

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

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

Chair Diane Westbrook, Kim Wade, Matthew Walden, Jennifer Garner, Monica Brickey, formerly Monica Harvey, Andrew Speck and Jason Scribner were present.

Matthew Walden made a motion, which was seconded by Monica Brickey, to approve the Minutes of the December 2024 regular meeting. The motion carried.

PUBLIC HEARING:

**Z-07-24: Request to Rezone Two Parcels from RS-1CD and RS-2 to Residential Multi-Family Conditional Zoning District (RM2-CD)**

Jeremy Sparrow of Longitude Planning Group PLLC, authorized agent of Fifteen Pinecones LLC, has submitted a request to rezone two parcels to RM-2 Conditional Zoning District with 21 conditions to allow the development of 11 residential units – either single-family attached or duplexes - on  $\pm$ 4.13 acres. The parcel identified as PIN 858118409715 (PARID 00052524) is currently zoned RS-1CD; and the parcel identified as PIN 858119501314 (PARID 00052523) is currently zoned RS-2. Pursuant to the Moore County tax records, both parcels are owned by Fifteen Pinecones LLC.

Matthew Walden made a motion, which was seconded by Monica Brickey, to open the public hearing. The motion carried.

Senior Planner Alaina Mallette provided an overview of the staff report accompanied by a Power Point presentation and stated that a maximum of 11 buildings were proposed with the uses being single-family detached and duplex units with 21 proposed conditions. Ms. Mallette stated that Planning staff was in support of the request with the conditions.

Member Brickey expressed concern regarding traffic safety at the entrance/exit.

Trey Kramer of Longitude Planning Group, present on behalf of the applicant, provided a Power Point of the proposal.

Marco Rotting, 1605 E. Indiana Avenue, stated that traffic is a major issue and asked the Board to give traffic impact serious consideration and stated that the proposed homes do not look anything like the existing homes.

Ryan Paschal responded that if the residents want them to build something similar to the existing home, that is what they will build.

Mark Moen, 230 Broadmeade Drive, stated that houses outside of Huntcliff are larger and on larger lots so the proposal is not consistent with the surrounding neighborhoods.

Shannon Smith, 1624 E. Indiana Ave. #14, President of the Huntcliff HOA, stated that they have not been approached about the elevations of the proposed homes or the existing road. She stated that the homeowners do not want a dumpster in the neighborhood or several trash receptacles lining the street, and expressed concerns regarding increased traffic.

Jody McCain, 1624 E. Indiana Avenue #16, stated the internal road to her home is a single lane road, that stormwater collects on her property and creates ruts currently, and she is concerned about the additional trash containers.

Andrea Pedicelli, 102 Canterbury Road, stated that the proposed homes will not be in character with the area and read letters from the owners of 104 and 106 Canterbury Road which were entered into the record.

Mr. Paschal stated that NCDOT had indicated that a traffic study was not required at this time. He agreed that traffic is an issue but a single driveway is safer than six individual driveways.

Mr. Moen stated that traffic has increased in the past few years.

Jeremy Sparrow said a survey has been prepared and development will be outside of the access easement.

Member Speck asked if the HOA would have to agree to access.

Mr. Paschal responded that his attorney had confirmed that he has as much right to access to that road as the other property owners and that they will comply with any restrictions that are in their deed.

Monica Brickey made a motion, which was seconded by Matthew Walden, to close the public hearing.

Planning Director BJ Grieve stated that under NC General Statute, local jurisdictions cannot adopt regulations that control the exterior architecture of 1, 2, 3 or 4 family dwellings under normal circumstances and minimum home size cannot be regulated. With a Conditional Zoning district, an applicant can offer anything that mitigates concerns that would otherwise be problematic for their application. If Conditional Zoning is approved with a site plan or any conditions, that becomes the zoning of the property and is enforced by the Town but the Town does not get involved in the enforcement of Covenants and Restrictions.

Monica Brickey made a motion, which was seconded by Kim Wade, that after reviewing the proposed amendments to the Town of Southern Pines Zoning Map, and after considering the

criteria for approval of map amendments found in UDO §2.17.9, the proposed amendments are consistent with the 2040 Comprehensive Plan for the reasons set for in Attachment 1 of staff report Z-07-24 as revised by the Planning Board.

And therefore, to recommend approval of Z-07-24 to the Town Council with the conditions on the RM-2 Conditional Zoning District as submitted by the applicant and with additional information submitted at the public hearing:

Conditions:

1. The homes shall be a maximum 1.5 stories at the front with walkout basements being allowed.
2. Heated square footage shall be between 1,500 and 2,200 square feet per dwelling unit.

And further that the following other matters were considered by the Planning Board and shall be added to Attachment 1 by Planning staff as part of the Planning Board's written recommendation to the Town Council:

1. Traffic within and outside of the neighborhood;
2. soil erosion and drainage;
3. the trash pickup area
4. access using an easement through the existing entrance;
5. phasing;
6. stormwater drainage attracting mosquitos; and
7. design consistency with current Huntcliff and Sandhurst communities and the Hamlets character district.

The motion carried by a 7-0 vote.

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UNFINISHED BUSINESS:

No old business was discussed.

NEW BUSINESS:

Kim Wade made a motion, which was seconded by Monica Brickey, to elect Matthew Walden as Chair. The motion carried.

Matthew Walden made a motion, which was seconded by Monica Brickey, to elect Kim Wade as Vice Chair. The motion carried.

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

The meeting adjourned at 8:37 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Planning Board