



AGENDA

Thursday, July 24, 2025: 6:00 PM

Planning Board

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. May 22, 2025 Regular Meeting

b. June 19, 2025 Regular Meeting

3. PRELIMINARY FORUM

a. SU-01-25 Special Use Permit for Lot 9 of Tyler's Ridge

Request to reduce 30' landscape buffer and 50' minimum building setback from the adjacent parcel as required by Conditional Use Permit CU-01-11.

4. PUBLIC HEARINGS

a. PD-02-25 Penick Village Planned Development - Conceptual Development Plan

The purpose of the application is to establish a unified framework for the existing continuing care retirement community and to support its ongoing operations and future expansion.

b. Z-04-25 Rezoning of 0.23 acres on N. Hardin Street from RS-1 to RM-1CD

Request to rezone a single parcel from RS-1 (Residential Single-Family) to RM-1CD (Residential Multi-Family Conditional Zoning District) to allow the development of two duplex structures.

c. OA-02-25 Proposed Amendments to the Unified Development Ordinance (UDO)

The Town of Southern Pines Planning Department is proposing to amend multiple sections of the UDO related to sign regulations and the Engineering Department is proposing to amend Appendix B of the UDO.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

a. Planning Board Rules of Procedure

Town Attorney Mac McCarley is requesting the Planning Board review draft Rules of Procedure and consider adoption at a future meeting.