



AGENDA

Monday, April 25, 2022: 3:00 PM

Town Council Work Session

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

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. ACTION ITEMS

a. Adopt Asset Management Plan for the Water Treatment Plant

Staff plans to submit various Water Treatment Plant (WTP) 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 for implementing an Asset Management Plan (AMP) that covers the infrastructure that funding is being requested for. The Town's contract operator, SUEZ, has an AMP but for the points to be claimed, it must be formally adopted by Council. The AMP is complex and SUEZ is working diligently to format the AMP to meet NCDEQ's requirements, it may not be ready for the April 12 meeting. If it is not completed by then, it will be brought to the April 25 Worksession.

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) (see Figure 1). The purpose of the request is to allow the recombination of the aforementioned parcels. A public hearing was held and closed on April 12, 2022 and Council discussion and action was continued to the April 25 Work Session.

4. COUNCIL UPDATES AND DISCUSSION

a. Electric Vehicle Charging Stations

Local business, Go Pines, LLC, has approached the Town about partnering to provide the infrastructure for electric vehicle charging stations at various Town parks and facilities as well as in the downtown district. Owner Chris Hopfensperger will be present to provide more information on the proposal.

b. Consider Condemning the Unsafe Structure at 875 Clark Street and Authorizing the Expenditure of \$9,850 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. Consideration of this request will be included on the May 10th business meeting agenda, unless Council prefers otherwise.

c. Consider Condemning the Unsafe Structure at 891 W. Pennsylvania Ave. and Authorizing the Expenditure of \$29,500 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. Consideration of this request will be included on the May 10th business meeting agenda, unless Council prefers otherwise.

d. Proposed Recreation & Parks Fee Schedule: FY 22-23

Staff has reviewed the existing Recreation & Parks fee schedule and will present recommendations for FY 22-23.

e. Rounds Park Play Equipment

Discuss options for donating or disposing of old play equipment at Rounds Park.

f. FY 22-23 Draft Budget Update

g. Definition(s) of neighborhood

During review and approval of the Patrick's Pointe multi-family development, there was considerable discussion regarding what constitutes a neighborhood. Topics included the boundaries of a neighborhood, the overall size of a neighborhood, and characteristics of a neighborhood. Planning staff has been asked to provide Town Council a variety of definitions of "neighborhood" as a catalyst for continued discussion at the April 25, 2022 Work Session.

h. Discussion Regarding Large Scale Multi-Family Development

moratoriums and alternative approaches to addressing concerns

i. Council Agenda Protocol

Council discussion regarding any desire to further formalize the Agenda setting process via adoption of a policy

5. 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>

**TOWN OF SOUTHERN PINES, NC
AUTHORIZING RESOLUTION OF ADOPTION
WATER SYSTEM ASSET MANAGEMENT PLAN**

- WHEREAS, the Town of Southern Pines has completed a Water System Asset Management Plan for the purpose of detailing a water system inventory and identification system, condition assessments, documentation of required improvements, and the development plan to implement recommendations; and
- WHEREAS, the Town of Southern Pines recently completed and adopted an updated Capital Improvement Plan titled “2022 Water/Wastewater CIP Update” to be utilized in conjunction with the Asset Management Plan; and
- WHEREAS, the Asset Management Plan and Capital Improvement Plan addresses and prioritizes the needs of the water treatment facility, water distribution system, and storage tanks for the Town of Southern Pines; and
- WHEREAS, the Asset Management Plan is incorporated into the LLUMIN comprehensive software which is managed by the Town’s contract system operator (Veolia North America, formally Suez Water Environmental Services); and
- WHEREAS, the Asset Management Plan also includes an Operation and Maintenance Plan that provides a schedule for system maintenance, inspections, and operational duties for the water system components and critical assets;

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES:

That, the Town of Southern Pines Council hereby adopts the Water System Asset Management Plan for use in planning, capital improvement funding, daily operations, and management through utility software to support Town management and operations staff in coordination of daily tasks, as well as annual planning activities.

ADOPTED this the _____ day of _____ 2022, at Southern Pines, North Carolina.

Carol R. Haney, Mayor

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting Town Clerk of the Southern Pines Town Council does hereby certify: That the above/attached resolution is a true and correct copy of the resolution adopting the Water System Asset Management Plan, as regularly adopted at a legally convened meeting of the Town of Southern Pines duly held on the ____ day of _____ 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____ 2022.

Elizabeth Robertson, Town Clerk

Agenda Item

To: Reagan Parsons, Town Manager

From: Cindy Williams, Planning Technician

Subject: RA-01-22: Request for Abandonment of a Town Right-of-Way to Vacate a Section of Hill Crest Road

Date: April 25, 2022

I. SUMMARY OF REQUEST

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) (see Figure 1). The purpose of the request is to allow the recombination of the aforementioned parcels.

II. PRIOR TOWN COUNCIL REVIEW:

The public hearing was opened during the April 12, 2022 Regular Business Meeting.

James Michel, Town Engineer, addressed the Council and stated that Town staff has reviewed the right-of-way and confirmed that there are no existing utilities and the Town has never collected Powell Bill funds related to the subject right-of-way.

Councilmember Pate asked Mr. Michel if the right-of-way is a cost to the Town and Mr. Michel responded that it is not, and that the Town does not clear the right-of-way.

Councilmember Peterson stated that it was her understanding that the reason the applicant wants the right-of-way to be abandoned is to connect their two properties and requested clarification of the area that is the subject of the abandonment.

Tim Carpenter of LKC Engineering, presenting on behalf of the applicant, distributed maps of the properties that are owned by Longleaf Pines Storage and the right-of-way to the Council and stated that the parcels are within the Highway Corridor Overlay, in which building area is limited to 30% of the property. Phase 2 of the self-storage development consists of five (5) outdoor storage units, three (3) of which will be permitted without abandonment of the right-of-way. The property owner does not intend to develop the right-of-way. There are building setback and buffering requirements so the portion adjacent to US 1 will be heavily landscaped. The second reason for the request allow a recombination of the two parcels that are currently separated by the right-of-way into a single parcel.

Councilmember Peterson asked how the Town would benefit from releasing the right-of-way and Mr. Carpenter responded that the developer would be paying taxes on that property.

Councilmember Peterson asked if the property owner had ever considered donating the small parcel to the Town and Mr. Carpenter responded that he could not speak for the property owner.

Councilmember Pate asked B.J. Grieve if this is normal procedure to request this abandonment at this stage of development and Mr. Grieve responded that this project may move forward as approved but acquiring the additional land would provide enough land area to build the additional units.

Mr. Carpenter stated that they can currently build three (3) outside units, but the additional property would allow them to build two (2) additional outside units.

Councilmember Peterson said they are essentially asking the Town to give them the right-of-way so that they can build two more units.

Councilmember Clement asked what the Town could do with the right-of-way if it is not vacated.

Mr. Clement responded that the right-of-way is not real property that the Town owns so there are limitations on what the Town can do on that property. The primary uses are transportation related and underground utilities.

Councilmember Peterson asked if an electric vehicle charging station could be installed in the right-of-way in the future. Mr. Michel responded that almost anything is feasible, but that is probably not realistic.

Councilmember Clement stated that a right-of-way is shared space and if a right-of-way is closed, it is divided between the owners on either side, and in this case the adjacent owners happen to be the same. The abandoned right-of-way will become taxable property.

Councilmember Peterson asked if the project will be smaller if the right-of-way is not vacated and Mr. Carpenter responded yes, but it will be a very small change. The two end units that could be placed there would be eliminated. Mr. Carpenter said they would be adding value to the property that would benefit the Town in the long run.

Councilmember Peterson asked if they had contacted the owners of the properties in that area and Mr. Carpenter responded that Will Huntley may have at some point but that he had not.

Mr. Carpenter stated that there will be two traditional internal climate control buildings and the two outside buildings are more appropriate for a boat, RV or vehicle. The

garage doors of these units will be interior to the site and the UDO requires significant landscape screening.

Attorney Marsh Smith addressed the Council and stated that he recently had a case in commercial district in another city and the property sold by the square foot.

Mr. Michel stated that he does not believe that the right-of-way is property that the Town could sell.

Mr. Smith responded that it is real property and the Town owns that right and can sell that right. He urged the Council to consider a more fiscally responsible approach by continuing the hearing and negotiating a price with the developer.

Chris Smithson addressed the Council and stated that the Council should hold a very high standard in determining whether to abandon rights-of-way and he encouraged the Council to not just give up the right-of-way without careful consideration.

Mr. Carpenter said the developer has intention of developing that portion of the property and may be amenable to a utility or some type of right-of-way that could be used by the Town. They would not be blocking an existing access or impeding daily traffic.

Councilmember Peterson asked Mr. Carpenter if he was authorized to offer the Town any money for the right-of-way and Mr. Carpenter responded that he did not have that authority.

Elizabeth May, 265 Hill Road, stated that there are a lot of questions and the Council owes it to the rest of the residents who pay taxes to find out what is the exact nature of this property so they can determine the best way to proceed.

Councilmember Pate asked if something could be built on the right-of-way if the property is abandoned in the future and Mr. Grieve responded that is not outside of the realm of possibility that the right-of-way could be useful in the distant future.

Councilmember Clement stated that she thought it needs to be determined whether the right-of-way is Town property and therefore could be sold.

Town Manager Reagan Parsons stated that the Town does not own the property. It is recognized right-of-way.

Councilmember Peterson asked if an easement has value and Doug Gill, Town attorney, responded that typically it is simply a right that can be transferred. He is not aware of a precedent for a municipality to transfer that right to a private owner.

Mr. Carpenter said no one could build a structure on the right-of-way given the setbacks.

The public hearing was closed.

Discussion ensued.

Councilmember Clement made a motion, which was seconded by Councilmember Murphy, to continue the public hearing to the April 25, 2022 work session. The motion carried.

III. STAFF REVIEW

A. Notice and Dates of Action:

- Resolution of Intent approved by the Town Council: March 8, 2022
- Notice of Public Hearing:
 - Posted on site: March 21, 2022
 - Publication Dates: March 16, March 23, March 30 & April 6, 2022
 - Mailed: March 21, 2022
- Public hearing: April 12, 2022
- Council discussion and action: April 25, 2022

B. Review Process:

A request to vacate a Town right-of-way is reviewed pursuant to NCGS §160A-299 and UDO §2.29.

C. Criteria:

When reviewing a request for abandonment of a Town right-of-way, the hearing body shall consider and be guided by the following criteria, as set forth in UDO §2.29.4:

“(…) If it appears to the satisfaction of the Town Council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the Council may adopt an order closing the street or alley (…).”

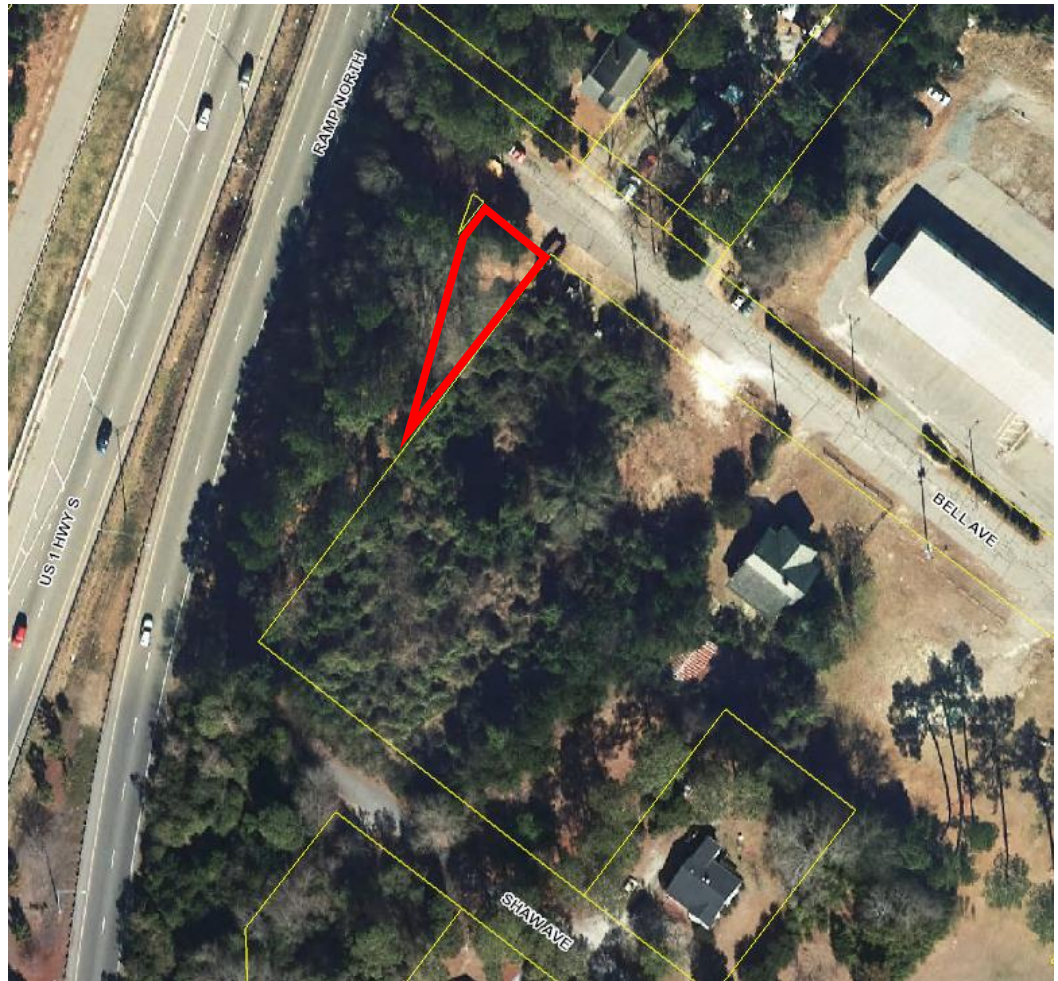
D. Staff Comments:

The section of Hill Crest Road that extends from its intersection with Bell Avenue consists of 5,050 square feet. Hill Crest Road is a 50' right-of-way that was first shown on a plat recorded in the Moore County Registry in Map Book 1 Page 7.

The section of right-of-way that has been requested to be abandoned does not contain any public utility infrastructure and is not included in the Town's street listing. The Town does not receive any state street aide allocations under the Powell Bill Program for this section of right-of-way.

The requested closure is to facilitate the recombination of parcels owned by the applicant. Town staff has prepared a draft Order calling for the closure of Hill Crest Road which is attached to this report for the Town Council's consideration.

Figure 1: Vicinity Map



IV. ATTACHMENTS

1. Request to abandon the right-of-way
2. Pinedene subdivision plat recorded in Map Book 1 at Page 7
3. Recombination survey recorded in Plat Cabinet 19 at Slide 110

V. TOWN COUNCIL ACTION

The Town Council shall vote on whether the proposed street or alley vacation request is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property. The Town Council could make one of the following motions for recommendations or any alternative they wish:

I move that the proposed right-of-way vacation request...

- 1) **is not contrary to the public interest, and that no individual** owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, therefore...
- 2) **is contrary to the public interest, and those individuals** owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to their property, therefore...

