



MINUTES

Wednesday, August 3, 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; Bill Pate; and Ann Petersen.

Mayor Haney commented on the re-dedication of Elizabeth Rounds Park and gave recognition to the town staff who organized the event.

The death of Lemuel Dowdy was mentioned and the Mayor expressed her condolences to the family.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

3. ACTION ITEMS

a. Appoint a representative and alternate for the Moore County Transportation Committee

The Moore County Transportation Committee will be soon resuming their in-person meetings and has requested updated representative names. The last meeting was prior to Covid and our representative was Mitch Lancaster, who is no longer serving as a councilmember.

Town Manager Parsons gave an overview of the item to the Council.

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy, the following appointments were made to the Moore County Transportation Committee:

- Representative: Taylor Clement
- Alternate: Ann Petersen

The vote was unanimous.

Motion passed.

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. Continuation of Public Hearing for 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 August 9, 2022.

Planning Director Grieve advised the Council that the applicants have requested a continuance to the Business Meeting on September 13, 2022, and the other parties have agreed.

Discussion ensued.

b. Public 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.

Planning Director Grieve gave a brief overview of the item.

Discussion ensued.

c. Public Hearing for SU-04-22: Boles Funeral Home Addition

On behalf of Boles Family LLC, Mr. John Heckethorn with Heckethorn Architecture, PLLC, has submitted an application for a Special Use Permit for the construction of a 340 square foot addition to the existing structure serving the funeral home business. A special use permit is required due to the use being a legal nonconforming use in the Central Business (CB) District where the proposed project is located.

Principal Planner Pam Graham stated that due to this being a quasi-judicial hearing, that staff had no comments at this time and information of the project was contained within the meeting packet.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. 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 Jennifer Hunt presented the staff report to the Council.

Applicants are present for Council questions.

Discussion ensued.

b. 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 Pam Graham presented the staff report to the Council.

Applicants are present for Council questions.

Discussion ensued.

The applicants are asked to return for the Business Meeting on August 9, 2022.

c. Consider AR-14-22: The Luxe at Morganton Park

Morganton Park II, LLC requests an Architectural Compliance Permit for a multi-family residential development located directly east of Legends at Morganton Park on South Carlisle Street. The proposal includes three new 30-unit apartment buildings as well as six new 5-bay garage structures. This agenda item was first reviewed by the Town Council at the June 8, 2022 Town Council Agenda Meeting.

Town Planner I Jennifer Hunt presented the staff report to the Council.

Applicants are present for Council questions.

Discussion ensued.

The applicants are asked to return for the Business Meeting on August 9, 2022.

e. Consider Order #2022-02 for RA-02-22: Request to Abandon Portions of Mechanic St. and Rhode Island Ave.

Mr. Bob Koontz, on behalf of VG Pines Residential LLC, requests the abandonment of Mechanic St. from W. Rhode Island Ave. to the right-of-way for US Highway 1 as well as the portion of Rhode Island Ave that extends through the parcel identified as PIN 858214321933 (PARID 00039174).

Town Engineer James Michel reviewed the item for the Council.

Discussion ensued.

d. Consider AR-15-22: Patrick's Pointe

Kerry Finley of Finley Design requests an Architectural Compliance Permit multi-family residential development called Patrick's Pointe. The proposed structures include multiple 12-unit, 16-unit and 24-unit apartment buildings totaling 240 units, multiple townhome-style buildings containing a total of 26 units, a clubhouse building, and garage buildings. The 25.6-acre development is adjacent to the east side of US Highway 1, between Midland Rd. and W. Connecticut Ave. This agenda item was first reviewed by the Town Council at the June 8, 2022 Town Council Agenda Meeting.

Principal Planner Pam Graham presented the staff report to the Council.

Applicants are present for Council questions.

Discussion ensued

Councilmember Petersen asked that the abandonment (Item e) be moved on the agenda to before the architectural review (Item d).

