

**MINUTES**  
**Planning Board Regular Meeting**  
**E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue**  
**Thursday, June 19, 2025, at 6:00 PM**

Monica Brickey, Andrew Speck and Jason Scribner were present.

DISCUSSIONS:

**MAPP-02-25: Major Subdivision Preliminary Plat for Twenty (20) Townhome Lots and One (1) Detached Residential Lot on Murray Hill Road**

Paul Saathoff of Koontz Jones Design + V3, on behalf of Value Build Homes, has submitted a Major Subdivision Preliminary Plat application to subdivide ±2.06 acres of land across two (2) parcels into 20 townhome lots and one (1) detached residential lot. The parcels are identified as PIN 857111552261 (PARID 00052146) and PIN 857111555202 (PARID 00048691). Pursuant to the Moore County tax records, the parcels are owned by On Your Lot, Inc.

Planner James Broadwell provided an overview of the application accompanied by a slide presentation and stated that administrative relief from the setback standards had been granted by Planning staff.

Paul Saathoff also provided a slide presentation and overview of the project.

There were no questions or comments from the Board and no public comments.

**PD-01-25: Planned Development District - Preliminary Development Plan for Lot 3 of Phase 4 of the Morganton Park South Planned Development**

Robert Koontz, on behalf of Carolina Car Wash, LLC, has submitted a Planned Development District – Preliminary Development Plan application to develop an express car wash facility on ±1.84 acres situated on the south side of Morganton Road between Patriot Boulevard and Carolina Green Parkway. The parcel is identified as PIN 857100588078 (PARID 98000749) and is owned by MSP Outlots, LLC.

Planner Mason Mattox provided an overview of the application accompanied by a slide presentation and stated that the only issues staff had identified were building orientation and the absence of a frontage zone.

Member Brickey inquired about drainage and likelihood of chemicals from the car wash draining into the public water system.

Paul Saathoff responded that water from the car wash will be recycled and there should be no risk of it entering the public water supply.

Mr. Saathoff also provided an overview of the project accompanied by a slide presentation, which included a calculation of open space provided to date within the development to date.

BJ Grieve stated that the corporate architectural model will not be approved and will be subject to Town of Southern Pines standards.

Mr. Grieve stated that there will be four items on the July agenda and the Town Attorney has requested that the Board review rules of procedure.

There were no public comments or concerns.

The meeting ended at 6:41 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Planning Board

An audio recording of the meeting and slide presentations are available upon request.