



AGENDA

Planning Board

Thursday, December 18, 2025: 6:00 PM

Douglass Community Center: 1185 W. Pennsylvania Ave

CALL TO ORDER

APPROVAL OF MINUTES

1. November 18, 2025 Regular Meeting

PRELIMINARY FORUM

1. Trimble Plant Road Preliminary Development Plan

The applicant proposes a Planned Development District Preliminary Development Plan to modernize and expand an existing industrial property on approximately 21.69 acres by adding a new 40,000 square foot industrial flex building to an existing 232,402-square-foot facility.

UNFINISHED BUSINESS

1. Phase 3 of 2040 Comprehensive Plan Implementation

The Planning Department has completed most of the projects that were designated for Phase 2 of 2040 Comprehensive Plan implementation. Examples include updating the Town's sign code, revising the UDO to reflect changes in North Carolina law, applying for the NCDOT multimodal planning grant, and creating the Minor-2 and Minor-3 subdivisions to incentivize more single-family attached (townhome) housing developments. Remaining ongoing projects include revisions to the Town's parking code and making Accessory Dwelling Units (ADUs) easier to build. Planning staff would like to discuss with the Planning Board and get a recommendation to forward to the Town Council regarding what projects should be included in Phase 3 of 2040 Comprehensive Plan implementation in 2026.

NEW BUSINESS

ADJOURNMENT

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, November 20, 2025, at 6:00 PM

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

Chair Matthew Walden, Jennifer Garner, Monica Brickey, Michael Skolnick, Jason Scribner and Jeremy Haskell were present.

Monica Brickey made a motion, which was seconded by Jason Scribner, to approve the Minutes of the October 23, 2025 regular meeting. The motion carried.

The oath of office was administered to new member Jeremy Haskell.

PUBLIC HEARING AND PRELIMINARY FORUM:

Z-06-25: Proposed Conditional Zoning District Rezoning of 2.7 Acres on Country Club Circle and MAPP-05-25: Proposed Major Subdivision Preliminary Plat for Six (6) Single-Family Residential Lots

Fernando Silva, on behalf of Fernando Rebollar Silva LLC, submitted a request to rezone a ±2.7-acre parcel from FRR (Facility, Resource & Recreation) to RS-1CD (Residential Single-Family Conditional District) to allow the development six (6) single-family residential lots and an application for a Major Subdivision Preliminary Plat to create the proposed lots. Pursuant to the Moore County tax record, the subject parcel is identified as PIN 858100155356 (PARID 20210259).

Chair Walden opened the public hearing.

Senior Planner James Broadwell stated that six (6) detached single-family lots were proposed and one of the conditions of the rezoning is that shared driveways would not be permitted. The proposed minimum lot size is 16,000 square feet but the setbacks will be consistent with those of the RS-1 and RS-2 zoning districts. The applicant has proposed a 21' buffer on the north side.

There are several trees along the right-of-way and the Town Arborist has stated that he will not authorize the cutting of any specimen trees within the right-of-way so the driveway cuts will be shifted to preserve those trees. The street tree requirement will almost certainly be satisfied by the trees along the right-of-way and the required 10% open space will be met by retaining the rear buffer.

Mr. Broadwell stated that it would be hard to find a better example of infill development as it is consistent with the character of the surrounding area, the property is in close proximity to downtown, and the plan does a great job of preserving trees wherever possible.

Jeff Barczak of Barczak Engineering Services, present on behalf of the applicant, stated that neighbors had expressed concern regarding the 35 MPH speed limit during the neighborhood meeting and the applicant was in favor of reducing the speed limit to 25 MPH.

Ken McDonald, 741 S. Ridge Street, requested that the developer be required to fill in the buffer with additional vegetation, and asked what would prevent the new lot owners from disturbing the buffer area.

Mr. Broadwell responded that the undisturbed buffer would be shown on the plat, which would be referenced in the deeds conveying the properties. Any clearing within the buffer would constitute a zoning violation.

Mr. McDonald asked if there was anything he could do to help create the buffer and requested that the applicant be required to plant more vegetation within the buffer as a condition of approval.

Kevin Mata, 763 S. Ridge Street, asked if the developer could be required to build fences along the rear of the parcels and expressed concerns regarding increased density and traffic and the loss of greenspace.

Chair Walden closed the public hearing.

Discussion ensued.

Monica Brickey made a motion, seconded by Michael Skolnick, that after reviewing the proposed Conditional Zoning District and after considering the criteria for approval of zoning map amendments found in UDO §2.17.9, the proposed amendment to the Town of Southern Pines Zoning Map is reasonable, in the public interest and consistent with the criteria set forth in the Town of Southern Pines Unified Development Ordinance §2.17.9. The application is also generally consistent with the 2040 Comprehensive Plan for reasons set forth in Attachment I to the staff report; and therefore, to recommend approval of Z-06-25 to the Town Council with the conditions as submitted by the applicant for the RS-1 Conditional Zoning District. The motion carried by a vote of 5 to1.

Monica Brickey made a motion, seconded by Jason Scribner, to adopt the following for transmission to the Town Council as a result of the November 20, 2025 preliminary forum on application MAPP-05-25:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a Major Subdivision Preliminary Plat to application MAPP-05-25: increased plant density within the buffer to the level referenced in UDO.

In addition, the following concern was raised during the forum, but does not seem to apply in determining whether the Major Subdivision Preliminary Plat criteria are satisfied: lowering of the speed limit from 35 to 25 MPH.

The motion carried by a vote of 5-1.

PUBLIC HEARING:

PD-05-25: Planned Development – Conceptual Development Plan for ±21.89 Acres on Trimble Plant Road

Koontz Jones Design + V3 Companies LLC, on behalf of JBO Holding LLC, has submitted a Planned Development District – Conceptual Development Plan application to rezone the property from Industrial (I) to Planned Development (PD) to allow for a broader range of uses than are currently permitted in the Industrial zoning district. Proposed uses include light manufacturing, assembly, distribution, research and development, contractor services, and limited office or commercial tenants, along with the development of a 40,000-square-foot-building. The parcel is located on the west side of Trimble Plant Road between US Hwy 1 North and Trimble Plant Road and is identified as PIN 858200656274 (PARID 20130115).

Chair Walden opened the public hearing.

Planner Mason Mattox stated that the applicant's requested deviations included a building height of up to 50', a waiver from the 10% usable open space, and a reduction in the number of required parking spaces from 192 to 157 spaces. Mr. Mattox said the traffic design analysis stated the project would improve circulation and safety, and that staff was in favor of the rezoning.

Paul Saathoff, present on behalf of the applicant, said the rezoning would allow some flexibility in uses of the 40,000 square foot industrial building.

Member Garner questioned whether pedestrian and bicycle interconnectivity would be beneficial and BJ Grieve responded that the Board could recommend that staff take a closer look at that concept.

Discussion ensued regarding an increased undisturbed buffer.

Chair Walden closed the public hearing.

Jason Scribner made a motion, seconded by Jennifer Garner, that after reviewing the Conceptual Development Plan and considering the criteria for approval of a Planned Development District found in UDO §2.18.4(H), the requested Conceptual Development Plan is consistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment A of the staff report for PD-05-25; and further, 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:

1. staff to examine the need for a pedestrian or multi-modal path for access by the public; and
2. to make the 50’ Hwy 1 buffer undisturbed to ensure an adequate visual buffer from Hwy 1;

and therefore, to recommend approval of PD-05-25 to the Town Council. The motion carried by a vote of 6-0.

PUBLIC HEARING:

OA-04-25: Proposed UDO Text Amendments Pertaining to Missing Middle Housing

The Town of Southern Pines Planning Department, in accordance with the 2023 Comprehensive Plan and Phase II of implementing that plan, is proposing to amend the Unified Development Ordinance (UDO) with multiple text amendments aimed to improve the supply of “missing middle” housing in Southern Pines while also retaining Southern Pines’ distinct and highly-valued character.

Chair Walden opened the public hearing.

Planner James Broadwell stated that Town Council directed Planning staff to come up with a solution for the right places and with character, which has resulted in the creation of two new types of minor subdivisions – the “minor-2” and “minor-3.” A minor-2 subdivision with a maximum of nine (9) lots could be administratively approved if the applicable design standards are met; and the minor-3 could be administratively approved for up to 21 lots if the minor-2 requisite design standards and a combination of minor-3 incentivized design standards totaling 15 points are met.

Member Scribner asked if these subdivisions would require a rezoning.

Mr. Broadwell responded that anything requiring a rezoning would still come before the Board – whether it be a Planned Development, Conditional Zoning or a straight rezoning.

Member Skolnick asked if the minimum lot size would be the same for both types of subdivision.

Mr. Broadwell responded that if a minor-2 or minor-3 subdivision is being developed in a permitted zoning district, the minimum lot size could be reduced by half of that zoning district's minimum.

Compliance with the list of standards would unlock a list of incentives, such as the minimum lot size being cut in half, setbacks reduced to 75% of the front and 60% of the side and rear. The 45' maximum building height would remain unchanged, regardless of the underlying zoning district.

The minor-2 and minor-3 subdivisions would only be permitted in the RM-1, RM-2, CB, NB and OS zoning districts, unless preceded by Conditional Zoning or Planned development that authorizes single-family attached.

Mr. Broadwell shared examples of properties that could have benefited from a Minor-2 or Minor-3 subdivision.

Chair Walden closed the public hearing.

Jeremy Haskell made a motion, seconded by Monica Brickey, that after reviewing the proposed text amendments to the UDO and considering the criteria for approval of text amendments found in UDO §2.17.10, the proposed amendments are consistent with the Comprehensive Plan for the reasons set forth in Attachment A to staff report OA-04-25; and therefore, to recommend approval of OA-03-25 to the Town Council. The motion carried by a vote of 6-0.

UNFINISHED BUSINESS:

BJ Grieve offered to clarify any questions from the applications that had been presented at the meeting and discussion ensued.

Mr. Grieve asked the Board to review the Comprehensive Plan and provide input at the December meeting regarding what policies should be implemented next.

NEW BUSINESS:

No new business was discussed.

Monica Brickey made a motion, which was seconded by Michael Skolnick, to adjourn the meeting. The motion carried.

The meeting adjourned at 8:48 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

An audio recording of the meeting is available upon request.

DRAFT

Planning Staff Report

To: Planning Board

From: Mason Mattox, Planner II

Date: December 18, 2025

Item: **File #PD-06-25** Review of a Planned Development District Preliminary Development Plan (PDP) on Trimble Plant Road

EXECUTIVE SUMMARY

Koontz Jones Design + V3 Companies LLC, on behalf of JBO Holdings, LLC, has submitted a Planned Development District – Preliminary Development Plan (PDP) application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance. The request proposes reinvestment in an existing 21.69-acre industrial campus through the addition of a 40,000-square-foot industrial flex building to an existing 232,402-square-foot facility located east of US-1 and west of Trimble Plant Road.

The PDP advances the development framework established by the approved Conceptual Development Plan (CDP), including the permitted mix of industrial uses, architectural deviations, a maximum building height of 50 feet, a parking cap of 192 spaces, deviations from usable open space requirements, and on-site stormwater management within a protected watershed. Staff find that the PDP is consistent with the CDP, appropriate for its surrounding industrial context, and will not require inefficient extensions of public utilities or services.

Agency review comments identified no traffic or infrastructure concerns, and the Moore County Economic Development Partnership expressed strong support for the proposal due to regional demand for modern industrial flex space. The Regional Land Use Advisory Commission encouraged continued attention to watershed protection but raised no objections to the proposed use.

Staff note that while the Town Council approved the CDP with a 75-foot undisturbed Highway Corridor Overlay buffer along US-1, the submitted PDP drawings have not yet been updated to reflect this change. Staff therefore recommend approval of the Preliminary Development Plan contingent upon revising all applicable plans and documents to incorporate the approved 75-foot undisturbed buffer.

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II. PROJECT INFORMATION

A. Property Owner:
JBO Holdings, LLC

B. Applicant & Authorized Agent:
Koontz Jones Design + V3 Companies LLC

C. Subject Property Description:
The subject property is located East of US-1, West of Trimble Plant Road, South of Air Tool Drive, and North of Yadkin Road.

