



AGENDA

Wednesday, May 4, 2022: 6:00 PM

Town Council Agenda Meeting

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

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. PRESENTATIONS FOR AGENDA MEETING

a. AR-09-22 Pinehurst Surgical Center Site 3N

Harold Dean Peacock on behalf of Morganton Park Realty, LLC requests approval of an Architectural Compliance Permit for a 52,905 square foot medical office, located in the planned development known as Morganton Park North and owned by Pinehurst Medical Group, LLC.

b. AR-11-22 Old Morganton Park South Outparcel 2

Barry Byrd Architecture and Bradford Equities II, LLC request approval of an Architectural Compliance Permit for a 6,760 square foot commercial retail building in Morganton Park.

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. PD-04-22 St. John Paul CDP

Mr. Pete Bogle has submitted a Conceptual Development Plan application to allow a private school, athletic fields, cemetery, rectory and religious institution. The subject parcels are currently zoned RE (Rural Estate) and are identified as PARID 00038409, 00991755, and 10001608. This public hearing was opened and held on April 12 and continued to May 10.

b. MSD 01-22 Creation of a Municipal Service District Under NCGS Article 23 Chapter 160A to Fund Parkway Improvements Related to a Reimbursement Agreement.

A Municipal Service District (MSD) is proposed in the area between W. Morganton Rd. and 15-501. Following this hearing, state statutes require two votes by the Council to establish the MSD.

c. Initial Presentation of the Fiscal Year 2022-2023 Budget

Town Manager Reagan Parsons will present the proposed FY 22-23 budget. This is the first of two public hearings, prior to the proposed adoption on June 14.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. Consider AR-09-22: Pinehurst Surgical Center Site 3N

Harold Dean Peacock on behalf of Morganton Park Realty, LLC requests approval of an Architectural Compliance Permit for a 52,905 square foot medical office, located in the planned development known as Morganton Park North and owned by Pinehurst Medical Group, LLC.

b. Consider AR-11-22: Old Morganton Park South Outparcel 2

Barry Byrd Architecture and Bradford Equities II, LLC request approval of an Architectural Compliance Permit for a 6,760 square foot commercial retail building in Morganton Park.

c. Consider Ordinance #1988: Charter Amendment to Conduct Nonpartisan Municipal Elections Using the Plurality Method

NC General Statutes permit the Town to amend its Charter to change the type of elections. The Council received public comment on the proposed amendment, in accordance with G.S. 163-292, during the April 12th Council meeting.

d. Consider RA-01-22: Reimbursement Agreement with Midland Atlantic, LLC for Infrastructure and Expenses Related to the Initial Oversizing of a Parkway Between Morganton Road and 15/501

This agreement details the reimbursement requirements for the parkway to be constructed within the W. Morganton Road/15-501 MSD.

e. Consider MSD-01-22: Initial Adoption of a Municipal Service District (MSD) for the Purpose of Funding a Parkway & Associated Infrastructure Between Morganton Road and 15-501

This is the first of two votes required by the Town Council to create a MSD between W. Morganton Rd. and 15-501.

6. REVIEW CONSENT AGENDA FOR UPCOMING BUSINESS MEETING

a. Condemn the Unsafe Structure at 875 Clark Street and Authorize 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.

b. Approve Town Council Meeting Minutes for April 2022

- i. April 6, 2022 Town Council Agenda Meeting
- ii. April 6, 2022 Town Council Budget Retreat
- iii. - April 12, 2022 Town Council Business Meeting
- iv. - April 25, 2022 Town Council Work Session

c. Approve Resolution and Agreement to Consolidate the Water Systems Serving The Carolina (Caropines)

At the May 2021 Council work session, staff reviewed a proposal to transfer a small portion of Moore County's water system (serving part of the Carolina Development - Caropines) to the Town. Council directed staff to continue negotiations with the County, resulting in a mutually accepted agreement to complete this transfer. Town Council must adopt a resolution approving the agreement. The Town Attorney is drafting the resolution for consideration on the May 10 agenda.

d. Approve Budget Amendment for PeeDee/ Pennsylvania Road Water Line Replacement

Budget amendment based on project bid received on April 27, 2022.

e. Donate Playground at Elizabeth Rounds Park to the Lions Club of Ellerbe

As discussed at the April 25 work session, staff is working on a project to replace the playground equipment at Elizabeth Rounds Park. The Lions Club of Ellerbe has requested that the Town donate the old equipment. The Town will not incur any costs or liability associated with transporting the equipment to Ellerbe and re-installing it. This also saves the Town costs that would otherwise be incurred to transport and dispose it.

7. 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>