unit and then 6,000 square feet of land area for each additional dwelling unit. The RM-2 zoning district permits approximately five-to-seven (5-7) dwelling units per acre.
- Per UDO Section 3.5.11, the OS zoning classification is designed to accommodate office and service uses as well as medium-density residential uses. The major objectives of the district are to:
 1. Encourage land uses that buffer residential districts from intensive non-residential uses and arterial streets;
 2. Provide aesthetic controls and dimensional requirements to ensure compatible office and service development with surrounding residential uses;
 3. Encourage a mixture of medium-density residential uses with offices and services; and,
 4. Allow for single-family dwellings in business corridors to be used for business or residential purposes.
- Per UDO Section 3.5.7, the RM-2 zoning classification is established as a district in which to allow primarily single-family and multi-family residences at a moderate-density (approximately 5-7 dwelling units per acre) in areas served by adequate public water and sewer systems. The regulations of this district are intended to:
 1. Encourage single-family and multi-family residences; and,
 2. Encourage new residential development that is compatible with that in the existing neighborhoods.
- Per Section 2.20.5 a Preliminary Plat must satisfy the following criteria: A Sketch Plat shall be required when an Applicant is applying for the subdivision of less than the entire, contiguous land area held in common ownership. *

2.20.5 (G) Criteria for a Preliminary Plat

The application is consistent with the approved Sketch Plat, if applicable. *Not applicable in this request

- (1) *The application is consistent with the approved Sketch Plat, if applicable.*
 - (2) *The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;*
 - (3) *The proposed subdivision complies with the UDO and applicable state and federal regulations;*
 - (4) *The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;*
 - (5) *The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and*
 - (6) *The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development.*
- Per Section 2.21.7 an Application for a Conditional Use Permit must satisfy the following criteria:

2.21.7 Criteria for a Conditional Use Permit

A Conditional Use is permitted only if the Applicant demonstrates that:

- (A) *The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;*
 - (B) *The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;*
 - (C) *Adequate public facilities shall be provided as set forth herein;*
 - (D) *The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;*
 - (E) *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and,*
 - (F) *The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.*
- Per Section 4.10.8 a multi-family development must comply with the following development standards:

4.10.8 Multi-Family Development Standards

(B) Applicability

- (1) *The following Development standards shall apply to all Multi-Family structures in the Morganton Road Overlay district and Multi-Family Developments of ten (10) or more Dwelling Units in any zoning district in which such Dwelling Units are allowed.*
- (2) *No Multi-Family Development may include more than ten (10) Dwelling Units, except pursuant to a Planned Development or Conditional Use Permit approval.*
- (3) *The Development standards in this section may be modified pursuant to a PD or Conditional Use Permit approval.*
- (4) *In the RM-1 and RM-2 districts, no Multi-Family Residence may be located within two hundred (200) feet of the closest point of any other Multi-Family Residence, unless both*

structures are part of an integrated complex that includes no more than ten (10) Dwelling Units.

(C) Building Setbacks, Orientation and Lot Standards

- (1) Buildings shall be set back a minimum of ten (10) feet and a maximum of fifteen (15) feet from sidewalks public walkways or street right-of-way. Setbacks may be greater than fifteen (15) feet if the intervening distance consists of common open space.*
- (2) The minimum spacing between the sides of Multi-Family Residential structures shall be twenty (20) feet.*
- (3) Where practical, Dwellings should be located to face each other across common landscaped space with buildings no closer than (30) feet.*

(D) Building Design. Multi-Family Developments shall:

- (1) Include variations in heights, color, setback, rooflines, trim, and building sizes to create visual diversity between structures;*
- (2) Group buildings in clusters;*
- (3) Articulate façades by including projections of at least five (5) feet at least once every fifty (50) feet along the façade,*
- (4) Locate windows to provide easy surveillance of open spaces and walkways, without placing such windows within direct alignment with windows of adjacent structures;*
- (5) Units above grade level should have access to private balconies of usable dimensions no smaller than ten (10) feet by six (6) feet;*
- (6) Create areas for foundation planting by keeping hard surfaces away from front façades;*
- (7) Design entrances to.
 - (a) Provide private entrances at grade level and adjacent to private open space to the greatest extent possible. Unless otherwise approved by the Town Council, no more than four (4) Dwelling Units shall share a common entrance.*
 - (b) Avoid aligning doors to separate Dwelling Units with each other unless screening is provided. However, entrances should be visible from the sidewalk or public walkway and other Dwelling Units, when practical.*
 - (c) Provide porches or roofed overhangs over building entrances.*
 - (d) Set back buildings or entries so that the entry paths extend at least ten (10) feet from sidewalk or public circulation walkway. These entry areas should be designed to provide semi-public gardens around the front entryways. Do not provide access to apartments via long-shared access galleries.**
- (8) Provide a private garden, yard, patio or balcony for every Dwelling Unit.*
- (9) The private open space of all Dwelling Units shall be visually and functionally accessible from inside the Dwelling.*
- (10) Provide screening for yards where private activities are likely to occur and to delimit private from common open space.*

(E) Pedestrian Improvements

- (1) Provide continuous walkways through the project and connecting Dwellings to and through common open space.*
- (2) Minimize walkways that provide direct opportunities to cut through the project by strategically locating fences, low walls and planting areas within the site and near site entry points.*

- (3) *Provide storage space for strollers, bicycles, and so forth, close to the main entries of Dwellings or groups of Dwellings.*

(F) *Parking*

- (1) *Provide parking in small Lots that are designed and located to ensure that most parked vehicles are visible from one (1) or more Dwellings.*
- (2) *To the greatest extent practicable, parking shall not separate Dwelling Units from common open space.*

(G) *Open Space*

- (1) *Common usable open space shall comprise ten (10) percent of the total project area.*
- (2) *Open spaces shall be configured so that the ratio of building height to open space width is in the range of 1:3 or greater. Ratios as tight as 1:2 may be approved if landscaping effectively screens buildings from each other.*
- (3) *Common open space shall be configured in square or nearly square areas with sides of at least one hundred (100) feet.*
- (4) *To the greatest extent practicable, Dwelling Units shall have access to common open space without having to cross a street.*
- (5) *Play Areas*
 - (a) *Play areas for young children should be physically separated from potential traffic hazards.*
 - (b) *Provide a variety of hard-surfaces areas in the form pathways that are least five (5) feet wide and small areas off the circulation system for various children's activities.*
- (6) *For Developments with more than twenty (20) Dwellings, provide on-site; well-equipped and challenging play areas for school age children within a five (5) minute walk from each Dwelling Unit.*
 - (a) *Provide places for school age children to sit.*
 - (b) *Where possible include a space for ball games on site (minimum 80 feet x 40 feet).*
- (7) *Provide retaining walls that can also be used for casual seating.*
- (8) *Where cluster Dwellings are included in a project, ensure some uniqueness for each cluster. Vary the design (size, dimensions, grading, planting, site furniture and play equipment) of the common open spaces of each cluster.*
- (9) *The number of Dwelling Units grouped around common and open space should range between twenty (20) to one hundred (100).*

- The property is within the Urban Transition Highway Corridor Overlay; which shall be developed with a balance of residential, recreational, and commercial uses. These sections are best suited for providing a balance of naturalized and manmade conditions. The visual quality of these sections depends on quality site planning, landscaping, and preservation of natural features.
- The Highway Corridor Overlay standards are set forth in UDO Section 3.6.5 and UDO Exhibit 3-13.
- The Urban Transition Highway Corridor Overlay (UT-HCO), shall extend 400' from the edge of the right-of-way and run parallel to the right-of-way.
- The setbacks for the UT-HCO are as follows:
 - Building Setback: 75.0';
 - Parking Area Setback: 50.0';
 - Landscape Buffer: 50.0';

- Buffer from Residential Zones: 50.0’;
- Buffer from Non-Residential Zones: 25.0’
- Other Urban Transition Highway Corridor Overlay standards include:
 - Maximum Building Height: 35.0’;
 - Maximum Built upon Surface: 65.0%;
 - Maximum Building Footprint: 30.0%;
 - Highway Yard Parking Maximum: 40.0% of total spaces;
 - Maximum Parking: 5 spaces/1000 square feet of building area
- Per UDO Exhibit 4-1, the setbacks for the OS zoning classification are as follows:
 - Front: 35.0’; Side: 15.0’; Exterior Side: 15.0’; Rear: 15.0’
- Per UDO Exhibit 4-1, the setbacks for the RM-2 zoning classification are as follows:
 - Front: 25.0’; Side: 10.0’; Exterior Side: 15.0’; Rear: 30.0’
- The entirety of the property is within the Little River #2 Intake (LR#2) Watershed and is therefore subject to Watershed Protection Overlay District and the standards set forth in UDO Section 3.6.8.
- This project may be required to obtain a Watershed Protection Permit from the Town Council due to its location within the high quality watershed. Should the project exceed the 12% impervious level the project will be required to utilize BMPs for storm water management. Should the project exceed the 24% impervious level the project will be required to apply for the 5/70 Exemption from the Town Council as part of the CUP application.
- The Watershed Protection Permit if approved will provide the project with the 5/70 exemption allowing the project to develop up to the 70% impervious surface level.
 - The development is proposed at 48.9% impervious.
- Nearly half of the property is within the study area of the Downtown Neighborhood Development Plan as specified in the Comprehensive Long Range Plan, however the subject property is not within the boundaries of the Downtown Transition Overlay.
- As part of the requests under CU-01-16 the petitioner is also seeking to abandon/vacate portions of right-of-way adjacent to the proposed project. The proposed site plan reflects an approval of the abandonment; the acreage and subsequent land to be amassed into the subject property should an approval be granted is shown in the proposed site plans. Staff advises the Town Council to withhold judgement on the proposed right-of-way abandonment until the requests under CU-01-16 are resolved, resulting in either an approval or a denial. Should application CU-01-16 receive a denial, staff would recommend to the Town Council that the request for right-of-way abandonment also be denied.
 - The petitioner has submitted a request to abandon the one and one-half (1.5) block portion of N. Mechanic Street extending from the eastern boundary of the intersection with W. Maine Avenue and N. Mechanic Street to the termination of N. Mechanic Street at the NE Service Road. The request also includes the proposed abandonment of W. Rhode Island Avenue extending from the northern boundary of the intersection of W. Rhode Island Avenue and N. Mechanic Street extending to the termination of W. Rhode Island Avenue at the NE Service Road. Both portions included in the request are unopened sections of right-of-way.
 - The entirety of N. Mechanic Street between NE Service Road and W. Rhode Island Avenue and W. Rhode Island between N. Mechanic Street and NE Service Road is

considered a “paper” street in that it is not currently improved or easily accessible for most types of transportation. This section of street is not included in Powell Bill funding calculations. The Town does not have future plans to improve these portions of unopened road. The Town does have a sewer line that runs east to west along W. Maine Avenue that will be impacted by this action, however the Town ensure its ability to secure a utilities easement prior to any abandonment of right-of-way. Per UDO Section 2.29.6 (C), the Town may reserve its right, title, and interest in any utility improvement or easement within a street closed pursuant to this section. Such reservation shall be stated in the order of closing. Such reservation also extends to utility improvements or easements owned by private utilities which at the time of street closing have a utility agreement or franchise with the Town. To retain such easements, the Town Council shall, after public hearing, approve a “declaration of retention of utility easements” specifically describing such easements.

- Per UDO Section 2.29, the procedure to abandon streets, no matter their condition or utility, requires an adopted resolution (see attached), public notices, and a public hearing. Per UDO Section 2.29.2, the process for abandonment may be initiated by the Town Council or the owner of property abutting the street or alley. The Town Council shall adopt a resolution declaring its intent to close a street or alley and call for a public hearing. If the abandonment is approved, the areas abandoned revert automatically to the adjoining property owners to the midway point of the right-of-way on their side of the street for the length of their property on that right-of-way.

Attachments:

- GIS Location
 - Application Materials
 - Existing Conditions
 - Proposed Renderings
 - Preliminary Plat
 - Criteria Narratives
 - Watershed Protection Permit Application
 - TDA – Traffic Design Analysis (Preliminary Results)
 - Future Land Use Map
-

Planning Board Action:

To either approve or deny a *Preliminary Plat* application, the Planning Board must make findings of fact and conclusions to the applicable standards. The Planning Board shall first vote on whether the application is complete and whether the facts presented are relevant to the case. The Planning Board shall then vote on whether the application complies with the criteria as set forth in Section 2.20.5 (G) Criteria for a Preliminary Plat, Criteria 1-6. The Planning Board may choose one of the following motions for recommendations or any alternative they wish:

Finding of Fact #1

- 1) I move to recommend that as a finding of fact that the application is complete and that the facts submitted are relevant to the case.

Or

- 2) I move to recommend that as a finding of fact the application is incomplete and/or that the facts submitted are not relevant to the case, in that.....

Finding of Fact #2

- 1) I move to recommend that as a finding of fact the application complies with Section 2.20.5(G) Criteria for a Preliminary Plat, Criteria 1-6, in that

Or

- 2) I move to recommend that as a finding of fact the application does not comply with Section 2.20.5(G) Criteria for a Preliminary Plat, Criteria 1-6, in that....

The Planning Board shall vote on whether the proposed *Preliminary Plat* is consistent with *Comprehensive Long Range Plan* that has been adopted and any other officially adopted plan that is applicable. The Planning Board could make one of the following motions for recommendations or any alternative they wish:

I move that we advise that:

1. The proposed *Conditional Use Permit Application* is consistent with those documents that constitute the officially adopted land development plan and other applicable plans; or
2. The proposed *Conditional Use Permit Application* is not consistent with those documents that constitute the officially adopted land development plan or other applicable plans, in that

Then:

I move to recommend to the Town Council:

1. The approval of the Preliminary Plat;
2. The denial of the Preliminary Plat; OR
3. The approval of the Preliminary Plat with the following additional conditions...

To either approve or deny a *Conditional Use Permit* application, the Planning Board must make findings of fact and conclusions to the applicable standards. The Planning Board shall first vote on whether the application is complete and whether the facts presented are relevant to the case. The Planning Board shall then vote on whether the application complies with the criteria as set forth in Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F. The Planning Board may choose one of the following motions for recommendations or any alternative they wish:

Finding of Fact #1

- 1) I move to recommend that as a finding of fact that the application is complete and that the facts submitted are relevant to the case.

Or

- 2) I move to recommend that as a finding of fact the application is incomplete and/or that the facts submitted are not relevant to the case, in that.....

Finding of Fact #2

- 1) I move to recommend that as a finding of fact the application complies with Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F, in that....

Or

- 2) I move to recommend that as a finding of fact the application does not comply with Section 2.21.7 Criteria for a Conditional Use Permit, Criteria A-F, in that....

The Planning Board shall vote on whether the proposed *Conditional Use Permit* is consistent with *Comprehensive Long Range Plan* that has been adopted and any other officially adopted plan that is applicable. The Planning Board could make one of the following motions for recommendations or any alternative they wish:

I move that we advise that:

1. The proposed *Conditional Use Permit Application* is consistent with those documents that constitute the officially adopted land development plan and other applicable plans; or
2. The proposed *Conditional Use Permit Application* is not consistent with those documents that constitute the officially adopted land development plan or other applicable plans, in that

Then:

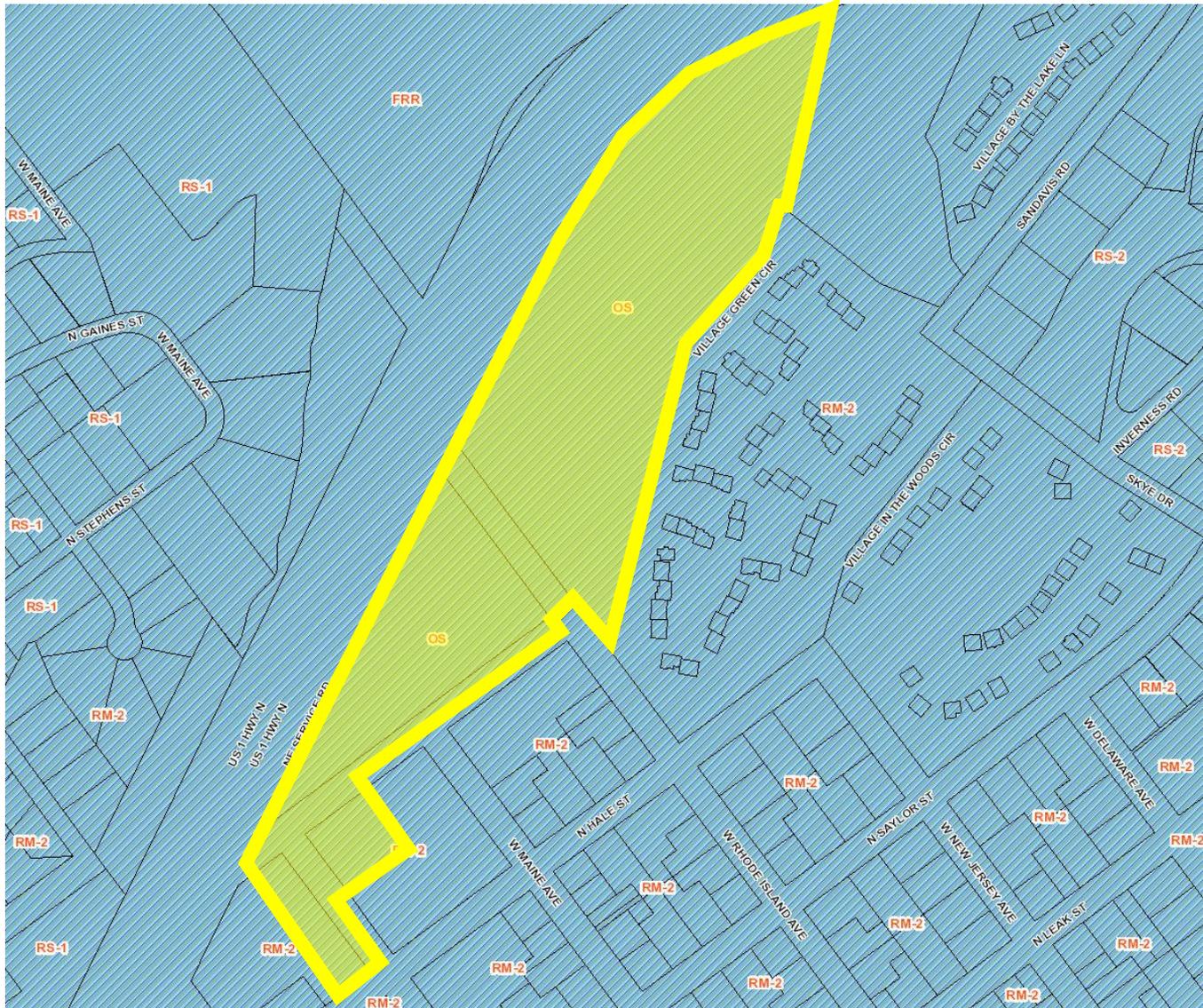
I move to recommend to the Town Council:

1. The approval of CU-01-16;
2. The denial of CU-01-16; OR
3. The approval of CU-01-16 with the following additional conditions...

CU-01-16 – Proposed Multi-Family Development Watershed Map

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

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CU-01-16 – Proposed Multi-Family Development Right-of-Way Proposed for Vacation/Abandonment

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	Right-of-Way to be Vacated (currently unimproved)
	TOSP Paved Streets
	TOSP Gravel Streets
	TOSP Unimproved Streets
	NCDOT Streets

CU- 01-16

Date Received: March 21, 2016

**Application for Conditional Use Permit
Town of Southern Pines**

To the Planning Board and Town Council:

I, the undersigned, do hereby make application to and petition the Planning board and town Council to grant a Conditional Use Permit as required in the zoning Ordinance. In support of this application, the following facts are shown:

The property sought for Conditional Use is located on the East side of US Highway 1 (Street/Avenue), between W. Vermont Ave. (Street Avenue) and W. Rhode Island Ave. (Street/ Avenue. The address is _____, also known as LRK # 00039174,00032830,00032829 and PIN # 858214321933, 858217214672, 858217213440. It has a frontage of 2600 feet and a depth of +/-530 feet, containing 25.59 acres.

The Conditional Use sought is based on Section(s) 2.20, 2.21, 3.7.1, 4.10.8 of the *Town of Southern Pines Unified Development Ordinance*. The property in question is located in a OS and RM-2 zoning district and is proposed for the following use:

The CUP is requested to develop 288 multi-family units on the property as permitted through a conditional use permit per Section 3.72 and in Exhibit 3-15 - Table of Uses of the Town of Southern Pines UDO.

The following are all individuals, firms or corporations owning property 200 feet adjacent to both sides and rear, as well as the property across the street/highway from the property described above or at least the 10 nearest property owners. Please see Town Staff for details on how to compute the required adjacent property list.

List of Adjacent Properties

- 1. Property owners' name: See Attached List
- Mailing Address: _____
- _____
- LRK #: _____
- Adjacent Property Address: _____
- _____
- 2. Property owners' name: _____
- Mailing Address: _____
- _____

I certify that all information furnished in this application is accurate to the best of my knowledge.

Petitioner Signature: RLK

Petitioner's Name: Robert Koontz

Petitioner's Mailing Address: **Please Print**
Koontz Jones Design

275 SE Broad Street

Southern Pines, NC 28387

Petitioner's email bkoontz@hotmail.com

Petitioner's Phone # (910) 639 - 4058

Cell# (910) 639 - 4058

Property owner's signature: MLC Automotive, LLC
By: [Signature], Manager

Property owner's signature: _____

Property owner's Mailing Address: **Please Print**
MLC Automotive, LLC c/o Linda J. Leith

5601 Capital Boulevard

Raleigh, North Carolina 27616

Property owner's email n/a

Property owner's Phone # 919-876-5432

Cell # _____

THE PETITIONER OR A REPRESENTATIVE OF THE PETITIONER IS EXPECTED TO ATTEND ALL MEETINGS TO BE AVAILABLE TO ANSWER QUESTIONS CONCERNING THE REQUEST.

**US HIGHWAY 1 PROPERTY
CONDITIONAL USE PERMIT NARRATIVE**

The development of the property described as the US Highway 1 Property in the submitted exhibits is planned to be a new infill community within the existing downtown area of Southern Pines. The 25.59-acre property located off of US Highway 1 and at the end of West Rhode Island Avenue is located in the Office/Service (OS) (22.85 acres) and RM-2 (2.74 acres) zoning districts. The OS zoning is intended to “accommodate office and service uses as well as medium-density residential uses”, which includes multi-family uses, as stated in Section 3.5.11 and in the table of uses in Section 3.7.1 of the Town of Southern Pines Unified Development Ordinance. The RM-2 district accommodates single-family and multi-family residential units. The underlying density on the project would permit up to 294 residential dwelling units on the property.

This conditional use permit application proposes 288 multi-family residential units to be developed on the property. The development will meet the development standards for OS and RM-2 district projects as well as supplementary standards for multi-family development established in the Town’s UDO in Section 4.10.8. Adequate parking will be provided on site to meet UDO standards. The main entrance to the site will be provided at the end of the right-of-way of West Rhode Island Avenue. It is intended that the abandoned right-of-way will be realigned to connect to a NCDOT ingress/egress location along US Highway 1 and become a private street. Streets and parking areas will be built to Town of Southern Pines and NCDOT standards and remain as private streets.

Development will consist of 288 multi-family residential units with many amenities. These amenities will include a swimming pool, clubhouse building, children’s play area, dog park and park spaces. The property falls within a high quality watershed and there is no floodplain or wetland on the property. The overall impervious surface for the property is 48.9%. As a result, a watershed protection application has been submitted to allow for increased impervious surface and would allow up to 70% impervious surface. This site is a residential infill location in the downtown of Southern Pines. Increased impervious surface in infill locations for residential development is consistent with the Towns Comprehensive Long Range Plan (CLRP).

Design elements for the project are described below.

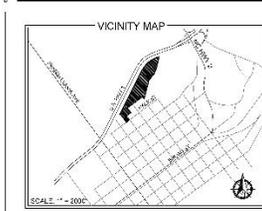
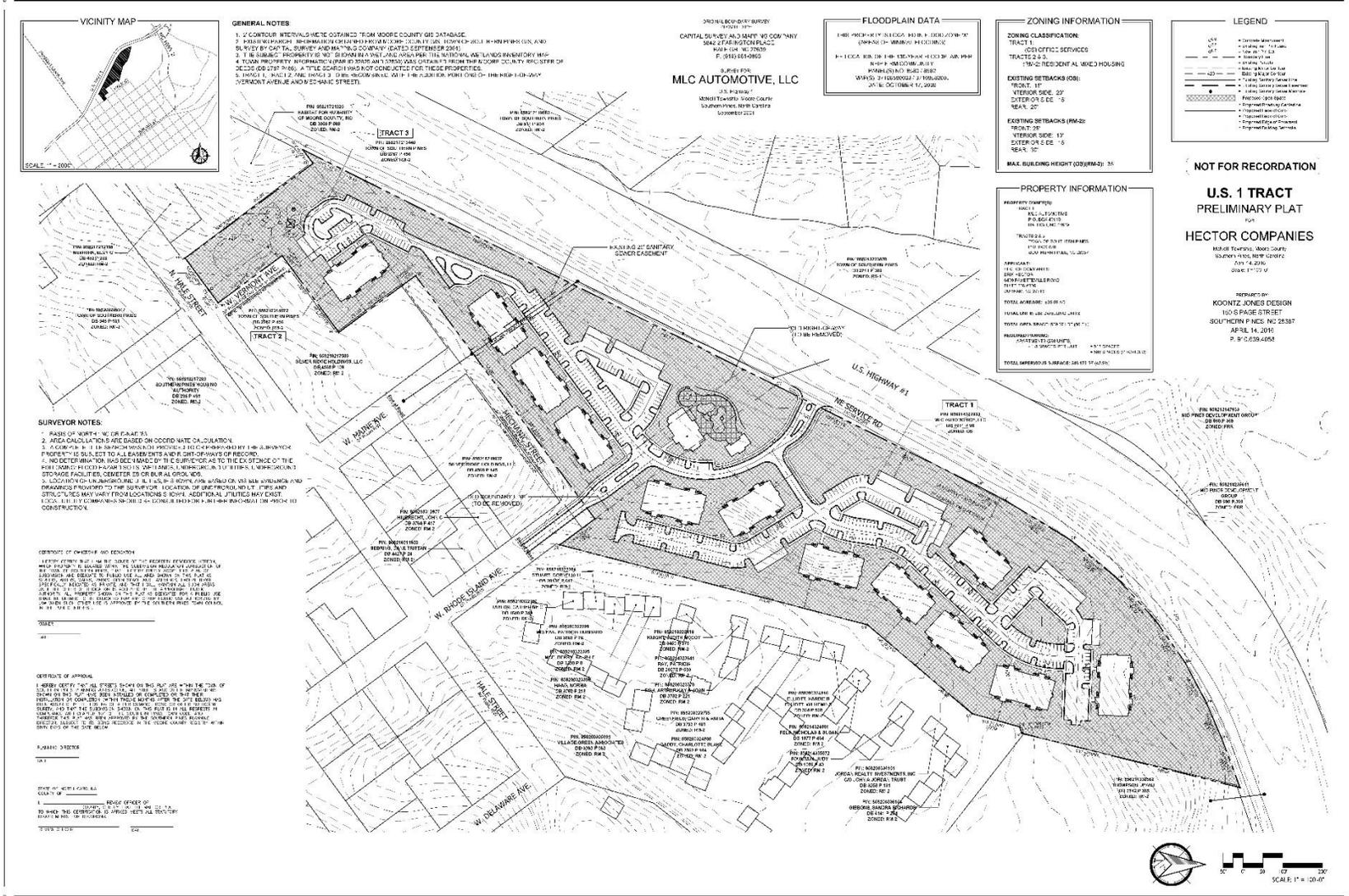
- **Pedestrian Connectivity**
 - o Pedestrian connectivity will be provided throughout the community. The pedestrian system will connect to the sidewalks along the newly constructed West Rhode Island Avenue. The property is five (5) blocks from Broad Street and the West Rhode Island Avenue connection is two (2) blocks from sidewalk connections at West Vermont Avenue that lead into downtown.
- **Parking Areas**
 - o The multi-family residential buildings will have surface parking at a ratio that meets the UDO standards.



