



AGENDA

Planning Board

Thursday, May 21, 2026: 6:00 PM

Douglass Community Center: 1185 W. Pennsylvania Ave

CALL TO ORDER

APPROVAL OF MINUTES

- 1. April 23, 2026 Regular Meeting**

PUBLIC HEARINGS

- 1. PD-01-26 Planned Development Conceptual Development Plan for 12.78 Acres on Waynor Road (cont'd from April)**
- 2. PD-02-26 Planned Development Conceptual Development Plan for +/- 83 Acres NW of the Intersection of Waynor Road and Fawnwood Place**

PRELIMINARY FORUMS

- 1. PD-03-26 & MAPP-01-26 Preliminary Development Plan (PDP) and Subdivision Preliminary Plat for Phase 1 of the Caropines Development**

The proposed Caropines Phase 1 project would develop 35 single-family homes on approximately 20.6 acres within the Caropines Planned Development near Airport Road and Avenue of the Carolinas, including new private roads and utility infrastructure.

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, April 23, 2026, at 6:00 PM

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

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

Monica Brickey made a motion, seconded by Michael Skolnick, to approve the Minutes of the March 2026 regular meeting. The motion carried.

PRELIMINARY FORUM

SU-01-26: Special Use Permit for 305 Rothney Avenue

Reno Rolle, on behalf of Barnyard Ventures, LLC, has submitted a Special Use Permit application for the expansion of an existing nonconforming site. The expansion includes site improvements to support an event venue including outdoor land use in addition to the existing restaurant, along with related site improvements. Per the Moore County tax record, the property is identified as PIN 857100860036 (PARID 00046498) and owned by Barnyard Ventures, LLC.

Chair Walden opened the preliminary forum.

Planner Gene Ruiz provided an overview of the proposed improvements which would include additional seating space on the second floor of the existing building, a new outdoor structure, landscaping upgrades and operational enhancements. Mr. Ruiz added that Planning staff was in support of the proposal.

Mr. Rolle shared an overview of his business experience and reiterated the plans for the property.

There being no further questions or comments, Chair Walden closed the preliminary forum.

Monica Brickey made a motion, seconded by Michael Skolnick, to adopt the following for transmission to the Town Council as a result of the April 23, 2026 Preliminary Forum on application SU-01-26: Information presented at the forum indicated that there were no issues in applying the criteria for a Special Use Permit to application SU-01-26. In addition, no concerns were raised during the forum. The motion carried.

PUBLIC HEARING

PD-01-26: Planned Development District - Conceptual Development Plan for 12.89 Acres on Waynor Road

Kevin Lindsay of Crawford Design Co., on behalf of Chandler Pond Properties, LLC, submitted an application to rezone the property from Planned Development (PD) to Planned Development (PD) with an approved Conceptual Development Plan to allow for the construction of a religious institution on 7.41 acres and a subdivision of the remaining 5.48 acres into six (6) single-family residential lots. The property is located at the northwest corner of the intersection of Waynor Road and NC Hwy 22 and is identified as PIN 857400914852 (PARID 00991862). The property owner is listed as Chandler Pond Properties, LLC.

Chair Walden opened the public hearing.

Planner Mason Mattox presented the application and stated that the applicant has offered to provide a 100 ft. undisturbed buffer along NC Hwy 22 which has warranted staff support and some flexibility regarding other standards, such as the applicant's request to extend some of the parking into the Highway Corridor Overlay area of the property. Mr. Mattox stated that staff would like more time to consider that request, as well as an alternative to the proposed cul-de-sac within the residential portion of the development.

Kevin Lindsay stated that the proposal was an attempt to meet the multi-use criteria. They have included a 100' setback on NC Hwy 22 as required by the Highway Corridor Overlay, a 50 ft. setback on Waynor Road, and a 30 ft. setback on North and West sides of the property and a 100 ft. undisturbed buffer on the right side of the property with the exception of the entrance. The current landowner is donating the land for the church but she will retain the remainder of the parcel which will be limited to RS-3 use and they are questioning the hesitancy of the Town to accept the cul-de-sac as a public street.

Planning Director BJ Grieve stated that staff wanted to request a continuance to allow time to work through the issues.

Mr. Lindsay stated that the applicant wanted the Town take over the cul-de-sac.

Matt Cummings, real estate manager for the church, stated that they are grateful to the property owner for donating the property for the church and they are dedicated to creating the best opportunity for success for Mrs. Samuelson.

Member Brickey inquired about the criteria for the Town to adopt a private road.

Mr. Grieve responded that they look at the totality of the circumstances but the Town is not required to accept an offer of dedication of a private road.

Member Brickey asked if the church would be bound to not having a daycare.

Mr. Grieve responded that staff has no issue with the church operating a daycare or school as those uses are accessory to a church.

Thomas Van Camp, attorney representing the applicant, asked Mr. Grieve if staff was open to discussing alternatives.

Mr. Grieve responded that staff was not outright opposed to it, but was asking for more time for discussion.

Mr. Van Camp stated that the applicant was agreeable to a one-month continuance to allow time for further discussion.

Burt Smith, 101 Amelia Drive, inquired about the potential traffic impact.

Mr. Lindsay stated there would be a right end/right out onto NC 22 and other traffic mitigation measures would be addressed.

Discussion ensued regarding dedication of the cul-de-sac and the Fire Marshal's feedback.

Member Garner commented that she loved the plan and thought it was a great use of the property but she was not a fan of private cul-de-sacs and taking over a private street is at the Town's discretion.

Member Brickey asked if a walking path was created around the church and the residential homes would be more in line with the Comprehensive Plan.

Mr. Grieve responded that a loop around this property would not lead to another development, and the cost of maintaining a path would become an issue.

Monica Brickey made a motion, seconded by Andrew Speck, to continue the public hearing to the May 21, 2026 Planning Board meeting. The motion carried by a vote of 5-0, with Member Scribner having departed from the meeting.

PUBLIC HEARING

OA-02-26: Proposed Planning Staff Initiated Amendments to the Unified Development Ordinance

The proposed amendments to the Unified Development Ordinance are to clarify and prioritize how required open space is designed, emphasizing preservation of natural features such as mature trees, sensitive areas and buffers while maintaining existing open space quantity requirements. The proposed amendments introduce defined open space categories, establish minimum tree preservation expectations, add flexibility through administrative modifications and include incentives to encourage developments that maximize preservation of existing natural resources.

Chair Walden opened the public hearing.

Planner James Broadwell stated that the amendments would define what open space should comprise and expanded on the five types of open space listed in order of priority: sensitive natural areas; tree protection areas; undisturbed buffers; usable open space; and planted buffers.

UDO §4.9.1(C) would require Planning staff to approve minor modifications to the open space type, location and/or composition if the site is rendered undevelopable, inaccessible, the otherwise allowable density would be reduced, or the site is precluded from meeting another applicable UDO requirement. As written, at least 50% of open space must be preservation-type areas, if present, and there are incentives to encourage 100% of the open space as preservation-type areas.

If preemptive or unauthorized clearing of a property had occurred and could be proven, the Town could delay development approval for three (3) years, require the replanting of any area that would otherwise count as open space, or double the size of the buffers.

Mr. Broadwell stated that as it is written, 50% of open space shall be designated type 1, 2 or 3 versus 100% of open space be preservation-type areas to preserve as much natural area as possible, which creates a policy dilemma. If the language remains as written, a few less trees might be saved but there are incentives and it is more flexible and less restrictive for the developer. Whereas, if the incentives are removed and we make it a hard rule of 100% we will probably save more trees but there will not necessarily be the incentives or the flexibility and it would be more restrictive. Both options are consistent with the Comp Plan but which option is more consistent and better furthers its intent is really a policy choice question for the Board and the Town Council. The focus group overall was leaning more towards keeping the flexibility but he was interested in hearing the Board's recommendation.

Member Speck asked what the changes would look like.

Mr. Broadwell responded that if 12,000 SF of tree protection area was required, 100% of open space would have to be either undisturbed buffers, tree protection areas or sensitive areas, then 12,000 SF of that is probably going to be tree protection area. Whereas, if we keep it as written, the developer can reduce it to only 6,000 SF of preserved trees and the other portion could either be a recreational area or just replanted and that is the tradeoff. As it is currently written, if they retain all 12,000 SF, they get the incentives but if they just want to keep 6,000 SF of trees and replant the buffer, that is their choice.

Chair Walden closed the public hearing.

Board discussion ensued.

Monica Brickey made a motion, seconded by Andrew Speck, that after reviewing the proposed text amendments to the UDO and considering the criteria for approval of text amendments found in §2.17.10, the proposed amendments are consistent with the Comprehensive Plan and the approval criteria for the reasons set forth in Attachment 1 of staff report OA-02-26 as revised by the Planning Board as follows:

- Review original and revised staff report with the Planning Board's recommendation to review option 2;

and therefore, to recommend approval of OA-02-26 to the Town Council with the revised option. The motion carried by a vote of 5-0.

UNFINISHED BUSINESS:

No new business was discussed.

NEW BUSINESS:

Planning Director Grieve stated that the Planning Board would hold its regular meeting in May.

Michael Skolnick made a motion, seconded by Jennifer Garner, to adjourn the meeting. The motion carried.

The meeting adjourned at 8:35 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

Planning Staff Report

To: Planning Board

From: Mason Mattox, Planner II

Date: May 21, 2026

Item: Chandler Pond Way Conceptual Development Plan (CDP)

I. EXECUTIVE SUMMARY

Kevin Lindsay, on behalf of Chandler Pond Properties, LLC, has submitted an application for a Planned Development District – Conceptual Development Plan pursuant to §2.18.4 of the Town of Southern Pines Unified Development Ordinance (UDO). The request is to rezone the property from Planned Development (PD) to Planned Development (PD) with an approved Conceptual Development Plan to allow for the construction of a religious institution on 7.41 acres and a subdivision of the remaining approximately 5.48 acres into six (6) single-family residential lots. The property is located at the northwest corner of the intersection of Waynor Road and NC Hwy 22.

Staff's review of this request has focused both on consistency with the Town's 2040 Comprehensive Plan and the adequacy of site development standards outlined within the Conceptual Development Plan.

Planning Board Continuance

On April 21, 2026 the Planning Board voted 5-0 to continue the matter to the next meeting at staff's request, seeing outstanding issues relating to the site development standards and proposed cul-de-sac configuration.

Issues Resolved Since April Planning Board

- I. The concept of a cul-de-sac configuration for the residential lots, either being a proposed public or private street, has been withdrawn. The current proposal includes direct driveway accesses onto Waynor Road, which Planning staff support.

Issues Remaining for Planning Board Consideration

- I. Proposed buffering scope
 - a. Undisturbed vs. Replanted
 - b. Location of buffering adjacent to Waynor Road

See *Additional Comments* (Section V) for more details.

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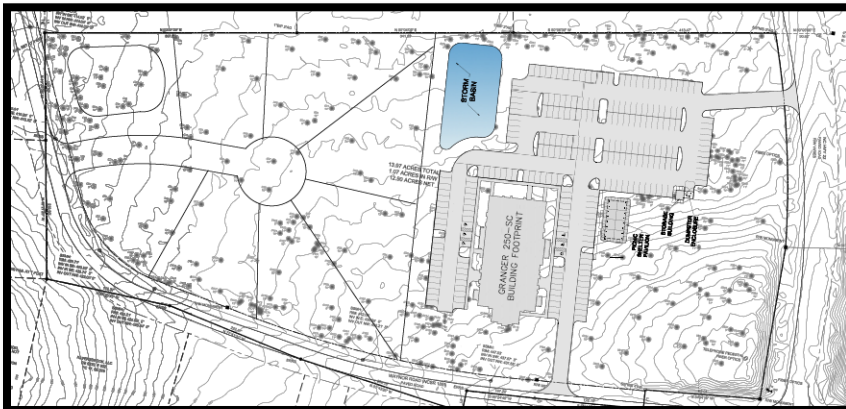
II. HISTORICAL BACKGROUND

In June 2025, the Planning Department received an initial inquiry regarding zoning and the potential development of a religious institution on the subject property. At that time, the proposal consisted solely of a single land use (a religious institution). Staff advised that a single-use development would not be consistent with the Town's 2040 Comprehensive Plan, which envisions this area as a mixed-use area, incorporating a range of residential, commercial, and civic uses.

Following this initial inquiry, no further action occurred until a pre-application meeting was held on November 04, 2025, with the applicant's representative. The concept presented at that time again consisted solely of a religious institution land use. Consistent with prior guidance, staff reiterated concerns regarding Comprehensive Plan consistency. Staff further noted that similar inquiries on the same subject property for single land uses, such as a grocery store, were also provided the same information.

On November 19, 2025, the applicant's representative submitted a revised concept plan introducing a residential component, a 7-lot subdivision to the east accessed from Waynor Road and terminating in a cul-de-sac. While technically two land uses, throughout December 2025, staff met with the applicant's representative to discuss site design, land use integration, and compliance with the Comprehensive Plan, even providing sketches for concept plans that would be acceptable. Staff maintained concerns with the 7-lot subdivision and religious institution plan due to its limited integration of uses.

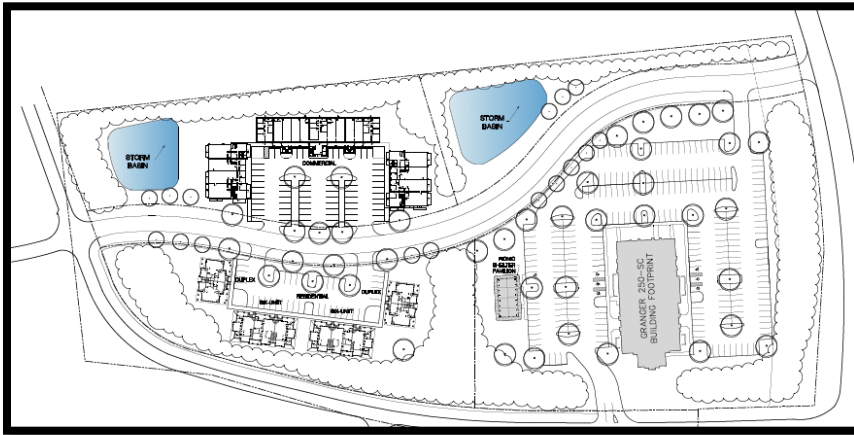
Conceptual Plan One – With Added Residential Component



An incomplete Conceptual Development Plan (CDP) application was then submitted on February 09, 2026, reflecting the same 7-lot subdivision and religious institution layout.

Prior to fee acceptance, staff proactively met with the applicant and an Architect consulting for the Church on February 13 to communicate that the application would likely not receive a favorable recommendation due to inconsistencies with the Comprehensive Plan. At that time, the project architect indicated a willingness to revise the design in coordination with staff to address consistency with the Comprehensive Plan. Following these discussions, the Architect then prepared an alternative concept plan informally referred to as “Conceptual Plan Two” that more fully integrated residential, commercial, and civic uses in a manner consistent with the Comprehensive Plan’s vision for mixed-use development, with all land uses sharing a proposed road. This concept was reviewed favorably from Planning Staff, and this was communicated to the applicant.

Conceptual Plan Two



However, the applicant’s representative then held the required neighborhood meeting showcasing both the original concept “Conceptual Plan One” and the more intensive mixed-use alternative “Conceptual Plan Two.” The applicant informed Planning staff that public feedback indicated opposition to the more intensive mixed-use concept, with a preference expressed for lower density and lower traffic in the area.

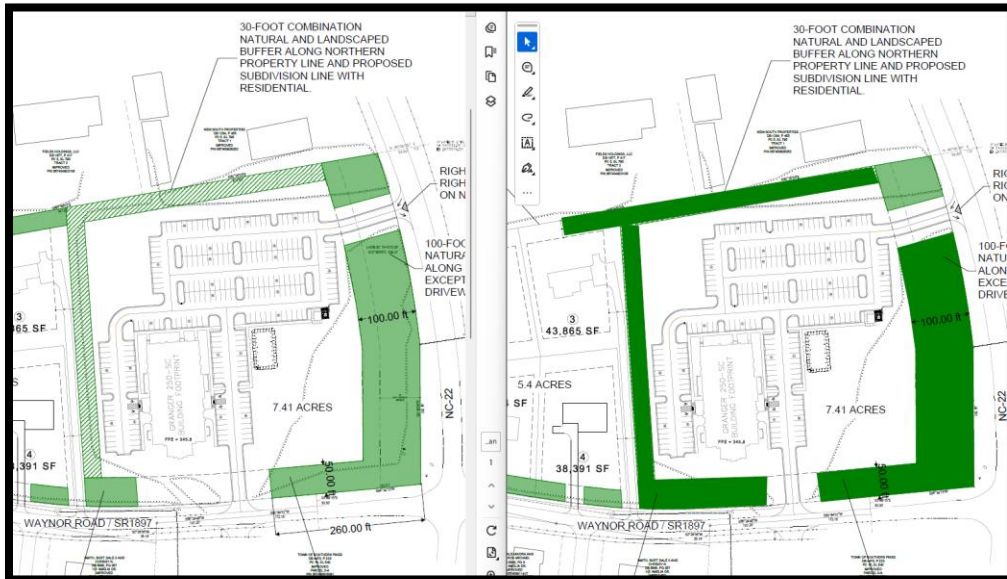
Following the neighborhood meeting, Town staff consulted with the Town Attorney regarding the interpretation of “mixed-use” under the Comprehensive Plan and potential legal implications of applying that interpretation to a proposal involving a religious land use. As a background, the Town’s review of this request constitutes a legislative zoning decision. However, because the proposal involves a religious institution, the Town Attorney advised that its decision-making framework cannot impose or appear to impose regulatory standards that could be construed as treating religious land uses less than equal terms with nonreligious assemblies or institutions, or as creating a substantial burden on religious exercise, as governed by the Federal Religious Land Use and Institutionalized Persons Act (RLUIPA).

Based on legal guidance, staff revisited its prior interpretation of “mixed-use” to ensure that it is applied consistently and without imposing heightened or unique requirements on religious land uses. Under this refined interpretation, the combination of a religious institution and a residential component constitutes a mixed-use development pattern for purposes of Comprehensive Plan consistency, even if it does not achieve the level of intensity or integration otherwise encouraged in the Plan for this area.

Staff have emphasized consistently that this interpretation is not specific to the applicant or the proposed religious use, but rather reflects a neutral application of policy intended to encourage higher intensity in the area. While a more intensive and fully integrated mix of uses would better align with the Comprehensive Plan's long-term goals for this site, the current proposal is no longer considered inconsistent.

Upon submission of a Conceptual Development Plan application, staff began discussions with the applicant in concern of the proposed cul-de-sac street configuration. The Town's Engineering Department has indicated that they would not recommend acceptance of the cul-de-sac road as public Right-of-Way due to its limited connectivity and lack of broader public benefit. Further, a non-Town maintained street would require the jurisdiction of a five-member Home Owner's Association, which staff reasonably believe would create issues at a later date *when* the road begins showing signs of age, cracking, etc. During the week of April 06-10, 2026, staff engaged in further discussions with the applicant's technical and legal representatives to explore alternative design approaches. These included elimination of the cul-de-sac in favor of direct driveway access (including potential shared driveways), and increased buffering adjacent to industrial uses to the north. While staff generally viewed these alternatives are more consistent with sound planning principles and long-term maintenance considerations, the applicant ultimately expressed a preference to proceed with the original cul-de-sac design.

On April 21, 2026 the Planning Board voted 5-0 to continue the matter to the next meeting at staff's request, seeing outstanding issues relating to the proposed cul-de-sac configuration. The applicant responded by submitting revised Conceptual Development Standards and a Concept Plan, including direct driveway accesses onto Waynor Road, which are a part of the current application.



Staff presently find concerns relating to the proposed buffering (left) in relation to the preferred buffering (right), which would be entirely undisturbed and not replanted. See Additional Comments (Section V) for more details.

III. PROJECT INFORMATION

A. Property Address

PARID 00991862 (PIN 857400914852)

B. Property Owner:

Chandler Pond Properties, LLC.

C. Applicant

Chandler Pond Properties, LLC (Lynn Clark Samuelson)

D. Authorized Agent:

Kevin S. Lindsay, PE (Crawford Design Company)

E. Existing Zoning:

Planned Development (PD) without an associated Conceptual Development Plan (CDP). The Urban Transition Highway Corridor Overlay covers a portion of the site, and the entire site is located within the Protected Water designation of the Water Supply Watershed.

F. Proposed Zoning: Planned Development (PD) with an associated Conceptual Development Plan (CDP).

G. Existing Uses: None; site is presently vacant of structures or known land uses.

H. Proposed Uses: Religious Institution; Single-Family Detached Homes.

Documents such as applications and related forms are public records under North Carolina law but are not routinely published online in order to mitigate the potential misuse of personal or contact information. Such records are available upon submission of a Public Records Request.

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

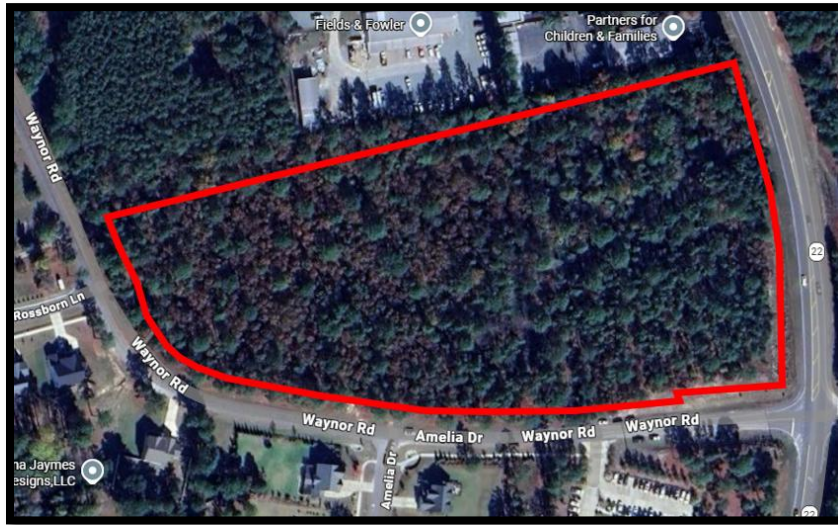


Figure 2: Zoning Vicinity Map (Approximate Property Boundary Shown in **Red**).

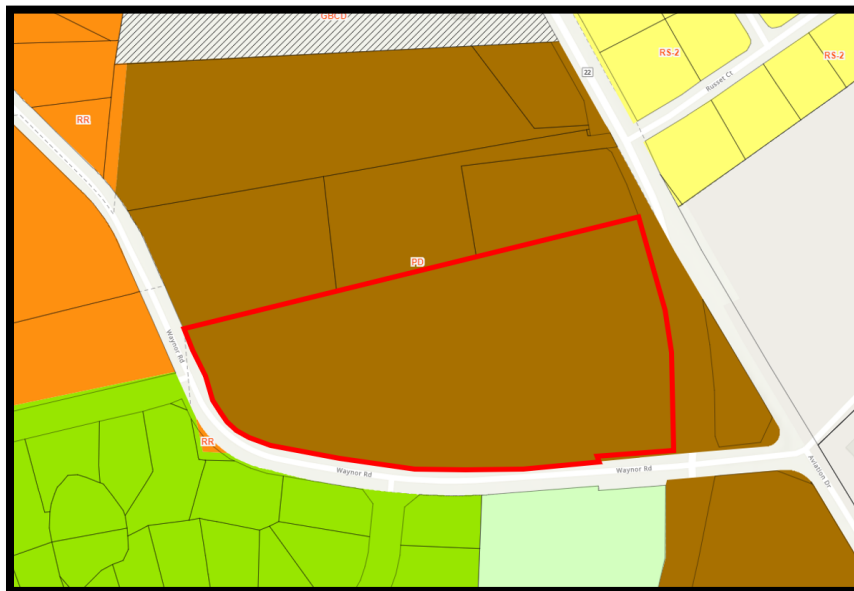
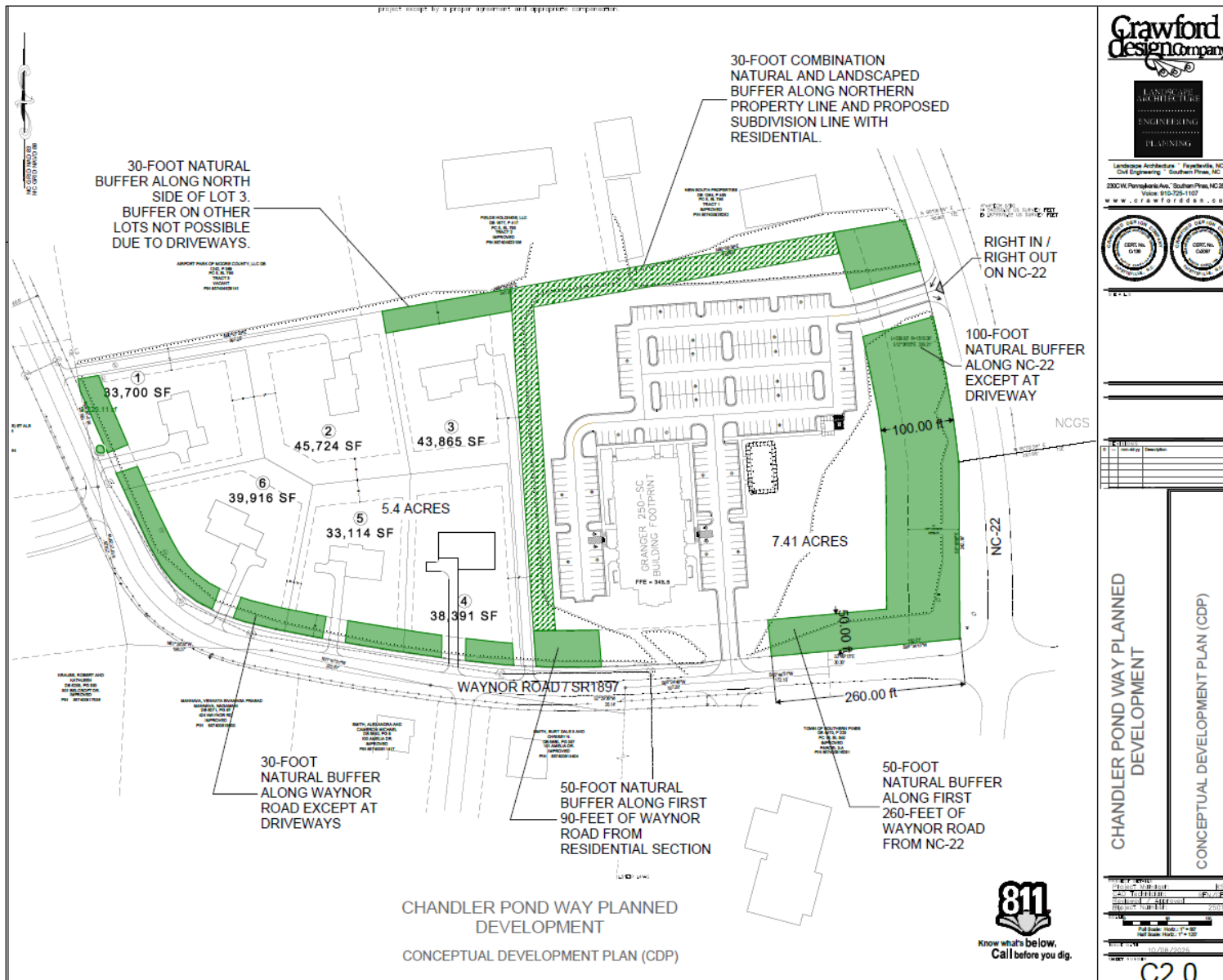


Figure 3: Urban Transition Highway Corridor Overlay (Shown in Hatched Lines).



Figure 4: Drone Aerial Image (Looking Northward).





Crawford Design Company



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 Civil Engineering Southern Pines, NC
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 www.crawforddesign.com



NO.	DATE	DESCRIPTION

CHANDLER POND WAY PLANNED DEVELOPMENT

CONCEPTUAL DEVELOPMENT PLAN (CDP)

DATE PLOTTED	11/14/2023
SCALE	AS SHOWN
PROJECT NO.	2023-01-26
DATE	11/14/2023
BY	
CHECKED BY	
DATE	
PROJECT NO.	
DATE	
BY	
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Figure 5: Applicant's Conceptual Development Plan

IV. STAFF REVIEW

1. Application Review Dates

1. Pre-Application with the Technical Review Committee: **April 04, 2025**
2. Application Submitted: **March 09, 2026**
3. Application Deemed Complete: **March 16, 2026**

April 23, 2026 Planning Board Public Hearing Notice

- Publication: **April 08 & April 15, 2026**
- Mail: **April 01, 2026**
- Signage: **March 30, 2026**
- Internet: **March 26, 2026**

May 21, 2026 Planning Board Public Hearing Notice

- Continued by action of the Board on April 23, 2026.

2. 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)).

3. Zoning Map Amendment Criteria (UDO §2.17.9)

A. Consistency with Comprehensive Plan

General Framework – Areas to Transform

- The subject area is designated “Areas to Transform” intended for new employment centers, shopping, entertainment, and mixed residential uses.

Conservation and Development – Mixed-Use Area

- The subject area is within a designated Mixed-Use Area, which calls for integrated uses – residential, commercial, and civic – organized on walkable blocks with active public spaces and diverse housing types.

Character Districts – Complete Community

- These districts are envisioned as self-contained neighborhoods with a mix of uses, identifiable centers, and walkable design.

The narrative states that proposal supports these designations by introducing a mix of institutional and residential uses while avoiding additional high-intensity commercial development.

Staff find that the proposed development introduces one institutional and a residential subdivision land use, which satisfies the very baseline mixed-use criteria. However, staff note that the level of integration between uses remains limited, and the proposal does not fully achieve the intensity, connectivity, or walkable design envisioned by the Comprehensive Plan. Aside from these limitations, and following a neutral application of the definition of “mixed-

use,” staff finds that the proposal to be consistent with the Comprehensive Plan at a baseline level, though it represents a lower-intensity development pattern than what is desired for this area.

B. Adverse Impacts on Neighboring Lands

The narrative indicates that impacts are minimized through low-density residential development, preservation of existing topography, and buffering along NC-22 and adjacent properties. The narrative also emphasizes that traffic impacts are reduced by concentrating peak activity on weekends and avoiding higher-density alternatives. (pp. 3-4, 7).

Staff generally concur that the proposed low-density development pattern may reduce potential impacts relative to more intensive alternatives that could be developed on the site. However, staff also note that the 2040 Comprehensive Plan calls for a higher-intensity, more integrated development pattern in this location, which would likely generate greater activity and associated impacts.

C. Suitability as Presently Zoned

The narrative explains that while PD zoning can allow higher intensity uses, such development would be incompatible with surrounding residential areas. The proposed lower-density mixed uses are presented as more appropriate given surrounding existing conditions. (pp. 6-7).

The site is presently zoned Planned Development and does not have an associated Conceptual Development Plan, required to develop. As such, staff find the request to rezone to achieve the next required entitlement to be reasonable with respect to suitability.

D. Health, Safety, and Welfare

The applicant notes that traffic congestion along NC-22 and Airport Road is a growing concern and that the proposed development would minimize additional impacts by limiting density and aligning peak use with non-peak traffic periods. (pp. 6-7).

Staff acknowledges that the proposed lower-density development is likely to generate fewer impacts than higher-intensity alternatives, however, staff also notes that certain design elements such as the proposed cul-de-sac raise questions about long-term maintenance of private road infrastructure, which might become a burden to homeowners in the future. Staff overall does not find that the rezoning itself would adversely impact public health, safety, or welfare.

E. Public Policy

The proposal responds to concerns raised during the neighborhood meeting, particularly regarding traffic and overdevelopment, and supports broader Comprehensive Plan goals of managing growth and avoiding overconcentration of commercial uses (pp. 1-2, 7).

Staff find that the proposal reflects responsiveness to neighborhood concerns regarding development intensity and traffic. However, the Comprehensive Plan also encourages a more robust mix of uses and greater intensity in this area. While the proposal does not fully advance those long-term policy objectives, it represents a balance between adjacent community concerns and broader planning goals. Staff find that the request does not conflict with adopted public policy.

F. Size of Tract

The narrative states that the tract is sufficient to accommodate development, buffers, an open space, proposing significant open space preservation and natural buffering across the site. (pp. 7-8).

Staff finds that the subject property is of sufficient size to accommodate the proposed uses, including buffering and open space. The tract could support a more intensive and integrated development pattern; however, the current proposal does not exceed the site's physical constraints.

G. Other Factors

The narrative outlines a two-phase development approach (religious institution and residential), with each phase functioning independently while maintaining connectivity via sidewalks (p. 6).

Staff find that the proposed phasing plan provides a reasonable framework for development of the site, and note that the relative independence of the phases reflects the limited integration between uses.

H. Applicant Representations

The narrative indicates that the Conceptual Development Plan establishes the framework for future development. (p. 8).

Staff concurs that the Conceptual Development Plan establishes the zoning framework for future development of the site. All representations made by the applicant are binding at this stage, and additional technical details and site design will be subject to further review during the Preliminary Development Plan (PDP) and Site Plan phases.

4. Conceptual Development Plan Criteria (UDO §2.18.4)

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

See Section 3(A-H) 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 Section 3(A) above.

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

The applicant identifies compatibility with surrounding land uses, including Ravensbrook Subdivision, institutional uses, and low-density commercial properties. (pp. 5-6). Staff note that the area is most appropriate according to the 2040 Comprehensive Plan for mixed-use development.

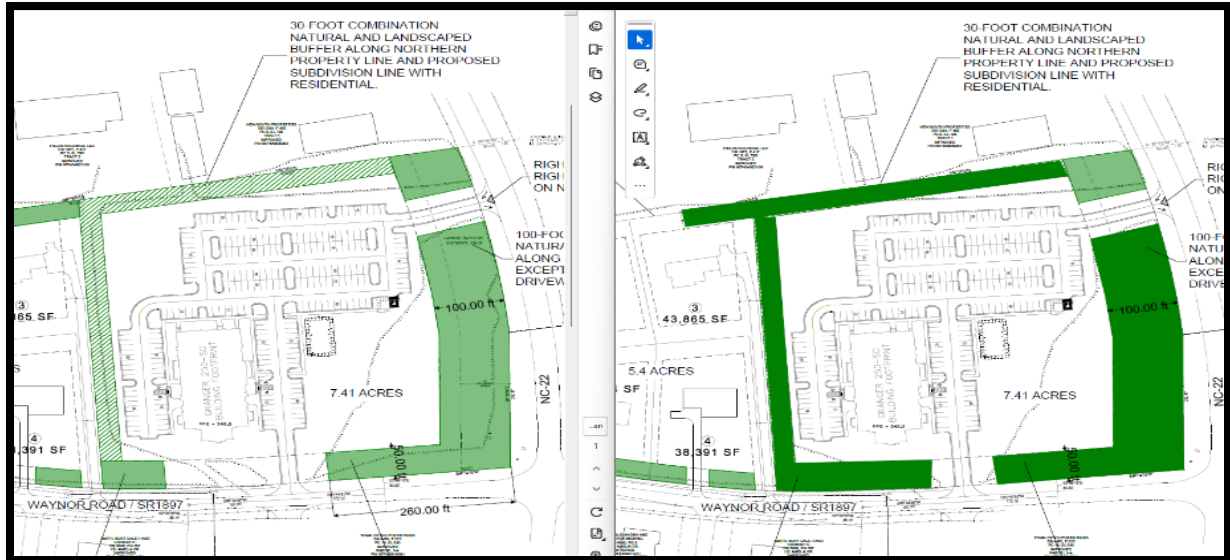
D. The proposed development will not generate the need for inefficient extensions and expansions of public facilities, utilities and services.

The narrative states that water and sewer are available along Waynor Road and that stormwater and infrastructure improvements will be handled on-site without requiring inefficient public extensions. (p. 9). Staff concur with this finding.

V. ADDITIONAL COMMENTS

The CDP standards document contains zoning standards for land uses, setbacks, buffering, access, parking, signage, lighting, tree protection, phasing, and architecture. Staff generally support the most updated list of standards, including two requested deviations from the architectural requirements of UDO 4.10.4 and from the highway corridor overlay parking maximum. However, staff strongly recommend that the proposed perimeter buffers remain undisturbed buffers rather than a combination of natural and replanted buffering, as the existing vegetation already provides substantial screening.

Staff also strongly recommend consideration of additional buffering along Waynor Road between the church and associated development from the roadway to maintain the rural, wooded character of the corridor. Additionally, staff recommends retaining the standard tree preservation language of UDO 4.3.13 within the 30-foot residential rear setbacks, rather than allowing additional clearing in order to better preserve the existing vegetative buffer pursuant to 2040 Comprehensive Plan Policies 4.9 and 4.10. See image below – left submitted by the applicant relative to image right, adjusted by Planning staff.



VI. AGENCY REVIEW AND COMMENTS

Planning staff distributed the application for review to the following Agencies and Departments on **March 26, 2026**:

The Town of Southern Pines:

- Engineering and Public Works Department
- Utilities Department
- Fire Department
- Parks and Recreation Department

Outside Agencies:

- The Regional Land Use Advisory Commission (RLUAC)
- The United States Fish and Wildlife Services (USFWS)
- The Moore County Airport
- The Moore County Economic Development Partnership (MCEDP)
- The North Carolina Department of Transportation (NCDOT)

Town staff met on March 24, 2026 to discuss additional site concerns. The Fire Marshal stated



that the anticipated occupancy of the Church may impact sprinkling requirements. As of the publication of this report, Town staff do not know the anticipated occupancy of the Church. The Fire Department commented that if the distance of the western parking area (below) from the curve to its southernmost point exceeds a certain distance, looping this drive aisle may be required. This factor is also impacted by whether or not the building will be sprinklered.

The Town's Engineering Department confirmed that a Traffic Impact Analysis (TIA) will be required at or before the Preliminary Development Plan (PDP) phase.

The U.S. Fish and Wildlife Service Raleigh Field Office noted that the site is located within a red-cockaded woodpecker Moore County red zone and near multiple active clusters with potential foraging habitat, and therefore recommends a cavity tree survey be done by a qualified consultant prior to removing any pine trees greater than 10 inches diameter at breast height (DBH) to avoid inadvertent impacts.

Any additional comments received following this staff report's publication, but prior to the public hearing, will be shared during staff's presentation.

VII. STAFF RECOMMENDATION

Staff find that the proposal satisfies the minimum criteria for consistency with the 2040 Comprehensive Plan by providing a mix of institutional and residential uses. While the development does not fully achieve the intensity or integration envisioned for this area, it is also not inconsistent with the Plan when applying a neutral definition of "mixed-use" development. The proposal therefore represents a lower-intensity development pattern that will not result in unreasonable adverse impacts to neighboring properties. Staff recommend approval of the Conceptual Development Plan for Chandler Pond Way and associated Site Development Standards provided that buffering issues are fully addressed as outlined in *Additional Comments* (Section V).

VIII. ATTACHMENTS

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

1. Draft Planning Board Resolution
2. Applicant's Narrative
3. Conceptual Development Plan
4. Conceptual Development Plan Standards
5. Neighborhood Meeting Report

IX. 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 consistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment "I" of staff report for PD-01-26;

-OR-

2. The requested Conceptual Development Plan is inconsistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment "I" of staff report for PD-01-26;

-OR-

3. The requested Conceptual Development Plan does not satisfy additional UDO criteria for zoning map amendments as set forth in Attachment "I" of staff report for PD-01-26.

I further move that the following other matters were considered by the Planning Board and shall be added to Attachment I 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-02-26 to the Town Council.
2. **Recommend approval of PD-02-26 to the Town Council, contingent on the following changes:**
 - a. **Revise the proposed perimeter buffering to reflect an undisturbed natural buffer rather than a combination of natural and replanted buffering areas.**
 - b. **Provide additional buffering along Waynor Road to further limit visibility of the church and associated development from the road.**
 - c. **Revise the tree preservation standard to retain the language of UDO 4.3.13 within the 30-foot residential rear setbacks and remove the provision allowing additional clearing for lawn or yard areas.**
3. Recommend denial of PD-01-26.



ATTACHMENT I

RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR ZONING MAP AMENDMENT APPLICATION FOR A PLANNED DEVELOPMENT DISTRICT PD-01-26

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 April 23, 2026, for consideration of a Planned Development – Conceptual Development Plan for The Chandler Pond Way Planned Development; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds that the proposed Planned Development – Conceptual Development Plan is consistent with the Town of Southern Pines 2040 Comprehensive Plan and recommends approval to the Town Council of application PD-01-26, contingent on the following revisions:

- a. Revise the proposed perimeter buffering to reflect an undisturbed natural buffer rather than a combination of natural and replanted buffering areas.
- b. Provide additional buffering along Waynor Road to further limit visibility of the church and associated development from the road.
- c. Revise the tree preservation standard to retain the language of UDO 4.3.13 within the 30-foot residential rear setbacks and remove the provision allowing additional clearing for lawn or yard areas.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the foregoing constitutes the Planning Board's Written Recommendation to the Town Council in accordance with N.C.G.S. §160D-604(d).

