

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

Notice is hereby given that a public hearing will be held before the Town of Southern Pines Planning Board at the Douglass Community Center, 1185 West Pennsylvania Avenue, on Thursday, June 21, 2018 at 7:00 PM, for the purpose of giving all affected citizens and property owners an opportunity to speak for or against a proposed conditional use permit described as follows:

**CU-04-18: Conditional Use Permit; Major Subdivision Application for a 12-Unit Single-Family Townhome Development; 2.04 Acres; PIN 858218219937; PARID 00036263; Petitioner, Silver Ridge Holdings, LLC (Marcel O. Goneau)**

Mr. Marcel O. Goneau, on behalf of Silver Ridge Holdings, LLC, has submitted a conditional use permit application requesting the approval of a major subdivision for a 12-unit, single-family townhome development within the RM-2 (Residential Multi-Family) zoning district. Pursuant to §2.20 of the Unified Development Ordinance, a major subdivision may not be permitted unless a conditional use permit has been granted. The subject parcel is identified as PIN 858218219937 (PARID 00036263). The property owner is listed as Silver Ridge Holdings, LLC.

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