

**NOTICE OF A PUBLIC HEARING  
BEFORE THE TOWN OF SOUTHERN PINES TOWN COUNCIL**

The Town of Southern Pines Town Council regular meeting will be held on Tuesday, November 14, 2023, at 6:00 PM at the E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina. A public hearing on the following proposed Special Use Permit will be held during the meeting:

**SU-01-23: Special Use Permit to expand authorized land uses in Mill Creek Mixed-Use Development master plan; Petitioner: Mill Creek Partners, LLC by Koontz Jones Design, Agent**

Mr. Bob Koontz of Koontz Jones Design, on behalf of Mill Creek Partners, LLC, has submitted a Special Use Permit major amendment application pursuant to §2.21.12(A) of the Town of Southern Pines Unified Development Ordinance (UDO) to expand the authorized land uses in the GB-CD portion of the development from hotels/motels, care facilities, home occupations, grocery and convenience stores, minor shops, shopping centers, light industry, religious facilities, banks, entertainment facilities, private recreation facilities, restaurants, professional offices, and condos to also include automobile sales or services; heavy, durable, and other consumer goods sales or services; health and personal care and services; rentals and leasing of vehicles, recreational goods, and commercial equipment; transportation, communication, and utilities; educational services; health and human services, including clinics and overnight facilities; and construction-related businesses. The amendment also proposed modifications to the Master Plan map to change "Shopping" and "Office/Condominium" sites to "General Business." The subject property is located on Mill Creek Road, which is south of Airport Road about a quarter of a mile east of the traffic circle and is currently zoned GB-CD (General Business Conditional Zoning District). Per the Moore County tax records, the properties in question are identified as PARIDs 20070989 and 20070990 and are owned by Mill Creek Partners, LLC, and Mill Creek Partners II, LLC.

All interested citizens are invited to attend. The complete application may be reviewed at the Town of Southern Pines Planning office, 801 SE Service Road, Southern Pines, NC or online at [www.southernpines.net](http://www.southernpines.net). Substantial changes to the request may be made following the public hearing.