D. Current Zoning: Planned Development (PD)
Overlays: Urban Transition Highway Corridor Overlay (partial site), and Protected Water designation of the Watershed (entire site). See images below showing the HCO and Watershed, respectively:

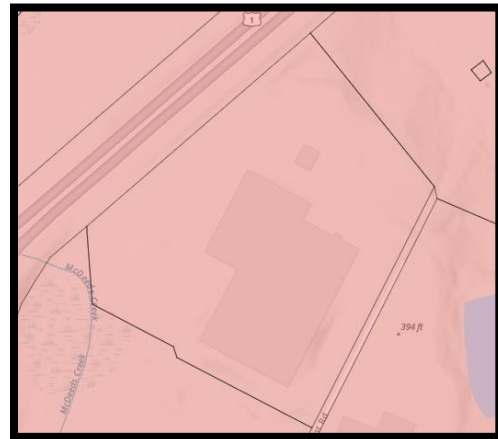
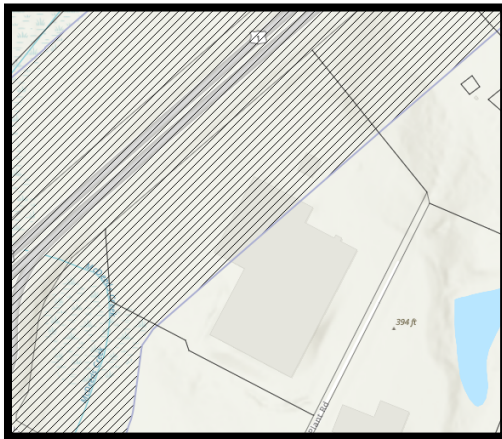


Figure I: Existing Conditions.



III. STAFF REVIEW

A. Application Review Dates

- Conceptual Development Plan Approved: **December 09, 2025**
- Preliminary Development Plan Application Submitted: **November 10, 2025**
- Application Deemed Complete: **November 17, 2025**
 - Comments Requested from Outside Agencies: **November 26, 2025**
- Notice of **December 18, 2025**, Planning Board Meeting:
 - Posted On-site: **November 26, 2025**
 - Mailed: **November 26, 2025**
 - Internet: **November 26, 2025**
 - Published: **December 03 and December 10, 2025**

B. Process and Standards for Review

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

C. Applicable Criteria for Review

The criteria for review and approval of a PDP are found in Chapter 2, §2.18.5(H), of the Town of Southern Pines Unified Development Ordinance. The applicants have provided a narrative addressing the purpose of a Planned Development per UDO §2.18.5(A), and addressing the criteria for a PDP per UDO §2.18.5(H). Copies of the applicant's narrative documents containing their descriptions of the project's alignment with applicable criteria are attached to this staff report. Staff analysis of how the application addresses these four (4) criteria begins below:

Preliminary Development Plan - UDO §2.18.5(H)

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

The Preliminary Development Plan (PDP) achieves the purposes of the Planned Development District by moving forward the CDP's intention to modernize and reinvest in an existing industrial property through expanding its capacity in permitted uses. This will largely be accomplished through the addition of a 40,000-square-foot industrial flex building, which will be integrated into the existing campus. The CDP established the site's permitted mixture of predominantly industrial land uses, architectural deviations, height restriction of 50 feet, parking cap of 192 spaces, deviation from the usable open space requirement, and buffer configuration. Staff find that the PDP demonstrates compliance with all of these criteria without the need for modification.

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

The PDP is consistent with the Conceptual Development Plan by proposing land uses permitted within the CDP narrative. The PDP is also consistent with the architectural deviations requested in the CDP, the 50' maximum height standard, open space and impervious surface calculations, and the parking maximum of 192 spaces. All deviations approved in the CDP, specifically architectural materials and height within the Highway

Corridor Overlay, have been displayed on the PDP exactly as was permitted. The PDP introduces no new requests and meets all UDO requirements except where modified by the CDP. Staff note that the CDP was amended to increase the undisturbed Highway Corridor Overlay Buffer from 50' to 75', which has not yet been adjusted on the PDP.

3. The proposed Development is located in an area of the Town that is appropriate; and;

The CDP established that the site, an already developed 21.69-acre industrial property surrounded by industrial, warehouse, and light commercial uses, is appropriate to accommodate the new 40,000 industrial flex-space. The PDP maintains this context, and incorporates the same buffers and setbacks approved during the CDP, and does not propose any increase in the intensity of uses. The appropriateness of the site was already established through the CDP, therefore staff reaffirm this and find that the PDP will achieve the purposes of the PD.

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

The CDP confirmed that the property is fully served by existing Town utilities and has adequate roadway access. The PDP maintains that the same services will be utilized without requiring extensions or large-scale improvements. Stormwater will be managed on-site in the same locations identified in the CDP, and impervious surface expansion remains within the CDP's watershed compliance framework. With parking capped and circulation internalized, the PDP does not create inefficient additional public uses on existing infrastructure.

IV. AGENCY REVIEW AND COMENTS

A request for comments was emailed to agencies on November 26, 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.

- The Town's Engineering Department formally responded with "no issues" regarding the Traffic Design Analysis (TDA).
- The Moore County Economic Development Partnership strongly supports the PDP proposal, emphasizing a significant regional need for modern industrial flex space. They noted that the community routinely loses business prospects due to the lack of available buildings of this size and type (referring to the proposed 40,000 square foot building).
- The Regional Land Use Advisory Commission (RLUAC) identified the site as "Important to Protect" in Fort Bragg's Compatible Use Rating system because it drains into the Mill Creek High Quality Watershed management area. While the proposed uses raise no concerns related to the military, RLUAC encourages the Town and applicant to minimize stormwater impacts to McDeeds Creek and the Broader High-Quality Watershed.

No additional comments have been received as of the publication of this staff report. Any additional agency comments received will be presented at the public meeting.

V. STAFF RECOMMENDATION

Staff recommend approval of the Preliminary Development Plan provided that the applicant revise all applicable plans and documents to reflect the CDP approved by the Town Council, which

increased the Highway Corridor Overlay undisturbed buffer from 50 feet to 75 feet adjacent to US-1. Upon incorporation of this correction, the PDP is consistent with the approved Conceptual Development Plan, meets all applicable standards of the UDO, and satisfies the required findings for approval.

VI. ATTACHMENTS

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

1. Applicant's Narrative
2. Existing Conditions
3. Conceptual Development Plan
4. Preliminary Development Plan
5. RCW Study
6. Traffic Design Analysis

Additional documents related to this application including, but not limited to: application, 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

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

I move to transmit the following list of issues to the Town Council as a result of the December 18, 2025 Preliminary Forum on application PD-06-25:

- I.



KOONTZ
JONES
DESIGN

+



TRIMBLE PLANT ROAD PRELIMINARY DEVELOPMENT PLAN NARRATIVE

This Preliminary Development Plan (PDP) application for the Trimble Plant Road project represents the next step in the Town of Southern Pines' Planned Development and includes both Phases (A & B) of the development. The application and exhibits included with this application are consistent with the standards, intent, and conditions as established under the Conceptual Development Plan (CDP) process. The project includes a mix of industrial, warehouse, flex, storage, office, and limited commercial uses, as previously defined in the Conceptual Development Plan. This PDP submittal maintains full compliance with the development and design criteria as outlined in the CDP.

The Preliminary Development Plan follows all applicable standards and criteria as established in the CDP, including:

- **Land Use Mix and Intensity:**
The overall development remains consistent with the CDP. Uses, as defined during the CDP process, will include a combination of industrial, office, and commercial uses. Any future or proposed uses must comply with the list of uses as defined with the CDP.
- **Building Layout and Site Design:**
Building placement, orientation, and architectural character conform to the general layout and design principles as included in the CDP. The proposed new 40,000 square foot building, as well as upgrades to the existing building, will utilize the same material palette as identified with the CDP.
- **Site Access and Circulation:**
Vehicular and pedestrian circulation patterns are consistent with the CDP, providing safe and efficient internal movement and coordinated access to the public street network.
- **Parking and Open Space:**
Parking quantities and configurations are consistent with CDP standards and are designed to accommodate the approved mix of uses. Open space and impervious surface areas remain consistent and compliant with the CDP.
- **Infrastructure and Utilities:**
The project will utilize existing public water, sewer, accordance with Town standards. Stormwater management will be provided in the general areas as shown in the plans included with this application and will follow the necessary engineering standards during the site plan approval process.

The Preliminary Development Plan is consistent with the vision and standards established in the Conceptual Development Plan for the project. This proposal maintains compliance with both the CDP and the Town's Unified Development Ordinance unless otherwise defined during the CDP process. The project is consistent with the goals of the Comprehensive Long-Range Plan, and reflects a well-coordinated, high-quality industrial and flex development consistent with the Town of Southern Pines' planning objectives.

**Trimble Plant Road
Preliminary Development Plan Criteria Justification**

Below are listed the four (4) criteria required to approve a Preliminary Development Plan (PDP) application as described in Section 2.18.5(H) of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

A Preliminary Development Plan is permitted if the Applicant demonstrates that:

- (1) The application demonstrates that it will achieve the purposes of the PDD and this section

The Preliminary Development Plan fulfills the intent of the Planned Development District by implementing a mixture of uses consistent with the approved Conceptual Development Plan. The plan follows the guidelines as established during the CDP process and complies with the Town's UDO unless otherwise defined in the CDP. The project promotes flexibility within the Industrial district, efficient use of existing infrastructure, and high-quality site and building design. It supports economic development while maintaining compatibility with surrounding properties and alignment with the Town's Comprehensive Plan.

- (2) The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;

This PDP as submitted is consistent with the Conceptual Development plan and conforms with the standards as defined during the CDP process. The project will follow all UDO provisions unless otherwise stated in the Conceptual Development plan.

- (3) The proposed Development is located in an area of the Town that is appropriate; and

The subject property is located within an established industrial corridor characterized by light manufacturing, warehousing, and service-oriented uses. The proposed expansion of uses and the addition of a new 40,000 square foot flex industrial building are compatible with the surrounding development pattern and land use context. The inclusion of limited commercial and service uses is compatible with existing uses on the property and neighboring properties.

- (4) The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services

The project is served by existing public infrastructure, including roadways, water, & sewer Stormwater systems with adequate capacity to accommodate the proposed development will be provided and designed during the site plan submittal process and will comply with all applicable regulations.

The site's internal layout has been designed to promote efficient access, circulation, and service delivery. As a result, the proposed development represents an efficient and sustainable use of existing resources consistent with the Town's growth management and infrastructure planning goals.

Trimble Plant Road Preliminary Development Plan Justification

Below are listed the four (5) criteria required to approve a Preliminary Development Plan (PDP) application as described in Section 2.18.5(A) of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

A Preliminary Development Plan is permitted if the Applicant demonstrates that:

- (1) The proposed land use mix and intensity are consistent with the Comprehensive Plan, the purposes of the PD and the approved Conceptual Development Plan, if applicable;

The CLRP has designated the property included in the application as an Employment Center. The proposed development includes a mix of industrial, flex, storage, office, and limited commercial uses, which are fully consistent with the goals and policies of the Southern Pines Comprehensive Long Range Plan (CLRP). The plan encourages reinvestment in established employment centers and supports diversification of industrial areas to accommodate a range of business types.

The proposed mix of industrial, flex, storage, office, and limited commercial uses is consistent with the Comprehensive Plan and the intent of the Planned Development District (PD). The overall intensity, layout, and uses match the standards as established in the Conceptual Development Plan.

- (2) Proposed system of streets, trails and greenways are consistent with this UDO, as well as the mobility needs of the Town and the proposed development;

The proposed site layout provides efficient access consistent with the UDO and the Town's mobility objectives. Circulation is designed to accommodate both passenger and service vehicles, with appropriate connections for emergency access. Pedestrian linkages between buildings and parking areas enhance walkability within the site. The plan efficiently utilizes existing public street connections and does not require new off-site roadway improvements, aligning with the Town's transportation network and mobility goals.

