

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, August 22, 2024, at 6:00 PM

Chair Westbrook called the meeting to order at 6:00 PM.

Chair Diane Westbrook, Vice Chair Kim Wade, Andy Bleggi, Matthew Walden and Jennifer Garner were present.

Matthew Walden made a motion, which was seconded by Andy Bleggi, to approve the Minutes of the July 2024 regular meeting. The motion carried.

PRELIMINARY FORUM:

PD-04-24: Planned Development District - Preliminary Development Plan for a portion of Phase 2 of Southern Pines Corporate Park

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 space and courier services within the Southern Pines Corporate Park on a ±15.77-acre portion of the parcels identified as PIN 858200843785 (PARID 00039569) and 858216941750 (PARID 00031777). Per the Moore County tax record, the subject properties are owned by RAB Investments, LLC. The development also includes an access drive and a multimodal path, bringing the total project area to ±18.5 acres of land.

Matthew Walden made a motion, which was seconded by Andy Bleggi, to open the preliminary forum. The motion carried.

Senior Planner Alaina Mallette provided an overview of the application and staff report for PD-04-24 accompanied by a PowerPoint presentation.

Attorney Bill Bryan, representing SunCap Property Group, reiterated the nature of the application 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.

Bob Koontz gave an overview of the project and stated that the existing wetlands will not be impacted, utilities are 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, responded that they did not recommend any improvements at the intersections based on their study. He added that a previous study had recommended a traffic signal but NCDOT was opposed.

Mr. Shirley stated that the peak hours for the proposed use are outside of normal peak hours.

Member Bleggi asked if they traffic engineered had addressed the bridge and Ms. Mallette responded that the Town Engineer would address that during site plan review.

Matthew Walden made a motion, which was seconded by Andy Bleggi, to close the preliminary forum. The motion carried.

Andy Bleggi made a motion, which was seconded by Matthew Walden, to adopt the following for transmission to the Town Council as a result of the August 22, 2024 preliminary forum on application PD-04-24:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a PDP to application PD-04-24:

1. any recommended improvements to traffic patterns at the Highway 1 and the Yadkin Road entrance be considered; and
2. the greenway trail be addressed and either be designed in a way that make senses for the development or eliminated.

The motion carried by a 5-0 vote.

No unfinished or new business was discussed.

Andy Bleggi made a motion, which was seconded by Matthew Walden to adjourn the meeting. The motion carried.

The meeting adjourned at 6:41 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

An audio recording of the meeting and any related PowerPoint presentations are available upon request.