I move to:

- 1) **Approve** RA-01-22 for the abandonment of the section of Hill Crest Road as specified on the attached map;
- 2) **Deny** RA-01-22 for the abandonment of the section of Hill Crest Road as specified on the attached map;
- 3) **Approve** RA-01-22 for the abandonment of the section of Hill crest Road as specified on the attached map **with the following additional conditions...**

Longleaf Pines Storage, LLC
8 Clark Court
Pinehurst, NC 28374

January 7, 2022

Reagan Parsons, Town Manager,
Town of Southern Pines
125 SE Broad Street
Southern Pines, NC 28387

RE: Right-of-Way Abandonment Request
Hill Crest Road at the intersection of Bell Avenue

Dear Mr. Parsons,

On Behalf of Longleaf Pines Storage LLC we respectfully request the abandonment of the remainder of Hill Crest Road of the original Pinedene Subdivision recorded in Map Book 1 Page 7 of the Moore County Register of Deeds. The remainder of the Hill Crest Road right of way divides our property on Bell Avenue. Hill Crest Road right of way currently dead ends into the Right of Way of US Hwy 1 (NCDOT). Our properties consist of PARID 00055046 and PARID 00047591 the latter being part of a recombination survey recorded in the Moore County Register of Deeds Office PC 19 Slide 110.

According to the Town's GIS website and previous site design plans approved by the Town there are no water or sewer utilities within the remainder of Hill Crest Road, which contains approximately 5,050 sf. This abandonment would allow us to recombine the afore mentioned parcels into our overall site. There are no residences, roadways or other infrastructure located on this parcel of land.

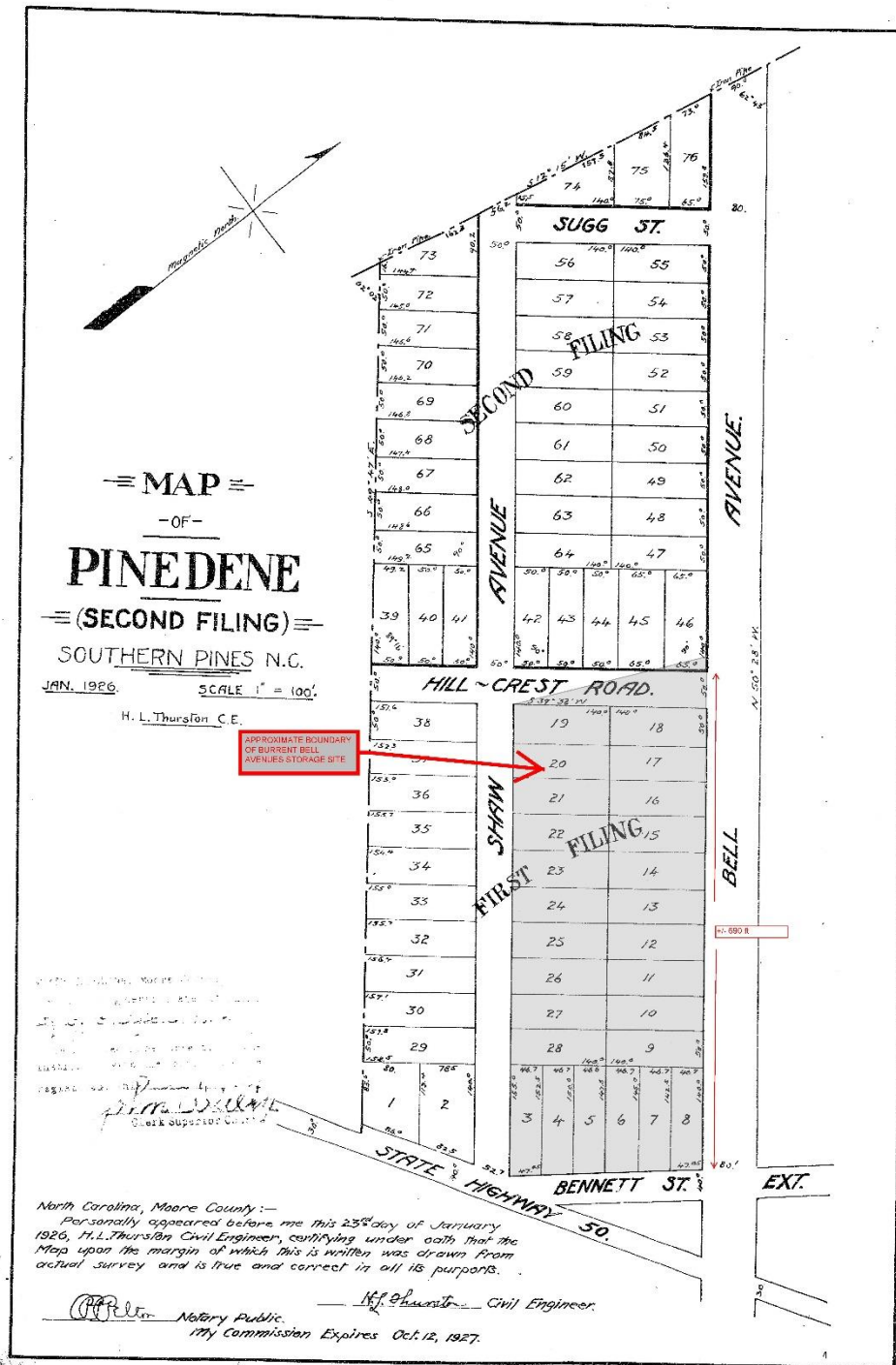
Longleaf Pines Storage, LLC requests the abandonment of the aforementioned road be considered by the Town Council and pursuant to UDO Section 2.29.2 to advertise and conduct a public hearing at its next available meeting.

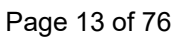
Please advise of any additional information need by the Town to execute this abandonment process.

Sincerely,



Will Huntley
Longleaf Pines Storage, LLC
8 Clark Court
Pinehurst, NC 28374
919-427-6042





**ORDER TO VACATE A SECTION OF TOWN RIGHT-OF-WAY
FOR A PORTION OF HILL CREST ROAD
(RA-01-22)**

THAT WHEREAS, North Carolina General Statute 160A-299 authorizes towns to vacate streets or portions thereof; and

WHEREAS, the Town has adopted, at its Agenda Meeting on March 8, 2022, a Resolution Declaring Its Intent to Vacate a Section of Town Right-of-Way for Hill Crest Road and calling a public hearing thereon; and

WHEREAS, the Town published notice each week for four (4) weeks before a hearing thereon and posted notice in at least two (2) locations on Hill Crest Road; and

WHEREAS, the Town held a public hearing on April 12, 2022 at which the Town Council found, and hereby finds, that closing a portion of Hill Crest Road is not contrary to the public interest and that no individual owning property in the vicinity of the street or in any subdivision in which it is located will be deprived of reasonable means of ingress and egress to that individual's property by the vacation of the portion of the street.

NOW THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town of Southern Pines Town Council in work session assembled this 25th day of April, 2022:

- A. That the portion of right-of-way in the Town of Southern Pines is hereby vacated and closed as a public street, but the Town reserves all of its right, title and interest in any and all utility improvements or easements within the street, together with utility improvements or easements.
- B. That the section of right-of-way to be vacated is an approximately 5,050 square foot section of Hill Crest Road between the parcels identified as PIN 857100865323 (PARID 00055046) and PIN 857100865141 (PARID 00047591). The unimproved right-of-way begins at the right-of-way for Bell Avenue and extends toward US 1 Highway and is described as follows:

A PORTION REMAINDER OF HILL CREST ROAD BEING LOCATED IN SOUTHERN PINES, SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA AS SHOWN ON THE MAP ENTITLED "RECOMBINATION SURVEY FOR LONGLEAF PINES STORAGE, LLC" RECORDED IN PLAT CABINET 19 SLIDE 110 IN THE MOORE COUNTY REGISTRY, LOCATED IN SANDHILLS TOWNSHIP, MOORE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 0.5" IRON ROD LOCATED AT THE INTERSECTION OF THE SOUTHWEST LINE OF BELL AVENUE AND THE SOUTHEAST LINE OF HILL CREST ROAD AS DEPICTED ON A MAP ENTITLED "RECOMBINATION SURVEY FOR LONGLEAF PINES STORAGE, LLC" RECORDED IN PLAT CABINET 19 SLIDE 110 IN THE MOORE COUNTY REGISTRY, THE SAME BEING THE NORTHWEST CORNER OF LOT 18 AS DEPICTED ON A MAP ENTITLED "MAP

OF PINEDENE" RECORDED IN MAP BOOK 1 PAGE 7 IN THE MOORE COUNTY REGISTRY, SAID IRON ROD BEING FURTHER LOCATED THE REVERSE CALL N52°03'56"W A DISTANCE OF 500.05 FEET FROM A 1" IRON PIPE IN THE SOUTHWEST LINE OF BELL AVENUE AND RUNNING THENCE FROM THE BEGINNING N52°23'22"W A DISTANCE OF 50.05 FEET TO A 1.5" IRON PIPE BEING THE MOST EASTERN CORNER OF TRACT 5 AT THE INTERSECTION OF THE SOUTHWEST LINE OF BELL AVENUE AND NORTHWEST LINE OF HILL CREST ROAD AS DEPICTED ON THE MAP "RECOMBINATION SURVEY FOR LONGLEAF PINES STORAGE, LLC" AS DESCRIBED ABOVE; THENCE WITH THE NORTHWEST LINE OF HILL CREST ROAD THE REVERSE CALL S38°11'30"W A DISTANCE OF 24.57 FEET TO A 0.5" IRON ROD IN SAID LINE; THENCE WITH THE US 1 HWY RIGHT-OF-WAY (STATE PROJECT REFERENCE No. U-3324) S19°37'36"W A DISTANCE OF 159.52 FEET TO A 0.5" IRON ROD IN THE SOUTHEAST LINE OF HILL CREST ROAD; THENCE WITH SAID SOUTHEAST LINE THE FOLLOWING CALLS: N37°44'43"E A DISTANCE OF 20.63 FEET TO A 0.75" IRON ROD; THENCE N37°59'37"E A DISTANCE OF 140.41 FEET TO A 1" IRON PIPE; THENCE N37°50'02"E A DISTANCE OF 15.25 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 5,032 SF.

- C. That this Order shall be and remain in full force and effect from and after the date of its adoption.

Adopted this the 25th day of April, 2022.

ATTEST:

TOWN OF SOUTHERN PINES

Elizabeth Robertson, Town Clerk

Carol R. Haney, Mayor

I certify that this Order was adopted by the Town of Southern Pines Town Council at its work session on April 25, 2022, as shown in the Minutes of the Town of Southern Pines Town Council for that date.

Elizabeth Robertson, Town Clerk

COUNTY OF MOORE
STATE OF NORTH CAROLINA

I swear that this is a true and accurate copy of an Order to Vacate Right-of-Way For a Portion of Hill Crest Road adopted on April 25, 2022.

Date: _____

Elizabeth Robertson, Town Clerk

LEVEL 2 CHARGING POINTS FOR SOUTHERN PINES

Prepared for:
The Town of Southern
Pines

Introduction

Dear Mr. Parsons,

This proposal gives an overview of Go Pines' plan for the installation of electric vehicle charging points within the town of Southern Pines. This project will be in cooperation with the State and in support of the State of North Carolina Public Access Level 2 Zero-Emission Vehicle (ZEV) Charging Infrastructure Program. Included is the background data and description of the project that support this effort and provides my reasoning for undertaking this endeavor.

I will do my best to win your approval for this project as it helps meet the goals of Southern Pines, the State of North Carolina, and Go Pines LLC.

I sincerely thank you for your thoughtful consideration of this project and will be available to answer any questions you have and clarify anything within this proposal.

Sincerely,

Christopher Hopfensperger

Chris Hopfensperger

910-691-3383

Go Pines LLC



Project Outline

The mission of Go Pines LLC is to provide the infrastructure needed to encourage the widespread adoption of electric vehicles within Southern Pines.

There are a limited number of publicly accessible electric vehicle (EV) charging points within the town of Southern Pines. There are currently seven of them, three of them are owned by the Town, three are owned by car dealerships with limited access and the last being located at the National Athletic Village, for Tesla owners only. The cost of building the required infrastructure should not be left solely to local governments. The installation, operation, maintenance, and reporting of usage can amount to thousands of dollars a year. Through the State's initiative and public/private cooperation, I look forward to the ability to assist in building the required infrastructure to promote the widespread adoption of clean energy vehicles within our town.

1. Needs

There two primary concerns that holds people back from making the move away from internal combustion engines (ICE) and into electric vehicles. The first of which is the cost of the vehicles. The current average cost of a new fully electric vehicle as of January of this year is \$19,000 more than a comparable ICE vehicle. The cost gap is due to decrease over the next two years as more mainstream vehicle manufacturers switch to producing EVs. Over the next couple of years there will be over 41 different EVs on the market. The decrease in initial purchasing cost paired with the lower cost of maintenance and "fueling" will drive many more consumers to EVs. This will lead to an overnight demand for public charging points. The other limiting factor to moving towards EVs is referred to as "range anxiety." Range anxiety is the concern that owning an EV will limit where a person will be able to travel to, or the concern of running out of battery capacity before making it home to recharge. Providing a robust public charging infrastructure that offers charging at a low cost eliminates these fears, as the vehicle owners would be able to charge while they frequent their local shops and restaurants. Additionally, not every person can own a private charger. There are zero charging points at any of the apartment complexes within Southern Pines. To alleviate the range anxiety and lack of public charging options for those that cannot own a charging point is to ensure that through public/private partnerships we build this critical infrastructure in the areas that are frequented the most in our town.

- The International Energy Administration recommends ten vehicles per charging port. As of September 2021, North Carolina had one charging port per 14.33 EVs. This ratio will only continue to increase as more vehicle manufactures sell more affordable vehicles. During the last two quarters of 2020, EVs accounted for 10% of passenger car sales in the State, ranking 17th in the nation. (Cleanenergy.org)
- In North Carolina transportation was the cause of 42.5% of CO2 emissions (Cleanenergy.org)
- North Carolina ranks 37th in the nation for deploying EV charging points (Cleanenergy.org)

2. Benefits

There are multiple benefits to having charging points available to the public near businesses and public spaces:

- Shows residents and tourists that our Town is environmentally friendly and committed to going green. Our area has a large focus on a clean, welcoming outdoors already but there is still room for improvement.
- Increases customer satisfaction, allowing customers the ability to charge their EV while enjoying the downtown district and public parks and all that they have to offer.
- Enables travelers passing through on US Hwy 1 the ability to stop and charge their EV. The charging points within Southern Pines will be placed on many popular EV charging apps which would draw in new customers to the nearby shops and restaurants while they recharge.
- Helps meet the State's climate goals. State Executive Order 80 lays out specific goals and approaches that Go Pines LLC can help meet.
- Installing charging points under a public/private partnership removes all funding requirements and responsibilities from the municipality. This will free up capital for the town to spend on other projects to meet additional needs of the residents and additional climate goals.