- (3) The proposed development is consistent with the ability to provide and maintain public facilities and services on which the development, area and Town depend;

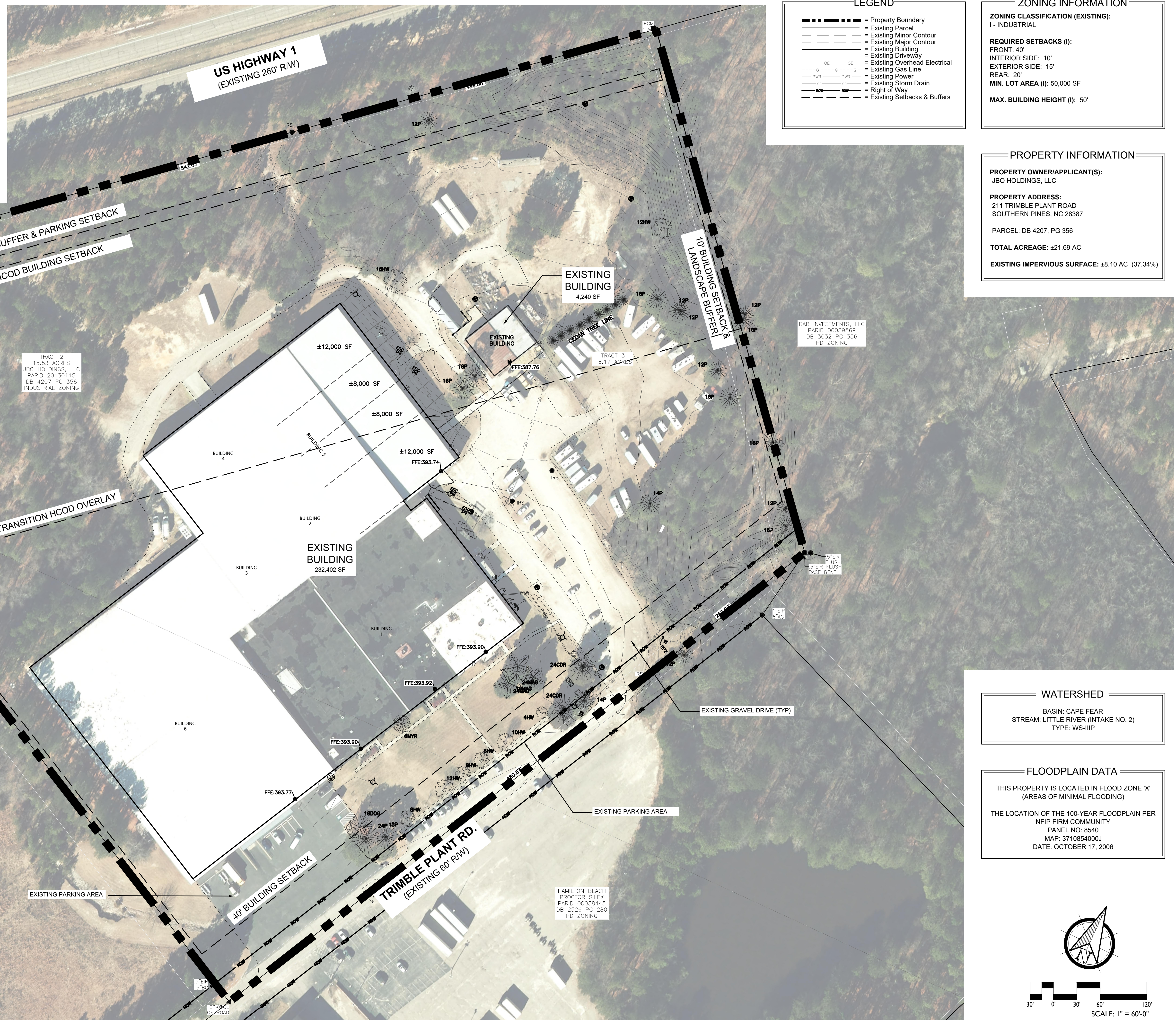
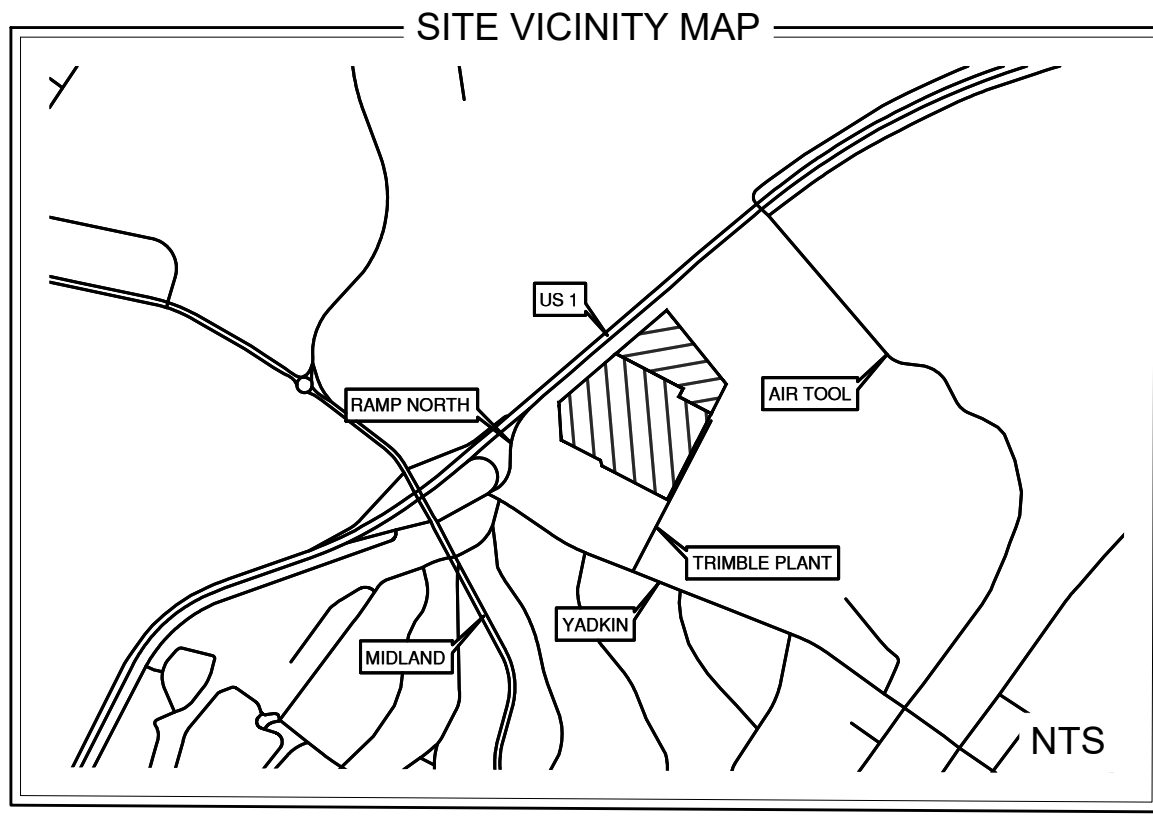
The proposed development can be served by existing public facilities and utilities, including water and sewer without requiring major extensions or upgrades. All necessary infrastructure is available and has adequate capacity to support the project. The plan ensures efficient use and maintenance of existing services, minimizing public burden while supporting the Town's goal of sustainable and coordinated growth.

(4) The proposed development is well integrated with the protection of natural features, including Watersheds, woodlands and other natural features; and.

The proposed development has been designed to preserve and respect existing natural features, including topography, drainage patterns, and vegetation. Woodland areas are maintained where feasible, ensuring the project integrates sensitively with the surrounding environment and supports the Town's watershed protection and sustainability goals. Required buffer and site landscape plantings will follow the Town's UDO requirements.

(5) The proposed development patterns and development products are Compatible with the character and vitality of the Neighborhood and community.

The proposed development complements the character of the surrounding industrial area through compatible site design and its mixture of uses. The mix of industrial, flex, office, and limited commercial uses aligns with nearby development. Landscaping, buffering, and building design will provide a cohesive appearance that will contribute positively to the existing character of the site as well as the overall character of the area.



LEGEND

- = Property Boundary
- - - - = Existing Parcel
- - - - = Existing Minor Contour
- - - - = Existing Major Contour
- - - - = Existing Building
- - - - = Existing Driveway
- - - - = Existing Overhead Electrical
- - - - = Existing Gas Line
- - - - = Existing Power
- - - - = Existing Storm Drain
- - - - = Right of Way
- - - - = Existing Setbacks & Buffers

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'
MIN. LOT AREA (I): 50,000 SF
MAX. BUILDING HEIGHT (I): 50'

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC
EXISTING IMPERVIOUS SURFACE: ±8.10 AC (37.34%)

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

KOONTZ JONES DESIGN

140 APPLE CREEK RD. - SUITE B
PINEHURST, NC 28374
P: (910) 684-6867
W: www.koontzjones.com

TRACT 2
15.53 ACRES
JBO HOLDINGS, LLC
PARID: 20130115
DB 4207 PG 356
INDUSTRIAL ZONING

TRACT 3
6.17 ACRES

TRACT 1
BRAD HALLING
AMERICAN WHISKEY CO, LLC
PARID: 00036849
DB 5833 PG 316
PD ZONING

TRACT 4
HAMILTON BEACH
PROCTOR SILEX
PARID: 00038445
DB 2526 PG 280
PD ZONING

TRACT 5
RAB INVESTMENTS, LLC
PARID: 00039669
DB 3032 PG 356
PD ZONING

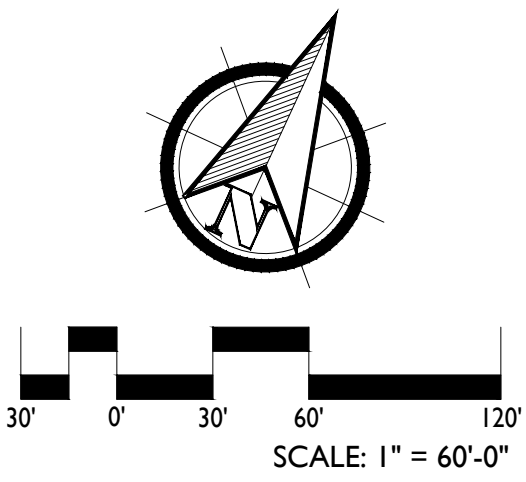
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

FLOODPLAIN DATA

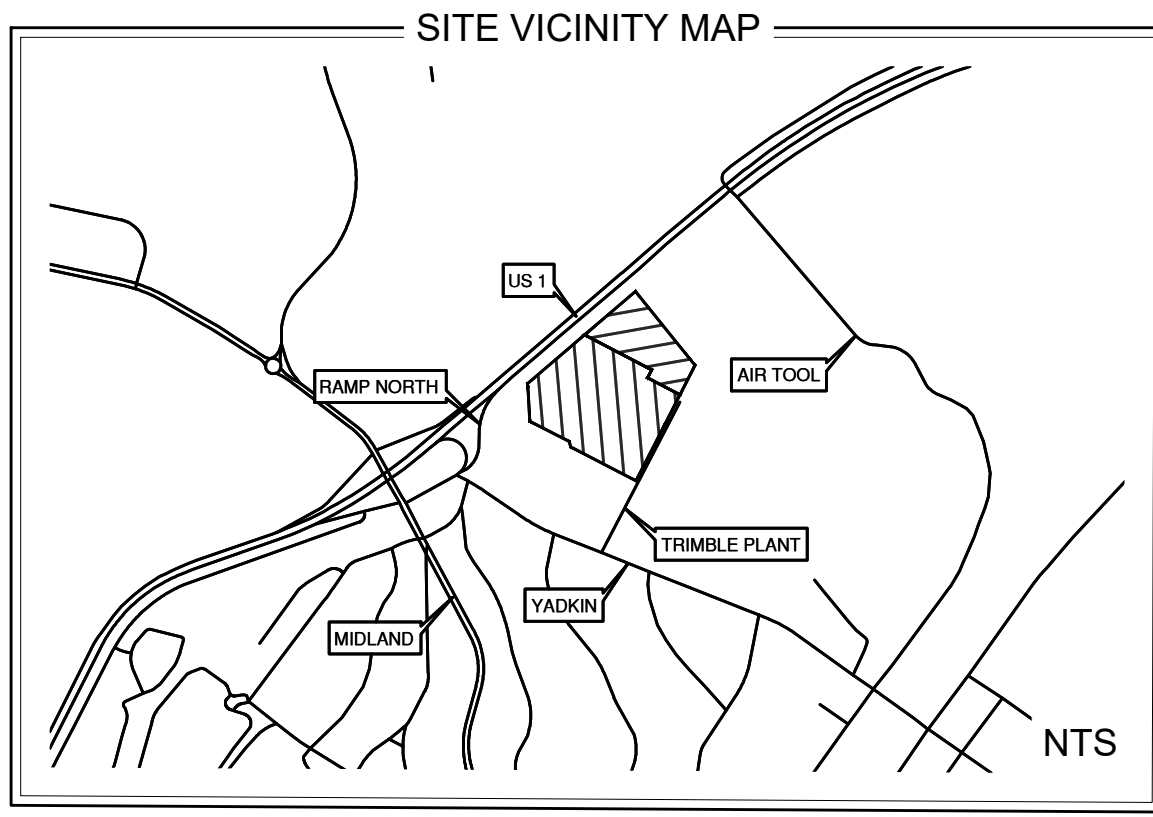
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006



TRIMBLE PLANT ROAD
PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 11.04.25
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: PJS
SCALE: 1" = 60'-0"
PROJECT #: 250535
SHEET NUMBER: L-1.0



LEGEND

- = PROPERTY BOUNDARY
- - - - = EXISTING PARCEL
- - - - = EXISTING MINOR CONTOUR
- - - - = EXISTING MAJOR CONTOUR
- - - - = PROPOSED ROAD CENTERLINE
- - - - = RIGHT OF WAY
- - - - = PROPOSED LOT LINES
- - - - = PROPOSED BUILDING SETBACKS
- - - - = PROPOSED STORMWATER
- - - - = PROPOSED OPEN SPACE
- - - - = EXISTING BUILDING
- - - - = EXISTING DRIVEWAY
- - - - = EXISTING OVERHEAD ELECTRICAL
- - - - = EXISTING GAS LINE
- - - - = EXISTING POWER
- - - - = EXISTING STORM DRAIN
- - - - = EXISTING SETBACKS & BUFFERS
- - - - = PROPOSED PHASING LINE
- = PROPOSED OPEN SPACE

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

ZONING CLASSIFICATION (PROPOSED):
PD - PLANNED DEVELOPMENT

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'

MIN. LOT AREA (I): 50,000 SF

MAX. BUILDING HEIGHT (I): 50'

HCOD (URBAN TRANSITION) STANDARDS:
BUILDING SETBACK: 75' (STREET YARD)
PARKING AREA SETBACK: 50' (STREET YARD)

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC

IMPERVIOUS SURFACE (EXISTING):
±8.10 AC - (37.34%)

IMPERVIOUS SURFACE (NEW):
±3.00 AC - (13.8%)

IMPERVIOUS SURFACE (TOTAL):
±11.1 AC - (51.18%)

REQUIRED OPEN SPACE: ±4.34 AC - (20.0%)

PROPOSED OPEN SPACE: ±4.60 AC - (21.2%)

PROPOSED PARKING: 182 SPACES

***HCOD BUFFER NOTE**

THE 50' HIGHWAY CORRIDOR OVERLAY BUFFER ALONG THE FRONTAGE OF THE PROPERTY WILL BE PRESERVED AND LEFT UNDISTURBED, MAINTAINING THE EXISTING VEGETATIVE BUFFER AND VISUAL CHARACTER OF THE CORRIDOR. DISTURBANCE WITHIN THIS AREA WILL OCCUR ONLY WHERE NECESSARY TO ACCOMMODATE PROPOSED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) OR THE INSTALLATION OF FUTURE UTILITY CONNECTIONS IF NEEDED. ANY SUCH IMPACTS WILL BE MINIMIZED AND RESTORED IN ACCORDANCE WITH TOWN STANDARDS TO ENSURE CONTINUED COMPLIANCE WITH THE INTENT OF THE HIGHWAY CORRIDOR OVERLAY.

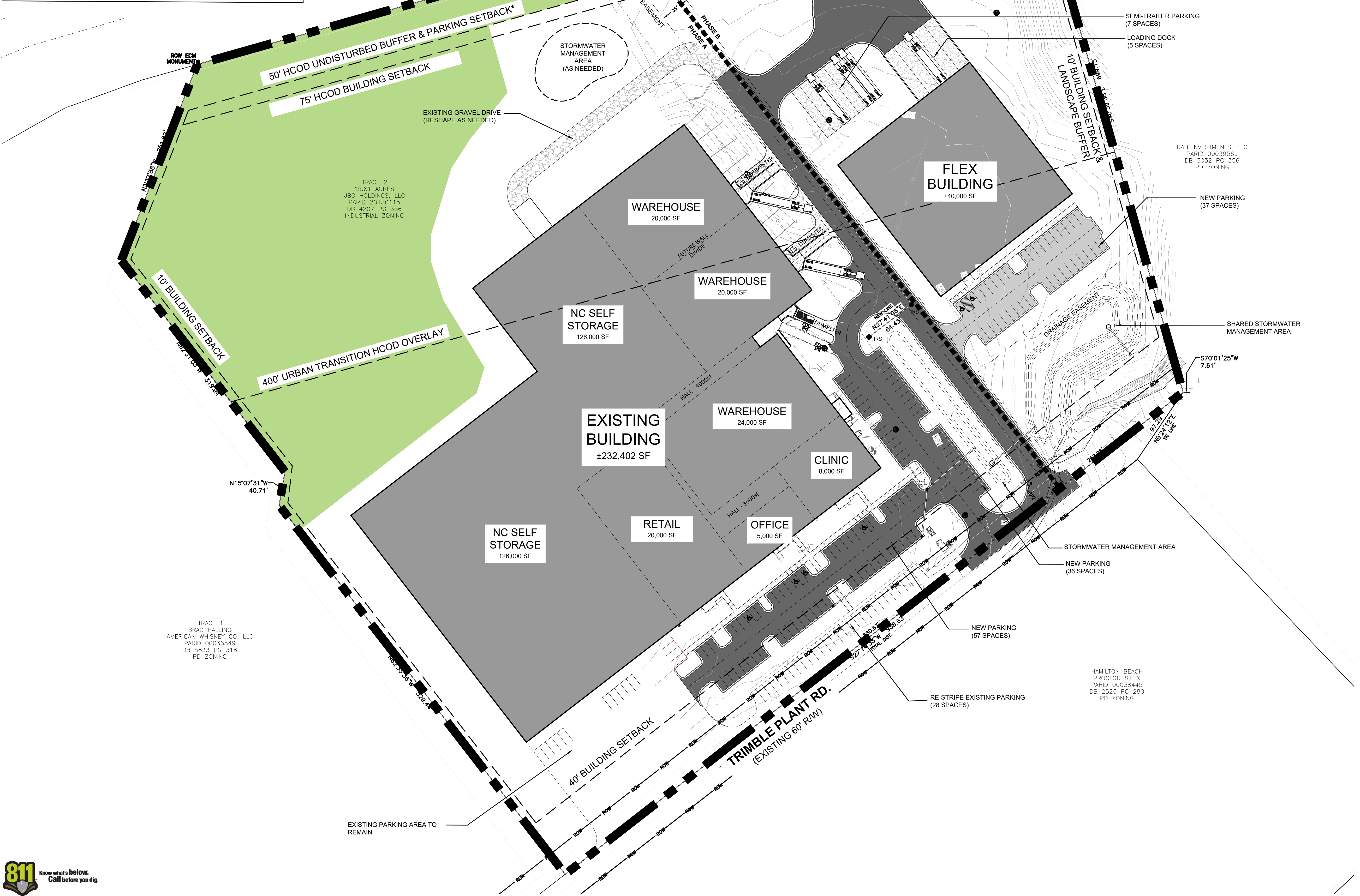
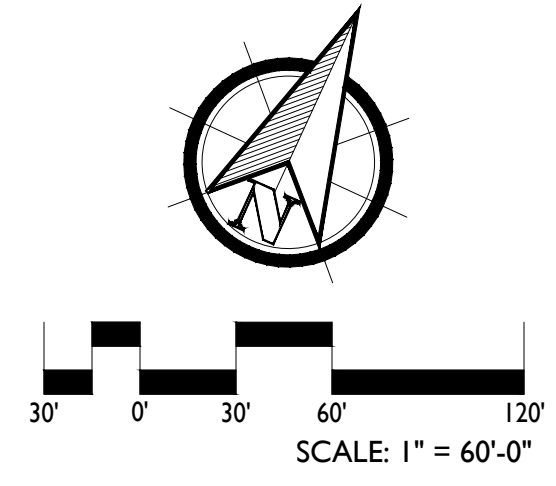
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY
PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006

