



AGENDA

Planning Board

Thursday, August 20, 2026: 6:00 PM

Town Hall, 300 SW Broad Street, Southern Pines, NC

CALL TO ORDER

APPROVAL OF MINUTES

July 2026 Regular Meeting

PUBLIC HEARINGS

Unified Development Ordinance (UDO) Text Amendments (File #OA-03-26)

The Town of Southern Pines Planning Department proposes multiple text amendments to the Unified Development Ordinance (UDO) to clarify administrative review and approval processes and correct miscellaneous inconsistencies, outdated provisions, and inaccuracies. The proposed amendments address technical review procedures, Certificates of Appropriateness for Minor Work, travel trailers, industrial lot standards, extensions of compliance, sign and open space standards, accessory dwelling units, and Special Home Events.

Skyline Manor B&B Conditional Rezoning (File #Z-03-26)

Tristan Irwin and Nick Williams request a conditional rezoning of the 8.83-acre property at 329 Brooks Lane from RS-2, RS-3, and RR zoning to Rural Residential Conditional Zoning District (RR-CD). The request would allow the existing seven-bedroom residence to operate as a Bed and Breakfast Inn with Special Home Events, while continuing the existing horse farm use on the property.

PRELIMINARY FORUM

Chandler Pond Properties, LLC Mixed-Use Planned Development (Files #PD-05-25 & MAPP-02-26)

Chandler Pond Properties, LLC is applying for both a Preliminary Development Plan (PDP) and Major Subdivision Preliminary Plat for a mixed-use Planned Development project. The project includes a church and 7-lot single-family residential subdivision on 12.78 acres located at the southern intersection of Waynor Road and North Carolina Highway 22.

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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

Chair Matthew Walden, Andy Speck, Michael Skolnick, Jeremy Haskell and David Hudson were present.

Andy Speck made a motion, seconded by Jeremy Haskell to approve the Minutes of the June 2026 regular meeting. The motion carried.

PUBLIC HEARING:

Z-03-26: Request to rezone 2.85 acres on Old US Hwy 1 from GB to NB-CD

The applicant, Rhetson Capital LLC, submitted a request to rezone five (5) contiguous parcels from General Business (GB) to Neighborhood Business Conditional District (NB-CD) to facilitate the redevelopment of an underutilized commercial property within the Pinedene corridor. The subject parcels are identified as 20050325, 00056305, 00056306, 00055811 and 20030332 and are owned by Rhetson Capital LLC.

Chair Walden opened the public hearing.

Planner Gene Ruiz presented an overview of the staff report and stated that the purpose of the rezoning to Neighborhood Business is to allow long-term rental of the multi-family residential units, which is not a permitted land use in General Business. The development will consist of a three-story mixed-use building featuring retail and commercial space on the ground floor and a maximum of ten (10) multi-family residential dwelling units on the upper floors and will adhere to the General Business design standards

Mr. Ruiz stated that the applicant was proposing six (6) conditions, with one of those conditions being a reduction in the number of parking spaces from 47 to 35 spaces, and staff was in support of the reduction.

Skyler George of Rhetson Capital LLC, stated that the proposed redevelopment will consist of a three-story structure and the short-term residential use will be replaced with long-term residential use. The 6,062 square foot footprint has not changed from the 2023 approved site plan. The three-story building will have a total area of 22,032 square feet, with four residential units on the second floor and six residential units on the third floor.

Member Hudson inquired about the approximate size of the residential units.

Mr. George responded all of the units will be two-bedroom units and range in size from approximately 1,100 to 1,500 square feet and they have no intention of selling the residential units at this time.

Chair Walden asked if there was a plan for assigned parking for residential and commercial uses.

Mr. George responded that their plan is to have 10 assigned parking spaces for the residential units, possibly 10 to 15 assigned retail spaces, and the remainder would be first-come, first served.

Planner Ruiz stated that the applicant had stated that the architecture of the building will comply with the Pinedene architectural standards and, if approved, the project would have to go back through technical site plan review and approval.

There being no public comment, Chair Walden closed the public hearing.

Discussion among the Board ensued.

Andy Speck made a motion, seconded by Michael Skolnick, that 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 the reasons set forth in Attachment 1 to the staff report for Z-03-26; and therefore, to recommend approval of Z-03-26 to the Town Council with the conditions as submitted by the applicant for the Neighborhood Business Conditional Zoning District. The motion carried by a vote of 5-0.

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

Chair Walden introduced new Board member David Hudson.

Senior Planner James Broadwell stated that the August regular meeting would be held at the Town Hall.

Andy Speck made a motion, seconded by Michael Skolnick to adjourn the meeting. The motion carried.

The meeting adjourned at 6:32 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

Planning Staff Report

To: Planning Board
From: Multiple Staff Members, Planning Department
Date: August 20, 2026
Item: Proposed Technical Review Committee and Miscellaneous Amendments to the Unified Development Ordinance (UDO)

I. EXECUTIVE SUMMARY

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with multiple text amendments aimed at clarifying three administrative processes and correcting miscellaneous vestiges and inaccuracies. Planning staff request that the Planning Board and Town Council review the proposed changes per UDO §2.17. The proposed amendments are as follows, with reference to applicable UDO sections:

1. Clarify the Site Plan and Engineering Plans Technical Review Committee approval process.	Exhibit 2-I
	§2.20.5(C)(3) and (E)
	§2.48.6(B)
	§2.48.7
2. Clarify the Certificate of Appropriateness–Minor Work review process.	§2.45
3. Remove the “travel trailer” amortization clause.	§3.7.2
4. Correct / clarify the Industrial zoning minimum lot size.	Exhibit 4-I
5. Correct the Extension of Compliance maximum dollar amount to be consistent with state statute.	§4.3.12
6. Correct an inaccurate cross-reference within the sign code.	§4.6.17
7. Correct an inaccuracy in the Open Space standards.	§4.9.5(A)
8. Correct an inconsistency with state statute regarding the regulation of Accessory Dwelling Units.	§5.2
9. Correct the appropriate review and approval process for a Special Home Event.	§5.19

The specific text of the proposed changes, along with margin comments providing additional explanation and staff analysis, is attached to this staff report. Planning staff will present the proposed changes at the public hearing on August 20, 2026.

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I. APPLICATION REVIEW:

A. Review Process:

Applications for text amendments are reviewed pursuant to UDO §2.17.

B. Criteria for Review:

When reviewing an application for amendments to the text of the UDO, the hearing bodies (Planning Board followed by Town Council) shall consider and be guided by the following criteria, as set forth in UDO §2.17.10:

2.17.10. Criteria for UDO Text Amendments

In its review of an application for a UDO text amendment, the Hearing Bodies shall consider the following criteria. No single factor is controlling; instead, each must be weighed in relation to the other standards.

(A) Consistency. *The text amendment shall be consistent with the adopted Comprehensive Plan.*

(B) 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 cultural places and areas.*

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

(D) Other Factors. *The Hearing Body may consider any other factors relevant to a text amendment application under state law.*

(E) Impacts. *The Hearing Bodies shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed amendment on the public at large.*

C. Text Amendment Timeline:

- TRC Review: **June 25 and 26, 2026**

August 20, 2026 Planning Board Public Hearing Notice:

- Publication: **August 5 and August 12, 2026**
- Internet: **July 30, 2026**

D. Staff Comments:

The proposed amendments to the UDO are depicted on a copy of the UDO that is attached to this staff report using ~~strikeouts~~ for proposed deletions and underlines for proposed additions. Only the sections being amended are attached. Margin comments that explain the reason for each proposed amendment are also included.

2040 Comprehensive Plan Consistency. The Planning Board's primary role when reviewing proposed amendments to the UDO is to advise and comment on whether the proposed amendments are consistent with the [2040 Comprehensive Plan](#) (criterion A), timely and salient public policy (criterion C), and impacts to the public at large (criterion E).

The Town of Southern Pines 2040 Comprehensive Plan (Comp Plan) establishes a vision to help guide growth for the next decade. Zoning is adopted (and amended from time to time) in order to implement the vision contained in the plan. Though these proposed amendments do not directly pertain to implementing a specific Comprehensive Plan policy, they align with policy 2.3—review and revise town documents to implement Comprehensive Plan recommendations.¹ Moreover, these process clarifications and technical corrections intend to increase the functionality, consistency, and legal defensibility of the UDO, which will make the town's regulations more effective at implementing the Comprehensive Plan in the future.

Summary and Justification by Individual Amendment. Below is a synopsis of each individual proposed amendment:

I. Clarify the Site Plan and Engineering Plans TRC Review Process.

Following the approval of any required zoning entitlements, the Technical Review Committee (TRC) reviews detailed site and engineering plans and directs any necessary revisions prior to construction. The UDO governs residential subdivision engineering plans under §2.20.5 and commercial site plans under §2.48. Staff have identified minor inconsistencies between the sections, particularly regarding the review process for minor revisions to previously approved plans and the delegation of review authority.

To address these issues, staff recommend amending the following sections (as shown in Attachment 2 of this staff report):

- Exhibit 2-I
- §2.20.5(C)(3)
- §2.20.5(E)
- §2.48.6(B)
- §2.48.7

¹ Town of Southern Pines 2040 Comprehensive Plan, page 174.

These amendments would ensure consistency between the administrative review processes for residential and commercial site plans. They'll also clarify when the TRC may delegate approval of minor plan revisions to a single staff member or a subset of the TRC with the appropriate expertise.

For example, if a previously approved plant species used in a landscaping plan becomes unavailable, the TRC may delegate the review and approval of an alternate species (meeting the appropriate code standard) to a staff member responsible for landscape review—rather than requiring the entire TRC to conduct a new review. This change would reduce unnecessary administrative review while maintaining appropriate technical oversight, resulting in a more efficient process for both staff and development applicants.

2. **Clarify the Certificate of Appropriateness (COA)–Minor Work Review Process.** Under North Carolina General Statute (NCGS) §160D-947(C), states that staff may review and approve an administrative decision for COA-Minor Works. However, no application for a COA may be denied without formal action by the Historic District Commission. Therefore, UDO §2.45 as currently written is inconsistent with this state statute, and the proposed change intends to clarify that administrative staff cannot unilaterally deny a COA-Minor Work.
3. **Remove the “Travel Trailer” Amortization Clause.** When UDO section §3.7.2 prohibiting the use of travel trailers as temporary or permanent residences was originally added to the UDO, it included a one-year amortization clause. In other words, residents using travel trailers as a form of residence had one year to comply with the change. That one-year period has since passed, so this text change simply removes the one-year amortization clause.
4. **Correct the Industrial zoning minimum lot size.** Within “Exhibit 4-1: Building Height, Setbacks, and Lot Dimensions,” under the Industrial (I) zoning district, the standards for minimum lot size incorrectly cross-references with the standards outlined in “Exhibit 3-12: Summary of I Development Standards.”

Exhibit 3-12 reflects that there is no minimum lot size for I zoning. However, Exhibit 4-1 reflects that the minimum lot size for I zoning is 50,000 square feet.

Staff proposes changing Exhibit 4-1 from a 50,000-square-foot minimum to no minimum lot size to match Exhibit 3-12, ensuring consistency across UDO sections.

5. **Correct the Extension of Compliance (EOC) Dollar Amount.** NCGS §160D-804.1(3) requires that performance guarantees equal one hundred and twenty-five (125) percent of the reasonably estimated cost of completing the required improvements. §4.3.12 of the (UDO) requires applicants requesting

an extension of compliance for landscaping to provide a performance guarantee. To align the UDO with state law, Staff proposes amending UDO §4.3.12(B) and (E) by reducing the required performance guarantee from one hundred and fifty (150) percent to one hundred and twenty-five (125) percent.

Additionally, Staff identified an inconsistency between UDO §4.3.12 and the planting requirements established in UDO §4.3.9. UDO §4.3.9 limits the planting of Longleaf Pines to the period between December 1 and April 15, while UDO §4.3.12 currently allows an extension of compliance for only 90 days. Depending on when an extension is granted, applicants may be unable to complete the required plantings within the permitted planting season while remaining in compliance.

To address this inconsistency, Staff proposes extending the maximum compliance period from 90 days to one year. This revision preserves the Town's compliance mechanism while providing applicants sufficient flexibility to complete plantings during the appropriate planting season.

For example, if an extension of compliance is granted on April 15, the required plantings would be due by April 15 of the following year. This timeframe encompasses the December 1 through April 15 planting window established in UDO §4.3.9, ensuring both compliance with the ordinance and adherence to best planting practices.

Further, Staff proposed amending UDO §4.3.12 (D) to reflect the updated one-year extension of compliance window and violations of this ordinance.

There is also a grammatical fix included in section 4.3.12 (A), removing “insure” and replacing it with the correct vocabulary in context: “ensure.”

To address these issues, Staff recommend amending the following section (as shown in Attachment 2 of this staff report):

- UDO §4.3.12 (A) through (E).

6. **Correct a Sign Code Cross-Reference Inaccuracy.** Staff propose a change to fix an incorrect cross-reference within section 4.6.17. The current language of UDO §4.6.17 (A) incorrectly cross-references to off-premise signs that are exempt from sign regulation or permit requirements under “sections 4.6.13 and 4.6.14.”

However, “sections 4.6.13 and 4.6.14” pertain to Shopping Center Signs and Landmark Signs, respectively. The sections of the UDO that pertain to signs exempt from regulations are “sections 4.6.15 and 4.6.16.”

As such, Staff propose changing UDO §4.6.17 (A) references to “sections 4.6.13 and 4.6.14” to correctly reference UDO §4.6.15 and §4.6.16.

To address these issues, Staff recommend amending the following section (as shown in Attachment 2 of this staff report):

- §4.6.17 (A).

7. **Correct an Inaccuracy in the Open Space Standards.** UDO §4.9.5(A) only refers to Open Space as applying to residential developments, which is an inaccuracy inconsistent with the overall Open Space section of the UDO. Therefore, staff recommend striking the word “residential” from this section to ensure consistency across the Open Space section.
8. **Correct an Inconsistency with State Statutes Regarding Accessory Dwelling Units (ADUs).** Staff noticed vestige text in UDO §5.2 that dictated that an ADU’s architecture appearance must match that of the primary residence, and, regarding attached ADUs, entries must be located at the side or rear. NCGS §160D-702(b) dictates that a local government cannot regulate architectural elements of structures subject to the residential building code (included those elements shown in UDO §5.2(E) and (F)). To ensure consistency with state statute, staff recommend removing these provisions from this section.
9. **Correct the Applicable Review Process for Special Home Events.** Staff propose amending UDO §5.19(I) to match the correct process for Special Home Events outlined in Exhibit 3-15: Special Home Events (Ord # 1716).

UDO §5.19(I) presently reads that a Special Use Permit is required for a special home event, whereas Exhibit 3-15 per Ordinance #1716 stipulates that a Conditional Zoning District is required.

As such, Staff propose changing Special Use Permit to Conditional Zoning District to ensure consistency with other applicable sections within the UDO.

To address these issues, Staff recommend amending the following section (as shown in Attachment 2 of this staff report):

- §5.19(I)

E. Outside Agency Comments:

A request for comment was emailed to representatives from the Regional Land Use Advisory Commission (RLUAC), North Carolina Department of Transportation (NCDOT), U.S. Fish and Wildlife Service (USFWS), the Sandhills Metropolitan Planning Organization, the Moore County Airport, and representatives of the Town of Southern Pines staff.

As of the completion of the staff report, no agency comments outside of the TRC have been received. Any responses received from agencies following completion

of this staff report but prior to the Planning Board public hearing will be provided verbally at the hearing.

II. ATTACHMENTS:

1. Draft Planning Board Resolution to Adopt a Written Recommendation
2. Sections of the current UDO with proposed amendments, using ~~strikeout~~ for proposed deletions and underline for proposed additions.

III. PLANNING BOARD ACTION:

The Planning Board shall consider the criteria for text amendments found in UDO §2.17.10, including consistency with the Comprehensive Plan. Per North Carolina General Statute 160D-604(d), prior to consideration of the proposed text amendments by the Town Council, the Planning Board shall advise and comment on whether the proposed amendments are 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 text amendments to the UDO and considering the criteria for approval of text amendments found in §2.17.10:

1. The proposed amendments are consistent with the Comprehensive Plan and the approval criteria for the reasons set forth in Attachment I of staff report OA-03-26;
2. The proposed amendments are consistent with the Comprehensive Plan and the approval criteria for the reasons set forth in Attachment I of staff report OA-03-26 and as revised by the Planning Board as follows;
3. The proposed amendments are inconsistent with the Comprehensive Plan and/or the approval criteria for the following reasons:

And, therefore, I move to:

1. Recommend approval of OA-03-26 to the Town Council.
2. Recommend approval of OA-03-26 with the following changes:

3. Recommend denial of OA-03-26 to the Town Council.



ATTACHMENT 1

PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION FOR ORDINANCE AMENDMENT APPLICATION OA-03-26

WHEREAS, Section 160D-701 of the North Carolina General Statutes specifies that zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to protect the public health, safety and general welfare; and

WHEREAS, Section 160D-604 of the North Carolina General Statutes specifies that the Planning Board shall, with any ordinance amendment or zoning map amendment, advise and comment on whether the proposed action is consistent with the adopted Comprehensive Plan and on other matters as deemed appropriate by the Planning Board, and that the Planning Board shall provide this in the form of a written recommendation to the Town Council; and

WHEREAS, the Planning Board conducted a duly-noticed public hearing during a meeting held on August 20, 2026 to listen to public comments, ask questions of the Town's Planning staff, and to consider ordinance amendment application OA-03-26.

NOW, THEREFORE BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the revisions to the Unified Development Ordinance (UDO) that have been prepared by town staff are reasonable, in the public interest, and are consistent with the Town of Southern Pines 2040 Comprehensive Plan (Comprehensive Plan).

The 2040 Comprehensive Plan was written and adopted with a guiding priority to update, review, and revise town documents to effectively implement its envisioned policies and recommendations.¹ Moreover, the proposed process clarifications and technical corrections will improve functionality, consistency, and legal defensibility of the Unified Development Ordinance.

The Planning Board, therefore, concludes that the proposed amendments to UDO Exhibit 2-1, §2.20.5, §2.45, §2.48, §3.7.2, Exhibit 4-1, §4.3.12, §4.6.17, §4.9.5(A), §5.2, and §5.19 are reasonable, in the public interest, and consistent with the 2040 Comprehensive Plan.

For these reasons, the Planning Board recommends that the Town Council approve the OA-03-26 text amendment.

¹ Town of Southern Pines 2040 Comprehensive Plan, page 174.

ADOPTED this the 20th day of August, 2026.

Matthew Walden, Chairman

ATTEST:

Cindy Williams
Secretary to the Planning Board

Southern Pines Unified Development Ordinance

Adopted October 8, 2013
Edits through June 9, 2026
Includes G.S. 160D Revisions

Southern Pines Unified Development Ordinance

- (B) No administrative official shall make an Administrative Decision when a conflict of interest exists, per G.S. 160D-109(c).

(Ord. # 1716; Ord #1703; Ord. #1919)

2.5.4. No Occupancy, Use or Sale of Lots until Requirements Fulfilled

All Development shall comply with such approved plans and applications, as well as the provisions of this UDO. Approvals authorize the Applicant to commence specified activities. However, the intended use may not be established, no Building may be occupied and in the case of Subdivisions no Lots may be sold until all of the requirements of this UDO and additional requirements imposed pursuant to approval have been met.

2.5.5. Authorizing Use or Occupancy before Completion of Development

- (A) Subject to TRC comments, Planning Director may authorize the use or the occupancy of Developments prior to completion if:
- (1) The Applicant provides security satisfactory to the Planning Director that is sufficient to ensure that all approval requirements will be fulfilled by a specified date not to exceed twelve (12) months as determined by the Planning Director; and

Chapter 2. Development Processes

- (2) The security shall be sufficient to ensure compliance and be approved by the Town Attorney prior to the Planning Director authorizing the intended use or occupancy.

(Ord. #1919)

- (B) The authorization identified in this section is limited to the following:

- (1) When, because of weather conditions or other factors beyond the control of the Applicant, exclusive of financial hardship, it would be unreasonable to require the Applicant to comply with all of the requirements of this UDO prior to commencing the intended use of the property or occupying any Buildings;
- (2) The authorized use or occupancy is consistent with an approved phasing plan;
- (3) When the Town Council imposes additional requirements pursuant to SUPs or the Applicant proposes to install amenities beyond those required by this UDO; or
- (4) When the Developer is selling only undeveloped Lots after Final Plat approval and acceptance of surety or improvements.

