

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, May 21, 2026, at 6:00 PM

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

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

Monica Brickey made a motion, seconded by Andrew Speck to approve the Minutes of the April 2026 regular meeting. The motion carried.

PUBLIC HEARING:

PD-01-26 Planned Development Conceptual Development Plan for 12.78 Acres on Waynor Road (continued from April 23, 2026)

The public hearing regarding this proposed Conceptual Development plan was continued from the April 23, 2026 regular meeting.

Planner Mason Mattox stated that the application proposed development of a religious institution and six (6) single-family residential lots. The applicant offered to retain a 100 ft. undisturbed buffer along NC Hwy 22 and was requesting deviations regarding orientation of the church and the size and materials used for the windows. The cul-de-sac that was originally proposed has been replaced with a private driveway for each lot. Mr. Mattox stated that staff would like for all trees 6" or greater in diameter within the 30' rear setback remain and the applicant agreed to the request. The site is currently very heavily vegetated and the Town would like for as much vegetation as possible and the entire buffer adjacent to the residential portion of the property as well as the buffer to the north remain undisturbed as opposed to being replanted wherever possible.

Kevin Lindsay, representing the applicant, stated the applicant should be able to leave most of the 30' buffer undisturbed with the exception of the filtration pond area, but any trees that need to be removed within the buffer will be replanted. There are approximately ten trees that will be in front of the church they intend to keep but will remove the smaller trees to increase visibility of the church.

Member Haskell asked Mr. Lindsay if they intended to have any large parking lot lights.

A representative of the church responded that there will be 20' light poles interior to the parking lot.

Member Skolnick asked Mr. Mattox if staff was agreeable to the applicant's proposal to remove the smaller trees.

Mr. Mattox responded in the affirmative.

Director Grieve asked Mr. Lindsay for an estimate of the number and sizes of the trees in that area.

Mr. Lindsay responded there are approximately ten trees that are 8" or larger according to the tree survey.

Mr. Grieve asked Mr. Lindsay if he was agreeable to keeping those trees and just clearing the undergrowth for greater visibility.

Mr. Lindsay responded in the affirmative.

Mr. Grieve said staff was concerned about the applicant's statement that they would preserve trees "where possible" and asked the Board to recommend clearer language if they felt that should be more specific.

Megan Spearing, 167 Amelia Drive, stated that residents of Ravensbrook would prefer that the trees to be preserved as opposed to being cleared to make the church more visible.

Chair Walden closed the public hearing.

Member Speck recommended that disturbance of the buffer be limited to 30% and only in the area of the stormwater pond.

Mr. Lindsay responded that they were good with limiting the encroachment into the buffer to 30%.

Monica Brickey made a motion, seconded by Andrew Speck, 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), the requested Conceptual Development Plan is consistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment 1 of the staff report for PD-01-26; and further that the following other matters considered by the Planning Board be added to Attachment 1 of the staff report as part of the Planning Board's written recommendation to the Town Council:

1. Staff and the applicant discuss prior to the Town Council meeting the buffer area adjoining the stormwater pond to preserve trees as much as possible with up to a 30% encroachment into the buffer area adjoining the stormwater pond, with the applicant replanting what is removed.
2. The applicant agreed that trees 6" in diameter or greater will be retained within the residential 30' rear setback.

3. The applicant agreed that trees 8" in diameter or greater directly south of the building footprint will be retained with the understanding that the understory may be cleared.

and therefore, to recommend approval of PD-01-26 to the Town Council. The motion carried by a vote of 6-0.

PUBLIC HEARING:

PD-02-26 Planned Development Conceptual Development Plan for 83 Acres on Waynor Road

Colin Webster, on behalf of Grosvenor Land, LLC, Chandler Pond Properties, LLC, and Walker Buchan, submitted an application for a Planned Development District – Conceptual Development Plan to rezone 83 acres from Planned Development (PD) and Rural Residential (RR) to Planned Development (PD) with an approved Conceptual Development Plan to develop 114 detached and 36 attached single-family residential lots. The subject parcels are located to the northwest of the intersection of Waynor Road and Fawnwood Place and identified as PIN 857400646996 (PARID 00032324), PIN 857404831442 (PARID 00040517), and PIN 857400738348 (PARID 00038078). The subject parcels are currently owned by Chandler Pond Properties LLC, Grosvenor Land LLC and Walker Buchan, respectively.

Chair Walden opened the public hearing.

