



AGENDA

Tuesday, October 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

a. PD-03-23: Written Decision for Morganton Park South Phase 3 PDP

Staff has prepared a draft Written Decision for application PD-03-23, Morganton Park South Phase 3 PDP, for the Town Council's review and approval.

4. REVIEW PROPOSED ACTION ITEMS FOR OCTOBER 10TH AGENDA

a. AR-07-23: Tiara Properties, LLC

A request by Seven Lakes Engineering Services, on behalf of Tiara Properties, LLC, for an Architectural Compliance Permit for a 7,200 square foot office building located on the east side of the intersection of SE Service Road and West Wisconsin Avenue.

5. REVIEW PUBLIC HEARING APPLICATIONS FOR OCTOBER 10TH AGENDA

a. OA-04-23: Text Amendments to the Unified Development Ordinance (UDO)

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO) with text amendments related to deleting an incomplete sentence in the FRR zoning classification, code compliance provisions, and platting certification requirements.

b. SU-01-23: Expansion of authorized land uses in 1998 Mill Creek Mixed-Use Development Master Plan.

Mr. Bob Koontz of Koontz Jones Design, on behalf of Mill Creek Partners, LLC, has submitted a Special Use Permit amendment application pursuant to §2.21.12(A) of the Town of Southern Pines Unified Development Ordinance (UDO) to expand the authorized land uses in the General Business conditional zoning district (GB-CD) portion of the Mill Creek development.

6. REVIEW PROPOSED CONSENT AGENDA FOR OCTOBER 10TH AGENDA

a. Authorize Relief from §50.035 of the Town Code of Ordinances

Ryan Paschal is requesting relief from §50.035 of the Town Code of Ordinances requiring 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.

b. Approve Solid Waste Contract with Meridian Waste

This contract is for garbage and recycling collection and disposal, effective July 1, 2024. The final contract document is being reviewed by attorneys and will be available prior to the October 10th business meeting.

c. Approve Meeting Minutes

Staff has prepared the following meeting minutes for approval:

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|-----------------------------------|---------------------------------------|
| - August 1, 2023 Agenda Meeting | - September 5, 2023 Agenda Meeting |
| - August 8, 2023 Business Meeting | - September 12, 2023 Business Meeting |
| - August 22, 2023 Work Session | - September 26, 2023 Work Session |

7. ADJOURNMENT