

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, January 22, 2026, at 6:00 PM

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

Chair Matthew Walden, Jennifer Garner, Monica Brickey, Michael Skolnick, Jason Scribner Andrew Speck and Jeremy Haskell were present.

Jason Scribner made a motion, which was seconded by Andy Speck, to approve the Minutes of the December 2025 regular meeting. The motion carried.

PUBLIC HEARING:

OA-01-26: Proposed Text Amendments to the Unified Development Ordinance

The Town of Southern Pines Planning Department is proposing to amend multiple sections of the Unified Development Ordinance (UDO) related to two main topics. UDO §2.5.16(B) and §2.21.10 are proposed for deletion because those sections require waiting periods for refiling development applications and recent changes to North Carolina state law (Session Law 2025-94) now prohibit these types of waiting periods. UDO §4.6.16(F) is proposed to be amended to allow Temporary Signs to be located within town rights of way adjoining private property with the property owner's permission. The proposed revisions will ensure the UDO is more consistent with North Carolina state law regarding allowed locations for political signs prior to elections.

Additionally, the Engineering Department is proposing to amend Appendix B of the UDO. The proposed amendments are primarily related to recent changes to North Carolina state law (Session Laws 2025-94 & 2024-133) limiting pavement design standards for roads and parking areas to North Carolina Department of Transportation minimums. Other proposed amendments are related to clarifying roadway base testing requirements, updating asphalt specifications, meeting Americans with Disabilities Act (ADA) alignment standards and clarifying sight distance measurements.

Chair Walden opened the public hearing.

Planning Director BJ Grieve provided details of the proposed UDO text amendments.

Member Garner inquired about the placement of signs in railroad rights-of-way since they are governed by federal law.

Mr. Grieve responded that he would research the sign placement regulations for railroad rights-of-way.

Town Engineer James Michel shared proposed changes to Appendix B of the UDO, which included updates to simplify standards for private roads and parking lots to ensure that the Town's standards do not exceed state standards. In addition, technical changes that were proposed included updates to asphalt specifications and ADA compliance requirements.

Chair Walden inquired about durability of the new asphalt standards.

Mr. Michel responded that the changes are not expected to affect durability.

There being no further questions or comments, Chair Walden closed the public hearing.

Monica Brickey made a motion, seconded by Jason Scribner, that after reviewing the proposed text amendments to the UDO and considering the criteria for approval of text amendments found in UDO §2.17.10, the proposed amendments are consistent with the Comprehensive Plan for the reasons set forth in Attachment A of staff report OA-01-26; and therefore, to recommend approval of OA-01-26 to the Town Council. The motion carried by a vote of 7-0.

UNFINISHED BUSINESS:

Sr. Planner James Broadwell provided an update regarding Phase 3 of Comprehensive Plan implementation which is focused on tree protection and landscaping. He said the plan involves adopting the recommended species lists from Appendix F of the UDO and to incorporate tree protection under Open Space to avoid creating non-conformities.

Discussion ensued regarding the flexibility of the new approach allowing developers to meet open space requirements through tree protection areas. A point system to incentivize tree preservation and buffer planting was discussed and the need to balance ecological soundness with practical development requirements was emphasized.

NEW BUSINESS:

Mr. Broadwell confirmed that there will be a February meeting.

Monica Brickey made a motion, which was seconded by Jennifer Garner. The motion carried.

The meeting adjourned at 7:42 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board

An audio recording of the meeting is available upon request.