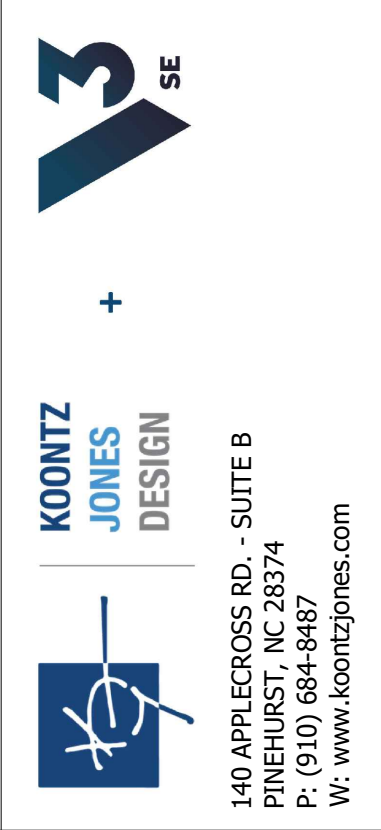


TRACT 1
BRAD HALLING
AMERICAN WHISKEY CO, LLC
PARID: 00036849
DB 5833 PG 318
PD ZONING

TRACT 2
15.81 ACRES
JBO HOLDINGS, LLC
PARID: 20130115
DB 4207 PG 356
INDUSTRIAL ZONING

HAMILTON BEACH
PROCTOR SILEX
PARID: 00038445
DB 2526 PG 280
PD ZONING

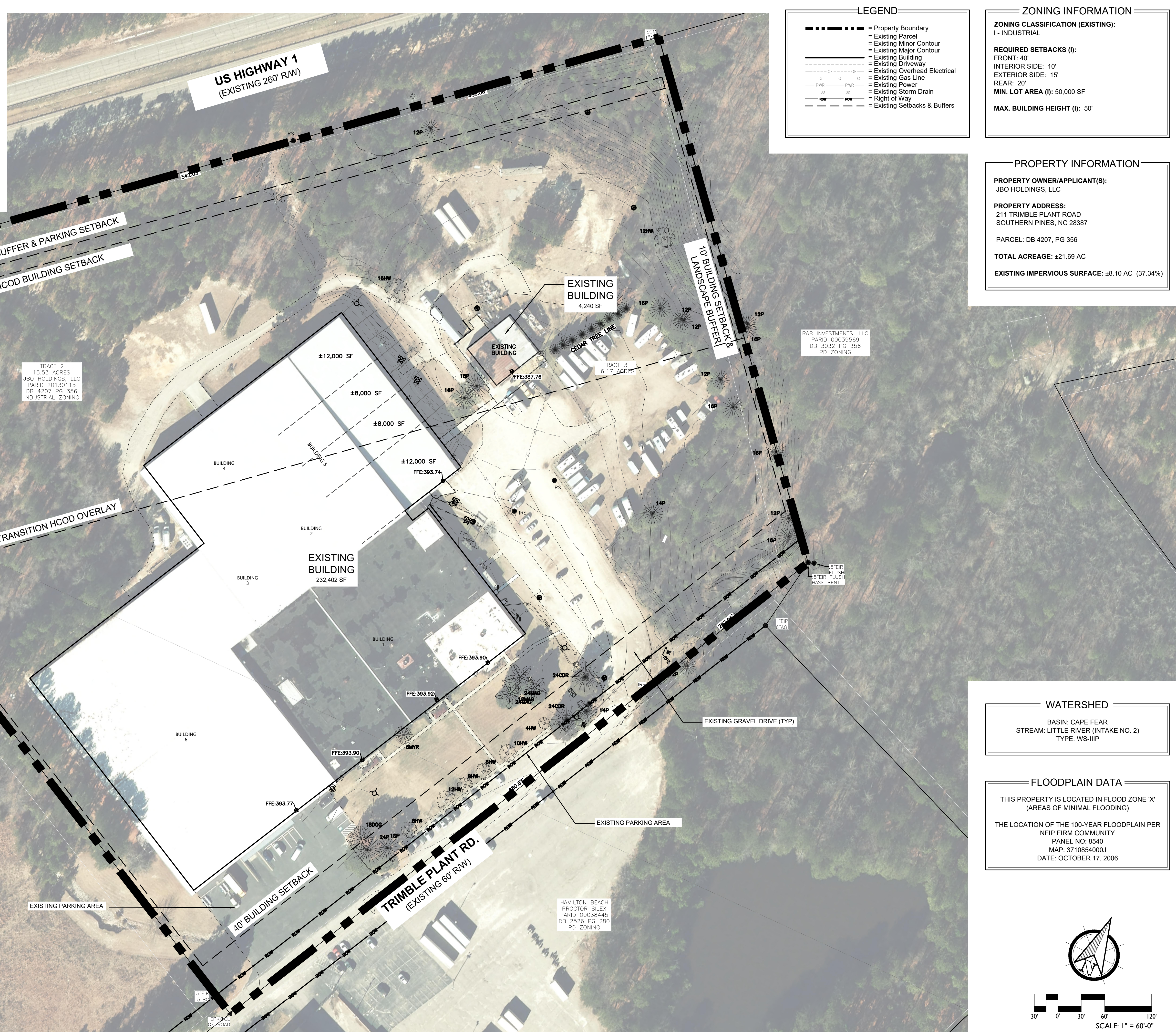
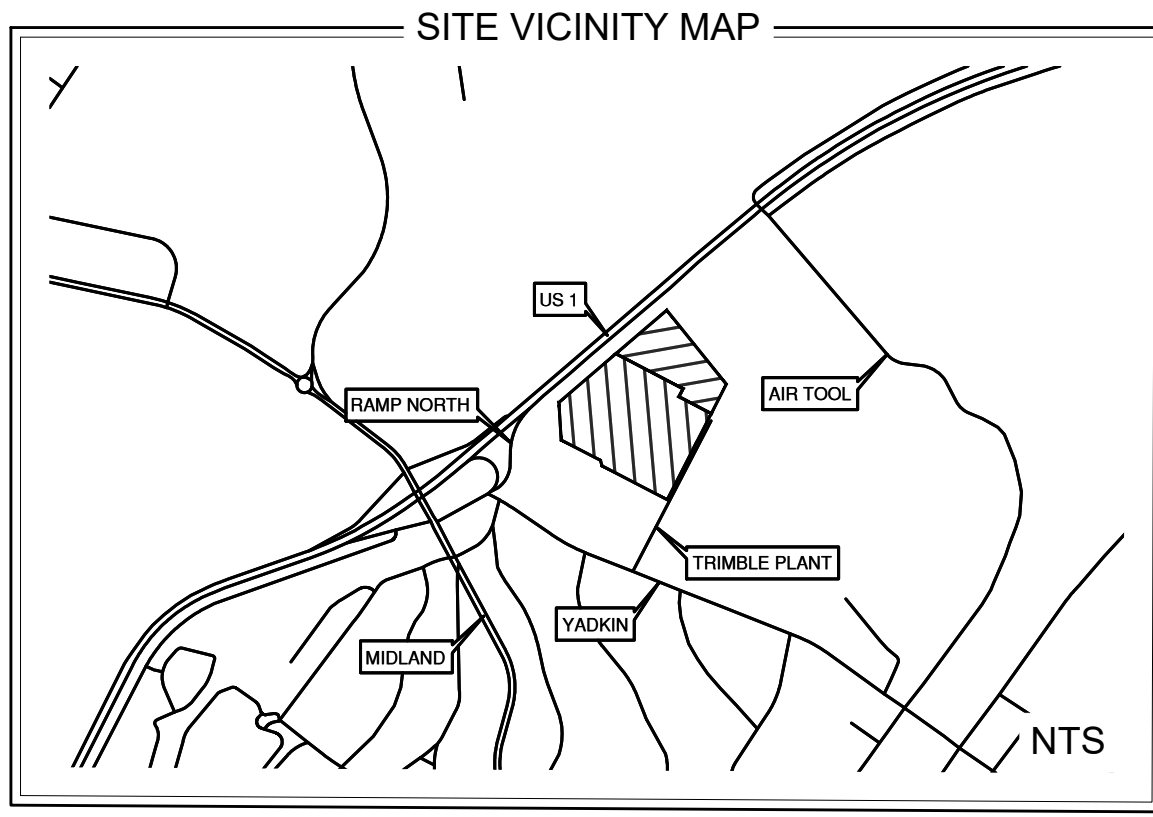
PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



TRIMBLE PLANT ROAD
 PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
 SOUTHERN PINES, NORTH CAROLINA
 SITE PLAN

DATE: 11.04.25
 DESIGNED BY: JMW
 DRAWN BY: JMW
 CHECKED BY: JPS
 SCALE: 1" = 60'-0"
 PROJECT #: 250535
 SHEET NUMBER: L-1.1





LEGEND

- = Property Boundary
- - - - = Existing Parcel
- - - - = Existing Minor Contour
- - - - = Existing Major Contour
- - - - = Existing Building
- - - - = Existing Driveway
- - - - = Existing Overhead Electrical
- - - - = Existing Gas Line
- - - - = Existing Power
- - - - = Existing Storm Drain
- - - - = Right of Way
- - - - = Existing Setbacks & Buffers

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'
MIN. LOT AREA (I): 50,000 SF
MAX. BUILDING HEIGHT (I): 50'

PROPERTY INFORMATION

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JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC
EXISTING IMPERVIOUS SURFACE: ±8.10 AC (37.34%)

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

1-40 APPLE CROSS RD. - SUITE B
PINEHURST, NC 28374
P: (910) 684-6867
W: www.koontzjones.com

TRIMBLE PLANT ROAD
PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

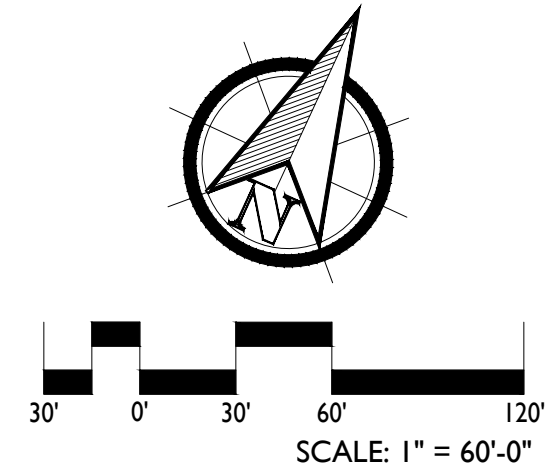
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TYPE: WS-IIIP

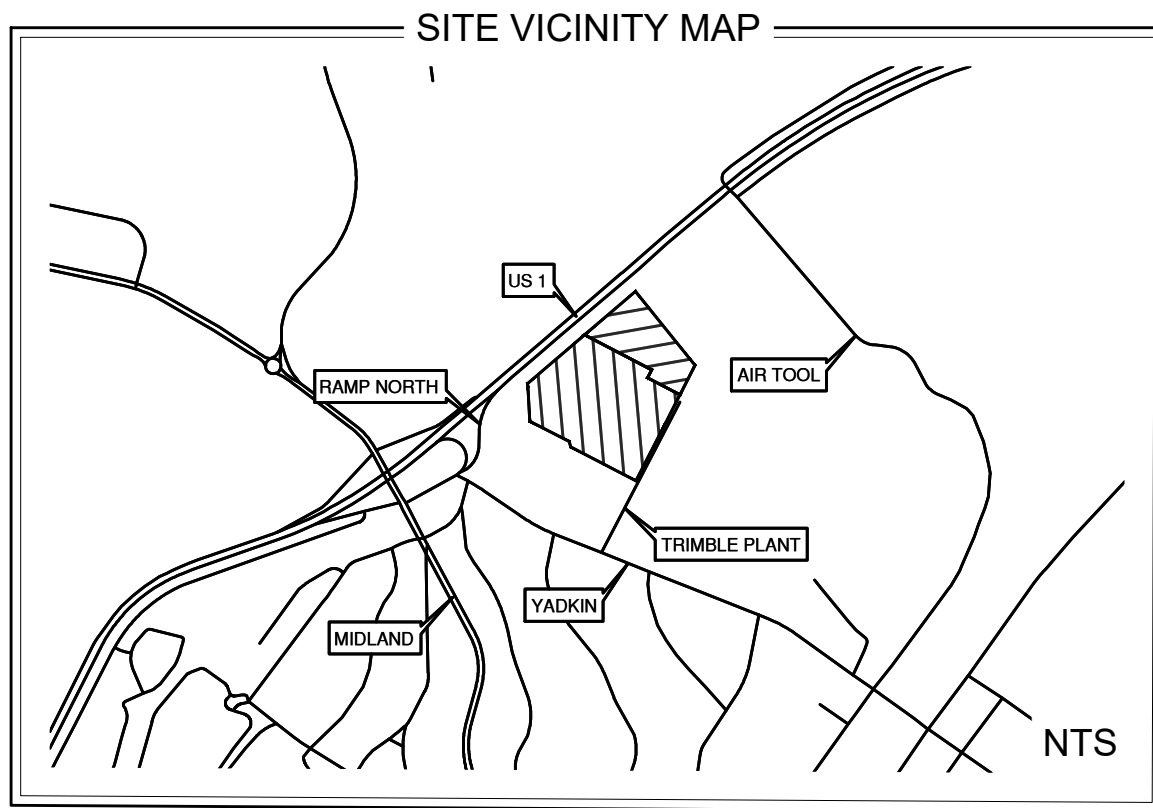
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(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006



DATE: 11.04.25
DESIGNED BY: JMW
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SCALE: 1" = 60'-0"
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US HIGHWAY 1
(EXISTING 260' R/W)

LEGEND

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HCOD (URBAN TRANSITION) STANDARDS:
BUILDING SETBACK: 75' (STREET YARD)
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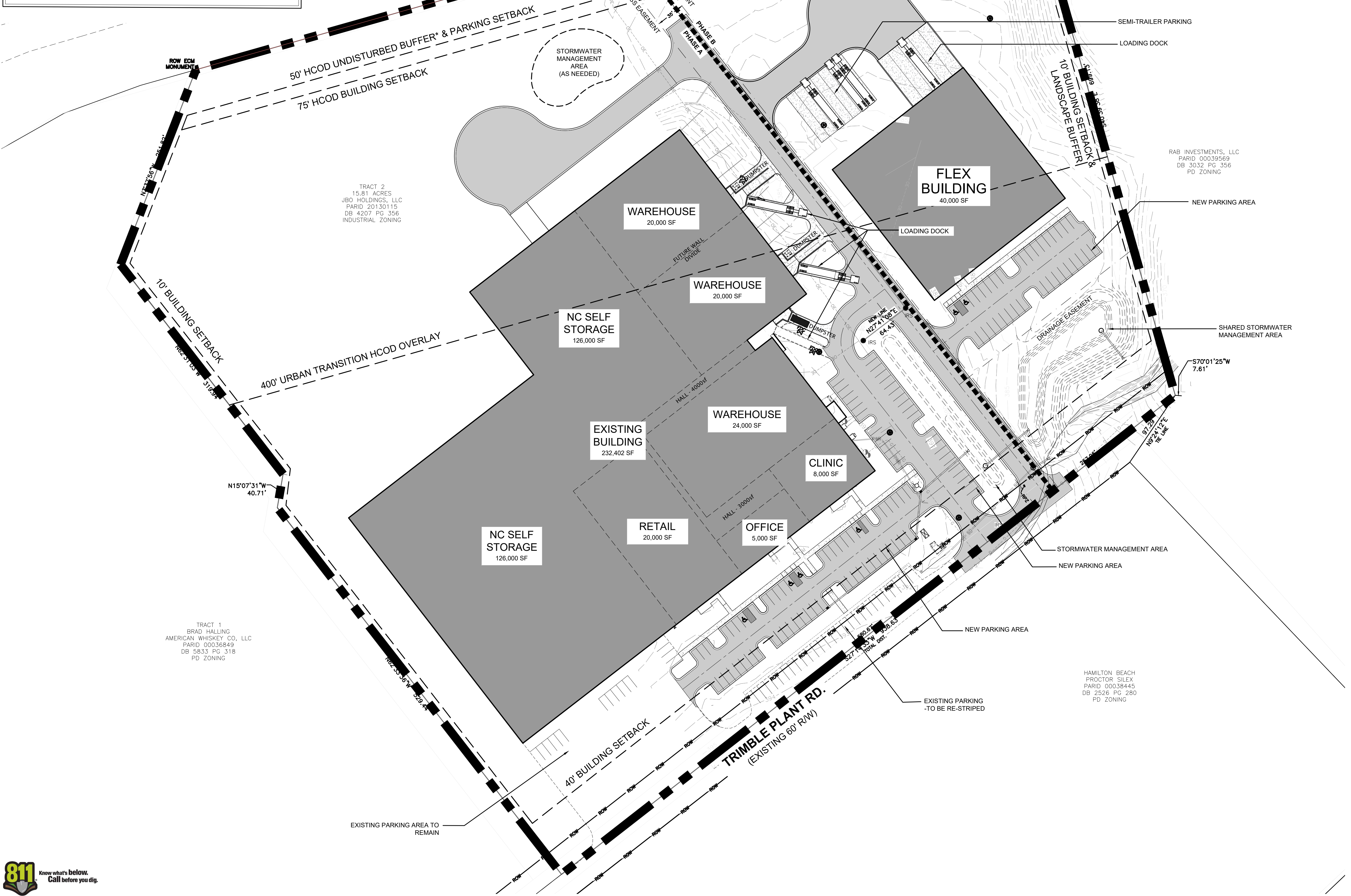
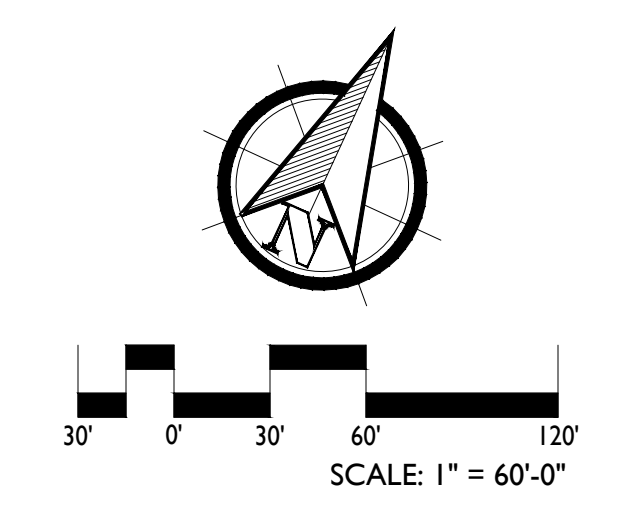
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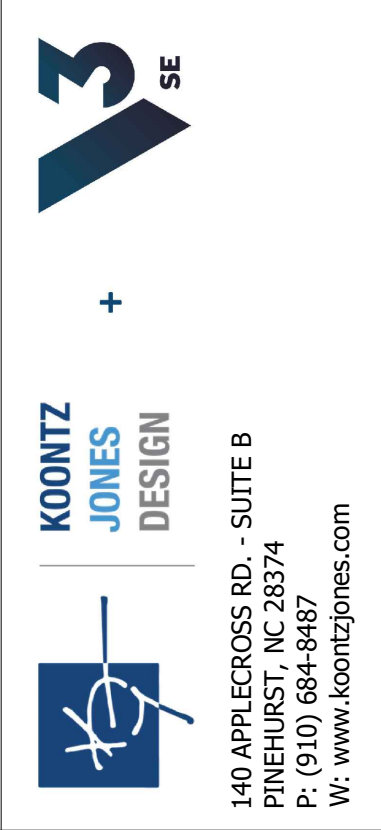


TRACT 2
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JBO HOLDINGS, LLC
PARID: 20130115
DB 4207 PG 356
INDUSTRIAL ZONING

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BRAD HALLING
AMERICAN WHISKEY CO, LLC
PARID: 00036849
DB 5833 PG 318
PD ZONING

HAMILTON BEACH
PROCTOR SILEX
PARID: 00038445
DB 2526 PG 280
PD ZONING

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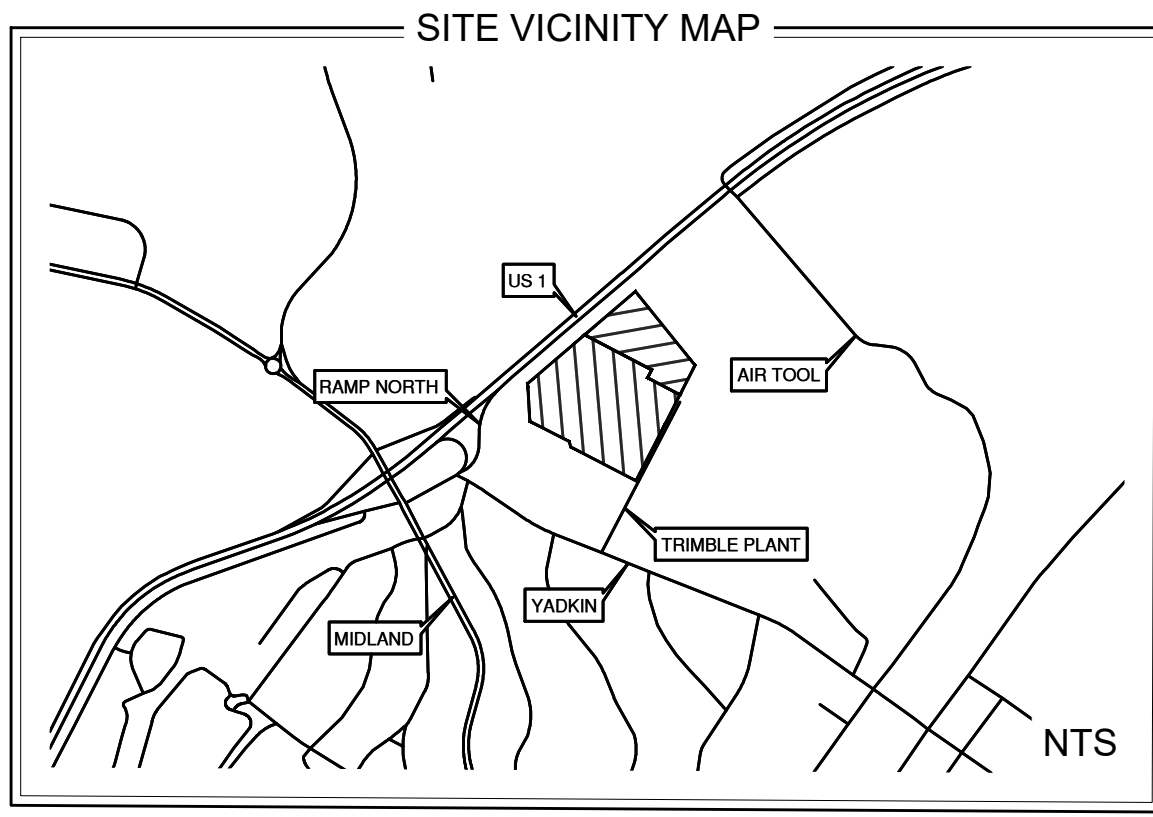
140 APRILCROSS RD. - SUITE B
PINEHURST, NC 28374
P: (910) 684-6867
W: www.koontzjones.com

REVISIONS:

TRIMBLE PLANT ROAD
CONCEPTUAL DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN

DATE: 10.13.25
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: JPS
SCALE: 1" = 60'-0"
PROJECT #: 250535
SHEET NUMBER: L-1.1





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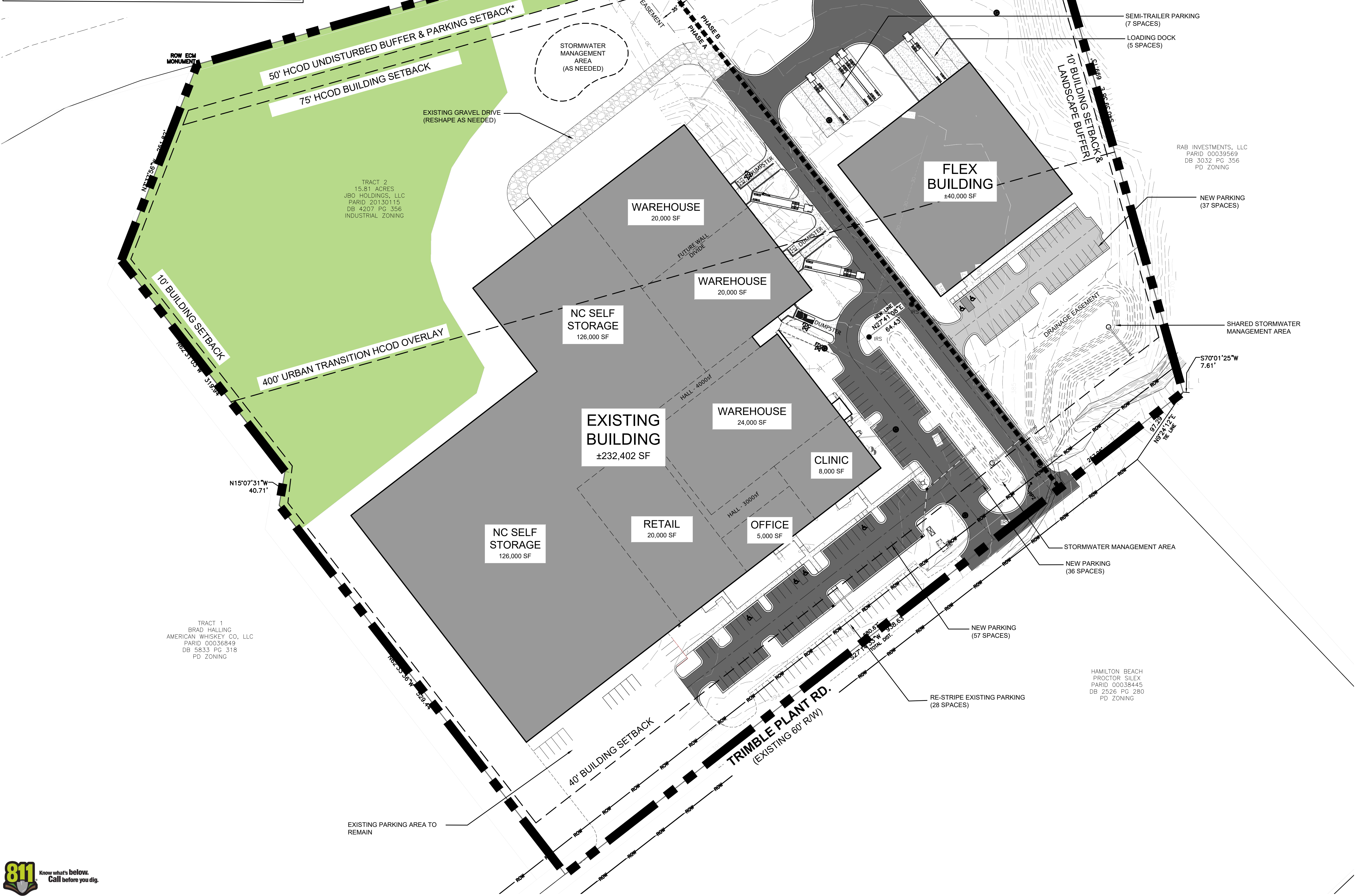
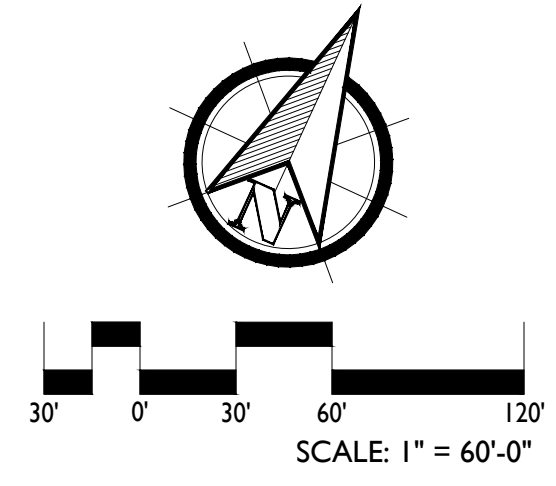
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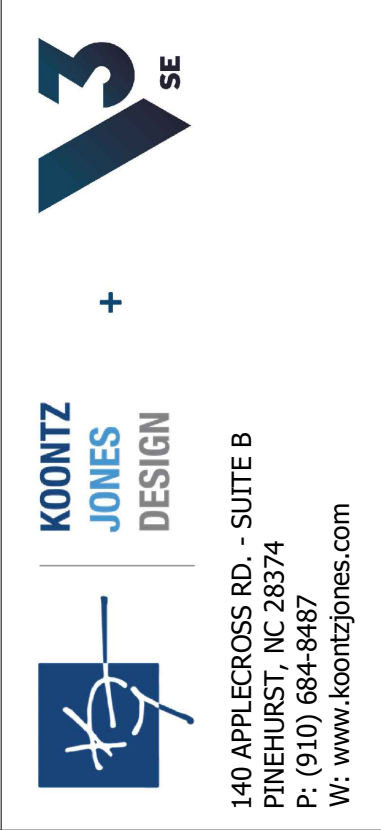


