

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

The Town of Southern Pines Planning Board regular meeting will be held on Thursday, February 22, 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-01-24: The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments primarily related to increasing the use, and usefulness, of Conditional Zoning Districts and reducing the number of development approvals requiring quasi-judicial decisions throughout the Southern Pines planning jurisdiction. The proposed amendments are an implementation of Policies 3.3 and 3.4 in the town's Comprehensive Plan. The planning staff is requesting Planning Board and Town Council review and approval per UDO §2.17. The proposed amendments are as follows, with reference to applicable section(s) of the UDO proposed for amendment:

1. Amend UDO §2.17.11 and §3.3.2 to expand the design flexibility provided by using Conditional Zoning Districts and make clear that Conditional Zoning Districts are to be consistent with the Comprehensive Plan.
2. Eliminate the redundancy of requiring approval of both a Special Use Permit and a Major Subdivision Preliminary Plat for Major Subdivisions (UDO §2.20) by requiring approval of only the Major Subdivision Preliminary Plat (which will remain a quasi-judicial decision by the Town Council).
3. Revise UDO §3.7 to better describe and simplify the letters used to reflect different types of development approvals in Exhibit 3-15 and revise UDO §3.7.1(F) to require a Conditional Zoning District (instead of a Planned Development) for Multi-Family residential developments of between ten (10) and forty-eight (48) dwelling units. Similarly, revise letters in Exhibit 3-15 to reflect the changes to letters in UDO §3.7. For example, "C" that used to mean Special Use Permit will change to "SU" meaning the same thing.
4. Amend Exhibit 3-15 to gain greater public input and flexibility in project design by requiring Conditional Zoning Districts for Manufactured Home Parks in RR zones; Duplexes in RS-1 zones; Nursing Homes in RM-1, RM-2 and GB zones; Bed and Breakfast Inns in RE, RR, RS-1, RS-2, RS-3, RM-1, RM-2, CB, GB and NB zones; Hotels and Motels in CB, GB and OS zones; Food Truck Campuses in GB zones; Camps and Camping Establishments in RE and RR zones; Nursery Schools or Preschools in RE, RS-1, NB and OS zones; Elementary Schools, Middle or Junior High Schools, Senior or High Schools, Special Needs Education Services and Colleges or Universities in RS-1, RS-2, RS-3, RM-1, RM-2, CB, GB, NB and OS zones; Child Daycares in RS-1, RS-2, RS-3, RM-1 and RM-2 zones; and Special Home Events in RE, RR, RS-1, RS-2, RS-3, RM-1, and RM-2 zones.
5. Amend UDO §4.2.1 Height, §4.2.2 Setbacks, §4.2.3 Lot Size, Density and Lot Width, §4.3.2 (Landscaping) Applicability, §4.5.2 (Off-Street Parking) Applicability, §4.6.2 (Sign) Applicability, §4.9.1 Usable Open Space Required, §4.10.1 (Development Design Standards) Applicability and §4.11 Transportation to allow flexibility from these standards in a manner consistent with the

design goals and policies in the Comprehensive Plan when rezoning to a Conditional Zoning District.

6. Amend UDO §4.9.1 to expand the applicability of the Usable Open Space requirement to new commercial, industrial, institutional and Multi-Family development and Major Subdivisions to increase the percentage of open space required from 5% of the total area of the development to 10% of the total area of the development, and to expand the applicability of open space requirements in subdivisions by reducing the number of lots that are exempt from open space requirements from less than 25 to only subdivisions with five (5) or fewer lots (Minor Subdivisions).

All interested citizens are invited to attend the hearing and be heard. The full text of the amendments, as well as margin comments explaining the reason(s) for each amendment and the policy from the Comprehensive Plan being implemented by each change, 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.