Exhibit 2-1: Review Process Overview

Development Application	Public Review Process	Recommendation	Final Decision	Appeal	Section/Comments
Approvals Requiring a Public Hearing:					
Comprehensive Plan Amendment	Legislative Hearing	Planning Board	Town Council	Superior Court	2.16
UDO Text Amendment	Legislative Hearing	Planning Board	Town Council	Superior Court	2.17
UDO Map Amendment	Legislative Hearing	Planning Board	Town Council	Superior Court	2.17
Planned Development District:					2.18
Pre-Application Conference (required)	---	---	---	---	2.5.7 / Advisory
Neighborhood Meeting (required)	---	---	---	---	2.15 / Applicant responsibility
Conceptual Development Plan	Legislative Hearing	Planning Board	Town Council	Superior Court	2.18.4

Development Application	Public Review Process	Recommendation	Final Decision	Appeal	Section/Comments
Preliminary Development Plan (includes contingent zoning approval, preliminary plat approval is a Quasi-judicial Decision)	Evidentiary Hearing	Planning Board	Town Council	Superior Court	2.18.5
Development Agreement (optional)	Legislative Hearing	Town Manager	Town Council		2.20.7
Final Development Plan (includes final zoning approval and may include Final Plat approval)		Planning Director/TRC	Planning Director	Town Council	2.18.7
Major Subdivision:					2.20
Pre-Application Conference (required)	---	---	---	---	2.20.2 / Advisory
Neighborhood Meeting (recommended)	---	---	---	---	2.20.3 / Applicant responsibility
Preliminary Plat (includes SUP approval)	Evidentiary Hearing	Planning Board	Town Council	Superior Court	2.20.4
Development Agreement (optional)	Legislative Hearing	Town Manager	Town Council		2.20.7
Final Plat	---	Planning Director/TRC	Planning Director	Town Council	2.20.8
Special Use Permit	Evidentiary Hearing	Planning Board	Town Council	Superior Court	2.21
Variance	Evidentiary Hearing	Planning Director	Board of Adjustment	Superior Court	2.22
Appeals	Evidentiary Hearing	Planning Director	Board of Adjustment	Superior Court	2.23
Vested Rights Determination	Evidentiary Hearing	Planning Director	Town Council	Superior Court	2.24
Development Approval Revocation	Evidentiary Hearing	Planning Director	Planning Board	Town Council	2.25
Certificate of Appropriateness – Major Work	Evidentiary Hearing	Planning Director	Historic District Commission	Board of Adjustment	2.28
Vacations of Streets and Alleys	Legislative Hearing	Planning Director/TRC	City Council	Superior Court	2.29
Approvals NOT Requiring a Public Hearing:					
Architectural Compliance Permit (non-compliant with Section 4.10 and/or greater than or equal to 10,000 square feet Gross Floor Area)	---	Planning Director	Town Council	Superior Court	2.26
Architectural Compliance Permit (compliant with Section 4.10 and less than 10,000 square feet Gross Floor Area)	---		Planning Director	Town Council	2.26

Development Application	Public Review Process	Recommendation	Final Decision	Appeal	Section/Comments
Minor-1, Minor-2, and Minor-3 Subdivisions (includes Lot splits, Lot consolidation, dedications, and conveyances to the public)	---	TRC	Planning Director	Town Council	2.32/ 2.49/ 2.50
Vacations of, Easements or Plats	---	Planning Director/TRC	Town Council	District Court	2.33
Plats, Amending	---	TRC	Planning Director	Town Council	2.34
Zoning Permit / Change of Use	---	TRC	Planning Director	Board of Adjustment	2.35
Land Disturbance Permit (Grading and Erosion Control Plan)	---	TRC	Planning Director	Board of Adjustment	2.36
Building Permit	---	TRC	Planning Director	Board of Adjustment	2.37 / TRC review not required for detached single-family Dwellings
Certificates of Occupancy	---	TRC	Planning Director	Board of Adjustment	2.39
Floodplain Development Permit	---	TRC	Planning Director	Board of Adjustment	2.40
Sign Permit	---	TRC	Planning Director	Board of Adjustment	2.41
Driveway Permit / Right-of-Way Permit	---	TRC	Planning Director	Board of Adjustment	2.42
Home Occupation Permit	---	TRC	Planning Director	Board of Adjustment	2.43
Temporary Use Permit	---	TRC	Planning Director	Town Council	2.44
Certificate of Appropriateness – Minor Work	---	Planning Director	Planning Director	Historic District Commission	2.45
Administrative Relief	---	TRC	Planning Director	Board of Adjustment	2.46
Watershed Protection Permit (inside of CB zoning district)	---	TRC	Planning Director	Town Council	2.47
Watershed Protection Permit (outside of CB zoning district)		Planning Director	Town Council	Superior Court	2.47
Site Plan (Engineering and Construction Plans)	---	Planning Director Town Engineer Fire Marshal	TRC	Board of Adjustment	2.20.5 / 2.48
Improvement Guarantees (optional)	---	TRC	Town Manager	Board of Adjustment	2.20.6

(Ord. #1714; Ord. #1716; Ord. #1703; Ord. #1890; Ord. #1919; Ord. #2092; Ord. #3031; Ord. #3154)

Commented [JB1]: The BOA is and should be documented as the appeal authority for Administrative Decisions on site plans and improvement guarantees.

- (3) If a Final Plat is not submitted within the period of Development Approval validity, the Preliminary Plat approval shall be void.
- (4) Approval of the Preliminary Plat by the Town Council shall not be deemed final approval of the overall Subdivision.
- (K) **Recording Procedures.** A copy of the Preliminary Plat shall be kept on file in the planning department offices.

(Ord. #1718; Ord. #1919)

2.20.5. Engineering Plans (Site Plans)

- (A) **Purpose.** To establish an efficient process to ensure that public improvements associated with private Developments are consistent with the Town's design standards and that improvements are documented in a way that facilitates the long-term management and enhancement of public infrastructure.
- (B) **Applicability.** Following approval of the Preliminary Plat, the Applicant shall have prepared, by a professional engineer registered in the State of North Carolina, Engineering Plans consisting of complete construction drawings and specifications of all easements, streets, traffic control devices, street lights, sanitary sewers, stormwater facilities, water system facilities, sidewalks, and other improvements required by this chapter. Landscape plans shall be prepared by a Registered Landscape Architect.
- (C) **Initiation**
 - (1) Submittals. Engineering Plans shall be submitted to the Planning Director for review and distribution. The application shall comply with the requirements established in Appendix A.
 - (2) Public Agency Reviews. The Applicant shall submit the Engineering Plans to all applicable local reviewing agencies and public utility companies that will service the Subdivision. The Planning Director shall forward comments from those agencies to the Applicant along with the Town's comments.
 - (3) Approval. ~~The TRC Subject to comments from the TRC, the Town Engineer shall approve, conditionally approve or deny the~~

Engineering Plans after considering comments from the Planning Director, Town Engineer, and fire marshal -TRC.

- (D) **Construction.** All improvements required pursuant to these regulations shall be constructed in accordance with the applicable requirements herein and, where applicable, the requirements and authorization of the appropriate state agency, utility company or local franchisee.
- (E) **Modification of Engineering Plans.** Generally, Engineering Plans may be modified only in accordance with the procedures and standards established herein. However, when the TRC determines that an Applicant-requested modification can be reviewed within the review scope of a single member or limited subset of the TRC, such modification approval authority may be delegated to the applicable TRC member(s).

The Applicant shall notify the TRC in advance of any proposed changes to the approved drawings. In the event that actual construction work deviates from that shown on the approved Engineering Plans and such deviation was not approved in advance by the TRC, the Applicant may be required to correct the installed improvements to conform to the approved Engineering Plans. In addition, the Town may take such other actions as may be deemed appropriate, including, but not limited to, revocation of plat approval and/or permits already issued, requiring re-review fees, and/or withholding of future approvals and permits.

~~If the Applicant chooses to make minor modifications in design and/or specifications during construction, such changes shall be made at the Applicant's own risk, but only with the written approval of the Town Engineer. It shall be the responsibility of the Applicant to notify the Town Engineer in advance of any changes to be made from the approved drawings. In the event that actual construction work deviates from that shown on the approved Engineering Plans and such deviation was not approved in advance by the Town Engineer, the Applicant may be required to correct the installed improvements to conform to the approved Engineering Plans. In addition, the Town may take such other actions as may be deemed appropriate including, but not limited to, revocation of plat approval and/or permits already issued and/or withholding of future approvals and permits.~~

Commented [JB2]: This section change (which mirrors the change to §2.48.7 exactly) intends to clarify the process for reviewing changes to site plans after a set has been approved for construction. Oftentimes, changes are minor and only involve the review scope of one department. For example, applicants often request changes to things like tree species type, exact utility locations, firetruck turn radii, and other items that not every department would review. In such cases, the most efficient process would be for the core TRC members – the Planning Director and Town Engineer – to identify that one department (and likely one individual within that department) is capable of sufficiently reviewing and documenting the change. This often looks like a revised sheet inserted into the project's file.

With this proposed wording, that process, delegated authority, and applicant responsibilities are all made clear.

- (B) The guidelines shall ensure that the special event will not materially endanger the public health and safety, will be in harmony with the area in which it is located, and will not unreasonably disrupt or interfere with the flow of traffic or the rights of adjacent or surrounding property owners.
- (C) The permit may impose conditions limiting the hours and duration of the event, preventing disruption of adjacent uses, and assuring removal of litter caused by the event at no expense to the Town.
- (D) If the event includes the consumption of any alcoholic beverages, the permit may be issued only if the Applicant demonstrates that any selling or distributing the beverages on public property is not for profit and has received any permit required by the State of North Carolina.
(Ord. # 1716)
- (E) If the permit Applicant requests the Town to provide extraordinary services or equipment or if the Town Manager otherwise determines that extraordinary services or equipment should be provided to protect the public health or safety, the Applicant shall be required to pay to the Town a fee sufficient to reimburse the Town for the costs of these services. This requirement shall not apply if the event has been anticipated in the budget process and sufficient funds have been included in the budget to cover the costs incurred.

2.45. CERTIFICATE OF APPROPRIATENESS – MINOR WORK

2.45.1. Applicability

The Planning Director may issue a Certificate of Appropriateness for any Minor Work in a Historic District. Minor Work includes any activity defined as Minor Work as interpreted by the Planning Director and shall not include Ordinary Maintenance or Major Work.

2.45.2. Initiation

- (A) Applications for Certificates of Appropriateness shall be filed with the Planning Director.
- (B) No application shall be accepted by the Planning Director unless it complies with the requirements of Appendix A.

- (C) The Planning Director shall determine whether the application constitutes and Minor or Major Work. Minor Work shall be processed in accordance with this section. If, in the opinion of the Planning Director, the application constitutes Major Work, then the application shall be processed in accordance with section 2.28.

(Ord. #1714)

2.45.3. Action

The Planning Director shall review the application based on the criteria established in section 2.45.5. If the application is found to comply, the Planning Director shall approve it. If the application does not comply, it shall be referred to the Historic District Commission as Major Work for review and decision.

~~The Planning Director shall approve, approve with conditions, or deny the application based on the criteria established in section 2.45.5. If the Applicant is denied, the notice shall include the reasons for such action.~~

2.45.4. Appeal of Decision

A decision by the Planning Director on an application for a Certificate of Appropriateness may be appealed to the HDC.

2.45.5. Criteria

In considering an application for a Certificate of Appropriateness for Minor Work, the Planning Director shall take into account the historical and/or architectural Significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public Right-of-Way. The Planning Director shall not consider interior arrangement or use.

The Planning Director shall approve, conditionally approve or disapprove the application based on the application's compliance with this UDO and the Historic District Design Standards. The Planning Director's action may be appealed to the Historic District Commission.

(Ord. #1919)

Commented [MM3]: Updated to reflect state statute that Planning Staff cannot administratively deny a minor work. NCGS 160D-947(C).

Upon Area pursuant to any Development Approval, the Planning Director shall issue a Watershed Protection Permit for the low-density option.

- (B) If the Council has not allocated Built-Upon Area, the Planning Director shall forward the application to the Town Council at the next regular meeting.
- (C) If any application for a Watershed Protection Permit is not approved, the Approval Authority shall state the cause for such disapproval.
- (D) Issuance of a permit shall, in no case, be construed as waiving any provision of this or any other ordinance or regulation.

2.47.4. Exceptions to Applicability and Pre-Existing Lots

- (A) A pre-existing Lot owned by an individual prior to the effective date of this ordinance, regardless of whether or not a vested right has been established, may be developed for single Family residential purposes without being subject to any additional restrictions imposed by the Watershed Protection Overlay District. (All regulations stated in the Town of Southern Pines Unified Development Ordinance do apply.)
- (B) Any Existing Development may be continued and maintained subject to the provisions provided herein. Expansions to structures classified as Existing Development or Lots must meet the requirements of this ordinance, however, the Built-Upon Area of the Existing Development is not required to be included in the density calculations.
- (C) Vacant Lots. This category consists of vacant Lots for which plats or deeds have been recorded in the office of the Register of Deeds of Moore County. Lots may be used for any of the uses allowed in the Watershed area in which it is located.

2.47.5. Reconstruction of Buildings or Built-Upon Areas

Any existing Building or Built-Upon Area not in conformance with the restrictions of this ordinance that has been damaged or removed may be repaired and/or reconstructed, except that there are no restrictions on single Family residential Development, provided;

- (A) Repair or reconstruction is initiated within twelve (12) months and completed within two (2) years of such damage.

- (B) The total amount of space devoted to Built-Upon Area may not be increased.
- (C) This provision shall not prevent the restoration of a non-conforming use, which has been destroyed through no willful act of the owner, but only if the owner has applied for a Building permit for reconstruction within six (6) months of the date of its destruction.

2.48. SITE PLAN REVIEW

2.48.1. Purpose

Site plan review is intended to ensure that the layout and general design of proposed Development in areas regulated by this UDO complies with all applicable standards in this ordinance and all other applicable Town of Southern Pines regulations. The purpose of this section is to establish the submittal requirements and review process for the approval of Site Plans. *(Ord. #1703)*

2.48.2. Applicability

- (A) TRC approval of a Site Plan is required for:
 - (1) New commercial, industrial, institutional and Multi-Family Development;
 - (2) Modifications to existing commercial, industrial, institutional and multi-family Development that trigger compliance with the UDO. Examples may include (but are not limited to): modifications to utility plans such as stormwater management facilities, sewage disposal facilities or water supply systems; modifications to parking, internal circulation or site access; or modifications to required landscaping or lighting.
- (B) The following Development is exempted from the requirements of this section:
 - (1) New single-family and Two-Family Development;
 - (2) Dwellings, uses and structures that are Accessory to single-family and two-family Development;

- (3) Internal construction that does not change the use of a site in a manner that would trigger compliance with the UDO;

- (4) Temporary uses permitted per Section 2.44.

(Ord. #1703)

2.48.3. Initiation

- (A) Applications for Site Plan review may be initiated by any party with an interest in developing property within areas regulated by this UDO. Written approval from the current landowner shall be required as part of any application for Site Plan review.

- (B) Except where otherwise required by this UDO, a licensed professional engineer is not required to certify a Site Plan. However, all Site Plans shall be prepared to scale and with sufficient detail and clarity to demonstrate compliance with applicable technical requirements for Development within the Town of Southern Pines' jurisdiction.

(Ord. #1703)

2.48.4. Submittal Requirements

- (A) Site plan applications shall, at a minimum, contain the materials listed in the Site Plan Checklist in Appendix A.
- (B) Incomplete Site Plan applications are not considered to have been submitted and may not be processed until they are made complete by the Applicant.

(Ord. #1703; Ord. #1919)

2.48.5. Site Plan Review Process

Site plan review shall occur as follows. A schedule of submittal deadlines and corresponding TRC meeting dates shall be made available by the Town Planning Office.

(A) Pre-application meeting.

- (1) Prior to submitting an application for Site Plan review, the Applicant or an authorized agent of that Applicant shall participate in a pre-application meeting with the TRC to discuss the proposed Development.

- (2) The purpose of the pre-application meeting is to have an introductory, concept-level discussion about the proposed Development. A pre-application discussion is not binding on the Applicant or the Town.
- (3) A request for a pre-application meeting containing basic information about the location and nature of the proposed Development shall be submitted to the Town. The Town shall have five (5) business days to review and schedule pre-application requests.
- (4) This pre-application meeting requirement may be waived for projects with minimal community impact at the discretion of the Planning Director.

- (B) **Initial Site Plan Submittal.** The first Site Plan submittal for a proposed Development shall be known as the Initial Site Plan Submittal (see Appendix A) and shall be processed as follows:

- (1) The Applicant or an authorized agent of the Applicant shall submit to the Town Planning Office a complete Initial Site Plan Submittal application. The Town shall have fifteen (15) business days to review the Initial Site Plan Submittal and schedule a TRC meeting at which the submittal will be discussed.
- (2) Prior to the TRC meeting at which an Initial Site Plan Submittal is scheduled for discussion, Town staff shall send the Applicant or an authorized agent of the Applicant draft comments on the Initial Site Plan Submittal.
- (3) A TRC meeting shall be held to discuss Town staff's draft comments on the Initial Site Plan Submittal. The Applicant, or an authorized agent of the Applicant, shall attend this meeting.
- (4) After the TRC meeting at which Town staff's draft comments are discussed, Town staff shall send the Applicant, or an authorized agent of the Applicant, final comments on the Initial Site Plan Submittal.
- (5) Final comments on an Initial Site Plan Submittal are valid for six (6) months from the date the final comments are sent to the Applicant.

After six (6) months a resubmittal of a Site Plan shall be considered an Initial Site Plan Submittal.

- (C) **Subsequent Site Plan Submittal:** A revised Site Plan that is submitted within six (6) months of the final comments on the Initial Site Plan Submittal shall be known as the Subsequent Site Plan Submittal (see Appendix A). Subsequent Site Plan Submittals shall be processed the same as Initial Site Plan Submittals with the following differences:

- (1) The Town shall have ten (10) business days to review the Subsequent Site Plan Submittal and schedule a TRC meeting at which the submittal will be discussed.
- (2) Attendance at the TRC meeting at which the Subsequent Site Plan Submittal is discussed is at the discretion of the Applicant or the Applicant's authorized agent.

(D) **Final Site Plan Approval:**

- (1) When all comments have been addressed and a Site Plan conforms to applicable Town regulations, Town staff shall contact the Applicant and request a Final Site Plan submittal (see Appendix A).
- (2) Town staff may approve or conditionally approve the Final Site Plan.
- (3) At least one original copy of the approved Final Site Plan shall be delivered back to the Applicant or an authorized agent of the Applicant.

(Ord. #1703)

2.48.6. Effect of Approval

- (A) Final Site Plan approval shall expire or be extended pursuant to timeline set forth in section 2.8.
- (B) Development activities shall conform to the approved Final Site Plan and any conditions of approval. Any deviation from the approved Final Site Plan, unless approved and documented in advance pursuant to the Modification of Site Plans section of this UDO, shall be in advance and in writing by the Planning Director is deemed a violation of the UDO.

2.48.7. Modifications of Site Plans Amendments

Generally, Site Plans may be modified only in accordance with the procedures and standards established herein. However, when the TRC determines that an Applicant-requested modification can be reviewed within the review scope of a single member or limited subset of the TRC, such modification approval authority may be delegated to the applicable TRC member(s).

The Applicant shall notify the TRC in advance of any proposed changes to the approved drawings. In the event that actual construction work deviates from that shown on the approved Site Plan and such deviation was not approved in advance by the TRC, the Applicant may be required to correct the installed improvements to conform to the approved Site Plan. In addition, the Town may take such other actions as may be deemed appropriate, including, but not limited to, revocation of Site Plan approval and/or permits already issued, requiring re-review fees, and/or withholding of future approvals and permits. A Final Site Plan may be modified only in accordance with the procedures and standards established herein, including the applicability section.

2.49. MINOR-2 SUBDIVISION

2.49.1. Purpose and Applicability

The minor-2 Subdivision is intended to establish an administrative approval process, for single-family attached Subdivisions between two (2) and nine (9) Lots under specific conditions found in this section and in Appendix A. Unless preceded by a Conditional Zoning District that approves multiple housing types, minor-2 Subdivisions may only apply to single-family attached Subdivision plats. Minor-2 Subdivisions are:

- (A) Lot splits or the resubdivision of one or more Parcels into not more than nine (9) Lots that:
- (1) Meet all minor-2 Subdivision base standards listed in Appendix A;
 - (2) Do not adversely affect the remainder of the Parcel or adjoining the property;
 - (3) Are not in conflict with the Comprehensive Plan, official map, or zoning regulations; and

Commented [JB4]: The modifications proposed to this section are substantially similar to the modifications proposed to the process for modifying engineering plans for subdivisions. Though duplicating sections is generally not standard practice for code changes, staff opted to duplicate here. The subdivision regulations and plat review processes found earlier in this UDO are typically used and referenced in different circumstances than the commercial site plan review processes. Though the steps are nearly identical, they operate within much different frameworks. To strike the best balance and prevent confusion among applicants, staff find keeping the sections separate with the same language to be the best approach.

(G) Public Health Regulations

- (1) Public health, in general. No activity, situation, structure or land use shall be allowed within the Watershed, which poses a threat to water quality and the public health, safety and welfare. Such conditions may arise from inadequate on-site sewage systems which utilize ground absorption; inadequate sedimentation and erosion control measures; the improper storage or disposal of junk, trash or other refuse within a buffer area; the absence or improper implementation of a spill containment plan for toxic and Hazardous Materials; the improper management of storm water runoff; or any other situation found to pose a threat to water quality.
- (2) Abatement. The Planning Director shall monitor land use activities within the Watershed areas to identify situations that may pose a threat to water quality.
- (3) Where the Planning Director finds a threat to water quality and the public health, safety and welfare the Planning Director shall institute any appropriate action or proceeding to restrain, correct or abate the condition and/or violation.
- (4) Stormwater runoff from Development should be transported by vegetated conveyances to the maximum extent practicable

3.6.9. FHO - Flood Hazard Overlay

- (A) Purpose
The **FHO** district is established as an overlay district of all general zoning districts for the purpose of protecting people and property from the hazards of flooding.
- (B) Areas of Applicability
The flood hazard districts are further described in section 4.13 of this UDO.
- (C) District Development Standards
All Development shall comply with the provisions of section 4.13 of this UDO.

3.7. USE MATRIX AND INTERPRETATION**3.7.1. Table of Authorized Uses Established**

Exhibit 3-15 lists the Principal Uses allowed by right within zoning districts as well as uses that may be authorized subject to approval of a Conditional Zoning district or Special Use Permit. Function codes of the Land Based Classification Standards (LBCS) of the American Planning Association (APA) correspond to the authorized uses and shall be used to define uses. All uses are subject to the standards and regulations within this UDO.

- (A) **LBCS Hierarchy.** The LBCS function codes establish a four-digit hierarchy of uses with digits to the right expressing greater specificity. Where no entry appears in the zoning district columns of Exhibit 3-15 (for example 1000, 1100 and 1110), the uses described more specifically in the rows below (1111 and 1112 in the above example) indicate whether or not a specific use is authorized. Where an entry appears in the zoning district columns of Exhibit 3-15 for a general use (for example 2520) and also for a more specific use (for example 2521) within the same classification, the more specific code and its entry shall govern.
- (B) **Zoning Permit Uses.** A “**Z**” indicates the listed use is allowed by right within the respective zoning district subject to issuance of a zoning permit in accordance with the procedures established in chapter 2. Note that standards for development of the listed use may be established in the zoning district standards or elsewhere in this UDO.
- (C) **Supplemental Conditions.** A “**ZS**” indicates that the listed use is allowed by right, but is also subject to supplementary conditions for specific uses set forth in Chapter 5 of this UDO.
- (D) **Conditional Zoning.** A “**CZ**” indicates that the use is only allowed in a Conditional Zoning district in accordance with the procedures established Chapter 2 of this UDO.
- (E) **Special Uses.** A “**SU**” indicates the listed use is allowed within the respective zoning district only after approval of a Special Use Permit by the Town Council in accordance with the procedures established in Chapter 2. Specific conditions for some of these uses are established in Chapters 3, 4, 5, 6, and/or 9 as applicable in this UDO.

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(F) **Multi-Family Structures.** When used in connection with Multi-Family Residential structures, the designation "MR" means that:

- (1) Development of apartments with fewer than ten (10) Dwelling Units may be established pursuant to a zoning permit.
- (2) Developments between ten (10) and forty-eight (48) Dwelling Units, with no more than sixteen (16) Dwelling Units in a single building shall only be permitted in a Conditional Zoning district.
- (3) Developments of forty-nine (49) or more Dwelling Units shall be developed as part of a PD.

