



AGENDA

Tuesday, September 10, 2024: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

a. Adoption of Agenda

4. PRESENTATIONS

a. Sprucing Up Southern Pines Awards

The 2024 winners of the Sprucing Up Southern Pines program, organized by the Appearance Commission, have been invited for recognition.

5. PUBLIC COMMENTS

6. CONSENT AGENDA

a. Budget Amendments

Staff is presenting several budget amendments

b. Joint Resolution on Inter-local Agreement with Moore County

Authorizing an Inter-local Agreement for the transfer of Watershed Allocation Credits in the Little River II Intake Watershed from Moore County to Southern Pines as authorized by State Law.

c. Resolution Requesting that the NCDOT Decrease Speed Limits For A Portion of Airport Road

A request that the NCDOT decrease the speed limit of Airport Road between the Knoll Road intersection and Airport Traffic Circle from 45 to 35mph.

d. Ordinances to Amend Water and Sewer Connection Charges

- Regularly scheduled adjustment to tap fees per the CPI-U published in August, amounting to 5.2%
- Corrects typo in the fee schedule adopted with the Budget prior to calculation of the CPI-U adjustment
- Moves CPI-U window to April-April so that future adjustments may be made in conjunction with other fees at Budget adoption each year.

e. Resolution of Tentative Award for the Sewer Rehabilitation and Replacement Project ARPA Grant (Project # SRP-W-ARP-0248)

Resolution of Tentative Award for the Sewer Rehabilitation and Replacement Project ARPA Grant (Project # SRP-W-ARP-0248). This is a tentative award pending approval of the Division of Water Infrastructure, the agency administering the grant program.

f. Approve Meeting Minutes for August 2024

Staff has prepared the following meeting minutes for approval:

- August 13, 2024, Town Council Business Meeting Minutes
- August 27, 2024, Town Council Work Session Meeting Minutes

7. PUBLIC HEARINGS

a. PD-04-24: WNC8 Distribution Center (Quasi-Judicial Decision)

Patrick Theodossiou of SunCap Property Group and Bob Koontz of Koontz Jones Design have submitted a Planned Development District – Preliminary Development Plan application for the addition of a ±65,200 square-foot

distribution center, including warehousing, office, and courier services, within the Southern Pines Corporate Park on a ±15.77-acre portion of the parcels identified as PINs 858200843785 and 858216941750

8. ACTION ITEMS

a. AR-11-24 BHAWK Rickhouse #2

Mr. Bryan Welborn of Neal Smith Engineering, is requesting an Architectural Compliance Permit for construction of a second rickhouse at the Brad Halling American Whiskey Ko. (BHAWK) whiskey distillery Planned Development, on behalf of the legal property owner, Brad Halling American Whiskey Co., LLC. The proposed construction of a 6,000 square-foot “rickhouse” is an addition to the existing campus.

9. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](#). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please “subscribe” to the Town's channel at <https://bit.ly/3hXx2Qk>

MEMORANDUM

TO: Town Council
Reagan Parsons, Town Manager

FROM: Tess Brubaker - Speis, Finance Director

DATE: September 3rd, 2024

SUBJECT: Closing Capital Project Funds, Establishing New Funds & Budget Amendments

I am requesting the authorization to close four capital project funds, the EIDMS, Facility Modernization, Lift Station Upgrades and the Streambank Stabilization.

The EIDMS fund was established in 2009 to implement the Town's new ERP system and later used for other software upgrades. The unspent funds in this fund will be transferred to establish a new fund for future software project needs and the interest transferred to the General Capital Reserve fund.

The Facility Modernization fund was established in 2019. The fund had comingled general fund transfers with water & sewer funds. I want to close this fund and segregate those transfers for better tracking. In addition, transfer the interest to the General Capital Reserve fund. This will establish a new fund for general fund projects and transfer the water/sewer funds to the Water Upgrade fund.

The Lift Stations Upgrade fund was established in 2019. All projects related to this fund have been completed. All expenditures have been processed and paid. The remaining funds will be transferred to the Sewer Collection Upgrade & Maintenance fund.

The Streambank Stabilization fund was established in 2019. It was created to stabilize the streambank behind the Police & Fire station on West Pennsylvania Ave. All work on this project is completed. Unspent funds and interest will be transferred to the General Capital Reserve fund.

Please authorize the closing of the EIDMS, Facility Modernization, Lift Station and Streambank Stabilization capital project funds. In addition, please authorize the transfer of unspent funds as outlined above.

There are two general fund budget amendments for the police and recreation departments. The police request is to spend federal forfeiture funds for the purchase of a new vehicle. The recreation request is to move monies from the 2023-2024 budget year to the 2024-2025 fiscal year for Whitehall planning.

Thank you in advance for your consideration.



**ORDINANCE #3069
ESTABLISHING A CAPITAL PROJECT FUND FOR GENERAL FUND
FACILITY MODERNIZATIONS**

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby adopted:

Section 1: The project authorized is to establish a fund for the purpose of addressing immediate needs of General Fund-related Town-owned buildings as designated by the 2019 Facility Condition Assessment, commissioned by the Town.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amount is appropriated for the project:

Construction – Building Repairs & Renovation	<u>\$ 275,977</u>
	<u>\$ 275,977</u>

Section 4: The following revenue is anticipated to be available to complete this project:

Transfer In – Capital Project Fund – Facility Modernization Fund	<u>\$ 275,977</u>
	<u>\$ 275,977</u>

Section 6: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 7: This ordinance becomes effective September 10, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



ORDINANCE #3070
ESTABLISHING A CAPITAL PROJECT FUND FOR CAPITAL SOFTWARE
UPGRADES

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby adopted:

Section 1: The project authorized is to establish a fund for the purpose of obtaining capital software upgrades for all Town departments and systems.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amount is appropriated for the project:

Capital Software Upgrade Expenditures	<u>\$ 169,057</u>
	<u>\$ 169,057</u>

Section 4: The following revenue is anticipated to be available to complete this project:

Transfer In – Capital Project Fund – Enterprise Information & Document Management System	<u>\$ 169,057</u>
	<u>\$ 169,057</u>

Section 6: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 7: This ordinance becomes effective September 10, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



**ORDINANCE #3071
AMENDING THE 2024-2025 FISCAL YEAR BUDGET
Police**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 10th day of September, 2024 that the Operating Budget for the Fiscal Year 2024/2025 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Police	Capital – Motor Vehicles	10-511-7402	\$34,801.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$34,801.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



ORDINANCE #3072
AMENDING THE 2024-2025 FISCAL YEAR BUDGET
Recreation

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 10th day of September, 2024 that the Operating Budget for the Fiscal Year 2024/2025 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Recreation	Contractual Services	10-620-4500	\$90,000.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$90,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



ORDINANCE #3073
AMENDING THE GENERAL CAPITAL RESERVE PROJECT BUDGET

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve project budget is hereby amended:

Section 1: The project authorized is for the purpose of acquisition, renovation, and/or construction of major capital facilities and improvements to the Town's infrastructure.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Transfer to Capital Project Funds	<u>\$ 132,795</u>
Total Additional Project Appropriation	<u>\$ 132,795</u>

Section 4: The following additional revenue is anticipated to be available for this project:

Transfer In – Capital Project Fund – Enterprise Information & Document Management System	\$ 32,328
Transfer In – Capital Project Fund – Facility Modernization	46,811
Transfer In – Capital Project Fund – Streambank Stabilization	<u>53,656</u>
Total Additional Project Revenues	<u>\$ 132,795</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective September 10, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



**ORDINANCE #3074
AMENDING & CLOSING
THE STREAMBANK STABILIZATION PROJECT FUND BUDGET**

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is to establish a fund for the purpose of stabilizing the erosion of the streambank behind the Fire and Police Stations.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amount is reduced for the project:

Construction	\$ 30,995
	<u>\$ 30,995</u>

Section 4: The following additional amount is appropriated for the project:

Transfer to General Capital Reserve Fund	\$ 53,656
	<u>\$ 53,656</u>

Section 5: The following additional revenue is anticipated to be available to complete this project:

Interest on Investments	\$ 22,661
	<u>\$ 22,661</u>

Section 6: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 7: This ordinance becomes effective September 10, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



ORDINANCE #3075
AMENDING & CLOSING THE ENTERPRISE INFORMATION AND DOCUMENT
MANAGEMENT SYSTEM PROJECT FUND BUDGET

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is to establish a fund for the purpose of obtaining an integrated electronic solution for all Town departments and systems.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amount is reduced for the project:

ERP Expenditures	\$ 169,057
	<u>\$ 169,057</u>

Section 4: The following additional amount is appropriated for the project:

Transfer to General Capital Reserve Fund	\$ 32,328
Transfer to Capital Project Fund – Capital Software Upgrades	<u>169,057</u>
	<u>\$ 201,385</u>

Section 5: The following additional revenue is anticipated to be available to complete this project:

Interest on Investments	\$ 32,328
	<u>\$ 32,328</u>

Section 6: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 7: This ordinance becomes effective September 10, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



**ORDINANCE #3076
AMENDING & CLOSING THE LIFT STATION UPGRADES PROJECT FUND
BUDGET**

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is to establish a fund for the purpose of upgrading area Town lift stations to increase capacity in lift station's sewer basin.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amount is reduced for the project:

Construction	<u>\$ 454,371</u>
	<u>\$ 454,371</u>

Section 4: The following additional amount is appropriated for the project:

Transfer to Capital Project Fund – Sewer Upgrade	<u>\$ 503,013</u>
	<u>\$ 503,013</u>

Section 5: The following revenue is anticipated to be available to complete this project:

Interest on Investments	<u>\$ 48,642</u>
	<u>\$ 48,642</u>

Section 6: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 7: This ordinance becomes effective September 10, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



ORDINANCE #3077
AMENDING & CLOSING THE FACILITY MODERNIZATION PROJECT FUND
BUDGET

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is to establish a fund for the purpose of addressing immediate needs of Town-owned buildings as designated by the 2019 Facility Condition Assessment, commissioned by the Town.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amount is reduced for the project:

Construction – Building Repair & Renovation – General Fund	\$	275,977
Construction – Building Repair & Renovation – Enterprise Fund		26,645
Construction – Water Treatment Facility – Enterprise Fund		<u>175,797</u>
	\$	<u>478,419</u>

Section 4: The following additional amount is appropriated for the project:

Transfer to General Capital Reserve Fund	\$	46,811
Transfer to Capital Project Fund – General Fund Facility Modernizations		275,977
Transfer to Capital Project Fund – Water Upgrades		<u>219,072</u>
	\$	<u>541,860</u>

Section 5: The following revenue is anticipated to be available to complete this project:

Interest on Investments	\$	<u>63,441</u>
	\$	<u>63,441</u>

Section 6: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 7: This ordinance becomes effective September 10, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

**A JOINT RESOLUTION TO TRANSFER RIGHTS FOR 5/70 LAND AREA IN
THE LITTLE RIVER (INTAKE NO. 2) PUBLIC WATER SUPPLY WATERSHED
TO THE TOWN OF SOUTHERN PINES, NORTH CAROLINA FROM COUNTY
OF MOORE, NORTH CAROLINA**

THAT WHEREAS, the County of Moore and the Town of Southern Pines have jurisdiction in the Little River (Intake No. 2) Public Water Supply Watershed, which is classified as a WS-III public water supply watershed by the North Carolina Environmental Management Commission (the Commission); and

WHEREAS, the Town of Southern Pines has adopted a public water supply watershed protection ordinance implementing the low-density option and 5/70 provision for WS-III public water supply watersheds for its jurisdiction in the Little River (Intake No. 2) Public Water Supply Watershed; and

WHEREAS, the 5/70 provision allows local governments to take a maximum of 5 percent of their jurisdiction in the public water supply watershed and allow new development at up to 70 percent built-upon area, outside of the critical watershed areas; and

WHEREAS, the Little River (Intake No. 2) Public Water Supply Watershed was created as of June 21, 1993, with the Town of Southern Pines having been allocated 4,380 acres of land within its jurisdiction and the County of Moore having 77,723 acres of land within its jurisdiction of said public water supply watershed; and

WHEREAS, on October 18, 2012, the North Carolina Department of Environment and Natural Resources Division of Water Quality approved the transfer of 9,609.27 acres in the Little River (Intake No. 2) Public Water Supply Watershed from the County of Moore, North Carolina to the Town of Southern Pines, North Carolina; and

WHEREAS, on August 20, 2013, the North Carolina Department of Environment and Natural Resources Division of Water Quality approved the transfer of 3,900 acres in the Little River (Intake No. 2) Public Water Supply Watershed from the County of Moore, North Carolina to the Town of Southern Pines, North Carolina.

WHEREAS, pursuant to the Surface Water and Wetlands Standards (15A N.C.A.C. 2B .0624(7)(c)(v)) developed by the North Carolina Environmental Management Commission, the County of Moore may transfer, in whole or in part, its rights to the public water supply watershed acreage to the Town of Southern Pines upon submittal of an approved joint resolution and approval by the Commission; and

WHEREAS, the Town of Southern Pines and Moore County recognize the value of and desire for access to residential options that involve varying levels of health care and tenant supportive services that typically require larger amounts of built-upon area in the Little River (Intake No. 2) Public Water Supply Watershed; and

WHEREAS, the Town of Southern Pines and the County of Moore agree that the purpose of this transfer of public water supply watershed acreage is for the future development and expansion of existing Continuing Care Retirement Communities (CCRC) located within the Town's zoning jurisdiction on property located within the Little River (Intake No. 2) Public Water Supply Watershed.

NOW, THEREFORE, BE IT RESOLVED by both the Board of Commissioners of the County of Moore, North Carolina and the Town Council of the Town of Southern Pines that both parties hereby jointly recommend for review to the Commission the transfer of public water supply watershed allocation from the County of Moore to the Town of Southern Pines, North Carolina, in the amount of 121 acres located in the Little River (Intake No. 2) Public Water Supply Watershed.

BE IT FURTHER RESOLVED THAT, following the transfer of the watershed allocation, the Town of Southern Pines will have 18,010.27 acres of watershed within its jurisdiction, including 531.72 acres of remaining allocation available for 5/70 development, and the County of Moore will have a total of 54,752.32 acres within its jurisdiction, including 2,737.62 acres of allocation available for 5/70 development in the Little River (Intake No.2) Public Water Supply Watershed.

Town of Southern Pines

Adopted this the 10th day of September 2024.

Taylor G. Clement
Mayor, Town of Southern Pines

~~Elizab~~Beth Robertson
Town Clerk, Town of Southern Pines

County of Moore

Adopted this the 17th day of September 2024.

Nick Picerno, Chairman
Moore County Board of Commissioners

Laura Williams
Clerk to the Moore County Board of Commissioners



RESOLUTION #1097
REQUESTING NCDOT TO LOWER THE SPEED LIMIT ON A PORTION OF
AIRPORT ROAD

WHEREAS, the Town Council of Southern Pines is comprised of persons elected to both legislate and represent the interests of the population of the Town; and

WHEREAS, the Town Council wishes to increase the safety of the travelling public along a portion of Airport Road that passes through an area of incorporation and is heavily travelled by students of the O'Neal school, the Sandhills Community College, and Moore County School students taking classes at SCC; and

WHEREAS, the subject section of Airport Road is maintained and overseen by the North Carolina Department of Transportation (NCDOT); and

WHEREAS, the section of Airport Road has an existing speed limit of 45MPH and all roads within the corporate limits have speed limits of 35mph unless otherwise posted,

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina in regular session assembled this 10th day of September, 2024, that;

1. The Town Council requests that the North Carolina Department of Transportation reduce the speed limit along Airport Road (SR-2035) in both directions between its intersection with Knoll Road and the traffic circle located near the Moore County Airport from 45MPH to 35MPH
2. The Mayor and other Town officials are authorized to execute any additional documents that may be required by NCDOT with regard to this request.

This the 10th day of September 2024.

Elizabeth Robertson, Town Clerk

MEMO

To: Town Council
From: Town Manager Parsons
Date: 09/06/2024
Re: Water and Sewer Connection fees

By Ordinance, in October of each year, the water and sewer tap fees are subject to an automatic price adjustment. The amount is determined by the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for all urban customers (CPI-U) for water and sewerage maintenance. The Town adjusts the rates effective October 1 of each year with the July – July unadjusted percent change that becomes available in August of each year. The rate adjustment effective October 1, 2024 for water and sewer taps is 5.2%. The proposed ordinances provide the language to adjust the fee schedule adopted with the Fy24-25 budget. There was also a typo found in the adopted fee schedule where the Water and Sewer Combined Connection charge was shown to be the same as the Sewer Connection charge of \$2,577. The correct number is \$4,254. The ordinance makes this correction and then applies the 5.2% increase.

To simplify the process in the future, additional changes are proposed so the CPI adjustments will be made based on the April-April timeframe. This will allow the CPI adjustments, along with any other revisions to the fee schedule, to be adopted once with other fees in the the annual budget effective July 1 of each year.



ORDINANCE #3067
AMENDING THE FEE SCHEDULE FOR ANNUAL CONNECTION CHARGES
CPI ADJUSTMENT

BE IT ORDAINED by the Town Council of the Town of Southern Pines, North Carolina, in regular session assembled on the 10th day of September, 2024, that the Fee Schedule adopted by Town Council at the June 11, 2024 Regular Business Meeting be amended as follows:

Revise subsections WATER CONNECTION CHARGES, SEWER CONNECTION CHARGES, AND WATER AND SEWER COMBINED CONNECTION CHARGES to the following, effective October 1, 2024 unless otherwise noted:

WATER CONNECTION CHARGES*		
Description	Inside Town Limits	Outside Town Limits
¾" Water Tap	\$ 3,409.53	\$ 3,978.66
¾" Split Service	\$ 1,432.82	\$ 1,671.63
¾" Meter Only (preset)	\$ 615.42	\$ 718.52
1" Water Tap	\$ 3,849.27	\$ 4,490.99
1" Meter Only (preset)	\$ 770.06	\$ 898.41
1½" Water Tap	\$ 6,617.08	\$ 7,719.58
1½" Meter Only (preset)	\$ 1,163.51	\$ 1,357.08
2" Water Tap	\$ 7,621.74	\$ 8,892.56
2" Meter Only (preset)	\$ 1,430.72	\$ 1,669.52
SEWER CONNECTION CHARGES*		
Description	Inside Town Limits	Outside Town Limits
4" Connection	\$ 2,711.00	\$ 3,163.36
6" Connection	\$ 6,023.75	\$ 7,027.36
Materials/Labor Furnished	\$ 137.81	\$ 160.96
WATER AND SEWER COMBINED CONNECTION CHARGES*		
Description	Inside Town Limits	Outside Town Limits
¾" Water Tap and 4" Sewer Connection	\$ 4,475.21	\$ 5,221.08

*Current Rate through 6/30/2025. Fees will increase automatically on July 1, 2025, according to the annual average increase in the Consumer Price Index for all urban consumers (CPI-U), U.S. city average, detailed expenditure category, for water and sewerage maintenance.

Adopted this 10th day of September, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



**ORDINANCE #3068
AMENDING THE TOWN'S CODE OF ORDINANCES, CHAPTER 50
FOR ANNUAL CONNECTION CHARGES - CPI ADJUSTMENTS**

BE IT ORDAINED by the Town Council of the Town of Southern Pines, North Carolina, in regular session assembled on the 10th day of September, 2024, that the Fee Schedule adopted by Town Council at the June 11, 2024 Regular Business Meeting be amended as follows:

1. Replace §50.005: RATES, FEES, AND CHARGES. (D) with:

(D) Standard connection charges will be made for connection to the water or sewer system to partially defray the cost of materials and labor, overhead in setting up an account, billing, recording location on maps, administrative, and the like. All materials, and labor will be furnished by the Town in compliance with this division (D). No credit will be given for work or materials by others as specifically set forth herein. Standard connection charges and related material and labor charges are specified in the fee schedule and adjust automatically July 1 each year based on the annual average increase in the United States Bureau of Labor Statistics, Consumer Price Index for all urban consumers (CPI-U), U.S. city average, detailed expenditure category, for water and sewerage maintenance for the time period between April of the previous calendar year to April of the current calendar year.

2. Delete § 50.080: RATES in its entirety:
3. Delete § 50.100: RATES in its entirety:

Adopted this 10th day of September, 2024.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of September 10, 2024 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

September 4, 2024

James Michel
Town Engineer / Assistant Public Works Director
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387

RE: Bid Evaluation and Recommendation of Award / Negotiation
SRP / ARPA Sewer Rehabilitation and Replacement
DWI Project #: SRP-W-ARP-0248 (ARPA)
WR Project #: 02220446.01

Dear James,

The intent of this letter is to present our evaluation of the bids and make a recommendation for the award. At the first potential bid opening date of July 25, 2024 at 2 PM, less than three bids were received, so no bids were opened. At the second bid opening on Tuesday August 20, 2024 at 10:00 AM, three (3) bids were received for the referenced project, opened, and read publicly.

EVALUATION OF BIDS

Three (3) bid packages were received. The bids were delivered to the Town of Southern Pines before the scheduled bid opening. The bid included two additive bid alternates in addition to the base bid, with the project to be awarded based on the Base Bid and any combination of the alternates, at the Town's discretion. The bids received were as follows:

Bidder	Base Bid	Bid Alternate 1	Bid Alternate 2
Bio-Nomic Services, Inc.	\$1,315,275.93	\$3,790,321.00	\$5,070,785.00
Inliner Solutions, LLC	\$1,098,269.00	\$3,568,926.00	\$3,508,466.00
North American Pipeline Management, Inc.	\$1,275,900.00	\$3,033,405.00	\$3,147,755.00

Following the bid opening, WithersRavenel further reviewed each bid package in detail for compliance with NC General Statutes and requirements set by the funding agency NCDWI. The results from our review are summarized below:

Bidder	Bid Package Complete & Correct?	Issues (if any) found with Bid Package
Bio-Nomic Services, Inc.	No	Did not provide MWBE subcontractors the State Statute-required timeframe (ten days) to provide quotes following outreach.
Inliner Solutions, LLC	No	Did not acknowledge addenda in submitted Bid Form document.
North American Pipeline Management, Inc.	Yes	None. The bid package was complete and correct.

Town staff reviewed the bid results and decided to award the project based on the Base Bid and Bid Alternate 1. North American Pipeline Management, Inc. was found to be the low bidder for this combination of bid alternates.

RECOMMENDATION

Based on our review of the bids and references, WithersRavenel has found that North American Pipeline Management is the lowest, responsive, and responsible bidder. WithersRavenel understands that the lowest received bid is over the Town's intended budget for the project. Therefore, WithersRavenel and Town staff held a conference with North American Pipeline Management, Inc. to discuss potential options for reducing the project scope to reduce budget overages. The negotiations resulted in a partially reduced / modified scope of work, as shown in the attached plan drawing markups and value engineered bid tabulation.

The total NCDWI project grant budget amount is \$4,999,950, as indicated in the Letter of Intent to Fund sent to the Town from NCDWI on August 24, 2022.

After subtracting engineering and data collection fees from the total project grant budget, \$3,788,550 is available for construction and contingency. NCDWI allows for a construction contingency amount of approximately 5%.

The value engineering process resulted in a reduced negotiated bid price of \$3,586,010, for the Base Bid and Bid Alternate 1. The price reduction was primarily performed by removing / adjusting scope under Bid Alternate 1. The value engineering process also included a correction to the bidder's prices. The correction is not shown in the original certified bid tabulation because it was not a mathematical error, but a misinterpretation of the items on the bid form which was identified by the bidder. The attached value engineering memorandum lists the negotiations that took place and has been signed by the Town and North American Pipeline Management, Inc. to indicate their

concurrence with the memorandum content. The available grant budget will cover the negotiated bid price and allow for a construction contingency of approximately 5.65%.

Based on the results of the value engineering negotiations, WithersRavenel recommends that the Town of Southern Pines tentatively award the contract to North American Pipeline Management, Inc. in the amount of \$3,586,010, contingent upon the Division of Water Infrastructure's (NCDWI's) approval of the bid package.

If you have any questions or need additional information, please contact me and I will be glad to assist you.

Sincerely,

WithersRavenel

A handwritten signature in black ink that reads "Parker Colbath". The signature is written in a cursive, flowing style.

Parker Colbath, P.E.
Project Manager
pcolbath@withersravenel.com
919.238.0461

Attachments:

1. Certified Bid Tabulation and Summary
2. Value Engineered Bid Tabulation
3. Total Project Budget Summary
4. Plan Markups Showing Reduced Scope from Basis of Award and Value Engineering
5. Contractor Value Engineering Negotiation Memorandum
6. Resolution of Tentative Award

Project: Southern Pines Sewer Rehabilitation and Replacement

WR #: 02220446.01

DWI #: SRP-W-ARP-0248

Date: 8/29/2024

= Corrected by Engineer

Project Bid Tabulation - Base Bid											
				Engineer's Opinion of Cost		North American Pipeline Management		InLiner Solutions		Bio-Nomic Services	
Item No.	Item Description	Unit	Quantity	Unit Price 1	Extended Price 1	Unit Price 2	Extended Price 2	Unit Price 3	Extended Price 3	Unit Price 4	Extended Price 4
1	Mobilization (3%)	LS	1	\$ 26,859.57	\$ 26,859.57	\$ 35,000.00	\$ 35,000.00	\$ 20,000.00	\$ 20,000.00	\$ 36,645.93	\$ 36,645.93
2	CCTV 16"-24" Gravity Sewer Outfall	LF	7,880	\$ 4.00	\$ 31,520.00	\$ 38.00	\$ 299,440.00	\$ 3.00	\$ 23,640.00	\$ 6.00	\$ 47,280.00
3	Heavy Preparatory Cleaning 16"-24" Gravity Sewer Outfall	LF	7,880	\$ 8.00	\$ 63,040.00	\$ 8.00	\$ 63,040.00	\$ 11.00	\$ 86,680.00	\$ 12.00	\$ 94,560.00
4	8" Cured in Place Pipe (CIPP) Patch (4')	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,600.00	\$ 6,600.00	\$ 2,900.00	\$ 2,900.00
5	8" Point Repair with SDR 26 PVC max. 10' Length (<10' Deep)	EA	8	\$ 8,000.00	\$ 64,000.00	\$ 8,500.00	\$ 68,000.00	\$ 16,400.00	\$ 131,200.00	\$ 12,075.00	\$ 96,600.00
6	10" Point Repair with SDR 26 PVC max. 10' Length (>10' Deep)	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 14,000.00	\$ 14,000.00	\$ 28,500.00	\$ 28,500.00	\$ 21,045.00	\$ 21,045.00
7	8" CIPP Gravity Sewer Rehabilitation	LF	1,735	\$ 70.00	\$ 121,450.00	\$ 60.00	\$ 104,100.00	\$ 60.00	\$ 104,100.00	\$ 60.00	\$ 104,100.00
8	10" CIPP Gravity Sewer Rehabilitation	LF	485	\$ 80.00	\$ 38,800.00	\$ 80.00	\$ 38,800.00	\$ 72.00	\$ 34,920.00	\$ 61.00	\$ 29,585.00
9	Pipe Burst 6" VCP with 8" DR-18 PVC or DR-17 HDPE	LF	285	\$ 120.00	\$ 34,200.00	\$ 185.00	\$ 52,725.00	\$ 291.00	\$ 82,935.00	\$ 601.00	\$ 171,285.00
10	Dig and Replace 6" VCP with 8" SDR 26 PVC (0'-8')	LF	205	\$ 275.00	\$ 56,375.00	\$ 190.00	\$ 38,950.00	\$ 537.00	\$ 110,085.00	\$ 480.00	\$ 98,400.00
11	Dig and Replace 6" VCP with 8" SDR 26 PVC (8'-12')	LF	45	\$ 285.00	\$ 12,825.00	\$ 230.00	\$ 10,350.00	\$ 622.00	\$ 27,990.00	\$ 555.00	\$ 24,975.00
12	Cut Intruding Tap	EA	1	\$ 500.00	\$ 500.00	\$ 1,650.00	\$ 1,650.00	\$ 900.00	\$ 900.00	\$ 1,200.00	\$ 1,200.00
13	Reconnect Ex. 4-inch Sewer Lateral to Main (Excavation Required)	EA	4	\$ 4,900.00	\$ 19,600.00	\$ 6,500.00	\$ 26,000.00	\$ 8,243.00	\$ 32,972.00	\$ 7,360.00	\$ 29,440.00
14	Reconnect Ex. 4-inch Sewer Lateral to Main (No Excavation Required)	EA	20	Added per Addendum 1		\$ 6,800.00	\$ 136,000.00	\$ 73.00	\$ 1,460.00	\$ 1,200.00	\$ 24,000.00
15	Replace 4-inch Sewer Lateral (Open Cut)	LF	630	\$ 95.00	\$ 59,850.00	\$ 100.00	\$ 63,000.00	\$ 193.00	\$ 121,590.00	\$ 173.00	\$ 108,990.00
16	Furnish and Install 4-Inch cleanout	EA	20	\$ 2,000.00	\$ 40,000.00	\$ 1,000.00	\$ 20,000.00	\$ 1,114.00	\$ 22,280.00	\$ 995.00	\$ 19,900.00
17	Manhole Invert and Wall Repair	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 1,500.00	\$ 3,000.00	\$ 2,400.00	\$ 4,800.00	\$ 2,400.00	\$ 4,800.00
18	Precast Concrete Manhole (0'-8')	EA	1	\$ 6,000.00	\$ 6,000.00	\$ 11,000.00	\$ 11,000.00	\$ 13,600.00	\$ 13,600.00	\$ 12,190.00	\$ 12,190.00
19	Precast Concrete Manhole (8'-12')	EA	1	\$ 7,500.00	\$ 7,500.00	\$ 15,000.00	\$ 15,000.00	\$ 16,870.00	\$ 16,870.00	\$ 15,065.00	\$ 15,065.00
20	Surface Restoration	SY	430	\$ 181.50	\$ 78,045.00	\$ 44.00	\$ 18,920.00	\$ 33.00	\$ 14,190.00	\$ 30.00	\$ 12,900.00
21	Pavement Repair (Non-NCDOT)	SY	120	\$ 349.80	\$ 41,976.00	\$ 140.00	\$ 16,800.00	\$ 85.00	\$ 10,200.00	\$ 76.00	\$ 9,120.00
22	NCDOT Pavement Repair	SY	25	\$ 489.72	\$ 12,243.00	\$ 200.00	\$ 5,000.00	\$ 265.00	\$ 6,625.00	\$ 250.00	\$ 6,250.00
23	Concrete Sidewalk and Driveway Repair	SY	20	\$ 121.00	\$ 2,420.00	\$ 120.00	\$ 2,400.00	\$ 230.00	\$ 4,600.00	\$ 205.00	\$ 4,100.00
24	Curb and Gutter Repair	LF	220	\$ 150.00	\$ 33,000.00	\$ 60.00	\$ 13,200.00	\$ 80.00	\$ 17,600.00	\$ 72.00	\$ 15,840.00
25	Gravel Driveway repair	SY	15	\$ 50.00	\$ 750.00	\$ 40.00	\$ 600.00	\$ 64.00	\$ 960.00	\$ 65.00	\$ 975.00
26	Remove Unsuitable Fill and Replace with #67 Stone	TN	95	\$ 135.00	\$ 12,825.00	\$ 95.00	\$ 9,025.00	\$ 116.00	\$ 11,020.00	\$ 104.00	\$ 9,880.00
27	Remove Unsuitable Fill and Replace with Select Fill	TN	80	\$ 90.00	\$ 7,200.00	\$ 85.00	\$ 6,800.00	\$ 90.00	\$ 7,200.00	\$ 85.00	\$ 6,800.00
28	Silt Fence	LF	800	\$ 5.75	\$ 4,600.00	\$ 4.00	\$ 3,200.00	\$ 7.00	\$ 5,600.00	\$ 34.00	\$ 27,200.00
29	Silt Fence Outlet	EA	4	\$ 400.00	\$ 1,600.00	\$ 500.00	\$ 2,000.00	\$ 258.00	\$ 1,032.00	\$ 2,500.00	\$ 10,000.00
30	Temporary Construction Entrance	EA	3	\$ 4,000.00	\$ 12,000.00	\$ 2,300.00	\$ 6,900.00	\$ 6,440.00	\$ 19,320.00	\$ 5,750.00	\$ 17,250.00
31	Traffic Control (Base Bid)	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 32,000.00	\$ 32,000.00	\$ 7,200.00	\$ 7,200.00	\$ 57,000.00	\$ 57,000.00
32	Traffic Control for US-1 Outfall CCTV and Cleaning	LS	1	\$ 45,000.00	\$ 45,000.00	\$ 54,000.00	\$ 54,000.00	\$ 36,000.00	\$ 36,000.00	\$ 70,000.00	\$ 70,000.00
33	Clearing and Stump Grinding (Base Bid)	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 25,000.00	\$ 25,000.00	\$ 15,600.00	\$ 15,600.00	\$ 55,000.00	\$ 55,000.00
34	Materials Testing Allowance	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
35	Utility Relocation Allowance	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
TOTAL CONSTRUCTION BID COST				\$	962,178.57	\$	1,275,900.00	\$	1,098,269.00	\$	1,315,275.93

Project: Southern Pines Sewer Rehabilitation and Replacement

WR #: 02220446.01

DWI #: SRP-W-ARP-0248

Date: 8/28/2024

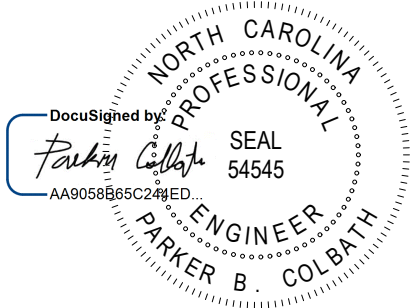
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Project Bid Tabulation - Bid Alternate 1											
				Engineer's Opinion of Cost		North American Pipeline Management		InLiner Solutions		Bio-Nomic Services	
Item No.	Item Description	Unit	Quantity	Unit Price 1	Extended Price 1	Unit Price 2	Extended Price 2	Unit Price 3	Extended Price 3	Unit Price 4	Extended Price 4
1	Mobilization (3%)	LS	1	\$ 68,969.10	\$ 68,969.10	\$ 80,000.00	\$ 80,000.00	\$ 25,000.00	\$ 25,000.00	\$ 110,000.00	\$ 110,000.00
2	16" CIPP Pipe Patch (4')	EA	1	\$ 7,000.00	\$ 7,000.00	\$ 14,000.00	\$ 14,000.00	\$ 7,700.00	\$ 7,700.00	\$ 3,700.00	\$ 3,700.00
3	18" CIPP Pipe Patch (4')	EA	5	\$ 7,500.00	\$ 37,500.00	\$ 15,000.00	\$ 75,000.00	\$ 8,000.00	\$ 40,000.00	\$ 4,200.00	\$ 21,000.00
4	16" Point Repair with SDR 26 PVC max. 10' Length (<10' Deep)	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 29,360.00	\$ 29,360.00	\$ 26,220.00	\$ 26,220.00
5	18" Point Repair with SDR 26 PVC max. 10' Length (<10' Deep)	EA	5	\$ 12,500.00	\$ 62,500.00	\$ 17,000.00	\$ 85,000.00	\$ 29,750.00	\$ 148,750.00	\$ 26,565.00	\$ 132,825.00
6	18" Point Repair with SDR 26 PVC max. 10' Length (>10' Deep)	EA	5	\$ 14,000.00	\$ 70,000.00	\$ 24,000.00	\$ 120,000.00	\$ 38,100.00	\$ 190,500.00	\$ 34,040.00	\$ 170,200.00
7	24" Point Repair with SDR 26 PVC max. 10' length (<10' Deep)	EA	1	\$ 16,000.00	\$ 16,000.00	\$ 27,000.00	\$ 27,000.00	\$ 31,300.00	\$ 31,300.00	\$ 27,945.00	\$ 27,945.00
8	16" CIPP Gravity Sewer Rehabilitation	LF	485	\$ 120.00	\$ 58,200.00	\$ 185.00	\$ 89,725.00	\$ 120.00	\$ 58,200.00	\$ 136.00	\$ 65,960.00
9	18" CIPP Gravity Sewer Rehabilitation	LF	4,130	\$ 125.00	\$ 516,250.00	\$ 200.00	\$ 826,000.00	\$ 165.00	\$ 681,450.00	\$ 186.00	\$ 768,180.00
10	24" CIPP Gravity Sewer Rehabilitation	LF	125	\$ 145.00	\$ 18,125.00	\$ 460.00	\$ 57,500.00	\$ 210.00	\$ 26,250.00	\$ 277.00	\$ 34,625.00
11	Pipe Burst 18" VCP with 18" DR-18 PVC or DR-17 HDPE	LF	1,000	\$ 250.00	\$ 250,000.00	\$ 388.00	\$ 388,000.00	\$ 655.00	\$ 655,000.00	\$ 994.00	\$ 994,000.00
12	Dig and Replace 12" (SDR-26 PVC)	LF	430	\$ 450.00	\$ 193,500.00	\$ 370.00	\$ 159,100.00	\$ 570.00	\$ 245,100.00	\$ 509.00	\$ 218,870.00
13	Dig and Replace 18" VCP with 18" SDR 26 PVC, 8'-12' Depth	LF	80	\$ 470.00	\$ 37,600.00	\$ 414.00	\$ 33,120.00	\$ 605.00	\$ 48,400.00	\$ 541.00	\$ 43,280.00
14	Dig and Replace 18" VCP with 18" SDR 26 PVC, 12'-16' Depth	LF	160	\$ 490.00	\$ 78,400.00	\$ 430.00	\$ 68,800.00	\$ 727.00	\$ 116,320.00	\$ 650.00	\$ 104,000.00
15	Dig and Replace 18" VCP with 18" Protecto 401 Coated PC350 DIP, 0'-8' Depth	LF	290	\$ 470.00	\$ 136,300.00	\$ 480.00	\$ 139,200.00	\$ 742.00	\$ 215,180.00	\$ 663.00	\$ 192,270.00
16	Dig and Replace 18" VCP with 18" Protecto 401 Coated PC350 DIP, 8'-12' Depth	LF	55	\$ 490.00	\$ 26,950.00	\$ 520.00	\$ 28,600.00	\$ 871.00	\$ 47,905.00	\$ 778.00	\$ 42,790.00
17	Manhole Invert Repair	EA	8	\$ 2,000.00	\$ 16,000.00	\$ 1,250.00	\$ 10,000.00	\$ 2,400.00	\$ 19,200.00	\$ 4,795.00	\$ 38,360.00
18	4' Precast Concrete Manhole (0'-8')	EA	2	\$ 6,000.00	\$ 12,000.00	\$ 11,000.00	\$ 22,000.00	\$ 16,650.00	\$ 33,300.00	\$ 12,190.00	\$ 24,380.00
19	4' Precast Concrete Manhole (12'-16')	EA	1	\$ 9,000.00	\$ 9,000.00	\$ 18,000.00	\$ 18,000.00	\$ 19,448.00	\$ 19,448.00	\$ 17,365.00	\$ 17,365.00
20	Surface Restoration	SY	330	\$ 181.50	\$ 59,895.00	\$ 72.00	\$ 23,760.00	\$ 43.00	\$ 14,190.00	\$ 38.00	\$ 12,540.00
21	Remove Unsuitable Fill and Replace with #67 Stone	TN	120	\$ 135.00	\$ 16,200.00	\$ 120.00	\$ 14,400.00	\$ 116.00	\$ 13,920.00	\$ 104.00	\$ 12,480.00
22	Remove Unsuitable Fill and Replace with Select Fill	TN	100	\$ 90.00	\$ 9,000.00	\$ 110.00	\$ 11,000.00	\$ 90.00	\$ 9,000.00	\$ 81.00	\$ 8,100.00
23	Silt Fence	LF	1,000	\$ 5.75	\$ 5,750.00	\$ 5.00	\$ 5,000.00	\$ 6.40	\$ 6,400.00	\$ 34.00	\$ 34,000.00
24	Silt Fence Outlet	EA	4	\$ 400.00	\$ 1,600.00	\$ 400.00	\$ 1,600.00	\$ 257.00	\$ 1,028.00	\$ 2,500.00	\$ 10,000.00
25	Construction Entrance	EA	3	\$ 4,800.00	\$ 14,400.00	\$ 2,200.00	\$ 6,600.00	\$ 6,440.00	\$ 19,320.00	\$ 5,750.00	\$ 17,250.00
26	Traffic Control for US-1 Outfall Rehabilitation	LS	1	\$ 135,000.00	\$ 135,000.00	\$ 80,000.00	\$ 80,000.00	\$ 87,000.00	\$ 87,000.00	\$ 125,000.00	\$ 125,000.00
27	US-1 Outfall Bypass Pumping, MH1033 to MH1027 (If Required)	LS	1	\$ 84,600.00	\$ 84,600.00	\$ 83,000.00	\$ 83,000.00	\$ 69,430.00	\$ 69,430.00	\$ 84,238.00	\$ 84,238.00
28	US-1 Outfall Bypass Pumping, MH1027 to MH1023 (If Required)	LS	1	\$ 60,000.00	\$ 60,000.00	\$ 72,000.00	\$ 72,000.00	\$ 69,450.00	\$ 69,450.00	\$ 84,238.00	\$ 84,238.00
29	US-1 Outfall Bypass Pumping, MH1023 to MH1013 (If Required)	LS	1	\$ 90,300.00	\$ 90,300.00	\$ 93,000.00	\$ 93,000.00	\$ 194,100.00	\$ 194,100.00	\$ 90,045.00	\$ 90,045.00
30	US-1 Outfall Bypass Pumping, MH1013 to MH1010 (If Required)	LS	1	\$ 83,900.00	\$ 83,900.00	\$ 83,000.00	\$ 83,000.00	\$ 64,600.00	\$ 64,600.00	\$ 66,125.00	\$ 66,125.00
31	US-1 Outfall Bypass Pumping, MH1010 to MH1005 (If Required)	LS	1	\$ 83,100.00	\$ 83,100.00	\$ 90,000.00	\$ 90,000.00	\$ 173,383.00	\$ 173,383.00	\$ 90,045.00	\$ 90,045.00
32	US-1 Outfall Bypass Pumping, MH1005 to MH1003 (If Required)	LS	1	\$ 45,200.00	\$ 45,200.00	\$ 86,000.00	\$ 86,000.00	\$ 94,346.00	\$ 94,346.00	\$ 66,125.00	\$ 66,125.00
33	US-1 Outfall Bypass Pumping, MH1003 to to Moore County Pump Station Wet Well (If Required)	LS	1	\$ 52,700.00	\$ 52,700.00	\$ 128,000.00	\$ 128,000.00	\$ 114,396.00	\$ 114,396.00	\$ 54,165.00	\$ 54,165.00
TOTAL CONSTRUCTION BID COST				\$	2,367,939.10	\$	3,033,405.00	\$	3,568,926.00	\$	3,790,321.00

Project: Southern Pines Sewer Rehabilitation and Replacement
 WR #: 02220446.01
 DWI #: SRP-W-ARP-0248
 Date: 8/28/2024

= Corrected by Engineer

Project Bid Tabulation - Bid Alternate 2											
				Engineer's Opinion of Cost		North American Pipeline Management		InLiner Solutions		Bio-Nomic Services	
Item No.	Item Description	Unit	Quantity	Unit Price 1	Extended Price 1	Unit Price 2	Extended Price 2	Unit Price 3	Extended Price 3	Unit Price 4	Extended Price 4
1	Mobilization (3%)	LS	1	\$ 77,386.36	\$ 77,386.36	\$ 90,000.00	\$ 90,000.00	\$ 25,000.00	\$ 25,000.00	\$ 147,690.00	\$ 147,690.00
2	8" Cured in Place Pipe (CIPP) Patch (4')	EA	8	\$ 4,000.00	\$ 32,000.00	\$ 8,000.00	\$ 64,000.00	\$ 5,400.00	\$ 43,200.00	\$ 2,800.00	\$ 22,400.00
3	8" Point Repair with SDR 26 PVC max. 10' Length (<10' Deep)	EA	6	\$ 8,000.00	\$ 48,000.00	\$ 8,500.00	\$ 51,000.00	\$ 13,520.00	\$ 81,120.00	\$ 12,075.00	\$ 72,450.00
4	8" Point Repair with SDR 26 PVC max. 10' Length (>10' Deep)	EA	3	\$ 11,000.00	\$ 33,000.00	\$ 14,000.00	\$ 42,000.00	\$ 16,870.00	\$ 50,610.00	\$ 15,065.00	\$ 45,195.00
5	8" CIPP Gravity Sewer Rehabilitation	LF	7,060	\$ 70.00	\$ 494,200.00	\$ 60.00	\$ 423,600.00	\$ 52.00	\$ 367,120.00	\$ 58.00	\$ 409,480.00
6	12" CIPP Gravity Sewer Rehabilitation	LF	391	\$ 80.00	\$ 31,280.00	\$ 80.00	\$ 31,280.00	\$ 68.00	\$ 26,588.00	\$ 75.00	\$ 29,325.00
7	Pipe Burst 6" VCP with 8" DR-18 PVC or DR-17 HDPE	LF	4,670	\$ 120.00	\$ 560,400.00	\$ 160.00	\$ 747,200.00	\$ 290.00	\$ 1,354,300.00	\$ 538.00	\$ 2,512,460.00
8	Cut Intruding Tap	EA	13	\$ 500.00	\$ 6,500.00	\$ 1,200.00	\$ 15,600.00	\$ 1,090.00	\$ 14,170.00	\$ 1,200.00	\$ 15,600.00
9	Reconnect Ex. 4-inch Sewer Lateral to Main (Excavation Required)	EA	14	\$ 4,900.00	\$ 68,600.00	\$ 6,500.00	\$ 91,000.00	\$ 8,242.00	\$ 115,388.00	\$ 7,360.00	\$ 103,040.00
10	Reconnect Ex. 4-inch Sewer Lateral to Main (No Excavation Required)	EA	111	Added per Addendum 1		\$ 6,500.00	\$ 721,500.00	\$ 100.00	\$ 11,100.00	\$ 3,500.00	\$ 388,500.00
11	Replace 4-inch Sewer Lateral (Open Cut)	LF	3,885	\$ 95.00	\$ 369,075.00	\$ 100.00	\$ 388,500.00	\$ 193.00	\$ 749,805.00	\$ 170.00	\$ 660,450.00
12	Furnish and Install 4-inch Cleanout	EA	115	\$ 2,000.00	\$ 230,000.00	\$ 1,000.00	\$ 115,000.00	\$ 1,115.00	\$ 128,225.00	\$ 995.00	\$ 114,425.00
13	Manhole Invert Repair	EA	34	\$ 2,000.00	\$ 68,000.00	\$ 800.00	\$ 27,200.00	\$ 2,400.00	\$ 81,600.00	\$ 4,700.00	\$ 159,800.00
14	Precast Concrete Manhole (12'-16')	EA	1	\$ 9,000.00	\$ 9,000.00	\$ 18,000.00	\$ 18,000.00	\$ 19,400.00	\$ 19,400.00	\$ 17,365.00	\$ 17,365.00
15	Surface Restoration	SY	325	\$ 181.50	\$ 58,987.50	\$ 65.00	\$ 21,125.00	\$ 43.00	\$ 13,975.00	\$ 38.00	\$ 12,350.00
16	Pavement Repair (Non-NC DOT)	SY	650	\$ 349.80	\$ 227,370.00	\$ 150.00	\$ 97,500.00	\$ 85.00	\$ 55,250.00	\$ 76.00	\$ 49,400.00
17	NC DOT Pavement Repair	SY	175	\$ 489.72	\$ 85,701.00	\$ 160.00	\$ 28,000.00	\$ 265.00	\$ 46,375.00	\$ 237.00	\$ 41,475.00
18	Concrete Sidewalk and Driveway Repair	SY	90	\$ 121.00	\$ 10,890.00	\$ 100.00	\$ 9,000.00	\$ 230.00	\$ 20,700.00	\$ 205.00	\$ 18,450.00
19	Curb and Gutter Repair	LF	150	\$ 150.00	\$ 22,500.00	\$ 90.00	\$ 13,500.00	\$ 80.00	\$ 12,000.00	\$ 72.00	\$ 10,800.00
20	Gravel Driveway repair	SY	90	\$ 50.00	\$ 4,500.00	\$ 40.00	\$ 3,600.00	\$ 64.00	\$ 5,760.00	\$ 65.00	\$ 5,850.00
21	Remove Unsuitable Fill and Replace with #67 Stone	TN	485	\$ 135.00	\$ 65,475.00	\$ 100.00	\$ 48,500.00	\$ 116.00	\$ 56,260.00	\$ 104.00	\$ 50,440.00
22	Remove Unsuitable Fill and Replace with Select Fill	TN	390	\$ 90.00	\$ 35,100.00	\$ 85.00	\$ 33,150.00	\$ 90.00	\$ 35,100.00	\$ 81.00	\$ 31,590.00
23	Temporary Construction Entrance	EA	3	\$ 4,000.00	\$ 12,000.00	\$ 2,500.00	\$ 7,500.00	\$ 6,440.00	\$ 19,320.00	\$ 5,750.00	\$ 17,250.00
24	Traffic Control (Bid Alternate 2)	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 34,000.00	\$ 34,000.00	\$ 96,100.00	\$ 96,100.00	\$ 80,000.00	\$ 80,000.00
25	Clearing and Stump Grinding (Bid Alternate 2)	LS	1	\$ 57,000.00	\$ 57,000.00	\$ 26,000.00	\$ 26,000.00	\$ 80,000.00	\$ 80,000.00	\$ 55,000.00	\$ 55,000.00
TOTAL CONSTRUCTION BID COST				\$	2,656,964.86	\$	3,147,755.00	\$	3,508,466.00	\$	5,070,785.00

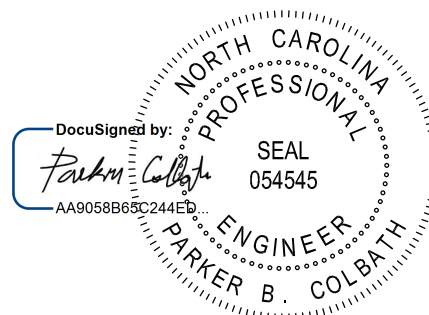


Bid Tabulation Summary				
	Engineer's Opinion of Cost	North American Pipeline Management	InLiner Solutions	Bio-Nomic Services
<i>Base Bid + Bid Alt 1 (Basis of Award)</i>	\$ 3,330,117.67	\$ 4,309,305.00	\$ 4,667,195.00	\$ 5,105,596.93
Base Bid + Bid Alt 2	\$ 3,619,143.43	\$ 4,423,655.00	\$ 4,606,735.00	\$ 6,386,060.93
Total for Base Bid and Bid Alt 1 and 2	\$ 5,987,082.53	\$ 7,457,060.00	\$ 8,175,661.00	\$ 10,176,381.93

Project: Southern Pines Sewer Rehabilitation and Replacement
 WR #: 02220446.01
 DWI #: SRP-W-ARP-0248
 Date: 8/29/2024

= Corrected by Engineer with Bidder Approval

Proposed Project Bid Tabulation - Base Bid With Value Engineering					
				North American Pipeline Management	
Item No.	Item Description	Unit	Quantity	Bid Unit Price	Bid Extended Price
1	Mobilization (3%)	LS	1	\$ 35,000.00	\$ 35,000.00
2	CCTV 16"-24" Gravity Sewer Outfall	LF	7,880	\$ 38.00	\$ 299,440.00
3	Heavy Preparatory Cleaning 16"-24" Gravity Sewer Outfall	LF	7,880	\$ 8.00	\$ 63,040.00
4	8" Cured in Place Pipe (CIPP) Patch (4')	EA	1	\$ 10,000.00	\$ 10,000.00
5	8" Point Repair with SDR 26 PVC max. 10' Length (<10' Deep)	EA	8	\$ 8,500.00	\$ 68,000.00
6	10" Point Repair with SDR 26 PVC max. 10' Length (>10' Deep)	EA	1	\$ 14,000.00	\$ 14,000.00
7	8" CIPP Gravity Sewer Rehabilitation	LF	1,735	\$ 60.00	\$ 104,100.00
8	10" CIPP Gravity Sewer Rehabilitation	LF	485	\$ 80.00	\$ 38,800.00
9	Pipe Burst 6" VCP with 8" DR-18 PVC or DR-17 HDPE	LF	285	\$ 185.00	\$ 52,725.00
10	Dig and Replace 6" VCP with 8" SDR 26 PVC (0'-8')	LF	205	\$ 190.00	\$ 38,950.00
11	Dig and Replace 6" VCP with 8" SDR 26 PVC (8'-12')	LF	45	\$ 230.00	\$ 10,350.00
12	Cut Intruding Tap	EA	1	\$ 1,650.00	\$ 1,650.00
13	Reconnect Ex. 4-inch Sewer Lateral to Main (Excavation Required)	EA	4	\$ 6,800.00	\$ 27,200.00
14	Reconnect Ex. 4-inch Sewer Lateral to Main (No Excavation Required)	EA	20	\$ 6,500.00	\$ 130,000.00
15	Replace 4-inch Sewer Lateral (Open Cut)	LF	630	\$ 100.00	\$ 63,000.00
16	Furnish and Install 4-Inch cleanout	EA	20	\$ 1,000.00	\$ 20,000.00
17	Manhole Invert and Wall Repair	EA	2	\$ 1,500.00	\$ 3,000.00
18	Precast Concrete Manhole (0'-8')	EA	1	\$ 11,000.00	\$ 11,000.00
19	Precast Concrete Manhole (8'-12')	EA	1	\$ 15,000.00	\$ 15,000.00
20	Surface Restoration	SY	430	\$ 44.00	\$ 18,920.00
21	Pavement Repair (Non-NCDOT)	SY	120	\$ 140.00	\$ 16,800.00
22	NCDOT Pavement Repair	SY	25	\$ 200.00	\$ 5,000.00
23	Concrete Sidewalk and Driveway Repair	SY	20	\$ 120.00	\$ 2,400.00
24	Curb and Gutter Repair	LF	220	\$ 60.00	\$ 13,200.00
25	Gravel Driveway repair	SY	15	\$ 40.00	\$ 600.00
26	Remove Unsuitable Fill and Replace with #67 Stone	TN	95	\$ 95.00	\$ 9,025.00
27	Remove Unsuitable Fill and Replace with Select Fill	TN	80	\$ 85.00	\$ 6,800.00
28	Silt Fence	LF	800	\$ 4.00	\$ 3,200.00
29	Silt Fence Outlet	EA	4	\$ 500.00	\$ 2,000.00
30	Temporary Construction Entrance	EA	3	\$ 2,300.00	\$ 6,900.00
31	Traffic Control (Base Bid)	LS	1	\$ 32,000.00	\$ 32,000.00
32	Traffic Control for US-1 Outfall CCTV and Cleaning	LS	1	\$ 54,000.00	\$ 54,000.00
33	Clearing and Stump Grinding (Base Bid)	LS	1	\$ 25,000.00	\$ 25,000.00
34	Materials Testing Allowance	LS	1	\$ 30,000.00	\$ 30,000.00
35	Utility Relocation Allowance	LS	1	\$ 40,000.00	\$ 40,000.00
TOTAL CONSTRUCTION BID COST				\$	1,271,100.00



Project: Southern Pines Sewer Rehabilitation and Replacement

WR #: 02220446.01

DWI #: SRP-W-ARP-0248

Date: 8/29/2024

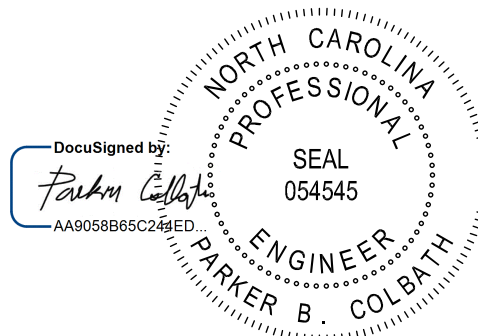
= Corrected by Engineer with Bidder Approval

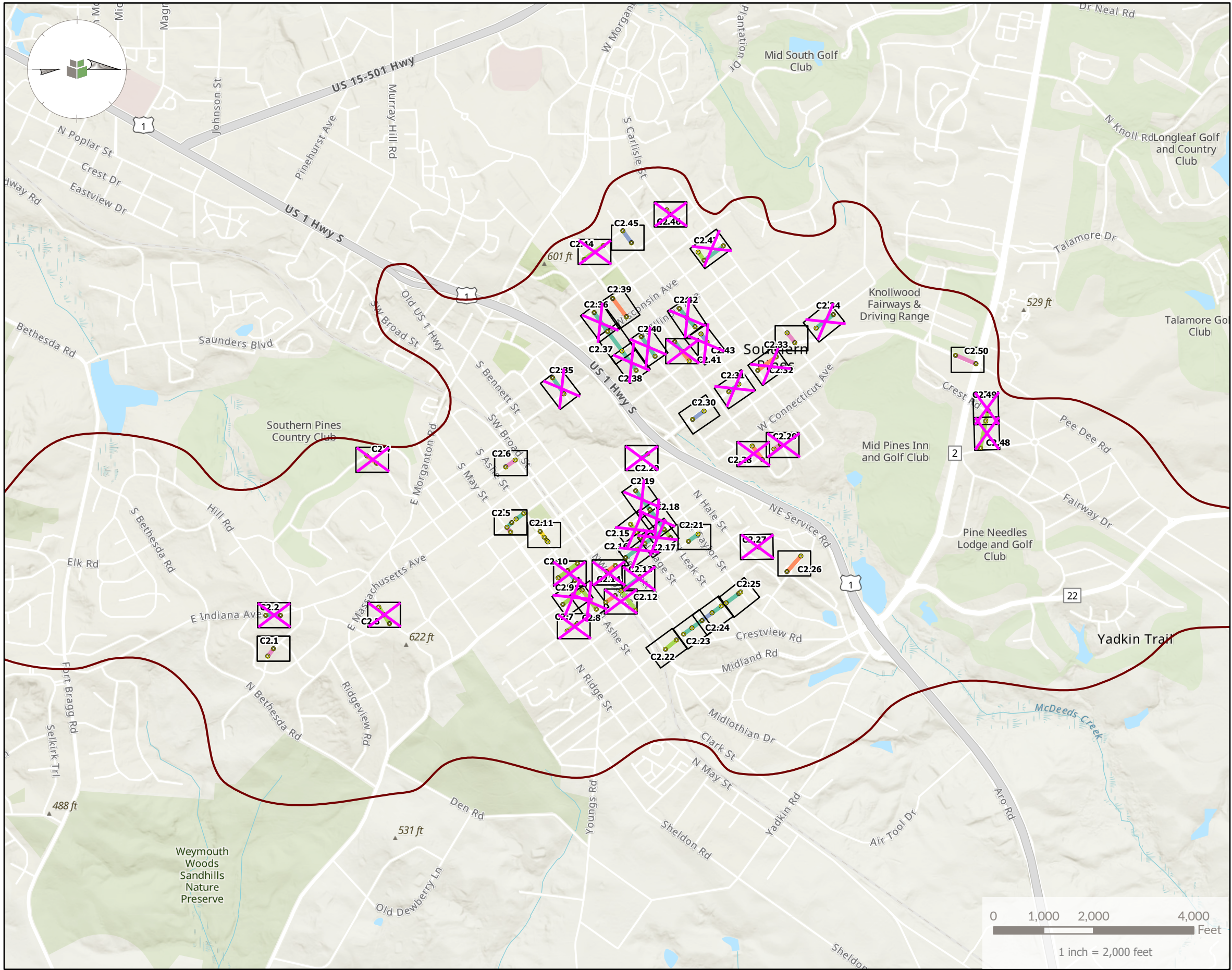
= Modified During Value Engineering Process

Proposed Project Bid Tabulation - Bid Alternate 1 With Value Engineering					
				North American Pipeline Management	
Item No.	Item Description	Unit	Value Eng. Quantity	Value Eng. Unit Price	Value Eng. Extended Price
1	Mobilization (3%)	LS	1	\$ 67,424.55	\$ 67,424.55
2	16" CIPP Pipe Patch (4')	EA	1	\$ 14,000.00	\$ 14,000.00
3	18" CIPP Pipe Patch (4')	EA	5	\$ 15,000.00	\$ 75,000.00
4	16" Point Repair with SDR 26 PVC max. 10' Length (<10' Deep)	EA	1	\$ 15,000.00	\$ 15,000.00
5	18" Point Repair with SDR 26 PVC max. 10' Length (<10' Deep)	EA	5	\$ 17,000.00	\$ 85,000.00
6	18" Point Repair with SDR 26 PVC max. 10' Length (>10' Deep)	EA	5	\$ 24,000.00	\$ 120,000.00
7	24" Point Repair with SDR 26 PVC max. 10' length (<10' Deep)	EA	1	\$ 27,000.00	\$ 27,000.00
8	16" CIPP Gravity Sewer Rehabilitation	LF	485	\$ 185.00	\$ 89,725.00
9	18" CIPP Gravity Sewer Rehabilitation	LF	6,145	\$ 200.00	\$ 1,229,000.00
10	24" CIPP Gravity Sewer Rehabilitation	LF	0	\$ 460.00	\$ -
11	Pipe Burst 18" VCP with 18" DR-18 PVC or DR-17 HDPE	LF	0	\$ 388.00	\$ -
12	Dig and Replace 18" VCP with 18" SDR 26 PVC, 0-8' Depth	LF	0	\$ 370.00	\$ -
13	Dig and Replace 18" VCP with 18" SDR 26 PVC, 8'-12' Depth	LF	0	\$ 414.00	\$ -
14	Dig and Replace 18" VCP with 18" SDR 26 PVC, 12'-16' Depth	LF	0	\$ 430.00	\$ -
15	Dig and Replace 18" VCP with 18" Protecto 401 Coated PC350 DIP, 0'-8' Depth	LF	0	\$ 480.00	\$ -
16	Dig and Replace 18" VCP with 18" Protecto 401 Coated PC350 DIP, 8'-12' Depth	LF	0	\$ 520.00	\$ -
17	Manhole Invert Repair	EA	0	\$ 1,250.00	\$ -
18	4' Precast Concrete Manhole (0'-8')	EA	0	\$ 11,000.00	\$ -
19	4' Precast Concrete Manhole (12'-16')	EA	0	\$ 18,000.00	\$ -
20	Surface Restoration	SY	80	\$ 72.00	\$ 5,760.00
21	Remove Unsuitable Fill and Replace with #67 Stone	TN	0	\$ 120.00	\$ -
22	Remove Unsuitable Fill and Replace with Select Fill	TN	0	\$ 110.00	\$ -
23	Silt Fence	LF	0	\$ 5.00	\$ -
24	Silt Fence Outlet	EA	0	\$ 400.00	\$ -
25	Construction Entrance	EA	0	\$ 2,200.00	\$ -
26	Traffic Control for US-1 Outfall Rehabilitation	LS	1	\$ 80,000.00	\$ 80,000.00
27	US-1 Outfall Bypass Pumping, MH1033 to MH1027 (If Required)	LS	1	\$ 83,000.00	\$ 83,000.00
28	US-1 Outfall Bypass Pumping, MH1027 to MH1023 (If Required)	LS	1	\$ 72,000.00	\$ 72,000.00
29	US-1 Outfall Bypass Pumping, MH1023 to MH1013 (If Required)	LS	1	\$ 93,000.00	\$ 93,000.00
30	US-1 Outfall Bypass Pumping, MH1013 to MH1010 (If Required)	LS	1	\$ 83,000.00	\$ 83,000.00
31	US-1 Outfall Bypass Pumping, MH1010 to MH1005 (If Required)	LS	1	\$ 90,000.00	\$ 90,000.00
32	US-1 Outfall Bypass Pumping, MH1005 to MH1003 (If Required)	LS	1	\$ 86,000.00	\$ 86,000.00
33	US-1 Outfall Bypass Pumping, MH1003 to to Moore County Pump Station Wet Well (If Required)	LS	0	\$ 128,000.00	\$ -
TOTAL CONSTRUCTION BID COST				\$	2,314,909.55

PROJECT COST SUMMARY DWI PROJECT # SRP-W-ARP-0248		
List contractor names below:	TOTAL	ELIGIBLE*
1 North American Pipeline Management	\$3,586,010	\$3,586,010
2		
3		
4		
5		
SUBTOTAL	\$3,586,010	\$3,586,010
CONTINGENCY (5.65% of construction total)	\$202,540	\$202,540
ENGINEERING + DATA COLLECTION	\$1,211,400	\$1,211,400
LEGAL, TESTING, ETC.	N/A	N/A
OTHER (specify)	N/A	N/A
REAL PROPERTY ACQUISITION COSTS**	N/A	N/A
CLOSING COSTS (2%) (N/A in ARPA)	N/A	N/A
TOTAL	\$4,999,950	\$4,999,950

REVENUE SOURCES FOR PROJECT CONSTRUCTION	
FUNDS AVAILABLE FOR THIS PROJECT:	AMOUNT
DEQ FUNDING (ARPA DWI# SRP-W-ARP-0248)	\$ 4,999,950
GENERAL OBLIGATION or REVENUE BONDS	N/A
OTHER AGENCY (specify)	N/A
OTHER AGENCY (specify)	N/A
OTHER (specify)	N/A
TOTAL	\$ 4,999,950





Town of Southern Pines Sewer Rehabilitation and Replacement



Our People. Your Success.
115 MacKenan Dr | Cary NC, 27511
t: 919.469.3340
License #: F-1479
www.withersravenel.com

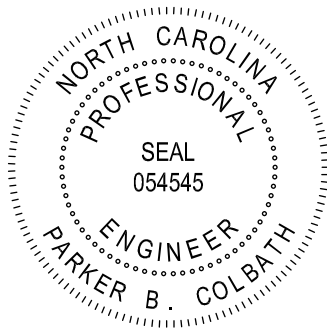


DRN: TLPH DGN: NPD CKD: PBC

Legend

- Grant Area
- Project Manholes
- Gravity Sewer Rehabilitation Suggested Rehab Method
 - CIPP Pipe
 - CIPP Patch Repair
 - CIPP Pipe with D&R Point Repair
 - D&R Point Repair
 - Pipe Burst
 - Dig and Replace Pipe
- = Removed due to Alternate 2 not being awarded

FINAL DRAWINGS FOR REVIEW ONLY,
NOT RELEASED FOR CONSTRUCTION



SCOPE REDUCTION & NEGOTIATIONS MEMORANDUM

Participants: James Michel (Town Engineer), Ron Istre (Town Utilities Superintendent)
Parker Colbath (Engineer, WithersRavenel)
Shannon Herford (Low Bidder, North American Pipeline Management)
Additional NAPM and WithersRavenel staff

From: WithersRavenel

Date: 9/3/2024

Project: Southern Pines Sewer Rehabilitation & Replacement (DWI # SRP-W-ARP-0248)

Subject: Scope Reduction and Negotiations

BACKGROUND

Bid opening for DWI Project SRP-W-ARP-0248:

- 7/25/2024 – Bid Opening #1. One (1) bid was received but not opened. Due to less than three (3) bids being received, the bid remained unopened and was returned to the bidder.
- 8/20/2024 – Bid Opening #2. Three (3) bids were received and opened. The project included two (2) additive Bid Alternates, with the project being awarded based on the Base Bid and any combination of the two Bid Alternates, at the discretion of the Town. The apparent low bidder for the Base Bid and any combination of the Bid Alternates was determined to be North American Pipeline Management (NAPM). NAPM's bid amounts are provided below:
 - Base Bid: \$1,275,900.00
 - Bid Alternate 1: \$3,033,405.00
 - Bid Alternate 2: \$3,147,755.00
- 8/21/2024 – A WithersRavenel grant administrator verified that all required SRP/ARP documents were received from NAPM, and that NAPM is a responsive, responsible bidder based on the submitted bid package.
- 8/21/2024 – A WithersRavenel grant administrator confirmed the MWBE good faith effort by NAPM.
- 8/22/2024 – WithersRavenel met with Town staff to review the submitted bids and confirmed that the Town wished to move forward with award of the project to NAPM since they were the lowest, responsive, responsible bidder for the Base Bid and any combination of Bid Alternates. Town staff stated they still wanted to review the bid results further to determine the optimal basis of award amongst the combinations of Bid Alternates.
- 8/27/2024 – Town staff notified WithersRavenel that they wished to award the project to NAPM based on the Base Bid and Bid Alternate 1. WithersRavenel notified NAPM and scheduled a value engineering meeting with NAPM and Town staff.

VALUE ENGINEERING PROCESS

- 8/29/2024 – WithersRavenel, Town of Southern Pines, and NAPM met to discuss scope reduction and value engineering. It was agreed by all parties that scope should be adjusted and/or removed from the Bid Alternate 1 bid schedule to bring the total price below the project budget. It was also agreed that an adjustment should be made to the Base Bid values due to an error which would result in a small decrease in cost. Town and WithersRavenel staff shared with NAPM that the available budget is \$3,599,121.55, which allows for a 5% contingency of remaining available grant funds. All parties agreed that WithersRavenel would send a modified bid tab to NAPM showing the preferred scope modifications for their review.
- 8/29/2024 – Following the meeting, WithersRavenel sent a modified bid tabulation to NAPM via email, with approval from the Town, which showed the proposed modifications.
- 8/30/2024 – NAPM responded via email stating that they approved the proposed scope modifications. The final reduction of scope and costs were calculated for the Base Bid and Bid Alternate 1 and are as follows:
 - Base Bid: From \$1,275,900.00 to \$1,271,100.00
 - Bid Alternate 1: From \$3,033,405.00 to \$2,314,909.55

The resulting agreed upon total contract price (Base Bid + Bid Alternate 1) is as follows:

- \$3,586,009.55



The Town of Southern Pines and North American Pipeline Management have agreed upon the reduction of the scope of the subject project, as described above, and the resulting contract price.

Owner: Town of Southern Pines

Contractor: North American Pipeline Management

James Michel

Authorized Signature

Dorelly Herford

Authorized Signature

By: James Michel

By: Dorelly Herford

Title: Town Engineer

Title: President

Date: 9/3/2024

Date: 9/3/2024



**RESOLUTION #1095
RESOLUTION OF TENTATIVE AWARD SEWER REHABILITATION AND
REPLACEMENT PROJECT AMERICAN RESCUE PLAN ACT GRANT
(PROJECT # SRP-W-ARP-0248)**

WHEREAS, the **Town of Southern Pines**, North Carolina has received bids, pursuant to duly advertised public notice therefore, for construction of the **Sewer Rehabilitation and Replacement** project, a portion of project number **SRP-W-ARP-0248 (ARPA)**, and

WHEREAS, **WithersRavenel**, the Town consulting Engineers, have reviewed the bids; and

WHEREAS, North American Pipeline Management, Inc. was the lowest responsible, responsive bidder for the **Sewer Rehabilitation and Replacement** project in the total negotiated bid amount of \$3,586,010, and

WHEREAS, the consulting Engineers recommend **TENTATIVE AWARD** to the lowest responsible, responsive bidder.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina in regular session assembled this 10th day of September, 2024, that the **TENTATIVE AWARD** is made to the lowest responsible, responsive bidder (North American Pipeline Management, Inc.) in the Total Negotiated Bid Amount of \$3,586,010.

BE IT FURTHER RESOLVED that such **TENTATIVE AWARD** be contingent upon the approval of the apparent low bidder by the North Carolina Department of Environmental Quality, Division of Water Infrastructure.

Adopted this the 10th day of September 2024.

Taylor G. Clement, Mayor

ATTEST:

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, August 13, 2024: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Clement called the meeting to order. The following members of Town Council were present: Mayor Taylor Clement; Bill Pate; Ann Petersen; Debra Gray; and Brandon Goodman.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

Mayor Clement requests that Items 5d and 5e be moved from the Consent Agenda to Actions Items.

Mayor Pro Tem Pate moved to approve the meeting agenda with the condition that Items 5d and 5e are moved to Items 7b and 7 c; seconded by Councilmember Petersen; the vote was unanimous. Motion passed.

4. PUBLIC COMMENTS

Lynn Thompson of 957 Sandavis shared her thoughts on better communicating schedule changes, such as the Work Session for July that was canceled.

5. CONSENT AGENDA

Mayor Pro Tem Pate moved to approve the Consent Agenda, seconded by Councilmember Gray; the vote was unanimous. Motion passed.

a. Authorize Mayor to Execute Agreements for Skate Park Construction

These two agreements with Skaters for Moore and Friends of the Skateparks Foundation grant permission to construct the skatepark at Memorial Park, confirm the Town's financial contribution of \$50,000, and other provisions to advance this project. Construction is anticipated to begin in September and be finished by the end of the calendar year.

b. Approve Ordinances #3062 & #3063 to correct the FY 2024/2025 Budget

Budget amendments are needed to rectify the FY 2024/2025 Budget.

c. Approve Meeting Minutes for July 2024

Staff has prepared the following meeting minutes for approval:
- Town Council Business Meeting - July 9, 2024

d. Authorize Town Manager to Execute Water Treatment Plant Operation Contract

Staff is requesting that Council approve the new contract with Veolia for the operation and maintenance of the Water Treatment Plant and authorize the Town Manager to execute the contract with an effective date of September 1, 2024.

NOW item 7b

Removed due to Council questions.

Mayor Clement questioned the portions of the contract that were omitted and Town Attorney Mac McCarley stated that those items were removed with Viola's agreement.

Mayor Clement questioned item 10.1.1 as a set fee with no guarantee or safeguard on our part. Town Attorney McCarley explained the reasoning behind the fees versus variable costs and contract adjustments can be made if some extraordinary event occurs. The town is paying a fee for management but supply and maintenance costs fall to us in the event of an emergency or change in requirements by the government.

Mayor Clement questioned 12.1 and asked for clarification on the term. Town Manager Parson advised that the contract starts September 1, 2024, for a 5-year term that will renew automatically short of either party giving 60 days' notice. Mayor Clement disagrees with the contract automatically being renewed for an unlimited number of terms. Town Manager Parsons advised that the contract would most likely be reviewed at 10 years and will also be discussed at budget time each year among the council.

Councilmember Petersen moved to authorize the Town Manager to Execute a Water Treatment Plant Operation Contract, seconded by Councilmember Goodman; the vote was unanimous.

Motion passed.

e. Approve Ordinance #3064 to Amend the Code of Ordinances Regarding Door-to-Door Solicitation

Staff has prepared an amendment to the Town Code of Ordinances regarding Door-to-Door Solicitation.

Mayor Clement requested that Town Attorney McCarley give a brief explanation as to what change was made.

Town Attorney McCarley advised that commercial solicitation was prohibited and non-commercial is limited by time. Current case law doesn't support those limits. Town Attorney McCarley suggests to citizens to post no solicitation signs if they don't want them knocking on their door and it would be a 2nd degree trespass offense if somebody does knock. There are no requirements on size or placement of the *No Solicitation* signs.

Councilmember Petersen moved to approve Ordinance #3064, seconded by Councilmember Goodman; the vote was unanimous.

Motion passed.

6. PUBLIC HEARINGS

a. AX-02-24: Annexation-- CANCELED-PETITION WITHDRAWN

Applicants have withdrawn their petition.

~~Property owners Andrew and Leah Danak are petitioning for voluntary annexation of 0.56 acres into the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject property is identified as PIN 858310267124 (PARID 00039876). The Council scheduled a public hearing on August 13, 2024 for comments on the annexation petition.~~

This petition was withdrawn by the applicant.

b. Z-03-24: Request by Moore Montessori for an RS-1 Conditional Zoning District

Katherine Rucker of Moore Montessori Community School, Inc, has submitted a request to rezone Moore Montessori school properties from Facilities, Resources, and Recreation (FRR) and

Residential Single-Family (RS-3) to Residential Single-Family (RS-1) Conditional Zoning District in order to expand educational services from the current elementary school to include nursery or preschool and middle school as well as add child day care. The subject properties are located at 255 South May Street.

Planning Director Grieve reviewed the application and staff report for the Council.

Discussion ensued.

- revise condition 6 so that the auditorium, play-yard and gym can all be used at the same time.
- condition 3 - is it fair to put the restriction on school hours on the applicant?
 - applicant states that drop off & pick up are on opposite sides of the street and are scheduling a staggered start to minimize any back-up into the neighborhood.
- condition #4 - Councilmember Goodman asked Planning Director Grieve to explain the rational behind this condition. This condition clarifies the landscaping requirements should the property be renovated in the future.

Catherine Rucker, founder, spoke to the Council regarding their plans for the site.

Discussion ensued.

Bob Howell of 957 Sandavis Road shared concerns over the safety of the children and the increase in traffic.

Councilmember Petersen moved to add a condition that the field not add any lighting. No second was made

Public Hearing closed.

Councilmember Petersen reiterated her concerns regarding additional lighting being added to the football field.

Councilmember Goodman moved that after reviewing the proposed rezoning and the criteria for consideration of zoning amendments, and after considering the comments received at the Town Council's public hearing and the Planning Board's written recommendation that the proposed amendment to the Town of Southern Pines Zoning Map is reasonable, in the public interest, and consistent with the current character of the South May Street and Weymouth Road North neighborhoods and the criteria set forth in the Town of Southern Pines Unified Development Ordinance §2.17.9 considering the need for supporting civic, neighborhood-supporting uses and infrastructure within the town. The General Framework Map, the Conservation and Development Map, and Character District Map designate the subject parcel as an Area to Enhance for Neighborhood development with the Downtown Adjacent Neighborhood and Hamlets character, respectively, which is consistent with the rezoning request. Therefore, the request for Residential Single-Family (RS-1) Conditional Zoning District is a reasonable request for the reasons mentioned above, within the staff report for application Z-03-24, and the Planning Board's written recommendation. The motion was seconded by Mayor Pro Tem Pate and the vote was unanimous. Motion passed.

Councilmember Goodman therefore moved to approve Z-03-24 as set forth in attachments to staff report Z-03-24, seconded by Mayor Pro Tem Pate; the vote was as follows:

- Mayor Clement: aye
- Mayor Pro Tem Pate: aye
- Councilmember Petersen: nay
- Councilmember Gray: abstain

- Councilmember Goodman: aye
Motion passed.

c. PD-03-24: Preliminary Development Plan for Phases 2 and 3A of the Ace Hardware Planned Development.

Mr. Bob Koontz, on behalf of Southern Pines Ace Land Company, LLC, has submitted a Planned Development District – Preliminary Development Plan application for 32,650 square feet of Retail, Restaurant, Office, and Warehouse space on 13.4 total acres on parcels identified as PIN 857300963887 (PARID 00033603) and PIN 857300974451 (PARID 00033604).

Town Attorney Mac McCarley asked Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome.

Town Clerk Beth Robertson swore in pending witnesses for the hearing.

Town Planner James Broadwell presented the application and staff report to the Council and asked that the following be added to the record:

- Staff Report - Exhibit A
- PowerPoint - Exhibit B

Bill Bryant, attorney for the application introduced his expert witnesses:

- Bob Koontz, project manager from KoontzJones Design
- Rynal Stevenson, traffic engineer from DRMP Incorporated
- Franklin Dean, certified real estate appraiser from Village Appraisers LLC
- Matt Ladder, civil engineer from Bowman Consulting - Civil Engineer

Mr. Bryant also introduced two additional witnesses:

- Randy Saunders, principal of Southern Pines Ace Land Company Operations
- Mike Kantorowski, Chairman of the ABC Board

Mr. Bryant requests that all applicant testimony, reports and attachments be entered into record as Exhibit C.

Randy Saunders, principal owner of Ace Hardware Land, introduced himself and established his rights to give testimony. Mr. Saunders presented the Council with the history and plans for the project.

Mr. Koontz gave a presentation to the Council on the details of the project.

Discussion ensued.

Mr. Stevenson presented the applicants' traffic study and entered it into the records as Exhibit D.

Discussion ensued.

Mr. Dean presented his report to the Council regarding the projects impact on property values surrounding the area and entered his report as Exhibit E.

Discussion ensued.

Mr. Kantorowski spoke to the Council regarding the ABC's need for the project.

Discussion ensued.

A printed set of edited conditions was submitted by Mr Brian and entered into the record as Exhibit F.

Discussion ensued.

Planning Director Grieve addressed the Council regarding parking requirements.

Discussion ensued.

Public comment was opened and none were voiced.

Mayor Clement closed the public hearing.

Mayor Pro Tem Pate moved to adopt Attachment 1 of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Development Plan PD-0-23, seconded by Councilmember Grey; the vote was unanimous.

Motion passed.

Mayor Pro Tem Pate moved to approve the Preliminary Development Plan for PD-03-24 with the following additional conditions, which shall be Conditions 1 and 2 as presented at tonight's August 13th meeting by the petitioner, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

7. ACTION ITEMS

a. AR-07-24: Pinnacle Storage Southern Pines Phase II

BW Architecture, on behalf of property owner Longleaf Pines, LLC, is requesting an Architectural Compliance Permit for a 46,640 square foot two-story commercial self-storage building. The building is part of Pinnacle Storage located at 240 Bell Avenue in the General Business (GB) zone. This agenda item was continued at the July 9, 2024 Regular Meeting to allow the applicant time to submit additional information regarding the request..

Planning Director Grieve gave an overview of the application.

Mayor Pro Tem Pate moved to approve AR-07-24: Pinnacle Storage Southern Pines Phase II with the two deviations listed in the August 13, 2024, Town Council staff report section IV-4, seconded by Councilmember Goodman; the vote was unanimous.

Motion passed.

8. ADJOURNMENT

Upon motion by Mayor Pro Tem Pate and seconded by Councilmember Goodman, the meeting was adjourned at 10: 18 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, August 27, 2024: 3:00 PM

Town Council Work Session

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

Mayor Clement called the meeting to order. The following members of Town Council were present: Mayor Taylor Clement; Bill Pate; Ann Petersen; Debra Gray; and Brandon Goodman.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda and introduced Greg Thompson, the new Parks and Recreation Director to the Council.

4. ACTION ITEMS

a. Consider PD-03-24: Written Decision for Ace Hardware Phases 2 & 3A PDP

Staff has prepared a draft Written Decision for application PD-03-24, Ace Hardware Phases 2 & 3A PDP, for the Town Council's review and approval.

Mayor Taylor Clement opened the discussion. No comments were made.

Mayor Pro Tem Pate moved to approve the Written Decision for PD-03-24: Ace Hardware Phases 2 & 3A PDP, seconded by Councilmember Goodman; the vote was unanimous.

5. COUNCIL UPDATES AND DISCUSSION

a. Follow Up on Homeless Discussions

Earlier this year, the Town partnered with students in the U.S. Army Civil Affairs qualification course to scope the depth of homelessness in the area and facilitate a set of recommendations for local leaders. Staff has prepared a summary of these recommendations.

Communications Specialist Gerald Ostund presented a staff report to the Council. Working in conjunction with the US Army, the issue of homelessness in Moore County was analyzed and various suggestions recommended:

- expand the existing working group that Moore County already has in place to include local government and organizations
- organize a charity event to bring resources in and help the homeless (an example would be Homeless Veteran Stand Downs)
- develop a resource guide with available organizations that people could turn to for help.

The study shows a 28% increase in homeless persons located in the pit with the consensus being that the PIT count could be only 1/2 of the actual population.

Councilmember Petersen questioned if the Army offered any support or services and was told that they had simply gathered and complied with statistical information offering the suggestions that was presented in the report. Councilmember Petersen asked if the Army provided resources for

homeless veterans. Communications Specialist Ostlund advised that they did not but the Veteran's Association does offer various resources for veterans needing help.

Councilmember Goodman mentioned that he would like a comprehensive list created of all available resources.

Communications Specialist Ostlund shared that he would like to organize an event and invite all resource options.

Mayor Clement would like to contact Moore County about available resources.

b. New Park Signs

The FY 24-25 budget includes funds to replace the entrance signs at the Town's parks. Before these signs are produced, staff wants to confirm the names that will be used.

Assistant Town Manager Jessica Roth presented the topic and asked for Council agreement on the recommended signage within their staff report. To install new signage at the park entrances is estimated to cost approximately \$25,000.

Discussion ensued.

Councilmember Petersen shared background information on Elizabeth 'Betty' Rounds. Mayor Pro Tem Pate recommended the town create a plaque in her honor and have it installed at the park named in her honor.

Town Manager Parsons advised that some of the park names, Douglass, Rounds and Martin, were all figures with connections with in the Town.

Discussion ensued on park names.

Councilmember Petersen shared that she liked the new parking signs downtown, finding them attractive and visible to all.

c. Facilities Report

At the request of Council, staff has prepared a report summarizing the expenses and needs associated with the buildings maintained by the Town. Staff is prepared to review the report and answer any questions.

Assistant Town Manager Roth presented the staff report to Council.

Discussion ensued.

d. Town Council Rules of Procedure

At the request of Council, Town Attorney Mac McCarley has prepared a draft set of procedural rules for the Town Council. He will discuss the proposed rules and next steps for adopting them, if desired by Council.

Town Attorney Mac McCarley presented the item to Council

Discussion ensued.

Mayor Clement would like a hard copy to be available at Administration

Discussion ensued.

Public comment restrictions were discussed with members disagreeing on the stated limits. The rule will be modified to allow the chair authority to extend the comment period if needed.

The item will be added to the September Work Session Agenda.

e. Annexation Overview

As requested by Council, Town Attorney Mac McCarley and Town Manager Reagan Parsons will provide a brief overview of state annexation law and past local history.

Town Attorney McCarley presented the Council with an overview of Annexation laws.

Discussion ensued.

f. Watershed Credits Discussion

Staff will provide an update regarding requested transfers from Moore County in addition to facilitating general discussion around allocation of credits.

Town Manager Parsons presented an update on the Town's request to Moore County for a watershed credit allocation.

Discussion ensued.

g. Planning Department Update

Staff will update Council on applications advancing from the Planning Board to Council and implementation efforts related to the 2040 Comprehensive Plan.

Mayor Pro Tem Pate exited the meeting.

Planning Director Grieve presented an update on the current projects within the Planning Department and items that might appear on upcoming agendas.

6. COUNCIL ROUNDTABLE

Councilmember Goodman

- attended the Dream Court ribbon cutting and found the broad level of support encouraging.
- attended the ribbon cutting for Caribou Coffee.
- would like to discuss the extension of a one-way street between Illinois and Massachusetts and will the Town be connecting the new section to the old by extending the landscaping, trashcans, street lighting and underground power
 - Mayor Clement informed the Council that the Appearance Commission was working on these issues.
 - feels the East side of Broad Street encourages speeding because it is so wide and would like to discuss perhaps striping it for parking which might result slowing vehicles.

Councilmember Petersen

- spoke with the owners of Gully's who report their business has increased. They are in favor of lowering the speed limit in front of the business
- voiced concerns with the increase in traffic and speeding with new development near Airport Road
- shared concerns regarding sedimentation and would like a lesson on sedimentation and rules.
- is in favor of establishing an ending time for meetings.
 - Mayor Clement would like to reserve the right to extend the meeting if needed.
 - Councilmember Goodman feels that since the Council can control the agenda an item can be moved to a special meeting or continued if needed.

Councilmember Goodman asked if the intersection of E Pennsylvania and Ashe where trees were removed would be replanted.

- Town Engineer James Michel advised that the trees were removed because they were interfering with a sewer line and there are no plans to replant
- Councilmember Petersen added that the area looks like a weed garden and is awful looking.
- Town Engineer Michel will ask right-of-way to go out spray the weeds and will ask the Town Arborist to look at the area and make recommendations.

Town Engineer James Michel provided an update on the Longleaf/Knollroad project. After reviewing the requests for roundabouts to be added to the plans NCDOT engineers informed us that they cannot be built within the same landscape area that is currently present and will add a significant amount of cost (\$1million for each circle). The findings have been explained to the Longleaf HOA group who seemed to

understand but would like to discuss other options to mimic the roundabout's effects such as a shicane. Town Engineer Michel is waiting on the engineers to return with cost estimates the shicanes.

Town Manager Parson advised that the following items would appear on the agenda for the September Business Meeting:

- would include the Broad Street speed ordinance. The street is getting ready to be paved and painting will be done at the same time.
- lots of complaints of speed on Illinois Ave. have been received, and the town is currently working on solutions to be presented at the September meeting.
- advised that past history with NCDOT shows that they historically turned down requests to drop speed limits on roads where the town does not have both sides incorporated, so the request for reduced speeds on Airport Road does not look promising. A suggestion is to prepare a resolution to drop the speed in the area from Knoll Road to the Community Gardens entrance since that stretch of road belongs to the town on both sides.
 - Councilmember Petersen supports the option to ask for the limited reduced speed request.
 - Mayor Clement would like to speak with Pinehurst to make a joint request first.
- Request for dedication of Carolina Parkway.
- Several budget amendments dealing with closing out Capital project funds and one police cruiser that was totaled.

Town Manager Parsons advised that Town Engineer Michel, Utilities Supervisor Ron Istre and Communications Specialist Ostlund have been addressing citizen complaints regarding water quality throughout the day. The staff has been working to answer and test all incoming complaints and, while the water is discolored, all water has tested safe for public consumption. Staff are continuing to map complaints to troubleshoot and find the origin.

7. ADJOURNMENT

Upon motion by Councilmember Goodman, seconded by Councilmember Petersen and carried unanimously, Council adjourned at 6:07 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk

Agenda Item

To: Reagan Parsons

From: Alaina Mallette, Senior Planner

Via: BJ Grieve, Planning Director

Subject: PD-04-24: Planned Development District - Preliminary Development Plan for a portion of Phase 2 of Southern Pines Corporate Park, addition of ±65,200 square-foot distribution center on ±15.77 acres on the west side of Air Tool Drive; Petitioner: SunCap Property Group; Authorized Agent: Koontz Jones Design; Property Owner: RAB Investments, LLC

Date: September 10, 2024

I. SUMMARY OF APPLICATION REQUEST

Patrick Theodossiou of SunCap Property Group and Bob Koontz of Koontz Jones Design have submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance for the addition of a ±65,200 square-foot distribution center, including warehousing, office, and courier services, within the Southern Pines Corporate Park on a ±15.77-acre portion of the parcels identified as PINs 858200843785 and 858216941750 (PARIDs 00039569 and 00031777, respectively). Per the Moore County tax record, the subject properties are owned by RAB Investments, LLC. The development also includes an access drive and multimodal path, bringing the total project area to ±18.5 acres of land.

II. PLANNING BOARD REVIEW

On August 22, 2024, the Planning Board held a Preliminary Forum regarding PD-04-24 to accept public comments and compose a list of issues to forward to the Town Council for their consideration. Following a presentation by Town staff, Attorney Bill Bryan, representing SunCap Property Group, reiterated the nature of the application, quasi-judicial review process, and introduced the individuals that were present on behalf of the applicant. Mr. Theodossiou expressed appreciation to Planning staff and his excitement regarding the project, and Mr. Koontz presented an overview of the Planned Development district, PDP Site Plan, and stated that the existing wetlands will not be impacted, utilities would be available to the site, and lighting and landscaping will comply with UDO standards.

Member Bleggi asked if a traffic study had been conducted and if any traffic improvements were recommended. Thomas Shirley, traffic engineer from Kimly-Horn, responded that they did not recommend improvements at any intersections based on their study. He added that a previous study had recommended a traffic signal but NCDOT was opposed to it. Mr. Shirley stated that the peak hours for the proposed use are outside of normal peak hours for typical businesses with shifts between 8:00 a.m. and 5:00 p.m. Member Bleggi asked if the

traffic engineer had addressed the bridge and Ms. Mallette responded that the Town Engineer would confirm during site plan review.

Mr. Bleggi discussed Greenways with the Applicant's representatives and stated that they should be properly connected, or removed if determined to be unnecessary, and expressed doubt in anyone using the required trails (see Figure 4 and Attachment 7, for reference). Mr. Bleggi also discussed bicycle parking and expressed doubt that anyone would arrive to the distribution center by bicycle.

On a unanimous vote of 5-0, the Planning Board moved to transmit the following issues to the Town Council to consider in applying the criteria for a PDP while reviewing application PD-04-24:

1. What improvements to traffic patterns at the Highway 1 and the Yadkin Road entrances can be made (despite the lack of Traffic Impact Analysis recommendations at these intersections); and
2. The greenway trail be addressed and either be designed in a way that make sense for the development or eliminated (following proper procedures).

Pursuant to NCGS §160D-301(b)(6), the Town Council is reminded that although the Planning Board forwarded a list of issues for Council consideration, no part of the Preliminary Forum held by the Planning Board may be used as a basis for the Council's decision on PD-04-24.

III. PROJECT INFORMATION

A. Property Owner & Applicant Information

- | | |
|--|---|
| 1. Property Owner
RAB Investments, LLC
PO Box 4406
Pinehurst, NC 28374 | 2. Applicant
SunCap Property Group -
Patrick Theodossiou
6101 Carnegie Boulevard
Charlotte, NC 28209 |
| 3. Authorized Agent
Koontz Jones Design, PLLC – Bob
Koontz
140 Applecross Road, Suite B
Pinehurst, NC 28374 | |

B. Property Information

1. **Street Address** has not yet been given.
2. **Size of Property**
Total Size of Existing Parcels: 91.24 acres (deeded acres)
Total Project Area: 18.48 acres (includes access road and path)
Proposed Lot Area: 15.77 acres (as shown on draft preliminary plat)
Southern Pines Corporate Park Area: 104.79 acres (per file #Z-01-14)

3. Existing Infrastructure:

The subject property is currently landlocked with sole access through a sewer easement. The ends of Air Tool Drive that connect to Yadkin Road and Aro Road/NC Highway 1 have been approved, dedicated, and accepted by the Town of Southern Pines, as shown in purple in Figures 1 and 6. The remaining portion of Air Tool Drive is a private road owned by RAB Investments, LLC, shown in pink in Figure 1. Sidewalks exist on the Town's sections of Air Tool Drive, but are not along the private section of the road. From prior development, sanitary sewer exists within the parcel and adjacent/through the proposed lot, and connects to Air Tool Drive lines. Water lines exist along Air Tool Drive and cross the parcel north of the proposed development from Air Tool Drive to Trimble Plant Road.

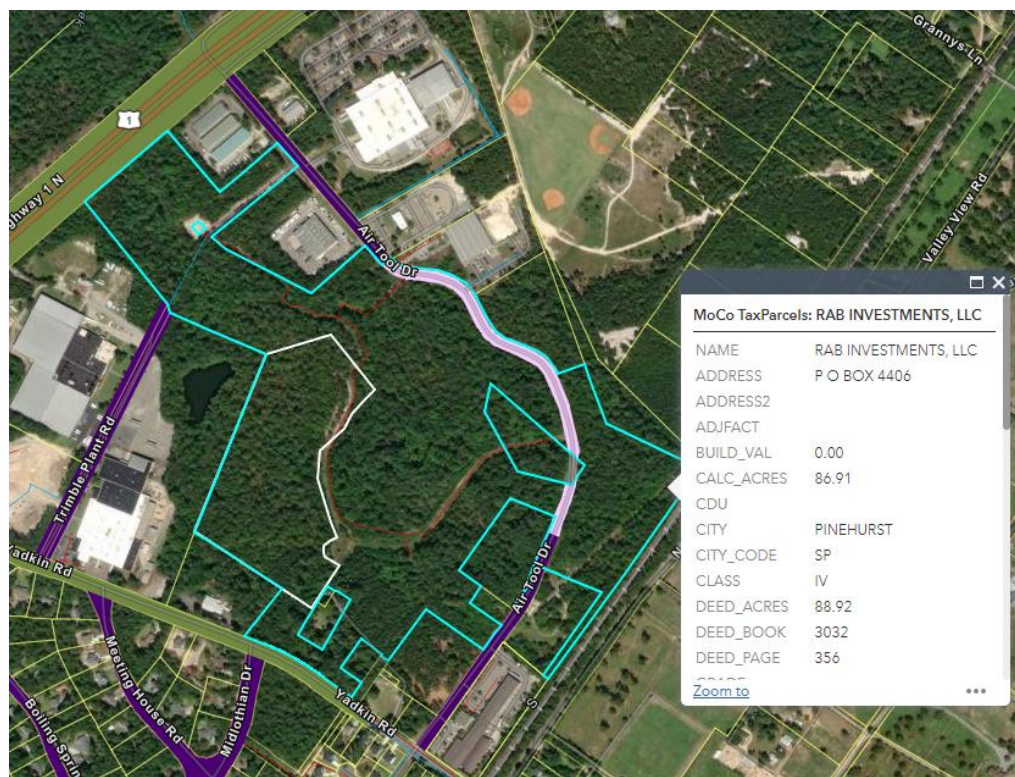


Figure 1. Existing Infrastructure (Approx. Proposed Lot Boundaries in White)

4. Property Zoning and Comprehensive Plan Classification:

The current zoning of the subject property is PD (Planned Development) with two active entitlements, a conditional use permit (file #CU-03-06) and rezoning to Planned Development (file #Z-01-14). The Southern Pines Corporate Park (“Corporate Park”) master plan dates back to 2006 when a conditional use permit was submitted, which was approved in 2006 and modified in 2007 to: 1) divide Lot #11 into #11A and #11B, and 2) add 3.17 acres to the total acreage, as shown in Figure 4 and Attachment 6. At that time the properties were zoned Industrial and followed Industrial zoning district standards. In 2014, after Planned Development districts were included into the Southern Pines Unified Development Ordinance (“UDO”), a rezoning application was submitted to

rezone from Industrial district to Planned Development district, at which time additional land uses were added to the list of permitted uses, but with a caveat that the total gross land area could not have less than 75% industrial land uses (see Attachment 7).

The subject property falls fully within the High-Quality Watershed Protection Overlay, and no watershed protection permit has been approved nor watershed credits allocated to the subject properties. Adjoining properties are zoned Industrial, but include single-family dwelling units, a religious institution, and several vacant lots. Properties within the vicinity are zoned residential (see Figure 2).



Figure 2. Existing Zoning (Approx. Proposed Lot Boundaries in White)

The Southern Pines Corporate Park Conceptual Design Plan (CDP) was adopted pursuant to Southern Pines' Comprehensive Plan in place in May 2014. Development within the Corporate Park has the right to be reviewed under the plan in place during their original development approval or the Town's current 2040 Comprehensive Plan. The area is currently designated as an "Area to Enhance" for an "Employment Center" within the "Suburban Settlement" Character District.

Figure 3. Southern Pines Corporate Park PDP Phase 2, Project 1 Site Plan (see Attachment 3) and CDP Master Plan Locator (see Attachment 2)

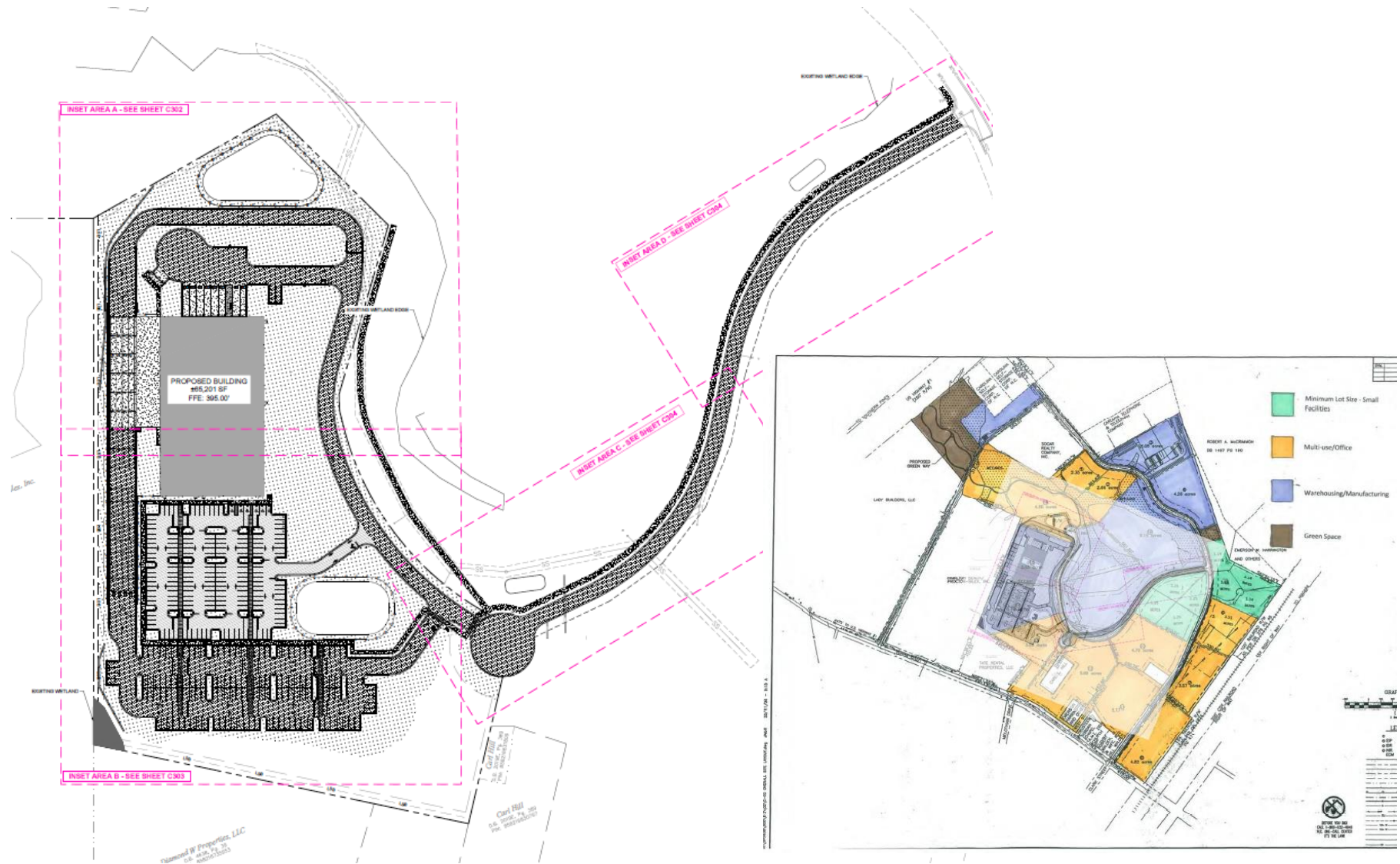
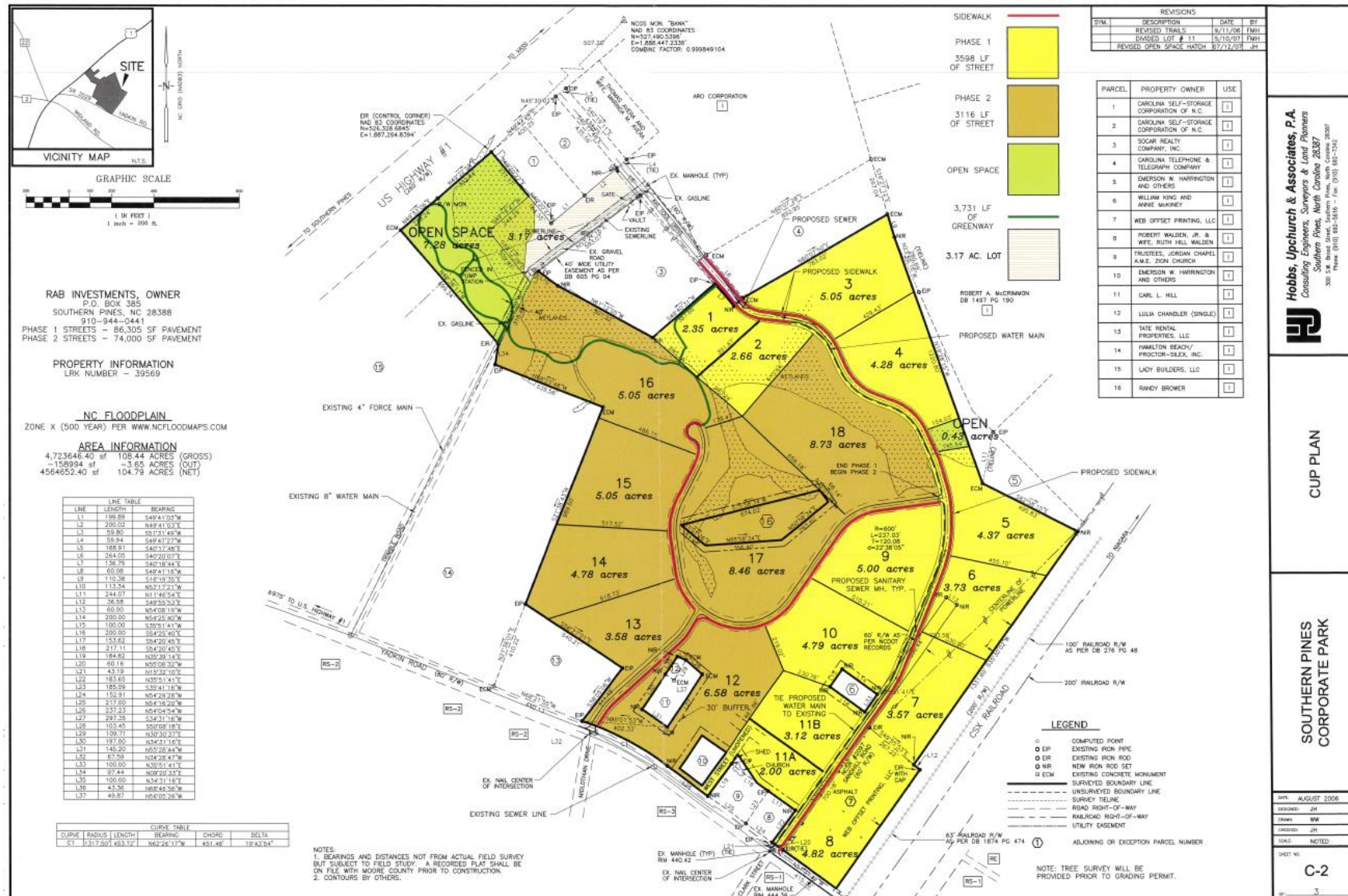


Figure 4. Southern Pines Corporate Park Phasing Plan, Open Space Plan, and Park Improvements



IV. STAFF REVIEW

A. Review Process

The procedures for review and approval of a Planned Development district are established within Chapter 2 of the Town of Southern Pines Unified Development Ordinance. Chapter 2 describes a three-step process of Conceptual Development Plan (“CDP”; i.e., Z-01-14), Preliminary Development Plan (“PDP”; i.e., PD-04-24), and Final Development Plan to complete a Planned Development district. This application is for a PDP.

B. Summary of Procedural Requirements

- Preliminary Development Plan Application Submitted: **July 8, 2024**
 - Additional Materials Submitted: **August 14, 2024**
 - Additional Materials Submitted: **August 30, 2024**
- Application Deemed Complete: **July 15, 2024**
- Notice of **August 22, 2024**, Planning Board Preliminary Forum:
 - Posted On-site: **August 6, 2024**
 - Mailed: **August 5, 2024**
 - Internet: **August 2, 2024**
 - Published: **August 7 and August 14, 2024**
- Consultation with the Technical Review Committee: **July 23, 2024**
- Consultation with the Town Manager¹: **August 1, 2024**
- Planning Board Regular Meeting/Preliminary Forum: **August 22, 2024**
- Notice of **September 10, 2024**, Town Council Evidentiary Hearing:
 - Mailed: **August 23, 2024**
 - Internet: **August 23, 2024**
 - Published: **August 28 and September 4, 2024**

C. Applicable Criteria for Review

The criteria for review and approval of a PDP are found in Chapter 2, §2.18.5(H), of the Town of Southern Pines Unified Development Ordinance. Staff analysis of how the application addresses these criteria begins on the following page of this document.

Preliminary Development Plan - UDO §2.18.5(H):

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

¹ Per UDO §4.11.10(I)

For reference, the following excerpt describes the **purpose of Planned Development districts (UDO §3.5.14A))**:

*“The **PD** district is designed to accommodate mixed land uses, such as office, residential, service, commercial, public or private recreational Development, and where consistent with the future land use map, light manufacturing and assembly uses that comply with the employment center Development Patterns in section 6.5 of this UDO. This district is intended to allow mixed-use Developments in areas where sufficient public water and sewer service is available (or can be readily extended) and where the street system is adequate (or can be readily improved) to handle the projected traffic volumes generated by the Development. The regulations of this district are intended to:*

- 1. Encourage planned, large-tract Development, including service, office, commercial, residential, public or private recreational Development or light industrial uses;*
- 2. Exclude heavy commercial and heavy industrial land uses;*
- 3. Encourage Development in areas located on major thoroughfares and collector streets;*
- 4. Encourage vehicular access from service drive and other local streets;*
- 5. Provide performance standards to help ensure Compatible land uses;*
- 6. Encourage common or shared parking;*
- 7. Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features;*
- 8. Facilitate clustering of Development thereby increasing the amount of saved land;*
- 9. Foster Development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas;*
- 10. Improve connectivity within and between Developments to promote mobility and enhance walkability;*
- 11. Integrate public spaces and amenities to promote community gatherings and activities;*
- 12. Establish coordinated land plan and consistent treatment of common design elements;*
- 13. Provide the flexibility to respond to market conditions over longer projected Development periods due to the scale of such Developments; and*
- 14. If residential land uses are proposed, provide a variety of Lot sizes and Dwelling types to expand the spectrum of housing choices for households of various type, size, income and age.”*

D. Town Staff Review and Comments

Planning staff have reviewed the PDP application materials for consistency with each of the four (4) criteria for Preliminary Development Plans.

i. Achieving the purposes of the Planned Development

The development is for a corporate park that follows industrial district standards rather than the corporate or industrial park standards in UDO §6.5 Employment Center Patterns, according to existing development approvals.

Since the Planning Board preliminary forum, the Applicant has addressed inconsistencies with open space, connectivity, and amenities that promote mobility and enhance walkability. For the record, Planning staff's analysis of the updated information that was received by staff on August 30, 2024, is discussed in the following paragraphs. In summary, Planning staff find that the PDP achieves the purposes of the PD district and districting.

Open Space and Connectivity

The entire Corporate Park is required to have 20.958 acres of open space, of which 10.479 acres must be usable. The PDP narrative states that 4.32 acres of open space is being provided at four different locations on the lot—none of which will qualify as usable open space, according to the narrative, which states that “[n]one of the open space provided will be considered usable.” The proposed open space will have to be properly vegetated and landscaped following UDO §4.3.7 cleared area standards, which will be required during site plan review.

In order for a sidewalk to be permitted on one side of the access road in industrial areas, it must satisfy several criteria, outlined in UDO §4.11.10(I) as paraphrased below:

1. Criterion 1. Greenway trail standards must be met on at least 50% of the required sidewalk on one side of the street; and
2. Criterion 2. Sidewalks must provide reasonable connectivity to streets, sidewalks, and greenways within or adjoining the development; and
3. Criterion 3. Sidewalks must be constructed to the Town's public greenway standards; and
4. Criterion 4. The sidewalk/greenway must be accessible to the public;
5. Criterion 5. The greenway must be privately installed and privately maintained in perpetuity without cost to the Town; and
6. Criterion 6. The Town Manager must review the proposed greenway and compliance with provisions for its installation and maintenance.

Planning staff discussed these criteria with the Technical Review Committee, the Town Manager, the Town Engineer, the Applicant, and Authorized Agent, the Property Owner, the Town Attorney, and the Applicant's attorney. Regarding Criterion 1, approximately 7,500 linear feet of sidewalk were included in the Conceptual Development Plan (see red lines in Figure 4), half of which is the 3,731 linear feet of greenway shown in green in Figure 4. Regarding Criteria 3, 4, and 5, an approved plan set on record with the Town of Southern Pines (dated received on May 14, 2007) shows the location and details of the proposed 3,731 linear feet of greenway (see Attachment 7). A commitment for the greenway trail by a date certain was provided in the Applicant's narrative. The Applicant's narrative states that:

“Per UDO §4.11.10(I) and the Southern Pines Corporate Park Conceptual Development Plan, the 3,731 linear feet of required greenway trail within Phase 2 of development (per file #CU-03-06 and file #Z-01-14) shall be either constructed or a complete financial surety secured, submitted (to the Town of

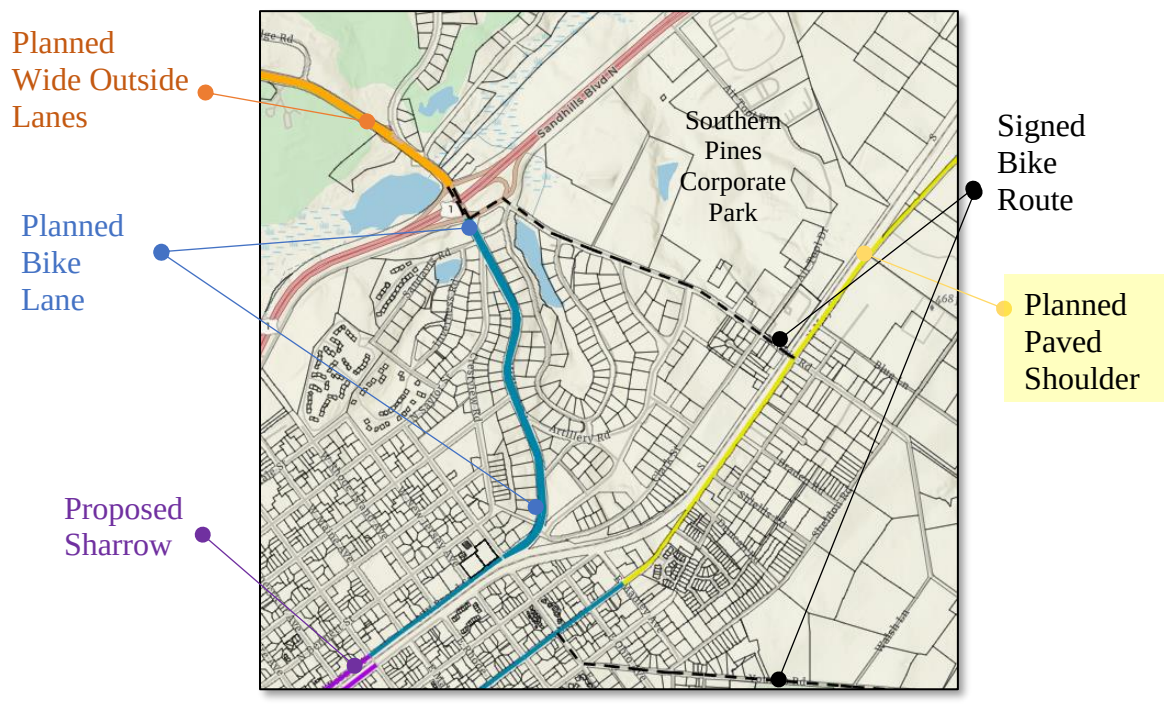
Southern Pines), and accepted (by the Town of Southern Pines) by September 25, 2025. The greenway trail may be designed to the standards as shown in the Southern Pines Corporate Park plans designed by Hobbs Upchurch & Associates and received by the Town of Southern Pines on May 14, 2007.”

