



**AGENDA**

**Thursday, September 18, 2025: 6:00 PM**

**Planning Board**

**Douglass Community Center: 1185 W. Pennsylvania Ave**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**a. August 2025 Regular Meeting**

**3. PRELIMINARY FORUM**

**a. PD-03-25 Southern Pines Corporate Park Planned Development - Preliminary Development Plan**

**4. UNFINISHED BUSINESS**

**5. NEW BUSINESS**

**a. Appointment of Vice Chairperson**

**b. Discussion regarding Planning staff's review of applications for the Planning Board**

**6. ADJOURNMENT**

**MINUTES**  
**Planning Board Regular Meeting**  
**E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue**  
**Thursday, August 21, 2025, at 6:00 PM**

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

Chair Matthew Walden, Vice Chair Kim Wade, Jennifer Garner, Andrew Speck and Jason Scribner were present.

Jason Scribner made a motion, which was seconded by Andrew Speck, to approve the Minutes of the July 2025 regular meeting. The motion carried.

**PUBLIC HEARINGS:**

**OA-03-25: Proposed UDO Text Amendments**

The Town of Southern Pines Planning Department is proposing to amend UDO §2.18.3 related to the process for amending existing Planned Development (PD) - Conceptual Development Plans (CDP) to no longer require the signature of every landowner within the PD unless the proposed amendment constitutes a down-zoning under North Carolina law. The proposed amendment will require that all landowners be notified of a Neighborhood Meeting prior to submittal of the proposed amendment.

The second proposed amendment is to UDO Exhibit 3-1 to reflect a 30' Minimum Rear Setback in the Rural Estate (RE) zoning district. Exhibit 3-1 mistakenly lists 15' for the Minimum Rear Setback.

The third amendment is to UDO §8.11 to clarify that a landowner and/or applicant is welcome to attend meetings of the Technical Review Committee (TRC) because these meetings are open to the public.

Chair Walden opened the public hearing.

Planning Director BJ Grieve explained the three proposed text amendments. He stated that Planning staff did not have a recommendation regarding the amendment regarding the CDP process as it is more of a policy change.

Joel Carner, 465 E. Delaware Avenue, expressed support for the CDP text amendment and to opening TRC meetings to the public.

James Hindmarsh, 215 Carmine Road, expressed support for the text amendments.

Chair Walden closed the public hearing.

Jason Scribner made a motion, seconded by Jennifer Garner, that after reviewing the proposed text amendments to the UDO and considering the criteria for approval of text amendments found in UDO §2.17.10, the proposed amendments are consistent with the Comprehensive Plan for the reasons set forth in Attachment A of staff report OA-03-25 and therefore, to recommend approval of OA-03-25 to the Town Council. The motion carried by a vote of 5-0.

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**Z-05-25: Request to Rezone One Parcel on Clark Street from RM-2 (Residential Multi-Family) to RM-1CD (Residential Multi-Family Conditional Zoning District)**

Trevor Hanson of V3 Southeast P.C., authorized agent for Legacy Home Construction, Inc., submitted a request to rezone a  $\pm 1.48$ -acre parcel from RM-2 to RM-1CD to allow for the development of 16 townhome units. Pursuant to the Moore County tax record, the subject parcel is identified as PIN 858219617079 (PARID 00032727) and owned by Legacy Home Construction, Inc.

**MAPP-04-25: Major Subdivision Preliminary Plat for 16 Single-Family Townhomes**

Trevor Hanson of V3 Southeast P.C., authorized agent for Legacy Home Construction, Inc., submitted a Major Subdivision Preliminary Plat application to subdivide a  $\pm 1.48$  acres currently zoned RM-2 into 16 townhome lots. Pursuant to the Moore County tax record, the subject parcel is identified as PIN 858219617079 (PARID 00032727) and owned by Legacy Home Construction, Inc.

Chair Walden opened the public hearing and the preliminary forum.

Planner James Broadwell stated that the density had doubled from the previous plan but many more trees are being retained and the applicant has committed to architecture that is more consistent with Southern Pines. Overall, the project is more consistent with the Comprehensive Plan in that it calls for preserving a large number of trees and locating high-density development in close proximity to downtown, especially on a redevelopment site. In addition, the townhomes will be conveyed separately, which will provide missing middle housing.

The lots to the north and south will have slightly different setbacks due to the design of the units and units 5 - 11 will have attached garages. The applicant has submitted two site plan options for units 1-4 and 12-16 – one with surface parking only and the other with detached garages instead of surface parking – and staff had no issues with either plan. There will be a 20' landscape buffer along the eastern property boundary. One of the proposed conditions is that surface parking and detached garages may encroach up to 15' into the buffer. Stormwater management will be designed using a combination of rain gardens, depressions, bioswales, underground cisterns and/or retention ponds. The property is located in a High-Quality Watershed but was granted a Watershed Protection Permit with approval of the previous Major Subdivision Preliminary Plat (file #MAPP-02-24).

There are existing trees throughout the site, especially along the perimeter and there is a condition that any trees that do not interfere with the driveway, building footprints or utilities shall be preserved.

Mr. Broadwell stated that the applicant had no issues with the proposed conditions and staff recommended approval of the project.

Devin McFarland of V3, representing the applicant, stated that if they had stuck with the previously approved site plan, they would have had to either increase the cost or reduce the quality of the housing, so with this new updated site plan, they're able to provide more attainable missing middle for the community, and reduce the environmental impact, preserving a lot more trees with this new redesigned site.

Mr. McFarland provided the list of the proposed conditions set forth in the application.

Mr. Broadwell distributed letters received from neighboring property owners to the Board.

Johnny Sanderson, 125 Midlothian Drive, stated that the project was not consistent with the neighborhood and expressed concerns regarding traffic safety and the condition of Clark Street in that area.

Barry Stroud, 250 Artillery Road, stated that he does not think the project is consistent with the surrounding RS-1 properties. He is definitely apposed due to significant stormwater runoff, maintenance of the existing culverts, the change to the character of their quiet neighborhood, and the connection from Clark to Midlothian will increase traffic and potentially speeding vehicles. He is opposed to the deviations from the setbacks. Eliminate the road from Clark Street to Midlothian Drive. He inquired about the purpose of the road from Clark Street to Midlothian Drive.

Trevor Hansen of V3, responded that the cut through was for emergency access. The applicant wants to provide a missing middle housing option. Current zoning allows townhomes.

We did explore another option to just lock the lot it out with single family homes, but then in that sort of scenario, we would have had driveways that would have connected out to Midlothian.

