

Statement on PUD Amendment 5-8-07

-Chris Smithson, Southern Pines native, resident, and Councilmember

Because the Southern Pines Planning Board and Town Council have for at least fifteen years ignored the requirement in the Land Development Plan calling for regular review of the plan, I believe it is prudent at this time to take a pause before moving forward with a Planned Unit Development Ordinance and any applications which will follow. This pause will give the Town the time it needs to officially review and if necessary update our Land Development Plan and supporting documents like the Unified Development Ordinance. Therefore, with a vote on the P.U.D. before us tonight, I am compelled to vote against it because its effect on the Town's health, safety, or welfare, can better be judged after we have first done our overdue job of reviewing the necessary documents and reviewing our ability to administer a P.U.D. in the spirit of the ordinance and to the benefit of the town overall. Some consider this review a necessity. Some consider it a mere technicality. Regardless of one's opinion, nobody can deny the document calls for regular reviews which have not been done.