



AGENDA

Tuesday, December 14, 2021: 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. PUBLIC HEARINGS

a. SU-01-21 Patrick's Pointe

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development.

The applicant is proposing to develop 13 apartment buildings with 276 multi-family residential units and one (1) office outparcel. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land.

5. ACTION ITEMS

a. Consider AR-07-21 Pinnacle Storage (Phase 1)

Cothran Harris, on behalf of Longleaf Pines Storage, LLC, is requesting approval of an Architectural Compliance Permit for a 49,600 square foot commercial self-storage, two story building. The building is Phase I of a self-storage development. The address is 240 Bell Avenue which is located in the General Business (GB) zone. The surrounding streets are US 1 HWY S, Shaw Avenue and S Bennett St.

b. Consider AR-08-21 Rec Room, LLC

Mr. Dean King, on behalf of Rec Room, LLC., is requesting approval of an architectural compliance permit for exterior modifications to an existing 13,471 square foot building within the central business zoning district. The building will be used as a commercial arcade and is located at 750 SW Broad Street. The renovations include the addition of a patio pergola, adding brick and metal columns to the front entrance and garage door openings for the bartop tables on the front elevation.

c. Consider AR-09-21 Freddy's Frozen Custard & Steakburgers

Mr. William Moseley of MREA Southern Pines, LLC., is requesting approval of an architectural compliance permit for Freddy's Frozen Custard & Steakburger, a 3,200 square foot building within the general business zoning district, for a retail development located at the corner of Murray Hill Road and US Highway 15-501.

d. Consider Proposed Lease of Park Property from the Southern Pines Land and Housing Trust

Staff has drafted a proposed lease agreement with the Southern Pines Land & Housing Trust for park property on the campus of the former Southern Pines Primary School.

e. Consider Adoption of 2022-2032 CIP

Staff has prepared a draft Capital Improvement Program based on the projects that have been presented at the October and November Council work sessions.

6. CONSENT AGENDA

a. Re-Appoint Diane Westbrook to the Planning Board

Ms. Westbrook's second term will be through 12/4/2024.

b. Appoint Robert Brown to the Historic District Commission

Mr. Brown's term will be through 12/13/2025.

c. Appoint Lane West to the Historic District Commission

Mr. West's term will be through 12/13/2025.

d. Authorize Execution of Agreement with NCDOT and Town of Aberdeen for Relocation of US-1 Water Transmission Main

NCDOT is currently preparing for the roadway project along US-1 (North Sandhills Boulevard) from Roseland Road to Old US-1. The project scope requires NCDOT to relocate the Town of Southern Pines 18" water transmission main along US-1 to Poplar Street.

e. Direct the Clerk to Investigate the Sufficiency of AX-07-21 Voluntary Annexation Petition

Robert & Julie Van Camp and Morganton Road Enterprises, LLC have petitioned the Town for a voluntary annexation of a parcel totaling +54.94 acres. The parcels are identified as PIN 857100575720 and 857100572972 and are located between US 15-501 and W. Morganton Rd. State law requires that Council direct the Town Clerk to investigate the sufficiency of the petition before proceeding further.

f. Direct the Clerk to Investigate the Sufficiency of AX-08-21 Voluntary Annexation Petition

Benjamin Stout of Benjamin Stout Real Estate Services Inc. has petitioned the Town for a voluntary annexation of a parcel totaling 4.10 acres. The parcels are identified as PIN 857400849276, PIN 857400940142, PIN 857404931919, PIN 857404932803 and PIN 857404932694. The parcels are located between NC Highway 22 and Sullivan Drive. State law requires the Council to direct the Town Clerk to investigate the sufficiency of the petition before proceeding further.

7. PUBLIC COMMENTS

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>