Regarding Criterion 2, the PDP shows a proposed sidewalk that goes along the access road and ends at the northeastern corner of the proposed lot. With the commitment previously mentioned, it appears that the proposed sidewalk along the access drive will connect to the greenway trail system and ultimately back to Air Tool Drive by September 25, 2025 or a financial surety will have been received by the town assuring the trails completion. Therefore, Planning has found that the Applicant complies with UDO §4.11.10(I), open space, and connectivity requirements.

Recreation, Mobility, and Connectivity

The original narrative proposed no bicycle parking. However, staff pointed out that bicycle parking standards set forth in the UDO do apply to the proposed land use and future employees may choose to ride to work, particularly given the existing and planned bicycle routes within this are of town. The PDP narrative was modified to include 13 bicycle parking spaces. Therefore, Planning finds the PDP and its narrative consistent with UDO Exhibit 4-6 and the purpose of PD districts. For reference, Figure 5 shows planned bike routes within the vicinity of the Southern Pines Corporate Park.

Figure 5. Planned Bike Routes within the [Town of Southern Pines Bike Plan](#)



ii. **Consistency with the Conceptual Development Plan (CDP) and the Unified Development Ordinance (UDO)**

Proposed Land Uses

The proposed PDP is for a package distribution center with storage and office spaces where packages/fulfillment orders are received, sorted, and delivered. This includes the following land uses classes, which are all permitted industrial uses within the Corporate Park: a mail order/direct selling establishment (i.e., LBCS 2144), office and warehousing (i.e., LBCS 3610), warehousing (i.e., LBCS 3620), courier and messenger services (i.e., LBCS 4160), and postal services (e.g., LBCS 4170). The Corporate Park is required to have at least 75% industrial land uses, up to 100%.

Fire Safety

The Fire Department provided feedback at the Technical Review Committee on July 23, 2024, stating that the 20' drive aisle adjacent to the queuing and loading area was removed from the concept drawing reviewed by the Technical Review Committee on May 21, 2024 (i.e., file #PA-20-24). The Fire Department must have direct access to the back of the building that is at least 20' wide and not encumbered by queuing or loading lanes/spaces. Based on a meeting with the applicant and authorized agent on August 1, 2024, and as described in the updated narrative, the queuing lanes in the rear of the building will not be used for parking and will allow for at least 20' of fire access to the rear of the building. The applicant's narrative under the Parking section provides some operational context regarding this Fire-related concern.

Street/Traffic Impact

Per UDO §4.11 and driver and pedestrian safety, Air Tool Drive must be complete—it may be built to originally approved cross-section standards shown on approved plans—prior to occupancy of the building. The Applicant's updated narrative includes the following commitment addressing improvements required to existing infrastructure (see Figure 6):

“Main access to the property will be provided from a new road that will be constructed by the developer to connect the site to Air Tool Drive. Considering public safety concerns and the Traffic Impact Analysis improvements, prior to issuance of a Certificate of Occupancy, the portion of Air Tool Drive under private ownership and maintenance shall be improved and built to the standards of the Southern Pines Corporate Park plans designed by Hobbs Upchurch & Associates and received by the Town of Southern Pines on May 14, 2007, and the existing bridge shall be inspected and proposed improvements made, if necessary.”

The traffic impact analysis is currently being reviewed by the North Carolina Department of Transportation (NC DOT), who stated in agency comment that an encroachment may be required for any roadway improvements stipulated. Any comments received from the NC DOT will be addressed during site plan review.

Figure 6. Air Tool Drive Existing Improvements



Loading Zones

According to UDO Exhibit 4-8, a minimum of 2 spaces is required for loading and unloading. The applicant is providing 72 loading, queuing, and linehaul parking/queuing spaces, and is therefore beyond the minimum required. No concerns related to compliance with UDO §4.5.13 nor 4.10.4(I) have been identified at this time. Additional standards relating to loading and unloading areas, such as—but not limited to—spacing dimensions and screening, will be verified during site plan review.

Subdivision of Land

A note that the proposed lot will most likely be an exempted subdivision, per North Carolina General Statute §160D-802, but a determination for subdivision classification will be made at the time of platting lots.

Architectural Compliance

Town Council review of an architectural compliance permit is not required for industrial development, per UDO §2.26.2 Applicability of Architectural Compliance Permit and §4.10.1 Applicability of Development Design Standards. However, the CDP does include building precedents for any future development (see Attachment 7). The applicant has provided building elevations and renderings (see Attachment 5). The proposed architecture is consistent with the CDP's building precedents.

High-Quality Water Protection Overlay Standards

According to Town of Southern Pines Planning Department records, no 5/70 exemption allocation has been provided to the Corporate Park, nor has a watershed protection permit been submitted as a part of this application. Therefore, the property is permitted to develop up to 24% impervious surface with appropriate stormwater management practices. A sand filter and wet pond are proposed stormwater management facilities. The proposed built upon area is 50.7% (i.e., 9.37 acres of 18.48 acres) for the current PDP site area, but is not calculated for the entire Corporate Park, which is 104.79 acres (according to the prior development approvals, see Attachment 6).

There are six property owners for eight parcels within the Corporate Park. The following table shows what year buildings were built within the Corporate Park by parcel. Planning staff estimate that with the proposed development and existing development, there will be approximately 16.5 acres built upon, which would be approximately 16% impervious surfaces for the entire Corporate Park. Therefore, this development is below the maximum built upon surface requirement. However, future development may require a Watershed Protection Permit.

Table 1. Built-Up Area Analysis for Watershed Protection Overlay Standards

Parcel Identification Number	Property Owner as of 08/2024	Year Built of Principal Structure	Approx. Built-Up Area
20071012	Lily Commercial, LLC	36,771 square feet in 2007 with an addition in 2022	3.5 acres (actual, yet to be verified)
20160039	Lily Commercial, LLC	Wooded lot	0
00039569 (modified by this PDP)	RAB Investments, LLC	Wooded lot	9.37 acres (proposed)
00031777 (modified by this PDP)	RAB Investments, LLC	Wooded lot	
20200431	Palm Commercial Management, LLC	Wooded lot	0
20150334	Butternut Hickory, LLC	Industrial vacant lot	0
00039763	Baidan Group, LLC (i.e., Southern Pines Brewery)	57,394 square feet in 2007	3.5 acres (actual, yet to be verified)
20200432	BAT Properties, LLC	Wooded lot	0

Summary

Following review of the Southern Pines Corporate Park CDP and the Planned Development District section in the UDO and based on statements made in the revised application materials (attached to this staff report), planning staff find no inconsistencies. Further detailed analysis of compliance with both the CDP and the UDO will involve representatives from all other Community Development departments (such as Streets, Engineering, Fire, etc.) and will occur during site plan review.

iii. Location in an area of town that is appropriate

The proposed development is located within the Southern Pines Corporate Park and located outside of wetlands, as identified by the United States Fish and Wildlife Service’s GIS data and may not include ephemeral wetlands, which have not been verified by Planning staff. The Southern Park Corporate Park is where industrial land uses are anticipated to go within the Town of Southern Pines; however, the proposed PDP is off of a portion of Air Tool Drive that does not meet town standards for safety. The Applicant has made a commitment to tie infrastructure improvements to Air Tool Drive to issuance of their Certificate of Occupancy.

Furthermore, a letter was submitted with the application from Village Appraisers, LLC, that states that the development will likely not cause “diminution in value as a result of the new improvements,” based on data and professional experience of commercial real estate appraisers. Therefore, Planning staff finds that given the Comprehensive Plan designation, the

approved CDP, PDP commitments, the location near a variety of existing and planned industrial land uses, and the Village Appraisers' letter, the proposed development is located in an appropriate area of town.

iv. Efficient extensions and expansions of public facilities, utilities and services

The water line shown on the Applicant's utility plans (i.e., Sheets C501 through C504 of Attachment 3) shows a proposed extension of water main lines along the proposed access road to the site with a fire water line looping around the building, (i.e., "ballooning"). The proposed waterline will need to loop back to lines on Air Tool Drive or Trimble Plant Road, which can be addressed during site plan review. There is an existing sanitary sewer line and easement along the proposed access road that connects back to Air Tool Drive. The applicant provided a letter dated June 28, 2024, from the Town's Public Works Department that states, "the Town's existing water and sewer systems have the overall system capacity to serve the project..." The applicant also provided an availability of service confirmation from Duke Energy for electricity and Piedmont Natural Gas for natural gas lines.

Regarding transportation improvements, the Applicant has committed in their narrative to tying necessary improvements to Air Tool Drive to issuance of their Certificate of Occupancy, based on obvious public safety concerns.² The Applicant has also added in their narrative and PDP their plan to create an access road and bear the cost of all transportation infrastructure modifications along the access road leading to the site and along the site to the north of the proposed lot.

Therefore, with the Applicant's commitments, the property is served by necessary utilities and the development (i.e., Applicant and Property Owner) will bear the cost of all transportation infrastructure modifications and/or extensions. Development of the subject property in the manner proposed is an efficient way to increase jobs and tax base.

E. Cooperating Agency and Technical Review Committee Review and Comments

Planning staff met with the Technical Review Committee ("TRC") on July 23, 2024, and followed up with individual members via email. The TRC stated that sidewalks may only be on one side of the street if built to greenway standards, provide connectivity to streets, sidewalks, and greenways, and are reviewed by the Town Manager. The TRC stated that the proposed sidewalk connects with the proposed greenway in CDP Phase 2 of development, which should connect back from Air Tool. Furthermore, the Fire Department stated that they will need access to the rear of the building, and that the spaces shown on the PDP and in the renderings should not be used as parking. The applicant is required to create access to the rear of the building.

² Town staff believe this is consistent with NCGS §160D-1110(h) due to the existence of a public safety concern resulting from portions of Air Tool Drive lacking a final lift of asphalt, the need for inspection of the bridge, and other requirements.

The Town Engineer stated that the proposed access road must tie into a road that is built to the Town's standards for the Southern Pines Corporate Park that is ready for regular traffic (as stated in the TIA) and the bridge has to be properly inspected and improvements made, if necessary, prior to occupancy of the proposed building. The Town Engineer also stated that he does not recommend that the Town accept the to-be-improved portion of Air Tool Drive unless it meets the Southern Pines Corporate Park standards. Nor does he recommend accepting the proposed, unnamed access road until there are other tenants accessing that road other than the WNC8 Distribution Center's end user.

A request for comments was emailed to agencies on August 2, 2024. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC), U.S. Fish and Wildlife Service (USFWS), Moore County Airport and the North Carolina Department of Transportation (NC DOT). Comment was received back from RLUAC indicating that the site is designated as important to protect in the Fort Liberty Compatible Use Rating system considering its location within the Mill Creek high-quality watershed management area (see Attachment 8 and Attachment 4, Sheets C402 and C403). NC DOT stated that they are currently reviewing the TIA for the industrial development on Air Tool Drive and that an encroachment may be required for any roadway improvements stipulated.

V. PLANNING DEPARTMENT RECOMMENDATION

Considering the additional commitments provided in the Applicant's narrative (received August 30, 2024, and included as Attachment 3 of this staff report), compliance with the four criteria for a PDP application, and additional supporting documentation provided with the application, the Planning Department recommends approval of PD-04-24.

VI. ATTACHMENTS

The following materials are provided as attachments to this staff memorandum:

1. Draft Town Findings of Fact
2. Preliminary Development Plan Application
3. Preliminary Development Plan Narrative
4. Preliminary Development Plan Site Plan, Stormwater, and Utilities
5. Building Elevations and Renderings
6. Supporting Documentation (i.e., Traffic Impact Analysis Executive Summary, Impact on Property Values, and Access to Services)
7. Prior Development Approvals
8. Agency Comment

Additional documents related to this application including (but not limited to) property deeds, Authorization of Agent forms, email correspondence, meeting minutes and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available for public inspections during normal business hours.

VII. TOWN COUNCIL ACTION:

To either approve or deny a Preliminary Development Plan application, the Town Council must make findings of fact and conclusions to the applicable standards.

- *The Town Council shall first vote on whether the application is complete and whether the facts presented are relevant to the case.*
- *The Town Council shall then vote on whether the application complies with the criteria as set forth in Section 2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4. Staff has drafted a finding of fact for consideration in Attachment 1. The Town Council may make modifications or provide an alternative to the draft findings of fact and related motions at their discretion.*

I move to:

- 1. Adopt Attachment 1 of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Development Plan PD-04-24.**

- OR -

2. Adopt Attachment 1 of the staff report as Findings of Fact regarding the proposed Preliminary Development Plan PD-04-24, with the following changes:

Next, the Town Council shall vote on whether to approve, deny, or approve with conditions the proposed Preliminary Development Plan. The Town Council may choose one of the following motions, or any alternative they wish.

I move to:

- 1. Approve the Preliminary Development Plan for PD-04-24;**
2. Deny the Preliminary Development Plan for PD-04-24;
3. Approve the Preliminary Development Plan for PD-04-24 with the following additional conditions:

ATTACHMENT 1

Case Number: PD-04-24

Draft Findings of Fact, Decision of the Council, and Order in the Matter of a Preliminary Development Plan Application for Southern Pines Corporate Park, Phase 2 (i.e., WNC8 Distribution Center)

1. The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Preliminary Development Plan approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a Preliminary Development Plan, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.
2. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 1 (i.e., the application demonstrates that it will achieve the purposes of the PD district and the UDO), in that the “Southern Pines Corporate Park” CDP is a mixed-use, primarily industrial development that was first approved in 2007 as a Conditional Use Permit (now called Special Use Permit) and re-entitled in 2014 (Z-01-14). The purpose of the original conditional use permit was to establish a master plan and open space, and the rezoning to Planned Development allowed the “Southern Pines Corporate Park” to expand the list of permitted uses while following the Planned Development district approval processes. According to §3.5.14 of the UDO, Town Council does not find significant inconsistency between the Preliminary Development Plan and the purpose of the CDP or PD districts, generally, considering the commitments to the creation of the greenway trail and bicycle parking.
3. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 2 (i.e., the Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO), in that the application and commitments contain enough information to be deemed generally consistent with the CDP and UDO. Further detailed analysis of compliance with both the CDP and the UDO will involve representatives from all other Community Development departments (such as Streets, Engineering, Fire, etc.) and will occur during site plan review. The greenway improvements or their financial surety, if necessary, will be monitored and reviewed by the Planning Department, Town Engineer, and Town Manager.
4. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 3 (i.e., proposed Development is located in an area of the Town that is appropriate), in that the proposed development is the first PDP of the second phase of the “Southern Pines Corporate Park” CDP, but third to existing development that was built in 2007. The “Southern Pines Corporate Park” is intended to have at least 75% industrial land uses, and the proposed Preliminary Development Plan adds additional industrial square footage to the Park. However, Air Tool Drive and associated bridge to the proposed lot need improvements. With the commitments made, the proposed development is located in an appropriate area of town.
5. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 4 (i.e., proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services), in

that there are sufficient utilities available to the site and the cost of extensions to the site of said utilities will be borne by the Applicant. The cost of any transportation-related improvements will be borne by the Applicant and the Property Owner. Development of the subject property in the manner proposed is an efficient way to increase employment options within our community.



Planned Development District Preliminary Development Plan Application

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

Project Information:

Project Name: WNC8 - Distribution Center

Physical Address: Air Tool Drive, Southern Pines, NC 28387

PIN: 858200843785 Parcel ID: 00039569

Site Size: 15.79 Zoning: Planned Development (PD)

Applicant:

Name(s): Patrick Theodossiou, SunCap Property Group

Email: PTheodossiou@suncappg.com Phone: 252-229-2501

Mailing Address: 6101 Carnegie Blvd. Charlotte, NC 28209

Authorized Agent, if different from Applicant:

Name(s): Bob Koontz, Koontz Jones Design

Email: bkoontz@koontzjones.com Phone: 910-639-4058

Mailing Address: 140 Applecross Rd, Southern Pines, NC 28374

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

Name(s): RAB INVESTMENTS, LLC

Email: CJ@OCONNORCONC.COM Phone: 910-315-7052

Mailing Address: PO BOX 4406, PINEHURST, NC

1/12/22

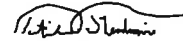
TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

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

The property which is the subject of this application is located on the NORTH side of YADKIN RD (St./Ave.), between AIR TOOL DR (St./Ave.) and TRIMBLE PLANT RD (St./Ave.). The property has a frontage of 165 feet and a depth of 770 feet.

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

Date: 7/8/24



Applicant

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

1/12/22

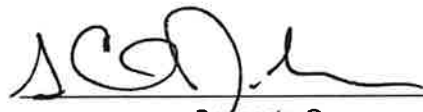
APPOINTMENT OF AGENT

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

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

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

Signed this 2nd day of July, 2024.



Property Owner

Property Owner



Agent

APPOINTMENT OF AGENT

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

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

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

application. Signed this 8th day of July, 2024.



Property Owner

Property Owner


Agent

1/12/22

August 29, 2024

**WNC8 DISTRIBUTION CENTER
PRELIMINARY DEVELOPMENT PLAN (PDP) NARRATIVE**

The development of the property described as WNC8 Distribution Center in the submitted exhibits will be completed as a stand-alone distribution center. The subject site totals 15.42 acres of land within the Southern Pines Corporate Park. All information, descriptions, and calculations included in this application are related to the development of this parcel of property.

This phase of the Southern Pines Corporate Park will include the development of a single $\pm 66,000$ SF distribution center, including truck staging areas and adequate truck and employee parking facilities. The distribution center will be accessed from a new road constructed to connect to Air Tool Drive. The overall character of the development will follow the standards set forth in the approved CDP (Z-01-14) for buildings and site development, as well as landscaping and buffering standards included in the Town's Unified Development Ordinance (UDO). The site will be developed in a manner consistent with other developments within the Corporate Park.

From the text taken from the CDP, which includes language from the original Conditional Use Permit, "the Corporate Park was established and intended to accommodate large-scale campus type development containing uses that include light industrial, manufacturing, distribution, storage oriented, and large facility uses." The proposed distribution center fits within the structure of the original approvals and the ongoing vision for the property.

This proposed PDP is consistent with the Town's Comprehensive Plan (SPCP) and promotes its objectives, as described above. The SPCP designates the property as an Employment Center and recommends Industrial and Office uses for the property. The proposed distribution center will be similar in scale and size to other facilities in the Southern Pines Corporate Park. The approved CDP also allows and encourages these types of facilities within the Corporate Park limits. The proposed PDP complies with the standards as established in the approved CDP and Southern Pines UDO.

The project falls within the Cape Fear, Little River (Intake No. 2) - WSIII watershed, which is designated as a high-quality watershed. A watershed protection permit was approved by the Town of Southern Pines during the CDP process, and this project will fall below the approved 70% impervious surface maximum. Per the information in the Green Growth Toolbox, no red-cockaded woodpecker active or inactive foraging areas are located on the property. There are no floodplains on the property. The property is surrounded by wetland areas. However, the site plan and roadways have been designed to avoid any wetland impacts. The project will comply with all general notes and standards included in the approved Southern Pines Corporate Park (CDP), which was approved on May 13, 2024.

Design standards for individual elements of the development are described below.

- **Pedestrian Connectivity**

- Pedestrian access will be provided to the site via a required sidewalk or multi-modal path. Pedestrian ways will be located within the road right-of-way or just off the property and road right-of-way to avoid conflicts and provide a walking environment separated from truck traffic. These pedestrian facilities will continue the character of the existing infrastructure within the Corporate Park.
- A multi-modal path will be constructed just off the property to the northeastern corner of the property. The trail will be located in a location that will allow connection to the future corporate park greenway trail, which will be constructed by the owner of the business park. Access to construct the future greenway trail connection, if necessary, will be permitted at such time as the trail is constructed.
- Sidewalks will be provided throughout the facility to connect parking and loading areas to the facilities.

- **Parking**

- Parking areas will be designed and landscaped per the Town of Southern Pines Unified Development Ordinance standards in Section 4.5.
- Parking views will be screened from adjoining roadways as required by the Town of Southern Pines UDO and approved CDP documents.
- The proposed development shall include 13 bicycle parking spaces to comply with the Unified Development Ordinance Exhibit 4-6: Minimum Number of Required Parking Spaces for professional office, courier, and package delivery standards.
- The facility is parked to the end-users' standards based on the number of employees and the operations specifically tailored to the building size and operation. Below is a description of the facility operations and a description of how the parking, loading, and other vehicular areas are utilized within the facility:

Last mile delivery facilities power the last mile of the end-user's customer order process to drive convenient and efficient package delivery to the end-user's customers.

As denoted in the term "last mile", the delivery facility is the last stop that the package makes before arriving at the customer's doorstep. Delivery facilities operate 7 days a week pursuant to a designated daily operations clock. The operations start with the arrival of packages from the end-user's network of first- and middle-mile facilities. These packages are pre-labeled for customer delivery and arrive at the site via tractor trailers, mainly overnight. As the packages arrive, company employees receive the packages and use material handling equipment to sort the packages by delivery route, and then stage them for pick up by delivery partners.

Deliveries to the customer from this delivery facility will be supported by two types of delivery partners: 1) small-business owners that employ drivers who deliver packages in company branded vans ("Drivers"), 2) individuals who use their personal vehicles to deliver packages ("Partners"). Drivers will arrive on site at approximately 8:30am to pick up the packages for their designated delivery routes. Drivers park their personal vehicles in the dedicated van driver parking area, proceed to the van parking area to enter their assigned delivery van, and then drive to the dedicated package loading area. Partners will enter the site and proceed directly to the package loading area.

The load-out process, which is supported by company employees and Driver managers, is structured to minimize impact on the roadway during peak commuter hours. For optimal efficiency, the loading and dispatch operations occur in waves, with Drivers loading up and departing in approximate 20 to 30-minute intervals. Partners typically deliver to customers within a 45-minute drive time, and standard delivery routes run approximately 8-10 hours for Drivers and 3-6 hours for Partners. Once the last wave of Drivers has departed the station, company employees prepare the delivery facility for receipt of the next day's packages.

Partners do not return back to the delivery facility after completing their deliveries, unless they have undelivered packages. Drivers return to the station. After completing a checkout process, they exit the site in their personal vehicle or by public transport. The same 24-hour operations process is repeated daily.

- **Streets and Access**

- Main access to the property will be provided from a new road that will be constructed by the developer to connect the site to Air Tool Drive. Considering public safety concerns and the Traffic Impact Analysis improvements, prior to issuance of a Certificate of Occupancy, the portion of Air Tool Drive under private ownership and maintenance shall be improved and built to the standards of the Southern Pines Corporate Park plans designed by Hobbs Upchurch & Associates and received by the Town of Southern Pines on May 14, 2007, and the existing bridge shall be inspected and proposed improvements made, if necessary.
- Plans for the new road will generally follow the previously approved plans and the property's CDP. This new road is intended to be offered for dedication to the Town.
- A Traffic Impact Analysis (TIA) has been submitted with this application.
- Fire Department access will be provided around the entire building as coordinated with the Fire Marshal.

- **Landscaping**

- Landscaping will be provided as required by the Town of Southern Pines UDO in Section 4.3. This will include tree islands, parking lot landscaping, and streetscape plantings meeting the standards for vehicle-use areas. The applicant will provide detailed calculations for landscaping during the detailed site plan submission to meet the Town's UDO requirements.
- Screening and buffer plantings will follow the guidelines and standards as approved in the CDP and UDO.
- A visual analysis has been provided for the development showing the relationship to the adjoining property. The adjoining use is the Hamilton Beach manufacturing facility. The proposed distribution center backs up to the loading and shipping dock of the facility, and there are approximately 110' of dense existing trees and vegetation separating the two facilities, as shown in the analysis. In addition, the rear of the loading dock on the Hamilton Beach property is more than 230' from the property boundary. Due to this on-site condition, the applicant would provide standard buffer plantings along this property boundary rather than the increased buffer area.

- **Lighting**

- All lighting on the property will follow Section 4.8 of the CDP and Section 4.2.6 of the CDP. Lighting levels along streets and in parking areas will be provided to

meet the UDO standards for safety and match the existing community. Proposed lighting fixtures will match previous phases of development. All light will be projected downward to limit any light spilling onto adjacent properties.

- **Open Space**

- Required open space for the overall Corporate Park as designated in the CDP is 20%. A minimum of 10% of the provided open space shall be usable open space as described in section 3.5.14 of the UDO. While no open space is required for each individual phase of the development, the overall development must meet the open space requirements.
- +/- 4.32 acres (+/- 28.0%) of the property will remain open space, as shown on sheet C301 of the PDP documents. None of the open space provided will be considered usable; however, the applicant will construct a multi-modal path just off the property boundary to connect with the future trail system within the business park. These open space areas can be added to the overall Corporate Park area tabulations.
- Per UDO §4.11.10(l) and the Southern Pines Corporate Park Conceptual Development Plan, the 3,731 linear feet of required greenway trail within Phase 2 of development (per file #CU-03-06 and file #Z-01-14) shall be either constructed or a complete financial surety secured, submitted (to the Town of Southern Pines), and accepted (by the Town of Southern Pines) by September 25, 2025. The greenway trail may be designed to the standards as shown in the Southern Pines Corporate Park plans designed by Hobbs Upchurch & Associates and received by the Town of Southern Pines on May 14, 2007.

- **Stormwater**

- The property is located within a state-regulated and protected drainage basin. As such, stormwater design will fully comply with all aspects of applicable local and state standards and regulations for stormwater management and watershed protection, including specific requirements for erosion and sedimentation control. Best management practices for each phase shall be utilized at the time of development in accordance with NCDEQ guidance. Stormwater must be maintained on the overall property to meet the Town of Southern Pines, NCDEQ, and any other stormwater regulations.
- Stormwater will be contained on-site in two management areas at each end of the site. All facilities will be designed per the Town of Southern Pines and NCDEQ standards.
- Detailed plans and calculations will be provided during the detailed site engineering process to ensure the stormwater is maintained appropriately on site.

- **Utility Service**

- Adequate water and sewer service can be provided by the Town of Southern Pines to serve this development. Utility extensions along Air Tool Drive were installed with the completion of the roadway. Utility extensions will be constructed along the new roadway and access drive to serve the property. All utilities on the site and within the new road right-of-way will be located underground and installed per the policies of the local utility providers and the Town of Southern Pines.

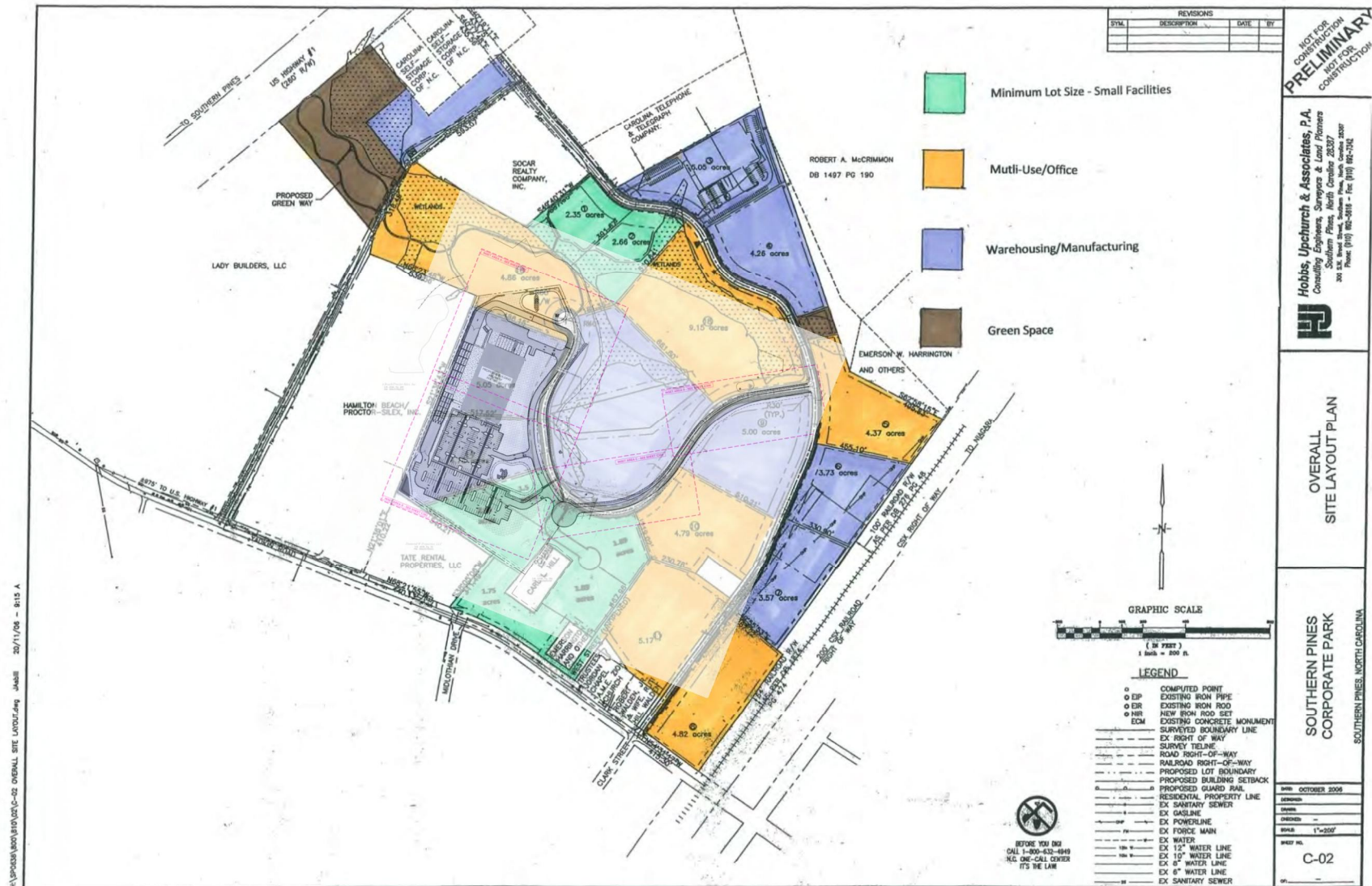
- **Buffers/Setbacks**

- The setbacks for the property will follow the standards set forth in the approved CDP. Those standards follow the Industrial land use standards of the Town's UDO.

- Landscape buffer planting areas of 10' have been provided along all parking boundary areas and meet the Town's UDO standards in Section 4.3.
- Retaining walls will follow the UDO standards for industrial setbacks. Retaining walls greater than 6' in height will be a minimum of 20' from the property boundary.
- The applicant intends to meet Section 5.12 for the buffering of outside storage by maintaining existing vegetation and landscape plantings rather than providing a fence or wall to screen the vehicles. The area shown on the plan for vehicular storage is simply an area where vans will be parked when not being utilized for deliveries or loading. These vehicles are constantly in motion for deliveries and are often moved during normal operation. The parking area is located no closer than 50' from the adjoining industrially zoned property.
- **Architectural Character**
 - The proposed buildings will be required to meet the standards of the commercial building design guidelines described in Section 4.10 of the Town of Southern Pines UDO for industrial design.
- **Signage**
 - All signage will be designed in conformance with the requirements of the Town of Southern Pines UDO in Section 4.6.
 - Signage internal to the development may be provided throughout the property for area identification and wayfinding purposes.
 - Building-mounted signage will be permitted per Section 4.6 of the UDO.

The descriptions and conditions described above will apply to the development as indicated in the Preliminary Development Plan document. The proposed plan utilizes the CDP's development standards and implements a new phase of the Southern Pines Corporate Park, which meets the standards of the Southern Pines Corporate Park CDP. Should the CDP be amended, any standards indicated on the attached plans may be amended to accommodate the revised standard without requiring amendment to these PDP documents.

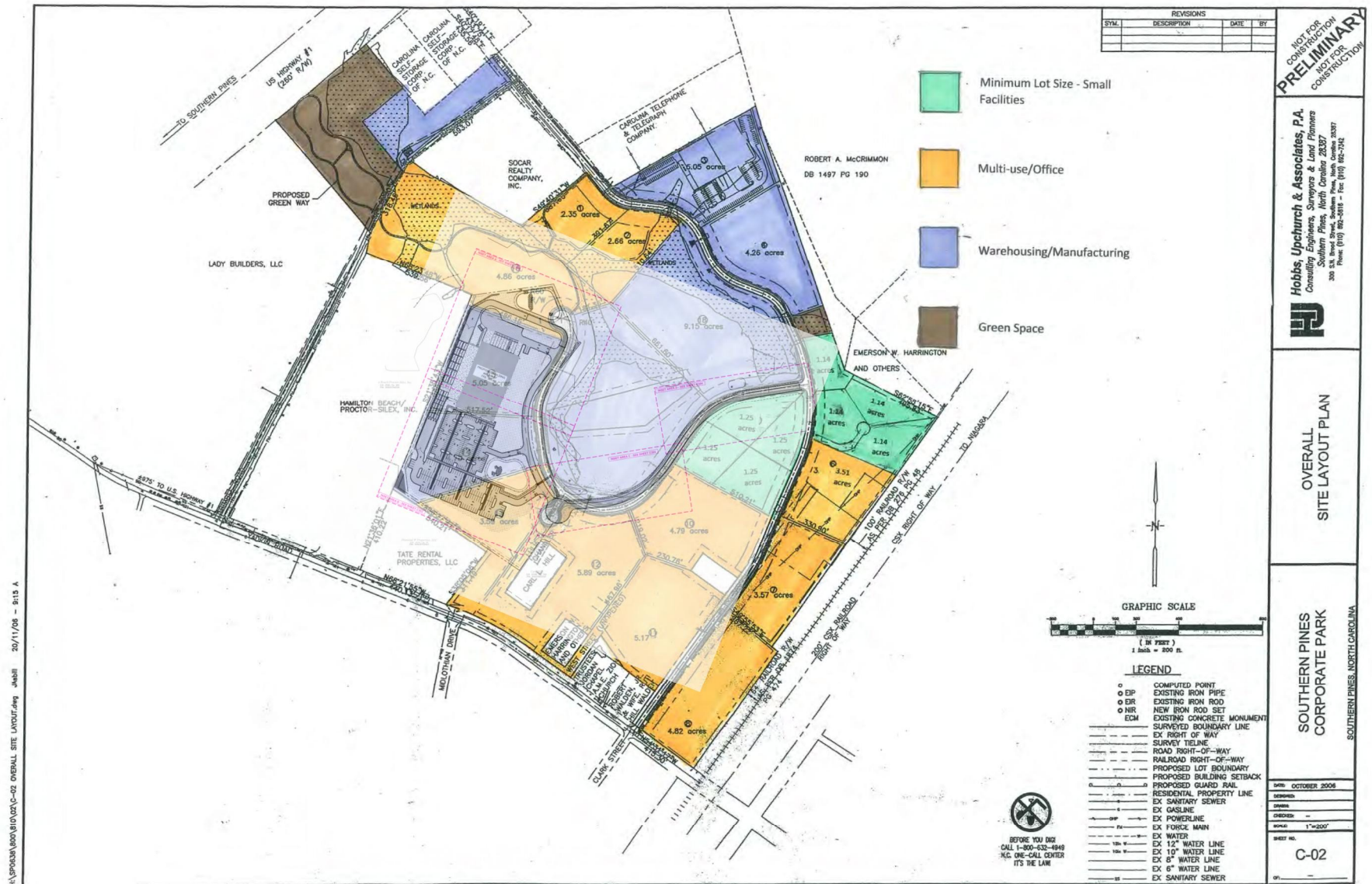
Conceptual Plan- Option: 1



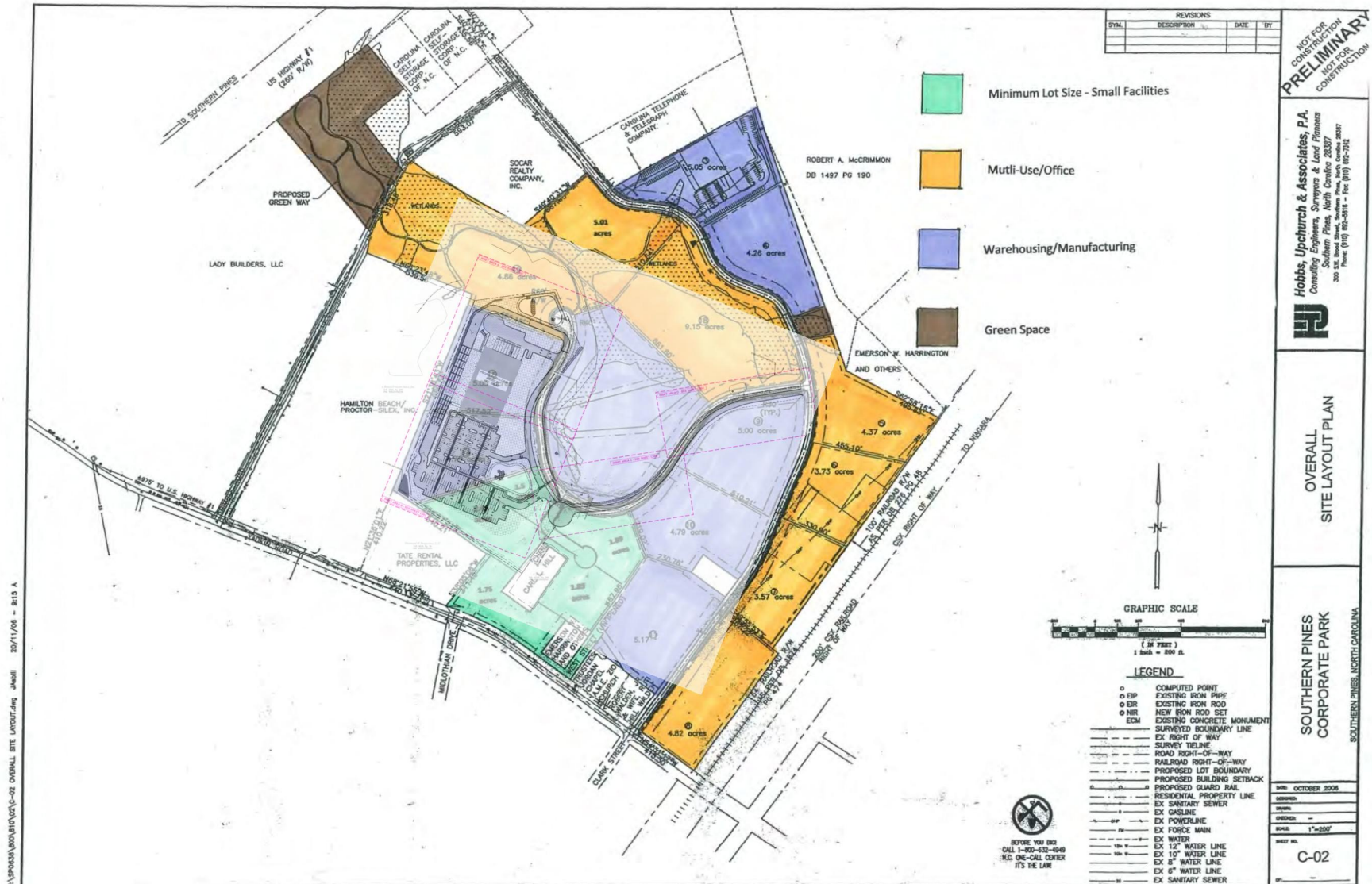
Z-01-14 Corporate Park I to PD

PB April 2014

Page 20 of 94



Conceptual Plan- Option: 4



Plotted By: Filip, Austin Sheet Set: WNC8 Layout: C301 - SITE OVERALL August 21, 2024 03:48:42pm K:\CHL_PRA\015634 SunCap Property Group\042 WNC8 Southern Pines\02 - DWG\Exhibit\08 Open Space\Open Space.dwg



LEGEND

OPEN SPACE - 4.32 ACRES (188229 SF)

OPEN SPACE SUMMARY - WNC8 SOUTHERN PINES			
SITE AREA	15.77	acres	
CATEGORY	REQUIRED	PROVIDED	TOTAL REMAINING TO PROVIDE
Overall Open Space	20.96 acres (20%)	4.32 acres	16.64 acres
Usable Open Space	10.48 acres (10%)	0.00 acres	10.48 acres

PRELIMINARY DEVELOPMENT PLAN for

WNC8

AIR TOOL DRIVE

SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA 28387

UTILITY AND GOVERNING AGENCIES
CONTACT LIST:

WATER COMPANY

TOWN OF SOUTHERN PINES
RON ISTRE
801 SE SERVICE RD
SOUTHERN PINES, NC 28387
(910) 692-1983

SANITARY SEWER COMPANY

TOWN OF SOUTHERN PINES
RON ISTRE
801 SE SERVICE RD
SOUTHERN PINES, NC 28387
(910) 692-1983

FIRE MARSHAL

TOWN OF SOUTHERN PINES
MIKE CAMERON
500 W PENNSYLVANIA AVE
SOUTHERN PINES, NC 28387
(910) 692-2720

EROSION CONTROL

TOWN OF SOUTHERN PINES
JAMES MICHEL
801 SE SERVICE RD
SOUTHERN PINES, NC 28387
(910) 692-1983

POWER COMPANY

DUKE ENERGY
410 S WILMINGTON ST
RALEIGH, NC 27601
(866) 582-6345

CABLE COMPANY

LUMEN
2 RAVINIA DRIVE
ATLANTA, GA 30346
(877) 453-8353

DEPARTMENT OF TRANSPORTATION

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
(704) 436-9316

PLANNING DEPARTMENT

TOWN OF SOUTHERN PINES
BJ GRIEVE
801 SE SERVICE RD
SOUTHERN PINES, NC 28387
(910) 692-4003

ZONING DEPARTMENT

TOWN OF SOUTHERN PINES
BJ GRIEVE
801 SE SERVICE RD
SOUTHERN PINES, NC 28387
(910) 692-4003

PHONE COMPANY

LUMEN
2 RAVINIA DRIVE
ATLANTA, GA 30346
(877) 453-8353

GAS COMPANY

PIEDMONT NATURAL GAS
ANTONIO RICHARDSON
4720 CORPORATION DR
FAYETTEVILLE, NC 28306
(910) 321-2949



SITE LOCATION MAP

NOT TO SCALE

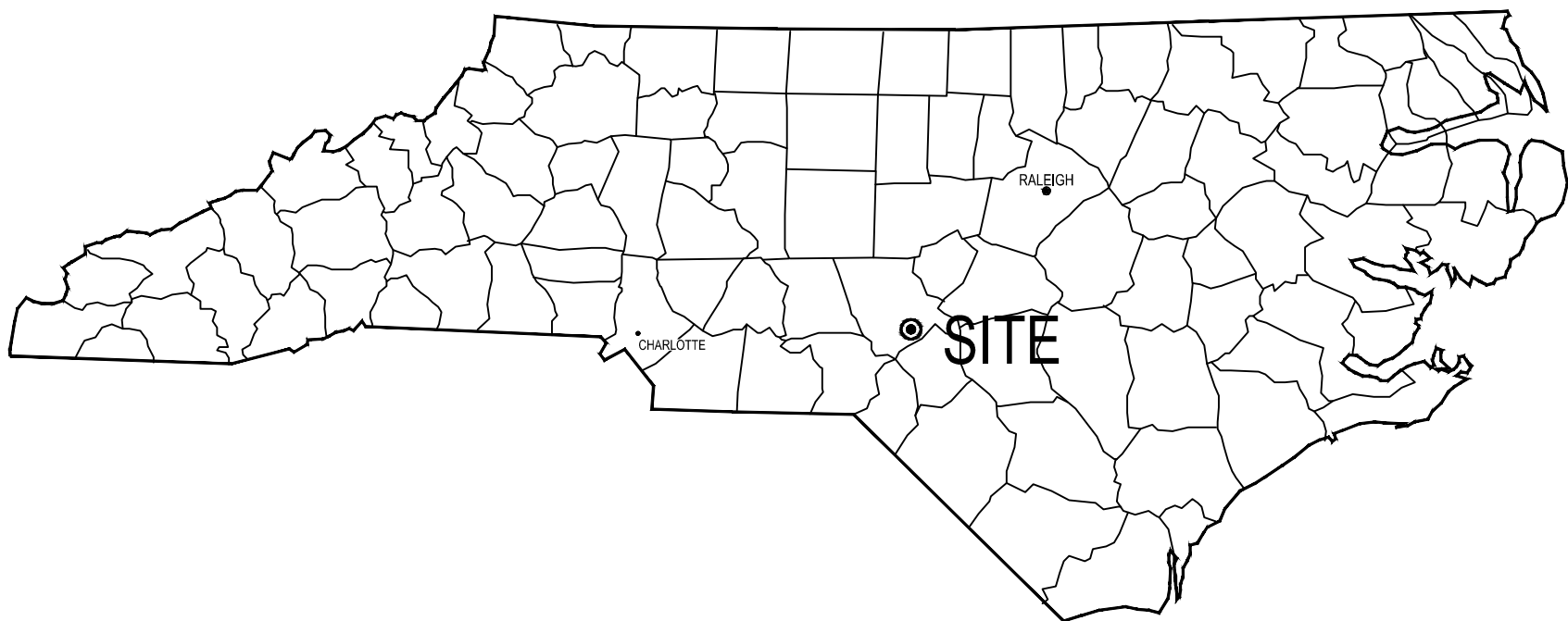
KIMLEY-HORN SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENT'S DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE KIMLEY-HORN HAS ISSUED FINAL, FULLY-APPROVED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PRELIMINARY PLANS ARE SUBJECT TO SUBSTANTIAL REVISION UNTIL PLANS ARE FULLY APPROVED AND ALL PERMITS OBTAINED.

NOTICE TO CONTRACTOR:

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT STANDARDS AND SPECIFICATIONS AS PROVIDED IN THE:

MOORE COUNTY UNIFIED DEVELOPMENT ORDINANCE
SOUTHERN PINES UNIFIED DEVELOPMENT ORDINANCE
NCDOT STANDARDS SPECIFICATIONS FOR ROADS AND STRUCTURES
OR THE MORE RESTRICTIVE OF ANY STANDARDS THAT CONFLICT.

SHEET INDEX		
Sheet No.	Sheet Title	REV. No.
C001	COVER SHEET	
C301	OVERALL SITE PLAN	
C302	SITE PLAN - AREA A	
C303	SITE PLAN - AREA B	
C304	SITE PLAN - AREAS C&D	
C401	OVERALL GRADING AND DRAINAGE PLAN	
C402	GRADING AND DRAINAGE PLAN - AREA A	
C403	OVERALL GRADING AND DRAINAGE PLAN - AREA B	
C404	GRADING AND DRAINAGE PLAN - AREAS C&D	
C501	OVERALL UTILITY PLAN	
C502	UTILITY PLAN - AREA A	
C503	UTILITY PLAN - AREA B	
C504	UTILITY PLAN - AREAS C&D	
C901	SITE DETAILS - (1)	



PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:

SUNCAP PROPERTY GROUP
6101 CARNEGIE BOULEVARD
SUITE 180
CHARLOTTE, NORTH CAROLINA 28209
PHONE (704) 945-4463

CONTACT: SCOTT MILNER

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
(704) 333-5131 TEL

CONTACT: ALLISON BRAGG, P.E.

SURVEYOR:

CORNERSTONE PROFESSIONAL LAND
SURVEYING, PLLC
PO BOX 1296
MONROE, NORTH CAROLINA 28111
PHONE (704) 956-5611

CONTACT: NATHAN DUBOSE

ARCHITECT:

SGA DESIGN GROUP
1437 SOUTH BOULDER
SUITE 550
TULSA, OK 74119
PHONE (918) 587-8600
FAX (918) 587-8601

PRELIMINARY

GEOMETRIC
CONTROL

HORIZONTAL DATUM:
NAD 83 (2011)

VERTICAL DATUM:
NAVD 88

DRAWING UNITS:
U.S. SURVEY FEET



WNC8

PREPARED FOR
SUNCAP PROPERTY GROUP
TOWN OF SOUTHERN PINES NC

COVER SHEET

KH PROJECT
015634042

DATE
07/08/2024

SCALE AS SHOWN

DESIGNED BY
AJF

DRAWN BY
JH

CHECKED BY
ARE

PRELIMINARY

Kimley»Horn

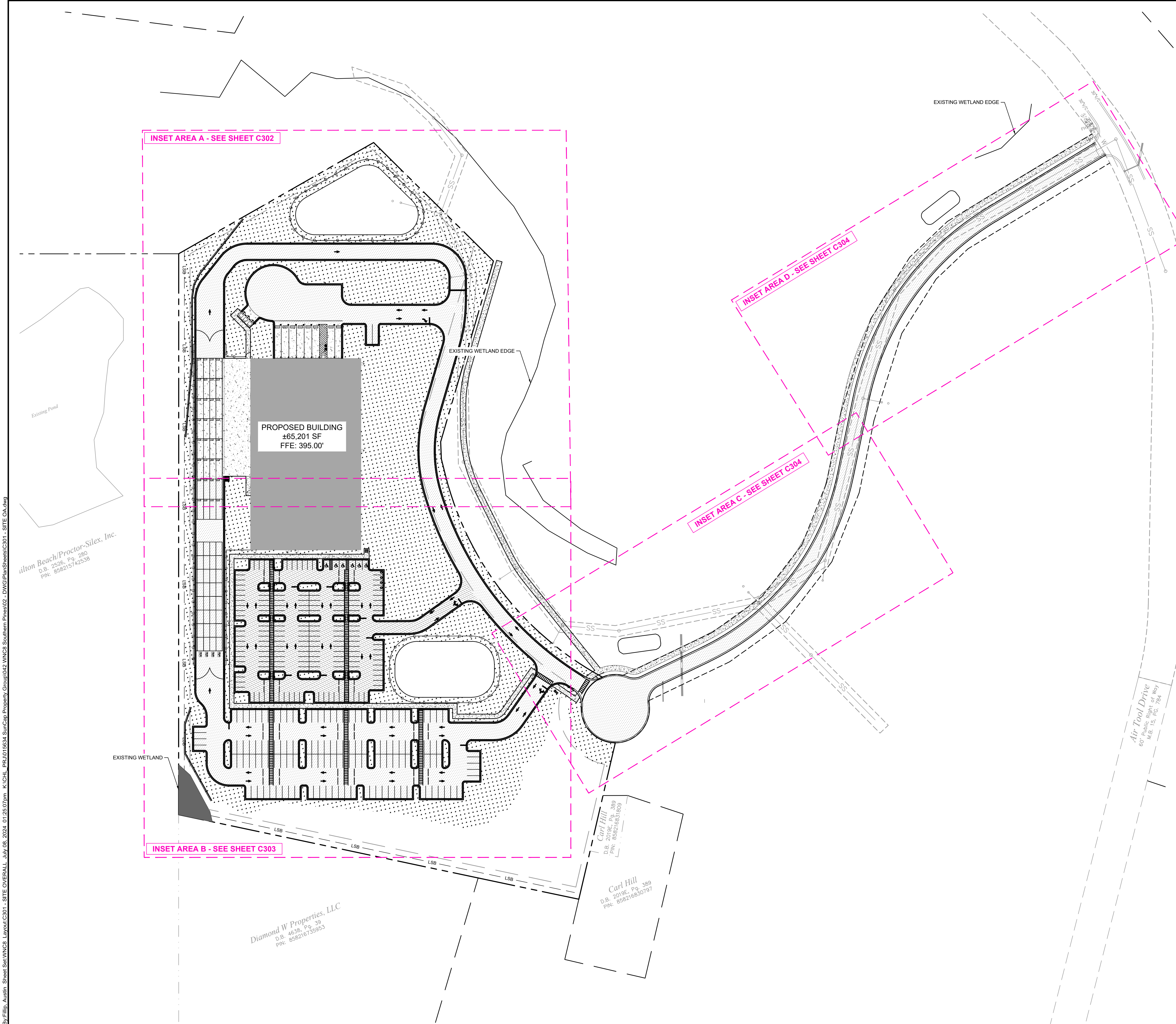
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PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-5102

REVISIONS

DATE

BY

SHEET NUMBER
C001



SITE DEVELOPMENT PLAN NOTES

- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADINGS, AND ZONING NOTES.
- SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
- SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
- DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL, UNLESS OTHERWISE SHOWN.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID	858200843785
DEED BOOK / PAGE NUMBER	3032 / 356
TOTAL SITE AREA	18.48 ACRES
TOTAL LOT AREA	15.77 ACRES
EXISTING LAND USE	VACANT
PROPOSED LAND USE	DISTRIBUTION CENTER
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA	65,201 SF
OFFICE AREA	4103 SF
STORAGE AREA	61098 SF
CONSTRUCTION TYPE	TYPE IV
NUMBER OF UNITS	1 UNIT
ZONING DATA:	
FEMA FLOOD PANEL	371068200J
EFFECTIVE DATE	10/17/2006
WATERSHED:	LITTLE RIVER
EXISTING ZONING:	PLANNED DEVELOPMENT (PD)
LAND USE:	
LAND DISTURBANCE	16.04 ACRES
OPEN SPACE	4.76 ACRES (30.9%)
USABLE OPEN SPACE	0 ACRES (0%)
IMPERVIOUS AREA	0 ACRES (0%)
EXISTING	0 ACRES (0%)
PROPOSED	9.37 ACRES (50.7%)
PROPERTY DEVELOPMENT STANDARDS:	
MINIMUM LOT SIZE	50,000 SF
OPEN SPACE MINIMUM	20%
USABLE OPEN SPACE	50% OF OPEN SPACE
MAXIMUM HEIGHT	50 FEET
MAXIMUM SITE COVERAGE	70%

PARKING	
REQUIRED PARKING (PARCEL SERVICES):	
1 SPACE/400 SF OF OFFICE	11 SPACES
1 SPACE/2 EMPLOYEES (192/2), NOT LESS THAN 1/5000 SF OF STORAGE	98 SPACES
PROVIDED PARKING (PARCEL SERVICES):	
STANDARD PARKING:	168 SPACES
ASSOCIATE SPACES	158 SPACES
ADA SPACES	6 SPACES
BOX TRUCK (PERSONAL)	4 SPACES
BOXTRUCK SPACES	2 SPACES
VAN LOADING	32 SPACES
VAN QUEUING	32 SPACES
LINEHAUL PARKING	2 SPACES
LINEHAUL DOCKING	6 SPACES
PARKING (VEHICLE STORAGE):	
VEHICLE STORAGE SPACES	126 SPACES

SETBACKS/BUFFERS	
REQUIRED SETBACKS:	
FRONT BUILDING SETBACK	40 FEET
REAR BUILDING SETBACK	20 FEET
INTERIOR SIDE BUILDING SETBACK	10 FEET
EXTERIOR SIDE BUILDING SETBACK	15 FEET
REQUIRED BUFFERS:	
RESIDENTIAL	80 FEET
INDUSTRIAL	20 FEET
BUSINESS	10 FEET
SINGLE-FAMILY RESIDENCE	30 FEET

PROPOSED PROPERTY LEGEND	
---	PROPERTY LINE
--- Ex-ROW ---	EXISTING RIGHT-OF-WAY
--- BSL ---	PROPOSED BUILDING SETBACK
--- SDE ---	PROPOSED DRAINAGE EASEMENT
--- LSB ---	LANDSCAPE BUFFER

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PRELIMINARY

KH PROJECT	015634042
DATE	07/08/2024
SCALE	AS SHOWN
DESIGNED BY	AJF
DRAWN BY	JH
CHECKED BY	ARE

WNC8

PREPARED FOR

SUNCAP PROPERTY GROUP

TOWN OF SOUTHERN PINES

NC

OVERALL

SITE PLAN

SHEET NUMBER

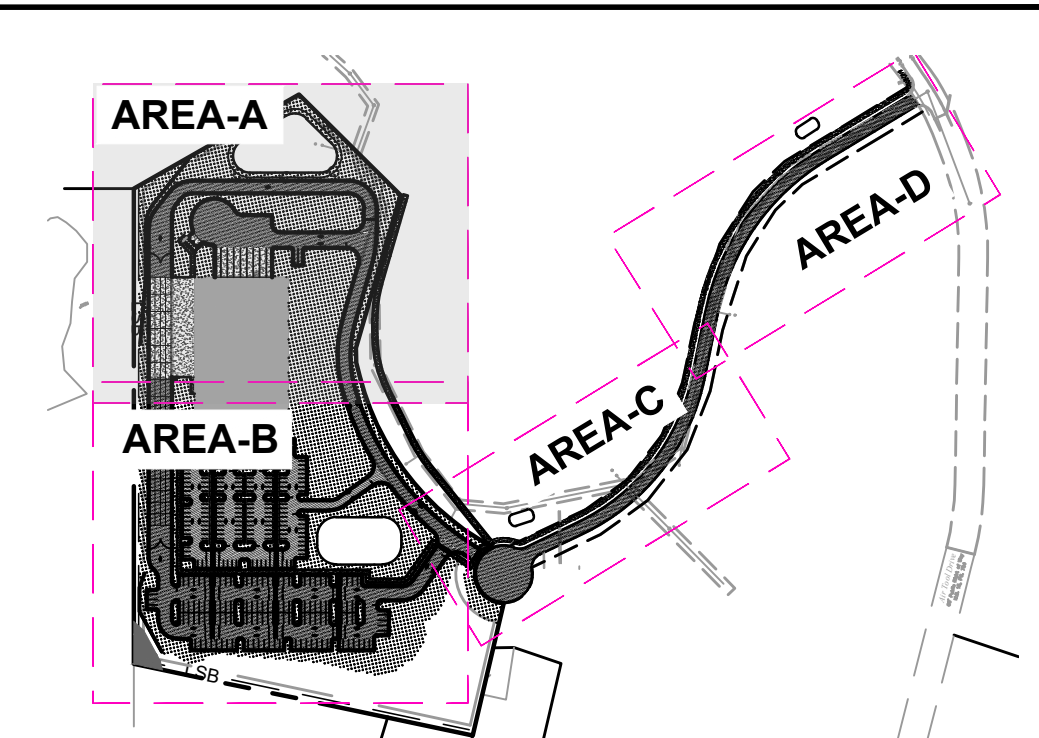
C301

Know what's below.
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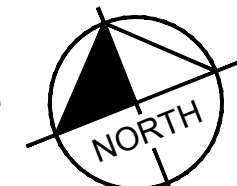
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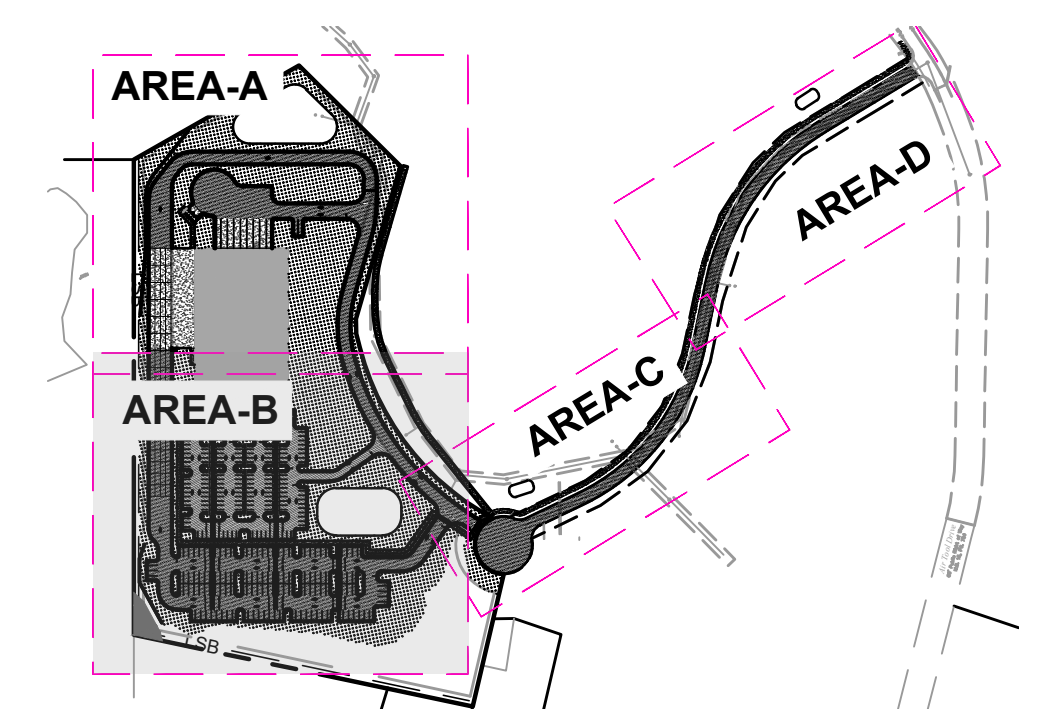
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NORTH



- | | | |
|------|---------------------------------|---|
| (P1) | STANDARD DUTY ASPHALT PAVEMENT: |  |
| (P2) | HEAVY DUTY ASPHALT PAVEMENT: |  |
| (P3) | HEAVY DUTY CONCRETE PAVEMENT: |  |
| (P4) | CONCRETE SIDEWALK: |  |
| (P5) | SEED/SOD/LANDSCAPE: |  |

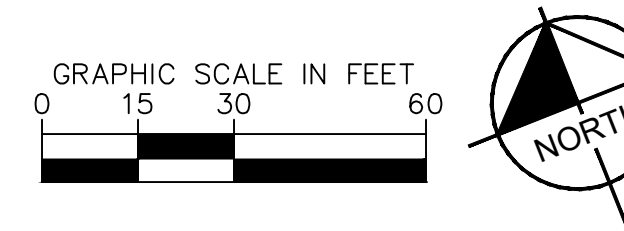




1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES .
2. SEE "OVERALL SITE PLAN" FOR SITE DEVELOPMENT NOTES AND SITE DATA INFORMATION.
3. SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.

