



MINUTES

Wednesday, July 6, 2022: 6:00 PM

Town Council Agenda Meeting

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

1. CALL TO ORDER

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; and Bill Pate.

Absent: Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Assistant Town Manager Jessica Roth reviewed the agenda.

Solid waste vendor update - recycling crew has Covid, so pick-up has been delayed. A new crew is starting tomorrow. Yard debris is still continuing - the company is running 5 crews.

3. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

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

Mr. Pete Bogle of Bogle Firm Architecture has submitted an application for a Planned Development District – Conceptual Development Plan to allow a private school, athletic fields, cemetery, rectory and religious institution. The subject parcels are currently zoned RE (Rural Estate). This is a continuation of a public hearing that was originally opened on April 12, 2022 and continued several times to July 12, 2022.

Asst Town Manager Jessica Roth advised that the applicant has requested another continuance.

b. Consider PD-07-22: Morganton Park South Phase II PDP

Mr. Bob Koontz of Koontz Jones Design has submitted an application for 269 multi-family residential units on 13.18 acres for Phase 2 of the Morganton Park South Planned Development. This public hearing was opened and held on June 14, 2022 and continued upon request of the applicants to July 12, 2022.

Asst Town Manager Roth advised that this hearing will be held as scheduled.

4. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. Consider Proclamation Declaring July as Parks and Recreation Month

The U.S. House of Representatives has designated July as Parks and Recreation Month across the country. The Town's recreation and parks staff has a number of activities

planned to highlight the role and benefits of parks and recreation in the community and has requested that Council issue a proclamation designating July as Parks and Recreation Month in Southern Pines.

Asst Town Manager Roth reviewed the request for Council and advised that the Recreation Department has a lot of fun events scheduled for the month of July.

b. Consider AR-16-22: Ace Hardware

Sheri Halpin with LMHT & Associates is requesting approval of an Architectural Compliance Permit for "Ace Hardware," a 55,000 square-foot retail development at Airport Road, just east of Sandhills Community College.

Planner I Jennifer Hunt presented the application and staff report.

Christopher Wood of LMHT & Associates was present for the applicant. Mr. Wood clarified the % of brick that is planned to be used on the exterior of the building.

The Council does not feel the applicant needs to be at the July Town Council Business Meeting.

c. Consider AR-18-22: Discount Tire, Inc.

Donaville Group, Inc. of Duluth, GA is applying for an Architectural Compliance Permit to build a 7,680 square-foot commercial service building (Discount Tire, Inc.) at 10935 US Highway 15-501 (former location of Sandhills Urgent Care).

Town Planner I Hunt reviewed the application and staff report for the Council. No deviations were requested by the applicant.

Kelly Wagnoeer was present representing the applicant.

The Council does not feel the applicant needs to attend the July Town Council Regular Business Meeting.

d. Consider AR-10-22: 600 SW Broad St.

PTAH, LLC is requesting approval of an Architectural Compliance Permit for "600 SW Broad Street Addition," a 1,954 square-foot retail café and restaurant located at 600 SW Broad Street..

Town Planner I Hunt reviewed the application and staff report for the Council.

Mayor Haney questioned if the HVAC would be camouflaged. Mr. Andy Bleggi was present as the applicant and clarified that the HVAC system would be located on the roof and would be screened

The Council noted several details missing from the application. Councilmember Clement asked the applicant to clean up the application with Planner I Hunt.

The applicant agreed and will return at the August 3, 2022, Town Council Agenda Meeting.

e. Consider AR-13-22: Waterworks SNC

Neal Smith Engineering, Inc. has applied for an Architectural Compliance Permit for a 13,272 square-foot expansion of the existing historic brick building located at the Waterworks development at 1605 Central Drive.

Principal Planner Pamela Graham reviewed the application and the staff report for the Council.

Andy Bleggie, the applicant, was present.

Neil Smith and Brian Boles of Neal Smith Engineering were present for the applicant.

Discussion ensued.

Mayor Haney questioned the lack of brick in the design.

The applicant agreed to postpone the hearing to the August 3, 2022, Town Council Agenda Meeting during which time the applicant will prepare alternate design ideas incorporating more brick as well as supply material samples for the Council to view.

f. Consider AR-17-22: Old Morganton Park South Outparcel 1

Ubuntu Developer, LLC has applied for an Architectural Compliance Permit for a 7,000 square-foot multi-unit retail building on the southeast corner of West Morganton Road and Brucewood Road.

Planner I Jennifer Hunt presented the application and staff report to the Council.

William Spenser of Ubuntu Developer, LLC was present for the applicant

The Council requests that the material percentages be revised per Town standards and the new numbers be submitted by the applicant.

The applicant does not need to be present at the hearing at the July Town Council Regular Business Meeting.

g. Consider Setting Hearing for AX-02-22 Pinehurst Surgical Clinic Site 3B

Charles Gregg, on behalf of Morganton Park Realty, LLC, is requesting voluntary annexation of a 5.19-acre contiguous parcel on the southwest corner of South Carlisle Street and Patriot Boulevard. The Town Council directed the Town Clerk to investigate the sufficiency of the petition for annexation at the June 27, 2022 Work Session. The public hearing will be set for August 9, 2022.

Asst Town Manager Roth gave a brief overview of the request.

h. Approve Town Council Meeting Minutes for June 2022

Approve Town Council Meeting Minutes for June 2022

- June 8, 2022 Agenda Meeting
- June 15, 2022 Business Meeting
- June 27, 2022 Work Session

Asst. Town Manager Roth gave a brief overview of the items.

5. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously; Council adjourned at 7:33 pm.

Respectfully submitted:
