

MINUTES

**Town of Southern Pines Planning Board Meeting
Douglass Community Center
1185 W. Pennsylvania Avenue
October 20, 2016 at 7:00 p.m.**

The Town of Southern Pines Planning Board met on Thursday, October 20, 2016, at 7:00 p.m. at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Board members John McLaughlin, Chairman, Brittany Paschal, Vice Chairman, Jim Curlee, Larry Harward, and William Ross were present. Members Bill Pate and Kristen Obst was unable to attend.

Staff members Bart Nuckols, Planning Director, and Cindy Williams, Secretary to the Board, were also present.

The meeting was called to order at 7:05 p.m.

APPROVAL OF MINUTES:

A motion was made by Brittany Paschal, seconded by Jim Curlee, to approve the Minutes of the September 22, 2016 meeting as written. **The motion passed unanimously.**

PUBLIC HEARING:

CU-05-16 Conditional Use Permit: Major Amendment to CU-04-88, Area “F”; Longleaf Golf & Family Club; Petitioner, Floyd Properties & Development

On behalf of the petitioner Floyd Properties & Development, Mr. David Wilson and Mr. Shane Sanders have submitted a Conditional Use Permit application requesting the approval of a major modification to Conditional Use Permit CU-04-88. The Longleaf Golf & Family Club was approved under application CU-04-88 which permitted a PRD (Planned Residential Development) and a golf course development between Midland Road and Airport Road with a total of (509) dwelling units. The petitioner is seeking a Conditional Use Permit for a Major Modification to “Area F” as designated in the original master plan under CU-04-88 to modify the approved unit type from eighty-two (82) townhomes to twenty-four (24) single-family homes and ten (10) townhomes. The proposal will utilize the existing density and approved dwelling unit total approved for the Longleaf Golf & Family Club development, deviating only in the unit type proposed for this section. The subject property is identified by the following: PIN: 857318326163 (PARID: 00041500) and PIN: 857318317745 (PARID: 00992022). Per the Moore County Tax records, the property owner is listed as NC One, LLC.

OATH OF TESTIMONY:

All witnesses were sworn in by Chairman McLaughlin.

Chairman McLaughlin opened the public hearing.

STAFF REPORT – Planning Director Bart Nuckols:

Mr. Nuckols provided an overview of the application and stated that the request is for a Major Amendment to Conditional Use Permit CU-04-88. CU-04-88 approved a Planned Residential Development (PRD) with a mixture of dwelling unit types as well as a golf course. In CU-04-88, this fifteen (15) acre site under the current request, Area F, was planned for eighty-two (82) townhomes. The applicant is requesting a modification to build twenty-four (24) single family detached homes and ten (10) townhomes. The property is recognized as Residential/Golf in the Comprehensive Long Range Plan.

A Traffic Impact Analysis (TIA) has been provided and Town Engineer Brent Lockamy has provided a written letter stating that he concurs with the prescribed mitigation and findings of the TIA.

Chairman McLaughlin asked if the Town had any concerns with the street and cul-de-sac design with respect to emergency access.

Mr. Nuckols responded that the Fire Department has not expressed any concerns from its preliminary review, but a more in depth review will be conducted and any necessary adjustments will be made during the site plan review process should the project move forward.

Shane Sanders of SNS Engineering, speaking on behalf of the petitioner, addressed the Board. Mr. Sanders stated that this design is a reduction in density resulting in a more favorable layout. This Area F property is the last large parcel to be developed within the Longleaf development.

Mr. Curlee asked for the total number of trips impacting Knoll Road upon completion of the project.

Mr. Nuckols said, based on the information provided in the TIA, the daily trip generation rates for the proposed project are two-hundred seventy-three (273) total trips.

Mr. Curlee stated that the application states that based on the current estimates, the development has three-hundred ninety-six (396) dwelling units in place out of a permitted five-hundred nine (509), but that a buildout of three-hundred sixteen (316) was also quoted. Mr. Curlee asked the petitioner for a clarification.

Mr. Sanders responded that the total number of actual built-out/sold lots is three-hundred sixteen (316). There are twenty-six (26) platted/unsold lots and forty-two (42) undeveloped club

cottages. Under the current buildout, they are looking at the total number of platted lots that have been assigned tax identification numbers.

Mr. Curlee asked if the total number of lots built and platted is three-hundred ninety-six (396).

Mr. Sanders responded that is correct – three-hundred ninety-six (396) total dwelling units, including platted lots, single family homes, cottages and townhomes.

Mr. Nuckols stated that a total of five-hundred nine (509) dwelling units were approved in the original PRD.

Mr. Curlee asked if the thirty-four (34) lots to be developed are added to that number, and Mr. Sanders responded yes.

Mr. Curlee inquired about the size of the new single-family lots.

Mr. Sanders responded that the size of the lots varies. There are a few lots that are 9,500 to 9,700 square feet and the other lots go up to 17,000 square feet. The average lot size is around 11,000 square feet. He stated that these lots are the average size for lots in the neighborhood has a whole.

Brittany Paschal asked if the remaining 4.8 acres of open space will be cleared or remain forested.

Mr. Sanders responded that a majority of the designated open space consists of wetlands and cannot be disturbed. There will be some storm water areas behind the lots which will be cleared. A majority of the townhome site has already been cleared.

Mr. Curlee asked Mr. Sanders to explain the phases of development.

Mr. Sanders responded that Phase One will consist of the single-family detached residential section, to include the road infrastructure for this section. Phase Two will consist of the townhome units.

Mr. Curlee asked if the plan is for the ten (10) townhomes to be located in the cul-de-sac and whether any consideration has been given to building the entire road system at one time.

Mr. Sanders responded that the construction of townhomes is a larger grading operation. In addition, water and sewer services would have to be installed in conjunction with construction of the cul-de-sac only to sit idle until Phase One is completed.

Ms. Paschal asked for the timeline for completion of Phase One and if the single family detached homes will be “spec” homes or custom homes.

Mr. Sanders responded that the developer is not going to sell lots to individuals or individual contractors. He said he is working with Mr. Swanson, the original developer of the Longleaf development, regarding those guidelines in an effort to maintain architectural consistency.

Mr. Curlee asked who was present on behalf of Floyd Properties and Development, Inc., and Mr. Sanders responded that David Wilson was present on behalf of the petitioner.

Mr. Curlee asked Mr. Sanders how the developer plans to build the homes in Phase One, and how many homes will be built at one time.

Mr. Wilson responded that the plan is for these to be site built homes, so no mass clearing or grading will take place. The homes will be dealt with individually, but they may have two or three homes under construction at one time.

Mr. Curlee asked if there would be a sales office on site, and Mr. Wilson responded no.

Ms. Paschal asked if landscaping will be the responsibility of the homeowner, or if these lots will be part of a homeowners association (HOA).

Mr. Wilson responded that the subdivision will create its own HOA within the master HOA. Because these are “spec” homes, the initial landscaping will be done pursuant to the standards that are in place, and the purchasers will be required to maintain the landscaping as set forth in the covenants and restrictions.

Mr. Curlee inquired about the square footage of the homes.

Mr. Wilson responded that the plan at this time is to avoid changing the topography any more than is necessary. The developer wants to save as many trees as they can so they are going to try to make the homes fit within the existing topography. He said they are currently planning for the square footage to be between 2,200 and 3,000 square feet and the price range to be between \$325,000 and \$400,000. Most of the homes will be in the \$350,000 to \$375,000 price range. Mr. Wilson continued to state that they have not yet determined the sales price of the townhomes.

Chuck Olech of 100 Steeplechase Way in Longleaf addressed the Board and stated that several residents that face the proposed site are concerned. He said he approached each homeowner who has a direct view of the site, and read the petition which had been signed by those homeowners:

As residents of the Longleaf community, we would like to welcome you and wish you much success in the development of section F.

Since we do neighbor this area, we have some environmental concerns in the clearing of the land. You only have to look at Walker Station on Midland Road to see the travesty created in totally removing all the trees, building, and then planting twigs! Certainly, leaving many of the beautiful Longleaf pines and other established trees would enhance the property, and would be appreciated by the new residents as well as those of us who view this area.

Mr. Olech said he and his wife created the petition and obtained signatures of thirty-eight (38) residents. He then met with Chris Kennedy and Shane Sanders to discuss the concerns of the Longleaf residents, the main concern being the clearing of trees. When he shared the current proposal with those residents who had signed the petition, they were all in favor of this project versus what was proposed in 1988. They welcome this development with the caveat that the developer leave as many trees as possible.

Barry Price, also a resident of Longleaf, asked if this development will be part of the existing single family homes HOA or if it will be a separate association that is also part of the master HOA.

Mr. Wilson responded that in talking with Mr. Swanson, it was suggested that this development have its own HOA and that it be patterned after the one on Paddock Lane. Mr. Wilson said there has been some discussion about having a separate association for the townhome phase, but they will need to seek the advice of their attorneys in making that decision. Mr. Wilson confirmed that this development will be part of the Longleaf Master HOA.

Mr. Curlee inquired about the timeline for the buildout of this project.

Mr. Wilson stated that they have a timeline for getting started, but these will be site built homes and they plan to leave the lots in their current state until they are ready to build on them. Mr. Wilson said there may be a point when they clear two or three lots at one time if they plan to begin construction on all of those lots.

Mr. Curlee stated that one of the plans shows quite a few areas on the golf course property that are currently thick with trees that would require some thinning out in order to provide a golf course view. He asked Mr. Sanders if they had discussed clearing those trees with the owner of the golf course property.

Mr. Wilson responded no; that they are not going to give prospective buyers the impression that this development is part of the golf course. He said they do not plan to seek approval to remove any trees on golf course property. It is expensive to take trees to the landfill, and in addition, they want to be good neighbors by leaving them intact.

Susan Rogers, a resident of Longleaf, asked that any trees that are removed be taken to the landfill and not burned as has been done in other nearby developments in the past.

Mr. Sanders responded that the proximity of this property to other houses would prevent onsite burning. The plan is to haul everything to the landfill.

Mr. Sanders said they would like to be at full buildout within two years; further stating that it would be ideal to sell one house a month, but he is not sure that is a realistic goal. He said they feel that with the houses being site built, it will be best to build two or three houses at a time.

Mr. Curlee asked if there will be a model home.

Mr. Sanders responded no, that they are trying to get away from the tract home feel. With regard to the townhomes, they are not at the point of designing that phase. That site will be used as a staging area during construction of the single-family detached homes.

Chairman McLaughlin closed the public hearing.

PLANNING BOARD ACTION/RECOMMENDATION TO THE TOWN COUNCIL:

FINDINGS OF FACT

FINDING OF FACT #1

Brittany Paschal made a **motion**, which was seconded by William Ross, to recommend as a finding of fact that the application is complete and that the facts submitted are relevant to the case, in the evidence submitted was provided through sworn testimony and the application complies with the submittal requirements outlined in the UDO appendices.

The motion passed unanimously.

FINDING OF FACT #2

Brittany Paschal made a **motion**, which was seconded by Larry Harward, 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 after reviewing the narrative submitted by the petitioner and reviewing the evidence submitted, the petitioner adequately addressed all of the required criteria. Additionally, the traffic impact analysis was complete and provided the necessary mitigation to prevent any significant burdens to the adjacent property.

The motion passed unanimously.

Compatibility with the Comprehensive Long Range Plan & Other Applicable Plans:

Brittany Paschal made a **motion**, which was seconded by Jim Curlee, that the proposed Conditional Use Permit application is consistent with those documents that constitute the officially adopted land development plan and other applicable plans in that the Residential/Golf classification is still appropriate for this type of development, and as stated previously, it does not significantly impact traffic or utilities.

The motion passed unanimously.

Recommendation:

Brittany Paschal made a motion, which was seconded by Jim Curlee, to recommend to the Town Council approval of CU-05-16 with no additional conditions.

The motion passed unanimously.

OLD BUSINESS:

No old business was discussed.

NEW BUSINESS:

Chairman McLaughlin shared with the Board that member Kristen Obst had given notice that it will be difficult for her to serve on the Planning Board for the next several months due to family obligations. Mr. Nuckols stated that he would speak with Ms. Obst about how she would like to proceed.

The meeting adjourned at 7:55 p.m.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board