You know, the current zoning does allow for town homes, so we still think it's consistent with the overall comprehensive plan, and we just think that this was a balance of saving trees on site and providing missing middle housing options, which is what the comprehensive plan calls

Mr. Stroud commented that missing middle housing is intended to be affordable housing.

Town Attorney McCarley stated that price point is not a legitimate consideration for land use.

Luke Leineweber, 301 Midlothian Drive, stated that there was no advantage to having a cut through from Clark Street to Midlothian Drive and a reduction in the setbacks will set a terrible precedent.

Nettie Calfee, 207 Midlothian Drive, stated that it is going to be very unsafe due to the very steep hill on Midlothian Drive and will be a blind spot for residents pulling out of the development.

Keith Brennan, 240 Midlothian Drive, expressed concerns regarding traffic safety and stormwater issues.

Mark Kemple, 405 Midlothian Drive, stated that flooding and increased traffic were concerns.

Alison Kemple, 405 Midlothian Drive, stated that the confluence of water at the bottom of Midlothian Drive and Artillery Road from a normal rain. [photo to be entered into the record]

Joel Carner, 465 E. Delaware Avenue, stated that middle housing is consistent with the Comp Plan. He asked if the cut through road will be accessible to the public or will it be gated.

Trevor responded that it will most likely not be gated but it will be a private drive.

Mr. Carner asked if bicycles, pedestrians, etc. outside of the development will be available to members of the public.

Trevor responded that the common space will be for the residents of the development.

Mr. Carner asked if buried utilities could be a condition.

Planning Director BJ Grieve responded that the developer will be required to bury the utility lines.

Chair Walden closed the public hearing and the preliminary forum.

Trevor Hansen stated the requested setback reductions were in an effort to retain existing vegetation. There is a significant number of existing trees on the project site. There are not as many trees on the northern end of the site so they are encroaching closer to that boundary, but there is a significant amount of existing vegetation within the right of way of Midlothian Drive. Many of the setback reductions they requested relate more to the setbacks that are interior to the development.

Chair Walden reopened the public hearing.

Mr. Leineweber stated that the plan did not specify which trees will be retained.

Mr. Kemple asked if the fire access could be modified.

Mr. Broadwell responded that 150' is a fire code requirement.

Mr. Sanderson stated that a 40' setback is not consistent with the surrounding neighborhood.

Steve Dailey, 162 Boiling Springs Way, stated that if the new plan includes coming from Clark Street to Midlothian Drive, he urged the Board to consider the fact that the original plan may have been good and this plan was not.

Chair Walden closed the public hearing.

Board discussion ensued.

Chair Walden reopened the public hearing.

Jennifer Bray, 220 Artillery Road, stated that several new houses have been built on Clark Street that have not sold. Three new townhomes at the end of Clark Street and Yadkin Road are still for sale. Whether there are 8 or 16 townhomes that still does not address the issue of flooding that is always occurring due to runoff from the new builds on Clark Street.

Chair Walden closed the public hearing.

Kim Wade made a motion, seconded by Jason Scribner, that after reviewing the proposed Conditional Zoning District and after considering the criteria for approval of zoning map amendments found in UDO §2.17.9 and/or the 2040 Comprehensive Plan, the requested zoning is not a reasonable request for the following reasons:

- a. safety;
- b. traffic;
- c. stormwater;
- d. access to Midlothian Drive;
- e. increased density; and
- f. density is not in character and consistent with the neighborhood

and therefore, to recommend denial of Z-05-25 to the Town Council. The motion carried by a vote of 5-0.

Mr. Broadwell stated that the proposed Major Subdivision Preliminary Plat was contingent upon approval of the rezoning and therefore, the Preliminary Forum would not be held as the proposed subdivision was not compliant with the current zoning.

## **MAPP-03-25: Major Subdivision Preliminary Plat for Seven (7) Single-Family Residential Lots**

Colin Webster of The Ascot Corporation, authorized agent, submitted a Major Subdivision Preliminary Plat application to subdivide 4.46 acres currently zoned RS-2 into seven (7) single-family residential lots ranging in size from 22,774 to 29,447 square feet. Pursuant to the Moore County tax record, the subject parcel is identified as PIN 858000651316 (PARID 00055181) and is owned by The Waugh Group LLC and J. Edward Rhodes.

Chair Walden opened the preliminary forum.

Planner James Broadwell distributed a letter received from a concerned neighbor regarding stormwater to the Board and provided an overview of the application. He stated that the plan was to subdivide the parcel into seven (7) lots with the exception of the northern portion, which will be recombined with a neighboring parcel. Town water is available to the site and individual septic systems would be installed.

Mr. Broadwell said the Comprehensive Plan calls for preserving natural character and minimizing tree loss wherever possible. The 30' front setback is a public facing space so it is a reasonable public benefit to retain those trees and recommended a condition to Council that all of those trees, minus those that need to be removed for driveways and utilities, be retained. This does correspond with what the applicant has on the plat, which is the 20' limited cut buffer, but because the setback is 30' and we have had similar projects staff finds it reasonable and proportional to retain the trees in the entire setback area. The applicant has not yet explicitly agreed to that condition.

The second proposed condition is regarding the red-cockaded woodpecker. Staff received a letter from RLUAC in response to a request for agency comments stating that the site is well within a couple of known clusters and highly recommended a habitat study.

Mr. Broadwell stated that overall, staff recommended approval of the application as it will be generally consistent with the criteria for a Major Subdivision if the two conditions are addressed.

Member Scribner asked Mr. Broadwell asked with regard to preserving trees, how close the property line is to the edge of the pavement given the significant drainage area.

Mr. Broadwell estimated the property line to be 10 to 15 feet from the pavement.

Eric Givens of The Ascot Corporation and Grosvenor Land Development stated that a portion of the parcel on the north side of the property is supposed to be conveyed to Lot 242. He stated that they are going to obtain a red-cockaded woodpecker study and they are waiting for the soils report regarding the septic. They are willing to accommodate the 30' setback as long as they have room between the 30' setback and the front of the homes to install the septic and if the

Town considers septic to be a utility, that should not be an issue. Mr. Givens said they will be glad to keep as many trees as possible along the property.

Member Garner asked for more information regarding the drywells.

James Hindmarsh responded that he did not have the engineering plans and Mr. Givens said they would be located on the high side of the lot.

Derek Markey, 445 E. Hedgelawn Way, raised concerns regarding drainage and the proximity of septic systems to the property lines.

Adria Simpson, 1812 E. Indiana Avenue, expressed concerns regarding speeding vehicles and recommended speed bumps.

Member Scribner asked the applicant if they would be keeping more trees than the existing lots have.

Mr. Hindmarsh responded yes.

Chair Walden closed the preliminary forum.

