

**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, December 16, 2021 at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, NC. Notice is hereby given that a public hearing on the following proposed amendments 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-02-21: Text Amendments to the Unified Development Ordinance; Petitioner: Town of Southern Pines Planning Staff**

The Planning Division of the Town of Southern Pines Community Development Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and is requesting 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 the Preliminary Development Plan, Major Subdivision Preliminary Plat and Special Use Permit processes found in UDO §2.18, §2.20 and §2.21, respectively, to eliminate evidentiary hearings by the Planning Board and replace those hearings with Preliminary Forums per UDO §2.5.2 as recently modified by Ordinance #1919; to amend multiple sections of the UDO to remove criminal penalties for zoning violations per Session Law 2021-138, Part XIII; to amend UDO §4.2.1 so that only building height is restricted rather than also restricting the number of stories inside any building; to amend UDO §4.3.13 to clarify how existing vegetation credits are calculated.

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, 180 SW Broad Street, 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.