(Ord. #1919; Ord. #2000; Ord. #3031)

3.7.2. Interpretation of Exhibit 3-15

(A) **Uses Not Specifically Listed.** In the case where a use is not listed in the use matrix, either as a specific LBCS classification or as an example, and such use is not otherwise prohibited by law, the Planning Director shall determine whether a substantially similar use exists in the use matrix. If the Planning Director determines that a substantially similar use exists, then the regulations governing that use shall apply to the particular use not listed. In making the Determination, the Planning Director shall endeavor to maintain the national standardization of the LBCS while addressing the Town's particular needs for zoning and land use classification, and shall refer to the following rules of construction:

- (1) If a use is listed for a general classification while a more specific classification within the same industry classification is also listed, the specific classification shall govern.
- (2) The presumption established by this chapter is that most uses of land are permissible within at least one zoning district in the Town's Planning Jurisdiction. Therefore, because the list of permissible uses set forth in Exhibit 3-15 cannot be all-inclusive; those uses that are listed shall be interpreted liberally by the Planning Director to include other uses that have similar impacts to the listed uses.
- (3) If the Planning Director determines that the LBCS Tables do not address the use at the appropriate level of specificity, then he shall

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refer to the North American Industry Classification System (NAICS), United States, 2007 or latest edition for guidance.

- (4) In referring to the NAICS, the Planning Director shall consider the industry description and illustrative examples of the most specific NAICS classification that may apply to the use, and shall compare uses across similar levels of specificity within the same NAICS classification and between NAICS and LBCS classifications.
- (5) If a use cannot be interpreted by the Planning Director for inclusion in Exhibit 3-15, that use shall be prohibited. Exhibit 3-15 shall not be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in other zoning districts.
- (6) If, when seeking periodic ratification of interpretations through text amendment to this UDO, the Planning Director's interpretation is reversed by action of the Board of Adjustment, then prior decisions regarding a Development application made in reliance on the Planning Director's interpretation shall be valid, except that nonconforming use regulations of this UDO shall apply.

(B) Prohibited Uses

The following uses are specifically prohibited in all districts:

- (1) Any use that involves the manufacture, handling, sale, distribution or storage of any highly combustible or explosive materials in violation of the Town's fire prevention code.
- (2) Stockyards, slaughterhouses, rendering plants.
- (3) Use of a Travel Trailer as a temporary or permanent residence.
~~Situations that do not comply with this paragraph on the effective date of this chapter are required to conform within one year.~~
- (4) Use of a motor vehicle parked on a Lot as a structure in which, out of which or from which any goods are sold or stored, any services are performed, or other business is conducted. If the aforementioned motor vehicle existed on the current Lot prior March 13, 2002, the motor vehicle shall qualify for an exemption hereunder and shall not be subject to removal or penalty as set

Commented [KD5]: Removed one year amortization clause.

Exhibit 4-1: Building Height, Setbacks and Lot Dimensions

Zoning District	Maximum Height	Front Setback	Setback From Street Centerline	Exterior Side Setback	Interior Side Setback	Rear Setback	Minimum Lot Size	Additional Area Required Per Additional Dwelling Unit	Lot Width
RE	35'	40'	70'	15'	15' ⁽¹⁾	30' ⁽¹⁾	5 acres ⁽⁴⁾		100' min.
RR	35'	40'	70'	15'	15' ⁽¹⁾	30' ⁽¹⁾	30,000 sq.ft. ⁽⁵⁾		100' min.
RS-1	35'	30'	60'	15'	10' ⁽¹⁾	30' ⁽¹⁾	10,000 sq.ft.		45' min.
RS-2	35'	30'	60'	15'	10' ⁽¹⁾	30' ⁽¹⁾	20,000 sq.ft.		45' min.
RS-3	35'	30'	60'	15'	10' ⁽¹⁾	30' ⁽¹⁾	30,000 sq.ft.		45' min.
RM-1 ⁽⁹⁾	40'	25'	55'	15'	10' ⁽¹⁾	30' ⁽¹⁾	10,000 sq.ft.	3,600 sq.ft.	45' ⁽⁸⁾ min.
RM-2 ⁽⁹⁾	40'	25'	55'	15'	10' ⁽¹⁾	30' ⁽¹⁾	10,000 sq.ft.	6,000 sq.ft.	45' ⁽⁸⁾ min.
CB ⁽²⁾⁽⁹⁾	45'	5' maximum	Not applicable	5' maximum	No minimum	No minimum	No Minimum	1,500 sq.ft.	50' maximum
GB ⁽³⁾	45'	No minimum	No minimum	No minimum	No minimum	No minimum	No Minimum ^(6,7)	3,600 sq.ft.	No minimum
NB ⁽³⁾⁽⁹⁾	35'	15'	45'	15'	20'	20'	No Minimum ⁽⁷⁾	3,600 sq.ft.	No minimum
OS ⁽³⁾⁽⁹⁾	35'	15'	45'	15'	20'	20'	No Minimum ⁽⁷⁾	3,600 sq.ft.	No minimum
I ⁽³⁾	50' (see §4.2.1(G))	40'	70'	15'	10'	20'	No Minimum 50,000 sq.ft. ^(4,5)		No minimum

Table Notes:

- (1) Side and Rear Setbacks for Accessory Buildings and structures (excluding fences) that are twelve (12) feet or less in height measured from average grade of the footprint of the Building to the highest point of the roof shall have a minimum Setback of five (5) feet. The Setback shall be increased two (2) feet for every for every one (1) foot of height for Accessory Buildings exceeding twelve (12) feet in height.
- (2) See CB district design standards for exceptions to maximum Setbacks.
- (3) Whenever a Lot in a GB, NB, OS or I district has a common boundary line with a Lot in a Residential District, the Interior Side or Rear Setback requirement along the common boundary line for the property in the GB, NB, OS, or I district shall be the greater of the minimum Setbacks for the applicable districts. [For example, where the side boundary line of a Lot in an "I" district abuts a side boundary of a Lot in a "RR" district, the minimum Side Setback shall be 15 feet.]

- (4) Minimum Parcel size for keeping horses is 10 acres, unless the Parcel was created by an instrument recorded at the Moore County Registry on or prior to December 12, 1989, in which case the minimum Parcel size for keeping horses is 4.59 acres. Parcels no more than 16 feet wide at any point and no less than 50 feet long may be created between existing Parcels for purpose of equestrian access.
- (5) Minimum Parcel size for keeping horses is 10 acres, unless the Parcel was created by an instrument recorded at the Moore County Registry on or prior to June 11, 2002, in which case the minimum Parcel size for keeping horses is 4.59 acres. Parcels no more than 16 feet wide at any point and no less than 50 feet long may be created between existing Parcels for purpose of equestrian access.
- (6) The minimum area for Lots with frontage directly on an arterial shall be 40,000 sq.ft.
- (7) The minimum area for Lot for a single Dwelling Unit shall be 10,000 square feet.
- (8) Minimum Lot width is not applicable to Townhouse Development.

Commented [KD6]: Correction to match the no minimum lot size reflected in Exhibit 3-12.

- (2) Applicants are encouraged to design creative landscaping that achieves the objectives of this Landscaping Code while minimizing the need for irrigation.
- (C) **Landscape Management.** The management of preserved and installed plants shall include mulching, remediation of soils damaged during construction and weed control.
- (1) **Mulch:** Trees A four-inch layer of organic mulch beneath the canopy shall be provided to reduce water loss, moderate temperatures and protect against compaction.
- (2) **Remediation of Soils Damaged During Construction:** Two treatment options to reduce compaction and improve soil structure are:
- (a) Holes and fractures can be created to increase air space by physically auguring openings.
- (b) Organic mulch can be placed around the tree beneath the canopy.
- (3) **Weed Control:** Weed control of unwanted woody and herbaceous vegetation is required necessary to maintain the desired character of landscaped areas.
- (D) **Protection of Vegetation During Construction**
Undisturbed vegetated areas shall be protected during construction. No storage of materials, fill or equipment shall be allowed within the Protected Area and shall be so noted on the grading and erosion control plans and posted on the protection fence. A protection fence constructed of a material resistant to degradation by sun, wind and moisture for the duration of the construction shall be installed at the same time as the erosion control measures and shall remain in place until all construction in the vicinity of the trees is complete. Site plans and erosion control plans shall include a detail of the proposed tree protection fence and its location.

4.3.12. Request for Extension of Compliance

- (A) The Town recognizes that land Development occurs continuously, and that vegetation used in landscaping or screening should be planted at certain times to ~~ensure~~ ~~insure~~ the best chance of survival. To ensure compliance and to reduce the potential expense of replacing landscaping or screening materials that were installed at an inappropriate time or under unfavorable conditions for planting, an extension of compliance with landscaping requirements may be allowed for a period not ~~exceeding one (1) year from the date of signature.~~ ~~longer than ninety (90) days.~~
- (B) In the event of an extension, the Applicant shall provide a letter acknowledging a performance guarantee (letter of credit or performance bond) adequate to cover one hundred and ~~twenty-five~~ ~~(125)fifty (150)~~ percent of the installed landscaping costs.
- (Ord. # 1716)
- (C) The letter shall also acknowledge that the Applicant for the Building Permit is aware of all landscaping and screening requirements and will comply with those requirements within ~~one (1) year~~ ~~ninety (90) days,~~ or discontinue use of the property.

~~(D) If the initial letter of request for extension of compliance with landscaping requirements has expired and the Applicant failed to comply with the provisions of this section within the time noted in the letter of request for the extension of compliance, it shall be deemed a violation of this ordinance.~~

~~(D) If the initial letter of request for extension of compliance with landscaping requirements has expired and conditions are still deemed unsuitable for planting, the Applicant may request one additional extension of up to ninety (90) days. Failure to comply with the provisions of this section within the time noted in the letter of request for the extension of compliance with landscaping requirements shall be deemed a violation of this ordinance.~~

Commented [KD7]: Incorrect word usage.

Commented [KD8]: In 4.3.9 above, Longleafs can only be planted between December 1 and April 15. But this section only allows an "EOC" for up to 90 days. Changing to one year allows for a compliance mechanism but gives the flexibility of planting during the appropriate planting season if outside window at time of EOC request. Example: request at April 15, plantings must be planted by April 15 of the next year, which encompasses the 12/1-4/15 window.

Commented [KD9]: The Extension of Compliance must be 125% not 150% to ensure compliance with NCGS 160D-804.1(3).

- (E) The Applicant shall acknowledge that while a Conditional Certificate of Compliance may be issued, no Final Certificate of Compliance will be issued while there is an active (pending) letter of request for extension of compliance with landscaping requirements, unless a performance guarantee (such as a letter of credit or performance bond) sufficient to cover ~~one hundred and twenty-five (125) 425~~ percent of the installed landscaping costs has been posted with the Inspections or Planning Department.

4.3.13. Existing Vegetation Credits

- (A) Existing healthy vegetation shall be preserved when possible and may be credited toward landscape requirements. Vegetation to be saved and protection measures to be used during grading and construction shall be specified on Site Plans. Protection measures maintain a radius of at least six (6) feet around existing plants or provide a radius of one (1) foot for each one (1) inch DBH of trees, whichever is greater.
- (B) Credit given for protected trees shall be equal to the Diameter Breast Height (DBH) of the tree in inches, divided by two (2) inches, but no fraction thereof. Trees so credited must have a minimum DBH of two (2) inches and be shown on the grading, erosion control and landscape plans. Protection of natural groups of trees is encouraged, with each tree within the grouping being credited as if standing alone; however, the protected ground area or tree save area shall encompass all trees within the grouping.¹
(Ord. #1959; Ord. #1981)
- (C) The Site Plan shall:

- (1) Indicate trunk locations, DBH and drip lines of all trees and/or tree stands to be preserved (Note: When stands of trees will be preserved well away from construction areas, it is not necessary to plot accurate trunk locations);
 - (2) Specify that the natural grade shall be maintained within the tree protection zone; and
 - (3) Specify that no storage, dumping of materials, parking construction trailers, fires, etc., shall be allowed within the tree protection zone.
- (D) At the start of grading involving the lowering of the existing grade around a tree or stripping of topsoil, a clean, sharp, vertical cut shall be made at the edge of the tree protection area defined in section 4.3.13(A) at the same time as other erosion control measures are installed. The tree protection fencing shall be installed on the side of this cut farthest away from the tree trunk. This procedure shall be incorporated as a note on the grading and erosion control plans.
- (E) Additionally, all utility lines and drainage channels shall be minimized within the drip lines of trees to be saved and preferably located adjacent to driveways and in groupings as allowed by good engineering practices. If excavation or storage must occur within the tree protection zone, the landscape architect or consulting arborist will determine where tunneling, handwork and root pruning are required. Root pruning shall be completed before grading begins. When all such provisions are not fulfilled, existing trees will be considered unprotected and may not be used to satisfy landscape requirements of this section 4.3.

4.4. TREE AND ECOSYSTEM PROTECTION

4.4.1. Purpose

Southern Pines supports an abundance of natural resources, including land, forests, streams, lakes, wildlife and natural beauty. Increasing

¹ Single trees that have developed as individual specimens are the best candidates for retention. For the most part, trees that have developed as stands, particularly intermediate and suppressed trees will not function well as individuals. They are prone to failure and decline when their neighbors are removed. Not only are the trees unstable, but they contribute little to the appearance or landscape quality of the new project.

Lots, Townhouses or Condominium Dwelling Units. Section Signs shall be available to PD districts and shall not be visible from the main thoroughfare or any other street from which the Subdivision obtains access. Such Signs must be of a Monument style and shall not exceed six (6) feet in height.

- (C) At any entrance to an office/commercial/industrial Development there may be one double-faced Sign not to exceed one-hundred (100) square feet in size. Such Signs must be of a Monument style. Maximum height of such Sign(s) is ten (10) feet. To qualify for such Signage the Development must be a minimum of fifty (50) acres in size; the Development is limited to two (2) Signed entrances with a minimum one thousand (1,000) feet of separation between Signs on the same street. Such Signs shall be located parallel to the entrance road outside of any Traffic Visibility Triangle.
- (D) At any entrance to an office-subdivision there may be one (1) double-faced Sign not to exceed thirty-two (32) square feet in size. Such Signs must be of Monument style. Maximum height of such Sign(s) is seven (7) feet. To qualify for such Signage, the Development must be a minimum of ten (10) acres in size. The Development is limited to two (2) Signed entrances with a minimum one-thousand (1,000) feet of separation between Signs on the same street. Such Signs shall be parallel to the entrance road outside of any Traffic Visibility Triangle.
(Ord. #3141)

4.6.13. Shopping Center Signs

- (A) Shopping Centers are required to maintain a Unified Sign Plan.
- (B) Signs in Shopping Center Developments are restricted to Monument Signs, Wall Signs, Projecting Signs, Canopy Signs and certain Temporary Signs delineated in section 4.6.16.
- (C) One (1) Monument Sign per Shopping Center is permitted. However, for Developments having multiple arterial street frontages one additional Monument Sign may be approved for each arterial street

frontage. Monument Sign area is calculated at one (1) square foot of Sign area for each linear foot of street frontage or one-hundred (100) square feet of Sign area, whichever is less. Monument Signs shall not exceed a height of ten feet. Additional Monument Signs may be permitted for out-Parcel Buildings within a Shopping Center Development provided that:

- (1) There is only one (1) Freestanding Sign per out-Parcel;
 - (2) The maximum Sign area for the Monument Sign is thirty-two (32) square feet;
 - (3) The maximum height of the Monument Sign is ten (10) feet; and
 - (4) The Sign is not located within one hundred (100) feet of any other Freestanding Sign.
- (D) One Wall Sign per separate business establishment is permitted. A second Wall Sign may be established if the business establishment has frontage on more than one street or if the business establishment's parking is not located between the establishment and street. Allowable Wall Sign area is determined as follows:
- (1) Establishments with a Building Frontage of fifty (50) feet or less shall have no Sign greater than thirty-five (35) square feet.
 - (2) Establishments with a Building Frontage greater than fifty (50) feet shall have a maximum Wall Sign area of one (1) square foot of Sign area for each 1 foot of Building Frontage or two-hundred (200) square feet of Sign area, whichever is less.
- (E) One (1) Projecting Sign per separate business establishment is permitted. Projecting Signs may exceed the twelve (12) inch limit for Signs attached to a wall. Projecting Signs are not to exceed four (4) square feet in Sign area. The bottom edge of such Projecting Signs must be located at least eight (8) feet above the sidewalk.

Commented [KD10]: Addition of a hyphen to match the "out-Parcel" below.

(D) Signs attached temporarily to the interior of a Building window or glass door, such Signs, individually or collectively, may not cover more than fifty percent of the surface area of the transparent portion of the window or door to which they are attached.

(E) During the months of October, November, and December, displays, including lighting are allowed. Such displays shall be removed within ten (10) days following the end of December.

(F) During the period beginning on the 30th day before the beginning date of early voting for a primary, general, or special election, an unlimited number of Temporary Signs may be placed on private property and on adjoining town right-of-way provided the Temporary Sign is placed with the adjoining private property owner's permission. The maximum allowable Sign area of each such Temporary Sign shall be six (6) square feet. No such Temporary Sign shall exceed forty-two (42) inches in height. In no case shall such a Temporary Sign be allowed closer than three (3) feet to the back of the curb or to the paved portion of a road where no curb is present, or three (3) feet from the edge of the travel portion of a non-paved road. Such Temporary Signs may not be attached to a tree or other living plant material. Such Signs must be removed within seven (7) days following the election day for which the Signs are intended to serve. If the period of time between a primary and a general or special election for which the primary is serving is less than four (4) weeks, measured from the date of the primary voting day to the date of the general or special election voting day, the Signs shall be allowed to remain in place. Such Signs may be erected at officially designated polling places on the day of the election.

(Ord. #3167)

(G) Properties on which a special event is to take place may have one banner or sign in addition to any other permissible sign(s). Such Signs may not exceed thirty-two (32) square feet and may be erected up to fourteen (14) days before the event and must be removed not later than three (3) days after the event.

(H) Any residential property may have one (1) Sign not exceeding four (4) square feet in area per display surface per lot or parcel.

(I) In the C.B. district, Signs placed by the occupant of the Premises within twelve (12) feet of the Premises if:

- (1) The Sign does not interfere with vehicular or pedestrian traffic;
- (2) The Sign's area is no greater than six square feet;
- (3) The Sign is removed when the Premises are not open for business.

(Ord. #3141)

4.6.17. Miscellaneous Restrictions and Prohibitions

(A) No Off-Premises Signs (except those exempted from regulation or from permit requirements under sections ~~4.6.15 and 4.6.16~~ 4.6.13 and 4.6.14) may be located in any district. Off-Premises Signs are prohibited in all HCO Districts, except those which existed on March 1, 1995 in, the Town of Southern Pines that:

- (1) Are located along federal aid primary highways for which Sign compensation is regulated by state and federal law; and
- (2) Were erected and are permitted and maintained in compliance with state regulations.

(B) All Signs, including the supports, frames and embellishments thereto, shall be located outside of any public Right-of-Way.

(C) No Sign shall be attached, affixed or painted on any utility pole, light standard, telecommunications pole, any tree or other natural object.

(D) No Sign may be located so that it substantially interferes with the view necessary for motorists to proceed safely through intersections or to enter onto or exit from public streets or private roads.

(E) Signs shall not include or have the appearance of animation or changeable information. Without limiting the foregoing, banners,

Commented [KD11]: Incorrect cross-reference, updated to correctly cross-reference.

streamers, animated display boards, pennants and propellers are prohibited. The restriction of this section shall not apply to exempt flags, pennants or insignia.

- (F) Freestanding Signs shall be securely fastened to the ground or to some other substantial supportive structure so that there is virtually no danger that either the Sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.
- (G) No Portable Signs except those meeting the requirements of [section 4.6.16](#) shall be allowed in any zoning district.
- (H) Canopy Signs are permitted when suspended or attached to the underside of a canopy provided such Signs do not exceed six (6) square feet in area and shall be located at least eight feet above the sidewalk.
- (I) The Sign area of a Sign permanently painted, affixed or placed in a Building window that is visible from a street Right-of-Way shall be restricted to no more than forty (40) percent of the total window area.
- (J) Awning Signs shall be located on the awning valance and shall not exceed twelve (12) square feet in area or cover more than twenty (20) percent of the awning area.
- (K) No Sign on a vehicle shall be located in any zoning district when the vehicle on which the Sign appears is placed so that the practical effect of the Sign on the vehicle is to advertise the entity or activity to which the Sign refers rather than to identify the vehicle, unless the vehicle is being used off-premises in the regular course of business or is being operated, loaded, or unloaded.
- (L) Nothing in this code shall be interpreted to allow for the use of Digital Signs, Dynamic Digital Signs, Electronic Message Centers, or apparatus as part of a permissible Sign. This provision is not intended to limit the use of LED bulbs to illuminate Signs.

(Ord. # 3141)

(M) **Traffic Safety Precautions.** Notwithstanding any other provision in this section, the following restrictions shall apply to Signs to preserve the safety of pedestrian, bicycle and vehicular movement:

- (1) No permanent Sign or part thereof shall be located within a Traffic Visibility Triangle as defined by the Town or N.C.D.O.T., nor within the public Right-of-Way.
- (2) No Sign shall make use of the words "STOP", "SLOW", "CAUTION", "DANGER" or any other word, phrase, symbol, light or character in such manner as is reasonably likely to be confused with traffic directional and regulatory Signs.
- (3) No Sign shall be erected so that by its location, color, nature or message is likely to be confused with or obstruct the view of traffic Signals or Signs or is likely to be confused with the warning lights of an emergency or public safety vehicle.
- (4) No Sign shall contain flashing lights.
- (5) No Sign shall be located within any public or private Right-of-Way except as specifically approved through the PD process.

(N) Signs in Residential Districts

- (1) Lighting of Signs in Residential and Planned Development districts is permitted with only direct illumination. All fixtures must be concealed and spillover of light must be minimal.
- (2) No Sign shall be erected or displayed in any Residential or Planned Development district except as exempted by section 4.6.15, or specifically allowed by this Sign Code.

4.6.18. Sign Removal

Any Temporary Sign erected in violation of the provisions of this chapter may be removed immediately by the administrator. Any Sign so removed shall be retained at a designated municipal facility until recovered by the

Commented [KD12]: Repeated word deleted for clarity.

associated with the maintenance and upkeep of such common areas and facilities.

4.9.5. Flexibility in Administration Authorized

(A) The requirements set forth in this article concerning the amount, size, location and nature of recreational facilities and open space to be provided in connection with ~~residential~~ Developments are established by the Town Council as standards that presumptively will result in the provision of that amount of recreational facilities an open space that is consistent with officially adopted Town Plans. The Town Council recognizes, however, that due to the particular nature of a Tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this article may be achieved even though the standards are not adhered to with mathematical precision. Therefore, the Permit Issuing Authority is authorized to permit minor deviations from these standards whenever it determines that:

- (1) The objectives underlying these standards can be met without strict adherence to them; and
- (2) Because of peculiarities in the Applicant's Tract of land or the facilities proposed it would be unreasonable to require strict adherence to these standards.

(B) Whenever the Permit Issuing Authority approves a deviation from these open space standards pursuant to paragraph (A), the official record of action taken on the Development application shall contain a statement of the reasons for allowing the deviation.

4.9.6. Open Space Linkages

Where a trail, natural area or public park is dedicated to or acquired by the Town, such area may be credited toward the minimum amount of common open space required.

