



AGENDA

Wednesday, November 9, 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. ACTION ITEMS

4. REVIEW PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. OA-03-22: Text Amendments to Unified Development Ordinance

The proposed amendments will return UDO §4.2.1(B), (F) and (G) to the text as it was adopted on October 8, 2013 restricting buildings in CB-Central Business, GB-General Business and PD-Planned Development districts to a maximum of three stories with the ceiling of the top story not to exceed 38' in height and restricting buildings in I districts to a maximum of four stories. The proposed amendments will also amend UDO §4.14.3(A)(3) to exempt single-family residential lots that are developed in accordance with the WPO-Watershed Protection Overlay from also meeting pre-development/post-development stormwater management requirements.

b. PD-11-22: Knollwood Tract Phase 2 MFR PDP

An application by Hawthorne Residential Partners for a Preliminary Development Plan (PDP) to develop 236 multi-family residential units on approximately 19.57 acres of land located on the north side of US Highway 1 near the intersection with Air Tool Drive. This is the second phase of development of the Knollwood Tract Conceptual Development Plan that was approved in 2017.

c. Order #2022-03 Zoning Exemption ZE-02-22: Public art at 1012 N. May St.

Mr. Chris Dunn, Executive Director of the Arts Council of Moore County (ACMC), is requesting an exemption from the Town of Southern Pines Sign Code pursuant to §2.11 of the Southern Pines Unified Development Ordinance (UDO) to allow a mural that is currently located on the southeast wall of the building located at 1012 N. May Street to remain on the building as part of the ACMC's public art program.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AR-21-22: LKC Building - 390 W. Pennsylvania Ave.

Pinnacle Development Design Build, LLC, is requesting an Architectural Compliance Permit for significant exterior renovations and an addition to the existing commercial building located at 390 W. Pennsylvania Ave. The building is being renovated for use by LKC Engineering.

b. AR-22-22: Morganton Park North Apartments

Mr. Daniel Jellicorse with DHIC, LLC, on behalf PACN Realty, LLC and Morganton Park Realty Site 2, LLC (legal property owners), is requesting approval of an Architectural Compliance Permit for “Morganton Park North Apartments,” a 300-unit apartment home community constituting the initial construction phase of the Preliminary Development Plan for Morganton Park North Phase 9. The development is located on the northwest corner of the intersection of Brucewood Road and West Morganton Road.

c. Sprucing Up Southern Pines Annual Awards

Members of the Appearance Commission will attend to present the annual awards to property owners.

6. REVIEW PROPOSED CONSENT AGENDA FOR BUSINESS MEETING

a. Review Capital Project Funding Requests

Following discussion at the October 24th work session, staff has gathered additional data and information for Council's consideration.

i. Memorial Park Lighting Project

ii. Campbell House Fencing

iii. Pool Park Projects

iv. New Hampshire Ave. Projects

b. Resolution #1034 AX-05-22: Set public hearing for annexation of .41 acres at 480 S. Pine St.

Veronica Lofton is requesting voluntary annexation of .41 acres that is currently outside of the corporate limits of the Town of Southern Pines. The deed recorded in Book 5881 at Page 586 describes the property as “Lots Numbers Twelve (12), Fourteen (14) and Fifteen (15) in Block One as shown on a map entitled ‘Westhaven Grove’ which is recorded in Map Book 3 at page 100 in the Office of the Register of Deeds of Moore County.” Per the Moore County tax records, the subject property is identified as PIN 857216729769 (PARID 00033536).

c. Resolution #1036 AX-06-22: Set public hearing for annexation of .56 acres at 275, 285 and 295 Duncan Rd.

Dewey Holderfield, on behalf of Moore HL Properties, Inc., is requesting voluntary annexation of .56 of an acre that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject properties are identified as PIN 858220804641 (PARID 00032386) and PIN 858220805642 (PARID 20020514) and are owned by Moore HL Properties, Inc. The request also includes annexation of the portion of Duncan Road that abuts the subject property as well as the intersection of Duncan Road and Petty Street.

d. Approve Town Council Meeting Minutes for October 2022

- October 5, 2022
- October 11, 2022
- October 24, 2022

Staff has prepared the October meeting minutes for review.

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>