- **Streets and Access**
 - A request to abandon the current West Rhode Island Avenue right-of-way has been made. The right-of-way will be removed and a private roadway extension will provide a connection to US Highway 1 at an existing curb cut location.
 - Access to the multi-family residential development will be provided from two (2) different locations with access from the new West Rhode Island Avenue and from US 1. The property will be gated at both of these entrances. Appropriate emergency access controls will be provided for the development as required by the Town of Southern Pines Fire Marshal.
- **Landscaping**
 - Landscaping will be provided as required by the Town of Southern Pines UDO. Much of the site is currently wooded. Due to the topography of the site, many trees within the property boundary will be removed.
 - Planting buffers and screening will be provided on adjacent property boundaries where necessary and required by the Town's UDO. Effort will be taken to preserve existing trees in the buffer areas of the project where feasible. This trees save area will count toward planting credit as permitted in the UDO.
- **Open Space**
 - Multi-family residential development is required to have 10% open space. The development will provide a minimum of 50% open space. This open space will be located in buffer areas, stormwater features, parks and amenity areas throughout the property.
- **Buffers/Setbacks**
 - Buffers and setbacks will be provided per the requirements of the OS district standards and Highway Corridor Overlay District.
- **Stormwater**
 - Stormwater management best practices will be applied on the site as necessary and required to control stormwater runoff throughout the project. All stormwater will be handled on site in a series of ponds, basins or other devices.
- **Utility Service**
 - Adequate water and sewer service can be provided by the Town of Southern Pines to service this development. Utilities are currently within close proximity, along the streets and adjacent properties near the proposed site. All utilities on the site will be located underground.
- **Architectural Character**
 - Multi-family residential units will be designed to fit the character of downtown Southern Pines. Design of the project is intended to blend into the surrounding area and add to the surrounding neighborhood. It is also intended that the project will be visually appealing from US Highway 1. Materials are intended to be a mixture of brick and cementitious siding material that will blend with other downtown development.
- **Signage**
 - A subdivision sign will be placed at each entrance to the project joining a major roadway (US1 and West Rhode Island Avenue). These signs will indicate the name of the community. Any additional directional or on site signage for parking area, parks or

amenities will follow the Town of Southern Pines sign ordinance guidelines for size, materials and height.

The descriptions and conditions described above will apply to the entire project as indicated in the Conditional Use Permit plan document.



GENERAL NOTES

1. 2' CONTOUR INTERVALS WERE OBTAINED FROM MOORE COUNTY GIS DATABASE.
2. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE.
3. THE SUBJECT PROPERTY IS NOT SHOWN IN ANY STATE OR FEDERAL FLOODPLAIN MAPS.
4. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE.
5. THE SUBJECT PROPERTY IS NOT SHOWN IN ANY STATE OR FEDERAL FLOODPLAIN MAPS.
6. THE SUBJECT PROPERTY IS NOT SHOWN IN ANY STATE OR FEDERAL FLOODPLAIN MAPS.

FLOODPLAIN DATA

1. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE. FLOODPLAIN INFORMATION IS FROM MOORE COUNTY GIS DATABASE.

ZONING INFORMATION

ZONING CLASSIFICATION:
TRACT 1
R-100 RESIDENTIAL SINGLE-FAMILY HOUSING

EXISTING SETBACKS (FOOT):
FRONT: 15'
REAR: 20'

EXISTING SETBACKS (FEET):
FRONT: 15'
REAR: 20'

MAX. BUILDING HEIGHT (FOOT): 35'

PROPERTY INFORMATION

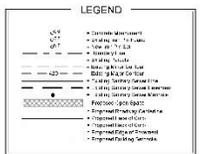
PROPERTY OWNER: MLC AUTOMOTIVE, LLC

ADDRESS: 100 SPACE STREET, SUITE 100, MOORE, NC 28557

APPLICANT: MLC AUTOMOTIVE, LLC

DATE OF APPLICATION: APRIL 14, 2016

PREPARED BY: KOONTZ JONES DESIGN



NOT FOR RECORDATION

U.S. 1 TRACT PRELIMINARY PLAT

HECTOR COMPANIES

MOORE TOWNSHIP, MOORE COUNTY, NORTH CAROLINA

APRIL 14, 2016

SCALE: 1" = 100.00'

SURVEYOR NOTES

1. RADIUS OF CURVE: 100.00 FEET
2. AREA CALCULATIONS ARE BASED ON COORDINATE CALCULATION.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. NO DETAIL INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR AS TO THE EXISTENCE OF THE FLOODPLAIN INFORMATION.
5. THE SUBJECT PROPERTY IS NOT SHOWN IN ANY STATE OR FEDERAL FLOODPLAIN MAPS.
6. THE SUBJECT PROPERTY IS NOT SHOWN IN ANY STATE OR FEDERAL FLOODPLAIN MAPS.

CONDITIONS OF CONTRACT AND DESIGN

1. THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS NOT SHOWN IN ANY STATE OR FEDERAL FLOODPLAIN MAPS.

SCALE

1" = 100.00'

REVISIONS

1. DATE: 04/14/16

2. DATE: 04/14/16

DATE OF NEXT CORRECTION

04/14/16

EXHIBIT A

US Highway 1 Property Conditional Use Permit Justification

Below are listed the six (6) criteria required to approve a Conditional Use Permit application as described in Section 2.21.7 of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria. A Conditional Use is permitted only if the Applicant demonstrates that:

- (A) The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

The property is currently zoned OS and would permit office and service uses on the property. Residential uses are also permitted under the OS zoning classification at an RM-1 density. This density would allow for 294 residential units to be developed on the site. Multi-family residential units are permitted at the proposed density are permitted through a Conditional Use Permit for the site. The proposed plan includes 288 total multi-family residential units which complies with the regulations of the zoning district.

The proposed development also complies with all supplemental use regulations for multi-family residential units.

- (B) The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;

All structures will be designed to meet the standards for multi-family development described in Section 5.14 Multi-Family Development Standards. Structures will be designed to meet the existing character of the RM-1 zoned properties in the surrounding neighborhood and other homes in the vicinity. Buildings will meet all UDO standards for building height.

Buffers will be placed along property boundaries that are shared with adjacent properties. Every attempt will be made to maintain existing trees throughout the development. The property falls within a Highway Corridor Overlay District which requires a 75' building setback and a 50' parking area setback from US 1. The 75' buffer area will be planted per the Town of Southern Pines landscape standards. In order to gain additional credit toward the Town's landscape requirements, efforts will be taken to maintain trees in this area as well. All landscaping will meet and/or exceed Town of Southern Pines requirements for landscaping within parking fields.

Appropriate landscaping will be planted along the adjoining property boundaries on the east side of the property. These plantings will meet the Town's landscaping requirements and screen the development from adjoining properties. Landscape materials will selected to match the existing area and maintain a natural appearance for the property that is in keeping with the character of the surrounding neighborhood and Southern Pines community.

