

**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, October 10, 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 pursuant to Unified Development Ordinance (UDO) §2.17 a public hearing on the following proposed amendments to the UDO, listed by topic, will be held during the meeting:

1. Delete the incomplete sentence (ending with “sud”) at the end of UDO §3.5.13(C) because no one has been able to figure out since the current version of the UDO was adopted in 2013 how the sentence is actually supposed to end. Anyone with evidence of what “sud” means and how the sentence was intended to end is encouraged to attend the meeting and share that information.
2. Amend various portions of both UDO §8.18 (Violations) and §8.19 (Enforcement) to be more consistent with current state statute, North Carolina case law as well as best practices for municipal zoning enforcement. The proposed amendments are the result of consulting work completed by Parker Poe Adams & Bernstein, LLP to review the town’s zoning enforcement provisions and recommend improvements.
3. Amend UDO Appendix A, Major Subdivision Final Plat Application Checklist and Minor Subdivision Application Checklist, to remove the requirement for surveyor’s and owner’s certificates to be notarized, clarify the requirement to depict floodplains on a final plat, clarify when NCDOT certifications are and are not required and make the Certificate of Accuracy consistent with state statute.

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.