



MINUTES

Tuesday, January 14, 2025: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 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; and Brandon Goodman.

Councilmember Debra Gray arrived at 6:10 pm and apologized for her tardiness.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda and requested the removal of Budget Ordinance #3099 - Fire Dept Viper Radios.

a. Adoption of Agenda

Mayor Pro Tem Pate moved to adopt the meeting agenda, seconded by Councilmember Goodman; the vote was unanimous.

Motion passed.

4. PUBLIC COMMENTS

Mayor Clement opened the floor for Public Comments.

Hugh Mensch, 20 Hunger Court, addressed the Council regarding Knoll Rd. Multi-Modal Path project. Mr. Mensch thanked Town Manager Parsons, Town Engineer James Michel and Communications Specialist Gerald Ostlund for hosting a meeting on the topic and asked that the Council consider adding the changes discussed at that time.

Hugh Miner, 90 Paddock Lane, spoke in support of Mr. Mensch's comments and provided documents to the Council that included excerpts from Pilot Newspaper articles and an email from Dan Van Horn, Founder and President of US Kids Golf.

Tony Maramarco, 16 Glen Devon Drive, representing Talamore Westside HOA, echoed Mr. Mensch's request for additional left turn lanes.

Marsh Smith, 585 Santee Road, Moore County Commissioners passed a resolution in September 2024 urging the NC Legislature to amend the Sedimentation Pollution Control Act to allow citizens to defend themselves from developers and urged the Council to adopt a similar resolution.

5. CONSENT AGENDA

Councilmember Petersen asked that the word "Robins" in the December meeting minutes be corrected to "Robbins".

Mayor Pro Tem Pate moved to adopt the Consent Agenda with the removal of Budget Ordinance #3099, seconded by Councilmember Goodman; the vote was unanimous.

Motion passed.

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.

Mayor Clement opened the hearing for Z-06-24; Red's Corner Food Truck Campus Expansion.

Senior Planner Alaina Mallette presented the request and staff report to the Council.

Councilmember Petersen voiced her concern over parking and fire department access during an emergency.

Discussion ensued.

Scott Bertrand introduced himself as a majority shareholder and General Manager for Red's Corner along with Mike and Rachel, who are his partners and present. Mr. Bertrand addressed Councilmember Petersen's concerns over parking and emergency vehicle access and detailed the applicant's plans on how to deal with these issues.

Discussion ensued.

Councilmember Gray asked Mr. Bertrand to explain how the applicant expects to address overflow parking and Mr. Bertrand explained that for larger events a satellite parking agreement would be submitted along with the special event permit application.

Mayor Clement asked if there were any plans to improve or install sidewalks.

Mayor Clement requested Public Comment

Alan Haws of Southern Pines asked if there were any plans to include the property that used to be CES in the future and Mr. Bertrand stated that the property in question was sold to someone else and there were no plans to include it at this time.

Discussion ensued.

Mayor Pro Tem Pate asked the applicant if they were amenable to the proposed conditions in the staff report and Mr. Bertrand stated that they agreed and were currently working on stormwater requirements.

Senior Planner Mallette shared that the Comprehensive Plan discussed possible improvements to the 'hybrid' realm between the probate space and the Town right-of-way and that Public/Private partnerships may be a way to make some of that pedestrian connectivity possible and improve the area.

Mayor Clement closed the public hearing

Mayor Pro Tem Pate moved that after reviewing the proposed map amendments (i.e. rezoning) to the Town of Southern Pines Zoning map and after considering the criteria for approval of map amendments found in UDO §2.17.9 The proposed amendment to the Town of Southern Pines Zoning Map is reasonable, in the public interest, and generally consistent with the current character of the Pinedene Complete Community Character District and the criteria set forth in the Town of Southern Pines Unified Development Ordinance §2.17.9. Considering that the food trucks and their catering will expand micro-business opportunities - allowing the town to continue supporting local business and entrepreneurship - and for reasons mentioned in the written Planning Board Recommendation, the proposed rezoning is consistent with the 2040 Comprehensive Plan. Therefore, the requested rezoning from General Business to General Business Condition Zoning District with an amended Applicant condition 2 and Staff Condition 19 - as written in the staff report and agreed to by the applicant - would be a reasonable request for the reasons above and within the staff report for application Z-06-24.

Councilmember Petersen questioned Condition 19 and the requirements for a letter from a certified engineer regarding storm water management. Senior Planner Mallette advised that the applicant wouldn't receive a Certificate of Occupancy for the stage until the storm water letter was received. Councilmember Petersen feels the trigger mechanism is sloppy and that the letter should be provided much sooner. Discussion ensued.

Town Attorney McCarley advised that another compliance mechanism is citations issued for zoning violations.

Discussion ensued with staff and the applicant agreeing to include in Condition 19 that the storm water letter would be received within 60 days.

Mayor Pro Tem amended his motion to include that Condition 19 will be revised to include that the letter from a certified engineer regarding storm water will be submitted to the Town within 60 days of this hearing.

The motion was seconded by Councilmember Gray and the vote was unanimous.

Motion passed

Mayor Pro Tem Pate then moved to approve Z-06-24 with the conditions submitted by the applicant on the General Business Conditional Zoning District with an amended Applicant Condition 2 and Condition 19, including today's revision, as written in the Z-06-24 staff report and agreed to by the applicant. The motion was seconded by Councilmember Gray and the vote was unanimous.

Motion passed.

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.

