



AGENDA

Tuesday, April 11, 2023: 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 COMMENTS

5. PUBLIC HEARINGS

a. Z-01-23 Tiara Office Park

Jeffrey Barczak, on behalf of Richard Knight of Tiara Properties, LLC, has submitted a request to zone a currently un-zoned 1.25-acre parcel to Office/Service (OS) within the town's city limits. The subject parcel is located on the east corner of W. Wisconsin Ave. and SE Service Rd, which is located near the U.S. Highway 1 highway exit between the Morganton Road and W Pennsylvania Avenue exits.

b. PD-02-23 Conceptual Development Plan for +/- .786 acres on the West Side of S. Bennett Street between New York Avenue and Pennsylvania Avenue. HEARING DELAYED TO 05-09-23

Hearing delayed by Applicant Request 03-30-23

6. ACTION ITEMS

a. WP-01-23 Tiara Office Park

A request by Jeff Barczak, on behalf of Tiara Properties, PPC, for 3.61 acres of exemption allocation to develop an office park on the east corner of the intersection of W. Wisconsin Ave. and SE Service Road. The proposed development will include 31.2% built-upon area and therefore requires the requested allocation from the town's 5/70 water supply watershed acreage.

b. Consider AR-03-23 Amendments to AR-11-22 Walgreens & Heartland Dental Care

Barry Byrd with Barry Byrd Architecture, on behalf of Bradford Southern Pines, LLC, is applying for an amendment to a previously-approved Architectural Compliance Permit (AR-11-22). The changes to the original design of the exterior of the building may not be approved administratively per UDO 2.26.8.

c. Consider AR-01-23 Knollwood Tract Phase 2 Apartments

Hawthorne Residential Partners, LLC, requests approval of an Architectural Compliance Permit for a 236-unit apartment home community constituting Phase 2 of the Knollwood Tract CDP.

d. Consider AR-02-23 Homeward Kitchen

Mr. Dave Conklin of Golden Corral and Mr. Grey Isley of LMHT Associates are requesting an Architectural Compliance Permit for redevelopment of the previous Chick-Fil-A drive-through restaurant site, 10735 U.S. Highway 15-501.

7. CONSENT AGENDA

a. Resolution of Acceptance of North Carolina Department of Environmental Quality ARPA Grant for Sewer Collection System Improvements

The North Carolina Department of Environmental Quality has offered American Rescue Plan Act (ARPA) funding in the amount of \$4,999,950 to perform construction of wastewater collection system improvements.

b. Approve Ordinances #2061, #2063 and #2064 for Budget Amendments

- Ordinance #2061 modifies the Fire Department Budget to allocate \$45,000 for increases in auto repair and maintenance expenditures. A memo from Chief Cameron is attached with more details.
- Ordinance #2063 and #2064 amends the Unpaved Street Capital Budget and Project Fund to rename the Fund and allocate \$900,000 for the purpose of using this fund for annual paving activities of the Town per the pavement conditions study performed every four years.

c. Resolution #1043 Approving the TJCOG Charter Amendment

Staff requests the Council adopt Resolution #1043 accepting and approving the amended charter resolution of Central Pines Regional Council (formerly Triangle J Council of Governments).

d. Town Council Meeting Minutes for March 2023

Staff has prepared the following meeting minutes for approval:

- March 7, 2023
- March 14, 2023
- March 28, 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>