



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

This notice is being re-sent due to an error in the original notice. The original notice stated incorrectly that the proposed zoning would apply to the existing 102 lots on approximately 68 acres that have been developed under a previously-approved master-planned community. The proposed zoning will **NOT apply to the existing 102 lots on approximately 68 acres that have been developed under a previously-approved master-planned community.**

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, July 19, 2018 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 a proposed Planned Development District - Conceptual Development Plan described as follows:

PD-02-18: Planned Development District - Conceptual Development Plan for the Caropines Residential and Recreational Master-Planned Development; 385 Acres on the South Side of Airport Road; Petitioner, Perry Shelley

On behalf of Caropine Ventures, LLC and 71st Partners, LLC, Mr. Perry Shelley has submitted a Planned Development District - Conceptual Development Plan application pursuant to Sections 2.18.4 and 3.5.14 of the Unified Development Ordinance of the Town of Southern Pines (UDO). The proposed Planned Development District - Conceptual Development Plan would rezone approximately 385 acres of undeveloped property from the existing RS-2 (Residential Single-Family) and FRR (Facilities, Resource and Recreation) zoning to PD (Planned Development District) zoning. The new zoning is being requested to accommodate a large-scale, master-planned development containing up to 600 residential units in a combination of multi-family, single-family attached, single-family detached and cottage dwellings. The proposed zoning would **not** apply to the existing 102 lots on approximately 68 acres that have been developed under a previously-approved master-planned community. Per the Moore County tax records, the property owners are listed as Caropine Ventures, LLC and 71st Partners, LLC.

All interested citizens are invited to attend the hearing and be heard. The complete application request and maps delineating the properties affected may be reviewed at the Department of Planning and Inspections, 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