

**NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES  
TOWN COUNCIL  
TO CONSIDER PROPOSED AMENDMENTS TO THE  
UNIFIED DEVELOPMENT ORDINANCE OF SOUTHERN PINES**

The Town of Southern Pines Town Council regular meeting will be held on Tuesday, July 11, 2023, at 6:00 PM at the E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina. Notice is hereby given that a public hearing on the following proposed amendments to the Southern Pines Unified Development Ordinance (UDO) will be held during the meeting.

The amendments to the UDO under consideration are as follows:

**OA-01-23: Text Amendments to the Unified Development Ordinance; Petitioner: Town of Southern Pines Planning Department**

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments related to the review process for Architectural Compliance Permit and is requesting Planning Board and Town Council review and approval per UDO §2.17. The proposed amendments are as follows, listed with reference to applicable section(s) of the UDO proposed for amendment:

1. Amend Exhibit 2-1 Review Process Overview to clarify different review procedures for Architectural Compliance Permits. Projects that are non-compliant with UDO §4.10, and/or greater than or equal to 15,000 square feet gross floor area, will be reviewed by Town Council. Projects that are compliant with UDO §4.10, and less than 15,000 square feet gross floor area, will be reviewed administratively.
2. Amend UDO §2.26 with changes to efficiency of Architectural Compliance Permit review for commercial structures that meet the town's architectural standards. Changes include:
  - Increase the size of commercial structures that qualify for administrative review of Architectural Compliance Permits from 3,500 square feet or more Gross Floor Area to 15,000 square feet or more Gross Floor Area.
  - Clarify that an application for an Architectural Compliance Permit must provide a dimensioned site plan, elevation drawings and color renderings.
  - Remove two subjective criteria for review of Architectural Compliance Permits that are not consistent with state statutes regarding the effect of comprehensive plans or with the use of administrative permit review.
  - Remove the entire subsection UDO §2.26.8 regarding amendments because many of the changes listed have nothing to do with architecture and because Architectural Compliance Permits are a type of Development Approval and amendments to Development Approvals are covered broadly under UDO §2.8.4.

All interested citizens are invited to attend the hearing and be heard. The full text of the amendments may be reviewed at the Planning office, 801 SE Service Road, Southern Pines, North Carolina, or online at [www.southernpines.net](http://www.southernpines.net). Due to the inter-relatedness of these subjects to other standards found throughout the UDO, multiple sections of text related to the subjects described herein may be discussed and considered for amendment.