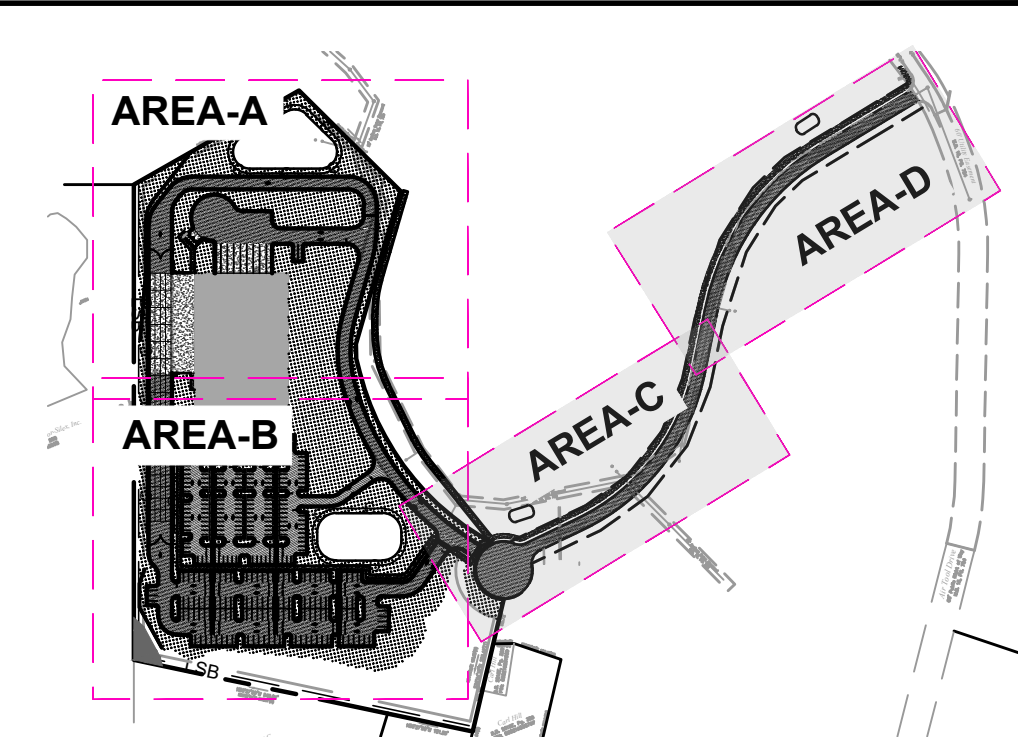
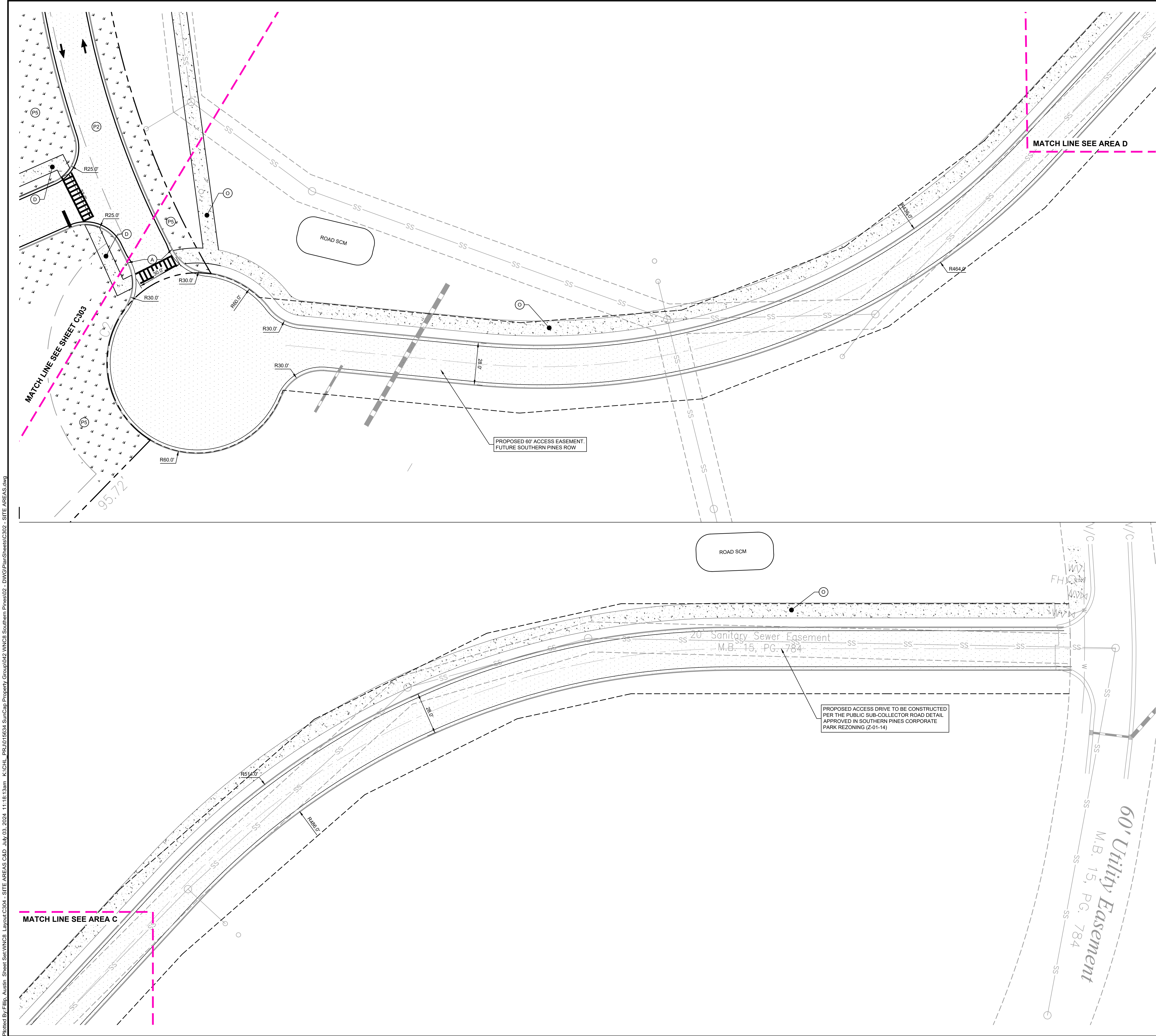
(A)	STANDARD 24" CURB AND GUTTER
(B)	FLUSH CURB USED AT CANOPY, LENGTH PER PLAN, TRANSITION TO STANDARD 6" CURB HEIGHT OVER 10' PER PLAN.
(C)	CURB END TRANSITION
(D)	CONCRETE SIDEWALK PER DETAIL. WIDTH PER PLAN 2% MAX. CROSS SLOPE, 5% MAX LONGITUDINAL SLOPE.
(E)	ADA ACCESSIBLE RAMP IN SIDEWALK TO CONFORM TO FEDERAL, STATE, AND LOCAL ACCESSIBILITY GUIDELINES.
(F)	ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR PARKING SPACE SIZE, SIGN AND SYMBOL. (YV=INDICATES VAN ACCESSIBLE SPACE)
(G)	SEED, SOO, AND/OR LANDSCAPE AREA. MINIMUM 4" OF TOPSOIL. - NOT USED
(H)	SITE LIGHTING POLE / FIXTURE TYPICAL. (SEE LIGHTING PLANS FOR DETAILS) - NOT USED
(I)	PROPOSED SMOKERS BENCH
(J)	EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH TOP OF STOOP.
(K)	CONCRETE TRANSFORMER PAD - NOT USED
(L)	DUMPSTER AND RECYCLE AREA. REFER TO ARCHITECTURAL PLAN FOR DESIGN INFORMATION.
(M)	6" DIAMETER PIPE BOLLARD, PAINTED TRAFFIC YELLOW, CONCRETE FILLED - NOT USED
(N)	6' HIGH CHAIN LINK FENCE WITH SWING GATE (SIZE AND LOCATION PER PLAN).
(O)	10' MULTI-MODAL PATH
(P)	RETAINING WALL - TO BE DESIGN/BUILD BY CONTRACTOR
(Q)	LOADING DOCK
(R)	VAN LOADING SPACE
(S)	VAN QUEUING SPACE
(T)	CANOPY COLUMNS (SEE ARCH PLANS)
(U)	PEDESTRIAN ACCESS GATE (SEE SITE DETAIL SHEET)
(V)	CONCRETE WHEEL STOP (SEE SITE DETAIL SHEET)

P1	STANDARD DUTY ASPHALT PAVEMENT:	
P2	HEAVY DUTY ASPHALT PAVEMENT:	
P3	HEAVY DUTY CONCRETE PAVEMENT:	
P4	CONCRETE SIDEWALK:	
P5	SEED/SOD/LANDSCAPE:	



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SHEET NUMBER C303		WNC8		SITE PLAN - AREA B		PRELIMINARY		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-335-5131 WWW.KIMLEY-HORN.COM NC LICENSE #0-102		No. _____		DATE _____		BY _____	
		WNC8 PREPARED FOR SUNCAP PROPERTY GROUP TOWN OF SOUTHERN PINES		SITE PLAN - AREA B		PRELIMINARY		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-335-5131 WWW.KIMLEY-HORN.COM NC LICENSE #0-102		KH PROJECT 015634042		_____		_____	
										DATE 07/08/2024		_____		_____	
										SCALE AS SHOWN		_____		_____	
										DESIGNED BY AJF		_____		_____	
										DRAWN BY JH		_____		_____	
								CHECKED BY ARB		_____		_____		_____	



SITE PLAN KEY NOTES

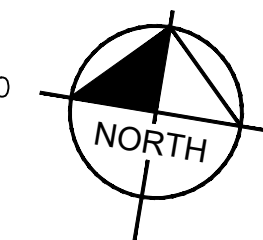
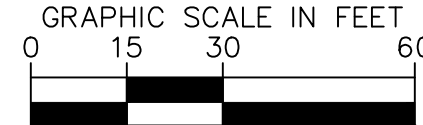
- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES.
- SEE "OVERALL SITE PLAN" FOR SITE DEVELOPMENT NOTES AND SITE DATA INFORMATION.
- SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.

SITE IMPROVEMENTS

- (A) STANDARD 24" CURB AND GUTTER
- (B) FLUSH CURB USED AT CANOPY, LENGTH PER PLAN, TRANSITION TO STANDARD 6" CURB HEIGHT OVER 10' PER PLAN.
- (C) CURB END TRANSITION
- (D) CONCRETE SIDEWALK PER DETAIL, WIDTH PER PLAN, 2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE.
- (E) ADA ACCESSIBLE RAMP IN SIDEWALK TO CONFORM TO FEDERAL, STATE, AND LOCAL ACCESSIBILITY GUIDELINES.
- (F) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR PARKING SPACE SIZE, SIGN AND SYMBOL. (*VAN INDICATES VAN ACCESSIBLE SPACE).
- (G) SEED, SOD, AND/OR LANDSCAPE AREA, MINIMUM 4" OF TOPSOIL - NOT USED
- (H) SITE LIGHTING POLE / FIXTURE TYPICAL (SEE LIGHTING PLANS FOR DETAILS) - NOT USED
- (I) PROPOSED SMOKERS BENCH
- (J) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (K) CONCRETE TRANSFORMER PAD - NOT USED
- (L) DUMPSTER AND RECYCLE AREA. REFER TO ARCHITECTURAL PLAN FOR DESIGN INFORMATION.
- (M) 6" DIAMETER PIPE BOLLARD, PAINTED TRAFFIC YELLOW, CONCRETE FILLED - NOT USED
- (N) 6" HIGH CHAIN LINK FENCE WITH SWING GATE (SIZE AND LOCATION PER PLAN).
- (O) 10' MULTI-MODAL PATH
- (P) RETAINING WALL - TO BE DESIGN/BUILD BY CONTRACTOR
- (Q) LOADING DOCK
- (R) VAN LOADING SPACE
- (S) VAN QUEUING SPACE
- (T) CANOPY COLUMNS (SEE ARCH PLANS)
- (U) PEDESTRIAN ACCESS GATE (SEE SITE DETAIL SHEET)
- (V) CONCRETE WHEEL STOP (SEE SITE DETAIL SHEET)

LANDSCAPE AND PAVEMENT LEGEND

- (P1) STANDARD DUTY ASPHALT PAVEMENT:
- (P2) HEAVY DUTY ASPHALT PAVEMENT:
- (P3) HEAVY DUTY CONCRETE PAVEMENT:
- (P4) CONCRETE SIDEWALK:
- (P5) SEED/SOD/LANDSCAPE:



Plotted By: Philip, Austin Sheet Set: WNC8 Layout: C304 - SITE AREAS C&D July 03, 2024 11:18:13am K:\CHL\PRJ\016544\Suncap Property Group\042 WNC8 Southern Pines\02 - DWG\PlanSheets\C302 - SITE AREAS.dwg

MATCH LINE SEE AREA C

MATCH LINE SEE SHEET C303

WNC8

PREPARED FOR

SUNCAP PROPERTY GROUP

TOWN OF SOUTHERN PINES

NC

SHEET NUMBER

C304

Kimley»Horn

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PRELIMINARY

KH PROJECT

015634042

DATE

07/08/2024

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AS SHOWN

DESIGNED BY

AJF

DRAWN BY

JH

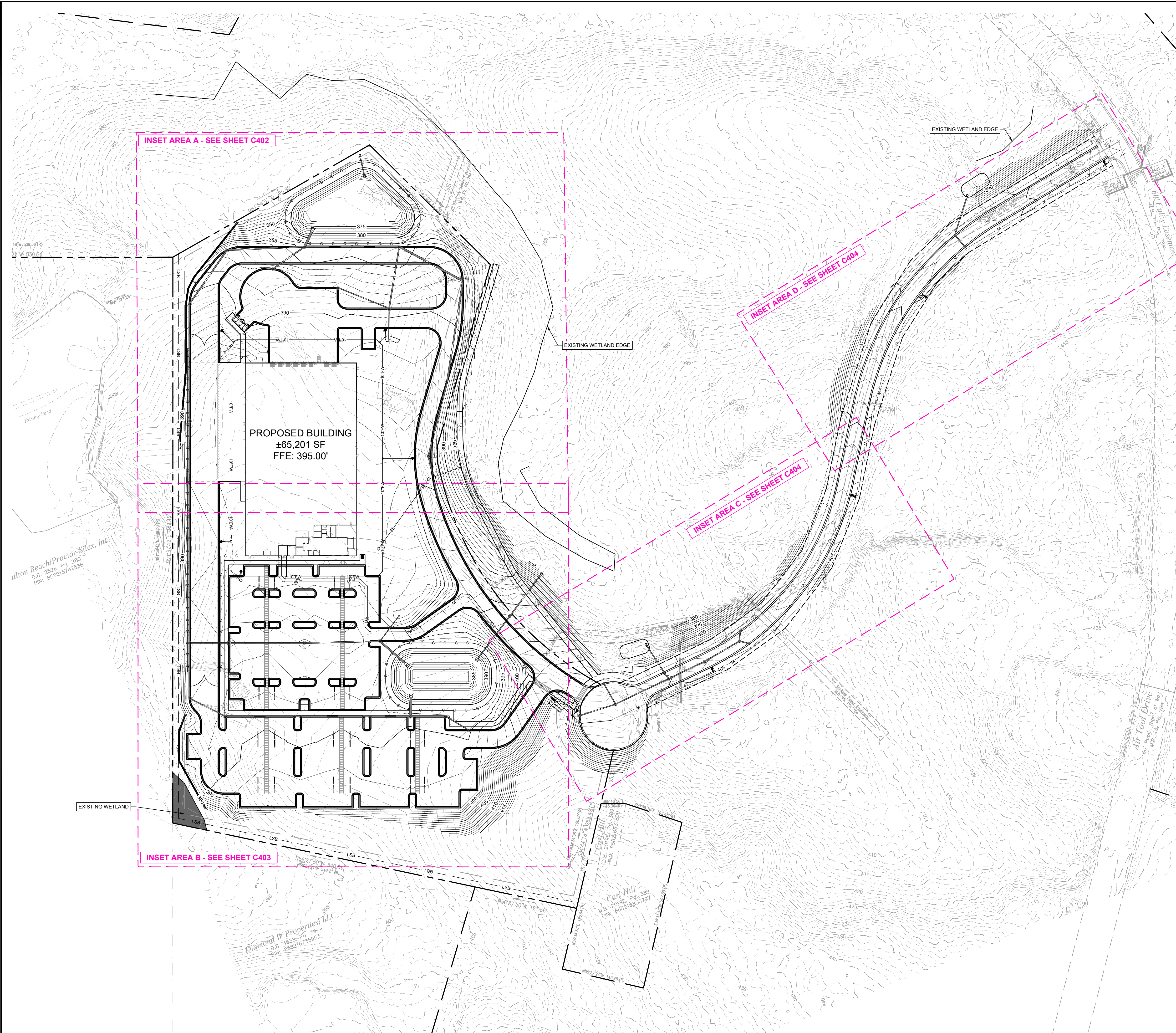
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BY



GRADING NOTES:

1. REFER TO THE GENERAL NOTES SHEET FOR NOTES PERTAINING TO PAVING, GRADING, ACCESSIBILITY, AND STORM DRAINAGE.
2. EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT 1 FOOT.
3. ALL SPOT ELEVATIONS WITH FC, REPRESENTS THE FACE OF CURB AT THE GUTTER LINE. (ADD 0.50' FOR TOP OF CURB.)
4. ALL SPOT ELEVATIONS WITH TC, REPRESENTS THE TOP OF CURB ELEVATION. (SUBTRACT 0.50' FOR PAVEMENT OR ELEVATION OF GUTTER AT CURB LINE.)
5. RIM ELEVATIONS OF CATCH BASINS (CURB INLETS) EQUALS THE FLOW LINE OF THE GUTTER PLUS THE RIM ELEVATION OF DROP INLETS, MANHOLES, AND CLEANOUTS EQUALS THE CENTER OF GRADE OR LID ELEVATION.
6. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
7. MANHOLES WITHIN NON PAVED AREAS SHALL BE 6" ABOVE ADJACENT GRADES. UNLESS OTHERWISE SHOWN.
8. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES
9. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

ADA COMPLIANCE

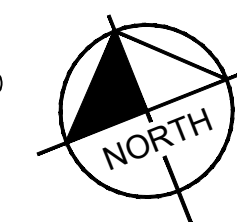
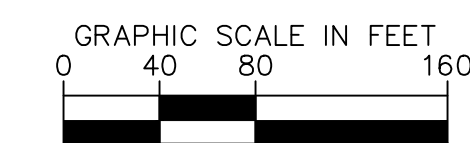
- A. CURB RAMPS ALONG PUBLIC STRETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE TOWN STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULLY INTEGRATED WITH THE CURB RAMP, NOT INCLUDING FLARES.
- C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- D. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHWA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN AVAILABLE SIDEWALK OR PATHWAY BE VERTICALLY OR HORIZONTALLY DISCONTINUED. SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 0.5 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- E. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE MET. PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAYING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

ALERT TO CONTRACTOR: CONFIRM WITH GEOTECH REPORT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

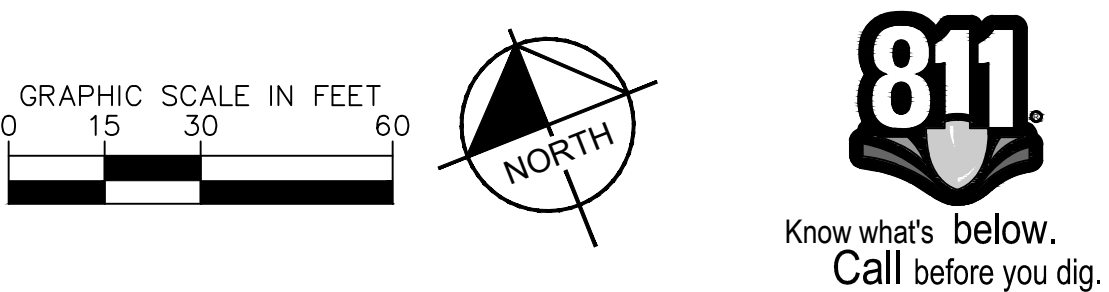
ALERT TO CONTRACTOR: RETAINING WALLS

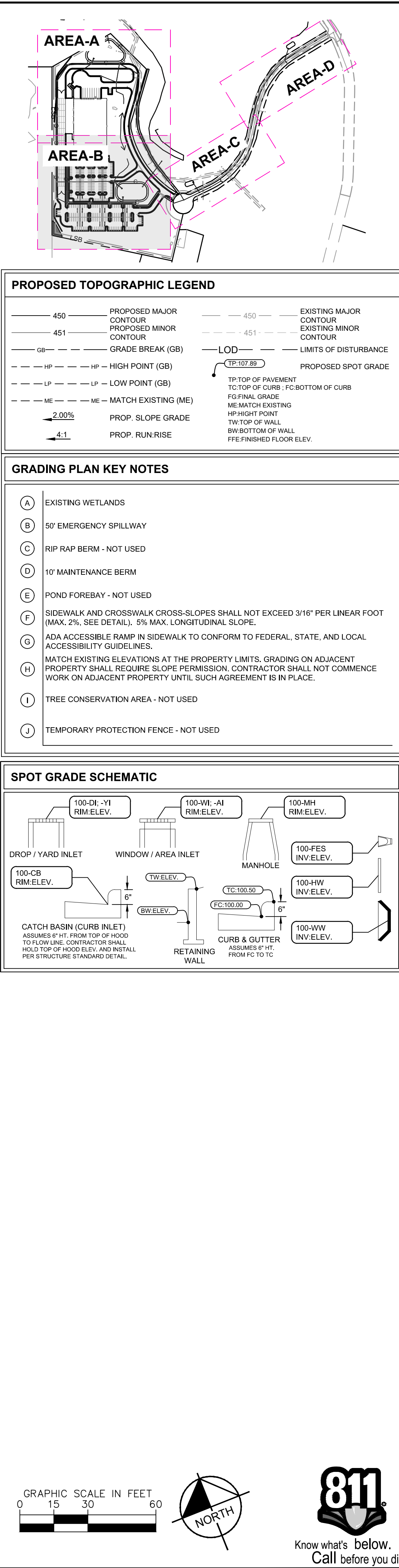
RETAINING WALLS SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR, WALL DESIGNERS SHALL PROVIDE SIGNED AND SEALED SHOP DRAWING FOR ALL RETAINING WALLS. WALLS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, SIGNED AND SEALED CALCULATIONS FOR RETAINING WALLS SHALL BE PROVIDED BY THE WALL DESIGNER. THE ANALYSIS SHALL INCLUDE INTERNAL, EXTERNAL, GLOBAL, SOIL, AND BEARING CAPACITY CALCULATIONS. THE WALL DESIGNER SHALL BE RESPONSIBLE FOR SELECTING AND SPECIFYING THE APPROPRIATE REINFORCING FIL MATERIALS, GEGRID, AND OTHER WALL APPURTENANCES. THE DESIGN SHALL ADDRESS FLY HYDRAULIC LOADING, SEISMIC LOADING, RAPID DRAWDOWN, SURCHARGE, AND BACKSLOPES WITH APPROPRIATE DRAINAGE. THE SHOP DRAWING SHALL SHOW A REFERENCE JOINT AND REFLECT FINISHED GRADE AT TOP AND BOTTOM OF WALL.



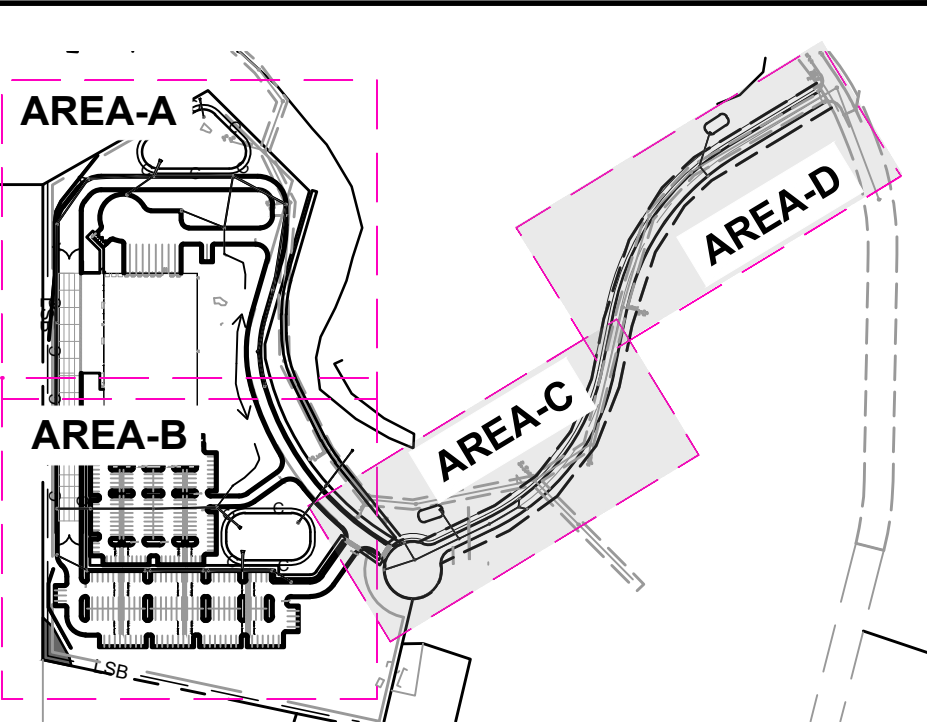
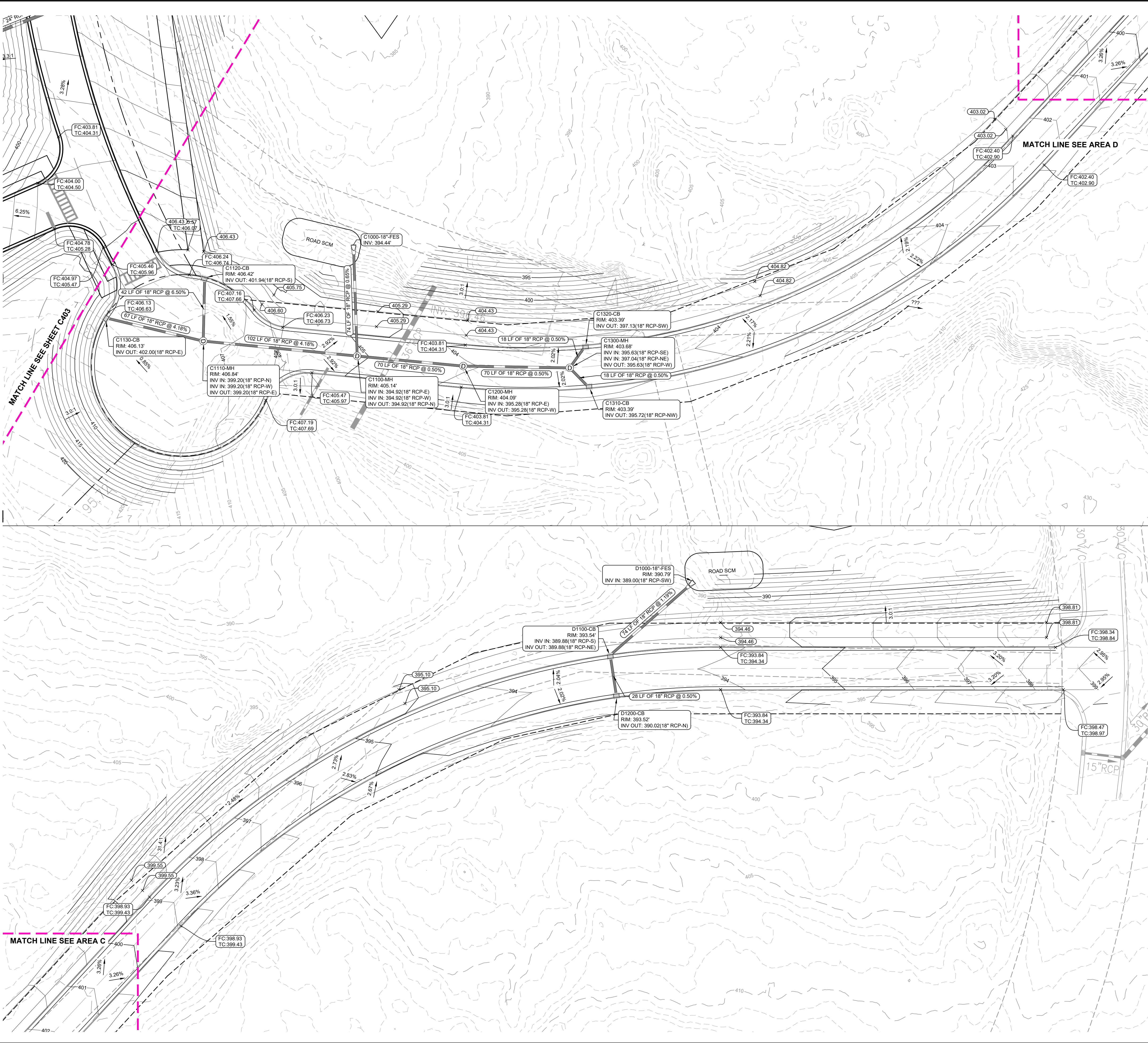
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SHEET NUMBER		WNC8		OVERALL GRADING AND DRAINAGE PLAN		KH PROJECT 015634042		PRELIMINARY		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102		No.		Revisions		Date		By	
C401		PREPARED FOR SUNCAP PROPERTY GROUP		TOWN OF SOUTHERN PINES, NC		DATE 07/08/2024						△							
						SCALE AS SHOWN						△							
						DESIGNED BY AUF						△							
						DRAWN BY JH						△							
						CHECKED BY ARB						△							

Page 82 of 197

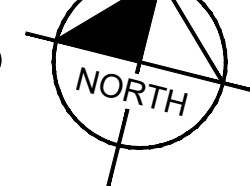
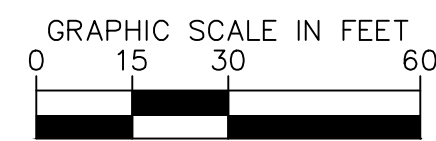
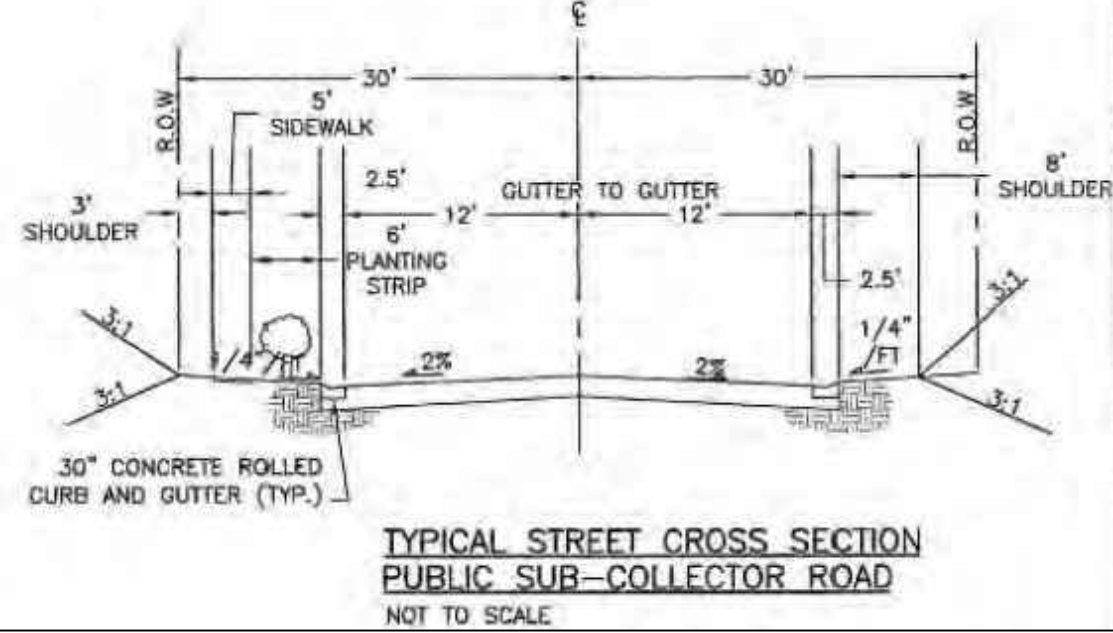
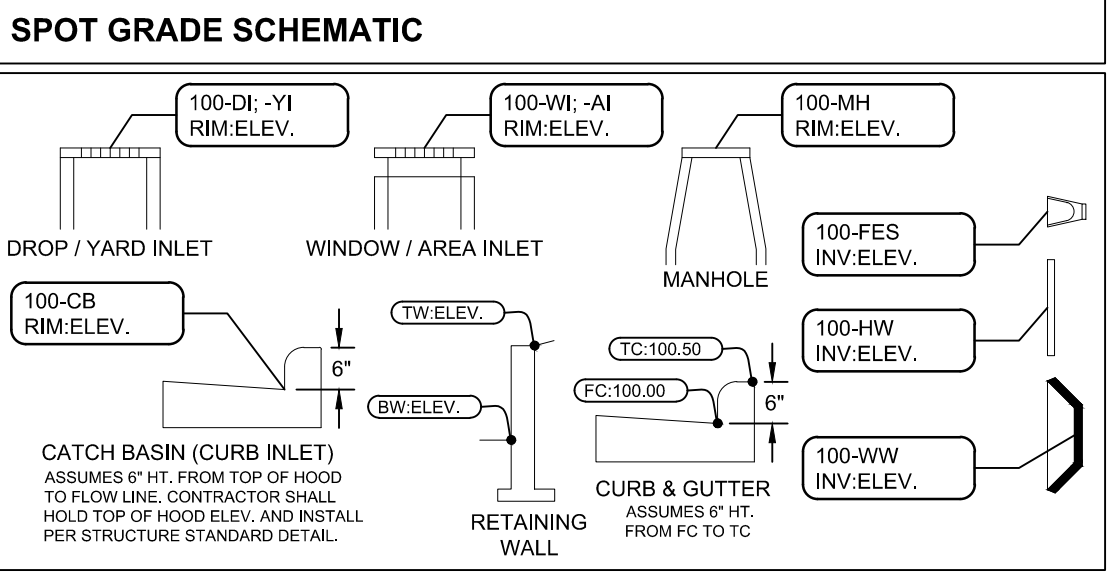
Page 83 of 197

Plotted By: Philip, Austin Sheet Set: WNC8 Layout: C404-GROG DRNG AREAS C&D July 03, 2024 11:33:51am K:\CHL_P\01015634_SunCap Property Group\042 WNC8 Southern Pine\02 - DWG\PlanSheets\C402 - GROG DRNG AREAS C&D.dwg



PROPOSED TOPOGRAPHIC LEGEND					
	450	PROPOSED MAJOR CONTOUR		450	EXISTING MAJOR CONTOUR
	451	PROPOSED MINOR CONTOUR		451	EXISTING MINOR CONTOUR
	GB	GRADE BREAK (GB)		LOD	LIMITS OF DISTURBANCE
	HP	HIGH POINT (GB)		TP:107.89	PROPOSED SPOT GRADE
	LP	LOW POINT (GB)		TC:107.89	TP: TOP OF PAVEMENT TC: TOP OF CURB / FC: BOTTOM OF CURB
	ME	MATCH EXISTING (ME)		ME	MATCH EXISTING
	HP	HIGH POINT		TW:107.89	HP: HIGH POINT TW: TOP OF WALL
	BW	BOTTOM OF WALL		BW	BOTTOM OF WALL
	FFE	FINISHED FLOOR ELEV.		FFE	FINISHED FLOOR ELEV.
	2.00%	PROP. SLOPE GRADE		4:1	PROP. RUN/RISE

GRADING PLAN KEY NOTES	
(A)	EXISTING WETLANDS
(B)	50' EMERGENCY SPILLWAY
(C)	RIP RAP BERM - NOT USED
(D)	10' MAINTENANCE BERM
(E)	POND FOREBAY - NOT USED
(F)	SIDEWALK AND CROSSWALK CROSS-SLOPES SHALL NOT EXCEED 3/16" PER LINEAR FOOT (MAX. 2%, SEE DETAIL). 5% MAX. LONGITUDINAL SLOPE.
(G)	ADA ACCESSIBLE RAMP IN SIDEWALK TO CONFORM TO FEDERAL, STATE, AND LOCAL ACCESSIBILITY GUIDELINES.
(H)	MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS. GRADING ON ADJACENT PROPERTY SHALL REQUIRE SLOPE PERMISSION. CONTRACTOR SHALL NOT COMMENCE WORK ON ADJACENT PROPERTY UNTIL SUCH AGREEMENT IS IN PLACE.
(I)	TREE CONSERVATION AREA - NOT USED
(J)	TEMPORARY PROTECTION FENCE - NOT USED



	© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-335-5131 WWW.KIMLEY-HORN.COM NC LICENSE #P-5102	
PRELIMINARY		
KH PROJECT 015634042		
DATE 07/08/2024		
SCALE AS SHOWN		
DESIGNED BY AJF		
DRAWN BY JH		
CHECKED BY ARE		
GRADING AND DRAINAGE PLAN - AREAS C&D		
WNC8 PREPARED FOR SUNCAP PROPERTY GROUP TOWN OF SOUTHERN PINES NC		
SHEET NUMBER C404		

Plotted By: Philip, Austin Sheet Set: WNC8 Layout: C501 - UTIL July 03, 2024 11:40:09am K:\CHL_PRA\016554 SunCap Property Group\042 WNC8 Southern Pines\02 - DWG\PlanSheets\C501 - UTIL_OA.dwg

48°W 539.56' (R)
22°W 539.54'

Existing Pond
Hilton Beach/Proctor-Silex, Inc.
D.B. 7526, Pg. 280
PIN: 858215742536

INSET AREA A - SEE SHEET C502

PROPOSED BUILDING
±65,201 SF
FFE: 395.00'

INSET AREA B - SEE SHEET C503

Diamond W Properties, LLC
D.B. 4838, Pg. 39
PIN: 858216735983

EXISTING WETLAND EDGE

INSET AREA D - SEE SHEET C504

INSET AREA C - SEE SHEET C504

EXISTING WETLAND EDGE

PROPOSED WATER LINE

PROPOSED SANITARY SEWER

PROPOSED WATER LINE

WATER LINE - FIRE WATER FITTINGS & STRUCTURES

- | | | | |
|----------------------|---------------------|----------------------|--------------------|
| | GATE VALVE | | WATER METER |
| | TEE | | BACKFLOW PREVENTER |
| | 45° BEND | | FIRE HYDRANT |
| | SERVICE ENTRY POINT | | REDUCER |
| WATER LINE ——— W ——— | | FIRE LINE ——— FW ——— | |

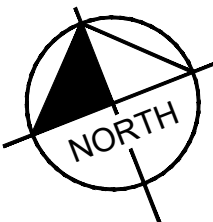
POWER - LIGHTING - COMMUNICATION - GAS LEGEND

- | | | | |
|-------------|---|--|------------------------------|
| ——— UE ——— | POWER | | METER, PULL BOX |
| ——— OE ——— | OVERHEAD ELECTRIC | | TRANSFORMER, POWER POLE |
| ——— COM ——— | COMMUNICATION | | CAP, PLUG, TERMINAL END |
| ——— FO ——— | FIBER OPTIC | | SERVICE CONNECTION, ENTRANCE |
| ——— G ——— | GAS LINE | | COMMUNICATION, TELEPHONE BOX |
| | SITE LIGHTING | | GAS METER / VALVE |
| (COM) | COMMUNICATION LINE (INCLUDES DATA, TV, TELEPHONE) | | |

GRAVITY SEWER LEGEND

- | | | | |
|--|-----------------|--|--|
| | SS | | SANITARY SEWER MAIN, MH: MANHOLE, FLOW |
| | Lat | | SANITARY SEWER LATERAL, LC: CONNECTION, CO: CLEANOUT |
| | GT: GREASE TRAP | | STRUCTURE LABEL |
| | | | RIM: MH, CO, CENTER OF LID ELEVATION
INV: PIPE INVERT ELEVATION |

GRAPHIC SCALE IN FEET
0 40 80 160



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NC LICENSE #F-0102

PRELIMINARY

KH PROJECT	015634042	DATE	07/08/2024	SCALE	AS SHOWN	DESIGNED BY	AJF	JH	ARE
CHECKED BY									

**OVERALL
UTILITY PLAN**

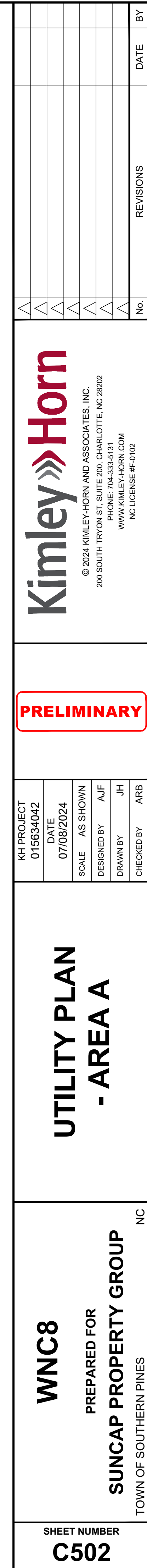
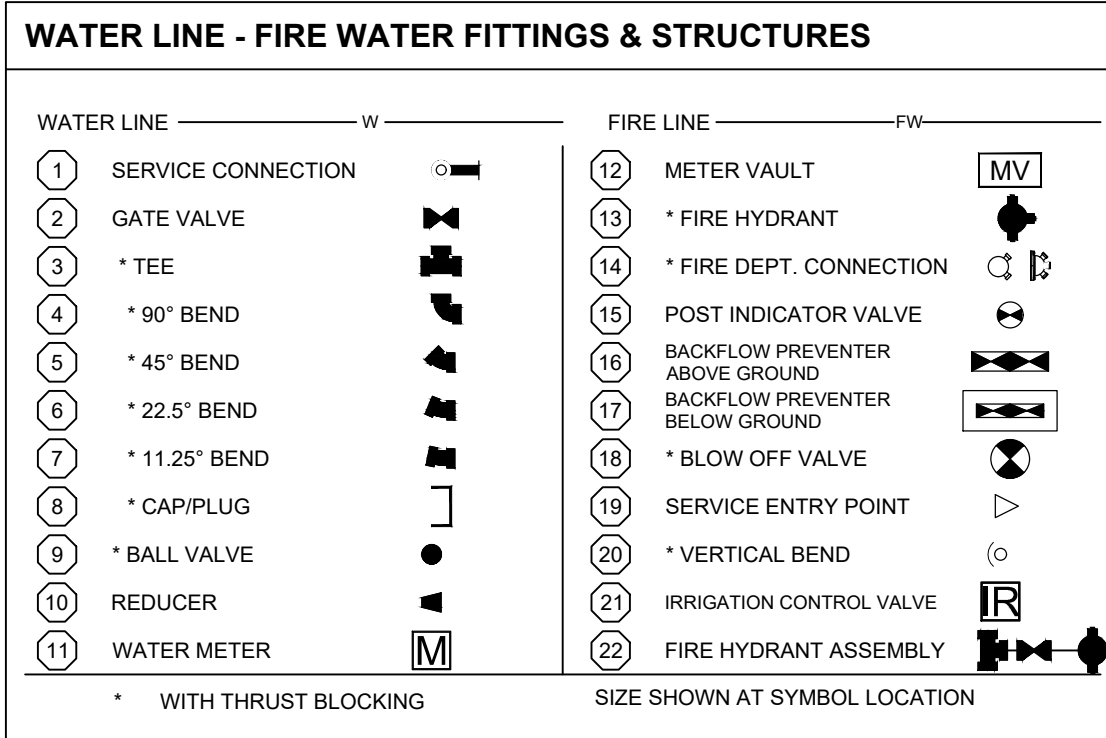
WNC8
PREPARED FOR
SUNCAP PROPERTY GROUP
TOWN OF SOUTHERN PINES

SHEET NUMBER
C501

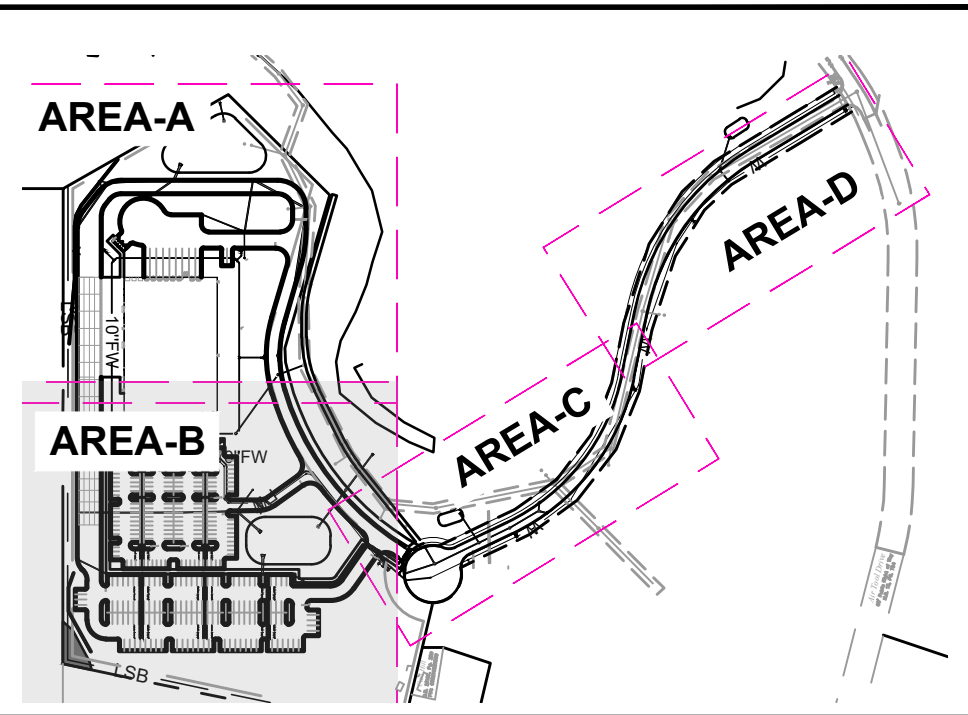
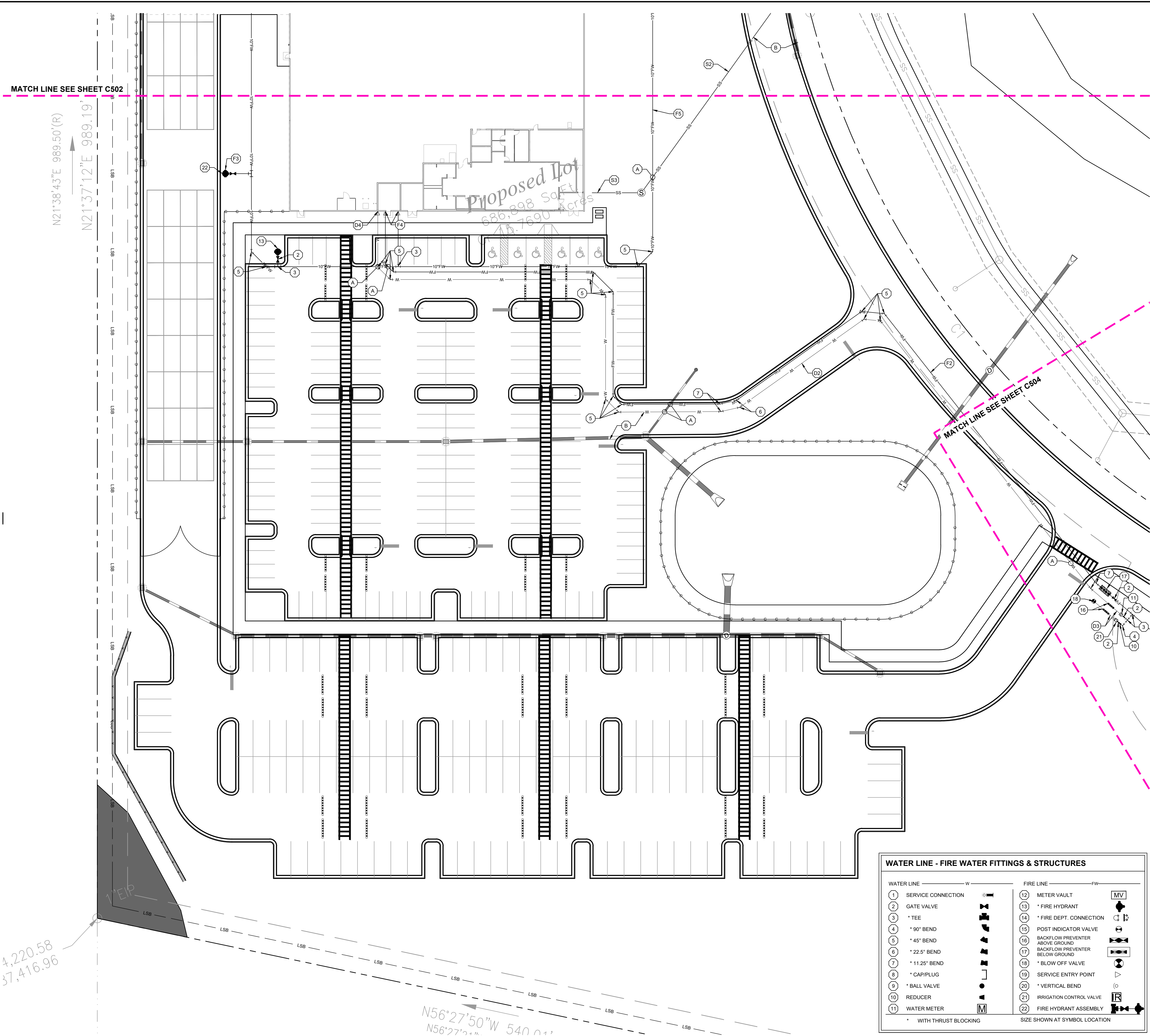
REVISIONS

DATE

BY



Plotted By: Philip, Austin Sheet Set: WNC8 Layout: C503 - UTIL B July 03, 2024 11:45:23am K:\CHL PRJ\015634\SunCap Property Group\042 WNC8 Southern Pines\02 - DWG\PlanSheets\C502 - UTIL AREAS.dwg



UTILITY LEGEND

— E —	POWER UNDERGROUND
— OE —	POWER OVERHEAD
— COM —	COMMUNICATION
— FO —	FIBER OPTIC
— G —	GAS LINE
— SITE LIGHTING	COMMUNICATION (INCLUDES DATA, TV, TELEPHONE)
— SS —	GRAVITY SEWER
— Lat —	RIM, MH, CO: CENTER OF LID ELEVATION
— W —	DOMESTIC WATER
— FW —	FIRE WATER

SEE GRADING AND DRAINAGE PLANS FOR STORM WATER

POWER - LIGHTING - COMMUNICATION - GAS LEGEND

— E —	POWER
— OE —	OVERHEAD ELECTRIC
— COM —	COMMUNICATION
— FO —	FIBER OPTIC
— G —	GAS LINE
— SITE LIGHTING	(COM) COMMUNICATION LINE (INCLUDES DATA, TV, TELEPHONE)
— METER, PULL BOX	
— TRANSFORMER, POWER POLE	
— CAP, PLUG, TERMINAL END	
— SERVICE CONNECTION, ENTRANCE	
— COMMUNICATION, TELEPHONE BOX	
— GAS METER / VALVE	

GRAVITY SEWER LEGEND

— SS —	SANITARY SEWER MAIN, MH: MANHOLE, FLOW
— Lat —	SANITARY SEWER LATERAL, LC: CONNECTION, CO: CLEANOUT
— GT: GREASE TRAP	STRUCTURE LABEL
	RIM, MH, CO: CENTER OF LID ELEVATION
	INV: PIPE INVERT ELEVATION

UTILITY KEYNOTE LEGEND

GENERAL KEYNOTES

- (A) A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE MAINTAINED AT CROSSINGS. IN THE EVENT THAT MINIMUM SEPARATION REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL UTILIZE A CONCRETE CRADLE AND PIPE REQUIREMENTS PER THE GOVERNING AGENCY.
- (B) A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED FOR ALL UTILITY TRUNK LINES WITHIN THE SITE.
- (C) OPEN CUT TRENCH. REMOVE EXISTING PAVEMENT, CURB, (SIDEWALK) TO FACILITATE UTILITY INSTALLATION. SAWCUT A CLEAN EDGE ON BOTH SIDES OF TRENCH. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORATION OF THE EXISTING STREET PAVING AND ANY LAND COVER OR STRUCTURE TO ITS ORIGINAL OR BETTER CONDITION.

SANITARY SEWER KEYNOTES

- (S1) CONTRACTOR TO COORDINATE SANITARY SEWER MANHOLE CONNECTION WITH THE TOWN PUBLIC UTILITIES.
- (S2) 6" PVC SANITARY SERVICE.
- (S3) PRIVATE 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE.
- (S4) COORDINATE WITH ARCH / MEP PLANS.
- (S5) CLEANOUT(S) - ("H-20" TRAFFIC RATED IN ALL PAVED AREAS), SPACING PER GOVERNING AGENCY.

