

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, March 19, 2026, at 6:00 PM

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

Chair Matthew Walden, Monica Brickey, Michael Skolnick and Jeremy Haskell were present.

Monica Brickey made a motion, which was seconded by Jeremy Haskell, to approve the Minutes of the January 2026 regular meeting. The motion carried.

PUBLIC HEARING:

Z-02-26: Request to Rezone an 11.31-Acre Parcel on Pee Dee Road to General Business Conditional District

Jeremy Sparrow, on behalf of Sandhills Presbyterian Church, has submitted a request to rezone one parcel from RS-3 (Residential Single-Family – 30,000 sf lots) to GB-CD (General Business Conditional Zoning District). The request would allow for the expansion of the existing church and the development of additional facilities associated with its preparatory school serving pre-kindergarten through eighth grade. According to the Moore County tax records, the subject parcel is identified as PIN 858217203682 (PARID 99000100) and is owned by Sandhills Presbyterian Church.

Chair Walden opened the public hearing.

Planner Mason Mattox provided an overview of the application and explained that the proposed rezoning would allow for a new church to seat 250 and a K-8 school, which is currently not allowed under RS-3 zoning. The rezoning would limit land uses to church and school-related uses, which is consistent with the Comprehensive Plan, and therefore, Planning staff recommended approval.

Member Haskell expressed concerns regarding the impact an additional school will have on traffic.

Morgan Cook of Kimley-Horn stated that she had been talking with NCDOT regarding monitoring the intersection for signalization and said NCDOT is working on a conceptual plan for a roundabout at that intersection. She said that the expansion would accommodate approximately 80 additional students, resulting in 80 additional trips during the morning peak hour and 50 additional trips in the afternoon on a typical school day.

Director Grieve stated that NCDOT will not grant driveway permits if required mitigation improvements are not completed.

Member Brickey stated that she wanted to communicate the traffic concerns to the Town Council.

Member Skolnick asked what would be permitted as the property is currently zoned and what impact would permitted uses have on traffic.

Director Grieve responded that NCDOT would not issue driveway permits for a project unless traffic impacts have been satisfactorily mitigated.

Ms. Cook stated that Kimley-Horn estimated that the expansion was only expected to account for 2% of the traffic and they recommended that the intersection be monitored for signalization. Their traffic study has been reviewed by the Town Engineer and it is being reviewed by NCDOT.

Director Grieve added that if NCDOT recommends improvements they will ultimately pay for the improvements.

Pam Garty, 60 Oak Drive, expressed concerns regarding traffic safety.

Member Haskell asked if a traffic light would have a positive impact from her perspective and Ms. Garty responded yes.

Member Haskell asked if lighting on the athletic fields was planned.

Scott Bolton responded that it will be more of a recreational area for the children so there will not be lighting.

There being no further questions or comments, Chair Walden closed the public hearing.

Monica Brickey made a motion, seconded by Michael Skolnick, that after reviewing the proposed Conditional Zoning District and after considering the criteria for approval of zoning map amendments found in UDO §2.17.9, the proposed rezoning is reasonable, in the public interest, and consistent with the criteria set forth in the UDO. The application is also consistent with the 2040 Comprehensive Plan for reasons set forth in Attachment One to the staff report; and therefore, to recommend approval of Z-02-26 to the Town Council with the conditions as submitted by the applicant for the GB-CD Conditional Zoning District with a recommendation that a condition be added that the applicant meet NCDOT requirements for improvements.

PRELIMINARY FORUM:

PD-07-25: Planned Development District - Preliminary Development Plan for the Morganton Park South Planned Development

Andy Mueller of BL Companies, on behalf of Mavis Tire LLC, has submitted a Planned Development District – Preliminary Development Plan application to develop a minor automotive repair facility on ±1.36 acres situated on the north side of Northern Road between Old Morganton Road and Carolina Green Parkway. The parcel is identified as PIN 85710588078 (PARID 98000749) and is owned by MSP Outlots, LLC.

Chair Walden opened the preliminary forum.

Planner Gene Ruiz provided an overview of the application and stated that the applicant was requesting three deviations, including a reduction in the number of parking spaces, the location of the parking area, and building orientation. The CDP does allow the automotive maintenance and repair land use. The 40' buffer next to Morganton Road and a 20' buffer along the boundary of all properties outside of Morganton Park South. The minimum open space requirement is being exceeded with the buffers.

Member Skolnick asked Mr. Grieve if staff was in favor of the proposed deviations and Mr. Grieve responded that staff had informed the applicant repeatedly that they were violating three requirements of the UDO and staff did not approve of the deviations.

Alan Moseley, of BL Companies, present on behalf of the applicant, stated that a Mavis Tire site typically has 12 to 17 parking spaces and they felt that the number of spaces being provided were more than adequate. There would only be seven or eight employees and they do not allow vehicles to park overnight. He said they did not feel it would be safe for customers to walk around to the front of the building to enter.

Mr. Grieve responded that Mavis Tire may have certain patterns of use, but the design does not meet Town standards. The project simply does not meet the zoning and is, therefore, grounds for denial.

Chair Walden closed the preliminary forum.

Monica Brickey made a motion, seconded by Jeremy Haskell, to transmit the following issues to the Town Council as a result of the March 19, 2026 Preliminary Forum on application PD-07-25: Concerns that the required deviations are not consistent with the Comprehensive Plan. The motion carried by a vote of 4-0.

UNFINISHED BUSINESS:

Director Grieve stated that there were two items on the April agenda.

NEW BUSINESS:

Member Brickey stated that she had been invited to attend a Scouts meeting of middle and high school students to learn more about planning.

The meeting adjourned at 7:15 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

An audio recording of the meeting is available upon request.