



AGENDA

Wednesday, June 8, 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. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. OA-02-22 Text Amendments to UDO

The Town Council is considering amendments to the UDO to require that multi-family developments with ten (10) or more dwelling units be developed only as part of an approved Planned Development, not a Special Use Permit.

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

Mr. Pete Bogle of Bogle Firm Architecture, on behalf of Very Reverend John J. Forbes, VF, has submitted a Planned Development District – Conceptual Development Plan application pursuant to §2.18.4 of the Town of Southern Pines Unified Development Ordinance (UDO) to allow a private school, athletic fields, cemetery, rectory and religious institution as the permitted land uses. The subject parcels are currently zoned RE (Rural Estate). This is a continuation of a public hearing that was opened on April 12, 2022, continued to May 10, 2022, then continued again to June 14, 2022.

c. PD-07-22 Morganton Park South Apartments

An application by Mr. Bob Koontz of Koontz Jones Design, on behalf of developer Zimmer Development Company, for 269 multi-family residential units on 13.18 acres of land located within the Morganton Park South Planned Development. The proposed development is Phase 2 of the Morganton Park South Planned Development.

d. SU-03-22 Murray Hill Pines Apartments

Mr. Greg Jonczyk with Davis Park Leasing and Mr. Bob Koontz with Koontz Jones Design, on behalf of CLS HOLDINGS, LLC, have applied for a Special Use Permit for a 149-unit multi-family development. The dwelling units will look like detached single-family and duplex structures, however there is no subdivision of land and all dwelling units will be rented. The property proposed for development is approximately 17.04 acres zoned RM-1 and is located north of Long Street.

e. PD-02-22 Ace Hardware Phase 1 PDP

A PDP for the first phase of the Planned Development known as Southern Pines Ace Hardware. Phase 1 includes a new 64,825 square-foot commercial building located on 9.11 acres near the Moore County Airport, just west of where the existing Ace Hardware is presently located. The total Planned Development is 12.62 acres and an extension of Capital Drive will be built with this project to connect

Airport Road and NC HWY 22 via Olive Tree Lane.

f. Second Public Hearing FY 22-23 Annual Budget

Town Manager Reagan Parsons will present the proposed FY 22-23 budget. This is the second of two public hearings and Council proposes to adopt the budget following the public hearing.

4. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AR-14-22 The Luxe at Morganton Park

An Architectural Compliance Permit for three new 30-unit apartment buildings as well as six new 5-bay garage structures all within a new multi-family residential development located directly east of the existing Legends at Morganton Park multi-family residential development on South Carlisle Street. The applicant is Morganton Park II, LLC.

b. AR-15-22 Patrick's Pointe

An Architectural Compliance Permit for multiple new 12-unit, 16-unit and 24-unit apartment buildings totaling 240 units, multiple new townhome-style buildings containing a total of 26 units, a new clubhouse building and new garage buildings all located within a new multi-family residential development called Patrick's Pointe. The 25.6-acre development is adjacent to the east side of US Highway 1, approximately between Midland Road on the north and West Connecticut Avenue on the south. The applicant is Kerry Finley of Finley Design, on behalf of VG Pines Residential LLC, a subsidiary of 1700 LLC.

c. 891 W. Pennsylvania Avenue: Request for Condemnation and Demolition

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. This request was originally presented at the April 25th work session and was postponed a month at Council's request.

d. WP-01-22 760 N. Ridge St.

Julia McNeill, on behalf of John Baker and Lindsay Johnson, has submitted an application for a Watershed Protection Permit requesting 0.29 acres of 5/70 exemption allocation to install a concrete patio and swimming pool in the rear yard of an existing single-family residence. The proposed construction will result in 40.96% total impervious surface on the subject property which is located within a High Quality Watershed.

e. Consider Ordinance #1993: Defining & Creating Municipal Service District #1 Totaling 99.97+/- Acres Between 15-501 and West Morganton Road

The Town Council held a public hearing on May 10 and completed the first vote approving the establishment of the MSD. Per state statute, two votes must be conducted; this is the second vote.