ADOPTED this the 21st day of May, 2026.

Matthew Walden, Chair

ATTEST:

Cindy Williams
Secretary to the Planning Board

Waynor Road Planned Development

Conceptual Development Plan (CDP)

1. Concept: The proposed district is located on a 12.9-acre parcel located at the northwest corner of NC-22 and Waynor Road. The parcel is currently wooded. The proposed Planned Development (PD) District calls for splitting the property into a 7.41-acre site for a Jesus Christ of Latter-Day Saints church and 5.48-acre tract that will be further subdivided into a residential area for five single family homes meeting the RS-3, Unified Development Ordinance (UDO), requirements. Current Zoning is “Planned Development” PD and the portion of the property along NC-22 is in the “Urban Transition Highway Corridor”.
2. Exhibit A shows Option 1:
 - a. The proposed Jesus Christ of Latter-Day Saints Church will comply with the UDO requirements of a General Business (GB) zoning. Regarding the Urban Transition Highway Corridor, an exception is requested for the Vehicle Use Area limitation on parking between the building and the highway. The lot has a prominent hill at the intersection. This hill and a minimum of 100-foot natural buffer will be maintained instead (excepting the “right in” “right out” entrance on NC-22). This will block the majority of parking spaces from view on both NC-22 and Waynor roads.
 - b. The proposed five RS-3 single family lots will comply with RS-3 UDO requirements. While lower in density than that typically found in PD districts, they match the RS-3 zoning across the Waynor Road in Ravensbrook and the sizable area of Rural Residential (RR) just to the north better than a higher density.
3. Exhibit B Shows Option 2:
 - a. Based on comments from Southern Pines Planning Staff to create more inter connection between uses, a greater mixture of uses, and to be more closely aligned with the 2040 comprehensive plan, an alternative Option 2 was prepared (See Exhibit B).
 - b. In this option a right of way runs from NC-22 to Waynor Road, opposite Bellcroft Drive. The church is moved closer to NC-22 (which will require removing the hill, and trees on the hill, located at the northwest corner of the intersection of NC-22 and Waynor Roads).
 - c. A commercial center and a high-density housing area are were also added.
4. A Neighborhood Meeting was conducted on February 24, 2026. The meeting was attended by seven nearby residents. The two options were presented and all seven residents ardently supported Option 1. Stated reasons were:

- a. Traffic congestion. Residents complained that traffic already backs up to the fire stations from the traffic circle at NC-22 and Airport Road during rush hour. Option 2 would only make the situation worse.
- b. Property values. Residents of Ravensbrook (zoned RS-3) complained that the housing shown in option 2 would reduce their property values. Whereas the RS-3 residential in Option 1 would not.
- c. Lack of need. Residents stated that “we already have enough coffee shops, restaurants, stores, and auto repair shops”.
- d. Additional traffic on Waynor Road. Currently, there is little need for anyone other than Ravensbrook residents to drive down Raynor Road past the fire station. Option 2 would dramatically change that for the worse.
- e. Based on input from residents and the owner’s desires, we are submitting for Option 1 approval, while including Option 2 as a lesser desirable alternative for comparison.

Following paragraphs will be in support of Option 1.

- 5. Applicable Zoning and Land Use Plans: As per the Southern Pines UDO, the PD district is designed to accommodate mixed land uses, such as office, residential, service, commercial, residential, and other uses appropriate for the area as set forth in the Town’s zoning and land use plans. This tract is in a large area of PD zoning and according to the 2040 Comprehensive Plan:

- a. On the “General Framework Map”, (see exhibit C) the site is listed as an “Area to Transform.”

“Areas to transform provide opportunities to re-imagine Southern Pines Future, and introduce new, energized activity areas that provide key locations for new employment center, shopping centers, entertainment areas, and upper story or adjacent residential units in appropriate locations. In the context of more development, these areas require more deliberate planning and phasing to keep them viable over longer periods of change. However, once completed, redeveloped areas have the potential to serve as new and reinvigorated activity center for the whole of Southern Pines.”

-Option 1 will transform a wooded area into a church and low-density single-family housing area. While some may argue that the proposed PD does meet the vision described in this paragraph, taking a step back and looking at the larger area, it clearly does. The area around the intersection of NC-22 and Airport Road is listed as a Regional Activity Center and a Growth Priority (the proposed site is not shown as either a Regional, Community or Neighborhood Activity Center, nor is it designated as a Growth Priority Area). The traffic circle at the intersection of NC-22 and Airport Road is .71 miles south of Waynor Road. In the last 20 years that area has transformed from a wooded area to a dense, commercial activity center with a large

apartment complex (which appears to have room for future phases). It includes a Harris Teeter, Ace Provisions, Starbucks, McDonald's, Dollar General, Medical Clinic, large day care facility, and many other restaurants and shops. An ABC store is under construction along with more restaurant and retail space.

-In addition, just .57 miles north of Waynor Road is the Food Lion Shopping Center. While not in Southern Pines, it along with several other retailers (Dollar Tree, O'Reilly Auto Parts, a pharmacy, gas station, and several others) are an activity center for Whispering Pines and the surrounding area. So, there are developed activity centers within one mile to the north and south of the proposed project.

-Two miles north of Waynor Road is the new Magnolia Hill (130 units) apartment complex.

-Due to all of this growth in close proximity, not only is another commercial center / high density housing project not needed, it would be highly undesirable and create the urban sprawl Southern Pines is trying to prevent. The proposed Option 1 minimizes adverse impacts by retaining the prominent wooded hill in the northwest corner of the Waynor Road and NC-22 Intersection. This will help provide a green break from the commercial areas to the north and south. The church's main traffic flow will be on weekends and not conflict with local rush our traffic. Several of those who attended the Neighborhood Meeting on the development complained of traffic already backing up from the traffic circle to the fire station during rush hour. At the Neighborhood Meeting, two options were presented. Option 1 included the church and 5 single family homes. Option 2 included the church with a road connecting it to a commercial and high-density housing. The seven nearby residents who attended were unanimous and very adamant in their support for Option 1 over Option 2.

-The proposed low density residential will minimize additional traffic and matches the zoning of Ravensbrook on the south side of Waynor Road. Several of those who attended the Neighborhood Meeting expressed concern for the impact of Option 2 on their home values in addition to the added traffic.

-The second to last sentence in the 2040 plan is particularly appropriate to this development: *"In the context of more development, these areas require more deliberate planning and phasing to keep them viable over longer periods of change."* The PD process allows the Town and its citizens to adjust PDs to the needs of the community over time. This area has seen rapid commercial and high-density growth in recent years and this proposed project fits very well with the community's current needs. When large areas, such as this area along NC-22 are designated as PD or to be "Transformed", each development must be looked at in the context of what has already been done to prevent it from turning into an undesirable homogeneous urban sprawl.

- b. On the Conservation and Development Map (See Exhibit D), this site it is listed as a “Mixed Use Area”: *“This category describes land offering the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks encourage active public spaces between buildings. Public spaces should be sized and designed to be gathering places for mixed use areas and their surrounding neighborhoods.”*

-While Option 1 is a mixed use of a church and low density single-family residential, it appears this description is envisioning a more urban environment than where this project is located. This site is specifically bordered by low density commercial properties to the north, a low-density single-family residential subdivision to the west and south, the fire department to the south, and the airport to the east. Further, at 12.9 acres, the site is arguably too small and isolated to create the mixed-use pattern described above. The rights of way needed to create the small blocks described would take up too much of the site in addition to increasing impervious areas and runoff. With a well-developed, designated Regional Activity Center to the South and an existing commercial center to the north—just outside the Town’s boundaries, this area is already well served with a wide variety of dining, shopping, public gathering spaces, and high density “missing middle” housing. When the “mixed use” description is extrapolated to the larger area around the proposed project—which is more suburban than urban—it fits a mixed-use description quite well. The church offers its services to the wider community and the proposed single-family homes will have a very short drive to the commercial centers to the north and south. Also, residents can connect to the Town’s recreational trail system through the Ravensbrook neighborhood. A sidewalk along Waynor Road will connect to the sidewalks going through Ravensbrook and to the Fire Department.

- c. On the Character District Map (See Exhibit E), the site is listed as a “Complete Community”: *“Complete communities represent large, vacant parcels of land aimed at becoming self-sustaining communities in the landscape. Generally speaking, a complete community includes a mixed-use area that may serve a broad economic, entertainment, employment, shopping, or civic needs of the community.”*

-Per the 2040 plan, this site is part of “Complete Community” stretching from this site to the Regional Activity Center south of the Airport Road and NC-22 intersection. It also includes the Community College and O-Neal School. As previously discussed, this area has already become a complete community with everything listed in the description above. Several things should be noted about this “Complete Community” area (See Exhibit F):

1. The Ravensbrook “Suburban Settlement” is much larger now than indicated on the map. It and the Fire Station take up the entire southern boundary of Waynor Road across from the proposed PD.
 2. The new 12-acre Moore Humane Animal Welfare Center is located on the southeast corner of the Waynor Road/NC-22 Intersection.
 3. The Community College, Moore County, and Airport own all of the remaining land around the traffic circle.
 4. The remaining undeveloped land between the Fire Station and traffic circle includes considerable areas in the US Fish and Wildlife wetland inventory—see exhibit F2.
 5. Therefore, while it appears that this area is easily connected to the activity center to the south, in reality it is not.
 6. The area north of this site is listed “Rural Living”. With this in mind, the proposed project fits very well between “Rural Living” to the north, “Suburban Settlement” to the west and south, the fire department, and the new Animal Welfare Center and airport to the east. It provides a church to the community, single family homes matching the adjacent zoning, and avoids adding significant traffic to an already congested rush hour. Also, with several commercial shopping centers constructed in the area in the last twenty years, the proposed open space adjacent to NC-22 will help maintain a more rural appearance and provide a visual break from high density mixed use commercial and residential areas to the north and south.
- The district will have a sidewalk along Raynor road between the church entrance and the residential subdivision entrance. This sidewalk will allow easy access to the sidewalks in Ravensbrook and, through them, to the Town’s Greenway system.

6. Appropriateness of Proposed District:

- a. Surrounding Area: As Exhibits G1&2 show, the area around site has experienced extensive development since 2003. What was once predominantly forest and single-family housing, now contains several commercial developments, apartment complexes, and additional single-family housing. Other major land uses include Sandhills Community College, the O’Neal School, Moore Regional Airport, and several single-family residential subdivisions. New, since 2003, are the Harris Teeter Shopping Center, Food Lion Shopping Center, Ace Provisions Shopping Center, Tyler’s Ridge Apartments, the new Magnolia Hill apartment complex (less than 2-miles north), and several other commercial and residential developments. Recent additions include a McDonalds, Starbucks, Dollar General, and the Ravensbrook Subdivision.
- b. District “Fit”: Traffic congestion along NC-22 and Airport Road has been a growing community concern. Students attending Sandhills and O’Neal and commuters

traveling to Fort Bragg and other places of work often conflict and back up the traffic circle at the intersections of NC-22 and Airport roads. The proposed district will include a church and five single family homes. Under the PD district, much higher densities are allowed and typically proposed as illustrated by Option 2 (Exhibit B). Such a mix of commercial and high-density homes would contribute to the traffic congestion in the area. Instead, the Church's main traffic would be limited to weekends and would not conflict with school and work traffic peak hours. The Church will not include a school or daycare.

7. Conceptual Development Plan (CDP) Requirements:

- a. Mix and intensity consistent with Comprehensive Plans: *As stated in paragraph 5, above, the district fits into the 2040 Comprehensive Plan designations of this site as an "Area to Transform", "mixed Use", and as being a "Complete Community" by having more than one use, fitting in with existing uses around it, avoiding additional commercial "sprawl" along NC-22, and by allowing access to the Town's trail system via Ravensbrook. The proposed church matches well with the adjacent low density commercial uses: a small non-retail commercial center, Fields & Fowler Electric, Whispering Pines Animal Hospital, Southern Pines Fire Station, and the Moore Human Animal Welfare Center under construction. The proposed single-family housing matches the zoning of the Adjacent Ravensbrook neighborhood. There is already ample commercial retail space to the north (Food Lion, Dollar Tree, etc.) and south (Harris Teeter, Dollar General, Ace Provisions, McDonalds, Starbucks, ABC store under construction and many others). There is additional room for development within these areas.*
- b. Street layout is consistent with the Town and Development: *The District will have an intersection opposite the fire departments entrance on Waynor Road, a right in/right out on NC-22, and cul-de-sac entrance opposite of Belcroft Drive on Raynor Road. Church traffic will primarily be on weekends and not conflict with Community College, O'Neil School, and commuter traffic. The low-density residential development and off-peak church traffic will avoid significantly stressing the already stressed NC-22 and Airport Road corridors.*
- c. Phasing plan enables each phase to be developed in a way that creates a sustainable neighborhood and enhance each successive phase: *The church will likely be the first phase and the residential subdivision the second phase. Each phase will operate independent of the other but will be connected with a sidewalk along Raynor Road. Each phase will be useful to the community: a place of worship and low-density housing.*
- d. The proposed arrangement of land uses and the phasing plans are compatible with surrounding neighborhoods: *The low-density single-family development matches*



SEALS

REVISIONS	Description
0	mm-dd-yy

MICHAEL R. MCLEOD, ARCHITECT, PA
NEW CHURCH MEETING HOUSE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

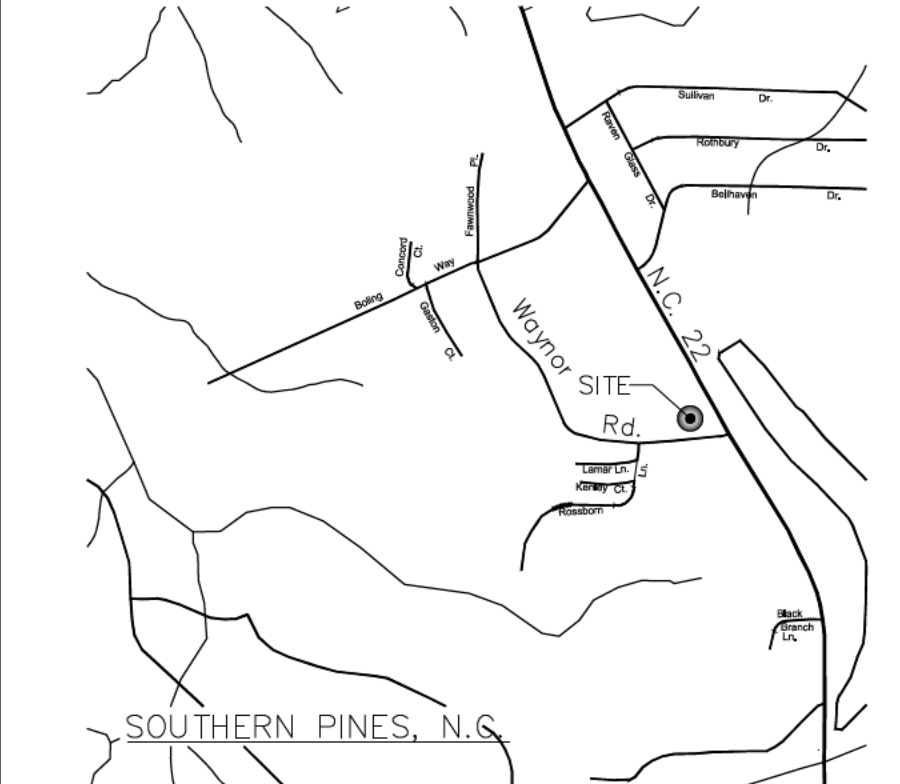
OVERALL DEVELOPMENT PLAN

PROJECT DETAILS
Project Manager: KSL
CAD Technician: RFN/GFR
Reviewed / Approved:
Project Number: 25013

SCALE
Full Scale Horiz.: 1" = 60'
Half Scale Horiz.: 1" = 120'

ISSUE DATE: 10/08/2025
SHEET NUMBER

C2.0



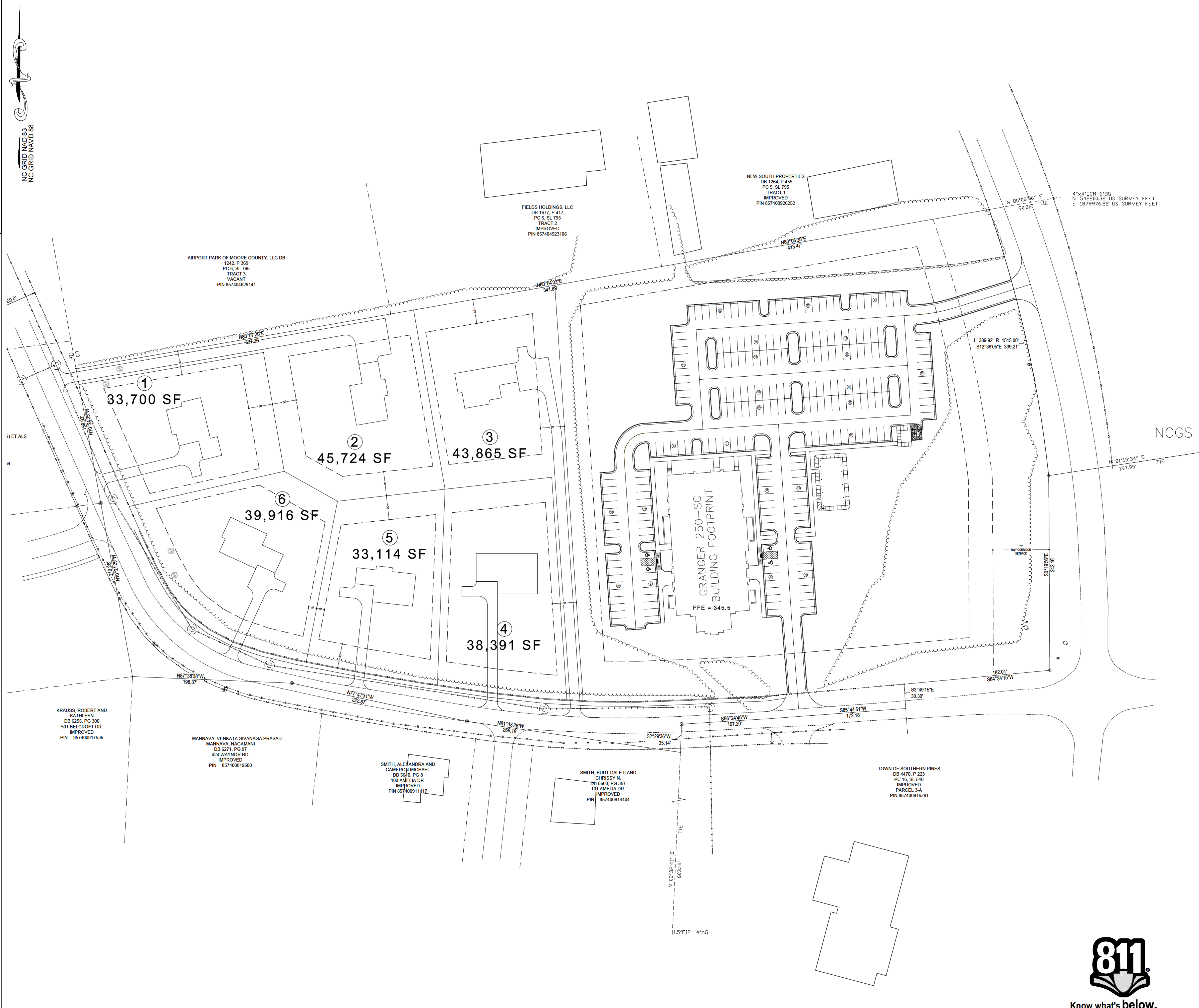
VICINITY MAP (1"-2000')

SITE NOTES

- 1) INSTALL HEAVY DUTY ASPHALT (SEE CDC DETAIL 1.1908)
- 2) INSTALL LIGHT DUTY ASPHALT (SEE CDC DETAIL 1.1910)
- 3) INSTALL 24" CURB AND GUTTER (SEE TOSP DETAIL R11)
- 4) ADA RAMP (SEE TOSP DETAIL R-18, R14)
- 5) ADA RAMP (SEE CDC DETAIL 1.1602)
- 6) DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS
- 7) 5' WIDE SIDEWALK SEE TOSP DETAIL R13
- 8) CONCRETE WHEELSTOP SEE CDC DETAIL 1.1217
- 9) INSTALL PAVEMENT MARKINGS AND STRIPING (SEE TOSP DETAIL R19)
- 10) INSTALL STOP SIGN (SEE CDC DETAIL 1.2704)
- 11) INSTALL 8.67' x 8.16' TRANSFORMER PAD
- 12) SPILL-OFF CURB SEE TOSP DETAIL R-11 (SHADED)
- 13) BICYCLE RACK (2 BICYCLES) (SEE CDC DETAIL 1.2612)
- 14) INSTALL (4) 24"-DIA PRE-CAST CONCRETE DECORATIVE BOLLARD (SEE CDC DETAIL 1.1006)
- 15) THREE-RAIL ALUMINUM PICKET FENCE (BLACK) (3' TALL) SEE ARCHITECTURAL PLAN DETAIL 5.A0.

ADDITIONAL NOTES

1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON THE COVER SHEET SHALL APPLY TO THIS PLAN
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR WITH THE SURVEYOR OF RECORD PRIOR TO BEGINNING CONSTRUCTION. BENCHMARK IS AN (INSERT DESCRIPTION) LOCATED (DIRECTION) OF PROJECT SITE, WITH COORDINATES (N 11111.1111, E 22222.2222) AND HAVING AN (ASSUMED) ELEVATION OF (123.45).



Know what's below.
Call before you dig.

Chandler Pond Way Conceptual Development Plan Standards

Religious Institution Portion

1. Land Uses
 - a. Land uses shall be limited to a Religious Institution and customarily accessory uses.
2. Setbacks
 - a. NC-22 100 feet (measured from ROW).
 - b. Waynor Road: 50 feet
 - c. North property line: 30 feet.
 - d. West property line (adjacent to single-family residential): 30 feet.
3. Buffers
 - a. NC-22: 100-foot undisturbed buffer, except for approved access points.
 - b. Waynor Road: 50-foot undisturbed buffer for 260-feet closest to NC-22. Remainder of area will be landscaped to screen parking, while making the church clearly visible from Waynor Road. Existing trees will be preserved where visibility of the church and grading allow.
 - c. Boundary with Residential portion: 30-foot undisturbed buffer where possible. Portions of existing trees may be removed to allow for grading. A 30-foot buffer will then be reestablished as part of the landscape plant.
 - d. Boundary with adjacent property to the north: 30-foot undisturbed buffer where possible. Portions of existing trees may be removed to allow for grading. A 30-foot buffer will then be reestablished as part of the landscape plant.
4. Parking
 - a. Parking shall be provided at a rate of up to one (1) space per 60 square feet of building area (283 spaces for a 17,000 sq. ft. building), including a minimum of eight (8) ADA-compliant spaces.
 - b. Parking on the institutional portion of the property shall not exceed 300 spaces.
 - c. The 40% Highway Yard maximum and maximum parking requirements of UDO Exhibit 3-13 shall not apply; parking within the Highway Corridor Overlay (HCO) may exceed this limit.
5. Signage
 - a. Signage shall comply with applicable standards of the General Business (GB) zoning district.
6. Lighting
 - a. Lighting shall comply with applicable standards of the General Business (GB) zoning district.
7. Architecture
 - a. Maximum building height permitted shall be 45 feet.
 - b. Special Architectural Features such as a steeple may be constructed up to 66 feet above the finished floor elevation.
 - c. Principal Religious Institution Structure shall be exempt from Building Orientation Requirements and shall instead face south toward Waynor Road.
 - d. Principal Religious Institution Structure shall be exempt from Windows requirements of the UDO.

Residential Portion

1. Land Uses
 - a. Land uses shall be limited to single-family detached dwellings.
2. Lot Yield and General Layout
 - a. Development shall consist of five (5) to seven (7) lots.
3. Access
 - a. Lots shall have direct access to Waynor road. Two long driveway “flag lots” will be used to provide access to the rear of the property.
4. Setbacks
 - a. Front: 30 feet.
 - b. Exterior Side: 15 feet.
 - c. Interior Side: 10 feet.
 - d. Rear: 30 feet.
5. Buffers
 - a. Waynor Road: 30-foot undisturbed buffer, except for approved driveway access points.

Entire Parcel

1. All existing trees, 6-inch diameter and greater shall be retained within the subject property that do not interfere with the following project elements:
 - Building footprints
 - Vehicular access alleys, driveways, and parking spaces
 - Utility installation
 - Essential site grading
 - Individual single family lot yards. A 30’ natural buffer will be maintained on Waynor Road except for driveway cuts. Trees along property lines will also be maintained where possible, however the developer and lot owner shall be allowed to cut trees to create a grass yard as they see fit.
 - a. Trees identified by the developer and confirmed by Town Staff during site plan review as necessary for removal due to one of the approved reasons noted above may be removed.
 - b. Trees identified by the developer as unhealthy and at risk of dying, to be confirmed by the Town's Arborist during site plan review, may be removed.
 - c. Town staff will verify tree protection fence installation for trees counting toward existing vegetation credit under UDO §4.3.13; the developer may request a reduction in tree protection fence radius if needed, and Town staff shall grant these requests if the Town Arborist finds it will not significantly affect tree health and viability.
2. Phasing. It is the intent of the current land owner to donate the land for construction of the church. The remainder of the land will then be sold for residential development as per the approved CDP and PDP. The construction will therefore be phased with the church being constructed first and the residential portion being constructed later.

Neighborhood Meeting for: Raynor Road Planned Development

Conducted: Tuesday, February 22, 2026 at Crawford Design Company, 230 West Pennsylvania Ave., Suite C, Souther Pines, NC 28387

Meeting Summary:

Seven people attended the meeting.

The design Engineer, Kevin Lindsay, went over the Planned Development concept and process of submitting a Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP). And, that we were in the CDP process.

Kevin Lindsay went over two options. Option 1 being the church with a low density residential subdivision and Option 2 being the church with a mix of commercial and high density residential (see attached). Key differences being the right of way through the project in option 2 and the church being closer to NC-22 in option 2 which would result in removing much of the hill at the corner of NC-22 and Waynor Road.

The attendees were unanimous in favoring option 1. They expressed concern over:

- Increased traffic from commercial and apartments/townhomes. Several expressed frustration at traffic already backing up to the fire station during rush hour.
- They expressed concern about their property values in Ravensbrook if option 2 was chosen.
- They expressed concern that the commercial and high density residential in option 2 is not needed. "We have plenty of coffee shops, fast food, and apartments." The large Magnolia Hill apartment complex just built to the north at the corner of NC-22 and McCaskill Roads was mentioned. Also that Ace Provisions area's new McDonald's and Starbucks are not even complete and that an ABC store and more restaurants are coming.
- The expressed concern about increased traffic on Waynor Road--especially if option 2 was chosen. It was also mentioned that there is still underutilized commercial space available in the area. Specifically at the Harris Teeter and Ace Provision shopping centers
- Several attendees said they had no problem with the church, but did not want to see commercial or high density residential.

The Architect, Mike McLeod, joined the meeting by phone and answered specific questions on the church and how it would be used.

- He went over uses and how the church would serve up to four congregations that would be kept to 250 or fewer. That these congregations would rotate through the church on Sundays with no more than two overlapping at one time.
- He also mentioned that once or twice a year a large meeting would take place that would bring additional people to the church for Saturday and Sunday meetings.
- There will be not day care or school at the church.
- There would be teen groups meeting (less than 20) on some mornings and some evening gatherings that would be smaller than Sunday meetings and take place after rush hour traffic.
- A question was asked if the church would own the houses and concern expressed about that. Mr. McLeod said no, the church would not own or control anything other than the church property.
- it was asked if this would be a fundamentalist Mormon church. Mr. McLeod said it would not be.

Kevin Lindsay invited attendees to e-mail him to receive a copy of the options and draft application and to e-mail him any comments they had. Comments and questions were only received from one person--see attached. It should be noted that the comments were from Robert Krauss--who does not appear to have attended the meeting.

Notes by:

Kevin S. Lindsay, PE
Crawford Design Company



Planning Staff Report

To: Planning Board

From: James Broadwell, Senior Planner

Date: May 21, 2026

Item: **Ravensbrook 5** (PD-02-26) – A Proposed Conceptual Development Plan (CDP) for 150 Single-Family Detached and Attached Units on 83-acres

I. EXECUTIVE SUMMARY

Colin Webster, on behalf of Grosvenor Land, LLC, Chandler Pond Properties, LLC, and Walker Buchan, has submitted an application for a Planned Development District – Conceptual Development Plan pursuant to §2.18.4 of the Town of Southern Pines Unified Development Ordinance (UDO). The request is to rezone the property from Planned Development (PD) and Rural Residential (RR) to Planned Development (PD) with an approved Conceptual Development Plan to allow for the construction of 114 Single-Family Detached and 36 Single-Family Attached residential lots on approximately 83 acres. The property is located to the northwest of Waynor Road and overlaps with the Nick’s Creek Greenway. Staff’s review of this request has focused on balancing priorities under the Town’s 2040 Comprehensive Plan and the adequacy of site development standards to address a unique array of regulatory and contextual factors unique to this site.

Issues Addressed. Staff find that:

1. The designated 46-acres of Open Space, a large portion of which is within a Critical Watershed, closely aligns with Comprehensive Plan policies 4.9 and 4.10.
2. The proposed condition limiting the unit count to 100 (only the units shown in phases I, 2A, and 2B), until a second access to the site is secured, sufficiently addresses a fire code issue pursuant to the International Fire Code Appendix D, §D106.1.
3. The general uses and dimensional standards have been sufficiently addressed.
4. The project’s design is similar to the “courtyard cottage” design, which better aligns the project with its Comprehensive Plan character district designation.
5. Staff support the proposed watershed exemption allocation for 36 townhome units, which are proposed nearest to the existing water and sewer infrastructure.

Issues Remaining for Planning Board Consideration. Staff find that:

1. **Total Unit Count.** The proposal includes a total of 150 units; after thorough staff analysis on the maximum allowable density under watershed regulation and the purpose and intent of key Comprehensive Plan policies, *staff cannot support more than 130 total units*. Further elaboration on this issue is enclosed in this staff report.
2. **Phasing Plan.** The phasing plan does not sufficiently address the need for each phase to adequately function on its own. Mainly, each phase will not have water lines looped, which can present health and water quality hazards over time.
3. **Buffering.** The buffer standards need improving to ensure sufficient adjacent property impact mitigation and compatibility.
4. **Street Ownership.** The applicant has not determined if the streets will be private, public offered to the town, or public offered to NCDOT. Staff would not recommend dedication to the town given the site’s location and lack of public connection.

For these reasons, town staff are recommending approval contingent on changes that satisfy these four issues mentioned above.

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II. PROJECT INFORMATION AND BACKGROUND

A. Property Identification

- PARID 00040517 and PIN 857404831442
- PARID 00032324 and PIN 857400646996
- PARID 00038078 and PIN 857400738348

B. Property Owners:

- Grosvenor Land, LLC
- Chandler Pond Properties, LLC
- Walker Buchan

C. Applicant

Grosvenor Land, LLC

D. Authorized Agent:

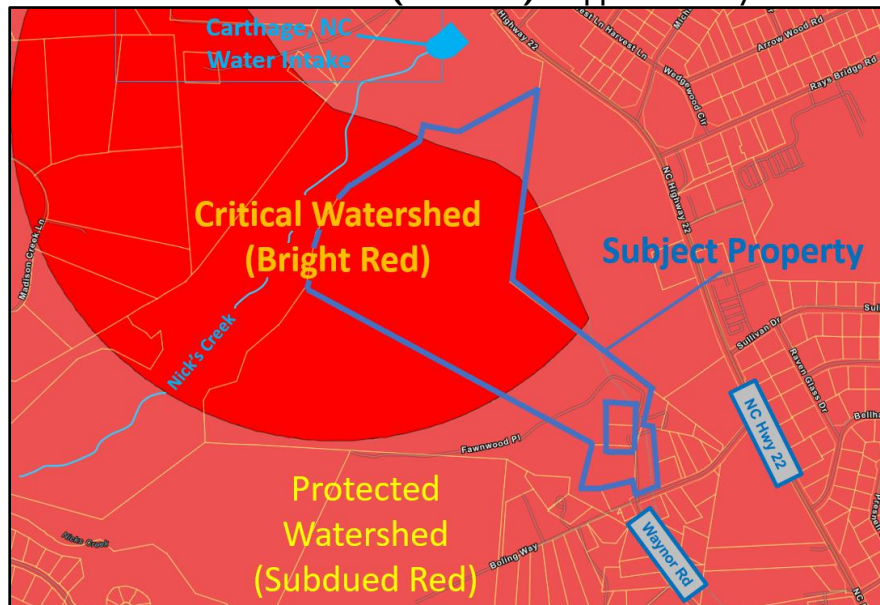
Colin Webster (Grosvenor Land, LLC)

E. Existing Zoning:

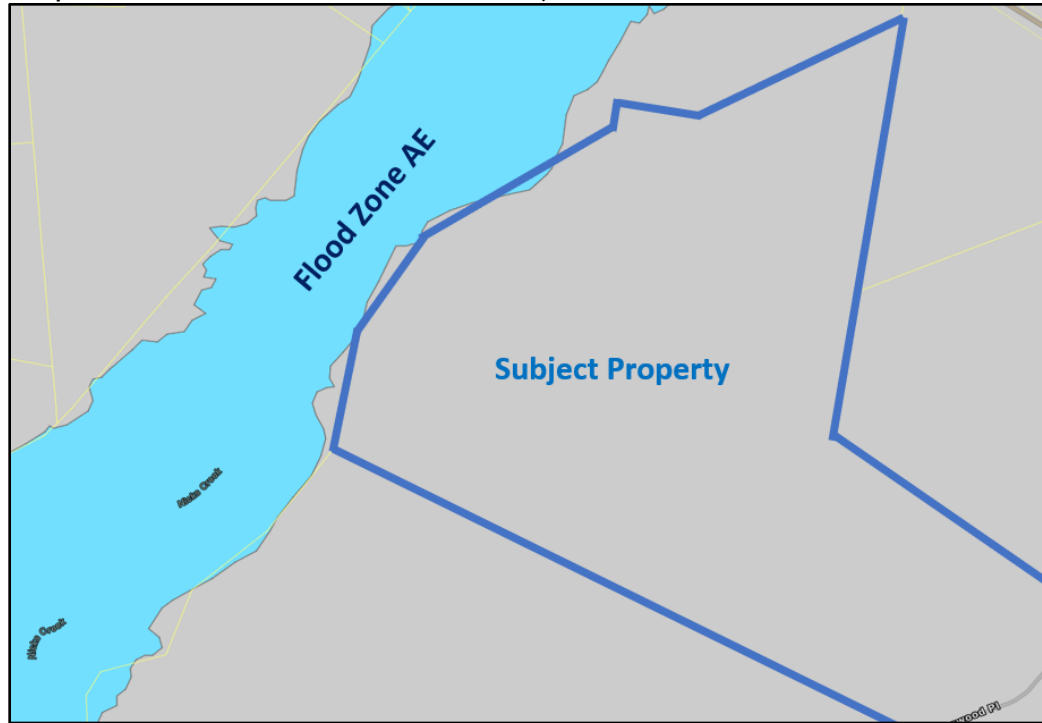
Planned Development (PD) without an associated Conceptual Development Plan (CDP) and Rural Residential (RR).

Overlays

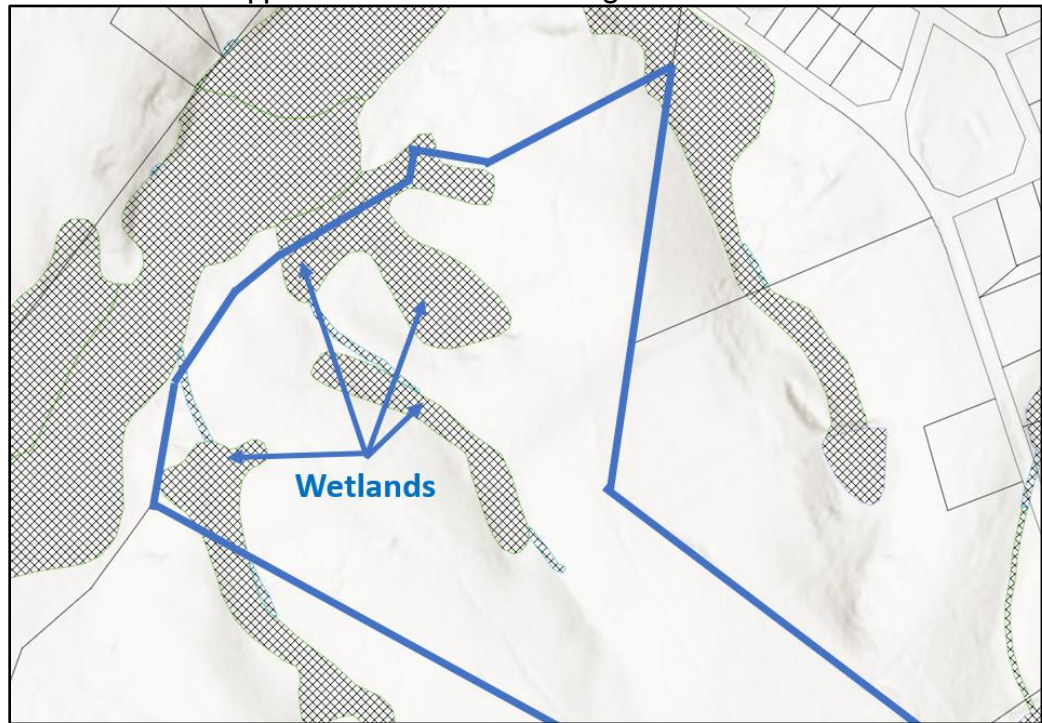
- **Critical Watershed (WS-IIIC)** – approximately 72% of the site.
- **Protected Watershed (WS-IIIP)** – approximately 28% of the site.



- **Flood Hazard Zone AE (100-Year Floodplain)** – Overlaps with a small portion of the NW corner of the subject site.



- **Wetlands** – approximate locations throughout the site are below.



F. Proposed Zoning: Planned Development (PD) with an approved Conceptual Development Plan (CDP).

G. Proposed Uses: Single-Family Detached residences, Single-Family Attached residences, and Homeowners' Association controlled amenities and clubhouse.

Figure 1: Aerial Vicinity Map (Approximate Property Boundary Shown in **Blue**).

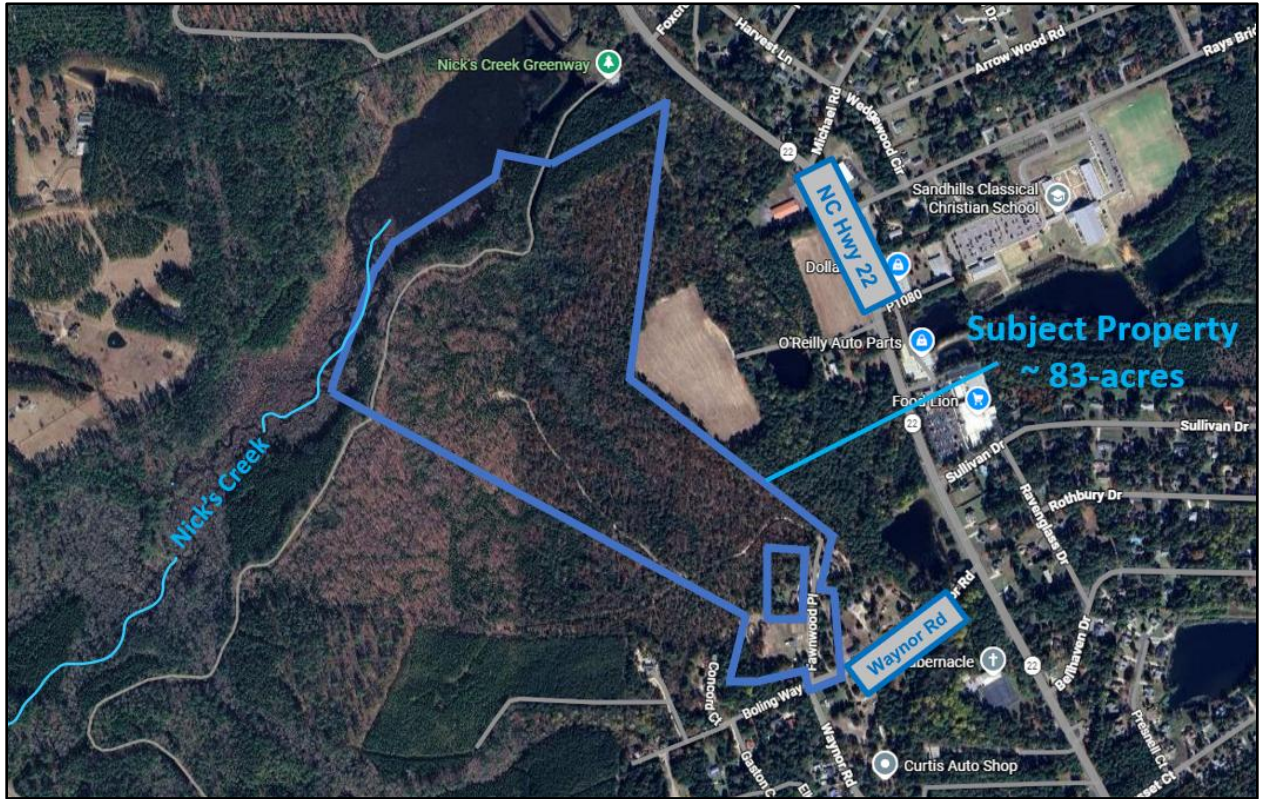


Figure 2: Zoning Vicinity Map (Approximate Property Boundary Shown in **Blue**).

