



AGENDA

Thursday, October 23, 2025: 6:00 PM

Planning Board

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. September 18, 2025 Regular Meeting

3. PUBLIC HEARING

a. Penick Village Conceptual Development Plan (CDP) - File #PD-04-25

Koontz Jones Design + V3 Companies LLC, on behalf of Penick Village Inc., has submitted a Planned Development application to establish a unified zoning framework for Penick Village and to support its ongoing operations and future expansion.

4. UNFINISHED BUSINESS

a. Follow-up on prior projects reviewed by the Planning Board.

5. NEW BUSINESS

6. PUBLIC COMMENTS

7. ADJOURNMENT

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, September 18, 2025, at 6:00 PM

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

Chair Matthew Walden, Jennifer Garner, Michael Skolnick, Andrew Speck and Jason Scribner were present.

Jennifer Garner made a motion, which was seconded by Andrew Speck, to approve the Minutes of the August 2025 regular meeting. The motion carried.

PRELIMINARY FORUM:

PD-03-25: Southern Pines Corporate Park Preliminary Development Plan for Veterans Guardian
Tim Carpenter, on behalf of Veterans Guardian, has submitted a Planned Development District – Preliminary Development Plan application 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 are identified as PIN 858200940151 (PARID 20200432) and PIN 858200844641 (PARID 00039569). Per the Moore County tax records, the subject parcels are owned by BAT Properties, LLC, and RAB Investments, LLC, respectively.

Chair Walden opened the preliminary forum.

Planner Mason Mattox provided an overview of the staff report accompanied by a slide presentation. He stated that a watershed protection permit approved by the Town Council would be required as built upon surface will exceed 24%. Mr. Mattox proposed a condition that all existing trees that do not interfere with essential site grading or the installation of building footprints, vehicle access areas or utilities shall be preserved. He stated that staff had not identified any inconsistencies with the approved Conceptual Development Plan.

Tim Carpenter of LKC Engineering PLLC stated that the proposal meets the criteria of the UDO and it is also compliant with the 2014 Conceptual Development Plan for the Corporate Park. The site will be the headquarters for Veterans Guardian, a veteran assistance organization.

Ben Tipton of Veterans Guardian stated that the goal is to have all employees in one location.

Mr. Carpenter stated that the building footprint will be 27,000 square feet, with plans to expand in the future. Pedestrian connections will be made to all existing connections. The property is located in a high-quality watershed, which will require a watershed protection permit.

Member Scribner inquired about impervious surface.

Mr. Carpenter responded that impervious surface will be approximately 60% at the most.

Joel Carner, 465 E. Delaware Avenue, expressed his support for the project but inquired about interconnectivity within the site.

Chair Walden closed the preliminary forum.

Jason Scribner made a motion, seconded by Michael Skolnick, to transmit to the Town Council that the Planning Board had no issues as a result of the September 18, 2025 Preliminary Forum on application PD-03-2. The motion carried by a vote of 5-0.

NEW BUSINESS:

Michael Skolnick made a motion, seconded by Jason Scribner, to appoint Andrew Speck as Vice Chair. The motion carried.

BJ Grieve explained Planning staff's role in the development process, including assessment of potential projects to determine consistency with the Comprehensive Plan.

Discussion ensued.

Mr. Grieve stated that the Board would meet in October.

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

The meeting adjourned at 7:09 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

An audio recording of the meeting is available upon request.

Planning Staff Report

To: Planning Board

From: Mason Mattox, Planner II

Date: October 23, 2025

Item: (File #PD-04-25) Review of a Planned Development District Conceptual Development Plan for Penick Village

I. EXECUTIVE SUMMARY

Koontz Jones Design + V3 Companies LLC, on behalf of Penick Village Inc., has submitted a Planned Development application to establish a unified entitlement framework for an existing continuing care retirement community and to support its ongoing operations and future expansion. The community currently includes, or is planned to include: independent living, assisted living, and supportive services such as home care, memory support, nursing care, and rehabilitation, all located on 44.04 acres on the south side of Ridge Street between E. Connecticut Avenue and E. Delaware Avenue.

- The Planned Development (PD) designation is required pursuant to UDO §5.11.3(A)
- The existing unit/bed capacity of Penick Village is 268; this application would entitle 206 more units/beds to create a maximum capacity of 474.

Return to Planning Board. An earlier version of this application (File #PD-02-25) was recommended for approval by the Planning Board on July 24, 2025. The application was then considered by the Town Council on August 12, 2025, but was continued for two months due to concerns raised by neighboring property owners. Since that time, the applicant has acquired an additional parcel to be included within the Planned Development area. The inclusion of additional land within a proposed Conceptual Development Plan (CDP) requires that the application process restart. Accordingly, the revised application has been resubmitted for consideration by the Planning Board at its October 23, 2025 meeting, rather than proceeding to the Town Council as originally scheduled.

- This application includes updates to building height limits, setbacks, and open space standards.
- Primary concerns from adjacent property owners involved building height, construction traffic, and stormwater management.

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II. PROJECT INFORMATION

A. Property Owners:

Penick Village Inc. & JA Greer Group, LLC – both under the jurisdiction of Penick Village, Inc. See Parcel identification in applicant’s exhibits for more detailed ownership information.

B. Applicant & Authorized Agent:

Koontz Jones Design + V3 Companies LLC

C. Subject Property Description:

The subject property is bound by North Ridge Street, East Connecticut Avenue, East Delaware Avenue, and the Boyd Tract of Weymouth Woods.

Figure 1: Zoning Vicinity Map (Approximate Property Boundary Shown in **Red**).



Figure 2: Applicant's Existing Conditions (See Exhibit II)

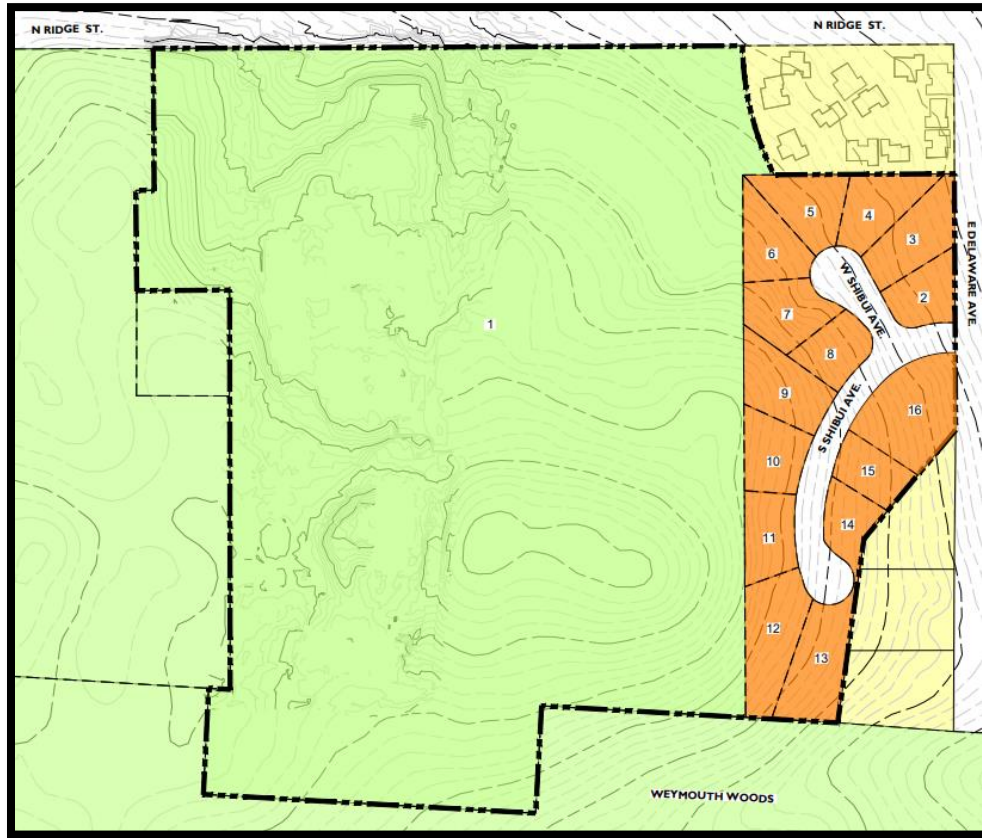


Figure 3: Applicant's Conceptual Master Plan (See Exhibit IV)



III. STAFF REVIEW

Application Review Dates

- Conceptual Development Plan Application Submitted: **September 08, 2025**
- Application Deemed Complete: **September 12, 2025**
- Internal Consultation with the Technical Review Committee: **July 01, 2025**
 - New comments as a result of the resubmitted application can be found under “Agency Review and Comments” section.
- Comments Requested from Outside Agencies: **October 02, 2025**
- Notice of **October 23, 2025**, Planning Board Meeting:
 - Posted On-site: **October 02, 2025**
 - Mailed: **October 03, 2025**
 - Internet: **October 02, 2025**
 - Published: **October 08 & October 15, 2025**

Process and Standards of Review

Applications for a Planned Development District (PD) are reviewed under UDO §2.18 through a three-step process: Conceptual Development Plan (CDP), Preliminary Development Plan (PDP), and Final Development Plan (FDP). This application is for a CDP, which establishes the zoning standards for the project through a rezoning process. As such, it must address the criteria for both a zoning map amendment (UDO §2.17.9) and a CDP (UDO §2.18.4(H)).

Criteria for Zoning Map Amendments (UDO §2.17.9)

A. Consistency with Comprehensive Plan

General Framework – Areas to Preserve & Areas to Enhance

The existing Penick Village campus lies within the Areas to Preserve designation, which emphasizes conserving rural character, open space, and natural features. While the site includes multi-story apartment buildings, the overall campus design retains substantial green buffers and open space, thereby supporting the conservation goals of this designation. The proposed Shibui Gardens expansion falls within the Areas to enhance designation, which encourages context-sensitive redevelopment and neighborhood-scale infill. The plan proposes compact residential clusters including townhomes, duplexes, and single-family homes, arranged in a way that integrates with surrounding development. As such, the proposal aligns with the General Framework map by maintaining natural elements within the existing campus and by promoting thoughtful infill in the current Shibui Gardens area.

Conservation and Development – Rural Living & Neighborhood

The existing Penick Village campus is designated Rural Living, which emphasizes low-density development, natural landscapes, and large lots. While the existing built form includes apartments, the campus retains open space and avoids large-scale grading, elements which align with the broader intent of the Rural Living designation. The Shibui Gardens expansion area lies within the Neighborhood designation, which supports walkable, mixed-type residential development with integrated open space. The proposed plan reflects this intent through its mix of housing types, pedestrian connectivity, and proposal to share green areas. Overall, the proposal demonstrates compatibility with the Conservation and Development Map by preserving key environmental features within the existing campus and delivering context-appropriate residential form within

the expansion area.

Character Districts – Horse Country & Suburban Settlement

The existing Penick Village campus is located within the Horse Country Character District, which emphasizes rural landscapes, equestrian access, and low-profile development. While the campus includes larger-scale residential buildings, the existing portion of Penick Village has been established in this form for over 50 years. Despite its intensity, the design preserves mature trees and open space areas but does not reflect the core rural and equestrian character intended for this district. The Shibui Gardens expansion lies within the Suburban Settlement Character district, which supports shopping centers, office parks, single-family neighborhoods, and even apartment complexes. Staff find the inclusion of the Shibui area into the CDP to be consistent with this Character district.

Overall, staff finds the application to be generally consistent with the 2040 Comprehensive Plan, including the General Framework Map, the Conservation and Development map, and goals for housing diversity, infill development, and aging-in-place. The proposal preserves natural features within the existing campus and introduces a compatible mix of housing and pedestrian connectivity in the Shibui Gardens expansion. However, the existing Penick Village campus is inconsistent with the current Horse Country Character District because that district prioritizes rural landscapes, equestrian access, and low-profile development; features not reflected by the current site. Pursuant to NCGS §160D-605, staff recommends a concurrent amendment to the Character Districts Map (2040 Comprehensive Plan, p. 65) to reclassify the existing Penick Village campus from Horse Country to Suburban Settlement. The campus has been long-established in its current form and the Conceptual Development Plan proposes a modest expansion of that existing use in a way that is contextually appropriate and consistent with the built environment surrounding the site.

