



AGENDA

Planning Board

Thursday, April 23, 2026: 6:00 PM

Douglass Community Center: 1185 W. Pennsylvania Ave

CALL TO ORDER

APPROVAL OF MINUTES

1. March 19, 2026 Regular Meeting

PRELIMINARY FORUM

1. SU-01-26: Special Use Permit for 305 Rothney Avenue; Applicant: Reno Rolle

Request for a Special Use Permit to expand an existing nonconforming commercial site (former JFR Barn) into a restaurant/event venue with indoor and outdoor gathering spaces. Proposed improvements include additional second-floor space, outdoor structures, landscaping upgrades, and operational enhancements.

PUBLIC HEARINGS

1. PD-01-26: Planned Development District - Conceptual Development Plan for 12.89 Acres on Waynor Road; Applicant: Kevin Lindsay on behalf of Chandler Pond Properties LLC

Request to rezone approximately 12.9 acres at the northwest corner of Waynor Road and NC Hwy 22 to a Planned Development District with an associated Conceptual Development Plan. The proposal includes a religious institution on approximately 7.4 acres and a 7-lot single-family residential subdivision on the remaining acreage.

2. OA-02-26 Proposed Southern Pines UDO Text Amendments

The proposed amendments revise the Unified Development Ordinance to clarify and prioritize how required open space is designed, emphasizing preservation of natural features such as mature trees, sensitive areas, and buffers while maintaining existing open space quantity requirements. The proposed amendments introduce defined open space categories, establish minimum tree preservation expectations, add flexibility through administrative modifications, and include incentives to encourage developments that maximize preservation of existing natural resources.

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT