

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 regular meeting of the Town of Southern Pines Town Council will be held on Tuesday, January 9, 2024, 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 amendments to the Southern Pines Unified Development Ordinance (UDO) will be held during the meeting.

File #OA-06-23: The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with text amendments covering three topics and is requesting Planning Board and Town Council review and approval per UDO §2.17. The three topics are as follows, with reference to applicable section(s) of the UDO proposed for amendment:

1. Amend UDO Exhibit 3-15 and §9.3 to more clearly distinguish between dwelling units that may be used for the lodging of transients and travelers for compensation for less than 30 days (Tourist Home) and dwelling units that are used for 30 days or longer for living purposes (Dwelling). This amendment, to clarify the definitions of terms already used in the UDO, will not impact what zones allow Tourist Homes (CB, GB and OS) and what zones do not allow Tourist Homes (all the rest).
2. Amend UDO §5.4(A) so that columns supporting fuel pump canopies are required to follow the brick requirements set forth in UDO 4.10.4(C) but the canopy itself is subject to the roof requirements set forth in UDO 4.10.4(G).
3. Amend UDO §2.19.4(A) with a minor correction to make the language of the section consistent with Exhibit 2-1 and UDO §2.20 regarding the process for approval of a Final Plat.

All interested citizens are invited to attend the hearing and be heard. The full text of the amendments, as well as a staff report explaining the reason(s) for each amendment, may be reviewed at the Planning office, 801 SE Service Road, Southern Pines, North Carolina, or online at 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.