4.9.7. Open Space Design Criteria

All required open space shall meet the following design criteria, as applicable:

- (A) Water bodies, Retention areas, detention basins and wetlands basins, may constitute up to forty (40) percent of required open space, provided that Retention facilities are designed to provide safe access to water. Unless otherwise approved by the Town Council, side slopes to Retention facilities shall provide at least six (6) feet of horizontal run for each foot of vertical rise.
- (B) At least thirty (30) percent of required open space must be dry land with a slope of less than ten (10) percent unless otherwise approved the Town Council.
- (C) Unless otherwise approved by the Town Council, open space shall be continuous, contiguous with open space on abutting properties and accessible to the public.

4.9.8. Connectivity Required

To the maximum extent practicable, common open space shall be organized to create integrated systems of open space that connect with the following types of lands located within or adjacent to the Development:

- (A) Dedicated public park or greenway lands;
- (B) Dedicated school sites;
- (C) Other dedicated open spaces;
- (D) Common open space located adjacent to the Development;
- (E) Portions of the regional trail and open space system;

4.10. DEVELOPMENT DESIGN STANDARDS

(Ord. #1716)

Commented [JB13]: Staff noticed this discrepancy following the adoption of the Open Space amendments (OA-02-26) in June 2026. Open Space standards apply to a range of development patterns, including residential major subdivisions, commercial development projects, and planned developments. This section only refers to "residential" developments as having authorized design flexibility, so staff recommend removing the word "residential" to avoid any confusion. Design modification may be warranted for commercial development, planned developments, etc. just the same, and this change ensures the entirety of the §4.9 section aligns with the changes from OA-02-26.

Chapter 5. Supplementary Conditions for Specific Uses

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~~(E) If the Accessory Dwelling is attached to the primary residence, then access is limited to the side or rear of the Accessory Dwelling or to an existing door.~~

Amended

6-9-2026

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5.1. GENERALLY

5.2. ACCESSORY DWELLINGS

- (A) One (1) Accessory Dwelling Unit is permitted as an accessory to a residential use subject to compliance with the conditions of this section. The Dwelling Unit may be attached or detached, located on the side or rear of the property.
- (B) Unless otherwise specified in the Development Conditions approved as part of the PD, the maximum size of Accessory Dwellings is the lesser of fifty (50) percent of the living area of the Principal Structure or one thousand two hundred (1,200) square feet.
- (C) For the purposes of this section, living area means Gross Floor Area exclusive of garages, carports, porches, patios, decks, basements, and attics. Gross Floor Area is further defined as the area within the inside perimeter of the exterior wall with no deduction for the corridors, stairs, closets, thickness of wall, columns or other features. The meanings of the terms 'garage', 'carport', 'basement' and 'attic' shall be as defined in the North Carolina state Building Code.
- (D) Accessory Dwellings shall meet the Setback requirements for the Principal Structure for the zoning district in which the Dwelling is located.

~~(F) Attached or detached Accessory Dwellings must have the same architectural appearance of the primary residence such as same type~~

Commented [JB4]: These two sections are shown as stricken because they are impermissible under NC G.S. §160D-702, which says that regulation relating to building design elements may not be applied to any structures subject to regulation under the North Carolina Residential Code. This change will correct an old vestige help ensure the UDO is compliant with state statute.

5-1

~~and color of siding, trim, windows, roof covering, roof pitch, and the like.~~

~~(G)(E)~~ At least one (1) off-street parking space is required for each Accessory Dwelling

5.3. ACCESSORY USES AND ACCESSORY STRUCTURES

Accessory Uses and Accessory Structures shall comply with the standards of this section in addition to the zoning district standards in chapter 3 and the Development standards established in chapter 4 of this UDO.

5.3.1. Accessory Uses

- (A) Accessory Uses may be conducted under the permit issued for the primary use on a Lot when the use occurs in conjunction with, is secondary to an authorized use in the applicable zoning district and;
 - (1) Constitutes only an incidental or insubstantial part of the total activity on the Lot and will not be disruptive to other uses permitted in the district, or
 - (2) Is commonly associated in Southern Pines with uses permitted in the zoning district and is integrally related to the primary use.
- (B) The following activities are specifically regarded as accessory to a primary residential use to the extent indicated:
 - (1) Offices or studios that are within an enclosed Building and that are used by an occupant of a residence located on the same Lot as such Building to carry on administrative or artistic activities, even if of a commercial nature, so long as such activities do not fall within the definition of a home occupation.
 - (2) Yard sales or garage sales, so long as such sales are not conducted on the same Lot for more than three (3) days (whether consecutive or not) during any six (6) month period.
 - (3) Hobbies or recreational activities of a non-commercial and non-disruptive nature.

- (4) Temporary Family Health Care Structures located in any single-family residential zoning district, per G.S. 160D-915.
(Ord. #1919)

- (C) The following activities shall not be regarded as accessory to a residential Principal Use and are prohibited in residential districts.

- (1) Storage outside of a substantially enclosed structure of any motor Vehicle that is neither licensed nor operational.
- (2) Storage outside of a substantially enclosed structure of more than four (4) motor vehicles between the front Building line of the Principal Building and the street on any Lot used for Single-Family, Duplex or Special Services Homes.

5.3.2. Accessory Structures

- (A) An Accessory Structure may be established subject to the issuance of a zoning permit if it is secondary and incidental to a Principal Structure on the same Lot or Parcel that is authorized in the applicable zoning district and:
 - (1) Complies with the Setback requirements applicable within the district (see Exhibit 4-1);
 - (2) Is proportionate to and Compatible with the Principal Structure; and
 - (3) Not more than two (2) Accessory Structures are established in an RS or RM district, excluding fences and unenclosed pools.
- (B) Gaming Operations that use more than four (4) machines may not be regarded as accessory to any other use.
- (C) Fuel pumps and canopies shall be considered Accessory Structures when established in association with convenience stores or automobile service stations in all applicable zoning districts.

anticipated in the budget process and sufficient funds have been included in the budget to cover the costs incurred.

5.19. SPECIAL HOME EVENTS

For any for-profit business in which weddings, parties, gatherings, and the like take place on privately owned property. Such special home events shall be conducted under the following restrictions:

- (A) Maximum number of guests is eighty (80).
- (B) No amplified music to be located outside.
- (C) The number of events permitted per year shall be a maximum of twenty (20).
- (D) Hours of operation shall be from 10:00 a.m. to 10:00 p.m.
- (E) All parking shall be located on the property where the special home event is to take place.
- (F) Property shall be a minimum of two and nine-tenths (2.90) acres in size for the special home event.
- (G) Minimum house size to hold special home events is three thousand (3,000) square feet.
- (H) Each special home event shall be registered at the Planning Department with a letter outlining the event activities.
- (I) A ~~Conditional Zoning District Special Use Permit~~ is required for any Applicant wanting to hold special home events.
(Ord. #1919)

5.20. SPECIAL SERVICES HOMES

- (A) Special services homes include:
 - (1) Homes for the Handicapped, aged or infirm;
 - (2) Intermediate Care Homes;

- (3) Child Care Homes; and
- (4) Halfway Houses.

- (B) Halfway Homes shall be limited to a maximum of four (4) residents and a minimum Lot size of 35,000 square feet.
(Ord. #1714)
- (C) The issuance of a zoning permit for a special services home shall be conditioned upon the Applicant obtaining any required state license within ninety (90) days after approval of the permit.
- (D) To prevent a concentration of special services homes in residential Neighborhoods, no such home shall be located within one thousand three hundred twenty (1,320) feet of another such facility, measured along a straight line from property line to property line. Halfway Houses shall not be located within five thousand (5,000) feet of another such facility, measured along a straight line from property line to property line.
- (E) No special services home shall house mentally ill persons who are determined to be dangerous to others as defined in G.S. 122C-3(11)b.
- (F) Signage shall be limited to a nameplate not to exceed two square feet in area.
- (G) The Applicant shall submit to the Permit Issuing Authority a statement addressing
 - (1) The number of staff personnel to reside in the facility and their backgrounds and qualifications;
 - (2) The number of individuals to be housed in the facility;
 - (3) The purpose of the facility and the nature of the handicap of the individuals who will reside there; and
 - (4) The intake criteria that have been or will be used in screening the persons who will live in and benefit from the facility.

Commented [KD14]: Removed to match the existing provisions of Exhibit 3-15: Special Home Events (Ord # 1716).

Amended

6-9-2026

5-21

Southern Pines Unified Development Ordinance

Amendments

File Number	Zoning Map Amendment Summary	Date Adopted
PD-04-23	Rezoning of four parcels totaling 17.13 acres located on Carlisle Street between W. New York Avenue and Indiana Avenue from FRR and RS-1 to PD with conditions	11/14/23
Z-04-23	Rezoning of 1.1 acres located on the west side of US Hwy 1 between Hyland Hills Road and Skyline Manor Road from RS-3 to GB-CD	12/12/23
Z-01-24	Amending conditions of GB-CD zoning (Z-05-04) on 4.25 acres located on the east side of NC Hwy 22 between Hwy 22 and Waynor	7/9/24
Z-03-24	Rezoning of 8 parcels located between S. May Street and S. Weymouth Road and between E. Massachusetts Avenue and E. New York Avenue from FRR to RS-1CD	8/13/24
Z-05-24	Rezoning of two parcels located on W. New Hampshire Avenue and one parcel located on N. Hardin Street (.57 acres) from RS-1 to RS-1CD	12/17/24
Z-06-24	Rezoning of five parcels totaling 2.92 acres located on SW Broad Street and Hall Avenue from GB to GBCD	1/14/25
Z-07-24	Rezoning of two parcels totaling 4.13 acres located on E. Indiana Avenue from RS-2 and RS-1CD to RM-2CD	4/8/25
Z-01-25	Rezoning of 0.88 acres located on the corner of N. May Street and Springwood Way from RS-1 to NB-CD	4/8/25
Z-02-25	Rezoning of 0.22 acres located on Camelia Way from CB to CBCD	4/8/25
Z-03-25	Rezoning of five parcels totaling 2.86 acres located on SW Service Road from OS to RM-1CD	7/22/25
Z-04-25	Rezoning of 0.539 acres located on N. Hardin Street from RS-1 to RM-1CD	8/12/25
Z-05-25	Rezoning of 1.52 acres located on Clark Street from RM-2 to RM-1CD	10/14/25
PD-04-25	Rezoning of 16 parcels totaling 44.8 acres located on N. Ridge Street from FRR and RM-1 to PD with conditions	11/6/25
Z-06-25	Rezoning of 2.7 acres located on Country Club Circle from FRR to RS-1CD	12/9/25
PD-05-25	Rezoning of one parcel totaling 21.69 acres located on Trimble Plant Road from Industrial to PD with conditions	12/9/2025
Z-02-26	Rezoning of 11.31 acres located on Central Drive from RS-3 to GBCD	5/12/26

Amended

6-9-2026

Planning Staff Report

To: Planning Board

From: Mason Mattox, Planner II

Date: August 20, 2026

Item: Application #Z-04-26 Conditional Zoning District for 329 Brooks Lane

I. EXECUTIVE SUMMARY

Nicholas Williams and Tristan Irwin have submitted a request to rezone an 8.83-acre parcel from RS 2, RS-3 and RR to RR-CD (Rural Residential Conditional Zoning District) pursuant to UDO § 2.17.1. The request would allow the property to operate a seven (7) guest room Bed and Breakfast Inn and host Special Home Events, in addition to the current use as a horse farm. According to the Moore County tax records, the subject parcel is identified as PIN 859300808771 (PARID 00040864) and is owned by Nicholas Williams.

The property contains an approximately 5,500-square-foot historic manor constructed in 1916, a four-car carport/portico, cottage, swimming pool, horse stables, pasture areas, mature longleaf and loblolly pines, and associated grounds. Originally developed as a peach farm, the property has historically accommodated residential, equestrian, and commercial uses, including a nightclub, bed and breakfast, resort, and horse farm. The current owners purchased the property in 2016 and have maintained the equestrian use.

The applicant proposes to consolidate the property under a single conditional zoning district and authorize three uses: Bed and Breakfast Inn (LBCS 1312), limited to seven guest bedrooms; Horse Farm (LBCS 9372), as a continuation of the existing equestrian use; and Special Home Events (LBCS 9911), subject to applicable UDO standards. The bed and breakfast would operate from the existing manor, with the owners residing on-site and Tristan Irwin serving as manager. The applicant envisions the property as a lodging and gathering destination for weddings, family reunions, celebrations, corporate retreats, golfing groups, and equestrians.

No new primary structures are proposed. The existing manor would accommodate lodging, while the existing pasture and grounds would accommodate equestrian training, event parking, and Special Home Events. Proposed conditions address subdivision, building height, setbacks, buffers, landscaping and parking, watershed compliance, lighting, signage, and operational standards. These conditions are intended to preserve the property's low-density character and ensure compatibility with surrounding properties.

Conditional zoning provides a mechanism to authorize a specific use subject to reasonable conditions where conventional zoning may not be appropriate, consistent with UDO §2.17.11. Planning staff finds the request consistent with the Southern Pines 2040 Comprehensive Plan and the zoning map amendment criteria of UDO §2.17.9. The proposal supports reinvestment in an existing 1916 property while preserving its established residential and equestrian character and supporting economic vitality and place-based tourism.

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II. PROJECT INFORMATION

A. Physical Address

329 Brooks Lane (Parcel ID 00040864)

B. Property Owners and Applicants

Nicholas Williams and Tristan Irwin
329 Brooks Lane
Southern Pines, NC 28387

C. Existing Zoning

The subject property is currently zoned RS-2, RS-3, and RR.

The property is generally characterized by a large residential manor, mature trees, pasture, equestrian facilities, and substantial open space. The application identifies US-1 along the southern portion of the property and access from the intersection of Tannen Drive and Brooks Lane.

Two zoning overlays are present on the site:

Figure I. Urban Transition Highway Corridor (Subject Property Outlined in Red).



***Also present is Water Supply Watershed High Quality Water (Entire Parcel).**

Figure 2. Aerial Vicinity Map (Subject Property Outlined in Red).



Figure 3. Zoning Vicinity Map (Subject Property Outlined in Red).



Figure 4. Conditional Zoning Land Use Plan

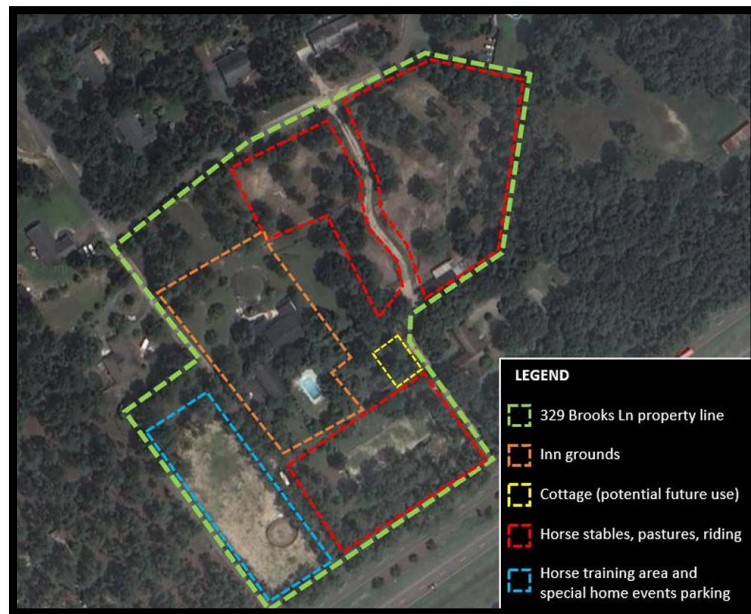


Figure 5. Conditional Zoning Orientation



Structures & Grounds—Proposed Uses

(Note: all structures, grounds, and roads listed here are existing)

329 Brooks Lane property is 8.83 acres in size.

1. Main House: Lodging (5,490 sq. ft.)

2. Portico (2a) and front driveway (2b): Parking for ten cars (1,456 sq. ft.)

3. Pastureland: Primary use as horse training/jumping area. Secondary use as special home events parking area (~36,000 sq. ft./0.83 acres)

4. Grounds: Primary special home event space (~68,500 sq. ft./1.5 acres)

5. Cottage: No current use. Potential future lodging/bridal suite after rehabilitation (~900 sq. ft.)

6. Main driveway access from intersection of Tannen Dr & Brooks Ln

7. Highway 1 direct access at southern corner of property

- Blue arrows represent gravel roads.
- White dotted line represents property line.

D. Applicant's Proposed Conditions

Note: Although the proposed seven-bedroom site would be considered a Bed and Breakfast Home under North Carolina General Statute (NCGS), the Town of Southern Pines Unified Development Ordinance classifies the use as a Bed and Breakfast Inn. Therefore, the development is subject to and must comply with both the applicable State standards for a Bed and Breakfast Home and the Town's local zoning requirements for a Bed and Breakfast Inn.

1. Land Uses shall be limited to the following:
 - a. Bed and Breakfast Inn: LBCS (Land-Based Classification Standard) Code 1312, and customarily accessory uses; and
 - b. Horse Farm: LBCS (Land-Based Classification Standard) Code 9372, and customarily accessory uses; and
 - c. Special Home Events: LBCS (Land-Based Classification Standard) Code 9911, and customarily accessory uses.
2. Subdivision
 - a. The property will not be subdivided.
3. Height
 - a. The maximum height of any structure on the property is 40 feet.
4. Architecture
 - a. New development on the subject property shall be exempt from the Commercial Architectural Standards of the Unified Development Ordinance.
5. Setbacks
 - a. Setbacks shall default to Rural Residential zoning standards of the UDO.
6. Buffers
 - a. US-1, 50' undisturbed buffers for trees (UDO Exhibit 3-13) except for the area marked on the site plan as the horse riding/special home events parking area, which shall have an undisturbed buffer of 20'.
 - b. All other sides 25' undisturbed (UDO Exhibit 3-13) except for the area marked on the site plan as the horse riding/special home events parking area.
7. Landscaping
 - a. Street tree requirements shall not apply.
 - b. Vehicle Use Area Landscaping requirements shall not apply.
 - c. The parking area shall be screened from adjacent properties (utilizing existing undisturbed buffering).
8. Water Supply Watershed
 - a. The maximum built-upon surface shall default to UDO Exhibit 3-14.
9. Parking Requirements
 - a. Bed and Breakfast Portion
 - i. One off-street parking space shall be provided for each guest room. (UDO 5.5.2(A)(7)).
 - ii. Two off-street spaces shall be provided for the resident owner or manager.
 - iii. All guest parking shall be contained on-site.

- b. Special Home Events Portion
 - i. The maximum number of parking spaces for Special Home Events shall be 80.
 - ii. All guest parking shall be contained on-site.
 - c. The parking maximums of UDO Exhibit 3-13 are hereby waived.
- 10. Lighting
 - a. Lighting shall default to Rural Residential zoning standards of the UDO.
- 11. Signage
 - a. Signage shall be limited to no more than two ground signs and two wall signs.
- 12. Additional Standards of the Unified Development Ordinance:
 - a. The Bed and Breakfast portion of the site shall comply with the following standards, as listed in UDO 5.5:
 - i. Not having more than twelve (12) guest rooms.
 - ii. Overnight occupancy standards will comply with the North Carolina Fire Code.
 - iii. Does not serve food or drink to the general public for pay.
 - iv. Serves only the breakfast meal, and that meal is served to overnight guests of the business.
 - v. Includes the price of breakfast in the rate.
 - vi. Is the permanent residence of the owner or manager of the business.
 - b. The Special Home Events portion of the site shall comply with the following standards, as listed in UDO 5.19:
 - i. Maximum number of guests is eighty (80).
 - ii. No amplified music to be located outside.
 - iii. The number of events permitted per year shall be a maximum of twenty (20).
 - iv. Hours of operation shall be from 10:00 a.m. to 10:00 p.m.
 - v. All parking shall be located on the property where the special home event is to take place.
 - vi. Property shall be a minimum of two and nine-tenths (2.90) acres in size for the special home event.
 - vii. Minimum house size to hold special home events is three thousand (3,000) square feet.
 - viii. Each special home event shall be registered at the Planning Department with a letter outlining the event activities.

II. STAFF REVIEW

Application Review Dates

- 1. Pre-Application with the Technical Review Committee: **October 14, 2025**
- 2. Additional Internal Technical Review Committee Review: **July 28, 2026**
- 3. Application Submitted: **July 10, 2026**
- 4. Application Deemed Complete: **July 15, 2026**

August 20, 2026 Planning Board Public Hearing Notice

- Publication: **August 05 & August 12, 2026**
- Mail: **August 04, 2026**
- Signage: **August 03, 2026**
- Internet: **July 31, 2026**

I. Process and Criteria for Review

When reviewing an application for rezoning, the hearing bodies (Planning Board and Town Council) shall consider the criteria as set forth in UDO §2.17.9. Furthermore, additional standards are expected of a Conditional Zoning District—a reclassification of property subject to specific conditions that ensure compatibility of the use with the use and enjoyment of neighboring properties—such as the one being proposed by the applicant. Conditional zoning is voluntary. Additionally, UDO §2.17.11(G) notes that “in approving a petition for the reclassification of property to a Conditional Zoning district, the petitioner, Planning Board and the Council may propose specific conditions to approval of the petition, but only those conditions approved by the Council and consented to by the petitioner in writing may be incorporated into the Conditional Zoning district.”

2. Consistency with UDO §2.17.9, Zoning Map Amendment Criteria.

Each criterion is listed below in **bold**, followed by underlined staff comments.

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

General Framework Map Designation: Area to Preserve
Conservation and Development Map Designation: Rural Living
Character District Map Designation: Rural Living

The subject property is identified as an Area to Preserve on the General Framework Map and Rural Living on both the Conservation and Development Map and Character District Map. These designations support maintaining the property's established low-density character while recognizing opportunities for context-sensitive reinvestment and redevelopment. The proposal would adaptively reuse the existing 1916 manor as a Bed and Breakfast and Special Home Events Venue while retaining the property's established equestrian and residential character, existing structures, mature trees, pasture, and grounds. The proposal therefore represents reinvestment in an older property without introducing a new development pattern.

The proposal is consistent with the Comprehensive Plan's Infill Development and Redevelopment framework and Policy 5.2, which encourages reinvestment in older properties. The continued use and rehabilitation of the existing manor provides an opportunity to preserve the property's historic character while supporting its continued economic viability. The proposed uses allow the property to remain an active and productive part of the community while maintaining the site's existing physical character and development pattern.

The proposal is also consistent with Policy 9.7 – Position Southern Pines for Place-

Based Tourism, which supports tourism that reflects the Town's history, sense of place, and community character. The proposed Bed and Breakfast and Special Home Events Venue would provide opportunities for visitors and guests to experience an existing historic-age property and its established equestrian setting. Weddings and other special events would utilize the property's existing character and grounds as part of the experience, supporting place-based tourism without introducing a conventional hotel, large-scale event facility, or more intensive commercial development pattern into the Rural Living area.