B. Adverse Impacts on Neighboring Lands

Between the original application's review before the Planning Board and Town Council, adjacent property owners raised several concerns related to the redevelopment and expansion of Penick Village. These included issues of construction traffic, building height and visual impact, stormwater management, and overall traffic generation. The applicant has provided additional responses and clarifications following the August 12, 2025 Town Council public hearing, which are summarized below.

1. Construction Traffic and Phasing

Adjacent property owners residing on Delaware Avenue expressed concern about the routing of construction traffic and on-street parking during active phases of development. The applicant has clarified that future construction associated with the redevelopment of the Shibui Gardens parcel will be accessed from Delaware Avenue, as there are no internal connections between this area and the main Penick Village campus.

2. Building Height and Setbacks

Residents adjacent to the Shibui Gardens property raised concerns over potential obstruction of views and the perceived scale of new development along Delaware Avenue. In response, the

applicant amended the CDP to limit building height to 55 feet, measured to the eave, with a maximum of four occupied stories. Buildings exceeding 35 feet in height will maintain a minimum 40-foot setback from Delaware Avenue and adjoining residential lots not owned by Penick Village. Buildings 35 feet or less will continue to observe a 30-foot setback. A 20-foot landscaped buffer will also be provided along the Delaware Avenue frontage, consistent with UDO §4.3.4 and the CDP narrative (Section 4.2.4). These measures, along with the retention of existing vegetation, will significantly mitigate visual impacts to surrounding properties.

3. Stormwater

Neighbors expressed concern about runoff from existing stormwater facilities and potential impacts from future impervious surfaces. The applicant's narrative (Section 4.2.9) specifies that all stormwater and sedimentation control will comply fully with Town of Southern Pines and NCDEQ requirements, and that best management practices will be employed throughout all phases. Engineering evaluations of the existing system have already been completed, with necessary repairs coordinated through the Town Engineer and deemed satisfactory, especially adjacent to Ridge Street. Future development phases will include detailed stormwater design at the Preliminary Development Plan (PDP) stage to ensure continued compliance with all local and state standards. Staff consider these measures to adequately address stormwater concerns.

4. Traffic

Concerns were raised that redevelopment could generate additional vehicular traffic along Delaware Avenue and nearby streets. The applicant's Traffic Design Analysis (TDA), prepared by Kimley-Horn, demonstrates that the proposed CDP will not result in significant degradation of level-of-service on adjacent roadways. Internal circulation will continue to utilize existing entrances from Ridge Street and Delaware Avenue, distributing vehicular trips across multiple access points. The CDP also provides for an interconnected pedestrian network and improved internal circulation consistent with the design standards outlined in Section 4.2.1 of the narrative.

C. Suitability as Presently Zoned

The existing Penick campus portion of the site is currently zoned FRR, and the Shubui Avenue expansion area is currently zoned RM-1. The proposed PD zoning allows unified development standards across parcels and ensures alignment with the existing continuing care retirement community and its proposed future operations, including or planned to include: independent living, assisted living, and supportive services such as home care, memory support, nursing care, and rehabilitation.

D. Health, Safety, and Welfare

The rezoning supports public welfare by increasing access to senior living options within an existing care network, leveraging existing services while minimizing suburban expansion through infill development.

E. Public Policy

The rezoning would support multiple public policy goals directly linked to the Town's 2040 Comprehensive Plan, including support for more diverse housing options, support for a walkable and connected network that increases daily physical activity for seniors, and

Specifically:

- Policy 4.12 – Be an Active Community
- Policy 7.1 – Support Housing Diversity in the Community, and
- Policy 7.6 – Ensure that Nearby Development Reinforces the Character and Quality of Existing Neighborhoods

F. Size of Tract

The total proposed PD area is approximately 44.8 acres, including the existing (approximate) 36-acre Penick Village campus and 7.01 acres of the adjacent Shibui Gardens properties. The combined area provides sufficient land to support a continuing care retirement community with coordinated site design, open space, and connectivity. The Planned Development district allows the applicant to balance the needs of the existing campus with expansion provided through infill.

G. Other Factors

The applicant proposes development phasing responsive to market demands and infrastructure availability. The applicant noted that phasing often includes renovations to existing buildings.

H. Applicant Representations

The PD zoning binds the project to the land uses and standards described in the CDP and supporting documents.

Criteria: Conceptual Development Plan Process (UDO §2.18.4)

A. The proposed PD satisfies the criteria for a Zoning Map amendment established in this chapter;

See above.

B. The Conceptual Development Plan represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town;

See above.

C. The proposed development is appropriate for the area of the Town in which it is located; and

The property has operated as Penick Village since the 1960s and is surrounded by a mix of low-density residential neighborhoods and natural open space provided by Weymouth Woods. This CDP application does not propose the introduction of incompatible uses. The design framework anticipates infill in a manner consistent with the existing campus, while also preserving open space.

D. The proposed development will not generate the need for inefficient extensions and expansions of public facilities, utilities and services.

The project utilizes existing water and sewer connections and proposes no inefficient infrastructure expansion. Four access points exist or are proposed; stormwater will be managed on-site in compliance with local and state regulations.

Additional Comments

1. Requirement to pursue Planned Development Zoning

Staff note UDO §5.11.3(A) as a catalyst for Penick Village pursuing a Planned Development Zoning designation: Existing Continuing Care Retirement Communities that are not authorized by zoning classification shall be considered conforming uses for purposes of reconstruction or expansion, subject to the provisions of this section. All new or expanded structures for Principal or Accessory Uses shall be located on the existing site. Any expansion to adjacent or contiguous sites outside of the existing property boundaries will require approval through the PD zoning process.

2. Specific CDP Deviations Requested

The applicant has submitted a comprehensive narrative and CDP that meet the requirements of UDO §2.18.4. Staff notes the proposed PD zoning requests various deviations from the default UDO standards, pending approval of this CDP application. They are as follows:

- **Open Space Calculations:** The applicant requests a reduction from the 40' required width to count land toward open space, to 20' between buildings, citing enhanced pedestrian improvements. Staff is inclined to support this request given the campus-nature of Penick Village.
- **Building Height:** The applicant requests that a maximum building height of up to 55 feet be permitted, with height being measured from the front of the building to the eave, and not the tallest feature as the UDO prescribes. This would exclude sloped roof structures from building height calculations. Staff note the issue of building height as being a common concern for adjacent property owners during the previous Town Council hearing on application PD-02-25. The applicant has stated that the existing height of buildings within the development is approximately 53' to the eaves. The applicant has also volunteered additional setbacks and height limitations adjacent to Delaware Avenue as a part of this revised application. See Exhibit IV in the applicant's exhibits attachment for more details.
- **Brick Ratio:** The applicant requests a minimum of 25% brick on all exterior façades.
- **Building Materials:** The applicant proposes a prohibition against vinyl as siding, but states that the material is permissible for doors and windows.
- **Building Dimensions:** The applicant proposes that the long portion of buildings must be divided into smaller bump-out segments, which must project a minimum of two feet. This is the same as the standard listed in the UDO.
- **Garages:** The applicant proposes that garages may face internal streets, roads, and driveways only, but shall not face external streets including Ridge Street and Delaware Avenue.
- **Architectural Compliance Approval:** The applicant also requests that Town staff review all architectural compliance permits, regardless of building size, provided that the application is fully consistent with the CDP and UDO. If a deviation is requested, the application must go before the Town Council.

IV. AGENCY REVIEW AND COMENTS

A request for comments was emailed to agencies on October 02, 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.

- a. The Town of Southern Pines Public Works Department responded stating that the applicants will need to submit an abandonment request for Shibui Avenue.
- b. RLUAC referenced their prior comment 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 aim to support overall regional environmental and military mission compatibility.
- c. USFW responded with an automated email, citing that they are on furlough and will not have access to government email.
- d. NCDOT responded by asking if the Town will require a Traffic Impact Analysis, to which a response has not yet been provided.
- e. Any additional agency comments received between the writing of this report and the preliminary forum will be presented at the forum.

V. STAFF RECOMMENDATION

Staff recommends approval of the Conceptual Development Plan and rezoning of Penick Village to Planned Development District (PD), with a concurrent Character District map amendment to reclassify the existing portion of the campus from the Horse Country designation to the Suburban Settlement designation.

VI. ATTACHMENTS

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

1. Application
2. Applicant’s Narrative
3. Applicant’s Exhibits
4. Original Neighborhood Meeting Report
5. RLUAC Letter
6. DH Carter Letter
7. Traffic Design Analysis
8. Applicant’s Comments Prior to Continued Council

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. PLANNING BOARD ACTION

A request for approval of a Conceptual Development Plan is a request for a rezoning. Per North Carolina General Statute 160D-604(d), prior to consideration by the Town Council of the proposed Planned Development District - Conceptual Development Plan (CDP), the Planning Board shall advise and comment on whether the proposed CDP is consistent with the Comprehensive Plan. The Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a

proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendments by the Town Council.

To assist the Planning Board in performing this task, town staff have prepared the following draft motions for the Planning Board’s consideration, possible modification as necessary, and adoption:

I move that after reviewing the proposed Conceptual Development Plan and considering the criteria for approval of a Planned Development District found in UDO §2.18.4(H):

1. **The requested Conceptual Development Plan is *generally consistent* with the 2040 Comprehensive Plan, except for the Horse Country Character District, for the reasons set forth in Attachment “A” of staff report for PD-04-25;**

-OR-

2. The requested Conceptual Development Plan is *inconsistent* with the 2040 Comprehensive Plan for the reasons set forth in Attachment “A” of staff report for PD-04-25;

-OR-

3. The requested Conceptual Development Plan does not satisfy additional UDO criteria for zoning map amendments as set forth in Attachment “A” of staff report for PD-04-25.

I further move that the following other matters were considered by the Planning Board and shall be added to Attachment A by town staff as part of the Planning Board’s written recommendation to the Town Council:

And therefore, I move to:

1. **Recommend approval of PD-04-25 to the Town Council;**
2. Recommend denial of PD-04-25.



ATTACHMENT A
PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION
FOR ZONING MAP AMENDMENT APPLICATION PD-04-25

WHEREAS, Section 160D-604(d) of the North Carolina General Statutes specifies that the Planning Board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but that a comment by the Planning Board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board;

WHEREAS, pursuant to Section 160D-701 of the North Carolina General Statutes, zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to promote the public health, safety, and general welfare;

WHEREAS, the Planning Board conducted a public hearing on October 23, 2025, for consideration of a Planned Development – Conceptual Development Plan for the Penick Village Planned Development;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds the application PD-04-25 to be generally consistent with the Town of Southern Pines 2040 Comprehensive Plan, including the General Framework Map, the Conservation and Development Map, and relevant policy goals. The request is consistent with the General Framework Map because the existing campus preserves much open space and tree cover within the “Areas to Preserve” designation, and the Shibui Gardens expansion supports context-sensitive infill in the “Areas to Enhance” designation.

The proposal is consistent with the Conservation and Development Map because the existing campus maintains green buffers and avoids over-grading in the “Rural Living” area, while the Shibui Gardens expansion proposes a walkable, mixed-type residential pattern in the “Neighborhood” designation. The proposal is consistent with several policy goals of the Comprehensive Plan, including Policy 4.12 (Be an Active Community), Policy 7.1 (Support Housing Diversity), and Policy 7.6 (Ensure Neighborhood Compatibility), because the project enhances pedestrian connectivity that supports physical activity, introduces varied housing types, and reinforces the existing scale and character of Penick Village as a whole.

