

MINUTES

**Town of Southern Pines Planning Board Regular Meeting
Douglass Community Center, 1185 W. Pennsylvania Avenue
January 23, 2020 at 6:00 PM**

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, January 23, 2020, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Board members present: Chairman Gary Carroll, Vice Chairperson Diane Westbrook, Benjamin Greene, Kim Wade, Lemuel Dowdy and Cooper Carter.

Town staff present: B.J. Grieve, Planning Director, Suzy Russell, Planner, and Cindy Williams, Secretary to the Planning Board.

Chairman Carroll called the meeting to order.

APPROVAL OF MINUTES:

Approval of the Minutes of the December 19, 2019 regular meeting was postponed until the next meeting.

Comprehensive Long Range Plan Short Term Work Program Calendar Year 2020 Update & Prioritization Plan (continued from the December 19, 2019 regular meeting)

Chairman Carroll stated that the discussion regarding the Short Term Work Program was continued from the December 19, 2019 regular meeting of the Planning Board.

STAFF REPORT – B.J. Grieve, Planning Director:

Mr. Grieve stated that pursuant to the Comprehensive Long Range Plan, the Planning Director is to review and provide a report on the Short Term Work Program tasks to the Planning Board and the Planning Board may recommend changes to the Short Term Work Program to the Town Council. The first ten tasks are the same as reported to the Planning Board during the December 19, 2019 regular meeting.

With regard to STWP Task #7, it was decided that a Small Area Plan would be created for the properties previously occupied by the Bill Smith Ford dealership. A contract was signed in January 2019 with the Triangle J Council of Governments in Raleigh (TJCOG) to perform three tasks at a cost of approximately \$11,000.00, the first being a site visit, the second being an existing conditions report, and the third task is to make a presentation to the Town Council. The first draft of the existing conditions report was received in April 2019 and the second draft was received in May 2019, but no further action has been taken. In the meantime, redevelopment is occurring in that area.

Mr. Grieve stated that he has contacted TJCOG and requested a sample of other plans they have created. The samples that he received are very policy intensive and not particularly infrastructure, design, marketing or redevelopment focused. The next step is to finish the project as contracted. TJCOG will present their existing conditions report to the Town Council at a work session and learn what the Town's vision is for that area.

Lemuel Dowdy asked if the Town is owed any other deliverable from TJCOG.

Mr. Grieve confirmed that the next task is to present their existing conditions report.

Benjamin Greene asked if there is any land remaining given the redevelopment that has occurred or that is planned.

Mr. Grieve responded that there are approximately 100 acres remaining and the owners of the existing businesses have made it known that they would be amenable to relocating and retaining their properties as an investment if an opportunity presents itself. If the Small Area Plan does not move forward, the area will still improve because any redevelopment will be subject to the Town's current site design standards.

New Task #1 UDO Revisions per Session Law 2019-111: Planning staff will need to make a significant number of revisions throughout the UDO to comply with S.L. 2019-111 which was adopted on July 11, 2019 and will be called Chapter 160D of the North Carolina General Statutes.

New Task #2 DFI Neighborhood Revitalization Strategy: Updating the West Southern Pines Neighborhood Plan was discussed at the January meeting. Mr. Grieve stated that after that meeting he learned that the Neighborhood Plan had been replaced with the Development Finance Initiative Revitalization Strategy, which is essentially a market analysis and strategic redevelopment plan for the West Southern Pines area.

Lemuel Dowdy stated that he felt it would be appropriate for the Town to use the analysis and recommendations of Development Finance Initiative as a starting point for revising the West Southern Pines Neighborhood Plan.

Kim Wade agreed.

Mr. Dowdy stated that Development Finance Initiative is going to begin its study at the beginning of March 2020 and it should be completed in approximately six (6) months. He is hoping it will be a very detailed study of current land uses and income potential for West Southern Pines.

Mr. Grieve added that the strategic outcome of this task may include changes to zoning or modifications to the West Southern Pines zoning overlay.

New Task #3 Update the Bicycle Transportation Plan for Southern Pines: The current Plan is ten (10) years old and many of the cut sheets are for projects that have either been completed or are no longer feasible. Both passive and active recreation, such as adjoining trails and pathway corridors, are major in communities right now. People care about recreational amenities and

having them nearby or within walking distance is a major selling point. Mr. Grieve requested that the Board recommend updating this Plan to the Town Council.

Diane Westbrook asked how many of the twenty-three (23) project cut sheets in the Bicycle Transportation Plan have been completed.

Mr. Grieve responded that approximately ten (10) projects have been completed.

Ms. Westbrook asked if there are estimates of the cost to complete the remaining projects.

Mr. Grieve responded that many of the projects have become infeasible financially. Re-evaluating the costs and reassigning priorities is the main reason for updating the Plan.

Ms. Westbrook asked if there is anything in the UDO that addresses what developers should be doing to create green spaces that could ultimately be connected.

Mr. Grieve responded that the UDO does have requirements for open space within subdivisions and that developers may receive credit for building a shared use path as part of their required open space.

Ms. Westbrook asked if there is any type of overlay for bicycle and greenway paths.

Mr. Grieve responded that if the Bicycle Transportation Plan calls for a path in a certain area that certainly lends credibility to working with a developer.

New Task #4 Update the Comprehensive Long Range Plan: As of July 1, 2022, any jurisdiction within the State of North Carolina that has zoning will be required to have a CLRP so it would be appropriate to update the CLRP by that deadline.

Mr. Dowdy inquired about the start date for each of these tasks.

Mr. Grieve responded that the first ten items are taken from the CLRP that was adopted on March 8, 2016, so that is the date used for the timeline for those tasks. He added the four new tasks have been assigned priorities based on deadlines for completion and the timelines will begin once they are approved by the Town Council.

Mr. Grieve asked Cooper Carter for his feedback on the TJCOG Plan.

Mr. Carter responded that he thought the project area TJCOG established is larger than it seems when you are traveling through it. He thought they focused on zoning-type overlays instead of providing a survey of existing infrastructure but that it was interesting to look at the area from a geospatial angle.

Chairman Carroll asked members of the Board if they had any additional questions and there were none.

PLANNING BOARD ACTION:

Diane Westbrook made a **motion**, which was seconded by Lemuel Dowdy, to recommend that the Town Council accept the actions listed in the Short Term Work Program as set forth in the Town of Southern Pines Comprehensive Long Range Plan, that it be stated that Section II tasks began on March 8, 2016 and Section III tasks began on January 1, 2020, and that the January 23, 2019 staff report be corrected as noted during the meeting. **The motion carried unanimously.**

OLD BUSINESS:

No old business was discussed.

NEW BUSINESS:

Mr. Grieve stated that the Planning Board will meet in February.

There being no further business, the meeting adjourned at 7:02 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board