Planning Director Grieve provided an overview of the subject properties and the staff report, stating that a total of 150 homes, 36 of which would be townhomes, were proposed. The entire site is located within a water supply watershed, with a portion being within a critical watershed. A substantial amount of open space which includes the wetlands, recreational amenities and the critical watershed area, is being preserved. There is currently only one point of access and the fire code limits a development with only one access to 100 lots. While the project has a lot of merit in terms of overall design, it also has some challenges as set forth in the staff report and therefore, staff could only support 130 units.

James Hinemmarsh of Ascot stated that they believe 150 units and 46 acres of open space complies with all applicable watershed requirements and they will not be able to make the project work without all 150 units. With regard to looping the water line, dead end lines have been a normal practice in some of their other developments in Town. They believe the buffers they propose are sufficient, and will be requesting that the Towns accept the roads.

Mr. Grieve responded that the CDP states that the roads will either be public or private. Staff has requested that the intent be clarified, but it should not be approved in a CDP that the Town has to accept the roads or at the very least, not until the roads connect to something else.

Mr. Hinemarsh said they were requesting to do the same as what was approved when they developed Ravensbrook next door. In summary, 150 is the number they are requesting and what they should be allowed to build. They are going to provide missing middle housing at the front of the development and single-family homes on larger lots in the back and have 46 acres of open space.

Member Haskell asked Mr. Hinemarsh if 150 units was not negotiable from their standpoint.

Mr. Hinemarsh confirmed.

Member Garner commented that they cannot exceed 100 units without a second entrance.

Mr. Hinemarsh said they were requesting approval of the 150 units now, and will have to work out the path to get there in the future.

Member Garner asked Mr. Hinemarsh if they were definitely opposed to looping the water line.

Mr. Hinemarsh responded that looping the line is not feasible with the layout of the development and phases 3A and 7A of Caropines were platted several months ago without the lines being looped.

Member Speck inquired about 150 versus 130 allowable units.

Mr. Grieve responded that there are elements of the design, such as the 40 acres of open space, that have a lot of merit, but allowing the maximum possible density is not consistent with the character of the *Rural Area to Preserve* designation of the Comprehensive Plan.

Magan Spearing, 167 Amelia Drive, expressed concerns regarding several issues within the existing Ravensbrook development, such as drainage and the lack of amenities, as well as potential traffic impacts from the project.

Robert Watson, 210 Boling Way, expressed concerns regarding the impact the development would have on the current residents of the Waynor Road community and asked the Board deny the request to build 150 homes.

Carol Michael Craven, 7400 Hwy 22, said the project would be adjacent to her family's home and encouraged the Board to preserve the area.

Mike Shepherd stated that his family owns an adjacent property and encouraged the Board to decide against the development and in favor of preserving the land and not displacing the wildlife.

Billy Howell, Ascot's Vice President of Sales, stated that the property can be developed as it is currently zoned.

Mr. Grieve responded that one residence could be built on each of the three parcels as it is presently zoned. The PD zoning serves as a placeholder to ensure that future development is required to go through review and public hearings to ensure that any future development is consistent with the Comprehensive Plan.

Mr. Howell said the name Ravensbrook 5 does not necessarily mean that it is going to be part of the existing Ravensbrook neighborhood. It could have its own HOA and its own roads. If they are not able to create a second entrance, they will only build 100 units, so the only issue is the additional 20 units.

Chair Walden asked if there was any possibility of negotiation.

Mr. Howell responded that the number of units has been negotiated for some time but they were sticking with their 150 units. He asked whether state or the local ordinances takes precedence.

Mr. Grieve responded that they are requesting connection to the Town of Southern Pines' water system and the Town has the right to dictate how its water system operates.

Mr. Howell stated the main points of contention are the 20 houses, the requirement to loop the water line and street ownership.

Member Garner inquired about the buffering that was being proposed.

Mr. Grieve responded that staff's recommendation on the buffering was regarding the undulating buffer, increasing the width from undulating between 10 and 30 ft. to 10 and 50 ft. where applicable and staff recommended clearer language regarding the clean up the planted or undisturbed buffer, and the last issue is construction traffic along Fawnwood Place.

Member Garner stated that out of the four recommendations, they continue to state that the issue is 20 units. The issues are 20 units, the non-looping of the Town's water system, not changing the buffering language, wanting the Town to assume ownership of dead-end roads which would not benefit the Town in any way, and construction traffic.

Mr. Howell said he did not see having the roads remain private being an issue.

Member Garner asked Mr. Howell if he was able to confirm that Ascot is no longer in control of the Ravensbrook HOA as the declarant.

Mr. Howell responded that Ascot is still in control of that HOA.

Member Garner responded that if Ascot is still in control, they would have the right to combine the two developments.

Mr. Howell stated they may be willing to establish a separate HOA for the new development.