Mayor Clement opened the hearing and shared a brief explanation of quasi-judicial hearings.

Town Clerk Beth Robertson swore in pending witnesses for the hearing.

Town Attorney Mac McCarley qualified the Council by asking Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome. All responses were negative. Town Attorney McCarley also asked the applicant if they wished to challenge any members of Council standing and the response was negative.

Senior Planner Alaina Mallette presented the application, staff report and staff presentation.

- Exhibit A - staff report dated 1/14/25

- Exhibit B - staff presentation

Senior Planner Mallette noted that there was some concern regarding the vagueness of allowed land uses in the Master Plan and staff feels that the provided list of unallowed uses that has been agreed to by staff and the applicant will alleviate much of that concern. Senior Mallette added that having a list of land uses in the master plan would be ideal but considering where this project is and that this is the last stage for this project, this is the best way we have to regulate the future uses.

Another area of concern was the percentage of permeable surface the current calculations are showing. The applicant has 70% currently granted and submitted plans show 77% so the applicant has proposed to include a condition stating that 'the site plan shall either provide 70% or less impervious surface or include permeable pavement or other measures with similar technology to bring the current number down to 70% and the Town Engineer has the final say on the acceptability of those materials'.

Town Manager Reagan Parsons noted to the Council that with how he is reading the motions that are currently written in this packet, should they be approved, there would be no need for an Architectural Review and the rendition of the architecture included in this packet would be approved and questioned if that was correct. Senior Planner Mallette stated an Architectural Review application was not submitted in conjunction with this application, so that an Architectural Review is still needed. Discussion ensued.

Nick Robinson of Bradshaw, Robinson Slaughter and Rainer, LLP represents the applicant, Grosvenor Land, LLC. Also, present are Neil Salmon, Chief Design Officer-Ascot Corporation, LLC; Erin Goviea, Traffic Engineer Consultant; and John Spurrell of Ascot Group. Mr. Robinson reviewed the 4 items of issue that the Town staff was concerned with and detailed the solutions that had been agreed to by staff and the applicant:

- description of allowed use - eliminated 17 allowed uses

- increased traffic - eliminated 17 allowed uses that would cause high traffic

- percentage of permeable surface - added condition committing the applicant to reducing permeable surface to under 70%

- loading and unloading for businesses on lower level - language added to PDP that states that the applicant will install signage on Bennett St restricting loading and unloading to W. New York Ave.

Councilmember Petersen questioned if there would be restrictions on the type of residents in the building, stating that the staff report indicated that the residences were intended for single older residents. Mr. Robinson declined to put restrictions onto the type of person allowed to reside in the building.

Mr. Robinson introduced Neil Simon of 540 NW Broad Street and reviewed his qualifications for the Council. Mayor Clement approved him as an expert witness in architectural and land design.

Attorney Marsh Smith objects to the witness being led. Town Attorney McCarley advised Mayor Clement that the first issue to be dealt with was to determine whether Mr. Smith has standing in this hearing. Mr. Smith feels he has standing since his property adjoins this one and feels the drainage will be an issue with the risk of damaging his property and his clients access his office on W. New York Ave, where the additional parking from this project will be an issue and could cause him injury as a property and business owner.

Mr. Robinson questioned Mr. Smith on his qualifications and then submitted that Mr. Marsh does not have standing under North Carolina Law simply because his property adjoins the project property and cannot prove that damages would occur to him that would not be incurred by any other person nearby. Further, Mr. Robinson submits that since Mr. Marsh has said that he is not an engineer, that he is not qualified to testify and anything he said would be considered incompetent evidence.

Mr. Smith disagrees with Mr. Smith and argues his point further.

Attorney McCarley addresses the 3 issues raised and advises the Council that:

- under North Carolina Law, an adjoiner does not have standing simply by being an adjoiner.
- potential for injury from runoff and while Mr. Smith is downhill and water runs downhill.

Speculative claims of injury are not recognized as granting standing

- Mr Smith does not have to have expertise as an engineer to ask questions of the applicant's engineer

Attorney McCarley further advised that, in his opinion, Mr. Smith does not meet the criteria to have standing in this case.

Mayor Clement and Attorney McCarley confer while the hearing is paused for a 5-minute break.

Mayor Clement addressed the question of Mr. Marsh's standing by stating that while she respects his opinion, she does not feel he has standing as an attorney but can testify as a neighbor.

Mr. Robinson continued his questioning of Mr. Salmon. Mr. Salmon is of the opinion that the PDP meets the 4 criteria and agrees with the staff report presented tonight.

Applicant Exhibit 1 - Affidavit of Neil Salmon

Discussion ensued regarding water damage to the properties downhill and issues with loading and unloading near the property.

Councilmember Brandon Goodman exited the hearing at 8:01 pm.

Mr. Robinson introduced Erin Goviea, Traffic Engineer with John Davenport Engineering, Inc. and reviewed her qualifications for the Council. Mayor Clement approved of her as an expert witness in the area of traffic engineering.

Applicant Exhibit 2 - Traffic Design Analysis (TDA)

Discussion ensued.

Mr. Robinson continued his questioning of Ms. Goviea and Ms. Goviea is of the opinion that the site is appropriate for this project based on traffic considerations and that no adverse transportation impacts are anticipated with the low volumes expected from the proposed land uses and that no improvements are necessary to mitigate the impacts of future traffic from this development.

Applicant Exhibit 3 - Affidavit of Erin Goviea

Discussion ensued regarding loading and unloading zones.

