



MINUTES

Tuesday, June 25, 2024: 3:00 PM

Town Council Work Session

**C. Michael Haney Community Room: Southern Pines Police Department
450 W. Pennsylvania Ave**

1. CALL TO ORDER

Mayor Clement called the meeting to order. The following members of Town Council were present: Mayor Taylor Clement; Bill Pate; Ann Petersen; Debra Gray; and Brandon Goodman.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. ACTION ITEMS

a. AR-01-24: Penick Village Multifamily Apartment Buildings

John Houck II of RLPS Architects is requesting an Architectural Compliance Permit for four multifamily apartment buildings on behalf of the legal property owner, Penick Village, Inc. This item was first presented at the June 11, 2024 Regular Meeting and it was continued to the June 25, 2024 Work Session. The applicants and planning staff have been working on resolving the items discussed at the June 11, 2024 meeting and have mutually agreed per UDO 2.5.14(A) to request another continuance from the Town Council to the July 9 Regular Business Meeting.

Planning Director BJ Grieve advised the Council that the applicants have requested a continuance to the July Council meeting.

Councilmember Petersen moved to continue AR-01-24 to the Town Council Business Meeting on July 9, 2024, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

b. AR-05-24: 280 Shaw Ave. Office & Storage Building

The applicant, Neal Smith Engineering, on behalf of property owner William G. Sahadi, is requesting approval of a two-story, 1,600 square-foot office and storage building located at 280 Shaw Ave. This item was first presented at the June 11, 2024 Regular Meeting and it was continued to the June 25, 2024 Work Session.

Planning Director Grieve presented an update to the Council of the application and changes that were made per the Council's request.

Discussion ensued.

Councilmember Goodman moved to approve AR-05-24 with the recommendation that a solidier course be added across the top and a roll lock under the herringbone windows be added across the bottom. Councilmember Gray seconded and the vote was unanimous.

Motion passed.

4. COUNCIL UPDATES AND DISCUSSION

a. Arts Council Lease at Campbell House

The Arts Council of Moore County leases the ground floor of the Campbell House from the Town

and some secondary spaces on the grounds. The lease is due for renewal and staff from both entities have met to discuss updates. Staff recommends a renewal term of thirty years given the Arts Council's planned addition to the building. Representatives from the Arts Council will attend the meeting to discuss the lease.

Town Manager Parsons updated the Council on the Arts Council Lease at the Campbell House and various options available and requested some feedback from the Council on the terms wanted. Discussion ensued.

Chris Dunn, Executive Director of the Arts Council of Moore County spoke to the Council regarding the Arts Council's wants, needs and plans for the future. Discussion ensued.

Town Attorney McCarley will meet with the Arts Council attorney to rewrite the lease terms with the council's suggestions.

The council requested staff prepare numbers for maintenance, insurance, and liability costs to the Town for the various town-owned structures.

5. COUNCIL ROUNDTABLE

Mayor Clement

- asked the Council to consider canceling the July Work Session if the anticipated number of business items is low.
- requested that the Council and staff consider a change to the ordinance regarding parking standards for the town by going a maximum only (no minimum).
- Mayor Pro Tem Pate added that changing the standards per character district might be a good idea.

Councilmember Gray

- mentioned the previous Council discussion on water/sewer service disconnection fees and would like to recommend the Town have Laura Ulrich, Economist, give a presentation to the Council or the Council and town staff after recently sitting in on one of her lectures on the disparity economically on black versus white communities. Councilmember Gray feels it would be a beneficial experience for all.
- Mayor Clement asked if phone calls (perhaps an automated system) to those being disconnected were an option instead of hanging tags on doors.
- Fire Chief/Asst. Town Manager Michael Cameron informed the Council that the Town currently has 2 mechanisms for phone calls and neither would be appropriate for that type of call. Fire Chief Cameron mentioned that they would like to do a proactive campaign with Communications Specialist Gerald Ostlund to help educate the public better.

Councilmember Goodman

- apologized to the Council for being late.
- asked Manager Parsons about information on the trend differences in Articles 39, 40, 42 & 44 Sales Tax.

Mayor Pro Tem Pate

- would like to give a shout-out to the Recreation Department. His children are attending some of the Recreation Day Camps and they love it.
- Town Manager Parsons informed the Council that the new Recreation Director will be starting on July 29th.

Councilmember Petersen

- shared that Taylor & Baxter Clement was featured on *It's a Beautiful Day in Pinehurst* and

represented the Town of Southern Pines well.

- shared that several employees thanked the Council for the COLA in their last checks.
- received 2 phone calls from constituents with praise for the environmental services team. Shout out to Michael & Paul.
- Councilmember Gray seconded the praise of the environmental services team.

6. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Councilmember Goodman and carried unanimously, Council adjourned at 4:23 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

