



MINUTES

Tuesday, February 25, 2025: 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. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

- Councilmember Petersen commended Chief Cameron and his staff for the volunteer work in Western NC that the Fire Department did. Councilmember Petersen also thanked the Fire Department for coming to her house and installing fire alarms, a service the department offers to local residents.

- Chief Cameron advised that they are currently working on recognition for the people who volunteered in Western NC and will keep the Council updated.

- Mayor Clement thanked Mayor Pro Tem Pate for chairing the Council meeting on February 11th in her absence.

4. ACTION ITEMS

a. MAPP-05-24: Written Decision for Bethesda Road Preliminary Plat

Planning staff have prepared a draft Written Decision for application MAPP-05-24, Bethesda Road Preliminary Plat, for the Town Council's review and approval. The Preliminary Plat was approved at the February 11, 2025 Regular Meeting.

Mayor Clement opened the discussion and asked for any comments or concerns.

Councilmember Goodman thanked Planning Director Grieve for sending the draft written decision to the applicant prior to the meeting for review.

No other comments were voiced.

Mayor Pro Tem Pate moved to approve the Written Decision for M-05-24: Bethesda Road Preliminary Plat, seconded by Councilmember Goodman; the vote was unanimous.
Motion passed.

5. COUNCIL UPDATES AND DISCUSSION

a. County Land Use Plan Update

County Land Use Plan Committee member Frank Quis will update the Council regarding progress of the Plan, answering questions and seeking feedback from the Council.

Frank Quis, former councilmember, mayor, and county commissioner, gave an update on the Moore County Land Use Plan and thanked the Council for their input regarding the Bethesda Road project.

- 3 public hearings were held at local high schools and almost all the citizens speaking were interested in slowing growth within the County.

- 5 Goals of the Land Use Plan

- 1) Preserve and protect the ambiance and heritage of the County of Moore, inclusive of areas around the municipalities.
- 2) Enhance the union of the built and natural environments to improve citizen health through the use of open space and recreational opportunities.
- 3) Optimize the uses of land within the County.
- 4) Provide information and seek citizens' participation.
- 5) Accommodate for a variety of housing types

Various other topics were discussed, including the Highway Corridor Overlay, ETJ, and water & sewer service.

Discussion ensued.

b. Alcohol Sales at Farmers Market

Cameron-based James Creek Cider House has approached the Town about selling their hard ciders at our Farmers Market. The intent is to sell closed bottles for off premise consumption elsewhere. With some minor amendments to the Code of Ordinances, this request could be permitted, if Council desires.

Asst. Town Manager Jessica Roth presented a proposed amendment to the Town Code of Ordinances to allow for the sale of beer and wine at farmer's markets that are located on town property.

Discussion ensued with the Council agreeing that staff should move forward with drafting an amendment.

c. Finance Department Update

Staff will provide further information to Council regarding questions that arose during the Annual audit regarding Fund Balance. A review of major revenues and expenditures through December of 2024 will also be offered.

Finance Director Tess Brubaker-Speis and Deputy Finance Officer Brook Hunter provided some insight and additional information regarding concepts around fund balance and an update on the current budget status.

Discussion ensued.

d. Planning Department Update

Staff will update Council on applications advancing from the Planning Board to Council, the latest news on Senate Bill 382, Phase 2 implementation efforts related to the 2040 Comprehensive Plan. Staff will also present information about the Planning Department's administrative fees and request feedback and guidance from the Town Council.

Planning Director Grieve gave an update on the current project being addressed by the Planning Department including a revision to the fee schedule.

e. NCDOT U5815/5815 (US1/15-501) Utility Relocation Agreement

The NCDOT U5814/5815 (US1/15-501) project has begun work through a Construction Manager at Risk. The project involves the relocation of Town owned water and sewer utilities. In accordance with NCGS § 136-27.1, the Town is responsible for 25% of the non-betterment cost of the relocation of water and sewer utilities associated with NCDOT projects. NCDOT has provided the attached Utility Relocation Agreement based on pricing from the utility subcontractor. Staff will review the agreement and cost and follow up with a subsequent action and budget amendment at the March regular business meeting.

Town Engineer/Asst. Public Works Director James Michel briefed the Council on the current status of the NCDOT US1/15/501 Utility Relocation Agreement. The town is responsible for a percentage of the cost of relocating any of our utilities that are located within the NCDOT easement which, based

on our population, is 25%.

Discussion ensued.

6. COUNCIL ROUNDTABLE

Councilmember Goodman asked for an update on NE Broad St from Massachusetts to Illinois Ave. (Harbor Laundry & parking lot) and the survey has been done and staff are now in discussions with the property owner regarding the next steps.

Councilmember Petersen questioned if the proposed tree ordinance should be placed on the next meeting agenda for a vote or should the Town wait until SB 382 is updated to avoid any amendments or issues. Discussion ensued. Town Attorney Catherine Clodfetter recommends that the safest route is to wait till after the SB 382 update.

Mayor Pro Tem Pate exited the meeting at 6:00pm.