f. Adoption of the Fiscal Year 2022-2023 Budget, Setting a Tax Rate of 40 Cents Per \$100 Valuation and an Additional 40 Cents Per \$100 Valuation in Municipal Service District #1

This is the proposed FY 22-23 budget which has been presented by the Town Manager to take effect on July 1, 2022.

g. Consider Reimbursement Agreement with Midland Atlantic, LLC for Infrastructure and Expenses Related to the Initial Oversizing of a Parkway Between W. Morganton Road and 15/501

Per the agreement, the Town will reimburse Midland Atlantic, LLC for construction of the public infrastructure. The Town will then levy an additional property tax rate in the established MSD #1 to fund the debt service associated with this project.

h. Consider Amendment to the Town's Code of Ordinances 32.093 Related to Recreation Fees

This amendment establishes the proposed recreation fees that will take effect July 1, 2022, as discussed during the budget process and planned in the FY 22-23 budget. As requested at the May work session, staff has prepared two options for adoption and provided more data and analysis on the proposed fees for the Douglass Community Center and the pool.

5. REVIEW PROPOSED CONSENT AGENDA FOR BUSINESS MEETING

a. Bicycle and Pedestrian Advisory Committee Appointments

The Town has received two applications from individuals seeking appointment to the Bicycle and Pedestrian Advisory Committee.

b. Adoption of the 2021 Local Water Supply Plan

Staff requests that the Town Council adopt the prepared resolution to accept the information contained in the 2021 Local Water Supply Plan for the Town of Southern Pines. The approved resolution and plan will then be provided to the Water Supply Planning Section Supervisor at the Division of Water Resources of the North Carolina Department of Environmental Quality (DEQ).

c. Approve Town Council Meeting Minutes for May 2022

- May 4, 2022 Town Council Agenda Meeting Minutes
- May 10, 2022 Town Council Regular Business Meeting Minutes
- May 23, 2022 Town Council Work Session Minutes

d. Approve Various Budget Amendment Ordinances

Staff recommends that Council approve the following ordinances to amend the FY 21-22 budget:

- Ordinance #2001 - Close the Building Renovation Capital Project Fund
- Ordinance #2002 - Authorize the Transfer of Unspent Funds & Interest from the East Morganton Road Capital Project Fund to the General Capital Reserve Fund.
- Ordinance #2003 - Amending the Parking Lot Fund
- Ordinance #2004 Amending the Water Treatment Process Modernization Fund
- Ordinance #2005 - Amending the Sidewalks Phase II Budget

e. Approve Amendment to the Town's Code of Ordinances 32.076 Related to Public Works Fees

This amendment establishes the proposed solid waste fees that will take effect July 1, 2022, as discussed during the budget process and planned in the FY 22-23 budget.

f. Approve Amendment to the Code of Ordinances Chapter 50 Water and Sewer Use, Appendix A, Rates Fees and Charges

This amendment establishes the proposed water and sewer fees that will take effect July 1, 2022, as discussed during the budget process and planned in the FY 22-23 budget.

g. Approve Amendments to Capital Project Funds

The prepared amendments to the Town's Capital Project Funds align with the prepared FY 22-23 budget.

h. Approve the Capital Reserve Fund Ordinance (SDF)

Council must annual adopt this ordinance related to System Development Fees (SDF).

i. Approve Amendment to Fund 64: CRF - Water Ordinance

This amendment recognizes the water SDF collected April 1, 2021 to March 30, 2022.

j. Approve Amendment to Fund 65 Sewer: CRF - Sewer Ordinance

This amendment recognizes the sewer SDF collected April 1, 2021 to March 30, 2022.

k. Approve Resolution of Support for NCDOT Limiting Truck Traffic Along Certain Routes in Town

As discussed at the May work session, NCDOT has a process to consider the potential elimination of through trucks on E. Indiana Avenue and E. Morganton Rd. The next step includes a Resolution of Support from Council to forward to NCDOT.

I. Approve 2022-2032 Capital Improvement Plan (CIP)

Staff has updated the Town's 2022-2032 CIP to align with capital projects and transfers outlined in the FY 22-23 budget.

6. 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>