



AGENDA

Thursday, August 21, 2025: 6:00 PM

Planning Board

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. July 24, 2025 Regular Meeting

3. PUBLIC HEARING

a. OA-03-25 Proposed UDO Text Amendments

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with text amendments covering three main topics. The planning staff is requesting Planning Board and Town Council review and approval per UDO §2.17.

b. Z-05-25 Rezoning of +/-1.48 acres on Clark Street

Legacy Home Construction Inc. has submitted an application to rezone a +/-1.48 acre parcel on Clark Street from RM-2 to RM-2 Conditional District to allow for the development of 16 townhome units; PIN 858219617079 (PARID 00032727).

4. PRELIMINARY FORUM

a. MAPP-04-25 Clark Street Major Subdivision Preliminary Plat

Legacy Home Construction, Inc. has submitted an application to subdivide a +/- 1.48 acre parcel into 16 townhome lots; PIN 858219617079 (PARID 00032727).

b. MAPP-03-25 East Indiana Avenue Major Subdivision Preliminary Plat

Colin Webster of The Ascot Corporation has submitted an application to subdivide 4.46 acres currently zoned RS-2 into seven (7) single-family residential lots ranging in size from 22,774 to 29,447 square feet; PIN 858219617079 (PARID 00032727).

5. UNFINISHED BUSINESS

a. Planning Board Rules of Procedure

Town Attorney Mac McCarley has prepared draft Rules of Procedure for the Planning Board. The draft document was distributed to the Planning Board in the packet for the July 24th, 2025 meeting. Mr. McCarley will attend the August 21st, 2025 Planning Board meeting to discuss the draft Rules of Procedures and answer questions from the Planning Board.

6. NEW BUSINESS

7. ADJOURNMENT