Mayor Clement thanked Town Engineer Michel for attending and speaking at the recent MPO meeting. There is MPO money available in a Carbon Reduction Fund and has asked for ideas on which to use the funds, such as greenways, charging stations, etc.

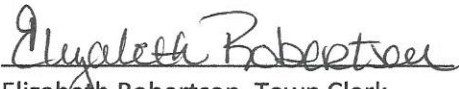
- citizen suggested that, since biking/hiking down Indiana is not safe that perhaps a portion of Weymouth Woods could be considered, such as an existing utility road that could be made available to bikers and hikers. The citizen will be providing a map and Town Manager Parsons expressed interest in seeing what area is being considered.

7. ADJOURNMENT

Upon motion by Councilmember Goodman, seconded by Councilmember Petersen and carried unanimously, Council adjourned at 6:01 pm.

Motion passed.

Respectfully submitted:


Elizabeth Robertson, Town Clerk





CASE NUMBER: MAPP-05-24

**FINDINGS OF FACT, DECISION OF THE BOARD, AND ORDER IN THE MATTER
OF A MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION FOR 160 SOUTH
BETHESDA ROAD**

DESCRIPTION OF MATTER

Mr. Tim Carpenter, of LKC Engineering, PLLC, on behalf of Carolyn R. Scott Heirs (Nelson R. Scott Executor), submitted a Major Subdivision Preliminary Plat application pursuant to the Town of Southern Pines Unified Development Ordinance (UDO) §2.20 for four residential lots, ±5.87 total acres, on the parcel identified as PARID 00055339. Per the Moore County tax record, the subject property is owned by Carolyn R. Scott Heirs (Nelson R. Scott Executor). A public evidentiary hearing regarding the proposed Major Subdivision Preliminary Plat (MAPP) for 160 South Bethesda Road was called to order with four members present on February 11, 2025. The oath was administered to all witnesses choosing to speak. Planning staff entered the February 11, 2025 Staff Report as Exhibit A and staff's February 11, 2025 presentation as Exhibit B. A tree survey for the property, provided by Mr. Tim Carpenter, was entered as Exhibit C. After closing the hearing, the Town Council discussed and voted on the draft findings of fact. Detailed discussion during the evidentiary hearing can be found in the meeting minutes on record in the Town Clerk's office and online.

FINDINGS 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 Major Subdivision Preliminary Plat approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices. The applicant has submitted adequate evidence addressing criteria for a Preliminary Plat, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.
2. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 1 (the application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities) in that the Preliminary Plat aligns with the 2040 Comprehensive Plan only with the imposition of protection measures to the existing mature trees along South Bethesda Road. These trees provide distinct natural character to the surrounding community, which directly aligns with MAPP Criterion 1, Comprehensive Plan policy 4.9, and Comprehensive Plan policy 4.10. The proposed subdivision is consistent with the General Framework Map and Conservation and Development Maps, which each categorize the site as an Area to Enhance and Neighborhood. Site access and utility connections, provided by Town of Southern Pines Public Works, are

both readily available. Therefore, the project is also compatible with its surrounding infrastructure.

3. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 2 (the proposed subdivision complies with the UDO and applicable state and federal regulations) in that the Preliminary Plat complies with all applicable UDO subdivision regulations and development standards. The proposal complies with federal regulations in that the Regional Land Use Advisory Commission cross examined the project and assessed that no impact on the Red Cockaded Woodpecker or other endangered species would occur.
4. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 3 (the proposed Subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property) in that the four residential lots and their respective dimensions meet density standards for RS-2 zoning. The proposed lot orientations depicted on the plat will also provide sufficient access to the future residential homes.
5. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 4 (the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties) in that the project does not present a safety or viability concern for the surrounding area. Given the engineering department's analysis on the proposed three new driveways on a Collector Roadway did not reveal safety or site design implications, the council does not find significant impacts on adjacent properties will occur.
6. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 5 (the proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development) in that the proposed utility plan adequately meets water, fire flow, and sewer requirements. The Town of Southern Pines will provide all utility extensions and connections, meaning they will serve this development adequately and efficiently.

CONCLUSION AND DECISION

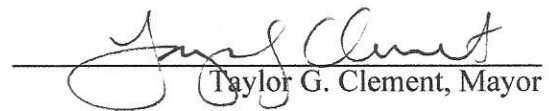
Therefore, by a vote of 4-0, the Town Council voted to approve the 160 South Bethesda Road MAPP-05-24 with the following additional condition:

Condition 1 – All existing trees, 10-inch diameter and larger, within the front setback (30-feet) of the four lots abutting S. Bethesda Rd shall remain and shall be protected in accordance with the town's tree protection standards, excluding areas required for driveways and/or utility access/easements. The preserved trees shall account for the town's major subdivision street trees requirement. Additionally, the Final Plat for MAPP-05-24 shall reflect a note on the plat detailing that all trees, 10-inches in diameter and greater, shall be preserved within the front setback.

This condition is pursuant to MAPP Criterion 1, Comprehensive Plan Policies 4.9 and 4.10, and UDO §4.3.3.

This is the 25th day of February, 2025.

FOR THE TOWN COUNCIL:


Taylor G. Clement, Mayor