



MINUTES

Wednesday, January 5, 2022: 6:00 PM

Town Council Agenda Meeting

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

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

Town Manager Parsons questioned the ordering of items under Section 3, asking the Council if they would like to reorder them to group all of the quasi-judicial hearings together and then all of the legislative together to minimize procedural questions. The Council agreed to reorder the items so like types of hearings were grouped together.

a. SU-02-21 Patrick's Pointe

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The applicant is proposing to develop 13 apartment buildings with 276 multi-family residential units and one (1) office outparcel. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land. A public hearing was held on this application on December 14, 2021. Council continued this item to the January 11, 2022 meeting.

Town Manager Parsons asked if there were any procedural questions regarding this item.

b. OA-02-21 Various staff-initiated text amendments to UDO

The Planning Division of the Town of Southern Pines Community Development Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and are asking for Town Council review per UDO §2.17.

Town Manager Parsons asked if the Council had any questions regarding this item.

Councilmember Petersen questioned the changes in regards to zoning infractions.

Discussion ensued.

Councilmember Clement questioned the origins and reasons behind the height

requirements for structures listed in the UDO. Discussion ensued.
Councilmember Petersen asked for clarification on the code regarding vegetation credits and the measurement unit being used. Discussion ensued.

c. PD-10-21 Pinehurst Surgical Center Site 3N PDP

The applicant has applied for a preliminary development plan (PDP) for the purpose of developing a medical office building as phase 8 of the Morganton Park North. The medical office is a proposed 60,000-68,000 square foot building located on 5.19 acres. The property must be annexed as it is in the Town's ETJ, along S. Carlisle Street on the western side of Patriot Boulevard.

Town Manager Parsons gave a brief overview of the item which is a quasi-judicial hearing.

d. PD-11-21 Waterworks CDP Amendment

Mr. Kevin Lindsay has applied to amend the current approved CDP for the Waterworks development. The proposed project is a mixed-use development with up to 80,000 square feet of retail and/or offices and up to 80 residential units over four phases of development on +28.79 acres. The property is located on the East side of Central Drive/ NC HWY 22 between Warrior Woods Road and Aiken Road.

Town Manager Parsons gave an overview of the item, which will be a legislative hearing.

e. SU-03-21 Townhomes on S. Bennett St.

This application is for a Special Use Permit to develop 20 single-family attached dwelling units on the southeast side of S. Bennett Street between W. Wisconsin Avenue and W. Morganton Road.

Town Manager Parsons asked if they had any procedural questions regarding this quasi-judicial hearing.

4. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AX-07-21 Morganton Park South (Set Hearing Date)

Robert & Julie Van Camp and Morganton Road Enterprises, LLC have petitioned the Town for a voluntary annexation of a parcel totaling +54.94 acres. The parcels are identified as PIN 857100575720 and 857100572972 and are located between US 15-501 and W. Morganton Rd. The public hearing will be scheduled for February 8, 2022.

Town Manager Parsons gave a brief overview of the application.

b. AX-08-21 Blue Farm Lots (Set Hearing Date)

Mr. Benjamin Stout is requesting voluntary annexation of five parcels totaling +4.10 acres, collectively known as Blue Farm, Section Three and located on NC Hwy 22. The public hearing will be scheduled for February 8, 2022.

Town Manager Parsons gave a brief overview of the application.

5. REVIEW PROPOSED CONSENT AGENDA FOR BUSINESS MEETING

a. Appointment to Library Advisory Board

The Library Advisory Board recommends that Council appoint Carrie Dugas. Ms. Dugas will fill the seat held by Jeff Hutchinson, who has served the maximum two full terms. If appointed, Ms. Dugas' term will be January 1, 2022 through December 31, 2024.

Town Manager Parsons gave a brief overview of the application.

b. Approve Ordinances Amending the FY 21-22 Budget

- 1. \$43,250 insurance reimbursement to Police Dept.**
- 2. \$2,500 donation monies transferred to Fire Department**
- 3. \$8,060 donation monies transferred to Library**
- 4. \$19,528 transfer from Fund Balance to Legislation**

These budget amendments will allocate donations received to the fire department and library, as well as an insurance reimbursement to the police department. Additionally, funds will be transferred from Fund Balance to Legislation to cover the invoice for the primary election.

Town Manager Parsons gave a brief overview of the budget amendment requests. Councilmember Clement questioned the need for primary elections, which required a budget amendment. Town Manager Parsons suggested that the Council schedule a work session discussion on that issue and presented to the Council a memo regarding that process prepared by Asst. Town Manager Roth that outlined elections options authorized by NCGS.

6. COUNCIL UPDATES & DISCUSSION

Town Manager Parsons requested to add an item to the Agenda. Federal S.A.F.E.R. Grant rules have been announced and the application window is only 30 days. These grants are used to hire firefighters. Chief Cameron is requesting the Council give its support to him applying for the grant monies to be used to hire the 6 positions needed to fully staff the 2 fire stations. Discussion ensued. The council was in general concurrence and gave Chief Cameron its support on the application.

a. Membership Qualifications - Appearance Commission & Library Board

Staff would like to discuss some recommendations related to the Appearance Commission and Library Advisory Board, such as eliminating term limits and other restrictive membership qualifications.

Town Manager Parsons gave a brief overview of the item outlining the changes suggested by staff and the history of the rules currently in place. Discussion ensued. Council was in general concurrence and will vote on the changes in the Code once the legislation is drafted.

b. FFCRA Voluntary Extension

The Town voluntarily extended the FFCRA program through December 31, 2021. With

the surge of the Omicron variant, staff recommends that Council consider an extension through at least March 31, 2022.

Town Manager Parsons gave a brief overview of the request to continue the program. Discussion ensued.

Councilmember Petersen made a motion to continue the FFCRA Program through June 30, 2022. Mayor Pro Tem Murphy seconded and the vote was unanimous.

7. ADJOURNMENT

Councilmember Pate motioned to adjourn the meeting. Mayor Pro Tem Murphy seconded and the vote was unanimous. The meeting adjourned at 7:01 pm.

Respectfully submitted:
