

MINUTES
Planning Board Regular Meeting
Douglass Community Center, 1185 W. Pennsylvania
Avenue Thursday, August 18, 2022 at 6:00 PM

1. CALL TO ORDER

Chairman Carroll called the meeting to order at 6:00 PM.

The following Planning Board members were present: Chair Gary Carroll, Vice Chair Diane Westbrook, Cooper Carter, Andy Bleggi, Kim Wade and Parks Cobb.

Chair Carroll acknowledged the recent passing of member Lemuel Dowdy and asked the other members of the Board to keep his family in their prayers.

Cooper Carter stated that Lemuel Wallace Dowdy Sr., a valued member of the Southern Pines community. He had a lifelong commitment to public service to the country and the community.

Cooper Carter made a motion, which was seconded by Kim Wade, to recommend that the Town Council honor Lemuel Dowdy, Sr. with a proclamation or other form of recognition for his faithful service to the Town of Southern Pines as a member of the Planning Board. The motion carried.

2. APPROVAL OF MINUTES

Diane Westbrook made a motion, which was seconded by Andy Bleggi, to approve the Minutes of the July 21, 2022 regular meeting with one noted correction. The motion carried.

3. PUBLIC HEARING

PD-09-22: Planned Development District – Conceptual Development Plan; St. Joseph of the Pines, Inc.

The request is to develop forty-four (44) additional residential dwelling units within St. Joseph of the Pines Belle Meade Life Care Retirement Community. The subject parcel is identified as PIN: 858315743819 (PARID: 00040807) and is owned by St. Joseph of the Pines, Inc.

Gary Carroll made a motion, which was seconded by Andy Bleggi, to open the public hearing. The motion carried.

Planner Jennifer Hunt stated that the request was to rezone the property from FRR-CD to PD and to demolish two existing buildings and develop up to 44 additional residential units as

Phase 2 of Belle Meade. A roadway around the pond to connect to Gossman Drive is planned. The built upon area will increase from 33% to 36% with the construction of the new residential units which will be a maximum of 2,500 SF of heated living area and a maximum of 35 ft. in height. A traffic impact analysis will be required with the Preliminary Development Plan application. No comments were received from NCDOT or RLUAC with regard to the project.

Chairman Carroll asked if the new roadway will be private or public and Ms. Hunt responded that the internal streets are private.

Andy Bleggi asked if the buildings that are to be demolished are currently occupied and Ms. Hunt responded that those buildings are vacant.

Mr. Bleggi asked if the density will increase with the new residential structures and Pamela Graham responded that it was her understanding that the buildings to be demolished were medical offices.

Mr. Dan Jewell of Coulter Jewell Thames PA stated that the two buildings to be demolished are vacant and have been for some time. He thought the buildings were part of the original development of Belle Meade in the mid 1990's. One of the buildings was a clinic and administrative offices were in one of the buildings and a daycare was in the other. The daycare closed some time ago and the clinic and administrative offices were moved to another building on campus. The number of residential units will increase but they are redeveloping approximately 20% of the Belle Meade campus. There will be a substantial reduction in daily trip generation with the residential use compared to the childcare facility.

Mr. Bleggi asked Planning staff if the applicant could request that a traffic study be waived and Mr. Grieve responded that the applicant may work with the Town Engineer regarding the scope of the TIA, but a TIA is required.

Parks Cobb asked if the new homes will be in a separately gated area of the campus.

Mr. Jewell responded that the residential units will not be separately gated from the rest of the community and that at the request of the Fire Marshal, they are going to connect Gossman Drive to Waters Drive.

Diane Westbrook made a motion, which was seconded by Andy Bleggi, to close the public hearing. The motion carried.

Andy Bleggi made a motion, which was seconded by Diane Westbrook, that after reviewing the proposed Conceptual Development Plan and considering the criteria for approval of a

Planned Development District found in UDO §2.18.4(H), the requested Conceptual Development Plan is consistent with the Comprehensive Long-Range Plan for the reasons set forth in Attachment “A” of staff report PD-09-22; that no other matters were considered by the Planning Board and added to Attachment “A” by Town staff as part of the Planning Board’s written recommendation to the Town Council; and therefore, to recommend approval of PD-09-22 to the Town Council. The motion carried.

4. PUBLIC FORUM

PD-10-22: Planned Development District - Preliminary Development Plan for Phase 9 of Morganton Park North

The request is to develop multi-family and mixed-use retail, restaurant and/or office space on two parcels identified as PIN 857100399573 (PARID 20190270) owned by PACN Realty, LLC and PIN 857100392796 (PARID 20150046) owned by Morganton Park Realty Site 2, LLC.

Cooper Carter made a motion, which was seconded by Diane Westbrook, to open the public forum. The motion carried.

Principal Planner Pamela Graham stated that the Morganton Park North Conceptual Development Plan was approved in 2014 and allowed multi-family residential, retail, hotel, service and office uses. The CDP was amended in 2018 to add public institution as a permitted use. The current request is to develop 300 multi-family residential units and 20,000± SF of mixed-use retail, restaurant and/or office space on 20.6± acres. Multi-family residential is a permitted use in the OS district with a Special Use Permit or if developed as part of a Planned Development and retail, restaurant and office uses are permitted in the GB and OS districts.

A shared use path along the north side of Morganton Road has been installed and the extension of S. Carlisle Street to connect to Tanglewood Drive will be completed as part of Phase 9. A TIA was submitted and reviewed by James Michel, Town Engineer, and he agreed that no improvements beyond the extension of S. Carlisle Street would be needed and that the studied intersections are expected to operate at acceptable levels of service.

Cooper Carter inquired about the maximum density of multi-family residential that is permitted in the OS zoning district and Ms. Graham responded that the CDP allows for up to 300 multi-family units, which is the number of units that are proposed.

B.J. Grieve added that the number of permitted dwelling units is based on acreage.

Ms. Graham stated that the CDP calls for an 80' right-of-way the full length of the S. Carlisle Street extension but the proposed site plan reflects a width of 60' west of the secondary entrance to Legends Apartments. The site plan shows a sidewalk along the south side of S. Carlisle Street but not along the north side leading to Tanglewood Drive. There is an existing sewer access trail along the north side for utility vehicles that could possibly be improved for use as a greenway trail. She proposed as a recommendation to the Town Council that if the existing trail is going to be used as a path around the wetlands, that it be improved to the Town's greenway standards.

The approval of the PDP for Phase 9 will allow for 300 multi-family residential units with a clubhouse, associated parking and amenities and approximately 20,000 SF of mixed-use retail, restaurant and/or office space with associated parking, all to be arranged in the manner depicted on the site plan that was submitted with the application.

Kim Wade asked if a neighborhood meeting is recommended for a PDP and Mr. Grieve responded that a neighborhood meeting was held in 2018 for the revised CDP.

Ms. Wade stated that the range of allowable uses includes hotel and that DFI has hosted a meeting at the Douglass Center about a hotel and the residents were strongly opposed and asked if that would be taken into consideration.

Ms. Graham responded that the CDP does include a hotel as a permitted use but a hotel was not included in the current PDP application.

Parks Cobb asked why a sidewalk along the north side of Carlisle Street extension was not planned.

Ms. Graham said she recalled from a discussion regarding this project during a TRC meeting that there would not be any development on either side of the S. Carlisle Street extension because there are wetlands on both side and that a path that wraps around the wetlands in Phase 9 would constitute a deviation from the CDP and require Town Council approval.

Mr. Cobb stated that the sidewalk would provide access to the greenway and noted that Kimley-Horn had stated that a sidewalk would be installed on the north side of S. Carlisle Street.

Ms. Graham responded that in her last discussion with Mr. Koontz he said that the applicant did not want to have a sidewalk on the north side but perhaps something has changed.

Mr. Cobb questioned whether Public Works would want the sewer easement to be paved since they need to have access that sewer line.

Ms. Graham responded that it is not unusual for a greenway path to be on top of a sewer easement and pursuant to her discussions with Mr. Michel, the surface could be compacted stone. The sewer easement is much wider than the actual sewer line, which leaves room for a greenway to run beside the sewer line.

Mr. Bleggi asked who would be responsible for the cost of installing the gravel path if it was approved.

Mr. Grieve responded that the path would be the developer's expense. The initial discussions were that if this was constructed properly and connected to the greenway it could potentially be adopted as part of the Town's greenway system and maintained by the Town but the Town is not requiring the path.

Mr. Cobb commented that if the developer does not want to develop a path along the sewer easement then running the sidewalk all the way down S. Carlisle Street on both sides becomes a bigger issue.