DOMESTIC WATER LINE DISTRIBUTION KEYNOTES

- (D1) DOMESTIC CONNECTION TO PROPOSED 10" WATER MAIN WITH TEE AND VALVE.
- (D2) 3" DOMESTIC WATER LINE WITH METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, TSOB W-11 GATE VALVES, TOSP W-1 BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH TOWN OF SOUTHERN PINES PUBLIC WORKS DEPARTMENT.
- (D3) 3" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY WITHIN INSULATED ENCLOSURE INSTALLED PER TOWN OF SOUTHERN PINES REQUIREMENTS AND STANDARD DETAIL W11.
- (D4) 3" DOMESTIC SERVE ENTRY LOCATION INTO BUILDING. FIRE AND DOMESTIC BACKFLOW DEVICES LOCATED INSIDE BUILDING. REFER ARCH/MEP PLANS.

FIRE LINE DISTRIBUTION KEYNOTES

- (F1) FIRE (DOMESTIC) CONNECTION TO PROPOSED 8" WATER MAIN WITH TEE SLEEVE AND VALVE.
- (F2) 8" C900 DR 18 PVC FIRE LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE FIRE LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH TOWN OF SOUTHERN PINES PUBLIC WORKS DEPARTMENT.
- (F3) PROPOSED FIRE HYDRANT AND ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE, TYPICAL AS INDICATED. SEE DETAIL SHEET.
- (F4) FIRE DEPARTMENT CONNECTION AND ENTRY. CONTRACTOR TO COORDINATE WITH TOWN OF SOUTHERN PINES FIRE DEPARTMENT.
- (F5) 8" FIRE SERVICE LOOP.

WATER LINE - FIRE WATER FITTINGS & STRUCTURES

WATER LINE	W	FIRE LINE	FW
1 SERVICE CONNECTION		12 METER VAULT	MV
2 GATE VALVE		13 * FIRE HYDRANT	
3 * TEE		14 * FIRE DEPT. CONNECTION	
4 * 90° BEND		15 POST INDICATOR VALVE	
5 * 45° BEND		16 BACKFLOW PREVENTER ABOVE GROUND	
6 * 22.5° BEND		17 BACKFLOW PREVENTER BELOW GROUND	
7 * 11.25° BEND		18 * BLOW OFF VALVE	
8 * CAPI/PLUG		19 SERVICE ENTRY POINT	
9 * BALL VALVE		20 * VERTICAL BEND	
10 REDUCER		21 IRRIGATION CONTROL VALVE	
11 WATER METER	M	22 FIRE HYDRANT ASSEMBLY	

* WITH THRUST BLOCKING

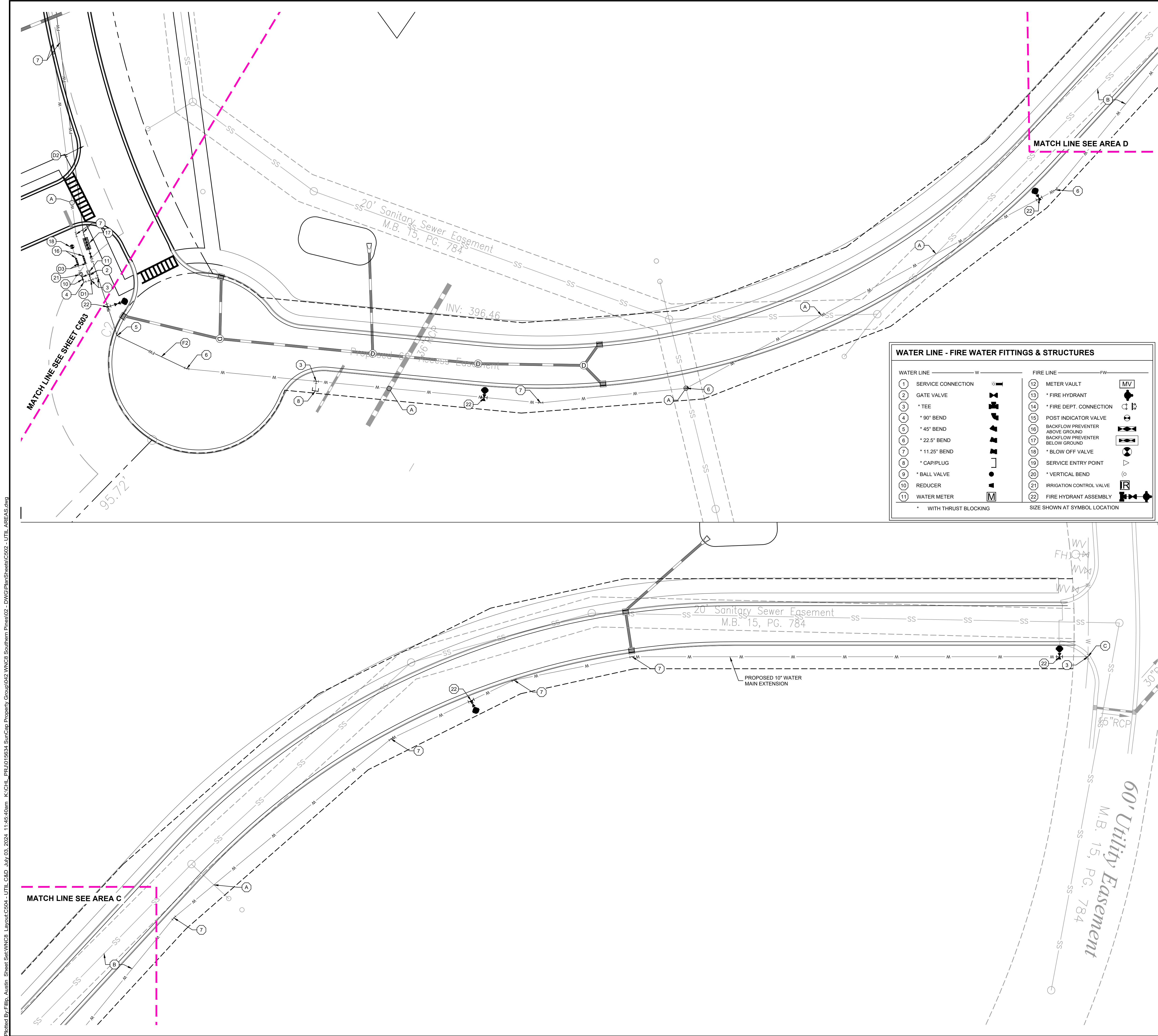
SIZE SHOWN AT SYMBOL LOCATION

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

811
Know what's below.
Call before you dig.

Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST SUITE 200, CHARLOTTE, NC 28202 PHONE 704-335-5131 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102	REVISIONS	DATE	BY	
PRELIMINARY	KH PROJECT	015634042	DATE	07/08/2024
	SCALE	AS SHOWN	DESIGNED BY	AJF
	DRAWN BY	JH	CHECKED BY	ARE
UTILITY PLAN - AREA B				
WNC8 PREPARED FOR SUNCAP PROPERTY GROUP TOWN OF SOUTHERN PINES	NC			
SHEET NUMBER C503				



AREA-A

AREA-B

AREA-C

AREA-D

UTILITY LEGEND

POWER UNDERGROUND

POWER OVERHEAD

COMMUNICATION

FIBER OPTIC

GAS LINE

SITE LIGHTING

COMMUNICATION (INCLUDES DATA, TV, TELEPHONE)

GRAVITY SEWER

DOMESTIC WATER

FIRE WATER

SEE GRADING AND DRAINAGE PLANS FOR STORM WATER

POWER - LIGHTING - COMMUNICATION - GAS LEGEND

POWER

OVERHEAD ELECTRIC

COMMUNICATION

FIBER OPTIC

GAS LINE

SITE LIGHTING

COMMUNICATION LINE (INCLUDES DATA, TV, TELEPHONE)

METER, PULL BOX

TRANSFORMER, POWER POLE

CAP, PLUG, TERMINAL END

SERVICE CONNECTION, ENTRANCE

COMMUNICATION, TELEPHONE BOX

GAS METER / VALVE

GRAVITY SEWER LEGEND

SANITARY SEWER MAIN, MH: MANHOLE, FLOW

SANITARY SEWER LATERAL, L.C. CONNECTION, C.O. CLEANOUT

GT: GREASE TRAP

STRUCTURE LABEL

RIM: MH, CO, CENTER OF LID ELEVATION

INV: PIPE INVERT ELEVATION

UTILITY KEYNOTE LEGEND

GENERAL KEYNOTES

A

A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE MAINTAINED AT CROSSINGS. IN THE EVENT THAT MINIMUM SEPARATION REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL UTILIZE A CONCRETE CRADLE AND PIPE REQUIREMENTS PER THE GOVERNING AGENCY.

B

A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED FOR ALL UTILITY TRUNK LINES WITHIN THE SITE.

C

OPEN CUT TRENCH. REMOVE EXISTING PAVEMENT, CURB, (SIDEWALK) TO FACILITATE UTILITY INSTALLATION. SAWCUT A CLEAN EDGE ON BOTH SIDES OF TRENCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF THE EXISTING STREET PAVING AND ANY LAND COVER OR STRUCTURE TO ITS ORIGINAL OR BETTER CONDITION.

SANITARY SEWER KEYNOTES

S1

CONTRACTOR TO COORDINATE SANITARY SEWER MANHOLE CONNECTION WITH THE TOWN PUBLIC UTILITIES.

S2

6" PVC SANITARY SERVICE.

S3

PRIVATE 6" SANITARY SEWER LATERAL AT MINIMUM 1.0% SLOPE.

S4

COORDINATE WITH ARCH / MEP PLANS.

S5

CLEANOUT(S) - ("H-20" TRAFFIC RATED IN ALL PAVED AREAS), SPACING PER GOVERNING AGENCY.

DOMESTIC WATER LINE DISTRIBUTION KEYNOTES

D1

DOMESTIC CONNECTION TO PROPOSED 10" WATER MAIN WITH TEE AND VALVE

D2

3" DOMESTIC WATER LINE WITH METER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH TOWN OF SOUTHERN PINES PUBLIC WORKS DEPARTMENT.

D3

3" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY WITHIN INSULATED ENCLOSURE INSTALLED PER TOWN OF SOUTHERN PINES REQUIREMENTS AND STANDARD DETAIL W11.

D4

3" DOMESTIC SERVICE ENTRY LOCATION INTO BUILDING. FIRE AND DOMESTIC BACKFLOW DEVICES LOCATED INSIDE BUILDING. REFER ARCH/MEP PLANS.

FIRE LINE DISTRIBUTION KEYNOTES

F1

FIRE (DOMESTIC) CONNECTION TO PROPOSED 8" WATER MAIN WITH TEE SLEEVE AND VALVE

F2

8" C900 DR 18 PVC FIRE LINE. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE FIRE LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, BENDS AND FITTINGS, ETC., WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH TOWN OF SOUTHERN PINES PUBLIC WORKS DEPARTMENT.

F3

PROPOSED FIRE HYDRANT AND ASSEMBLY WITH 6" SERVICE LINE AND 6" GATE VALVE, TYPICAL AS INDICATED. SEE DETAIL SHEET.

F4

FIRE DEPARTMENT CONNECTION AND ENTRY. CONTRACTOR TO COORDINATE WITH TOWN OF SOUTHERN PINES FIRE DEPARTMENT.

F5

8" FIRE SERVICE LOOP

GRAPHIC SCALE IN FEET

0 15 30 60

NORTH

811

Know what's below.
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REVISIONS

DATE

BY

PRELIMINARY

UTILITY PLAN

- AREAS C&D

WNC8

PREPARED FOR

SUNCAP PROPERTY GROUP

TOWN OF SOUTHERN PINES

SHEET NUMBER

C504

Plotted By: Philip Austin

Sheet Set: WNC8

Layout: C504 - UTIL C&D

July 03, 2024

11:48:40am

K:\CHL PRJ\015634 Suncap Property Group\02 - DWG\PlanSheets\C502 - UTIL AREAS.dwg

This document, together with the records and documents referenced herein, as an instrument of service, is intended solely for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Page 88 of 197

LINE LEGEND:

EASEMENT	---
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
WATER LINE	---

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- AREA CALCULATIONS WERE DETERMINED BY COORDINATE COMPUTATION.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. NO GUARANTEE CAN BE MADE THAT ALL UNDERGROUND UTILITIES PRESENT, EITHER IN SERVICE OR ABANDONED, ARE SHOWN. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION, AS OBSERVED AT THE TIME OF THIS SURVEY. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION. CORNERSTONE PROFESSIONAL LAND SURVEYING IS NOT LIABLE FOR MIS-IDENTIFIED, MISSING, OR WRONGLY LOCATED UTILITIES.
- BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES
- ELEVATIONS BASED ON N.G.S. MONUMENT "E 219", ELEVATION = 372.93 FEET (NAVD 88).
- (ALTA 16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS.
- (ALTA 17) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. SURVEYOR IS UNWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
COP - COMBINED GRID FACTOR
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/L - CENTERLINE
C/O - CLEAN OUT
CONC. - CONCRETE
D.B. - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
INV - INVERT
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
P/L - PROPERTY LINE
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TBM - TEMPORARY BENCHMARK
TERR. - TERRACOTTA PIPE
WM - WATER METER
WV - WATER VALVE

ZONING:

SUBJECT PROPERTY ZONED: PD
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

SETBACKS SHOWN HEREON, PER SITE PLAN

FOR FURTHER INFORMATION CONTACT THE TOWN OF SOUTHERN PINES AT 910-692-4003.

NOTE: NO ZONING REPORT OR ZONING VERIFICATION LETTER WAS PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. PURCHASER / DEVELOPER TO VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF THIS SITE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	560.20'	464.08'	S19°17'53"E	450.91'
C2	60.00'	165.10'	S10°34'41"W	117.73'

LINE	BEARING	DISTANCE
L1	S19°21'02"W	30.33'
L2	S07°26'01"W	30.00'

GPS CERTIFICATION (21 NCAC 56 .1607):

I, L. NATHAN DUBOSE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A (0.10"+50ppm) OR ALTA(0.07"+50ppm)
- POSITIONAL ACCURACY: 95% CONFIDENCE LEVEL
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATES OF SURVEY: 5/24/24
- DATUM/EPOCH: NAD83 (2011), NAVD88
- PUBLISHED/FIXED-CONTROL USE: NC RTK (VRS) NETWORK
- GEOD MODEL: GEOD19 (CONUS)
- COMBINED GRID FACTOR(S): 0.99986412
- UNITS: US SURVEY FEET

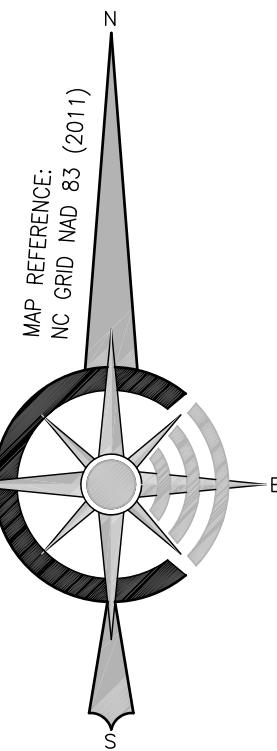
ALTA/NSPS CERTIFICATION:

TO: SUNCAP PROPERTY GROUP LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 30, 2024.

L. NATHAN DUBOSE, PLS (L-4664)
email: nathan@cornerstonepls.net

DATE



CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 24-048820V, EFFECTIVE DATE: MAY 6, 2024
SCHEDULE B - II (EXCEPTIONS)

3. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 3766, Page 151; Book 4609, Page 453 and Book 4764, page 55 and any related maps, plans, bylaws and other document(s) and amendment(s). (Affects, Does not contain any plotable material within proposed parcels and is shown)

4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plot(s) recorded in Plat Cabinet 13 at Slide 908; Plat Cabinet 14 at Slide 45; Plat Cabinet 14 at Slide 178; Plat Cabinet 15 at Slide 784; Plat Cabinet 16 at Slide 89; Plat Cabinet 16 at Slide 750; Plat Cabinet 16 at Slide 870; and Plat Cabinet _____ at Slide _____ [new subdivision plat] (Affects, contains some material within proposed parcels and is shown)

5. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.

6. Riparian and/or littoral rights incident to the Land; rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land; and title to any portion of the Land owned by any governmental entity including, but not limited to, marsh, dredged and/or filled areas and Land below the mean high-water mark.

7. 40' Wide Utility Easement recorded in Book 605 at Page 94. (Not Located within Proposed Parcel)

8. Easements to Carolina Power and Light Company recorded in Book 3727 at Page 307 and Book 3287 at Page 329. (General, but does not appear to affect proposed parcel)

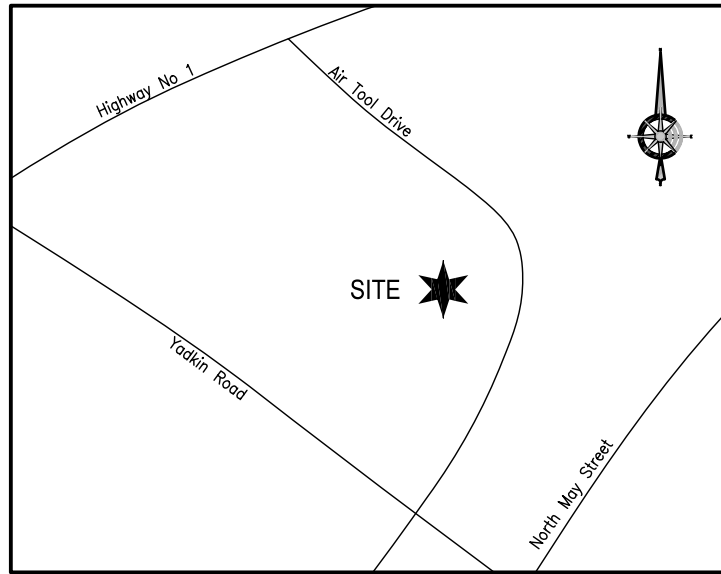
9. Easement to the Town of Southern Pines recorded in Book 5707 at Page 591. (Not Located within Proposed Parcel)

10. Rights of others for ingress and egress purposes in and to the use of the property recorded in Book 23, Page 734, Book 164, Page 71, Book 553, Page 528 and Book 1180, Page 332. (At the time of the survey, no visual evidence of ingress and egress within proposed parcel to properties referenced in deeds)

11. Rights of others for ingress and egress purposes in and to the use of the carts and pathways located on the Land.

12. Title to that portion of the Land, if any, lying within the railroad right of way extending up to one hundred feet (100') on each side of the tracks or two hundred feet (200') in total width, whichever is greater.

13. Rights of others, if any, in and to the property upon which Jordan Chapel A.M.E. Zion Church is located.



VICINITY MAP
NOT TO SCALE

Hamilton Beach/Proctor-Silex, Inc.
D.B. 2526, Pg. 280
PIN: 858215742538

RAB Investments, LLC
D.B. 3032, Pg. 356
M.B. 14, PG. 45
PIN: 858200843785

Diamond W Properties, LLC
D.B. 4638, Pg. 39
PIN: 858216735953

Carl Hill
D.B. 2019E, Pg. 389
PIN: 858216830797

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED OCTOBER 17, 2006; FEMA MAP NO. 371058200J (ZONE X)

SURVEYOR'S CERTIFICATE (21 NCAC 56 .1604):

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3032, PAGE 356; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE POSITIONAL ACCURACY IS 0.07"+50PPM; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).

L. NATHAN DUBOSE, PLS (L-4664)

DATE



REVISIONS

CREW:	DRAWN:	REVISED:
NO	NO	NO

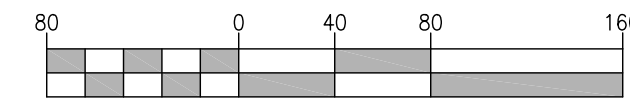


P.O. BOX 1296, MOORE, NC 28111 TEL: (704) 956-5611
www.cornerstonepls.net

SCALE: 1" = 80'

DATE: MAY 30, 2024

JOB NO. 2024-137



GRAPHIC SCALE
1 INCH = 80 FEET

Area = 686,898 Sq.Ft. Or 15.7690 Acres

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
SUNCAP PROPERTY GROUP, LLC

AIR TOOL DRIVE
SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA
DEED REFERENCE: BOOK 3190, PAGE 564
MAP REFERENCE: M.B. 15, PG. 784 & M.B. 14, PG. 45
TAX PARCEL NO: 858200843785



Know what's below.
Call before you dig.



SGA Design Group, P.C.
1437 South Boulder Suite 550
Tulsa, Oklahoma 74119-3609
p 918.587.8600
f 918.207.8601
www.sgadesigngroup.com

slatts

Copyright Clearance Center

nothing was proposed to one of a specific site, specifically to the 10-acre site and it is not clear if it is a different project site or a later stage of the same project, for instance, it is not clear if the project requires the services of people, impacts people, or requires, transportation of the long the results of another project it was authorized may be contrary to the law.

DATE _____

4C8 - SOUTHERN PINES, NC

WNC8 - SOUTHERN PINES, NC
CORPORATE PARK
SOUTHERN PINES, NC 28387

Project Manager:

Medical Dept.

1

0324

Subject: PDE.

401822

0950-0688/96/0005-0000\$05.00/0

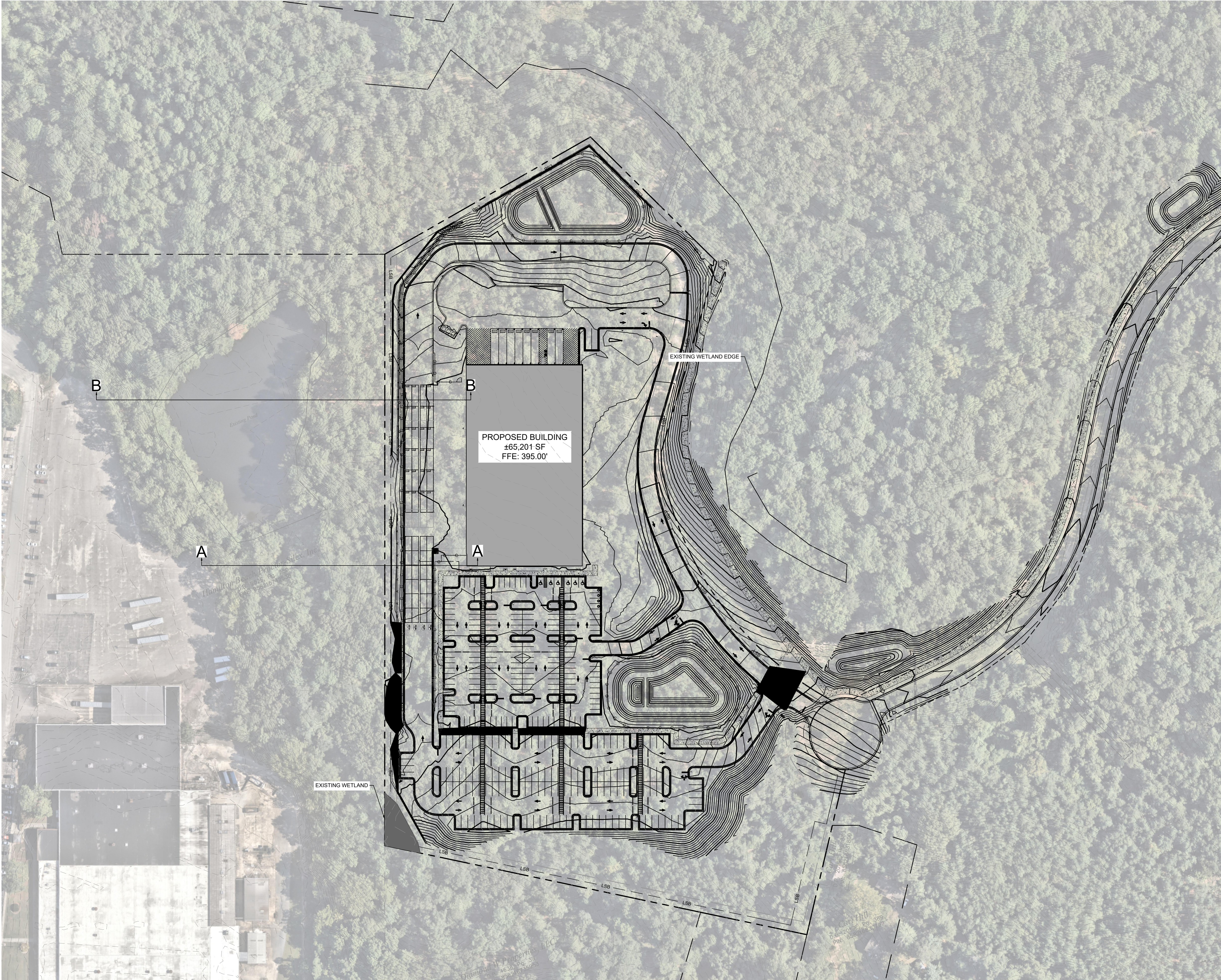
Test Title

COLORED EXTERIOR
ELEVATIONS

LEVATION

A201

Plotted By:Filip, Austin Sheet Set:WNC8 Layout:VIEWSHED ANALYSIS August 06, 2024 10:58:10am K:\CHL_PPL\015634 SunCap Property Group\042 WNC8 Southern Pines\02 - DWG\Exhibit\07 Viewshed Analysis\Views\Analysis.dwg



PROPOSED PROPERTY LEGEND			
-----	PROPERTY LINE	-----	EXISTING RIGHT-OF-WAY
-----	Ex-ROW	-----	PROPOSED BUILDING SETBACK
-----	BSL	-----	PROPOSED DRAINAGE EASEMENT
-----	SDE	-----	LANDSCAPE BUFFER
-----	LSB	-----	

Plotted By: Filip, Austin Sheet Set: WNC8 Layout: VIEWSHED ANALYSIS (2) August 06, 2024 10:58:23am K:\CHL_PPL\015634 SunCap Property Group\042 WNC8 Southern Pines\02 - DWG\Exhibit\07 Viewshed Analysis\Viewshed Analysis.dwg

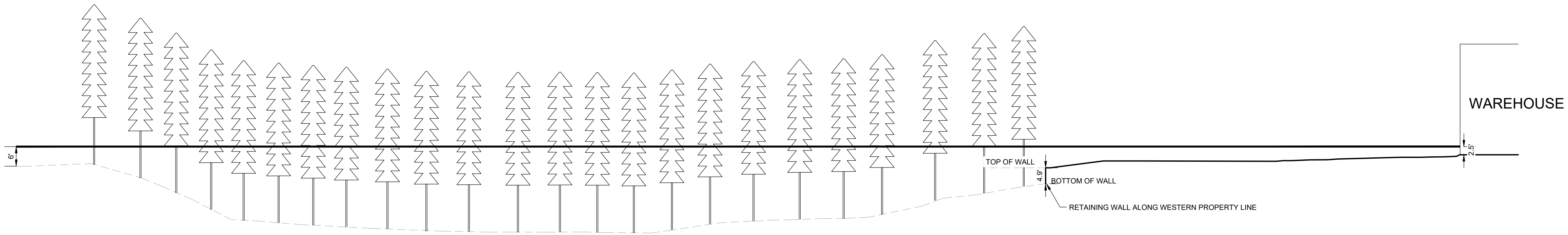


EXHIBIT A - SOUTHERN RETAINING WALL VIEWSHED SECTION

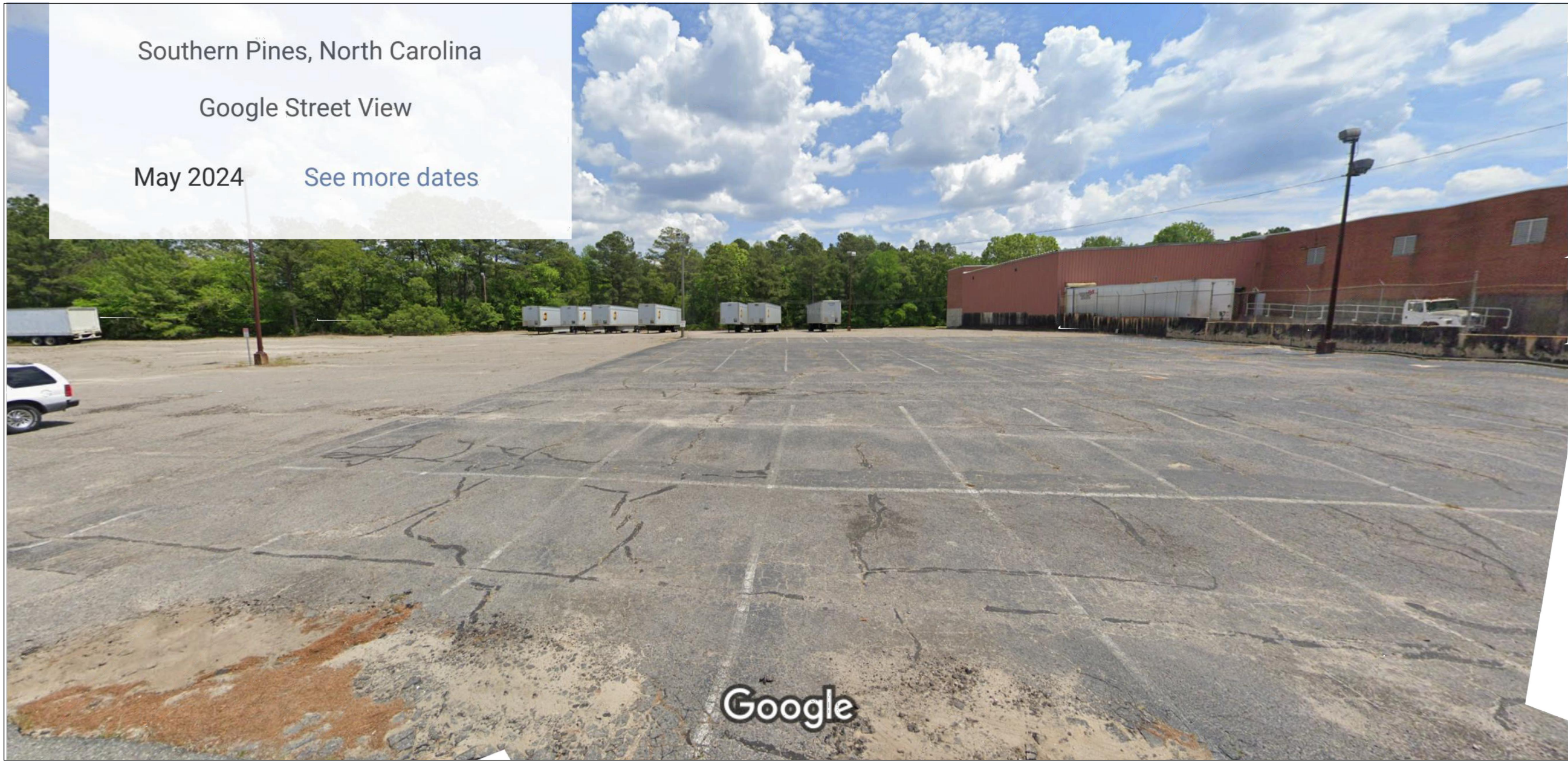


EXHIBIT A - STREET VIEW OF SECTION

Plotted By: Philip, Austin Sheet Set: WNC8 Layout: VIEWSHED ANALYSIS (3) August 06, 2024 10:58:40am K:\CHL_PPL\015634 SunCap Property Group\042 WNC8 Southern Pines\02 - DWG\Exhibit\07 Viewshed Analysis\07 Viewshed Analysis.dwg

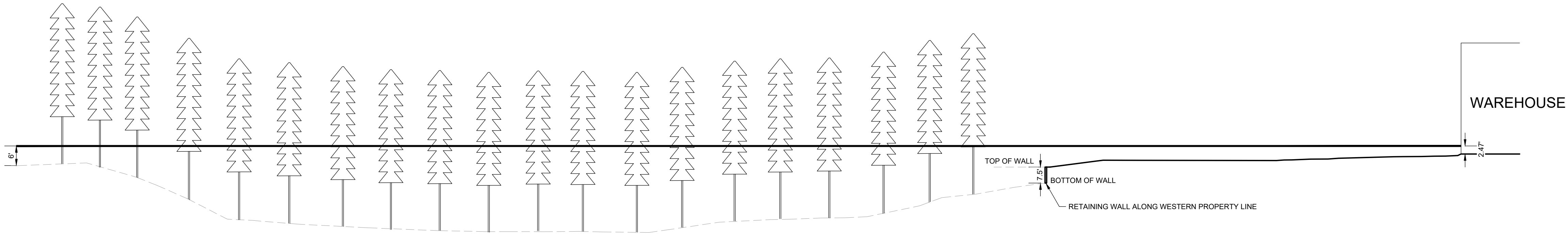


EXHIBIT B - SOUTHERN RETAINING WALL VIEWSHED SECTION

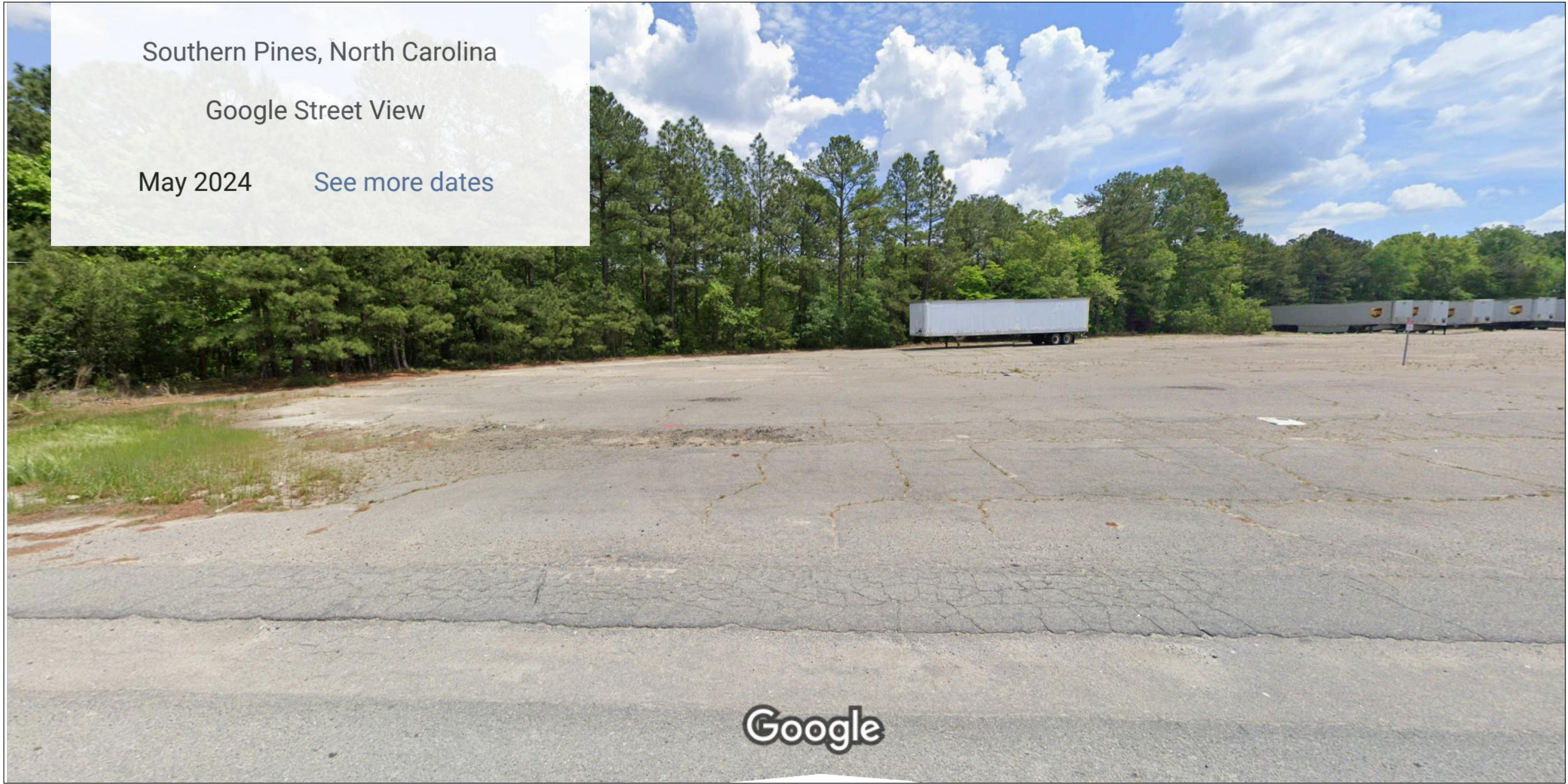


EXHIBIT B - STREET VIEW OF SECTION

VILLAGE APPRAISERS, LLC

270 McCaskill Road East, Suite B
PO Box 1734
Pinehurst, NC 28370
fdean@pinehurst.net
lgiri@pinehurst.net

July 3, 2024

Town of Southern Pines Planning Department
Attn: BJ Grieve, Planning Director
801 SE Service Road
Southern Pines, NC 28087

Re: WNC8 Distribution Center Preliminary Development Plan

Dear Mr. Grieve:

We have been engaged by Patrick Theodossiou, Development Director, SunCap Property Group to determine if the proposed 65,201-sq. ft. distribution warehouse on a 15.42-acre portion of Tax Parcel No. 00039569 off Air Tool Drive in Southern Pines “shall not substantially diminish or impair the property values within the Neighborhood.” The criteria we have been asked to provide support for is in Section 2.21.6. of the Town of Southern Pines Uniform Development Ordinance.

(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;

I. Summary

Our scope of work for the research to support our conclusion that the “proposed use shall not substantially diminish or impair the property values within the Neighborhood” is below.

- We made a site visit to the Southern Pines Corporate Park & Nature Preserve and the surrounding neighborhood; photographed the subject site and surrounding improvements; and viewed or photographed the adjoining or abutting properties.
- We interviewed market participants, including real estate brokers, landlords, tenants, and tax assessors.
- We located new industrial construction and verified that the lease rates of the surrounding properties were not adversely impacted as a result of the new improvements. The first example is located in the subject neighborhood, the second is in the Simpson Industrial Park in Sanford, and the third is a single-family residential sale across Yadkin Road from Example 1. These three examples support that new improvements in existing industrial /corporate parks do not substantially diminish or impair the property values within the Neighborhood.

This home was listed for sale on December 28, 2021, for \$360,000. It went under contract to purchase on January 7, 2022, for \$397,000 (net) and closed on February 17, 2022. The sale price was bid up.

The land for the development of the BHAWK Distillery was purchased in November 2020 and it was well publicized in the June 22, 2021, edition of The Pilot newspaper that construction would begin in the near future. The preliminary development plan (PDP) was submitted to the Town of Southern Pines Planning Department on April 12, 2021, and approved by the Town Council on June 9, 2021. We confirmed with the buyer's agent that the buyer was aware of the pending distillery construction and that it did not have any adverse influence on their decision to purchase the home or on the purchase price.

V. Conclusion

The income generated by properties that are leased is directly correlated with value. When the lease rates decrease, the values correspondingly decrease as well. Given that the leases of the properties around the two new construction examples did not decrease, there was no diminution in value as a result of the new improvements. Additionally, with the knowledge of the pending construction of the BHAWK Distillery across the road from Example 3 the buyer bid up the purchase price over 10 percent to purchase the property. No diminution in value was the result.

Based on this data and our professional experience as commercial real estate appraisers, we are of the opinion that the proposed distribution improvements shall not substantially diminish or impair the property values within the Neighborhood.

Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,



Elizabeth Ann Giri
North Carolina State-Certified
General Real Estate Appraiser
Certificate No. A7964



A. Franklin Dean, MAI
North Carolina State-Certified
General Real Estate Appraiser
Certificate No. A5221

ASSUMPTIONS AND LIMITING CONDITIONS:

1. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
2. All engineering is assumed to be correct. Any plot plans and illustrative material in this report is included only to assist the reader in visualizing the property.
3. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the specific purpose of this report.
4. Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
5. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, and other media without prior written consent and approval of the appraiser.

CERTIFICATION:

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved.
4. We have no bias with respect to the properties that are the subjects of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon the development or reporting of a predetermined conclusion that favors the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
6. Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
7. No one provided significant professional assistance to the person or persons signing this report.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Elizabeth Ann Giri
North Carolina State-Certified
General Real Estate Appraiser
Certificate No. A7964



A. Franklin Dean, MAI
North Carolina State-Certified
General Real Estate Appraiser
Certificate No. A5221

AIR TOOL DRIVE INDUSTRIAL

Transportation Impact Analysis

Air Tool Drive
Southern Pines, North Carolina

Prepared for:
SunCap Property Group



July 2024

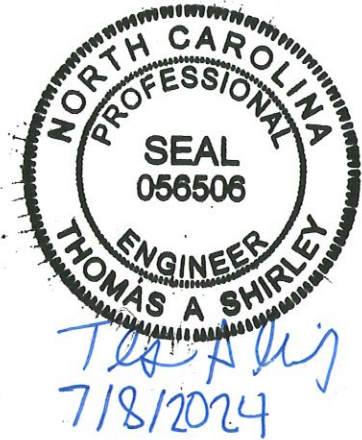
© Kimley-Horn and Associates, Inc., 2024

Kimley»Horn

Traffic Impact Analysis for
Air Tool Drive Industrial
Southern Pines, North Carolina

Prepared for:

SunCap Property Group
Charlotte, North Carolina



Prepared by:

Kimley-Horn and Associates, Inc.
NC License #F - 0102
200 South Tryon Street, Suite 200
Charlotte, North Carolina 28202
(704) 333-5131

July 2024
015634042

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1.0 Executive Summary

The purpose of this Traffic Impact Analysis (TIA) is to evaluate the vehicular traffic impacts of the proposed Air Tool Drive Industrial site on the surrounding transportation infrastructure. The primary objectives of the study are:

- To estimate trip generation and distribution for the proposed development.
- To perform intersection capacity analyses for the identified study area.
- To determine the potential traffic impacts of the proposed development.
- To identify roadway and operational improvements to accommodate the proposed development's traffic impacts.
- To field evaluate intersection sight distance for the proposed site access.

The Air Tool Drive Industrial Site is located north of Yadkin Road and east of US 1 along Air Tool Drive in Southern Pines, North Carolina. As currently envisioned, the proposed development will consist of a 65,201 square feet (SF) Distribution Center when fully built out in 2025.

The proposed development is planned to be accessed via the following access point:

- Access A – An unsignalized, full-movement access on Air Tool Drive approximately 1,900 feet north of Yadkin Road.

The overall site density did not meet North Carolina Department of Transportation's (NCDOT's) TIA threshold, which is based on exceeding 3,000 trips per day. However, the site did meet the Town of Southern Pines' TIA threshold, which is based on exceeding 500 trips per day and 50 trips per hour through a single access. NCDOT's TIA Scoping Checklist was developed that documented the scoping parameters to be used for the TIA and agreed upon by Town of Southern Pines and NCDOT staff. The approved Scoping Checklist and subsequent correspondence are included in the **Appendix**.

The Town of [Southern Pines' Unified Development Ordinance \(UDO\)](#) requires the study of the build-out traffic conditions for both the site build-out and 10-year projections. Therefore, the following AM and PM peak-hour scenarios were analyzed to determine the proposed development's transportation impacts on the surrounding network:

- 2024 Existing Conditions
- 2025 Background Conditions
- 2025 Build-out Conditions
- 2034 Background Conditions
- 2034 Build-out Conditions

Based on coordination with the Town and NCDOT, this TIA evaluated operations in each scenario at the following intersections:

1. Yadkin Road (SR 2029) and N May Street (SR 2080)
2. Yadkin Road (SR 2029) and Air Tool Drive/Clark Street (SR 2032)
3. Air Tool Drive and Aro Road
4. US 1 and Air Tool Drive/St. Joseph Road (Future)
5. Yadkin Road (SR 2029) and US 1 NB on Ramp
6. Access A and Air Tool Drive

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the [NCDOT Policy on Street and Driveway Access to North Carolina Highways](#) and [Southern Pines' \(UDO\)](#) to identify traffic improvements that may

be required to mitigate these impacts. This report presents trip generation, distribution, capacity analyses, turn lane warrant review, crash analyses, intersection sight distance, and identified traffic improvements recommended to mitigate anticipated traffic demands produced by the subject development.

Based on the capacity analyses performed at the identified study intersections, along with a review of the auxiliary turn-lane warrants, crash analyses, and intersection sight distance contained herein, **the proposed Air Tool Drive Industrial site is not expected to have a significant adverse impact on operations at the off-site study area intersections; therefore, no additional mitigation improvements beyond the necessary laneage required for site access (listed below) is recommended to accommodate the proposed Air Tool Drive Industrial site.** Each study area intersection is projected to continue to operate with similar operations with the addition of the proposed site traffic as compared to 2025 and 2034 background conditions during both peak hours.

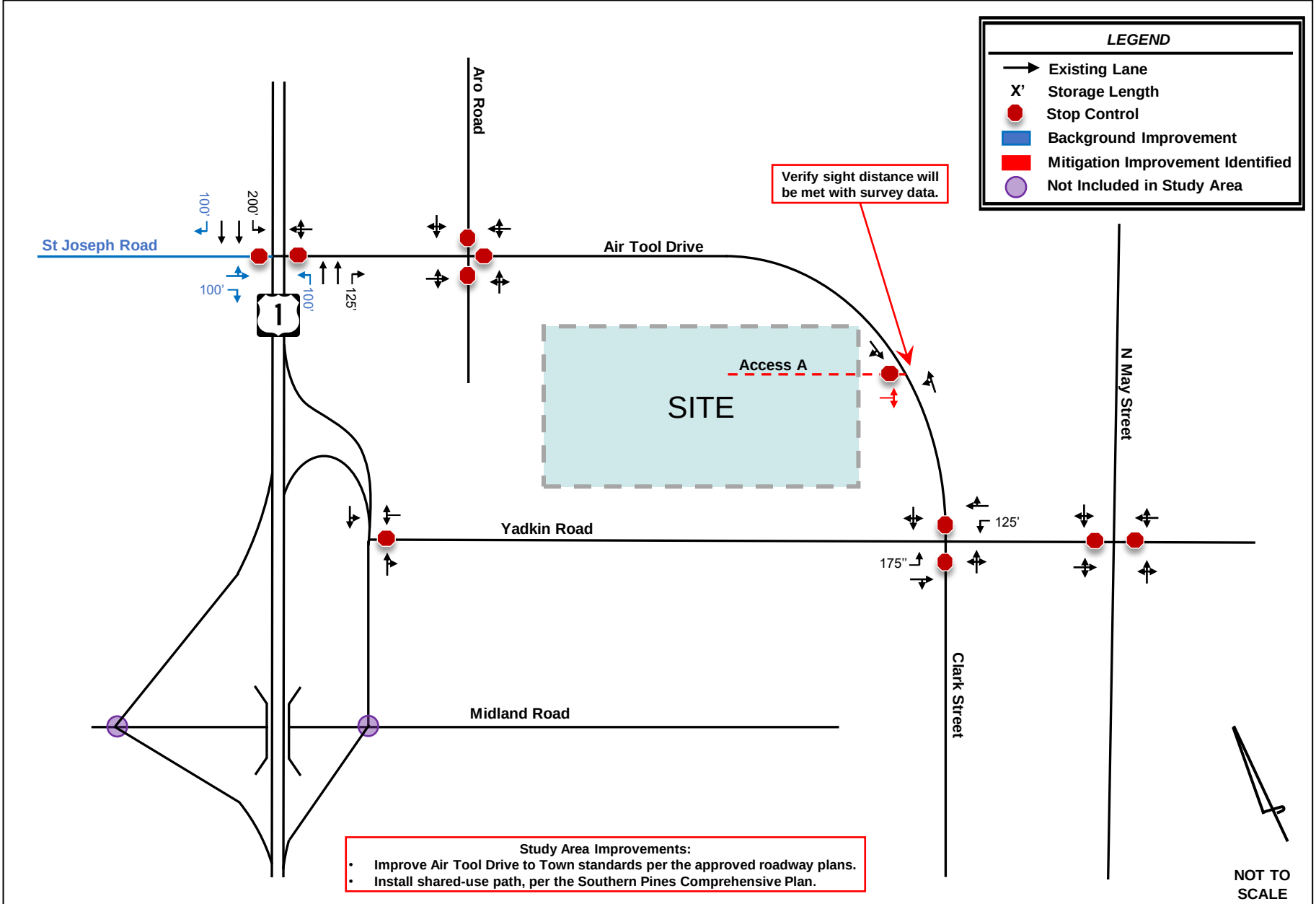
Access A and Air Tool Drive

- Construction of Access A with one ingress lane, one egress lane, and stop control.
- Verify sight distance will be met with survey data.
 - Mitigation measures (clearing of brush, etc) will be taken as needed to provide for appropriate sight distance.

Study Area Improvements

- Improve Air Tool Drive to Town standards per the approved roadway plans.
 - This includes construction of sidewalk along Air Tool Drive.
- Install shared-use path, per the Southern Pines Comprehensive Plan.

The mitigation improvements identified within the study area are shown in **Figure 1.1**. The improvements shown on this figure are subject to approval by NCDOT and the Town of Southern Pines. All additions and attachments to the State and Town roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.





Public Works Department

801 SE Service Road
Southern Pines, NC 28387

Phone (910) 692-1983
Fax (910) 692-9495

June 28, 2024

To whom it may concern:

RE: Water and Sewer Availability for the WNC8 Project

The current Owner of the proposed project has requested an estimated water and sewer capacity of 1,234 gallons per day (gpd) per email dated June 27, 2024. The Town's existing water and sewer systems have the overall system capacity to serve the project based on the submitted request. Project engineer will be required to determine fire flow requirements and provide testing and calculations confirming the project will meet applicable fire code. All water and sanitary sewer main extensions to serve the site will be the responsibility of the Owner in accordance with all Federal, State, and Local laws, rules, regulations, and ordinances.

Respectfully,
Town of Southern Pines

James Michel, PE, MBA
Town Engineer/Asst. Public Works Director

Your availability of service

Thank you for your inquiry regarding availability of service. This letter confirms that electric service is available for your proposed project located at 300 Air Tool Dr Southern Pines, NC 28387.

This service will be provided after all relevant easement and rights of way have been recorded and in accordance with the North Carolina Utilities Commission and Duke Energy rules and regulations.

If you need additional information or have questions, please call us at 800.452.2777 during the hours of 7 a.m. to 7 p.m., Monday through Friday.

Para español, visite duke-energy.com/español o bien, llame al 800.452.2777 para hablar con un representante que habla español.

Sincerely,
Paulina

*BUILDING A **SMARTER** ENERGY FUTURE®*



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Duke Energy | 526 South Church Street | Charlotte, NC 28202

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4720 Corporation Dr.
Fayetteville, NC 28306

June 12th, 2024

Kimley-Horn
Austin Fillip
5301 Southwest Parkway Bldg 2 Ste 100
Austin, TX 78735

RE: Pin# 00039569; Moore County NC

To Whom It May Concern,

This letter is to verify that Piedmont Natural Gas owns and operates a 3 inch steel gas main that runs along Yadkin Rd on the opposite side of the parcel listed above. Therefore; natrua! gas is available for the physical address of 115 Yadkin Rd Southern Pines NC. If there are any additional questions or concerns please feel free to contact me as my information is below. Thank you.

Sincerely,

Antonio Richardson

Antonio Richardson
Energy Specialist
antonio.richardson@duke-energy.com
910-321-2949 office
910-644-0342 mobile
910-829-0215 fax

**Application for Conditional Use
Planning and Development Department
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 North side of Yadkin Rd. (Street/Avenue) between Trimble Rd + May St (Street/Avenue). The address known as Pin Number 050210047010 and LRK Number 39569. It has a frontage of 690 feet and a depth of 215 feet, containing 104.79 acres.

The conditional use sought is based on Section(s) 57 of the Southern Pines Zoning Ordinance. The property in question is located in a Industrial zoning district and is proposed for the following use:

Industrial / Commercial development including
a daycare center and restuarant.

The following are all individuals, firms or corporations owning property a minimum of 100 feet adjacent to both sides and rear, and the property across the street from the property described above:

Pin Number	LRK Number	Name	Address
------------	------------	------	---------

(See attached)

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

Petitioner: ROBERT A BAILEY

Signature:

Mailing Address: P.O. 385

Phone # 910 944-0441 Robert Bailey

SOUTHERN PINES NC

Property Owner: ROBERT BAILEY

910

Signature:

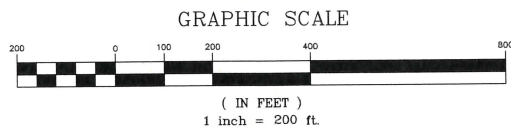
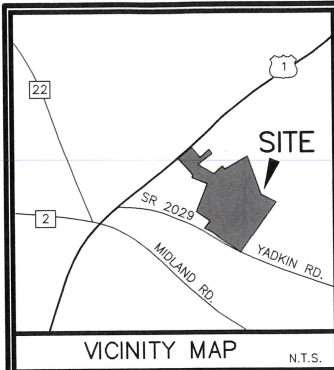
Mailing Address: SAME

Phone # 944-0441 Robert Bailey

Property owner's signature is required before application is accepted.

Note: If a corporation makes the request, the names and addresses of all officers in the corporation must be provided.

The applicant or his representative is expected to attend all meetings to answer questions concerning the request. The absence of the applicant is sufficient grounds to warrant a deferral of action by the Planning Board and/or Town Council.



RAB INVESTMENTS, OWNER
P.O. BOX 385
SOUTHERN PINES, NC 28388
910-944-0441

PHASE 1 STREETS - 86,305 SF PAVEMENT
PHASE 2 STREETS - 74,000 SF PAVEMENT

PROPERTY INFORMATION
LRK NUMBER - 39569

NC FLOODPLAIN
ZONE X (500 YEAR) PER WWW.NCFLOODMAPS.COM

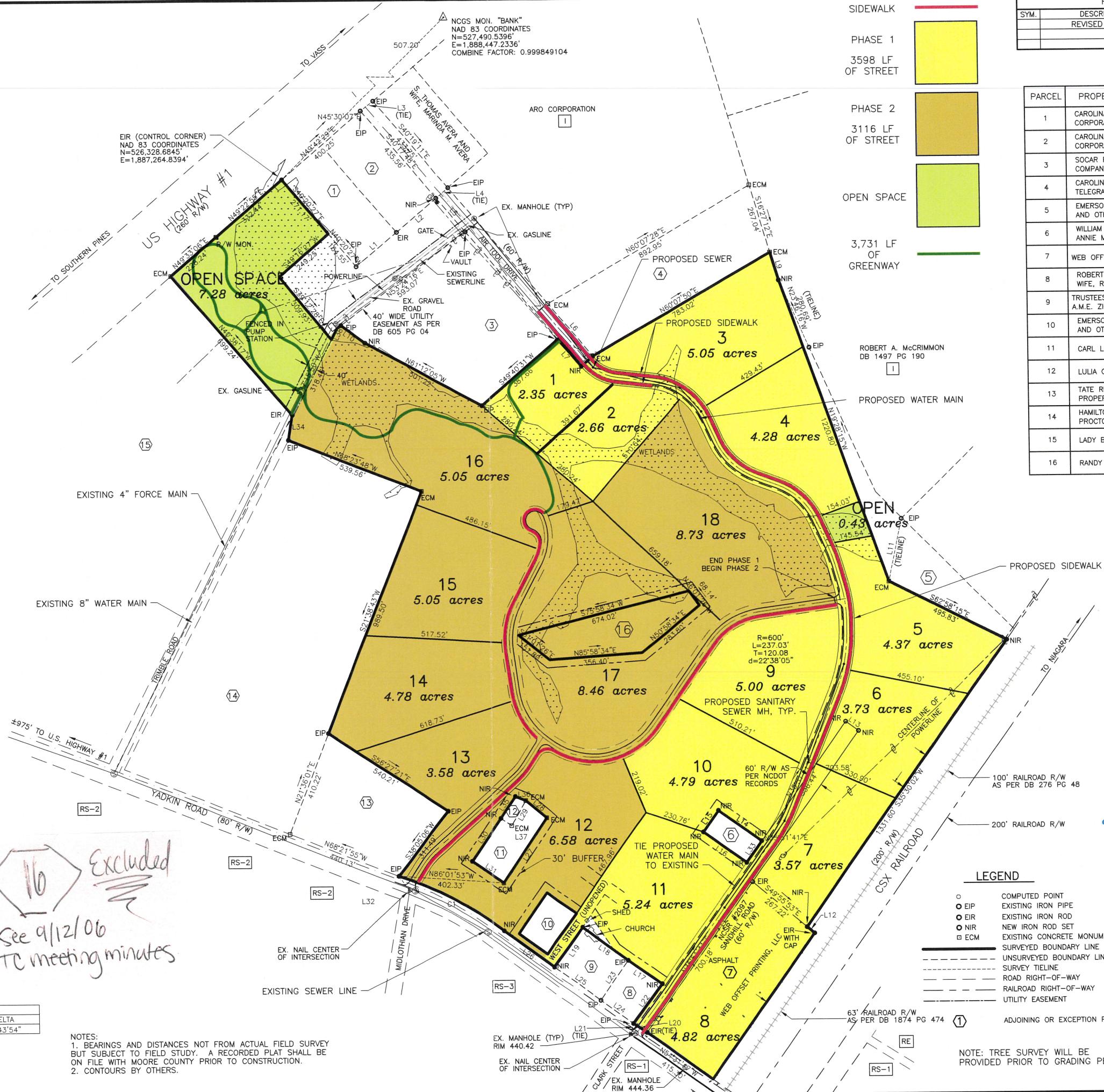
AREA INFORMATION
4,723,646.40 sf 108.44 ACRES (GROSS)
-158,994 sf -3.65 ACRES (OUT)
4,564,652.40 sf 104.79 ACRES (NET)

LINE TABLE		
LINE	LENGTH	BEARING
L1	199.89	S49°41'03"W
L2	200.02	N49°41'03"E
L3	59.80	S51°31'49"W
L4	59.94	S49°47'27"W
L5	168.91	S40°17'48"E
L6	264.05	S40°20'07"E
L7	136.75	S40°18'44"E
L8	60.08	S49°41'16"W
L9	110.38	S16°19'35"E
L10	113.34	N53°17'21"W
L11	244.07	N11°46'54"E
L12	36.58	S49°55'53"E
L13	60.00	N54°08'19"W
L14	200.00	N54°25'40"W
L15	100.00	S35°51'41"W
L16	200.00	S54°25'40"E
L17	153.62	S54°20'45"E
L18	217.11	S54°20'45"E
L19	184.82	N35°39'14"E
L20	60.16	N55°08'32"W
L21	43.19	N15°32'10"E
L22	183.65	N35°51'41"E
L23	185.09	S35°41'16"W
L24	152.91	N54°29'28"W
L25	217.00	N54°16'20"W
L26	237.23	N54°04'54"W
L27	297.35	S34°31'16"W
L28	103.45	S50°08'18"E
L29	109.71	N30°30'37"E
L30	197.00	N34°31'16"E
L31	145.20	N55°28'44"W
L32	67.59	N34°28'47"W
L33	100.00	N35°51'41"E
L34	97.44	N09°20'33"E
L35	100.00	N34°31'16"E
L36	43.36	N68°46'56"W
L37	49.87	N56°05'26"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	1317.50'	453.72'	451.48'	19°43'54"

NOTES:
1. BEARINGS AND DISTANCES NOT FROM ACTUAL FIELD SURVEY BUT SUBJECT TO FIELD STUDY. A RECORDED PLAT SHALL BE ON FILE WITH MOORE COUNTY PRIOR TO CONSTRUCTION.
2. CONTOURS BY OTHERS.

16 Excluded
See 9/12/06
TC meeting minutes



SIDEWALK	
PHASE 1	3598 LF OF STREET
PHASE 2	3116 LF OF STREET
OPEN SPACE	3,731 LF OF GREENWAY

REVISIONS			
SYM.	DESCRIPTION	DATE	BY
	REVISED TRAILS	9/11/06	FMH

PARCEL	PROPERTY OWNER	USE
1	CAROLINA SELF-STORAGE CORPORATION OF N.C.	I
2	CAROLINA SELF-STORAGE CORPORATION OF N.C.	I
3	SOCAR REALTY COMPANY, INC.	I
4	CAROLINA TELEPHONE & TELEGRAPH COMPANY	I
5	EMERSON W. HARRINGTON AND OTHERS	I
6	WILLIAM KING AND ANNIE MCKINEY	I
7	WEB OFFSET PRINTING, LLC	I
8	ROBERT WALDEN, JR. & WIFE, RUTH HILL WALDEN	I
9	TRUSTEES, JORDAN CHAPEL A.M.E. ZION CHURCH	I
10	EMERSON W. HARRINGTON AND OTHERS	I
11	CARL L. HILL	I
12	LULIA CHANDLER (SINGLE)	I
13	TATE RENTAL PROPERTIES, LLC	I
14	HAMILTON BEACH/ PROCTOR-SILEX, INC.	I
15	LADY BUILDERS, LLC	I
16	RANDY BROWER	I

LEGEND	
○ EIP	COMPUTED POINT
○ EIR	EXISTING IRON PIPE
○ NIR	EXISTING IRON ROD SET
□ ECM	NEW IRON ROD SET
—	EXISTING CONCRETE MONUMENT
---	SURVEYED BOUNDARY LINE
---	UNSURVEYED BOUNDARY LINE
---	SURVEY TIE LINE
---	ROAD RIGHT-OF-WAY
---	RAILROAD RIGHT-OF-WAY
---	UTILITY EASEMENT
①	ADJOINING OR EXCEPTION PARCEL NUMBER

NOTE: TREE SURVEY WILL BE PROVIDED PRIOR TO GRADING PERMIT.

Hobbs, Upchurch & Associates, P.A.
Consulting Engineers, Surveyors & Land Planners
Southern Pines, North Carolina 28387
300 S.W. Broad Street, Southern Pines, North Carolina 28387
Phone: (910) 692-5616 - Fax: (910) 692-7342

CUP PLAN SCENARIO #1

SOUTHERN PINES
CORPORATE PARK

SOUTHERN PINES, NORTH CAROLINA

DATE: AUGUST 2006
DESIGNED: JH
DRAWN: WW
CHECKED: JH
SCALE: NOTED
SHEET NO.

C-2

Town of Southern Pines

Conditional Use Permit Acknowledgement

On the dates listed below, the Town council of the Town of Southern Pines met and held a public hearing to consider, and met to act upon, the following application:

Applicant Robert A. Ballie

Property Location Located on the North side of Yadkin Road between May Street/CSX Railroad and US Hwy. #1 with a PIN # 858216847618 and LRK number of 39569 on approximately 104.79 acres.

File Number: CU-03-06

Proposed Use of Property Industrial / Commercial Subdivision

Meeting Dates Public Hearing on application: August 8, 2006 and September 12, 2006
Final action on application: September 12, 2006

Having heard all the evidence and arguments presented at the hearing and having considered other relevant factors, the Town Council found that the application is complete, complies with all the applicable requirements to the Town of Southern Pines Unified Development Ordinance and, the evidence having failed to establish any disqualifying conditions under sub-section 54(d) of the Unified Development Ordinance, the Conditional Use Permit to make use of the above-described property for the purpose stated was approved and issued, subject to all applicable provisions of the Unified Development Ordinance.

I, ROBERT A. BALLIE, owner of the above-described property, do hereby acknowledge issuance of the Conditional Use Permit.

Robert A. Ballie
Owner(s)
When recording show owner(s) as Robert A. Ballie

NORTH CAROLINA

MOORE COUNTY

I, Casey Sayja, a Notary Public for said County and State, do hereby certify that Robert Baillie,
either 1.) being personally known to me or 2.) having presented to me _____ as
satisfactory evidence of his or her identity, appeared before me this day and acknowledged that he or she duly executed
the foregoing instrument and that said instrument was signed by him or her voluntarily for the purposes stated therein
and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21 day of September, 2006.



My Commission Expires

12/21/2010

[Signature]
Notary Public



March 19, 2007

Re: Southern Pines Corporate Park

Gentlemen:

The Town of Southern Pines has received from the North Carolina Department of Transportation a letter addressing the driveway permit requirements for the road improvements in the Southern Pines Corporate Park. A copy is enclosed.

This letter confirms that access to Lot #3, and existing businesses, is permitted under the existing driveway permit for Air Tool Drive. On that basis we are proceeding to award the contract for the construction of the proposed roadway extension. It is important that each of you recognize, however, that the NCDOT is **not** allowing access to the road from any other lot, including Lot #8, unless and until a new driveway permit for the connection between Air Tool Drive and Yadkin Road has been issued. That driveway permit, in turn, is contingent upon the completion of the TIA and any improvements that are required as a result. I want you to be sure to be aware that Southern Pines will not be able to issue a building permit for Lot #8, or any other lot other than Lot #3, until the new driveway permit is issued by the North Carolina Department of Transportation.

Please contact me if you have any questions or concerns. With all best wishes, I am,

Sincerely,

David White, Assistant Town Manager
Director of Public Services
Town of Southern Pines

C: Reagan Parsons, Town Manager
Bart Nuckols, Town Planner
Travis Morgan, Town Engineer
Doug Gill, Town Attorney
Bob Bailey, R. A. B. Investments

Fred Hobbs, PE, Hobbs, Upchurch & Associates, PA
Jarrod Hilliard, E.I., Project Manager, Hobbs, Upchurch & Associates, PA
Chris Jordan, O'Conner Company of NC, Inc.
Sanford Contractors
C. E. Dumas, Jr., PE, NCDOT, District Engineer
Ray Ogden, Director, Partners in Progress



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
SECRETARY

March 16, 2007

MOORE COUNTY

Mr. Jarrod Hilliard, EI
Hobbs, Upchurch, and Associates
300 Southwest Broad Street
Southern Pines, NC 28387

SUBJECT: DRIVEWAY PERMIT – Access to US 1 and Yadkin Road
Southern Pines Corporate Park
Permit # 63-82901

Dear Mr. Hilliard:

We have received the subject driveway permit application, traffic study and site plans for the subject development located along US 1 and SR 2029, Yadkin Road. The site plans, and traffic study are being reviewed for compliance with NCDOT's *Policy on Street and Driveway Access to North Carolina Highways*. Once the review has been completed and any revisions that may be necessary have been made, we anticipate issuance of a driveway permit for the overall site.

In addition, we have received supplemental analysis for a phase of the development for lots 3 and 8. We have reviewed the supplemental analysis, and offer the following comments:

- Proposed roadway extension(s) may be completed and serve Lot No. 3 only (in addition to existing businesses) under the existing driveway permit for the connection of road extension between Yadkin Road and Air Tool Drive, but it may not serve any additional lots, including Lot No. 8 until a new driveway permit is issued following review of the overall TIA and completion of any necessary mitigation.
- Please note that Sandhill Road is proposed to become a Town of Southern Pines maintained street. If the process of adding it to the Town system has not been completed by the time construction begins, then a driveway permit application will be needed for the tie in to Sandhill Road.

Please note that impacts of traffic generated by lot 3 will still be considered in the overall review of the TIA. If this office can be of further assistance, please advise.

Sincerely

A handwritten signature in black ink, appearing to read "C E Dumas Jr", written over a horizontal line.

C E Dumas Jr PE
District Engineer

CED

cc: Tim Johnson, PE
Travis Morgan, PE
Rynal Stevenson, PE
File

P. O. Box 1067, Aberdeen, North Carolina 28315
Phone (910) 944-7621 Fax (910) 944-5623

Agenda Item

To: Reagan Parsons, Town Manager
From: Bart S. Nuckols, ^{BN}Planning Director
Subject: CU-02-95 Southern Pines Corporate Park
Date: June 12, 2007

Attached is a request for a minor modification to CU-03-06 Southern Pines Corporate Park. The request is for the additional subdivision of lot #11 creating an additional lot. Lot #11 would be divided to show 11A and 11B. Attached are maps showing the existing permitted lot layout and the proposed modification.



Hobbs, Upchurch & Associates, P.A.

Consulting Engineers

300 S.W. Broad Street • Post Office Box 1737 • Southern Pines, NC 28388

May 10, 2007

Mr. Bart Nuckols, Director
Town of Southern Pines
Department of Planning and Inspections
180 SW Broad Street
Southern Pines, NC 28387

Re: Southern Pines Corporate Park

Dear Mr. Nuckols:

In regard to the above referenced project, we would like address the issue of previously planned development of this site. RAB investments would like to request additional subdivision of Lot #11 in order to produce a 2 acre lot for an interested buyer.

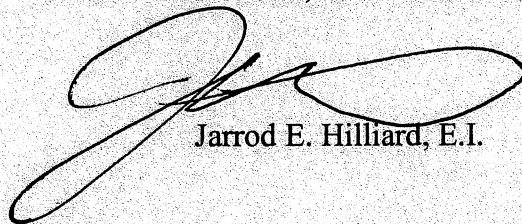
We wish to request a minor modification to the development based upon the attached proposed subdivision of Lot #11.

Attached you will find the originally approved layout of the development as well as the proposed site layout of what is currently being planned in regard to Lot #11.

We would like to request consideration of the proposed plan as stated above and ask that you notify us at your earliest convenience so that we may proceed with the project.

If you have any questions, or need any additional information, feel free to contact me at this office.

Sincerely,
HOBBS, UPCHURCH & ASSOCIATES, P.A.



Jarrod E. Hilliard, E.I.



PLANNING DEPARTMENT

180 SW Broad Street
Southern Pines, NC 28387

Phone: (910) 692-4003
Fax: (910) 692-9495

June 18, 2007

Mr. Jarred Hilliard, E.I.
Hobbs, Upchurch and Associates, P.A.
PO Box 1737
Southern Pines, NC 28388

RE: Southern Pines Corporate Park

Dear Jarred,

On June 12, 2007, the Southern Pines Town Council approved the minor modification creating lots 11 and 11 B for the above referenced project.

If you should have any questions, please advise.

Sincerely,

Bart S. Nuckols, Planning Director
Town of Southern Pines

Cc: File



Hobbs, Upchurch & Associates, P.A.

Consulting Engineers

300 S.W. Broad Street • Post Office Box 1737 • Southern Pines, NC 28388

June 25, 2007

Mr. Bart Nuckols, Director
Town of Southern Pines
Department of Planning and Inspections
180 SW Broad Street
Southern Pines, NC 28387

Re: Southern Pines Corporate Park

Dear Mr. Nuckols:

In regard to the above referenced project, we would like address the issue of previously planned development of this site. RAB investments would like to request additional subdivision of the development in order to produce a 3.17 acre lot for an interested buyer. This 3.17 acre area is part of the total acreage of the property, however, it was not incorporated as a lot in the Southern Pines Corporate Park.

We wish to request a minor modification to the development based upon the attached proposed subdivision of the 3.17 acre lot.

Attached you will find the originally approved layout of the development, including recent approval of Lot #11 subdivision, as well as the proposed site layout of what is currently being planned in regard to the above referenced lot.

We would like to request consideration of the proposed plan as stated above and ask that you notify us at your earliest convenience so that we may proceed with the project.

If you have any questions, or need any additional information, feel free to contact me at this office.

Sincerely,
HOBBS, UPCHURCH & ASSOCIATES, P.A.

Jarrod E. Hilliard, E.I.

Agenda Item

To: Reagan Parsons, Town Manager
From: Bart S. Nuckols, Planning Director
Subject: Southern Pines Corporate Part – Minor Modification
Date: July 10, 2007

Attached is a request for a minor modification to the above subject request. The request is to create a 3.17 acre lot. See attached plans showing existing lot conditions and proposed lot creation.



PLANNING DEPARTMENT

180 SW Broad Street
Southern Pines, NC 28387

Phone: (910) 692-4003
Fax: (910) 692-9495

July 12, 2007

Mr. Jarrod E. Hilliard, C.I.
Hobbs, Upchurch Land Associates, P.A.
PO Box 1737
Southern Pines, NC 28388

RE: 3.17 acre lot expansion to Southern Pines Corporate Park

Dear Jarrod:

On July 10, 2007, the Southern Pines Town Council approved the minor modification for the above reference project.

If you should have any questions, please advise.

Sincerely,

Bart S. Nuckols, Planning Director
Town of Southern Pines

BSN:nhs



Hobbs, Upchurch & Associates, P.A.

Consulting Engineers

300 S.W. Broad Street • Post Office Box 1737 • Southern Pines, NC 28388

July 19, 2007

Mr. Bart Nuckols, Director
Town of Southern Pines
Department of Planning and Inspections
180 SW Broad Street
Southern Pines, NC 28387

Re: Southern Pines Corporate Park

Dear Mr. Nuckols:

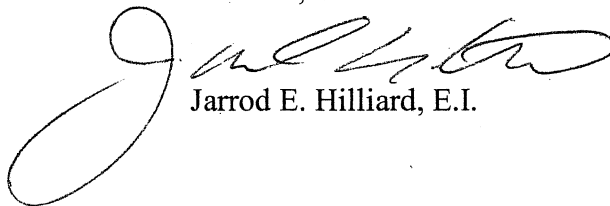
In regard to the above referenced project, we would like address the issue of previously planned development of this site. As stated in our letter dated June 25, 2007, RAB Investments requested additional subdivision of the development in order to produce a 3.17 acre lot for an interested buyer. This 3.17 acre area was approved by the Town per letter from your office dated July 12, 2007.

This letter is to clarify the open space proposed for the development and to depict the portion of the open space that is included in this 3.17 acre property. Previous drawing for the Southern Pines Corporate Park noted the correct acreage for the total open space for the park which included the wetlands area on the 3.17 acre proposed lot, however, the wetlands area on this lot was not shaded to reflect the portion of this lot which is considered open space for the park.

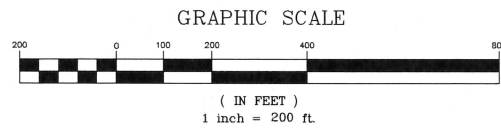
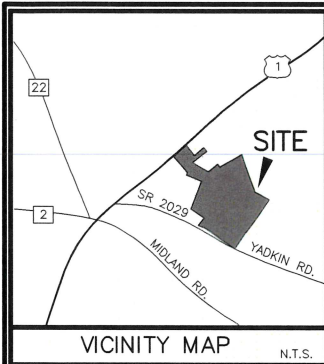
Attached you will find the originally approved layout of the development, including recent approval of Lot #11 subdivision, as well as a revised drawing which depicts the open space on the 3.17 acre lot for clarity.

If you have any questions, or need any additional information, feel free to contact me at this office.

Sincerely,
HOBBS, UPCHURCH & ASSOCIATES, P.A.



Jarrod E. Hilliard, E.I.



RAB INVESTMENTS, OWNER
P.O. BOX 385
SOUTHERN PINES, NC 28388
910-944-0441
PHASE 1 STREETS - 86,305 SF PAVEMENT
PHASE 2 STREETS - 74,000 SF PAVEMENT

PROPERTY INFORMATION
LRK NUMBER - 39569

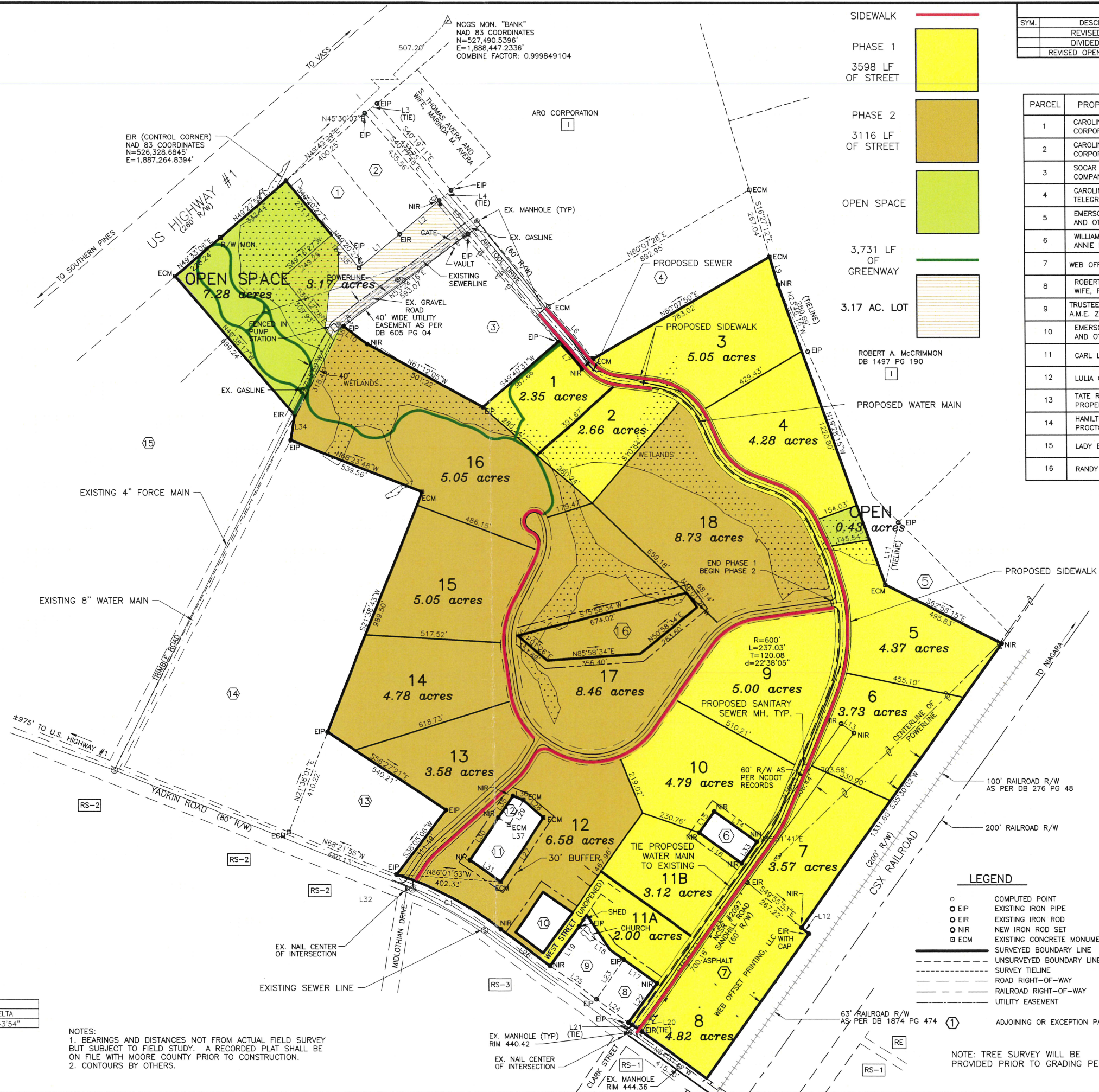
NC FLOODPLAIN
ZONE X (500 YEAR) PER WWW.NCFLOODMAPS.COM

AREA INFORMATION
4,723,646.40 sf 108.44 ACRES (GROSS)
-158,994 sf -3.65 ACRES (OUT)
4,564,652.40 sf 104.79 ACRES (NET)

LINE TABLE		
LINE	LENGTH	BEARING
L1	199.89	S49°41'03"W
L2	200.02	N49°41'03"E
L3	59.80	S51°31'49"W
L4	59.94	S49°47'27"W
L5	168.91	S40°17'48"E
L6	264.05	S40°20'07"E
L7	136.75	S40°18'44"E
L8	60.08	S49°41'16"W
L9	110.38	S16°19'35"E
L10	113.34	N53°17'21"W
L11	244.07	N11°46'54"E
L12	36.58	S49°55'53"E
L13	60.00	N54°08'19"W
L14	200.00	N54°25'40"W
L15	100.00	S35°51'41"W
L16	200.00	S54°25'40"E
L17	153.62	S54°20'45"E
L18	217.11	S54°20'45"E
L19	184.82	N35°39'14"E
L20	60.16	N55°08'32"W
L21	43.19	N15°32'10"E
L22	183.65	N35°51'41"E
L23	185.09	S35°41'16"W
L24	152.91	N54°29'28"W
L25	217.00	N54°16'20"W
L26	237.23	N54°04'54"W
L27	297.35	S34°31'16"W
L28	103.45	S50°08'18"E
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CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
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NOTES:
1. BEARINGS AND DISTANCES NOT FROM ACTUAL FIELD SURVEY BUT SUBJECT TO FIELD STUDY. A RECORDED PLAT SHALL BE ON FILE WITH MOORE COUNTY PRIOR TO CONSTRUCTION.
2. CONTOURS BY OTHERS.



SIDEWALK

PHASE 1

3598 LF OF STREET

PHASE 2

3116 LF OF STREET

OPEN SPACE

3,731 LF OF GREENWAY

3.17 AC. LOT

ROBERT A. McCRIMMON DB 1497 PG 190

PROPOSED WATER MAIN

OPEN

PROPOSED SIDEWALK

PROPOSED SIDEWALK

PROPOSED SANITARY SEWER MH, TYP.

PROPOSED WATER MAIN TO EXISTING

60' R/W AS PER NC DOT RECORDS

100' RAILROAD R/W AS PER DB 276 PG 48

200' RAILROAD R/W

63' RAILROAD R/W AS PER DB 1874 PG 474

EX. MANHOLE (TYP) RIM 440.42

EX. NAIL CENTER OF INTERSECTION

EX. NAIL CENTER OF INTERSECTION

REVISIONS			
SYM.	DESCRIPTION	DATE	BY
	REVISED TRAILS	9/11/06	FMH
	DIVIDED LOT # 11	5/10/07	FMH
	REVISED OPEN SPACE HATCH	07/12/07	JH

PARCEL	PROPERTY OWNER	USE
1	CAROLINA SELF-STORAGE CORPORATION OF N.C.	[1]
2	CAROLINA SELF-STORAGE CORPORATION OF N.C.	[1]
3	SOCAR REALTY COMPANY, INC.	[1]
4	CAROLINA TELEPHONE & TELEGRAPH COMPANY	[1]
5	EMERSON W. HARRINGTON AND OTHERS	[1]
6	WILLIAM KING AND ANNIE McKINEY	[1]
7	WEB OFFSET PRINTING, LLC	[1]
8	ROBERT WALDEN, JR. & WIFE, RUTH HILL WALDEN	[1]
9	TRUSTEES, JORDAN CHAPEL A.M.E. ZION CHURCH	[1]
10	EMERSON W. HARRINGTON AND OTHERS	[1]
11	CARL L. HILL	[1]
12	LULIA CHANDLER (SINGLE)	[1]
13	TATE RENTAL PROPERTIES, LLC	[1]
14	HAMILTON BEACH/PROCTOR-SILEX, INC.	[1]
15	LADY BUILDERS, LLC	[1]
16	RANDY BROWER	[1]

LEGEND

- COMPUTED POINT
- EXISTING IRON PIPE
- EXISTING IRON ROD
- NEW IRON ROD SET
- EXISTING CONCRETE MONUMENT
- SURVEYED BOUNDARY LINE
- UNSURVEYED BOUNDARY LINE
- SURVEY TIE LINE
- ROAD RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- UTILITY EASEMENT
- ADJOINING OR EXCEPTION PARCEL NUMBER

NOTE: TREE SURVEY WILL BE PROVIDED PRIOR TO GRADING PERMIT.

Hobbs, Upchurch & Associates, P.A.
Consulting Engineers, Surveyors & Land Planners
Southern Pines, North Carolina 28387
300 S.W. Broad Street, Southern Pines, North Carolina 28387
Phone: (910) 692-5616 - Fax: (910) 692-7342

CUP PLAN

SOUTHERN PINES CORPORATE PARK

DATE: AUGUST 2006
DESIGNED: JH
DRAWN: WW
CHECKED: JH
SCALE: NOTED
SHEET NO.

C-2

Town of Southern Pines Rezoning Petition

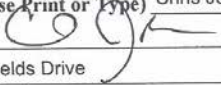
Case: Z-
Date:

To the Planning Board and Town Council of Southern Pines, North Carolina:

I, the undersigned, do hereby make a petition to change the zoning map of the Town of Southern Pines as herein requested:

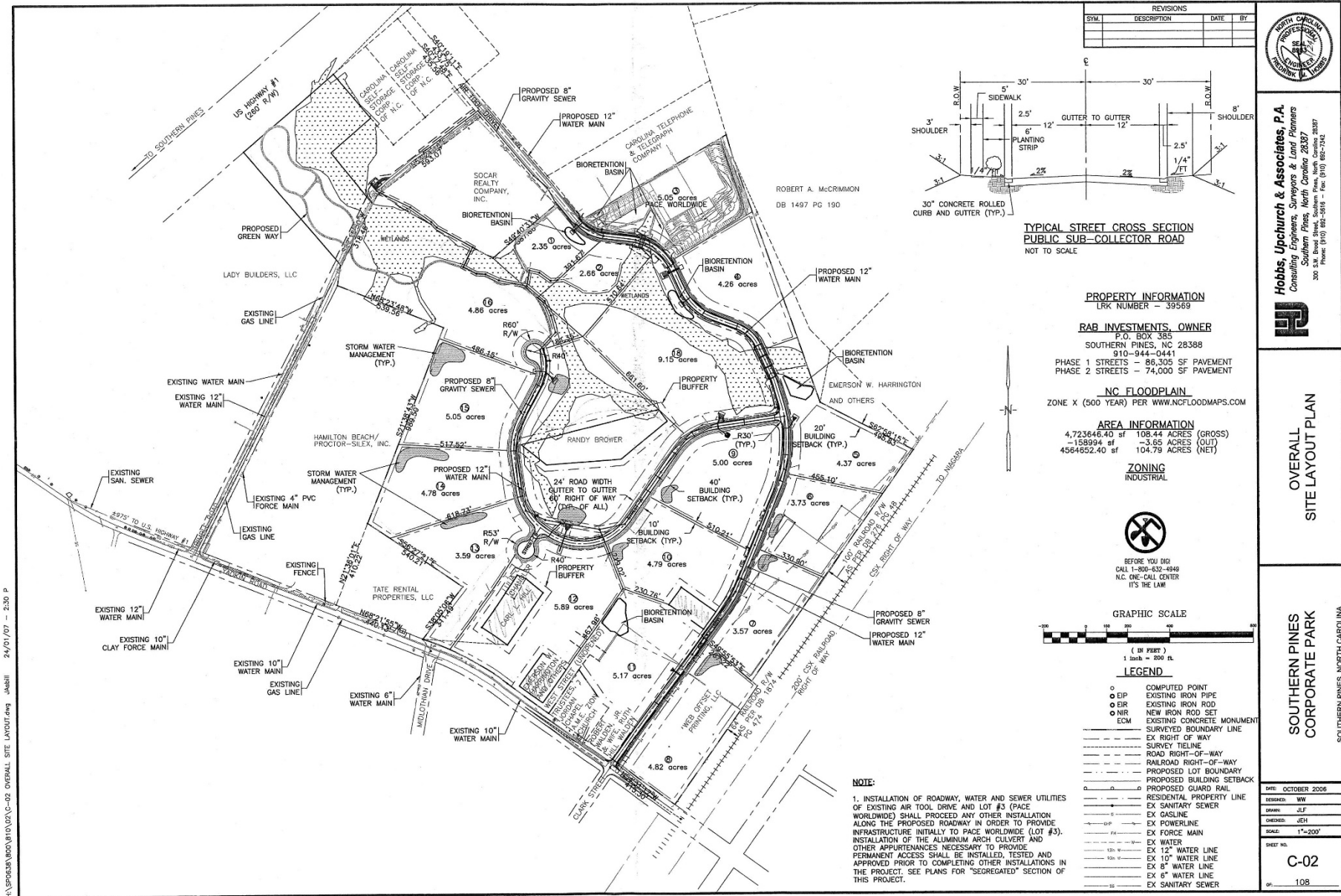
1. The property is located on the North side of Yadkin Road (St., Ave., Dr., Ct.) between May Street (St., Ave., Dr., Ct.) and US 1 (St., Ave., Dr., Ct.). The address is Airtool Drive and is identified as PIN Number 858200844750 and LRK 00039569. It has a frontage of feet and an average depth of feet containing acres.
2. It is desired and requested that the foregoing property be rezoned from District to PD District for the following purpose: Industrial and business park.
3. A metes and bounds description must be attached to this application.
4. List all individuals, firms or corporations owning property within 200 feet of the rezoning petition and within 200 feet of all other property contiguously owned by the property owner/petitioner or all pieces of land that were part of the property requesting rezoning or at least the ten (10) closest properties prior to the requested rezoning, and the property across the street from the property sought to be rezoned. It is required to furnish PIN and LRK numbers for each property, owner's name and address.

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

Petitioner's Name (Please Print or Type) Chris Jordan
Petitioner's Signature 
Mailing Address 312 Fields Drive
Aberdeen, NC 28315
Phone Number () 910-315-7052 Email cj@oconnorconc.com

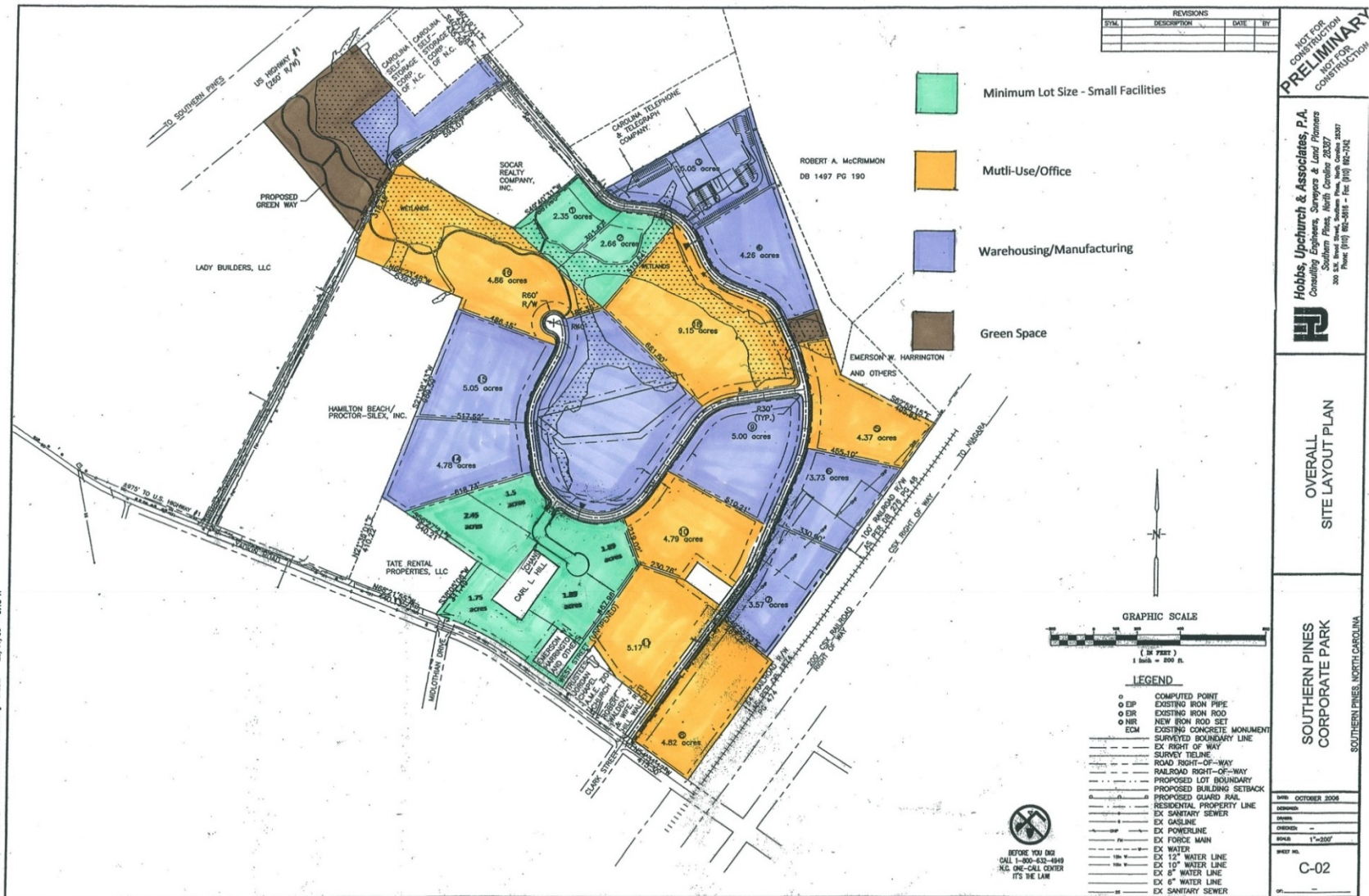
Property Owner (Please Print or Type) RAB Investments LLC
Mailing Address 112 N. Poplar Street
Aberdeen, NC 28315
Phone Number () 910-315-7052 Email cj@oconnorconc.com

Dated October 8, 2013



H:\SPOB\B00\B10\02\02 OVERALL SITE LAYOUT.dwg Jabbil 24/01/07 - 2:30 P

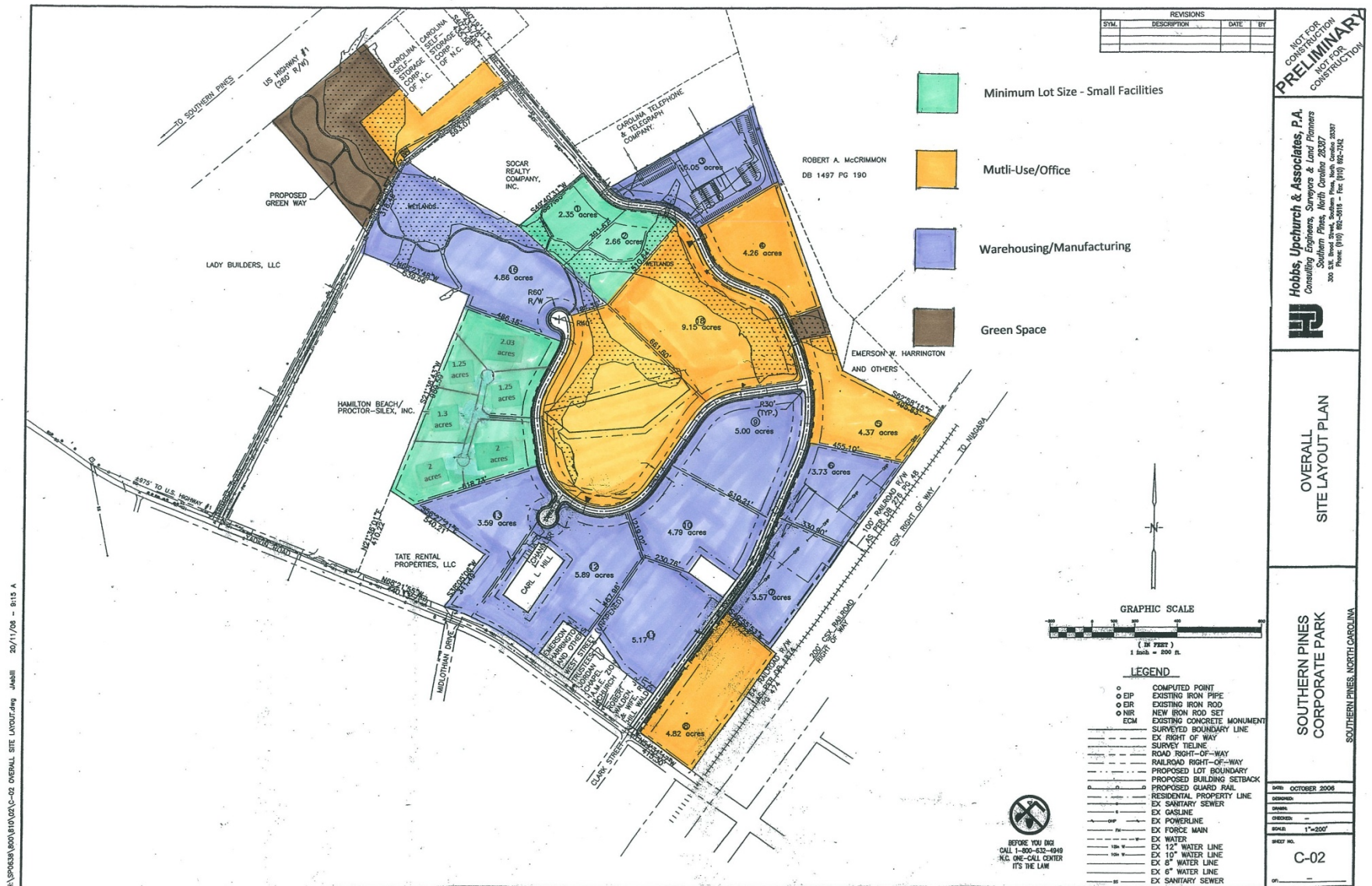
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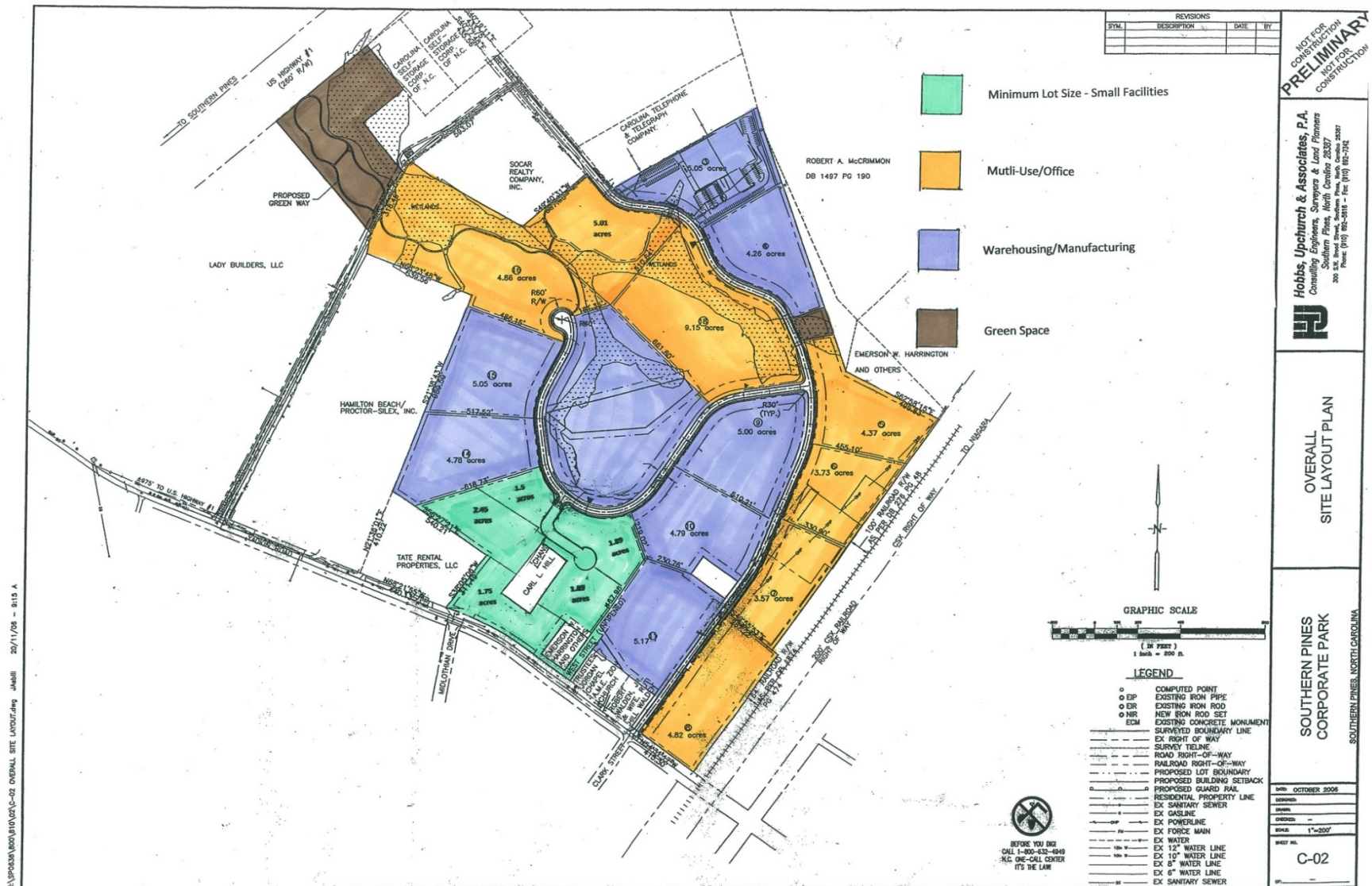
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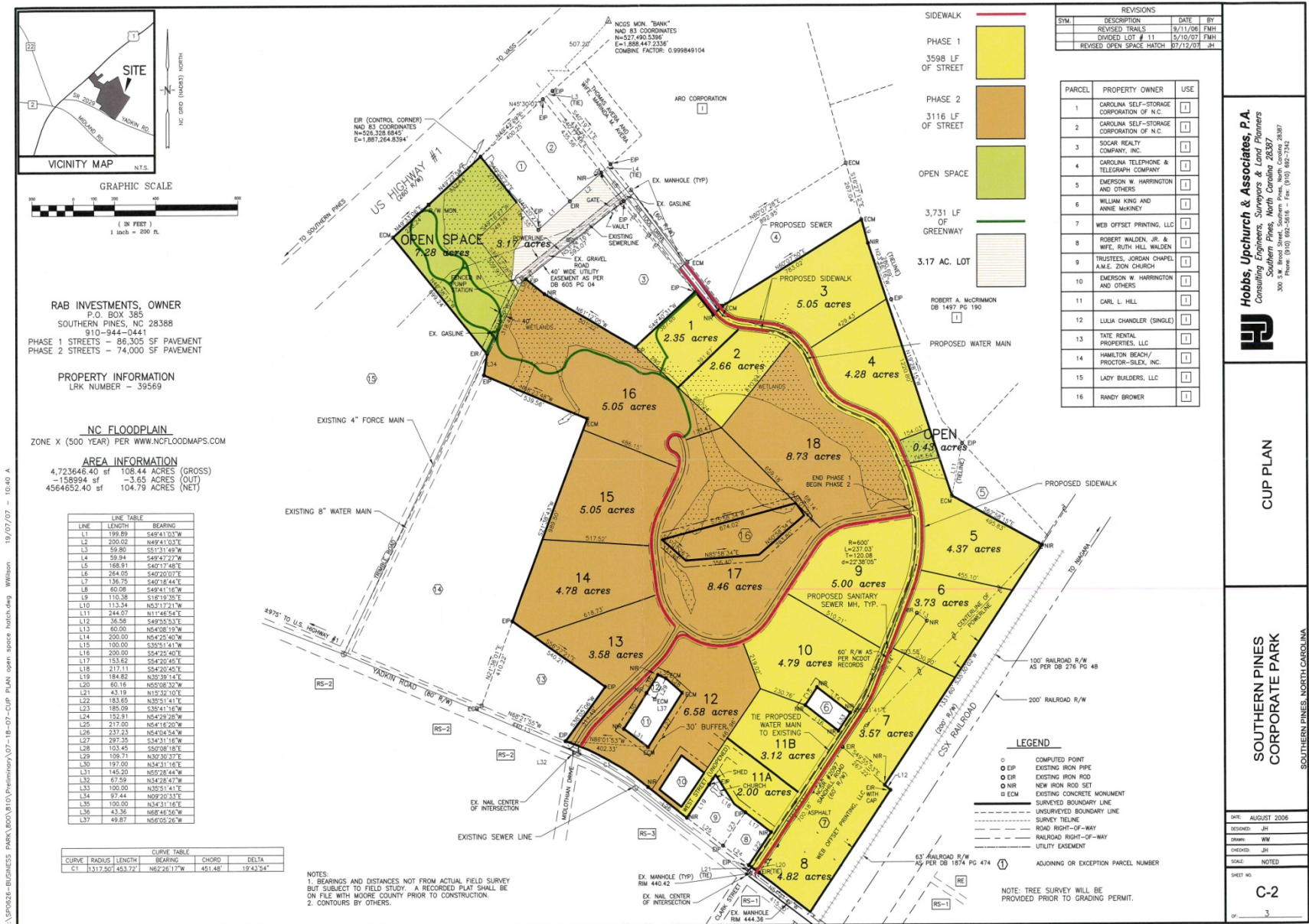
Conceptual Plan- Option: 3



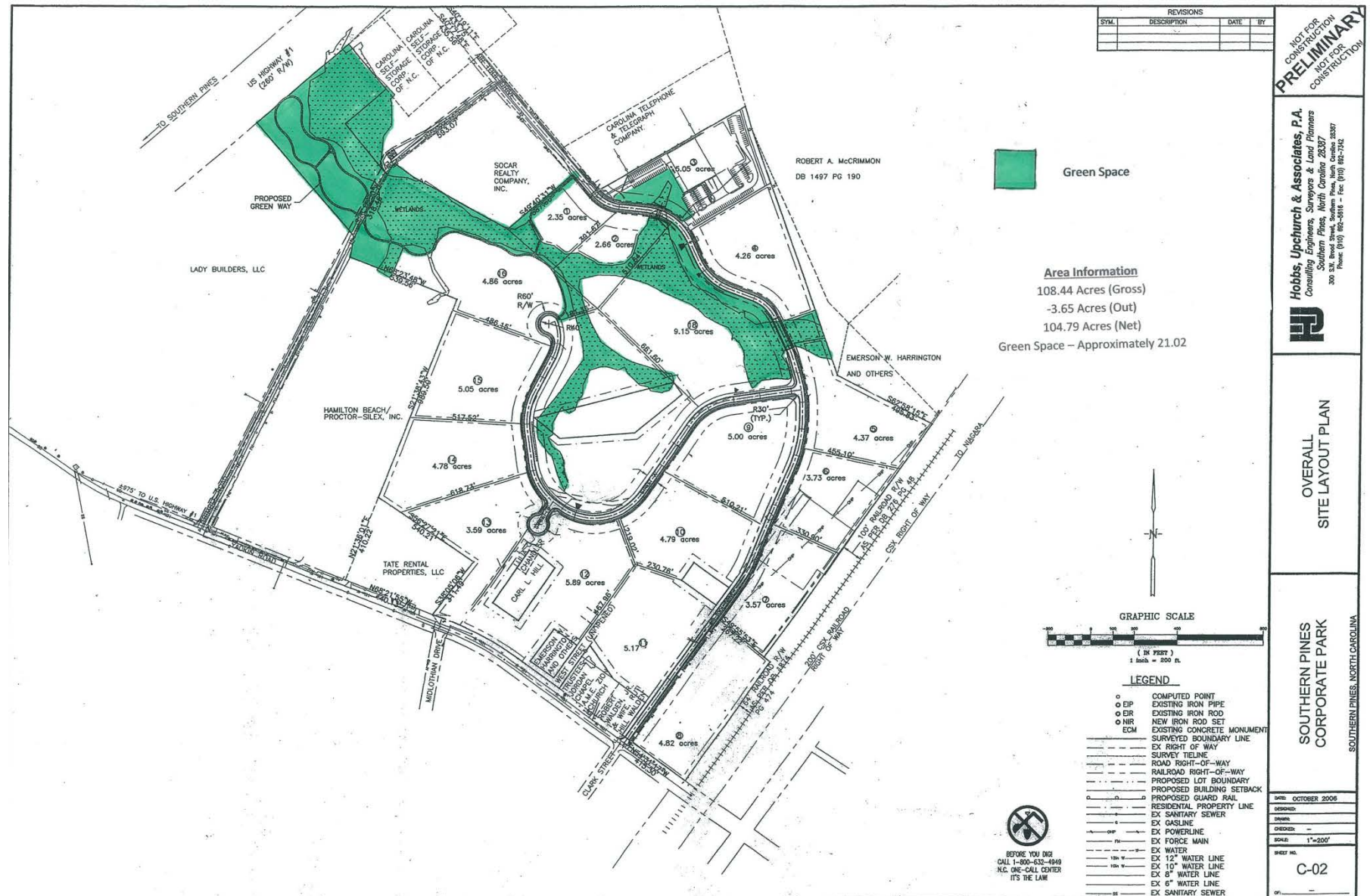
Conceptual Plan- Option: 4



Phasing Plan



Open Space Plan



Southern Pines Corporate Park	
Category	Amount of Land in Acres
Gross Acreage	104.79
Required Open Space*	20.958
Required Usable Open Space*	10.479
Amount of Land able to be Developed**	83.832
*Per Section 3.5.14 (G) developments in the PD zoning classification must dedicate at least 20% of gross land area to open space. Furthermore, 50% of that 20% of gross land area must be usable open space as defined in Section 4.9.1.	
**This acreage is subject to the 5/70 exemption for areas within the watershed. This acreage shall have a maximum impervious surface calculation of 70%.	
Industrial Land Uses (minimum)***	62.874
Supportive Land Uses (maximum)***	20.958
***This acreage is determined by the standard that industrial uses shall occupy at least 75% of the gross land able to be developed. Supportive uses shall occupy no more than 25% of the gross land able to be developed. These calculations are determined using the amount of land able to be developed (83.832 acres).	

The petitioner has requested the following:

(Please refer to the Table of Permissible Uses in the Unified Development Ordinance for the corresponding land uses associated with the following LBCS Codes)

Only those land uses listed below shall be permitted in the Southern Pines Corporate Park Planned Development District. Each land use is more fully described in the Town of Southern Pines Unified Development Ordinance (hereinafter “UDO”) in Chapter 3: Section 3.7 Use Matrix and Interpretation. Development standards for the Southern Pines Corporate Park Planned Development District shall follow the Industrial Zoning Classification design guidelines unless otherwise specified. The development standards and land uses are also subject to the Private Covenants and Restrictions maintained by the Southern Pines Corporate Park. The Private Covenants and Restrictions are intended to supersede the standards set forth by the Town of Southern Pines, thus the Private Covenants and Restrictions shall be more stringent than the standards set forth by the Town unless explicitly stated in this approval. In the event of a conflict between the standards set forth by the Town of Southern Pines and the Private Covenants and Restrictions of the Southern Pines Corporate Park the stricter standard shall apply.

Property development standards.

- (1) Minimum Lot Size. The minimum lot size shall be 50,000 sf.
- (2) Open Space. The development shall maintain at least twenty percent (20%) of the gross property acreage as open. Fifty percent (50%) of which shall be maintained as usable open space as per the requirements in the UDO.
- (3) Maximum Height. The maximum height of buildings and structures shall be as set at fifty feet (50’).
- (4) Minimum Setbacks. All structures, parking areas, and loading areas shall maintain minimum setbacks from property lines as set forth below in the Industrial Zoning Classification.
- (5) Maximum Site Coverage. Buildings, parking areas, and other paved or graveled surfaces, exclusive of public rights-of-way and recreation areas developed and accessible to the public, shall cover no more than 70 percent of the building site.
- (6) All other applicable development standards for the Industrial zoning classification.

Subject to restrictions set forth in this section, each site in the Southern Pines Corporate Park shall be used for the primary land uses specified in the Table 1a and Table 1b below. Certain uses are permitted only if restrictions described in Table 2 are met. Non-permitted uses are listed in Table 3. Conditional Uses are listed in Table 4. Uses incidental to the primary use are considered accessory uses, as described in Table 5.

Table 1: Permitted Uses

The Town of Southern Pines Corporate Park in the Planned Development District is permitted to develop up to 25% of the land area into non-industrial uses. Industrial uses may develop at greater than 75% of the total gross land area but shall not comprise less than 75% of the build-out. Only the land uses explicitly listed in this document and applicable accessory uses may be permitted in the Southern Pines Corporate Park.

Table 1a. Non-Industrial Uses:

The following land uses shall not comprise more than 25% of the total gross land area within the Southern Pines Corporate Park at the full build-out of the development.

- **2000 General Sales or Services**
- 2310 Real Estate Services
- 2320 Property Management Services
- 2332 Leasing Trucks, Trailers, RVs, Buses, Aircraft, Tugboats, etc.
- 2335 Consumer Good Rental
- 2336 Intellectual Property Rental
- 2411 Legal Services
- 2412 Accounting, Tax, Bookkeeping, Payroll Services
- 2413 Architectural, Engineering, Surveying, and Related Services
- 2414 Graphic, Industrial, Interior Design Services
- 2415 Consulting Services (Management, Environmental, Technical)
- 2417 Advertising, Media, and Photography Services
- 2421 Office Administrative Services
- 2422 Facilities Support Services
- 2423 Employment Agency
- 2424 Copy Center, Private Mail Center, other Business Support Services
- 2425 Collection Agency
- 2430 Travel Arrangement and Reservation Services
- 2440 Investigation and Security Services
- 2455 Packing, Crafting, and Convention and Trade Show
- 2520 Cafeteria or Limited Service Restaurant
- 2622 Dry Cleaning and Laundry
- **4000 Transportation, Communication, Information, and Utilities**
- 4136 Sightseeing
- 4212 Software Publisher
- 4233b Towers and Antennas Taller than 50'
- **6000 Education, Public Administration, Health Care, and Other Institutions**
- 6511 Clinic
- 6562 Child Daycare
- 6563 Community Food Services
- 6564 Emergency and Relief Services
- 6565 Other Family Services
- 6566 Services for Elderly and Disabled
- 6567 Veteran Affairs
- 6568 Vocational Rehabilitation
- 6810 Labor or Political Organization
- 6820 Business Association or Professional Membership
- 6830 Civic, Social, or Fraternal Organization
- **9000 Agriculture, Forestry, Fishing, and Hunting**
- 9360 Fish
- **9900 Unclassifiable or No Function**
- 9912 Other (special events)

Table 1b. Industrial Uses:

The following land uses shall not comprise less than 75% of the total gross land area within the Southern Pines Corporate Park at the full build-out of the development.