John Spurrell of Ascot Group answered Council questions on loading/unloading zones and Councilmember Gray expressed her displeasure that the vendors who would be inhabiting the space were still unknown.

Town Manager Parsons commented that the angled parking proposed in the PDP is an improvement over the current parking that Mr. Smith described. Town Manager Parsons added that a loading/unloading zone would be a challenge for larger semi-trailers in that area, but he doesn't feel

either option would make much difference.

Mayor Clement asked for public comment.

- Marsh Smith of 255 W. New York Ave. asked the Council to consider that when the CDP was approved there was a lot of controversy over letting motorcycle space count as parking spaces. Was the loading/unloading area in the basement considered when counting parking spaces? Mayor Clement clarified that the topic was discussed, but there is no loading/unloading zone in the basement.

Mr. Smith asked if the impervious surface was calculated using permeable paving? Town Manager Parsons stated that permeable paving was one option for reducing the percentage of impervious surface in the project. Mr. Marsh shared his views on the usefulness of permeable paving, concerns regarding runoff from the site as well as the idea to utilize the municipal parking lot entrance across the street for a loading/unloading zone. placement or use the town's power of eminent domain to condemn walkways.

Mr. Smith questioned the relationship between Grosvenor Land, LLC. and Ascot Corporation, LLC. and that it is not explained why persons from both companies are speaking at the hearing.

Mayor Clement asked the Council to disregard any discussion from Mr. Marsh regarding traffic since he is not considered an expert witness in that field.

- Donald Jorgenson, 260 W. Pennsylvania Ave., asked if the council could restrict the people that buy and/or rent the new homes to only one car per residence, sharing his concern over the lack of adequate parking. Mayor Clement addressed the concern and shared that underground parking will be available to accommodate the residents. Discussion ensued.

- Anthony Park, 620 North Bethesda Road, thanked the Council for their service and addressed the concerns over traffic issues and parking in the downtown area and shared his opinion that the parking as planned will be insufficient. Mr. Park asked that the Council be more mindful of the issue in the future.

No additional public comments were voiced.

Councilmember Petersen read an excerpt from the Staff Report: *"The applicant stated that the vision for the project is to encourage walkability to and from the development and the applicant also stated that the apartment studios are not intended for families or roommate scenarios, rather for older single residents"* and asked the applicant if he stands by the statement. The applicant stated that he did not recall the specific comment and that is not the intention of the development. There is no intent by the applicant to restrict who can or cannot live in the buildings. Discussion ensued.

Mayor Clement questioned if there was a possibility of reducing the impervious space from 77.9% to 70% with the addition of green space? Mr. Robinson shared that the applicant is using the State's approved list of alternatives to normal pavement to address the concern and Staff confirmed that they are comfortable with their use. Discussion ensued.

Mayor Clement asked to discuss the Municipal Parking Lot at a future time.

Mayor Clement asked for any additional questions or comments from both Council and the public and there being none, closed the public hearing.

Mayor Pro Tem Pate moved to adopt Attachment 1 of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Development Plan PD-07-24, seconded by Councilmember Gray; the vote was as follows:

- Mayor Clement: aye
- Mayor Pro Tem Pate: aye
- Councilmember Petersen: nay

- Councilmember Gray: aye
- Councilmember Goodman: aye

Motion passed.

Attorney McCarley interjected that since Councilmember Goodman left the meeting he is considered unexcused and will therefore be counted as an affirmative vote in this matter and all others for the rest of this meeting.

Mayor Pro Tem Pate moved to approve the Preliminary Development Plan for PD-07-24 with two conditions as written in Section V of the January 14, 2025, Town Council staff report, seconded by Councilmember Gray: the vote was as follows:

- Mayor Clement: aye
- Mayor Pro Tem Pate: aye
- Councilmember Petersen: nay
- Councilmember Gray: aye
- Councilmember Goodman: aye

Motion passed.

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).

Mayor Clement opened the hearing and shared a brief explanation of quasi-judicial hearings.

Town Clerk Beth Robertson swore in pending witnesses for the hearing.

Town Attorney Mac McCarley qualified the Council by asking Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome. All responses were negative. Town Attorney McCarley also asked the applicant if they wished to challenge any members of Council standing and the response was negative.

Planner I James Broadwell presented the application, staff report and staff presentation.

- Exhibit A - staff report
- Exhibit B - staff presentation

Mayor Clement asked for clarification on the Phase II character-defining features mentioned in the staff report. Planner I Broadwell listed them as a grass lawn, applicant's choice of three planting beds or eight planters, permanent outdoor seating, and applicant's choice of one pergola/shade structure or two shade trees.

Planning Director Grieve advised the Council that the applicant had requested that staff administratively approve additional uses for the project and, due to several factors, Planner Grieve denied the request and therefore, the matter is before the Council to decide.

Councilmember Petersen questioned Health and Human Services and what that might entail. Planner I Broadwell deferred to the applicant to answer, noting that the use table gives quite a few examples. Mr. Saathoff stated that no commitments had been made, but interest had been shown by medical offices. Planning Director Grieve advised that some businesses that fall under Health and Human Services would be a psychologist's office, chiropractor's office, medical office (administrative or outpatient).

Discussion ensued.

Paul Saathoff of Koontz Jones Designs is representing the applicant and gave a brief presentation on the proposed application and project. Discussion ensued.

Mayor Clement opened the public comment period and none were voiced.

Mayor Clement asked for any additional questions or comments from the Council. There being none, closed the public hearing.

Mayor Pro Tem Pate moved to adopt Attachment 1 of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Development Plan PD-08-24, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

Mayor Pro Tem Pate moved to approve the Preliminary Development Plan for PD-08-24 with the following additional conditions as outlined in the staff report for PD-08-24 dated January 14, 2025:

Condition 1 – Phase 2 Usable Open Space Usage.

Condition 2 – Phase 2 Parking Volume.

The motion was seconded by Councilmember Gray and the vote was unanimous.

Motion passed.

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.

Mayor Clement opened the hearing and shared a brief explanation of quasi-judicial hearings.

Town Clerk Beth Robertson swore in pending witnesses for the hearing.

Town Attorney Mac McCarley qualified the Council by asking Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome. All responses were negative. Town Attorney McCarley also asked the applicant if they wished to challenge any members of Council standing and the response was negative.

Planner I James Broadwell presented the application, staff report and staff presentation.

- Exhibit A - staff report

- Exhibit B - staff presentation

Planning Director BJ Grieve clarified that this application is a major subdivision preliminary plat and not a preliminary development plan application.

Discussion ensued.

John Silverman of Midland Atlantic Development, representing the applicant, presented a brief overview of the project.

Discussion ensued.

Travis Fluit, Traffic Engineer with Kimely Horn, presented his report on the projects.

Discussion ensued.

Councilmember Gray appreciates the updated information used in the study.

Mayor Pro Tem Pate questioned what the 20 ft buffer on the side of the road will look like (i.e. planted, undisturbed, etc.) Mr. Silverman advised that the buffer currently has very little vegetation and will be planted at the time of the PDP.

Discussion ensued.

Planning Director BJ Grieve stated that the applicant is cooperating and the eventual project will create uniformity with the other landscaping in the area.

Mayor Clement opened the public comment period and none were voiced.

Mayor Clement asked for any additional questions or comments from the Council. There being none, closed the public hearing.

Mayor Pro Tem Pate moved to adopt Attachment 1 of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Plat MAPP-04-24, seconded by Councilmember Gray; the vote was unanimous.

Motion passed

Mayor Pro Tem Pate moved to approve the Preliminary Plat MAPP-04-24 with the following additional conditions as written in the staff report for MAPP-04-24 dated January 14, 2025:

- Condition 1 – W. Morganton Road – Highway Corridor Overlay Buffer

- Condition 2 – Carolina Green Parkway – Linear Park

The motion was seconded by Councilmember Gray and the vote was unanimous.

Motion passed.

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.

Planning Director Grieve presented the request and staff report to the Council.

Discussion ensued and the applicant briefly spoke to the Council regarding future plans.

Mayor Pro Tem Pate moved to approve AR-14-24 with one deviation as listed in the staff report dated January 14, 2025, Section 4.4, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

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.

Planning Director Grieve reviewed the written decision to the Council.

Councilmember Gray moved to approve the Written Decision for PD-06-24 Morganton Park South Phase 4 PDP, seconded by Mayor Pro Tem Pate; the vote was unanimous.

Motion passed.

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.

Town Manager Parsons reviewed the item for the Council.

Discussion ensued.

Mayor Pro Tem Pate moved that the Town submit 10 Legislative Priority Options recommended by Town Manager Parsons and designate Town Manager Parsons to submit this information to the

League. The motion was seconded by Councilmember Petersen and the vote was unanimous.
Motion passed.

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.

Mayor Clement opened the discussion.

Mayor Pro Tem Pate moved to approve Resolution #1106 Setting a Public Hearing Date for Annexation Petition AX-03-24: 1485 SW Broad Street, seconded by Councilmember Petersen; the vote was unanimous.

Motion passed.

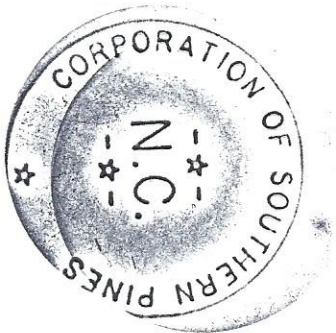
9. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Councilmember Gray and carried unanimously, Council adjourned at 10:53 pm.

Motion passed.

Respectfully submitted:


Elizabeth Robertson, Town Clerk





RESOLUTION #1106
SETTING DATE OF PUBLIC HEARING FOR ANNEXATION
APPLICATION
AX-03-24: 1485 SW. Broad Street

WHEREAS, a petition requesting annexation of an area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina:

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the ES Douglass Community Center at 6:00 pm on February 11, 2025.

Section 2. The area proposed for annexation is described as follows:

Property Identification Number (PIN) and Parcel Identification:

PIN: 857116738902; PARID: 00047416

Property Owners/Applicants:

David Thomas Burris & Deborah Stover Burris
1485 SW Broad Street
Southern Pines, NC 28387

Total Size of Property:

Total Acreage: +/- 2.50 acres

Meets & Bounds:

Being in McNeill Township, Moore County, and State of North Carolina described as follows:

BEGINNING at a stake in the southeastern line of South Broad Street, said stake marking the point where the south eastern line of South Broad Street begins to curve into the northeastern line of Henson Street; running thence along the southeastern line of South Broad Street N. 45°45'E 147.05 feet to a stake; thence S. 38°58'E. 103.65 feet to a stake; thence S. 44°39'W. 180 Feet tot a stake in the north eastern line of Henson Street; then running along the northeastern line of Henson Street in a northwesterly direction as it curves to the point where the northeastern line of Henson Street begins to curve into the southeastern line of South Broad Street (the chord course and distance of the last ball being N. 69°57'E. 21.25 feet), all according to a survey entitled "Lot in the Pine Ridge Subdivision by C.H. Blue, Registered Surveyor, dated September 17, 1965. The above is Lot No. 1 (one) in Block H of the Pine Ridge Subdivision, a map of which is recorded in Map Book 2A, page 59 of the Moore County Registry

Section 3. Notice of said public hearing shall be published in The Pilot, a newspaper having general circulation in the Town of Southern Pines, at least ten (10) days prior to the date of said public hearing.

Adopted this 14th day of January, 2025.

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of January 14, 2025, as shown in the minutes of the Town Council for that date.




Elizabeth Robertson, Town Clerk



CASE NUMBER: PD-06-24

**FINDINGS OF FACT, DECISION OF THE BOARD, AND ORDER IN THE MATTER
OF A PRELIMINARY DEVELOPMENT PLAN APPLICATION FOR THE
MORGANTON PARK SOUTH WHATABURGER PLANNED DEVELOPMENT**

DESCRIPTION OF MATTER

Mr. Dylan Rowell, on behalf of Whataburger Restaurant, LLC submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance for 3,305 square feet restaurant on 2.39 total acres on parcels identified as PIN 857100478061 (PARID 20230956).

A public evidentiary hearing regarding a proposed Preliminary Development Plan (PDP) for the Phase 4 MPS Whataburger Planned Development was called to order with five members present on December 17, 2024. The oath was administered to all witnesses choosing to speak. Planning staff entered the December 17, 2024, staff report as Exhibit A and staff's December 17, 2024 presentation as Exhibit B. The authorized agent, Mr. Lee Blakely, provided testimony on behalf of the applicant. After closing the hearing, Town Council discussed and voted on the draft findings of fact.

FINDINGS OF FACT

Finding of Fact #1:

The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Preliminary Development Plan approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a Preliminary Development Plan, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2:

The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan (Criteria 1-4), with the imposition of conditions of approval, in that:

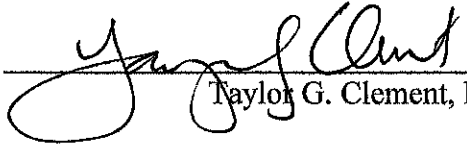
1. The application demonstrates that it will achieve the purposes of the PD district and the UDO.

The Town Council finds that the application complies with UDO §2.18.5(H), Criterion 1 in that the Morganton Park South CDP is a Mixed-Use development that was approved on

Condition 3 – That retaining walls greater than 6' in height meet structure setbacks.

This is the 14th day of January, 2024.

FOR THE TOWN COUNCIL:


Taylor G. Clement, Mayor



ORDINANCE #3103
AMENDING THE ZONING MAP OF THE TOWN OF SOUTHERN PINES
Z-06-24

THAT WHEREAS, after notice duly given according to law, a public hearing was held before the Town of Southern Pines Town Council at its regular business meeting on January 14, 2025 at 6:00 PM for the purpose of considering and passing of an ordinance amending the Zoning Map of the Town of Southern Pines, North Carolina; and

WHEREAS, after the completion of said public hearing, and upon consideration of the reasonableness of the request, compliance with the criteria for a zoning map amendment found in UDO §2.17.9, as well as consistency with the adopted 2040 Comprehensive Plan, the Southern Pines Town Council approved petition Z-06-24 to amend the Zoning Map of the Town of Southern Pines;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town of Southern Pines Town Council, in regular session assembled on the 14th day of January, 2025:

Section 1. That the Zoning of the Town of Southern Pines on file in the office of the Town Clerk be amended to reflect that the subject parcels totaling 2.92 acres—identified as PIN 858100061104 (PARID 20180500) and PIN 858100061061 (PARID 00048220) owned by B & R Holding Company, LLC; and PIN 858109051976 (PARID 00055107), PIN 8581090050947 (PARID 00055108) and PIN 858109051859 (PARID 00055109) owned by 155 Hall SP, LLC in Moore County tax records— is zoned General Business (GB) Conditional Zoning District with the following final list of conditions on that district:

Condition 1. This conditional zoning district shall adopt the language of the Conditional Use Permit (i.e., Moore County Register of Deeds Book 5334 Pages 278 to 280) and in the event of any conflict, these conditions shall supersede the Conditional Use Permit.

Condition 2. Permitted land uses shall be limited to the following:

- Cafeteria or limited service restaurant (LBCS 2520),
- Bar or drinking place (LBCS 2540),
- Mobile food services (LBCS 2550),
- Food truck campus (LBCS 2551),
- Caterer (LBCS 2560),
- Multipurpose facility open to the general public (i.e., “Banquet Hall,” LBCS 5371),
- The following and any other temporary uses (LBCS 9920) and Special events (LBCS 9910) shall not require a special event permit unless the events occur in the vehicle use area or the parking demand is expected to exceed the parking capacity, as described in the narrative.
 - Vendor markets, such as those with up to thirty (30) vendors using 10x10, 12x12 tents to sell items; and
 - Charity Events, such as fundraisers that include up to thirty (30) related vendors and 10x10, 12x12 tents; and
 - Themed events hosted either by Red’s or someone wanting to use some or most of the Red’s premises (this would include larger dining tents that will follow tent permitting requirements)
- Temporary Uses and Special Events shall follow Building Code, Fire Code, and other applicable codes and their associated permitting processes (e.g., tent permits and temporary structural additions), but are not required to submit a special event permit except as described in this condition.