PD = Planned Development

RR = Rural Residential

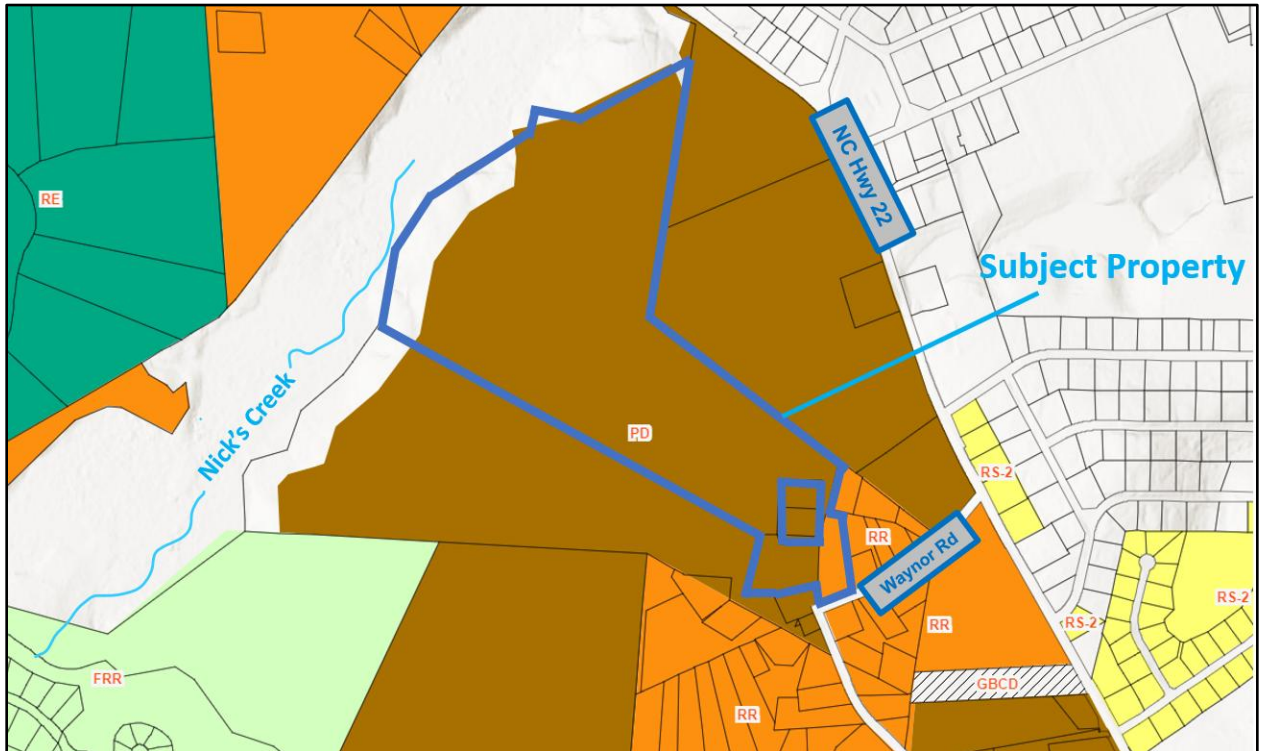


Figure 3: Aerial Site Photos.



Figure 4: Applicant's Conceptual Development Plan by Land Area.

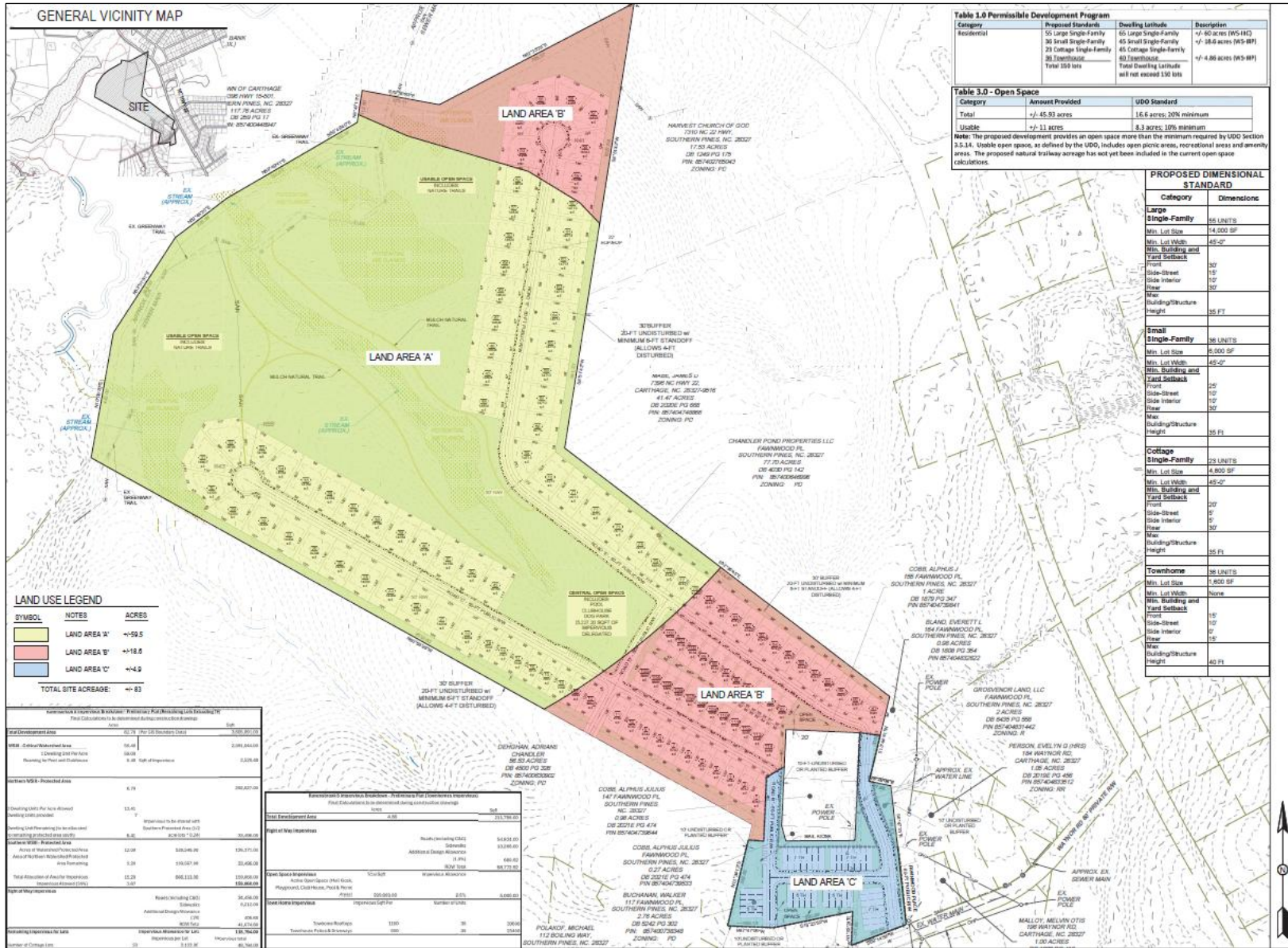


Figure 5: Conceptual Development Plan Site Layout.

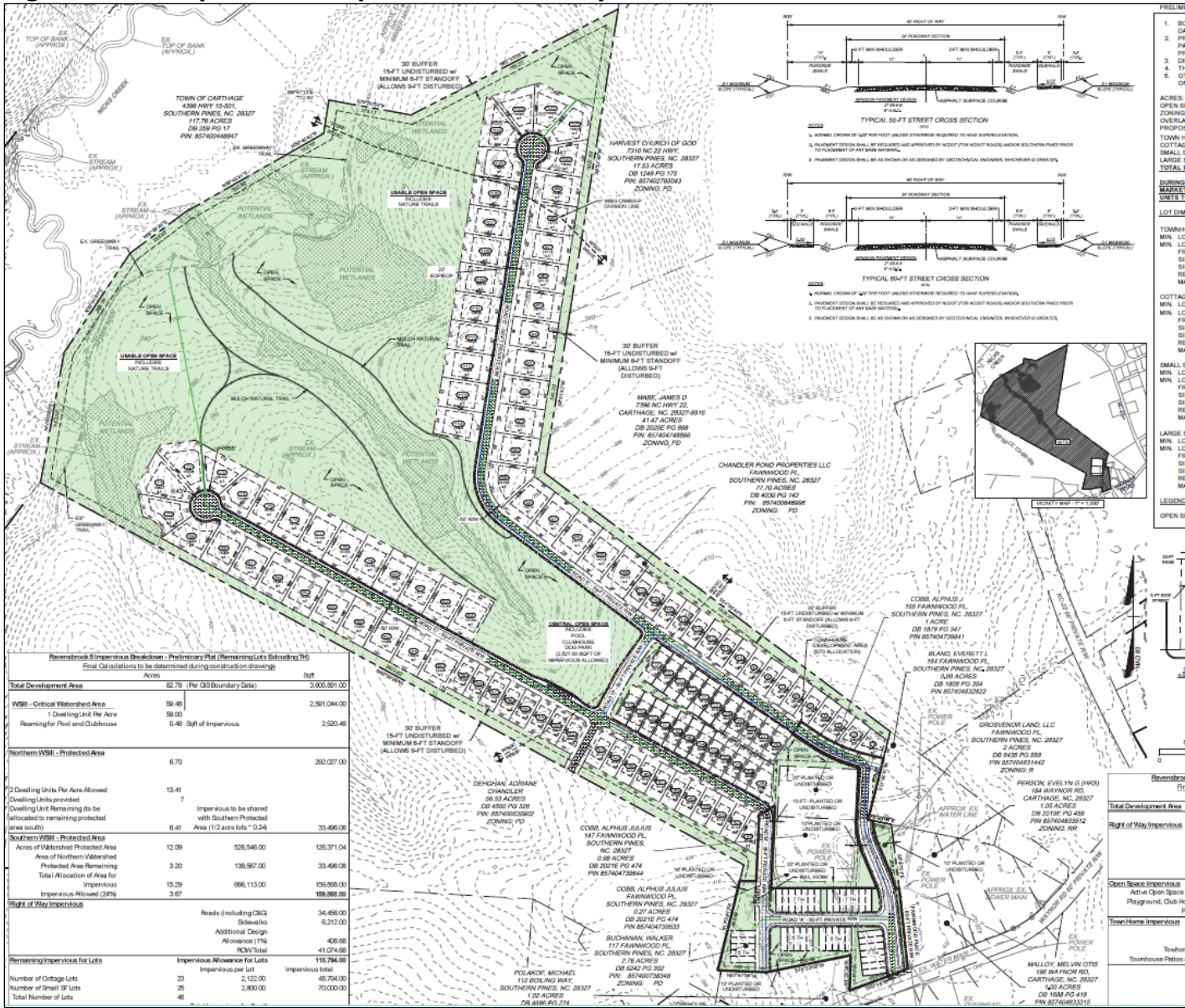


Figure 6: Phasing Plan.

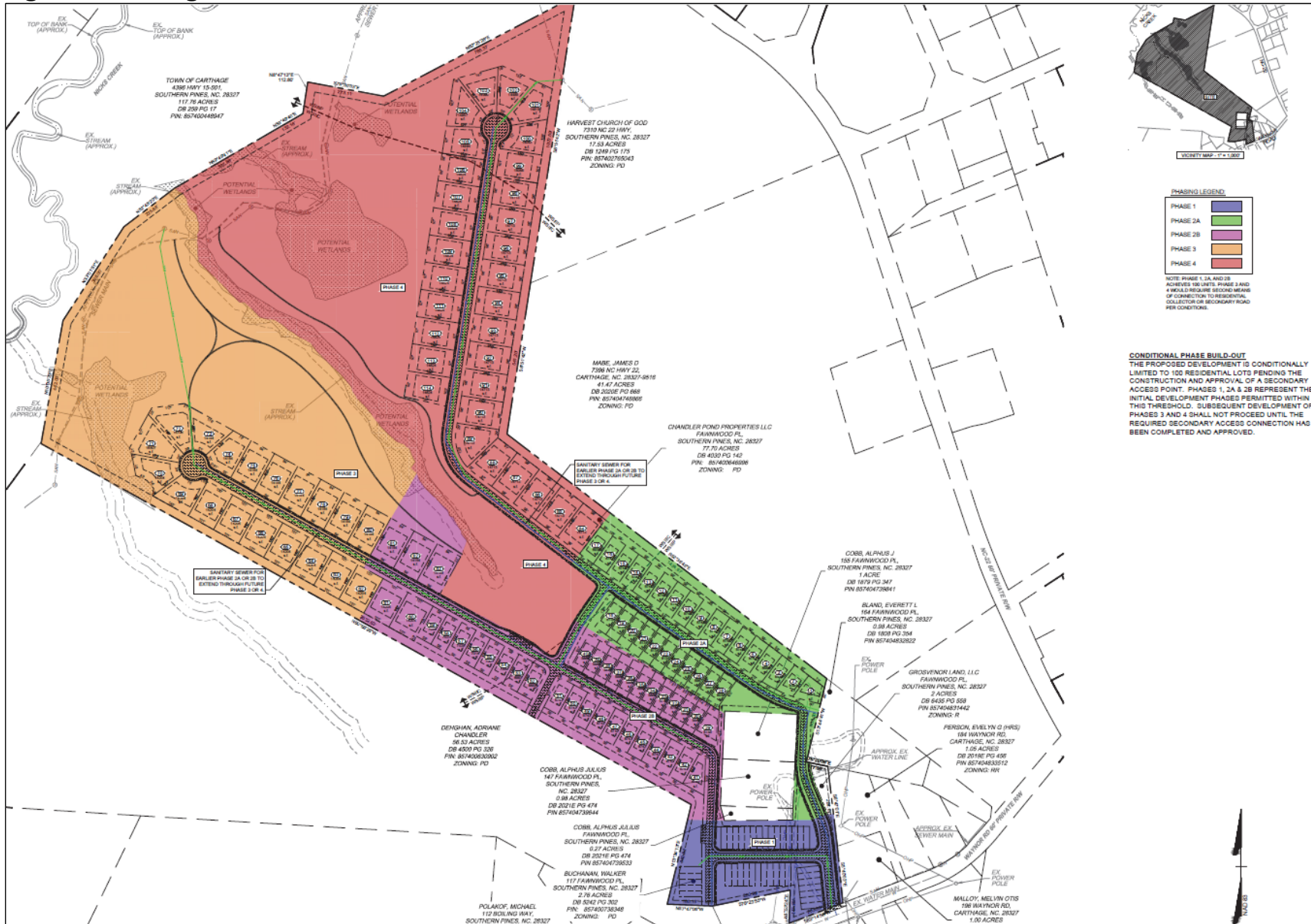


Figure 7: Base Development Standards.

Allowable Uses – CDP §5.0

1. Single-Family Detached Residence (LBCS Code 1111)
2. Single-Family Attached Residence (LBCS Code 1112)
3. Recreational Amenity Accessory Structures / Uses (Pursuant to UDO §5.3.2(D))

Dimensional Standards – CDP §5.2

4. Large single-family, small single-family, cottage, and townhome standards:

LARGE SINGLE-FAMILY	Dimension Type	Proposed Standards
Dwelling Latitude no more than 65 units.	Max. Roof Height	35 FT
	Min. Lot Width	45 FT
	Min. Lot Size	14,000 SF
	Min. Building and Yard Setbacks	
	Front Side-Street Side Interior Rear	30 FT 15 FT 10 FT 30 FT

SMALL SINGLE-FAMILY	Dimension Type	Proposed Standards
Dwelling latitude no more than 45 units.	Max. Roof Height	35 FT
	Min. Lot Width	45 FT
	Min. Lot Size	6,000 SF
	Min. Building and Yard Setbacks	
	Front	25 FT
Side-Street	10 FT	
Side Interior	10 FT	
Rear	30 FT	
COTTAGE SINGLE-FAMILY	Dimension Type	Proposed Standards
Dwelling latitude no more than 45 units.	Max. Roof Height	35 FT
	Min. Lot Width	40 FT
	Min. Lot Size	4,800 SF
	Min. Building and Yard Setbacks	
	Front	20 FT
Side-Street	5 FT	
Side Interior	5 FT	
Rear	30 FT	

TOWNHOME	Dimension Type	Proposed Standards	
Dwelling latitude no more than 40 units.	Max. Roof Height	40 FT	
	Min. Lot Width	None	
	Min. Lot Size	1,600 SF	
	Added Area Per Addit. Unit	1,600 SF	
	Min. Building and Yard Setbacks	Front	15 FT
		Side-Street	10 FT
Side Interior		0 FT	
Rear		15 FT	
Open Space Acreage – CDP §5.2			
<p>5. Total Open Space – approximately 45.93-acres</p> <p>6. Usable Open Space – approximately 11-acres</p>			
Wetlands – CDP §5.3			
7. All wetlands shall remain undisturbed and protected during construction.			
Streets and Vehicular Access – CDP §5.5.1			
<p>8. Streets will primarily use the “Residential Local Street” cross section as shown in UDO Exhibit 4-18.</p> <p>9. 5-foot Sidewalks shall be provided on at least one side of each street.</p> <p>10. Application requests a deviation from a 50-foot right-of-way to a 40-foot right-of-way along the Fawnwood Place roadway segment adjacent to PARID 00037866 (owned by Everett Bland).</p>			
Parking – CDP §5.5.2			
<p>11. The maximum parking standard is two spaces per dwelling unit.</p> <p>12. 10 parking spaces are proposed for the clubhouse.</p>			
Open Space Amenities and Pedestrian Access – CDP §5.5.3			
<p>13. A playground, clubhouse, pool, dog park, and other usable open space areas that amount to approximately 4-acres are provided (but is not proposed for construction until phase 4).</p> <p>14. A pedestrian trail that connects with the Nick’s Creek Greenway is provided, but not proposed for construction until phases 3 and 4.</p>			
Landscaping – CDP §5.5.5			
<p>15. Undulating buffers are proposed at varying widths from 10-feet to 30-feet.</p> <p>16. “Planted or Undisturbed Buffers” are proposed at various locations throughout the site.</p>			

Utilities – CDP §5.5.6

- 17. Water and sewer lines are proposed for extension by the developer from the existing lines along Fawnwood Place.
- 18. The proposal includes a provision that deviations from town engineering standards will be allowed where topographical conditions make compliance impractical.
- 19. Electricity will be provided by Duke Energy.

Street Lighting – CDP §5.5.7

- 20. Street lighting will follow lumen standards pursuant to UDO §4.8.

Signage – CDP §5.5.8

- 21. Signage will follow the sign code standards pursuant to UDO §4.6.

Stormwater Management – CDP §5.5.10

- 22. Stormwater management is primarily proposed to be accomplished through natural infiltration (not conventional stormwater ponds).
- 23. Stormwater is proposed to be conveyed via vegetated swales and the site's natural topography.

III. STAFF REVIEW

I. Application Review Dates

- Pre-Application with the Technical Review Committee: **February 10, 2026**
- Applicant-led Neighborhood Meeting: **February 20, 2026** (no attendees reported)
- Application Submitted: **March 11, 2026**
- Updated Materials Submitted: **March 23, 2026**
- Updated Materials Submitted: **April 2, 2026**
- Application Deemed Complete: **April 2, 2026**
- Updated Materials Submitted: **April 3, 2026**
- Planning Staff Provided Project Feedback: **April 7, 2026**
- CDP Review by the TRC: **April 14, 2026**

May 21, 2026 Planning Board Public Hearing Notice

- Publication: **May 6 & May 13, 2026**
- Mail: **April 28, 2026**
- Signage: **April 28, 2026**
- Internet: **April 28, 2026**

- Updated Materials Submitted: **May 6, 2026**
- Updated Materials Submitted: **May 12, 2026**
- Updated Materials Submitted: **May 14, 2026**
- Planning Board Public Hearing: **May 21, 2026**

2. 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)).

3. Zoning Map Amendment Criteria (UDO §2.17.9)

A. Consistency with Comprehensive Plan. *Rezoning shall be consistent with the adopted Comprehensive Plan.*

and

E. Public Policy. *Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use Development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.*

General Framework – Areas to Preserve¹

- The subject area is designated as an “Area to Preserve,” which prioritizes the safeguarding of rural and environmentally sensitive lands. Future development should remain limited in these designated locations.

Conservation and Development Map and Character District – Rural Living²

- Describes land characterized by large residential lots, homes oriented toward internal neighborhood streets, small nodes of commercial activity, trails and greenways, and new development that is overall sensitive to existing natural resources and drainage ways.
- Large single-family detached lots, courtyard cottages, and accessory dwelling units are all home types associated with the “Rural Living” character district under the Comprehensive Plan.

The narrative states that proposal supports these designations by incorporating a conservation-oriented design approach that emphasizes open space preservation and context specific site planning. Moreover, the narrative discusses how the courtyard cottage layout, with rear-loaded garages and small lots, mirrors the cluster subdivision provisions of chapter 6 of the UDO.

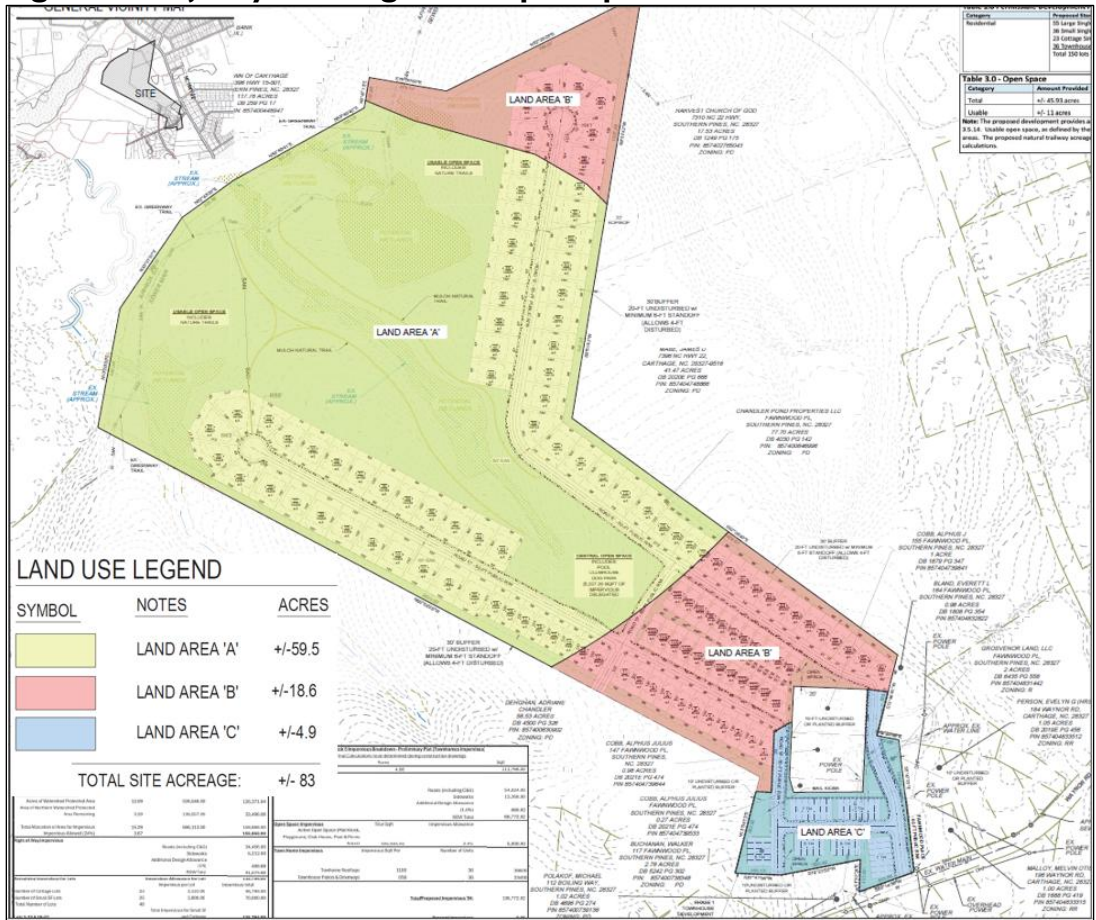
The Town of Southern Pines 2040 Comprehensive Plan comprises a multitude of priorities, and some are emphasized more than others depending on the area in question. For this area and this proposed project, staff find that five key aspects of the Comprehensive Plan should be carefully considered during review (outlined below). Overall, the project protects a substantial area of sensitive natural environments as Open Space, proposes 36 units of “missing middle” housing (in this case townhomes), employs a design that’s similar to the “courtyard cottage” associated with the Rural Living character district, and provides pedestrian connections to the town’s established greenway system. However, staff also find that the total intensity of the site, with a total proposed unit count of 150 units, is inconsistent with the Comprehensive Plan and this element of the rezoning criteria. A variety of priorities, regulations, and Comp Plan objectives coincide with this proposed development area, and staff find that striking the right balance between those priorities is vital.

Open Space as a Meaningful Development Component. Pursuant to UDO §3.5.14(G), Planned Developments must establish at least 20% of their land area as Open Space. This project proposes establishing approximately 46 of the total 83 acres as Open Space. 11 of those acres comprise usable / amenity-type open space, but the majority involves preserving wetlands and tree stands in the NW portion of the property and surrounding the existing Nick’s Creek Greenway. Furthermore, the majority of this Open Space falls within the Critical Watershed for the Town of Carthage’s water intake. Preserving open space of this type is highly consistent with Comp Plan policies 4.9 and 4.10, as well as some of the Plan’s key guiding principles.

¹ Town of Southern Pines. 2040 Comprehensive Plan, page 40.

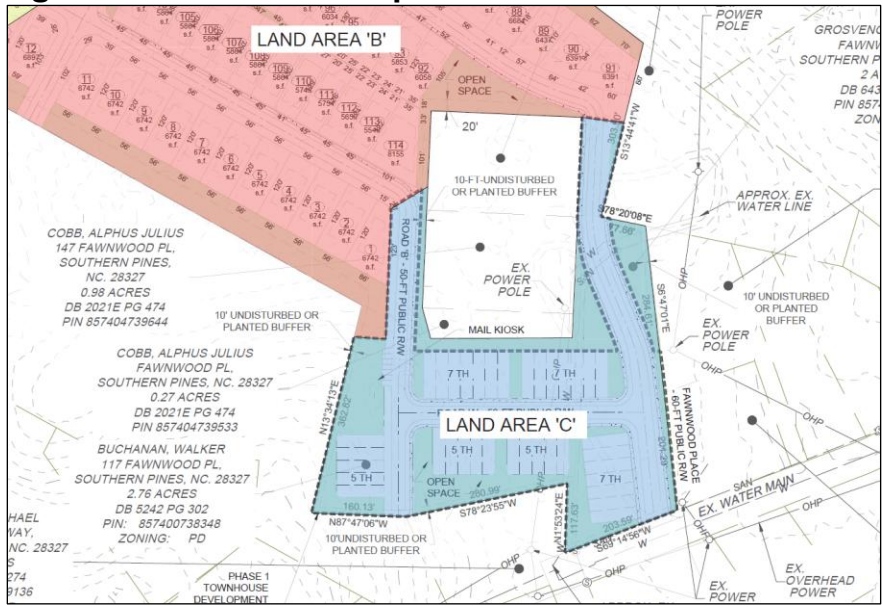
² Town of Southern Pines. 2040 Comprehensive Plan, pages 39, 50-51, 65, and 68-71.

Figure 5. Majority of Designated Open Space in “Land Area A” in Green.



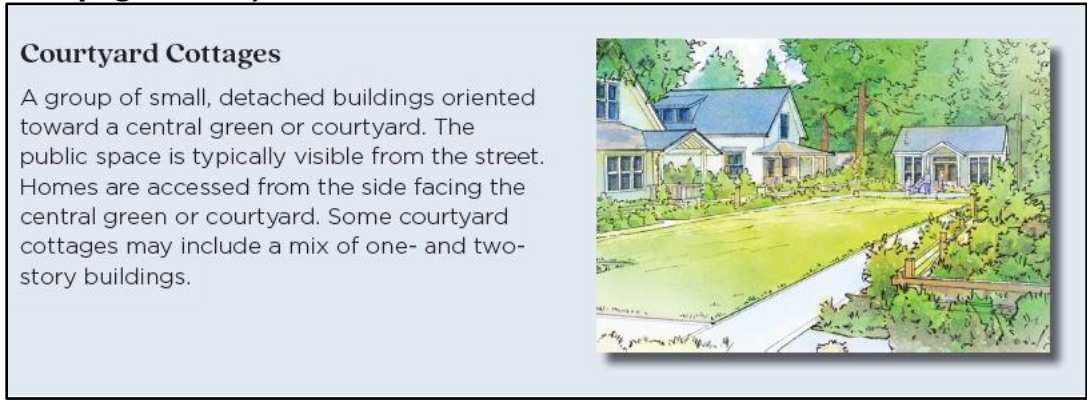
Missing-Middle Housing. Multiple aspects of the comprehensive plan call for enabling a mix of housing types, like townhomes and duplexes. The proposal includes 36 townhomes on the southern end of the site. The location of the townhomes is also the closest to the existing utilities along Fawnwood Place, which is consistent with the Comprehensive Plan’s guidance to focus development near existing utilities. Overall, this aspect of the project aligns with Comprehensive Plan policies 7.1 and 7.5—support housing diversity and workforce housing in the community.

Figure 6. Townhomes Proposed for “Land Area C” in Blue.



Courtyard Cottage Design and the “Rural Living” Character District. Though not an exact match of the “Courtyard Cottage” concept of the Comp Plan (see figure 7 below), the proposed single-family detached design in phases 2A and 2B does resemble the concept and its intent. The rear-loaded garages and central placement of usable open spaces resemble the character of the courtyard cottage design, which is consistent with the home types of the rural living character district.

Figure 7 – Courtyard Cottage Design from Comprehensive Plan (see Comp Plan pages 71-74).



Pedestrian Connectivity and Neighborhood Amenities. Nick’s Creek Greenway, part of the Southern Pines greenway system, intersects with the northern portion of the proposed development site. The greenway follows a town sewer easement otop of an active gravity sewer line. The proposed development intends to connect the Ravensbrook 5 neighborhood with a trail connection during phases 3 and 4, which is

³ Town of Southern Pines. 2040 Comprehensive Plan, pages 71-74.

shown on the overall concept plan. The proposed neighborhood amenities, which include a playground, dog park, clubhouse, and pool, are proposed for development during phase 4. Staff highlight that, under the proposed condition limiting the total unit count to 100 units based on Fire Code standards and phasing plan, the trail and amenities will not be constructed unless the applicant secures a second access to the Ravensbrook 5 site (which will almost certainly involve a CDP amendment for the project). All other amenities are tied to phase 4, which cannot be constructed until the second access is established.

Sidewalks are also proposed for at least one side of each neighborhood street, which aligns with Comprehensive Plan policies 7.2 and 8.1.

Aggregate Intensity. The Ravensbrook 5 CDP proposal includes 150 total units, consisting of 59 units within the critical watershed and 91 units within the protected watershed, including 36 townhome units that require a Town Council-approved Watershed Protection Permit (WPP) (see Figure 8 below). The Comprehensive Plan’s “areas to preserve” and “rural living” designations prioritize natural preservation and rural, large-lot character. While the project incorporates several positive design elements consistent with the Comp Plan, including substantial open space preservation, varied housing types, and a layout that reflects the “cluster subdivision” approach of UDO Chapter 6, the overall development intensity falls out of balance with those policy priorities.

Figure 8: Proposed Total Unit Count.

Category	Proposed Standards	Dwelling Latitude	Description
Residential	55 Large Single-Family	65 Large Single-Family	+/- 60 acres (WS-IIIC)
	36 Small Single-Family	45 Small Single-Family	+/- 18.6 acres (WS-IIIP)
	23 Cottage Single-Family	45 Cottage Single-Family	+/- 4.86 acres (WS-IIIP)
	36 Townhouse	40 Townhouse	
	Total 150 lots	Total Dwelling Latitude will not exceed 150 lots	

Staff further note that the proposed 150 units represent the maximum unit count permitted under the applicable watershed regulations⁴, if both the requested WPP is approved for the townhomes and the remainder of the protected watershed area is developed at the maximum 24% built-upon area. This calculation is based on the site’s approximately 83 acres, including roughly 60 acres within the critical watershed and 23 acres within the protected watershed. Under the totality of competing policy priorities, staff find that this combination results in a project intensity that exceeds an appropriate balance for the site. The Comprehensive Plan identifies this area as one where preservation and rural character should remain the dominant considerations, and the overall intensity should be moderated accordingly.

UDO §3.6.8 and Exhibit 3-14 permit development within protected watersheds under

⁴ [15A NCAC 02B .0624](#) and UDO Exhibit 3-14.

either a 24% built-upon area standard or a density limit of two dwelling units per acre. The applicant proposes the 24% built-upon area option across the remaining protected watershed area in addition to seeking the WPP for the townhomes in Land Area C, resulting in the proposed 150-unit total. By contrast, if the 23-acre protected area were developed:

- at 24% impervious **without** the WPP, or
- with the WPP, but utilizing the 2 dwelling units per acre standard for the remaining protected area,

the total for the project would amount to approximately **130 units**.

Staff support the requested WPP for the townhomes in Land Area C, as this component of the project advances the Comprehensive Plan's attainable housing goals. However, staff do not support pairing that request with the maximum 24% built-upon area option across the remainder of the protected watershed for additional detached housing. In staff's professional view, the increased impervious surface allowance for the townhome component can be justified only if the balance of the site develops under the lower-density watershed option. Allowing both the WPP in Land Area C and maximum-intensity development across the remaining protected watershed area results in a project intensity that is inconsistent with the site's preservation priorities. Moreover, it causes the WPP request to fall out of balance with its approval criteria in UDO Exhibit 3-14.

Accordingly, staff find the proposed 150-unit development inconsistent with the Comprehensive Plan and the applicable §2.17.9 approval criteria. Staff instead recommend a maximum of 130 total units, including the 36 townhome units within Land Area C.

B. Adverse Impacts on Neighboring Lands. *The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.*

Watershed Regulations ([15A NCAC 02B .0624](#) and UDO Exhibit 3-14).

The following are key regulatory notes that pertain to watershed regulations for this site:

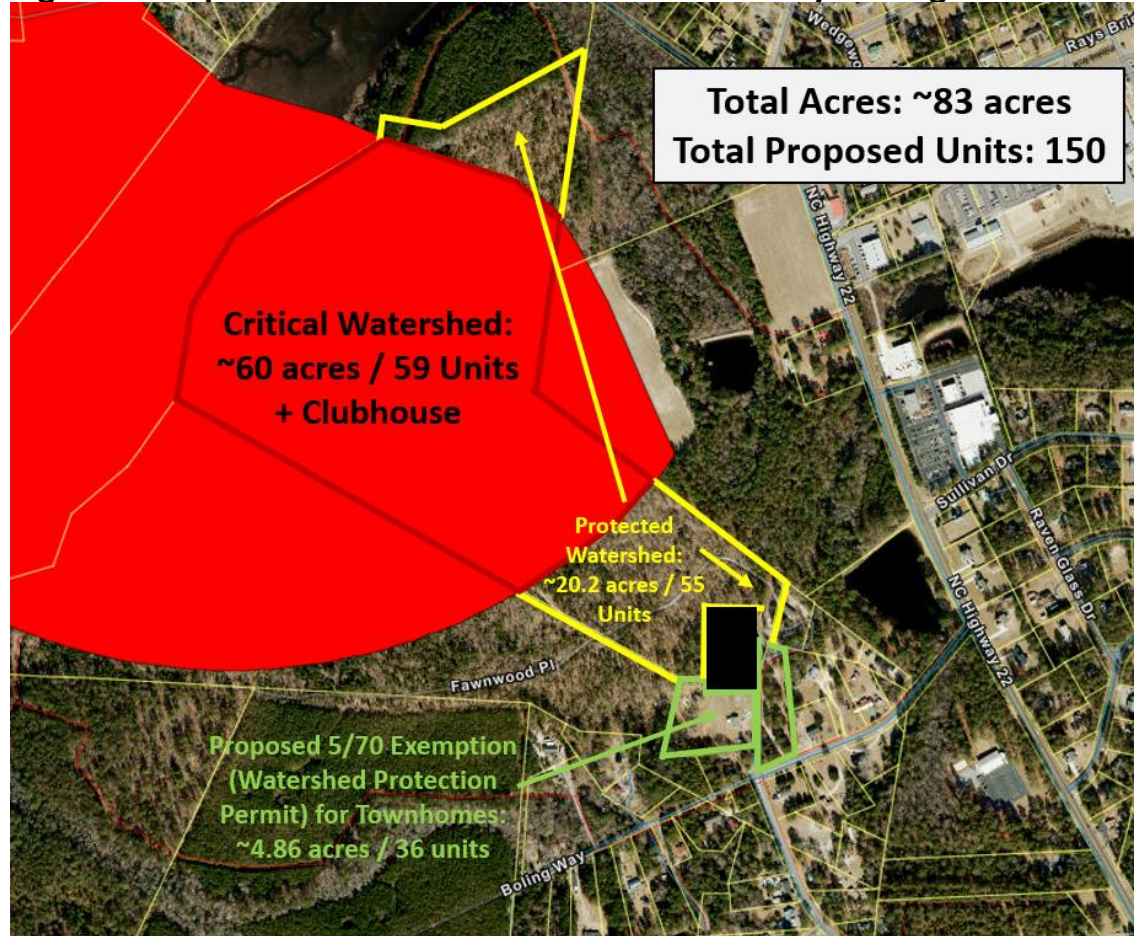
- **Critical Watershed (WS-IIIC).** Approximately **60-acres** of the development is within the critical watershed for the Town of Carthage's water intake, for which the impervious surface cannot exceed 12% or the rate of **1 dwelling unit per acre**. This means only 60 units could be constructed in this area.
- **Protected Watershed (WS-IIIP).** For the **~23-acres** outside of the critical watershed, but inside the WS-IIIP protected watershed, impervious surface cannot exceed **24%** or **2 dwelling units per acre**.
- **Watershed Protection Permit.** A 5/70 Watershed Protection Permit (WPP) can **only be applied to single-family attached** developments, not detached

(UDO Exhibit 3-14). As mentioned above, staff support a 5/70 exemption allocation for the 36 townhomes on the proposed ~4.86-acre “Land Area C,” as shown in the concept plan, which would enable the increased density.

If the Town Council does not approve the WPP, then the total possible unit count would drop to approximately 70 units in the protected area (with the 24% impervious constraint). This would bring the unit total possible to 129.

See figure 9 for a graphic of the three watershed areas below.

Figure 9: Proposed Watershed and Unit Breakdown by Acreage.



Next, applicant has provided the following impervious surface breakdown in CDP table 4.0. Though 1 dwelling unit per acre is the requirement to maintain in the critical area, staff note that total impervious surface percentage for the critical area is missing. This percentage would provide good context.

TABLE 4.0 IMPERVIOUS SURFACE BREAKDOWN

OVERLAYMENT DISTRICT	UNIT COUNT	ALLOWED	TOTAL DISTRICT ACREAGE	TOTAL IMPERVIOUS ACREAGE	IMPERVIOUS PERCENTAGE
Critical Watershed WS-IIIC	59 units	60 units	1 ac (clubhouse)	0.06 ac	12%
Protected Watershed WS-IIIP	55 units	55 units	+/-19 ac	4.56 ac	24%
5/70 Allocation WS-IIIP	36 units	36 units	+/-4.86 ac	3.14 ac	65%
	Total = 150				

Ultimately, staff support approving a WPP for the proposed 36 townhome units only if the overall unit count permitted is capped at 130. Without the WPP, the 23-acres in the protected area would have to abide by the 24% impervious constraint, which would amount to approximately 129 units in total for the project. With an approved WPP in conjunction with a unit count of 150, the total impervious surface constructed within two watersheds may result in effects contrary to the purpose and goals of the watershed regulations. Approving a WPP is a policy choice that should align with the criteria set in UDO Exhibit 3-14, and staff would only recommend its approval with a reduction of 20 units in the WS-IIIP protected area, as the watershed regulations intend to mitigate adverse impacts related to water quality and runoff.