While the existing campus lies within the Horse Country Character District, its built form does not reflect the district’s intended rural and equestrian character. Because the site has operated in this form for over five decades and already includes large-scale senior housing, the Planning Board supports a concurrent amendment to the Character Districts Map (Town of Southern Pines 2040 Comprehensive Plan, p. 65), to reclassify the existing campus from Horse Country to Suburban Settlement because of the compatibility of the Suburban Settlement Character District with the existing built environment and modest proposed expansion. The proposed development is appropriate for its location, utilizes existing infrastructure, and

is not expected to create significant adverse impacts. It satisfies the UDO criteria for zoning map amendments, including suitability of the site, compatibility with neighboring lands, and advancement of public health, safety, and welfare through improved access to aging-in-place options.

AND, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board recommends a concurrent amendment to the Character Districts Map to reclassify the existing portion of Penick Village campus from Horse Country to Suburban Settlement, for the reasons outlined in the October 23, 2025 staff report and pursuant to NCGS §160D-605.

AND, FURTHER that the following additional matters were considered by the Planning Board as a basis for a recommendation of approval to the Town Council regarding PD-04-25:

- 1.

ADOPTED this the 23rd day of October, 2025.

Matthew Walden, Chair

ATTEST:

Cindy Williams
Secretary to the Planning Board

OFFICE USE ONLY:		
Fee: \$1,800.00	Date Received: <input type="text"/>	Case No.: PD- <input type="text"/>

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:

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 – Conceptual 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 South side of Ridge St. (St./Ave.), between E. Connecticut Ave (St./Ave.) and E. Delaware Ave (St./Ave.). The property has a frontage of 1,185 feet and a depth of 1,520 feet.

The request is based upon **Section 2.18** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

A senior living community including independent living, assisted living, and services including home care, memory support, nursing, and rehabilitation.

Date: 6/9/25

Alva S. Cromartie

Applicant

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

APPOINTMENT OF AGENT

The undersigned owner(s), Penick Village Inc. & JA Gre, hereby appoint(s) Koontz Jones Design + V3 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 – Conceptual 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 Planning Board and Town Council for the approval of a Planned Development District – Conceptual 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 -Conceptual 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 9 day of June, 2025.

Alva S. Cromartie

Property Owner

Property Owner

[Signature]

Agent

PD DISTRICT CONCEPTUAL DEVELOPMENT
PLAN APPLICATION
PENICK VILLAGE
SOUTHERN PINES, NORTH CAROLINA

PROJECT NARRATIVE AND DESIGN STANDARDS

1.0 PURPOSE

The purpose of this PD – Conceptual Development Plan application is to:

- To establish a Planned Development (PD) District with a Conceptual Development Plan (CDP) for Penick Village to continue the development of the property, add area to the property, formerly the Shibui Gardens apartments, that would have common zoning, and provide future flexibility for the development of the property. The overall use of the property would continue as already established for continuing care retirement communities, senior and assisted living facilities.
- Establish the permitted uses, density, standards, and conditions under which the subject property shall be developed through this narrative and the associated plans being submitted with this application.

The submitted documents include the Town's Conceptual Development Plan application form. This request includes all required items as specified in Section 2.18.4, Conceptual Development Plan, of the Town's Unified Development Ordinance (UDO). The Conceptual Development Plan of this property shall include all standards and conditions contained in this document and the submitted supporting documents.

2.0 PROJECT OVERVIEW

2.1 Location

The proposed project described in this application is geographically located on the Eastern side of downtown Southern Pines on the southeastern side of Ridge Street, between East Vermont Avenue and East Delaware Avenue. A site location map showing the site and immediate surroundings is included with this application. The property is adjacent to the Weymouth Center in Weymouth and a residential neighborhood development. The site is accessible from North Ridge Street via East Rhode Island Avenue, Maine Avenue, and East New Jersey Avenue. Access is also available from East Delaware Avenue via the former apartment entrance of

Shibui Gardens. The site is fully annexed into the Town of Southern Pines. Utilities are available at the site with the capacity to accommodate the proposed development.

2.2 Vision

The vision for the project is to continue developing Penick Village in a manner consistent with the existing community's character. Additional properties have been added to the overall Penick Village property, which previously included the Shibui Gardens Apartments, and will be subject to the standards outlined in this document. This will provide clarity for both the Town of Southern Pines and Penick Village as the property continues to develop over several years, allowing flexibility within the project area. As part of the project, the residential units may be a mix of single-family, duplex, or multi-family buildings and will be carefully integrated into the surrounding area. Development may also include skilled nursing facilities, assisted living facilities, amenity buildings, and other facility buildings. Building architecture will be compatible with the existing community. Landscaping and design elements common to Southern Pines and the existing property will be used. Maintaining the attractive aesthetic character of the existing community is crucial to the future of Penick Village and will enable it to remain a vibrant, active residential community.

The property will have four (4) points of ingress/egress. The primary Ingress/egress to the development will be provided from North Ridge Street through the three (3) existing entrance locations. Additionally, a fourth gated resident access will be provided from East Delaware Avenue, connecting at the former Shibui Gardens access point, which has recently been added to the overall development area. A new gated entry (unmanned) will be located at the East Delaware Avenue entrance point. The gate will be set back far enough from East Delaware Avenue to prevent cars from being stacked on the public street. Additional details will be provided in the Planned Development Plan (PDP) phase.

Best management practices for development, stormwater management, and erosion control will be implemented.

The Conceptual Development Plan section of this document provides a detailed description of the development program, including its conditions and standards.

2.3 Compliance

All development within the site must adhere to the approved standards and conditions stated in this document. As allowed under UDO Section 3.5.14, unique conditions and standards, differing from baseline UDO conditions and standards, can be established to facilitate a planned development district. The conditions and

requirements stated in this document that vary from the UDO shall supersede the UDO. Before issuing a building permit and commencing any construction, a Preliminary Development Plan for each phase must be submitted and approved in accordance with the requirements of Section 2.18.5 of the UDO. All development and building permits are subject to all Local, State, and Federal permitting guidelines, architectural review, rules, and regulations, and must be approved by the Town of Southern Pines. To the extent this document does not otherwise establish a development standard, the UDO standard in effect at the time of application will apply.

The current zoning on the property is Facilities Recreation and Resources (FRR) and Residential Mixed Housing (RM-1). These designations permit housing services (LBCS 1200) and multifamily housing. The proposed PD development will be consistent with the uses designated in the UDO.

The proposed CDP and land uses are consistent with the TCP, the property's existing use, and the surrounding and adjoining properties. The TCP has designated the property as Rural Living and Residential close to the Downtown Activity Center.

3.0 EXISTING CONDITIONS

3.1 Existing Natural Features

3.1.1 Prevalent Tree Canopy and Vegetation

The Existing Conditions map included in Exhibit 1 shows the existing tree canopy on the site. The trees are a mix of Longleaf Pine trees and ornamental plantings that have been installed over time for Penick Village and the Shibui Gardens apartments.

3.1.2 Orchards or Other Agricultural Groves

No portion of the site is currently being used for an orchard or agricultural use, and none exists on the site.

3.1.3 Streams, Wetlands, and Floodplain

This property does not have streams or wetlands. The proposed development is within a high-quality watershed area in the Little River (Intake No. 2) WS-IIIP watershed.

3.1.4 Topographic Features

A topographic map with two (2') foot contours is included in the application exhibits on sheet L-1.0, Existing Conditions.

3.1.5 Unique Land Formations, Endangered/Threatened Species
Dr. Jay H. Carter III & Associates, Inc., prepared a red-cockaded woodpecker survey, which is included with this application.

All development and building permits within the site are subject to all Local, State, and Federal permitting guidelines, rules, and regulations. Additional studies will be conducted if required for permitting.

3.2 Existing Man-made Features

3.2.1 Streets, Roads, Parking, or Other Structures

The property has four (4) points of ingress/egress. The primary Ingress/egress to the development will be provided from North Ridge Street through the three (3) existing entrance locations. In addition, a fourth access is provided from East Delaware Avenue at South Shibui Avenue.

3.2.2 Stormwater Facilities and Structures

There are existing stormwater facilities located on the property.

3.2.3 Utilities

Sewer—The existing buildings on the site are currently served by sewer, and any additional future development can be connected to the existing infrastructure. The Town of Southern Pines has sufficient service capacity to accommodate any proposed development.

Electric - Electric power is available. All new electric lines will be installed underground.

Telephone/Cable—Telephone and cable service are available at the site. All new service lines will be installed underground.

Water—Public water line connections are located near the site and currently serve the property's existing structures. The lines are adequate to accommodate any proposed development.

3.3 Existing Legal Features

3.3.1 Zoning Information - The current zoning on the property (FRR) and Residential Mixed Housing (RM-1). These designations permit housing services (LBCS 1200) and multifamily housing.

3.3.2 Property Lines - See plans and deeds included with this application

- 3.3.3 Right-of-Ways** – The Adjacent rights-of-way along North Ridge Street and East Delaware Avenue are shown on the plans included with this application, as well as on the Existing Conditions map in Exhibit 1. Additionally, public rights-of-way are indicated for South and West Shibui Avenue.
- 3.3.4 Easements** – All identified easements have been provided on the Existing Conditions on Exhibit 1.
- 3.3.5 Ownership Information**—See the existing conditions plan for depictions of the tracts listed in the table below. Copies of the corresponding recorded deeds evidencing ownership are provided as exhibits with this application. The property to be rezoned will be described using the property descriptions provided in the attached deeds and survey.
- 3.3.6 Adjacent Parcel information**—The adjacent parcel owners, zoning, use, PINs, and Parcel ID numbers are listed on the Adjacent Property Owners list in the exhibit included in this application.

4.0 DEVELOPMENT CONDITIONS

4.1 Development Program

- The development of the property will continue and expand the existing uses for residential services. The project will have varied diversity between independent living cottages, duplexes, apartments, assisted living apartments, and skilled nursing rooms. All of these units will be part of the continuing care community, allowing residents to age in place. Existing facilities include the following:

Existing and proposed development

Existing Uses	Units/beds	
Independent Living Apartments	154	units*
Single Family (Garden Cottages)	9	units
Duplex	31	units
Assisted Living/Memory Care	42	units
Health Center/Skilled Nursing	32	units
Total Existing	268	units

Future Development		
Independent Living Apartments	206	Combined Total
Single Family		
Skilled Nursing		
Duplex		
Assisted Living/Memory Care		
Total Development	474	units

* 44 Independent Living Units currently under construction

**Other Amenities currently include or may include
 (These amenities are available to residents and
 guests only and not open to the public):**

- Community Gardens
- Facilities Management Building
- Village House
- Dining Areas
- Chapel
- Hair Salon and Barbershop
- Fitness Center
- Multimedia Room
- Library
- Classroom
- Studio Space
- Walking Trails
- Multipurpose Rooms
- Café
- Movie theater
- Gift Shop
- Dog park
- Pet washing station
- Car Wash Station
- Workshop / Woodshop
- Art studio
- Pool
- Sauna/steam room / hot tub
- Childcare
- Adult day care/day health
- Clinic space

4.2 Additional Design Conditions

The following additional development standards will control development on the site:

4.2.1 Vehicular & Pedestrian Circulation, Parking, and Streets

The property will have four (4) points of ingress/egress. The primary Ingress/egress to the development will be provided from North Ridge Street through the three (3) existing entrance locations. In addition, a fourth access will be provided from East Delaware Avenue. At such time as development begins in phase 5, an application to abandon the existing South and East Shibui Avenue rights-of-way will be submitted and incorporated into the overall development. Access to any remaining occupied lot(s) will be provided and maintained.

All roadways and parking facilities will be designed to meet the Town of Southern Pines' engineering paving standards. Additional geotechnical engineering cross sections may be prepared by a licensed geotechnical engineer and provided as an alternative, based on the specific soil conditions on the property. These alternative paving requirements may be approved and implemented with the approval of the Town Engineer.