While the Comprehensive Plan does not specifically identify Bed and Breakfasts or Special Home Events Venues as recommended uses, its policies supporting reinvestment, preservation of historic and cultural character, economic vitality, and place-based tourism provide general policy support for the proposed adaptive reuse. Staff finds the proposed RR-CD rezoning to be generally consistent with the

Comprehensive Plan's objectives for reinvestment in older properties, infill and redevelopment, economic vitality and private investment, preservation of historic and cultural character, place-based tourism, and maintaining Southern Pines' distinctive sense of place.

Staff finds the proposed rezoning generally consistent with the Southern Pines 2040 Comprehensive Plan.

- (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.

The proposed RR-CD maintains a low-density development pattern and limits the property to a Bed and Breakfast Inn, Horse Farm, and Special Home Events. The lodging use would operate within the existing approximately 5,490-square-foot manor, with the owners residing on-site. Special Home Events would remain subject to UDO §5.19, including limitations on attendance, event frequency, hours, amplification, and parking. Proposed conditions requiring buffers, parking, and screening further limit potential impacts on adjoining properties. Staff finds the proposed rezoning unlikely to produce significant adverse impacts on neighboring lands, provided the proposed conditions and applicable UDO requirements are maintained.

- (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 property is currently divided among RS-2, RS-3, and RR zoning districts. A Bed and Breakfast Inn is not permitted under the existing zoning but may be considered through Conditional Zoning pursuant to the UDO. The proposed rezoning would consolidate the property under a single RR-CD and establish specific conditions for the proposed uses. The property's existing manor, substantial acreage, pasture, mature trees, driveway, and equestrian facilities provide an appropriate setting for the proposed low-intensity use. Staff finds the property reasonably suited to the proposed use under the requested conditional zoning district.

- (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.

The proposal retains the existing manor and does not require substantial new construction or site disturbance. The proposed seven-bedroom inn would operate within the approximately 5,490-square-foot manor and provide required on-site parking. The Bed and Breakfast and Special Home Events would remain subject to applicable UDO, fire, occupancy, parking, and permitting requirements. Retention of the existing manor, mature trees, pasture, and equestrian facilities also preserves the

property's established character. Staff finds that the proposed rezoning bears a substantial relationship to the public health, safety, and general welfare and supports the continued productive use of an older property.

- (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.

The proposal supports Comprehensive Plan policies encouraging reinvestment in older properties, infill and redevelopment, economic vitality, and place-based tourism. The proposed Bed and Breakfast Inn provides an economic use for an existing 1916 property without introducing a more intensive development pattern. The use also builds upon the property's historical association with lodging, resort, and equestrian activities. Staff finds that the proposed rezoning supports adopted public policy through adaptive reuse, economic reinvestment, and place-based tourism.

- (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.

The subject property contains approximately 8.83 acres and includes a large residential structure, driveway and parking areas, pasture, stables, mature trees, and substantial open space. The property provides sufficient area for the proposed lodging and event uses, on-site parking, buffering, and associated activities while maintaining substantial open space. Staff finds the property of sufficient size and character to accommodate the proposed uses and conditions.

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

The property has an established history of residential, lodging, equestrian, and gathering uses. The proposed conditional zoning therefore establishes a regulated framework for uses that are compatible with the property's historical character rather than introducing an entirely new development pattern. The proposed prohibition on subdivision would further preserve the property's existing scale and relationship to surrounding properties. Staff finds these factors weigh in favor of the proposed conditional zoning.

(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.

Because this request is for a Conditional Zoning District, the applicant's proposed conditions, site plan, and representations may be considered as part of the review. The applicant proposes to limit permitted uses while maintaining the property's established residential and equestrian character. Conditions address land use, building height, subdivision, setbacks, buffers, parking, lighting, signage, Bed and Breakfast

operations, and Special Home Events.

The principal modifications to the underlying UDO include:

- Exemption from Commercial Architectural Standards;
- Exemption from street-tree and Vehicle Use Area Landscaping requirements;
- Modification of U.S. 1 and property-line buffers in the event parking area;
- Waiver of applicable parking maximums for the event parking area;
- Limitation of signage to two ground signs and two wall signs; and
- Establishment of a 40-foot maximum structure height.

Staff find that these conditions provide a framework for adaptive reuse and reinvestment in an older property while supporting economic vitality and place-based tourism consistent with the 2040 Comprehensive Plan. They also provide measures to limit potential impacts on surrounding properties. Staff finds that the proposed conditions provide an appropriate framework for the requested RR-CD and the proposed Bed and Breakfast and Special Home Events uses.

3. Agency Comments

Planning staff distributed the rezoning application for review to the following Agencies and Departments on **July 31, 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 Economic Development Partnership (MCEDP)
- The North Carolina Department of Transportation (NCDOT)

The initial pre-application review was conducted by the Technical Review Committee on October 14, 2025. Following that review, the applicants have continued to work with Town staff to revise the application and address comments and recommendations identified through the TRC process. An additional internal Technical Review Committee review was conducted on July 28, 2026 to review the revised materials and address outstanding technical issues prior to Planning Board consideration.

The Town of Southern Pines Utilities Department noted that the residence is located beyond the Town's existing water and sewer service area.

Duke Energy responded that no transmission facilities or easements are present on the property.

The U.S. Fish and Wildlife Service noted that the property is within the foraging range of both abandoned and active Red-cockaded Woodpecker clusters. A survey is not currently required because no mature pine removal is proposed. However, if future renovations require the removal of pine trees greater than 10 inches DBH, a cavity tree survey is recommended.

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

4. Staff Recommendation

Planning staff recommend approval of the proposed rezoning of 329 Brooks Lane from RS-2/RS-3/RR to Rural Residential Conditional Zoning District (RR-CD), subject to the applicant's proposed conditions, finding that the request is consistent with the Southern Pines 2040 Comprehensive Plan, maintains the property's residential character, and satisfies the applicable zoning map amendment criteria in UDO §2.17.9.

III. ATTACHMENTS

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

1. Draft Planning Board Resolution
2. Application
3. Application Materials

Additional documents related to this application including, but not limited to: property deeds, authorization of agent forms, email correspondence, meeting minutes, and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available by public information request.

IV. PLANNING BOARD ACTION

The Planning Board shall consider the criteria for zoning map amendments found in UDO §2.17.9, including consistency with the 2040 Comprehensive Plan. Per North Carolina General Statute 160D-604(d), prior to consideration of the proposed map amendment by the Town Council, the Planning Board shall advise and comment on whether the proposed amendments are 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, the following draft motions are provided.

* * *

I move 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:

1. **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.**

-OR-

2. The proposed amendment to the Town of Southern Pines Zoning Map is reasonable, in the public interest, and generally consistent with the criteria set forth in the Town of Southern Pines Unified Development Ordinance §2.17.9. The application is also generally consistent with the 2040 Comprehensive Plan for reasons set forth in Attachment A to the staff report. However, the following inconsistencies within the proposed conditions

and/or site plan are present and prevent the application from fully complying with the rezoning criteria under UDO §2.17.9 and/or the 2040 Comprehensive Plan...

-OR-

3. The requested rezoning is inconsistent with the 2040 Comprehensive Plan and is not a reasonable request for the reasons set forth in the Planning Board resolution that is attached to the Planning department Staff Report...

And, therefore, I move to:

1. **Recommend approval of Z-04-26 to the Town Council with the conditions as presented by the applicant for the Conditional Zoning District.**

-OR-

2. Recommend approve approval of Z-04-26 to the Town Council, subject to a revised conditions list and/or site plan that addresses the issues identified by the planning board and listed in Attachment One.

-OR-

3. Recommend denial of Z-04-26 to the Town Council for the following reasons...



**ATTACHMENT ONE
PLANNING BOARD RESOLUTION TO ADOPT A WRITTEN RECOMMENDATION
FOR ZONING MAP AMENDMENT APPLICATION FOR A CONDITIONAL ZONING
DISTRICT
Z-04-26**

WHEREAS, Section 160D-701 of the North Carolina General Statutes specifies that zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to protect the public health, safety and general welfare; and

WHEREAS, Section 160D-604 of the North Carolina General Statutes specifies that the Planning Board shall, with any ordinance amendment or zoning map amendment, advise and comment on whether the proposed action is consistent with the adopted comprehensive plan and on other matters as deemed appropriate by the Planning Board, and that the Planning Board shall provide this in the form of a written recommendation to the Town Council; and

WHEREAS, the Planning Board has reviewed the proposed zoning map amendment—which includes the written staff report and application materials showing the proposed district boundaries, and has conducted a public hearing on August 20, 2026, to listen to public comments, ask questions of the Town’s planning staff, and consider zoning map amendment application #Z-04-26.

NOW, THEREFORE BE IT RESOLVED that the Planning Board finds and recommends to the Town Council that the proposed amendment to the Town of Southern Pines Zoning Map is reasonable, in the public interest, and consistent with the criteria set forth in the Town of Southern Pines Unified Development Ordinance §2.17.9. The Planning Board recommends that the Town Council approve the zoning map amendment request for the subject parcel, identified as Parcel ID 00040864, totaling approximately 8.83 acres, which rezones the property from Residential Single-Family Two (RS-2), Residential Single-Family Three (RS-3), and Rural Residential (RR) to Rural Residential Conditional Zoning District (RR-CD), subject to the following conditions, to which the applicant has consented:

1. Land Uses shall be limited to the following:
 - a. Bed and Breakfast Inn: LBCS (Land-Based Classification Standard) Code 1312, and customarily accessory uses; and
 - b. Horse Farm: LBCS (Land-Based Classification Standard) Code 9372, and customarily accessory uses; and
 - c. Special Home Events: LBCS (Land-Based Classification Standard) Code 9911, and customarily accessory uses.
2. Subdivision
 - a. The property will not be subdivided.
3. Height

- a. The maximum height of any structure on the property is 40 feet.
- 4. Architecture
 - a. New development on the subject property shall be exempt from the Commercial Architectural Standards of the Unified Development Ordinance.
- 5. Setbacks
 - a. Setbacks shall default to Rural Residential zoning standards of the UDO.
- 6. Buffers
 - a. US-1, 50' undisturbed buffers for trees (UDO Exhibit 3-13) except for the area marked on the site plan as the horse riding/special home events parking area, which shall have an undisturbed buffer of 20'.
 - b. All other sides 25' undisturbed (UDO Exhibit 3-13) except for the area marked on the site plan as the horse riding/special home events parking area.
- 7. Landscaping
 - a. Street tree requirements shall not apply.
 - b. Vehicle Use Area Landscaping requirements shall not apply.
 - c. The parking area shall be screened from adjacent properties (utilizing existing undisturbed buffering).
- 8. Water Supply Watershed
 - a. The maximum built-upon surface shall default to UDO Exhibit 3-14.
- 9. Parking Requirements
 - a. Bed and Breakfast Portion
 - i. One off-street parking space shall be provided for each guest room. (UDO 5.5.2(A)(7)).
 - ii. Two off-street spaces shall be provided for the resident owner or manager.
 - iii. All guest parking shall be contained on-site.
 - b. Special Home Events Portion
 - i. The maximum number of parking spaces for Special Home Events shall be 80.
 - ii. All guest parking shall be contained on-site.
 - c. The parking maximums of UDO Exhibit 3-13 are hereby waived.
- 10. Lighting
 - a. Lighting shall default to Rural Residential zoning standards of the UDO.
- 11. Signage
 - a. Signage shall be limited to no more than two ground signs and two wall signs.
- 12. Additional Standards of the Unified Development Ordinance:
 - a. The Bed and Breakfast portion of the site shall comply with the following standards, as listed in UDO 5.5:
 - i. Not having more than twelve (12) guest rooms.
 - ii. Overnight occupancy standards will comply with the North Carolina Fire Code.
 - iii. Does not serve food or drink to the general public for pay.
 - iv. Serves only the breakfast meal, and that meal is served to overnight guests of the business.
 - v. Includes the price of breakfast in the rate.

- vi. Is the permanent residence of the owner or manager of the business.
- b. The Special Home Events portion of the site shall comply with the following standards, as listed in UDO 5.19:
 - ix. Maximum number of guests is eighty (80).
 - x. No amplified music to be located outside.
 - xi. The number of events permitted per year shall be a maximum of twenty (20).
 - xii. Hours of operation shall be from 10:00 a.m. to 10:00 p.m.
 - xiii. All parking shall be located on the property where the special home event is to take place.
 - xiv. Property shall be a minimum of two and nine-tenths (2.90) acres in size for the special home event.
 - xv. Minimum house size to hold special home events is three thousand (3,000) square feet.
 - xvi. Each special home event shall be registered at the Planning Department with a letter outlining the event activities.

ADOPTED this the 20th day of August, 2026.

Matthew Walden, Chair

ATTEST:

Cindy Williams
Secretary to the Planning Board



Conditional Zoning District Application

Fee: \$1,840.00

Date Received: _____

Case No.: Z-____-____

Project Information:

Street Address: 329 Brooks Lane, Southern Pines NC 28387

PIN: 859300808771

Parcel ID: 00040864

Site Size: 8.83 acres

Current Zoning: RS-2/RS-3/RR

Applicant:

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

Authorized Agent, if different from Applicant:

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

Legal Property Owner(s), if different from Applicant:

Name(s): N/A

Email: N/A Phone: N/A

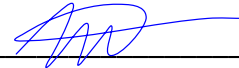
Mailing Address: N/A

12.4.25

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council to approve a zoning map amendment to RR - Conditional Zoning District per the requirements of the Town of Southern Pines Unified Development Ordinance (UDO) §2.17. The information included is submitted in support of this application. I grant Town of Southern Pines staff, Planning Board and Town Council access to the subject property/properties while this zoning map amendment application is under review.

Date: 9 July 2026



Applicant
Nicholas Williams



Tristan Irwin

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

Conditional Zoning Application Materials

Proposal to Rezone 329 Brooks Lane, Southern Pines, from RS-2/RS-3/RR to Rural Residential Conditional Zoning District (RR-CD)

Prepared by

Tristan Irwin and Nick Williams of 329 Brooks Lane, Southern Pines, NC

Date

31 July 2026

Deed

See document: "Deed_329 Brooks Lane_Granttee Nicholas Williams.pdf"

Appointment of Agent

See Application

List of Adjacent Property Owners

Directly adjacent:

Parcel ID	Name	Address
20140484	Windridge Gardens, LLC	1650 Valley View Rd
20140485	Longstreet, Corey D	1630 Valley View Rd
20000684	Echter, Michael William	140 Tannen Dr
00038875	Hasty, Jennifer L	137 Tannen Dr
00038874	Pratt, Vernon D Jr & Linda J	310 Brooks Ln
00032639	Niemeyer, Joshua C	284 Brooks Ln
00033712	Galloway, William E & Virginia	275 Brooks Ln
00039322	Staples, Frank Hale	5864 US 1 Highway
00035537	Lamphier, Carol Staples	5866 US 1 Highway

Within 200ft, but not directly adjacent:

Parcel ID	Name	Address
00041191	Longstreet, Corey D	1630 Valley View Rd
00038870	Hough, John W	265 Brooks Ln
00038873	Seifer, Aaron J	274 Brooks Ln
00033828	Kavanaugh Strategic Properties, LLC	212 Skyline Manor Rd
00038897	Albertson, Gabriel J	123 Tannen Dr
00041597	Maclaure, Kenneth	120 Tannen Dr

Survey or Metes and Bounds Description

See document “Survey_329 Brooks Lane_PC00040161” and site maps in this document below the narrative section.

Narrative

Summary

The 329 Brooks Lane property is an 8.83-acre tract containing a 5,500-square-foot home. This single property is split between three zoning types: RS-2, RS-3, and RR. We (Tristan and Nick) are a husband and wife who permanently reside onsite. Nick is the homeowner. We are seeking to rezone the property as a Rural Residential Conditional Zoning District (RR-CD) for the new uses of: 7-bedroom Bed and Breakfast Inn, LBCS 1312, with Special Home Events, LBCS 9911 (Ordinance #1919); and the continued use of LBCS 9372, Horse Farm. Tristan will be the manager of the proposed B&B Inn.

Details

329 Brooks Lane, Southern Pines, is a stately 8.83-acre property containing a 7-bedroom manor, a 4-car carport, a pool, a cottage, pastures, stables, and many mature longleaf and loblolly pines. While the property is now classified as three different residential zoning types, it has housed both residential and commercial uses since its construction in 1916. Named by its original builder “Skyline Manor,” the property was first a peach farm built by one of the first doctors in Southern Pines. Over the following century, Skyline Manor supported an eclectic variety of uses, including as a nightclub, bed & breakfast, resort, and horse farm. During Prohibition, it was even a speakeasy. Sometime after all of this, it became zoned as a single-family residence. Nick purchased and moved into the home in 2016, and in 2023 we hosted our own wedding there! Additionally, horses live and train on the property, maintaining its historic use and character.

We are seeking to conditionally rezone the property as Rural Residential with the intent to use it as a lodging option for groups to gather and celebrate special occasions in a grand Southern Pines setting. This would fall under the following uses as outlined in the town UDO: 7-bedroom Bed and Breakfast Inn, LBCS 1312; and Special Home Events, LBCS 9911. We envision the property being used for weddings, family reunions, milestone birthdays, corporate retreats, golfing groups, and equestrians visiting the area. We also plan to continue the existing use of LBCS 9372, Horse Farm.

The property as it currently stands is well-situated to accommodate groups and events of this nature. The manor contains 7 bedrooms for overnight lodging, and acres of lawn provide plenty of space for tables, chairs, and/or tents. This area is bounded on three sides by Highway 1, the stables, and thickly forested land, minimizing the impact of events on neighbors. The portico accommodates covered parking for four cars, while uncovered parking for roughly 6 vehicles is available on the front driveway, which extends into a loop in front of the house. Additionally, the pasture adjacent to the manor and portico is over three-quarters of an acre in size, easily accommodating parking for special home event attendees.

There is also a cottage onsite. It is currently in poor condition and will need internal repairs and renovations to make it habitable. Long-term (likely in 5-10 years), we plan to rehabilitate the cottage. For the current rezoning proposal, it will remain unoccupied and unused.

The horse stables and adjacent pastures will remain dedicated to housing and training a permanent population of horses. Guests will be also able to temporarily board their horses there if so desired.

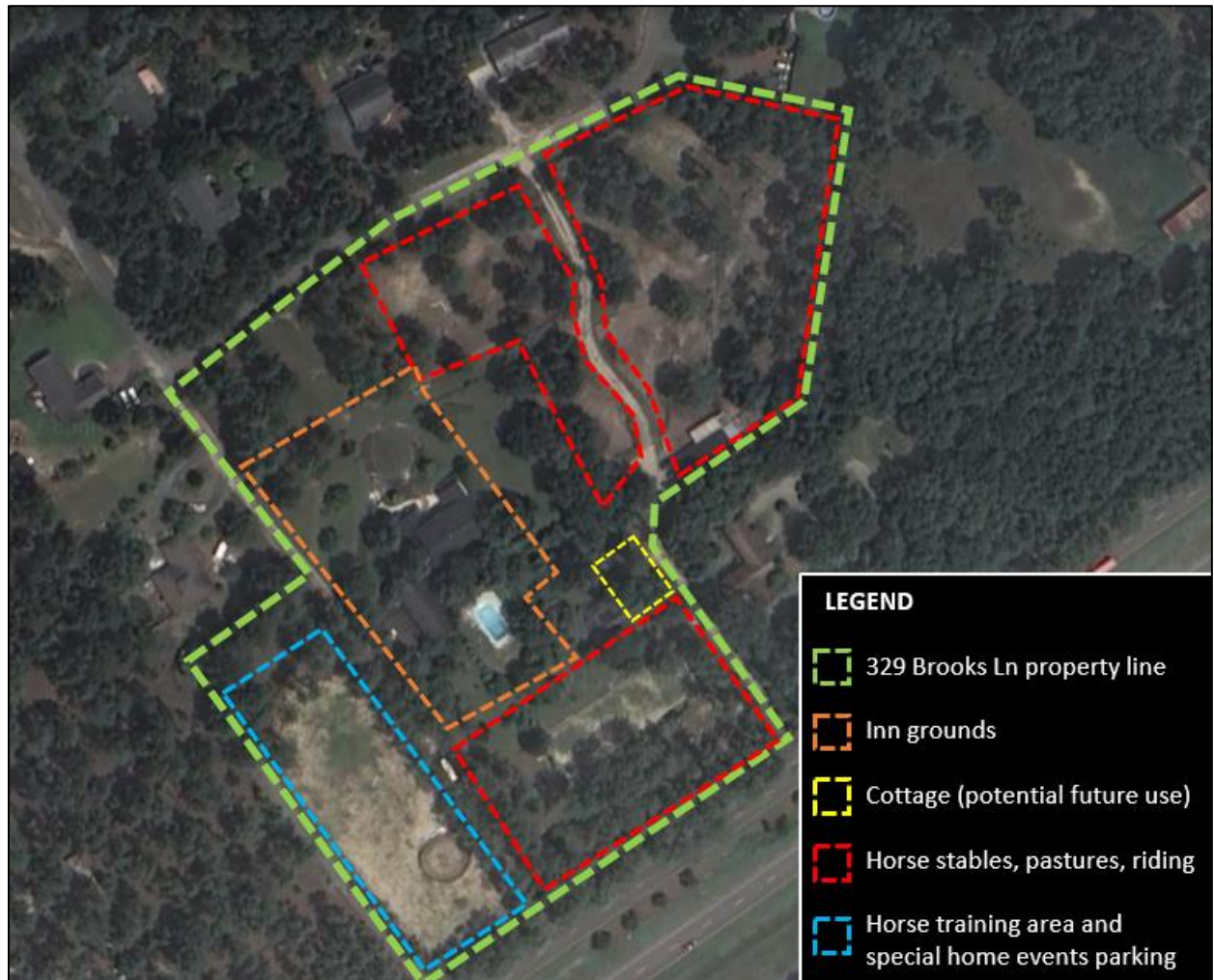
The specific locations of all referenced structures and grounds are displayed in the Site Plan and maps, in the next section of this document.

Finally, we have reviewed the town's Comprehensive Plan and Unified Development Ordinance to ensure our rezoning plans for the property meet the standards outlined therein and maintain the desired character of Southern Pines and the Skyline Manor neighborhood. 329 Brooks Lane falls under the categories of "Areas to Preserve" and "Rural Living." Because we will maintain the existing structures, grounds, and trees, and will continue to use the property for equestrian purposes, we believe conditional rezoning to Rural Residential would be appropriate for the property under the UDO and CP. Doing so would allow our neighbors to use the property for their lodging and home event needs, and it would also support Southern Pines tourism. We're excited to share this beautiful property with the community, and we're committed to maintaining its special character, historic feel, and peaceful nature.

Please see the following pages for site maps.