The following accessory uses and structures shall also be permitted:

- One outdoor stage for up to 400 square feet; and

- One concrete slab patio for up to 825 square feet to be used as outdoor seating; and
- No more than one shed for storage purposes; and
- No more than one walk in cooler and overhead shelter for up to 600 square feet; and
- No more than one drive-through coffee bar; etc.

Condition 3. Cross Use of Properties.

- Allowing the cross use of 155 Hall Ave as an ancillary property to 801/901 SW Broad is a primary goal of this application. Cross Use includes, but is not limited to shared restrooms, parking, and reciprocal access. When not being privately rented, Suite A is intended as an ancillary/alternative site to Red's Corner seating areas.
- Pedestrian access:
 - Morganton and SW Broad frontages: the existing sidewalk systems recently installed allow sufficient access to the site from these streets. Once accessed, pedestrians self-direct to various points of interest on site. For example, someone headed to a restroom may take a different path than heading to the food trucks.
 - Hall Ave frontage: access from Hall Ave will see minimal foot traffic as Hall Ave is dead end road and not a main thoroughfare.
 - Access between the properties is clearly defined with marked walkways or open area where vehicular traffic is excluded.

Condition 4. Noise. 155 Hall Ave: There shall be no change in permitted noise levels. The outdoor stage shall be permitted to have live outdoor music performances with amplification, subject to the local noise code, until 11PM.

Condition 5. Hours of Operation. The hours of operation shall be 6:00 AM to 11:00 PM.

Condition 6. Architecture. Renovations of the exterior architecture of the existing buildings shall be designed in the same character or complement the existing architecture as was submitted in architectural compliance permit file #AR-03-20. Some key character defining elements include:



Condition 7. Landscaping. Current landscaping and buffering shall be retained except for sod installed in and around the highlighted area in Section 1d (Pocket Park). The perimeter vehicle use area landscaping shall continue to be waived between the property lines of 901 SW Broad Street and 155 Hall Avenue. A vegetative barrier/hedge shall be added between the gravel commonly known as the food truck parking and the sodded area to prevent illegal parking.

Condition 8. The 20 x 30 tent shall be permitted to remain, permanently. A pavilion-type structure of similar size and without walls will be permitted in the event Red's replaces the tent.

Condition 9. Site Access. Site access shall remain at the current locations and no parking shall be permitted in the access easement between 901 SW Broad Street and 155 Hall Avenue.

Condition 10. Parking. Total Combined Parking Spaces shall be 66. The 37 parking spaces at 155 Hall Ave may remain gravel and unmarked. 901 SW Broad shall provide all 29 existing parking spaces.

Condition 11. Bicycle Parking. Bicycle racks shall be provided with a minimum of six spaces.

Condition 12. Signage. Temporary "Coming Soon" sign facing Red's Corner interior of

the two properties to notify Red's customers and shall be permitted for 90 days and shall follow UDO standards for dimensions. Any additional street fronting or building signs shall follow UDO standards.

Condition 13. Traffic Patterns. 901 SW Broad: Traffic Patterns will coincide with the existing traffic patterns. 155 Hall Ave: Site access shall remain at the current locations.

Condition 14. Fats, Oils, Grease, Odors. No fats, oils, grease, or odors shall be generated from the business' operations. Prepared food may be provided by Red's Corner food trucks or caterers who do generate fats, oils, and grease. The existing infrastructure is sufficient to support these food trucks and caterers.

Condition 15. Lighting. Existing lighting at the property shall remain in place. Lights may be added to increase safety and security on site but shall follow standards in the UDO.

Condition 16. Utilities & Trash. Existing dumpsters shall remain on site.

Condition 17. Outdoor Storage shall be prohibited.

Condition 18. Fencing. No new fencing shall be permitted.

Condition 19. A letter, certified by an engineer, that states that the pre-development and post-development stormwater runoff calculations will be the same with the proposed impervious surface additions shall be submitted to the Town Engineer prior to Certificate of Occupancy.

The subject parcels are as recorded in the Moore County Registry as follows:

- (1) Lot as recorded in Deed Book 5064, Page 442 and as identified as Parcel Identification Number 20180500

Being all of that "1.76 acres remaining" as shown on map entitled "Recombination Survey for Richard Frye and Ted Jordan, Sandhill Township, Moore County, Southern Pines, North Carolina", dated November 1, 2018 by Travis L. Nickens and recorded in the Office of the Register of Deeds of Moore County in Plat Cabinet 17, Slide 923.

This Tract is conveyed TOGETHER WITH the perpetual right and easement in and to the use of that certain "proposed access easement" consisting of .10 of an acre as shown on the aforementioned recorded survey. This perpetual and non-exclusive easement shall provide vehicular, pedestrian and utility line rights of way from and to Hall Avenue which is a 20' wide right of way depicted on the aforementioned recorded plat. Such access easement description is hereby incorporated by reference as if fully set forth herein.

- (2) Lot as recorded in Deed Book 5083, Page 566 and as identified as Parcel Identification Number 00048220

Tract One

BEGINNING at an iron bolt, a corner of the Shaw Estate and the Northwest corner of Lot No. 74; and runs thence with the line of the Shaw Estate South 60-26½ East 377.0 feet to an iron stake on the right of way line of the Seaboard Air Line Railway main line; thence with said right of way line of Seaboard Air Line Railway, as defined by monuments, fences and records plats, South 28-10½ West 186.0 feet to an iron stake; thence North 54-13½ West along the northern line of Lot 78, 200 feet to an iron pipe, the corner of Lots 71, 72, 77 and 78 of the J.N. Powell and M.N. Suggs Subdivision; thence South 18-35 West 53 .0 feet to an iron stake, a corner of the William Bushby property; thence with the line of said Bushby property North 50-35 West 297.8 feet to an iron stake on the south line of West Broad Street Extension; thence with the south line of West Broad Street Extension North 35-00 East 123.1 feet to an iron stake; thence North 83-15½ East 77.12 feet to the BEGINNING,

being all of Lots 71-77 inclusive, as shown by map of the Powell-Sugg Subdivision recorded in Map Book 2, Page 21, Moore County Registry.

EXCEPTING THEREFROM such right of way and privileges as may be claimed by Seaboard Air Line Railway and that portion conveyed to the Department of Transportation recorded in Book 675, Page 95, Moore County Registry.

Tract Two

That tract or parcel of land described in Book 1877, Page 139, Moore County Registry.

LESS AND EXCEPTING THEREFROM, HOWEVER, that property already conveyed to Grantee which is more particularly described at Deed Book 5064, Page 442, Moore County Public Registry, the descriptions of which properties are hereby incorporated by reference as if fully set forth herein.

Being all of that "1.76 acres remaining" as shown on map entitled "Recombination survey for Richard Frye and Ted Jordan, Sandhill Township, Moore County, Southern Pines, North Carolina", dated November 1, 2018 by Travis L. Nickens and recorded In the Office of the Register of Deeds of Moore County In Plat cabinet 17, Slide 923.

This Tract is conveyed TOGETHER WITH the perpetual right and easement in and to the use of that certain "proposed access easement" consisting of .10 of an acre as shown on the aforementioned recorded survey. This perpetual and non-exclusive easement shall provide vehicular, pedestrian and utility line rights of way from and to Hall Avenue which is a 20' wide right of way depicted on the aforementioned recorded plat. Such access easement description is hereby incorporated by reference as if fully set forth herein.

(3) Lot as recorded in Deed Book 5964, Page 458 and as identified as Parcel Identification Number 00047570

A certain lot or parcel of land in the Town of Southern Pines, Sandhill Township, Moore County, North Carolina, fronting on the southwest line of Hall Avenue, about 300 feet southeast of the intersection of Hall Avenue and Broad Street, bounded on the northeast by Hall Avenue, on the southwest by C. D. May, and on the southeast by the Seaboard Coastline Railroad, described as follows: BEGINNING at an iron stake in the southwest line of Hall Avenue (20 feet wide), said iron stake being in the southeast line of Lot No. 69 of the J. N. Powell and M. N. Sugg property and being further located as being South 40° 17' West 20.00 feet from the south Corner of Lot No. 12 of the Gaeb Subdivision recorded in the Moore County Registry; running thence from the Beginning, as the southwest line of Hall Avenue South 50° 36' East 188.46 feet to a corner in the southwest line of Hall Avenue in the Seaboard Coastline Railroad right-of-way; thence South 28° 09' West 89.08 feet to an iron stake in the Seaboard Coastline right-of-way; thence as the southwest line of Hall, North 50° 27' West 207.19 feet to an iron stake near a fence, a corner of Hall; thence North 40° 17' East 86.90 feet to the BEGINNING, containing 17,240 square feet, more or less.

And being the same and identical property conveyed to Norris Wayne Camarena and wife, Carolyn Smith Camarena, by deed dated May 8, 1986 and recorded in Deed Book 546 at Page 117, Moore County Registry. See also Deed recorded in Record Book 3135, Page 394, Moore County Registry (Tract 4).

(4) Lot as recorded in Deed Book 5176, Page 299 and as identified as Parcel Identification Number 00055109

Tract 1, Tract 2 and Tract 3, including +/-0.80 acres in total, as set forth on a plat recorded in Plat Cabinet 15, Slide 266, Moore County Register of Deeds.

This conveyance is made subject to: (i) ad valorem taxes for the current year; (ii) utility easements of record; and (iii) restrictions enforceable against the property.

For further reference see Book 5139, Page 92, Moore County Register of Deeds. This property is not the primary residence of Grantor.

(5) Lot as recorded in Deed Book 5176, Page 299 and as identified as Parcel Identification Number 00055108

Tract 1, Tract 2 and Tract 3, including +/-0.80 acres in total, as set forth on a plat recorded in Plat Cabinet 15, Slide 266, Moore County Register of Deeds.

This conveyance is made subject to: (i) ad valorem taxes for the current year; (ii) utility easements of record; and (iii) restrictions enforceable against the property.

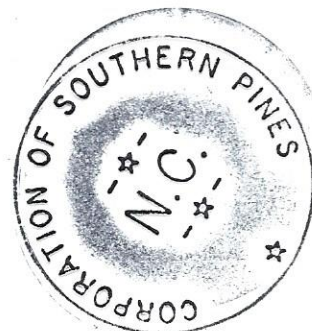
For further reference see Book 5139, Page 92, Moore County Register of Deeds. This property is not the primary residence of Grantor.

Section 2. That this Ordinance shall be and shall remain in full force and effect from the date of its adoption until otherwise amended.

Adopted this 14th day of January, 2025.

I certify that this Ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting on January 14, 2025 as shown in the Minutes of the Town Council meeting for that date.


