



AGENDA

Tuesday, January 24, 2023: 3:00 PM

Town Council Work Session

E.S. Douglass Community Center

1185 W. Pennsylvania Ave.

1. CALL TO ORDER

2. TOWN MANAGER'S COMMENTS

3. ACTION ITEMS

a. Consider Written Decision for PD-12-22: Caropines Phases 3B & 4 PDP

Staff has prepared a formal Written Decision document for the application PD-12-22 Caropines Phases 3B & 4 PDP that was approved by the Town Council at the January 10, 2023 Regular Meeting.

4. COUNCIL UPDATES AND DISCUSSION

a. Review Draft Resolution Condemning Hatred and Discrimination

As requested by Mayor Haney during the January 10 business meeting and in response to recent displays in Southern Pines and Moore County, staff has prepared a draft resolution condemning hatred and discrimination.

b. Solid Waste Assessment Update

Consultants from DavenportLawrence will provide a status update on the assessment that is currently underway to evaluate the Town's solid waste collection services. This is not the final recommendation, but rather an update on the initial work that has been completed.

c. Historic District Commission Annual Report

Planning staff will present a brief history of the downtown Historic District Overlay and a summary of work by the Historic District Commission (HDC) in 2022. Planning staff will also present a summary of the HDC's "to-do" list for 2023.

d. Confirm Date for Council Budget Retreat

Review Council availability to schedule the annual budget retreat for early/mid April.

5. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](https://bit.ly/3hXx2Qk). 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>

Work Session Agenda Item

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Subject: Written Decision of the Board for PD-12-22:
Planned Development - Preliminary Development
Plan for Caropines Phases 3B & 4.

Date: January 24, 2023

I. PURPOSE:

Per UDO §2.14.6(F)(11), “A written decision must be approved for every quasi-judicial application, either by entering the decision at the end of the hearing or at a subsequent meeting of the hearing body, which shall generally be the next scheduled meeting. As part of the written decision, the hearing body must make findings of fact and conclusions as to applicable standards and any conditions. The chair may direct the planning director or town attorney to draft a written decision for approval by the hearing body at its next regularly scheduled meeting, which approval may be on a consent agenda.”

Staff has prepared a draft of the written decision of the Town Council’s approval of application PD-12-22 that was heard by the Town Council at the regular meeting on January 10, 2023, and that the Town Council may now wish to adopt. If the Town Council approves the written decision of the board document, the Mayor will sign the document. The original signed version will be delivered to the petitioner, with staff maintaining a copy of the signed document in the file.

II. SUMMARY OF APPLICATION REQUEST:

Mr. Paul Saathoff of KoontzJones Design, PLLC submitted an application for a Planned Development - Preliminary Development Plan and Major Subdivision Preliminary Plat pursuant to Sections 2.18.5, and Section 2.20.4, respectively, of the Town of Southern Pines Unified Development Ordinance (UDO). The applications included 75 total dwelling units within Phases 3B and 4 of the Caropines development. Caropines is located on the south side of Airport Road between NC Highway 22 and Hardee Lane. The 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. All phases are zoned PD (Planned Development). Pursuant to the Moore County tax records, the development is to occur on portions of parcels identified as PIN: 858300789195 (PARID: 00031457) and PIN: 858400613908 (PARID: 20050760) owned by Caropines Ventures, LLC; PIN: 858419511440 (PARID: 96000281); PIN: 858419508871 (PARID: 96000280); and PIN: 858300592330 (PARID: 96000278) owned by 71st Partners, LLC.