Site Plan

Whole-Property Overview



B&B Inn/Grounds Map



Structures & Grounds—Proposed Uses

(Note: all structures, grounds, and roads listed here are existing)

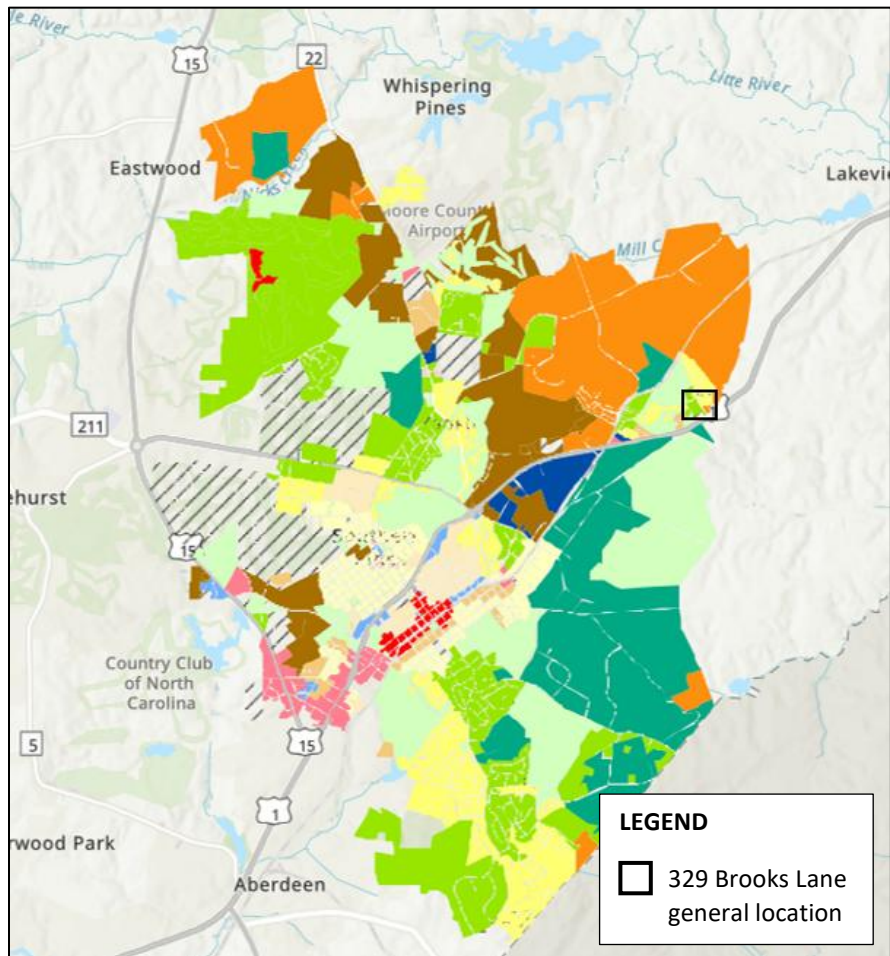
329 Brooks Lane property is 8.83 acres in size.

1. Main House: Lodging (5,490 sq. ft.)
2. Portico (2a) and front driveway (2b): Parking for ten cars (1,456 sq. ft.)
3. Pastureland: Primary use as horse training/jumping area. Secondary use as special home events parking area (~36,000 sq. ft./0.83 acres)
4. Grounds: Primary special home event space (~68,500 sq. ft./1.5 acres)
5. Cottage: No current use. Potential future lodging/bridal suite after rehabilitation (~900 sq. ft.)
6. Main driveway access from intersection of Tannen Dr & Brooks Ln
7. Highway 1 direct access at southern corner of property

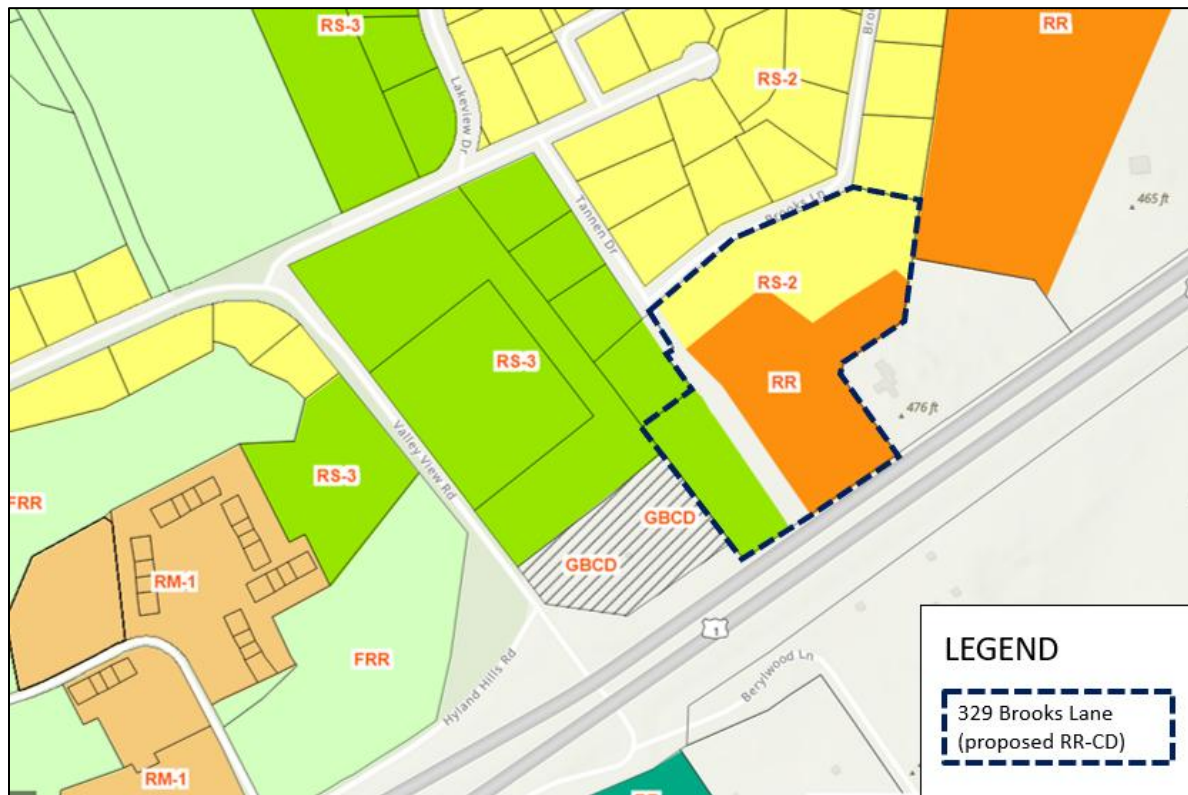
- Blue arrows represent gravel roads.
- White dotted line represents property line.

Other Maps

Area GIS Map



Property Line and Zoning Map: 329 Brooks Lane



List of Conditions

*Note: Although the proposed seven-bedroom site would be considered a Bed and Breakfast **Home** under North Carolina General Statute (NCGS), the Town of Southern Pines Unified Development Ordinance classifies the use as a Bed and Breakfast **Inn**. Therefore, the development is subject to and must comply with both the applicable State standards for a Bed and Breakfast Home and the Town's local zoning requirements for a Bed and Breakfast Inn.*

1. Land Uses shall be limited to the following:
 - a. Bed and Breakfast Inn: LBCS (Land-Based Classification Standard) Code 1312, and customarily accessory uses; and
 - b. Horse Farm: LBCS (Land-Based Classification Standard) Code 9372, and customarily accessory uses; and
 - c. Special Home Events: LBCS (Land-Based Classification Standard) Code 9911, and customarily accessory uses.
2. Subdivision
 - a. The property will not be subdivided.
3. Height
 - a. The maximum height of any structure on the property is 40 feet.

4. Architecture
 - a. New development on the subject property shall be exempt from the Commercial Architectural Standards of the Unified Development Ordinance.
5. Setbacks
 - a. Setbacks shall default to Rural Residential zoning standards of the UDO.
6. Buffers
 - a. US-1, 50' undisturbed buffers for trees (UDO Exhibit 3-13) except for the area marked on the site plan as the horse riding/special home events parking area, which shall have an undisturbed buffer of 20'.
 - b. All other sides 25' undisturbed (UDO Exhibit 3-13) except for the area marked on the site plan as the horse riding/special home events parking area.
7. Landscaping
 - a. Street tree requirements shall not apply.
 - b. Vehicle Use Area Landscaping requirements shall not apply.
 - c. The parking area shall be screened from adjacent properties (utilizing existing undisturbed buffering).
8. Water Supply Watershed
 - a. The maximum built-upon surface shall default to UDO Exhibit 3-14.
9. Parking Requirements
 - a. Bed and Breakfast Portion
 - i. One off-street parking space shall be provided for each guest room. (UDO 5.5.2(A)(7)).
 - ii. Two off-street spaces shall be provided for the resident owner or manager.
 - iii. All guest parking shall be contained on-site.
 - b. Special Home Events Portion
 - i. The maximum number of parking spaces for Special Home Events shall be 80.
 - ii. All guest parking shall be contained on-site.
 - c. The parking maximums of UDO Exhibit 3-13 are hereby waived.
10. Lighting
 - a. Lighting shall default to Rural Residential zoning standards of the UDO.
11. Signage
 - a. Signage shall be limited to no more than two ground signs and two wall signs.
12. Additional Standards of the Unified Development Ordinance:
 - a. The Bed and Breakfast portion of the site shall comply with the following standards, as listed in UDO 5.5:
 - i. Not having more than twelve (12) guest rooms.
 - ii. Overnight occupancy standards will comply with the North Carolina Fire Code.
 - iii. Does not serve food or drink to the general public for pay.
 - iv. Serves only the breakfast meal, and that meal is served to overnight guests of the business.
 - v. Includes the price of breakfast in the rate.
 - vi. Is the permanent residence of the owner or manager of the business.
 - b. The Special Home Events portion of the site shall comply with the following standards, as listed in UDO 5.19:

- i. Maximum number of guests is eighty (80).
- ii. No amplified music to be located outside.
- iii. The number of events permitted per year shall be a maximum of twenty (20).
- iv. Hours of operation shall be from 10:00 a.m. to 10:00 p.m.
- v. All parking shall be located on the property where the special home event is to take place.
- vi. Property shall be a minimum of two and nine-tenths (2.90) acres in size for the special home event.
- vii. Minimum house size to hold special home events is three thousand (3,000) square feet.
- viii. Each special home event shall be registered at the Planning Department with a letter outlining the event activities.

Planning Staff Report

To: Planning Board

From: Mason Mattox, Planner II

Date: August 20, 2026

Item: Application Files #PD-05-26 and MAPP-02-26
Chandler Pond Way Preliminary Development Plan and Major Subdivision

I. EXECUTIVE SUMMARY

Kevin Lindsay, on behalf of Chandler Pond Properties, LLC, has submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 and a Major Subdivision Preliminary Plat application pursuant to §2.20.4 of the Town of Southern Pines Unified Development Ordinance. The applications propose the development of approximately 12.89 acres located on the northwest side of Waynor Road and NC Highway 22, identified as PIN 857400914852 (PARID 00991862). The proposed development includes construction of a meeting house for The Church of Jesus Christ of Latter-day Saints on approximately 7.41 acres and creation of six (6) single-family residential lots on approximately 5.48 acres, along with one (1) 7.41-acre parcel for the meeting house. According to Moore County tax records, the property is owned by Chandler Pond Properties, LLC.

Key findings:

- The proposed Chandler Pond Way Planned Development consists of a 12.78-acre mixed-use development with a 7.41-acre religious institution and a 5.48-acre six-lot single-family subdivision, substantially consistent with the approved CDP (File No. PD-01-26).
- The Major Subdivision Preliminary Plan (MAPP) reflects the residential component of the PDP, with six lots accessed from Waynor Road and no new internal streets. The Church will have right-in/right-out access to NC-22 and a two-way connection to Waynor Road.
- The development maintains substantial undisturbed buffers, including the CDP-required 100-foot NC-22 buffer, Waynor Road undisturbed buffers, and residential undisturbed buffers in the rear of each property. A sidewalk is also proposed along Waynor Road.
- Approximately 26% impervious area is proposed for the Church portion, and the applicant has submitted a request for Water Supply Watershed allocation credits.
- The applicant has also submitted a request for annexation for the entire property.
- Subject to the conditions identified in this report, Planning staff find the PDP and MAPP generally consistent with the applicable UDO criteria and recommend approval.

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II. PROJECT INFORMATION AND BACKGROUND

A. **Physical Address:**

Parcel ID: 00991862 (PIN: 857400914852)

B. **Property Owner:** Chandler Pond Properties, LLC (Lynn Clark Samuelson, Managing Member)

C. **Applicant & Authorized Agent:** Kevin Lindsay, PE (Crawford Design Company)

D. **Existing Zoning**

The subject property is presently zoned Planned Development (PD) and is currently located within the Extraterritorial Jurisdiction (ETJ). The applicant has submitted a petition requesting annexation to the Town, which is set to be considered by the Town Council.

The Conceptual Development Plan (CDP) for this development (File No. PD-01-26) was approved on June 9, 2026. The approved CDP establishes the applicable development standards and zoning for the site. (See Attachments for the approved CDP, or reference File No. PD-01-26).

LEGEND

- UNDISTURBED BUFFER TO BE MAINTAINED. UNDESIRABLE TREES SMALLER THAN 8" MAY BE REMOVED AS DESIRED BY DEVELOPER. LARGER UNDESIRABLE / DISEASED TREES MAY BE REMOVED WITH TOSP APPROVAL.
- DEPENDENT ON THE FINAL DESIGN OF THE STORMWATER CONTROL MEASURE, DEVELOPER MAY REMOVE SOME TREES UP TO 10' (OR 33% OF 30' WIDTH) INTO THE UNDISTURBED BUFFER. AFTER GRADING, THE BUFFER WILL BE REESTABLISHED TO TOSP STANDARDS.

TREE COUNTS BY AREA:

Area	Tree Count	Area (SF)
1	33,700	SF
2	45,724	SF
3	43,865	SF
4	38,391	SF
5	33,114	SF
6	39,916	SF

KEEPING THIS AREA AS AN UNDISTURBED BUFFER IS DEPENDANT ON NOT HAVING TO CONNECT THE PARKING ON THE WEST WITH THE ENTRANCE ROAD TO MEET FIRE MARSHAL REQUIREMENTS.

TREES 8" AND LARGER IN DIAMETER SHALL BE MAINTAINED IN THIS AREA IN FRONT OF THE CHURCH. TO ALLOW VISIBILITY FROM WAYNOR ROAD, SMALLER TREES AND UNDERBRUSH MAY BE REMOVED AND THE AREA LANDSCAPED AND SODDED AS DESIRED BY DEVELOPER.

GRANGER 250-50 BUILDING FOOTPRINT
FTE = 345.0

811
Know what's below.
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UNDISTURBED BUFFER TO BE MAINTAINED. UNDESIRABLE TREES SMALLER THAN 6" MAY BE REMOVED AS DESIRED BY DEVELOPER. LARGER UNDESIRABLE / DEASED TREES MAY BE REMOVED WITH TOSP APPROVAL

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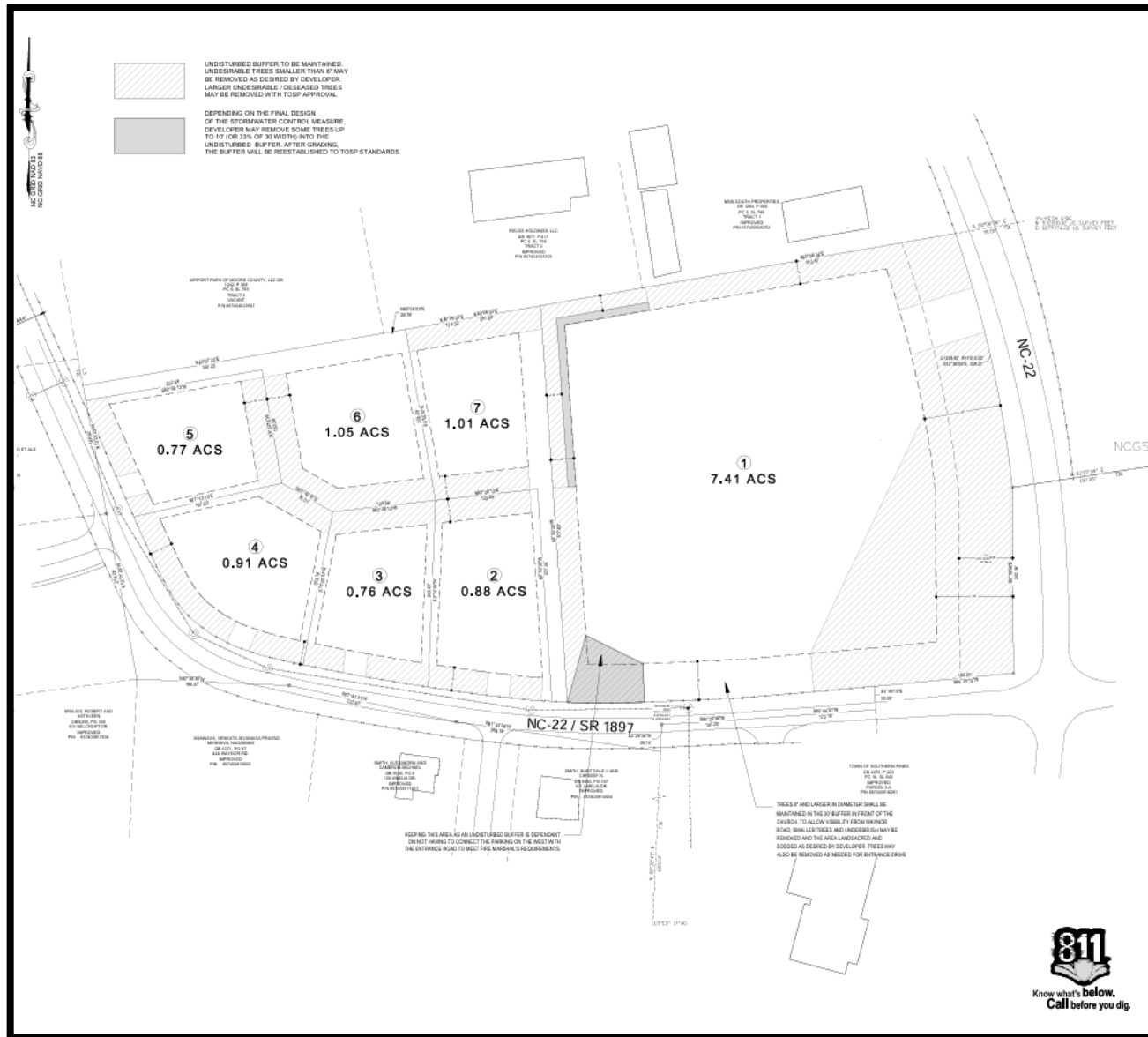
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**Chandler Pond Way Planned Development
Preliminary Development Plan**

811
Know what's below.
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Figure 3: Major Subdivision Preliminary Plat (See Attachments for Full Plan Set)



II. STAFF REVIEW

Application Review Dates

- a. Planned Development Application Submitted: **June 08, 2026**
- b. Planned Development Application Deemed Incomplete: **June 15, 2026**
- c. Planned Development Application Deemed Complete: **July 14, 2026**
- d. Major Subdivision Preliminary Plat Application Submitted: **July 30, 2026**
- e. Major Subdivision Preliminary Plat Application Deemed Complete: **July 31, 2026**
- f. Additional Internal Technical Review Committee Review: **July 28, 2026**

August 20, 2026 Planning Board Preliminary Forum Notice

- Publication: **August 05 & August 12, 2026**
- Mail: **August 04, 2026**
- Signage: **July 31, 2026**
- Internet: **July 31, 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. The annexation petition and Water Supply Watershed allocation request are related applications but are not approvals reviewed by the Planning Board as part of the PDP/MAPP decision. Both matters will be presented to and decided by the Town Council through their respective processes.

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. The proposed development is consistent with the approved CDP. The institutional portion remains limited to a religious institution and customary accessory uses, while the residential portion contains six single-family lots, within the approved range of five to seven lots. The Comprehensive Plan identifies the property as an Area to Transform, Mixed-Use Area, and Complete Community. The proposed combination of a religious institution and low-density single-family residential development is consistent with the mixed-use character contemplated for the area. The proposed buffers and retained wooded areas provide a transition between the proposed development and surrounding properties. Staff find the proposed land-use mix and intensity consistent 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. The proposed development is substantially consistent with the approved CDP. The institutional portion maintains the approved religious-institution use, while the residential portion proposes six lots within the approved range of five to seven lots. The proposed access, setbacks, buffers, and development pattern are generally consistent with the CDP. The development will also be required to meet all other applicable UDO standards during subsequent site and construction plan review.
- b. No new public or private streets are proposed. The institutional portion will have a right-in/right-out driveway connection to NC-22 and a two-way connection to Waynor Road aligned with the existing fire station entrance. The residential lots will have individual access from Waynor Road. A sidewalk is proposed along Waynor Road connecting the residential and institutional portions of the development and providing a connection toward Ravensbrook.
- c. The project is subject to the Town's Water Supply Watershed regulations. Because the Church portion requires an allocation of impervious area within the watershed, the applicant has submitted a separate Water Supply Watershed allocation request for Town Council consideration. Staff find the PDP consistent with this criterion, subject to approval of the watershed allocation request and compliance with all applicable watershed requirements.
- d. Annexation. The applicant has separately requested annexation into the Town. If approved by Town Council, the annexation will bring the property into the Town's corporate limits and facilitate the provision of Town utilities and services, when applicable. The annexation request is a separate matter to be considered by the Town Council and is not part of the Planning Board's determination on the PDP.

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

- a. The proposed PDP is consistent with the previously approved Conceptual Development Plan (CDP), which established the appropriateness of the proposed development pattern and land uses for the subject property. The PDP does not propose any changes to the development concept previously determined to be appropriate through the CDP approval. The proposed six-lot residential component and institutional use remain consistent with the approved CDP, while the proposed buffers and retained wooded areas continue to provide appropriate transitions to surrounding properties. Staff find the proposed development satisfies this criterion.

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

- a. The applicant identifies Southern Pines as the proposed water and sewer provider and indicates that no new water or sewer main extensions are required. The proposed development is located across Waynor Road from an existing fire station, although final fire access and circulation remain subject to review. Staff

find the application consistent with this criterion, subject to final utility, fire code requirements, stormwater, and annexation requirements.

