

**NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES  
TOWN COUNCIL  
TO CONSIDER PROPOSED AMENDMENTS TO THE  
2040 COMPREHENSIVE PLAN**

The regular meeting of the Town of Southern Pines Town Council 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 2040 Comprehensive Plan will be held during the meeting.

**File #LRP-01-24:** The Town of Southern Pines Planning Department is proposing to amend the 2040 Comprehensive Plan by adopting an appendix of non-regulatory commercial design guidelines for the Pinedene area. The Pinedene area is the area bordered by West Morganton Road on the north, U.S. Highway 1 on the west, the intersection of SW Broad Street and Chambers Drive on the south and the CSX railroad right of way on the east. A map showing the precise boundary within which the design guidelines will apply is available for public inspection on the Planning Department's website, see link below.

The guidelines will influence the form of future commercial development whenever a rezoning is necessary. **The proposed design guidelines for the Pinedene area are a direct implementation of Policies 3.1 and 3.2 in the town's new 2040 Comprehensive Plan reflecting the public's desire for future growth to look and feel like Southern Pines.** The planning staff is requesting Planning Board and Town Council review and approval per UDO §2.16.

All interested citizens are invited to attend the hearing and be heard. The book of design guidelines, as well as a map of the Pinedene area, 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>.