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DB 5833 PG 318
PD ZONING

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PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)



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 SOUTHERN PINES, NORTH CAROLINA
 SITE PLAN

DATE: 11.04.25
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 SCALE: 1" = 60'-0"
 PROJECT #: 250535
 SHEET NUMBER: L-1.1



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. Paul Saathoff
140 Apple Cross Road Suite B
Pinehurst, NC 228374

Dear Mr. Saathoff:

On 7 October 2025, a biologist from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*) (RCW) survey of a 21.43-acre partially developed parcel located on Trimble Plant Road in Southern Pines, Moore County, North Carolina (NC). The site contains a self-storage facility, paved roads, areas of landscaped grass and approximately 8-acres of wood land as illustrated on the attached figure.

The wooded portion of the parcel has a moderately dense to dense overstory of loblolly pine (*Pinus taeda*) and blackjack oak (*Quercus marilandica*), a moderately dense midstory of loblolly pine and blackjack oak, and a moderately dense ground cover of broomsedge (*Andropogon virginicus*) and bracken fern (*Pteridium pseudocaudatum*).

No RCW cavity trees were found on the property. The northeastern portion of the parcel is within the one-half mile radius foraging partition for active SOPI Cluster 22/112. The nearest known RCW cavity tree (#1306) contains relic cavity and is located approximately 2,000 feet (ft.) northwest of the parcel in SOPI 22.

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.



Site Map with Red-cockaded Foraging Partition

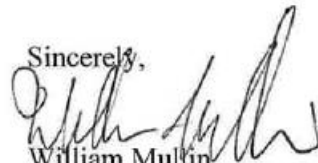
Property development within a cluster and associated foraging habitat is potentially harmful to RCWs, may violate the Endangered Species Act and must be authorized by the USFWS. Removing pine trees within the cluster contributes to habitat fragmentation making RCWs more vulnerable to predation and more 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. If pine trees over 10 inches in dbh are to be removed for the project a Foraging Habitat Analysis may be needed. To obtain the USFWS 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.

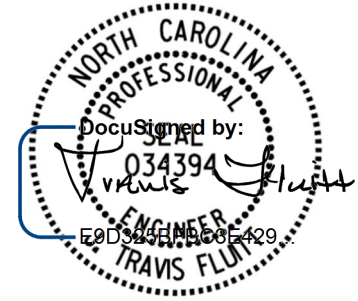
The RCW survey results are valid for a period of **one year** from the date of this letter. If a RCW constructs a cavity in a pine tree on the aforementioned lot within the one-year time frame, this letter **does not** allow disturbance (within 50 ft.) or removal of the cavity tree. You **must** get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

October 24, 2025

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



RE: Trimble Plant, Southern Pines, NC - Traffic Design Analysis

10/24/2025

Kimley-Horn has prepared this traffic design analysis (TDA) for the proposed redevelopment and expansion of the Trimble Plant development located along Trimble Plant Road in Southern Pines, NC. The site currently consists of an approximately 230,000 square foot (SF) building that includes self-storage, warehouse, office, and clinic space and an approximately 4,200 SF warehouse building. The proposed plan will replace approximately 20,000 SF of warehouse space in the larger building with a furniture store and replace the 4,200 SF building with a 40,000 SF industrial building. The development will also add parking and pave the end of Trimble Plant Road as shown on the attached plan.

Trip Generation and Assignment

Traffic for this project was generated using data from the 12th Edition of the ITE *Trip Generation Manual*. The estimated trip generation of the existing land uses to be replaced 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 |
| Warehousing (LUC 150) | 24,200 SF | 42 | 42 | 22 | 6 | 8 | 23 |

The trip generation potential of the proposed land uses is summarized in Table 2. Trips for the proposed industrial building were generated as Business Park as it is the closest match based on the anticipated use. Table 2 shows that the proposed development is expected to generate 442 additional daily trips, 17 additional AM peak hour trips, and 12 additional PM peak hour trips as compared to the existing land uses to be replaced.

| Table 2 ITE Trip Generation (Vehicles) – Proposed Development | | | | | | | |
|--|-----------|------------|------------|--------------|----------|--------------|----------|
| Land Use | Size | Daily | | AM Peak Hour | | PM Peak Hour | |
| | | In | Out | In | Out | In | Out |
| Business Park (LUC 770) | 40,000 SF | 200 | 200 | 30 | 7 | 9 | 23 |
| Furniture Store (LUC 862) | 20,000 SF | 63 | 63 | 5 | 3 | 5 | 6 |
| Subtotal | | 263 | 263 | 35 | 10 | 14 | 29 |
| <i>Existing Land Uses</i> | | 42 | 42 | 22 | 6 | 8 | 23 |
| Difference (Proposed vs. Existing) | | 221 | 221 | 13 | 4 | 6 | 6 |

Site Access and Circulation

The northern portion of Trimble Plant Road is currently largely unpaved. As shown on the proposed plan, additional parking and paved roadway will be provided around the north and west sides of the existing building. This will significantly improve circulation around the building and facilitate truck operations at both buildings. As this development is at the end of Trimble Plant Road, no other properties will be affected by the proposed changes to the site layout.

Trimble Plant Road is a two-lane undivided roadway with no curb and gutter. There are no existing bicycle, pedestrian, or transit facilities on Trimble Plant Road for the development to connect to. However, the proposed uses are not expected to generate pedestrian or bicycle traffic. There are existing pedestrian walkways on site connecting to the existing and proposed parking areas.

Safety

Sight distance does not appear to be an issue at any of the existing driveways along Trimble Plant Road or at the intersection of Trimble Plant Road at Yadkin Road. The proposed changes to parking areas and the paving of the drive aisles around the north and west sides of the building are expected to improve circulation and make for a safer user experience.

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. No improvements are recommended based on the proposed plan.

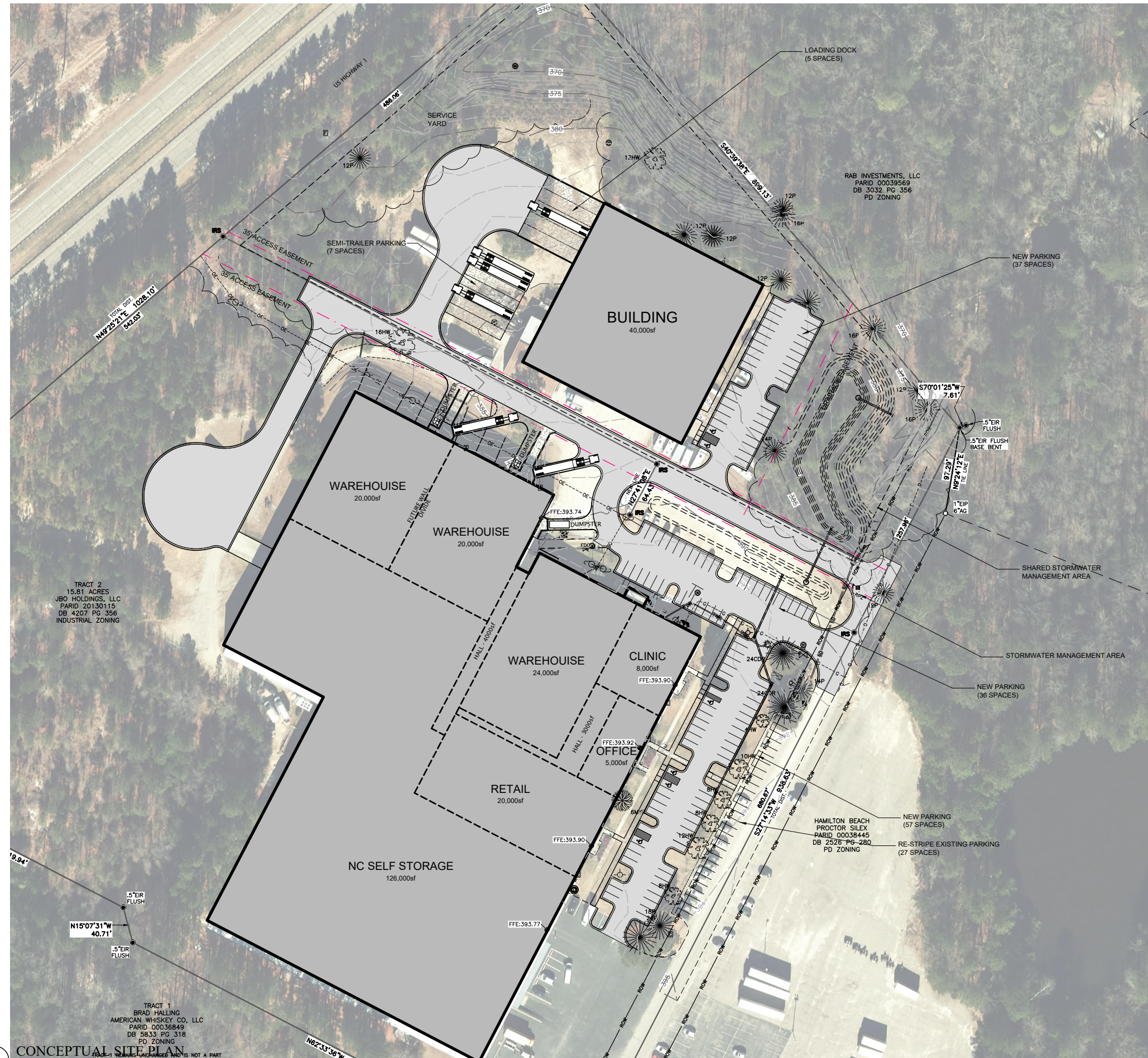
Please let me know if you have any questions or require any further information.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Travis Fluitt, P.E.
Project Manager

| REVISIONS | | | |
|-----------|-------------|------|----|
| SYM. | DESCRIPTION | DATE | BY |
| | | | |

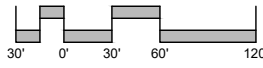


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DB 5833 PG 318
PD ZONING

RAB INVESTMENTS, LLC
PARID 00039569
DB 3032 PG 356
PD ZONING

HAMILTON BEACH
PROCTOR SILEX
PARID 00038445
DB 2526 PG-280
PD ZONING



SCALE: 1" = 60'-0"