Ms. Graham distributed a letter received from Casey King of Caviness & Cates to the Board and stated that she had communicated with Ms. King and clarified that this was not a rezoning request and that multi-family is an approved use pursuant to the CDP.

Diane Westbrook asked if there would be a sidewalk along Morganton Road and Ms. Graham responded that a multi-use path along the north side of Morganton Road has already been installed.

Chair Carroll said the staff report stated that a modification to building height limitation was requested for the multi-family residential buildings.

Ms. Graham responded that flexibility is allowed in a Planned Development subject to Town Council approval and it was her understanding that this same deviation has been allowed for some other apartment complexes.

Chair Carroll asked Mr. Grieve for more clarification with regard to the total number of multi-family units in the area.

Mr. Grieve responded other multi-family projects could not be considered in reviewing this specific project and he was not aware of anything in the CDP that established maximum density.

Attorney Nick Robinson, representing the applicant, stated that the request was for approval of the Preliminary Development Plan and not for a rezoning or any additional entitlements.

Paul Saathoff of Koontz Jones Design provided an overview of the site and surrounding area and stated that 20,000 SF of mixed-use commercial space at the corner of Brucewood Road and Morganton Road with ground floor retail and restaurants and a faux second story and 300 multi-family units in ten (10) buildings were proposed. Access to the site will be from Brucewood Road with a new drive access located directly across from Pavilion Way that will align with the secondary entrance into Legends Apartments. The site plan was revised after the application was submitted and the only change was to building locations based on preliminary grading studies.

Ms. Westbrook asked why the commercial buildings were going to only be one story.

Charles Persons of DHIC, LLC responded that Brucewood Road sits higher than the site and the faux second story will allow signage to be more visible and they had heard that there are some parking challenges at The Pavilion so they felt that a single-story building with higher ceilings would be in more demand.

Mr. Saathoff stated that they are proposing sidewalks that taper down to a greenway trail that will connect back to the existing greenway trail. They are also proposing a new greenway trail just south of the wetland area.

Mr. Robinson stated that a sidewalk on the north side of the Carlisle Street extension is not planned but there will be pedestrian connectivity from the school to the greenway trail across Tanglewood Drive. Town staff had suggested that there be some form of improvement along the sewer easement to allow for pedestrian connectivity and the developer is entirely amenable to improving that with gravel to the Town's standard to allow an additional option for pedestrians. There will not be a median in the section of right of way that narrows down from 80' to 60'. With regard to having the sidewalk on only one side of the right-of-way, that will also be less for the Town to maintain and there are some very significant grading challenges on the north side.

Andy Bleggi inquired about trash service for the development and Mr. Saathoff responded that there will be dumpsters on the Morganton Road side of the property that will be screened by a 40' landscape buffer.

Mr. Saathoff stated that with this project and the addition of the area across Tanglewood Drive they will be providing 8.1 acres of overall open space with 5.6 acres being usable.

A TIA was submitted and approved by the Town and NCDOT staff. The analysis included the buildout of Morganton Park South and all of Morganton Park North with the exception of Site

4B, which will require its own TIA in the future. The analysis showed no traffic concerns and the extension of Carlisle Street will enhance vehicular and pedestrian access in that area.

Mr. Carter asked Mr. Saathoff to address the deviation regarding building height and Mr. Saathoff responded that they are requesting a height of 45' in order to have a pitched roof on the multi-tenant buildings, which is consistent with what has been built in Morganton Park North.

Mr. Saathoff responded that The Legends Phase 2 had requested a 50' height.

Mr. Saathoff stated that the proposal was for 20,000 SF commercial/retail area and 300 multi-family units, which equates to 14.6 dwelling units per acre and the Morganton Road Overlay district allows 16 units per acre. The maximum building height being requested is 45'. Impervious surface is at approximately 50% - or 10.32 acres. Water and sewer are available, signage will meet the requirements of the GB zoning district as the base for the unified sign plan and the property will be offered for annexation into the Town prior to site plan approval.

The required number of parking spaces for multi-family is based on bedroom counts. They have 138 one-bedroom units and 162 three-bedroom units requires a total of 523 spaces. They are proposing 514 service spaces, or 1.7 spaces per unit, and 23 garage spaces for a total of 532 spaces. Proposed parking for the commercial area is 97 spaces or one (1) space per 206 square feet.

Ms. Westbrook asked if any playground space was proposed and Mr. Saathoff confirmed that a tot lot/playground area is planned.

