



AGENDA

Tuesday, September 13, 2022: 6:00 PM

Town Council Business Meeting

Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

4. CEREMONIAL MATTERS

a. Resolution #1028 to Formally Name the E.S. Douglass Community Center

Staff has worked with the West Southern Pines Community Connectors to prepare a resolution to formally name the Town's Community Center after Mayor Emanuel S. Douglass.

5. PUBLIC COMMENTS

6. PUBLIC HEARINGS

a. 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 at the request of both the applicant and neighbors..

b. PD-09-22: Belle Meade CDP

Mr. Dan Jewell, on behalf of St. Joseph of the Pines, Inc. has submitted a Planned Development District – Conceptual Development Plan application to rezone the entire property and provide an additional 44 senior living townhome units at the Belle Meade Retirement Community.

c. PD-10-22: Morganton Park North Phase 9 PDP

Mr. Bob Koontz has submitted an application on behalf of DHIC, LLC for Phase 9 of the Morganton Park North Planned Development. The proposed Phase 9 includes 300 multi-family residential units and +/- 20,000 square feet of mixed-use retail, restaurant, and/or office space on +/- 20.6 acres.

d. RA-02-22 Mechanic Street Right of Way Abandonment

Mr. Robert Koontz, on behalf of VG Pines Residential LLC, has submitted a request for the abandonment of portions of Mechanic Street from West Rhode Island Avenue to the right-of-way for US Highway 1.

7. ACTION ITEMS

a. Consider AR-19-22: Morganton Park South Phase 1 Amendments

Mr. John Silverman of Midland Atlantic Properties is requesting approval of amendments to a previously issued Architectural Compliance Permit for Phase 1 of Morganton Park South.

b. Consider AR-20-22: Morganton Park South Phase 2 Apartments

KoontzJones Design requests approval of an Architectural Compliance Permit for “Morganton Park South Apartments,” a 269-unit luxury apartment home community consisting of three buildings with residential units, a clubhouse, dog park, car wash and maintenance building located in Phase 2 of Morganton Park South.

c. Consider Resolution #1025: Accept Roads within Arboretum Subdivision (RD-02-22)

Global Properties and Development, L.L.C. and The Arboretum Property Owners Association, Inc. are offering the road improvements and rights of way in the Arboretum for dedication to the Town of Southern Pines for perpetual maintenance.

8. CONSENT AGENDA

a. Appoint Lauren Cramer and Caitlin Gironda to Appearance Commission with Terms to Expire on 9/13/2025

Ms. Cramer and Ms. Gironda have applied for currently vacant positions on the Appearance Commission. Both applicants have attended a recent meeting and the Appearance Commission requests that Council approve their appointment.

b. Approve Resolution #1024: Set October 11, 2022 Hearing for AX-04-22: Sandhills Pediatrics & Pavilion Way

William Stewart, M.D., on behalf of S & S Partners, LLP, and Charles Gregg, on behalf of Morganton Park North Master Association, Inc., are requesting voluntary annexation of contiguous parcels that are currently outside of the corporate limits of the Town of Southern Pines.

c. Approve Resolution #1026: Notice of Intent for Lease with Welcome to Southern Pines, Inc.

Staff is finalizing the lease renewal with Welcome to Southern Pines, Inc. to operate a Welcome Center in the train station. In accordance with NCGS §160A-272, the Town Council must adopt a Resolution of Intent to provide notice of the proposed lease. This resolution will be included on the September 13 consent agenda, allowing Council to take action on the actual lease at the October 24 meeting.

d. Approve Resolution #1027: Notice of Intent for Lease with Verizon Wireless for the Weymouth Water Tank

Staff is finalizing the lease renewal with Verizon Wireless to place an antenna on the Town's Weymouth water tank on Ridge Street. In accordance with NCGS §160A-272, the Town Council must adopt a Resolution of Intent to provide notice of the proposed lease. This resolution will be included on the September 13 consent agenda, allowing Council to take action on the actual lease at the October 24 meeting.

e. Approve Ordinance #2022: Amendment to the America Rescue Plan Act Grant Special Revenue Fund

Finance staff have prepared an ordinance amending the America Rescue Plan Act Grant Special Revenue Fund.

f. Approve Ordinance #2023: Municipal Service District Special Revenue Fund

Finance staff have prepared an ordinance regarding the project budget of the Municipal Service District Special Revenue Fund for the Municipal Service District #1, established by Ordinance #1993.

g. Approve Ordinance #2024 to Establish a School Zone on Carlisle Street

The West Southern Pines Community Connectors group has requested that the Town establish a school zone and lower the speed limit on Carlisle Street near Southern Pines Elementary School. Council

directed staff at the August work session to prepare an ordinance to make these changes. This ordinance will be included on the September 13th consent agenda, unless Council prefers otherwise.

h. Approve Ordinance #2025: Revisions to Water and Sewer Connection Fees

This ordinance establishes the annual increase to Water and Sewer Tap Fees based on the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for all urban customers (CPI-U) for water and sewerage maintenance. It also revises the System Development Fees for the purpose of addressing residential water sprinkler systems.

i. Authorize the Mayor to Execute an Easement to Duke Energy for the Raw Water Pump Station

Duke Energy is requesting a easement to install improvements for the electrical service to the Town's Raw Water Pumping Station.

j. Approve Town Council Meeting Minutes for August 2022

- August 3, 2022 Agenda Meeting Minutes
- August 9, 2022 Business Meeting Minutes
- August 22, 2022 Work Session Minutes

Staff has prepared draft meeting minutes for August.

9. 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>