



**NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES  
TOWN COUNCIL  
TO CONSIDER A PROPOSED CONDITIONAL USE**

Notice is hereby given that a Public Hearing will be held before the Town of Southern Pines Town Council at the Douglass Community Center, 1185 West Pennsylvania Avenue, on Tuesday, April 11, 2017 at 7:00 PM, for the purpose of giving all interested citizens and property owners an opportunity to speak for or against the adoption of the proposed Conditional Use Petition described as follows:

**CU-01-17; Conditional Use Permit for the Development of a New High School; Petitioner, Moore County Schools**

On behalf of the petitioner, Moore County Schools, Mr. John Birath has submitted a Conditional Use Permit application, CU-01-17, requesting approval for the development of a new high school on property currently owned by Sandhills Community College. The new high school is to be named the Advanced Career Center. The subject property is currently zoned FRR (Facilities Resource Recreation). Per UDO Exhibit 3-15 *Table of Authorized Land Uses*, senior or high school land uses are classified under LBCS Code 6123 and only permitted in the FRR zoning classification with Conditional Use Permit approval. The petitioner is planning to acquire 17.51 acres of the 181.04 total acres currently owned by Sandhills Community College for the development of the Advanced Career Center. The subject property has not been subdivided from the Sandhills Community College property to date, but it is a portion of the property identified by the following: PIN: 857312859168 (PARID 00991683). Per the Moore County Tax records, the current property owner is listed as Moore County Community College.

All interested citizens wishing to speak on the request or wishing to present evidence in order to have the request approved, approved with conditions, or denied should attend the public hearing.

The Hearing Body's decision must be based on substantial, competent, and material evidence. Substantial evidence is "that" which a reasonable mind would regard as sufficiently supporting a specific result." Competent evidence is evidence that can be subjected to cross-examination, inspection, explanation and rebuttal. Material evidence is evidence that is relevant to the issue being considered by the Hearing Body.

As a general rule, anyone with knowledge material to the case may provide factual information, but only experts may provide opinion testimony. Except as provided in G.S. § 160A-393(k)(3), lay witnesses may provide opinion testimony, but this testimony is generally deemed incompetent unless it is corroborated by competent evidence.

Competent evidence shall not be deemed to include the opinion testimony of lay witnesses as to any of the following:

- (1) The use of property in a particular way would affect the value of other property.
- (2) The increase in vehicular traffic resulting from a proposed Development would pose a danger to the public safety.
- (3) Matters about which only expert testimony would generally be admissible under the rules of evidence.

The full permit request application and maps delineating the properties affected may be reviewed at the Department of Planning and Development, 180 SW Broad Street, Southern Pines, North Carolina. Substantial changes in the permit request may be made following the public hearing.

Peggy K. Smith, Town Clerk

Publish Dates:

Wednesday, March 29, 2017

Wednesday, April 5, 2017