Kim Wade suggested adding a second story to serve as event space and Mr. Grieve responded that there will not be sufficient parking for 40,000 SF of additional space.

Mr. Carter asked if the PDP establishes a maximum number of parking spaces and Mr. Grieve responded that it does not but if the PDP approved with the amount of parking stipulated in the application he would feel comfortable holding the applicant to that number of provided parking spaces.

Chair Carroll asked what kind of market research had been conducted to justify the proposed number of apartments in that area.

Mr. Persons stated that based on their extensive market research in the area this is an attractive place to develop multi-family.

Mr. Robinson added that a Planned Development District and the Morganton Road Overlay district are exactly where multi-family should be located.

Mr. Carter expressed concern about the intersection of Brucewood Road and Morganton Road and asked for an estimate of the number of additional trips per day that will be generated by this development.

Travis Fluitt of Kimley-Horn & Associates responded that they did new traffic counts in June while school was still in session. The traffic study was very conservative and provided a worse case condition, the intersection of Morganton Road and Brucewood Road, which currently operates at level of service "B", is projected to operate at a level of service "C" at full build out. This particular development is projected to add approximately 2,400 new trips per day – 1,200 in and 1,200 out – and that includes the apartments and the commercial uses combined.

Mr. Carter asked Mr. Fluitt if he had a daily trip count at the macro level at that intersection today versus what is projected for 2025 and Mr. Fluitt responded that the volume through the intersection during the AM peak hour today is 1,880 vehicles. Approximately 100 trips through the intersection will be added at full buildout, so about a 5% increase.

Mr. Grieve stated that he had mentioned earlier that the CDP did not contain a maximum density but Mr. Robinson pointed out that the Morganton Road Overlay still exists. The whole area was later rezoned to PD but that did not eliminate the Morganton Road Overlay because it is a separate construct. The MRO caps residential density at 16 dwelling units per acre and in this case, which equates to 329 dwelling units in this case and the applicant is requesting 300 units so they are below the maximum density imposed by the MRO.

Addition discussion regarding traffic ensued.

Kim Wade asked if they will be at full capacity with buildout in 2025 and Mr. Fluitt responded that there should still be capacity. The study they conducted added all of the developments. The traffic they projected for Pinehurst Medical and Pinehurst Surgical was significantly more than they are actually generating today.

Ms. Wade asked if there is a pedestrian crosswalk and Mr. Fluitt responded that there are pedestrian crossings and pedestrian signals.

Diane Westbrook made a motion, which was seconded by Cooper Carter, to close the public forum. The motion carried.

Diane Westbrook made a motion, which was seconded by Andy Bleggi, to adopt the following for transmission to the Town Council as a result of the August 18, 2022 public forum on application PD-10-22 Morganton Park North Phase 9 PDP:

The information presented at the forum indicated that the following issues be considered in applying the criteria for a PDP to application PD-10-22:

1. The TIA studies indicated the rating would go from level of service B to level of service C at the intersection of Brucewood Road and Morganton Road.
2. The Planning Board had no issues with the building height deviation request due to the topography of the area.
3. The applicant has volunteered to improve the walking paths to Town standards.
4. The request for the extension of Carlisle from 80 to 60 ft. in width was deemed acceptable by the Planning Board.
5. The Planning Board had no problem with losing the sidewalk on the north side of the Carlisle extension.
6. Recommend that the Council review the details of the parking specifically for the commercial area of this site and that should be defined specifically in the PDP.
7. The Town Council should review consistency with the UDO for multi-family density in OS, GB and the Morganton Road Overlay.

The motion carried.

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

Chair Carroll stated that the Planning Board received applications for appointment to the Comprehensive Long-Range Plan Update Community Advisory Committee at the August 11, 2022 agenda meeting for their review. Following Board discussion, the following applicants were recommended to the Town Council for appointment to the committee: Adam Kiker, Austin Vernon, Barry Huggins, David Carter, Felicia Winfield, John Weaver, Lynn Anderson, Lynn Thompson, Nora Bowman, Pam Garty, Paul Friday, Ray Owen, Suzanne Coleman, Tom McCabe and Brandon Goodman.

Kim Wade made a motion, which was seconded by Diane Westbrook, to recommend to the Town Council appointment of the individuals selected. The motion carried.

7. ADJOURNMENT

Diane Westbrook made a motion, which was seconded by Cooper Carter, to adjourn the meeting. The motion carried.

The meeting adjourned at 10:04 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board