Member Garner said that would matter to buyers, but it would definitely be of concern to the residents of the existing Ravensbrook who are currently dealing with road repairs and other issues.

Mr. Howell said he was aware there had been a spring issue but he did not know the details.

Tracy Barker, a Ravensbrook resident, stated that the spring was underneath Amelia Way, which caused the road to bubble up and it took months for it to be repaired.

Mr. Howell responded if they wanted the roads to be private, the HOA for Ravensbrook 5 could maintain its own roads.

Member Garner said if Ascot was in charge of the overall Ravensbrook HOA as the declarant, under the restrictions they could also add this new development to the existing development which was a concern raised by the public and he was unable to clarify whether they are in charge of that HOA as the declarant or not.

Mr. Howell responded they are the declarant of the HOA and asked if establishing this community as a separate HOA unrelated to the current Ravensbrook would be satisfactory.

Member Garner said she assumed that would make the other neighborhood very happy to not have to maintain private roads since theirs are not being maintained.

Mr. Howell stated that if they have to forego the 20 units, they can just stick with 100.

Everett Bland, 164 Fawnwood Road, said the proposed road leading into the development would only be approximately 10 feet from his house and stated that he was opposed to the development.

Mike Shepherd said it is already impossible to enter Hwy 22 during peak hours.

Magan Spearing commented on the heavy traffic and backups during peak hours.
Member Skolnick asked if the development would require a Traffic Impact Analysis.

Mr. Grieve responded that a TIA is not required for a Conceptual Development Plan but would be required with each Preliminary Development Plan.

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

Michael Skolnick made a motion, seconded by Jennifer Garner, 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), the requested Conceptual Development Plan is inconsistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment I of the staff report for PD-02-26 and therefore, to recommend denial to the Town Council. The motion carried by a vote of 6-0.

PRELIMINARY FORUM:

PD-03-26 Preliminary Development Plan and MAPP-01-26 Major Subdivision Preliminary Plat for Caropines Phase 1

Colin Webster, on behalf of Grosvenor Land, LLC, submitted an application for a Preliminary Development Plan (PDP) and Major Subdivision Preliminary Plat (MAPP) to develop 35 single-family detached homes on ±20.6 acres within the Caropines Planned Development. The subject parcels are situated to the southeast of Airport Road and adjacent to Avenue of the Carolinas and identified as PIN 858419511440 (PARID 96000281), PIN 858400613908 (PARID 20050760), and PIN 858300595786 (PARID 00031457). The property owners are Caropine Ventures LLC and 71st Partners LLC, respectively.

Chair Walden opened the preliminary forum.

Planning Director BJ Grieve provided an overview of the application and staff report and stated that this was not the first phase of development within Caropines, as several phases have already been developed. Staff found the proposed 35 single-family residential lots and the substantial amount of open space being set aside for trails, wetlands and stormwater ponds to be consistent with the UDO and were in support of the project with the following recommended conditions:

1. No final plat for Caropines Phase 1 be approved until the entirety of Avenue of the Carolinas is completed and approved by the Town Engineer.
2. The applicant abide by the terms of the Safe Harbor Agreement between the applicant and the US Fish and Wildlife Service.
3. Tree protection fencing be installed in the appropriate locations prior to clearing and throughout construction.

Mr. Grieve stated that staff recommended approval with the foregoing conditions and it was his understanding that the applicant was fine with the three conditions.

Member Garner inquired about the requirement to loop water lines.

Mr. Grieve responded that access to the water line for Phase 3B requires that it be connected to the water lines built with Phase 1 and that Phase 1 water lines will need to be looped. Staff is not recommending that something about the design for Phase 3B be conditioned as part of the approval of Phase 1. There was a misunderstanding whereby the applicant had gotten the impression that the Town was saying they needed to do something in Phase 3B as a condition of approval of Phase 1, but that was not the case.

Member Garner asked if the roads would be public or private.

Mr. Grieve responded that the roads in The Carolina are private and will remain private.

There being no questions from the Board or public comment, Chair Walden closed the preliminary forum.

Jennifer Garner made a motion, seconded by Andy Speck, to adopt the following for transmission to the Town Council as a result of the May 21, 2026 Preliminary Forum on applications PD-03-26 and MAPP-01-26:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a Preliminary Development Plan to applications PD-03-26 and MAPP-01-26: The Planning Board wishes to forward the same list of conditions as set forth by staff in the staff recommendations. The motion carried by a vote of 6-0.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Mr. Grieve stated that there would be a regular meeting in June, which one item on the agenda.

Andy Speck made a motion, seconded by Jennifer Garner, to adjourn the meeting. The motion carried.

The meeting adjourned at 9:10 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board