

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

The regular meeting of the Town of Southern Pines Town Council will be held on Tuesday, February 10, 2026, 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-01-26: The Town of Southern Pines Planning Department is proposing to amend multiple sections of the Unified Development Ordinance (UDO) related to three main topics. UDO §2.5.16(B), §2.21.10 and §2.26.3(B) are proposed for deletion because those sections require waiting periods for refileing development applications and recent changes to North Carolina state law (Session Law 2025-94) now prohibit these types of waiting periods. UDO §4.6.16(F) is proposed to be amended to allow Temporary Signs to be located within town rights of way adjoining private property with the property owner's permission. The proposed revisions will ensure the UDO is more consistent with North Carolina state law regarding allowed locations for political signs prior to elections.

Additionally, the Engineering Department is proposing to amend Appendix B of the UDO. The proposed amendments are primarily related to recent changes to North Carolina state law (Session Laws 2025-94 & 2024-133) limiting pavement design standards for roads and parking areas to North Carolina Department of Transportation minimums. Other proposed amendments are related to clarifying roadway base testing requirements, updating asphalt specifications, meeting Americans with Disabilities Act (ADA) alignment standards and clarifying sight distance measurements.

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.