Member Garner asked if anyone knew why this 4+ acre parcel was never developed.

Ed Rhodes stated that he was involved with Sandhurst South for the past 47 years. It was developed in sections and the developer subdivided as lots were sold.

Member Scribner asked Mr. Broadwell if a traffic study had been performed.

Mr. Broadwell responded the Engineering staff or NCDOT did not have concerns.

Jason Scribner made a motion, seconded by Jennifer Garner to adopt the following for transmission to the Town Council as a result of the August 21, 2025 preliminary forum on application MAPP-03-25:

The information presented at the forum indicated that the following issue may be considered in applying the criteria for a Major Subdivision Preliminary Plat to application MAPP-03-25:

1. There is a concern regarding traffic on Indiana Avenue and the danger of adding so many driveway access points and also the speed at which people drive along that portion of Indiana Avenue.

The motion carried by a vote of 5-0.

**UNFINISHED BUSINESS:**

Town Attorney Mac MacCarley presented a draft of the Planning Board Rules of Procedure, explaining its purpose and content.

A brief discussion ensued.

Andrew Speck made a motion, seconded by Jason Scribner, to adopt the Rules of Procedure. The motion carried by a vote of 5-0.

**NEW BUSINESS:**

Mr. Grieve stated that a Planned Development – Preliminary Development Plan was on the September 2025 meeting agenda.

Andrew Speck made a motion, which was seconded by Jason Scribner, to adjourn the meeting. The motion carried.

The meeting adjourned at 8:40 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Planning Board

An audio recording of the meeting is available upon request.

## Agenda Item

**To:** Planning Board  
**From:** Mason Mattox, Planner II  
**Subject:** PD-03-25: Planned Development District – Preliminary Development Plan for Veterans Guardian in the Southern Pines Corporate Park  
**Date:** September 18, 2025

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### I. SUMMARY OF APPLICATION REQUEST

Tim Carpenter, on behalf of Veterans Guardian, has submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance to develop a 27,390 SF office building on ±8.67 acres of Southern Pines Corporate Park. The subject parcels are located on the west side of Air Tool Drive between Yadkin Road and US Hwy 1 and identified as PIN 858200940151 (PARID 20200432) and PIN 858200844641 (PARID 00039569). Per the Moore County tax record, the subject parcels are owned by BAT Properties, LLC, and RAB Investments, LLC, respectively.

### II. PROJECT INFORMATION

#### A. Property Owners

BAT Properties, LLC  
(Adam Kiker)  
140 Aqua Shed Court  
Aberdeen, NC 28315

RAB Investments, LLC  
(George Christopher Jordan)  
[312 Fields Drive  
Aberdeen, NC 28315]

#### B. Applicant

Veterans Guardian  
(Mark Christensen)

#### C. Authorized Agent

Tim Carpenter  
(LKC Engineering)

#### D. Property Information

- **Street Address:** Air Tool Drive.
- **Size of Property:** ±8.67 Acres.
- **Property Zoning:** The current zoning of the subject property is PD (Planned Development) with two active entitlements: a Conditional Use Permit (File #CU-03-06) and a Conceptual Development Plan (File #Z-01-14). The subject property falls fully within the High-Quality/Protected Watershed Protection Overlay. Wetlands are also present on the site; see Figure 3 for more details.

**Figure 1: Vicinity Aerial Image**



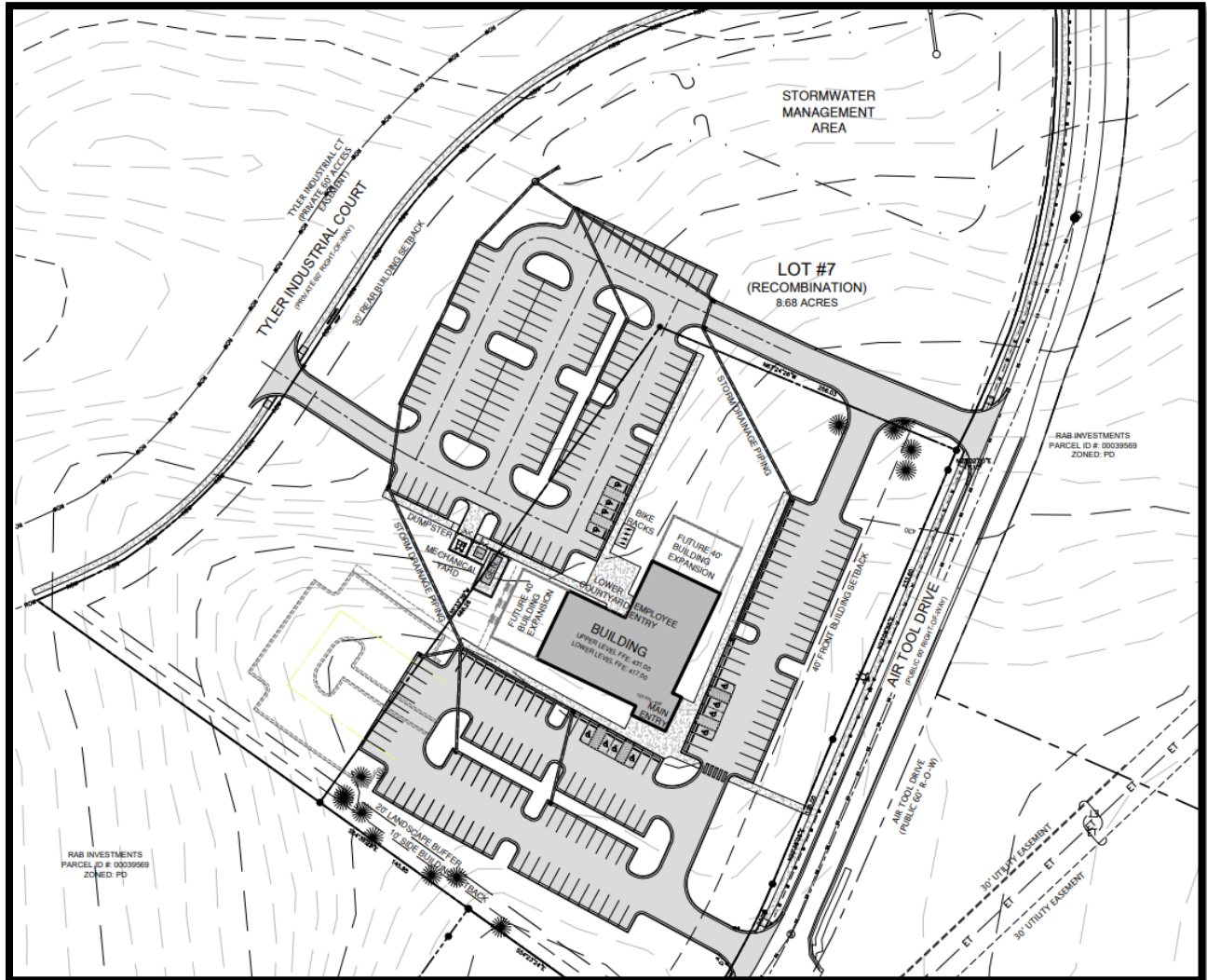
**Figure 2: Vicinity Zoning Map**



Figure 3: Wetland Locations



Figure 4: Preliminary Development Plan



### III. STAFF REVIEW

#### A. Application Review Dates

- Approval of CDP (#Z-01-14): **May 13, 2014**
- Consultation with the Technical Review Committee: **June 17, 2025**
- Preliminary Development Plan Application Submitted: **July 28, 2025**
- Application Deemed Complete: **August 26, 2025**
- Notice of September 18, 2025, Planning Board Preliminary Forum:
  - Posted On-site: **August 27, 2025**
  - Mailed: **August 27, 2025**
  - Internet: **August 27, 2025**
  - Published: **September 03 and September 10, 2025**
- Request for Agency Comments: **August 27, 2025**

#### B. Process and Standards of Review

Applications for a Planned Development District (PD) are reviewed in accordance with UDO §2.18. Creating a Planned Development District is a three-step process including Conceptual Development Plan (CDP), Preliminary Development Plan (PDP), and Final Development Plan (FDP). This application is for a PDP.

#### 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. The applicants have provided a narrative addressing the purpose of a Planned Development per UDO §2.18.5(A), and addressing the criteria for a PDP per UDO §2.18.5(H). Copies of the applicant's narrative documents containing their descriptions of the project's alignment with applicable criteria are attached to this staff report. Staff analysis of how the application addresses these four (4) criteria begins below:

#### **Preliminary Development Plan - UDO §2.18.5(H)**

##### **1. The application demonstrates that it will achieve the purposes of the PD and this section.**

The applicant's narrative states that the PD purpose will be met by delivering a high-quality Veteran Affairs service facility that qualifies as a supportive use under the CDP, strengthening economic diversity and local employment, and advancing coordinated site design and infrastructure efficiency. It also demonstrates compliance with dimensional standards and the 25% cap on supportive uses. Planning staff agrees that this Preliminary Development Plan application meets the intentions of the Planned Development.

##### **2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;**

**Architectural Compliance**

An Architectural Compliance Permit will be required as a part of Site Plan review, as the land use is not Industrial by nature, and is therefore not exempt from the Architectural requirements of UDO §2.16 and UDO §4.10.4.

**Impervious Surface**

The PDP includes future expansions to the proposed office building; one 40’ expansion to the north, and one 40’ expansion to the west. Once fully built-out, the site will have an impervious surface percentage at approximately 51.27%, according to the applicant. No watershed protection permit has been approved nor watershed credits allocated to the subject properties to-date. Watershed allocation for the full 8.68 acres will be required if the application is to continue beyond the 24% limit, and staff therefore encourage submittal of this request prior to proceeding.

**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. This PDP does not propose any open space, instead citing the Conceptual Open Space Plan of the CDP, which indeed does not display open space as being present on this tract of land.

**Parking**

The CDP requires one parking space per every 250 square feet of gross floor area as a minimum. The proposed office building would be 27,390 sf, meaning that 110 automobile spaces are required. The application proposes 246 spaces, with 12 being accessible spaces. The CDP neither requires nor exempts bicycle parking; therefore Planning staff noted §UDO 4.5 which requires 1 bicycle space per 5,000 square feet of floor area for the land use of professional offices. Therefore, the required number of bicycle parking spaces is six, to which the PDP application matches.

**Proposed Land Use**

The land use of Veteran Affairs (LBCS 6567) is explicitly listed in the CDP as a Non-Industrial (Supportive) use, permitted within the Corporate Park. The Planned Development also requires that there is a minimum of 75% industrial land uses, and a maximum of 25% of non-industrial/supporting uses.

Planned Development Acreage: 83.832	
Industrial Minimum: 62.874	Non-Industrial Maximum 20.598
Industrial Still Needed: 37.235	Non-Industrial Remaining: 11.92 (Pending approval of this PDP)

### **Tree Protection**

As displayed in Figure 1, the site is presently densely wooded. Staff find that full clearing of the site would remove valued natural character, which the 2040 Comprehensive Plan (Policies 4.9 and 4.10) seek to preserve. As such, pursuant to the PDP criteria for approval, the purpose of the PDP (under UDO §2.18.5), and Comprehensive Plan policies 4.9 and 4.10, staff will recommend that Council adopt a condition to preserve this natural character, with language similar to that below:

#### **Condition Example:**

All existing trees, 10-inch diameter and larger, that do not interfere with essential site grading or the installation of building footprints, vehicle access areas, or utilities shall be preserved to protect the town's natural character.

- The developer shall identify, during site plan review, which trees will be retained and which trees are essential to remove. Town staff shall confirm that the trees are essential to remove before approving the site plan.
- Town staff will also verify tree protection fencing for trees counting toward existing vegetation credit and any other necessary aspects of this condition during site plan review.
- The developer may request a reduction in tree protection fence radius for trees counting toward existing vegetation credit under UDO §4.3.13. Town staff shall grant requested tree protection fence radius reductions contingent on Town Arborist concurrence that a given reduction will not significantly impinge tree viability.

A condition that keeps this application consistent with the 2040 Comprehensive Plan, that are also proportionate and reasonable given the scope of the project, also ensure consistency with the first criterion of the PDP.

### **Wetlands**

The presence of wetlands on site will almost certainly present challenges if the current preliminary site plan remains unchanged (see Figures 3 and 4). A minor reorientation of the parking areas away from the wetlands could address these concerns, while preserving a natural stormwater feature, which staff recommend adjusting prior to the Town Council Evidentiary Hearing. Otherwise, the Town Council may consider a condition requiring such a reconfiguration, accompanied by a wetland's delineation showing that the adjusted parking areas are clear of wetland impacts. If the applicant chooses not to modify the site plan, coordination with the U.S. Army Corps of Engineers would be required to obtain the necessary permits to construct within wetlands. Staff will recommend that the applicant obtain a wetlands delineation regardless of the outcome.

### **Conclusion**

The Preliminary Development Plan (PDP) is generally consistent with the approved Conceptual Development Plan (CDP) in terms of land use, site layout, and dimensional standards, maintaining the intended Corporate Park development pattern. The plan conforms to applicable setbacks, exceeds the minimum parking requirements, and aligns with the CDP's open space provisions according to the Open Space Map contained within the CDP file.

