



MINUTES

Tuesday, May 2, 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

Mayor Haney called the meeting to order. The following members of Town Council were present: Mayor Carol Haney; Taylor Clement; Paul Murphy; Bill Pate; and Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda and gave a brief update on the MPO meeting from the previous day. Options have been narrowed to 4 map options from the original 16. The next meeting is scheduled for May 15th. There is more detail in email sent out earlier today.

Town Manager Parsons also noted some changes in the figures for tap fees in the proposed budget for FY 23/24 from what was proposed at the last meeting due to additional research and calculations by Town Engineer/Asst. Public Works Director James Michel.

3. ACTION ITEMS

a. Consideration of candidates for two vacant Planning Board positions

There are presently two vacant positions on the Town of Southern Pines Planning Board. One is an ETJ position and one is an in-town position.

Mayor Haney opened the discussion on the item. There are 2 positions, one (1) in-town position and one (1) ETJ position.

Discussion ensued.

Councilmember Petersen endorses John to replace Gary Carroll

Andy Bledgie is currently in the ETJ position and wishes to continue for another term.

Councilmember Clement moves to place John and Andy on the agenda for approval at the business meeting on May 9th. Seconded by Mayor Pro Tem Murphy, the Council unanimously approved.

4. REVIEW PUBLIC HEARING ITEMS FOR MAY 9 AGENDA

a. PD-02-23: Conceptual Development Plan for +/- .786 acres on the West Side of S. Bennett St. between New York Ave. and Pennsylvania Ave. (continued from April 11, 2023 Regular Meeting).

Mr. Colin Webster, on behalf of Grovsner Land, LLC, has submitted an application for a mixed-use development with condominiums, single-family townhouses, office, retail, and restaurant. The initial public hearing was opened at the April 11th meeting and immediately continued to May 9th.

Mayor Haney opened the item discussion.

The applicant has requested a continuance to the June Business meeting.

b. Whitehall Master Plan

Staff will present the recommended Whitehall Master Plan for public comments and adoption by Town Council. The master plan and other project details can be viewed at bit.ly/tosp_whitehall. Mayor Haney opened the discussion. The Council had no comment at this time.

Town Manager Parsons noted that instead of loading the entire plan into the packet, the link was included to reduce the size of the download.

c. FY 23-24 Proposed Budget

This is the first public hearing on the proposed budget for FY 23-24. The second hearing will be on June 13. The [budget](https://bit.ly/tosp_budget) can be viewed at bit.ly/tosp_budget.

Town Manager Parsons advised the Council that the County had missed a parcel when calculating the MSD and now, with that added it will increase the tax revenue by approximately 6 million dollars. The current recommendation for the MSD is 60 pennies.

Councilmember Pate clarified with Town Manager Parson that the 60 pennies is in addition to the 29 pennies charged for town wide taxes.

5. REVIEW PROPOSED ACTION ITEMS FOR MAY 9 AGENDA

a. AR-04-23 Creston Commons

Mr. Patrick Nerz of DHIC, is requesting an Architectural Compliance Permit for modifications to 8 existing multi-family buildings and one existing clubhouse within the Creston Commons planned development.

Senior Planner Alaina Mallette gave an overview of the application and staff report.
Discussion ensued.

b. AR-06-23 American Whiskey Ko. (BHAWK) Rickhouse

Mr. Bryan Welborn of Neal Smith Engineering, is requesting an Architectural Compliance Permit for Rickhouse A (Phase 1.5) of the Brad Halling American Whiskey Ko. (BHAWK) whiskey distillery development.

Senior Planner Alaina Mallette gave an overview of the application and staff report.
Discussion ensued.

Councilmember Pate is ok is the applicant is not present.

Councilmember Petersen requests the applicant be present in case the public has any questions.

6. REVIEW PROPOSED CONSENT AGENDA FOR MAY 9

a. Relief from §50.035 of the Town Code of Ordinances: 385 Eastman Rd.

Mr. Scott Taliaferro is requesting relief from §50.035 of the Town Code of Ordinances, which requires any new house, lot, or subdivision to connect to the Town's water system if it is within 300 feet (plus 100 feet multiplied by the number of additional dwellings) of an existing water distribution pipe.

Town Engineer/Asst. Public Works Director Michel gave an overview of the item to the Council.
Discussion ensued.

b. Resolution Approving Local Water Supply Plan

North Carolina General Statute 143-355 (I) requires that each unit of local government that provides public water services prepares and submits a Local Water Supply Plan.

Town Engineer/Asst. Public Works Director Michel gave an overview of the item to the Council.
Discussion ensued.

7. ADJOURNMENT

Town Manager Parson advised Council that staff is working on legislation to move the Architectural

Review process from Council level to staff level.
Discussion ensued.

Upon motion by Councilmember Petersen, seconded by Councilmember Pate and carried unanimously,
Council adjourned at 7:20 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