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.** The proposed six-lot subdivision is consistent with the approved CDP and with the Comprehensive Plan's broader mixed-use designation for the property. The residential portion provides low-density single-family development within the larger mixed-use Planned Development and is compatible with surrounding residential development. No new public or private streets are proposed, and adequate access is provided from Waynor Road. Staff find the application consistent with this criterion.
- b. **Preservation of Natural Character and Minimizing Tree Loss During Development.** The proposed development retains substantial wooded areas and incorporates significant buffers along NC-22, Waynor Road, and adjoining properties. The approved CDP requires a 100-foot undisturbed buffer along NC-22 and establishes additional 30- and 50-foot buffers throughout the site. The residential portion includes a 30-foot undisturbed buffer along Waynor Road and requires retention of trees six inches in diameter and greater within residential rear setbacks. The applicant's plans also identify measures to maintain larger pine trees in front of the Church while allowing limited removal of smaller trees and underbrush to maintain visibility from Waynor Road. Staff find the proposed subdivision consistent with this criterion.

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

- a. **Lot Configuration and Access.** The proposed six lots fall within the CDP-approved range of five to seven lots. The proposed residential setbacks and 30-foot Waynor Road buffer are consistent with the approved CDP. No new public or private street is proposed, and residential access will occur from Waynor Road through individual driveways. Final subdivision, stormwater, utility, fire access, and other construction-related requirements will be addressed through subsequent plan review. Staff find the application consistent with this aspect of the criterion, subject to compliance with all applicable conditions of the approved PDP and CDP.
- b. **Red-Cockaded Woodpecker (RCW).** The U.S. Fish and Wildlife Service reviewed a visual survey conducted July 7, 2026, which identified no cavity trees on the property. The Service determined that the proposed development is not likely to adversely affect federally listed species or result in unauthorized habitat-related take of the red-cockaded woodpecker. However, the Service encouraged

minimizing removal of mature pine trees, protecting remaining trees and root systems, using native Sandhills plant species, and retaining or planting longleaf pines. The determination is valid for one year and must be reconsidered if the project design is substantially modified. Staff find the application consistent with this aspect of the criterion, provided the Service's recommendations are incorporated into subsequent development and landscaping plans.

- c. **Water Supply Watershed.** The proposed development is subject to the Town's Water Supply Watershed regulations. The applicant has submitted a separate request for allocation credits for the Church portion of the property, which will be reviewed and decided by the Town Council. Final development shall comply with the applicable watershed requirements and any allocation approved by the Town Council.

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

- a. The proposed residential subdivision is located within an approved Planned Development and provides a low-density residential component compatible with the surrounding residential character. The proposed six-lot subdivision is within the density and the parameters previously established through the CDP. Staff find the application satisfies this criterion.

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

- a. The applicant indicates that Southern Pines water and sewer are available and that no new water or sewer main extensions are required. No new internal streets are proposed. The residential subdivision will therefore utilize existing infrastructure serving the Waynor Road area. Staff find the application consistent with this criterion, subject to final utility and infrastructure review.

(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 existing water, sewer, transportation, and other necessary infrastructure, subject to final review and approval. The applicant has indicated that no new water or sewer main extensions are required and no new public or private streets are proposed. For these reasons, staff find the application 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 July 31, 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 (when applicable), Duke Energy, and the North Carolina Department of Transportation

(NCDOT). Staff have received the following comments:

- US Fish and Wildlife Service noted that a visual survey conducted July 7, 2026, identified no red-cockaded woodpecker cavity trees on the property, which is within the 0.5-mile foraging partition of abandoned RCW Cluster MOOR 44. The Service determined the proposed development is not likely to adversely affect federally listed species or result in unauthorized habitat-related take, but encouraged minimizing removal of mature pine trees, protecting remaining trees and root systems, using native Sandhills plant species, and retaining or planting longleaf pines. The determination is valid for one year and must be reconsidered if the project design is substantially modified.
- Duke Energy and RLUAC formally responded with “no comment.”

The Conceptual Development Plan was reviewed multiple times by the Technical Review Committee. Staff determined that the scope of the Preliminary Development Plan had not changed significantly from the CDP review; however, the application was returned to the Technical Review Committee for additional review at its July 28, 2026, meeting. Comments focused on compliance with Fire Code standards related to drive aisle dimensions and lengths, which will be addressed during site plan review.

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 August 20, 2026.

5. Additional Staff Comments

The submitted Preliminary Development Plan includes notes allowing limited disturbance within portions of required buffers, subject to final stormwater and fire-access designs. This matter was considered during review of the Conceptual Development Plan. Final buffer disturbance and compliance with the Town’s tree protection and buffer requirements will be determined during site plan review.

6. Staff Recommendation

Planning staff recommend approval of the proposed Preliminary Development Plan and Major Subdivision Preliminary Plat as proposed by the applicant, finding both to be consistent with the approved Conceptual Development Plan.

III. ATTACHMENTS

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

1. Conceptual Development Plan Materials
2. Preliminary Development Plan Materials
3. Major Subdivision Preliminary Plat Materials
4. Tree Survey

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-05-26 and File # MAPP-02-26

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 August 20, 2026 Preliminary Forum on application PD-05-26:

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-05-26...

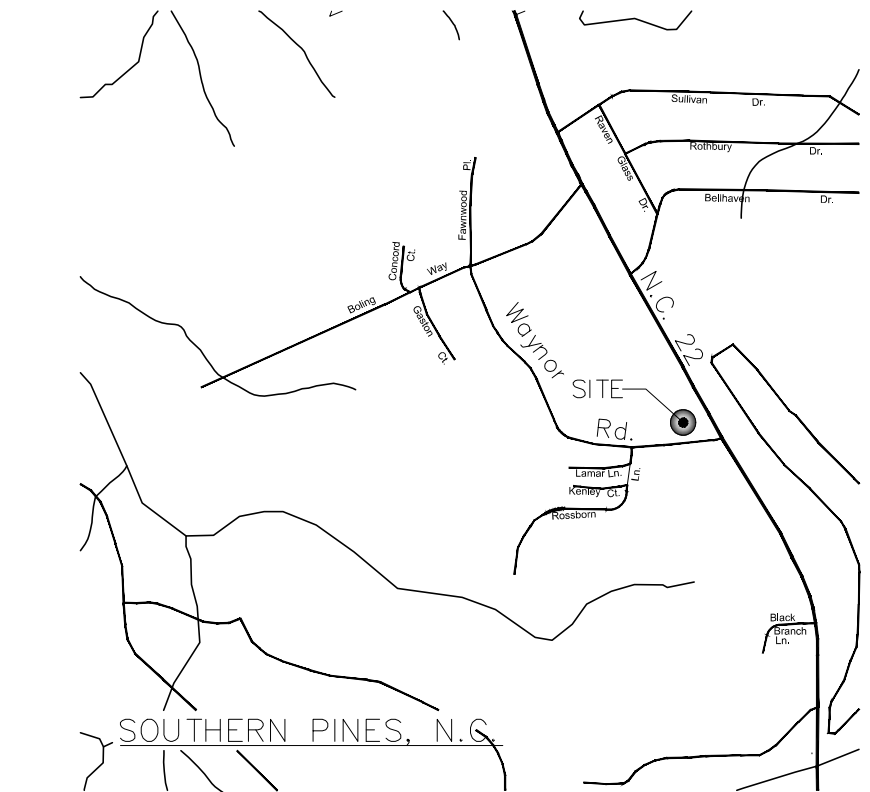
In addition, the following concerns were raised during the forum, but do not seem to apply in determining whether the Preliminary Development Plan criteria are satisfied...

* * *

2. I move to adopt the following for transmission to the Town Council as a result of the August 20, 2026 Preliminary Forum on application MAPP-02-26:

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-02-26...

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...



VICINITY MAP (1"=2000')

SITE NOTES

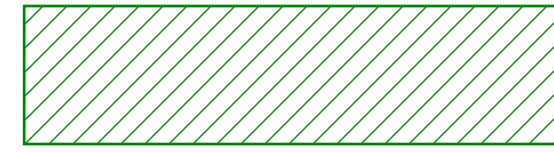
1. INSTALL HEAVY DUTY ASPHALT (SEE CDC DETAIL 1.1908)
2. INSTALL LIGHT DUTY ASPHALT (SEE CDC DETAIL 1.1910)
3. INSTALL 24" CURB AND GUTTER (SEE TOSP DETAIL R11)
4. ADA RAMP (SEE TOSP DETAIL R-18, R14)
5. ADA RAMP (SEE CDC DETAIL 1.1602)
6. DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS
7. 5' WIDE SIDEWALK 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) (3.5' TALL) SEE ARCHITECTURAL PLAN DETAIL 5.A0.

ADDITIONAL NOTES

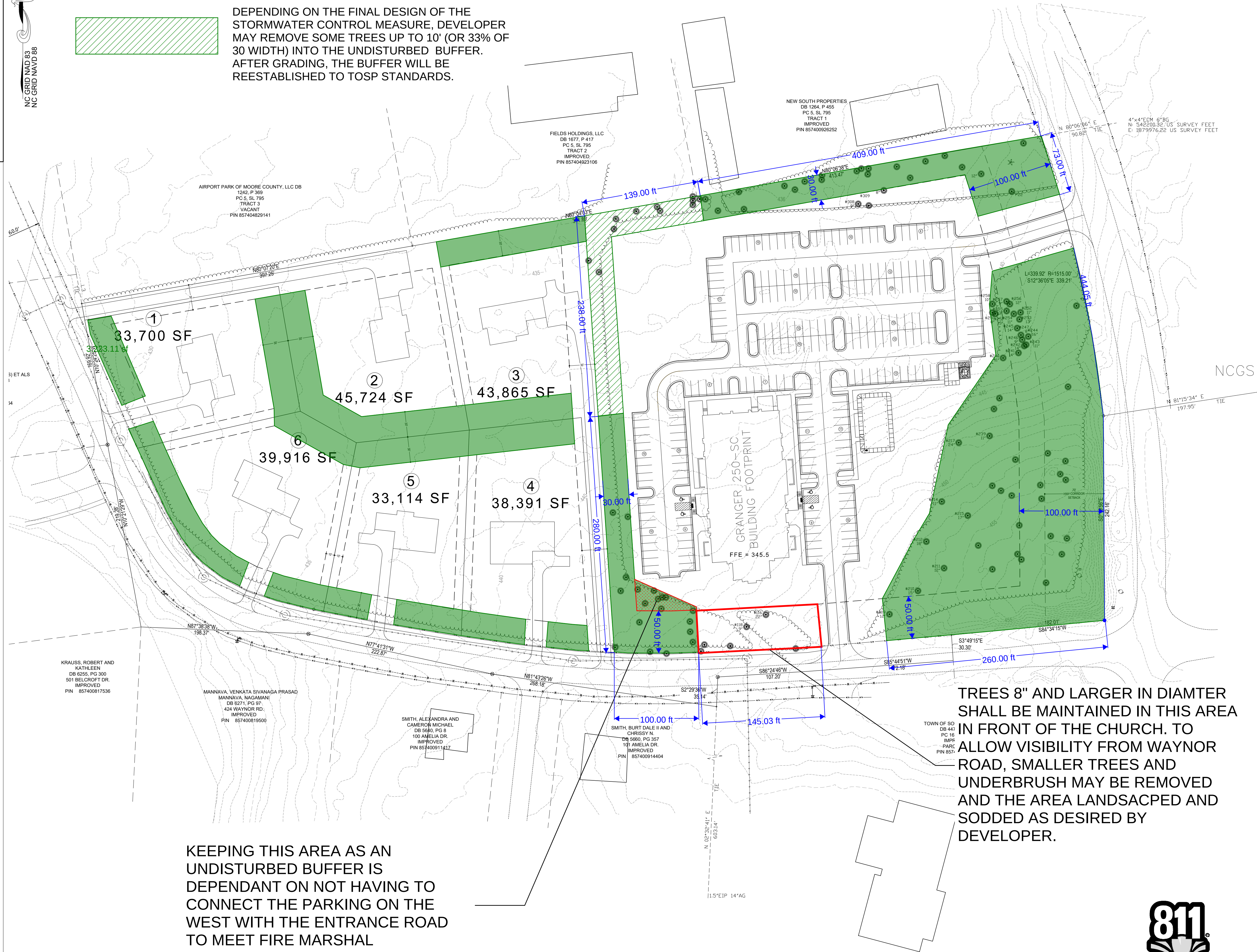
1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON THE COVER SHEET SHALL APPLY TO THIS PLAN
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR WITH THE SURVEYOR OF RECORD PRIOR TO BEGINNING CONSTRUCTION. BENCHMARK IS AN (INSERT DESCRIPTION) LOCATED (DIRECTION) OF PROJECT SITE, WITH COORDINATES (N 11111.1111, E22222.2222) AND HAVING AN (ASSUMED) ELEVATION OF (123.45).



UNDISTURBED BUFFER TO BE MAINTAINED. UNDESIREABLE TREES SMALLER THAN 6" MAY BE REMOVED AS DESIRED BY DEVELOPER. LARGER UNDESIRABLE / DISEASED TREES MAY BE REMOVED WITH TOSP APPROVAL

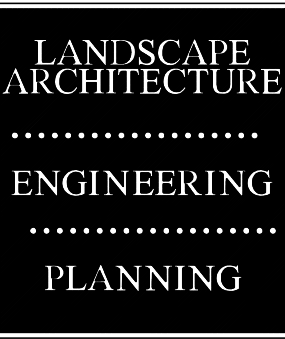


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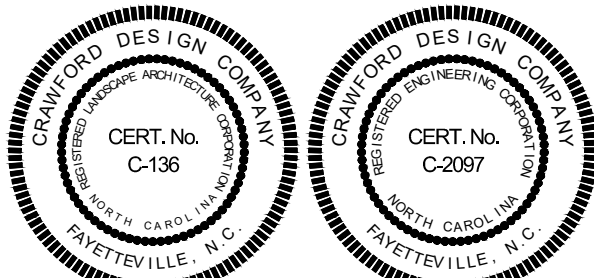


KEEPING THIS AREA AS AN UNDISTURBED BUFFER IS DEPENDANT ON NOT HAVING TO CONNECT THE PARKING ON THE WEST WITH THE ENTRANCE ROAD TO MEET FIRE MARSHAL REQUIREMENTS.

TREES 8" AND LARGER IN DIAMTER SHALL BE MAINTAINED IN THIS AREA IN FRONT OF THE CHURCH. TO ALLOW VISIBILITY FROM WAYNOR ROAD, SMALLER TREES AND UNDERBRUSH MAY BE REMOVED AND THE AREA LANDSCAPED AND SODDED AS DESIRED BY DEVELOPER.



Landscape Architecture " Fayetteville, NC
Civil Engineering " Southern Pines, NC
230C W. Pennsylvania Ave. " Southern Pines, NC 28387
Voice: 910-725-1107
www.crawforddsn.com



SEALS

REVISIONS	
0	Description

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



Know what's below.
Call before you dig.

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

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

ISSUE DATE: 10/08/2025
SHEET NUMBER

C2.0

Chandler Pond Way Conceptual Development Plan Site Standards (File #PD-01-26)

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. Trees 8-inches and diameter and greater directly south of building footprint shall be retained, with the understanding that the understory may be cleared, as depicted in development plan.
 - c. Boundary with Residential portion (west): A 30-foot undisturbed buffer directly west of the building footprint, and a 30-foot replanted buffer directly west of the northern parking area, as depicted in development plan.
 - d. Boundary with adjacent property to the north: 30-foot undisturbed buffer directly north of the parking area, and a 30-foot replanted buffer directly north of the proposed Stormwater Management Area as depicted in development plan.
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, as depicted in development plan.
 - b. Trees 6-inches diameter and greater shall be retained within the residential rear setbacks, as depicted in development plan.

Phasing

1. 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.



Planned Development District - Preliminary Development Plan

Fee: \$ _____ Date Received: _____ Case No.: PD- _____ - _____

Project Information:

Project Name: Chandler Pond Way

Physical Address: Northwest Corner of Waynor Road and NC-22

PIN: 857400914852

Parcel ID: 00991862

Site Size: 12.78

Zoning: PD

Applicant:

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

Authorized Agent, if different from Applicant:

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

Legal Property Owner(s), if different from Applicant:

Name(s): Same as applicant

Email: _____ Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – Preliminary Development Plan as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the northwest side of Waynor Road ~~(St./Ave.)~~, between _____ (St./Ave.) and NC-22 (St./Ave.). The property has a frontage of 570 (NC-22) feet and a depth of 1,114 feet.

The request is based upon **Section 2.18.5** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

A Meeting House for Church of Jesus Christ of Latter-Day Saints and Single Family Homes

Date: _____



Applicant
Kevin S. Lindsay, PE, Agent

PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
300 SW Broad Street, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

Chandler Pond Way

Planned Development Plan (PDP)

Chandler Pond Way Planned Development (PD) is a 12.78 acre proposed mixed-use project with a church being built on an approximate 7.41-acre portion and a single-family residential subdivision being built on the remaining 5.48-acre portion. The Town of Southern Pines has approved the proposed Conceptual Development Plan (CDP) as shown in Exhibit A. The approved CDP includes the following conditions:

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. Trees 8-inches and diameter and greater directly south of building footprint shall be retained, with the understanding that the understory may be cleared, as depicted in development plan.
 - c. Boundary with Residential portion (west): A 30-foot undisturbed buffer directly west of the building footprint, and a 30-foot replanted buffer directly west of the northern parking area, as depicted in development plan.
 - d. Boundary with adjacent property to the north: 30-foot undisturbed buffer directly north of the parking area, and a 30-foot replanted buffer directly north of the proposed Stormwater Management Area as depicted in development plan.
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, as depicted in development plan.
 - b. Trees 6-inches diameter and greater shall be retained within the residential rear setbacks, as depicted in development plan.

Proposed Preliminary Development Plan (PDP)

As shown in the approved CDP the mixed-use project includes a church and single-family residential homes. The project is anticipated to be constructed in two phases. The church will be the first phase and the residential subdivision will be the second phase. The purposes of this PDP from the UDO are:

1. *The proposed land use mix and intensity are consistent with the Comprehensive Plan, the purposes of the PD and the approved CDP.*
 - a. This site is listed as an “Area to Transform” in the Comprehensive Plan:
“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.”
 - b. When discussing the appropriateness of a project in a “Area to Transform” it is important to look at how the area has already been transformed:
 - 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 recently opened along with more restaurant and retail space opening soon.
 - 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.
 - c. As discussed in the CDP process, the proposed project is relatively low density and impact. The church activities will primarily be on Sunday’s and the proposed housing matches the lowest density housing zoning RS-3 (30,000 sf lots). Due to the extensive commercial growth in the area north and south of the proposed project, a higher density would not be desirable. This sentiment was voiced in the neighborhood meeting on the project and in the Planning Board meeting.

- d. 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. Based the high-density growth that’s already take place along NC-22, this lower density project will fit very well with the Comprehensive Plan.
- e. 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.”*
-The proposed project is a mixed use of a church and low density single-family residential. 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. When the “mixed use” description is extrapolated to the larger area around the proposed project—which is more suburban than urban--it fits the mixed-use definition quite well. The church offers its services to the wider community and the proposed single-family homes have 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.
- f. 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 propose 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 D.
 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 Waynor 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.
2. *Proposed system of streets, trails, and greenways are consistent with the UDO, as well as the mobility needs of the Town and the proposed development:*
 - a. No new streets are proposed. The church will have will be a “right in / right out” driveway on NC-22 and a full intersection on Waynor Road opposite the fire department entrance. The single-family housing will have individual driveways on Waynor Road. Note: The Town deemed this approach preferable to a proposed cul-de-sac.
 - b. A sidewalk will connect the single-family housing with the church property and provided access to the sidewalks in Ravensbrook.
 3. The proposed development is consistent with the ability to provide and maintain public facilities and services on which the development, area and Town depend.
 - a. There are no roads, water or sewer main extensions required for the project.
 - b. The church will be located across the street from the fire department.
 - c. The proposed project will provide minimal traffic demand on weekdays.

4. *The proposed development is well integrated with the protection of natural features including Watersheds, woodlands and other natural features.*
 - a. The preservation of the large wooded knoll at the intersection of NC-22 and Waynor Road as open space and the extensive buffers will retain important animal habitat and provide for stormwater infiltration.
 - b. For a PD, Mixed Use development, this project is a much lower density than the PD, mixed use project constructed in the area over the last twenty years.
5. *The proposed development patterns and development products are compatible with the character and vitality of the neighborhood and community.*
 - a. The proposed single-family homes with will comply with the RS-3 zoning and therefore match the adjacent Ravensbrook neighborhood.
 - b. The church will have a wide undisturbed buffer with NC-22 and the 30–50-foot undisturbed buffer along most of Waynor Road (trees 8” and greater will be preserved directly in front of the church on Waynor Road, but smaller trees and brush will be cleared so the church can be seen from the road) will preserve the rural look of the area and provide a break form the denser commercial development to the north and south.

Criteria for Approval

1. *The application demonstrates that it will achieve the purposes of the PD and this section.*
 - a. The proposed PDP is essentially the same plan as presented in the CDP approved by the Town.
 - b. The property owner is requesting to be annexed by the Town.
2. *The PDP is consistent with the CDP and conforms to all applicable provisions of the UDO.*
 - a. *As previously mentioned, the PDP is essentially the same plan as the CDP.*
 - b. *During the CDP process the Town agreed to waive some of the Highway Corridor Overlay requirements for parking because of the large undisturbed buffer being retained along NC-22.*
 - c. *All other provisions of the UDO are being followed.*
3. *The proposed Development is located in an area of Town that is appropriate.*
 - a. *The lower density PD will help maintain a natural area along NC-22 and thereby preserve a break between the dense commercial areas to the north and south.*
 - b. *The 30,000 sf lots in the single family-housing will fit well with the many residential neighborhoods in the area.*
4. *The proposed development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.*
 - a. *No town maintained or private roads or water or sewer main extensions will be required.*

- b. Southern Pines Water and sewer are available on Waynor Road.*
- c. There is an existing fire station on Waynor Road.*

[illegible]

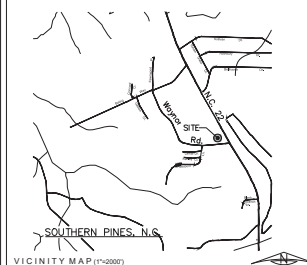
NEW CHURCH MEETING HOUSE

Chandler Pond Way Planned Development
Preliminary Development Plan

PROJECT DETAILS	
Project Manager:	KSL
CAD Technician:	RFN/GER
Reviewed / Approved	
Project Number:	25013
SCALE:	60 120

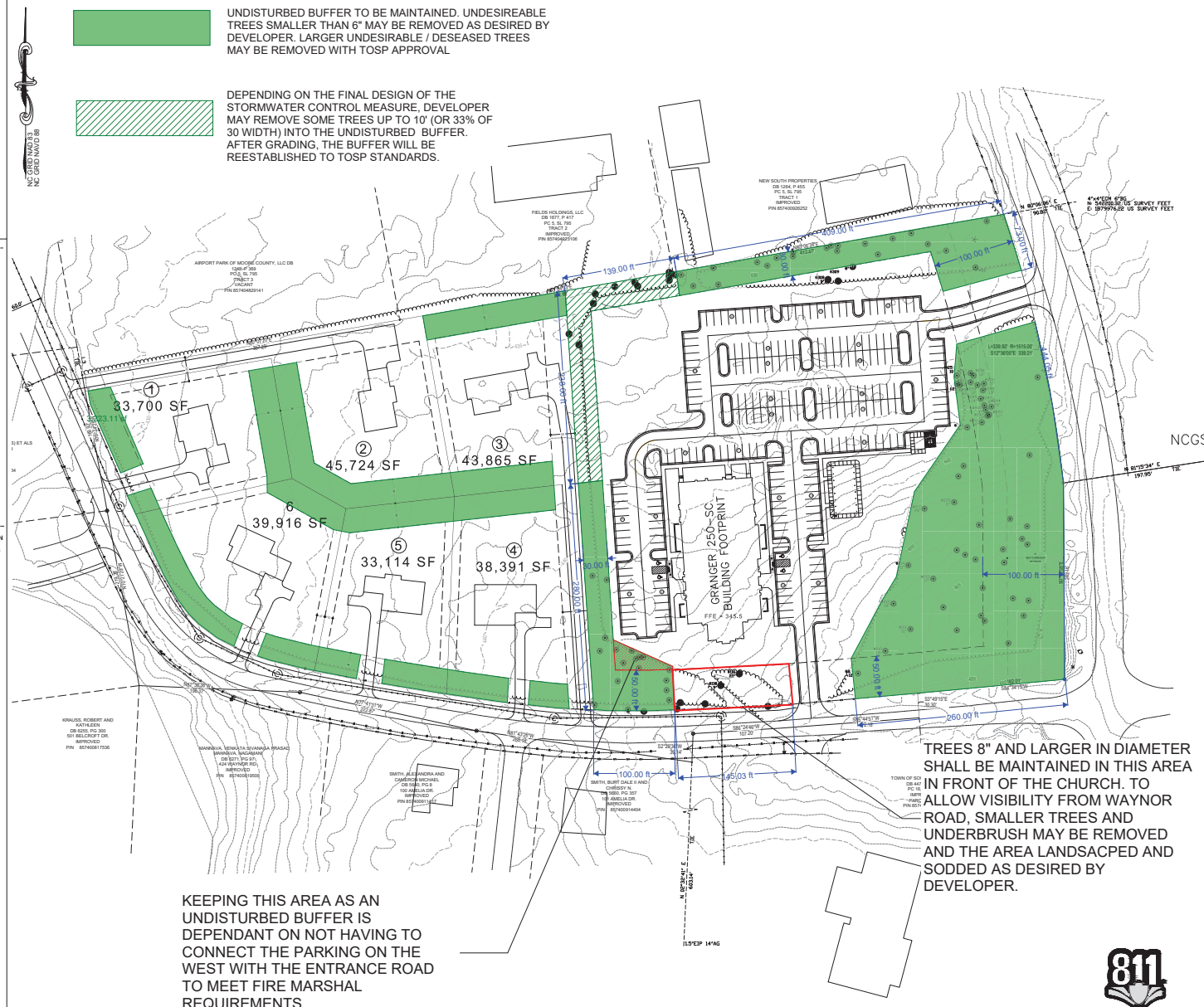
ISSUE DATE 10/08/2025

SHEET NUMBER
C2.0



UNDISTURBED BUFFER TO BE MAINTAINED. UNDESIRABLE TREES SMALLER THAN 6" MAY BE REMOVED AS DESIRED BY DEVELOPER. LARGER UNDESIRABLE / DISEASED TREES MAY BE REMOVED WITH TOSP APPROVAL

DEPENDING ON THE FINAL DESIGN OF THE STORMWATER CONTROL MEASURE, DEVELOPER MAY REMOVE SOME TREES UP TO 10' (OR 33% OF 30 WIDTH) INTO THE UNDISTURBED BUFFER. AFTER GRADING, THE BUFFER WILL BE REESTABLISHED TO TOSP STANDARDS.



TREES 8" AND LARGER IN DIAMETER SHALL BE MAINTAINED IN THIS AREA IN FRONT OF THE CHURCH. TO ALLOW VISIBILITY FROM WAYNOR ROAD, SMALLER TREES AND UNDERBRUSH MAY BE REMOVED AND THE AREA LANDSCAPED AND SODDED AS DESIRED BY DEVELOPER

KEEPING THIS AREA AS AN
UNDISTURBED BUFFER IS
DEPENDANT ON NOT HAVING TO
CONNECT THE PARKING ON THE
WEST WITH THE ENTRANCE ROAD
TO MEET FIRE MARSHAL
REQUIREMENTS.

Chandler Pond Way Planned Development Preliminary Development Plan



Know what's below.
Call before you dig.



Major Subdivision Preliminary Plat

Date Received: _____ Case No.: MAPP-____-____

Subdivision Name: Chandler Pond Way Street Address: NW corner of NC22 and SR1897
PIN: 857400914852 Parcel ID: 00991862 Zoning District: PD
Project acreage in: Lots 5.45 + Roads 0 + Open Space _____ + Common Area 0
+ Other (describe) 7.41(church), includes 2.77 acres open space = Total Project Acreage 12.86
Number of Lots: 7 ^{1-church}_{6-SFH} Minimum Lot Size: 30,000 sf Setbacks: Res: 30' F, 30' R, 10' side
Church: 100' NC22, 50' Raynor, 30' others
Highway Corridor Overlay: Yes/No _____ If yes, Urban Village _____ Urban Transition X Rural Hwy _____
Watershed: Yes/No Y If yes, LR #2: _____ LR Vass: _____ Nicks Creek: X HQW: Yes/No N
Does the site contain a Special Flood Hazard Area? Yes/No N Does the site contain wetlands? Yes/No N

Applicant:

Name: _____
Phone: _____ Email: _____
Mailing Address: _____

Contact Person, if different from Applicant:

Name: _____
Phone: _____ Email: _____
Mailing Address: _____

Legal Property Owner(s), if different from Applicant:

Name(s): same as applican
Phone: _____ Email: _____
Mailing Address: _____

Date: July 16, 2026

Sybil Clark Samuelson ^{MM}
Signature of Applicant

Chandler Pond Way Subdivision

Chandler Pond Way Planned Development (PD) is a 12.86 acre proposed mixed-use project with a church being built on an approximate 7.41-acre portion and a single-family residential subdivision being built on the remaining 5.45-acre portion. The residential portion will consist of 6 lots. Four will face directly on to Waynor Road and two will have extended drives to reach the north side of the property. The Town of Southern Pines has approved the proposed Conceptual Development Plan (CDP) as shown in Exhibit A and is currently review the proposed Preliminary Development Plan (PDP).

The proposed subdivision includes:

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. Trees 8-inches and diameter and greater directly south of building footprint shall be retained, with the understanding that the understory may be cleared, as depicted in development plan.
- c. Boundary with Residential portion (west): A 30-foot undisturbed buffer directly west of the building footprint, and a 20-foot undisturbed buffer directly west of the Stormwater Management Area, as depicted in preliminary plat map.
- d. Boundary with adjacent property to the north: 30-foot undisturbed buffer directly north of the parking area, and a 20-foot undisturbed buffer north of the proposed Stormwater Management Area as depicted in development plan.

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 six (6) 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, as depicted in development plan.
 - b. Trees 6-inches diameter and greater shall be retained within the residential rear setbacks, as depicted in development plan.

Preliminary Plat Criteria:

- 1. *The application is consistent with the approved Sketch Plat.*

The preliminary plat is consistent with the approved CDP and the PDP currently under review.

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

Consistency in these areas has been determined through the CDP and ongoing PDP process.

3. *The propose subdivision complies with the UDO and applicable state and federal regulations.*

Compliance in these areas has been determined through the CDP and ongoing PDP process.

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

Compatibility in these areas has been determined through the CDP and ongoing PDP process. The church property is adjacent to the fire station, airport, animal welfare facility (under construction) and commercial properties. The single-family homes are adjacent to single family homes in RS-3 zoning across Waynor Road.

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

Lack of detrimental impact in these areas has been determined through the CDP and ongoing PDP process. The proposed church with primarily Sunday traffic and low density residential will minimize impacts compared with potentially higher density and higher traffic producing projects that would normally be allowed under a PD zoning.

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.*

The development will not require any additional public roads or water and sewer extension. Nor will they impact the future extensions of such services.

Service Providers

Note: Property is in Southern Pines ETJ and will request annexation if proposed PD is approved.

Water: Southern Pines

Sewer: Southern Pines

Trash: Southern Pines

Electrical: Duke Power

Drainage Concept Plan

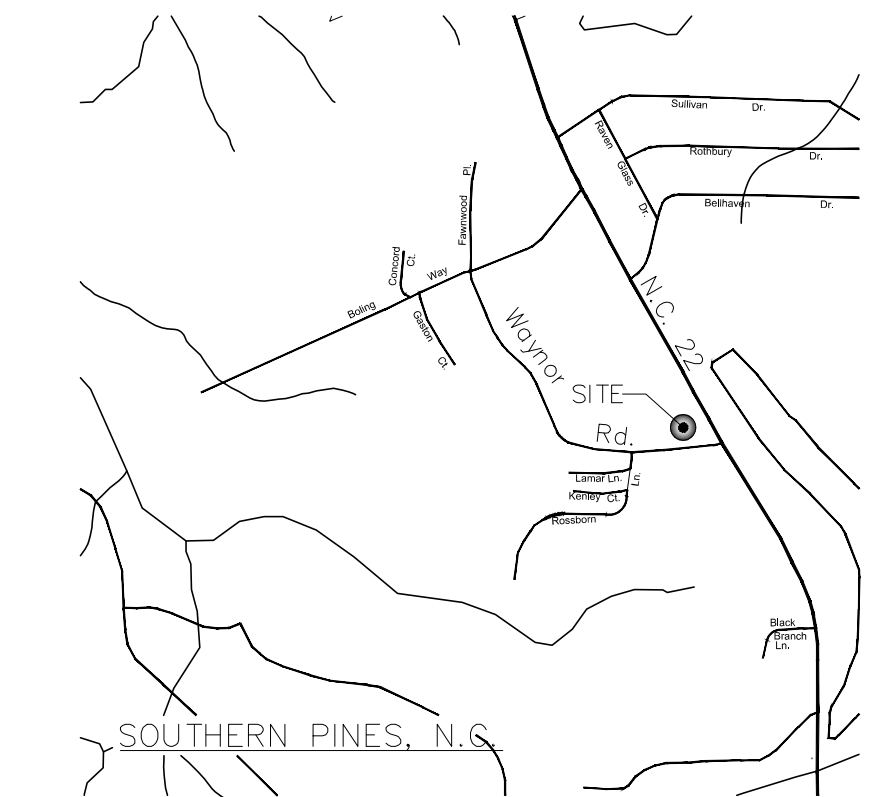
The 12.86-acre site is currently wooded. Based on the NRCS Soils report (Appendix E), the predominant soil type is a Candor Sand which is considered to be a well-draining type “A” soil. Due to the preservation of a large amount of natural open space and buffers and the use of low density residential, the post construction impervious areas are expected to be only around 26%. The site is in the Cape Fear Basin and drains to Nicks Creek. It is in a Watershed Supply III, Priority, area.

Church Impervious Area (IA)(sf)		Residential IA (sf)		Total IA (sf)	
Existing Impervious Area:	0	Existing Impervious Area:	0	Existing Impervious Area:	0
Proposed Impervious Area:		Proposed Impervious Area:		Proposed Impervious Area:	
Structures	20,539	Structures	-	Structures	20,539
Drives and Parking	86,345	Drives and Parking	-	Drives and Parking	86,345
Sidewalks	10,776	Sidewalks	-	Sidewalks	10,776
Misc	177	Misc	-	Misc	177
Houses (3,000 sf/lot)	-	6 Houses (4,000 sf/lot)	24,000	Houses (3,000 sf/lot)	24,000
Total for Church	117,837	Total for Homes	24,000	Total for District	141,837
% IA for 7.41 acre site:	37%	% IA for 5.45 acre site:	10%	% IA for 12.86-acre site:	25%

The church property will have a Stormwater Control Measure (SCM) that is expected to be an infiltration basin. This infiltration basin will rely on temporary storage and the natural infiltration rate of the soil to reduce peak runoff from the 10-year storm to current, pre-construction, rates.

For the residential area, individual infiltration basins for each lot will be constructed to reduce peak runoff from the 10-year storm to current, pre-construction, rates.

The downstream area is drained by NCDOT ditches. Overflows from large storms will be conveyed to the NCDOT ditch by grass lined swales.



VICINITY MAP (1"=2000')

SITE NOTES

As per approved Conceptual Development Plan (CDP) for PD-01-26

A. Religious Institution Portion:

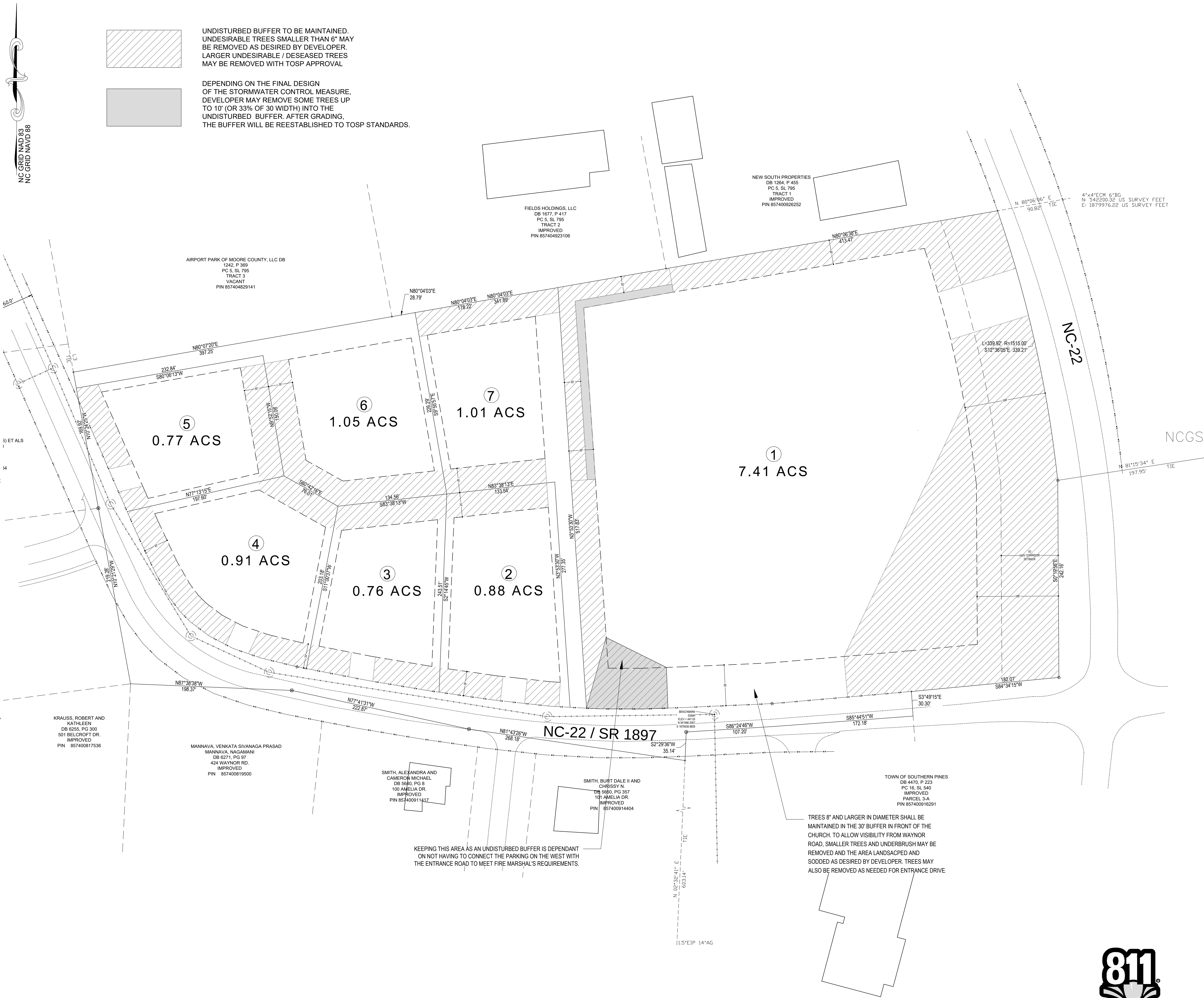
- Land Uses:
 - Land uses shall be limited to a Religious Institution and customarily accessory uses.
- Setbacks:
 - NC-22: 100 feet (measured from ROW).
 - Waynor Road: 50 feet
 - North property line: 30 feet.
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 - NC-22: 100-foot undisturbed buffer, except for approved access points.
 - 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. Trees 8-inches diameter and greater directly south of building footprint shall be retained, with the understanding that the under-story may be cleared, as depicted in development plan.
 - Boundary with Residential portion (west): A 30-foot undisturbed buffer directly west of the building footprint, and a 30-foot replanted buffer directly west of the northern parking area, as depicted in development plan.
 - Boundary with adjacent property to the north: 30-foot undisturbed buffer directly north of the parking area, and a 30-foot replanted buffer directly north of the proposed Stormwater Management Area as depicted in development plan.
- Parking:
 - 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.
 - 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.
- Signage:
 - Signage shall comply with applicable standards of the General Business (GB) zoning district.
- Lighting:
 - Lighting shall comply with applicable standards of the General Business (GB) zoning district.
- Architecture:
 - Maximum building height permitted shall be 45 feet.
 - Special Architectural Features such as a steeple may be constructed up to 66 feet above the finished floor elevation.
 - Principal Religious Institution Structure shall be exempt from Building Orientation Requirements and shall instead face south toward Waynor Road.
 - Principal Religious Institution Structure shall be exempt from Windows requirements of the UDO.

B. Residential Portion:

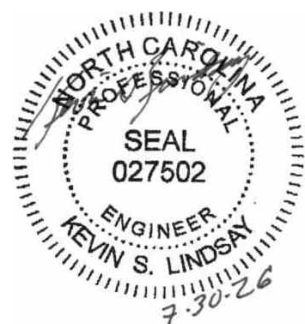
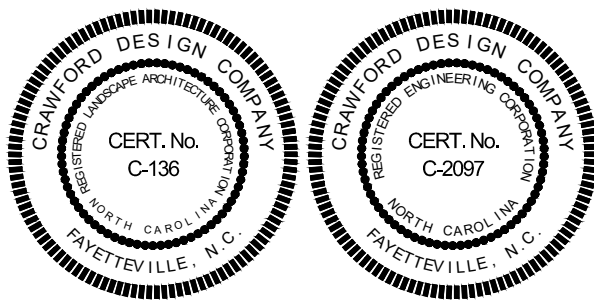
- Land Uses:
 - Land uses shall be limited to single-family detached dwellings.
- Lot Yield and General Layout:
 - Development shall consist of five (5) to seven (7) lots.
- Access:
 - Lots shall have direct access to Waynor road. Two long driveway "flag lots" will be used to provide access to the rear of the property.
- Setbacks:
 - Front: 30 feet.
 - Exterior Side: 15 feet.
 - Interior Side: 10 feet.
 - Rear: 30 feet.
- Buffers:
 - Waynor Road: 30-foot undisturbed buffer, except for approved driveway access points, as depicted in development plan.
 - Trees 6-inches diameter and greater shall be retained within the residential rear setbacks, as depicted in development plan.

C. Phasing:

- It is the intent of the current land owner to donate the land for the 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 phase with the church being constructed first and the residential portion being constructed later.



Landscape Architecture " Fayetteville, NC
Civil Engineering " Southern Pines, NC
230C W. Pennsylvania Ave. " Southern Pines, NC 28387
Voice: 910-725-1107
www.crawforddesign.com



Preliminary Plat

REVISIONS	mm-dd-yy	Description
0		

MICHAEL R. MCLEOD, ARCHITECT, PA
CHANDLER POND WAY
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

SUBDIVISION PRELIMINARY PLAT



Know what's below.
Call before you dig.

PROJECT DETAILS
Project Manager: KSL
CAD Technician: RFNIGER
Reviewed / Approved By:
Project Number: 25013

SCALE 0 60 120
Full Scale: Horiz.: 1" = 60'
Half Scale: Horiz.: 1" = 120'

ISSUE DATE: 10/08/2025
SHEET NUMBER

C2.0

**A 12.817 Acre Tract in the
Township of McNeils, Moore County, North Carolina**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 Calc	1515.00'	340.89'	340.17'	S 12°37'11" E	12°53'31"
C1 Rec	1515.00'	341.41'			
C2 Calc	1657.70'	502.56'	500.64'	N 86°33'23" W	17°22'13"
C2 Rec	1657.70'	502.56'			
G3 Calc	189.83'	159.62'	154.96'	N 52°25'39" W	48°07'41"
G3 Rec	189.83'	159.25'			



SYMBOL LEGEND

R/W	Right-of-Way
P/L	Aspiner Property Line
—	Centerline
○	Calculated
—	Measured
Mad.	Measure
○	Record
●	Monumentation Found as Noted
○	5/8" Iron Pin w/ Cop Seal Stamped "P-1503"
	Tree
	Cleanout
	Sanitary Manhole
	Fire Hydrant
	Water Valve
	Telecommunication Pedestrel
	Sign
	Mail Box
	Utility Pole
	Flare Optics Marker
	Chainlink Fence
	Water Line
	Underground Gas Pipeline
	Overhead Telecommunication
	Wooded Area
	No Parking Area
	Building Area

CBRE Land Surveying
Affiliates PLLC
22448 CCC Memorial Highway
Emporium, PA 15834
landsurveyors@cbre.com
Phone: 800-520-1010

**THE CHURCH OF
JESUS CHRIST OF
LATTER-DAY
SAINTS**

0 East North Temple Street
Real Estate Division
12th Floor
Salt Lake City, UT 84150

James E. Pohel, PLS
NC PLS License No. L-4074
Firm License Number = P-1503

REVISION HISTORY		
BY:	DATE:	COMMENT:

Surveyor's Seal
Date Signed: _____

Sheet No. **1** of **1**

MSI Project No. 64155
PC: TRM
PM: CLA Drafter:

SAVE AND EXCEPT any portion of the Land acquired by Moore County Airport Authority in fee simple and described as Right of Way Acquisition (1.26 acres) and Remnant Acquisition (.63 acres) in Consent Judgment recorded in Book 3333 Page 375, Moore County Registry.

[illegible]

The basis for all bearings shown hereon is Geodetic North, based on a GPS Static Observation with a reference line being the North line of subject property, being N 80°06'22" E, and is used to denote angles only.

At the time of this survey, there was no visible evidence of encroachments or violations.

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain.) according to the Flood Insurance Rate Map for the County of Moore, State of North Carolina, Community Panel No. 3710857400I, Effective Date October 17, 2006.

As of July 10, 2026, we have not yet received the current zoning information for the subject property.

There are no striped parking spaces on the subject property.

558,323 Square Feet
12.817 Acres