

MINUTES

Town of Southern Pines Planning Board Regular Meeting Douglass Community Center, 1185 W. Pennsylvania Avenue June 20, 2019 at 7:00 PM

The regular meeting of the Town of Southern Pines Planning Board was held on Thursday, June 20, 2019, at 7:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

All Board members were present: Chairman Bill Pate, Vice Chairman Gary Carroll, and Board members Larry Harward, Mike Saulnier, Diane Westbrook and Benjamin Greene.

Town staff present: Chris Kennedy, Assistant Town Manager/Community Development Director, BJ Grieve, Principal Planner, and Cindy Williams, Secretary to the Planning Board.

Chairman Pate called the meeting to order.

APPROVAL OF MINUTES:

Diane Westbrook made a **motion**, which was seconded by Mike Saulnier, to approve the Minutes of the May 23, 2019 meeting. **The motion carried unanimously.**

Chairman Pate confirmed that there were no conflicts of interest among the members of the Board regarding application OA-02-19.

Chairman Pate made a **motion**, which was seconded by Mike Saulnier, to open the public hearing. **The motion carried unanimously.**

PUBLIC HEARING:

OA-02-19: Text Amendments to the Unified Development Ordinance (UDO) Regarding Setbacks in the Downtown Transition Overlay (DTO); Petitioner, Ryan Paschal

Pursuant to §2.17.3 of the Unified Development Ordinance (UDO), Mr. Ryan Paschal has submitted a request to the Planning Board and Town Council to amend §3.6.3(D)(2) and (3) of the UDO. The proposed amendments will remove modifications to side and rear setbacks within the Downtown Transition Overlay (DTO) for areas with Residential Multi-Family (RM) base zoning.

STAFF REPORT – Chris Kennedy:

Mr. Kennedy stated that the proposed text amendments apply specifically to parcels zoned RM-1 and RM-2 that are within the Downtown Transition Overlay (DTO). The request is to allow those properties to revert back to the minimum side setback requirements for the RM base zoning districts, which are fifteen (15) feet for the exterior side and ten (10) feet for the interior side.

Gary Carroll made a **motion**, which was seconded by Diane Westbrook, to close the public hearing. **The motion carried unanimously.**

Gary Carroll made a **motion**, which was seconded by Diane Westbrook, that the requested text amendments are consistent with the Comprehensive Long Range Plan and that the Planning Board adopts the Resolution that is included as “Attachment “A” to the staff memorandum for OA-02-19. **The motion carried unanimously.**

Gary Carroll made a **motion**, which was seconded by Diane Westbrook, to recommend to the Town Council approval of OA-02-19. **The motion carried unanimously.**

OLD BUSINESS:

Mr. Kennedy stated that a new member would be appointed to the Planning Board as William Ross’ term had expired.

NEW BUSINESS:

Mr. Kennedy stated that there is a Conditional Use Permit on the July Planning Board agenda but there will not be an agenda meeting in July.

Mr. Kennedy reminded the Board that the time of the regular meetings will change to 6:00 PM as of July 1, 2019.

There being no further business, the meeting adjourned at 7:12 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Planning Board