



AGENDA

Wednesday, December 7, 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. PRESENTATIONS

a. Whitehall Program Recommendations

During the agenda meeting, the design team will review public input results and draft program recommendations that have been prepared for consideration. This information, in addition to three concept plan sketches, will be presented to the public for feedback on Thursday, December 8th at 6pm at the E.S. Douglass Community Center.

4. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AR-12-22: Waterworks Plus

PTAH, LLC is applying for an Architectural Compliance Permit for a second commercial building at the Waterworks Planned Development located at 1605 Central Drive, across the road from the entrance to Reservoir Park. The proposed 11,000 square foot building will be located behind the existing building that was recently approved for a significant expansion.

b. AR-23-22: Gerber Collision

The applicant, Neal Smith Engineering, Inc., is requesting an Architectural Compliance Permit on behalf of the legal property owner, Gerber Real Estate, Inc., for renovations and an expansion to the property owner's existing building located at 255 Bell Ave. The development proposed will expand the commercial space by adding an addition to the rear side of the building for a total of 5,040 additional square feet. The applicant is proposing architectural design modifications to the existing building that will bring the existing building closer to compliance.

5. REVIEW LEGISLATIVE PUBLIC HEARING APPLICATIONS FOR UPCOMING BUSINESS MEETING AGENDA

a. AX-05-22: 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).

b. AX-06-22: 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.

c. Z-02-22: RJ Property Holdings

Mr. Brandon Goodman, on behalf of RJ Property Holding, LLC, has submitted a request to establish a rezoning of a single 13.81-acre parcel from FRR (Facilities, Resource, and Recreation) to RE (Rural Estate) in the extra-territorial jurisdiction (ETJ). The subject parcel was owned by the North Carolina State University Veterinary and Equestrian research center (a public entity) and was sold to RJ Property Holding, LLC (a private entity). The subject parcel is located on the south side of Equestrian Road, which is off of U.S. Route 1.

6. REVIEW EVIDENTIARY HEARINGS (QUASI-JUDICIAL) FOR UPCOMING BUSINESS MEETING AGENDA

a. SU-07-22: Southern Pines Country Club

On behalf of Mid-Pines Development Group, LLC, Mr. Bob Koontz with KoontzJones Design has submitted an application for a special use permit for the development of ten guest cottages on a portion of property that formerly served as the Southern Pines Elks Club Facilities, also known as the Southern Pines Country Club. The development proposal is for ten detached golf cottage temporary dwellings housing a total of fifty-six guest rooms with associated parking and amenities such as a putting green and practice tee. No subdivision of property is proposed for the site, which constitutes a portion of the +/-292.11 total acreage of the property.

7. REVIEW CONSENT AGENDA FOR BUSINESS MEETING

a. Adopt 2023 Town Council Meeting Schedule

Based on direction at the November 28th Council work session, staff has prepared two schedules for Council review during the agenda meeting. If there is consensus on a preferred schedule, the final draft will be included on the December 13th consent agenda for approval.

b. Approve Town Council Meeting Minutes for November 2022

- November 2, 2022
- November 8, 2022
- November 28, 2022

Staff has prepared the November meeting minutes for review.

c. Accept the Fiscal Year 2022 Audit Report

Staff is requesting approval of the FY22 Audit Report from Forvis, LLP.

d. Actions Related to Waste Collection

At the November 28th work session, Council expressed an interest in reviewing a proposal for consulting services to formally evaluate the Town's solid waste services. The purpose of this study is to assist with making decisions on the future delivery method(s) for solid waste services. Staff has obtained a proposal from DavenportLawrence and will review the suggested next steps, if Council wishes to move forward with this evaluation.

i. Direct Staff to Enter into a Consulting Agreement

ii. Budget Amendment

iii. Extend Waste Collection Contract with GFL thru December 31, 2023

8. 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>

CANCELLED