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

Engineering
Landscape Architecture
Surveying



CONCEPTUAL
SITE PLAN

TRIMBLE PLANT

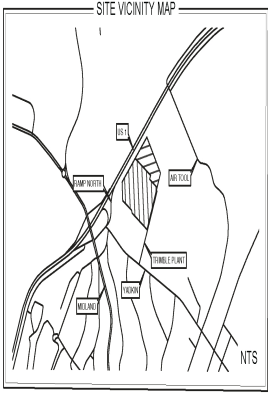
SOUTHERN PINES, NC

| | |
|-----------|--|
| DATE: | |
| DESIGNED: | |
| DRAWN: | |
| CHECKED: | |
| NO. | |

L-1.0

Trimble Plant Road
Table 1 - Trip Generation

| Land Use | Intensity | Daily | | | AM Peak Hour | | | PM Peak Hour | | |
|---|-------------|------------|------------|------------|--------------|-----------|-----------|--------------|-----------|-----------|
| | | Total | In | Out | Total | In | Out | Total | In | Out |
| Existing Land Uses | | | | | | | | | | |
| <u>150</u> Warehousing | 24,200 s.f. | 84 | 42 | 42 | 28 | 22 | 6 | 31 | 8 | 23 |
| Proposed Land Uses | | | | | | | | | | |
| <u>770</u> Business Park | 40,000 s.f. | 400 | 200 | 200 | 37 | 30 | 7 | 32 | 9 | 23 |
| <u>862</u> Furniture/Flooring Store | 20,000 s.f. | 126 | 63 | 63 | 8 | 5 | 3 | 11 | 5 | 6 |
| Proposed Subtotal | | 526 | 263 | 263 | 45 | 35 | 10 | 43 | 14 | 29 |
| Difference (Proposed vs. Existing) | | 442 | 221 | 221 | 17 | 13 | 4 | 12 | 6 | 6 |



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING PARCEL
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - PROPOSED ROAD CENTERLINE
- - - RIGHT OF WAY
- - - PROPOSED LOT LINES
- - - PROPOSED BUILDING SETBACKS
- - - PROPOSED OPEN SPACE
- - - PROPOSED STORMWATER
- - - EXISTING BUILDING
- - - EXISTING DRIVEWAY
- - - EXISTING OVERHEAD ELECTRICAL
- - - EXISTING GAS LINE
- - - EXISTING POWER
- - - EXISTING STORM DRAIN
- - - EXISTING SETBACKS & BUFFERS
- - - PROPOSED PHASING LINE

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

ZONING CLASSIFICATION (PROPOSED):
PD - PLANNED DEVELOPMENT

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'

MIN. LOT AREA (I): 50,000 SF

MAX. BUILDING HEIGHT (I): 50'

HOOD (URBAN TRANSITION) STANDARDS:
BUILDING SETBACK: 75' (STREET YARD)
PARKING AREA SETBACK: 50' (STREET YARD)

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
2111 TRIBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG. 356

TOTAL ACREAGE: ±21.69 AC

IMPERVIOUS SURFACE (EXISTING):
±8.10 AC - (37.34%)

IMPERVIOUS SURFACE (NEW):
±9.25 AC - (42.65%)

IMPERVIOUS SURFACE (TOTAL):
±17.35 AC - (80.00%)

REQUIRED OPEN SPACE: 4.34 AC - (20.0%)

***HOOD BUFFER NOTE**

THE 50' HIGHWAY CORRIDOR OVERLAY BUFFER ALONG THE FRONTAGE OF THE PROPERTY WILL BE PRESERVED AND LEFT UNDISTURBED, MAINTAINING THE EXISTING VEGETATIVE BUFFER AND VISUAL CHARACTER OF THE CORRIDOR. DISTURBANCE WITHIN THIS AREA WILL OCCUR ONLY WHERE NECESSARY TO ACCOMMODATE PROPOSED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) OR THE INSTALLATION OF FUTURE UTILITY CONNECTIONS IF NEEDED. ANY SUCH IMPACTS WILL BE MINIMIZED AND RESTORED IN ACCORDANCE WITH TOWN STANDARDS TO ENSURE CONTINUED COMPLIANCE WITH THE INTENT OF THE HIGHWAY CORRIDOR OVERLAY.

WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-HP

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFP FIRM COMMUNITY PANEL NO. 8540
MAP: 37106-4000
DATE: OCTOBER 17, 2008



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

3

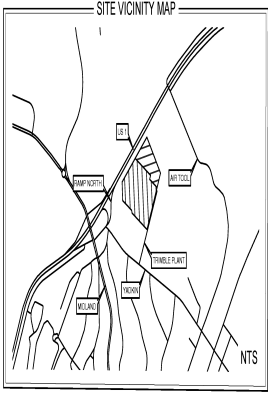
KODITZ
JONES
DESIGN

1400 ANNEBOROUGH RD., SUITE B
SOUTHERN PINES, NC 28387
910.684.4444
WWW.KODITZJONES.COM

TRIBLE PLANT ROAD CONCEPTUAL DEVELOPMENT PLAN SOUTHERN PINES, NORTH CAROLINA SITE PLAN

DATE: 10.13.24
DRAWN BY: J. JONES
SCALE: 1" = 60'-0"
PROJECT #: 2500525
SHEET NUMBER: 1





LEGEND

- = PROPERTY BOUNDARY
- - - = EXISTING PARCEL
- - - = EXISTING MINOR CONTOUR
- - - = EXISTING MAJOR CONTOUR
- - - = PROPOSED ROAD CENTERLINE
- - - = RIGHT OF WAY
- - - = PROPOSED LOT LINES
- - - = PROPOSED BUILDING SETBACKS
- - - = PROPOSED STORMWATER
- - - = PROPOSED OPEN SPACE
- - - = EXISTING BUILDING
- - - = EXISTING DRIVEWAY
- - - = EXISTING OVERHEAD ELECTRICAL
- - - = EXISTING GAS LINE
- - - = EXISTING POWER
- - - = EXISTING STORM DRAIN
- - - = EXISTING SETBACKS & BUFFERS
- - - = PROPOSED PHASING LINE
- = PROPOSED OPEN SPACE

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

ZONING CLASSIFICATION (PROPOSED):
PD - PLANNED DEVELOPMENT

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'
MIN. LOT AREA (I): 50,000 SF

MAX. BUILDING HEIGHT (I): 50'

HOOD (URBAN TRANSITION) STANDARDS:
BUILDING SETBACK: 75' (STREET YARD)
PARKING AREA SETBACK: 50' (STREET YARD)

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRUMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.89 AC

IMPERVIOUS SURFACE (EXISTING):
±8.10 AC - (37.34%)

IMPERVIOUS SURFACE (NEW):
±3.00 AC - (13.8%)

IMPERVIOUS SURFACE (TOTAL):
±11.1 AC - (51.18%)

REQUIRED OPEN SPACE: ±4.34 AC - (20.0%)

PROPOSED OPEN SPACE: ±4.60 AC - (21.2%)

PROPOSED PARKING: 182 SPACES

***HOOD BUFFER NOTE**

THE 50' HIGHWAY CORRIDOR OVERLAY BUFFER ALONG THE FRONTAGE OF THE PROPERTY WILL BE PRESERVED AND LEFT UNDISTURBED, MAINTAINING THE EXISTING VEGETATIVE BUFFER AND VISUAL CHARACTER OF THE CORRIDOR. DISTURBANCE WITHIN THIS AREA WILL OCCUR ONLY WHERE NECESSARY TO ACCOMMODATE PROPOSED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) OR THE INSTALLATION OF FUTURE UTILITY CONNECTIONS IF NEEDED. ANY SUCH IMPACTS WILL BE MINIMIZED AND RESTORED IN ACCORDANCE WITH TOWN STANDARDS TO ENSURE CONTINUED COMPLIANCE WITH THE INTENT OF THE HIGHWAY CORRIDOR OVERLAY.

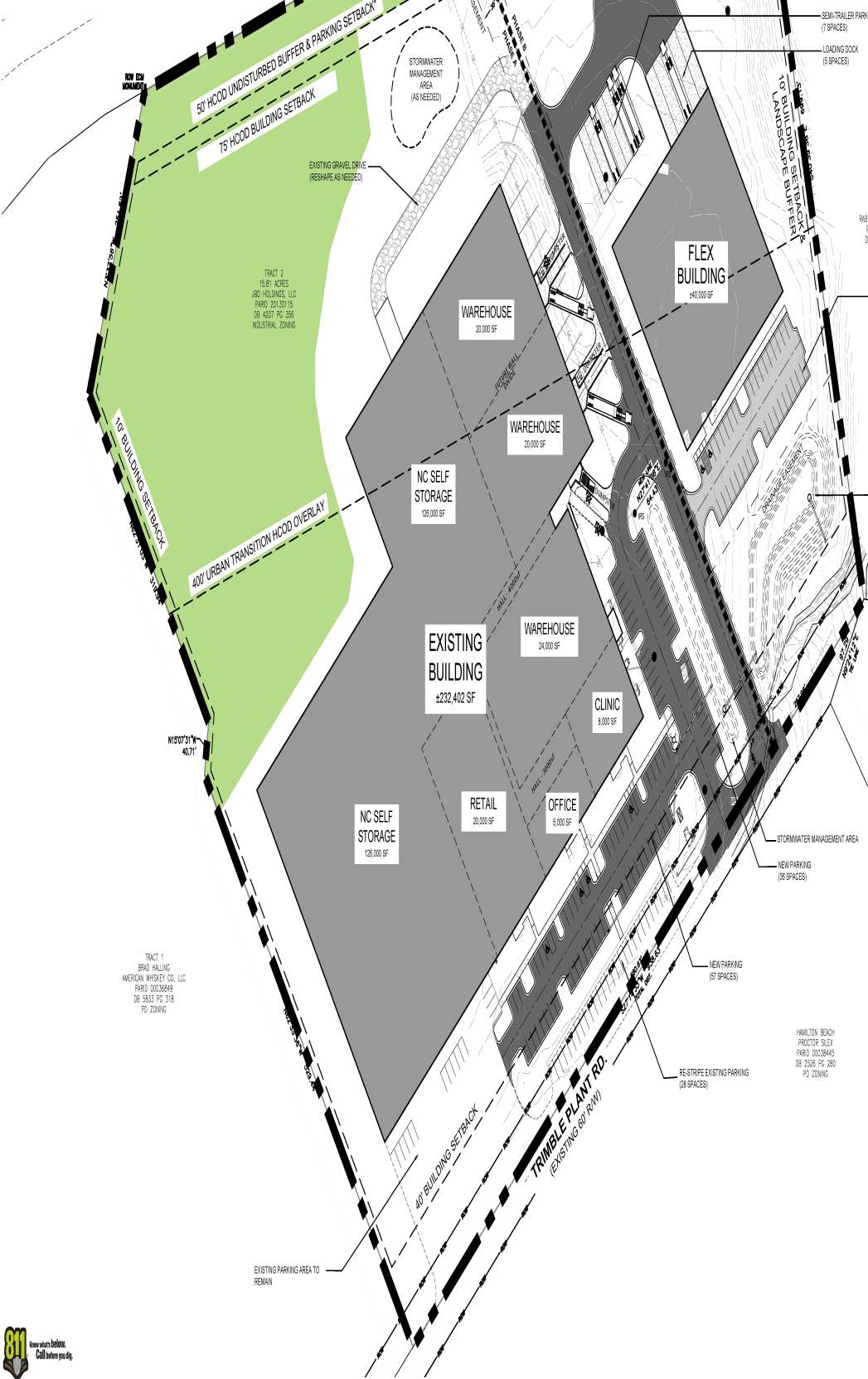
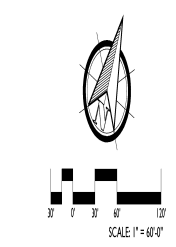
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-HP

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFP FIRM COMMUNITY
PANEL NO. 8540
MAP: 37108400J
DATE: OCTOBER 17, 2008



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

**TRIMBLE PLANT ROAD
PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN**

DATE: 11/04/25
DRAWN BY: JAW
SCALE: 1/8\"/>