On page 2.4 of the Comprehensive Long Range Plan (CLRP) under housing it states "Southern Pines residents recognize the importance and relevance of housing that is diverse, affordable and compatible with the neighborhood in which it is developed." The developer believes that the multi-family residential proposed for this neighborhood offers a variety and diversity of residential products within the community and surrounding neighborhood. The variety in housing options allows residents of Southern Pines to make housing decisions that fit their needs and lifestyle. This community fits into the context of the surrounding neighborhood and provides a buffer and transition of density to townhomes, multi-family and other residential development surrounding the property.

EXHIBIT A

In addition see the attached Compliance with Comprehensive Long Range Plan Objectives document.

- (C) Adequate public facilities shall be provided as set forth herein;

Public water and sewer utilities are readily available for the project, the cost of which will be borne by the developer. Parks, open spaces, trails, sidewalks and amenities will be provided by the developer for the residents.

- (D) The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;

This is an infill project along the US 1 corridor in close proximity to downtown Southern Pines. Surrounding zoning districts, east of US 1, permit higher density and multi-family and townhome development. This project will not impede the development of surrounding properties.

- (E) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and

This residential neighborhood will continue the existing development pattern in the neighborhood and will not be detrimental to or endanger the public health, safety, comfort or general welfare of the surrounding neighborhood or downtown Southern Pines. The development will also meet many of the goals of the CLRP and is permitted as a conditional use within the Town's UDO.

- (F) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that

This project incorporates many of the goals and objectives of the CLRP and establishes a development pattern that is in context with the surrounding neighborhood and downtown Southern Pines. The development pattern also meets the landuse goals defined by the CLRP and is in harmony with the surrounding neighborhood. Utility infrastructure will be provided for the development and the cost borne by the developer.

Base on the properties proximity to downtown, higher density residential development is appropriate for the area. The greater number of residents will work, seek entertainment and shop in downtown Southern Pines. These additional resident will contribute to the character and vibrancy of the downtown center.

EXHIBIT B

US Highway 1 Property Major Subdivision Justification

Below are listed the six (6) criteria required to approve a Major Subdivision application as described in Section 2.20.5 (G) Criteria of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

(1) The application is consistent with the approved Sketch Plat, if applicable.

Not Applicable

(2) The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;

This project incorporates many of the goals and objectives of the CLRP and establishes a development pattern that is in context with the surrounding neighborhood and downtown Southern Pines. The development pattern also meets the landuse goals defined by the CLRP and is in harmony with the surrounding neighborhood. See Exhibit A for CLRP consistency.

(3) The proposed subdivision complies with the UDO and applicable state and federal regulations;

This major subdivision plan complies with the UDO based on the requests for a Conditional Use Permit (CUP). The project falls below the maximum number of residential units permitted on the property based on the underlying zoning categories. The request also complies with all applicable state and federal regulations.

(4) The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;

The proposed subdivision will be compatible with the surrounding neighborhood. The property is currently zoned as OS and RM-2 districts. OS districts permit office and service uses as well as residential uses at a RM-1 density. RM-2 districts permit single-family and multi-family residences. The surrounding neighborhood is a residential neighborhood zoned as RM-2 (Residential Mixed Housing) and includes several higher density and attached residential units. Access and circulation patterns allow for connected streets as is characteristic of the surrounding neighborhood and downtown Southern Pines.

(5) The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and

This proposed subdivision is compatible with the adjacent properties. See description in item (4) above.

(6) The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development.

Public water and sewer utilities are readily available for the project, the cost of which will be borne by the developer. Roadway connections will be made at the right-of-way on West Rhode Island Avenue and the current US 1 curb cut location. All streets and parking areas within the development will be gated and private. Parks, open spaces, trails, sidewalks and other amenities will be provided by the developer for the residents.

EXHIBIT C

Compliance with Comprehensive Long Range Plan Objectives

Below is a list of Comprehensive Long range Plan (CLRP) objectives that the design of this project incorporates into the proposed development. The item identification at the beginning of each objective refers to the item number as referred to in the CLRP goals.

(P-N.01) Ensure that new neighborhood building and renovation are compatible with the overall scale, architectural, transportation and public-space characteristics of the neighborhood.

The project architectural, site design and neighborhood character fits into the surrounding neighborhood and is intended to blend in to the Southern Pines vernacular. Elements of building design and scale will be comparable with recently-completed regional projects. Transportation improvements are designed into the conceptual plan and are considerate of both vehicular and pedestrian linkages; both serving as neighborhood enhancements.

(P-N.02) Support the development of compatible infill housing in Southern Pines neighborhoods.

This infill project meets the density requirements of the existing OS and RM-2 zoning districts for the property and the proposed use is permitted within the districts. Adjacent properties are single-family residential and multi-family residential developments. Supply for new residential units is limited and demand for proposed multi-family units is present.

(P-N.03) Ensure new neighborhoods and mixed-use centers interconnect with adjoining residential.

The roadway network allows for an additional connection to the overall street pattern and all streets are interconnected with the existing infrastructure. Providing access gates at the property entrances will limit cut through traffic to and from US 1. Sidewalks will be provided throughout the community and connections to surrounding neighborhoods will be provided where available. The conceptual plan reasonably balances site characteristics and existing roadway infrastructure allowing flow of design and use of both existing and proposed centers of development.

(P-N.05) Encourage a wide variety of residential building types in new residential areas, consistent with the Town's existing building vernacular.

The multi-family buildings within the development will be consistent with the Southern Pines vernacular. The buildings will use materials consistent with Southern Pines. The mix of residential unit types is appropriate with the surrounding area. Market parameters dictate standards supporting Town's existing vernacular.

(P-R.01) Acquire, develop and maintain neighborhood parks in new and existing neighborhoods.

The project will provide it's on parks and amenities including open play areas, pool and clubhouse area, shade structure, pocket parks and dog park area as well as internal trails and sidewalks.

(P-C.01) Favor higher-density development within the existing urbanized area over development on the perimeter, limiting sprawl and helping the Town provide affordable services.

EXHIBIT C

The plan maximizes the permitted density on the property in a downtown infill neighborhood without a change in zoning classification. The site is part of the existing downtown urbanized area and all utility services are readily available for the site. Proposed density and location maximize urban planning objectives by limiting adverse impact and enhancing neighborhood efficiencies and livability. Higher density in close proximity of the vibrant downtown center area of Southern Pines, provides more residents within walking and biking distance of downtown. More people close to downtown will help maintain its vibrancy as the project's residents seek work, entertainment/dining and shopping options close to home.

(P-X.01) Increase roadway interconnectivity throughout Southern Pines, creating an environment conducive to multiple transportation options and coordinating with adjacent jurisdictions as appropriate.

The property provides an interconnected street network with a new connection to US Highway 1. Sidewalks will be added along new roadways and throughout the development. This will help facilitate pedestrian and bicycle travel connecting to downtown.

(P-X.02) Make walking or bicycling a more convenient, safe and economical transportation alternative.

See item (P-X.01) above.

(P-X.08) Create or enhance pedestrian infrastructure downtown and along access routes to adjoining neighborhoods.

See item (P-X.01) above.

(P-V.12) Encourage the use of native plants and those typical of Southern Pines' historic landscapes.

It is intended that the development will maintain plants when appropriate and utilize native plants in all areas of the development.

(P-S.11) Ensure that costs of extending services to new development are generally borne by such development, except where cost-sharing is necessary to facilitate or attain larger community goals as determined by the Town.

All development infrastructure to serve the property (water, sewer, roads) cost will be borne by the developer and dedicated to the Town of Southern Pines. Water, sewer and road infrastructure are all available adjacent to the site.