Reductions to the number of required parking spaces required by the UDO for specific uses within the project area may be requested and approved during the PDP process as detailed designs for the site are prepared. The Town of Southern Pines governs roadways adjacent to the community, and therefore, any new ingress/egress locations will require Town approval during the PDP process.

Sidewalks and Trails – Sidewalks will be provided throughout the property and will connect to the existing sidewalk network. Sidewalk locations shown on the conceptual plan may be modified and located throughout the project to connect buildings, amenities, and parking areas. Since Penick Village is an integrated campus, sidewalks will be provided as necessary and may not be located per UDO standards. Safe pedestrian access to all areas of the campus will be provided on a minimum four (4) foot wide concrete sidewalk.

4.2.2 Open Space

A minimum of 20% of the total open space shall be provided. A minimum of 10% of the provided open space shall be usable open space as described in Section 3.5.14 of the UDO. A running tabulation will be provided during the PDP process for each phase.

Due to the unique design and layout of the Penick Village campus, we request a reduction from the UDO standard to allow areas with a minimum width of 20 feet that contain landscape elements or features, including benches, seating areas, gathering spaces, trails, sidewalks, or landscaping, which may be counted toward open space requirements. These small, pocket gardens, pedestrian ways, and other areas within the development will be highly landscaped and are essential to the overall character of the project. These spaces will create an openness throughout the campus, providing pleasing walks and offering passive outdoor areas for the community's residents. They are critical open space components of the campus design.

4.2.3 Architectural Standards

All 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, with some exceptions. Buildings will be designed to reflect the existing campus structures. Modifications to the requirements of Section 4.10 shall be permitted to maintain a residential nature for all structures throughout the community. Requested modifications include the following:

- **Building Height:** A building height of up to 55'-0" is permitted. Building height is to be measured from the front of the building to the eave of the building at the average grade of the building. Sloped roofs will not be included in the calculation of building height. Buildings will be a maximum of 4 stories.
- **Brick Ratio:** Buildings will be required to have a minimum of 25% brick on the exterior facades.
- **Building Materials** – No vinyl siding will be permitted. Vinyl may be used for windows and doors. The building materials will be consistent with those of the other buildings on campus.
- **Building Dimensions:** Long elevations will be divided as required by the UDO to create smaller segments using bump-outs. Bump outs will be required to have a minimum of two feet.
- **Garages:** Garages may face internal roads, streets, and driveways. Garages may not face external streets, including Ridge Street and Delaware Avenue.
- **Approvals:** The staff will review architectural plans to determine compliance with the UDO, the standards included above in Section 4.2.3, and existing design features within the campus. Architectural approvals are not subject to Town Council ARB review and will be performed by staff, including buildings exceeding 10,000 square feet. If modifications to the standards in the UDO and those listed

above are requested, Town Council review will be required to issue an Architectural Compliance Permit.

4.2.4 Landscaping and Buffering

Landscape standards will meet or exceed the Town of Southern Pines' UDO requirements, as outlined in Section 3.5.14(H), for areas within the buffers and visible from adjoining properties. Landscaping within the development will be designed to be consistent with the current campus and will be installed in a manner consistent with the existing campus development. Penick Village will design landscaping within the development to provide connected pedestrian walkways, visually connected open spaces, and a safe community environment. Landscaping will help maintain the campus feel and overall character of Penick Village.

As shown on Exhibit IV – Conceptual Master Plan, the existing FFR zoned property indicated on Exhibit V - Phasing Plan as Phases A, B, C, and D, and areas surrounding Bishop's Ridge will continue to provide a 20-foot building setback and a 15-foot landscaped buffer along the property perimeter. Properties in Phase E, along Delaware Avenue, will maintain a 30-foot building setback for buildings up to 35 feet in height and a 40-foot building setback for buildings exceeding 35 feet in height, as measured per the CDP. In addition, a 20-foot landscape buffer will be provided in this area as defined by the Town's UDO.

Buffering along the property boundaries will be consistent with the standards required in the UDO. As permitted by the UDO in Section 4.3.4.B(7), fencing may be used to provide screening from adjacent properties. If fencing is used for buffering, landscaping may be reduced in accordance with the standards outlined in the UDO. In addition, existing vegetation credits, as determined by Section 4.3.13 of the UDO, may be utilized for existing shrubs and trees that will be maintained within the buffer areas.

4.2.5 Utilities

Electric, water, and sewer utilities are currently available near the property described in Section 3.2.3. Any new utility lines will be installed underground, in accordance with the policies of the local utility providers and the Town of Southern Pines.

Occasionally, temporary services may be required and allowed at community facilities, temporary construction offices, and other standard amenities such as parks. Drainage easement areas will be provided as required by the UDO and applicable regulations, and they will be

designed, detailed, and located during the detailed engineering and permitting of the development phases. The duration, scope, and location of temporary services will be designed to ensure that they will not disrupt surrounding development and will be reviewed by the Town Engineer during the site plan review process.

The Town of Southern Pines will provide water and sewer utilities. Waterlines will be looped throughout the development as required. The developer will bear the cost of construction, and once certified, utility lines will be dedicated to the Town of Southern Pines if required. Duke Energy will provide power and electric utilities.

4.2.6 Lighting

Appropriate lighting for any future development will be provided, consistent with the existing development in terms of lighting levels and fixture types. Parking area lighting will be designed in accordance with the requirements of Section 4.8 in the Town of Southern Pines (UDO). The cost of installation of any lighting shall not be the responsibility of the Town of Southern Pines. Duke Energy Progress will supply lighting for the parking lot and safety lighting throughout the community. Other low-level landscape lighting may be designed and installed by Penick Village, meeting the standards of the UDO. The comfort and safety of residents will be taken into consideration during the lighting design.

4.2.7 Signage

Any new signage will be designed to be consistent with the existing community and conform to the Town of Southern Pines UDO requirements in Section 4.6. Signage internal to the development and not visible from off-site may be provided throughout the property for purposes of identification and wayfinding, and it is permitted without a separate sign permit.

4.2.8 Temporary Uses/Special Events

Temporary construction trailers, including, but not limited to, real estate, construction, and sales offices, may be installed during construction and real estate sales. The appropriate permits must be obtained from the Town of Southern Pines for any temporary uses or special events, and comply with UDO standards and the time limitations of the UDO unless extensions are requested and specifically listed as part of a PDP application.

4.2.9 Storm Water Management and Water Quality Management

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 during development, in accordance with NCDEQ guidance. Drainage facilities will be located in the general areas shown on the conceptual site plan included with this application. These locations are subject to change as the property continues to develop, based on detailed engineering and grading plans. Stormwater must be maintained on the overall property to meet the Town of Southern Pines, NCDEQ, and any other stormwater regulations.

As permitted by the Town of Southern Pines, based on the density and existing conditions of both the existing Penick Village property and the additional incorporation of the adjacent developed properties, a watershed protection permit will be maintained. This will enable the development to provide up to 70% impervious surface, thereby establishing the community as outlined in this document.

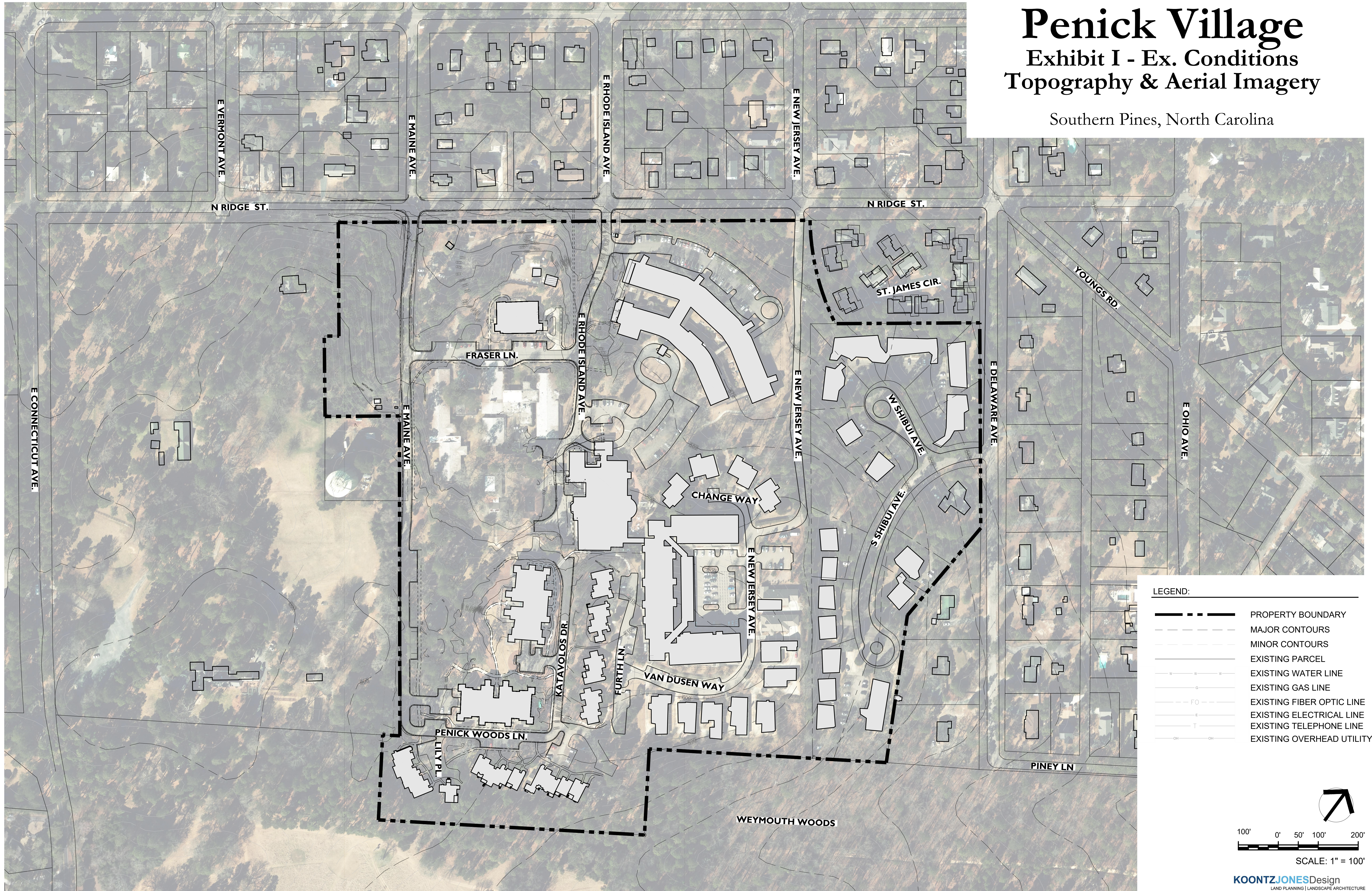
5.0 Phasing

Due to the uncertainty of economic factors that influence land development, some flexibility in the sequencing of phases is necessary and is to be based on market demands and necessary infrastructure improvements. Rather than tying the phasing to specific dates and sequencing, phasing is tied to the required infrastructure improvements, including roadway, waterline, and sewerline construction, as well as fire access, which are adequate to serve the phase to be developed. Utilities to serve new phases of development will be provided and may require upgrades to existing services. In addition, no more than a temporary interruption in service for occupied buildings within the property area will be permitted. Phases are not required to develop sequentially within this plan, but may not be developed until adequate infrastructure is provided to accommodate the proposed phase. Phases may also be developed and combined with other phases or broken into subphases. Phasing and requirements for each phase will be reviewed at the time a PDP is submitted for an individual phase.