Outstanding considerations include the presence of wetlands in proximity to the proposed parking areas and the site's existing dense vegetation. Staff recommend the reorientation of the parking area to avoid wetlands, thereby protecting natural resources and mitigating potential permitting issues with the U.S. Army Corps of Engineers. Staff further recommend a condition to preserve significant trees pursuant to the policies of the 2040 Comprehensive Plan. Finally, impervious surface coverage currently exceeds the 24% threshold but may be allowed up to 70%, contingent on Council approval of watershed allocation.

### **3. The proposed Development is located in an area of the Town that is appropriate.**

The proposed development is located in an appropriate area of the Town, within the boundaries of the Southern Pines Corporate Park. This location is designated as an Employment Center in the Town's 2040 Comprehensive Plan and is intended to accommodate office, industrial, and supportive uses. The project is compatible with surrounding land uses, which include other industrial, administrative, and storage facilities. The Corporate Park benefits from strong transportation connections, especially to US-1, making it a suitable and strategic location for offices.

### **4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities, and services.**

The proposed development will not result in any inefficient extensions of public infrastructure. The property already has access to public water from Air Tool Drive, and public sewer from Air Tool Drive and Tyler Industrial Court. Other necessary infrastructure such as stormwater management measures will be contained entirely within the northern portion of the site. The project is therefore expected to be integrated efficiently into existing infrastructure without creating a strain on demands.

## **IV. OUTSIDE AGENCY REVIEW AND COMMENTS**

A request for comments was emailed to agencies on August 27, 2025. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission, U.S. Fish and

Wildlife Service, Moore County Airport and the North Carolina Department of Transportation. As of September 11, 2025, only the Regional Land Use Advisory Commission (RLUAC) has noted that the site is designated as “Important to Protect” within Fort Bragg’s High-Quality Waters drainage area and encourages measures to limit stormwater runoff impacts on McDeeds Creek; while the proposed development poses no military compatibility concerns, RLUAC’s non-binding recommendations, provided as Attachment #4, aim to support overall regional environmental and military mission compatibility. Any additional agency comments received between the writing of this report and the preliminary forum will be presented at the forum.

## V. ATTACHMENTS

The following materials have been provided as attachments to this staff memorandum:

1. Application
2. Applicant’s Narrative
3. Applicant’s Plans
4. RLUAC Letter

## VI. PLANNING BOARD ACTION

*Pursuant to North Carolina General Statute §160D-301(b)(6) and Unified Development Ordinance §2.5.2, the Planning Board may hold a Preliminary Forum on a matter requiring a quasi-judicial decision by the Town Council. However, no part of the forum or any recommendation may be used as a basis for the deciding board. Therefore, the Planning Board may wish to use the following motion to identify issues to bring to the attention of the Town Council at the evidentiary hearing, or any modified motion.*

**I move to transmit the following list of issues to the Town Council as a result of the September 18, 2025 Preliminary Forum on application PD-03-25:**

- 1.

**REQUIRED APPLICATION MATERIALS:**

- \_\_\_\_\_ **Application fee** in the amount of **\$1,800.00 plus \$25.00 per lot.**
- \_\_\_\_\_ **Completed Application** for a Planned Development District - Preliminary Development Plan signed by the applicant.
- \_\_\_\_\_ **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent.
- \_\_\_\_\_ **List of Adjacent Property Owners**: Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- \_\_\_\_\_ **Written narrative** describing the application's consistency with the Conceptual Development Plan, the UDO, and any other applicable regulations.
- \_\_\_\_\_ **Neighborhood meeting records** if not provided in conjunction with an application for Conceptual Development Plan approval or if additional meetings have been held. Pending Meeting
- \_\_\_\_\_ **Additional documentation**: Additional text and/or maps to demonstrate consistency with **UDO §2.18.5(H) Criteria (1) through (4)**.
- \_\_\_\_\_ **PDD Preliminary Development Plan**: One (1) full-size copy of a preliminary plat or scaled drawings of the entire tract to be subdivided. Please refer to the **UDO Appendices** for plan requirements.
- \_\_\_\_\_ **Drainage concept plan** if applicable.
- \_\_\_\_\_ **Traffic Impact Analysis** if applicable.
- \_\_\_\_\_ **Electronic copy (PDF) of all application materials** submitted to [plan@southernpines.net](mailto: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**: The applicant is expected to attend a public hearing on the application before the Town Council at its regular monthly meeting. (Please refer to the **Application Processing Timeline** to determine the hearing date.) The Town Council will consider evidence and testimony presented and may approve, conditionally approve or deny the request.
3. **Approval**: Please refer to UDO **§2.18.5(I) Effect of Approval**.

**OFFICE USE ONLY:**

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

**Project Information:**

Project Name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

PIN: \_\_\_\_\_

Parcel ID: \_\_\_\_\_

Site Size: \_\_\_\_\_

Zoning: \_\_\_\_\_

**Applicant:**

Name(s): \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Authorized Agent, if different from Applicant:**

Name(s): \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address:

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

Name(s): \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address:

11/08/2024

**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 \_\_\_\_\_ side of \_\_\_\_\_ (St./Ave.), between \_\_\_\_\_ (St./Ave.) and \_\_\_\_\_ (St./Ave.). The property has a frontage of \_\_\_\_\_ feet and a depth of \_\_\_\_\_ 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:

Date: \_\_\_\_\_

\_\_\_\_\_  
Applicant

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

Application for: **PLANNED DEVELOPMENT DISTRICT  
PRELIMINARY DEVELOPMENT PLAN**

**APPOINTMENT OF AGENT**

The undersigned owner(s), Chris Jordan, RAB, hereby appoint(s) Tim Carpenter, LKC 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 28 day of July, 2025.

SCOD  
Property Owner

RAB Investments, LLC Chris Jordan  
Property Owner

Tim Carpenter  
Agent

*Application for:* **PLANNED DEVELOPMENT DISTRICT  
PRELIMINARY DEVELOPMENT PLAN**

**APPOINTMENT OF AGENT**

The undersigned owner(s), BAT Properties, LLC, hereby appoint(s) Tim Carpenter, LKC 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:

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

Signed this 28<sup>th</sup> day of July, 2025.

BAT Properties, LLC

Property Owner

[Signature] / Member

Property Owner

[Signature]

Agent

*Application for:* **PLANNED DEVELOPMENT DISTRICT  
PRELIMINARY DEVELOPMENT PLAN**

**APPOINTMENT OF AGENT**

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1. to submit an application and required supplemental materials;
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This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 28 day of July, 2025.