2140 Consumer Goods, Other

2144 Mail Order or Direct Selling Establishment

2300 Real Estate, Rental and Leasing

2321 Commercial Property Related, Mini- or Self-Storage

2330 Rental and Leasing

2334 Leasing Commercial, Industrial Machinery and Equipment

2400 Business, Professional, Scientific, and Technical

2416 Scientific Research and Development Services

2418 Veterinary Services

2450 Services to Buildings and Dwellings

2451 Extermination and Pest Control

2452 Janitorial

2453 Landscaping

2454 Carpet and Upholstery Cleaning

2500 Food Services

2550 Mobile Food Services

2560 Caterer

2570 Food Service Contractor

2580 Vending Machine Operator

2600 Personal Services

2623 Linen and Uniform Supply

2630 Photofinishing

2700 Pet and Animal Sales or Service (except Veterinary)

2720 Animal and Pet Services and Kennels (Animal Boarding)

3000 Manufacturing and Wholesale Trade

3100 Food, Textiles, and Related Products

3110 Food and Beverages

3120 Tobacco Manufacturing

3130 Textiles

3140 Leather and leather substitute products

3200 Wood, Paper, and Printing Products

3210 Wood products

3220 Paper and printing materials

3221 Printing and related support activities

3230 Furniture and related products

3300 Chemicals, and Metals, Machinery, and Electronics Manufacturing

3350 Machinery manufacturing

3370 Transportation equipment

3400 Miscellaneous Manufacturing

3420 Dolls, toys, games, and musical instruments

3430 Office Supplies, Inks, Etc. (except paper)

3440 Signs

3500 Wholesale Trade Establishment

3600 Warehousing and Storage Services
 3610 Office and Warehousing
 3620 Warehousing
4000 Transportation, Communication, Information, and Utilities
 4134 Non-local and charter bus
 4135 School and employee bus transportation
 4137 Taxi and limousine service
 4138 Towing and other road and ground services
4140 Truck and Freight Transportation Services
 4141 General Freight Trucking, local
 4142 General Freight Trucking, long distance
 4160 Courier and messenger services
 4170 Postal Services
 4171 National Post Office
4200 Communication and Information
 4211 Newspapers, books, periodicals, etc.
 4220 Motion Pictures and Sound Recording
 4221 Motion picture and video production, publishing, and distribution
 4223 Sound recording, production, publishing, and
 4231 Radio and television broadcasting
 4232 Cable networks and distribution
 4233 Wireless telecommunications
 4233a Towers and antennas 50ft tall or less
 4234 Telephone and other wired telecommunications
4240 Information services and data processing industries
 4241 Online information services
 4242 Library or archive
 4243 News syndicate
4300 Utilities and Utility Services
4310 Electric power
 4315 Service distribution lines
 4316 Electric substations
4320 Natural gas, petroleum, fuels
 4329 Natural gas service
4330 Water, steam, air conditioning supply
 4331 Drinking water
 4339 Water Service
4340 Sewer, solid waste, and related services
 4349 Wastewater service
 5150 Agent for management services
 5160 Independent artist, writer, or performer
5370 Fitness, recreational sports, gym, athletic club, multi-purpose facility
 5372 Private facilities
 5500 Natural and other Recreational Parks
6200 Public Administration
 6300 Other Government Functions
6400 Public Safety
 6410 Fire and Rescue

6420	Police
6430	Emergency Response
6700	Death Care Services
6720	Crematorium
7000	Construction-Related Businesses
7100	Building, Developing, and General Contracting
7200	Machinery Related
7300	Special Trade Contractor
7310	Carpentry, floor, and tile contractor
7320	Concrete contractor
7330	Electrical contractor
7340	Glass and glazing contractor
7350	Masonry and drywall contractor
7360	Painting and wall covering
7370	Plumbing, heating, and air conditioning
7380	Roofing, siding, or sheet metal contractor
7400	Heavy Construction
9100	Crop Production
9110	Outdoor Production
9200	Support Functions for Agriculture
9900	Unclassifiable or No Function
9930	Subdivisions
9932	Minor
9940	Combination Uses (ZC)
9967	Employment Centers (ZS)

Table 2: Uses with Supplemental Restrictions

The following land uses are considered general or retail sales however may be permitted in the Southern Pines Corporate Park with the following supplementary restrictions. The land uses below may be permitted in the Southern Pines Corporate Park if the volume of on-site sales is less than 25% of total company sales, or less than 50% of the gross floor area is devoted to on-site retail sales.

- 2115 Parts, Accessories, or Tires
- 2117 Automotive Repair and Maintenance
- 2122 Hardware, Home Center
- 2123 Lawn and Garden Supplies
- 2126 Lumber Yard and Building Materials
- 2127 Heating and Plumbing Equipment

Table 3: Non-Permitted Uses

Residential land uses (including live/work space), land uses not explicitly listed in this document, and industrial land uses as specified below in Table 3 are not permitted in the Southern Pines Corporate Park.

- 3630 Tank Farm
- 4341 Hazardous waste collection
- 4342 Hazardous waste treatment and disposal
- 4344 Solid waste combustor or incinerator
- 4345 Solid waste landfill

- 4347 Septic tank and related services
- 4348 Wastewater treatment plants
- 5230 Zoos, Botanical Gardens
- 6222 Correctional Institution or Jail

Table 4: Conditional Uses

The following land uses are permitted but require a Conditional Use Permit approval from the Town of Southern Pines Town Council.

- **3300 Chemicals, and Metals, Machinery, and Electronics Manufacturing**
- 3310 Petroleum products*
- 3320 Chemicals, plastics, and rubber products*
- 3330 Nonmetallic mineral products*
- 3340 Primary metal manufacturing*
- 3360 Electrical equipment, appliance, and components manufacturing*
- **3400 Miscellaneous Manufacturing**
- 3410 Jewelry and silverware*
- **4340 Sewer, solid waste, and related services**
- 4343 Solid waste collection*
- 4346 Waste treatment and disposal*
- **9930 Subdivisions**
- 9931 Major*

Table 5: Accessory Uses

Accessory uses are subordinate or incidental to the primary permitted use. They support the primary function, but might not be allowed as a primary use. The following accessory uses shall only be permitted in conjunction with primary permitted uses.

- a. Off-street parking and loading facilities serving a primary use;
- b. Open areas devoted to private permanent recreational facilities located on the same lot as a principal facility;
- c. Storage and service areas and accessory buildings, if serving a principal facility on the same lot; provided that such facilities are enclosed.
- d. Temporary construction yards and similar facilities which are necessary and incidental to development of facilities on the same lot, or on another of several lots being developed at the same time;
- e. Temporary real estate sales office which is necessary and incidental to, and located on the site of, a commercial subdivision being developed.
- f. On-site retail sales are permitted for any establishment within the Southern Pines Corporate Park if the volume of on-site sales is less than 10% of total company sales, or less than 25% of the gross floor area is devoted to on-site retail sales.

Multi-Use Facilities

Example Buildings



Multi-Use Facilities

Example Buildings



Multi-Use Facilities

Example Buildings



Multi-Use Facilities

Example Buildings



Manufacturing/Warehouse Example Buildings



Manufacturing/Warehouse Example Buildings



Manufacturing/Warehouse Example Buildings



Minimum Lot Size

Example Buildings



Agenda Item

To: Reagan Parsons, Town Manager

Via: Bart Nuckols, Planning Director

From: Chris Kennedy, Planner

Subject: Z-01-14, Request to Rezone the Southern Pines Corporate Park from Industrial (I) to Planned Development (PD), Petitioner, Chris Jordan

Date: May 13, 2014

Z-01-14, Request to Rezone the Southern Pines Corporate Park from Industrial (I) to Planned Development (PD), Petitioner, Chris Jordan

Mr. Chris Jordan has submitted a request to rezone the Southern Pines Corporate Park from Industrial (I) to Planned Development (PD) to allow for an additional list of permitted to be added to the Conditional Use Permit for the property. The Southern Pines Corporate Park is zoned Industrial (I) and was approved under the Conditional Use Permit (CU-03-06). The Southern Pines Corporate Park is comprised of 103.32 acres located at 115 Yadkin Road with the PIN: 858200844750 (Parcel ID 00039569); PIN: 858216941750 (Parcel ID: 00031777); PIN: 858216839247 (Parcel ID: 00039763); PIN: 8582008597112 (Parcel ID: 20071012). The Future Land Use Map designates the subject properties as Industrial. The permitted uses within the Corporate Park include primarily manufacturing, distribution, storage oriented, and large facility uses. The petitioner submits this request to expand the permitted uses to include more supportive-type uses in addition to the currently permitted uses. The requirements for the Planned Development process are attached below. The Planned Development (PD) zoning classification allows any use in the Table of Permissible Uses upon Town Council approval.

Planning Board Recommendation:

At the February 20, 2014 meeting of the Planning Board, the Board opened a public hearing to discuss the proposed amendment. The Planning Board decided to continue the public hearing until their March 20, 2014 meeting. At the March 20, 2014 meeting of the Planning Board the board did not have a quorum so the public hearing was continued until the April 17, 2014 meeting of the Planning Board. At the April 17, 2014 meeting of the Planning Board, the public hearing was continued and then properly closed. The Planning Board unanimously voted to recommend approval of Z-01-14 as presented with the inclusion of the following conditions:

1. The Southern Pines Corporate Park development will provide a buffer from any residential use, regardless of zoning classification that matches the current buffering standards in the Town of Southern Pines Unified Development Ordinance between Industrial and Residential uses. Buffer requirements shall not apply when a public street or railroad right-of-way separates applicable zoning districts or uses. At which time the residential uses currently zoned Industrial cease to continue their residential use, this condition shall then not be required.
2. The proposed zoning map amendment shall not be approved until Section 3.5.14 PD- Planned Development District subsection (A)(1) is amended to strike the word limited in the following standard, “(1) Encourage planned, large-tract development, including service, office, commercial,

residential, public or private recreational development, and **limited** light industrial uses;”. This text amendment is to resolve capability issues with the rest of the PD standards with particular respect to Section 3.5.14(D).

The Planning Board is a recommending body to the Town Council. The Town Council may wish to accept the recommendation of the Planning Board or make their own recommendation.

Staff Comments:

The Corporate Park was established and intended to accommodate large-scale campus type development containing uses that include light industrial, manufacturing, distribution, storage oriented, and large facility uses. The purpose of this request is to maintain the aforementioned land uses but to also include land uses that are considered supportive to the core land uses including: research and development, corporate headquarters, general office, business incubation, vocational and training school uses, limited (if any) visitor accommodation, limited (if any) restaurant, and ancillary retail uses. This rezoning from Industrial (I) to Planned Development (PD) should be intended to allow supportive land uses the ability to locate proximal to the light industrial and manufacturing businesses that are currently permitted in the Southern Pines Corporate Park. The proposed rezoning with the inclusion of more land uses should be set up within a framework that minimizes overdevelopment of supportive uses relative to core uses, as well as to minimize adverse impacts on surrounding uses.

Staff recommends that the Planning Board review the submitted uses requested by the petitioner to be added to the PD zoning classification and make a recommendation that the petitioner select only the uses necessary to the mission of and those that are considered supportive to the core uses of the Southern Pines Corporate Park.

Staff also suggests that the petitioner recommend a standard that dictates the maximum levels of supportive uses within the corporate park. The core uses currently permitted in the Corporate Park are industrial and manufacturing; staff recommends that these uses continue to comprise at least 75 % of the total use mix. This percentage could be calculated in terms of land area, building square footage, or any other formula as the board sees fit. This use mix standard, if adopted, should also include a requirement that the agreed upon percentage should be the standard at the completion of the final development phase of the Southern Pines Corporate Park. During the phasing of the park the supportive uses may comprise more than the agreed upon percentage threshold of build-out as long as the final build-out meets the agreed upon standard.

The petitioner has submitted a phasing plan from the previous CUP approval to display the continued phasing of the Southern Pines Corporate Park. The petitioner has also provided four (4) conceptual plans of potential build-out scenarios along with a number of character images to show the building types to be constructed within the corporate park.

Per Section 3.5.14(G) the development at least 20% of the gross land area must be dedicated to open space. Additionally, at least 50% of the 20% open space (10% of the gross land area) must be usable open space as defined in Section 4.9.1(B) of the UDO. The petitioner has submitted a map displaying the open space for the corporate park. The petitioner has yet to submit a calculation for usable open space.

3.5.12 I – Industrial

(A) Purpose

The **I** district is established to allow primarily light manufacturing, assembly, research and intensive commercial uses. The regulations of this district are intended to:

- (1) Encourage light manufacturing and intensive commercial uses that are compatible with the tourist/resort character of the community, as well as accessory land uses incidental to and in support of authorized manufacturing uses;
- (2) Exclude heavy industry, major retail and residential land uses; and
- (3) Preserve locations that are best suited for industrial Development.

(B) Authorized Uses

The uses authorized by Section **Error! Reference source not found.** of this UDO may be established in accordance with the provisions of this UDO, including, but not limited to the procedures established in Chapter 2, the zoning district standards of this Chapter, and the design standards of Chapter 4.

(C) District Use Standards

Standards for specific uses and Development Patterns authorized in this district are established in Chapters 5 and 6. In addition, the following standards shall apply:

- (1) Outdoor operations, other than moving, storing and displaying goods shall be prohibited.
- (2) Outdoor storage and display shall be screened in compliance with Sections **Error! Reference source not found.** and **Error! Reference source not found.**

(D) District Development Standards

Dimensional and density standards are summarized in **Error! Reference source not found.** Section cross-references identify the location of additional dimensional standards. Additional district Development standards are established in Chapter 4 of this UDO. Exhibit **Error! No text of specified style in document.**-3

Exhibit Error! No text of specified style in document.-3: Summary of I Development Standards

Design Element	Principal Structure Standards	Section Cross-Reference	Setback Illustration
Maximum Height	50'	Error! Reference source not found.	Letters match dimension in design element column
Minimum front setback from right-of-way (dimension A)	40'	Error! Reference source not found.	
Minimum front setback from centerline (dimension B)	70'	Error! Reference source not found.	
Minimum side setback, exterior from right-of-way (dimension C)	15'	Error! Reference source not found.	
Minimum side setback, exterior from centerline (dimension D)	45'	Error! Reference source not found.	
Minimum Side Setback, Interior (dimension E)	10'	Error! Reference	

		source not found.	
Minimum Rear Setback (dimension F)	20'	Error! Reference source not found.	
Minimum Lot Width (dimension G)	No minimum	Error! Reference source not found.	
Minimum Lot Size	No minimum	Error! Reference source not found.	

3.5.13 PD - Planned Development District

A. Purpose

The **PD** district is designed to accommodate mixed land uses, such as office, residential, service, commercial, public or private recreational Development, and under limited circumstances, light manufacturing and assembly uses. This district is intended to allow mixed-use Developments in areas where sufficient public water and sewer service is available (or can be readily extended) and where the street system is adequate (or can be readily improved) to handle the projected traffic volumes generated by the Development. The regulations of this district are intended to:

1. Encourage planned, large-tract Development, including service, office, commercial, residential, public or private recreational Development, and limited light industrial uses;
2. Exclude heavy commercial and industrial land uses;
3. Encourage Development in areas located on major thoroughfares and collector streets;
4. Encourage vehicular access from service drive and other local streets;
5. Provide performance standards to help ensure compatible land uses;
6. Encourage common or shared parking;
7. Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features;
8. Facilitate clustering of Development thereby increasing the amount of saved land;
9. Foster Development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas,
10. Improve connectivity within and between Developments to promote mobility and enhance walkability;
11. Integrate public spaces and amenities to promote community gatherings and activities;
12. Establish coordinated land plan and consistent treatment of common design elements;
13. Provide the flexibility to respond to market conditions over longer projected Development periods due to the scale of such Developments; and
14. If residential land uses are proposed, provide a variety of Lot sizes and Dwelling types to expand the spectrum of housing choices for households of various type, size, income and age.

B. Applicability

A **PD** district may be established to accommodate large-scale, master-planned, mixed-use Developments that cannot be accomplished through conventional zoning districts. Development within a PD district shall occur in accordance with unique conditions and standards established during the rezoning process that may vary from those contained within other Sections of the UDO. Such conditions and standards shall be applicable only to the specific Parcel(s) of land that comprises that PD District, and shall run with the land regardless of ownership. The PD District is not intended for use with subdivisions or Developments that accommodate a single land use for which other zoning districts are intended.

C. Procedures

PD districts shall be established and developed in accordance with the procedures established in Chapter 2 of this UDO.

D. Land Use Mix

Each PD district approval shall identify the authorized land uses, which may include a mix of residential, retail, office, recreational or light industrial uses. The type and location of any and all uses within the PD District must be demonstrated to be appropriate for the project area and

surrounding area. All land uses listed in the approved zoning application are permitted subject to the conditions established through the rezoning process.

E. Development Patterns

The PD district approval may establish any of the Development Patterns described in Chapter 6 or accommodate alternative Development Patterns that comply with PD district standards.

F. General Provisions

1. Minimum Size and Contiguity

The area of a PD district shall encompass a sufficient area to accommodate the proposed mix of Uses and ensure compatibility between both internal and external land uses.

2. Ownership and Division of Land

No Tract of land may be considered for a PD District unless such Tract is under single or unified ownership or control. If listed in several ownerships, the application for zoning shall be accompanied by each landowner's written consent. The holder of a written option to purchase or a developer under contract shall be considered an owner for purposes of this Section provided the landowner's (or landowners') written consent is included with the application.

3. Relationship to the UDO

Each proposal for Development under the PD district is anticipated to be unique. Except as provided by this Section and the PD approval, PD district Development shall be subject to all of the applicable standards, procedures, and regulations in other Sections of this UDO. Development Conditions approved as part of the PD District zoning application shall supersede conflicting UDO regulations, unless otherwise prohibited by law. Alternative standards may be approved for Development within the PD district if they:

- a) Meet or exceed the general intent of the UDO standards for base zoning districts;
- b) Are appropriate given the specific mix of uses and character of the Development; and
- c) Achieve a more efficient, safe or economical land use without detracting from the quality of the Development or detrimentally impacting its surrounding Development or the community as a whole.

4. Relationship to Other Regulations

Unless otherwise specified in the PD approval, all PDs shall be subject to all local, State and Federal regulations..

G. Open Space

Unless otherwise authorized for a specific Development Pattern established in Chapter 4, the following Open Space requirements apply within a PD district:

1. Not less than twenty (20) percent of the gross land area of the PD shall be devoted to Open Space.
2. Not less than fifty (50) percent of the required Open Space (ten (10) percent of gross land area) shall be Usable Open Space as defined in this UDO.
3. The remaining Open Space may be comprised of, but is not limited to, any combination of the following: natural areas, wetlands, trails, boardwalks, parks, ball fields, equestrian fields or tracks, golf courses (not including clubhouse or other vertical structures), buffers (outside of a platted Lot), any water bodies including ponds and lakes, and/or innovative and accessible water quality ponds (that are designed as an amenity).
4. No more than fifty (50) percent of the required Open Space shall consist of ponds, lakes, and/or water quality ponds.

5. The site's natural features and surroundings, unique features of the subject and surrounding property shall be considered by the Town when evaluating the configuration and uses of planned Open Space. Where practical, Open Space shall be configured to provide connectivity with other Open Space, both on- and offsite, and to allow for connectivity to and the extension of the existing Greenway Trail System.
6. Unless dedicated to and accepted by the Town or a similar legal entity, the owner or POA is required to provide for the continuing maintenance of Open Space.

H. Landscaping, Screening, Buffers and Trees

The standards for landscaping, screening, buffers and trees included in Chapter 4 of this UDO shall apply to all Development within the PD District, with the following exceptions:

1. Buffer requirements apply only to the perimeter of the PD unless otherwise specified in the PD District Conditions. The the minimum required buffer for each sub-area shall be based on the most intensive use authorized within the sub-area that is adjacent to the property boundary and shall meet or exceed the standards established in Chapter 4 of this UDO.
2. Land uses internal to the PD shall be buffered in accordance with the provisions of Chapter 4 unless approved as part of the PD Development Conditions.
3. Other deviations from landscaping, buffer, street tree and screening standards of Chapter 4 shall not be allowed unless approved as a PD Development Condition.
4. If landscaping, buffer or other requirements are included in a platted Lot, they shall be protected by the PD's Covenants and Restrictions and shall not count as Open Space.

I. Common Sign Plan

Signs within the Development shall adhere to the standards set forth in Section **Error! Reference source not found.** of this UDO or as part of the zoning application or an amendment thereto. The Applicant may submit a Unified Sign Plan that establishes more specific design standards (size, height, color, materials, illumination) and Sign locations for the project to ensure a coordinated theme across the PD District. Such Unified Sign Plan may be submitted after the approval of the zoning application and may be approved by the Planning Director as an alternate to individual Sign permits. Any Unified Sign Plan that exceeds the size or number of Signs allowed by Section **Error! Reference source not found.** shall require approval by the Planning Board pursuant to Section **Error! Reference source not found.**.

J. Landmark Signs

The Town Council may approve the establishment of one or more on-premises Landmark Signs as a condition of Final Development Plan approval within a PD district subject to the requirements of Section 4.12.

K. Storm Water Control

Storm water management shall meet or exceed the State's minimum requirements for storm water management. A common master storm water management plan may be developed for the project as a whole and may employ Best Management Practices. This neither prohibits the Development of the PD district in phases nor the phased implementation of the storm water management system.

L. Street Design

1. Street design shall adhere to the Town's standards as set forth in Chapter 4 of the UDO. The Applicant may submit alternative street design standards that vary in response to proposed function of the street, the anticipated adjacent land uses, character of the neighborhood, the anticipated traffic volume (subject to Town and/or NCDOT approval), the hierarchy within the street network, and the need for traffic calming measures. At a

minimum, turn lanes shall be studied and contemplated in relation to all intersections of Arterial streets within the site and shall be considered for appropriateness as part of the Traffic Impact Analysis (TIA), which must be approved by the Town.

2. Streets within the PD may be private or may be dedicated to the Town of Southern Pines with the Town's consent. Dedicated streets may be maintained by the Town of Southern Pines or NCDOT according to rules of the applicable jurisdiction.

M. Parking and Loading

The standards for parking and loading set forth in Chapter 4 UDO shall apply to all Development within the PD, with the following exceptions:

1. On-street parking shall be allowed if road widths are adequate. On-street parking may consist of parallel, perpendicular, angled, reverse angle or any combination of these types of parking spaces. If provided, on-street parking may be used to reduce the on-site parking requirement by up to fifty (50) percent.
2. For uses having different parking requirements and occupying the same building or Parcel, the minimum number of required spaces shall be the sum total requirement of all the individual uses. For Developments or portions of Developments within the same PD District designed as a single, coordinated project having at least 50,000 square feet of Gross Floor Area, the minimum number of required spaces shall be one space for every 250 square feet of Gross Floor Area designed for nonresidential use and occupancy.
3. Shared parking in general accordance with Chapter 4 of the UDO is allowed and encouraged in circumstances where the parking would be within 1,200 feet of each respective use. If shared parking is proposed as a means of satisfying off-street parking requirements, a shared parking analysis must be submitted to the Planning Director that clearly demonstrates the feasibility of shared parking. The study must address, at a minimum, the size and type of the proposed Development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.
4. There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. Otherwise, off-street loading shall comply with the requirements for off-street loading set forth in Chapter 4 of the UDO.

N. Conversion Schedule

The PD zoning application may include a Conversion Schedule that identifies a proposed range of conversion between different types of uses within the PD District. The Conversion Schedule, if submitted, shall be provided in the Development Conditions and must be approved in conjunction with the PD District zoning application. Conversions from an approved land use to an alternative land use may occur within and between Development areas as minor amendments if:

1. The conversion from the approved use to the alternative use is consistent with the Conversion Schedule approved with the Development Conditions;
2. The dimensional standards of the alternative use comply with the approved Development Conditions and Land Use Plan for the PD District;
3. The maximum threshold for the PD District's permitted density, intensity or Development potential is not exceeded;
4. The alternative use is not anticipated to significantly increase or adversely alter offsite traffic impacts; and
5. The general character and mix of uses for the project are maintained.

O. Additional Regulations for All PDs

1. Residential uses in commercial and office buildings. A residential use may be located above a commercial or office use located on the first Floor of the same building.
2. Building heights shall adhere to the limitations set forth in Chapter 4 for the **RM-1** district. The Applicant may propose an alternative height that exceeds the established limits, provided the increased height does not negatively affect surrounding properties and is approved by the Town Council.
3. Appurtenances. A step, stoop, open porch, balcony, awnings or other appurtenance may extend up to five (5) feet into the front setback, provided such features do not impede pedestrian circulation or extend more than twenty-five (25) percent into the setback.
4. Utility lines. All new utilities associated with the proposed Development shall be underground.

P. Accessory Uses

Accessory Uses shall comply with the standards of Sections **Error! Reference source not found.** and **Error! Reference source not found.** unless otherwise approved as part of the PD Development Conditions.



Planning Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

May 14, 2014

Mr. Chris Jordan
312 Fields Drive
Aberdeen, NC 28315

RE: Z-01-14; Request to Rezone the Southern Pines Corporate Park from Industrial (I) to Planned Development (PD), Petitioner, Chris Jordan

Dear Mr. Jordan,

On May 13, 2014, the Town of Southern Pines Town Council approved your request as submitted for a Zoning Map Amendment to rezone the Southern Pines Corporate Park under the application Z-01-14, Request to Rezone the Southern Pines Corporate Park from Industrial (I) to Planned Development (PD). The Southern Pines Corporate Park is comprised of 103.32 acres located at 115 Yadkin Road with the following PIN: 858200844750 (Parcel ID 00039569); PIN: 858216941750 (Parcel ID: 00031777); PIN: 858216839247 (Parcel ID: 00039763); PIN: 8582008597112 (Parcel ID: 20071012).

Please note the following:

IN ADDITION TO Rezoning Approval from Town Council, THE APPLICANT SHOULD BE REMINDED THAT ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR DEMOLITION CAN BEGIN (if applicable). When the applicant applies for the required permits such as zoning, grading, soil erosion control, building, sign, etc., a set of detailed plans (including a site plan in compliance with various Sections of the Town of Southern Pines UDO) will be necessary. Planning staff recommends a staff consultation of the applicant's preliminary plans to provide comprehensive remarks by all appropriate Town departments/divisions. Such staff consultation should minimize development costs, avoid misunderstanding or misinterpretation and ensure compliance with the requirements.

If you should have any questions, please contact Bart S. Nuckols, Planning Director, at 910-692-4003.

Sincerely,

Chris Kennedy, Planner
Town of Southern Pines

Cc: Bart Nuckols, Planning Director
File

SOUTHERN PINES, NORTH CAROLINA



1" = 10,000'

RAB INVESTMENTS
P.O. BOX 380
SOUTHERN PINES, NC 28387
TEL. 910-844-0800
CONTACT: CHRIS JORDAN

HOBBS, UPCHURCH & ASSOCIATES, P.A.
300 S.W. BROAD STREET
POST OFFICE BOX 1737
SOUTHERN PINES, NC 28388
TEL: 910-892-5818
FAX: 910-892-7342
CONTACT: JAWROD E. HILLARD, E.I.

HOBBES, UPCHURCH & ASSOCIATES, P.A.
300 S.W. BRAD STREET
POST OFFICE BOX 1737
SOUTHERN PINES, NC 28388
TEL: 910-692-5616
FAX: 910-692-7342
CONTACT: GARY CULP, PLS

NEAR SOUTHERN PINES, MOORE COUNTY, NORTH CAROLINA
LATITUDE: N30°11.585'
LONGITUDE: W79°22.353'



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MAY 1 8 2007
PUBLIC WORKS DEPT.
TOWN OF SOUTHERN PINE

Hobbs, Upchurch &
Consulting Engineers, Survey
Southern Pines, North
300 W. Broad Street, Southern Pines
Phone: (910) 692-5616 - 11

REVISIONS	
TIME	DESCRIPTION
50	REVISED SHEET SET NUMBER, REPAIR

50
50
U 2+87.23
3+50
4+25
5+25
TO 6+38.85
7+00
7+50
8+00
J 8+50.36
O 9+50
6 TO 10+00
J TO 10+75
N TO 11+10.67
TO 12+50
O TO 13+00
9 TO 14+04.98
25 TO 15+25
47.30 TO 16+25
50 TO 17+50
75 TO 18+50
10 TO 20+50
N TO 22+97.86
TO 24+00
TO 25+00
TO 27+00
TO 29+50
TO 32+50
TO 33+50
LE



Hobbs, Upchurch & Associates, P.A.
Consulting Engineers, Surveyors & Land Planners
Southern Pines, North Carolina 28387
300 E. Broad Street, Suite 301A - Fax (919) 882-7242
Phone (919) 882-5871



DRAWING INDEX

SOUTHERN PINES
CORPORATE PARK

warchitects
environmentsforlife

CLH DESIGN, P.A.



E
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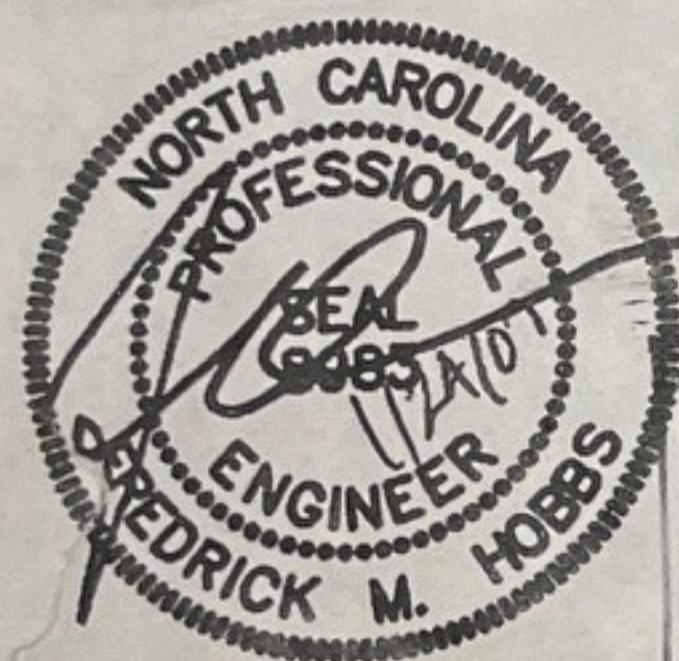
IC Highway 22
n Pines, NC 28327

DOCUMENTS

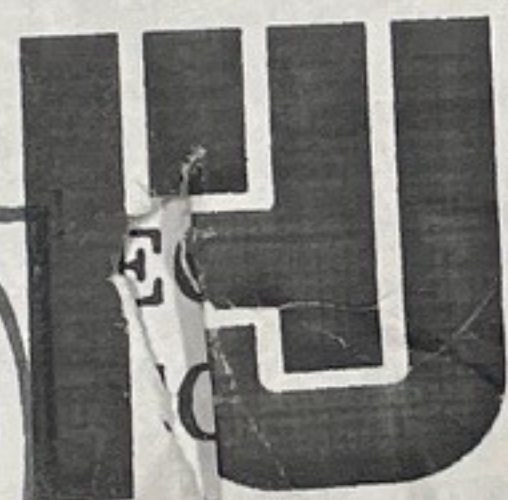
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CONCLUSION



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TOWN OF SOUTHERN PINES

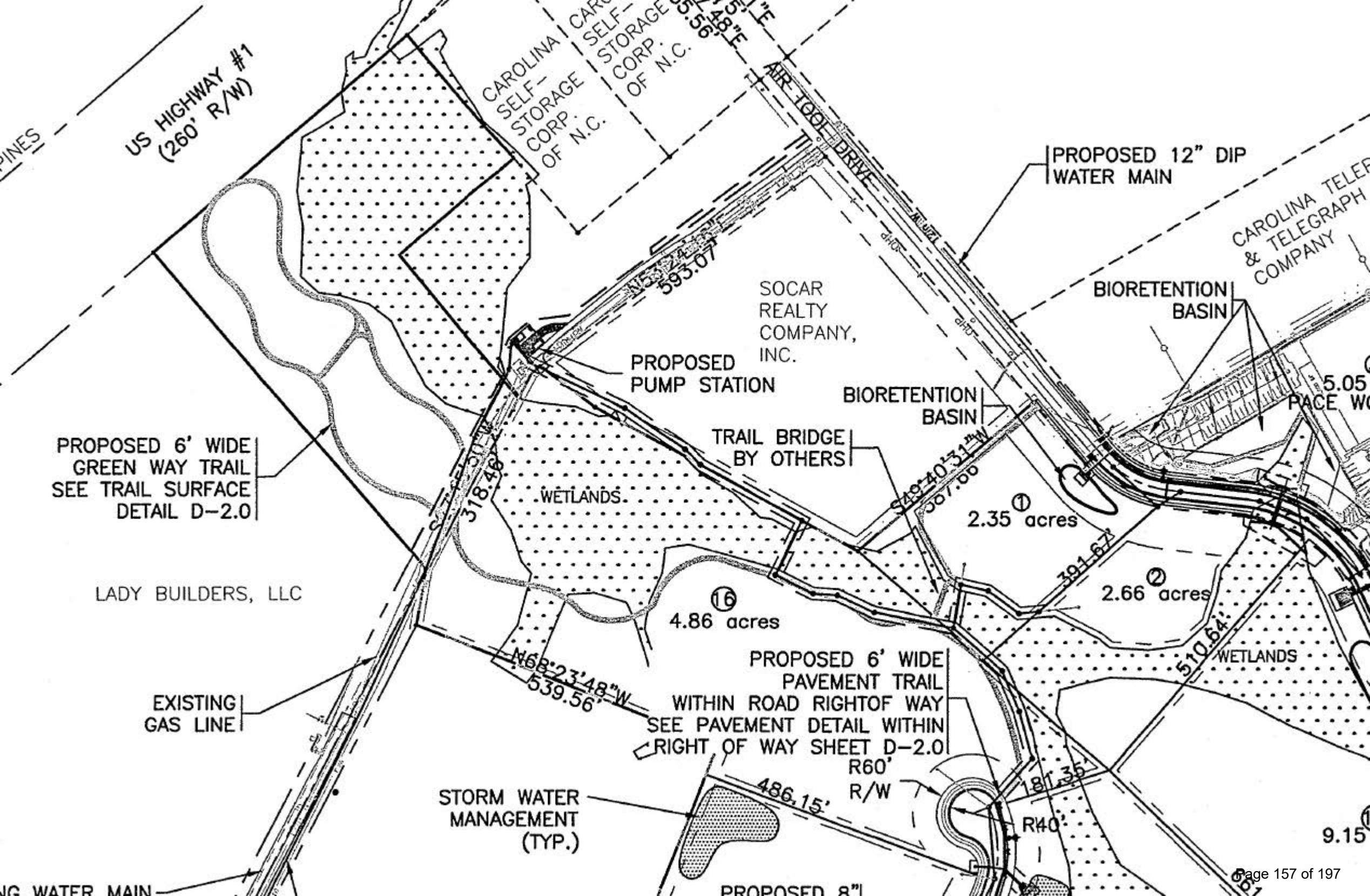


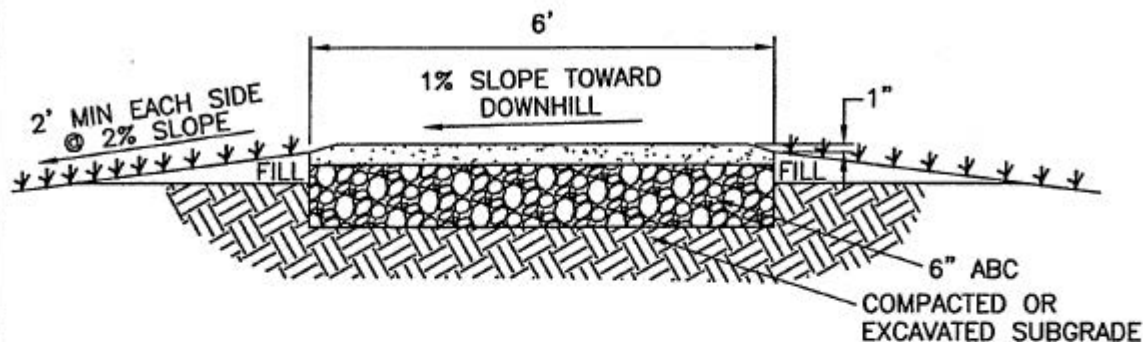
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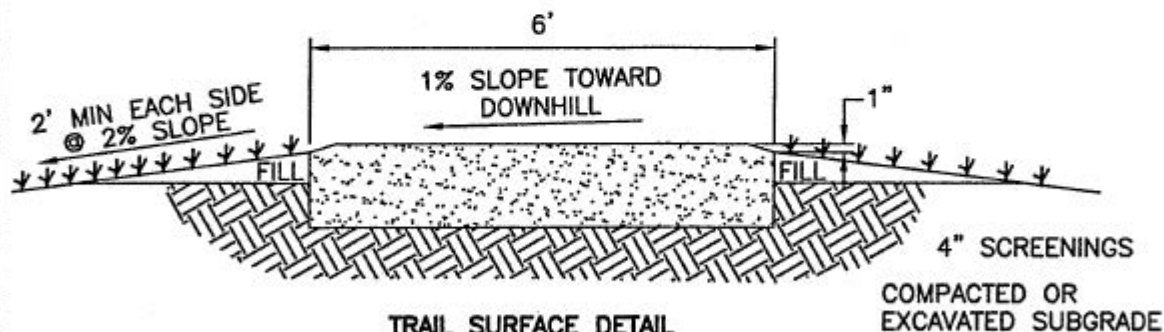
TOWN OF SOUTHERN
PUBLIC WORKS DEPT.
APPROVED FOR

1 REVISED SET:
CURRENT SET SHEET
NUMBER EQUAL, 10





PAVEMENT WITHIN ROAD RIGHT OF WAY



TRAIL SURFACE DETAIL

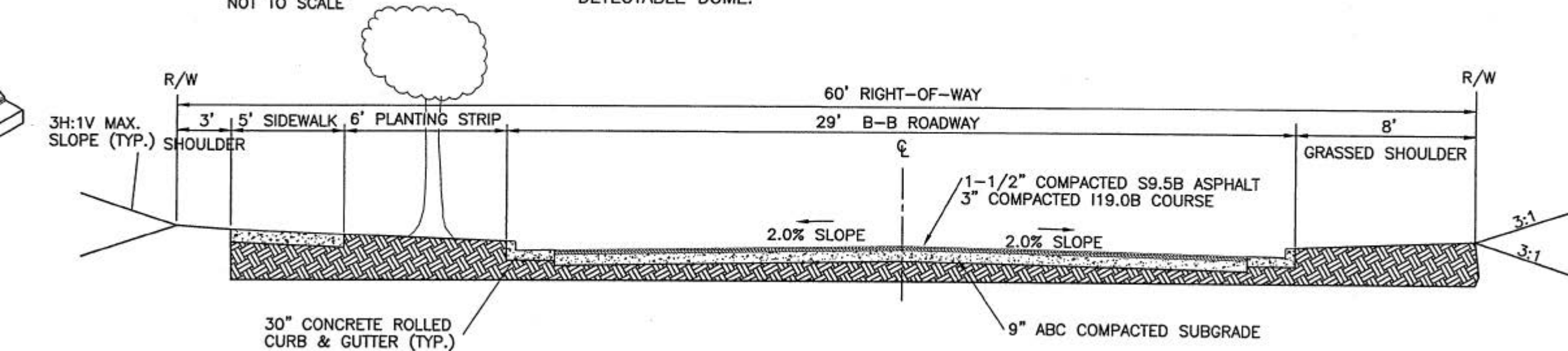
6' WIDE TRAIL DETAILS

NOT TO SCALE

WHEEL CHAIR RAMP

NOT TO SCALE

RAMP SHALL MEET ALL ADA
REQUIREMENTS AND INCLUDE
DETECTABLE DOME.





TOWN OF SOUTHERN PINES COURTESY REVIEW

Case: PD-04-24 (Southern Pines Corporate Park Phase 2)

Location: Air Tool Drive / Southern Pines Corporate Park

PIN#: 858200843785

August 6, 2024

Following a review of the above referenced application by the RLUAC Land Use Committee, it has been determined that:

- The site is designated as Important to Protect in the Fort Liberty Compatible Use Rating system due to its location within a designated High Quality Waters drainage area (Mill Creek HQW Management Area).

RLUAC encourages the Town of Southern Pines and the applicant / developer to take such measures as are feasible to limit the impact of stormwater runoff from the future development of the site on McDeeds Creek (a tributary of Mill Creek) and the Mill Creek High Quality Waters Management Area. Maintaining the integrity of important environmental assets contributes to the overall compatibility of our region with Fort Liberty's environmental protection mission, which goes hand-in-hand with its military training and operational missions. Beyond the potential environmental impact of the proposed development, the nature of the use proposed for the site does not present any compatibility concerns with regard to military training or operations.

While RLUAC's findings and recommendations are non-binding on the Town of Southern Pines, their consideration and incorporation into your review of this case will help to improve compatibility outcomes for our region as a whole by protecting Fort Liberty's military training and operational missions.

Thank you for allowing RLUAC to review this case.

Kia Anthony, Chairman

Vagn K. Hansen II, AICP, Executive Director

From: [Cindy Williams](#)
To: [Alaina Mallette](#)
Subject: FW: [External] PD-04-24 Southern Pines Corporate Park Prelim. Development Plan
Date: Friday, August 30, 2024 1:31:16 PM
Attachments: [image001.png](#)

Cindy Williams

Planning Department



801 SE Service Rd.
Southern Pines, NC 28387
(910) 692-4003

From: Jones, DeAngelo J <djjones1@ncdot.gov>
Sent: Friday, August 30, 2024 11:31 AM
To: Cindy Williams <CWilliams@southernpines.net>
Cc: JuarezPozos, Dagoberto <djuarezpozos@ncdot.gov>; Reddinger, Kevin S <ksreddinger@ncdot.gov>; James Michel <JMichel@southernpines.net>
Subject: RE: [External] PD-04-24 Southern Pines Corporate Park Prelim. Development Plan

Hello Cindy,

We are currently reviewing the TIA for the industrial development on Air Tool Road.

Please note in your records that an encroachment may be required for any roadway improvements stipulated.

Thanks,

DeAngelo J. Jones
Senior Assistant District Engineer
North Carolina Department of Transportation
Division of Highways
Division 8, District 2

(910)944-7621
djjones1@ncdot.gov

902 N Sandhills Blvd
PO Box 1067
Aberdeen, NC 28315

Agenda Item

To: Reagan Parsons, Town Manager
From: Gene Ruiz, Planner II
Via: BJ Grieve, Planning Director
Subject: AR-11-24, Brad Halling American Whiskey Ko (BHAWK) Rickhouse B, 175 Yadkin Road
Date: September 10, 2024

I. SUMMARY OF APPLICATION REQUEST

The applicant, Mr. Bryan Welborn of Neal Smith Engineering, is requesting an Architectural Compliance Permit for a second Rickhouse (“Rickhouse B”) at the Brad Halling American Whiskey Ko. (BHAWK) whiskey distillery mixed-use planned development on behalf of the legal property owner, Brad Halling American Whiskey Co., LLC. The proposed construction of a 6,000 square-foot “rickhouse” is an addition to the existing campus. According to the [Whiskey Wash lifestyle website](#), a rickhouse—or rickhouse—is a whiskey aging warehouse where barrels are stored with racks that stack barrels. The approved site plans dated February 2, 2023, also have the proposed rickhouses labeled as “warehouses.” This parcel will have access from Yadkin Road and Trimble Plant Road, as it is located on a corner lot. There will also be internal service streets/drive aisles.

II. PROJECT INFORMATION

A. Property Owners

PIN: 858200642631 (**PARID** 00036849)
Brad Halling American Whiskey Co., LLC.
304 Edgewood Road
Cameron, NC 28326

B. Applicants and Authorized Agents

Bryan Welborn
Neal Smith Engineering
139 Pinehurst Avenue
Southern Pines, NC 28327

C. Zoning History and Prior Development Approvals

The site is located in a Planned Development district (PD-01-21 and PD-03-21) for the Brad Halling American Whiskey Distillery, Ko. (BHAWK). The development includes the whiskey distillery, principal (mixed-use) building and other rickhouses. The main building and Rickhouse A were approved per architectural compliance permits AR-04-21 and AR-06-23, respectively. Rickhouse B is part of Phase 3 of the development.

Figure 1. Proposed Site for the Rickhouse

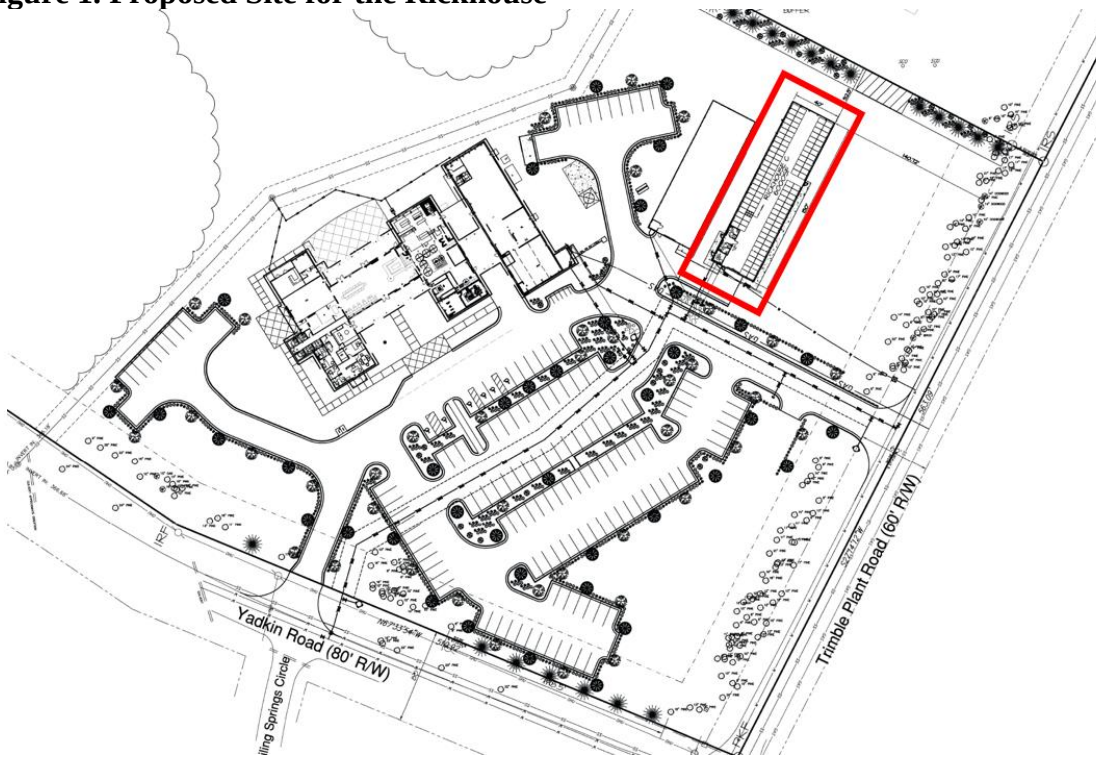


Figure 2. Phasing Plan Approved During PD-01-21 (additions in red added by staff to highlight Rickhouse A and the new, approved phasing)

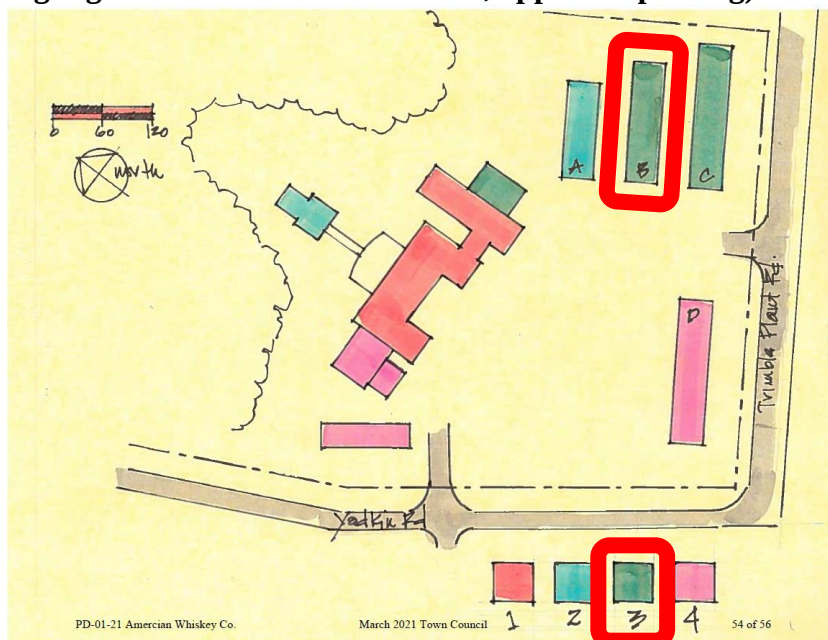


Figure 3. Zoning and Vicinity Map (Yellow outline Brad Halling American Whiskey Co (Red box proposed Rickhouse B, 6,000sq).



The subject property is located east of U.S. Highway 1 (off northbound Exit 42B) on the corner of Yadkin Road and Trimble Plant Road. The proposed building is adjacent to JBO HOLDINGS, LLC (Industrial zoning) and between the approved Rickhouse A (AR-06-23) and Trimble Plant Road. Rickhouse B is outside the Urban Transition Highway Corridor Overlay district (400 feet from U.S. Highway 1 ROW) and the freshwater forested/shrub wetland (shown in hash marks on western portion of property). The subject property was zoned Planned Development district in 2021 (PD-01-21 CDP and PD-03-21 PDP). The broader neighborhood includes FRR, OS, RS-2, RS-3, PD, and I zoning districts.

Figure 4. Drone picture of the Brad Halling American Whiskey Co site (Red box location Rickhouse).



III. STAFF REVIEW

1. Review Process. Applications for Architectural Compliance Permits are reviewed pursuant to UDO §2.26.

2. Application Review Dates

Application Submitted: **August 5, 2024**

Application Complete: **August 5, 2024**

Town Council Regular Meeting: **September 10, 2024**

3. Staff Comments based on Building Design Requirements per UDO §4.10.4 and UDO §2.26.7

Staff has reviewed the project for compliance with UDO §4.10.4 *Building Design Requirements*. See comments below for two areas of non-compliance. Compliance for signage will be determined during sign permit review since UDO §4.10.4 (J) states signage shall comply with the standards in section 4.6 and any applicable zoning district standards.

- UDO §4.10.4 (C) *states the exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.*

The proposed rick house does not have any brick, and is not compliant with the architectural standard permitting up to and no more than (20) percent cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco used for accents. It is consistent with the Phase 1 (AR-04-21) and Phase 1.5 (AR-06-23). The applicant requests that another deviation be granted. UDO

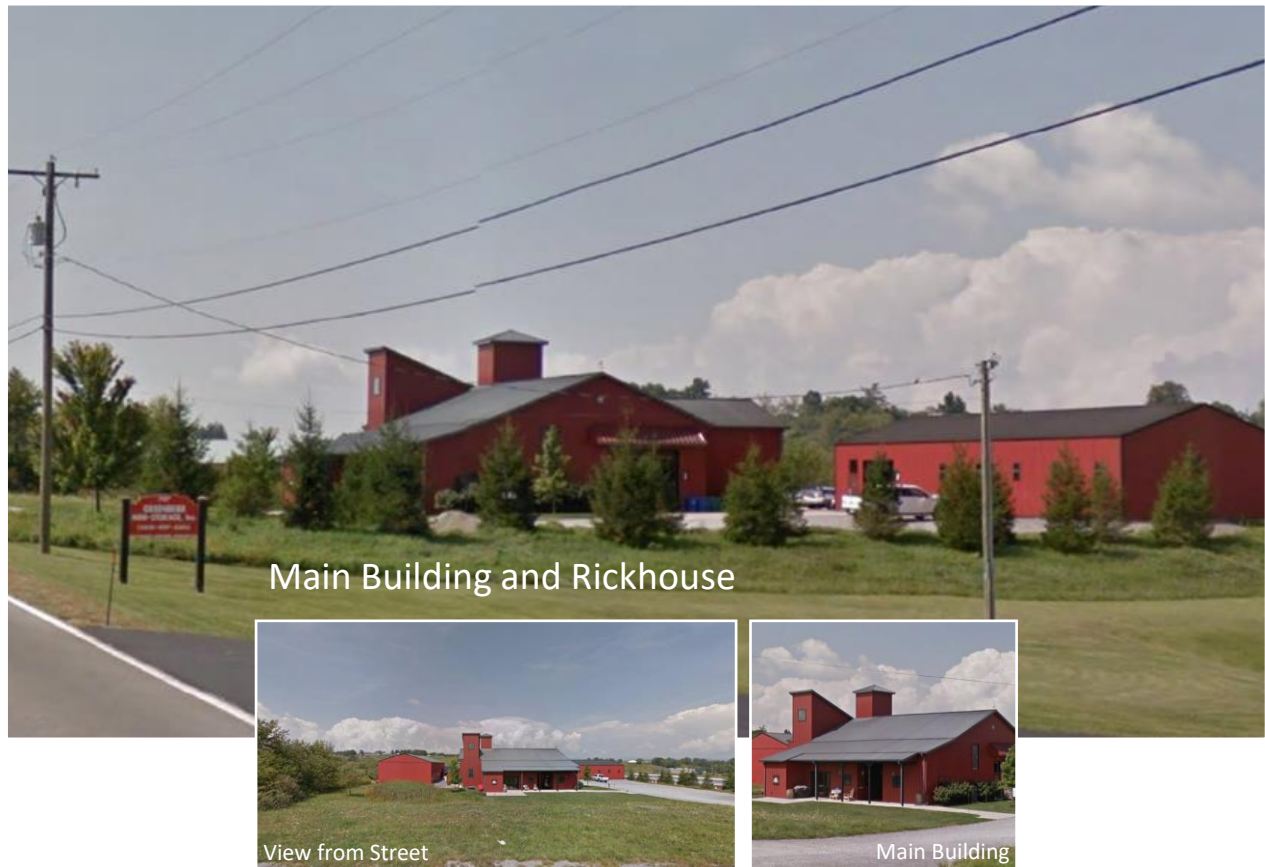
§4.10.4(C)(2) allows the Town Council to approve alternative materials satisfying minimum building code standards on walls that are screened and not visible from any public street. Staff agree that Rickhouse B will be screened from public streets by the existing vegetation buffers along Trimble Plant Road and Yadkin Road. Staff also believes that this deviation is consistent with past development approvals' permitted deviations.

- UDO §4.10.4 (D)(3) *In other zoning districts, windows and doors shall comprise at least twenty-five (25) percent of street-facing Building façades between the elevations of two (2) and ten (10) feet above the grade of the Building entry.*

The front/west elevation that faces Yadkin Road has 61.8% of the elevation that is compliant with the requirement of 2' and 10' covered by windows and doors. The south elevation that faces Trimble Plant road only has 16.1% of its elevations between 2' and 10' covered by windows and doors. This is consistent with previous approved AR-06-23 Phase 1.5 for rickhouse. The applicant requests that another deviation be granted based on homogeneousness of the entire site.

- UDO §2.26.7, *The application is consistent with applicable conditions of prior Development approvals;*
 - ✓ PD-01-23 Conceptual Development Plan (CDP) for BHAWK.
Generally compliant.

Figure 5. Approved Building Design Precedents from PD-01-23 BHAWK CDP



- ✓ PD-03-23 Preliminary Development Plan (PDP) for BHAWK. **Generally compliant.**
- ✓ AR-04-21 Architectural Compliance Permit for BHAWK Principal Building and Primary Distillery. **Generally consistent.**
- ✓ AR-06-23 Architectural Compliance Permit for BHAWK Rickhouse A. **Generally consistent.**

Figure 6. Approved Elevation Renderings of Principal Building from AR-04-21 and AR-06-23

AR-04-21:



AR-06-23:



4. Staff Recommendation

Considering these criteria, Planning Staff recommend approval of AR-11-24 with the following deviations and conditions:

- **Deviation 1.** Regarding UDO §4.10.4 (C) Building Materials, all elevations may have less than 80% brick building materials considering that Rickhouse B will be screened from public streets by the existing vegetation buffers along Trimble Plant Road and Yadkin Road. The Hi-Rib steel siding was approved as a deviation on the main building in Phase 1 (AR-04-21) and Phase 1.5 (AR-06-23). Furthermore, alternative design materials (via a building precedent) were approved during PD-01-23.
- **Deviation 2.** Regarding UDO §4.10.4 (D)(3) Windows, the right/south (Trimble Plant Road-facing) elevation may be less than 25% windows and doors between elevations 2' and 10' as shown in Attachment 5, since Rickhouse B is designed to age whiskey and the addition of larger windows will modify the internal temperature, thus impacting the aging and evaporative processes of

the whiskey. Furthermore, the design (via a building precedent) was approved during PD-01-23.

III. ATTACHMENTS PROVIDED BY THE APPLICANT

1. Completed Application, including Appointment of Agent Form
2. Applicant Narrative
3. Site Layout
4. Elevations and Renderings
5. Prior Development Approvals (provided as reference for precedent under approved Planned Development.)

IV. TOWN COUNCIL ACTION

The Town Council should consider the purpose of an architectural compliance permit per UDO §2.26 and shall vote on whether the proposed application complies with the criteria per UDO §2.26, the commercial building design requirements per UDO §4.10.4 and prior development approvals.

The Town Council may make one of the following motions or any alternative they wish.

I move to:

1. Approve AR-11-24; _____
2. **Approve AR-11-24 with the two deviations as written in the September 10, 2024, Town Council Staff report.**
3. Deny AR-11-24. _____

Architectural Compliance Permit

REQUIRED APPLICATION MATERIALS:

- ☒ **Application fee** in the amount of **\$100.00** (gross floor area of 3,499 sq. ft. or less); or **\$300.00** (gross floor area of 3,500 sq. ft. or greater).
- ☒ **Completed Application** signed by the applicant. Please do not leave anything blank and make sure that all of the information provided is correct.
- ☒ **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
- ☒ **Deed** copy to provide proof of ownership and property boundaries.
- ☒ **Written narrative**: It is the responsibility of the applicant to demonstrate compliance with **UDO §2.26.7**. Please also address **UDO §4.10.4** as part of the narrative.
- ☒ **Renderings of elevations** (color).
- ☒ **Site plan** if applicable.
- ☒ **Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review**: Planning staff will review the application and notify the applicant if additional information or materials are needed.
2. **Public hearing**: A public hearing will be held before the Town Council at its regular monthly meeting. (Please refer to the **Application Processing Timeline** to determine the hearing date.) In addition to the regular meeting, the applicant or a representative is expected to attend the Town Council agenda meeting the Wednesday prior to the regular meeting.
3. **Approval**: The Town Council may approve, conditionally approve or deny the application based on the criteria listed in **UDO §2.26.7**.
4. **Issuance of an Architectural Compliance Permit**: If the request is approved by the Town Council, an Architectural Compliance Permit setting forth any conditions of approval will be issued to the applicant.

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



Architectural Compliance Permit Application

Date Received: _____ Fee Paid: _____ Case No.: AR-____-____

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

I, the undersigned, do hereby make application for an Architectural Compliance Permit regarding for the following project:

Project Information:

Project Name: BRAD HALLING AMERICAN WHISKEY KO.

Street Address: 175 YADKIN ROAD

PIN: 858200642631 Parcel ID: 00036849 Zoning: PD

Type of building (retail, office, etc.): INDUSTRIAL Total square footage: 6000
(Rickhouse-whiskey barrel storage)

Applicant:

Name: Neal Smith Engineering, Inc.

Email: bwelborn@nsengineering.com Phone: 910-695-8825

Mailing Address: 139 PINEHURST AVE. SUITE C SOUTHERN PINES ,NC 28387

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

Name(s): BRAH HALLING AMERICAN WHISKEY CO, LLC

Email: jess@hallingwhiskey.com Phone: 910-986-6885

Mailing Address: 304 EDGEWOOD RD., CAMERON, NC 28326

Date: 08-05-24

Bryan C Welborn
Applicant

APPOINTMENT OF AGENT

The undersigned owner(s), BRAD HALLING AMERICAN WHISKEY CO., LLC, hereby appoint(s) Neal Smith Engineering, Inc. as the exclusive agent for the purpose of making an application to the Town of Southern Pines for an **Architectural Compliance Permit** for improvements to the property described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the issuance of an **Architectural Compliance Permit** for improvements to the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for an **Architectural Compliance Permit** under the Southern Pines Unified Development Ordinance.

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

Signed this 3 day of August, 2024.

Jessica A Halling

Property Owner

COO BLOWK

Brady J Halling

Property Owner

CEO BLOWK

Bryan C Welborn

Agent



Neal Smith Engineering, Inc.

139 Pinehurst Ave. – Suite C

Southern Pines, NC 28387

Phone: (910) 695-8825 | Fax: (910) 695-8832

www.nseengineering.com | NC License No. C-1425



**NARRATIVE AND ARCHITECTURAL COMPLIANCE
FOR
BRAD HALLING AMERICAN WHISKEY KO.
CORNER OF TRIMBLE PLANT RD. / YADKIN RD. – SOUTHERN PINES
NSE PROJECT NO. 2000534
AUGUST 02, 2024**

NARRATIVE:

This is a project that will consist of an approximately 6000 square foot building that will house whiskey barrels.

ARCHITECTURAL COMPLIANCE – CHAPTER 4 DEVELOPMENT AND DESIGN STANDARDS:

4.10.4(A)(1): The front of buildings shall face and have the primary customer entry facing that street. Corner Lot buildings shall face and have the primary customer entry facing the higher order street, facing the corner or facing each street. Buildings that extend the full depth of a block may be required to have entries on each street frontage.

This facility sits on a corner lot with the primary entrance facing mostly towards Yadkin Rd. which would be classified as the higher order road.

4.10.4(A)(2): Maximum spacing or distance between customer entries shall not exceed the standards established in Exhibit 4-15.

This project is classified as PD. PD has no requirements listed in the above-mentioned exhibit.

4.10.4(B)(1): In the CB and DTO districts, buildings or building segments shall be taller than wide.

This facility is not located within the CB or the DTO districts

4.10.4(B)(2): In other districts, the width of buildings or building segments shall not be more than twice the building height.

Based on sketches provided by the architect, the width of the building is not greater than twice the highest roof line. The proposed building height is 28'-8".

4.10.4(B)(3): Building segments may be created through a combination of vertical features such as changes in material, building offsets, courtyards, changes in rooflines or architectural features that create the appearance of building segments.

The building materials match the previously approved rickhouse that has been constructed and currently in use.

4.10.4(B)(4): Large scale retail structures shall comply with Section 4.10.6.

This is not a large retail structure.

4.10.4(C): The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.

The proposed building will continue with the current construction materials on the previously approved structures.

4.10.4(D): Windows

4.10.4(D)(1): Windows shall be glazed in non-reflective, clear glass

They shall meet or exceed this requirement. The windows will be tinted to meet the requirements of NC Energy Conservation Codes

4.10.4(D)(2): The following standards apply in the CB district

This project does not lie within the CB district

4.10.4(E): Awnings

There are not awnings proposed for this building.

4.10.4(F): Galleries and Arcades

None are planned.

4.10.4(G): Roofs

4.10.4(G)(1): In the CB district horizontal parapets with cornices shall be required along Broad Street. Parapets, gable or hip roofs may be used along other streets in the CB district. Parapet height should vary between adjacent buildings.

This facility is not located within the CB district.

4.10.4(G)(2): In other districts, buildings may use parapets with cornices, gable or hip roofs. Changes in parapet height or design, gables or other changes in the roofline as

viewed from any public street shall be required for any building that is wider than one hundred (100) feet. For buildings that are wider than one hundred (100) feet, changes in rooflines shall be used to avoid uninterrupted planes of longer than two hundred (200) feet)

The proposed Rickhouse is 40-feet wide.

4.10.4(G)(3): Shingles or standing seam, non-reflective metal shall be used on all roofs visible public streets. Brightly colored roofs, such as intense blues, reds or oranges are prohibited.

The building will have a Hi-Rib roofing system and shall be (see example provided)

4.10.4(H): Mechanical Equipment

The mechanical units shall be screened as required by the Town of Southern Pines UDO.

4.10.4(I): Loading Zones and Garage Bays

The property has a mature natural landscape screen along Trimble Plant Road and Yadkin road. Parking lot interior and perimeter landscaping will provide additional screening.

4.10.4(J): Signage

The construction of this building will not result in additional signage.

Percentage of windows/doors for each elevation between 2' and 10'

Based on the elevation drawing provided, the percentage of windows/doors between 2' and 10' are as follows:

North Elevation	-	7.08%
South Elevation	-	16.1%
East Elevation	-	0.00%
West Elevation	-	61.8%

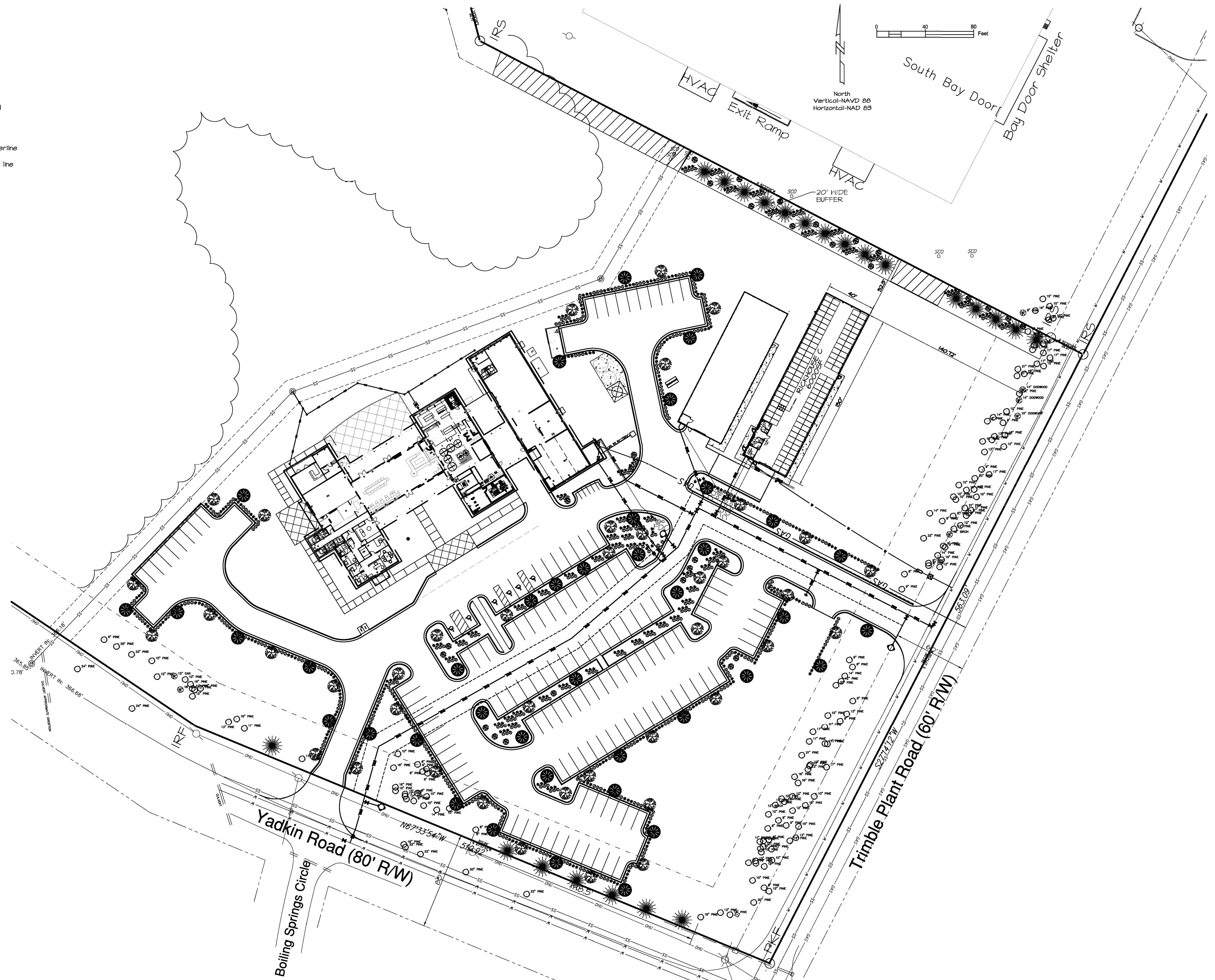
If you have any additional questions or concerns, please feel free to contact us at any time.

Sincerely,
NEAL SMITH ENGINEERING, INC.

Bryan C Welborn

Bryan C Welborn

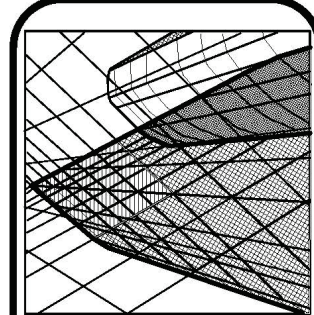
● IF	= Iron Pipe Found
■ RF	= Iron Rod Found
■ CMF	= Concrete Monument Found
▲	= PK Nail Found
PKS	= PK Nail Set
---	= Existing Right of Way
- - -	= Proposed Right of Way
==	= Boundary Line
---	= Adjacent Property Lines not Surveyed
- - -	= Existing Setback Lines
- - -	= Proposed Setback Lines
---	= Existing Contour
---	= Proposed Contour
---	= Approximate Location of Existing Waterline
---	= Proposed 6" Waterline
---	= Approximate Location of Existing Gas Line
---	= Existing Sanitary Sewer Line
---	= Proposed 8" Sanitary Sewer Line
---	= Existing Easement
---	= Proposed Easement
OH	= Existing Overhead Utility
UG	= Existing Underground Utility
WET	= Existing Wetland Limits
X X X	= Existing Fence
X X X	= Proposed Fence
4SS	= Proposed 4" Sewer Service
2WL	= Proposed 2" Water Service
---	= Limits of Disturbance
SF	= Proposed Silt Fence
TD	= Proposed Temporary Diversion
---	= Existing Stream Centerline
---	= Existing Sill Road
---	= Existing Gravel Road
☀	= Existing Light Pole
☀	= Proposed Light Pole
☀	= Existing Utility Pole
☀	= Proposed Utility Pole
⊗	= Existing Water Meter
⊗	= Proposed Water Meter
⊗	= Existing Water Valve
⊗	= Proposed Water Valve
⊗	= Existing Fire Hydrant
⊗	= Proposed Fire Hydrant
⊗	= Existing Sanitary Sewer Manhole
⊗	= Proposed Sanitary Sewer Manhole
⊗	= Existing Sewer Clean out
⊗	= Proposed Sewer Clean out
CI	= Curb Inlet
⊗	= Existing Storm Drain Manhole
HDPE	= High Density Polyethylene Pipe
RCP	= Reinforced Concrete Pipe
FES	= Flared End Section
776.00	= Proposed Spot Elevation
10P	= 10" Pine (typ.)
✂	= Existing Tree to be Removed



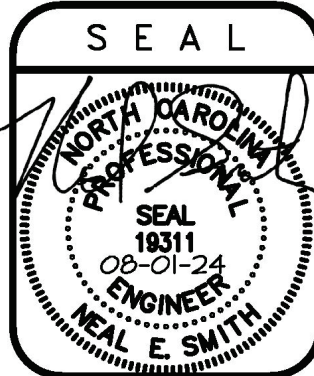
BRAD HALLING AMERICAN WHISKEY CO.
SOUTHERN PINES, NC

SITE LAYOUT PLAN - RICKHOUSE C

REVISIONS:			
REVISIONS:			



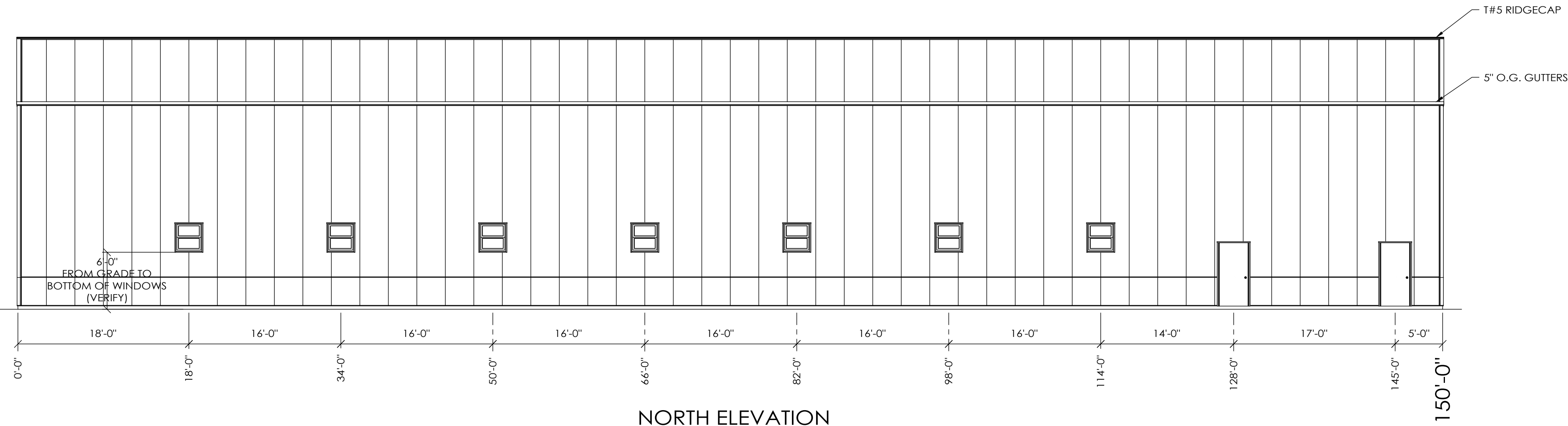
Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.useneering.com
License No. C-1425



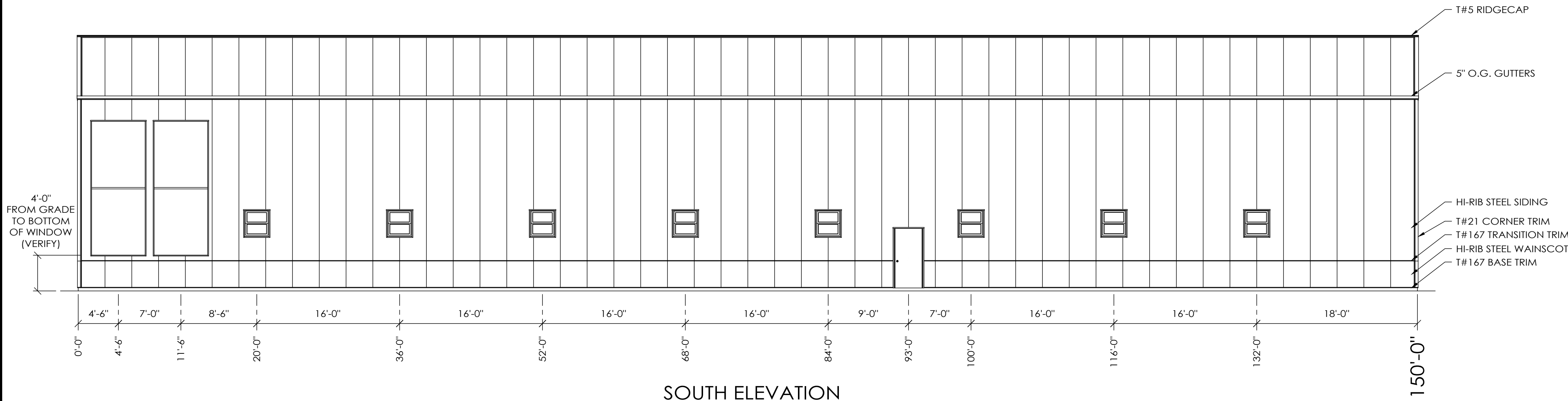
PRELIMINARY
Do not use
for
construction

DRAWN BY:
BCW
SCALE:
As Noted
DATE:
08-01-24
JOB NUMBER:
2000534
DRAWING KEY:
ARSP-1

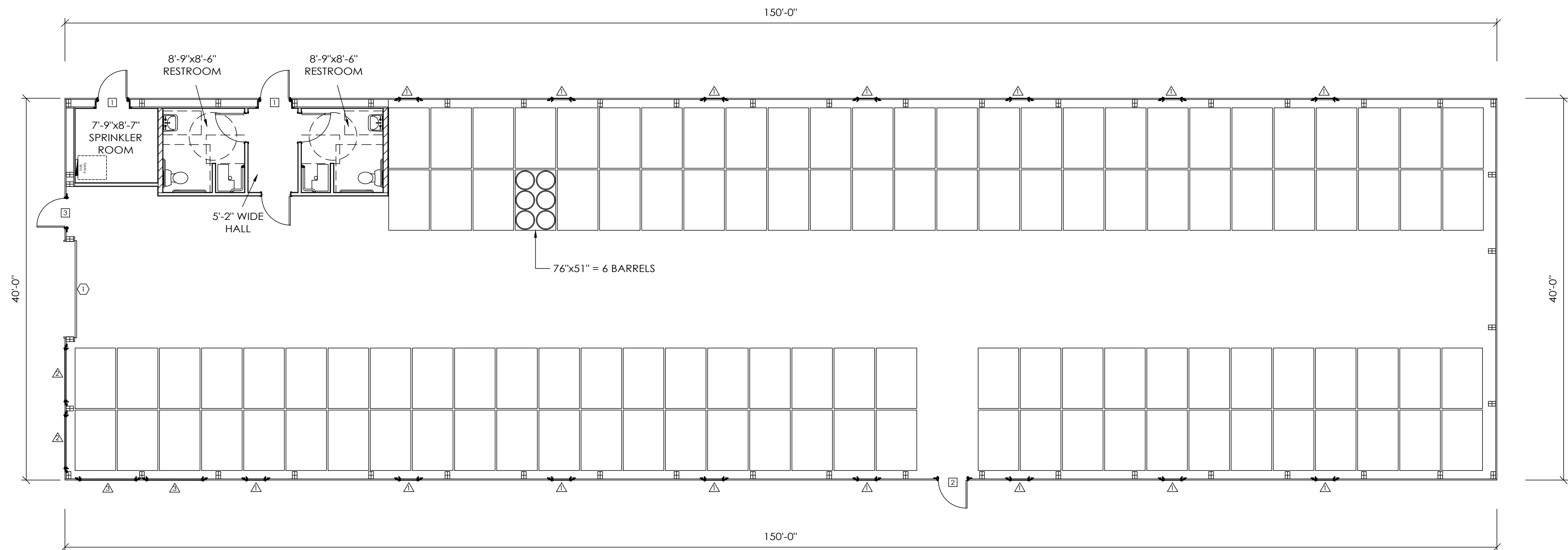
DRAWN BY:	RP
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NORTH ELEVATION



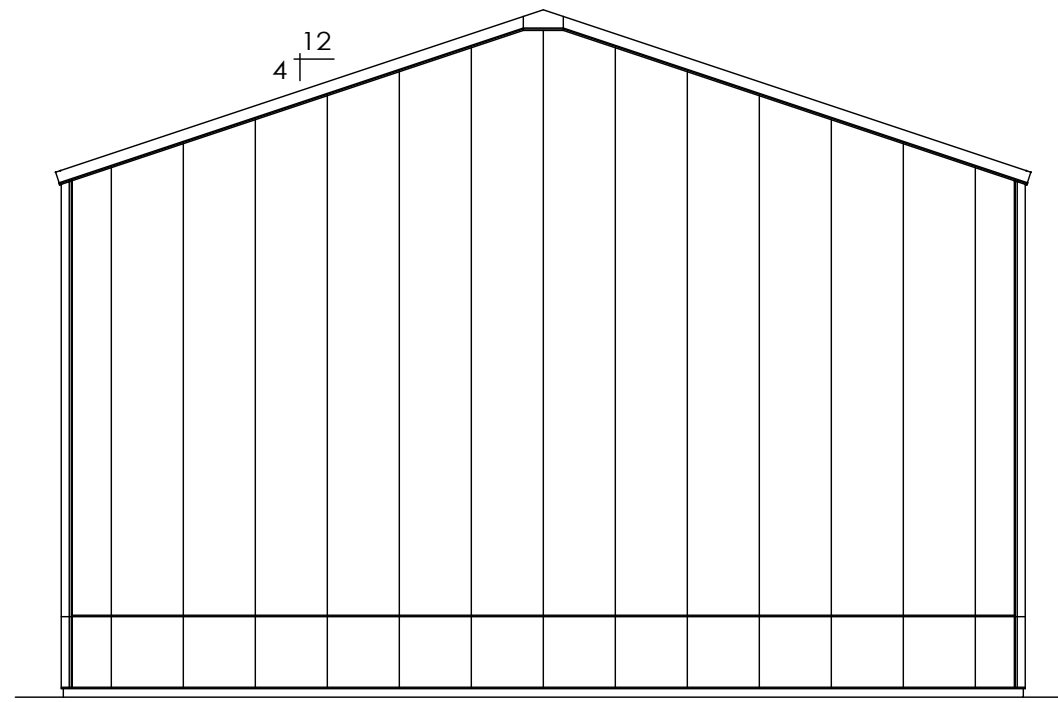
SOUTH ELEVATION



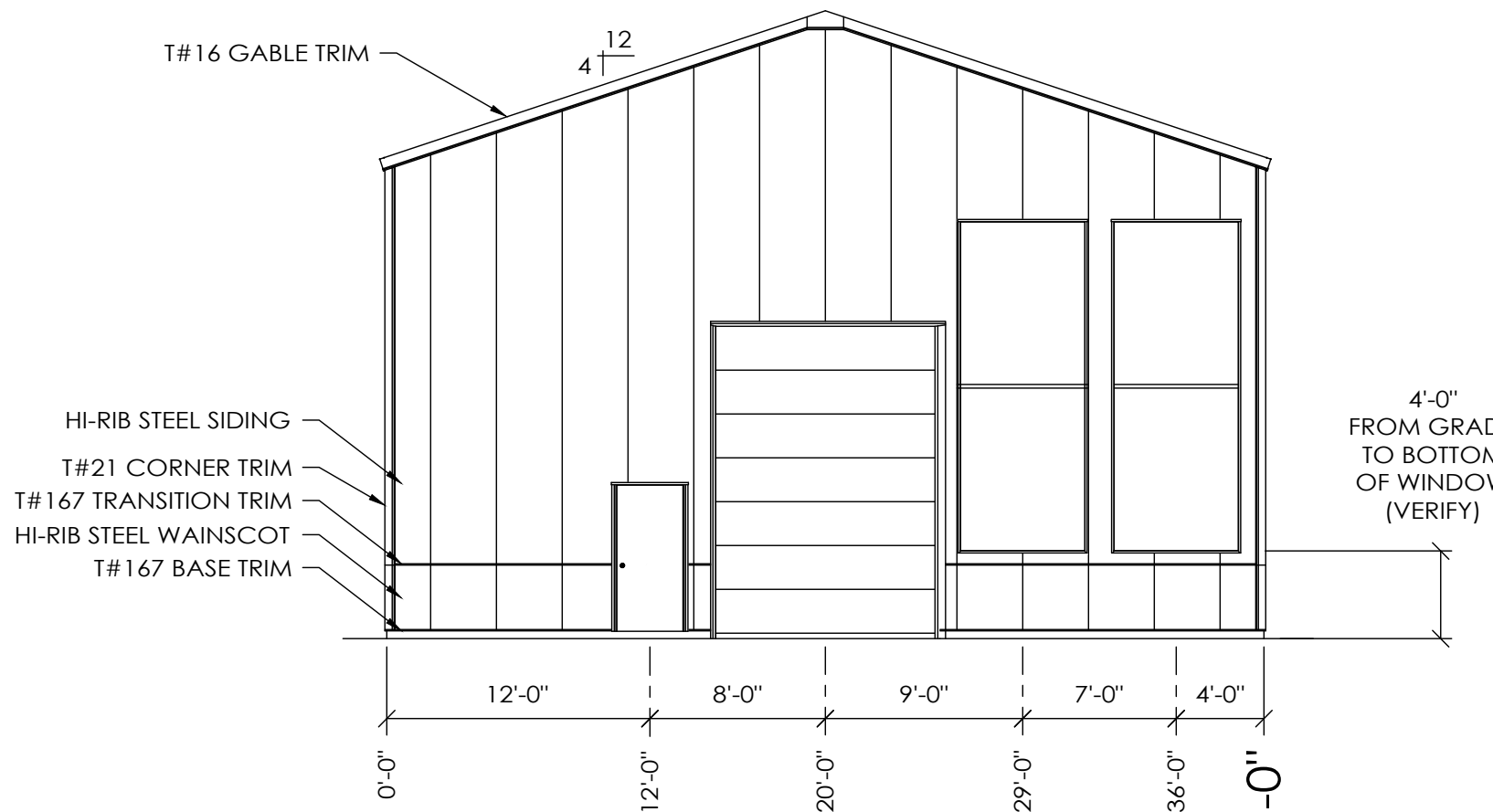
INTERIOR LAYOUT

INTERIOR LAYOUT LEGEND

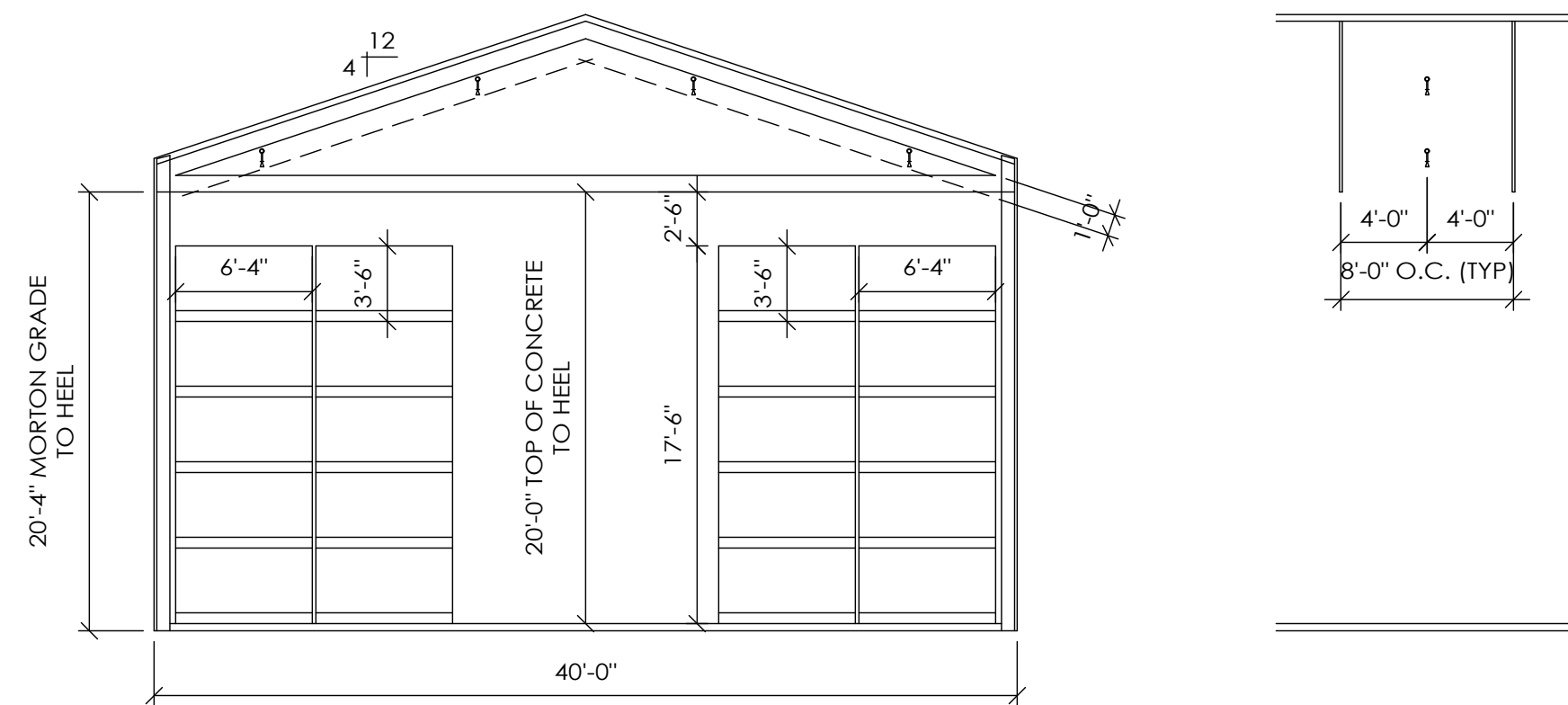
- ① - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, OUT SWING, LEFT HINGE WITH KEYED LEVER LOCKSET, CLOSER
- ② - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOORS, OUT SWING, RIGHT HINGE PANIC HARDWARE WITH PULL HANDLE AND LOCKSET
- ③ - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, OUT SWING, RIGHT HINGE, PANIC HARDWARE WITH LEVER LOCKSET
- △ (15) 211"x211" 3535 SINGLE HUNG WINDOWS
- △ (2) 5'-8"x15' FIXED STOREFRONT, ULTRA CLEAR GLASS WINDOWS
- △ (2) 6'-0"x15' FIXED STOREFRONT, ULTRA CLEAR GLASS WINDOWS
- ① - 10'-0"x14'-0" COIL UP DOOR LOCATION



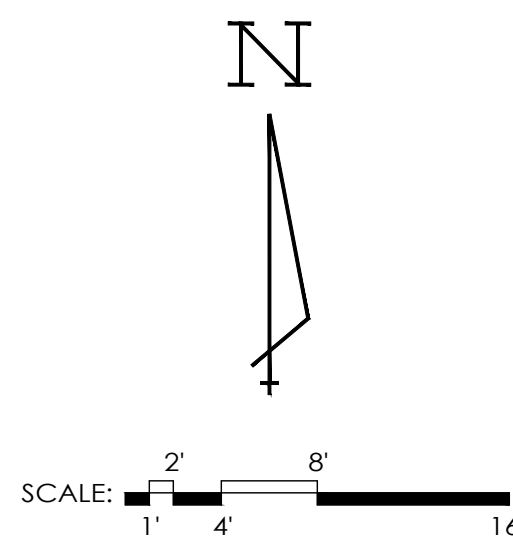
EAST ELEVATION



WEST ELEVATION



CROSS SECTION



PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

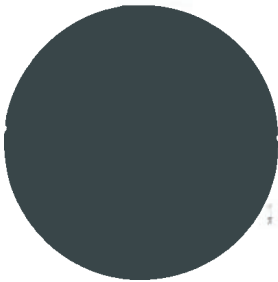
- ☐ - DRAWING APPROVED AS SUBMITTED
- ☐ - DRAWING APPROVED PENDING CHANGES NOTED
- ☐ - REVISE DRAWING WITH NOTED CHANGES AND RESUBMIT

OWNERS SIGNATURE _____ DATE _____
This document is the property of Morton Buildings, Inc. and represents a preliminary layout and rough sketch of a Morton building. Use of this document for purposes of construction is strictly prohibited. Reproduction of this document by anyone for any reason without written permission from Morton Buildings, Inc. is prohibited.





THANK.



**MORTON
BUILDINGS**

800-447-7436 • mortonbuildings.com

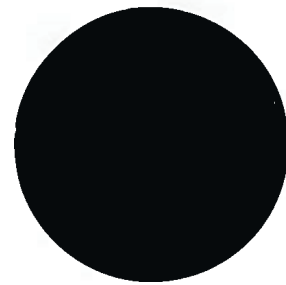
Material Sample Enclosed

Caution: Sharp Edges

TRB.
3/11/2021

■ Body #2

THANK.



**MORTON
BUILDINGS**

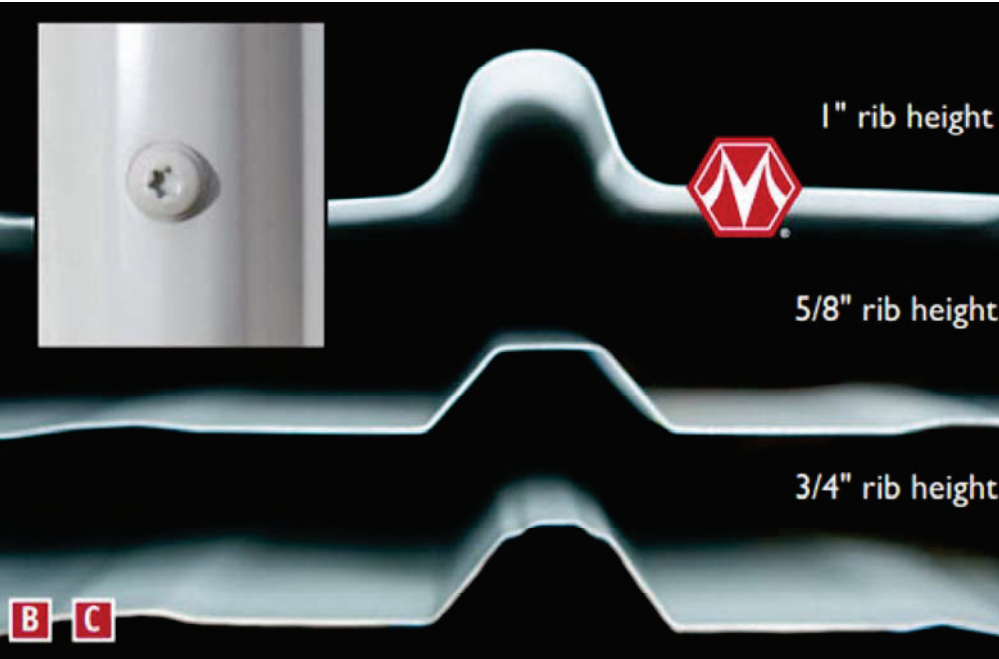
800-447-7436 • mortonbuildings.com

Material Sample Enclosed

Caution: Sharp Edges

TRB.
3/11/2021

■ Trim #2





180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

April 13, 2021

Rickhouse Properties, LLC.
Mr. Brad Halling and Mrs. Jessica Halling
304 Edgewood Road
Cameron, NC 28326

RE: The Town of Southern Pines Town Council resolution to adopt a statement of consistency and an ordinance amending the zoning map of the Town of Southern Pines for the four-phased Planned Development District Conceptual Development Plan PD-01-2 located at 175 Yadkin Road.

Mr. & Mrs. Halling,

Please be advised that Planned Development District Conceptual Development Plan PD-01-21 was approved at the March 22, 2021 worksession meeting of the Town of Southern Pines Town Council. There were two (2) conditions of approval as follows:

- Allow a 50' building height for the distillation still roof column
- This approval does not include parking space requirement details. Parking space requirement details will be provided from the applicant with their Preliminary Development Plan submission.

A copy of the signed Consistency Statement and Ordinance are enclosed with this letter for your records and does not require any further action on your part.

If you should require further information or have additional questions, please contact the Town of Southern Pines Planning Department at (910) 692-4003.

Sincerely,

Suzy Russell, CZO
Planner II

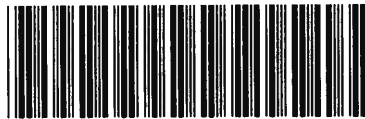
Enc. Consistency Statement and Ordinance for PD-01-21

cc. nsmith@nsengineering.com
bwelborn@nsengineering.com
jahalling@yahoo.com

mail: Town of Southern
Pines
125 SE Broad St.
Southern Pines, NC 28387

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
April 05, 2021 11:32:49 AM
Book 5583 Page 554-557
FEE: \$26.00
INSTRUMENT # 2021007906

111



INSTRUMENT # 2021007906

**AN ORDINANCE AMENDING THE ZONING MAP
OF THE TOWN OF SOUTHERN PINES**

THAT WHEREAS, after notice being duly given according to law, a virtual public hearing was held before the Town Council of Southern Pines, North Carolina, at its regular meeting held on March 9th 2021 at 6:00 PM for the purpose of hearing a legislative request for a Planned Development Conceptual Development Plan.

WHEREAS, action on this agenda item, per G.S. §166A-19.24(e), was not taken until allowing a minimum of 24 hours following the remote public hearing for submittal of written comments, and

WHEREAS, after the completion of said public hearing and upon consideration of any comments, objections or presentations at the hearing as well as allowing for the 24 hour period after the remote public hearing, the Town Council of the Town of Southern Pines at its Worksession Meeting on March 22, 2021 passed an ordinance amending the Zoning Map of the Town of Southern Pines, North Carolina; and, the Town Council of the Town of Southern Pines deems it advisable and in the best interest of the Town of Southern Pines that the Zoning Map be amended as herein set forth below, and

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina assembled in Worksession on the 22nd day of March, 2021:

Section 1. That the Zoning Map of the Town of Southern Pines be, and the same hereby is, amended by changing the zoning of one existing parcel totaling 15.04 acres identified as PIN: 858200642631 (PARID: 00036849) a from I (Industrial) to PD (Planned Development) with an approved Conceptual Development Plan (CDP). The subject parcels are described as follows:

PIN: 858200642631; PARID: 00036849

Being Tract 1 containing 15.04 acres, more or less, as shown on a plat thereof recorded in the Office of the Register of Deeds for Moore County, North Carolina, in Plat Cabinet 15, Slide 858.

Section 2. That the Planned Development (PD) zoning classification is subject to the mix of land uses set forth in the approved Conceptual Development Plan (CDP).

Section 3. That development of the property referenced in Section 1 of this Ordinance is subject to conformance with the text and site plan that accompanied Planned Development - Conceptual Development Plan (CDP) application PD-01-21, a copy of which may be found on file in the Town of Southern Pines Planning Office, 180 SW Broad Street, Southern Pines, North Carolina.

Section 4. That this Ordinance shall be and shall remain in full force and effect from the date of its adoption.

Adopted this 22nd day of March, 2021

ATTEST:

Peggy K. Smith
Peggy K. Smith, Town Clerk

TOWN OF SOUTHERN PINES

Carol Haney
Carol Haney, Mayor

APPROVED AS TO FORM:

Douglas R. Gill
Douglas R. Gill, Town Attorney

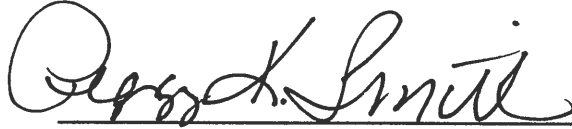


I certify that this Ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting on March 22, 2021 as shown in the Minutes of the Town Council meeting for that date.

Peggy K. Smith
Peggy K. Smith, Town Clerk

**COUNTY OF MOORE
STATE OF NORTH CAROLINA**

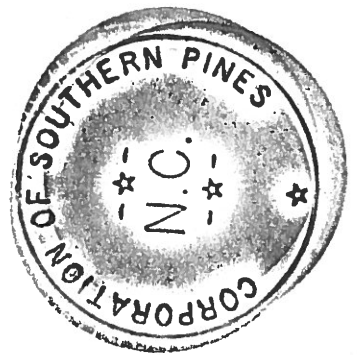
I swear that this is a true and accurate copy of an Ordinance amending the Zoning Map of the Town of Southern Pines adopted on March 22nd, 2021 (PD-01-21).



Peggy K. Smith, Town Clerk

3/30/21

Date





**TOWN COUNCIL
RESOLUTION TO ADOPT A STATEMENT OF CONSISTENCY
FOR CONCEPTUAL DEVELOPMENT PLAN APPLICATION
PD-01-21**

WHEREAS, Section 160A-383 of the North Carolina General Statutes specifies that the governing board shall, with any ordinance amendment or zoning map amendment decision, approve a statement describing whether the action of the governing board is consistent with the adopted comprehensive plan.

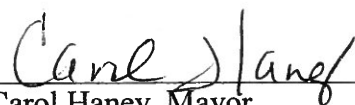
WHEREAS, Section 160A-383 of the North Carolina General Statutes specifies that zoning regulations shall be made in accordance with a comprehensive plan and prior to adopting or rejecting any zoning amendment, the governing board shall adopt one of the following statements, which shall not be subject to judicial review:

- (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (3) A statement approving the zoning amendment and containing at least all of the following:
 - a. A declaration that the approval is also deemed an amendment to the comprehensive plan. The governing board shall not require any additional request or application for amendment to the comprehensive plan.
 - b. An explanation of the change in conditions the governing board took into account in amending the zoning ordinance to meet the development needs of the community.
 - c. Why the action was reasonable and in the public interest.

WHEREAS, zoning regulations shall be designed to promote the public health, safety, and general welfare. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town.

WHEREAS, the Town Council conducted a public hearing on March 9th, 2021 for consideration of Planned Development Conceptual Development Plan application PD-01-21; **NOW, THEREFORE BE IT RESOLVED** that the Town Council finds that the Conceptual Development Plan application PD-01-21 is reasonable, in the public interest and consistent with the Town of Southern Pines Comprehensive Long Range Plan (CLRP) because the proposed mixed use development establishes a compatible transition into the surrounding Industrial zoned land. The development utilizes the light industrial intensity with compatible and mutually supportive mix of uses. This will create a corner parcel that transitions into the surrounding Industrial zoned land that will be developed more in character with the vitality of Southern Pines enhancing the Future Land Use Designation of "Industrial".

ADOPTED this the 22nd day of March, 2021.


Carol Haney, Mayor

ATTEST:


Peggy Smith,
Town Clerk



180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

July 14, 2021

Rickhouse Properties, LLC
Mr. & Mrs. Halling
304 Edgewood Road
Cameron, NC 28326

RE: Written Decision of the Town of Southern Pines Town Council for a Development District Preliminary Development Plan PD-03-21 for the development of a four (4) phased whiskey distillery.

Please be advised that Planned Development District Preliminary Development Plan PD-03-21 was approved at the June 8, 2021 regular meeting of the Town of Southern Pines Town Council. A separate Written Decision of the Board was approved by the Town Council at the June 28, 2021 Town Council Work Session with the following conditions:

- The applicant shall be allowed a parking reduction, based on the parking analysis provided by the applicant, and to meet the parking requirements for 147 parking spaces.
- Parking will comply with the UDO regulations and requirements put forth at site plan review with the Technical Review Committee and specifically:
 - Aisle widths will be approved at TRC review.
 - Surface material will be approved at TRC review.
 - Per UDO 3.5.14 (M) (4) the applicant shall meet off street loading requirements.
- The applicant will comply with the Town of Southern Pines landscape code found in the UDO § 4.3 and specifically:
 - Landscape screening for the parking lot shall be provided in Phase 2 or when the 75th parking space is proposed.

A copy of the Written Decision of the Board is enclosed with this letter for your records and does not require any further action on your part.

If you should require further information or have additional questions, please contact the Town of Southern Pines Planning Department at (910) 692-4003.

Sincerely,

Suzy Russell, CZO
Planner II

Enc. Written Decision of the Board PD-03-21

cc. • Jessica and Brad Halling, Rickhouse Properties jhalling@yahoo.com
 • Neal Smith, Neal Smith Engineering nsmith@nsengineering.com

TOWN OF SOUTHERN PINES

REGULAR BUSINESS MEETING OF THE TOWN COUCIL

June 8, 2021

6:00 pm

The Douglas Community Center

1185 West Pennsylvania Avenue, Southern Pines, NC 28387

DECISION OF THE BOARD

Case Number: PD-03-21

A public hearing regarding the proposed Planned Development Preliminary Development Plan was called to order with all five (5) members present. The Mayor administered the oath to all witnesses choosing to speak. Ms. Suzy Russell, Planner II for the Town of Southern Pines, presented the staff report. Ms. Jessica Halling of Rickhouse Properties, LLC., presented as the petitioner.

Matter at Issue:

PD-03-21: For the development of a whiskey distillery along with supportive uses; Petitioner: Rickhouse Properties, LLC.

Mr. Neal Smith of Neal Smith Engineering, Inc., on behalf of Rickhouse Properties, LLC., has submitted an application for a Planned Development - Preliminary Development Plan pursuant to Section 2.18.5 of the Town of Southern Pines Unified Development Ordinance (UDO) for a new four-phased whiskey distillery. The applicant is proposing to construct a mixed-use development to include a whiskey distillery along with retail, office, restaurant, bar, storage, special events and manufacturing with onsite sales. This subject property is an undeveloped 15.04-acre parcel located on the North side of Yadkin Road between Trimble Plant Road and US HWY #1. The subject property is currently zoned PD and has an approved CDP, but the zoning map has not been updated in GIS and still shows the property as I (Industrial). The subject property is identified as PIN: 858200642631 (PARID: 00036849) and per the Moore County tax records, the property owner is listed as Rickhouse Properties, LLC.

Ms. Suzy Russell presented the Town of Southern Pines staff report (Exhibit A) and reviewed compliance with the recently approved CDP and applicable sections of the Unified Development Ordinance. Ms. Russell addressed the modifications that have been included in the PDP.

Ms. Jessica Halling presented the case for the approval of PDP application PD-03-21 (Exhibit B). Ms. Halling provided an explanation of the request to build the whiskey distillery and the phased development of the supportive mixed uses over a 10-year phasing plan. Mr. Halling spoke about the phasing plan, and that certain approved uses may be built before others, but that the phasing plan would remain. Mr. Pate stated the phasing plan shown on the site plan did not match what uses were described in the report. Ms. Halling presented the request to be allowed to have a parking aisle widths and parking surfaces be determined at site plan review with the Technical Review Committee. Mr. Parsons stated that this is what TRC is for. Mr. Saulnier stated to pay attention to the fire lanes and Ms. Halling responded that fire prevention is preventative and that they will treat it seriously.

Mr. Neal Smith of Neal Smith Engineering stated that this is the same presentation as the CDP and that grading will happen during permitting and that the entire site will be graded at one time.

No additional testimony was provided by Town staff, the applicant or members of the public.

Town Council Action:

Therefore, having heard all evidence submitted by those wishing to speak, the Town Council then closed the public hearing. After closing the public hearing, the Town Council made the following findings of fact on the application:

The Council voted on the following Findings of Fact and Conclusions of Law as required by UDO Section 2.18.5(H) and as presented in Attachment A in staff report PD-03-21:

Finding of Fact #1: By a vote of 5-0 The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Preliminary Development Plan approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a Preliminary Development Plan, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2: By a vote of 5-0, the Town Council finds that the application complies with Section 2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4, in that:

1. The application demonstrates that it will achieve the purposes of the PDD and this section;

Town Council finds that the Preliminary Development Plan (PDP) to develop a whiskey distillery with supportive uses in four phases is generally consistent with the purposes of the PD-Planned Development zoning district. The land use mix is consistent with the CLRP and incorporates a variety of uses which is a standard of the traditional mixed-use category.

2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;

Town Council finds that the PDP is consistent with the Conceptual Development Plan (CDP) because the PDP maintains the mix and intensity of land uses as well as the phasing plan set forth, evaluated and approved with the CDP. The applicant has requested a parking reduction for 147 parking spaces to be the minimum required and provided a parking analysis as conditioned with the CDP. Town Council finds that the 147-parking space request is adequate because the parking analysis illustrates the parking standards within the UDO do not accurately apply to the proposed whiskey distillery and an inflexible application of the parking standards would result in an excess of parking spaces. The applicant also requested to deviate from the standards set forth for parking aisle width in their parking analysis on page 3. Because the site contains 10 or more parking spaces, Town Council finds that the applicant shall comply with the review for site plan with the Technical Review Committee (TRC). The applicant requested to deviate from vehicle use area material standards and because the Town of Southern Pines staff has specifically commented that the current standards should be met, Town Council finds that the applicant will comply with the applicable standards as administered by the Technical Review Committee at site plan review. Town Council finds that the loading and unloading area shall comply with the UDO in order to accommodate loading and unloading in a safe and convenient manner. Town Council finds that the applicant will meet the landscaping standards found within the UDO and specifically will provide landscape screening for the parking lot in Phase 2, or when the 75th parking space is proposed. The applicant is providing 74 parking spaces in phase 1 and therefore does not trigger this standard until they provide the 75th parking space.

3. The proposed Development is located in an area of the Town that is appropriate;

Town Council finds that the PDP is in an area of the Town that is appropriate because the proposed mixed-use development establishes a compatible transition into the surrounding Industrial zoned land. With a distilled spirit plant being an allowed land use in the Industrial zoning district the distilled spirit plant along with the mutually supportive uses will behave as a transition to the surrounding Industrial (I) zoned properties.

4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

Town Council finds that the PDP is consistent with the Conceptual Development Plan and this development is served by existing public utilities and they are located in a manner that is respectful of existing natural features and environmentally sensitive areas.

Decision of the Council:

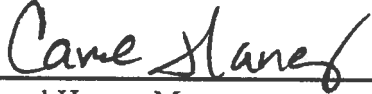
By a vote of 5-0, the Town Council then voted to approve the Preliminary Development Plan Application PD-03-21 as requested by the applicant, with the following conditions:

- The applicant shall be allowed a parking reduction, based on the parking analysis provided by the applicant, and to meet the parking requirements for 147 parking spaces.

- Parking will comply with the UDO regulations and requirements put forth at site plan review with the Technical Review Committee and specifically:
 - Aisle widths will be approved at TRC review.
 - Surface material will be approved at TRC review.
 - Per UDO 3.5.14 (M) (4) the applicant shall meet off street loading requirements.
- The applicant will comply with the Town of Southern Pines landscape code found in the UDO § 4.3 and specifically:
 - Landscape screening for the parking lot shall be provided in Phase 2 or when the 75th parking space is proposed.

This is the 28th day of June, 2021.

FOR THE TOWN COUNCIL:



Carol Haney, Mayor

cc: Jessica and Brad Halling, Rickhouse Properties jhalling@yahoo.com
Neal Smith, Neal Smith Engineering nsmith@nsengineering.com



Planning Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

September 15, 2021

Neal Smith
nsmith@nsengineering.com

Jessica Halling
jahalling@yahoo.com

RE: *AR-04-21 Brad Halling American Whiskey Kompany*

On September 14, 2021, the Town of Southern Pines Town Council approved your request for an Architectural Compliance Permit for application AR-04-21. The approved permit is for the construction of a 15,380 square foot commercial building located at 175 Yadkin Road. We will maintain a copy of the application and permit on file for review at the planning office for administrative inspection upon the request of a certificate of occupancy for a construction final.

The following deviations have been approved by the Town Council from UDO §4.10.4 Building Design Requirements:

- §4.10.4 (C) Building Materials: metal siding building material is allowed.
- §4.10.4 (E) (3) Awnings: metal awnings are allowed.
- §4.10.4 (G) (3) Roofs: the roof color that was presented in the application, a burgundy color, is allowed.

Please note the following:

IN ADDITION TO the architectural compliance permit approval from planning department, the applicant should be reminded that ALL APPLICABLE PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION AND/OR DEMOLITION CAN BEGIN (if applicable). When the applicant applies for the required permits such as zoning, grading, soil erosion control, building, sign, etc., a set of detailed plans (including a site plan in compliance with various Sections of the Town of Southern Pines UDO) will be necessary. Planning staff recommends a staff consultation of the applicant's preliminary plans to provide comprehensive remarks by all appropriate Town departments/divisions. Such staff consultation should minimize development costs, avoid misunderstanding or misinterpretation and ensure compliance with the requirements.

Please feel free to contact our office at (910) 692-4003 with any questions.

Suzy Russell, Planner II



Planning Department

801 SE Service Road
Southern Pines, NC 28387

Phone (910) 692-4003

March 13, 2023

Mr. Bryan Welborn
Neal Smith Engineering, Inc.
139 Pinehurst Avenue
Southern Pines, NC 28387

Re: Brad Halling American Whiskey Ko.

Dear Bryan:

The above-referenced site plan was approved by the Town of Southern Pines Technical Review Committee on Tuesday, March 14, 2023. Once you receive the erosion control permit approval letter and have paid any inspection fees, please contact the Public Works Department at (910) 692-1983 to schedule a preconstruction conference. You will receive a signed original full-size set of plans at that meeting.

Please note that site plans are subject to the development approval timelines as set forth in UDO §2.8. Furthermore, an approved site plan may only be modified in accordance with the procedures and standards established in UDO §2.48.

Sincerely,



BJ Grieve, AICP®, CFM®, CZO
Planning Director

cc: Brad & Jessica Halling



Planning Department

801 SE Service Road
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

May 10, 2023

Bryan Welborn
Neal Smith Engineering
139 Pinehurst Avenue
Southern Pines, NC 28327
bwelborn@nsengineering.com

RE: AR-06-23; Brad Halling American Whiskey Ko (BHAWK) Phase 1.5 Rickhouse A, 175 Yadkin Road

To Mr. Bryan Welborn,

On May 9, 2023, the Town of Southern Pines Town Council approved your request for an Architectural Compliance Permit for application AR-06-23 with the project narrative and color renderings submitted to the Planning Department between April 4, 2023 and April 20, 2023, and as presented in the Staff Report dated May 9, 2023. The approved permit is for Rickhouse A (Phase 1.5) of the Brad Halling American Whiskey Ko. (BHAWK) whiskey distillery mixed-use planned development. The proposed new development includes the construction of a 4,800 square-foot building to store whiskey barrels, known as a rickhouse where barrels are stored in racks that stack barrels. The site is located in a Planned Development district (PD-01-21 and PD-03-21) on the same parcel as the whiskey distillery and principal building, which has been approved for architectural compliance (AR-04-21), as well. The remaining proposed rickhouses were not considered at present for architectural compliance as that review will come in Phases 3 and 4 of the development. This parcel will have access from Yadkin Road and Trimble Plant Road, as it is located on a corner lot.

The subject property is owned by Brad Halling American Whiskey Co., LLC, and Mr. Bryan Welborn of Neal Smith Engineering is the applicant and authorized agent. The PARID is 00036849 (PIN 858200642631). We will maintain a copy of the application and permit on file for review at the planning office for administrative inspection upon the request of a certificate of occupancy.

There were three deviations requested in the Staff Report. The approval includes the granting of these deviation requests as described below.

1. UDO §4.10.4 (C) Building Materials

Deviation was granted considering that the Hi-Rib steel siding was approved as a deviation on the main building in Phase 1 (see AR-04-21). Furthermore, per UDO 4.10.4(C)(1), the steel siding is an alternative building material that has equal durability to what is required and the design (via a building precedent) was approved during PD-01-23.



2. UDO §4.10.4 (D) Windows

Deviation was granted for the right/south (Trimble Plant Road-facing) elevation, since the rickhouse is designed to age whiskey and the addition of larger windows will modify the internal temperature, thus impacting the aging and evaporative processes of the whiskey. Furthermore, the design (via a building precedent) was approved during PD-01-23.

3. UDO §4.10.4 (G) Roofs

Deviation was granted for the right/south (Trimble Plant Road-facing) elevation, considering that the building design is consistent with neighboring parcels zoned industrial and the design (via a building precedent) was approved during PD-01-23.

Please note the following: In addition to the Architectural Compliance Permit, the applicant is reminded that all applicable permits must be obtained before construction and/or site preparation/demolition may begin. When the applicant applies for the required permits such as zoning, grading, soil erosion control, building, sign, etc., a set of detailed plans (including a site plan in compliance with various Sections of the Town of Southern Pines Unified Development Ordinance) will be necessary. Planning staff recommends a staff consultation of the applicant's preliminary plans to provide comprehensive remarks by all appropriate Town departments and divisions. Such staff consultation should minimize development costs, avoid misunderstanding or misinterpretation, and ensure compliance with the requirements.

Please feel free to contact our office at (910) 692-4003 with any questions.

Sincerely,

Alaina Mallette
Senior Planner

Cc: Brad and Jess Halling
(brad@hallingwhiskey.com and
jess@hallingwhiskey.com);
BJ Grieve, Planning Director