Penick Village

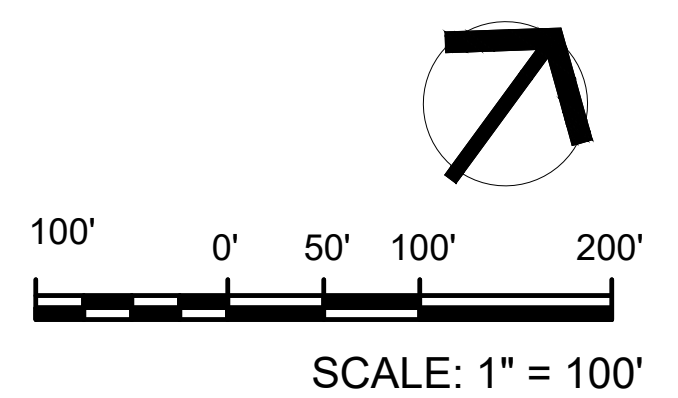
Exhibit I - Ex. Conditions Topography & Aerial Imagery

Southern Pines, North Carolina



LEGEND:

	PROPERTY BOUNDARY
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING PARCEL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING ELECTRICAL LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD UTILITY

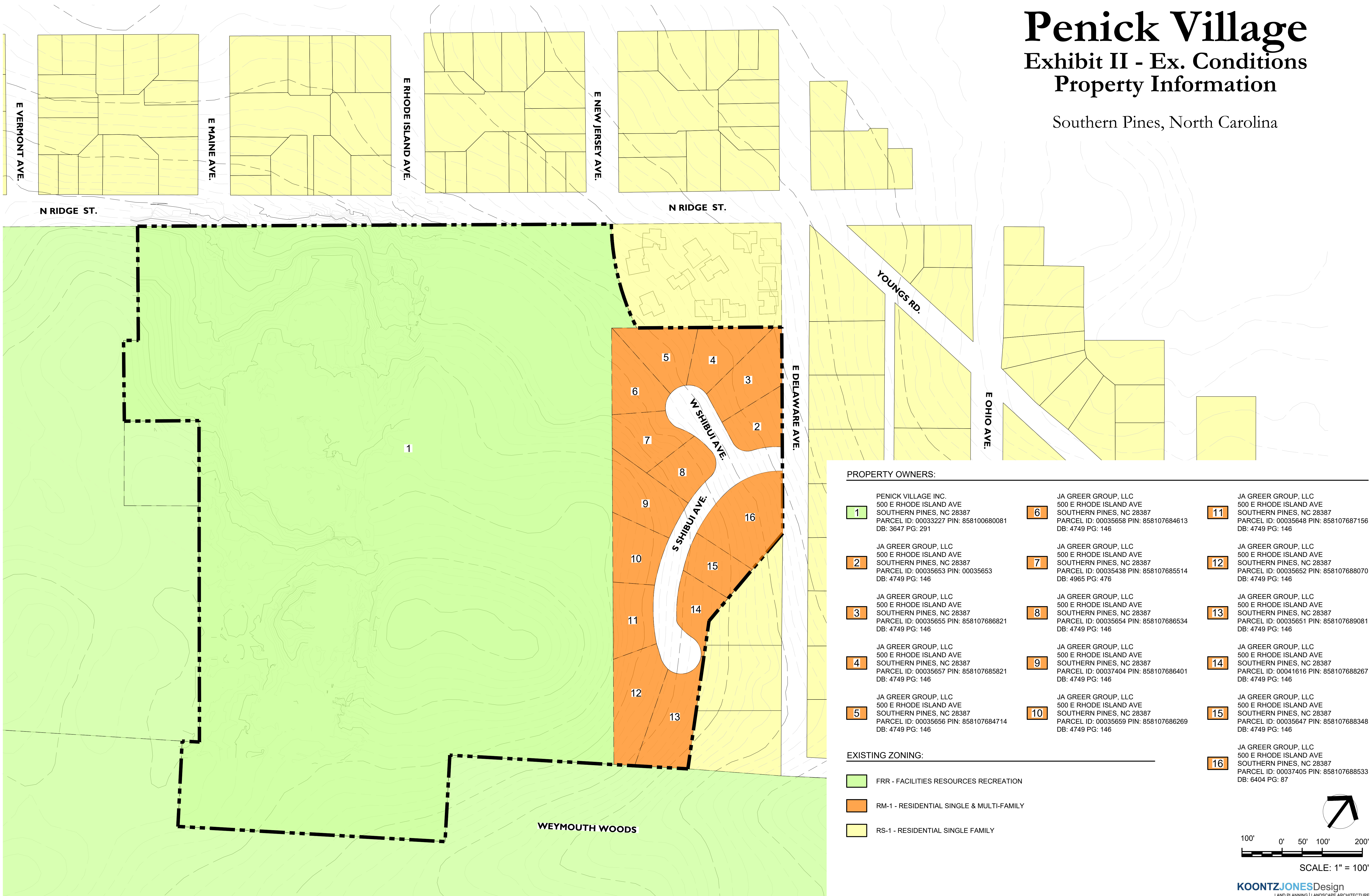


Penick Village

Exhibit II - Ex. Conditions

Property Information

Southern Pines, North Carolina

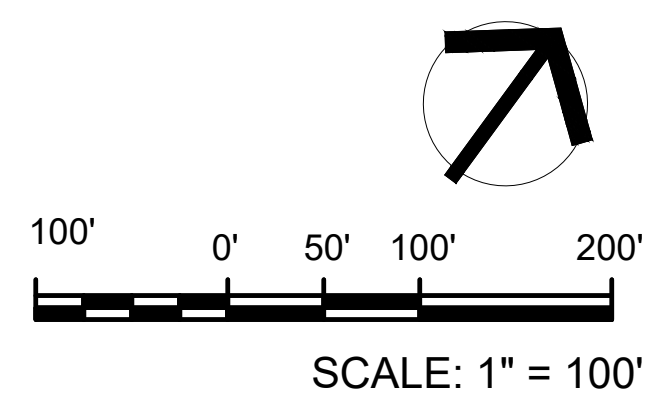


PROPERTY OWNERS:

1 PENICK VILLAGE INC. 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00033227 PIN: 858100680081 DB: 3647 PG: 291	6 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035658 PIN: 858107684613 DB: 4749 PG: 146	11 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035648 PIN: 858107687156 DB: 4749 PG: 146
2 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035653 PIN: 00035653 DB: 4749 PG: 146	7 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035438 PIN: 858107685514 DB: 4965 PG: 476	12 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035652 PIN: 858107688070 DB: 4749 PG: 146
3 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035655 PIN: 858107686821 DB: 4749 PG: 146	8 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035654 PIN: 858107686534 DB: 4749 PG: 146	13 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035651 PIN: 858107689081 DB: 4749 PG: 146
4 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035657 PIN: 858107685821 DB: 4749 PG: 146	9 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00037404 PIN: 858107686401 DB: 4749 PG: 146	14 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00041616 PIN: 858107688267 DB: 4749 PG: 146
5 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035656 PIN: 858107684714 DB: 4749 PG: 146	10 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035659 PIN: 858107686269 DB: 4749 PG: 146	15 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00035647 PIN: 858107688348 DB: 4749 PG: 146
		16 JA GREER GROUP, LLC 500 E RHODE ISLAND AVE SOUTHERN PINES, NC 28387 PARCEL ID: 00037405 PIN: 858107688533 DB: 6404 PG: 87

EXISTING ZONING:

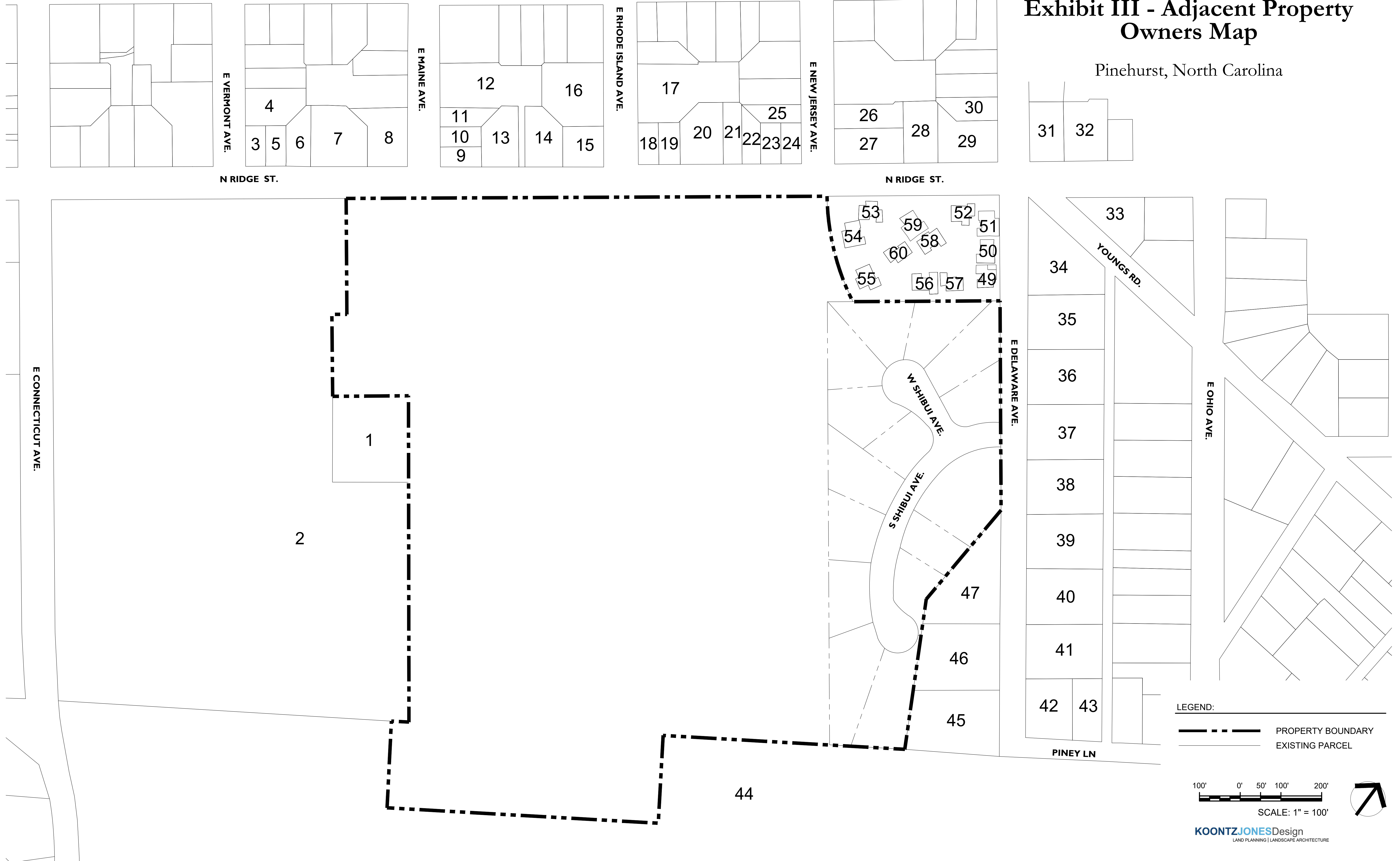
- FRR - FACILITIES RESOURCES RECREATION
- RM-1 - RESIDENTIAL SINGLE & MULTI-FAMILY
- RS-1 - RESIDENTIAL SINGLE FAMILY



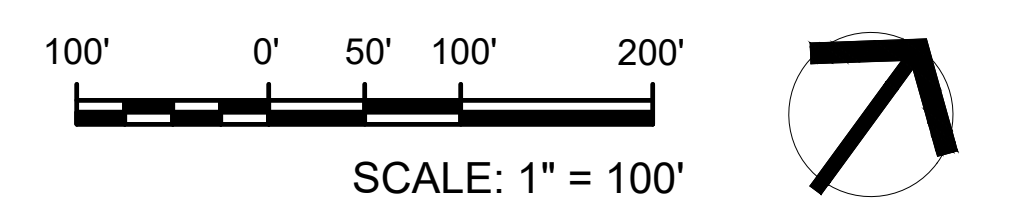
Penick Village

Exhibit III - Adjacent Property Owners Map

Pinehurst, North Carolina



LEGEND:
 - - - - - PROPERTY BOUNDARY
 _____ EXISTING PARCEL



KOONTZ JONES Design
 LAND PLANNING | LANDSCAPE ARCHITECTURE

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

Penick Village

Exhibit IV - Conceptual Master Plan

Southern Pines, North Carolina



OPEN SPACE REQUIREMENT: (20% OF TOTAL AREA)

TOTAL SITE ACREAGE - ±44.8 AC
 REQUIRED OPEN-SPACE - 8.96 AC (20%)

IMPERVIOUS SURFACE REQUIREMENT: (70% OF TOTAL AREA)

IMPERVIOUS SURFACE (MAXIMUM) - 31.36 AC

GENERAL NOTES:

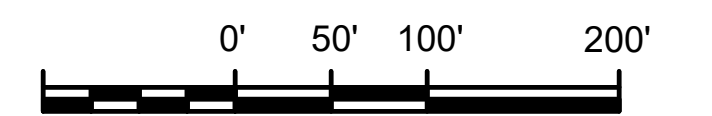
1. FENCE LOCATION IS CONCEPTUAL AND WILL MATCH EXISTING FENCE ALONG RIDGE STREET.

