



AGENDA

Tuesday, January 14, 2025: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

a. Adoption of Agenda

4. PUBLIC COMMENTS

5. CONSENT AGENDA

a. Appoint Shawna Fink and Carrie Dugas for a second term to the Library Advisory Board.

Carrie Dugas and Shawna Fink are existing board members whose terms expired December 31, 2024. They are both interested in another three-year term and the board has requested their re-appointments. Their new terms will expire on December 31, 2027.

b. Adopt Resolution #1104 Adopting the Contract to Accept North Carolina Governor's Highway Safety Program Grant

Staff requests that the Town Council consider the adoption of Resolution #1104 Adopting the Contract to Accept North Carolina Governor's Highway Safety Program Grant

c. Approve Meeting Minutes for December 2024

Staff has prepared the following meeting minutes for approval:

- December 17, 2024, Town Council Business Meeting Minutes

d. Approve Amendments to the FY 24-25 Budget

- Final Accounting and Closure of a number of Capital Project Funds (Parking Lot, Open Space, and Nick's Creek) transferring balances to the General Capital Fund.
- Recognizing Highway Safety Grant Funds for the PD and appropriating them
- Amending revenues and appropriations for Fire Department recognizing County Funds For VIPER Radio Purchases.

6. LEGISLATIVE PUBLIC HEARINGS

a. Z-06-24: Red's Corner Food Truck Campus Expansion

Rachel Jurgens, on behalf of B & R Holding Company, and Scott Bertrand, on behalf of RCPESP, LLC, have submitted a request to rezone five (5) properties at the intersection of West Morganton Road and Old US Highway 1 from GB to GB Conditional Zoning District to further develop a mixed-use food truck campus to include a cafeteria, a bar, mobile food services, catering, a multi-purpose facility, temporary/special event uses and several accessory uses with off-street parking and open space. The subject parcels total 2.92 acres.

7. EVIDENTIARY PUBLIC HEARINGS (QJ)

a. PD-07-24 New York Place PDP

Colin Webster and John Spurrell, on behalf of Grosvenor Land, LLC have submitted a PDP application for a mixed-use development to include 40 residential condominiums and 9,100 square feet of retail, restaurant and office space. The subject parcels are currently zoned to Planned Development (PD) with an approved Conceptual Development Plan (CDP), and are located at the intersection of South Bennett Street and West New York Avenue.

b. PD-08-24: Ace Hardware Phase 2 PDP

Mr. Paul Saathoff, on behalf of Southern Pines Ace Land Company, LLC, has submitted a revised Preliminary Development Plan application for Ace Hardware Phase 2, 14,500 square feet of Retail, Restaurant, Professional Office, Personal Services, Gym, Other Office, Medical Office, or Health and Human Services space on 1.87 acres on parcels identified as PIN 857300963887 (PARID 00033603) and PIN 857300974451 (PARID 00033604).

c. MAPP-04-24: Morganton Park South - North Lots

Mr. Bob Koontz of Koontz Jones Design, LLC, on behalf of Midland Atlantic Properties and Morganton Road Enterprises, LLC, has submitted a Major Subdivision Preliminary Plat application to subdivide one parent tract into four smaller commercial out-parcels and one larger parcel (20.69 acres) to the south. The parent tract contains natural wooded areas, an existing stormwater pond, the northern portion of Carolina Green Pkwy, and part of the Morganton Park South Linear Park. The subject property is surrounded by West Morganton Road to the north and Old Morganton Road to the west.

8. ACTION ITEMS

a. AR-14-24: Homeward Kitchen Exterior Modifications

Steven Lazenby with Homeward Kitchen Corporation is requesting an Architectural Compliance Permit to modify the exterior of an existing 4,233 square foot commercial building located at 10735 US Highway 15-501. The property is leased from the legal property owner, R & T Properties of North Carolina, LLC.

b. PD-06-24: Written Decision for Morganton Park South Phase 4 PDP

Planning staff have prepared a draft Written Decision for application PD-06-24, Morganton Park South Phase 4 (Whataburger) PDP, for the Town Council's review and approval. The PDP was approved at the December 17, 2024 Regular Meeting.

c. Adoption of NC League of Municipalities Ten Priorities and Designation of Reporting Delegate

The NC League has requested that Municipalities narrow sixteen potential Statewide legislative priorities to no more than ten and designate an individual to report these items to the League.

d. Approve Resolution #1106: Setting a Public Hearing Date for Annexation Petition AX-03-24: 1485 SW Broad Street

David Thomas Burris and Deborah Stover Burris are petitioning the Town of Southern Pines for annexation of 1 block section of land. Per Resolution #1103, Directing the Clerk to Investigate a Petition Received Under G.S. 106A-31, the Clerk has certified the sufficiency of the application in Resolution #1105 and requests the Council approve Resolution #1106 - Setting the Public Hearing Date for the Town Council Business Meeting on February 14, 2025.

9. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](#). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at <https://bit.ly/3hXx2Qk>