SCD

Property Owner

Property Owner

Agent

## **UDO §2.18 Planned Development**

### **§2.18.5(H) Preliminary Development Plan Criteria**

- (1) The application demonstrates that it will achieve the purposes of the PDD 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.

**Preliminary Development Plan Narrative**  
**Veterans Guardian Corporate Headquarters**  
**Southern Pines Corporate Park | Town of Southern Pines, NC**

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**General Description:**

This Preliminary Development Plan (PDP) is submitted for the proposed **Veterans Guardian corporate office**, to be located within the **Southern Pines Corporate Park**. The subject parcel (Lot #7) contains **approximately 8.67 acres** and is situated on **Air Tool Drive**, between US Hwy 1 and Yadkin Rd. The project site lies within an existing **Planned Development (PD)** zoning district as approved under **Zoning Case Z-01-14** in May 2014.

Veterans Guardian is a professional services company that supports United States Veterans by providing expert assistance in navigating VA processes for benefits acquisition. The proposed development is classified under **LBCS Code 6567 (Veteran Affairs)** and is listed as a permitted **supportive land use** in the PD zoning documents adopted under Z-01-14.

The site will include the development of a **27,390 square foot, two-story office building**, 246 off-street automobile parking spaces (including 12 accessible spaces), and 6 bicycle parking spaces. The project also includes required landscaping, buffers, and stormwater facilities. No additional open space is required on this lot as the **overall PD open space requirement has been met** within the boundaries of the Corporate Park as a whole.

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**Compliance with UDO Section 2.18.5(H) Criteria:**

**(1) Achieving the Purposes of the PDD and this Section**

The proposed development fulfills the purposes of the Planned Development District (PDD) and the requirements of UDO Section 2.18 by:

- Contributing to the **intent of the PD district**, which allows for a coordinated mix of industrial and supportive uses in a campus-style setting;
- Providing a high-quality facility for **Veteran Affairs-related services**, which aligns with the supportive uses described in Table 1a of Z-01-14;
- Enhancing the economic diversity of the Corporate Park and supporting the employment base of Southern Pines;
- Promoting **efficiency in land use**, coordinated infrastructure, and site design as envisioned in the original PD approval;

- Complying with all dimensional standards and land allocation ratios (i.e., maintaining supportive uses within the allowed 25% cap).

## **(2) Consistency with the Conceptual Development Plan and UDO**

This PDP is **consistent with the Conceptual Development Plan (CDP)** adopted for the Corporate Park. The development:

- Matches the intended land use pattern outlined in the PD Site Plan;
- Adheres to zoning regulations established in Z-01-14 including setbacks, parking, site coverage (46.09% of parcel, below 70% max), and use category;
- Supports the PD zoning’s requirement that **75% of developable land** be reserved for industrial uses and **no more than 25%** be developed as supportive uses;
- Relies on shared open space requirements met by the larger development (20.96 acres required; 23.68 acres provided across the Corporate Park);
- Is aligned with the Town’s Comprehensive Plan, the Official Zoning Map, and the design principles of the Unified Development Ordinance (UDO).

## **(3) Appropriate Location within the Town**

The development is ideally located within a **designated Planned Development node** at the intersection of major corridors (US Hwy 1 and Air Tool Drive), which is identified for corporate, industrial, and supportive office growth. The site:

- Lies within the bounds of a master-planned and previously approved PD district;
- Is **adjacent to other compatible industrial and supportive land uses** (e.g., manufacturing, storage, and administrative services);
- Provides **easy access to transportation and utilities** without burdening adjacent residential areas.

## **(4) No Inefficient Extension of Public Infrastructure**

The project will not require any new or inefficient expansions of public infrastructure. Specifically:

- The property is already has access to **public water and sewer** that is located in and along Air Tool Drive.
  - The site is accessed directly from **Air Tool Drive**, an existing public road;
  - Internal infrastructure (e.g., parking, drainage, landscaping) is contained wholly within the lot boundaries and in compliance with the Town’s design and performance standards.
-

**Conclusion:**

The Veterans Guardian Corporate Office project meets all criteria under UDO Section 2.18.5(H) and is fully consistent with the goals and requirements of the Planned Development zoning in Southern Pines. It will provide an essential public service use that supports veterans, while complementing the industrial and employment-focused character of the Southern Pines Corporate Park. All applicable provisions of the UDO, Conceptual Development Plan, and Zoning Case Z-01-14 are satisfied in this application. Accordingly, we respectfully request approval of this PDP.







**2040 Comprehensive Plan References**

In the Town's 2040 Comprehensive Plan there are several sections in which the Corporate Park are mention or have relevance and to which we believe that this submittal is consistent with the Comprehensive Plan.

The Southern Pines Corporate Park is shown as an "Employment Center" in the comprehensive plan Conservation and Development Map.

*EMPLOYMENT CENTERS: This category describes land providing opportunities to concentrate employment in the town's planning jurisdiction on normal workdays. They support both large- and small-scale offices, warehouses, manufacturing centers, or flex space buildings organized as 1) large, single-use centers or 2) multi-business centers that support and serve one another. Office developments should typically be buffered from surrounding development by transitional uses or landscaped areas, and should be located in close proximity to major highways or thoroughfares. Industrial developments should typically be buffered from surrounding development by tree preservation areas or landscaped areas that vary in type and size as a function of the activities being performed on the site. They should be located in close proximity to major highway or railroad corridors. In large employment centers, space should be reserved for athletic fields, walking trails, or nature preserves that are accessible to employees and the public. Walking trails on a site should connect to the town's proposed greenway network when possible. Small retail buildings may be included in larger employment centers to serve employees' daily needs (e.g., dry cleaner, small restaurant, or convenience store). Employment Center*

**Conservation and Development Map Category Crosswalk**

EXISTING ZONING CATEGORIES	 		   			
	Open Space	Rural Living	Neighborhoods	Retail Centers	Employment Centers	Mixed-Use Activity Areas
Rural Estate (RE)		●				
Rural Residential (RR)		●				
Residential Single-Family (RS-1)			●			●
Residential Single-Family (RS-2)			●			
Residential Single-Family (RS-3)			●			
Residential Multi-Family, Medium Density (RM-1)			●			●
Residential Multi-Family, Low-Density (RM-2)			●			●
Central Business (CB)						●
General Business (GB)				●		
Neighborhood Business (NB)				●		●
Office/Service (OS)				●	●	●
Industrial (I)					●	●
Facilities, Resources, and Recreation (FRR)	●		●		●	●

62 Southern Pines 2040 Comprehensive Plan Chapter 2: Growth and Conservation Framework 63

*In the Comprehensive Plan the Corporate Park is considered a Suburban Settlement under Character Districts of the Plan:*

**Suburban Settlements** Suburban settlements represent more traditional suburban-style development types, patterns, and intensities observed throughout the United States for the last several decades: shopping centers, **office parks, industrial parks**, singlefamily neighborhoods, or apartment complexes. Non-residential buildings may include franchise architecture or signage. Residential buildings may be limited to the type and number of models offered by the neighborhood developer. Large surface parking lots and lower levels of landscaping are typical in the settlements. Suburban settlements are located throughout the town’s planning area, including U.S. 501, Morganton Road, May Street, **Air Tool Drive**, Midland Road, and several isolated developments in and around the more rural portions of the town’s planning area.