OPEN SPACE NOTES:

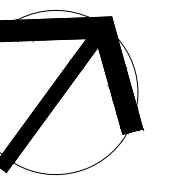
1. OPEN SPACE WILL BE PROVIDED THROUGHOUT THE COMMUNITY AS REQUIRED BY THE TOWN'S UDO. A MINIMUM OF 20% OF THE SITE MUST BE DEDICATED TO OPEN SPACE WITH 50% OF THE OVERALL OPEN SPACE BEING USABLE OPEN SPACE AS DESCRIBED IN SECTION 3.5.14 OF THE UDO. EACH PRELIMINARY DEVELOPMENT PLAN (PDP) PREPARED FOR ANY AREA OF THE PROPERTY SHALL PROVIDE A TABULATION ILLUSTRATING THE OPEN SPACE BEING PROVIDED WITH EACH PHASE, PREVIOUSLY PROVIDED OPEN SPACE FROM OTHER PHASES, AND THE BALANCE OF OPEN SPACE THAT MUST BE PROVIDED IN FUTURE PHASES TO MEET THE OPEN SPACE REQUIREMENTS OF SECTION 3.5.14. SPECIFIC LOCATIONS FOR COMMON AREAS AND OPEN SPACE WILL ALSO BE IDENTIFIED DURING EACH PDP.

LEGEND:

- PROPERTY BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING PARCEL
- 20' BUILDING SETBACK
- 15' LANDSCAPE BUFFER
- 30' BUILDING SETBACK (BUILDINGS 35' HEIGHT & UNDER)
- 20' LANDSCAPE BUFFER
- IRON FENCE
- 40' SETBACK (BUILDINGS OVER 35' HEIGHT)



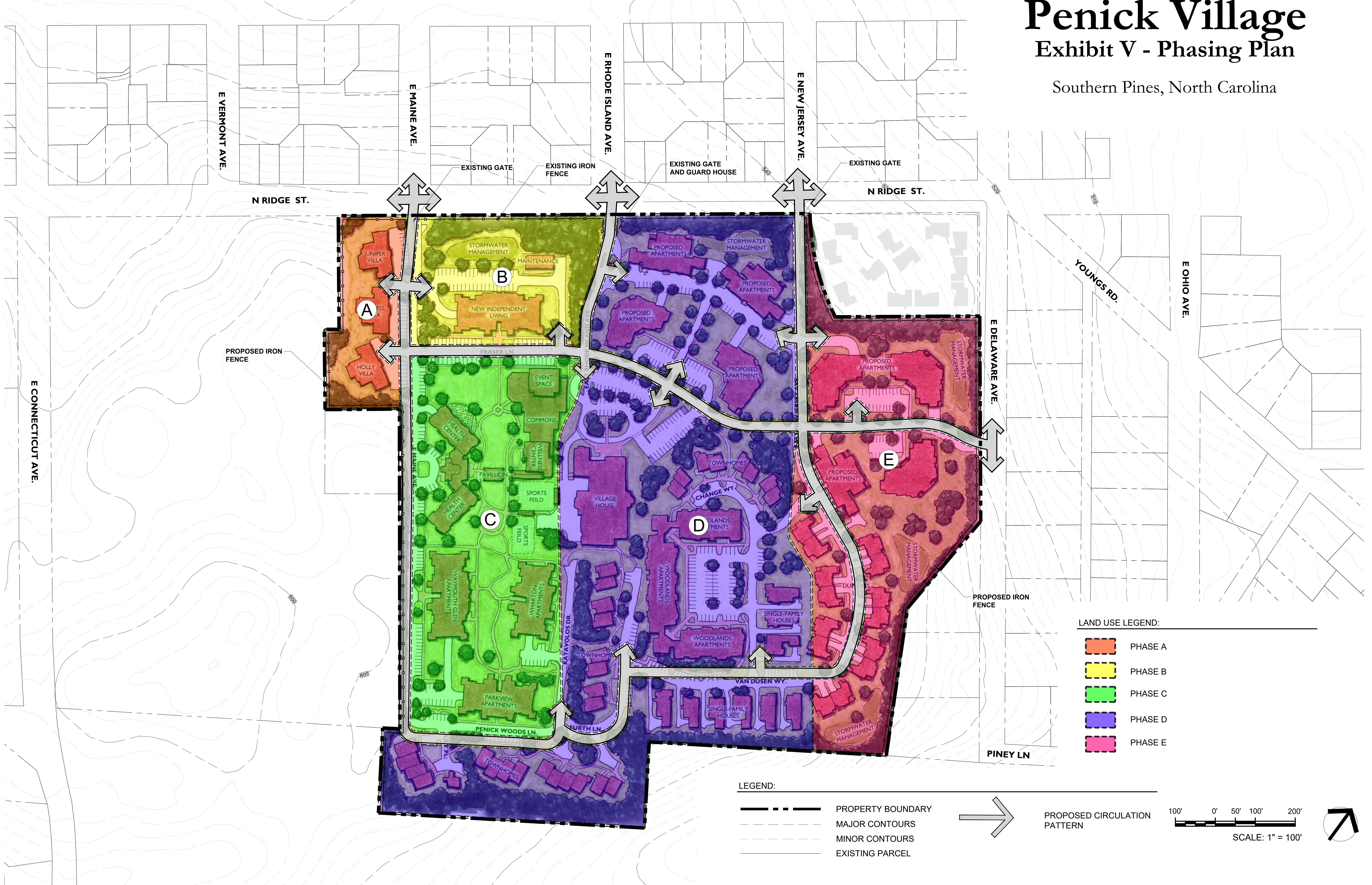
SCALE: 1" = 100'



Penick Village

Exhibit V - Phasing Plan

Southern Pines, North Carolina

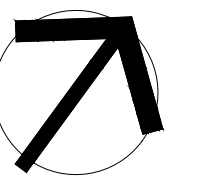
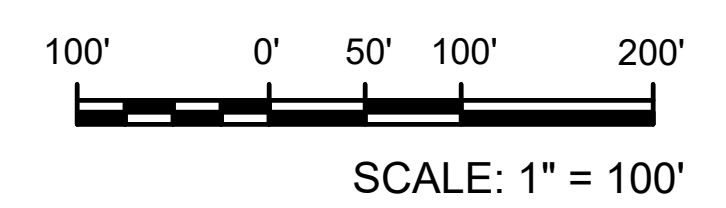


LAND USE LEGEND:

- PHASE A
- PHASE B
- PHASE C
- PHASE D
- PHASE E

LEGEND:

- PROPERTY BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING PARCEL
- PROPOSED CIRCULATION PATTERN



NEIGHBORHOOD MEETING REPORT

DATE: June 12, 2025

PROJECT: Penick Village CDP Application

LOCATION: Penick Village – Village House
500 East Rhode Island Ave
Southern Pines, NC 28387

SUBMITTED BY: Paul Saathoff

ATTENDEES: Paul Saathoff, Koontz Jones Design + V3, PLLC
Tony Bornhorst, Penick Village
Chip Cromartie, Penick Village

A second informal Neighborhood Meeting was held on Thursday, June 12th, 2025, from 4:00 p.m. to 6:00 p.m. in the Chapel at the Village House in Penick Village at 500 East Rhode Island Avenue in Southern Pines. The Town of Southern Pines requires this meeting for Planned Development District (PD) and Conceptual Development Plan (CDP) rezoning applications. This meeting allowed adjoining property owners to review the proposed plans for the project and discuss the plans with the development team. Neighborhood meetings provide the applicant with an important dialogue with adjacent owners to understand the issues and concerns of residents living near the proposed project. A site plan, existing site conditions, an aerial photograph, and an overall aerial property map were available for review. All adjoining parcel owners, within 200', in the direct vicinity of the proposed property, were notified by letter (see attached copy of the letter) before the meeting date.

Many of the neighbors who attended the first neighborhood meeting, along with a few additional neighbors, took the opportunity to review the plans and discuss the project with the development team. (See attached sign-in sheet)

Questions related to various aspects of the development were raised and addressed by the development team, based on the current direction of the plan. The project team described the current progress of the CDP submittal, stating that the application has been submitted to the town and that no changes had been made to the plans reviewed during the first neighborhood meeting.

Overall, there was excellent participation and dialogue during the meeting. The adjoining owners were interested in the current progress of the application and approval process and had additional



questions for the development team. The following is a list of questions posed to the development team and dialogue related to those questions:

- Traffic: Concerns related to additional traffic along Delaware Avenue were discussed. It was explained that the Delaware Avenue entrance would be gated for residents and potentially for construction traffic. This access point will become one of four (4) access points for a significantly lower traffic-generating use. The Penick Village team discussed with the property owners that very few residents within Penick Village have or use personal vehicles, and that residents with cars would need to have an access decal to enter the proposed unmanned gate on Delaware Avenue. The Penick Village team stated that the intention is for employees and visitors to continue using the main entrance, located at North Ridge Street and East Rhode Island Avenue.
- Construction Access/Traffic: Concerns related to construction traffic and access along Delaware Avenue were discussed. It was explained that, at this time, no construction documents have been approved, and future construction access and circulation will be determined at the time of site plan approval, following town and state regulations. The project team discussed that the existing residential buildings within Shibui Gardens would be demolished, and plans would need to be approved by the town to proceed. It was explained that construction traffic during demolition would likely need to access the property from Delaware Avenue, as there are currently no access points within the current Penick Village Development to the adjacent Shibui parcels.
- Views from Adjacent Properties: Concerns related to views from adjacent properties along Delaware Avenue were discussed. Neighbors asked the development team about how the existing 'look' along Delaware Avenue would be impacted and what they would be viewing in the future. It was explained that the current plan is conceptual in nature and that at the time of PDP and site plan approval, town standards for building setbacks, building heights, and landscaping, including street trees, buffers, screening, and parking lot landscaping, would be followed as required for approval.
- Stormwater Management: Questions regarding the location of stormwater management devices, as depicted on the conceptual development plan, and the placement of outfalls were also addressed. The development team explained that these locations are conceptual in nature and that at this time, the size, location, and treatment (wet/dry) are yet to be determined. It was explained that the design of such devices would be determined at the time of site plan approval and would need to comply with local and state standards and regulations, as well as be reviewed and approved by the town engineer.
- What properties are subject to the CDP area? – Using the aerial map and adjoining property owner map, it was explained that the Penick Village area designated in the CDP would expand the area of the property to include the existing Shibui Gardens apartments. The 15 additional parcels zoned RM-1 in Shibui Gardens would be incorporated into the Penick Village CDP.
- What will happen to the house located at 540 East Delaware Avenue that Penick Village owns? - It was explained that this property is not included in the CDP application and PD

zoning and that the property would remain zoned RS-1, and there were no plans to include this property within the Penick Village campus. It was further explained that if any additional properties were to be incorporated into the Penick Village campus in the future, the same approval process would be required to do so.



