



MINUTES

Wednesday, February 2, 2022: 6:00 PM
Town Council Agenda Meeting
Community Development Conference Room
801 SE Service Road

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

Assistant Town Manager Jessica Roth reviewed the agenda.

3. ACTION ITEMS

Mayor Haney announced the appointment of Elizabeth Robertson to the position of Town Clerk and gave her the oath of office.

a. Appointment and Oath of Office for Town Clerk, Elizabeth Robertson

Beth Robertson has served as the Town's Deputy Clerk and is currently serving as the Interim Clerk.

Mayor Haney executed the oath of office for Elizabeth Robertson. Her appointment was effective immediately.

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. AX-07-21 Morganton Park South

Robert & Julie Van Camp, Trustees, Thomas Van Camp, Trustee, 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.

Mayor Haney reviewed the item and asked if there were any questions. No questions were asked.

b. AX-08-21 Blue Farm Lots

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.

Mayor Haney reviewed the item and asked if there were any questions. No questions were asked.

c. SU-01-21 Patrick's Pointe (Continued)

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 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.

This item will be moved to the end of Section #4 in deference to the length of the hearing.

d. PD-12-21 Waterworks Phase 1 PDP

Andy Bleggi with PTAH, LLC has applied for a Preliminary Development Plan (PDP) for Phase 1 of the Waterworks development. Waterworks Phase 1 will include construction of a 33,000 square foot expansion of the existing 4,260 square foot recently-renovated Waterworks building. The new expanded building will be used for office space as permitted by the Waterworks Conceptual Development Plan (CDP). A new, additional 9,600 square foot building will also be built as part of the Phase 1 PDP. The building is presently planned to be occupied by Workhorse Fitness, a by-right use in the Waterworks CDP. However, any other by-right use may occupy the building in the future subject to UDO design standards. Phase 1 will also include construction of 152 permanent parking spaces and 20 temporary gravel parking spaces to serve the proposed buildings. Access will be provided off Central Drive, directly across from Reservoir Park Road.

Councilmember Petersen asked for a copy of some documents to be provided to the Council for review prior to next week's Business Meeting.

e. PD-13-21 Old Morganton Park South Parcel 1 PDP

The applicant has applied for a preliminary development plan for the purpose of developing a retail building. The proposed Old Morganton Road Lot 1 development will be located in the planned development known as Morganton Park South. The retail building is a 7,000 square foot building located on 1.12 acres that are currently located in the Town of Southern Pines limits. The subject property is located on the corner of West Morganton Road and Brucewood Road with Old Morganton Road on its southwest corner, lies within the Morganton Road Overlay and is designated as traditional mixed use on the future land use map in the comprehensive long-range plan.

Mayor Haney reviewed the item and asked if there were any questions. No questions were asked.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

No action items were presented.

6. REVIEW CONSENT AGENDA FOR UPCOMING BUSINESS MEETING AGENDA

The Council agreed to keep the suggested items on the consent agenda.

Assistant Town Manager Roth requested the addition of two ordinances related to Capital

Project Funds:

- 1) to close the CPF for the E. Morganton Rd. waterline
- 2) to transfer the remaining balance from that CPF to the CPF for the Pennsylvania-PeeDee waterline project.

There was consensus from the Council to add these two ordinances to the consent agenda for the 2/8 meeting.

a. Approve December 8, 2021 Town Council Agenda Meeting Minutes

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b. Approve December 14, 2021 Town Council Business Meeting Minutes

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c. Adopt Ordinance #1963 to Amend the Code of Ordinances to Address Membership Qualifications for the Appearance Commission

Based on previous discussion with the Town Council, staff has prepared a draft ordinance that removes term limits for members of the Appearance Commission.

d. Adopt Ordinance #1964 to Add the Library Board to Chapter 33 of the Code of Ordinances

Staff recommends adding the Library Board membership qualifications, terms of appointments, powers and duties, and similar to the Town's Code of Ordinances, which is consistent with the Town's other appointed boards.

e. AX-01-22: Set Public Hearing for Annexation at 3900 Youngs Road

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a contiguous parcel that is currently outside of the corporate limits of the Town of Southern Pines.

Per the Moore County tax records, the subject parcel is identified as PIN 858100892377; PARID 20210139 and is owned by Michael Tveter and Jamie Tveter. The public hearing for this application will be March 8, 2022.

7. CLOSED SESSION

Mayor Haney requested that Council add a closed session to the agenda, in order to seek the advice of the Town Attorney for quasi-judicial procedures, in compliance with NCGS 143-318.11(a)(3).

Councilmember Pate moved to enter closed session, seconded by Mayor Pro Tem Murphy. The vote was unanimous.

There was no action taken by Council during the closed session. Councilmember Pate motioned to exit closed session, seconded by Mayor Pro Tem Murphy. The vote was unanimous.

8. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried

unanimously, Council adjourned at 6:43 pm.

Respectfully submitted:
