

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

The Town of Southern Pines Planning Board regular meeting will be held on Thursday, August 21, 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-03-25: The Town of Southern Pines Planning Department is proposing to change the text of three sections of the Unified Development Ordinance (UDO). The first change is to UDO §2.18.3 and is related to the process for amending existing Planned Development (PD) - Conceptual Development Plans (CDP). Under the proposed change of text, an application to amend an existing CDP will no longer require the signature of every landowner within the CDP unless the proposed amendment constitutes a down-zoning under North Carolina law. The proposed change of text will require that all landowners be notified of a Neighborhood Meeting prior to submittal of the proposed amendment. A legislative public hearing will still be required by both the Planning Board and Town Council prior to a Town Council decision on any amendments to a CDP. The second change is to the text of UDO Exhibit 3-1 to correct a typographical error in the Minimum Rear Setback of the Rural Estate (RE) zoning district. The minimum rear setback is 30' and Exhibit 3-1 mistakenly lists 15' for the minimum rear setback. The third change is to UDO §8.11 to clarify that a landowner and/or applicant is welcome to attend meetings of the Technical Review Committee (TRC) because these meetings are open to the public.

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.