



AGENDA

Thursday, October 24, 2024: 6:00 PM

Planning Board

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. September 19, 2024 Regular Meeting

b. October 17, 2024 Agenda Meeting

3. PUBLIC HEARINGS

a. Z-04-24 & OA-04-24: Proposed Zoning Map Amendment and UDO Text Amendments to Create Two Character Districts

The Town of Southern Pines Planning Department has prepared a Zoning Map amendment to modify the boundary and rename the Downtown Transition Overlay as well as text amendments within the Unified Development Ordinance (UDO) for the Downtown Overlay and West Southern Pines Overlay. The text amendments relate to implementing character-based zoning standards for commercial and multi-family development. The proposed amendments are an implementation of Policies 3.1 and 3.2 in the 2040 Comprehensive Plan.

b. LRP-01-24: Amendment to the 2040 Comprehensive Plan to Adopt Design Guide for the "Pinedene" Area

The Town of Southern Pines Planning Department proposes a Comprehensive Plan amendment to adopt a "Design Guide" for "Focus Area C" depicted in Chapter 2 of the 2040 Comprehensive Plan. This is an area historically referred to as Pinedene where South Bennett Street, West Morganton Road and Old US Highway 1 create a triangle.

4. UNFINISHED BUSINESS

5. NEW BUSINESS

6. PUBLIC COMMENTS

7. ADJOURNMENT