**Non-Residential Building Types (continued)**

**Office**

A small-to-large (i.e., one to three stories tall) building with a footprint that may reach up to 50,000 square feet in size. The preferred configuration of buildings on a site orient towards a common green or main street. Several small buildings are preferred to fewer large buildings on a site, which should reinforce the feel of a campus or urban, walkable block depending on the context of the surrounding development.



## 2040 Comp Plan Policies

### **Policy 9.3:**

#### ***Continue Supporting Local Businesses and Entrepreneurship in the Community***

The town should work with its partners to expand networking and collaboration opportunities for entrepreneurs, artists, start-up businesses, technology innovators, and similar “new economy” businesses. Under this effort, town officials should (1) support seasonal and weekend businesses that enliven public open spaces or natural areas, (2) support pop-up retail uses, (3) continue support for food trucks in recognition that these businesses often transition to brick and mortar locations, (4) provide access to town data, as appropriate, to recruit businesses to Southern Pines or support existing businesses, and (5) identify opportunities and connect businesses with organizations that provide business assistance or mentorship.

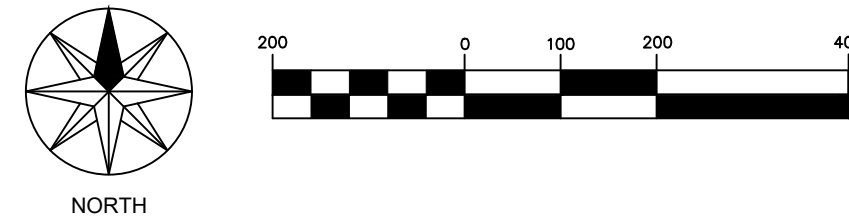
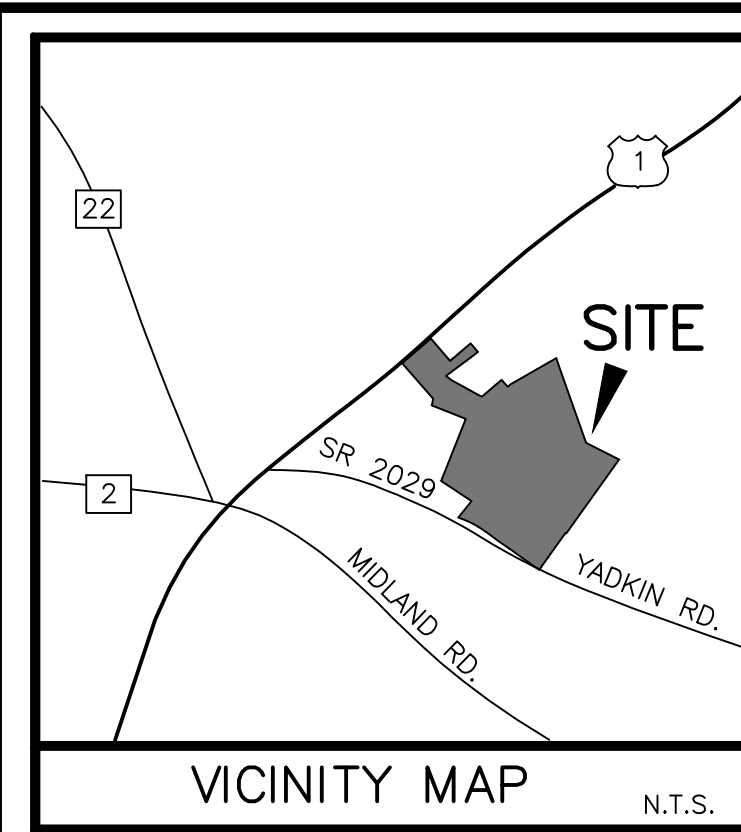
### **Policy 11.1:**

#### ***Identify and Protect Areas in Town for Future Non-Residential Development, Particularly Those Uses that Generate Jobs and Bolster the Tax Base***

Competition for land in a fast-growing area can sometimes result in parcels that are ideally situated for commercial, office, or industrial uses converting to residential development. The short-term gain realized on these parcels precludes opportunities in the future for job creation and higher levels of tax revenue generation. Delineating key parcels in the community and protecting them for highest and best uses in the future ensures the town has long-term opportunities to be a jobs center in the region.

To this end, town officials should resist reclassifying non-residential development on the Conservation and Development Map to residential uses unless it is part of a mixed-use development proposal. Even in this situation, the residential component of a proposed mixed-use development should be subservient to the non-residential components of the same development.

Town officials should also proactively align zoning with the Growth and Conservation Framework to protect important areas for future employment opportunities.



REVISIONS			
SYM.	DESCRIPTION	DATE	BY

**PROPERTY LINE DATA:**

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	1317.50'	453.72'	N62°26'17"W	451.48'	19°43'54"