Paul Saathoff

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

Photos of the Neighborhood meeting setup:





RLUAC

Fort Bragg Regional Land Use Advisory Commission

SOUTHERN PINES COURTESY REVIEW

Project: PD-02-25 (Penick Village)

Location: South side of Ridge St. between E. Maine Ave. and E. Delaware Ave.

PIN#: 858100680081 et. al.

July 10, 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 Critical to Protect in the Fort Bragg Compatible Use Rating system due to its location within a previously identified red-cockaded woodpecker active foraging area.
- 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).

Preserving red-cockaded woodpecker (RCW) habitat, both on and off the installation, is critical to the success of Fort Bragg's environmental mission and the long-term sustainment of its military training and operational missions. The cumulative effect of RCW habitat loss throughout the region can reduce the amount of land available for training on Fort Bragg, which, in-turn, impacts military readiness.

Due to the presence of endangered red-cockaded woodpeckers in the vicinity of the property, care should be taken to limit potential impacts to their habitat during the development of the site. It is recommended that the owner have the property surveyed by personnel experienced in management and monitoring of the species prior to the removal of any mature pine trees. Information about RCW survey protocols can be found here: <https://www.fws.gov/office/eastern-north-carolina/sandhills-rcw-safe-harbor>. The owner / developer is also encouraged to preserve as many mature pines and as much contiguous undisturbed forested land on the site as possible.

RLUAC also 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

DR. J.H. CARTER III & ASSOCIATES, INC.

Environmental Consultants
P.O. Box 891 • Southern Pines, N.C. 28388
(910) 695-1043 • Fax (910) 695-3317

16 June 2025

Mr. Bob Koontz
140 Applecross Road
Pinehurst, NC 28374

Dear Mr. Koontz:

On 6 June 2025, a biologist from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*=*Picoides borealis*) (RCW) survey of the previously developed Shibui apartment complex located on the east side of East Delaware Ave in Southern Pines, Moore County, North Carolina (NC). The apartment site contains 14 parcels with a 7.80-acre foot print including abandoned apartment buildings, paved roads and areas of landscaped grass and small wooded areas as illustrated on the attached figure.

The wooded areas had a sparse to moderately dense overstory of longleaf (*Pinus palustris*) and loblolly (*P. taeda*) pines and southern red oak (*Quercus falcata*), a moderately dense midstory of red cedar (*Juniperus virginiana*), tree of heaven (*Ailanthus altissima*), flowering dogwood (*Bethamedia flordia*) and southern red oak and a sparse ground cover of broomsedge (*Andropogon virginicus*).

No RCW cavity trees were found on the property. The apartment complex is within the one-half mile radius foraging partition for abandoned SOPI Cluster 20. The nearest known RCW cavity tree (#16217) contains an inactive start and is located approximately 265 feet (ft.) southeast of the parcel in SOPI 20.

The RCW Recovery Plan (United States Fish and Wildlife Service (USFWS) 2003) defines a cluster as the aggregation of cavity trees used and defended by a group of RCWs plus a 200-ft. buffer of contiguous forest. The Recovery Plan also outlines the minimum acreage, distribution and stocking levels of foraging habitat required to conserve a family group of RCWs. Foraging habitat is defined as stands of pine or pine-hardwood more than 30 years old, located within one-half mile of, and contiguous to, an active or managed RCW cluster.

Landowners within RCW habitat have a responsibility to minimize the removal of RCW

foraging habitat (pine trees ≥ 10 inches in diameter at breast height (dbh)) and must notify the USFWS Raleigh Area Field Office prior to such removals.


Property development within a cluster and associated foraging habitat is potentially harmful to RCWs, may violate the Endangered Species Act and must be authorized by the USFWS. Removing pine trees within the cluster contributes to habitat fragmentation making RCWs more vulnerable to predation and more susceptible to having other species take over their cavities.

Based on the results of this survey there are no RCW-related restrictions on re-developing this site. Please note that the USFWS is recommending minimizing the removal of pine trees ≥ 8 inches in dbh to the extent practicable.

The USFWS will require additional information prior to issuing a response/concurrence to this letter. To obtain that concurrence submit this letter along with the attached cover page (completed) and a site plan to the USFWS Raleigh Area Field Office in North Carolina. The letter and associated materials can be sent to Raleigh@fws.gov. A copy of this letter along with a letter from the USFWS may be required when you request a building permit from your local Planning and Zoning office.

The RCW survey results are valid for a period of **one year** from the date of this letter. If a RCW constructs a cavity in a pine tree on the aforementioned lot within the one-year time frame, this letter **does not** allow disturbance (within 50 ft.) or removal of the cavity tree. You **must** get additional approval from the USFWS for removal or disturbance of a RCW cavity tree.

Please feel free to call if you have any questions or comments.

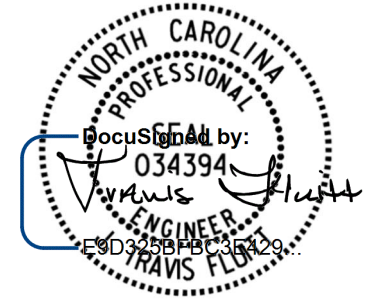
Sincerely,

William Mullin
Wetland & Wildlife Biologist



Red-cockaded Woodpecker Cavity Map

June 16, 2025

James Michel, P.E.
Town of Southern Pines
500 E Rhode Island Ave
Southern Pines, NC 28387



6/16/2025

RE: Penick Village, Southern Pines, NC - Traffic Design Analysis

Kimley-Horn has prepared this traffic design analysis (TDA) for the proposed redevelopment and expansion of Penick Village located on the south side of N Ridge St in Southern Pines, NC. Penick Village is currently a 268-unit senior adult community with a variety of unit types including: independent living garden cottages, duplexes, and apartments as well as assisted living, memory care, and skilled nursing units. The development is currently accessed via three gated driveways on N Ridge Street across from E Maine Avenue, E Rhode Island Avenue, and New Jersey Avenue.

The development is proposing to take over the existing 42 apartment units on S Shibui Avenue and will redevelop portions of the existing site to add 164 units for a total of 474 units. The development is proposed to be accessed via the three existing connections to N Ridge Street and the extension of Fraser Lane out to E Delaware Avenue in the approximate location of S Shibui Avenue.

Trip Generation and Assignment

Traffic for this project was generated using data from the 11th Edition of the ITE *Trip Generation Manual*. Based on the existing mix of unit types, trips for the existing and proposed Penick Village development were generated as continuing care retirement community (ITE land use code 255). The definition of the continuing care retirement community land use from the *Trip Generation Manual* is attached. The 42 existing apartments were generated as low-rise multifamily housing (ITE LUC 220). The estimated trip generation of the existing land uses is summarized in [Table 1](#) below.

Table 1 ITE Trip Generation (Vehicles) – Existing Land Uses							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
(LUC 220) Low-Rise Multifamily Housing	42 units	173	173	9	27	25	14
(LUC 255) Continuing Care Retirement Community	268 units	402	402	36	20	35	55
Total Existing Trips		575	575	45	47	60	69

[Table 1](#) shows that the existing land uses generate approximately 1,150 daily trips, 92 AM peak hour trips, and 129 PM peak hour trips. The trip generation potential of the proposed development is summarized in [Table 2](#).

Table 2 ITE Trip Generation (Vehicles) – Proposed Development							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
(LUC 255) Continuing Care Retirement Community	474 units	636	636	54	29	46	71
<i>Existing Land Uses</i>		575	575	45	47	60	69
Difference (Proposed vs. Existing)		61	61	9	-18	-14	2

Table 2 shows that the proposed development is expected to generate 1,272 daily trips, 83 AM peak hour trips, and 117 PM peak hour trips. This represents an estimated increase of approximately 122 new daily trips but a net reduction of 9 AM peak hour trips and 12 PM peak hour trips. In reality it may be unrealistic to expect a reduction in overall site trips with this redevelopment; however, the conclusion to be drawn from this analysis is that the project is not anticipated to result in a significant change in traffic volumes in this part of Southern Pines.

It is anticipated that the majority of site traffic currently uses and will continue to use the existing driveways on N Ridge Street to get to/from downtown Southern Pines or continuing to Morganton Road to access the commercial developments west of US 1. It is not anticipated that a significant portion of the traffic will utilize the connection to E Delaware Ave as aside from more direct access to US 1 there are not many destinations to the east and northeast.

Street Network

N Ridge Street and E Delaware Avenue are two-lane undivided roadways consistent with the street grid network in this section of Southern Pines. There is curb and gutter along the existing site frontage of N Ridge Street, but there are sections of N Ridge Street in the vicinity of the site with ditch sections. There is curb and gutter on the east side of E Delaware Avenue but none on the west side of the street including the frontage of the existing apartment site. There are no reported daily traffic volumes on either N Ridge Street or E Delaware Avenue adjacent to the site, but volumes are expected to be low given the limited amount of development along both roadways.

There are no proposed changes to the adjacent street network with the proposed redevelopment. Based on the very low volume of projected site traffic and the nature of the existing roadways, no capacity issues are expected due to the proposed redevelopment.

Site Access and Circulation

Penick Village is currently served by three gated driveways on N Ridge St: the western driveway serves the site via connection through Penick Woods Lane and Fraser Lane, the middle driveway with corresponding guardhouse serves as the main access to the site, and the eastern driveway connects down to the southeast of the site via Van Dusen Way. While there will be some realignment of the street network internal to the site, no changes are proposed to these driveways as part of this redevelopment. With the proposed plan, a fourth driveway will be constructed via the extension of Fraser Lane out to E

Delaware Avenue to replace S Shibui Avenue. This access will provide cross connection between the eastern and western portions of the site across. The E New Jersey Avenue connection will be realigned to the east to connect the Shibui Avenue portion of the site with the rest of the development. Internal circulation patterns are not expected to interfere with traffic flow on N Ridge St or E Delaware Ave.

There are no existing bicycle, pedestrian, or transit facilities on any of the adjacent roadways. However, there is currently pedestrian connectivity and walking trails within the site for resident use, and further development of internal pedestrian connectivity will be included with this redevelopment.

Safety

While sight distance does not appear to be an issue at any of the existing driveways, there may be some concern at the intersection of E Delaware Avenue/Youngs Road at N Ridge Street. The intersection of eastbound N Ridge Street and northbound E Delaware Avenue is slightly offset from the main intersection. While both approaches have stop control where they intersect, there is no stop sign at E Delaware Avenue/Youngs Road, which could pose a safety hazard. It is recommended that consideration be given to adding a stop bar and stop sign closer to the edge of the curve on E Delaware Avenue/Youngs Road or moving the existing stop sign on eastbound N Ridge Street to this location so that vehicles coming from either eastbound N Ridge Street or northbound E Delaware Avenue stop before entering the intersection.

Conclusions

Based on this review and the low projected trip volume, site traffic is not expected to have a significant impact on the existing transportation network. It is advised to consider placing a stop bar and stop sign at the merge point of the eastbound approach of N Ridge Street at E Delaware Avenue/Youngs Road. No other improvements to the existing street network or transportation infrastructure are recommended with this proposed redevelopment.

Please let me know if you have any questions or require any further information.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Travis Fluitt, P.E.
Project Manager

Land Use: 255
Continuing Care Retirement Community

A continuing care retirement community (CCRC) is a land use that provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multifamily), congregate care, assisted living, and nursing home. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited, supporting retail facilities. A CCRC is usually a self-contained village. Senior adult housing—single-family (Land Use 251), senior adult housing—multifamily (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and nursing home (Land Use 620) are related uses.

