



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

Notice is hereby given that a public hearing will be held before the Town of Southern Pines Planning Board on Thursday, July 23, 2020, at 6:00 PM for the purpose of giving all interested citizens and property owners an opportunity to speak for or against the adoption of proposed amendments to the Unified Development Ordinance of Southern Pines (UDO). The amendments to the UDO under consideration are as follows:

**OA-01-20: Text Amendments to the Unified Development Ordinance; Applicant: Town of Southern Pines Planning Division Staff**

The Planning Division of the Community Development Department has submitted a request to amend the Unified Development Ordinance (UDO) with a variety of proposed text amendments for the consideration of the Planning Board and Town Council. The proposed amendments include the following UDO Sections and Exhibits:

§2.20.7(E)(2) regarding reducing the required amount of collateral for a Subdivision Improvement Agreement from 150% to 125% per state statute; §2.20.8(L) regarding reducing the minimum timeframe for periodic review of a Development Agreement from 24 months to 12 months per state statute; §3.5.2, Exhibit 3-2, and §4.2.3, Exhibit 4-1, to correct inconsistencies between the two Exhibits with regard to setback distances; Exhibit 3-15 regarding adding specific language to clarify that the keeping of up to ten (10) domestic backyard chickens (hens only, no roosters) is allowed in Residential zoning districts; §4.2.3(G)(3) and Exhibit 4-1 to allow narrow, elongated separate parcels in RE (Rural Estate) and RR (Rural Residential) zoning districts for purposes of equestrian access; §4.2.4 regarding the deletion of minimum square footage for single-family dwellings per state statute; the deletion of §4.11.10(N) through (X) as these subsections are a repeat of subsections (D) through (M); §4.11.11(C) regarding increasing the required dimension of the paved portion of a cul-de-sac from a 37.5 foot radius to a 43 foot radius per Fire Department and Town Engineer recommendation; §4.15.5(A) regarding a clarification that only new utilities being installed within parcels being subdivided are required to be underground per state statute; §9.3 regarding updating the definition of Subdivision to match the definition in state statute; and Appendix A regarding a clarification that a Traffic Impact Assessment must be submitted and accompanied by the Town Engineer's report and to delete items and add items in the required contents of a Major Subdivision Final Plat application.

Due to the inherent inter-relatedness of some 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.

All interested citizens are invited to attend this hearing and be heard. The full text of the amendment will be available online at [www.southernpines.net](http://www.southernpines.net) or by emailing [plan@southernpines.net](mailto:plan@southernpines.net). Substantial changes in the proposed amendment may be made following the public hearing.

Peggy K. Smith, Town Clerk