**PROPERTY OWNERS:**

- SOUTHERN PINES CORPORATE PARK OWNER:**  
 RAB INVESTMENTS  
 P.O. BOX 4406  
 PINEHURST, NC, 28374-4406  
 PARCEL ID #: 00039569  
 DEED BOOK: 3032, PAGE: 356
- LOTS WITHIN SOUTHERN PINES CORPORATE PARK OWNERS:**
- |  |  |
|--|--|
| <b>LOT #1: LILY COMMERCIAL</b><br>255 AIR TOOL DRIVE<br>SOUTHERN PINES, NC, 28387<br>PARCEL ID #: 20071012<br>DEED BOOK: 4609, PAGE: 458 | <b>LOT #5: WM KING &amp; ANNIE MCKINEY</b><br>328 MELROSE DRIVE<br>CONCORD, NC, 28025-5479<br>PARCEL ID #: 00035384<br>DEED BOOK: 385, PAGE: 702 |
| <b>LOT #2: LILY COMMERCIAL</b><br>255 AIR TOOL DRIVE<br>SOUTHERN PINES, NC, 28387<br>PARCEL ID #: 20160039<br>DEED BOOK: 4609, PAGE: 484 | <b>LOT #6: PALM COMMERCIAL MANAGEMENT LLC</b><br>PO BOX 1341<br>SOUTHERN PINES, NC, 28388<br>PARCEL ID #: 20200431<br>DEED BOOK: 5853, PAGE: 522 |
| <b>LOT #3: JADE GREEN, LLC</b><br>100 MAGNOLIA ROAD<br>PINEHURST, NC, 28374<br>PARCEL ID #: 20150334<br>DEED BOOK: 4929, PAGE: 59        | <b>LOT #7: BAT PROPERTIES, LLC</b><br>140 AQUA SHED CT<br>ABERDEEN, NC, 28315<br>PARCEL ID #: 20200432<br>DEED BOOK: 5378, PAGE: 343             |
| <b>LOT #4: YADKIN PLACE, LLC</b><br>P.O. BOX 4406<br>PINEHURST, NC, 28374-4406<br>PARCEL ID #: 00039763<br>DEED BOOK: 4542, PAGE: 272    | <b>LOT #8: AMAZON.COM SERVICES, LLC</b><br>PO BOX 80416<br>SEATTLE, WA, 98108<br>PARCEL ID #: 20240897<br>DEED BOOK: 6279, PAGE: 303             |

**PROJECT DATA:**

- CORPORATE PARK TOTAL ACRES: 104.79 ac.**  
 LOT #1: 5.05 ac. (LILY COMMERCIAL)  
 LOT #2: 4.26 ac. (LILY COMMERCIAL)  
 LOT #3: 3.09 ac. (JADE GREEN, LLC)  
 LOT #4: 4.82 ac. (BAIDAN GROUP, LLC)  
 LOT #5: 0.47 ac. (WM KING & ANNIE MCKINEY)  
 LOT #6: 3.46 ac. (PALM COMMERCIAL MANAGEMENT)  
 LOT #7: 3.51 ac. (BAT PROPERTIES, LLC)  
 LOT #8: 15.769 ac. (AMAZON.COM SERVICES, LLC)  
 REMAINING LAND: 64.36 ac. (RAB INVESTMENTS)
- ZONING: PD** (PER APPROVED PD ZONING AMENDMENT APPLICATION, MAY 2014, Z-01-14)
- DEDICATED OPEN SPACE: 20% GROSS AREA (REQUIRED)**  
 OPEN SPACE REQUIRED: 104.79 x .20 = 20.958 ac.  
 OPEN SPACE PROVIDED: 23.68 ac.  
 USEABLE OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE) = 10.479 ac.  
 USEABLE OPEN SPACE PROVIDED: 16.37 ac. (6.41 ac. WETLANDS @ 39.15% TOTAL USABLE OPEN SPACE)  
 COMMON OPEN SPACE PROVIDED: 7.31 ac.
- DEVELOPABLE LAND: 81.11 ac.**  
 INDUSTRIAL LAND USE (75% OF DEVELOPABLE LAND): 60.83 ac.  
 EXISTING DEVELOPED INDUSTRIAL LAND: 9.87 ac.  
 LOT #1: LAND USE# 4211-NEWSPAPERS, BOOKS, PERIODICALS, ETC.  
 LOT #4: LAND USE# 3000- MANUFACTURING AND WHOLESALE TRADE  
 PROPOSED INDUSTRIAL DEVELOPMENT: 15.769 ac.  
 LOT #8: LAND USE - DISTRIBUTION CENTER  
 REMAINING INDUSTRIAL ACRES: 35.19 ac.
- SUPPORTIVE LAND USE (25% OF DEVELOPABLE LAND): 20.28 ac.**  
 EXISTING DEVELOPED SUPPORTIVE LAND USE: 0.00 ac.  
 PROPOSED SUPPORTIVE DEVELOPMENT: 8.68 ac.  
 RECOMBINED LOT #7: LAND USE # 6567- VETERAN AFFAIRS  
 REMAINING SUPPORTIVE ACRES: 11.60 ac.
- IMPERVIOUS SURFACE: 56.78 ac. (TOTAL IMPERVIOUS ALLOWED)**  
 INDUSTRIAL LAND USE (70% OF DEVELOPABLE LAND: 60.83ac): 42.58 ac. (INCLUDES AIR TOOL DRIVE R-O-W)  
 EXISTING DEVELOPED INDUSTRIAL LAND: 7.51 ac.  
 PROPOSED INDUSTRIAL DEVELOPMENT: 9.37 ac.  
 REMAINING INDUSTRIAL ACRES: 25.70 ac.
- SUPPORTIVE LAND USE (70% OF DEVELOPABLE LAND: 20.28ac): 14.20 ac.**  
 EXISTING DEVELOPED SUPPORTIVE LAND USE: 0.00 ac.  
 PROPOSED SUPPORTIVE DEVELOPMENT: 4.45 ac. (INCLUDING FUTURE USE)  
 REMAINING SUPPORTIVE ACRES: 9.75 ac.
- WATERSHED: (PER MOORE COUNTY G.I.S. DATA)**  
 BASIN: CAPE FEAR RIVER  
 STREAM: LITTLE RIVER (INTAKE #2)  
 TYPE: WS-IIIBW  
 HIGH QUALITY WATERS: YES  
 FLOOD ZONE: NONE



L:\VetsGuardian-25.01 Corporate Headquarters\800 Drawings\803 Conceptual\Corp Park Sketch Plan2 UPDATED.dwg lou 24/07/25 - 2:37 P

LKC Engineering, pllc  
 140 Aqua Shed Court  
 Aberdeen, NC 28315  
 O: 910.420.1437  
 F: 910.637.0096  
 lkceengineering.com  
 License No. P-1095

Engineering  
 Landscape Architecture  
 Surveying

**LKC**

Corporate Park  
 PDD Site Plan

Southern Pines  
 Corporate Park

DATE: 7-8-25
DESIGNED:
DRAWN:
CHECKED:
NO.

[-1]



# RLUAC

Fort Bragg Regional Land Use Advisory Commission

## SOUTHERN PINES COURTESY REVIEW

**Project:** PD-03-25

**Location:** West side of Air Tool Drive between Yadkin Rd. and US Highway 1

**PIN#:** 858200940151 and 858200844641

August 28, 2025

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 Bragg 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 owner / 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 Bragg'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 Bragg's military training and operational missions.

Thank you for providing the opportunity for RLUAC to review this case.

Hon. Kia Anthony, Chairwoman  
Fort Bragg Regional Land Use Advisory Commission

Vagn K. Hansen II, AICP, Executive Director  
Fort Bragg Regional Land Use Advisory Commission