EXHIBIT D

US Highway 1 Property Multifamily Development Standards

Below are listed the six (6) multi-family development standards and their subsections from Section 4.10.8 of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

(A) Applicability

(1) The following Development standards shall apply to all Multi-Family structures in the Morganton Road Overlay district and Multi-Family Developments of ten (10) or more Dwelling Units in any zoning district in which such Dwelling Units are allowed. **These development standards apply to the property as it is more than 10 dwelling units.**

(2) No Multi-Family Development may include more than ten (10) Dwelling Units, except pursuant to a Planned Development or Conditional Use Permit approval. **This property is seeking a Conditional Use Permit.**

(3) The Development standards in this section may be modified pursuant to a PD or Conditional Use Permit approval. **The proposed Conditional Use Permit follows these development standards to the greatest extent possible. Any variations are listed below and permitted as part of the Conditional Use Permit.**

(4) In the RM-1 and RM-2 districts, no Multi-Family Residence may be located within two hundred (200) feet of the closest point of any other Multi-Family Residence, unless both structures are part of an integrated complex that includes no more than ten (10) Dwelling Units. **No multi-family units exist within 200 feet of this property that are not part of another integrated multi-family complex (Village Green).**

(B) Building Setbacks, Orientation and Lot Standards

(1) Buildings shall be set back a minimum of ten (10) feet and a maximum of fifteen (15) feet from sidewalks public walkways or street right-of-way. Setbacks may be greater than fifteen (15) feet if the intervening distance consists of common open space. **All multi-family buildings on the property meet this standard. The clubhouse building is setback beyond 15' to allow for additional landscaping area in front of the building.**

(2) The minimum spacing between the sides of Multi-Family Residential structures shall be twenty (20) feet. **All buildings exceed 20' in separation.**

(3) Where practical, Dwellings should be located to face each other across common landscaped space with buildings no closer than (30) feet. **Due to the narrow shape of this site, buildings have been placed in a linear fashion for most of the site. Where possible, buildings were across from each other. Most buildings backup to landscape areas and planted buffers. Where possible planted landscape islands have been provided to break up parking areas and add trees/landscaping.**

(C) Building Design. Multi-Family Developments shall:

(1) Include variations in heights, color, setback, rooflines, trim, and building sizes to create visual diversity between structures; **Proposed architecture will meet these specifications.**

(2) Group buildings in clusters; **Due to the narrow shape of this site buildings are dispersed in a more linear fashion. Buildings are grouped closely together in an effort to share parking and provide additional open space throughout the site.**

(3) Articulate façades by including projections of at least five (5) feet at least once every fifty (50) feet along the façade, **Proposed architecture will meet these specifications.**

(4) Locate windows to provide easy surveillance of open spaces and walkways, without placing such windows within direct alignment with windows of adjacent structures; **Windows are located on all facades of the building and near walkways in order to allow for surveillance.**

(5) Units above grade level should have access to private balconies of usable dimensions no smaller than ten (10) feet by six (6) feet; **Proposed architecture will meet these specifications.**

EXHIBIT D

(6) Create areas for foundation planting by keeping hard surfaces away from front façades; Foundation plantings will be provided between the building and hard surfaces. The dimensions of this area are defined by Section 4.10.8 (B)(1). The clubhouse will be setback beyond this requirement to provide additional landscaping area.

(7) Design entrances to:

(a) Provide private entrances at grade level and adjacent to private open space to the greatest extent possible. Unless otherwise approved by the Town Council, no more than four (4) Dwelling Units shall share a common entrance. 12 units are served by each breezeway from the ground level through the use of stairs. Each breezeway serves 4 dwelling units on each level of the building.

(b) Avoid aligning doors to separate Dwelling Units with each other unless screening is provided. However, entrances should be visible from the sidewalk or public walkway and other Dwelling Units, when practical. No entrances are aligned directly with other dwelling units without landscape areas in between the buildings and entrances. All entrances are clearly visible from sidewalks and parking areas.

(c) Provide porches or roofed overhangs over building entrances. Roofed overhangs are provided on all breezeway entrances. These entrances will provide focal elements for the building, while breaking up the front façade of the buildings.

(d) Set back buildings or entries so that the entry paths extend at least ten (10) feet from sidewalk or public circulation walkway. These entry areas should be designed to provide semi-public gardens around the front entryways. Do not provide access to apartments via long-shared access galleries. Entrances are setback as defined by Section 4.10.8 (B)(1). Landscaping is provided in between the sidewalk and building entrance to soften the entrance and create an attractive entrance location.

(8) Provide a private garden, yard, patio or balcony for every Dwelling Unit. All units in the development will have a private outdoor balcony or patio. Ground floor units will have private fenced patios, while upper level units will have private balconies.

(9) The private open space of all Dwelling Units shall be visually and functionally accessible from inside the Dwelling. All units will have windows and view the exterior landscaped areas, amenities and park.

(10) Provide screening for yards where private activities are likely to occur and to delimit private from common open space. Landscaping will be provided in front of all ground floor patios to allow for screening and privacy.

(D) Pedestrian Improvements

(1) Provide continuous walkways through the project and connecting Dwellings to and through common open space. An interconnected network of walkways and sidewalks provide access throughout the community. All units are connected through pedestrian pathways to the park, clubhouse and amenity areas throughout the property.

(2) Minimize walkways that provide direct opportunities to cut through the project by strategically locating fences, low walls and planting areas within the site and near site entry points. The property is proposed to be a private gated community with limited access gates located at West Rhode Island Avenue and US Highway 1. Pedestrian connections will be made to the streets surrounding the property, however, these locations will be gated and intended of the use of the residents. All amenities within the development will be private.

(3) Provide storage space for strollers, bicycles, and so forth, close to the main entries of Dwellings or groups of Dwellings. Bicycle storage racks will be provided at the clubhouse and at each building.

(E) Parking

(1) Provide parking in small Lots that are designed and located to ensure that most parked vehicles are visible from one (1) or more Dwellings. Parked vehicles will be visible from each building. Parking areas will be separated and divided by landscaping and parking islands per the Town's UDO.

(2) To the greatest extent practicable, parking shall not separate Dwelling Units from common open space. Due to the narrow shape of this site, dwellings are located facing open space areas where practicable.

(F) Open Space

(1) Common usable open space shall comprise ten (10) percent of the total project area. The project has in excess of 50% open space.

EXHIBIT D

(2) Open spaces shall be configured so that the ratio of building height to open space width is in the range of 1:3 or greater. Ratios as tight as 1:2 may be approved if landscaping effectively screens buildings from each other. **The open space areas meet these standards.**

(3) Common open space shall be configured in square or nearly square areas with sides of at least one hundred (100) feet. **Common open space and amenity areas are not configured as square areas as the topography and narrow site area prohibit this configuration. Open space areas are configured to fit the land, work with the topography and work within the plan structure to provide recreation opportunities for the residents of the community. The larger recreation/amenity areas exceed 100 feet on all sides.**

(4) To the greatest extent practicable, Dwelling Units shall have access to common open space without having to cross a street. **No public streets are provided within the development.**

(5) Play Areas

(a) Play areas for young children should be physically separated from potential traffic hazards. **The play area is located at the end of the property in a park area. This will allow for children's safety and separate children from vehicular traffic. The sidewalk system throughout the project will connect to this park area.**

(b) Provide a variety of hard-surfaces areas in the form pathways that are least five (5) feet wide and small areas off the circulation system for various children's activities. **The play area will provide these items.**

(6) For Developments with more than twenty (20) Dwellings, provide on-site; well-equipped and challenging play areas for school age children within a five (5) minute walk from each Dwelling Unit. **A play area will be provided as described above. Due to the linear nature and topography of this site, a flat area located outside of the main vehicular circulation pattern was identified for the playground. This area also has several large trees that will be maintained to create a shaded play area. Access to this area may exceed 5 minutes from the northernmost building. The clubhouse and pool area, however, are within five minutes' walk of all units. Children of all ages will be permitted to utilize these areas as well as the park area.**

(a) Provide places for school age children to sit. **Benches and sitting areas will be provided for children and adults.**

(b) Where possible include a space for ball games on site (minimum 80 feet x 40 feet). **Due to the topography and narrow site a flat area of this size will not be provided. However, the pool and clubhouse will provide a fitness room, theater room, game room and other amenities open to children. This properties proximity to downtown Southern Pines open spaces and parks will permit residents to have ball games if desired.**

(7) Provide retaining walls that can also be used for casual seating. **Retaining walls or site furniture will be used to provide casual seating.**

(8) Where cluster Dwellings are included in a project, ensure some uniqueness for each cluster. Vary the design (size, dimensions, grading, planting, site furniture and play equipment) of the common open spaces of each cluster. **This does not apply to this site.**

(9) The number of Dwelling Units grouped around common and open space should range between twenty (20) to one hundred (100) **Several units are grouped within close proximity of the clubhouse and pool area.**

PIN:858214321933
PARID:00039174
NAME:MLC AUTOMOTIVE, LLC
ADDRESS:PO BOX 40110
CITY:RALEIGH
STATE:NC
ZIP:27629

PIN:858214338562
PARID:00040949
NAME:THOMPSON, JEAN L
ADDRESS:900 SANDAVIS RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200325691
PARID:00039929
NAME:VILLAGE GREEN
ASSOCIATES
NAME2:OF SOUTHERN PINES
ADDRESS:VILLAGE GREEN
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200336196
PARID:00041184
NAME:MAIR, ROBERT C
CO/TRUSTEE &
NAME2:KENZER-MAIR, AMY B
CO/TRUSTEE
ADDRESS:9700 ANDORA AVE
CITY:CHATSWORTH
STATE:CA
ZIP:91311

PIN:858214337130
PARID:00032439
NAME:DUFF, ROBIN E
ADDRESS:58 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200336154
PARID:00032024
NAME:GIBBONS, SANDRA
RICHARDS
ADDRESS:56 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200336101
PARID:00032844
NAME:JORDAN REALTY
INVESTMENTS, INC
NAME2:C/O JOHN A JORDON
TRUST
ADDRESS:275 S BENNETT ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-5401