3. Project Scope

Go Pines LLC would like the opportunity to work with the town of Southern Pines and the State to meet their clean energy and climate goals. We are requesting the approval to install 2 to 4, Level 2 publicly accessible charging ports (2-4 parking spaces) within the downtown district, Town parks and other public facilities. The chargers will be Enel X JuiceBox Pro 40s (attachment 1) mounted on the JuicePedestal (attachment 2) which are made in America and deliver up to 9.6 kW per hour which provides the current model 3 Tesla approximately forty-one additional miles of charge in an hour and over half of total charge capacity of the 2022 Chrysler Pacifica Plugin Hybrid mini-van . To eliminate any hazards or inconvenience to the public walking on the sidewalk we intend to install (upon approval) these charging points near the parking spaces on the edge of parking lots or next to the road without impeding the sidewalk (much like a parking meter). The design for this project would meet the requirements of the State of North Carolina Public Access Level 2 Zero-Emission Vehicle (ZEV) Charging Infrastructure Program. This program incorporates multiple requirements which includes a five-year commitment to operating the equipment, placement, marking and signage as well as network connectivity. All requirements set by the State's program will be adhered to, for example, the allotted parking spaces will be clearly identified as EV charging, as well as the required signage to include "electric vehicle charging only" and "this project made possible in partnership with the State of North Carolina". Additionally, the equipment will be networked and connected to the Enel X management system, JuiceNet Enterprise, where the usage data will be compiled and sent to the State on an annual basis, as well as the Town if requested. The installation process will include installing electric meters, running electrical cables, creating a concrete surface to mount the charging points and the mounting of the systems. All the work will be conducted by local, licensed, and insured businesses. I look forward to further conversations to discuss any details or answer any questions you may have.

Action	Proposed Timeline
Proposal Due to the State	2 May 2022
Confirmation of sponsorship from the State	1 June 2022
Order supplies/permits and coordinate for installation	2 June-15 July 2022
Begin installation	15 July 2022
Installation complete	1 August 2022
Order and receive inspections	2-15 August 2022
Charging points operational and in use	1 September 2022

Attachment 1

JUICEBOX[®] Pro 40

Commercial Charging Stations

Optimize your smart grid EV charging with the best-selling JuiceBox Pro 40

JuiceBox is a Level 2 charging station with all the safety and charging features that cost-conscious businesses and organizations need to maximize their EVSE investments.

Powered by the JuiceNet[®] software platform, JuiceBox offers direct administrator control and smart grid optimization. It offers your customers, employees, and tenants access to best-in-class smart charging solutions and helps you:

- Optimize energy costs by controlling charging times and demand charges
- Conveniently monetize your EV charging
- Increase grid reliability and support EV adoption
- Enhance driver satisfaction and reach sustainability goals



Why JuiceBox?

Powered by JuiceNet

Intuitive mobile app for drivers and powerful online dashboard for system administrators

Smart Grid Connected

Optimize charging times and aggregate stations to reduce energy costs

Great Performance & Value

Best-in-class smart charging station at an affordable price

Universal Compatibility

SAE-J1772[™] compliance ensures compatibility with all EVs*

Access Control & Payment

With JuiceNet Enterprise software, allow registered drivers to access charging stations via mobile device and pay to charge with the mobile app

Compact & Easy to Use

Small enclosure, weatherproof for indoor/outdoor installation, LED charging status indicators

*Tesla requires adapter

JuiceBox® Pro 40 Specifications

Electrical Characteristics

- › Safety Rated: 40A Max
- › Single phase input: nominal voltage 208-240 VAC ~60 Hz
- › Power: 8.3 kW at 208 VAC; 9.6 kW at 240 VAC

Input Cable & Plug

- › 2 ft/0.6 m with NEMA 14-50 or 6-50 plug
- › 2.5 ft/0.8 m hardwire pigtail

Output Cable & Connector

- › 25 ft/7.6 m cable
- › J1772 standard compliant

JuiceNet® Smart Charging Platform

- › Precision measurement of power, energy, voltage & current
- › Web-based portal: set payment rates and charging hours; monitor charging status and consumption data for individual or groups of devices; control station access; manage EV load
- › Driver app to monitor and pay for charging (iOS & Android)
- › Refer to the JuiceNet Business and JuiceNet Enterprise data sheets for more on the capabilities of each dashboard

Connectivity & Authentication

- › WiFi-enabled: 802.11 b/g/n 2.4 GHz
- › Integrated Cellular: LTE (optional)
- › JuiceRouter: Connect up to 16 chargers with WiFi-to-LTE router (optional)
- › RFID enabled and QR Code authenticated with JuicePass Enterprise Mobile App

Firmware

- › End-to-end AES-256-based encrypted protocols
- › 90-day, 15-minute interval data storage
- › Over-the-air (OTA) upgradeable firmware
- › Persistent data storage upon power interruption

Enclosure

- › Dynamic LED lights show charging status: network connectivity, charging in progress, delayed charging, standby, charge complete/EV not drawing power
- › IP66: Weatherproof, dust-tight, polycarbonate enclosure
- › IK10: Resistant polycarbonate case
- › Quick-release wall mounting bracket included
- › Built-in security lock and integrated cable management
- › Operating Temperature: -40°F to 140°F (-40°C to 60°C)

Weight & Dimensions

- › Main enclosure: H: 18.5 in/469 mm x W: 6.8 in/173 mm x D: 5.8 in/147 mm
- › 15 lbs/6.8 kg

Codes & Standards

- › FCC Part 15 Class B, NEC 625 compliant, ENERGY STAR®
- › OCPP 1.6J and Open ADR2.0b compliant
- › ISO 15118 support (optional)

Safety

- › UL and cUL Listed

Warranty

- › 3-year limited parts warranty for commercial use. 2-year warranty extension available

Made in North America

- › From domestic & imported parts



Attachment 2

JUICEPEDESTAL™

Commercial Charging Station



An all-purpose charging station with flexible payment options and configurations

JuicePedestal offers best-in-class smart charging for businesses, municipalities, property owners and fleet managers that want to offer EV charging to their employees, customers and tenants. UL Certified with universal EV compatibility, JuicePedestal is an all-purpose commercial charging station for EV drivers. Affordably priced, JuicePedestal offers flexible charging port configurations and multiple payment options.

- Allows multiple user authentication methods
- Enables open network and flexible payment option¹
- Connects to the internet via cellular or Wi-Fi
- Optimizes energy costs by managing charging times and avoiding demand charges with our JuiceNet® smart charging platform
- Keeps charging stations organized and easily accessible with a retractable cable management system
- Ships fully-assembled with two JuiceBox Pro charging stations to reduce installation costs

Why JuicePedestal?

Versatile Power Options

Choose between a 32 amp, 40 amp, 48 amp and 80 amp² output to charge electric vehicles quickly and easily

Flexible Payment

Allow drivers to access and pay via mobile device or optional credit card terminal

Universal Compatibility

SAE-J1772™ Compliance ensures compatibility with all EVs

Easy Cable Management

Turnkey solution with built-in cable management for plug and play deployment

Industrial Design

Designed for durability in all-weather conditions

Smart Charging Platform

JuiceNet smart charging platform offers a web-based portal to monitor usage and configure charging settings

¹Open network and flexible payment options will be available soon

²The power option for 80 amp will be available soon

JuicePedestal Specifications

Robust, Convenient Mounting Solution	› Ships fully assembled with two JuiceBox Pro chargers
	› Easy, quick installation: ground-mounted with 4 bolts, concrete pad recommended
	› Cable management: retractable weight pulley cables system
Weight & Dimensions	› Height: 74 in/188 cm
	› Width: 19.88 in/50.50 cm by 8.00 in /20.32 cm deep
	› Weight: 175 lbs/79.38 kg (without charging units- add 15-17 lbs/6.80-7.71 kg per JuiceBox)
Safety and certifications	› UL, cUL and ENERGY STAR® compliant
Warranty	› 3-year limited warranty, optional 2 additional years
Made in North America	› From domestic & imported parts

JuiceBox Pro Charging Stations

Electrical Characteristics	› Choose between three power configurations: 32A, 7.7 kW; 40A, 9.6 kW; 48A, 11.2kW; and 80A ³ , 19.2 kW
	› Single phase input: nominal voltage 208-240 VAC ~60 Hz
Input Cables	› Internal junction box for two circuits to power chargers
Output Cable & Connector	› 20 ft/6.1m cables, each rated 240VAC with a J1772 Plug
JuiceNet® Smart Charging Platform	› Precision measurement of power, energy, voltage & current
	› Web-based portal: set payment rates and charging hours; monitor charging status and consumption data for individual or groups of devices; control station access; manage EV load
	› Driver app to monitor and pay for charging (iOS & Android)
	› Refer to the JuiceNet Business and JuiceNet Enterprise datasheets for more on the capabilities of each dashboard
Connectivity & Authentication	› WiFi: 802.11 b/g/n 2.4 GHz
	› JuiceRouter: Connect up to 16 chargers with WiFi with an LTE Router (optional)
	› Integrated Cellular: LTE (optional via JuiceBox charging stations)
	› RFID authentication enabled and QR Code payment option
Firmware	› End-to-end AES-256-based encrypted protocols
	› 90-day, 15-minute interval data storage
	› Persistent data storage upon power interruption
	› Over-the-air (OTA) upgradeable firmware
Enclosure	› Dynamic LED lights show charging status: network connectivity, charging in progress, delaying charging, standby, charge complete/EV not drawing power
	› IP66 Weatherproof, dust-tight, polycarbonate enclosure
	› IK10: resistant polycarbonate case
	› Quick-release wall mounting bracket included
	› Built-in security lock and integrated cable management
	› Operating Temperature: -40°F to 140°F (-40°C to 60°C) / -4°F to 140°F (-20°C to 50°C) with UPT
Codes & Standards	› FCC Part 15 Class B, NEC 625 compliant, ENERGY STAR®
	› OCPP 1.6J and OpenADR 2.0b compliant

Refer to the JuiceBox Pro 32, 40, 48 and 80 datasheets for more information.

³The power option for 80 amp will be available soon



JuicePedestal Configurations

	JuicePedestal	JuicePedestal with Router	JuicePedestal with Universal Payment Terminal (UPT)	JuicePedestal with LTE
Assembly Options	Fully assembled with 2 wifi-enabled JuiceBoxes Choice of 4 power variants	Fully assembled with 2 wifi-enabled JuiceBoxes and a JuiceRouter Choice of 4 power variants	Fully assembled with 2 wifi-enabled JuiceBoxes and a UPT Choice of 4 power variants	Fully assembled with 2 LTE-enabled JuiceBoxes Choice of 4 power variants
Network (Provider varies by geography)	Installation site Wi-Fi Network	LTE - Wi-Fi Network enabled Router data plan required – ordered separately*	LTE - Network enabled UPT Data plan required – ordered separately*	LTE data plan required – ordered separately
Connectivity	Cloud connection via customers' Wi-Fi network	Cloud connection via LTE Serves as a Wi-Fi access point for up to 7 JuicePedestal	Cloud connection via LTE	Cloud connection via LTE
Authentication and Payment	QR Code and RFiD, optional upgrade to UPT If upgraded with UPT, WiFi connectivity is no longer required	QR Code and RFiD, optional upgrade to UPT If upgraded to UPT, Router will be dismantled (connected stations will lose connectivity)	Credit Card Reader, QR Code and RFiD	QR Code and RFiD, optional upgrade to UPT If upgraded, LTE data plan will not be required and replaced by UPT data plan
Management Software	JuiceNet Business or JuiceNet Enterprise**	JuiceNet Enterprise**	JuiceNet Enterprise**	JuiceNet Enterprise**

*LTE data plan required – ordered separately

**Annual Subscription per device

JUICEBOX and JUICENET are registered trademarks of Enel X North America, an Enel Group company. Other product and company names mentioned herein may be trademarks or trade names of their respective owners.

Town Council Agenda Item

To: Reagan Parsons, Town Manager

From: John Bullock, Chief Building Inspector

**Subject: Requesting approval for demolition of unsafe
building – Minimum Housing**

875 Clark Street

Date: May 2, 2022

I. SUMMARY:

On July 22, 2021, the Inspections Department received a complaint concerning the abandoned structures at 875 Clark Street (ParId00039789/PIN 858216824874). After site inspection on September 10, 2021, it was verified the structures were below the Minimum Housing Requirements of the Town of Southern Pines, Code of Ordinances, Section 151.21. Photos were taken of the current conditions and the first Violation notice was sent certified on September 14, 2021. This notice stated the violations and asked the property owner(s) to contact the Inspections Department with a plan to correct the structural issues before October 14, 2021. Ms. Donna Fields contacted Mr. Bullock and asked for an extension since the owner recently passed and they were reviewing the Will. She then called back on September 28, 2021 to request another extension so they could look into demolishing or selling property. Extension granted until December 10, 2021.

On January 3, 2022, a condemnation notice was placed on the structure. Staff then mailed a certified violation notice informing the owners of a hearing on February 9, 2022, in the Chief Building Inspectors office to discuss the situation. Public Notice was posted in the Pilot two times concerning the hearing. Attorney for the property owner came to hearing to ask about the Minimum Housing process. He is looking to sell the

property and wanted another extension. Mr. Bullock explained they have another 30 days before we start the demolition bid process, so he would not grant another extension. Mr. Bullock also explained that IF they did sell the property, the new owner will have to demolish the structure within 60 days of the sale.

On February 9, 2022, the third notice was mailed certified to the owner listed in Moore County Tax Records as George Turner, C/O Donna Fields, explaining that the necessary demolition paperwork is being processed and notice of demolition will be presented to Town Council for their decision.

The Inspections Department gave the property owners yet another 30 days to respond. As no one contacted the Inspections Department, the Chief Building Inspector acquired bids for the demolition. The Inspections Department is requesting approval of \$9,850 for the demolition of the unsafe structure at 875 Clark St. Southern Pines, NC.

II. ATTACHMENTS:

1. Complaint form dated July 22, 2021
2. Minimum Housing/Demolition Checklist
3. Photos of unsafe building
4. Copy of Notice dated September 14, 2021
5. Copy of Notice dated January 3, 2022
6. Memo of meeting with Bob Gallagher, attorney
7. Copy of Notice dated February 9, 2022
8. Copy of Legal Notice
9. Copy of bid invoice for \$9,850

III. TOWN COUNCIL RECOMMENDED ACTION:

Town Council is being asked to approve the condemnation of the unsafe structure at 875 Clark St and approve the requested funding of \$9,850 for demolition of said property.



COMPLAINT FORM

JUL 20 2021

Date of complaint: 7/22/21 Time: 12 00pm Received by: Lisa W
Complaint submitted by: Casey Sidlinger Phone #: 425 623 6779
Location of concern: 865 ~~Clark~~ Street + 875 Clark Street

Nature of complaint:

Contractor: ☐ Unsanitary: ☒ Other: Suspicious activity
Rental property: ☐ Illegally occupied: ☒
Unsafe: ☒ Condemnation: ☒

Details: There are 2 abandoned houses that I believe are hazardous and a cause of concern for the community. Suspicious activity noticed.