Elizabeth Robertson, Town Clerk





ORDINANCE #3101
AMEND & CLOSE THE PARKING LOT PROJECT FUND BUDGET

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is to establish a fund for the purpose of construction and renovation of parking lots owned by the Town.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following amount is reduced for the project:

Construction	\$ 8,861
	<u>\$ 8,861</u>

Section 4: The following additional amount is appropriated for the project:

Transfer to General Capital Reserve Fund	\$ 28,649
	<u>\$ 28,649</u>

Section 5: The following additional revenue is anticipated to be available to complete this project:

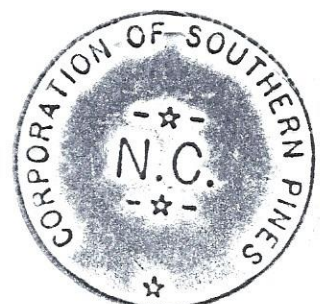
Interest on Investments	\$ 19,788
	<u>\$ 19,788</u>

Section 6: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 7: This ordinance becomes effective January 14, 2025.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of January 14, 2025 as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk





ORDINANCE #3100
AMENDING THE GENERAL CAPITAL RESERVE PROJECT BUDGET

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital reserve project budget is hereby amended:

Section 1: The project authorized is for the purpose of acquisition, renovation, and/or construction of major capital facilities and improvements to the Town's infrastructure.

Section 2: The officers of this unit are hereby directed to proceed with the capital reserve fund within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Transfer to Capital Project Funds	<u>\$ 86,655</u>
Total Additional Project Appropriation	<u>\$ 86,655</u>

Section 4: The following additional revenue is anticipated to be available for this project:

Transfer In – Capital Project Fund – Open Space	\$ 54,248
Transfer In – Capital Project Fund – Nicks Creek Parkway	3,758
Transfer In – Capital Project Fund – Parking Lot	<u>28,649</u>
Total Additional Project Revenues	<u>\$ 86,655</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective January 14, 2025.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of January 14, 2025 as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk





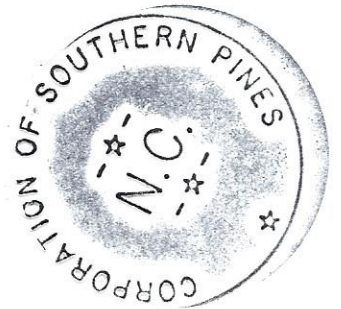
ORDINANCE #3098
AMENDING THE 2024-2025 FISCAL YEAR BUDGET
Police Grant Proceeds for Mobile Data Terminal Equipment

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 14th day of January, 2025 that the Operating Budget for the Fiscal Year 2024/2025 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Police	Grant Expenditures	10-511-4800	\$30,000.00	
General Fund	Police Grant	10-370-0200	\$30,000.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of January 14, 2025 as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk





ORDINANCE #3097
AMEND & CLOSE THE NICKS CREEK PARKWAY PROJECT
FUND BUDGET

BE IT ORDAINED by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is to establish a fund for the purpose of construction of a road extending Nicks Creek from NC 22 to US 15-501.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Transfer to General Capital Reserve Fund	\$ 3,758
	<u>\$ 3,758</u>

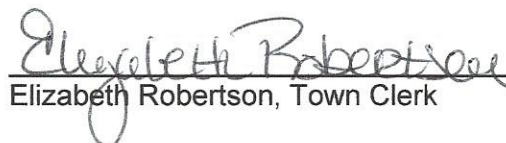
Section 4: The following additional revenue is anticipated to be available to complete this project:

Interest on Investments	\$ 3,758
	<u>\$ 3,758</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk of the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This ordinance becomes effective January 14, 2025.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of January 14, 2025 as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk





RESOLUTION #1104
RESOLUTION ADOPTING CONTRACT TO ACCEPT THE NORTH CAROLINA GOVERNOR'S HIGHWAY SAFETY PROGRAM GRANT

WHEREAS, the Southern Pines Police Department (herein called the "Agency") has completed an application contract for traffic safety funding; and that Town of Southern Pines (herein called the "Governing Body") has thoroughly considered the problem identified and has reviewed the project as described in the contract;

NOW, THEREFORE BE IT RESOLVED, that the Southern Pines Town Council, in open meeting assembled in the Town of Southern Pines, North Carolina, this the 14th day of January, 2025, as follows:

1. That the project referenced above is in the best interest of the Governing Body and the general public; and
2. That Master Patrol Officer Marcus Ricks is authorized to file, on behalf of the Governing Body, an application contract in the form prescribed by the Governor's Highway Safety Program for federal funding in the amount of \$30,000.00 to be made to the Governing Body to assist in defraying the cost of the project described in the contract application; and
3. That the Governing Body has formally appropriated the cash contribution of \$0.00 as required by the project contract; and
4. That the Project Director designated in the application contract shall furnish or make arrangement for other appropriate persons to furnish such information, data, documents and reports as required by the contract, if approved, or as may be required by the Governor's Highway Safety Program; and
5. That certified copies of this resolution be included as part of the contract referenced above; and
6. That this resolution shall take effect immediately upon its adoption.

Adopted this 14th day of January, 2025.

ATTEST

TOWN OF SOUTHERN PINES


Elizabeth Robertson, Town Clerk


Taylor G. Clement, Mayor

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of January 14, 2025, as shown in the minutes of the Town Council for that date.


Elizabeth Robertson, Town Clerk

