

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, December 18, 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 Andrew Speck and Jeremy Haskell were present.

Jennifer Garner made a motion, which was seconded by Jason Scribner, to approve the Minutes of the November 20, 2025 regular meeting. The motion carried.

PRELIMINARY FORUM:

PD-06-25 Preliminary Development Plan for the Trimble Plant Road Planned Development

Koontz Jones + V3, on behalf of JBO Holdings, LLC, has submitted a Planned Development District – Preliminary Development Plan application for the development of a 40,000 square-foot building in addition to an existing 232,402 square foot building on ±21.69 acres. Per the Moore County tax record, the subject parcel is identified as PIN 858200656274 (PARID 20130115) and is owned by JBO Holdings, LLC.

Chair Walden opened the preliminary forum.

Planner Mason Mattox provided an overview of the application and stated that staff found the PDP to be consistent with the approved CDP.

A brief discussion ensued regarding pedestrian connectivity.

Chair Walden closed the preliminary forum.

Monica Brickey made a motion, seconded by Jason Scribner to transmit that no issues were raised as a result of the December 18, 2025 Preliminary Forum on application PD-06-25. The motion carried by a vote of 7-0.

UNFINISHED BUSINESS:

Planning Director provided an update on the status of Comprehensive Plan implementation projects.

The Board felt that Commercial Dwelling Units and Accessory Dwelling Units, as well as stormwater management, should be given priority.

NEW BUSINESS:

No new business was discussed.

Monica Brickey made a motion, which was seconded by Andrew Speck. The motion carried.

The meeting adjourned at 7:10 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

An audio recording of the meeting is available upon request.

DRAFT