THIS SECTION TO BE COMPLETED BY TOWN STAFF:

REPORT OF INVESTIGATION:

Date: 9/10/21 Time: _____ By: _____
Site visit - verified minimum housing

RECOMMENDATIONS:

FINAL DISPOSITION:

Date: _____ Signature: _____

COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF SOUTHERN PINES
180 SW BROAD STREET, SOUTHERN PINES, NORTH CAROLINA 28387
(910) 692-4003
www.southernpines.net

Demolition Check List

Property Owner: GEORGE TURNER C/O MARGARET KELLY

Property Address: 875 CLARK ST, SOUTHERN PINES

- 1) 9/10/21 Verify the house is below minimum standards as identified in the Town Ordinance
(Take photos of property)
- 2) 9/14/21 Send First Notice Certified Mail – Property Owners Plan of Action Notice (Lisa)
- 3) 9/14/21 Locate property information
 - a. Township, subdivision, Block and/or Lot
 - b. Person(s) listed on Moore Tax Records
- 4) 1/9/22 Send Second Notice Certified Mail - to person listed on Tax Record of date/time/place for Public Hearing. (Lisa)
☒ Put Legal Notice in Paper for 2 Sundays prior to hearing.
- 5) _____ At the public hearing, give responsible parties 30 days or less to either obtain a building permit for repair or demolition permit.

If no one appears for hearing, mail certified Third Notice stating what was declared at hearing and that the necessary paperwork for the demolition will be prepared (Lisa)
- 6) ☒ Placard the Building with "Condemned Notice" and take photo for file
- 7) ☒ Get bids on cost of Demolition and clean-up
- 8) ☒ When time expires for responsible persons to respond to #5 (30 days from Public Hearing), send bid amount and demolition order to the Town Council for Approval
- 9) _____ Issue service release to ALL applicable utilities for the property prior to demo
- 10) _____ After Council Approval – Bidder must obtain a Demo Permit
- 11) _____ When Demolition is complete – check property for cleanup and turn bid into finance for payment and billing property owner (take photos)

11/10

extension granted
to 12/10/21 &

again
tell
Jan 2nd

11/10 - Donna Fields
843-530-8737
executor

3









Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

September 14, 2021

George Turner (HRS)
C/O Margaret Kelly
4011 Gary Dr
Charleston, SC 29405

RE: 875 Clark St., Southern Pines

Dear Mr. Turner, Ms. Kelly,

It has come to the attention of the Town that the structure at 875 Clark St, Southern Pines, does not meet the Minimum Housing Requirements. Per the Town of Southern Pines, Code of Ordinances, 151.21 Structural Conditions: "(A) Walls or partitions or supporting members, sills, joists, rafters, or other structural members shall not list, lean or buckle; shall not be rotted, deteriorated or damaged; and shall not have holes or cracks which might admit rodents" (G) walls, floors, and all doors and windows exposed to weather be weather and watertight".

Also in violation is Section 95.008, Code of Ordinances, (F) accumulation of waste paper, weeds, litter Every owner remove therefrom all weeds, grass, vines and other growth w

Please contact the Building/Inspections Department with a 1 you before Oct

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$
Sent To 875 Clark St
Street and Apt. No. or PO Box No.
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000 9047 See Reverse for Instructions

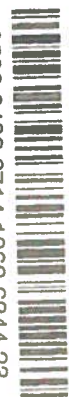
SEP 14 2021
SOUTHERN PINES NC 28387

PS Form 3811, July 2020 PSN 7530-02-000-9053

2. Article Number (Transfer from service label)
7018 1130 0000 0341 4847

Domestic Return Receipt

9590 9402 6714 1060 6244 23



George Turner
C/O Margaret Kelly
4011 Gary Dr
Charleston, SC 29405

1. Article Addressed to:

- SENDER: COMPLETE THIS SECTION**
- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

- 3. Service Type**
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ if Restricted Delivery
- 4. Signature**
- A. Signature ☒ Agent
B. Received by (Printed Name) ☒ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

(S)



Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

January 3, 2022

George Turner (HRS)
Donna Fields
4011 Gary Dr
Charleston, SC 29405

REF: 875 Clark St., Southern Pines, NC
ParID / PIN 00039789 / 858216824874

Dear Ms. Fields,

The Town of Southern Pines Inspections Department has condemned the structure located at the above referenced address. The town of Southern Pines will be following through with the necessary procedures to have this structure demolished and cleaned up. This action has been taken based on the following findings on a recent inspection of the property:

- The general stability of the structure is very unsafe and poses a hazard
- The structure is home to rodents, snakes and poses a health hazard
- Complaints from neighboring property owners
- Multiple windows are broken out
- Roof is leaking and falling in
- There is trash and debris throughout the structure and on the property

7020 1810 0001 3427 0903

7020 1810 0001 3427 0903

U.S. POSTAL SERVICE
OFFICIAL MAIL
For delivery information, visit our website at www.usps.com.

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$

Sent To: Donna Fields
Street and Apt. No.: 4011 Gary Dr
City, State, ZIP+4: Charleston, SC 29405

Postmark: JAN - 3 2022

USPS

and surrounding property is in violation of the Code of Ordinance's
the North Carolina State Building Code. The Town Chief Building
s from the demolition process, with no results. So, as a result of the
led for Wednesday, February 9, 2022, at 9:30 a.m. in the Inspections
ice Rd, Southern Pines, NC 28387

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Donna Fields
4011 Gary Dr
Charleston, SC 29405

2. Article Number (Transfer from service label)
7020 1810 0001 3427 0903

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Donna Fields

B. Received by (Printed Name)
C. Date of Delivery
1-11-2022

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

February 9, 2022 9:30 a.m.

The attorney for property owner, Bob Gallagher, came to hearing to discuss the condemnation process. John Bullock and myself explained this minimum housing issue has been going on since September of 2021, after extending the deadline so the owner could try to try to sell property. Mr. Gallagher stated he has sold dilapidated parcels before, but with this lot being small, they have had minimal interest. He asked for a ballpark figure for demolition. John accessed approximately \$6-\$8,000, which was more than the one person interested offered for the property. He asked how long they have to try to sell it. We explained they have another 30 days until we start the bid process. Mr. Gallagher wondered IF they get a buyer, what would the process be then.... Mr. Bullock stated the new property owner would need to have the building demolished within 60 days. We stated that once the Town has demolished the building, a lien is filed against the property so whenever it sells, the lien comes from the sale of the parcel. Mr. Gallagher left knowing they have 30 days to accomplish anything else on the property.



Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

February 9, 2022

George Turner (HRS)
C/O Margaret Kelly
4011 Gary Dr
Charleston, SC 29405

RE: 875 Clark St., Southern Pines, NC

Dear Mr. Turner/Ms. Fields;

On Wednesday, February 9, 2022, at 9:30 a.m., a hearing was held in the Town of Southern Pines Inspections Office at 801 SE Service Rd., concerning the property and structure located at the above referenced address. The owner of record is () necessary paperwork was sent to Mr. Turner by certified mail and closed at 10:00 am. Mr. Turner's Estate attorney, the condemnation of the structure in question. Mr. Bullock process and advised Mr. Gallagher the property will be demolished on 2/9, 2022

The necessary demolition paperwork will be processed and the demolition will be sent to the Town Council for their review.

Sincerely,

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	875 Clark
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	SOUTHERN PINES, NC 28387

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PS Form 3811, July 2020 PSN 7530-02-000-9053

7020 1810 0001 3427 0989

9590 9402 6714 1060 6248 67



George Turner
4011 Gary Dr
Charleston SC 29405

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

AFFIDAVIT OF PUBLICATION

NORTH CAROLINA
MOORE COUNTY

DAVID WORONOFF, PUBLISHER of The Pilot, LLC, a bi-weekly newspaper published in Moore County and the State of North Carolina, being duly sworn, deposes and says: that the attached advertisement:

Condemnation of 875 Clark St.

Was published in the aforesaid newspaper for 2 consecutive week(s)/day(s) beginning with the issue dated January 9, 2022 and ending with the issue dated January 16, 2022.

LEGAL NOTICE

Notice of hearing before the Building Inspector under G.S. 160A-428 of Chapter 160A of the General Statutes of North Carolina relating to condemnation of building located at 875 Clark St., Southern Pines, NC 28387 (Tax Reference: PIN #858216824874, LRK #00039789, Owner of Record: George Turner (HRS), by the Moore County Tax Department), in the Town of Southern Pines.

The Building is located at the place above designated and is in such condition as appears to constitute a fire or safety hazard or is dangerous to life, health or other property.

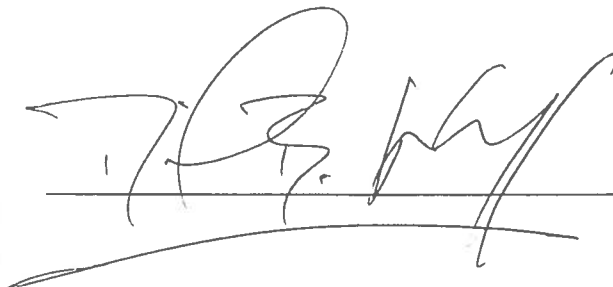
A hearing will be held before the Chief Building Inspector of the Town of Southern Pines, North Carolina, at his office located at 801 SE Service Rd, on Wednesday, February 9, 2022 at 9:30 A.M., for the purpose of finding the facts as to whether or not the condition of such building falls within the scope of the above referenced General Statute. The property owner is entitled to be heard in person or by council at the hearing and to present arguments and evidence pertaining to the matter.

If upon such hearing the Building Inspector shall find that the above described building is a fire or safety hazard or to be dangerous to life, death or to other property, the Building Inspector will require the owner to remedy such conditions so found to exist or to demolish and remove said building(s) as appear appropriate.

Further information is posted at the site of the building and is available from the undersigned.

John Bullock
Building Inspector
Town of Southern Pines
1:9,16

425446



, this 17 day of January,

Michele Bungarz

MICHELE BUNGARZ
Notary Public, North Carolina
Moore County
My Commission Expires
6-1-24

554570

4-19-22

Town of Southern Pines

Proposal for Demo work

Kenny Ring Grading
PO Box 512 VASS NC 28394

875 Clark St.

Take down House
HAUL AWAY

Seed & Mulch on
disturbed Area.

Job Proposal \$9850.00

AGREENT	DATE	DATE	TOTAL AMOUNT

Town Council Agenda Item

To: Reagan Parsons, Town Manager

From: John Bullock, Chief Building Inspector

**Subject: Requesting approval for demolition of unsafe
building – Minimum Housing**

Date: March 2, 2022

I. SUMMARY:

On May 10, 2017, the Inspections Department received a complaint concerning the abandoned structure at 891 W. Pennsylvania Ave (ParID00030825/PIN 858217017408). Mr. Eddie Garner, Chief Building Inspector at the time, started the minimum housing process on November 27, 2019, after working with the owner who wanted to sell the property. This property went through all the steps to condemn the structure, even getting Town Council approval for a bid to demolish the building (August 25, 2020). However, the process was never completed. After Mr. Bullock became Chief Building Inspector, the process was started again, so after another site inspection on September 10, 2021, it was again verified that the structure was below the Minimum Housing Requirements of the Town of Southern Pines, Code of Ordinances, Section 151.21. Photos were taken of the current conditions and the first Violation notice was sent certified on September 14, 2021. This notice stated the violations and asked the property owner(s) to contact the Inspections Department with a plan to correct the structural issues before October 14, 2021. Ms. Julene Allen contacted Mr. Bullock and asked for an extension to sell the building before we demolish. Mr. Bullock granted an extension to January 1, 2022.

On January 3, 2022, a condemnation notice was placed on the structure. Staff then mailed a certified violation notice informing the owners of a hearing on February 9, 2022, in the Chief Building Inspectors office to

hearing on February 9, 2022, in the Chief Building Inspectors office to discuss the situation. Public Notice was posted in the Pilot two times concerning the hearing. No one contacted the Town.

On February 9, 2022, the third notice was mailed certified to the owner listed in Moore County Tax Records as Julene H. Allen, explaining that the necessary demolition paperwork is being processed and notice of demolition will be presented to Town Council for their decision.

The Inspections Department gave the property owners yet another 30 days to respond. As no one contacted the Inspections Department, the Chief Building Inspector acquired bids for the demolition. The Inspections Department is requesting approval of \$29,500 for the demolition of the unsafe structure at 891 W. Pennsylvania Ave., Southern Pines, NC.

II. ATTACHMENTS:

1. Initial Complaint dated May 10, 2017
1. Minimum Housing/Demolition Checklist (September 2021)
2. Photos of unsafe building
3. Copy of Notice dated November 18, 2021
4. Copy of Notice dated January 3, 2022
5. Copy of Notice dated February 9, 2022
6. Copy of Legal Notice
7. Copy of bid invoice for \$29,500

III. TOWN COUNCIL RECOMMENDED ACTION:

Town Council is being asked to approve the condemnation of the unsafe structure at 891 W. Pennsylvania Ave and approve the requested funding of \$29,500 for demolition of said property.

1

COMPLAINT FORM

Town of Southern Pines
Code Enforcement

Date of Complaint: 5-10-17

Time: 11:00 AM

Complaint Received By: EDDIE GARNER

Complaint Made By: ANONYMOUS PHONE CALL (PER REBEKAH PARSONS)

Nature of Complaint:

Contractor ☐

Rental Unit ☐

Condemn ☐

Illegally Occupied ☐

Unsafe ☒

Unsanitary ☐

Other: ☐

DETAILS OF COMPLAINT

Building has been boarded up - OSB/Plywood Falling off building.

Location of complaint and/or directions to site: 891 W. PENN. AVE
SOUTHERN PINES NC 28387

REPORT OF INVESTIGATION

Date: 5-15-17

Time: 9:15 AM

Structure falling in with trash & debris inside structure.
Evidence of Vagrants and animals using structure.

Will send out letter to owner and decide what direction to go to resolve issue with structure.

Recommendations: _____

FINAL DISPOSITION

Signature: _____

Date: _____

Demolition Check List

Property Owner: JULENE H ALLEN

Property Address: 891 W. PENNSYLVANIA AVE, SOUTHERN PINES

- 1) 9/10/21 Verify the house is below minimum standards as identified in the Town Ordinance
(Take photos of property)
- 2) 9/14/21 Send First Notice Certified Mail – Property Owners Plan of Action Notice (Lisa)
- 3) 9/14/21 Locate property information
 - a. Township, subdivision, Block and/or Lot
 - b. Person(s) listed on Moore Tax Records
- 4) 11/3/22 Send Second Notice Certified Mail - to person listed on Tax Record of
date/time/place for Public Hearing. (Lisa)
☒ Put Legal Notice in Paper for 2 Sundays prior to hearing.
- 5) _____ At the public hearing, give responsible parties 30 days or less to either obtain a
building permit for repair or demolition permit.

