



AGENDA

Tuesday, January 3, 2023: 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. SU-07-22: Southern Pines Country Club (hearing continued from 12/13/22 meeting)

This is a continuation of a public hearing that was opened at the December 13, 2022 Regular Meeting. 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.

b. SU-06-22: MidSouth Modifications

On behalf of Plantation Investors, LLC, Mr. Jeremy Sparrow with Koontz Jones Design has submitted an application for a special use permit and a major subdivision preliminary plat for various modifications to the MidSouth development. Modifications include adding two residential lots near the north entrance, subdividing off the property on which the north gatehouse is located, and amending the boundary of the 1988 MidSouth Master Plan to remove 9.26 acres between Knoll Road and Midland Road. The subject property is identified as PIN: 857200264820 (PARID: 00041026701).

c. PD-12-22 Caropines Phases 3B & 4

Mr. Bob Koontz has submitted an application on behalf of Caropines Ventures, LLC and 71st Partners, LLC for a Planned Development - Preliminary Development Plan and Major Subdivision Preliminary Plat to create 75 lots in two additional phases of the Caropines development located off Airport Road across from the Moore County Airport. The proposed 75 units consist of 12 detached single-family lots with 8,000 square-foot minimum lot sizes and 11 smaller "cottage lots" with 5,000 square-foot minimum lot sizes in Phase 3B, and 52 attached single-family (townhome) lots with 2,000 square-foot per unit minimum lot sizes in Phase 4.

d. OA-04-22 Various Text Amendments to the Unified Development Ordinance

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with a variety of text amendments and is requesting Town Council review and approval per UDO §2.17. The proposed amendments cover 9 topics, and the specific text of each amendment is depicted in a markup copy of the UDO that is attached to the staff report that is part of the Town Council meeting packet.

5. REVIEW PROPOSED ACTION ITEMS FOR UPCOMING BUSINESS MEETING AGENDA

a. AR-24-22 Fort Bragg Federal Credit Union

KoontzJones Design is requesting an Architectural Compliance Permit on behalf of Fort Bragg Federal Credit Union for development of a retail bank on an undeveloped parcel of land within the Southern Pines Village development. The undeveloped parcel of land is located on the west side of Brucewood Road, between TerraBella senior living facility and Residence Inn by Marriott.

6. REVIEW PROPOSED CONSENT AGENDA FOR UPCOMING BUSINESS MEETING AGENDA

a. Approve Resolution #1038: Records Retention and Disposition Schedule

Staff asks that the Council approve Resolution #1038 - Record Retention and Disposition Schedule per NCGS 121-5(c) and 132-8.

b. Budget Amendments

Staff requests approval on a number of budget amendments which are detailed in the attached memo.

- Ordinance #2042 - Amending the Sanitary Sewer Modernization Capital Project Fund
- Ordinance #2047 - Budget Ordinance for Municipal Service District Revenue Fund
- Ordinance #2048 - Amending the 2022/2023 Fiscal Year Budget - Move Leases
- Ordinance #2049 - Amending the 2022/2023 Fiscal Year Budget - Water Plant-Veolia
- Ordinance #2050 - Amending the 2022/2023 Fiscal Year Budget- ARPA monies to Enterprise Fund
- Ordinance #2051 - Amending the 2022/2023 Fiscal Year Budget - ARPA-Salaries

c. Town Council Meeting Minutes for December 13, 2022

Staff has prepared the December 13, 2022, 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>