

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, May 18, 2023 at 6:00 PM

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

Chair Diane Westbrook, Kim Wade, Cooper Carter, Andy Bleggi, Matthew Walden and John Earp were present.

Andy Bleggi made a motion, which was seconded by Kim Wade, to approve the Minutes of the March 23, 2023 regular meeting. The motion carried.

The oath of office was administered to new Board member John Earp.

PUBLIC HEARINGS:

- 1. Z-02-23 Request to rezone a 2.6 acre parcel located on the west side of Valley View Road between Hyland Hills Road and Skyline Manor Road from Facilities, Resource and Recreation (FRR) to Residential Single-Family (RS-2); PIN 859320707475 (PARID 00038516); Property Owners: Preston and Julie Reeves**

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

Senior Planner Alaina Mallette provided an overview of the application accompanied by a PowerPoint presentation and stated that FRR zoning does not allow residential uses and that RS-2 zoning is generally consistent with the Comprehensive Long-Range Plan.

Andy Bleggi asked if any neighbors had expressed opposition to the rezoning.

Ms. Angelique Fabiani, present on behalf of the applicants, responded that she was not aware of any objections from the neighbors.

Chair Westbrook asked if the applicant was aware of the comments submitted by RLUAC.

Ms. Fabiani responded that she had made the applicants aware of those comments and the applicants had indicated that they would comply with all of that agency's recommendations.

Cory Longstreet, 1630 Valley View Road, expressed concern that the property could be subdivided into several lots if it was rezoned to RS-2 and recommended that it be rezoned to RS-3.

Ms. Fabiani responded that a majority of the surrounding properties are zoned RS-2 or RS-3 and the applicants' intent is to build one single-family residence.

Mr. Bleggi asked if the applicant would be willing to amend the application to request RS-3 zoning.

Ms. Fabiani responded that if the Board felt that RS-3 would be more appropriate, the applicant would have no objection.

Kim Wade made a motion, which was seconded by Matthew Walden, to close the public hearing. The motion carried.

Board discussion ensued.

B.J. Grieve confirmed with the Board that the intent of the Board was to amend Attachment 1 of the staff report to state that the Planning Board recommends adopting a Residential Single-Family zoning district with a maximum 30,000 square foot lot size standard (RS-3) and that RS-3 zoning is consistent with the text of the CLRP and the Planning Board recommends that the governing body adopt the zoning map amendment to RS-3.

ACTION OF THE BOARD:

Cooper Carter made a motion, which was seconded by Matthew Walden, that after reviewing the proposed amendments to the Town of Southern Pines Zoning Map and after considering the criteria for approval of map amendments found in UDO §2.17.9, the proposed amendment is consistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment 1 of staff report Z-02-23 as revised by the Planning Board and therefore, to recommend approval of Z-02-23 to the Town Council. The motion carried by a vote of 6-0.

- 2. Z-03-23 Request to rezone a one (1) acre parcel located on the north side of Eastman Road between 4th Street and West New York Avenue from Residential Single-Family (RS-1) to Facilities, Resource and Recreation (FRR); PIN 857211657012 (PARID 00040888); Property Owner: Town of Southern Pines**

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

Senior Planner Alaina Mallette provided an overview of the request accompanied by a Power Point presentation and recommended approval of the rezoning request.

Cooper Carter asked what the Town's plans are for the property.

Town Engineer James Michel responded that the Town has owned the property for several years and the intent is to relocate Public Works construction materials that are currently being stored on another Town property that is going to be developed in the future. FRR zoning is consistent with other Town-owned properties. A buffer of trees will remain and the materials will be inside of a fence.

Ms. Lee Roberts, on behalf of her father, Richard James of 435 S. May Street, inquired about anticipated traffic generation and maintenance of the road, and expressed concern that any clearing will affect drainage based on the amount of clearing that will occur. Ms. Roberts stated that there is an existing drainage issue resulting in a significant amount of water draining across the property.

Mr. Bleggi asked if Mr. James' property had ever flooded.

Ms. Roberts responded that the house itself has not ever flooded but water has come up to the steps when the water tank has been drained.

Mr. Michel stated that approximately once a year all of the Town's water tanks are drained in order to conduct internal inspections. The water drains downhill toward the west. When the neighbor to the West built their driveway, it was graded so that it created somewhat of a dam that prevents the water from draining down Eastman Road. There may be options for fixing the drainage problem. However, that will need to be worked out between the neighbors.

John Earp asked if a rezoning of the property would materially affect the current drainage issue.

Mr. Michel responded that the amount of impervious surface will not be increased so the amount of drainage should not increase.

Dorothy Brower, 102 Eastman Road, stated that she fully supports the development at the corner of Henley Street and Morganton Road. The storage area that is currently used is not adjacent to a residential neighborhood. The duplex is currently the only home other than one home that was built by Ron Jackson. She was hoping this would be a recreational area. She has seen Town trucks going in and out of the current storage property. Large trucks may not respect the fact that senior citizens live in that area and the streets are narrow. She would hope that the Town would work with the County to improve the road and widen the streets to accommodate trucks going in and out. She does not object to the rezoning but she is concerned about safety and respect for the residents who live on that street.

Mr. Michel stated that all Town staff that drive Town trucks are required to get CDL licenses and undergo a rigorous training. The Town has a very high expectation of the way Town employees handle themselves throughout Town. They have very, very low tolerance for any employee not following procedures. The road is owned by NCDOT and they have to pick and chose where to

spend their money and less traveled roads do not take priority. Eastman Road is outside of the corporate limits. A majority of the lots in that area are outside of Town limits.

Ms. Brower stated that she would like to see NCDOT take note of the road and make some kind of effort to improve it.

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

A brief discussion among the Board members ensued.

ACTION OF THE BOARD:

Cooper Carter made a motion, which was seconded by Matthew Walden, that after reviewing the proposed amendments to the Town of Southern Pines Zoning Map and after considering the criteria for approval of map amendments found in UDO §2.17.9, the proposed amendment is inconsistent with the Comprehensive Long Range Plan for the reasons set forth in Attachment 1 of staff report Z-03-23 as revised by the Planning Board; and that the following other matters were considered by the Planning Board and shall be added to Attachment 1 by Planning staff as part of the Planning Board's written recommendation to the Town Council: two neighboring residents raised the surrounding conditions of the roadways, most notably Eastman Road, and the Board finds that the Town Council should be aware of those conditions as it relates to the safety of neighboring residents and Town of Southern Pines employees; and therefore, to recommend approval of Z-03-23 to the Town Council. The motion carried by a vote of 6 – 0.

UNFINISHED BUSINESS:

Kim Wade made a motion, which was seconded by Matthew Walden, to elect Cooper Carter as Vice Chair of the Planning Board.

Mr. Carter informed the Board that his employment will take him overseas in the very near future and therefore declined the position.

Andy Bleggi made a motion to elect Kim Wade, which was seconded by Cooper Carter, to serve as Vice Chair. The motion carried unanimously.

NEW BUSINESS:

Chair Westbrook reminded the Board of the upcoming quasi-judicial training webinar.

BJ Grieve stated that the updated CLRP is currently being drafted by the consultant.

Andy Bleggi made a motion, which was seconded by Kim Wade, to adjourn the meeting. The motion carried.

The meeting adjourned at 7:19 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board