

MINUTES
Planning Board Regular Meeting
E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue
Thursday, February 22, 2024, at 6:00 PM

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

Vice Chair Kim Wade, Andy Bleggi, Matthew Walden and Monica Harvey were present.

Matthew Walden made a motion, which was seconded by Monica Harvey, to approve the Minutes of the December 21, 2023 regular meeting. The motion carried.

PUBLIC HEARING:

OA-01-24 Proposed UDO Text Amendments

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments primarily related to increasing the use, and usefulness, of Conditional Zoning Districts and reducing the number of development approvals requiring quasi-judicial decisions throughout the Southern Pines planning jurisdiction. The proposed amendments are an implementation of Policies 3.3 and 3.4 of the Town's 2040 Comprehensive Plan.

Andy Bleggi made a motion, which was seconded by Matthew Walden, to open the public forum. The motion carried.

Planning Director BJ Grieve provided an overview of the following proposed text amendments as listed in the staff report for file OA-01-24:

1. Amend UDO §2.17.11 and §3.3.2 to expand the design flexibility provided by using Conditional Zoning Districts and make clear that Conditional Zoning Districts are to be consistent with the Comprehensive Plan.
2. Eliminate the redundancy of requiring approval of both a Special Use Permit and a Major Subdivision Preliminary Plat for Major Subdivisions (UDO §2.20) by requiring approval of only the Major Subdivision Preliminary Plat (which will remain a quasi-judicial decision by the Town Council).
3. Revise UDO §3.7 to better describe and simplify the letters used to reflect different types of development approvals in Exhibit 3-15 and revise UDO §3.7.1(F) to require a Conditional Zoning District (instead of a Planned Development) for Multi-Family residential developments of between ten (10) and forty-eight (48) dwelling units. Similarly, revise letters in Exhibit 3-15 to reflect the changes to letters in UDO §3.7. For example, "C" that used to mean Special Use Permit will change to "SU" meaning the same thing.

4. Amend Exhibit 3-15 to gain greater public input and flexibility in project design by requiring Conditional Zoning Districts for Manufactured Home Parks in RR zones; Duplexes in RS-1 zones; Nursing Homes in RM-1, RM-2 and GB zones; Bed and Breakfast Inns in RE, RR, RS-1, RS-2, RS-3, RM-1, RM-2, CB, GB and NB zones; Hotels and Motels in CB, GB and OS zones; Food Truck Campuses in GB zones; Camps and Camping Establishments in RE and RR zones; Nursery Schools or Preschools in RE, RS-1, NB and OS zones; Elementary Schools, Middle or Junior High Schools, Senior or High Schools, Special Needs Education Services and Colleges or Universities in RS-1, RS-2, RS-3, RM-1, RM-2, CB, GB, NB and OS zones; Child Daycares in RS-1, RS-2, RS-3, RM-1 and RM-2 zones; and Special Home Events in RE, RR, RS-1, RS-2, RS-3, RM-1, and RM-2 zones.
5. Amend UDO §4.2.1 Height, §4.2.2 Setbacks, §4.2.3 Lot Size, Density and Lot Width, §4.3.2 (Landscaping) Applicability, §4.5.2 (Off-Street Parking) Applicability, §4.6.2 (Sign) Applicability, §4.9.1 Usable Open Space Required, §4.10.1 (Development Design Standards) Applicability and §4.11 Transportation to allow flexibility from these standards in a manner consistent with the design goals and policies in the Comprehensive Plan when rezoning to a Conditional Zoning District.
6. Amend UDO §4.9.1 to expand the applicability of the Usable Open Space requirement to new commercial, industrial, institutional and Multi-Family development and Major Subdivisions to increase the percentage of open space required from 5% of the total area of the development to 10% of the total area of the development, and to expand the applicability of open space requirements in subdivisions by reducing the number of lots that are exempt from open space requirements from less than 25 to only subdivisions with five (5) or fewer lots (Minor Subdivisions).

Tom McCabe, 235 N. Page Street, expressed support for the text amendments and specifically to allow schools and daycares in Residential zoning districts, and felt that Conditional Zoning was a step in the right direction.

Matthew Walden made a motion, which was seconded by Andy Bleggi, to close the public forum. The motion carried.

Board discussion ensued.

Monica Harvey made a motion, which was seconded by Matthew Walden, that after reviewing the proposed text amendments to the UDO and considering the criteria for approval of text amendments to the UDO 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-01-24; and therefore, to recommend approval of OA-01-24 to the Town Council.

The following matters were considered:

1. that golf courses remain FRR instead of Conditional Zoning; and
2. the following modifications to the proposed text:

- a. that the use of the word “compatibility” be changed to “consistency” in §2.17.11(F);
3. that the word “elsewhere” in UDO §3.7.1(E) be replaced with “Chapters 3, 4, 5 6 and/or 9 as applicable”; and
4. that Conditional Zoning be added to Child Daycare in the RE and RR zoning districts.

The motion carried by a 4-0 vote.

UNFINISHED BUSINESS:

No old business was discussed.

NEW BUSINESS:

BJ Grieve stated that there will be a regular meeting in March with two items on the agenda. No agenda meeting.

Matthew Walden made a motion, which was seconded by Monica Harvey, to adjourn the meeting. The motion carried.

The meeting adjourned at 7:21 PM.

An audio recording of the meeting and any related PowerPoint presentations are available upon request.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board