

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

The Town of Southern Pines Town Council regular meeting will be held on Tuesday, November 12, 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-04-24 & #Z-04-24:** The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) and Zoning Map to create two “Character Districts.” Character Districts are areas wherein future commercial development will be required to be consistent with the prevailing character of development in the district. **The proposed amendments are a direct implementation of Policies 3.1 and 3.2 in the Town’s 2040 Comprehensive Plan reflecting the public’s desire for future growth to look and feel like Southern Pines.** Planning staff is requesting Planning Board and Town Council review and approval per UDO §2.17. The proposed amendments are summarized below:

1. Amend UDO §3.6.3 Downtown Transition Overlay, subsections (A) through (D) including a revised Purpose statement and a new Applicability statement. Add new subsections (E) through (O) that establish unique site and architectural standards for certain types of commercial development. No changes are proposed to current underlying zoning districts.
2. Expand the current boundary of the Downtown Transition Overlay to approximately match the “Downtown Adjacent Neighborhood” Character District in the 2040 Comprehensive Plan. A map showing the precise zoning boundary is available for public inspection on the Planning Department’s website, see link below.
3. Amend UDO §3.6.4 West Southern Pines Overlay, subsections (A) and (B), including a revised Purpose statement and a new Applicability statement. Amend subsection (D) to create more detailed and defensible design standards for the appearance of new commercial buildings in the district. Add new subsections (G) through (I) that create unique site design and exterior building standards for certain types of commercial development. No changes are proposed to current underlying zoning districts.
4. Amend UDO Chapter 9 to add definitions for new terms used in the preceding sections. New definitions are being added for Gallery or Arcade, Porch, Shopfront and Stoop.

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 <https://www.southernpines.net/230/Pending-Applications>. 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.