PIN:858214326919
PARID:00040921
NAME:CULLEN, DOROTHY B
ADDRESS:53 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858214335072
PARID:00038012
NAME:FOUNTAIN, JUDY
ADDRESS:54 VILLAGE GREEN CIR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858214324981
PARID:00039417
NAME:FELS, NICHOLAS & SUSAN
ADDRESS:4010 28TH PLACE NW
CITY:WASHINGTON
STATE:DC
ZIP:20008-3801

PIN:858214325818
PARID:00031152
NAME:EVERITT, MARY K
ADDRESS:49 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858214325865
PARID:00039688
NAME:WATSON, PAULA L
ADDRESS:50 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200324816
PARID:00033182
NAME:ELLIOTT, HARDIE B
NAME2:ELLIOTT, WILHEMINA
ADDRESS:C/O PDS TAX SERVICES
CITY:ARLINGTON
STATE:TX
ZIP:76094

PIN:858200324800
PARID:00037852
NAME:GADDY, CHARLOTTE BLAKE
ADDRESS:46 VILLAGE GREEN CIR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200323795
PARID:00032598
NAME:GREENFIELD, GARY R &
ANITA
ADDRESS:105 CANTERBURY RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200323770
PARID:00035284
NAME:FISH, ARTHUR K & JOAN
ADDRESS:44 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858214324558
PARID:00033323
NAME:THOMAS, LOUISE N
TRUSTEE
ADDRESS:41 VILLAGE GREEN
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858214324601
PARID:00033475
NAME:HILL, SAMMY H & BILLIE
JOYCE
ADDRESS:42 VILLAGE GREEN
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858214323641
PARID:00039760
NAME:RAY, PATRICIA
ADDRESS:43 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200324403
PARID:00036137
NAME:MAYOCK, MICHAEL F
NAME2:MAYOCK, SUSANNE T
ADDRESS:955 KENNETT WAY
CITY:WEST CHESTER
STATE:PA
ZIP:19380-5719

PIN:858200323456
PARID:00033434
NAME:MAYOCK, RICHARD F
ADDRESS:37 VILLAGE GREEN
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218323418
PARID:00036426
NAME:KNIGHT, JUDITH MCCOY
ADDRESS:36 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200323309
PARID:00035859
NAME:HAAG, NORMA
ADDRESS:35 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218322395
PARID:00035796
NAME:MCELDERRY, RALPH E
ADDRESS:34 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858200322299
PARID:00036427
NAME:MCLEAN, PATRICIA
HUBBARD
ADDRESS:33 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218322284
PARID:00039507
NAME:STUART, CORNELIA H
ADDRESS:32 VILLAGE GREEN
CIRCLE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-3209

PIN:858218322189
PARID:00039881
NAME:TAYLOR, CATHERINE C
ADDRESS:31 VILLAGE GREEN
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218323111
PARID:00032173
NAME:MALAN, EILEEN C
ADDRESS:PO DRAWER 2020
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858218323069
PARID:00031885
NAME:WHISENAND, GLADYS M
ADDRESS:26 VILLAGE GREEN CIR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218219937
PARID:00036263
NAME:SILVER RIDGE HOLDINGS,
LLC
ADDRESS:125 WILLIAMS ROAD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218310977
PARID:94000348
NAME:HILBRECHT, JOHN C
ADDRESS:620 W RHODE ISLAND
AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218311933
PARID:00039457
NAME:SEBRING, DANE TRISTAN
ADDRESS:620 W RHODE ISLAND
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858218217509
PARID:00036264
NAME:SILVER RIDGE HOLDINGS,
LLC
ADDRESS:125 WILLIAMS ROAD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858217214672
PARID:00032830
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858217213440
PARID:00032829
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858217212320
PARID:00036262
NAME:HABITAT FOR HUMANITY
NAME2:OF MOORE COUNTY, INC
ADDRESS:2268 NC HWY 5
CITY:ABERDEEN
STATE:NC
ZIP:28315

PIN:858200205917
PARID:00039148
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858217212155
PARID:00031953
NAME:NEWKIRK, ELVY O
ADDRESS:80 WEAVER WAY
CITY:ROXBURY
STATE:MA
ZIP:02119

PIN:858218217283
PARID:00039150
NAME:SOUTHERN PINES HOUSING
NAME2:AUTHORITY
ADDRESS:801 S MECHANIC ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

**APPLICATION FOR THE
TOWN OF SOUTHERN PINES TOWN COUNCIL
WATERSHED PROTECTION PERMIT**

Date Received: 3/21/16

Case: WP- 01 - 16

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA:

I, the undersigned, do hereby make application for a Watershed Protection Permit of the property as described below, to the Town of Southern Pines Town Council:

1. Name of Project: US Highway 1 Property
2. Project Street Address: US 1
3. PIN # 858214321933 LRK 00039174
4. Watershed: LITTLE RIVER MAKE NO. 2
5. Type of Commercial Building (i.e. retail, office, etc.): MULTI-FAMILY APARTMENTS

I certify that all information furnished in this application is accurate and in compliance with the Watershed Protection Overlay standards of the Town of Southern Pines.

Name of Petitioner: Robert Koontz
Please Print

Signature: 

Mailing Address of Petitioner: 150 Page Street, Southern Pines, NC 28387
Please Print

E-Mail of Petitioner: bkoontz@koontzdesign.com
Please Print

Phone Number of Petitioner: (910) 639-4058
(Area Code)

Name of legal owner of Property Owner
(If different from Petitioner) MLC AUTOMOTIVE, LLC
Please Print

Mailing Address of legal Property Owner
(If different from Petitioner) PO BOX 40110, RALEIGH, NC 27629
Please Print

Phone number of legal Property Owner
(If different from Petitioner) (919) 876-5432
(Area Code)

Form updated December 13, 2013

**Preliminary Assumptions – Traffic Impact Analysis
Proposed US 1 Residential Development
Southern Pines, North Carolina**

Kimley-Horn will perform an analysis of the proposed US 1 Residential Development project in Southern Pines, NC. The proposed project is located along the east side of US 1 between Pennsylvania Avenue and Midland Road. The analysis will be performed using the following assumptions:

The study area will consist of the following intersections:

- Midland Road at US 1 Northbound Ramps
- Midland Road at Crestview Road
- US 1 Northbound Off-Ramp at US 1 Northbound Service Road
- N Saylor Street at Crestview Road
- N Saylor Street at W Rhode Island Avenue
- N Saylor Street at W Vermont Avenue
- W Pennsylvania Avenue at N Saylor Street
- W Rhode Island Avenue at N Bennett Street
- Broad Street at W Rhode Island Avenue
- US 1 Northbound at Proposed Rhode Island Avenue Extension
- US 1 Northbound Service Road at Proposed Rhode Island Avenue Extension
- US 1 Northbound Service Road at Proposed Multi-Family Access Road
- Proposed Rhode Island Avenue Extension at Proposed Vermont Avenue Extension
- Proposed Rhode Island Avenue Extension at Proposed Multi-Family Access Road

Previously-collected traffic counts can be used for the intersection of Midland Road at US 1 Northbound Ramps as they were collected in May 2015, but new traffic counts will be collected for the rest of the existing study intersections while traditional-calendar schools are in session.

The study scenarios will consist of:

- Existing (2016)
- Future No Build (2026)
- Future Build (2026)

While the Town's TIA guidelines reference both 10- and 20-year projections, with the short buildout timeline expected for this project, we recommend a 10-year projection time horizon.

Based on historic ADT volumes in the area, a growth rate of 1.5% per year will be applied to the existing traffic volumes for 12 years up to the build-out year of 2026. This is consistent with the growth rate assumed in the area as a part of the Midland Road Corridor Study traffic analyses. There are no other approved developments identified for inclusion in the analysis.

It is our understanding that there is an ongoing discussion regarding the US 1 Service Road and whether its existing access to the US 1 Northbound Off-Ramp will remain open in the future. For the purposes of these analyses, we will evaluate all of the study intersections under the assumption of closed access between the US 1 Service Road and the US 1 Northbound Off-Ramp. This will result in the most conservative analysis of the projected traffic throughout the study network. However, a Build (2026) analysis will be completed for the intersection of the US 1 Northbound Off-Ramp at US 1 Service Road for a scenario in which access remains open at its existing location, so that the study will have this scenario analyzed as well.

Based on the existing population densities and surrounding land uses, the following distribution will be used for net new external site traffic (see attached figures 1 and 2):

- 30% to/from downtown Southern Pines
- 30% to/from Pinehurst along Midland Road and Pennsylvania Avenue
- 30% to/from the south along US 1
- 10% to/from the north along US 1

As currently envisioned, the development of the approximately 24-acre property will consist of 240 multi-family apartments and 52 townhomes, for a total of 292 units. Traffic for the development will be generated using current ITE rates and is shown on the attached table.

No internal or pass-by capture will be applied.

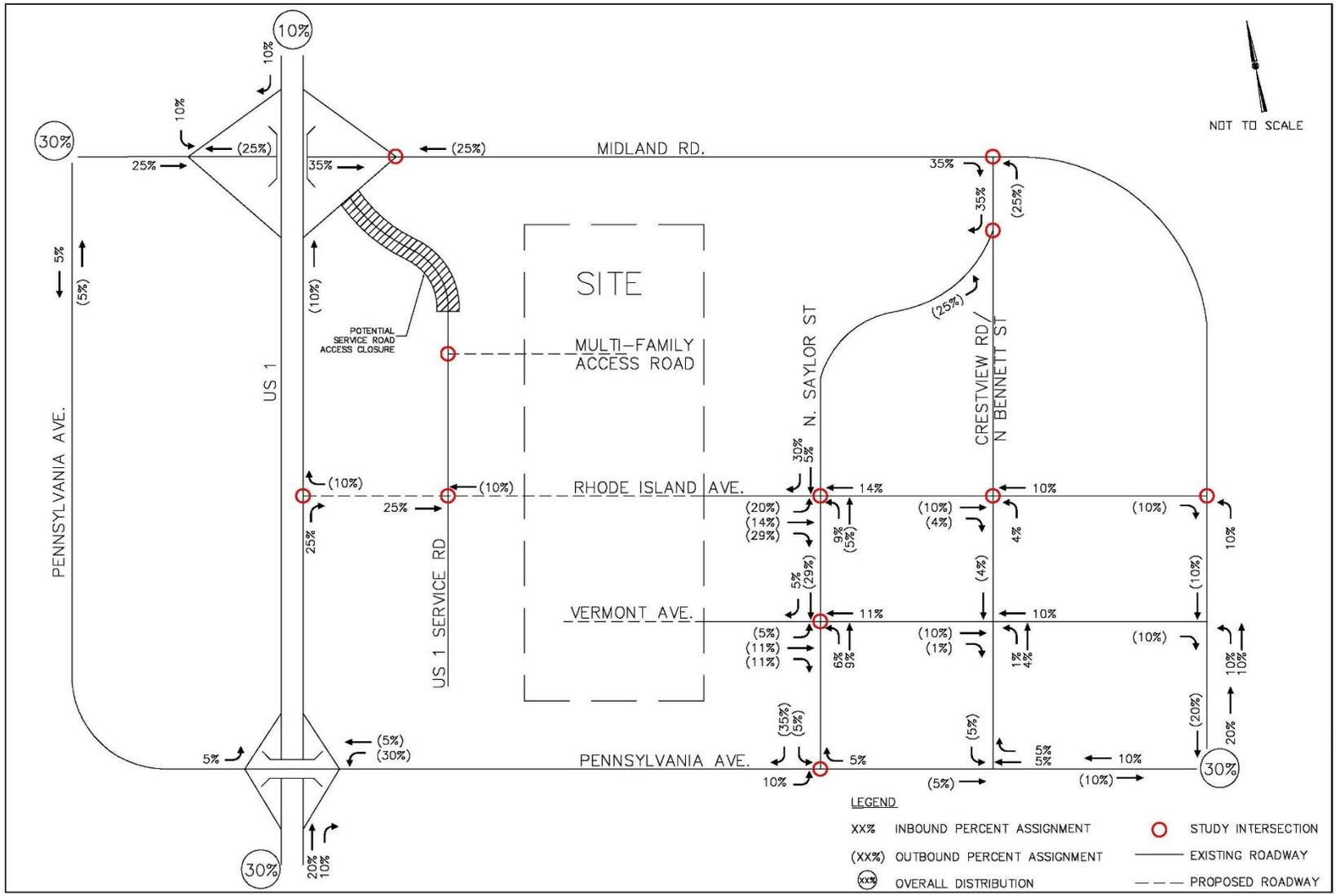
Proposed US 1 Residential Development

Table 1 - Trip Generation

Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
220 Apartment	240	d.u.	1,578	789	789	121	24	97	150	98	52
230 Residential Condominium/Townhouse	52	d.u.	364	182	182	31	5	26	35	23	12
Total New Trips			1,942	971	971	152	29	123	185	121	64

K:\RAL_TPTO_Traffic\017321000 US 1 Hector Companies - Southern Pines\T4 - Analysis\017321000 TIA Data.xls]Trip Gen

2/17/16

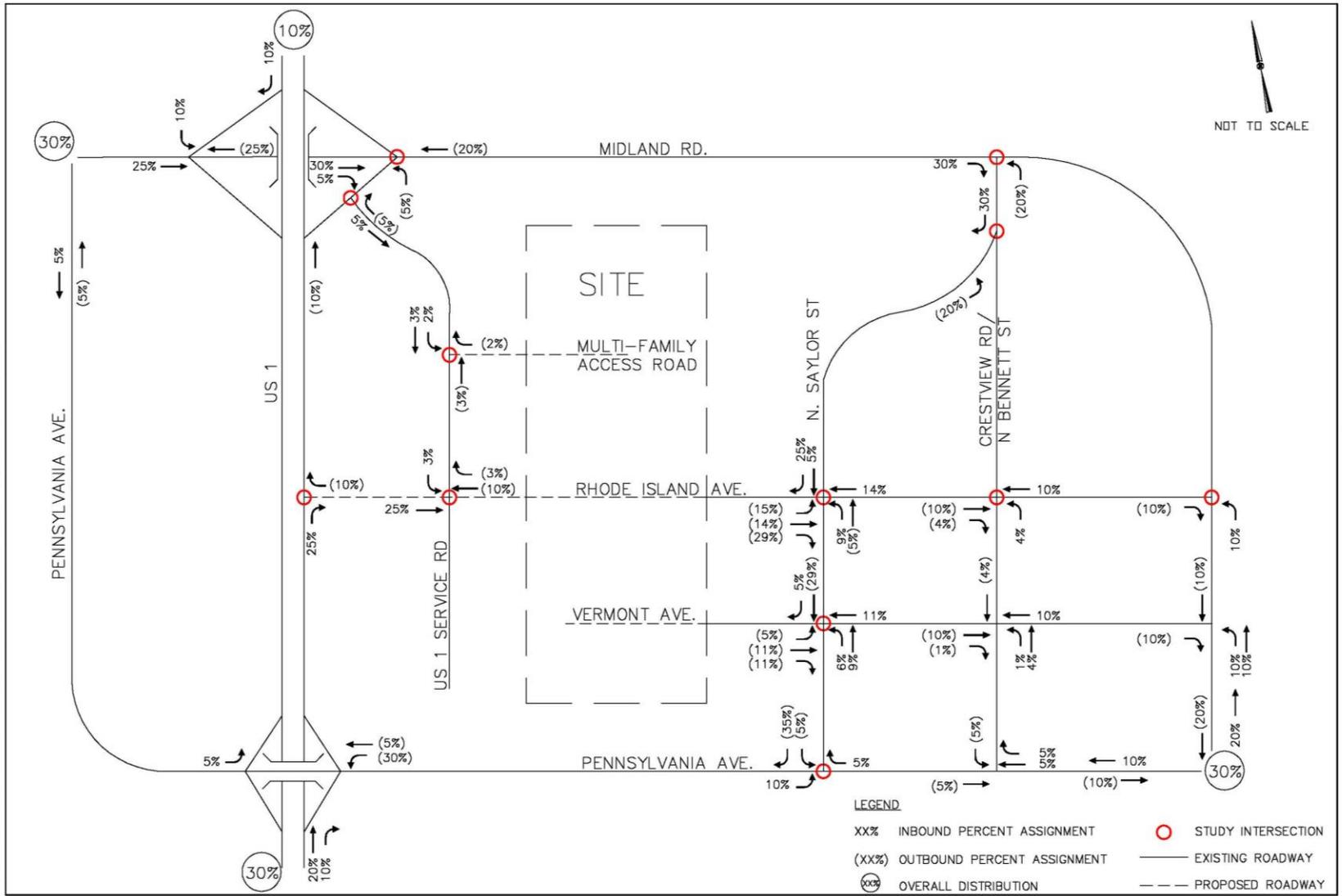


US 1
RESIDENTIAL DEVELOPMENT
SOUTHERN PINES, NC

SITE TRAFFIC DISTRIBUTION –
CLOSED SERVICE ROAD RAMP
CONNECTION SCENARIO

FIGURE
1

Kimley»Horn



US 1
RESIDENTIAL DEVELOPMENT
SOUTHERN PINES, NC

SITE TRAFFIC DISTRIBUTION –
OPEN SERVICE ROAD RAMP
CONNECTION SCENARIO

FIGURE
2

Kimley»Horn

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).

Future Land Use Map: Proposed Major Subdivision CU-01-16



Legend

City Limit

Primary Roads

Future Land Use Categories

Park / Open Space

Residential / Golf

Rural Equine

Urban Reserve

Low Density Residential

Residential

Commercial

Traditional Mixed Use

Industrial

