

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

The Town of Southern Pines Town Council regular meeting will be held via live interactive webinar on Tuesday, December 8, 2020 at 6:00 PM. Notice is hereby given that a public hearing on the following proposed amendment to the Southern Pines Unified Development Ordinance (UDO) will be held during the meeting.

The amendments to the UDO under consideration are as follows:

**OA-04-20: Text Amendments to the Unified Development Ordinance; Petitioner: Town of Southern Pines Engineering and Planning Staff**

The Planning and Engineering Divisions of the Town of Southern Pines Community Development Department are proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and are asking for Planning Board and Town Council review and approval per UDO §2.17. The proposed amendments are described below, including the applicable UDO Sections and Exhibits:

The Planning Division's requests are to amend UDO §2.5 and §2.28.7 so that appeals of decisions made by the Historic District Commission go to the Board of Adjustment per North Carolina law, not to the Planning Board; to amend UDO §2.20.7(G)(1) to reduce the required Subdivision Improvement Agreement (SIA) collateral from 150% to 125% per North Carolina law and to be consistent with other previously-amended sections of the UDO; to amend UDO §2.32.1(A) so that the list of requirements to qualify as a Minor Subdivision as set forth in the Minor Subdivision review process are consistent with the list of requirements to qualify as a Minor Subdivision as also set forth in the classification of types of subdivisions found in UDO §2.19.3(A); to amend UDO §4.2.3, Exhibit 4-1 so that the setbacks for the NB and OS zoning districts depicted in that Exhibit are consistent with the setbacks for the same zoning districts depicted in Exhibits 3-10 and 3-11 in Chapter 3; to amend UDO §4.3.3(C), Exhibits 4-4 and 4-5 so that 2" caliper trees may be used instead of 3" caliper trees to meet various landscaping requirements; and to amend UDO Appendix A Major Subdivision Final Plat Application Checklist and Minor Subdivision Application Checklist to include executed copies of all required utility and/or access easements depicted on plat. The Engineering Division's request is to rescind UDO Appendices B and C and replace those two Appendices with a new Appendix B Engineering and Construction Standards Manual.

All interested citizens are invited to attend the hearing via live interactive webinar by registering at the following link: <https://attendee.gotowebinar.com/register/8055538266843946510> or via telephone by calling (415) 655-0052 and using audio access code 524-767-695. The full text of the amendment may be reviewed at the Planning Department office, 180 SW Broad Street, Southern Pines, North Carolina. 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.

Peggy K. Smith, Town Clerk

Publication Dates: November 25, 2020 & December 2, 2020