



MINUTES

Wednesday, March 2, 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. PRESENTATIONS

a. Girl Scout Proclamation

Mayor to present proclamation celebrating 110th anniversary of Girl Scouts in the USA. The Girl Scouts will have representatives there to accept the proclamation and the Girls Scouts have offered to lead the Pledge of Allegiance.

b. AR-06-22: The Murphy Insurance Agency Expansion

Jammin Management, LLC has applied for an Architectural Compliance Permit to add approximately 1,140 square feet to the back of an existing commercial structure that is located at 250 W. Pennsylvania Ave. The applicant is being represented by Neal Smith Engineering.

Town Planner I Jennifer Hunt reviewed the staff report and gave a PowerPoint presentation for the application AR-06-22: The Murphy Insurance Agency Expansion.

Mr. Michael Murphy, the applicant, was present to answer questions.

Discussion ensued.

The Council does not require the applicants to be present at the next meeting.

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. AX-01-22: 3900 Youngs Road

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a 1.8 acre contiguous parcel of land that is currently outside of the corporate limits of the Town of Southern Pines.

Town Manager Parsons gave a brief overview of the application for the voluntary annexation AX-01-22: 3900 Youngs Road.

No questions were asked.

b. PD-01-22: Ace Hardware Conceptual Development Plan

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.

Planning Director Grieve gave an overview of the PD-01-22; Ace Hardware Conceptual Development Plan.

Scott Malta, manager of the Moore County Airport, raised concerns at the recent Planning Board meeting about the development due to its location directly under the approach to the airport. He plans to submit further data and written comments to the town.

Councilmember Clement questioned the line of concern as there are current structures that appear to be within the path of said line.

c. Z-01-22: Blue Farm Lots Initial Zoning

Benjamin Stout Real Estate Services, Inc. has submitted a request to zone 4.10 acres RS-2 (Residential Single-Family requiring 20,000 SF minimum lot size) following annexation into the corporate limits of the Town of Southern Pines in order to develop five (5) single-family dwellings on five (5) existing lots. The subject parcels are currently located within the Village of Whispering Pines' extra-territorial jurisdiction and are zoned RS (Residential Single-Family).

Town Manager Parsons stated that there will be a staff report next week outlining the request.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. Resolution of Intent to Consider Amending the Town Charter Relative to Municipal Election Structure

Per discussion at the January 24 Council work session, staff has prepared a draft Resolution of Intent that, once adopted by Council, is the first step in amending the Town's charter relative to the municipal election structure.

Mayor Haney reviewed the resolution of intent.

b. Condemn Unsafe Structure at 274 N. Hale Street and Authorize Expenditure of \$6,925 for Demolition Work.

Chief Building Inspector John Bullock and Code Enforcement Officer Lisa Webb request that Council condemn this unsafe structure and authorize the expenditure to proceed with demolition.

Code Enforcement Officer Lisa Webb stated that the department was able to confirm that the owners received notification and were in contact, agreeing to the condemnation. Discussion ensued.

c. RA-01-22: Hill Crest Road Set Hearing

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 its 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. Pursuant to NCGS §160A-299 as well as UDO §2.29, in order for a public right-of-way to be abandoned, a public hearing

regarding the request must be held and a Resolution to Vacate a Section of Town Right of Way must be adopted by the Town Council.

Planning Director Grieve presented the staff report and gave an overview of the request. Discussion ensued.

The Council identified several questions and requested that the petitioner be present at the March 8th business meeting.

6. REVIEW PROPOSED CONSENT AGENDA FOR UPCOMING BUSINESS MEETING AGENDA

a. Approve AC Sandhills Property Use Agreement

The AC Sandhills soccer club has been using the Town's fields for a number of years without a formal agreement. Staff has negotiated an agreement with the club's staff and Board and recommends approval.

Councilmember Clement questioned the wording of Section 9a "should AC Sandhills request to build a structure on the soccer park land, the Director must reply negatively within 30 days in writing or the request is considered granted". Councilmember Clement asked that the wording be changed to "should no written decision be received within 30 days, then the request is considered denied." Council agreed and Asst. Manager Roth confirmed that staff will have the agreement changed and signed by AC Sandhills.

b. Approve Talamore Irrigation Agreement

The Town has an existing agreement with Talamore golf course, that allows for pumping from Reservoir Park under certain conditions to irrigate the golf course. Staff has negotiated a renewal agreement with the owners and recommends approval.

Asst Town Manager Roth was present to answer any questions.
No questions were asked.

c. Approve January 2022 Meeting Minutes

- i. January 5, 2022 Town Council Agenda Meeting Minutes**
- ii. January 11, 2022 Town Council Business Meeting Minutes**
- iii. January 24, 2022 Town Council Work Session Minutes**

Approve January 2022 Town Council Meeting Minutes

No changes were requested to the minutes.

d. Approve Utility Construction Agreement with NCDOT

Council recently approved a Municipal Agreement with NCDOT and the Town of Aberdeen for the relocation of various water and sewer utilities as part of the US1 roadway project. The Utility Construction Agreement is between Southern Pines and NCDOT for the cost of relocating the Town's facilities.

Town Manager Parsons reviewed the agreement which includes our percentage of monetary responsibility for the 3 party agreement with Town of Aberdeen and NC Department of Transportation.

e. Approve Updated Investment Policy

Staff has identified the need to update the Town's investment policy, which is adopted by Council.

Councilmember Clement thought the document looked improved. Town Manager Parsons advised that the document does not change the town's investment strategy and just updated some language.

f. Budget Amendment for Street Resurfacing

Budget Amendment for the FY 21/22 - The Town has received bids for the FY 21-22 street resurfacing projects. Staff is seeking direction from Council on the total contract amount to authorize, as a budget amendment will be required since the low bid exceeds this year's budget allocation of \$275,000.

Town Manager Parsons reviewed the request.

No questions were asked.

7. ADJOURNMENT

The council discussed and agreed that an announcement would be made at the next meeting that, starting with the April council meeting, the Public Comment period would change to the start of the council meeting with a limit of 3 minutes per person.

Upon a motion by Councilmember Pate, seconded by Councilmember Petersen and carried unanimously, Council adjourned at 6:49 pm.

Respectfully submitted:

Elizabeth Robertson

Elizabeth Robertson, Town Clerk