Buffering and Mitigating Impacts on Close-Proximity Neighbors. The proposed concept plan includes mention of buffers to improve privacy and compatibility with neighbors. The proposed buffer width is proposed to vary between 10 and 30 feet. Given that multiple neighboring properties are in close proximity to the proposed development and the proposal could widen them to 40-50 feet in many locations, staff find the CDP standards should do so.

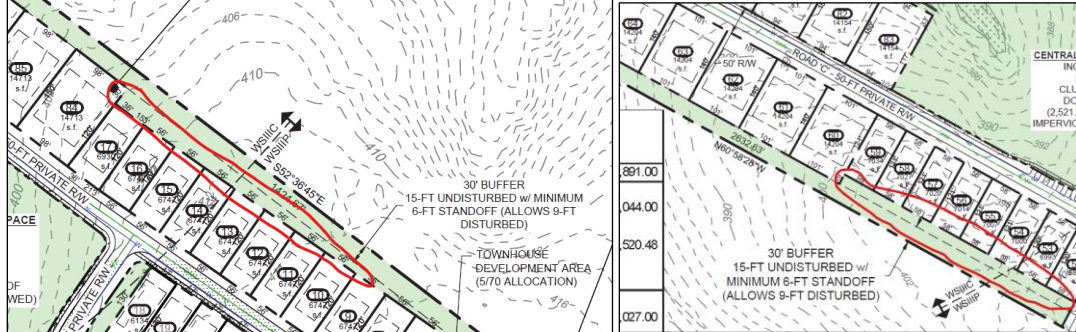
For example, a buffer is shown between the proposed Ravensbrook 5 and the approximately 42-acres of land owned by James Mabe to the east. This buffer could be 40-50 feet wide in multiple areas, and given the Mabe property is rural in character, a robust buffer should be provided (see figure 10 below). With a 30-foot buffer, the buffer standards also only commit to 21-feet being undisturbed.

Finally, the applicant notes a “planted or undisturbed” buffer in multiple locations on the CDP site layout. Based on staff experience, ambiguity with buffer standards typically result in undesirable outcomes with far less natural preservation. For all of these reasons, staff recommend the following changes to these standards:

- Change the undulating buffer width from 10-30’ to 10-50’ (where applicable – see figure 10).
- Regarding the “planted or undisturbed buffer,” staff recommend using the following language to reduce ambiguity:
“For buffer areas labeled “planted or undisturbed,” existing trees and shrubs shall be incorporated and protected to the maximum extent feasible. No new plantings shall

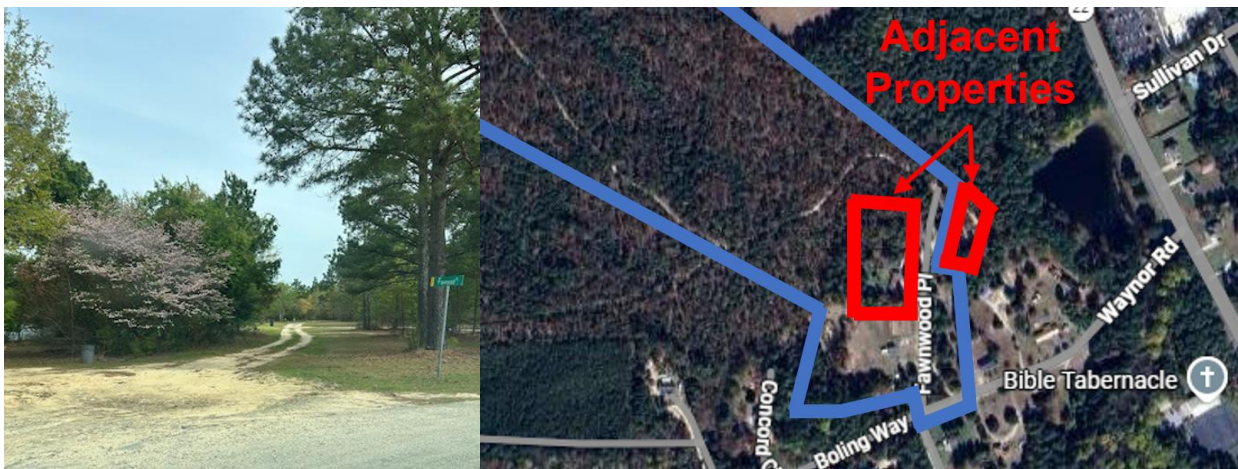
be installed with a 6-foot radius of existing mature trees (6" or more in diameter) to be preserved. Otherwise, these buffer areas shall be augmented with plantings that meet the planting rate requirement of the buffers section of the UDO."

Figure 10: Opportunity for Increased Buffer Widths.



Construction Impacts on Neighboring Lands. Only one point of access is presently available for construction traffic during the proposed 10 years of phased development—via Fawnwood Place. This private drive is the only means of access for multiple neighbors, meaning that privacy, safe ingress and egress, and nuisance is an important factor to consider for a proposed decade-long period of development. For added context, three parcels owned by Alphas Cobb will be land-locked inside of the proposed Ravensbrook 5 development, and Fawnwood Place (a private road) will be the only means of access during and after construction. Next, the parcel owned by Everett Bland will also only have access via Fawnwood Place during and after construction. This parcel is also immediately next to the portion of roadway that the applicant has asked for a deviation in right-of-way width down to 40-feet. Lastly, the Ravensbrook 5 site is surrounded by parcels of natural and rural-area character. See figure 11 below for ground photos.

Figure 11: Fawnwood Place Access and Adjacent Properties.



The applicant has included mitigation measures for construction traffic, noise, and safety in CDP §7.0. Those include 7am – 7pm hours of operation, generally keeping staging areas at least 100 foot set back, and generally keeping construction traffic away from the

Fawnwood Place drive. However, staff feel this section could be improved by including the following language:

“The Fawnwood Place immediate entrance, “Road A,” and “Road B” shall serve as the main construction entrance for the site during construction. Construction traffic shall not be allowed onto the section of Fawnwood Place between “Road A” and “Road E,” as shown on the CDP site layout, except for the installation of essential project items that require work on and in the immediate vicinity of this street.”

- C. Suitability as Presently Zoned.** *The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.*

The majority of the site is zoned Planned Development (PD), with a small portion zoned Rural Residential (RR). The site does not have an associated Conceptual Development Plan, which required to develop. For that reason, staff find that a request to rezone the property in way that achieves design consistent with the Comprehensive Plan to be reasonable.

- D. Health, Safety, and Welfare.** *The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.*

Fire Code Limits One Access Point to 100 Units. During the Technical Review Committee’s review of the project proposal on April 14, the Southern Pines Fire Marshal noted that, pursuant to the International Fire Code (IFC) Appendix D, §D106.1, *“residential projects that have more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads”* (with sufficient separation). This project only has one proposed ingress and egress point, meaning that only 100 units are approvable under the fire code.

The applicant has proposed a condition that states no more than 100 units shall be approved until a second means of access can be secured. The application also shows that the first 100 units shall be from phases 1, 2A, and 2B. The remaining 50 units are tied to phases 3 and 4 and cannot be constructed without a second means of access. For that reason, staff find the application does sufficiently address the aspect of health, safety, and welfare.

- F. Size of Tract.** *The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small Tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.*

Staff finds that the subject property is of sufficient size to accommodate the proposed uses, including buffering and open space. However, as mentioned above, the site only comprises one means of access, which presents a problem with the proposed number of units. However, with the 100-unit condition and phasing plan shown, staff find the application sufficiently addresses this issue and rezoning criterion.

G. Other Factors. *The Hearing Body may consider any other factors relevant to a rezoning application under state law.*

Phasing Plan. The applicant has provided a phasing plan with 5 phases (see attachment 4). The phasing plan addresses project sequencing, which site elements correspond with each phase, and generally describes utility connection considerations. However, the application notes that water lines will not be looped independently by phase. Staff find this problematic because, should a subsequent phase not get constructed, a project phase would have a dead-end water line. This could present health and water quality concerns over the long-term if the line is not diligently maintained. Pursuant to UDO §2.9, §4.15.13, §4.15.14, and Exhibit 4-22(4)b, all project phases must meet UDO standards, and the Town Engineer must certify that water systems proposed for public dedication meet town specifications and will be accepted by the town.

For these reasons, staff find that the phasing plan should explicitly include the provision that water lines must be looped by phase to ensure project phases will meet standard town engineering practices and will be sufficient for public dedication.

Annexation. As a contextual note, this property will be required to annex into the corporate limits prior to the town providing water and sewer service. This step can take place anytime in the Planned Development approval process; it only must precede utility services being provided.

Red-Cockaded Woodpecker (RCW) Federal Regulations. The applicant has provided in the CDP that a RCW study will occur, and mitigation or site plan changes will be made, prior to the removal of any trees. The study and any mitigation measures or site plan changes must occur before any tree removal or site construction activities take place. This measure ensures consistency with federal US Fish and Wildlife Service (USFWS) regulations, Comprehensive Plan policy 4.9, and the agency comment from USFWS.

H. Applicant Representations. *Except for rezoning requests submitted in accordance with the provisions herein for conditional zoning districts, the Hearing Body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible ranges of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.*

Staff concurs that the Conceptual Development Plan establishes the zoning framework for future development of the site. All representations made by the applicant are binding

at this stage, and additional technical details and site design will be subject to further review during the Preliminary Development Plan (PDP), Major Subdivision Preliminary Plat (MAPP), and Site Plan phases.

4. Conceptual Development Plan Criteria (UDO §2.18.4)

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

See Section 3(A-H) 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 Section 3(A) above.

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

The applicant identifies compatibility with surrounding land uses by including buffering for privacy measures and dedicating a significant portion of the subject property as Open Space. The proposed development also partially resembles the cluster subdivision development pattern of the Ravensbrook Phases 1-4 subdivision to the south of the subject property. With sufficient buffering and an appropriate level of density, staff find that the proposed development would be appropriate for the area of town in which it is located.

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

Water and sewer utilities are available along Waynor Road and Fawnwood Place, and the town engineering department does not find the proposed extensions will be inefficient related to the wider public facilities, utilities, and services. However, as mentioned above, the lack of water looping within the phasing plan is contrary to the town's standard engineering practices for health and water quality. Once the applicant includes water looping as part of each phase in the phasing plan, staff find this criterion will be satisfied.

IV. AGENCY REVIEW AND COMENTS

Planning staff distributed the application for review to the following Agencies and Departments on **April 28, 2026:**

The Town of Southern Pines:

- Engineering and Public Works Department
- Utilities Department
- Fire Department

- Parks and Recreation Department
- Outside Agencies:
- The Regional Land Use Advisory Commission (RLUAC)
 - The United States Fish and Wildlife Services (USFWS)
 - The Moore County Airport
 - The Moore County Economic Development Partnership (MCEDP)
 - The North Carolina Department of Transportation (NCDOT)

Town staff met on April 14, 2026 to discuss additional site concerns. The Fire Marshal stated that, pursuant to the International Fire Code (IFC) Appendix D, §D106.1, “residential projects that have more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads” (with sufficient separation). This project only has one proposed ingress and egress point, meaning that only 100 units are approvable under the fire code. Given this standard, a limit of 100 units should be enforced.

The Town’s Engineering Department confirmed that a Traffic Impact Analysis (TIA) will be required at or before the Preliminary Development Plan (PDP) phase. The department also reviewed the request to reduce the right-of-way width of Fawnwood place (in the portion adjacent to the Bland property), and did not find any engineering concerns with this request.

The U.S. Fish and Wildlife Service (USFWS) Raleigh Field Office noted that the applicant’s statement of “...Studies related to endangered or threatened species, including red-cockaded woodpecker habitat, will be conducted in accordance with applicable federal and state requirements during the site planning process. Based on a preliminary review of available U.S. Fish and Wildlife Service mapping resources, no such habitat has been identified on the property” is inaccurate.

USFWS then stated that “parcel ID# 00032324 falls within the 0.5-mile foraging partition for red-cockaded woodpecker (RCW) cluster MOOR 44 and within 1 mile of an active cluster.” For that reason, USFWS highly recommends conducting a RCW study for trees greater than 10 inches in diameter prior to development for areas proposed for clearing.

NCDOT commented that the agency would need driveway permit and encroachment requests for any utility work with the Waynor Road right-of-way. The traffic analysis at the time of driveway permit submittal would determine if road improvements (turn lanes) might be triggered on NC Highway 22. Finally, NCDOT requested to know from the applicant if they intend to offer the roads for NCDOT dedication. At the time of writing this report, the applicant has not specified if they intend to keep the roads private or offer dedication to the town or NCDOT. Engineering staff have noted that they would not recommend that the Town Council accept

Any additional comments received following this staff report’s publication, but prior to the public hearing, will be shared during staff’s presentation.

V. STAFF RECOMMENDATION

Staff recommend approval of the Ravensbrook 5 Conceptual Development Plan, with the inclusion of the following **four** overarching changes to ensure consistency with the Comprehensive Plan and rezoning criteria:

1. **Total Unit Count.** Reduce the total project unit count from 150 to 130.
 - a. This measure will ensure balance under the Comprehensive Plan between the “areas to preserve” and “rural living” designations, the “missing-middle” housing priority, the “protecting natural character priority,” and the “build up, not out” guiding principle.
 - b. This measure would also restore justification for approval of the Watershed Protection Permit, which staff support only if the total unit count does not exceed 130 units under the approval criteria in UDO Exhibit 3-14. Additionally, it would better balance the project’s development objectives with the need to minimize impervious surface within the watershed.
2. **Phasing Plan.** Include in the phasing plan the standard that water lines must be looped in each phase so that each may function independently. This will make the project consistent with the requirement that all phases function independently according to UDO standards, and the town’s standard engineering practices.
3. **Buffering.** Bolster the buffer standards to include the following:
 - a. Change the undulating buffer width from 10-30’ to 10-50’ (where applicable – see figure 10).
 - b. Regarding the “planted or undisturbed buffer,” staff recommend using the following language to reduce ambiguity:
“For buffer areas labeled “planted or undisturbed,” existing trees and shrubs shall be incorporated and protected to the maximum extent feasible. No new plantings shall be installed with a 6-foot radius of existing mature trees (6” or more in diameter) to be preserved. Otherwise, these buffer areas shall be augmented with plantings that meet the planting rate requirement of the buffers section of the UDO.”
4. **Street Ownership.** Determine the street ownership arrangement (private or public), and if public, which entity the applicant intends to dedicate ownership to. As a reminder, engineering staff would not recommend to the Town Council to adopt these proposed roadways given their location and lack of public connectivity.

Additionally, staff find the following changes would further improve the applications detail and ultimate outcome:

- **Construction Traffic.** Add the following standard to CDP §7.0 to improve mitigation measures for neighboring properties: *“The Fawnwood Place immediate entrance, “Road A,” and “Road B” shall serve as the main construction entrance for the site during construction. Construction traffic shall not be allowed onto the section of Fawnwood Place between “Road A” and “Road E,” as shown on the CDP site layout, except for the installation of essential project items that require work on and in the immediate vicinity of this street.”*

- **Impervious Surface calculation in the WS-IIIC (Critical Watershed).** Adding this calculation would provide value-added context for what’s going in this watershed area.
- **Amenities in the Phasing Plan.** The proposed trail connection and neighborhood amenities are not proposed for construction until phases 3 and 4 – which cannot be built until a second access is secured to meet fire code requirements. Adding these earlier in the phasing plan may produce better outcomes for residents. However, staff do not find this change essential.

VI. ATTACHMENTS

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

1. Draft Planning Board Resolution
2. Master Ravensbrook 5 Conceptual Development Plan
3. CDP Site Layout
4. CDP Phasing Plan
5. CDP Landscaping Plan
6. Wetlands Delineation – Performed on 12/6/2025
7. Neighborhood Meeting Report
8. Soils Report

Additional documents related to this application including, but not limited to: Property deeds, Authorization of Agent forms, email correspondence, meeting minutes, the applicant’s Watershed Protection Permit application, and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available by public information request.

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):

- I. The requested Conceptual Development Plan is consistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment “I” of staff report for PD-02-26;

-OR-

2. The requested Conceptual Development Plan is consistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment “I” of staff report for PD-02-26, with the following changes;

-OR-

3. The requested Conceptual Development Plan is inconsistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment “I” of staff report for PD-02-26;

-OR-

4. The requested Conceptual Development Plan does not satisfy additional UDO criteria for zoning map amendments as set forth in Attachment “I” of staff report for PD-02-26.

I further move that the following other matters were considered by the Planning Board and shall be added to Attachment I 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-02-26 to the Town Council;
2. Recommend approval of PD-02-26 to the Town Council, contingent on the following changes:

3. Continue consideration of PD-02-26 to the next Planning Board Regular Meeting to allow the applicant additional time to provide sufficient detail within the CDP and adjust its master plan to align with the 2040 Comprehensive Plan.
4. Recommend denial of PD-02-26.



ATTACHMENT 1

**RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION
FOR ZONING MAP AMENDMENT APPLICATION
FOR A PLANNED DEVELOPMENT DISTRICT
PD-02-26**

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 May 21, 2026, for consideration of a Planned Development – Conceptual Development Plan for the Ravensbrook 5 Planned Development; and

WHEREAS, the Planning Board has reviewed the proposed Conceptual Development Plan and finds that the proposal is generally consistent with the approval criteria as set in UDO § 2.17.9, including the general framework and development map and character district designations of the Comprehensive Plan. The application also shows strong consistency with Comprehensive Plan policies 4.9, 4.10, 7.1, 7.5, and 8.1. However, the application requires multiple changes to ensure balance under the priorities of the 2040 Comprehensive Plan. Those changes are to reduce the total unit count from 150 to 130, include water looping for each phase under CDP’s phasing plan, bolster the buffering standards as recommended by staff, and determine the ultimate ownership course of action for the proposed streets.

These measures will ensure that the application achieves balance under the site’s Comprehensive Plan designations, mitigates impacts on neighboring and affected lands, justifies the approval of a Watershed Protection Permit, and provides sufficient guidance for future Preliminary Development Plan and Major Subdivision Preliminary Plat approvals. With these changes, the Planning Board finds that the application will fully satisfy the rezoning approval criteria.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board recommends approval of the Conceptual Development Plan and rezoning application for the subject property, with the four aforementioned changes, as detailed in the May 21, 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 with changes to the Town Council regarding PD-02-26:

1.

ADOPTED this the 21st day of May, 2026.

Matthew Walden, Chair

ATTEST:

Cindy Williams
Secretary to the Planning Board



CDP - APPLICATION
RAVENSBROOK 5
SOUTHERN PINES, NC

PROJECT NARRATIVE
AND
DESIGN STANDARDS

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APPENDIX A – COBB PROPERTY BUFFERING

EXHIBIT II: NEIGHBORHOOD MATERIAL

APPENDIX B – NEIGHBORHOOD LETTER

APPENDIX C - LETTER DELIVERY RECEIPT

EXHIBIT III – PROPERTY LINE

EXHIBIT IV: LAND USE PLAN

PHASING PLAN

PRELIMINARY DEVELOPMENT PLAN

STREETSCAPE PLAN

EXHIBIT V: WETLAND SURVEY

APPENDIX D: RCW INACTIVITY

EXHIBIT VI: UTILITIES MAP

EXHIBIT VII: UTILITY EASEMENT

EXHIBIT VIII: PROOF OF OWNERSHIP

EXHIBIT IX: CONCEPTUAL DEVELOPMENT PLAN APPLICATION

EXHIBIT X: WATERSHED PROTECTION PERMIT APPLICATION



1.0 PURPOSE

Following a pre-application conference with Town staff, this application is being submitted to advance the next steps discussed and to achieve the following purposes:

- To submit a Concept Development Plan (CDP) as required by the UDO for phased development within an established Planned Development (PD) zoning district.
- To establish approval of permitted uses, density, development standards, and conditions for the subject property, as defined in this narrative and associated plans submitted with this application.
- To request a deviation, pursuant to Section 4.11.10 of the UDO and Exhibit 4-16, from the required right-of-way open width where such deviation is consistent with the intent of the UDO and results in equal or improved development outcomes.
- To request a deviation from zoning district's minimum lot size requirements pursuant to Section 3.5 of the UDO to allow flexibility in lot configuration consistent with the proposed development pattern.
- To establish a condition limiting development to 100 lots, with additional lots contingent upon provision of a secondary access point.
- The applicant proposes to apply development intensity standards based on the applicable Water Supply Watershed Protection Overlay (WPO) classifications on the site. Approximately 60 acres of the property are located within the WPO Critical Area, where the applicant proposes to utilize the one dwelling unit per acre density standard. Approximately 23 acres are located within the WPO Protected Area, where development intensity will be regulated by the build-upon area limitation in accordance with UDO Section 3.6.8(C)(2). Of the acreage within the Protected Area, approximately 4.9 acres are proposed for townhome development, for which the applicant intends to request application of the 5/70 exemption Allocation.

The proposed CDP for RavensBrook 5 is consistent with the Town's Comprehensive Long-Range Plan (CLRP) and supports growth in a planned and orderly manner through compliance with the guiding principles and framework.

All required items pursuant to Section 2.18.4(H) of the Town's UDO are included as part of this application. The development of the subject property shall be governed by the standards and conditions contained herein and within the accompanying supporting documents.

SUMMARY

The approximately 83-acre RavensBrook 5 site includes 60-acres designated as WS-3C. Consistent with the Watershed Protection Overlay (WPO) in Section 3.6.8 of the UDO, the proposed development incorporates a conservation-oriented design approach that emphasizes open space preservation, environmental sensitivity and context-responsive site planning.

The plan proposes a diverse mix of residential dwelling types, including 55 Large single-family homes, 23 Cottage single-family homes, 36 Small single-family homes, and 36 Townhomes. In total, the development includes 150 units, resulting in an overall density of approximately two dwelling units per acre across the 83-acre gross site, consistent with a low-density development pattern. The inclusion of Cottage and Small single-family dwellings reflects housing types described in the UDO, Section 6.3.4



New Narrow Lot Development, and supports a development pattern that preserves larger contiguous areas of open space for environmental protection and recreational opportunities.

Conceptually, this development is designed to create a high-quality residential community that enhances quality of life while spearheading the Town's long-term planning and infrastructure objectives. The subdivision's strategic location provides residents with convenient access to employment, schools, dining, shopping, entertainment, and social connections. Thus, its development pattern supports efficient public infrastructure investment consistent with the CLRP and strengthens local business through proximity and accessibility.

Conservation principles serve as a central theme, referenced more than 170 times in the CLRP. This plan incorporates a conservation-oriented design approach by dedicating over half of the site to open space adjacent to the Southern Pines walking trail, enhancing both ecological and community value.

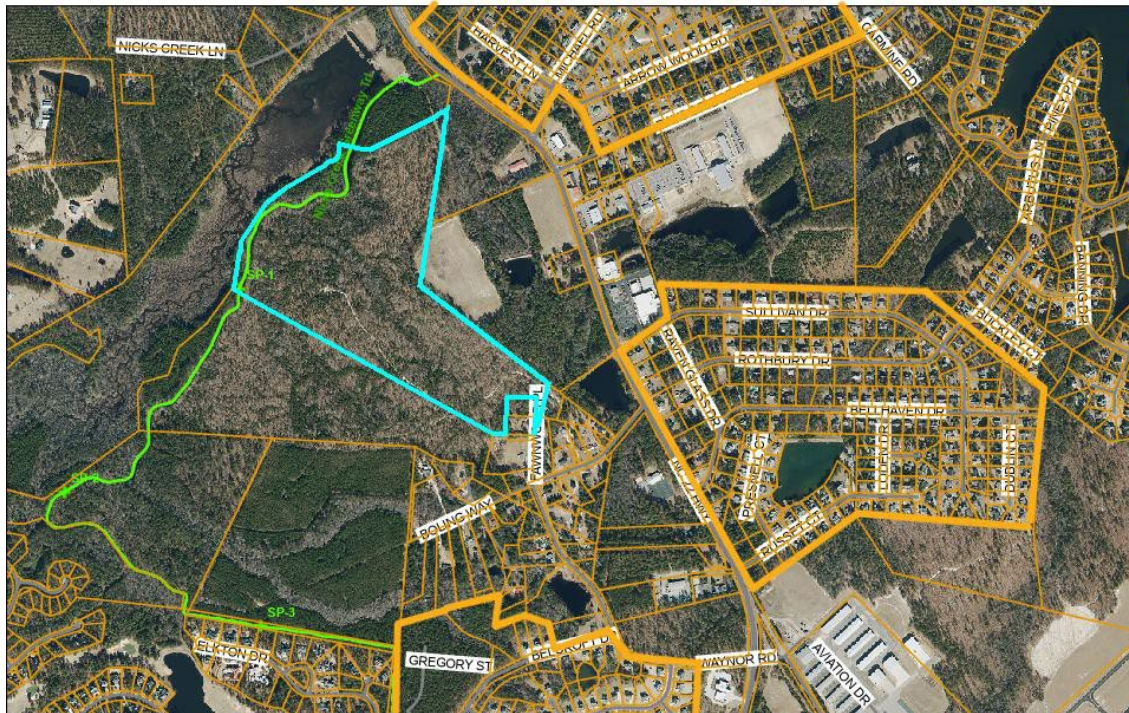
The development incorporates a range of thoughtfully designed communal amenities intended to promote recreation, relaxation and social interaction among residents. These features include a clubhouse with an adjacent swimming pool, as well as a central park with playground and gated dog area. Privacy and neighborhood compatibility are enhanced through the strategic use of landscaped vegetation buffers throughout the site. Townhomes are carefully integrated into the plan to provide diverse housing options while maintaining visual harmony with surrounding uses. These residences are further complemented by landscape buffers and nearby picnic areas, creating inviting spaces that encourage outdoor activity and community engagement.



2.2 LOCATION

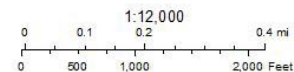
The subject property is located at the northwest intersection of NC 22 HWY and Waynor Road. The property is bounded by Nick's Creek Greenway and Wedgewood subdivision to the north, a shopping center and the Blue Farm subdivision to the east, and original Ravensbrook subdivision to the south.

Moore County



March 10, 2026

- Parcels
- Greenways/ Walking Trails
- Streets
- + Trails Markers
- Highways



2.3 APPLICATION AND PROJECT TEAM

Applicant: Grosvenor Land, LLC

Conceptual Design By: Grosvenor Land, LLC

Surveying By: DZT Land Surveyng, PLLC

Legal Assistance: Sandhills Law LLP and Bradshaw, Robinson, Slawter & Rainer LLP

Engineering: Frank Land Desing, PC



2.4 COMPLIANCE

(A) The proposed development is consistent with the Comprehensive Plan (CLRP):

The CDP references growth management and conservation objectives outlined in CLRP, chapter 2. The CLRP describes a balanced approach to development that respects the Town's identity and heritage while remaining responsive to change.

The CDP applies a design approach that considers residential growth alongside conservation and land preservation. The proposed development pattern supports planned growth while addressing open space and natural resource considerations, reflecting CLRP framework for managing growth in a manner that can enhance quality of life, support a diverse local economy and promote long-term fiscal sustainability.

The proposal is generally informed by applicable CLRP guiding principles. In doing so, the CDP takes into account limited land availability, infrastructure investment constraints, and community values through thoughtful land use patterns and conservation-oriented design.

- Land Use
- Home and Neighborhood Choices
- Natural Environment
- Parks, Recreation, and Open Space
- Community Design
- Infill Development and Redevelopment
- Economic Vitality
- Long-term Financial Stability

(B) The proposed project meets the required Health, Safety and Welfare standards:

The CLRP defines health in both physical and fiscal terms. This project enhances the Town's fiscal health by converting a non-performing asset into a productive one without adversely affecting municipal finances, while supporting physical health through on-site amenities and proximity to the Southern Pines walking trail.

Public welfare is advanced by promoting equitable access, social interaction, and environmental protection. This development expands access to diverse and attainable housing options and leverages its strategic location and transportation connections to reduce travel impacts and reflects an intentional development pattern that balances additional residential units with a high-quality, livable community design.

(C) The tract size is suitable for the proposed project:

The tract size is suitable for the proposed project, as it allows for a conservation-oriented design approach that balances residential development with significant open space preservation. The size of the property supports the proposed mix of dwelling types, internal circulation, infrastructure, and shared amenities, while accommodating Watershed Protection Overlay (WPO) District requirements and maintaining a low-density development pattern. This scale enables efficient, cohesive and well-planned development consistent with the PD zoning district, the UDO and the Town's CLRP.



(D) The project's proposed alternative standards are reasonable:

This project satisfies the intent of the PD zoning district by addressing some focal regulatory objectives outlined in UDO 3.5.14:

- (1) Encourage planned, large-tract development
 - (7) Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features
 - (8) Facilitate clustering of development thereby increasing the amount of saved land
 - (9) Foster development of a network of open spaces to serve a variety of recreational environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas
 - (11) Integrate public spaces and amenities to promote community gatherings and activities
 - (14) If residential land uses are proposed, provide a variety of lot sizes and dwelling types to expand the spectrum of housing choices for households of various types, size, income and age.
- Within this framework, the proposed alternative standards are reasonable, including the requested reduction of the right-of-way width from 60 feet to 40 feet. This deviation supports a context-sensitive street design that preserves existing trees and open space, minimizes land disturbance, and maintains safe access for vehicles, emergency services, pedestrians, and utilities. Overall, the alternative standards facilitate low-density with open space preservation, infrastructure efficiency, and environmental stewardship, advancing the Town's CLRP while remaining fully consistent with the purpose and intent of the UDO.

2.5 ADJACENT PROPERTY CONSIDERATIONS

The CDP has been prepared with careful consideration of adjacent properties to ensure compatibility, minimize potential impacts and preserve the character of the surrounding area. During construction, reasonable measures will be implemented to reduce impacts on neighboring properties, including construction traffic management, designated construction access routes, controlled construction hours to minimize noise disturbances, and appropriate safety protocols to protect nearby residents and motorists. Construction-related activities and access will be coordinated to limit disruption to surrounding roadways and adjacent landowners to the extent practical. These considerations will continue to be refined and incorporated during the detailed site planning and permitting process.

In addition, the proposed 10–30-foot undulating buffers are intended to provide effective visual screening, separation and privacy for adjacent properties, including those owned by Polakoff, Malloy, Person, Cobb and Bland.

3.0 PD CDP APPLICATION FORM

(SEE EXHIBIT VIII)



4.0 EXISTING CONDITIONS

The subject property is characterized by significant natural features that contribute to its environmental and community value. Approximately 60 of the 83 acres that lie within the Cape Fear River Basin are subject to the WS-IIIC Watershed Protection Overlay. Development in WS-IIIC must comply with UDO Section 3.6.8, which limits development density to either 12% impervious surface coverage or one dwelling unit per acre, consistent with a low-density development pattern. The remainder is classified as a WS-IIIP requiring impervious not exceeding 24% or two dwelling unit per acre. The proposed plan emphasizes preservation of the site's natural state by limiting development intensity and maintaining substantial open space, consistent with the applicable density and built-upon area standards. The site also benefits from adjacency to existing natural amenities, including a pond and the Southern Pines walking trail, which are intended to remain undisturbed and buffered to avoid intrusion or interruption of their scenic and ecological qualities.

4.1 EXISTING NATURAL FEATURES

4.1.1 PREVELANT TREE CANOPY AND VEGATATION

The surrounding areas largely remains in its natural state and are characterized by a mix of predominantly loblolly pine and scrub oak trees. The plan proposes to preserve high-value trees, defined as those exceeding 30 inches in diameter, within designated open space areas.

4.1.2 ORCHARDS OR OTHER AGRICULTURAL GROVES

No portion of the subject property is currently being used for orchards or other agricultural purposes, nor are any such uses present on the site.

4.1.3 STREAMS, WETLANDS AND FLOODPLAIN

The Wetland Inventory identifies freshwater forested and shrub wetlands located primarily in the northwest portion of the site, including a few small riverine corridors. All streams, wetlands, and associated floodplain areas have been delineated in accordance with a wetland survey and are illustrated in Exhibit IV, Figures 5 and 6.

4.1.4 TOPOGRAPHIC FEATURES

The site has general slopes at approximately three percent from Waynor Road, descending roughly 90 feet towards the Nick's Creek Reservoir. Existing topographic conditions of the site are illustrated on the topographic map included as part of the wetland survey and shown in Exhibit IV, Figure 3.

4.1.5 UNIQUE LAND FORMATIONS, ENDANGERD/THREATENED SPECIES

No unique land formations have been identified on the subject property. There is a Southern Pines greenway trail system that abuts the northward angle of the large tract. Studies related to endangered or threatened species, including red-cockaded woodpecker habitat, will be conducted in accordance with applicable federal and state requirements during the site planning process. Based on a preliminary review of available U.S. Fish and Wildlife Service mapping resources, no such habitat has been identified on the property.



4.2 EXISTING MAN-MADE FEATURES

4.2.1 STREETS, ROADS, PARKING OR OTHER STRUCTURES

Fawnwood Place is an existing unpaved roadway serving single-family residential structures located on the subject property. Vehicular access to the site is available from Waynor Road, which transitions to Boling Way and NC Highway 22 serves as the arterial connection to the surrounding area.

4.2.2 STORMWATER FACILITIES AND STRUCTURES

The applicant intends to utilize the large open space adjacent to Nick's Creek to manage stormwater through sheet flow and natural infiltration, rather than constructing traditional stormwater detention ponds. This environmentally sensitive approach will help preserve existing trees and minimize soil disturbance. Stormwater will predominantly be conveyed via vegetated swales, consistent with the approach used in the original Ravensbrook development and as recommended by the Department of Environment and Natural Resources.

4.2.3 UTILITIES

Sewer – Existing main sewer lines are available for connection at the northeast corner of the property and along Fawnwood Place. Manhole locations are shown in Exhibit IV, Figure 2, and the overall utilities layout is provided in Exhibit 4.

Electric – Electric service will be provided by Duke Energy through an extension of existing electrical facilities located in proximity to the site.

Water – Public water service will be provided by the Town of Southern Pines Utilities Division via connection to existing water mains along NC 22, Waynor Road, and Fawnwood Place.

4.2.4 BUILDINGS, STRUCTURES, SIGNS AND HISTORICAL STRUCTURES

There are no historical structures on the site.

4.3 EXISTING LEGAL FEATURES

4.3.1 ZONING INFORMATION

The subject property is currently located in the Town's Extraterritorial Jurisdiction (ETJ) and zoned Planned Development (PD) district as shown on the Town of Southern Pines Zoning Map. The property is also indicated as Rural Living in the Town's CLRP.

4.3.2 PROPERTY LINES

See Exhibit II - Property Lines.

4.3.3 RIGHT OF WAYS

The existing right-of-way that will serve as the primary two-way access to the property is Fawnwood Place. Additional adjacent right-of-way along the property boundaries include NC Highway 22 and Waynor Road.



4.3.4 EASEMENTS

Utility easement is depicted in Exhibit VI.

4.3.5 OWNERSHIP INFORMATION

Depictions of the tracts listed in the table below. Copies of the corresponding recorded deeds evidencing ownership are provided as Exhibit VII.

TRACT	OWNER	DEED BOOK	PAGE NUMBER(S)
1	Chandler Pond Properties, LLC	4030	142
2	Grosvenor Land	6435	558
3	Buchan, Walker	5242	302

4.3.6 ADJACENT PARCEL INFORMATION

The adjacent parcel owners' information is listed on the Adjacent Property Owners found in Exhibit I.

5.0 DEVELOPMENT CONDITIONS

Allowable Land Use

Land Use	LBCS Code	Description
Single-Family detached	1111	Typical Single-Family Dwelling
Single-Family attached (Townhouses)	1112	Each Dwelling Unit on a separate lot; fire wall may protrude from roof or roofs may be staggered

5.1 DEVELOPMENT PROGRAM

This project is designed in accordance with the requirements of Section 3.5.14 of the UDO. Limited deviations from certain baseline UDO standards, including right-of-way widths, are requested to support the proposed low-density, conservation-oriented Planned Development District. Where approved, these modified development standards shall govern the project and supersede the otherwise applicable UDO requirements for development within the site.

All other aspects of the development, including land use, dimensional standards, open space and infrastructure, generally conform to the standards established in the Town's UDO. Prior to the issuance of building permits and commencement of construction, construction drawings for each phase will be submitted for review and approval. Revisions to construction drawings required during technical review that do not constitute a material modification to the approved development plan or its compliance with the UDO may be approved administratively and shall not delay the issuance of building permits.

The development is intended to not exceed 150 total dwelling units, unless additional parcels are successfully acquired. Within this maximum, there is flexibility to vary dwelling types to meet market and design objectives, with the following guidelines listed under Table 1.0. These limits are intended to maintain overall project density while allowing latitude in the mix of dwelling types.



This development will occur in multiple phases, with each phase designed in accordance with Town policies and environmental constraints, including water resource protection and watershed overlay requirements. The proposed land use, residential densities, open space allocations, and community amenities are detailed in Table 2.0 and accompanying Table 2.0 – 3.0 of developmental standards.

Where standards are deviated from, such as reduced right-of-way widths, those deviations are justified and intended to support a sustainable, context-sensitive community development. All development and improvement permits will be obtained and implemented in compliance with applicable local, state, and federal laws and regulations.

TABLE 1.0 PERMISSIBLE DEVELOPMENT PROGRAM

Category	Proposed Standards	Dwelling Latitude	Description
Residential	55 Large Single-Family	65 Large Single-Family	+/- 60 acres (WS-IIIC)
	36 Small Single-Family	45 Small Single-Family	+/- 18.6 acres (WS-IIIP)
	23 Cottage Single-Family	45 Cottage Single-Family	+/- 4.86 acres (WS-IIIP)
	36 Townhouse	40 Townhouse	
Total 150 lots	Total Dwelling Latitude will not exceed 150 lots		

5.2 DEVELOPMENT STANDARDS – DIMENSIONAL STANDARDS

The permitted dimensional standards and open space are presented below in Table 2.0 and 3.0 below. Open space is further discussed in Section 5.5.2 below.

TABLE 2.0 DIMENSIONAL STANDARDS

LARGE SINGLE-FAMILY	Dimension Type	Proposed Standards
Dwelling Latitude no more than 65 units.	Max. Roof Height	35 FT
	Min. Lot Width	45 FT
	Min. Lot Size	14,000 SF
	Min. Building and Yard Setbacks	
	Front	30 FT
Side-Street	15 FT	
Side Interior	10 FT	
Rear	30 FT	

Note: The development pattern is designed with consideration of the concepts outlined in Section 6.1 Cluster Subdivision of the UDO. Where applicable, development density and watershed-related standards shall be governed and superseded by the provisions of Section 3.6.8 of the WPO District in the UDO.



SMALL SINGLE-FAMILY	Dimension Type	Proposed Standards
Dwelling latitude no more than 45 units.	Max. Roof Height	35 FT
	Min. Lot Width	45 FT
	Min. Lot Size	6,000 SF
	Min. Building and Yard Setbacks	
	Front	25 FT
Side-Street	10 FT	
Side Interior	10 FT	
Rear	30 FT	

Note: The development pattern is designed with consideration of the concepts outlined in Section 6.1 Cluster Subdivision of the UDO. Where applicable, development density and watershed-related standards shall be governed and superseded by the provisions of Section 3.6.8 of the WPO District in the UDO.

COTTAGE SINGLE-FAMILY	Dimension Type	Proposed Standards
Dwelling latitude no more than 45 units.	Max. Roof Height	35 FT
	Min. Lot Width	40 FT
	Min. Lot Size	4,800 SF
	Min. Building and Yard Setbacks	
	Front	20 FT
Side-Street	5 FT	
Side Interior	5 FT	
Rear	30 FT	

Note: The development pattern is designed with consideration of the concepts outlined in Section 6.1 Cluster Subdivision of the UDO. Where applicable, development density and watershed-related standards shall be governed and superseded by the provisions of Section 3.6.8 of the WPO District in the UDO.

TOWNHOME	Dimension Type	Proposed Standards
Dwelling latitude no more than 40 units.	Max. Roof Height	40 FT
	Min. Lot Width	None
	Min. Lot Size	1,600 SF
	Added Area Per Addit. Unit	1,600 SF
	Min. Building and Yard Setbacks	
Front	15 FT	
Side-Street	10 FT	
Side Interior	0 FT	
Rear	15 FT	

Note: The proposed townhome area is anticipated to utilize the 5/70 cluster development provision of the WPO District to determine feasible density. Final unit count will be confirmed during detailed site design to ensure compliance with overall site constraints.



TABLE 3.0 OPEN SPACE

Category	Amount Provided	UDO Standard
Total	+/- 45.93 acres	16.6 acres; 20% minimum
Usable	+/- 11 acres	8.3 acres; 10% minimum

Note: The proposed development provides an open space more than the minimum required by UDO Section 3.5.14. Usable open space, as defined by the UDO, includes open picnic areas, recreational areas and amenity areas. The proposed natural trailway acreage has not yet been included in the current open space under usable calculations.

