

**PUBLIC WORKSHOP REPORT**

DATE: October 14, 2010  
PROJECT NAME: The Shoppes at Southern Pines PROJECT #: 1010159  
MEETING LOCATION: The Douglass Community Center  
PURPOSE: Public Workshop  
SUBMITTED BY: Brent Martin

**ATTENDEES:**

Brent Martin (LandDesign), David Stevens (CSE) & Stephen Greene (Ramey Kemp & Associates)

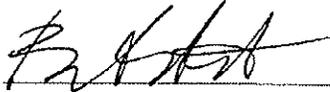
**WORKSHOP NOTES**

A Public Workshop was held on Thursday October 7, 2010 for a total of eight (8) hours as required by section 180.4 – Morganton Road Area Land Development Standards of the Town of Southern Pines Unified Development Ordinance. Public notice of the workshop was provided in accordance with Town of Southern Pines requirements for legal notices. The legal notice was published in the September 26, 2010 edition of The Pilot, posted on the Town of Southern Pines website on September 23, 2010 and two (2) signs placed on the property with the legal notice on September 29, 2010.

The workshop was open to the public from 9:00 am until 2:00 pm and again from 5:00 pm until 8:00 pm. During that time, the current sketch plan of the 44.59 acre property, PIN#857100562348, was available along with a draft Traffic Impact Analysis, Phase I Environmental Site Assessment, Wetlands Determination Letter and draft technical submittal documents. A sign in sheet and comment cards were available for members of the public to use.

Over the eight (8) hours of the workshop there were two (2) members of the public that came to view the available documents. The attendees were Mr. John McInerney and Mr. Jason Grant both residents of Southern Pines. The conversations had were general and related to the overall development plan. Only one specific comment was made by Mr. McInerney for the need to extend Henley Street through the adjacent property to Morganton Road. This comment has not been added to the proposed development plans as the road continues through an adjacent property owner's land and is not necessary to meet the proposed traffic generated or the requirements of the Unified Development Ordinance.

A copy of the attendee list and comment sheet has been enclosed.



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Brent Martin  
Principal

*These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.*



Staff Analysis  
The Shoppes at Southern Pines  
Public Workshop requirement

Per the requirements of *Section 180.4 Morganton Road Area Land Development Standards*, paragraph (d) (3) attached, is the report for the public workshop for The Shoppes at Southern Pines. This workshop is a requirement in order for the applicant to proceed with the next step in which a full development plan is submitted to staff for technical review and submittal for Planning Board review.

Southern Pines Planning Department.