Council agreed.

f. Consider Resolution #1018 Regarding Lease for Electric Vehicle Charging Stations

Staff has worked with local business Go Pines, LLC, to develop a lease agreement to provide the infrastructure for electric vehicle charging stations at Reservoir Park as well as

in the downtown district (Bennett St. parking lot). The next step is for the Council to adopt a Resolution of Intent to enter into a lease for this purpose and to provide a public notice of the pending action. Based on the mandatory notice requirements in NCGS §160A-272, the Council could take action on the lease document at the September 26th work session.

Assistant Town Manager Jessica Roth reviewed the proposed resolution to the Council.
Discussion ensued

g. Consider Resolution #1019 - RD-01-22: Offer of Dedication of Ravensbrook Phase 1 Roads

Colin Webster, on behalf of Ravensbrook LLC, is offering the road improvements and rights-of way in Phase 1 of the Ravensbrook residential subdivision for dedication to the Town of Southern Pines for perpetual maintenance.

Planning Director Grieve reviewed the proposed resolution to the Council.
Discussion ensued.

6. REVIEW PROPOSED CONSENT AGENDA FOR BUSINESS MEETING

Town Manager Reagan Parsons reviewed the Consent Agenda.

a. Approve Updated Town Council Meeting Schedule for 2022

The election will be held on the 2nd Tuesday of November, which is the day that the Town Council Business Meeting is typically held. The Moore County Board of Elections uses the Douglass Community Center as a voting site, so it will not be available for the Council meeting. Staff recommends delaying the November agenda and business meetings one week, to Wednesday, November 9th and Tuesday, November 15th respectively.

b. Adoption of Policies Relative to American Rescue Plan Funding

- 1. Non-discrimination**
- 2. Records Retention**
- 3. Allowable Costs and Principles**
- 4. Eligible Projects**
- 5. Conflict of Interests**

Staff has prepared the policies recommended by the School of Government to have in place before spending any ARPA funding.

c. Interlocal Agreement with Moore County Regarding a Development Proposal

This agreement addresses a proposal for a residential development in Moore County, a small part of which lies in the Town's ETJ. Through this agreement, the County will review the application and future site plans for the area within the ETJ.

d. Approve Town Council Meeting Minutes for July 2022

- 1. July 6, 2022 Agenda Meeting**
- 2. July 12, 2022 Business Meeting**
- 3. July 25, 2022 Work Session**

Staff has prepared the draft Town Council Meeting Minutes for July 2022.

e. Approve Ordinance #2019 - Administrative Updates to Code of Ordinances

Staff is in the process of reviewing the entire Code of Ordinances to identify sections where administrative updates are needed due to obsolescence, changes in state statutes, or similar. These will be forwarded to Council as they are complete, with the end goal being a re-codification of the entire Code of Ordinances. Staff requests approval of the first set of amendments, which will be included on the August 9th consent agenda, unless Council prefers otherwise.

f. Approve Ordinance #2020 Amending the FY 22-23 Budget

As discussed at the July 25th work session, the library staff has requested funds to replace the front desk. This amendment authorizes \$42,452.00 to complete that purchase.

7. CLOSED SESSION

a. Closed Session - Personnel

Council will hold a closed session as authorized in N.C.G.S. §143-318.11(a)(6) to interview a candidate for consideration as the Town's next Attorney.

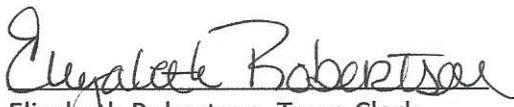
Councilmember Pate moved to enter into closed session as authorized in N.C.G.S. §143-318.11(a)(6), seconded by Mayor Pro Tem Murphy, for the purpose of interviewing a candidate for consideration as the Town's next Attorney. The vote was unanimous.

There was no action taken by Council during the closed session. Councilmember Pate motioned to exit closed session, seconded by Mayor Pro Tem Murphy. The vote was unanimous.

8. ADJOURNMENT

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously, Council adjourned at 9:46 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