III. TOWN COUNCIL PUBLIC HEARING AND ACTION:

A public hearing for this request was held at the January 10, 2023 regular business meeting of the Town Council. All public notice requirements were met for the hearing date. The Town Council opened the quasi-judicial public hearing with four (4) members present, following the recusal of Councilman Bill Pate, and received evidence from those in attendance regarding preliminary development plan application PD-12-22. Mr. BJ Grieve, Town of Southern Pines Planning Director, entered the staff report into the record as Exhibit A and a staff PowerPoint presentation as Exhibit B. Mr. Grieve provided the Town Council with background information and a brief summary of the recent history of the Caropines project. Mr. Grieve reviewed the Planned Development process, the phasing study for Phases 3B & 4 submitted by the applicants, issues related to the timing of completion of the internal roads, utility plans and work with the Town Engineer to develop workable water and sewer arrangements, issues related to Red Cockaded Woodpecker habitat and concluded with a description of issues related to amenities.

Mr. John Scarbrough with Scarbrough & Scarbrough Law Firm spoke briefly to introduce himself and the project on behalf of applicant Mr. Perry Shelly. Mr. Paul Saathoff with KoontzJones Design presented Powerpoint slides (entered into the record as Exhibit C) covering the Planned Development process, the history of Caropines, the phasing plan for Caropines, the reduction of Phase 3B from 44 lots to 23 lots and the reasons the reduction was made, details of the Phase 3B lot layout, details of the Phase 4 lot layout, and concluded with a review of staff-drafted conditions of approval and acknowledgement that the applicants were fine with the conditions as presented by staff.

Following the applicant's presentation, Ms. Linda Holmes spoke on behalf of the Caropines Homeowner's Association. Ms. Holes raised concerns with roads and stormwater management, but was not an expert on either topic and did not introduce any factual evidence or testimony into the record.

Following a motion and vote to close the hearing, the Town Council verified that the applicants accept the conditions of approval as drafted by the town planning staff. Messrs. Scarbrough, Saathoff and Shelly all acknowledged acceptance of the conditions as drafted following the Planning Board hearing and as appearing in the staff report presented at the town Council hearing that evening. The Town Council then voted 4-0 to adopt Attachment A to staff report PD-12-22 as findings of fact and to approve PD-12-22 with the five (5) conditions of approval as drafted by planning staff. The five (5) conditions of approval of PD-12-22 are as follows:

1. Transportation improvements as specified in in the November 17, 2022 NCDOT letter shall be completed prior to the approval of any final plat associated with PD-12-22 in which the total number of platted lots exceeds the number of lots referenced in NCDOT's letter.
2. That the first phase developed pursuant to this PDP approval, either Phase 3B or Phase 4, include engineering plans for paving and completion of the entirety of Avenue of the Carolinas and that no final plat be approved for either Phase 3B or Phase 4 until the entirety of Avenue of the Carolinas is paved and completed and approved by the Town Engineer. Paving and completion of the entirety of Avenue

of the Carolinas shall not be allowed to be further delayed per a Subdivision Performance Guarantee because it was already required to have been completed in March of 2022 per the black and white language of Section 10 of the CDP.

3. No site plan will be approved without an acceptable gravity sewer system design as approved by the Town Engineer.
4. The applicants have committed in the PDP application to securing letters from USF&WS authorizing the clearing of land in Phases 3B and 4 so copies of the letters approving the clearing based on impacts to RCW habitat shall be provided to the Town of Southern Pines prior to approval of erosion control permits.
5. Per Sections 2.2 and 5.5.11 of the CDP, the developers shall have completed either the splashpad addition to the clubhouse pool or the community garden area prior to final plat approval of the *second* phase of development authorized under PD-12-22.

The Town Council then voted 4-0 to adopt Attachment B to staff report PD-12-22 as Findings of Fact and concluded by voting 4-0 to approve the Preliminary Plat with no additional conditions of approval.

IV. ATTACHMENTS:

1. Written Decision for PD-12-22 (DRAFT)

V. TOWN COUNCIL ACTION:

The Town Council may wish to take one of the following actions:

1. No action;
2. Accept the Written Decision for PD-12-22 as prepared by the Town staff;
3. An action listed above with the following conditions...
4. Action not listed above...

TOWN OF SOUTHERN PINES

REGULAR BUSINESS MEETING OF THE TOWN COUNCIL

January 10, 2023

6:00 pm

The E.S. Douglas Community Center

1185 West Pennsylvania Avenue, Southern Pines, NC 28387

DECISION OF THE BOARD

Case Number: PD-12-22

A public hearing regarding a proposed Planned Development - Preliminary Development Plan for Caropines Phases 3B & 4, known as PD-12-22, was called to order with four (4) members present on January 10, 2023. Councilman Bill Pate was recused by the remaining members of Council from participation in the hearing. The Mayor administered the oath to all witnesses choosing to speak. Mr. BJ Grieve, Planning Director, presented the staff report. Messrs. John Scarbrough, attorney for the applicant, and Paul Saathoff of KoontzJones Design, presented on behalf of the petitioner.

Matter at Issue:

PD-12-22: Written Decision of the Board for PD-12-22: Planned Development - Preliminary Development Plan for Caropines Phases 3B & 4.

Mr. Paul Saathoff of KoontzJones Design, PLLC submitted an application for a Planned Development - Preliminary Development Plan and Major Subdivision Preliminary Plat pursuant to Sections 2.18.5, and Section 2.20.4, respectively, of the Town of Southern Pines Unified Development Ordinance (UDO). The applications included 75 total dwelling units within Phases 3B and 4 of the Caropines development. Caropines is located on the south side of Airport Road between NC Highway 22 and Hardee Lane. The 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. All phases are zoned PD (Planned Development). Pursuant to the Moore County tax records, the development is to occur on portions of parcels identified as PIN: 858300789195 (PARID: 00031457) and PIN: 858400613908 (PARID: 20050760) owned by Caropines Ventures, LLC; PIN: 858419511440 (PARID: 96000281); PIN: 858419508871 (PARID: 96000280); and PIN: 858300592330 (PARID: 96000278) owned by 71st Partners, LLC.

Mr. BJ Grieve, Planning Director, entered the staff report into the record as Exhibit A and a staff PowerPoint presentation as Exhibit B. Mr. Grieve provided the Town Council with background information and a brief summary of the recent history of the Caropines project. Mr. Grieve reviewed the Planned Development process, the phasing study for Phases 3B & 4 submitted by the applicants, issues related to the timing of completion of the internal roads, utility plans and work with the Town Engineer to develop workable water and sewer arrangements, issues related to Red Cockaded Woodpecker habitat and concluded with a description of issues related to amenities.

Mr. John Scarbrough, with Scarbrough & Scarbrough Law Firm, spoke briefly to introduce himself and the project on behalf of applicant Mr. Perry Shelly.

Mr. Paul Saathoff, with KoontzJones Design presented Powerpoint slides (entered into the record as Exhibit C) covering the Planned Development process, the history of Caropines, the phasing plan for Caropines, the reduction of Phase 3B from 44 lots to 23 lots and the reasons the reduction was made, details of the Phase 3B lot layout, details of the Phase 4 lot layout, and concluded with a review of staff-drafted conditions of approval and acknowledgement that the applicants accept the conditions as presented by staff.

After presenting details of the development, Messrs. Scarbrough and Saathoff responded to questions from members of the Town Council. Questions were posed by members of Council to the applicants as well as to staff.

Ms. Linda Holmes spoke on behalf of the Caropines Homeowner's Association. Ms. Holes raised concerns with roads and stormwater management, but was not an expert on either topic and did not introduce any factual evidence or testimony into the record.

No additional testimony was provided by the applicant or members of the public.

Town Council Action:

Having heard all evidence submitted by those wishing to speak, the Town Council then closed the public hearing. After closing the public hearing and discussing the application and information presented at the hearing, the Town Council made the following findings of fact on the application:

The Council first voted on the following Findings of Fact and Conclusions of Law as required by UDO Section 2.18.5(H) and as presented in Attachment A in staff report PD-12-22:

Finding of Fact #1: By a vote of 4-0 the Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Preliminary Development Plan approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a Preliminary Development Plan, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2: By a vote of 4-0 the Town Council finds that the application complies with Section 2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4, in that:

1. The application demonstrates that it will achieve the purposes of the PDD and this section;

The Town Council finds that the Preliminary Development Plan (PDP) for Caropines Phases 3B and 4 implements the purposes of the Planned Development District because the proposed land use, as a component of a CDP that contains a mix of residential and recreational land uses, is supported by the stated purpose of the district as being “to accommodate mixed land uses, such as office, residential, service, commercial, public or private recreational Development, and where consistent with the future land use map, light manufacturing and assembly uses that comply with the employment center Development Patterns in section 6.5 of the UDO.” Furthermore, the design of the PDP is consistent with the intentions of the Planned Development District regulations as set forth in Chapter 3 of the UDO.

2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;

The Town Council finds that the PDP is consistent with the Caropines Conceptual Development Plan (CDP), with the imposition of conditions of approval to highlight commitments made by the developer in the application materials. Avenue of the Carolinas will be completed with the first of either phase of development authorized under PD-12-22 now that a specific location and alignment of the road may be determined based on the layout of Phases 3B and 4. Off-site improvements as required by NCDOT will be in place prior to approval of final plats, a gravity-only sewer system will be developed to serve the lots, potential impacts to Red Cockaded Woodpecker habitat will be adequately reviewed prior to tree clearing, and amenities for future residents that the developer has developed and has committed to developing will be in place prior to final plat approval.

3. The proposed Development is located in an area of the Town that is appropriate;

Town Council finds that the proposed PDP is located in an appropriate area of town because the proposed development is located in an area designated as Residential/Golf by the Comprehensive Long Range Plan’s Future Land Use Map. Furthermore, the development may be served by existing public utilities and public facilities or by utilities and facilities that will be improved by the developer. Additionally, the risk of negative impacts to the environmentally sensitive lands within and adjacent to the project site are being adequately mitigated through the development design.

4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

Town Council finds that the proposed PDP includes efficient extensions of public facilities, utilities and services because sewer and water facilities exist near the proposed development and any necessary extensions or improvements will be made by the developer. Furthermore, the property in which the development is proposed has been annexed by the Town and currently benefits from the public safety services available to properties within our corporate boundary.

Decision of the Council:

By a vote of 4-0 the Town Council voted to approve the Preliminary Development Plan Application PD-12-22, with the following conditions, to which the applicant has agreed:

1. Transportation improvements as specified in in the November 17, 2022 NCDOT letter shall be completed prior to the approval of any final plat associated with PD-12-22 in which the total number of platted lots exceeds the number of lots referenced in NCDOT's letter.
2. That the first phase developed pursuant to this PDP approval, either Phase 3B or Phase 4, include engineering plans for paving and completion of the entirety of Avenue of the Carolinas and that no final plat be approved for either Phase 3B or Phase 4 until the entirety of Avenue of the Carolinas is paved and completed and approved by the Town Engineer. Paving and completion of the entirety of Avenue of the Carolinas shall not be allowed to be further delayed per a Subdivision Performance Guarantee because it was already required to have been completed in March of 2022 per the black and white language of Section 10 of the CDP.
3. No site plan will be approved without an acceptable gravity sewer system design as approved by the Town Engineer.
4. The applicants have committed in the PDP application to securing letters from USF&WS authorizing the clearing of land in Phases 3B and 4 so copies of the letters approving the clearing based on impacts to RCW habitat shall be provided to the Town of Southern Pines prior to approval of erosion control permits.
5. Per Sections 2.2 and 5.5.11 of the CDP, the developers shall have completed either the splashpad addition to the clubhouse pool or the community garden area prior to final plat approval of the *second* phase of development authorized under PD-12-22.

The Council then voted on the following Findings of Fact and Conclusions of Law as required by UDO Section 2.20.4(G) and as presented in Attachment B in staff report PD-12-22:

Finding of Fact #1: The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Preliminary Plat approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2: By a vote of 4-0 the Town Council finds that the application complies with Section 2.20.4(G) Criteria for a Preliminary Plat, Criteria 1-6, in that:

1. **The application is consistent with the approved Sketch Plat, if applicable;**
This is not applicable.
2. **The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;**
The Town Council finds that the proposed Preliminary Plat is generally consistent with the standards set forth in the CLRP because the property is designated as Residential/ Golf on the Future Land Use Map. The designation accommodates "a single family or attached dwellings at a variety of densities, recreational facilities in addition to the golf course, limited guest accommodations, and limited commercial services intended to serve residents of and visitors to the development."

3. The proposed subdivision complies with the UDO and applicable state and federal regulations;

The Town Council finds that the proposed subdivision generally complies with the UDO. The project will not be granted Site Plan approval per UDO §2.48 without necessary approvals from applicable state and federal agencies. The burden of demonstrating compliance with applicable state and federal regulations rests with the applicant per UDO §2.5.6.

4. The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and / or permissible zoning and future land use of adjacent property;

The Town Council finds the proposed subdivision is compatible with the existing zoning because a conditional PDP approval for Phases 3B and 4 has been granted and because the lot type and lot layout of Phases 3B and 4 have been deemed to be consistent with the approved Caropines CDP.

5. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and

The Town Council finds that the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties because Phases 3B and 4 are located within an area of the Caropines development that is not adjacent to properties outside Caropines and traffic impacts to Airport Road are being monitored and mitigated by NCDOT.

6. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development;

The Town Council finds that public water and sewer utilities are available to serve the project. Adequate stormwater facilities will be verified prior to approval of site plans for the proposed subdivision. Emergency services are available within a reasonable distance of the Caropines development. Commercial services to serve the Caropines development are rapidly developing at the nearby intersection of Airport Road and NC Highway 22.

Decision of the Council:

By a vote of 4-0 the Town Council voted to approve the Preliminary Plat application PD-12-22, with no further conditions of approval.

This is the 24th day of January, 2023.

FOR THE TOWN COUNCIL:

Carol Haney, Mayor

cc: Perry Shelley, C&S Management, LLC
John Scarbrough, ScarBrough, Scarbrough & Trilling, PLLC
Paul Saathoff, KoontzJones Design, PLLC

**TOWN OF SOUTHERN PINES RESOLUTION #1039
CONDEMNING HATRED AND DISCRIMINATION
IN SOUTHERN PINES AND MOORE COUNTY, NORTH CAROLINA**

WHEREAS, we, the Town Council of Southern Pines, firmly believe that everyone should be treated with respect and dignity. Our nation was built on the principles of human equality and equity; and

WHEREAS, we are committed to ensuring that Southern Pines is a safe, inclusive, and diverse community free of fear and bias where every individual is valued and respected. Our diversity of perspectives, experiences, and backgrounds makes us a richer, more creative community and enhances our quality of life; and

WHEREAS, we are saddened by the recent displays of hatred, discrimination, and indignity that have been shown to some citizens in Southern Pines and the greater Moore County area.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina in regular session assembled this _____ day of _____, 2023, that:

1. The Town of Southern Pines condemns all forms of discrimination and bias on the basis of age, race/color, gender identity, sexual orientation, religion, nationality or ethnic origin, disability, ideology, social or economic class, or any other distinction that leads to inequality of opportunities, abuse, or injustice.
2. The Town of Southern Pines affirms that all individuals should be treated with respect and we recognize the value and contributions of all.
3. The Town of Southern Pines supports efforts to advance equality and equity.
4. The Town of Southern Pines affirms that hatred and violence has no place in our behaviors, actions, policies, and practices.

Adopted this _____ day of _____, 2023.

TOWN OF SOUTHERN PINES

Carol R. Haney, Mayor

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of _____ day of _____, 2023 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

Agenda Item

To: Reagan Parsons, Town Manager

From: Pamela Graham, Principal Planner

Subject: 2022 Historic District Commission Annual Report to Town Council

Date: January 24, 2023

I. SUMMARY STATEMENT

This report, which we believe to be the first annual update to Town Council regarding Historic District Commission activities, seeks to inform Council on the work of the Commission and on general expectations for the coming year. Created in 1994, the Southern Pines HDC is a seven-member quasi-judicial body that is tasked with the following responsibilities per our UDO:

1. Review and act on applications for certificates of appropriateness for major work within the locally-designated historic district;
2. Perform any other duties assigned by the Town Council;
3. Request the North Carolina Department of Cultural Resources or the North Carolina Historic Commission to review, comment upon and/or make recommendations upon all applications for a certificate of appropriateness.

Statutes also enable commissions to study and recommend expansion of existing local historic districts and designation of new districts and landmarks. Landmarks are individual properties outside of districts that have been determined to be worthy of designation and the protections offered to locally-designated properties.

HDC members are appointed for four-year staggered terms and per state statute, the majority of members shall have demonstrated special interest, experience or education in history or architecture and all members shall be residents of the Town of Southern Pines. The current member roster is:

Molly Goodman (Chair)
Robert Anderson
Robert Brown
Sandra Carroll
Elizabeth Oettinger
Michelle Peele
Lane West

II. INTENT AND PURPOSE OF THE TOWN'S HISTORIC DISTRICT DESIGNATION

Southern Pines' UDO sets forth the following intent and purpose of the historic district designation as being to:

1. Safeguard the heritage of the Town of Southern Pines by preserving any area which reflects elements of its cultural, social, economic, political or architectural history;
2. Stabilize and improve property values in such areas;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the use and preservation of such areas for the education, welfare and pleasure of residents of Southern Pines and the state as a whole.

III. SUMMARY BACKGROUND OF HISTORIC PRESERVATION EFFORTS IN SOUTHERN PINES

Southern Pines has both a locally-designated historic district (ten blocks within the downtown) and four National Register Districts. The National Register Districts include:

- Southern Pines National Register District, presumed to have been initiated by the Town in 1991 and incorporating 320 acres and 678 structures or sites. While this district overlaps the local district to some degree, it is distinct from and considerably larger than our local district.
- James Boyd House (Weymouth), listed in 1977 and including forty acres of grounds.
- Moore County Hunt Lands and Mile-Away Farms, listed in 2013 and including 2,852 acres and fifty-nine structures and sites.
- Firleigh Farms, listed in 2014 with over twenty-five acres and ten structures.
- The Shaw House and two additional log structures located on the same property were listed on the National Register in 1993.

The State Historic Preservation Office maintains a GIS site that shows the properties listed above, as well as others throughout the state. The site is accessible at: [NC Historic Preservation Office's HPOWEB 2.0 - Advanced User - Overview \(arcgis.com\)](https://nc.historicpreservation.org/HPOWEB2.0/AdvancedUser/Overview)

While the HDC's regulatory role only applies to the local district, it may also review and comment on applications to the National Park Service for recognition on the National Register of Historic Places. To assist in their regulatory and advisory roles in the local district, the HDC adopted principles and guidelines in 1994. The guidelines were updated in 2013 and are integral to the commission's effective and defensible decision-making.

Additional important resources to the commission include a Historic Buildings Inventory completed by Ann C. Alexander in 1981. The document surveyed over three hundred properties, mostly located in what was to later become Southern Pines' National Register District, with 141 buildings included in an inventory listing with photographs and more

detailed descriptions. The document became an important preliminary study to the National Register nomination application that occurred ten years later.

IV. HDC ACTIVITIES IN 2022

In accordance with their first listed responsibility at the beginning of this report, the HDC approved four Certificate of Appropriateness applications for Major Works. These were:

1. A new exterior door at 160 E. New Hampshire Avenue (Encore Performing Arts);
2. The adaptive reuse of a dying Sycamore tree located in the Town's right-of-way near 140 SW Broad Street. The project will repurpose the remaining portion of the tree into a "Little Free Library®"; the tree was cut to a height of +/- 12' in 2019 after being determined to suffer from bacterial leaf scorch by the Town's Certified Arborist, Mr. Jeff Grey. The day prior to the tree being cut, a large limb dropped on a car parked beside the tree and totaled the vehicle.
3. The 2023 edition of the Painted Ponies exhibit, which is scheduled to run from January 28th to April 5th. The HDC also took action to allow future applications for this annual event to be considered a Minor Work, thereby being approved by staff.
4. The demolition of two structures (a primary structure and an accessory structure) located at 275 S. Bennett Street. State statutes prohibit historic district commissions from denying a demolition request, but do permit them to delay the demolition for a maximum of 365 days. In this case, the HDC did impose the full 365 delay to the demolition approval, and will be working with the property owner to determine if there are alternatives that may save the primary structure. The building, known as the Hayes House, was constructed in 1896. Though it has undergone considerable exterior and interior remodeling over the years resulting in some loss of the original historic integrity, it represents the earliest time period of structures still standing in Southern Pines (1878-1900).

The HDC delegates projects in the Minor Works category to staff for review and approval. Staff approved twelve Minor Work Certificates of Appropriateness in 2022. These ranged from replacement signage, awnings, tree removal, and a fence at the rear of the Sunrise Theater building to provide screening to the trash receptacles.

V. HDC MEMBER AND STAFF TRAINING

Southern Pines is a designated Certified Local Government (CLG). This designation is managed by the NC Department of Cultural Resources as authorized by the National Historic Preservation Act of 1966 (amended in 1980). While the designation provides benefits such as eligibility for certain types of grant funding, it also requires that HDC members and staff receive annual training to assist them in gaining the necessary expertise to make defensible decisions in the course of their work and to better assist their communities on preservation matters. The NC Historic Preservation Office makes some training available on important topics such as quasi-judicial decision making (major work applications require a quasi-judicial hearing), sustainability for historic buildings, historic rehabilitation tax credits, and the work of the African American Heritage Commission.

An additional resource for training is Preservation North Carolina's annual conference, which was held in Winston-Salem in October. This 2-3 day event covers an array of current topics in historic preservation and offers tours of historic buildings and sites in the local jurisdiction where the conference is held. Attendees also have the opportunity to see presentations on milestone historic property designations, tax credit projects, and CLG grant projects across the state. In 2022, \$119,725 in grant funds were awarded in North Carolina for architectural surveys, historic structure reports, preservation plans, National Register nominations, and archaeological and cemetery studies. Staff attended a portion of the conference and is proud to say that one HDC member was able to attend a partial day. We both returned energized to do good work for the Town.

Did you know that \$3.408 billion of historic rehabilitation tax credits have been utilized in NC? That's billion with a "b"!

VI. HDC "TO-DO" LIST FOR 2023

The Town's HDC will continue to perform their standard regulatory functions in 2023, but staff has a strong interest in assisting them in balancing their "stick" work with the "carrot" work that is available to them, but is largely unknown. Through continued training and education, HDC members will be better equipped to share their expertise with applicants to make for better project outcomes and can also share opportunities with the public that can be highly beneficial to the improvement of their public relations. On the "to-do" list are the following objectives:

1. Arrange for a seminar/workshop with staff from the State Historic Preservation Office to cover such topics as historic rehabilitation tax credits, actual vs. perceived restrictions associated with National Register status, and Secretary of Interior Standards for Historic Preservation. The event would be open to the public and staff would encourage property owners within our locally-designated historic district and our National Register districts to attend.
2. Continuing efforts to explore alternatives to demolition for the primary structure at 275 S. Bennett Street.
3. Working with Rachel Mann in any capacity needed to assist with the Underrepresented Communities Grant.
4. Exploring options for projects that might be eligible for the 2023 federal Historic Preservation Fund grant that is available to Certified Local Governments. Eligible projects include local preservation plans, National Register nominations, updates to local preservation design standards, and educational activities related to historic preservation.

Staff wishes to thank Town Council and the Southern Pines community for the support that you give for the Historic District Commission's work, which can be a thankless job at times. We look forward to a productive and successful year ahead.