



## **AGENDA**

**Tuesday, April 12, 2022: 6:00 PM**  
**Town Council Business Meeting**  
**Douglass Community Center: 1185 W. Pennsylvania Ave**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENTS**

**4. TOWN MANAGER'S COMMENTS**

**5. PUBLIC HEARINGS**

**a. Ordinance #1988 - Charter Amendment to Conduct Nonpartisan Municipal Elections Using the Plurality Method**

NC General Statutes permit the Town to amend its Charter to change the type of elections. Per the public notice published on March 27, the Council seeks public comments on a proposed amendment to conduct future municipal elections according to the nonpartisan plurality method in accordance with G.S. 163-292. The Council will consider adopting the ordinance to amend the Charter at its regular meeting on May 10, 2022.

**b. RA-01-22 Request to Abandon a Section of Hill Crest Road**

Mr. Will Huntley, on behalf of Longleaf Pines Storage, LLC, has submitted a request for the abandonment of a 5,050 square foot section of Hill Crest Road extending from the intersection with Bell Avenue between the parcels identified as PIN 857100865323 (PARID 00055046) and PIN 857100865141 (PARID 00047591). The purpose of the request is to allow the recombination of the aforementioned parcels.

**c. Ordinance #1971 - PD-01-22 Ace Hardware CDP (Continued from March 8th Meeting)**

Mr. Bob Koontz of Koontz Jones Design has submitted a Planned Development District – Conceptual Development Plan application for a commercial development containing GB (General Business) and OS (Office Services) uses. The property owner is Southern Pines Ace Land Company, LLC.

**d. Ordinance #1981 - OA-01-22 Text Amendments to the Unified Development Ordinance**

The Town of Southern Pines Administration Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments per UDO §2.17. The proposed amendments are to replace references to “caliper” with “diameter breast height (DBH)” in UDO §4.3.13(B); to add a definition for “Caliper” and “Diameter Breast Height (DBH)” in UDO §9.3; and to remove UDO §8.14.1(C) which limits the number of successive complete terms that a member may serve on the Board of Adjustment.

**e. PD-04-22 St. John Paul Catholic School CDP**

Mr. Pete Bogle has submitted a Conceptual Development Plan application to allow a private school, athletic fields, cemetery, rectory and religious institution. The subject parcels are currently zoned RE (Rural Estate) and are identified as PARID 00038409, 00991755, and 10001608.

## **6. ACTION ITEMS**

### **a. AR-07-22 210 West Pennsylvania Avenue**

Neal Smith Engineering, Inc. requests approval of an Architectural Compliance Permit to renovate a 3,100 square foot commercial restaurant, located at 210 West Pennsylvania Ave.

### **b. AR-08-22 265 Turner Street**

Chick-fil-A, Inc. requests approval of an Architectural Compliance Permit for a 4,948 square foot commercial restaurant at 265 Turner Street. The northwest side of this parcel is located in the Town of Aberdeen. The Architectural Compliance Permit is only for the remaining part of the parcel that is located in the jurisdiction of the Town of Southern Pines.

### **c. Presentation of a Proposed Municipal Service District**

As discussed at the March 28 work session, a Municipal Service District is proposed in the area between W. Morganton Rd. and 15-501. Staff will present additional details.

## **7. CONSENT AGENDA**

### **a. Adopt Resolution Defining a Proposed Municipal Service District and Calling For a Public Hearing on May 10th**

Council will receive public comments on the proposed Municipal Service District on May 10.

### **b. Adopt Ordinance #1974 to Amend the FY 21-22 Operating Budget for Fire**

### **c. Adopt Ordinance #1975 to Amend the FY 21-22 Operating Budget for Police**

### **d. Adopt Ordinances to Transfer \$50,000 from the Recreation Budget to CPF- Recreation Improvement Fund for the Whitehall Master Plan**

- Ordinance #1976

- Ordinance #1987

### **e. Adopt Ordinances to Transfer \$98,736 from the Utility Fund to PW Bldg. Reno Upfit Project Budget**

- Ordinance #1977

- Ordinance #1979

### **f. Ordinance #1982 - Amend the FY 21-22 Utilities Operating Budget to Transfer \$552,000 Retained earnings for the Purchase of a Sewer Vacuum Truck**

The utility department had anticipated the replacement of a replacement sewer combination truck (also referred to as a vacuum or jet truck) in FY 22-23. In monitoring the pricing and delivery times, staff feels there is a benefit to ordering before the end of this fiscal year using the available retained earnings. Staff requests authorization to proceed with this order.

### **g. Approve Budget Amendments to Fund the McDeeds Creek Streambank Stabilization Project**

- Ordinance #1983 - Streambank Transfer Funds

- Ordinance #1984 - Amend Streambank Stabilization Budget

- **Ordinance #1985 - Amend Nick's Creek Project Fund**
- **Ordinance #1986 - Amend General Capital Reserve Project Budget**

The McDeeds Creek streambank runs directly behind the Town's Police and Fire Stations and has created increasing erosion problems, which are impacting the Town's infrastructure. Staff has received bids and recommends transferring \$526,484 to CPF 50 to fund the full scope that was bid.

#### **h. Adopt Updated Water and Wastewater Capital Improvement Plan**

Staff plans to submit various water and sewer projects for funding through the upcoming Division of Water Infrastructure's ARPA Spring 2022 Funding round. Applications for the funding are due May 2, 2022. The program is competitive where the highest scoring projects will receive funding. Additional points can be obtained with a current CIP that has been adopted within 2 years of the Application date.

#### **i. Adopt Project Resolutions for NCDEQ SRF/ARPA Funding**

Staff plans to submit various water and sewer projects for funding through the upcoming Division of Water Infrastructure's ARPA Spring 2022 Funding round. Applications for the funding are due May 2, 2022. A project resolution approved by Council must be submitted with each project application to be considered complete (staff plans to have these submitted for the April 12 packet). In consultation with funding specialists, the following projects have been identified from the Town's CIP as likely to score the best and have the highest likelihood of receiving funding.

1. Resolution #1005 Southern Pines Water Treatment Plant, Modernization - Phase 2 Project
2. Resolution #1006 Sanitary Sewer Rehabilitation and Replacement Projects
3. Resolution #1007 Water System Asset Inventory and Assessment
4. Resolution #1008 Sanitary Sewer System Asset Inventory and Assessment

#### **j. Approve Extension of Lease with 305 Trackside to October 31, 2023**

Staff recommends extending the expiration date and terms of the current lease with 305 Trackside and will discuss this recommendation with Council.

#### **k. Adopt Financial Assistance Policy for Youth Recreation Programs & Athletics**

The recreation department occasionally receives requests from parents/guardians seeking financial assistance for their children to participate in youth recreation programs and athletics. Staff has developed a draft policy which includes guidelines for review and approval so these requests can be evaluated in a fair and consistent manner.

#### **l. Appoint A. Parks Cobb, Jr. to the Planning Board**

Mr. A. Parks Cobb Jr. has applied to be appointed to the Extraterritorial Jurisdiction (ETJ) position on the Town of Southern Pines Planning Board. This position was previously held by Dr. Ben Greene, whose term ended March 11, 2022. The Planning Director recommends that Mr. A. Parks Cobb, Jr. be considered for appointment to serve on the Planning Board for his first term, which will expire on April 11, 2025.

#### **m. Issue Arbor Day Proclamation**

Town of Southern Pines Arbor Day celebration will be held on April 29, 2022, with the planting of a Summerset Red Maple at the Whitehall tract.

#### **n. Approve Town Council Meeting Minutes for March 2022**

- **March 2, 2022 Town Council Agenda Meeting Minutes**
- **March 8, 2022 Town Council Business Meeting Minutes**

## ▪ March 28, 2022 Town Council Work Session Minutes

### 8. 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>*