If no one appears for hearing, mail certified Third Notice stating what was declared
at hearing and that the necessary paperwork for the demolition will be prepared
(Lisa)
- 6) ☒ _____ Placard the Building with “Condemned Notice” and take photo for file
- 7) ☒ _____ Get bids on cost of Demolition and clean-up
- 8) ☒ _____ When time expires for responsible persons to respond to #5 (30 days from Public
Hearing), send bid amount and demolition order to the Town Council for Approval
- 9) ☒ _____ Issue service release to ALL applicable utilities for the property prior to demo
- 10) _____ After Council Approval – Bidder must obtain a Demo Permit
- 11) _____ When Demolition is complete – check property for cleanup and turn bid into finance
for payment and billing property owner (take photos)

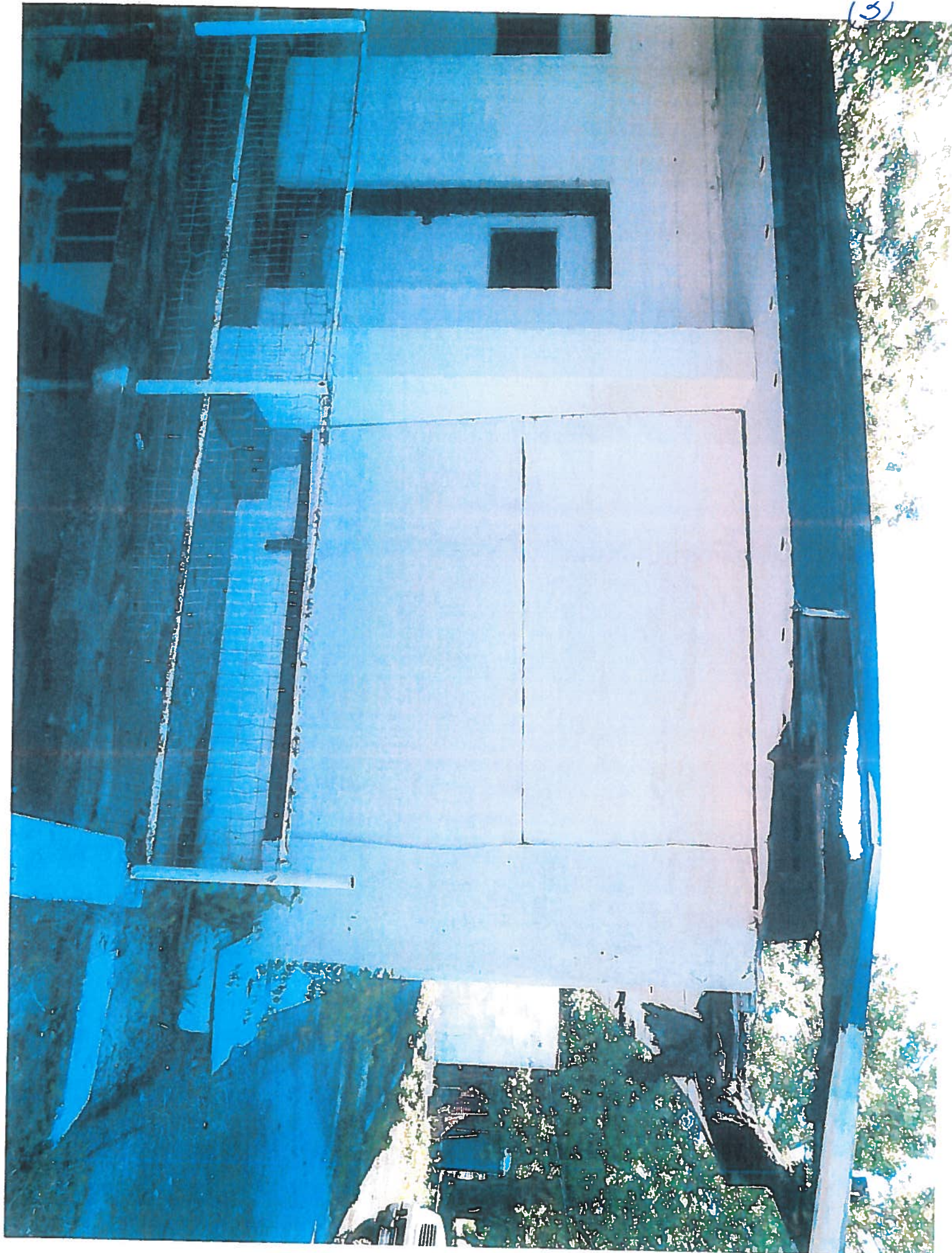
*gave extension until
Jan 1st*







(3)



(3)





4

Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

September 14, 2021

Julene H Allen
1210 W. Michigan Ave
Southern Pines, NC 28387

RE: 891 W. Pennsylvania Ave

Dear Ms. Allen,

It has come to the attention of the Town that the structure at 891 W. Pennsylvania Ave, Southern Pines, does not meet the Minimum Housing Requirements. Per the Town of Southern Pines, Code of Ordinances, 151.21 Structural Conditions: "(A) Walls or partitions or supporting members, sills, joists, rafters, or other structural members shall not list, lean or buckle; shall not be rotted, deteriorated or damaged; and shall not have holes or cracks which might admit rodents" (G) "The roof, flashing, exterior walls, basement walls, and windows exposed to weather shall be constructed to be watertight".

Please contact the Building/Inspections Department with this building. If we do not hear from you in the process of condemning the building.

matter.

316

9184 THEO 0000 DETT 9102

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Postage	\$
Total Postage and Fees	\$
Sent To	891 W. Penn
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits.	
1. Article Addressed to:	
Julene Allen 1210 W. Michigan SO Pines 28387 (891 W. Penn)	
9590 9402 6714 1060 6244 16	
7018 1130 0000 0341 4816	
PS Form 3811, July 2020 PSN 7530-02-000-9053	
COMPLETE THIS SECTION ON DELIVERY	
A. Signature	☐ Agent
B. Received by (Printed Name)	☐ Addressee
C. Date of Delivery	
D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type	
☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
Domestic Return Receipt	



Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

November 18, 2021

Julene H Allen
1210 W. Michigan Ave
Southern Pines, NC 28387

RE: 891 W. Pennsylvania Ave, Southern Pines, NC

Dear Ms. Allen;

This notice is to confirm a verbal agreement which was made between Julene Allen and the Town of Southern Pines Inspection Department. On October 4, 2021, the Chief Building Inspector granted an extension from the Minimum Housing Demolition process until January 1, 2022, due to the property owner requesting time to sell the property.

This structure is very unsafe and poses a public safety hazard. The Building Code and must be either demolished or repaired. The sale of the property has not transpired before January 1, 2022. We will proceed with the demolition process.

If you have any questions, please feel free to contact the Building Department at 9 a.m. to 5:00 p.m.

Sincerely,

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☐ Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Postage Due \$

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Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
**Julene Allen
1210 W. Michigan Ave
So Pines, 28387**

2. Article Number (Manufacturer's)
9590 9402 6714 1060 6242 94
7018 1130 0000 0341 4939

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X **Julene Allen**

B. Received by (Printed Name)
Julene Allen

C. Date
11/18/21

D. Is delivery address different from item 1? ☐
If YES, enter delivery address below:

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

6



Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

January 3, 2022

Julene H Allen
1210 W. Michigan Ave
Southern Pines, NC 28387

REF: 891 W. Pennsylvania Ave., Southern Pines, NC
ParID / PIN 00030825 / 858217017408

Dear Ms. Allen,

The Town of Southern Pines Inspections Department has condemned the structure located at the above referenced address. The town of Southern Pines will be following through with the necessary procedures to have this structure demolished and cleaned up. This action has been taken based on the following findings on a recent inspection of the property:

- The general stability of the structure is very unsafe and poses a hazard
- The structure is home to rodents, snakes and poses a health hazard
- Complaints from neighboring property owners
- Multiple windows are broken out
- Roof is leaking and falling in
- There is trash and debris throughout the structure and on the property

In its current condition the structure and surrounding property is in violation of the Code of Ordinance's for the Town of Southern Pines and the North Carolina State Building Code. The Town Chief Building Inspector granted an extension from the demolition process to January 1, 2022 in order to sell the property. So, as a result of the violation, a hearing has been scheduled for Wednesday, February 9, 2022, at 10:00 a.m. in the Inspections Department, located at 801 SE Service Rd, Southern Pines, NC 28387

ir office Monday through Friday, 8:30 a.m. to 5:00 p.m.

7020 1810 0001 3427 0910

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	
891 W. Penn	
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City, State, ZIP+4®	
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SOUTHERN PINES, NC 28387
JAN 3 2022
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Tracking Number: 70201810000134270910

Your item was delivered to the front desk, reception area, or mail room at 10:01 am on January 5, 2022 in SOUTHERN PINES, NC 28387.

[USPS Tracking Plus® Available](#)

Status

Delivered, Front Desk/Reception/Mail Room

January 5, 2022 at 10:01 am
SOUTHERN PINES, NC 28387

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Building Department

180 SW Broad Street
Southern Pines, NC 28387

Phone (910) 692-4003
Fax (910) 692-9495

February 9, 2022

Julene H Allen
1210 W. Michigan Ave
Southern Pines, NC 28387

RE: 891 W. Pennsylvania Ave., Southern Pines, NC

Dear Ms. Allen:

On Wednesday, February 9, 2022, at 10:00 a.m., Pines Inspections Office at 801 SE Service Rd., the above referenced address. The owner of record paperwork was sent to Ms. Allen by certified mail closed at 10:30 am. Ms. Allen or anyone to speak condemnation of the structure in question.

The necessary demolition paperwork will be presented to the Town Council for their decision on this.

Sincerely,

Robert M. Bullock

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☐ Adult Signature Required \$
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Postage
\$
Total Postage and Fees
\$

Sent To *891 W. Penn*
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Postmark
FEB 10 2022
SOUTHERN PINES, NC 28387

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
*Julene Allen
1210 W. Michigan
So Pines NC 28387*

2. Article Number (transfer from service label)
9590 9402 6714 1060 6248 74

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

4. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
B. Received by (Printed Name) ☐ Addressee
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

AFFIDAVIT OF PUBLICATION

NORTH CAROLINA
MOORE COUNTY

DAVID WORONOFF, PUBLISHER of The Pilot, LLC, a bi-weekly newspaper published in Moore County and the State of North Carolina, being duly sworn, deposes and says: that the attached advertisement:

condemnation of 891 W. Pennsylvania Ave.

Was published in the aforesaid newspaper for 2 consecutive week(s)/day(s) beginning with the issue dated January 9, 2022 and ending with the issue dated January 16, 2022.

LEGAL NOTICE

Notice of hearing before the Building Inspector under G.S. 160A-428 of Chapter 160A of the General Statutes of North Carolina relating to condemnation of building located at 891 W. Pennsylvania Ave., Southern Pines, NC 28387 (Tax Reference: PIN #858217017408, LRK #00030825, Owner of Record: Julene H. Allen, by the Moore County Tax Department), in the Town of Southern Pines.

The Building is located at the place above designated and is in such condition as appears to constitute a fire or safety hazard or is dangerous to life, health or other property.

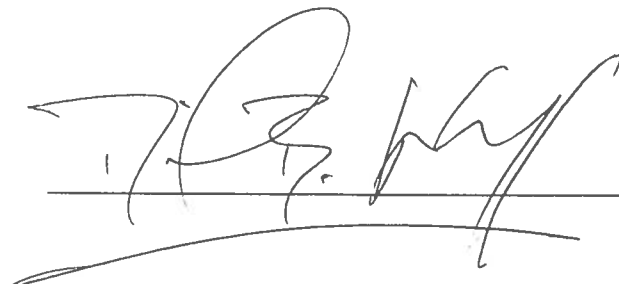
A hearing will be held before the Chief Building Inspector of the Town of Southern Pines, North Carolina, at his office located at 801 SE Service Rd, on Wednesday, February 9, 2022 at 10:00 A.M., for the purpose of finding the facts as to whether or not the condition of such building falls within the scope of the above referenced General Statute. The property owner is entitled to be heard in person or by council at the hearing and to present arguments and evidence pertaining to the matter.

If upon such hearing the Building Inspector shall find that the above described building is a fire or safety hazard or to be dangerous to life, death or to other property, the Building Inspector will require the owner to remedy such conditions so found to exist or to demolish and remove said building(s) as appear appropriate.

Further information is posted at the site of the building and is available from the undersigned.

John Bullock
Building Inspector
Town of Southern Pines
1:9,16

425443



, this 17 day of January,

Michele Bungarz

MICHELE BUNGARZ
Notary Public, North Carolina
Moore County
My Commission Expires
6-7-24

554571

Statement

4-19-22

Town of Southern Pines

Proposal for Demo work

Kenny Ring Grading
P.O. Box 512 VASS NC. 28394

891 W. Penn. AVE.

Take down & haul away
Building

Seed & Mulch
disturbed Area.

Job Quote \$29,500⁰⁰

memo



To: Council Members, Reagan Parsons, Jessica Roth

From: Cindi King | Director Recreation & Parks

Date: April 4, 20022

Subj: Fees Schedule Proposal | Recreation & Parks

The attached proposal for fee schedule modifications comes after reviewing current fees associated with programs, athletics, resident fees, non-resident fee memberships, and rental rates to include shelters, as well as facilities.

The staff began collecting information in their designated program areas back in November. We reviewed findings and had discussions and presented information to Jessica in early January. I then presented the more refined information to Reagan and Jessica at the end of January.

Key points that are included in the proposal are as follows:

- Instead of adding \$15 to all programs (minus youth athletics), utilize a percentage base both Resident and Non-Resident fees. This will enable the programmers to offer more desirable rates on a variety of programs.
 - This will also allow for our lower priced programs not to be over priced with the \$15 addition.
- Remove the \$60 NR membership annual fee as the NR fee will have a percentage increase well above the Resident rate, however still making it desirable for non-residents to participate in our programs.
- Increases in Shelter rental fees. In looking at fees in surrounding areas, we will still be in line with those fees.
- Increase in facility rental fees. Our fees are substantially low given someone can rent for 3 hours for no more than \$50 unless they are adding time. Research was done on surrounding rental fees and we feel the proposed is still within reason for what the customer is receiving for space and time.
- Pool fees increased, but we also added the option to purchase a punch pass or annual pass at reduced rates.

Proposed Recreation & Parks Fees Schedule: Effective Date July 1, 2022 - DRAFT

Description	Recommended Resident Pricing	Recommended Non-Resident Pricing	Current Schedule (*NR is double on all fees)	Discussion Points
Adult (Classes/Programs)	Base cost, which includes materials and contracting services, if any, PLUS 25%.	Resident pricing + 40%	Resident: \$15 plus materials and contracting services	We removed the \$15 fee and added a % to make varying fees more equitable in pricing i.e. adding \$15 to a \$15 class opposed to adding \$15 to a \$100 class. A percentage evens out the pricing overall
Youth (Classes/Programs) includes After School and camps - excluding Summer Explorers	Base cost, which includes materials and contracting services, if any, PLUS 20%.	Resident pricing + 40%	Resident: \$10 plus materials and contracting services	Because previously we were only adding \$10 to youth programs, we reduced percentage to 20% since folks may be signing up siblings.
Senior (Classes/Programs/trips)	Base cost, which includes materials and contracting services, if any, PLUS 20%.	Resident pricing + 40%	Resident: \$15 plus materials and contracting services. (Seniors haven't had a reduced cost in the past)	We are giving Seniors the same break as Youth at 20%. They were originally adding \$15 like the adult category
Adult Individual (Athletics)	This will be added within the Adult (Classes/Programs and Individual Athletics) same pricing structure		N/A	
Adult Team (Athletics)	\$125 plus materials and contracting services. Minimum 4 teams per league. *Team fee is determined prior to program cycle. Number of teams determines amount of games. The registration fee is the same for all teams, regardless of residency.		Resident: \$100 plus materials and contracting services plus NR individual \$20 fee *In the past, the team fee was determined once the number of teams were registered.	Focus on understanding what our total cost is for contracted services, staff and equipment. This cost will differentiate based on the number of teams and games. Add a flat fee to recover some of our administrative and maintenance cost. Use total cost and flat fee to set the cost per team ensuring that the team fee covers cost of 4 team league playing each other twice, 6 team league playing each other once, and 8 team league playing each other once. Full cost breakdown by number of teams available.
Youth Individual (Athletics)	\$30	\$60	Resident: \$20	Based on research and discussions with other local municipalities, an increase to \$30 R seems to be a natural progression. Other ideas discussed were to get away from a flat fee and move towards a base cost plus a percentage similar to the youth programs proposal. This could be a vast change though: Youth Basketball for example has a base cost of \$45. Already more than double current resident rate. Adding 20% would be \$56 R \$84 NR, while Tball on the other hand, would go to \$23 R 46 NR
After School Programs and Resident: Multi Session Camps. This category will be changed to Full Day Camp Weekly i.e. Summer Exploreres	Summer Explorer Camp Deposit for consecutive week camp(s) = \$20 non-refundable, non-transferable deposit for each session, per child, at time of registration. The deposit is applied towards the session fee. After School & Summer Explore Camp Session Fees = Base cost, which includes materials and contracting, plus 20%	Summer Explorer Camp Deposit for consecutive week camp(s) = \$40 non-refundable, non-transferable deposit for each session, per child, at time of registration. The deposit is applied towards the session fee. After School & Summer Explore Camp Session Fees = Resident pricing + 40%	\$10 plus materials and contracting services per session; plus initial \$10 non-refundable registration fee	This category as noted will be changed. All other programs fall within the Adult Classes/Youth Classes and Programs. We included the \$20/\$40 non-refundable fee - but wondering if we should remove the amount so that we have flexibility to change in the future if we so desire. Maybe list as "A non-refundable, non-transferable deposit for each session, applied per child, is due at time of registration. The deposit is applied towards the session fee. This fee may vary depending on cost of camp.
Field Rental	*Per hour (2 hours minimum) Field \$20 Bases \$20 Lining field \$20 Lights \$20	Double	Resident: \$10 per game or hour without lights. \$20 per game or hour with lights	After comparing other municipality pricing, we are competitive.
Shelter Rentals	\$35 for a 3-hour block \$15/each additional hour	Double	\$25/3 hours; \$10 for each additional hour	
Pool Park Stage	\$40 for a 3-hour block \$60 for a 3-hour block w/electricity \$15/each additional hour	Double	\$35/3 hours \$50/3 hours w/electricity	
Train Station (seats 30)	Weekdays: Mon-Thu \$50 for a 3-hour block \$15/each additional hour Weekends: Friday - Sunday \$60 for a 3-hour block \$20/each additional hour	Double	\$45 weekday Mon-Thu/3 hours \$50 weekend Fri-Sun/3 hours (\$15 each additional hour)	
Train House (seats 80) Douglas Community Center (seats 90)	Weekdays: Mon-Thu \$60 for a 3-hour block \$15/each additional hour Weekends: Friday - Sunday \$75 for a 3-hour block \$20/each additional hour	Double	\$35 weekday Mon-Thu/3 hours \$50 weekend Fri-Sun/3 hours (\$10 each additional hour)	Our most rented space is DCC and Train House - and the space is larger than TS. Revised rates to capture the differences. With increase of utility charges, we feel this is still a very acceptable rate. Pinehurst Community Center multipurpose room is \$80 for 2 hours weekday and \$100 for 2 hours weekend.
Greenspaces: *Downtown Park Campbell House Pool Park Whitehall Sandhurst Park	\$20/hour Electricity: \$10 flat fee	Double	\$10/hour R DT Park additional *\$10 flat fee w/electricity	The electric for DT park has never been advertised - it has been for OSE's only due to someone having to turn off and on during the weekends.
Courts (Basketball, Tennis, Racquetball, Pickleball)	\$15/hour	Double	\$10/hour R	
Pool Admission	Ages 12 & under \$2 Punch Pass \$25 (25 visits) Annual Pass Individual \$40 Ages 13 & up \$3 Res Punch Pass \$50 (25 visits) Annual Pass Individual \$75 Free Daily Swim last hour of operation each day	Ages 12 & under \$4 Punch Pass \$50 (25 visits) Annual Pass Individual \$80 Ages 13 & up \$6 Res Punch Pass \$100 (25 visits) Annual Pass Individual \$150 Free Daily Swim last hour of operation each day	Child 12 years of age and under Resident: \$1 per person Non-resident: \$2 per person 13 years of age and older Resident: \$2 per person Non-resident: \$4 per person Daily free swim For the first hour of operation each day	

Open Gym	Ages 15 & under \$2 per visit Season Pass \$10 Ages 16 & up \$4 per visit Season Pass \$20	Ages 15 & under \$4 per visit Season Pass \$20 Ages 16 & up \$8 per visit Season Pass \$40	Child 15 years of age and under \$5 per season NR \$10 per season 16 years of age and older \$10 per season NR \$20 per season	
Tournaments	This will be rolled within program fees based on the appropriate category.		Adult Res \$15 NR \$30 Youth \$10 NR \$20	
Trips	This will be rolled within program fees based within the category in which it will wall. Gas will be included in program costs.		Resident: Contracting services plus \$.50/mile Non-resident: 2 times resident rate	
Fees Recommended for Deletion				
Bleacher Rental	No longer necessary as attendees bring individual chairs instead.			
Workshops	We have intertwined this into our normal program pricing			
Initial \$10 non-refundable reg fee	This was created when people were walking in for registration and staff was entering manually			
\$60 NR Membership	Staff recommends the proposed pricing above and eliminating the membership option.			
*Fees will be within each program				
Game bag	Current staff is not familiar with this fee and is not using it.			
Volunteer Benefits	Not necessary			
New Fees Recommended for Fee Schedule (*notes detailed above)				
Town Employee Discount	Current employees will receive a 15% discount on the advertised price of programs, classes, and youth athletics for both resident & non-resident 15% of advertised cost. Facility & Shelter rentals and Summer Explorers Day Camp are exempt for discounts.		Not offered	
Town Resident Early Registration	Allow Residents to register 1 week earlier than NR		Not offered	
*Pool admission memberships and punch pass	See above for details		Not offered	
Disc Golf Course Rental	\$100/day /5 hours + \$25/each additional hour *NR double		Not offered	Additional fees may apply *If renters or user groups are hosting a tournament. A user fee per person will be determined based on registration fee. This fee will be agreed upon by the Director of Recreation & Parks and the tournament Director

R = Resident of Town of Southern Pines
NR = Non-Resident



MEMORANDUM

To: Reagan Parsons, Town Manager

From: Bruce Rosenberger, Director of Administrative Services

Date: April 20, 2022

Subject: Rounds Play Structure discussion with Council

As I briefly mentioned to you, I will likely be sending a request to Council in the near future for approval of a donation of the play structures that are going to be replaced at Rounds Park. As we have done in the past with surplused playground equipment, we would donate the equipment and the receiving organization would be responsible for the costs associated with the removal, hauling and re-assembly. Our current installer for the new playground equipment estimates these removal and re-assembly costs to be roughly \$15k-\$17k for this particular equipment.

It is also important to note that if we were simply to surplus, remove and dispose of this old equipment, it would cost the Town several thousand dollars to do so. Additionally, experience has shown that there has not been interest in the purchase of used playground equipment since all the ancillary costs other than the hardware itself (site prep, assembly, etc.) are the same whether it's for new or used equipment and the old equipment is usually out of warranty as well.

We do have a Lion's Club from Ellerbe that has expressed an interest in the equipment and is amenable to their costs associated with receipt of same.

My reason for asking this to be discussed with Council pre-emptively is that there will be significant coordination necessary regarding the planning and scheduling so that the disassembly, removal, re-assembly of the old equipment and then the delivery and installation of our new equipment can be done all at the same time. So, if there are any questions or further discussion to be held on this donation, it would be best to resolve those issues sooner rather than later so that we do not delay the scheduling process, delivery and installation of the new structures.

TOWN OF SOUTHERN PINES

Assessment projection for FY 22/23 Budget

Date Provided : April 6, 2022

Type	Estimated Valuation
Real Property	2,666,818,500
Personal Property	95,596,000
Motor Vehicles*	192,362,000
Utilities**	27,005,700
Totals	2,981,782,200

Notes:

Motor Vehicles* Estimate based on last years values

Utilities** Estimate based on last years values

Tax Value Increases

Fiscal Year	Tax Year	Actual				Amount of Increase	% Increase
		Real Property	Personal Property	Public Service Companies	Total		
1986-87	1986	148,149,242	61,648,526	10,029,643	219,827,411	13,217,825	6.40%
1987-88	1987 *	281,481,500	65,087,423	12,066,553	358,635,476	138,808,065	63.14%
1988-89	1988	299,595,720	48,328,368	12,531,369	360,455,457	1,819,981	0.51%
1989-90	1989	344,363,185	55,490,122	14,014,499	413,867,806	53,412,349	14.82%
1990-91	1990	362,414,602	61,107,213	15,638,254	439,160,069	25,292,263	6.11%
1991-92	1991	393,731,327	63,954,997	14,502,198	472,188,522	33,028,453	7.52%
1992-93	1992	402,562,890	58,974,827	16,293,593	477,831,310	5,642,788	1.20%
1993-94	1993	418,677,490	69,849,879	15,612,437	504,139,806	26,308,496	5.51%
1994-95	1994	438,747,970	81,377,979	15,968,031	536,093,980	31,954,174	6.34%
1995-96	1995 *	555,389,853	96,635,030	19,191,698	671,216,581	135,122,601	25.21%
1996-97	1996	576,309,085	103,443,461	16,708,977	696,461,523	25,244,942	3.76%
1997-98	1997	602,661,221	110,835,178	18,903,431	732,399,830	35,938,307	5.16%
1998-99	1998	639,192,542	119,477,406	19,404,074	778,074,022	45,674,192	6.24%
1999-00	1999	706,975,968	122,000,920	17,040,666	846,017,554	67,943,532	8.73%
2000-01	2000	735,920,586	134,394,254	16,745,544	887,060,384	41,042,830	4.85%
2001-02	2001	773,570,726	131,508,237	17,675,225	922,754,188	35,693,804	4.02%
2002-03	2002	814,041,961	139,690,294	16,950,309	970,682,564	47,928,376	5.19%
2003-04	2003 *	1,111,870,026	138,302,578	20,709,556	1,270,882,160	300,199,596	30.93%
2004-05	2004	1,151,563,256	134,752,668	21,451,089	1,307,767,013	36,884,853	2.90%
2005-06	2005	1,207,031,563	145,100,747	21,080,938	1,373,213,248	65,446,235	5.00%
2006-07	2006	1,258,181,148	153,950,160	22,449,260	1,434,580,568	61,367,320	4.47%
2007-08	2007 *	1,761,987,966	154,483,911	23,390,717	1,939,862,594	505,282,026	35.22%
2008-09	2008	1,831,337,986	159,269,793	24,169,961	2,014,777,740	74,915,146	3.86%
2009-10	2009	1,883,982,630	147,983,302	24,036,664	2,056,002,596	41,224,856	2.05%
2010-11	2010	1,909,804,273	153,239,430	23,811,840	2,086,855,543	30,852,947	1.50%
2011-12	2011	1,941,070,117	167,236,934	24,850,996	2,133,158,047	46,302,504	2.22%
2012-13	2012	1,986,569,105	175,936,820	25,197,699	2,187,703,624	54,545,577	2.56%
2013-14	2013	2,003,125,666	218,312,023	23,571,943	2,245,009,632	57,306,008	2.62%
2014-15	2014	2,055,322,511	194,091,223	21,862,247	2,271,275,981	26,266,349	1.17%
2015-16	2015 *	2,025,854,870	203,462,410	23,659,502	2,252,976,782	(18,299,199)	(0.8%)
2016-17	2016	2,096,689,403	214,258,835	23,339,069	2,334,287,307	81,310,525	3.61%
2017-18	2017	2,161,886,628	225,554,436	24,146,744	2,411,587,808	77,300,501	3.31%
2018-19	2018	2,227,576,840	239,984,833	24,255,332	2,491,817,005	80,229,197	3.33%
2019-20	2019 *	2,457,838,541	235,337,662	25,376,343	2,718,552,546	226,735,541	9.10%
2020-21	2020	2,506,666,887	272,957,278	24,344,390	2,803,968,555	85,416,009	3.14%
2021-22	2021	2,549,199,000	254,135,300	23,150,000	2,826,484,300	22,515,745	0.80%
2022-23	2022	2,666,818,500	287,958,000	27,005,700	2,981,782,200	155,297,900	5.49%

* Revaluation year

update with ACFR table 5

TOWN OF SOUTHERN PINES
GENERAL FUND
BUDGET SUMMARY
2022-2023

04.07.2022

	ACTUAL 2020-2021	BUDGET 2021-2022 as of 03/01/22	EXPECTED REVENUES EXPENDITURES 2021-2022	BUDGET 2022-2023
Available Fund Balance - Beginning	\$ 7,791,204	\$ 8,420,427	\$ 8,420,427	\$ 10,165,595
Total Revenues & Reserve Increases	<u>20,246,174</u>	<u>22,509,566</u>	<u>24,347,048</u>	<u>20,908,460</u>
Total Funds Available	28,037,378	30,929,993	32,767,475	31,074,055
Total Expenditures	18,731,815	22,380,059	21,800,396	24,172,844
Transfers Out to Capital Projects	<u>885,136</u>	<u>527,000</u>	<u>801,484</u>	<u>591,975</u>
Available Fund Balance - Ending	<u>\$ 8,420,427</u>	<u>\$ 8,022,934</u>	<u>\$ 10,165,595</u>	6,309,236
Less 3 Months Expenditures				6,043,211
Available Fund Balance - FYE 06/30/23				<u>\$ 266,025</u>

Town of Southern Pines
General Fund
Schedule of Revenues
2022-2023

04.07.2022

	ACTUAL 2018-2019	ACTUAL 2019-2020	ACTUAL 2020-2021	BUDGET 2021-2022 as of 07/01/21	BUDGET 2021-2022 as of 03/01/22	EXPECTED REVENUES 2021-2022	BUDGET 2022-2023
AD VALOREM TAXES:							
Current	\$ 9,954,525	\$ 10,836,428	\$ 11,187,429	\$ 11,136,348	\$ 11,136,348	\$ 11,192,878	\$ 11,748,222
Delinquent	17,767	(67,691)	6,883	10,000	10,000	11,200	8,000
Penalties & Interest	17,599	11,946	15,195	12,000	12,000	4,500	4,000
TOTAL AD VALOREM TAXES	9,989,891	10,780,683	11,209,507	11,158,348	11,158,348	11,208,578	11,760,222
OTHER TAXES & LICENSES:							
Short-Term Rental Property Tax	49,983	54,782	52,074	50,000	50,000	66,443	50,000
Solid Waste Disposal Tax	9,754	10,781	10,677	10,000	10,000	10,350	10,000
Privilege/Beer - Wine License	2,870	2,380	3,180	2,400	2,400	2,860	2,400
Alcoholic Beverage Ctrl	196,226	198,273	253,772	175,000	175,000	195,000	185,000
Municipal Vehicle Tax	0	43,400	61,895	61,150	61,150	61,150	61,150
TOTAL OTHER TAXES	258,833	309,616	381,598	298,550	298,550	335,803	308,550
UNRESTRICTED INTERGOVT REVENUE:							
Article 39 Sales Tax - 1%	1,493,212	1,559,124	1,875,949	1,451,155	1,451,155	2,061,500	1,625,000
Article 40 Local Sales Tax - 1/2%	793,474	832,308	964,489	768,855	768,855	1,049,070	860,000
Article 42 Local Sales Tax - 1/2%	736,188	769,264	927,342	713,324	713,324	1,016,875	810,000
Article 44 1/2%-Hold Harmless	753,438	783,857	897,679	728,107	728,107	987,655	810,000
Beer and Wine Tax	60,397	61,178	60,142	58,000	58,000	60,000	58,000
Video Programming	151,120	147,621	146,246	146,000	146,000	145,000	145,000
Utilities Franchise/Sales	1,110,853	1,061,456	1,073,629	1,000,000	1,000,000	1,050,000	1,000,000
TOTAL UNRESTRICTED INTERGOVERNMENTAL	5,098,682	5,214,808	5,945,476	4,865,441	4,865,441	6,370,100	5,308,000
RESTRICTED INTERGOVT REVENUE:							
Powell Bill Allocation	403,744	404,177	386,118	390,000	390,000	481,723	481,723
State Aid Library	6,138	5,949	6,159	6,200	6,200	7,241	7,500
Library Grants	0	78,754	1,500	0	0	0	0
Recreation Grants	1,350	0	500	1,000	1,000	500	1,000
FEMA Revenue	174,887	24,772	203,037	0	0	0	0
On-Behalf of Pymts. - Fire	9,123	13,158	13,913	0	0	0	0
Fire Grants	102,839	248,208	146,410	75,120	75,120	75,120	0
Police Grants	8,135	5,107	2,954	0	0	0	0
TOTAL RESTRICTED INTERGOVERNMENTAL	706,216	780,125	760,591	472,320	472,320	564,584	490,223
PERMITS AND FEES:							
Inspections	329,608	338,600	729,205	325,000	325,000	325,000	325,000
Planning	32,157	78,740	103,625	85,000	85,000	100,000	100,000
Homeowner Recovery Fee	2,030	2,510	3,240	1,000	1,000	1,560	1,000
Zoning Fees	17,745	16,850	19,600	15,000	15,000	20,000	20,000
Street Department	43,690	36,920	48,486	30,000	30,000	30,000	30,000
Fire	850	700	1,325	0	0	905	0
Public Works	32,982	64,036	74,401	35,000	35,000	65,000	55,000
Police Department	49,615	8,806	8,373	18,000	18,000	5,000	18,000
TOTAL PERMITS AND FEES	508,677	547,162	988,255	509,000	509,000	547,465	549,000

Town of Southern Pines
General Fund
Schedule of Revenues
2022-2023

	ACTUAL 2018-2019	ACTUAL 2019-2020	ACTUAL 2020-2021	BUDGET 2021-2022 as of 07/01/21	BUDGET 2021-2022 as of 03/01/22	EXPECTED REVENUES 2021-2022	BUDGET 2022-2023
SALES AND SERVICES:							
Library	46,157	33,842	26,000	35,000	43,060	32,200	35,000
Recreation Fees	209,450	152,966	138,651	195,000	195,000	152,000	209,000
Police Extra Duty	75,398	27,877	33,638	65,000	65,000	41,000	40,000
Fire Extra Duty	1,215	2,588	0	0	0	1,600	0
Rents	280,792	320,136	343,120	320,500	320,500	348,960	354,013
Facility Rental - Recreation	37,855	26,713	9,188	25,000	25,000	20,000	28,000
Court Facilities Fee	515	(98)	0	300	300	0	300
Reservoir Park	6,000	6,000	6,000	6,000	6,000	6,500	6,662
Disposal Fee/Recycling Fee	701,310	807,159	911,635	964,800	964,800	1,080,000	1,207,340
TOTAL SALES AND SERVICES	1,358,692	1,377,183	1,468,232	1,611,600	1,619,660	1,682,260	1,880,315
INVESTMENT EARNINGS:	211,233	180,190	29,564	38,000	38,000	12,000	15,000
OTHER:							
Surplus Property Sales	64,829	77,001	52,505	70,000	70,000	75,000	70,000
Miscellaneous Revenue	77,108	86,553	157,418	50,000	96,204	96,600	50,000
Demolition Liens	0	5	1,500	0	0	3,200	0
Fire Donations	25,958	0	2,500	0	2,500	2,500	2,500
Court Costs	2,768	2,681	3,095	2,500	2,500	4,050	2,500
Cemetery	1,750	2,250	3,375	1,000	1,000	2,175	1,000
Fire District Revenue - Escrow	0	0	0	89,838	89,838	132,081	0
Fire District Revenue	488,155	473,398	475,122	449,158	449,158	449,160	468,150
Donations	12,050	37,149	11,258	3,000	3,000	27,445	3,000
TOTAL OTHER REVENUE	672,618	679,037	706,773	665,496	714,200	792,211	597,150
OTHER FINANCING SOURCES							
Financing Proceeds	0	650,000	0	0	0	0	0
TOTAL OTHER FINANCING SOURCES	0	650,000	0	0	0	0	0
TOTAL REVENUES AND OTHER FINANCING SOURCES	18,804,842	20,518,804	21,489,996	19,618,755	19,675,519	21,513,001	20,908,460
FUND BALANCE [(ADD TO)/USE OF]:	(793,478)	(464,808)	(1,873,045)	2,834,047	3,231,540	1,088,879	3,856,359
REVENUES AFTER ADDITIONS/ REDUCTIONS FROM FUND BALANCE	<u>\$ 18,011,364</u>	<u>\$ 20,053,996</u>	<u>\$ 19,616,951</u>	<u>\$ 22,452,802</u>	<u>\$ 22,907,059</u>	<u>\$ 22,601,880</u>	<u>\$ 24,764,819</u>

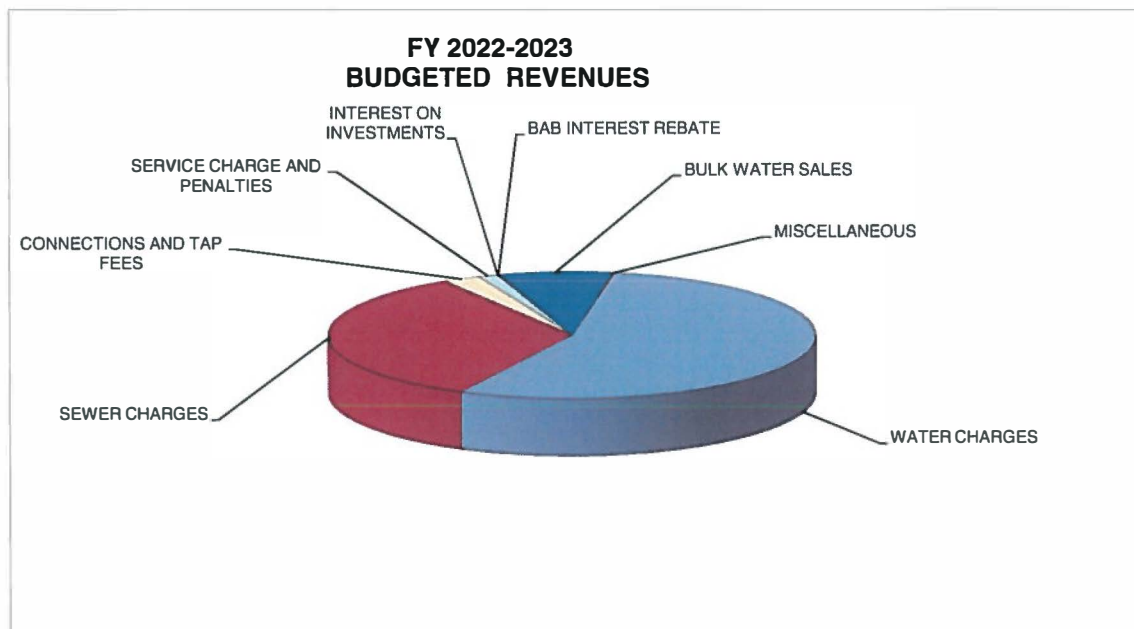
TOWN OF SOUTHERN PINES
UTILITY FUND
RETAINED EARNINGS SUMMARY
2022-2023

04.07.22

	ACTUAL 2020-2021	BUDGET 2021-2022 as of 03/01/22	EXPECTED REVENUES EXPENDITURES 2021-2022	BUDGET 2022-2023
Available Retained Earnings - Beginning	\$ 6,527,127	\$ 6,211,614	\$ 6,211,614	\$ 6,636,744
Total Revenues	<u>9,265,940</u>	<u>8,752,310</u>	<u>9,502,675</u>	<u>9,220,701</u>
Total Funds Available	15,793,067	14,963,924	15,714,289	15,857,445
Total Expenditures	7,745,553	8,593,677	7,942,609	8,747,955
Transfers Out	<u>1,835,900</u>	<u>1,134,936</u>	<u>1,134,936</u>	<u>1,089,860</u>
Available Retained Earnings - Ending	<u><u>\$ 6,211,614</u></u>	<u><u>\$ 5,235,311</u></u>	<u><u>\$ 6,636,744</u></u>	<u><u>\$ 6,019,630</u></u>

TOWN OF SOUTHERN PINES
UTILITY FUND
SCHEDULE OF REVENUES
2022-2023

						04.07.22	
	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	EXPECTED	BUDGET
	2018-2019	2019-2020	2020-2021	2021-2022	2021-2022	REVENUES	2022-2023
				as of 07/01/21	as of 03/01/22	2021-2022	
WATER CHARGES	\$ 4,446,032	\$ 4,694,050	\$ 4,904,300	\$ 4,792,499	\$ 4,792,499	\$ 5,044,250	\$ 5,032,124
SEWER CHARGES	2,774,161	2,855,435	3,048,271	2,965,311	2,965,311	3,208,615	3,113,577
CONNECTIONS AND TAP FEES	240,710	316,369	344,782	200,000	200,000	274,262	225,000
SERVICE CHARGE AND PENALTIES	127,324	94,807	148,897	120,000	120,000	127,920	120,000
INTEREST ON INVESTMENTS	111,801	83,594	10,318	9,500	9,500	2,500	5,000
BAB INTEREST REBATE	9,968	3,377	3,424	-	-	-	-
BULK WATER SALES	593,977	593,974	699,966	640,000	640,000	795,128	700,000
MISCELLANEOUS	39,449	11,184	27,792	5,000	5,000	50,000	5,000
GAIN ON SALE OF ASSETS	419,674	21,920	78,190	20,000	20,000	-	20,000
TRANSFER IN-RETAINED EARNINGS	386,713	1,157,167	315,513	325,567	976,303	-	617,114
TRANSFER OUT-RETAINED EARNINGS	-	-	-	-	-	(425,130)	-
TOTAL	\$ 9,149,809	\$ 9,831,877	\$ 9,581,453	\$ 9,077,877	\$ 9,728,613	\$ 9,077,545	\$ 9,837,815



TOWN OF SOUTHERN PINES
UTILITY FUND
EXPENDITURE BY FUNCTION AND TRANSFERS
2022-2023

	ACTUAL 2018-2019	ACTUAL 2019-2020	ACTUAL 2020-2021	BUDGET 2021-2022 as of 07/01/21	BUDGET 2021-2022 as of 03/01/22	EXPECTED EXPENDITURES 2021-2022	04.07.22 BUDGET 2022-2023
Water Treatment	\$ 1,366,744	\$ 1,375,734	\$ 1,327,329	\$ 1,558,711	\$ 1,558,711	\$ 1,549,186	\$ 1,522,194
Water Extensions - Maintenance	918,398	958,735	1,170,972	1,240,329	1,240,329	1,216,207	1,237,365
Sewer Extensions - Maintenance	763,214	1,267,162	1,117,299	1,109,458	1,661,458	1,048,343	1,814,530
Billing & Collections	425,939	439,613	458,890	537,346	537,346	533,040	562,625
Loss on Disposal of Fixed Assets	-	-	-	-	-	-	-
Interest Expense, Financing Principal	590,926	590,905	385,912	211,348	211,348	211,348	210,715
Sewage Treatment	1,993,421	1,914,060	2,143,791	2,200,000	2,200,000	2,200,000	2,200,000
W/S Indirect Cost	<u>1,021,577</u>	<u>1,050,334</u>	<u>1,141,360</u>	<u>1,184,485</u>	<u>1,184,485</u>	<u>1,184,485</u>	<u>1,200,526</u>
Total Expenditures	7,080,219	7,596,543	7,745,553	8,041,677	8,593,677	7,942,609	8,747,955
Transfers:							
Transfer to PW Annex Remodel	-	-	-	-	98,736	98,736	-
Transfer to Water Treatment Proc Mod	-	-	305,900	250,000	250,000	250,000	-
Transfer to PeeDee/Pennsylvania Line	-	-	-	139,200	139,200	139,200	-
Transfer to Lift Station Upgrades/Upfit	-	-	530,000	-	-	-	-
Transfer to Sanitary Sewer Modernization	-	-	750,000	462,000	462,000	462,000	874,360
Transfer to Facility Modernization	-	302,334	-	-	-	-	10,500
Transfer to W&S Improvements	<u>2,069,590</u>	<u>1,933,000</u>	<u>250,000</u>	<u>185,000</u>	<u>185,000</u>	<u>185,000</u>	<u>205,000</u>
Total Transfers	2,069,590	2,235,334	1,835,900	1,036,200	1,134,936	1,134,936	1,089,860
Total Expenditures/Transfers	<u>\$ 9,149,809</u>	<u>\$ 9,831,877</u>	<u>\$ 9,581,453</u>	<u>\$ 9,077,877</u>	<u>\$ 9,728,613</u>	<u>\$ 9,077,545</u>	<u>\$ 9,837,815</u>

Work Session Agenda Item

To: Reagan Parsons, Town Manager
From: BJ Grieve, Planning Director
Subject: Discussion regarding definition of “neighborhood.”
Date: April 25, 2022

I. SUMMARY:

During review and approval of the Patrick’s Pointe multi-family development, there was considerable discussion regarding what constitutes a neighborhood. Topics included the boundaries of a neighborhood, the overall size of a neighborhood, and characteristics of a neighborhood. Planning staff has been asked to provide Town Council a variety of definitions of “neighborhood” as a catalyst for continued discussion at the April 25, 2022 Work Session.

- The U.S. Department of Housing and Urban Development does not have an adopted definition of “neighborhood.”¹
- In a 1996 Policy Guide entitled “Neighborhood Collaborative Planning,” the American Planning Association defined neighborhoods as “diverse, dynamic social and economic entities with unique characteristics, which are recognized by residents of both the neighborhood and community at large.”²
- The 2004 edition of “A Planner’s Dictionary” from the American Planning Association provides four examples of definitions of “neighborhood:”
 1. An area of a community with characteristics that distinguish it from other community areas and that may include schools, or social clubs, or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers. (*Source: Iowa State University Extension Service*)
 2. A subarea of the city in which the residents share a common identity focused around a school, park, community business center, or other feature. (*Source: Renton, Wash.*)

¹ https://archives.huduser.gov/portal/glossary/glossary_n.html

² <https://www.planning.org/policy/guides/>

3. The smallest subarea in planning, defined as a residential area whose residents have public facilities and social institutions in common, and generally within walking distance of their homes. (*Source: Handbook for Planning Commissioners in Missouri*)
 4. An area of a community with characteristics which distinguish it from others including distinct ethnic or economic bases, housing types, schools, or boundaries defined by distinct physical barriers such as railroads, arterial streets, rivers, or major drainage channels. (*Source: Clarkdale, Ariz.*)
- More recently, in 2016 the American Planning Association published a Planning Advisory Service (PAS) Quicknote on the topic of Neighborhood Planning. This two-page document explains that defining neighborhoods is difficult because the term means different things to different people. Planning staff's professional opinion is that this document offers the best explanation and of why it is difficult to develop a one-size-fits-all regulatory definition of "neighborhood." A copy of the PAS Quicknote is attached for Town Council's convenience.
 - The Town's Comprehensive Long-Range Plan (CLRP) uses the term "neighborhood" 144 times in Chapters 1 through 11. The closest the CLRP comes to offering a definition of "neighborhood" appears to be in Policy P-2 appearing on page 2-8:

P-2. Neighborhoods. Ensure that new development and redevelopment are compatible with the overall scale, architectural, transportation and public-space characteristics of the neighborhood in which it occurs.

The CLRP does provide a brief explanation of "Neighborhoods" as a context for planning in Chapter 3. A copy of page 3-1 of the CLRP is attached for Town Council's convenience.

- No definition of the term "neighborhood" is provided in the Pinehurst Development Ordinance, Aberdeen Unified Development Ordinance, Moore County Unified Development Ordinance, Sanford Unified Development Ordinance, Chapel Hill Land Use Management Ordinance, Raleigh Unified Development Ordinance or Charlotte Unified Development Ordinance.

II. ATTACHMENTS:

1. Planners Advisory Service (PAS) Quicknote No. 62. 2016
2. Town of Southern Pines Comprehensive Long-Range Plan (CLRP). P. 3-1.

III. TOWN COUNCIL ACTION:

No action requested or necessary, planning staff is simply providing this brief summary at the request of Town Council.

QUICKNOTES

Neighborhood Planning

Neighborhood plans present recommendations for a discrete, contiguous subarea of a city. Most neighborhood planning areas contain housing as well as commercial, institutional, and recreational uses that serve the local area. Some neighborhood plans cover a wide range of topics relevant to the plan area, while others focus more narrowly on topics of special opportunity or urgency.

Background

Planners have long viewed strong neighborhoods as the fundamental building blocks of healthy cities. Strong neighborhoods are not static. They are dynamic places where residents, institutions, and physical features all change over time. Strong neighborhoods are places where heritage and tradition are valued, and places where both new and long-term residents feel a collective sense of ownership and responsibility.

Neighborhood planning has its roots in the early 20th century concept of the neighborhood unit, popularized by Clarence Perry of the Regional Plan Association in 1929. In Perry's model the neighborhood unit was a predominantly residential district or section of a city centered on neighborhood institutions and ringed by neighborhood-serving shops and services. While few real-world neighborhoods match Perry's unit to a T, his idea influenced a wide range of neighborhood-scale planning initiatives in older cities across the United States in the second half of the 20th century, and has continued to provide inspiration for neighborhood-scale planning and development that aims to replicate traditional neighborhood design.

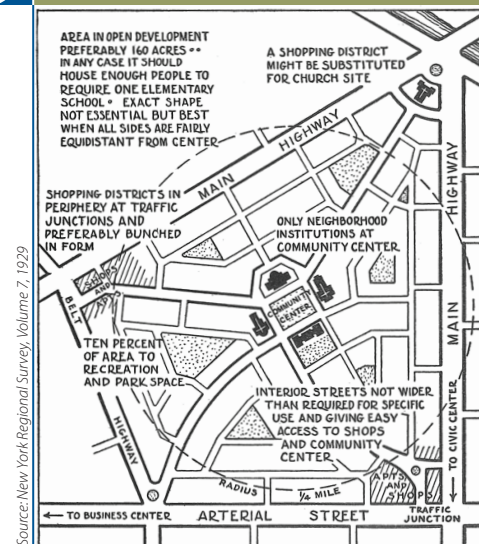
In many cases neighborhood plans function as extensions of an adopted local comprehensive plan. They refine the community's vision for a subarea of the jurisdiction and provide more specific goals, policies, and implementation guidance. However, relatively few cities have a systematic neighborhood planning program that divides the entire geographic extent of the jurisdiction into neighborhood planning areas. Rather, most cities intermittently engage in neighborhood planning when particular areas are experiencing or anticipating dramatic changes. Furthermore, many neighborhood planning initiatives are self-organized by residents and other neighborhood stakeholders, and the resulting plans may or may not have a formal relationship with the local comprehensive plan.

Defining the Neighborhood

While the term "neighborhood" is familiar to most people, it often takes on different meanings based on context. Planners and local officials may think of neighborhoods primarily as political subdivisions that make it easier to deliver services or analyze small-scale social or economic trends. And these neighborhoods may have relatively arbitrary boundaries (e.g., to ensure that all neighborhoods have roughly the same population), or their boundaries may be more "organic" (e.g., based on changes in land-use patterns, the character of the built environment, or demographic characteristics of residents).

In many cities, residents may have different ideas from local officials and from each other about what defines a neighborhood. They may think of their neighborhood primarily in terms of the spaces and institutions they visit or value the most. Alternately, they may be influenced by real-estate marketing or perceptions about cultural differences. Consequently, it's not uncommon for residents of the same block or even the same building to see different boundaries for their neighborhood.

For a neighborhood planning effort to be successful, all participants must first agree on neighborhood boundaries. Often the best ways to determine appropriate boundaries is to have residents as well as representatives from local government and social service providers draw their own boundaries on the same map. This can help identify areas of common, if not universal, agreement.



Source: New York Regional Survey, Volume 7, 1929

Diagram of Clarence Perry's
neighborhood unit.



American Planning Association

Making Great Communities Happen

Defining the Scope

If the neighborhood plan is an extension of the local comprehensive plan, it makes sense to address all of the major functional elements or pertinent themes of the comprehensive plan in the neighborhood plan. In other cases, it may be beneficial to narrow the scope of the plan to a few topics or themes of special relevance or importance to the planning area.

The benefit of a more limited scope is that it can be easier to build support for action around a small set of pressing issues than it can be for a broad set of topics with varying levels of perceived neighborhood-level impacts. Another advantage of limiting the scope of the plan is that it generally makes it easier to go into greater depth on issues of top concern for residents and other stakeholders.

In addition to being more limited in geographic extent than the local comprehensive plan, neighborhood plans also typically have a shorter time horizon. While 20 to 30 years is common for a comprehensive plan, the implementation time frame for neighborhood plans is often between five and 10 years.

Setting Goals and Objectives

In the context of neighborhood planning, goals are general statements about desirable future conditions in the neighborhood, and objectives are measurable outcomes in furtherance of these goals. Often, planners, local officials, or neighborhood leaders use surveys and a combination of online and in-person visioning and goal-setting exercises to help identify potential goals for the planning area. Then, one or more stakeholder working groups may take on the task of refining these goals and establishing objectives. The most successful goals and objectives tend to be those with the broadest base of neighborhood support and the firmest grounding in economic reality.

Detailing Policies and Actions

Beyond goals and objectives, effective neighborhood plans typically include both specific policy statements and action steps. Policies are statements of intent with enough specificity to guide decision making, and actions are directives about capital investments, regulations, programs, or procedures intended to implement each policy. While goals and objectives may remain somewhat abstract, policy statements must suggest a specific course of action, and action steps should make it clear who will do what by when.

Conclusions

The limited geographic extent of a neighborhood plan has both advantages and disadvantages. The narrower focus of neighborhood planning and strong connections that many stakeholders feel to their neighborhoods can lead to a loss of objectivity in the neighborhood planning process. In these cases, neighborhood plans may make it difficult for cities to prioritize scarce resources. With that said, residents, business owners, and institutions may identify more with specific neighborhoods than with the city as a whole. For this reason, it can be easier to engage these stakeholders around planning initiatives that have obvious implications for their homes, businesses, and shared public spaces. Furthermore, neighborhood plans offer opportunities to be more specific about goals, objectives, policies, and actions to guide growth or change within a small area over a relatively short time period.

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FURTHER READING

1. Published by the American Planning Association

Gregory, Michelle. 1998. "Anatomy of a Neighborhood Plan: An Analysis of Current Practice." In *Modernizing State Planning Statutes*, Vol. 2. PAS Report No. 480/481. Chicago: American Planning Association. Available at planning.org/pas/reports/archive.htm.

Jones, Bernie. 1990. *Neighborhood Planning: A Guide for Citizens and Planners*. Chicago: American Planning Association. Available for purchase at planning.org/publications/book/9026753.

2. Other Resources

Colombo, Louis, and Ken Balizer. 2005. "Neighborhood Planning." Available at neighborhoodplanning.org.

Myerson, Deborah. 2004. *Involving the Community in Neighborhood Planning*. ULI Community Catalyst Report No. 1. Washington, D.C.: Urban Land Institute. Available at tinyurl.com/jug84mw.

Chapter 3 Community Design

This chapter contains a brief overview of the Town's existing conditions and community needs pertaining to community design. Southern Pines quality of life is rooted in the unique design characteristics of its Downtown, rural open space areas, neighborhoods, gateways and corridors

Context for Planning

Neighborhoods

In keeping with the "resort" focus of the Town since its founding, much of Southern Pines consists of low-density, single-family homes and neighborhoods. Close-in neighborhoods reflect the more closely-scaled pattern established by the 1884 "Vineland" plat, and enjoy the type of inter-connected street network and inherent walkability associated with traditional street grids. Other, more recent neighborhood additions are often more rural in character, feature larger homes on irregular lots, and are less interconnected and walkable. This latter type includes golf-communities and other developments that are more distinct and disconnected from the Town core.

Some areas near downtown – especially across US-1 in West Southern Pines – include many vacant lots, and seem under-valued and suited for some degree of growth and reinvestment. Newer neighborhoods, owing to design and distance from the core, appear to have less capacity for urban infill or development of more urban, less auto-dependent, features.

Residents are generally satisfied with conditions in the Town's neighborhoods. Most appreciate the distinctive qualities in their own neighborhoods. For some, this means more tightly-knit, urbanized areas with close proximity to Downtown. For

others, it means a sense of separation and independence from the Town core. In the case of West Southern Pines, it seems to involve a combination of community and cultural heritage.



Figure 3.1 - Southern Pines' downtown enjoys near-universal recognition as the "heart" of the community. Many of this plan's goals and objectives are designed to retain or improve downtown's commercial, civic and aesthetic qualities. (Image source: Studio Cascade, Inc.)

Rural Appearance

One of the hallmarks of Southern Pines is its proximity with very low-density, rural open-space areas, especially those known as Horse Country. Horse Country serves important economic, cultural and recreational functions. Though typically not used by residents except perhaps as the focus of a country drive or bicycle ride, Horse Country serves Southern Pines as a type of "branding" element, associating the Town with highly pastoral, beautiful landscapes. Whether by design or

§ 160D-107. Moratoria.

(a) Authority. - As provided in this section, local governments may adopt temporary moratoria on any development approval required by law, except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses. The duration of any moratorium shall be reasonable in light of the specific conditions that warrant imposition of the moratorium and may not exceed the period of time necessary to correct, modify, or resolve such conditions.

(b) Hearing Required. - Except in cases of imminent and substantial threat to public health or safety, before adopting a development regulation imposing a development moratorium with a duration of 60 days or any shorter period, the governing board shall hold a legislative hearing and shall publish a notice of the hearing in a newspaper having general circulation in the area not less than seven days before the date set for the hearing. A development moratorium with a duration of 61 days or longer, and any extension of a moratorium so that the total duration is 61 days or longer, is subject to the notice and hearing requirements of G.S. 160D-601.

(c) Exempt Projects. - Absent an imminent threat to public health or safety, a development moratorium adopted pursuant to this section does not apply to any project for which a valid building permit issued pursuant to G.S. 160D-1108 is outstanding, to any project for which a special use permit application has been accepted as complete, to development set forth in a site-specific vesting plan approved pursuant to G.S. 160D-108.1, to development for which substantial expenditures have already been made in good-faith reliance on a prior valid development approval, or to preliminary or final subdivision plats that have been accepted for review by the local government prior to the call for a hearing to adopt the moratorium. Any preliminary subdivision plat accepted for review by the local government prior to the call for a hearing, if subsequently approved, shall be allowed to proceed to final plat approval without being subject to the moratorium. Notwithstanding the foregoing, if a complete application for a development approval has been submitted prior to the effective date of a moratorium, G.S. 160D-108(b) applies when permit processing resumes.

(d) Required Statements. - Any development regulation establishing a development moratorium must include, at the time of adoption, each of the following:

- (1) A statement of the problems or conditions necessitating the moratorium and what courses of action, alternative to a moratorium, were considered by the local government and why those alternative courses of action were not deemed adequate.
- (2) A statement of the development approvals subject to the moratorium and how a moratorium on those approvals will address the problems or conditions leading to imposition of the moratorium.
- (3) A date for termination of the moratorium and a statement setting forth why that duration is reasonably necessary to address the problems or conditions leading to imposition of the moratorium.
- (4) A statement of the actions, and the schedule for those actions, proposed to be taken by the local government during the duration of the moratorium to address the problems or conditions leading to imposition of the moratorium.

UDO 3.7.1

Existing:

(F) Multi-Family Structures and Townhomes. When used in connection with Multi-Family Residential structures, the designation "ZC" means that:

(1) Development of apartments with fewer than ten (10) Dwelling Units may be established pursuant to a zoning permit and Developments of (10) or more Dwelling Units **require approval of a Special Use Permit or be developed as part of a PD.**

(2) Townhomes require a Special Use Permit when major subdivision regulations apply and when six (6) or more Townhouse Lots are created.

(3) Condominium Developments **require a Special Use Permit** when ten (10) or more Dwelling Units are proposed in a Development Project.

Option:

(F) Multi-Family Structures and Townhomes. When used in connection with Multi-Family Residential structures, the designation "ZC" means that:

(1) Development of apartments with fewer than ten (10) Dwelling Units may be established pursuant to a zoning permit and Developments of (10) or more Dwelling Units **require approval of a Special Use Permit or shall be developed as part of a PD.**

(2) Townhomes require a Special Use Permit when major subdivision regulations apply and when six (6) or more Townhouse Lots are created.

(3) Condominium Developments **require a Special Use Permit shall be developed as part of a PD** when ten (10) or more Dwelling Units are proposed in a Development Project.