TABLE 4.0 IMPERVIOUS SURFACE BREAKDOWN

OVERLAYMENT DISTRICT	UNIT COUNT	ALLOWED	TOTAL DISTRICT ACREAGE	TOTAL IMPERVIOUS ACREAGE	IMPERVIOUS PERCENTAGE
Critical Watershed WS-IIIC	59 units	60 units	1 ac (clubhouse)	0.06 ac	12%
Protected Watershed WS-IIIP	55 units	55 units	+/-19 ac	4.56 ac	24%
5/70 Allocation WS-IIIP	36 units	36 units	+/-4.86 ac	3.14 ac	65%
	Total = 150				

NOTE: Clubhouse parking areas are not included within the impervious surface calculation. Pursuant to NC DEQ WS-Ordinance Section 403, Watershed Areas – Density and Built-Up on Limits, roadway right-of-way areas are excluded from built-up on area calculations. Accordingly, parking spaces and associated access areas functionally integrated within and directly connected to the roadway network are similarly proposed to be excluded from the impervious surface count consistent with the intent and application of the ordinance.

5.3 TREATMENT OF ONSITE NATURAL AND MAN-MADE FEATURES

5.3.1 NATURAL FEATURES

The property's wetlands will remain undisturbed and protected. If any wetland impacts occur, they will be limited to road or trail crossings. As required by law, any impacts must be permitted and mitigated per the requirements of the Army Corps of Engineers and the North Carolina Department of Environment and Natural Resources.

RCW - As required by US Fish and Wildlife, the understory in areas of suitable and potentially suitable red cockaded woodpecker foraging habitat will be managed during the development process. Necessary survey study will be undertaken during site planning.

Watershed Protection - The community lies within the WSIII CRITICAL Watershed District established by NCDWQ. The project will comply with all state and local standards for water quality including all required setbacks, buffers and storm water management requirements. The project will utilize best management practices and engineered storm water facilities as required by NCDWQ rules and regulations.

Tree and Ecosystem Protection – All areas designated for preservation shall be protected in accordance with the applicable requirements of Sections 4.3.13 and 4.4 of the UDO. Appropriate tree protection measures shall be implemented during land-disturbing activities to preserve existing vegetation and environmentally sensitive areas to the extent practical.

A tree removal permit will be obtained, as necessary, for any tree removal activities located within the Waynor Road right-of-way, which is under Town jurisdiction.

5.3.2 MAN-MADE FEATURES

The existing residential structure on the site identified by LRK 00038078 will be removed. The existing unpaved roadway will be improved and paved to connect with the proposed internal roadway network in compliance with NCDOT standards.

5.4 STATEMENT REGARDING PUBLIC FACILITIES

The plan identifies potential future greenway connections to the Nick's Creek Greenway system, subject to property's' association decisions and applicable approvals. Neighborhood parks and green spaces are anticipated to be dedicated to the property owner's association, with maintenance arrangements to be determined.

5.5 ADDITIONAL DESIGN CONDITIONS

5.5.1 VEHICULAR CIRCULATION AND STREET CROSS-SECTIONS

The vehicular circulation within the community is designed to provide interconnectivity between the residential lots and associated amenities. Primary access to the site will be provided via Fawnwood Place, an existing unpaved roadway that currently serves a single residential structure and functions as a residential local street. Fawnwood Place connects to Waynor Road, which transitions to Boling Way, while NC Highway 22 provides arterial access to the broader transportation network.

The conceptual plan envisions improvements to the existing right-of-way and the establishment of a connected internal street network. Roadway design and construction will adhere to applicable North Carolina Department of Transportation (NCDOT) standards in accordance with State statutes. The proposed roadway section may incorporate wedge asphalt or ribbon curbing, where appropriate, consistent with NCDOT standards to provide roadway edge definition and facilitate drainage. Vegetated swales are anticipated along roadway corridors to convey and manage stormwater runoff while supporting low-impact stormwater management practices. Final roadway alignments, cross sections and drainage improvements will be determined during subsequent engineering review. The final determination regarding whether internal streets will be dedicated to the public or maintained as private streets will be evaluated and finalized during later stages of the development review process.

Although a Traffic Impact Assessment (TIA) is not required to be submitted with a CDP application, one will be prepared and submitted during the preliminary development stage if determined necessary by the reviewing agencies.



Access Points

Vehicular access to the site is provided via Fawnwood Place, an existing unpaved roadway that serves as the primary point of ingress and egress. Fawnwood Place is anticipated to be improved to enhance traffic flow, safety and site legibility while utilizing the existing right-of-way.

A condition is requested to limit buildout to 100 lots, with additional lots contingent upon provision of a secondary access point. The Town's Fire Marshall and the Applicant are aligned on this condition: No more than 100 residential lots shall be permitted for development or issuance of certificates of occupancy until a secondary means of access, compliant with the Fire Marshall's requirements and Town standards, is provided. Development of the remaining 50 lots shall be contingent upon the completion and acceptance of such secondary access.

All access improvements shall be designed in accordance with applicable NCDOT standards, consistent with State statutes governing roadway design and acceptance.

A deviation is requested to reduce the required right-of-way width from 60 feet to approximately 40 feet along the identified roadway segment due to existing ownership constraints that create a practical difficulty in meeting the standard. The proposed right-of-way width will accommodate roadway improvements designed in accordance with NCDOT standards while maintaining safe vehicular access and circulation. The request is consistent with the overall intent of the UDO to ensure safe and functional transportation access and the deviation represents the minimum relief necessary given existing site constraints. The proposed configuration is not anticipated to create adverse impacts to public safety or adjacent properties and will be subject to final engineering review and applicable agency approvals.

Cul-de-sacs

Two Cul-de-sacs are proposed to serve internal residential streets and support local traffic circulation.

Sidewalks/multi-use paths

Concrete sidewalks shall be provided throughout the development on at least one side of all new streets as shown in Exhibit III. Sidewalks will be installed with the development of each individual lot. Bonding of these improvements will be permitted in accordance with the Town's UDO standards in effect at the time of the approval of this CDP. Bonding, timing, and construction of these improvements will be discussed during the Preliminary Development Plan (PDP) process for each individual phase of development. In addition to the sidewalk network, walking trails, inspired by the Reservoir Park trails, are proposed throughout portions of the site to enhance open space and community amenities. These trails are intended to remain unpaved and pervious, utilizing materials such as sand or gravel to minimize impervious surface impacts while maintaining compatibility with the natural character of the site. The trail alignments will generally follow the existing natural environment and avoid tree removal to the greatest extent practicable, with clearing occurring only where necessary.



5.5.2 PARKING

Max parking spaces per dwelling unit is 2, with the exception of 10 proposed spaces for the clubhouse.

5.5.3 OPEN SPACE, AMENITY AND PEDESTRIAN CIRCULATION

The conceptual plan incorporates an interconnected network of parks, picnic areas, green spaces and pedestrian sidewalks distributed throughout the community to support recreational opportunities and neighborhood connectivity. A minimum of 45 acres of total open space is proposed, including approximately 11 acres of usable open space provided in accordance with Section 3.5.14 of the UDO. Sidewalks with a minimum width of five (5) feet are proposed along at least one side of internal roadways serving residential areas to enhance pedestrian accessibility and walkability throughout the development.

Neighborhood parks, community green spaces and associated open space amenities are anticipated to be dedicated to and maintained by the homeowners' association. Prior to the commencement of any land-disturbing activity, all areas designated as "Open Space" shall be protected with tree protection fencing, except in locations necessary for the installation of walking trails and utility connections.

5.5.4 ARCHITECTURAL STANDARDS

The CDP shall consist entirely of single-family homes. These homes will be varied in size from cottage, small, large, with a minimum of 1,200 sf townhomes to large 3,000 square feet homes.

5.5.5 LANDSCAPING AND BUFFERING

Landscaping and buffering are anticipated to comply with the applicable requirements of the Town of Southern Pines UDO, including Section 3.5.14(H). Landscape buffers will be installed per the UDO unless otherwise specified in this document.

Individual Lot Landscaping – Individual single-family detached lots will be landscaped as follows:

LOT TYPE	LARGE TREES	UNDERSTORY TREES
Large Single-Family	1	2
Small Single-Family	-	3
Cottage Single-Family	-	2
Town House	-	2

NOTE: Large tree plantings on individual lots do not include street trees required by this section. Individual private lot landscaping will not be enforced by the Town of Southern Pines. Covenants and restrictions for the community will reflect the planting standards described above and be enforced by the Property Owner's Association.

Streetscape – Street trees will be designed in accordance with UDO Section 4.3.3, with Table 4.0 summarizing the proposed tree types, locations and quantities. Street trees will be adjusted to accommodate existing driveways and future driveway locations within the development. To reflect a natural appearance, street trees will be planted with random spacing, rather than at regimented distances on center to provide a more natural character within the development of

new sections. Street tree plantings will be installed at a rate of one tree for every 30' of roadway on both sides of the street, however, trees may exceed 30' on center and be planted with random spacing as described above. Street trees will not exceed a maximum of 80' on center. Any existing trees maintained within the right-of-way will be credited toward the street tree requirements. Street trees will be installed during reasonable planting times based upon the individual plant species.

Buffer - The Town and the applicant have agreed to provide an undulating buffer ranging from 10 to 30 feet in width. The buffer will maintain a maximum width of 30 feet where feasible and reduce in width only where necessary due to site constraints. For the Cobb property located within the development area, the applicant will make reasonable efforts to consult with the property owner regarding vegetation preferences for the buffer.

Potential buffer landscaping treatments are outlined in Table 4.0.

Final landscape design, including detailed buffer treatments, will be prepared during the preliminary plan phase by a licensed landscape professional. If the final design necessitates alternative buffer treatments or deviations from the UDO requirements, such modifications will be subject to review and approval by Town staff during the engineering design phase.

Undisturbed buffers will be preserved in their existing condition, except in areas where more than 400 contiguous square feet lack tree cover. In such instances, supplemental plantings will be provided in accordance with UDO Exhibit 4-4.

While landscape buffers are not required within a Planned Development, the Applicant may, at its discretion, incorporate buffer plantings as part of future land planning within the PD.

TABLE 5.0 BUFFER LANDSCAPE

TREE TYPE	HEIGHT	CANOPY	CALIPER	BUFFER TYPE
Longleaf Pine	80' – 125'	25' – 40'	2" – 3"	Large
White Oak	60' – 100'	50' – 80'	2 ½" – 3"	Large
Wax Myrtle	10'-25'	10' – 20'	1 ½" – 2"	Understory/ Screening
Shrubs	3' – 6'	3' – 6'	-	Screening

5.5.6 UTILITIES

All new utility lines will be installed in accordance with the Town of Southern Pines policies for underground utilities. Water and sewer service will be provided by the Town, with all associated costs of which will be borne by the developer. Deviations from Town engineering standards may be permitted where specific topographic conditions make standard compliance impractical. Electric service will be provided by Duke Energy.

5.5.7 STREET LIGHTING

Street lighting will be designed in conformance with the requirements of Section 4.8 in the Town of Southern Pines UDO. The operating costs for public lighting located within public rights-of-way will be the responsibility of the Town of Southern Pines.



5.5.8 SIGNAGE

Signage, internal to the development, may be provided to identify neighborhood areas, amenity locations, and other key features for identification and wayfinding purposes. All signage is anticipated to be designed in conformance with the applicable requirements of the Town of Southern Pines UDO, including Section 4.6. Final signage locations, types, and design details will be reviewed and approved at subsequent stages of development. The cost of installation and maintenance of any specialty street or private signage shall be the responsibility of the developer.

5.5.9 TEMPORARY USES/SPECIAL EVENTS

Temporary construction trailers including, but not limited to real estate, construction and sales offices may be installed during the period of construction and real estate sales. Material storage shall also be allowed.

5.5.10 STORMWATER AND WATER QUALITY MANAGEMENT

Applicant acknowledges that the subject site is located within a state regulated and protected drainage basin and shall fully comply with all aspects of applicable local and state standards and regulations for storm water mitigation and watershed protection, including specific requirements for erosion and sedimentation control. Best management practices at the time of development for each phase shall be utilized in accordance with NCDENR guidance.

The applicant intends to utilize open space within the critical watershed area to promote natural infiltration rather than constructing retention ponds. Stormwater will be conveyed through vegetated swales and the site's natural topography to maximize infiltration in the most environmentally sensitive manner, consistent with the standards established for the original Ravensbrook development.

5/70 Exemption Allocation – The proposed townhome area within the Watershed Protected Area (WPO) has been designed with consideration for watershed protection requirements, site constraints and overall water quality management objectives. The requested 5/70 exemption allocation is associated primarily with the roadway and infrastructure improvements necessary to provide compliant access, internal connectivity and emergency service circulation to serve this portion of the development.

Due to the existing parcel configuration and access requirements associated with the overall site layout, a significant portion of the build-upon area within the Protected Area is attributable to required transportation and circulation infrastructure. In particular, the roadway network along the northern portion of the site was configured to accommodate necessary connectivity and coordinated access while minimizing impacts to environmentally sensitive areas where practical.



The proposed design reflects an effort to balance watershed protection standards with sound planning and public safety considerations through coordinated infrastructure placement, open space preservation, and integrated stormwater management practices. The requested allocation will allow for an efficient and cohesive development pattern while maintaining compliance with the intent of the Water Supply Watershed Protection Overlay regulations. For impervious breakdown on Townhomes, see table in Exhibit IV – Preliminary Development Plan that is labeled “Ravensbrook 5 Impervious Breakdown (Townhomes Impervious)”.

5.5.11 AMENITIES

The development will include the following amenities:

1. Community pool and recreation area
2. Parks, including a dedicated dog park
3. Large open space
4. Sidewalks and a natural surface (dirt) trail

6.0 TRAFFIC IMPACT ANALYSIS (TIA)

A detailed TIA shall be prepared in coordination with the NCDOT and the Town of Southern Pines.

7.0 PHASING

This project is projected to have a 10-year build-out. All phases have been labeled on Exhibit IV – Phasing Plan and are governed by this section. Due to the large-scale of this project and the uncertainty of economic factors that influence land development, some flexibility in phases is necessary to accommodate sub-phases or changes in product types. Pursuant to Section 2.9 of the UDO, the proposed phasing plan is dependent on rates of absorption rather than any particular date. As a result, Article 2.9.D shall not apply.

Construction Access/Staging – Construction activities associated with the development shall be conducted in a manner intended to minimize impacts on adjacent properties and existing neighborhoods.

Construction operations shall be limited to the hours of: Monday through Saturday, 7:00am to 7:00pm. No regular construction activity shall occur outside of these hours except for emergency utility work, safety-related operations, or activities otherwise authorized by applicable jurisdictional requirements.

To reduce traffic, noise and visual impacts on nearby residents, temporary construction access points shall be located away from Fawnwood Place whenever practicable during active phases of development. Construction access and related activity areas shall maintain a minimum setback of 100 feet from adjacent residential properties where feasible based on site conditions and construction requirements.



Construction staging, material storage and contractor operations areas shall be relocated in coordination with the active phase of construction to minimize prolonged impacts in any one area of the site. All construction staging areas shall maintain a minimum setback of 100 feet from neighboring residential properties where feasible and practical.

The applicant intends to coordinate construction sequencing and operational practices in a manner that promotes compatibility with surrounding residential uses while allowing for efficient completion of infrastructure and development improvements.

Key Improvements	Phase 1	Phase 2A	Phase 2B	Phase 3	Phase 4
Roadway & Utilities	Fawnwood Place, Road 'A', Road 'B'	Road 'D'	Road 'C', Road 'D'	Road 'C'	Road 'E'
Clubhouse					X
Children Park					X
Dog Park					X
Walking Trail				X	X

Utility Phasing – Utility infrastructure shall be designed and constructed to support both interim phased operation and the ultimate interconnected buildout of the development.

Each development phase shall include utility infrastructure sufficient to independently provide adequate water, sewer, and fire flow service for that phase at the time of construction, while also accommodating future interconnection with subsequent phases. Water and sewer infrastructure shall be sized and designed for the ultimate buildout configuration of the development. Stub-outs, valves, hydrants, manholes, and related infrastructure necessary for future extensions and utility looping shall be installed during initial construction of each applicable phase.

Temporary dead-end utility line conditions may occur during intermediate phases of development where extension into adjoining phases has not yet occurred. Interim utility lines shall terminate at capped stub-outs or other approved temporary termination points intended for future extension and interconnection with subsequent phases. Utility lines shall remain capped until the adjoining phase is constructed, at which time the lines shall be extended and, where applicable, looped as part of the next phase of infrastructure improvements. Refer to Exhibit IV – Phasing Plan for interim utility cut-off locations and future connection points.

Such interim conditions are intended solely as temporary infrastructure configurations and not as permanent dead-end utility systems. Utility extensions and looping shall occur incrementally in coordination with future phase construction as infrastructure connections become operationally and economically practical.

Conditional Phase Build-Out – The proposed development is conditionally limited to 100 residential lots pending the construction and approval of a secondary access point. Phases 1, 2A and 2B represent the initial development phases permitted within this threshold. Subsequent development of Phases 3 and 4 shall not proceed until the required secondary access connection has been completed and approved. See Exhibit IV – Phasing Plan. Development will start with Phase 1 following Phase 2A, then 2B.



8.0 DEDICATION OF STREETS

The final determination regarding whether internal streets will be dedicated to the public or maintained as private streets will be evaluated and finalized during later stages of the development review process.

9.0 CDP UDO CRITERIA

As described in Section 2.18.4(H) of the Town's UDO, the following individual criteria are explained, describing how the project demonstrates compliance with each of the criteria. A Preliminary Development Plan is permitted if the Applicant demonstrates that:

(1) The proposed PD satisfies the criteria for a Zoning Map amendment established in this chapter.

The subject property is currently zoned Planned Development (PD) on the Town's official Zoning Map. The proposed Concept Development Plan (CDP) has been prepared in compliance with the submission requirements of the PD district, as set forth in Section 3.5.14 of the Town's UDO. Furthermore, the CDP reflects planning concepts identified in the CLRP by supporting a development pattern that contributes to a strong local economy, promotes long-term financial sustainability, and enhances the overall quality of life for both existing and future residents.

(2) The CDP 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.

The CDP establishes an overall development pattern that is generally consistent with the Town's CLRP, Official Zoning Map, and other applicable adopted planning documents. The vision for the property is informed by the CLRP's guiding principles and framework and is reflected through development standards and design elements that align with the intent and provisions of the Town's UDO.

- The proposed development incorporates landscaping and site design elements inspired by the character of Southern Pines, as described within this CDP. These elements are intended to contribute to visual compatibility with the surrounding community and support the overall planning context of the area.
- The CDP presents a large-tract residential development concept that encourages flexibility, creativity, and innovation in site design while establishing thoughtful relationships between land uses, infrastructure, and natural features. The development pattern illustrates a clustering approach to residential layout that allows for the preservation of substantial areas of open space and reduced land disturbance. This approach reflects broader planning concepts related to growth management and environmental stewardship referenced in the CLRP.
- The proposed CDP illustrates a range of lot sizes and dwelling types intended to broaden housing opportunities for households of varying ages and life stages. The plan also depicts an interconnected network of open space designed to support recreational,



environmental, and aesthetic functions, with careful consideration given to existing natural features and environmentally sensitive areas that include watershed resources.

Collectively, these elements illustrate a coordinated development approach that responds to site conditions and planning considerations while presenting a cohesive development concept for the subject property.

(3) The proposed development is appropriate for the area of the Town in which it is located

The proposed development is well suited to its location and is compatible with the existing and anticipated land use pattern of the surrounding area. The CDP presents a cohesive, master-planned approach to development.

Rather than incremental or uncoordinated development, the CDP provides a unified framework that integrates land uses, infrastructure, open space, and environmental features in a coordinated manner. This approach is intended to support thoughtfully planned development patterns that contribute to community character and long-term functionality.

The development pattern emphasizes the preservation of open space and consideration of existing natural features and environmentally sensitive areas. Open space is designed and located to provide recreational, environmental, and aesthetic functions, enhancing the overall quality of the development and its compatibility with the surrounding area.

Through its master-planned design, scale, and environmental stewardship, the proposed development represents a context-sensitive approach that is appropriate for the property and aligns with the character and envisioned development of this area of the Town.

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

At the CDP level, the proposed development is designed to utilize existing and planned public facilities, utilities, and services in a logical and efficient manner. The CDP presents a unified, master-planned framework that coordinates land use, circulation, and infrastructure to avoid fragmented or inefficient service extensions.

As described in Section 4.6 of this narrative, the project area is located near existing public infrastructure, with future utility connections anticipated through logical extensions of the current systems. Water and sewer are available in the surrounding area and can serve the project through planned extensions; a GIS map of existing water and sewer infrastructure is provided in Appendix B.

Emergency and public safety services are located within approximately 3,000 feet of the site and are expected to be capable of serving the proposed development.

Based on the project's development pattern, scale, and location, the CDP is not anticipated to require premature or inefficient expansion of public facilities, utilities, or services and is therefore appropriate for consideration and approval at the conceptual level.



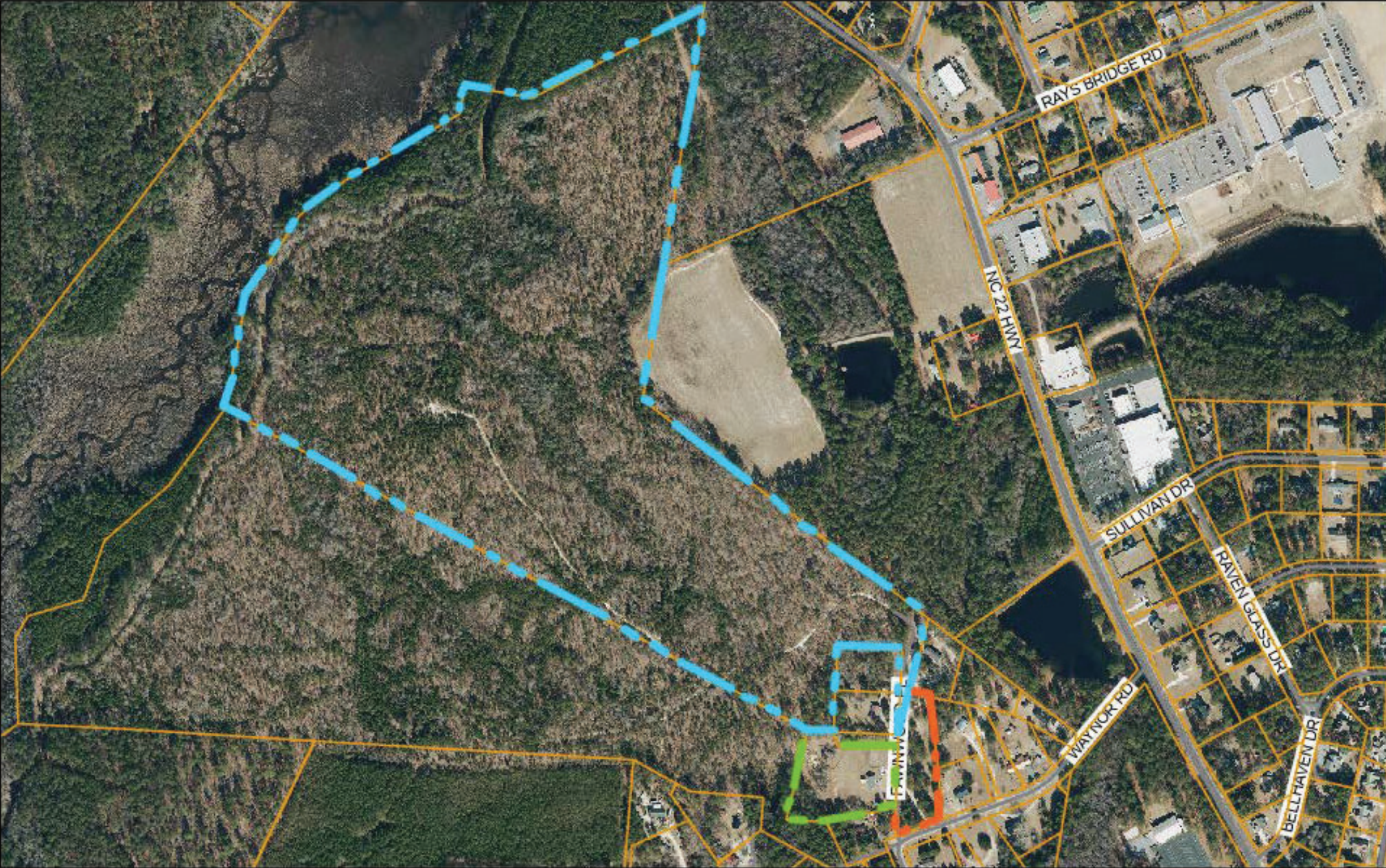
EXHIBIT I: ADJACENT PROPERTY OWNERS

OWNER	LRK/PIN	ADDRESS
Mabe, James D	857404748866	7396 NC Hwy 22, Carthage 28327
Harvest Church of God	857402765043	PO BOX 1096, Southern Pines 28388
Town of Carthage	857400448947	4396 Hwy 15-501, Carthage 28327
Dehghan, Adriane Chandler	857400630902	14201 Cross Creek Dr, Raleigh 27615
Cobb, Alphas J	857404739841	264 Sheridan St, Bridgeport, CT 06610
Cobb, Alphas J	857404739644	264 Sheridan St, Bridgeport, CT 06610
Polakof, Michael	857400739136	112 Boling Way, Carthage 28327
Bland, Everett L	857404832822	PO BOX 481, Pinehurst 28370
Person, Evelyn G	857404833512	291 Ingram Branch Rd, West End 27327
Malloy, Melvin Otis	857404833315	196 Waynor Rd, Carthage 28327
Buchan, Walker	857400738348	117 Fawnwood Pl, Carthage 28327



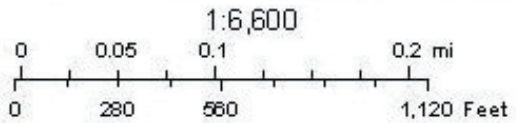


Moore County

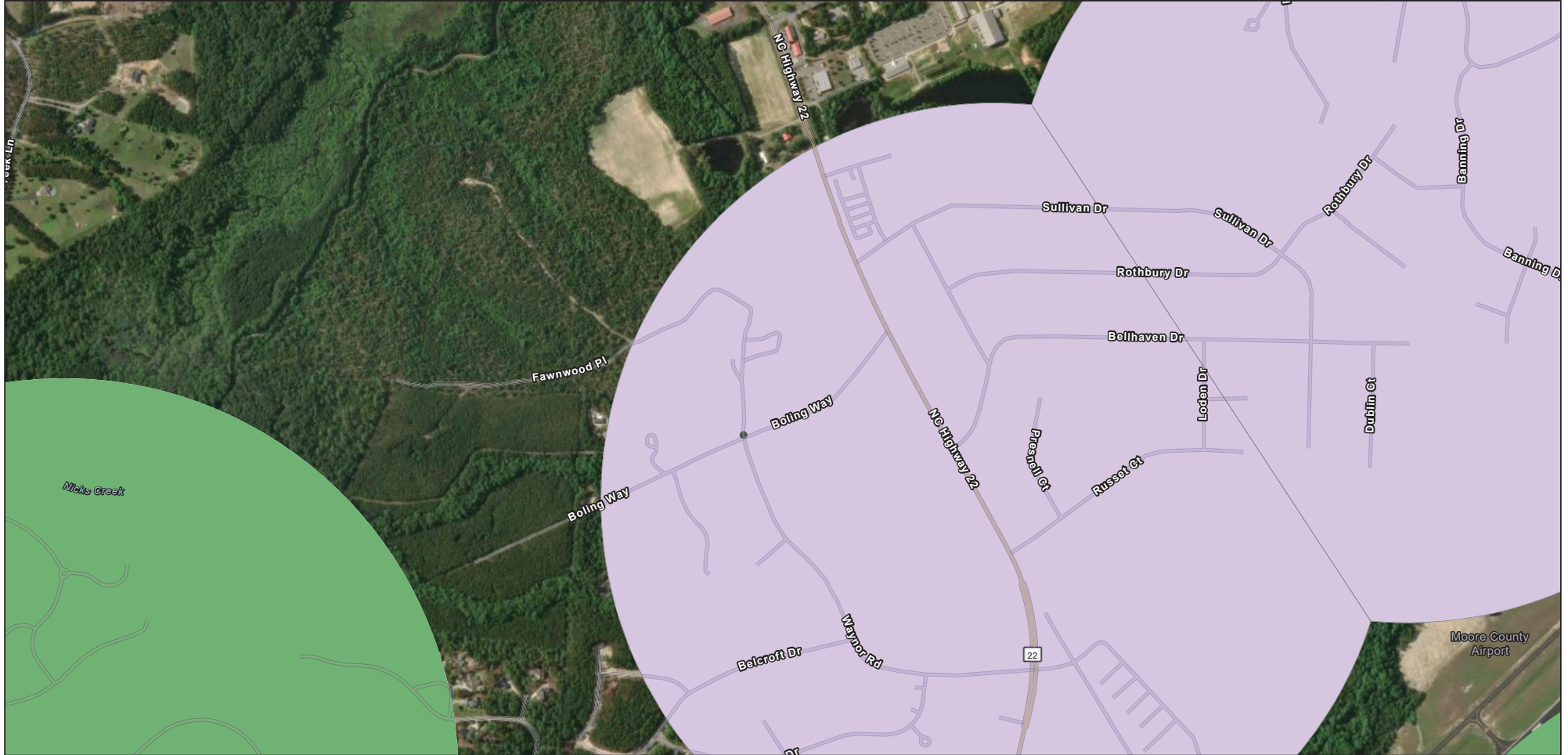


January 16, 2026

- Parcels
- Streets
- Highways

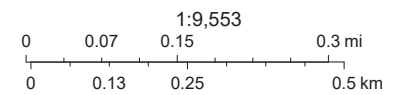


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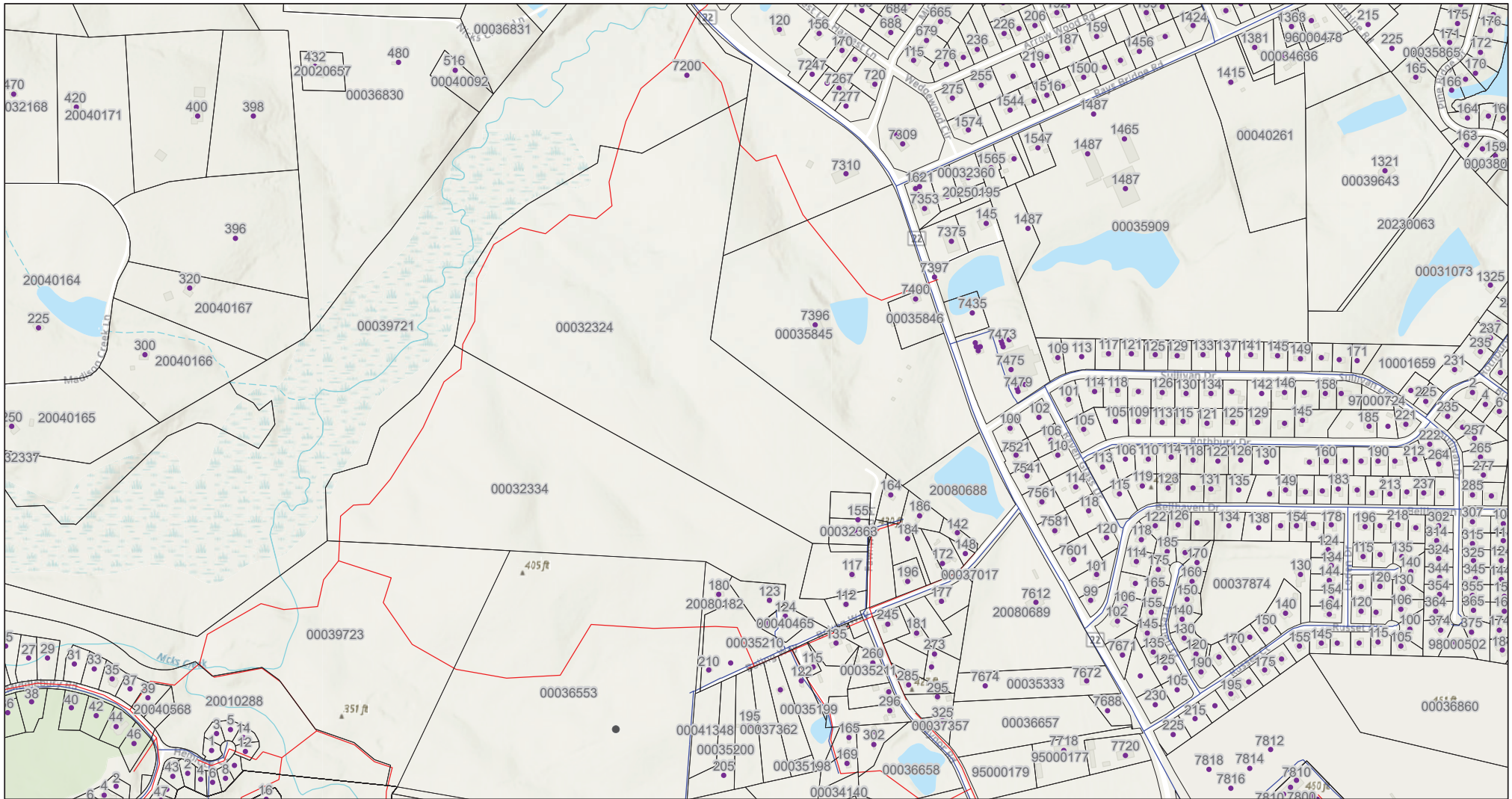
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- Inctive Red Cockaded Woodpecker Foraging Area



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor

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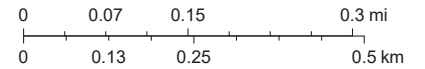
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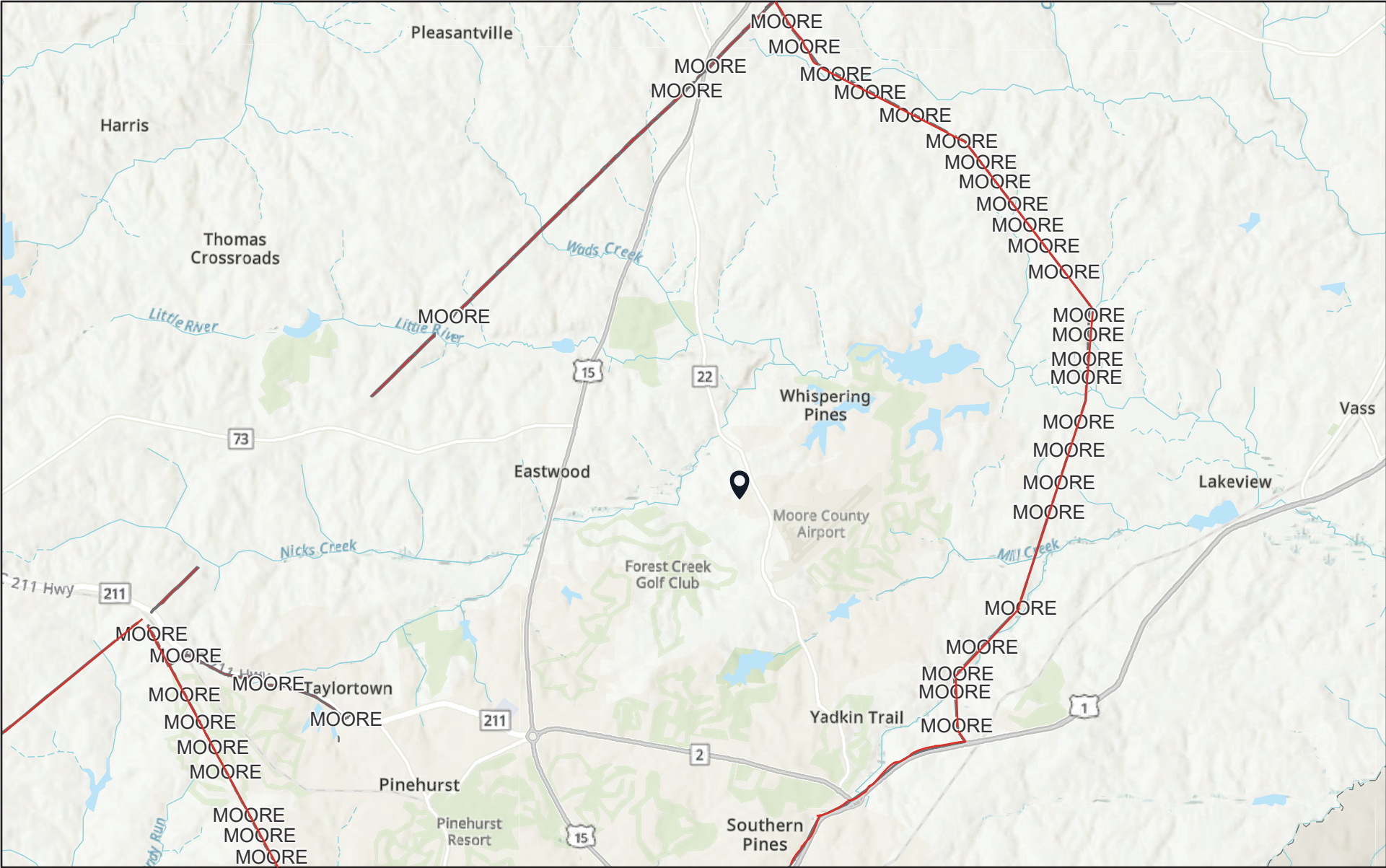
- Sewer Mains
- Water Mains
- Addresses
- Parcels (Black Lines)
- Parcels PARID Number



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Source: TOSP Public Mapping Site
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Easement - Duke Energy



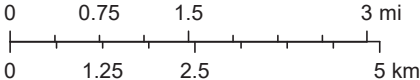
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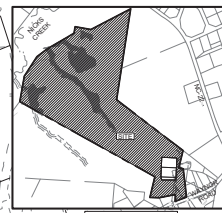
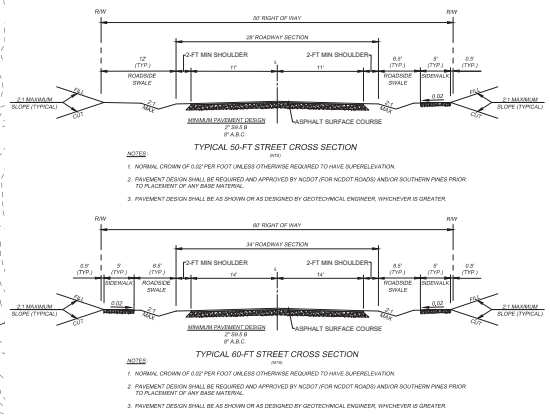
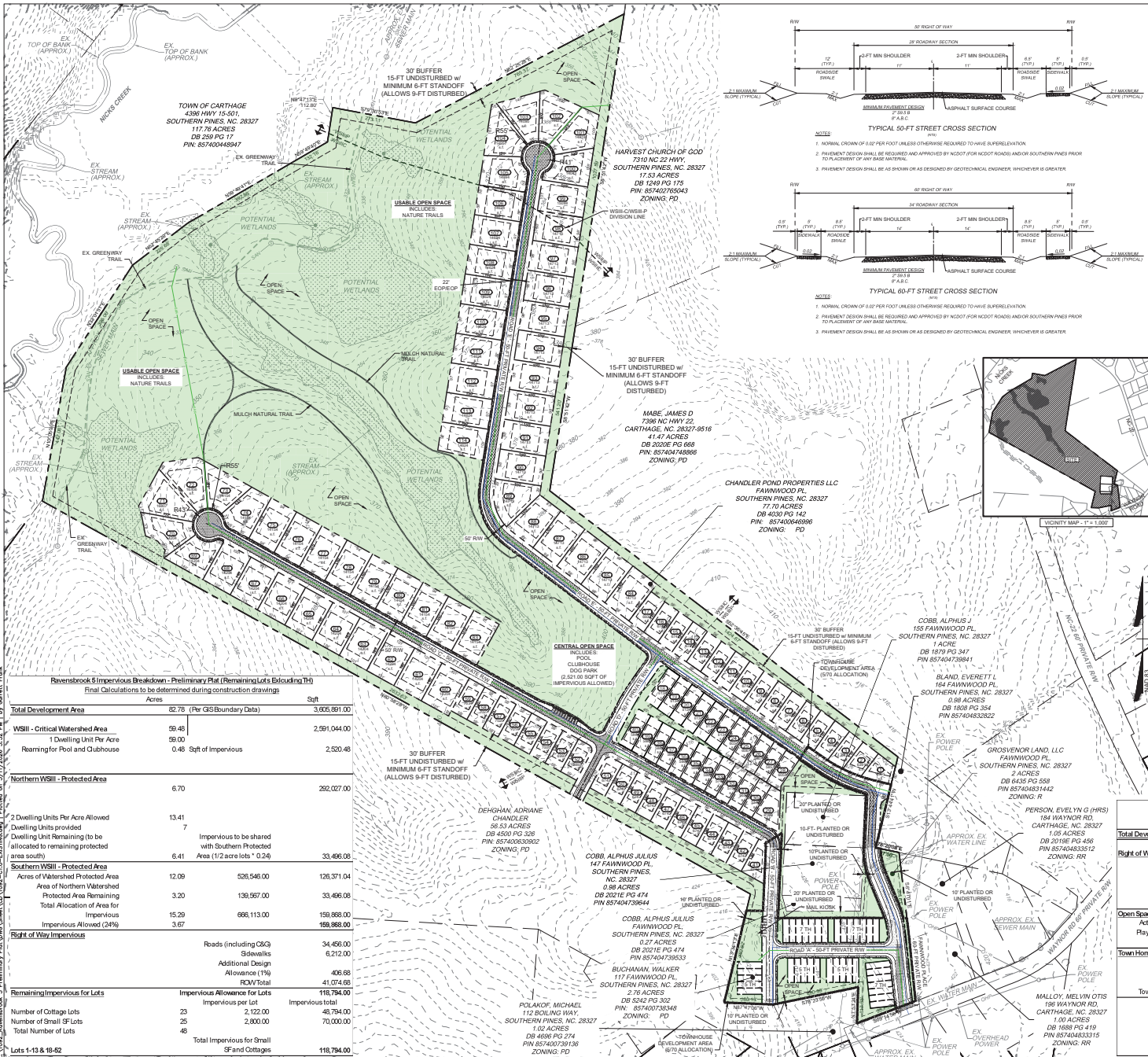
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 Electric

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Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



PRELIMINARY PLAT NOTES

- BOUNDARY, TOPOGRAPHIC AND UTILITY DATA FROM GIS AND OLD SURVEY DATA
- PROPOSED PAVEMENT SECTIONS IS MINIMUM STANDARDS, FINAL PROPOSED PAVEMENT SECTION DESIGN WILL NEED TO BE PROVIDED TO THE TOWN PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS
- DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE
- THE SITE IS LOCATED IN THE CAPE FEAR WATERSHED.
- OTHER MISCELLANEOUS ZONING REQUIREMENTS MAY NOT BE ILLUSTRATED ON THIS PLAN AS THIS PLAN IS PRELIMINARY IN NATURE.

