

**NOTICE OF A PRELIMINARY FORUM BEFORE THE
TOWN OF SOUTHERN PINES PLANNING BOARD**

Notice is hereby given that a regular meeting of the Town of Southern Pines Planning Board will be held on Thursday, August 24, 2023, at 6:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina. A preliminary forum regarding the following proposed Planned Development - Preliminary Development Plan will be held during the meeting:

PD-03-23: Planned Development District - Preliminary Development Plan for Morganton Park South Phase 3 (Phase 5 in the Conceptual Development Plan) located between West Morganton Road and US 15-501 Hwy; Petitioner: Midland Atlantic Properties by Koontz Jones Design, Agent

Mr. Bob Koontz, on behalf of Midland Atlantic Properties, has submitted a Planned Development District – Preliminary Development Plan application without a Preliminary Plat for ±101,840 square feet of retail space, ±2,050 square feet of drive-through restaurant, and an accessory fuel pump on ±14.79 acres, pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance (UDO). This Preliminary Development Plan includes Phase 3 of the Morganton Park South Planned Development district, approved as Phase 5 in the Conceptual Development Plan on 9/14/21. The property includes a portion of the parcel identified as PIN 857100681141 (PARID 98000749) owned by Morganton Road Enterprises, LLC, Thomas M. Van Camp, Trustee, and others, according to the Moore County tax records.

All interested citizens are invited to attend the public forum. The complete application and a map of the subject property may be reviewed at the Town of Southern Pines Planning office, 801 SE Service Road, Southern Pines, NC or online at www.southernpines.net one week prior to the meeting. Please call the Planning Department at 910-692-4003 if you encounter any difficulties.

The Preliminary Development Plan process is a “quasi-judicial” process, meaning a process similar to court. In a quasi-judicial process, the Planning Board conducts a preliminary forum prior to a quasi-judicial evidentiary hearing by the Town Council. No recommendation is provided, but the Planning Board assists Town Council in their decision by providing a list of issues and concerns regarding the application. North Carolina General Statute §160D-301 prohibits any part of the information that comes from the forum from being used as a basis for Town Council’s decision. The standards for Preliminary Development Plans can be found in UDO §2.18.5(H). To learn more about the quasi-judicial process, visit Coates’ Canons NC Local Government Law blog, titled “Making Quasi-Judicial Decisions” by Jim Joyce.