Table 1

ITE Trip Generation (Vehicles) - Existing Land Uses

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
<u>220</u> Multifamily Housing (Low-Rise)	42 d.u.	346	173	173	36	9	27	39	25	14
<u>255</u> Continuing Care Retirement Community	268 units	804	402	402	56	36	20	90	35	55
Total Existing Trips		1,150	575	575	92	45	47	129	60	69

Table 2

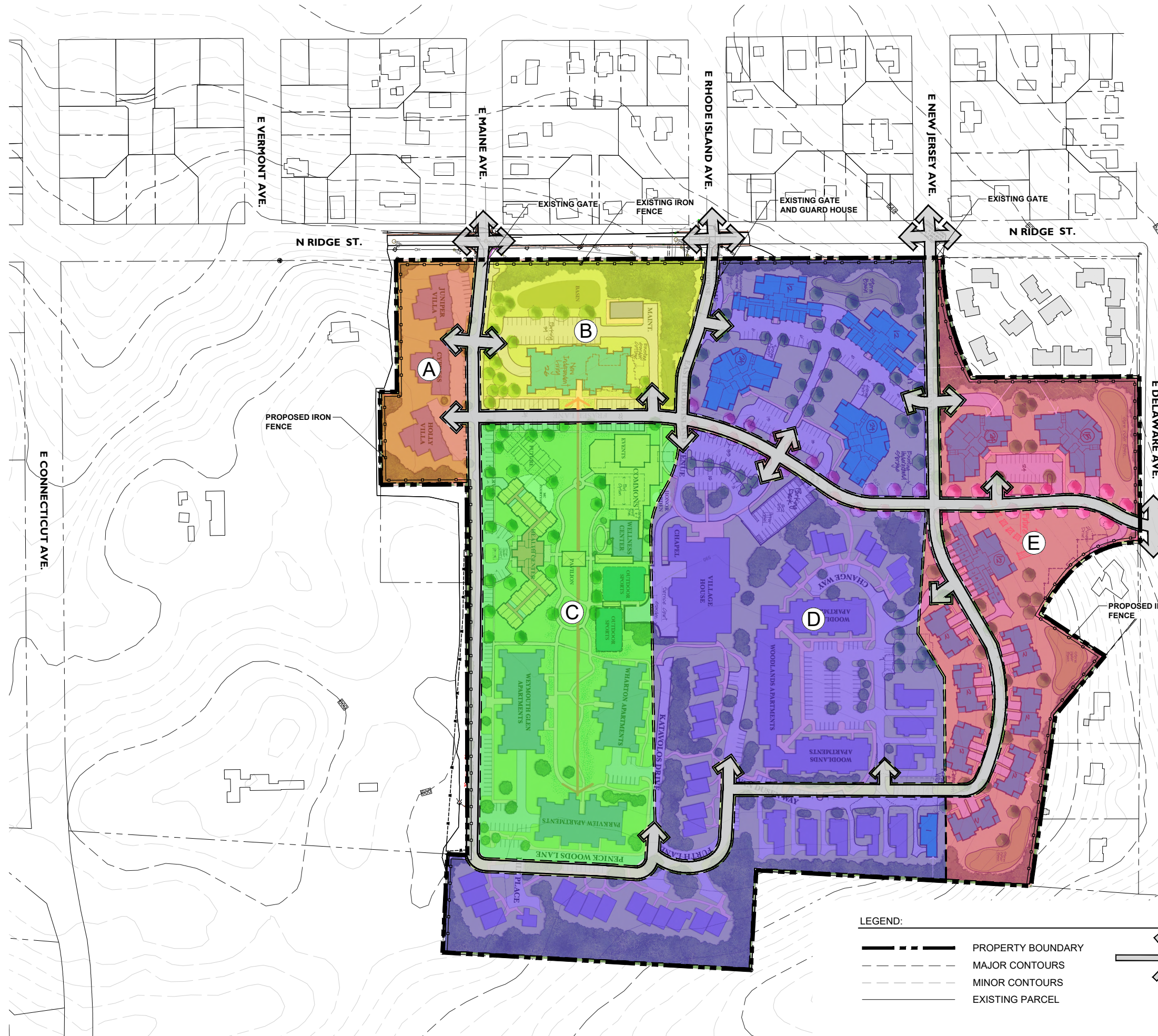
ITE Trip Generation (Vehicles) - Proposed Development

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
255 Continuing Care Retirement Community	474 units	1,272	636	636	83	54	29	117	46	71
<i>Existing Land Uses</i>		1,150	575	575	92	45	47	129	60	69
Difference (Proposed vs. Existing)		122	61	61	-9	9	-18	-12	-14	2

Penick Village

Exhibit II - Phasing Plan

Pinehurst, North Carolina



LAND USE LEGEND:

	A	= ±1.70 ACRES
	B	= ±3.15 ACRES
	C	= ±8.10 ACRES
	D	= ±18.6 ACRES
	E	= ±6.97 ACRES

OPEN SPACE REQUIREMENT:

OPEN SPACE SUMMARY: (TOTAL SITE = ±44.04 AC)	
CATEGORY	REQUIRED
Overall Open Space	19.24 acres; 20% minimum
Usable Open Space	11.71 acres; 10% minimum

GENERAL NOTES:

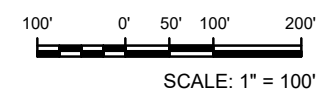
1. FENCE LOCATION IS CONCEPTUAL AND WILL MATCH EXISTING FENCE ALONG RIDGE STREET.

OPEN SPACE NOTES:

1. OPEN SPACE WILL BE PROVIDED THROUGHOUT THE COMMUNITY AS REQUIRED BY THE TOWN'S UDO. A MINIMUM OF 20% OF THE SITE MUST BE DEDICATED TO OPEN SPACE WITH 50% OF THE OVERALL OPEN SPACE BEING USABLE OPEN SPACE AS DESCRIBED IN SECTION 3.5.14 OF THE UDO. EACH PRELIMINARY DEVELOPMENT PLAN (PDP) PREPARED FOR ANY AREA OF THE OVERALL MORGANTON PARK SOUTH PROPERTY SHALL PROVIDE A TABULATION ILLUSTRATING THE OPEN SPACE BEING PROVIDED WITH EACH PHASE, PREVIOUSLY PROVIDED OPEN SPACE FROM OTHER PHASES, AND THE BALANCE OF OPEN SPACE THAT MUST BE PROVIDED IN FUTURE PHASES TO MEET THE OPEN SPACE REQUIREMENTS OF SECTION 3.5.14. SPECIFIC LOCATIONS FOR COMMON AREAS AND OPEN SPACE WILL ALSO BE IDENTIFIED DURING EACH PDP.

LEGEND:

	PROPERTY BOUNDARY		PROPOSED CIRCULATION PATTERN
	MAJOR CONTOURS		
	MINOR CONTOURS		
	EXISTING PARCEL		



September 5, 2025

Mason Cole Mattox
Planner II
The Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387

RE: Penick Village
Council Comments

Dear Mr. Mattox,

During the Town Council Public hearing on August 12, 2025, for the Penick Village Conceptual Development Plan (CDP), the Town Council asked that several questions be addressed based on the public comments during the hearing. On August 13, 2025, you provided me with an email containing a list of the questions posed by the town Council. Below are our responses to those questions, along with our recommendations on items to include in a revised CDP narrative. The questions from your email are followed by a response shown in blue.

- Clarity on height – 70ft/number of stories
 - We propose that the height be reduced to 55' and measured to the eave as described in the current CDP application. Additionally, no building will have more than four stories of occupied units. After the meeting, it was determined that the current buildings within the development have an eave that is slightly over 53' in height. In addition, a building setback of 40' for buildings in excess of 35' would be added to the properties that adjoin Delaware Avenue and lots not owned by Penick Village or JA Greer that back up to the property. The previously agreed upon 30' building setback would still apply for all buildings at or below 35' in height. An exhibit showing this additional setback for taller buildings is attached.
- Green [open] space exemption / buffering / setbacks
 - If 40' width [for open spaces] is required, what would the percentage be?
 - The percentage of open space proposed without these smaller spaces would be XXX%, still above the required 20% open space requirement. It is the intent to maintain a smaller standard, and the applicant would propose spaces of 20' that contain landscape elements or features, including benches, seating areas, gathering spaces, trails, sidewalks, or landscaping, which may be counted toward open space requirements.
 - (If the reduction were not granted for 10' wide areas to be counted as open space, what is the approximate open space calculation of the CDP?)
 - The 20% will still be accommodated.

- Architectural process – reduce brick (Requesting more information on building materials)
 - We have included photographs and elevations of the existing buildings along with the previously approved Architectural Compliance Permit, which granted the changes we have requested. All new or renovated buildings would remain in the same character as the existing buildings on the property.
- Housing Diversity Not 100% sure what this means.
 - The project will have varied diversity between independent living cottages, duplexes, and condominiums, assisted living condominiums, and skilled nursing rooms. All of these units will be part of the continuing care community, allowing residents to age in place.
- [Town] Engineer to address stormwater
 - Site issues related to the current stormwater continue to be addressed. Engineering studies on the existing facilities have been conducted, and necessary repairs have been made. All work has been coordinated with the Town Engineer and deemed satisfactory. Stormwater will continue to be addressed in accordance with all applicable state and Town of Southern Pines regulatory requirements. Any future development will adhere to state and local regulations and be approved through the appropriate governing body.
- Sedimentation plan, underground storm water?
 - Sedimentation issues related to the current stormwater continue to be addressed. Engineering studies on the existing facilities have been conducted, and necessary repairs have been made. All work has been coordinated with the Town Engineer and deemed satisfactory. Stormwater will continue to be addressed in accordance with all applicable state and Town of Southern Pines regulatory requirements. Any future development will adhere to state and local regulations and be approved through the appropriate governing body.
- Emergency vehicle access
 - We have spoken with the Fire Marshal. It is the Town’s requirement that all gates for the development have a siren-activated gate. The gates will remain for the safety and comfort of the residents. Penick Village is actively investigating an option to allow emergency management vehicles to enter the gates with a single click of their radio, in lieu of using the YELP feature. However, regardless of the radio feature being added, the Fire Marshal will require that the YELP feature be retained.
- p.106 number of people increasing by 72% with acreage increasing by 25%
 - Yes, that is correct. Based on the current zoning of the existing properties, densities could increase significantly. The RM-1 zoning for the current Shibui Gardens properties would permit more than double the number of residential units currently on the property. Additionally, there are no density limits within the FRR district. The proposed total increase could occur on the existing Penick Village FRR-zoned properties. There is ample land on the existing campus to accommodate this growth without the addition of the Shibui Gardens property, and the FRR zoning would permit this level of development. With this application,

- the applicant agrees to limit future density to that prescribed in the CDP for both the FRR (current property) and RM-1 (Shibui Gardens) zoned properties.
- (I believe this refers to the fact that Penick will be nearly doubling in capacity once fully built-out, even though only 25% more land is being added. It may be worth addressing more explicitly that this density would be spread across the entire campus, and not only concentrated in Shibui Gardens, and how the new PD site can accommodate for the quantity of people.
 - See response above.
 - Construction traffic and phasing
 - Construction traffic will continue to access all gates during construction. Regardless of where the access is, someone will be impacted by the construction traffic during the project's future development. Current public streets along Delaware Avenue are equipped to handle construction traffic in both surfacing and roadway width. As a result of the discussion regarding workers' parking along Ridge Road, Penick has been able to work with the contractor to relocate the construction parking off Ridge Road. They would pledge to make a good-faith effort to duplicate this process on any future projects for Ridge Road and Delaware Avenue.

Please review the responses and let me know if you have any questions related to the responses.

Sincerely,
V3 Southeast, P.C.



Robert Koontz, PLA
Pinehurst Area Leader