

**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, April 17, 2025, 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-01-25:** The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with text amendments covering a variety of topics and is requesting Planning Board and Town Council review and approval per UDO §2.17. The topics are as follows, with reference to applicable section(s) of the UDO:

1. Amend UDO §2.20.6 related to procedures for extensions, inspections and release of Subdivision Performance Guarantees.\*
2. Amend UDO §2.39.2 to prohibit the Town from withholding a Certificate of Occupancy to compel completion of work in certain specific situations.\*
3. Amend UDO Exhibit 3-14 to allow the transfer of 5/70 exemption allocation within the same Water Supply Watershed from Moore County to Southern Pines, upon approval of a joint resolution by both local governments and approval by the N.C. Environmental Management Commission.
4. Amend UDO §4.11.10(B) to clarify that the Town may not limit or prohibit the use of curb and gutter design standards adopted by NCDOT in subdivisions serving residential dwellings.\*
5. Amend UDO §4.11.10(K) to clarify that the Town may not require sidewalks on public streets in the ETJ for subdivisions of 20 lots or less.\*
6. Amend UDO §8.14.4(A) to make it consistent with the Board of Adjustment voting requirements set forth in North Carolina General Statute §160D-406(i).
7. Amend UDO §9.3, the definition of "Built-Up Area," to make it consistent with the definition in state statute.\*

\*These changes to the UDP are proposed in order to comply with changes to North Carolina General Statute pursuant to Session Law 2024-49.

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](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.