ACRES: 7.8278 AC (PER GIS BOUNDARY DATA)
 OPEN SPACE: 1.4593 AC (55.5%)
 ZONING: PLANNED DEVELOPMENT (PD) - CDP FILE TBD
 OVERLAY HIGH QUALITY WATERSHED (WS-HQ) - WS(HQ) - NICKS CREEK
 PROPOSED UNITS:

TOWN HOMES: 36 UNITS (4 ALLOCATION)
 COTTAGE UNITS: 23 UNITS
 SMALL SINGLE FAMILY: 36 UNITS
 LARGE SINGLE FAMILY: 55 UNITS
TOTAL UNITS: 150 TOTAL

DURING CONSTRUCTION DRAWINGS, UNITS MAY BE CHANGED TO ACCOMMODATE MARKET DEMAND OR LAYOUT CHANGES BUT OVERALL UNITS MAY NOT EXCEED 150 UNITS TOTAL.

LOT DIMENSION STANDARDS

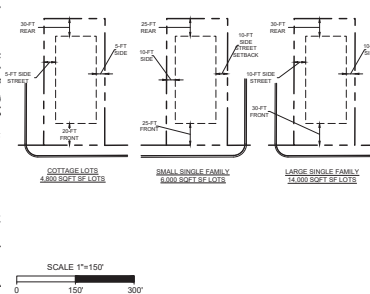
TOWNHOMES: 36 UNITS (PROPOSED ALLOCATION)
 MIN. LOT: 1,600 SF
 MIN. LOT WIDTH: NONE
 FRONT SETBACK: 15'
 SIDE INTERIOR SETBACK: 0'
 SIDE STREET SETBACK: 10'
 REAR SETBACK: 15'
 MAX BUILDING HEIGHT: 40-FT

COTTAGE LOTS: 23 LOTS
 MIN. LOT: 4,800 SF
 MIN. LOT WIDTH: 40'
 FRONT SETBACK: 20'
 SIDE INTERIOR SETBACK: 5'
 SIDE STREET SETBACK: 5'
 REAR SETBACK: 30'
 MAX BUILDING HEIGHT: 35-FT

SMALL SINGLE FAMILY LOTS: 36 LOTS
 MIN. LOT: 6,000 SF
 MIN. LOT WIDTH: 40'
 FRONT SETBACK: 25'
 SIDE INTERIOR SETBACK: 10'
 SIDE STREET SETBACK: 10'
 REAR SETBACK: 30'
 MAX BUILDING HEIGHT: 35-FT

LARGE SINGLE FAMILY LOTS: 55 LOTS
 MIN. LOT: 14,000 SF
 MIN. LOT WIDTH: 45'
 FRONT SETBACK: 30'
 SIDE INTERIOR SETBACK: 10'
 SIDE STREET SETBACK: 15'
 REAR SETBACK: 30'
 MAX BUILDING HEIGHT: 35-FT

LEGEND:
 OPEN SPACE



SCALE 1"=150'

Ravensbrook 5 Impervious Breakdown - Preliminary Plat (Remaining Lots Excluding TH)
 Final Calculations to be determined during construction drawings

	Acres	Sqft
Total Development Area	62.78 (Per GIS Boundary Data)	3,035,891.00
WSH - Critical Watershed Area	59.48	2,591,044.00
1 Dwelling Unit Per Acre	59.00	
Remaining for Pool and Clubhouse	0.48 Spt of Impervious	2,520.48
Northern WSH - Protected Area	6.70	292,027.00
2 Dwelling Units Per Acre Allowed	13.41	
Dwelling Units Provided	7	
Area of Northern Watershed Protected Area Remaining (to be allocated to remaining protected area south)	6.41 Area (1/2 acre lots * 0.24)	33,496.08
Southern WSH - Protected Area		
Acres of Watershed Protected Area	12.09	526,546.00
Area of Northern Watershed Protected Area Remaining	3.20	139,957.00
Total Allocation of Area for Impervious	15.29	666,113.00
Impervious Allowed (24%)	3.67	159,868.00
Right of Way Impervious		
Roads (including C&G)	34,456.00	
Sidewalks	6,212.00	
Additional Design Allowance (1%)	406.68	
ROW/Total	41,074.68	
Remaining Impervious for Lots	118,794.00	
Impervious Allowance for Lots		
Impervious per Lot		Impervious total
Number of Cottage Lots	23	48,734.00
Number of Small SF Lots	25	2,800.00
Total Number of Lots	48	70,000.00
Total Impervious for Small SF and Cottages		118,794.00

Ravensbrook 5 Impervious Breakdown - Preliminary Plat (Townhomes Impervious)
 Final Calculations to be determined during construction drawings

	Acres	Sqft	
Total Development Area	4.68	211,798.00	
Right of Way Impervious			
Roads (including C&G)	54,624.00		
Sidewalks	13,258.00		
Additional Design Allowance	(1.0%)	690.92	
ROW/Total	66,772.92		
Open Space Impervious			
Total Sqft		Impervious Allowance	
Active Open Space (Mail Kiosk, Playground, Club House, Pool & Picnic Areas)	200,000.00	2.5%	5,000.00
Town Home Impervious			
Impervious Sqft Per		Number of Units	
Townhome Rooftops	1100	36	39600
Townhouse Patios & Driveways	650	36	23400
Total Proposed Impervious TH:		136,772.92	
Percent Impervious		0.65	

FRANK LAND DESIGN, PC
 LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

PRELIMINARY
NORTH CAROLINA SEAL
 CIVIL ENGINEER

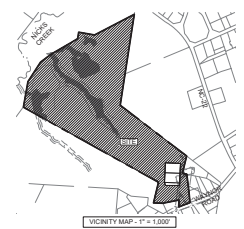
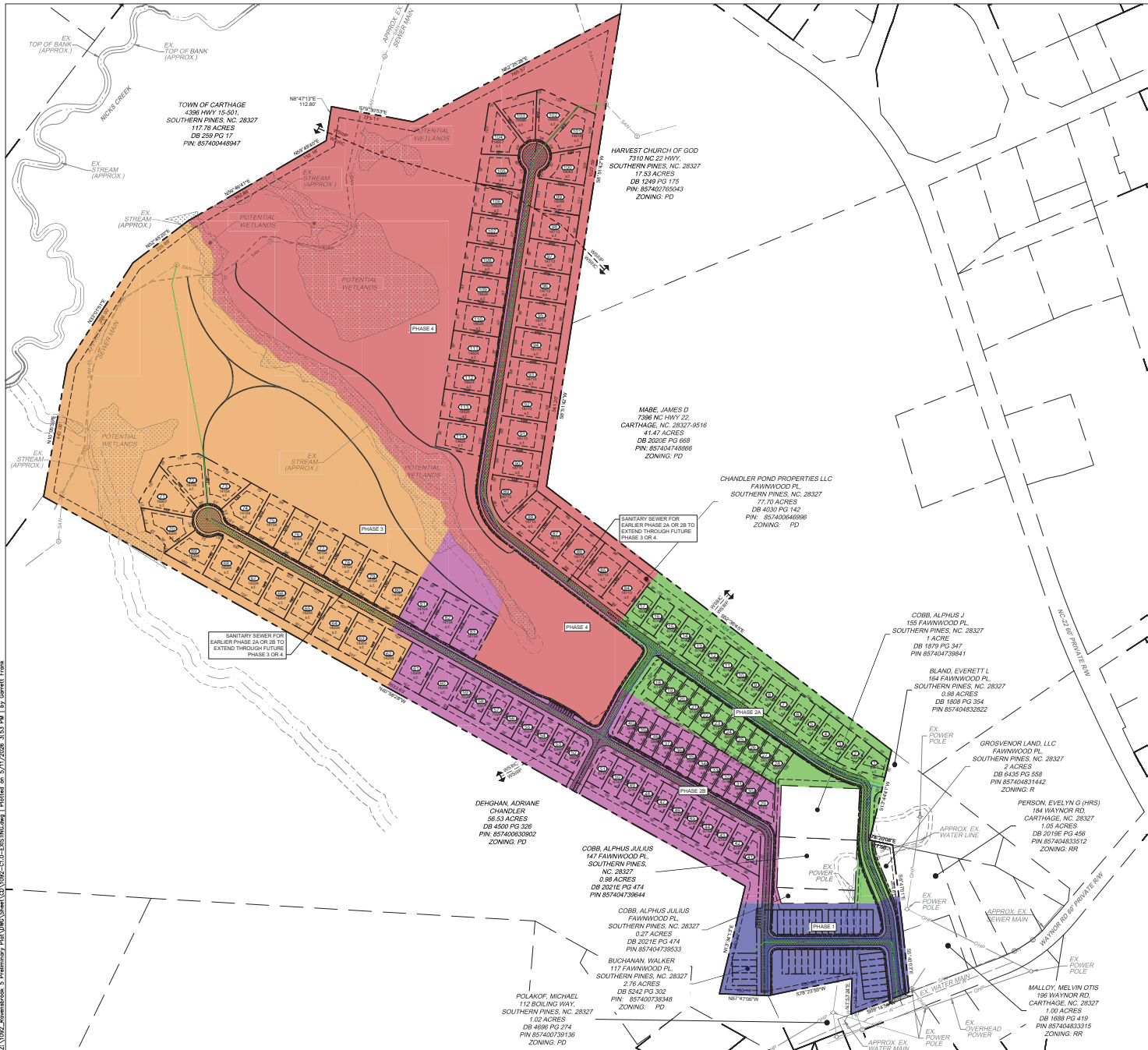
NOT FOR CONSTRUCTION

CHECKED BY: G.FRANK DATE: 04.29.2026
 DESIGN / DRAWN BY: G.FRANK SCALE: AS SHOWN

RAVENSBROOK PHASE 5
 FAWNWOOD PLACE, SOUTHERN PINES NC 28327 | MCNEIL TOWNSHIP

PRELIMINARY DEVELOPMENT PLAN

ISSUED FOR: PRELIMINARY
 JOB NO. 1093
 SHEET NO. DEV-PLAN

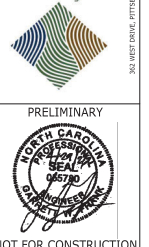


PHASING LEGEND:

- PHASE 1
- PHASE 2A
- PHASE 2B
- PHASE 3
- PHASE 4

NOTE: PHASE 1, 2A AND 2B ACHIEVES 100 UNITS. PHASES 3 AND 4 WOULD REQUIRE SECOND MEANS OF CONNECTION TO RESIDENTIAL COLLECTOR OR SECONDARY ROAD PER CONDITIONS.

CONDITIONAL PHASE BUILD-OUT
 THE PROPOSED DEVELOPMENT IS CONDITIONALLY LIMITED TO 100 RESIDENTIAL LOTS PENDING THE CONSTRUCTION AND APPROVAL OF A SECONDARY ACCESS POINT. PHASES 1, 2A & 2B REPRESENT THE INITIAL DEVELOPMENT PHASES PERMITTED WITHIN THIS THRESHOLD. SUBSEQUENT DEVELOPMENT OF PHASES 3 AND 4 SHALL NOT PROCEED UNTIL THE REQUIRED SECONDARY ACCESS CONNECTION HAS BEEN COMPLETED AND APPROVED.



PRELIMINARY
 NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING	DATE:
REVISIONS:	04.29.2026
DESIGN / DRAWN BY:	SCALE:
G.FRANK	AS SHOWN

CHECKED BY: G.FRANK
 DESIGN / DRAWN BY: G.FRANK

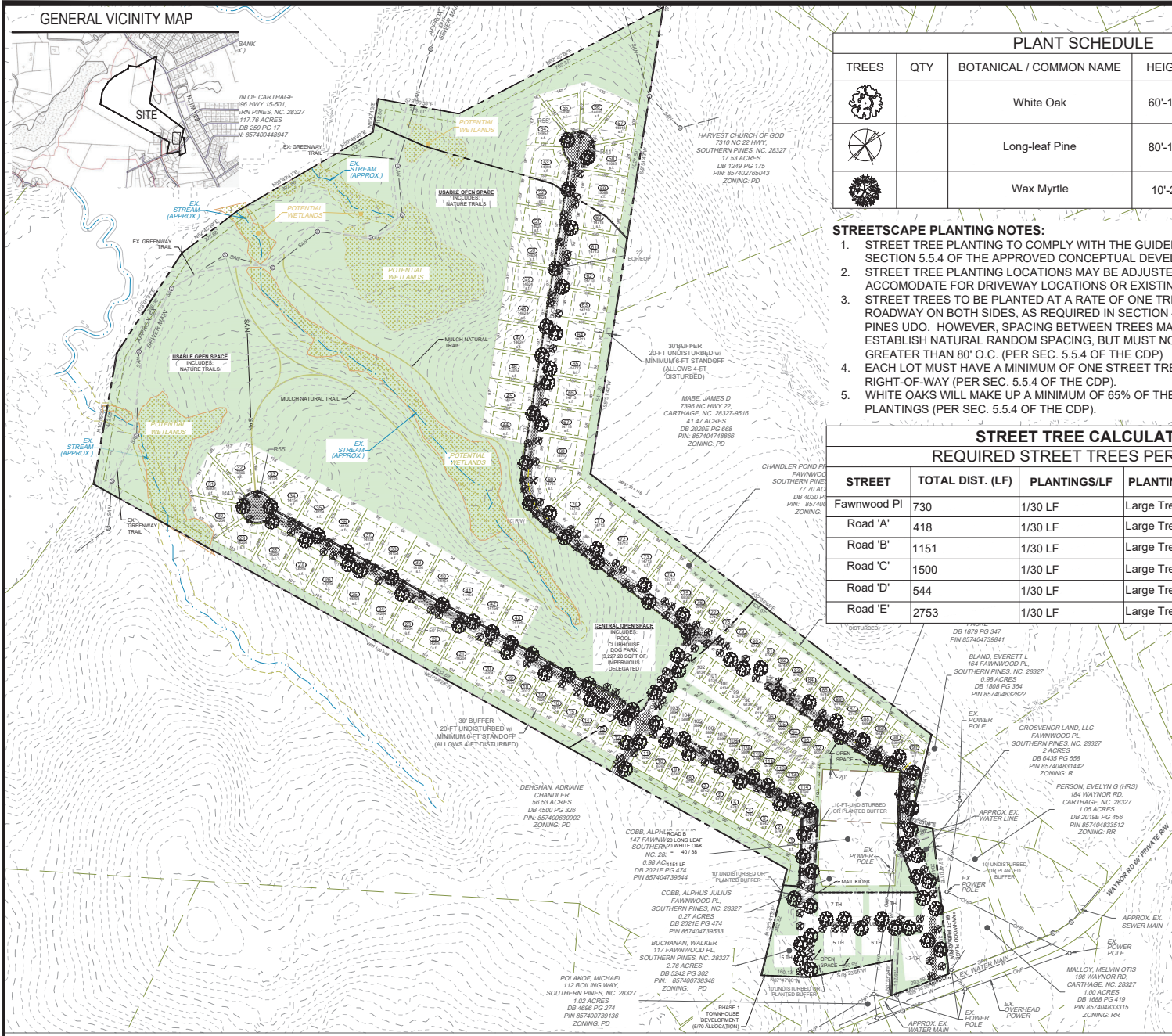
RAVENSBROOK PHASE 5
 FAWNWOOD PLACE, SOUTHERN PINES NC 28327 | MCNEIL TOWNSHIP
 PHASING PLAN

ISSUED FOR:	PRELIMINARY
JOB NO.:	1093
SHEET NO.:	PHASING PLAN

Z:\1029_Ravensbrook_5_Preliminary_Plan\Drawn\1093-01-D-EXTMNC.dwg | Printed on: 5/17/2026 3:53 PM | by: Correll, Frank

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GENERAL VICINITY MAP



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CALIPER
		White Oak	60'-100'	50'-80'	2 1/2" - 3"
		Long-leaf Pine	80'-125'	25'-40'	2" - 3"
		Wax Myrtle	10'-25'	10'-20'	1 1/2" - 2"

STREETSCAPE PLANTING NOTES:

1. STREET TREE PLANTING TO COMPLY WITH THE GUIDELINES ESTABLISHED IN SECTION 5.5.4 OF THE APPROVED CONCEPTUAL DEVELOPMENT PLAN (CDP).
2. STREET TREE PLANTING LOCATIONS MAY BE ADJUSTED IN THE FIELD TO ACCOMMODATE FOR DRIVEWAY LOCATIONS OR EXISTING SITE CONDITIONS.
3. STREET TREES TO BE PLANTED AT A RATE OF ONE TREE PER EVERY 30' OF ROADWAY ON BOTH SIDES, AS REQUIRED IN SECTION 4.3.3 OF THE SOUTHERN PINES UDO. HOWEVER, SPACING BETWEEN TREES MAY EXCEED 30' O.C. TO ESTABLISH NATURAL RANDOM SPACING, BUT MUST NOT EXCEED SPACING GREATER THAN 80' O.C. (PER SEC. 5.5.4 OF THE CDP)
4. EACH LOT MUST HAVE A MINIMUM OF ONE STREET TREE PLANTED IN THE RIGHT-OF-WAY (PER SEC. 5.5.4 OF THE CDP).
5. WHITE OAKS WILL MAKE UP A MINIMUM OF 65% OF THE REQUIRED STREET TREE PLANTINGS (PER SEC. 5.5.4 OF THE CDP).

STREET TREE CALCULATIONS
REQUIRED STREET TREES PER SEC. 4.3.3

STREET	TOTAL DIST. (LF)	PLANTINGS/LF	PLANTING TYPE	REQUIRED	PROVIDED
Fawnwood Pl	730	1/30 LF	Large Trees	24	24
Road 'A'	418	1/30 LF	Large Trees	14	14
Road 'B'	1151	1/30 LF	Large Trees	38	40
Road 'C'	1500	1/30 LF	Large Trees	50	51
Road 'D'	544	1/30 LF	Large Trees	18	18
Road 'E'	2753	1/30 LF	Large Trees	92	92

General Notes

NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

SEE PRELIMINARY DEVELOPMENT PLAN FOR UPDATED LOT NUMBERING



No.	Revision/Issue	Date

Firm Name and Address

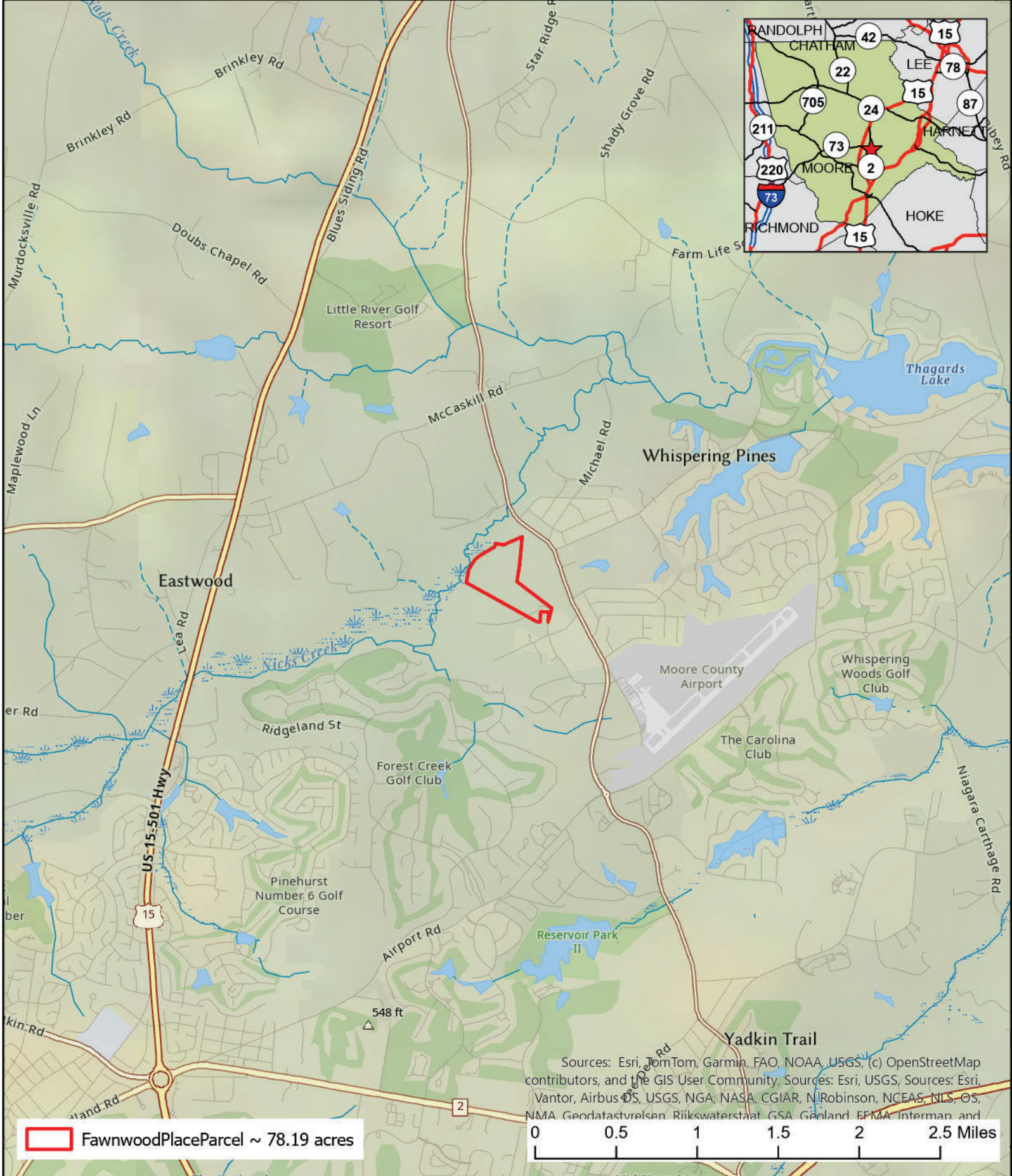
GROSVENOR LAND, LLC
130 LEXINGTON LANE
SOUTHERN PINES, NC

Project Name and Address

RAVENSBROOK (5)
FAWNWOOD PLACE,
SOUTHERN PINES
NC 28327 - MCNEIL
TOWNSHIP

Project	Sheet
Date: 05.11.2026	STREETSCAPE PLAN
Scale: AS SHOWN	

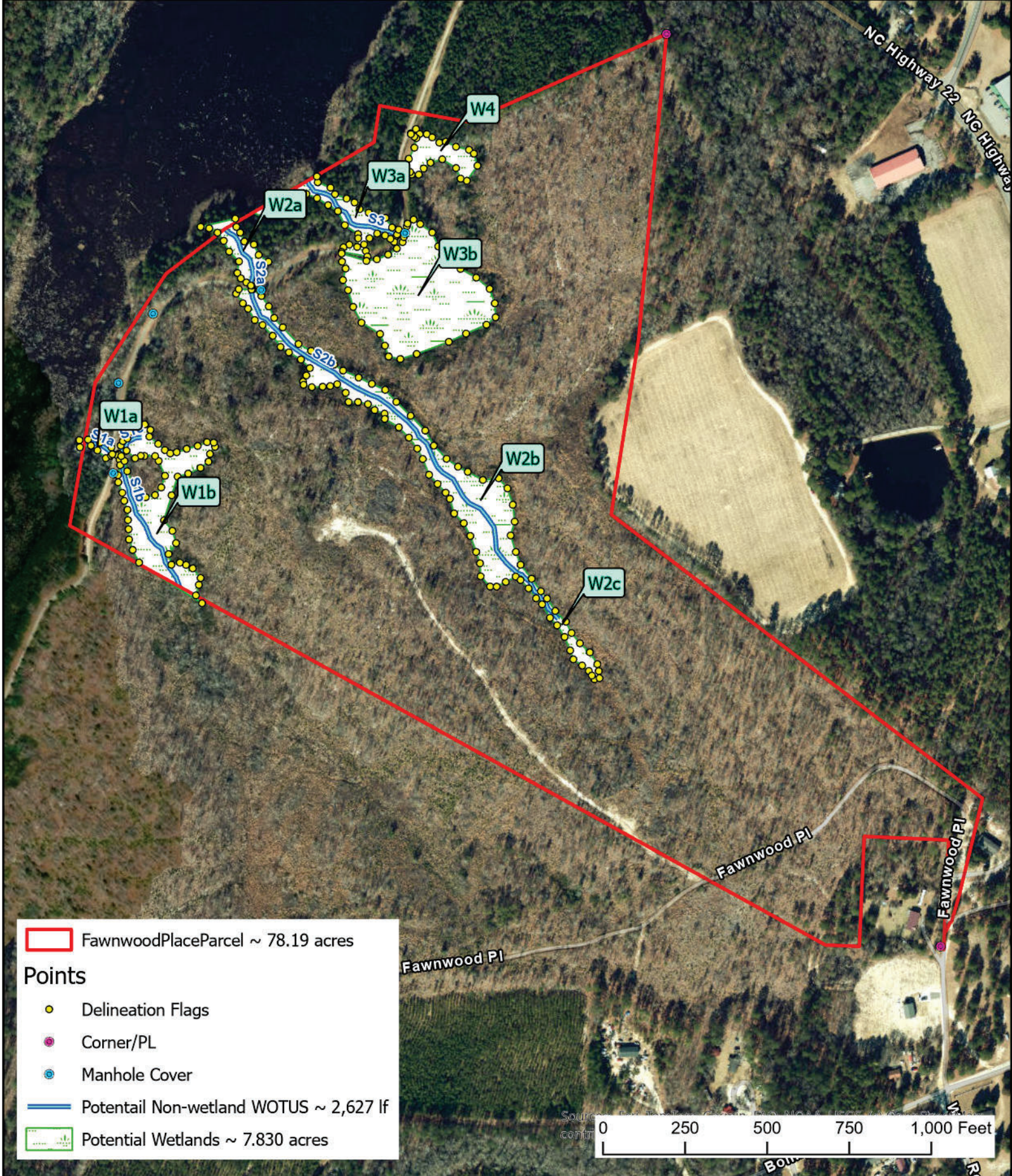




Project Name: Fawnwood Place
 Location: Carthage, Moore County, NC 28327
 PIN: 857400646996
 Project Location

N

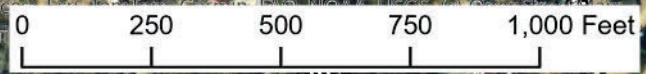
Figure: 1
 Dec 6, 2025
 Page 99 of 158



FawnwoodPlaceParcel ~ 78.19 acres

Points

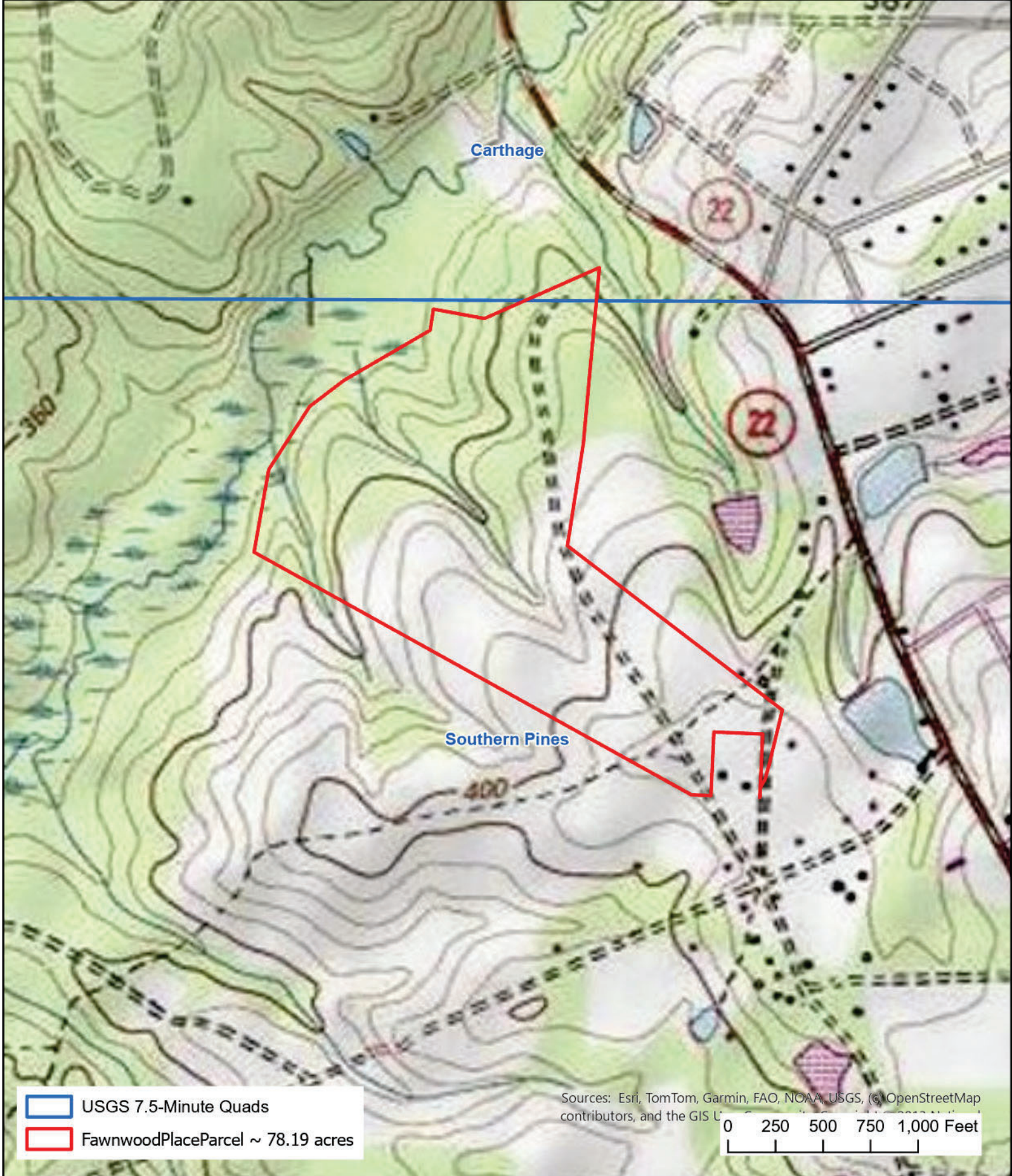
- Delineation Flags
- Corner/PL
- Manhole Cover
- Potentail Non-wetland WOTUS ~ 2,627 lf
- Potential Wetlands ~ 7.830 acres



Project Name: Fawnwood Place
 Location: Carthage, Moore County, NC 28327
 PIN: 857400646996
 Wetland Delineation Map

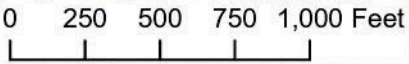


Figure: 2
 Dec 6, 2025
 Page 100 of 158



- USGS 7.5-Minute Quads
- FawnwoodPlaceParcel ~ 78.19 acres

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

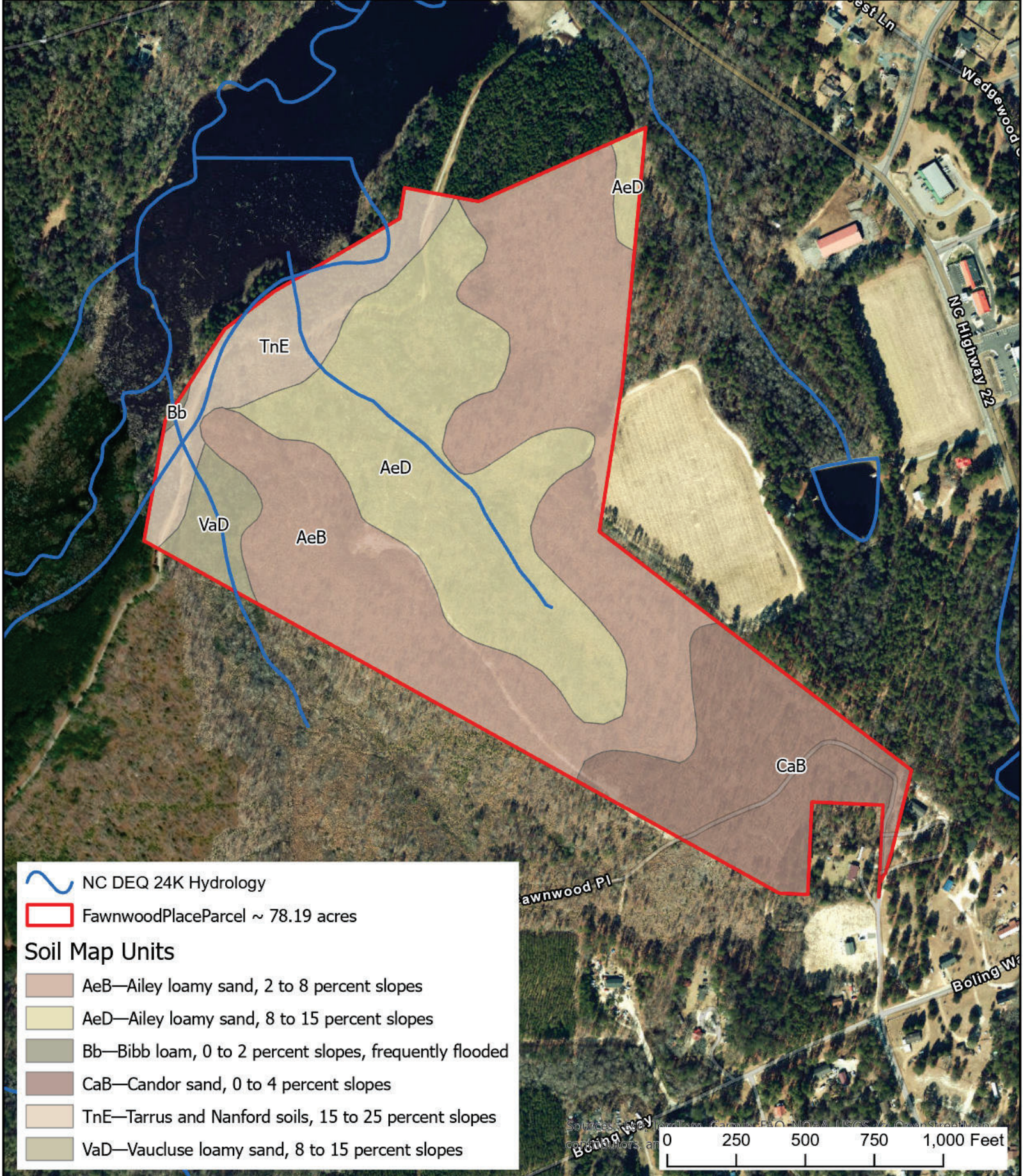




Project Name: Fawnwood Place
 Location: Carthage, Moore County, NC 28327
 PIN: 857400646996
 USGS 7.5-Minute Topo; Southern Pines and Carthage Quadrangle:









Figure: 3

Dec 6, 2025
 Page 101 of 158



 NC DEQ 24K Hydrology
 FawnwoodPlaceParcel ~ 78.19 acres

Soil Map Units

-  AeB—Ailey loamy sand, 2 to 8 percent slopes
-  AeD—Ailey loamy sand, 8 to 15 percent slopes
-  Bb—Bibb loam, 0 to 2 percent slopes, frequently flooded
-  CaB—Candor sand, 0 to 4 percent slopes
-  TnE—Tarrus and Nanford soils, 15 to 25 percent slopes
-  VaD—Vaucluse loamy sand, 8 to 15 percent slopes

Sources:  National Wetlands Inventory,  National Wetlands Inventory,  National Wetlands Inventory,  National Wetlands Inventory,  National Wetlands Inventory,  National Wetlands Inventory,  National Wetlands Inventory,  National Wetlands Inventory

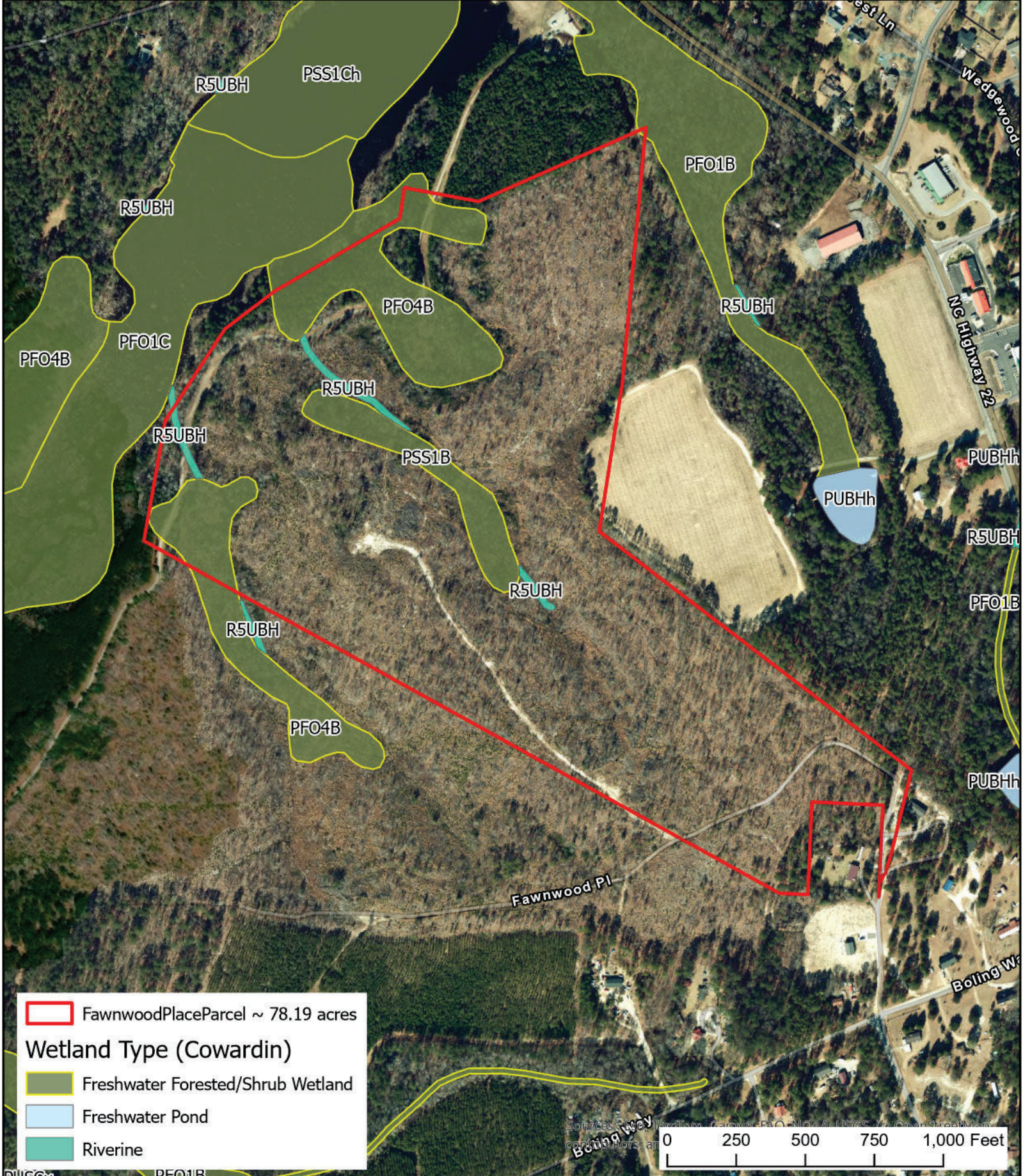
0 250 500 750 1,000 Feet



Project Name: Fawnwood Place
 Location: Carthage, Moore County, NC 28327
 PIN: 857400646996
 NRCS Soil Survey Geographic (20250827)



Figure: 4
 Dec 6, 2025
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FawnwoodPlaceParcel ~ 78.19 acres

Wetland Type (Cowardin)

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

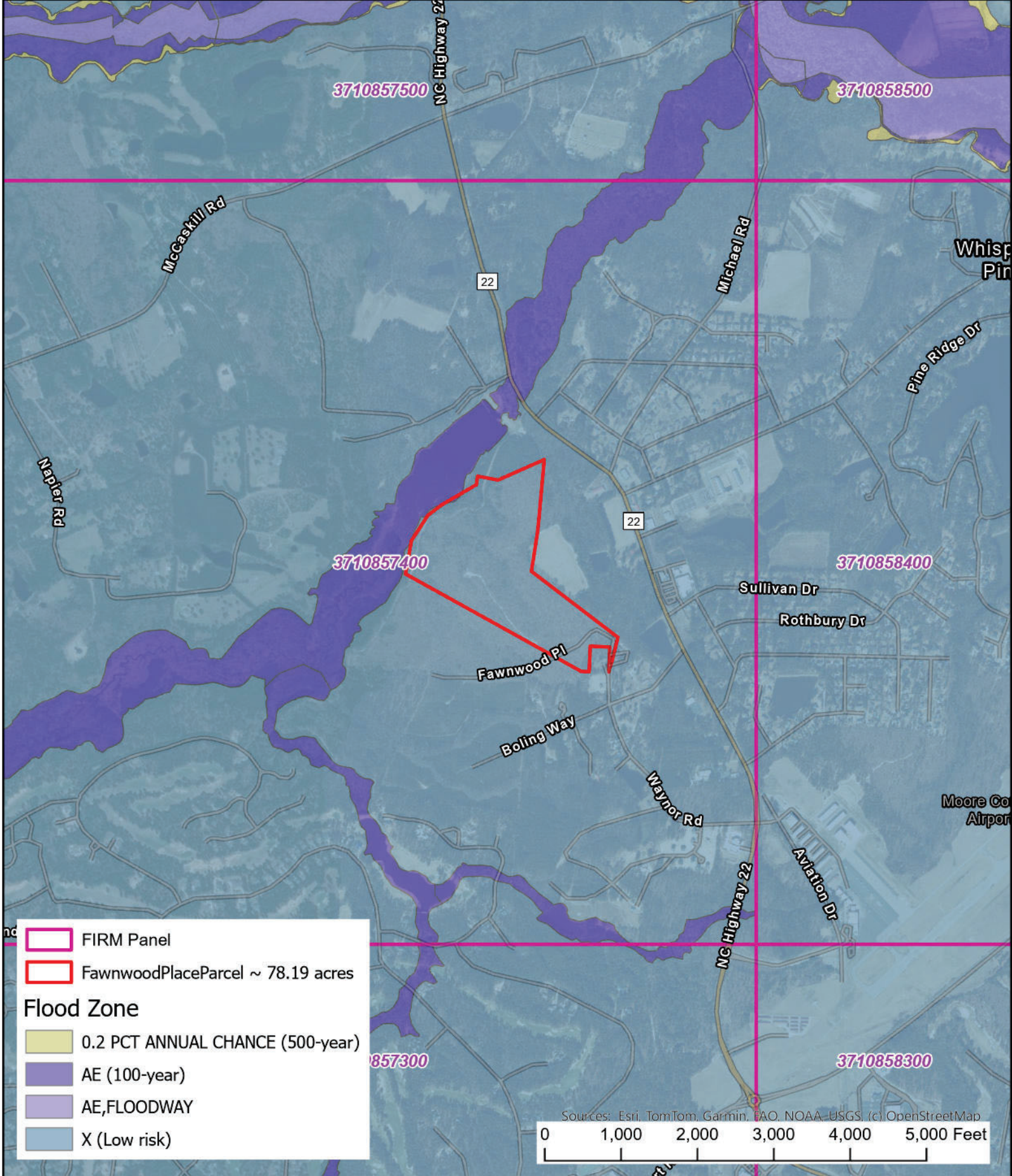


Project Name: Fawnwood Place
 Location: Carthage, Moore County, NC 28327
 PIN: 857400646996
 USFWS National Wetland Inventory (20251124)

N

Figure: 5

Dec 6, 2025
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WETLAND
SOLUTIONS LLC

Project Name: Fawnwood Place
 Location: Carthage, Moore County, NC 28327
 PIN: 857400646996
 NC Flood Risk Information System



Figure: 6

Dec 6, 2025

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GROSVENOR
CONTRACTORS

Dear Neighbor,

We hope this letter finds you well. We are writing to you as required by the Town of Southern Pines development ordinance to inform you about a proposed residential development near your property and to personally invite you to attend a neighborhood meeting to learn more about it.

Grosvenor Land, LLC is in the early planning stages of development on the following parcels:

Parcel ID: 00032324, 00038078, 00040517

Zoning: Planned Development

Total Acreage: Approximately 83 acres

Proposed Use: A mixture of townhomes and single-family homes

Total Lots Proposed: 130

Primary Access: Waynor Road / Fawnwood Place

Before formally submitting our application to the Town of Southern Pines, we are required to share the project concept with nearby residents, answer questions, and hear your thoughts. Your feedback is important to us.

Neighborhood Meeting Details:

Date: 2/20/2026

Time: 3pm

Location: 540 SW Broad St, Southern Pines, NC 28387

A map highlighting the subject parcels is attached for your reference.

Following the meeting, we anticipate submitting development applications to the Town, which may include a Preliminary Plat, Rezoning or Conditional Zoning request, Site Plan review, and Subdivision review. As part of that process, the Town will provide additional public notices and opportunities for community input in accordance with the Unified Development Ordinance.

If you are unable to attend, we still welcome your questions or comments. Please feel free to contact us by phone or email.

Grosvenor Land LLC





GROSVENOR
CONTRACTORS

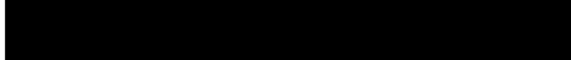
We appreciate your time and look forward to meeting with you.

Grosvenor Land, LLC



540 SW Broad St, Southern Pines, NC 28387

Grosvenor Land LLC



RavensBrook 5

Date: 02/20/2026 FROM 3:00 PM TO 5:00 PM .

Sign-In Sheet

Name (Print Clearly) Address Email Address

1	- NO PARTIES PARTICIPATED -		
2			
3			
4			
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Custom Soil Resource Report for **Moore County, North Carolina**

Fawnwood Place



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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TnE—Tarrus and Nanford soils, 15 to 25 percent slopes.....	18
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

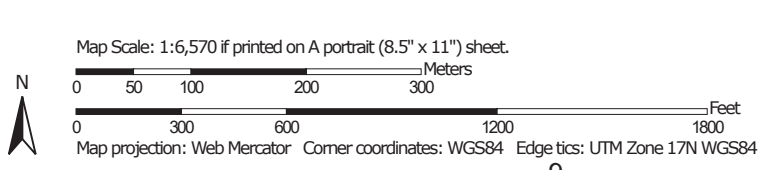
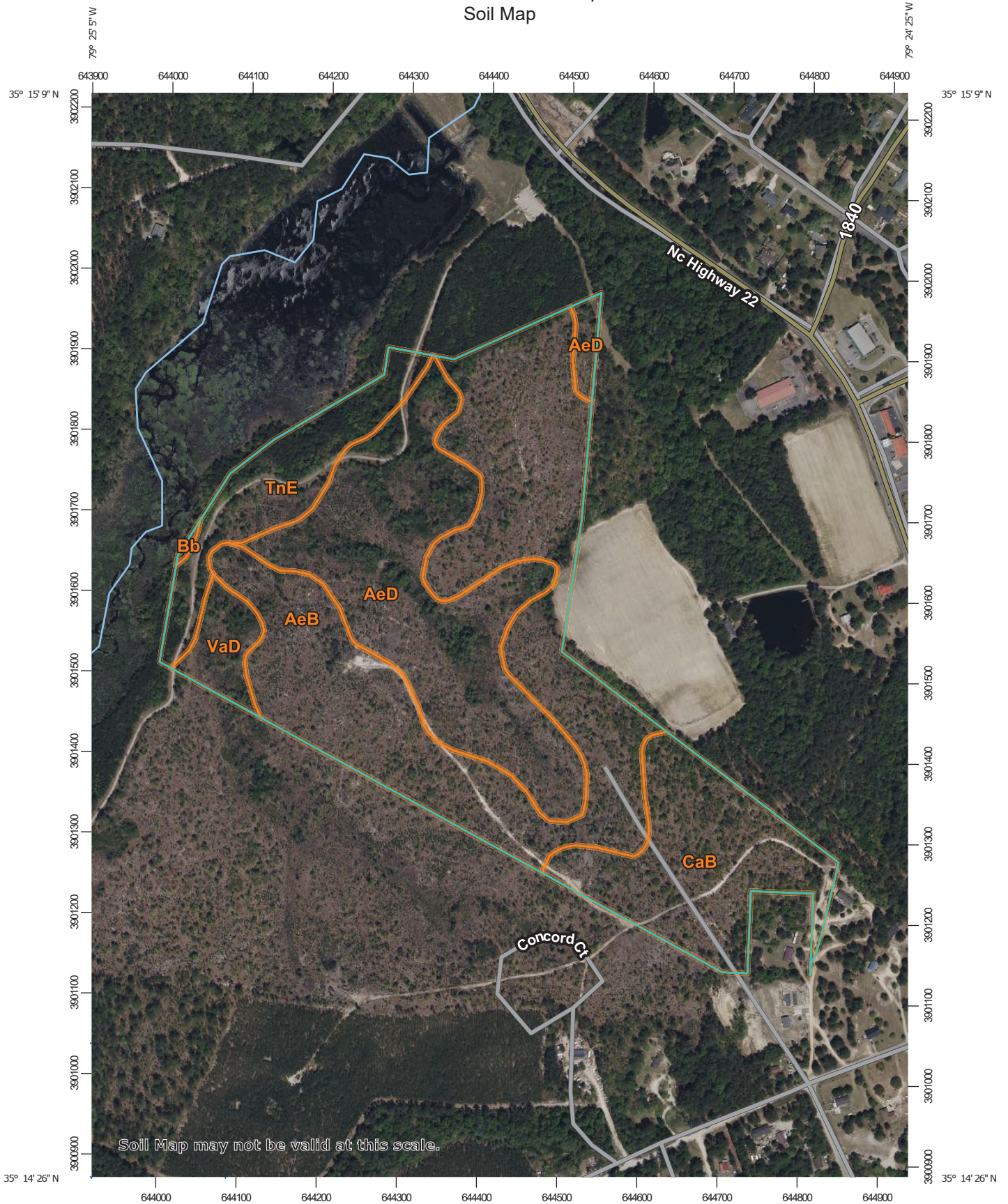
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.





































Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Moore County, North Carolina
 Survey Area Data: Version 28, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AeB	Ailey loamy sand, 2 to 8 percent slopes	32.9	42.7%
AeD	Ailey loamy sand, 8 to 15 percent slopes	22.1	28.6%
Bb	Bibb loam, 0 to 2 percent slopes, frequently flooded	0.1	0.1%
CaB	Candor sand, 0 to 4 percent slopes	12.4	16.1%
TnE	Tarrus and Nanford soils, 15 to 25 percent slopes	7.2	9.3%
VaD	Vaucluse loamy sand, 8 to 15 percent slopes	2.5	3.2%
Totals for Area of Interest		77.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

Custom Soil Resource Report

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Moore County, North Carolina

AeB—Ailey loamy sand, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 3thv

Elevation: 160 to 660 feet

Mean annual precipitation: 38 to 52 inches

Mean annual air temperature: 61 to 70 degrees F

Frost-free period: 210 to 245 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Ailey and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ailey

Setting

Landform: Low hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 3 inches: loamy sand

E - 3 to 30 inches: sand

Bt - 30 to 42 inches: sandy clay loam

Btx - 42 to 50 inches: sandy clay loam

2Cd - 50 to 80 inches: sandy loam

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: 40 to 60 inches to densic material

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: B

Ecological site: F137XY040SC - Loamy Summit Woodland

Hydric soil rating: No

Minor Components

Bibb, undrained

Percent of map unit: 8 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F137XY010SC - Flood Plains And Seepage Swamps
Hydric soil rating: Yes

Johnston, undrained

Percent of map unit: 7 percent
Landform: Flood plains
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F137XY010SC - Flood Plains And Seepage Swamps
Hydric soil rating: Yes

AeD—Ailey loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 3thw
Elevation: 80 to 750 feet
Mean annual precipitation: 38 to 55 inches
Mean annual air temperature: 59 to 70 degrees F
Frost-free period: 210 to 265 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Ailey and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ailey

Setting

Landform: Low hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 3 inches: loamy sand
E - 3 to 30 inches: sand
Bt - 30 to 42 inches: sandy clay loam
Btx - 42 to 50 inches: sandy clay loam
2Cd - 50 to 80 inches: sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 40 to 60 inches to densic material
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B
Ecological site: F137XY050GA - Loamy Backslope Woodland
Hydric soil rating: No

Minor Components

Candor

Percent of map unit: 7 percent
Landform: Low hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F137XY080SC - Dry Sandy Backslope Woodland
Hydric soil rating: No

Bibb, undrained

Percent of map unit: 5 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F137XY010SC - Flood Plains And Seepage Swamps
Hydric soil rating: Yes

Johnston, undrained

Percent of map unit: 3 percent
Landform: Flood plains
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F137XY010SC - Flood Plains And Seepage Swamps
Hydric soil rating: Yes

Bb—Bibb loam, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 3thx
Elevation: 350 to 660 feet
Mean annual precipitation: 38 to 52 inches
Mean annual air temperature: 61 to 70 degrees F
Frost-free period: 210 to 245 days
Farmland classification: Not prime farmland

Map Unit Composition

Bibb, undrained, and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bibb, Undrained

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Sandy and loamy alluvium

Typical profile

A - 0 to 6 inches: sandy loam
Cg1 - 6 to 60 inches: sandy loam
Cg2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D
Ecological site: F137XY010SC - Flood Plains And Seepage Swamps
Hydric soil rating: Yes

Minor Components

Pelion

Percent of map unit: 4 percent
Landform: Low hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Convex
Ecological site: F137XY030SC - Seasonally Wet Lowland and Valley Slope
Hydric soil rating: No

CaB—Candor sand, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 3thy
Elevation: 160 to 660 feet
Mean annual precipitation: 38 to 52 inches
Mean annual air temperature: 61 to 70 degrees F
Frost-free period: 210 to 245 days
Farmland classification: Not prime farmland

Map Unit Composition

Candor and similar soils: 90 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Candor

Setting

Landform: Low hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and loamy marine deposits and/or eolian sands

Typical profile

A - 0 to 8 inches: sand
E - 8 to 26 inches: sand
Bt - 26 to 38 inches: loamy sand
E' - 38 to 62 inches: sand
B't - 62 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 72 to 78 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F137XY070SC - Dry Sandy Upland Woodland

Hydric soil rating: No

Minor Components

Bibb, undrained

Percent of map unit: 3 percent

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: F137XY010SC - Flood Plains And Seepage Swamps

Hydric soil rating: Yes

TnE—Tarrus and Nanford soils, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2n7v6

Elevation: 200 to 650 feet

Mean annual precipitation: 37 to 60 inches

Mean annual air temperature: 59 to 66 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Tarrus and similar soils: 45 percent

Nanford and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tarrus

Setting

Landform: Interfluves

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Residuum weathered from metavolcanics and/or argillite

Typical profile

Ap - 0 to 5 inches: gravelly silt loam
Bt - 5 to 32 inches: clay
BC - 32 to 40 inches: silty clay loam
C - 40 to 54 inches: silt loam
Cr - 54 to 80 inches: weathered bedrock

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F136XY820GA - Acidic upland forest, moist
Hydric soil rating: No

Description of Nanford

Setting

Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from metavolcanics and/or argillite

Typical profile

Ap - 0 to 7 inches: gravelly silt loam
Bt1 - 7 to 12 inches: silty clay
Bt2 - 12 to 27 inches: silty clay
BC - 27 to 38 inches: silty clay loam
C - 38 to 57 inches: silt loam
Cr - 57 to 80 inches: weathered bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F136XY820GA - Acidic upland forest, moist
Hydric soil rating: No

VaD—Vaucluse loamy sand, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 3tkc
Elevation: 80 to 660 feet
Mean annual precipitation: 38 to 55 inches
Mean annual air temperature: 59 to 70 degrees F
Frost-free period: 210 to 265 days
Farmland classification: Not prime farmland

Map Unit Composition

Vaucluse and similar soils: 80 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vaucluse

Setting

Landform: Low hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy and sandy marine deposits

Typical profile

Ap - 0 to 6 inches: loamy sand
E - 6 to 15 inches: loamy sand
Bt - 15 to 29 inches: sandy clay loam
Btx - 29 to 58 inches: sandy clay loam
BC - 58 to 80 inches: sandy loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 15 to 35 inches to fragipan
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F137XY050GA - Loamy Backslope Woodland
Hydric soil rating: No

Minor Components

Bibb, undrained

Percent of map unit: 3 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F137XY010SC - Flood Plains And Seepage Swamps
Hydric soil rating: Yes

Johnston, undrained

Percent of map unit: 2 percent
Landform: Flood plains
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F137XY010SC - Flood Plains And Seepage Swamps
Hydric soil rating: Yes

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Planning Staff Report

To: Planning Board

From: James Broadwell, Senior Planner

Date: May 21, 2026

Item: **Caropines Phase I:** A request to subdivide approximately 20.6-acres within the Caropines neighborhood to develop 35 detached homes.

I. EXECUTIVE SUMMARY

Colin Webster, on behalf of Grosvenor Land, LLC, has submitted an application for a Preliminary Development Plan (PDP) and Major Subdivision Preliminary Plat (MAPP) to develop 35 single-family detached homes within the Caropines Neighborhood. The subject property is located adjacent to Airport Road and Avenue of the Carolinas. The site's zoning is Planned Development under the Caropines Conceptual Development Plan (CDP) (file #PD-0-18). The existing conditions comprise a large area of wetlands, mature tree stands, and the remnants of a portion of a golf course. The proposed PDP and MAPP files include the following elements:

1. Development of 35 single-family detached residential lots.
2. Designation of 9.74-acres of Open Space on five separate lots, including a 25-foot undisturbed buffer along Airport Road.
3. The construction of three 50-foot private rights-of-way.
4. The construction of water and sewer lines that will connect to each side of the Avenue of the Carolinas near each neighborhood entrance.

Key findings:

- Shows consistency with a key aspect of the Comprehensive Plan through the preservation of wetlands and mature tree stands as Open Space (policies 4.9 and 4.10). However, staff assess that a condition is necessary requiring tree protection fences to be installed before clearing and throughout construction. The fences should maintain at least 6-feet of separation from protected wetlands, the buffer, and trees.
- To ensure consistency with the Caropines CDP and the phase 3B and 4 approved PDP (file #PD-12-22), a condition should be included that no Final Plat for Caropines phase I be approved until the entirety of Avenue of the Carolinas is completed and approved by the Town Engineer.
- To ensure the major subdivision criteria are met pursuant to the US Fish and Wildlife agency comment for this phase, a third condition should require the applicant to update the Red Cockaded Woodpecker study for the subject property, and provide the associated findings to town staff prior to any site clearing.
- According to the Town Engineer's guidance, looping the water line through phase I will be necessary to satisfy the requirements for the phase 3B Final Plat.
- The proposed development is otherwise generally consistent with the approval criteria, development standards, and Unified Development Ordinance (UDO).

With the inclusion of the three conditions outlined above, staff recommend approval of the Caropines phase I PDP and MAPP applications.

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II. PROJECT INFORMATION AND BACKGROUND

A. Parcels

PARID: 96000281
PARID: 20050760
PARID: 00031457

B. Property

Owner/Applicant
Caropine Venture, LLC
71st Partners, LLC

C. Authorized Agent

Grosvenor Land, LLC
(Colin Webster as Agent)

D. Existing Zoning

The subject property is presently zoned Planned Development (PD) and is surrounded by PD zoning and the Whispering Pines corporate limits.

Figure 1: Zoning Vicinity Map (Subject Property Outlined in **Yellow**).



E. 2040 Comprehensive Plan Designation for General Framework, Conservation and Development, and Character Districts

General Framework Map Designation: Area to Enhance and Area to Preserve. “Areas to Enhance” include established residential neighborhoods that are stable but should consider small-to-medium improvements. Any proposed changes to properties should be sensitive to the uses, densities, location, character, and views from surrounding areas. “Areas to Preserve” prioritize the preservation of sensitive natural areas and natural landscapes.

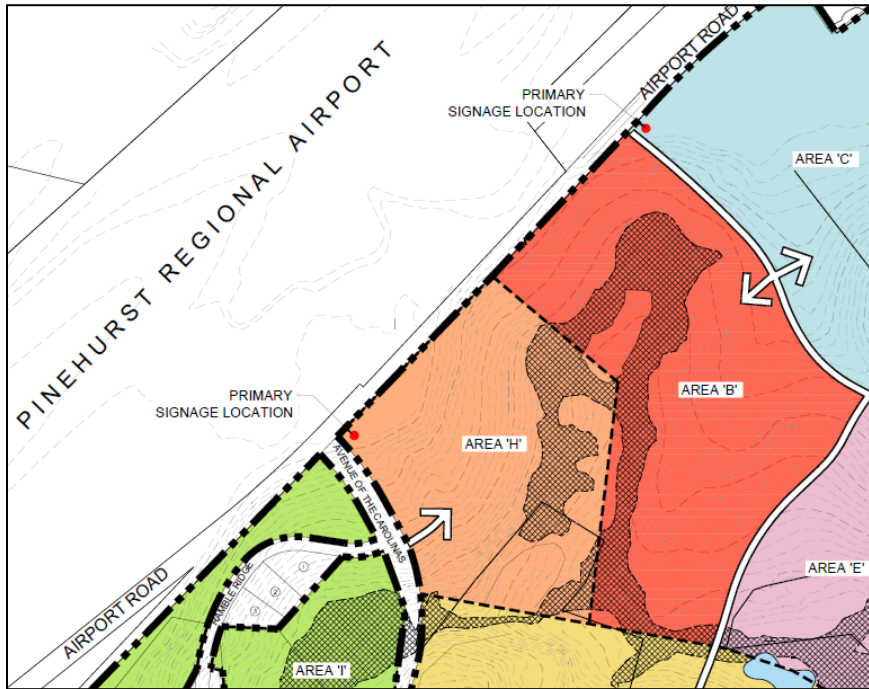
Conservation and Development Map Designation: Neighborhood and Open Space. Under the “Neighborhood” designation, new development should provide different home types on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. New neighborhoods should also include a connected network of open space throughout the site. Under the “Open Space” designation, areas should be preserved for natural character preservation, pedestrian trails, and recreational amenities.

Character District Map Designation: Golf Course. A golf course is surrounded, in whole or in part, by homes. Home sites typically back up to the golf course. Home sites have small front yards that typically back up to the golf course. There are noticeably fewer trees along residential streets compared to older neighborhoods in Southern Pines. The overall design and character of golf course convey private living and exclusiveness.

F. Description of Project

The development intends to match the development pattern of the Caropines Planned Development neighborhood. The Phase I site falls within “Area B” and “Area H” of the Caropines CDP, which allows for the “single-family detached units” (8,000 square foot minimum lot size) and “large single-family detached units” (20,000 square foot minimum lot size). This project would construct 16 of the 50 total allowed “single-family detached” units in Area B and 19 of the 25 allowed “large single-family units” in Area H (see figure 2 below for reference).

Figure 2: Caropines CDP Land Use Plan (Areas B and H) with Corresponding Unit Types.



DEVELOPMENT TABULATION:

LAND AREA	QUANTITY	UNIT TYPE
A	100	SINGLE-FAMILY DETACHED
	60	COTTAGE
	110	TOTAL
B	65	TOWNHOME
	50	COTTAGE
	50	SINGLE-FAMILY DETACHED
	65	TOTAL
C	120	CONDOMINIUM
	65	TOWNHOME
	50	COTTAGE
	35	SINGLE-FAMILY DETACHED
	160	TOTAL
D	40	COTTAGE
	130	SINGLE-FAMILY DETACHED
	150	TOTAL
E	75	COTTAGE
	120	SINGLE-FAMILY DETACHED
	150	TOTAL
F	15	COTTAGE
	10	SINGLE-FAMILY-DETACHED
	15	TOTAL
G	9	LARGE SINGLE-FAMILY
	9	TOTAL
H	25	LARGE SINGLE-FAMILY
	25	TOTAL

Three proposed private rights-of-way, water and sewer connections, and 9.74-acres of Open Space are also proposed for this project. The proposed Open Space also comprises a 25-foot undisturbed buffer along Airport Road and a significant area of existing wetlands within the southeast portion of the project. See figures 2 and 3 below for site imagery and the proposed preliminary plat.

Figure 3: Caropines Phase I Imagery.



II. STAFF REVIEW

Application Review Dates

TRC Pre-Application Meeting: **February 17, 2026**

Application Submitted: **April 14, 2026**

Updated Materials Submitted: **April 15, 2026**

Updated Materials Submitted: **April 22, 2026**

Updated Materials Submitted: **April 23, 2026**

Application Deemed Complete: **April 24, 2026**

Planning Board Public Hearing Notice

Publication: **May 6 and May 13, 2026**

Mail: **April 28, 2026**

Signage: **April 28, 2026**

Internet: **April 28, 2026**

TRC File Review: **May 5, 2026**

Updated Materials Submitted: **May 6, 2026**

Updated Materials Submitted: **May 12, 2026**

Planning Board Preliminary Forum: **May 21, 2026**

I. Process and Standards of Review

UDO §2.18.5(H)¹, criteria for Preliminary Development Plans (PDP), and UDO §2.20.4(G)², criteria for Major Subdivision Preliminary Plats (MAPP), cover the procedures for review and approval of a PDP file in conjunction with a MAPP file.

Given that both file types involve an evidentiary hearing and quasi-judicial decision to be made by the town council, these file types may be reviewed in conjunction with one another.

2. Compliance with UDO §2.18.5(H), Preliminary Development Plan Criteria.

A Preliminary Development Plan (PDP) may only be permitted if the applicant demonstrates consistency with the following four criteria. Below are staff comments regarding the applicant's consistency with each:

(1) *The application demonstrates that it will achieve the purposes of the PD and this section;*

- a. Planning staff do not find significant inconsistency between the proposed land uses, site layout, or utility and access designs of the proposed development. Though the site layout is notably different from the CDP's design for this phase, the outcome of separating Open Space from neighborhood development in a manner that preserves sensitive areas is still sufficiently met. Moreover, the design aligns with the purpose of the planned development in that it provides two types of lot sizes that cater to multiple types of home buyers (see PD district purpose, UDO §3.5.14(A)(14)). Staff find that the applications align with this criterion.

¹ When reviewing an application for a Preliminary Development Plan, the preliminary forum and evidentiary hearing bodies (Planning Board and Town Council) shall consider the criteria as set forth in UDO §2.18.5(H).

² When reviewing an application for a Major Subdivision Preliminary Plat, the preliminary forum and evidentiary hearing bodies (Planning Board and Town Council) shall consider the criteria as set forth in UDO §2.20.4(G).

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

- a. After staff's review of the PDP files, no substantial issues were noted in these areas. The plans meet the Open Space, utility connection, access, and fire flow requirements. The CDP's layout for Caropines Phase I reflects a slightly different configuration than the PDP proposes. However, the town engineer confirmed that this layout better suits access and utility connections. Moreover, this design better establishes boundaries between natural areas to preserve and the proposed neighborhoods, pursuant to this site's Comprehensive Plan designations mentioned above. The proposed development will also have to meet other applicable standards of the UDO, which staff will confirm during site plan review, for elements such as street trees, lighting requirements, and sidewalk installation.
- b. **Avenue of the Carolinas Completion.** The Conceptual Development Plan for Caropines (file #PD-02-18) details that the Avenue of the Carolinas was to be completed no later than March of 2022. Despite this, the PDP and Preliminary Plat for Caropines Phases 3B and 4 were still approved in January 2023. The approval included the condition that the Avenue of the Carolinas is to be completed and approved by the Town Engineer prior to the approval of Final Plats for either of these phases (file #PD-12-22). That condition has been upheld, and the Avenue of the Carolinas site plan, to complete the entire road, was recently approved on March 24, 2026. As of writing this staff report, construction has yet to commence.

With this context, staff find that the same condition of approval applied to phases 3B and 4 should also apply to phase I. Without the completion of Avenue of the Carolinas, a key component of the CDP and sufficient access will remain missing. Therefore, with the inclusion of a condition of approval to complete Avenue of the Carolinas prior to the issuance of this phase's Final Plat, staff find this criterion will be satisfied.

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

- a. Given the subject property is within the "Golf Course" character district, generally aligns with the Caropines CDP, and reflects a character commensurate with surrounding land uses, staff find the applications satisfy this criterion.

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

- a. The property is served by all necessary utilities and transportation infrastructure and the development will bear the cost of all infrastructure modifications and/or extensions. For this reason, staff assess the application is consistent with this criterion.

3. Compliance with UDO §2.20.4(G), Major Subdivision Preliminary Plat Criteria.

A Major Subdivision Preliminary Plat (MAPP) may only be permitted if the applicant demonstrates consistency with the following five criteria. Below are staff comments regarding the applicant's consistency with each:

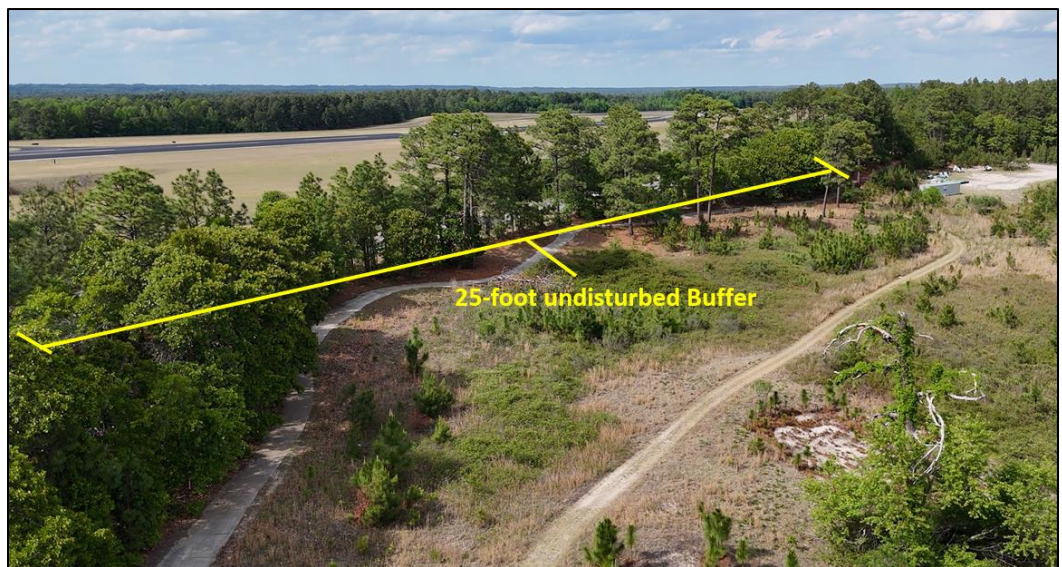
(1) The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;

- a. **Area Vision.** Town staff agree that the proposed development is consistent with the subject property's PD zoning and Comprehensive Plan's designation. The General Framework Map and Conservation and Development Map are consistent with the applicant's intended plan, and adequate public road access is also available to this site.

- b. **Preservation of Natural Character and Minimizing Tree Loss During Development.** The application has included a 25-foot undisturbed buffer and a significant area of wetlands into the project's overall 9.74-acres of Open Space. Comprehensive Plan polices 4.9 and 4.10 call for the preservation of our town's natural character and minimizing tree loss during development wherever possible. Given these policies, staff find that the applicant's Open Space plan strongly align with the Comp Plan. **Figure 5** below shows the significant areas of mature trees and wetlands within the subject property. These trees and wetlands are emblematic of Southern Pines' natural character, and are a sensitive environmental asset important to the Southern Pines community.

Additionally, the applicant has provided an Open Space tabulation for the running total for the entirety of the Caropines CDP (see attachment 3). Phase I will provide 9.74-acres of the 115.5 total acres required.

Figure 5: Caropines Phase I Preserved Open Space Areas.





To ensure these proposed areas to be preserved are sufficiently protected, staff recommend including a condition of approval that states all tree protection fences must be installed prior to any site clearing, remain in place throughout construction, and maintain a minimum 6-foot separation from the applicable buffer, wetland delineation line, and/or trees to be preserved. With this condition of approval included, staff find the application will satisfy this criterion.

(2) The proposed Subdivision complies with the UDO and applicable state and federal regulations;

- a. **Traffic Impact Analysis.** The applicant has provided a copy of the Traffic Impact Analysis (TIA) submitted in conjunction with the Caropines CDP in December 2018. This TIA covers the estimations for phase I, and the TRC and NCDOT have both reviewed the proposed plans and have not found any traffic concerns or roadway improvement needs with the proposed development. For these reasons, staff find that this aspect of the criterion is satisfied. Copies of the TIA are available upon request at the town planning office.
- b. **Red Cockaded Woodpecker (RCW).** RCW habitat encroachment is governed by the US Fish and Wildlife Service under federal Endangered Species Act (ESA) regulation (50 C.F.R. §17 (wildlife and fisheries)) and should be considered when development is proposed in near proximity to known RCW habitat to ensure compliance with this criterion.

Agency referral comments from US Fish and Wildlife (USFWS), received by staff on May 1 and 12, 2026, strongly recommend that the applicant conduct an updated RCW study, as the previous study for this site expired nearly nine years ago. An updated study will ensure consistency with ESA federal regulations and the Safe Harbor Agreement associated with this site. For that reason, staff highly recommend conducting an RCW study on the subject site prior to the removal of any trees, which will ensure consistency with this criterion. A condition of approval should be included to ensure the study is complete and verified by staff prior to any site clearing.

- c. **Wetlands Delineation.** The original wetlands delineation for the Caropines phase I site was performed during the time of the Caropines CDP review. In conjunction with this application, the applicant worked with a local wetlands consultant to reconfirm the delineation lines. On May 6, 2026, the applicant provided confirmation from the wetlands consultant and the US Army Corps of Engineers that the wetlands boundaries have not changed since. Documentation of this confirmation is available upon request at the planning office. Given that the wetlands boundaries are accurately shown on the PDP and Preliminary Plat, staff find that this aspect of this criterion is satisfied.

Overall, with the inclusion of a condition to require an RCW study prior to any clearing, staff find that the major subdivision will comply with applicable state and federal regulations and this criterion will be satisfied.

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

- a. Given the subject property is within the “Golf Course” character district, generally aligns with the Caropines CDP, and reflects a character commensurate with surrounding land uses, staff find the applications satisfy this criterion.

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

- a. The property is served by all necessary utilities and transportation infrastructure and the development will bear the cost of all infrastructure modifications and/or extensions. For this reason, staff assess the application is consistent with this criterion.

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

- a. The property will be served by all necessary utilities and transportation infrastructure and the development will bear the cost of all infrastructure modifications and/or extensions. For this reason, staff assess the application is consistent with this criterion.

4. Outside Agency Comments

A request for comments on this Preliminary Development Plan and Major Subdivision Preliminary Plat was emailed to agencies on April 28, 2026. Agencies notified include the Town of Southern Pines Streets, Public Works, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC), the United States Fish and Wildlife Services (USFWS), the Moore County Airport, and the North Carolina Department of Transportation (NCDOT). Staff have received the following comments since:

- On May 1 and 12, 2026, USFWS commented that “Parcel ID #s 96000281/20050760/00031457 at 800-803 Ave of the Carolinas fall within the 0.5-mile

foraging partition for red-cockaded woodpecker Safe Harbor cluster SOPI 32; Red-cockaded woodpecker surveys expire after 1 year, so an updated survey is needed for this property if one has not been done since 2016. RCW will often make new cavities in suitable trees within the cluster center, so the active cavity trees are likely to change over a 10-year span – which is why surveys have an expiration date.”

- On May 1, 2026, NCDOT commented that “Caropines has built out both drives with our recommended turn lanes along Airport Road (SR 1843). No further improvements to the roadway are required. If additional utility work is required within our right-of-way, please submit encroachment requests.”

The initial application was reviewed by the Technical Review Committee (TRC) on May 5, 2026. During the meeting, the TRC identified that installing the water line in this phase will sufficiently loop the water for Phase 3B of Caropines as well, which will be necessary to secure the Final Plat for that phase. Additionally, the Town Engineer identified that the proposed stormwater pond may not be necessary when accounting for the aggregate stormwater management of the entire Planned Development, and that the applicant should consider running a calculation to make this determination. Finally, the TRC concurred that a condition should be included to require the completion of Avenue of the Carolinas prior to the approval of phase I’s Final Plat.

Town staff will provide the Planning Board with any agency comments that are received following the completion of this staff report during the scheduled meeting on May 21, 2026.

5. Staff Recommendation

The applicant’s request supports the town’s goals for managed growth, housing diversity, natural character preservation, and neighborhood compatibility. The proposed 35-lot subdivision aligns with the greater Caropines Planned Development and maintains existing character through appropriate density, setbacks, and tree preservation.

Planning staff recommend approval of the proposed Preliminary Development Plan and Major Subdivision Preliminary Plat as proposed by the applicant and shown in attachments 1 and 3, with the inclusion of the following conditions:

1. **Avenue of the Carolinas Completion.** A condition that the Avenue of the Carolinas must be entirely completed and approved by the Town Engineer prior to approving the Caropines Phase I Final Plat.
2. **Red Cockaded Woodpecker (RCW) Study.** A condition to conduct an RCW study, provide the study to staff for verification, and perform any necessary mitigations or site plan changes prior to any tree clearing.
3. **Tree Protection Fencing.** A condition that fully clarifies that tree protection fences must be installed, with a minimum 6-foot separation from applicable wetland delineation lines, buffer lines, and/or tree trunks, prior to any site clearing and must remain throughout construction.

III. ATTACHMENTS

The following materials are provided as attachments to this staff memorandum:

1. PDP Narrative
2. PDP Justification
3. Preliminary Development Plan
4. Preliminary Plat Narrative
5. Preliminary Plat Justification
6. Preliminary Plat

Additional documents related to this application including, but not limited to: Property deeds, Authorization of Agent forms, email correspondence, meeting minutes, and the Traffic Impact Analysis are on file in the Town of Southern Pines Planning Office and available by public information request.

IV. PLANNING BOARD ACTION – File # PD-03-26 and File # MAPP-01-26

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 motions to identify issues to bring to the attention of the Town Council at the evidentiary hearing.

1. **I move** to adopt the following for transmission to the Town Council as a result of the May 21, 2026 Preliminary Forum on application PD-03-26:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a Preliminary Development Plan to application PD-03-26:

I.

In addition, the following concerns were raised during the forum, but do not seem to apply in determining whether the Preliminary Development Plan criteria are satisfied:

* * *

2. **I move** to adopt the following for transmission to the Town Council as a result of the May 21, 2026 Preliminary Forum on application MAPP-01-26:

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-01-26:

I.

In addition, the following concerns were raised during the forum, but do not seem to apply in determining whether the Major Subdivision Preliminary Plat criteria are satisfied:



PDP - APPLICATION
**CAROPINES
 PROPERTY**
 SOUTHERN PINES, NC

PRELIMINARY
 DEVELOPMENT PLAN
 NARRATIVE

The purpose of this PD – Preliminary Development Plan #4 (PDP) application is to fully describe the proposed phase of development for the Caropines Property that meets all standards of the Caropines Property Conceptual Development Plan (CDP). As stated in the Town of Southern Pines Unified Development Ordinance (UDO) in Section 2.18(A), the PDP is intended to show, with greater detail, the proposed portion of development and illustrate how “proposed land use mix and intensity are consistent with the Comprehensive Plan, the purposes of the PDD and the approved CDP”. The following narrative will provide information related to the submitted plans and provide details of Phase 1 of the proposed development of the Caropines CDP. This narrative will describe how the PDP meets the criteria set forth in Section 2.18.5(A). Phase 1 is consistent with the PD zoning district, CDP and the Town’s Comprehensive Long-Range Plan (CLRP). The property is indicated as Residential/Golf in the Town’s CLRP.

Residential Development

Phase 1, as described in the PDP application, is intended to include the next phase of development for the Caropines property and includes a total of 35 units. This development conforms with the Development Program in Section 5.1 and Table 1.0 of the CDP booklet as well as all standards indicated in the CDP document.

Density Tabulation

1. “Area B” is allotted to 50 single-family detached units at 8,000 sqft. minimum lot sizes. This PDP allocates 16 of those 50 units.
2. “Area H” is allotted to 25 “large single-family units” at 20,000 sqft. minimum lot sizes. This PDP allocates 19 of the 25 units.

The PDP plan includes all associated infrastructure to accommodate the development of this phase. All lots meet the dimensional requirements provided in the CDP document. Lots in this phase are configured with streets that connect to the existing street network.

Overall Community

Walkability

Walkability is an important component of the proposed development. A concrete sidewalk is provided along one side of all streets within this phase of development as required by the CDP. These sidewalks connect to the community’s existing pedestrian network/greenway and the Southern Pines greenway trail system through access points provided in previous phases of the development.

The greenway extends the full length of the property to Whispering Pines.



Amenities

Amenities, as described below, have been provided with previous phases of development. The amenities provided through previous phases of the development are consistent with language in the approved CDP. Many of the possible amenities that were considered in the CDP documents have been provided. While no phasing of amenities was part of the approved CDP, the amenities that have been provided are proportional to or exceed the current buildout of the community. Amenities provided include the following:

A \$1.8 million dollar clubhouse and pool were constructed in the early stages of the development. The clubhouse has a fitness facility, meeting and event rooms and member/residence events are held at the clubhouse regularly.

In addition to the clubhouse, a 3-hole golf course loop consisting of holes from the original Arnold Palmer golf course was restored in the early stages of the development and is being maintained. The 3-hole loop is open for play by HOA members. The driving range has also been restored/maintained and is also open for use by residents with golf balls available in the clubhouse. The driving range is adjacent to Phase 3B.

Former golf holes 1, 18 & 9 are being maintained as open play fields with regular mowing and maintenance. These are adjacent to and accessible from Phase 3B. In addition to the open play fields, former golf hole corridors remain as dedicated open space (Land Area '1') with existing cart paths serving as trails through the open space area.

A greenway trail connection was also constructed during the early phases of the development. The greenway extends the full length of the property (over 1.5 miles) and provides connections to the greenway trail network.

Future amenities are also currently being planned for the community including a splash pad addition to the clubhouse pool featuring playful water features and arrangements geared towards children's play. Soil amendments have also been made for a community garden area near the eastern airport road entrance.

Stormwater Management

Stormwater management for all sites on the property will be provided per Section 5.5.10 of the CDP booklet. Appropriate state and local stormwater and erosion control permits will be required by the Town prior to any land disturbance activity on the site.

Lighting

All lighting on the property will follow Section 4.8 of the UDO. Lighting levels along streets will be provided to meet the UDO standards for safety and match the existing community. Proposed lighting fixtures will match previous phases of development. All light will be projected downward to limit any light spilling onto adjacent properties.

Endangered Species

A woodpecker study has been prepared for the property and included in the CDP document. Furthermore, an assessment completed is provided as Exhibit XXI, showing Phase 1 is under Inactive cluster. The property is also enrolled in the Red Cockaded Woodpecker Safe Harbor Program. During the full construction and engineering design phases, letters will be obtained from U.S. Fish and Wildlife Service to clear the areas of the property for Phase 1. Letters permitting removal of trees will be required prior to any tree clearing on the property and all clearing must be completed within the guidelines.

Necessary survey study will be conducted during the site planning.

Landscaping

Streetscape – Street trees will reflect the planting scheme shown in Exhibit XX of the CDP document. Street trees will be adjusted to accommodate existing driveways and future driveway locations within the development. Street trees will be planted with random spacing, rather than at regimented distances on center to provide a more natural character within the development of new sections. Street tree plantings will be installed at a rate of one tree for every 30’ of roadway on both sides of the street, however, trees may exceed 30’ on center and be planted with random spacing as described above. Street trees will not exceed a maximum of 80’ on center.

Individual Lot Landscaping – Individual single-family detached lots will be landscaped as follows:

Large Trees*	5 (1 shade tree and all others Longleaf Pines)
Understory Trees	2 (Dogwoods, Redbuds, etc.)
Shrubs	50 (Minimum of (10) 5-gallon shrubs, all other shrubs to be Minimum 3-gallon containers)
Groundcover	20 (Minimum 1-gallon containers)
Sod	1,800 squarefeet

*Large tree plantings on individual lots do not include street trees required by this section.



Wetlands Delineation

Wetland delineation is confirmed by USACE. This will be provided with the packet.

Utilities/Infrastructure

This PDP follows the criteria described in Sections 5.5.5 of the CDP booklet. Due to the complexity of designing a gravity system to serve this phase, coordination with the town engineer and applicant team is ongoing. The applicant and applicant's engineer and applicant team is ongoing. The applicant and applicant's engineer have worked with the town to prepare a master utility plan to serve these phases and will continue to work with the town to produce an acceptable gravity sewer system. Water is readily available for the project. All required infrastructure improvements will be provided by the developer for the lots described in this PDP.

Roadways

Roadways will be constructed in accordance with Section 5.5.1 of the CDP document. A traffic Impact Assessment (TIA) has been provided showing the phasing of development within the property. A phasing study was prepared with previous PDP applications and a phasing letter from NCDOT (dated 2/6/2019) required improvements based on the number of units built/occupied.

An updated phasing study was prepared with latest PDP #3 (Phase 3A & 4) submittal to re-evaluate required improvements per current traffic conditions and buildout. An updated phasing letter from NCDOT, dated November 17th, 2022 (provided), lists the traffic improvements that will be required/scheduled as follows:

Airport Road and Site Drive 1 (Ave. of The Carolinas Eastern Entrance)

- Provide stop control for Site Drive 1.
- Provide two egress lanes on Site Drive 1 with separate left and right turn lanes. A minimum of 75 feet of storage and appropriate taper at the proposed Site Drive 1.
- Construct an exclusive westbound left-turn lane on Airport Road with a minimum of 75 feet of storage and appropriate taper at the proposed Site Drive 1.
- Construct an exclusive eastbound right-turn lane on Airport Road with a minimum of 150 feet of storage
- ***Required before final plat approval which would equal 51 additional units***

Airport Road and NC 22

- [REDACTED]
[REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED] [REDACTED]



Current Buildout

A total of 205 units has been approved with the previously approved Preliminary Development Plans being Phase 3B and 4. To date, only 80 of the approved units have been completed. The table below describes the current buildout status per phase. As described earlier, the phased NCDOT improvements were based on the number of units built. Per discussion with the town of Southern Pines, tying improvements were based on the number of units built. Per discussion with the Town of Southern Pines, tying improvements to completed units could be difficult to track and could result in issues with real estate closing, etc. Thus, the town is requiring improvements be tied to final plat approval rather than completion of a unit. Traffic improvements must be completed before final plat approval equaling the number of lots that would trigger said improvement. The table below also includes number of units with final plat approval.

APPROVED PHASES	UNITS APPROVED	UNITS PLATTED	UNITS COMPLETED	STATUS
2A	25	25	25	All approved units have been built
9	11	8	8	8 lots have been built
15	9	0		On hold
8 (H&H Contractors)	8	8	8	All approved units have been built
2	12	0		On hold
12 (H&H Contractors)	32	25	25	25 lots have been built.
14A	24	0		On hold
7A	21	21	11	
3A	8	8	3	
3B	23	-		Infrastructure underway
4	52	0		On hold
TOTAL	205	95	80	

In summary, this phase of development meets the standards of the CDP, and the proposed PD-PDP is consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promotes its objectives. The CLRP designates the property as Residential/Golf. This PDP contains additional residential lots within the overall residential community that meet the standards of the approved CDP. The approved CDP describes a master planned residential community. The proposed PDP is the commencement of the next phases of development for the Caropines property. Phase 1, as indicated in this PDP, meet the description of the community vision described in Section 2.2 of the CDP and will create new residential housing in the Caropines community and Southern Pines.

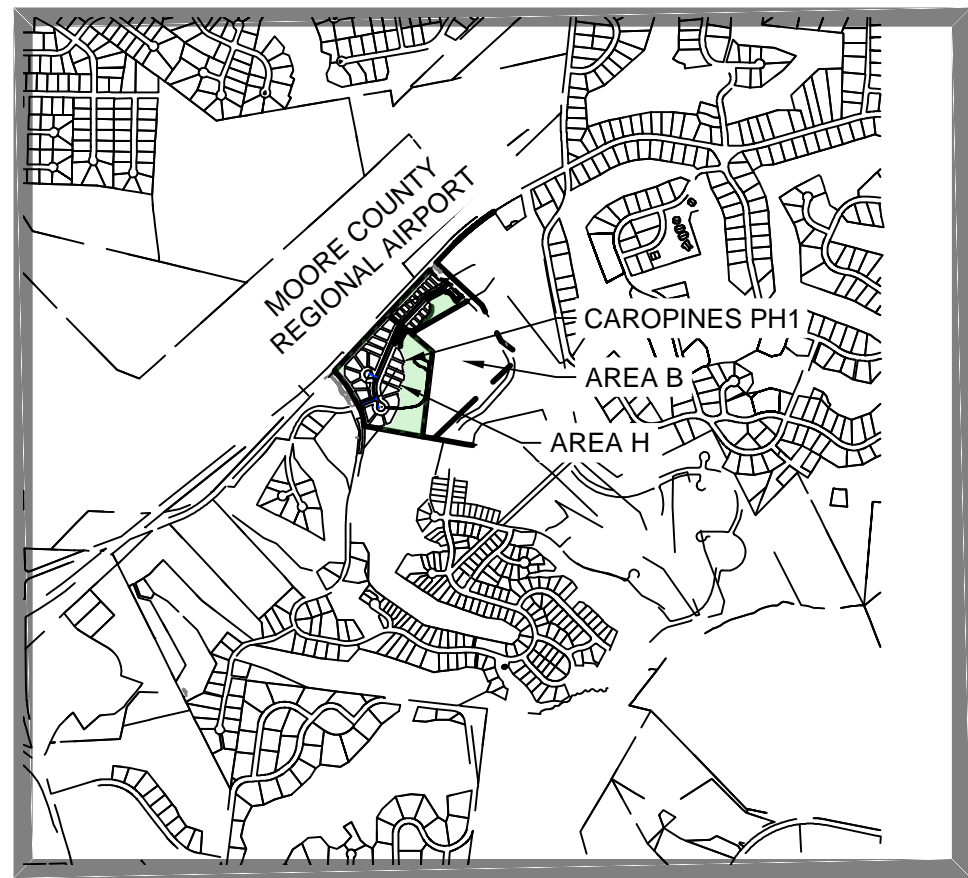
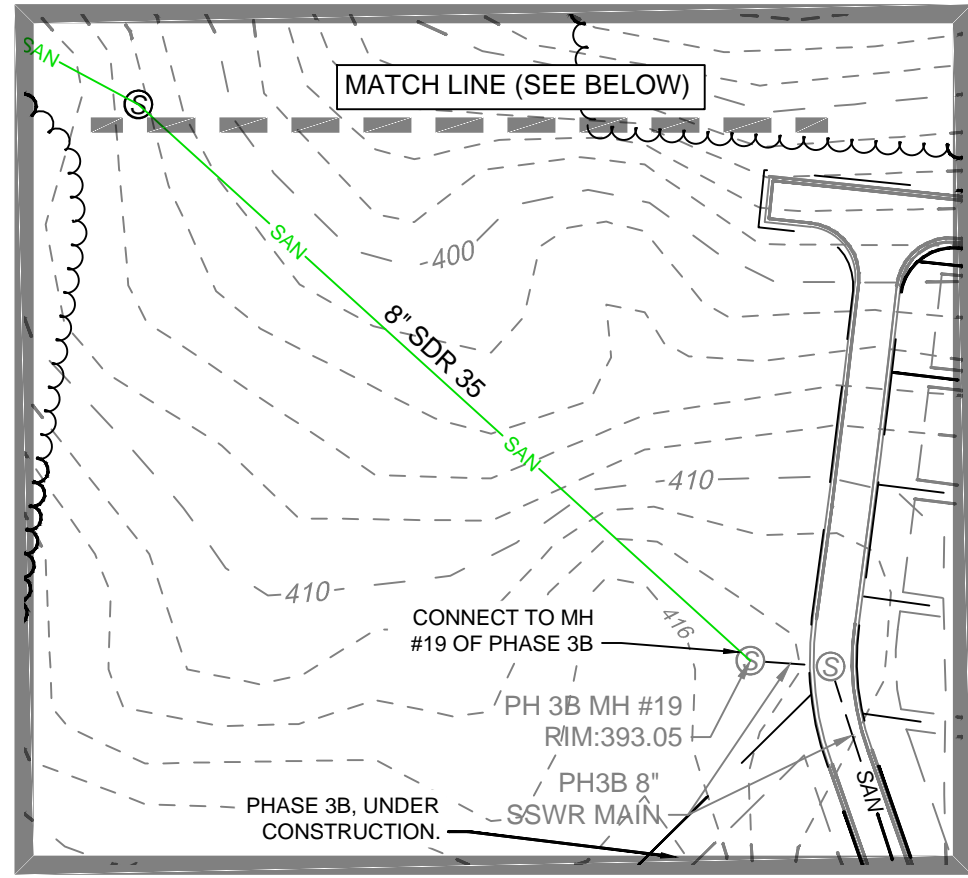


Caropines PDP-4
Preliminary Development Plan Justification

Below are listed the four criteria required to approve a Preliminary Development Plan (PDP) application as described in Section 2.18.5(H) of the Town of Southern Pines Unified Development Ordinance (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 PDP conforms to all standards set forth in the Conceptual Development Plan (CDP) and the standards set forth in the UDO. The booklet included with the approved CDP demonstrates the overall compliance with the UDO and this PDP follows the standards of the CDP. The PD District, Comprehensive Long-Range Plan (CLRP) and the CDP all encourage a residential community that reflects the standards of the existing community that surrounds the phase of development described in the PDP. The PDP submitted meets these goals.
- (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 and meets all standards and requirements provided in the CDP booklet and plans and conforms to the standards of the UDO. All uses are consistent with the proposed development program and allowable uses in the CDP. The development of 16 single family residential lots and 19 large single family lots is consistent with Table 1.0 Development Program in the CDP booklet. The residential units follow all standards of the CDP included in Section 5 of the CDP.
- (3) The proposed Development is located in an area of the Town that is appropriate
The PDP is consistent with the CDP and surrounding community. The CLRP, which takes into account surrounding land uses, designates this property as residential/golf. The property is bordered by: Airport Road and the Moore County Airport on its Northern boundary, the Mill Creek Commercial Shopping Center on its Western Boundary, the Whispering Woods golf course community in the Whispering Pines jurisdiction on its Eastern boundary, and the Mill Creek and the Warrior Woods residential subdivision on its Southern boundary. The continued residential use included in the PDP is consistent with the surrounding land uses and appropriate for this area. With the development standards set forth in the UDO and CDP, the PDP will be compatible with the surrounding neighborhoods and land uses.
- (4) The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services
This PDP follows the criteria described in Sections 5.5.5 of the CDP booklet, and water and sewer utilities are readily available for the project and have been developed in previous phases of The Carolina development.



- PRELIMINARY PLAT NOTES**
- BOUNDARY, TOPOGRAPHIC AND UTILITY DATA FROM GIS AND OLD SURVEY DATA
 - PROPOSED PAVEMENT SECTIONS IS MINIMUM STANDARDS, FINAL PROPOSED PAVEMENT SECTION DESIGN WILL NEED TO BE PROVIDED TO THE TOWN PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.
 - DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - THE SITE IS LOCATED IN THE CAPE FEAR WATERSHED.
 - OTHER MISCELLANEOUS ZONING REQUIREMENTS MAY NOT BE ILLUSTRATED ON THIS PLAN AS THIS PLAN IS PRELIMINARY IN NATURE.

ACRES: +/- 24.99 AC
 OPEN SPACE: +/- 9.74 AC (39%)
 USABLE OPEN SPACE: +/- 6.86 AC (27.5%)
 ZONING: PLANNED DEVELOPMENT (PD) - CDP FILE #PD-02-18
 OVERLAY: HIGH QUALITY WATERSHED (WS-IIIP) - MILL CREEK
 PROPOSED UNITS: 35

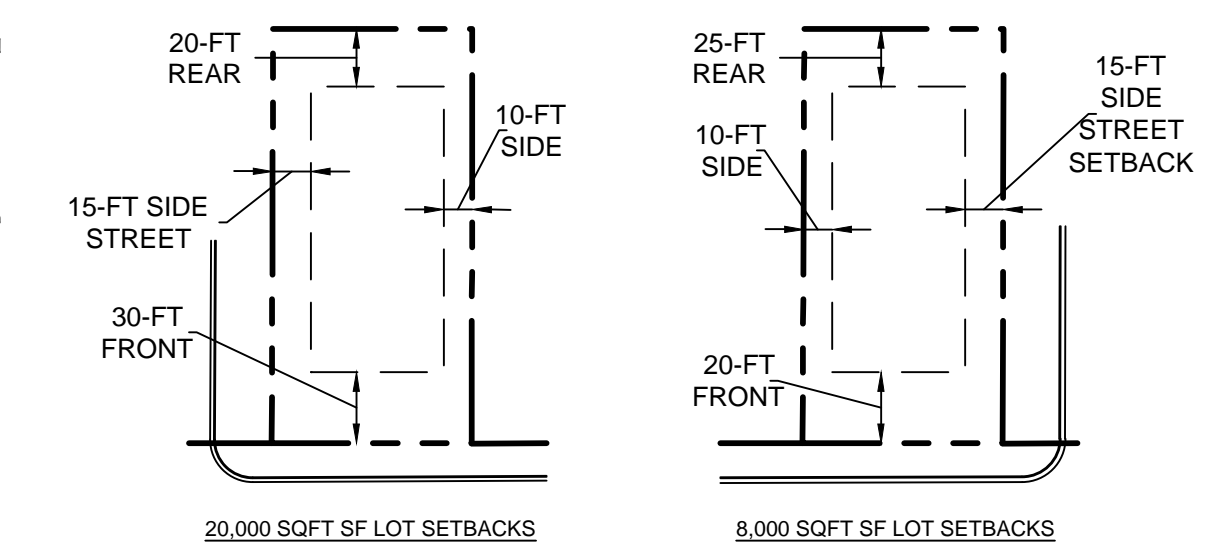
LOT DIMENSION STANDARDS

AREA B (16 UNITS):
 MIN. LOT: 8,000 SF
 MIN. LOT WIDTH: 50'
 FRONT SETBACK: 20'
 SIDE INTERIOR SETBACK: 10'
 SIDE STREET SETBACK: 15'
 REAR SETBACK: 25'

AREA H (19 UNITS):
 MIN. LOT: 20,000 SF
 MIN. LOT WIDTH: 50'
 FRONT SETBACK: 30'
 SIDE INTERIOR SETBACK: 10'
 SIDE STREET SETBACK: 15'
 REAR SETBACK: 20'

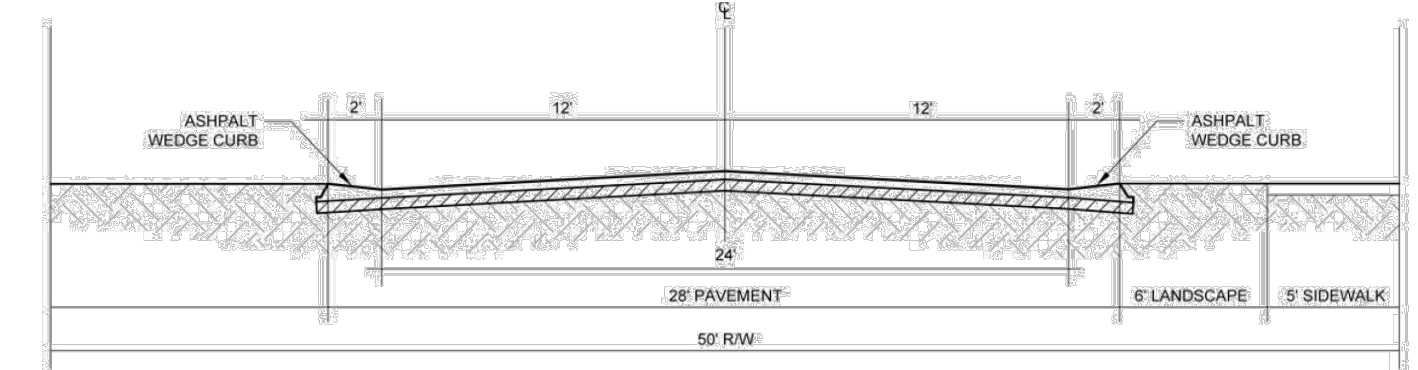
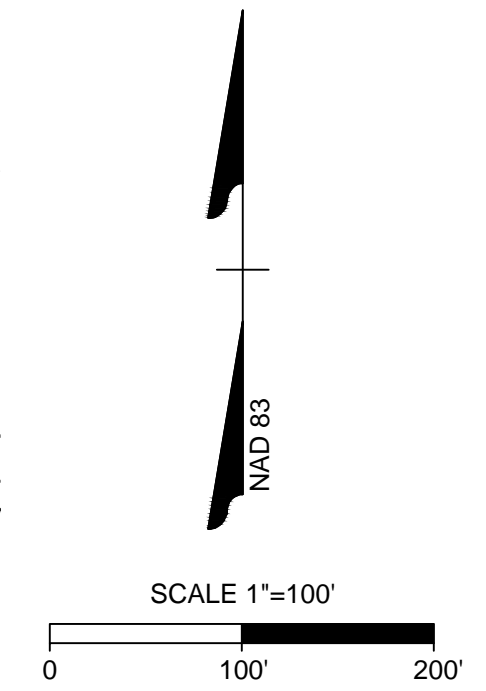
LEGEND:

OPEN SPACE



Caropines Open Space Running Total (CDP 2019-01-19)

Phase	Open Space (Sqft)	Acres	Usable Open Space (Sqft)	Acres
7A	30,182.00	0.69	0	0
3A	9,984.00	0.23	0	0
3B	86,250.00	1.98	0	0
4	338,025.00	7.76	0	0
9	19,384.00	0.44	0	0
1	424,298.00	9.74	298,925.00	6.86
Total Open Space:	20.85		Total Usable Open Space:	6.86



50' Right-of-Way (Residential Street) NOT TO SCALE

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PRELIMINARY

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

REVISIONS:	PRELIMINARY PLAN REVIEW COMMENTS	DATE
04.10.2026	PRELIMINARY PLAN REVIEW COMMENTS	04.10.2026
05.11.26	PRELIMINARY PLAN REVIEW COMMENTS	

CHECKED BY: G. FRANK DATE: 04.10.2026
 DESIGN / DRAWN BY: J. AYERS SCALE: AS SHOWN

CAROPINES PHASE 1
 AIRPORT ROAD, SOUTHERN PINES NC 28327 | TOWNSHIP: MCNEILL
 PRELIMINARY DEVELOPMENT PLAN

ISSUED FOR:	PRELIMINARY
JOB NO.	1093
SHEET NO.	C1.0

Caropines
 Exhibit XIII - Street and Sidewalk Standards | Sections
 Southern Pines, North Carolina

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**MAPP - APPLICATION
CAROPINES PROPERTY
SOUTHERN PINES, NC**

PRELIMINARY MAJOR SUBDIVISION NARRATIVE

This application is submitted to advance Phase 1 of development within the Caropines Preliminary Development Plan (PDP) in accordance with the Town’s UDO and the approved CDP. The Preliminary Plat and PDP are intended to provide a detailed framework for this phase of development, demonstrating how the proposed subdivision layout, land use and infrastructure are consistent with the Town’s CLRP, PD zoning district and the approved CDP.

The proposed subdivision represents the next phase of a master-planned residential community and includes a total of 35 units, consisting of 16 single-family and 19 large single-family lots. All lots are designed to meet the dimensional and development standards established in the CDP and are configured within an interconnected street network that ties into existing phases of development. The Preliminary Plat establishes the overall pattern of lots, streets, open space and drainage systems, providing the basis for subsequent engineering design and final plat approval in accordance with Town requirements.

The development reflects a coordinated and comprehensive planning approach that considers both on-site conditions and the relationship to surrounding properties and infrastructure. The layout promotes compatibility with adjacent development, maintains the established character of the Caropines community and avoids adverse impacts through thoughtful design, access management and integration with existing systems. Public infrastructure, including water, sewer, transportation and emergency services, is available or will be extended to adequately serve the proposed lots, with ongoing coordination between the applicant and Town staff to ensure compliance with all applicable standards.

Walkability and connectivity are key components of the development, with sidewalks provided along internal streets and connections to the existing greenway network and regional trail system. The broader Caropines community includes significant amenities constructed in earlier phases, including a clubhouse, pool, fitness facilities, restored golf features, open play areas, and an extensive greenway system extending through the property. These amenities are proportional to and supportive of the overall development and contribute to a cohesive and high-quality residential environment, with additional enhancements planned as the community continues to build out.

Environmental considerations have been incorporated into the planning and design of this phase. Stormwater management will be implemented in accordance with the CDP and applicable state and local regulations, and all necessary permits will be obtained prior to land disturbance. The project also complies with environmental protection requirements, including coordination related to protected species and participation in the Red Cockaded Woodpecker Safe Harbor Program. Lighting, landscaping, and buffering will be consistent with established standards to ensure compatibility with surrounding properties and minimize impacts.

Transportation infrastructure will be constructed in accordance with CDP requirements and supported by previously completed traffic analyses and phasing strategies. Required roadway improvements will be implemented in coordination with development phasing and in accordance with Town and NCDOT requirements, ensuring that infrastructure keeps pace with growth and maintains safe and efficient access. This Preliminary Plat represents an intermediate step in the subdivision process and does not constitute final approval for development or lot conveyance. Final Plat approval and recordation will be completed in accordance with UDO requirements prior to the sale of lots or construction of improvements. The proposed subdivision has been designed to comply with all applicable regulations and to support the orderly, phased development of the Caropines community.

In summary, the proposed Phase 1 development is consistent with the approved CDP, the PD zoning framework and the CLRP designation of Residential/Golf. The plan demonstrates a well-coordinated subdivision design that supports compatible growth, adequate infrastructure, environmental stewardship, and the continued development of a cohesive residential community within Southern Pines.

Caropines PDP-4 Major Subdivision Justification

Below are listed the six criteria required to approve a Major subdivision Preliminary Plat (MAPP) application as described in Section 2.20.4(G) Criteria 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.

- (1) The application is consistent with the approved Sketch Plat, if applicable.

Not Applicable

- (2) The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds and public utility facilities.

The PDP conforms to all standards set forth in the Conceptual Development Plan (CDP) and the standards set forth in the UDO. The booklet included with the approved CDP demonstrates the overall compliance with the UDO and this PDP follows the standards of the CDP. The PD District, Comprehensive Long-Range Plan (CDLRP) and the CDP all encourage a residential community that reflects the standards of the existing community that surrounds the phase of development described in the PDP. The PDP submitted meets these goals.

- (3) The proposed subdivision complies with the UDO and applicable state and federal regulations.

The proposed development complies with the UDO and will meet all the requirements as provided in the approved Conceptual Development Plan (CDP).

- (4) The proposed subdivision, including its lot size, density, access and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property.

This PDP is consistent with and meets all standards and requirements provided in the CDP booklet and plans and conforms to the standards of the UDO. All uses are consistent with the proposed development program and allowable uses in the CDP. The development of 16 single family residential lots and 19 large single family lots is consistent with Table 1.0 Development Program in the CDP booklet. The residential units follow all standards of the CDP included in Section 5 of the CDP.

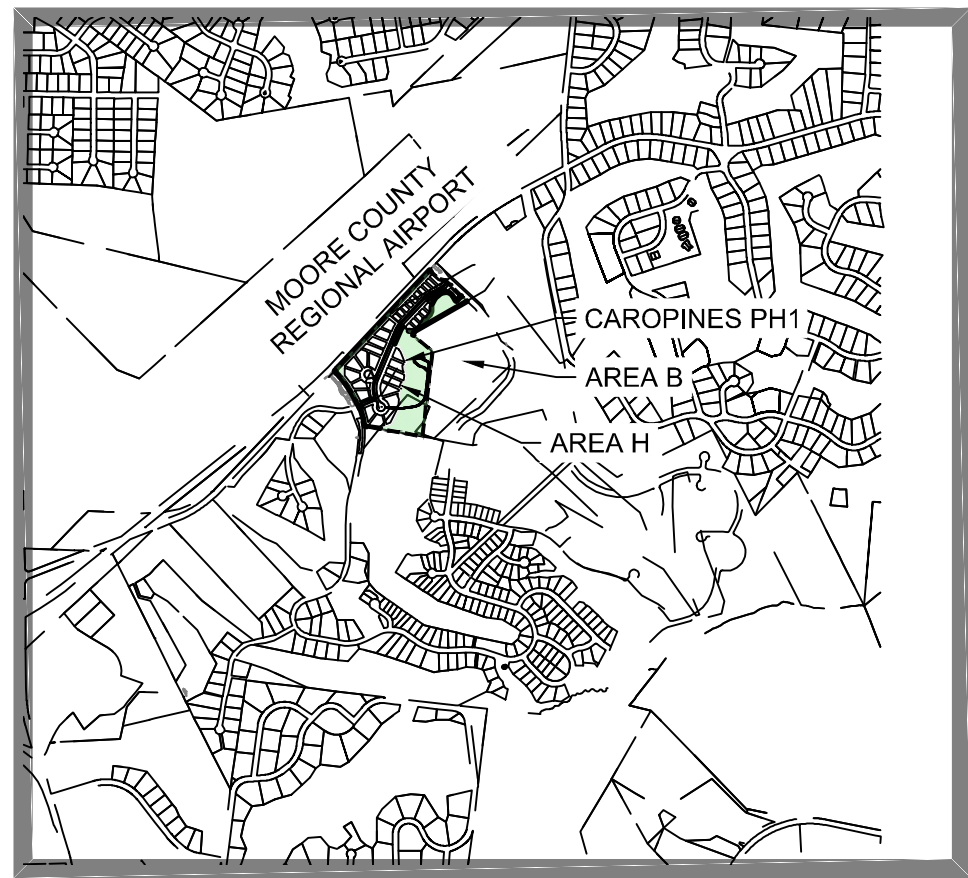
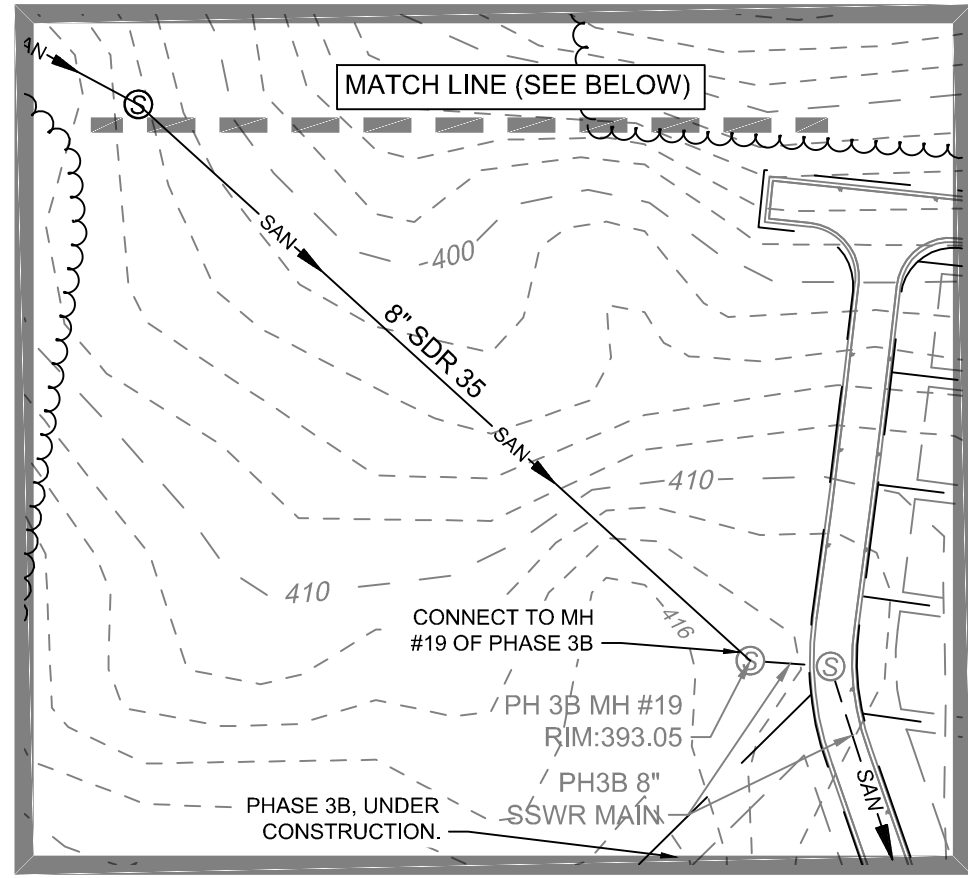
- (5) The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.

The PDP is consistent with the CDP and surrounding community. The CLRP, which takes into account surrounding land uses, designates this property as residential/golf. The property is bordered by: Airport Road and the Moore County Airport on its Northern boundary, the Mill Creek Commercial Shopping Center on its Western boundary, the Whispering Woods golf course community in the Whispering Pines jurisdiction on its Eastern boundary, and the Mill Creek and the Warrior Woods

residential subdivision on its Southern boundary. The continued residential use included in the PDP is consistent with the surrounding land uses and appropriate for this area. With the development standards set forth in the UDO and CDP, the PDP will be compatible with the surrounding neighborhoods and land uses.

- (6) The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

This PDP follows the criteria described in Sections 5.5.5 of the CDP booklet, and water and sewer utilities are readily available for the project and have been developed in previous phases of The Carolina development.



- PRELIMINARY PLAT NOTES
- BOUNDARY, TOPOGRAPHIC AND UTILITY DATA FROM GIS AND OLD SURVEY DATA
 - PROPOSED PAVEMENT SECTIONS IS MINIMUM STANDARDS, FINAL PROPOSED PAVEMENT SECTION DESIGN WILL NEED TO BE PROVIDED TO THE TOWN PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.
 - DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - THE SITE IS LOCATED IN THE CAPE FEAR WATERSHED.
 - OTHER MISCELLANEOUS ZONING REQUIREMENTS MAY NOT BE ILLUSTRATED ON THIS PLAN AS THIS PLAN IS PRELIMINARY IN NATURE.

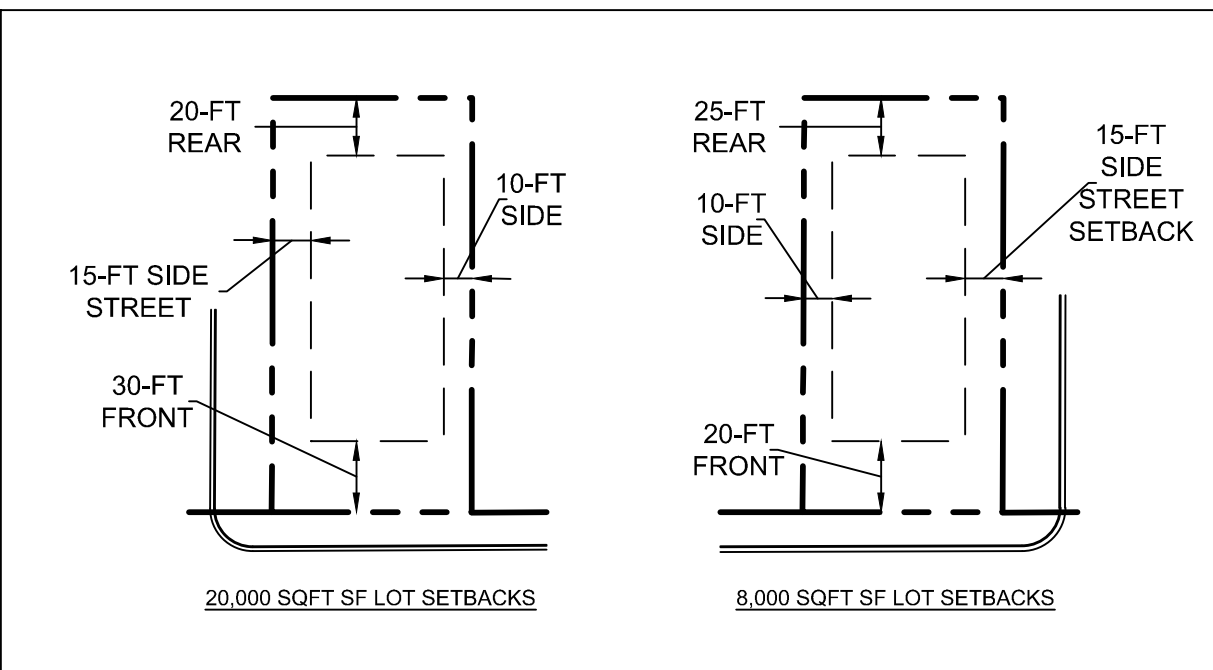
ACRES: +/- 24.99 AC
 OPEN SPACE: +/- 9.62 AC (38.5%)
 ZONING: PLANNED DEVELOPMENT (PD) - CDP FILE #PD-02-18
 OVERLAY: HIGH QUALITY WATERSHED (WS-IIIP) - MILL CREEK
 PROPOSED UNITS: 35

LOT DIMENSION STANDARDS

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LEGEND:



PRELIMINARY

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

REVISIONS:	PRELIMINARY PLAN REVIEW COMMENTS	DATE
04.16.26	PRELIMINARY PLAN REVIEW COMMENTS	
04.22.26	PRELIMINARY PLAN REVIEW COMMENTS	

CHECKED BY:	DATE:
G. FRANK	04.10.2026
DESIGN / DRAWN BY:	SCALE:
J. AYERS	AS SHOWN

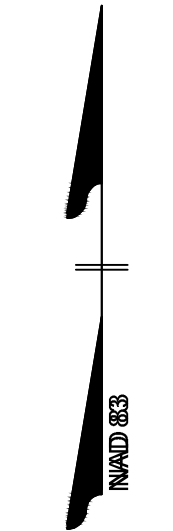
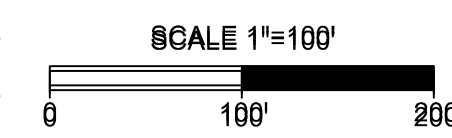
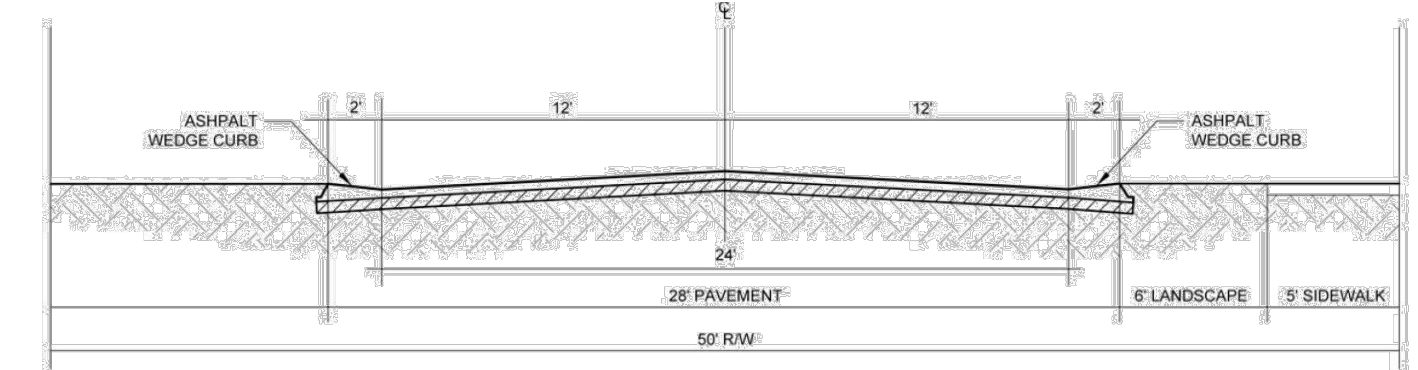
CAROPINES PHASE 1

AIRPORT ROAD, SOUTHERN PINES NC 28327 | TOWNSHIP: MCNEILL

PRELIMINARY SUBDIVISION PLAT

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