



AGENDA

Planning Board

Thursday, August 20, 2026: 6:00 PM

Town Hall, 300 SW Broad Street, Southern Pines, NC

CALL TO ORDER

APPROVAL OF MINUTES

July 2026 Regular Meeting

PUBLIC HEARINGS

Unified Development Ordinance (UDO) Text Amendments (File #OA-03-26)

The Town of Southern Pines Planning Department proposes multiple text amendments to the Unified Development Ordinance (UDO) to clarify administrative review and approval processes and correct miscellaneous inconsistencies, outdated provisions, and inaccuracies. The proposed amendments address technical review procedures, Certificates of Appropriateness for Minor Work, travel trailers, industrial lot standards, extensions of compliance, sign and open space standards, accessory dwelling units, and Special Home Events.

Skyline Manor B&B Conditional Rezoning (File #Z-03-26)

Tristan Irwin and Nick Williams request a conditional rezoning of the 8.83-acre property at 329 Brooks Lane from RS-2, RS-3, and RR zoning to Rural Residential Conditional Zoning District (RR-CD). The request would allow the existing seven-bedroom residence to operate as a Bed and Breakfast Inn with Special Home Events, while continuing the existing horse farm use on the property.

PRELIMINARY FORUM

Chandler Pond Properties, LLC Mixed-Use Planned Development (Files #PD-05-25 & MAPP-02-26)

Chandler Pond Properties, LLC is applying for both a Preliminary Development Plan (PDP) and Major Subdivision Preliminary Plat for a mixed-use Planned Development project. The project includes a church and 7-lot single-family residential subdivision on 12.78 acres located at the southern intersection of Waynor Road and North Carolina Highway 22.

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURNMENT