



MINUTES

Tuesday, September 5, 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 Pro Tem Murphy called the meeting to order. The following members of Town Council were present: Taylor Clement and Bill Pate.

Absent: Mayor Carol Haney and Ann Petersen.

2. TOWN MANAGER'S COMMENTS

Asst. Town Manager Jessica Roth reviewed the agenda.

3. ARCHITECTURAL REVIEWS

a. AR-08-23 Southern Pines Golf Club Cottages

Mr. Bob Koontz of KoontzJones Design, PLLP is applying on behalf of property owner Kelly Miller of Mid Pines Development Group, LLC for an Architectural Compliance Permit for seven (7) 4-bedroom cottages and three (3) 8-bedroom cottages totaling 52 bedrooms in total at Southern Pines Golf Club off Country Club Circle. The development of ten (10) cottage buildings with up to 52 bedrooms as guest accommodations at an existing golf club resort was approved on February 14, 2023 per Special Use Permit #SU-07-22. This application is for review and approval of the architecture of the ten (10) buildings.

Planning Director BJ Grieve presented the application and staff report.

Councilmember Pate is recused from this item.

The applicants were present to answer questions. Bob Koontz of KoontzJones Design addressed the Council with some additional detail on the project.

Discussion ensued.

4. REVIEW PROPOSED PRESENTATIONS FOR SEPTEMBER 12TH AGENDA

a. Sprucing Up Southern Pines

Members of the Appearance Commission will attend to present the 2023 Sprucing Up Southern Pines awards.

Asst. Town Manager Roth gave a brief overview of the item.

5. REVIEW PUBLIC HEARINGS FOR SEPTEMBER 12TH AGENDA

a. Convey Property to the YMCA of the Sandhills on the North Side of Morganton Rd at Henley St.

The Town owns a 49-acre tract at the corner of Henley St. and Morganton Rd. The Town has subdivided this parcel, creating a 7.73+/- acre sub-tract. It is the Town's intent to convey this property to the YMCA of the Sandhills, pursuant to G.S. 160A-279.

Asst. Town Manager Roth gave a brief overview of the item.

b. AX-04-23: Annexation of 1.01 acres west of Clif Court, off of Cliff Court Extension

Mary Schwab is requesting voluntary annexation of 1.01 acres, identified as PIN 858005192800 (PARID 00047929).

Asst. Town Manager Roth gave a brief overview of the application.

c. PD-03-23: Preliminary Development Plan (PDP) for Morganton Park South Phase 3

Mr. Robert Koontz has applied on behalf of Midland Atlantic Properties for a Planned Development Preliminary Development Plan in association with the Morganton Park South Development. The application includes a 101,840-square foot wholesale retail building, a fuel service station without convenience store, and a 2,050-square foot drive-through restaurant on +/- 13.89 acres. The Town Council will be holding an evidentiary hearing prior to making a quasi-judicial decision on this matter.

Planning Director Grieve gave a brief overview of the item.

d. LRP-01-23: Southern Pines 2040 Comprehensive Plan

A public hearing for the Town Council to listen to public comment on the new 2040 Comprehensive Plan. The process for developing the new plan started over a year ago and has involved dozens of public meetings and community events, a community survey, feedback from a Community Advisory Committee and frequent newspaper articles describing the process and ways to participate. The Planning Board has unanimously recommended approval of the plan with 13 modifications to the text.

Asst. Town Manager Roth gave a brief overview of the item.

Discussion ensued.

6. REVIEW PROPOSED ACTION ITEMS FOR SEPTEMBER 12TH 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)

Mr. Colin Webster, on behalf of Grovsnor Land, LLC, has submitted an application for a mixed-use development with condominiums, single-family townhouses, office, retail, and restaurant. The public hearing for this agenda item was closed on July 11, 2023.

Asst. Town Manager Roth gave a brief overview of the item.

b. Consider Ordinance #3002 Amending the Town's Code of Ordinances

This is a series of administrative revisions to the Code of Ordinances, as part of the administrative review and overhaul staff is undertaking. These amendments address enforcement actions related to unsafe buildings and fines/fees assessed by the fire and finance departments. Staff is finalizing the preparation of Attachment B (Chapter 153 - Unsafe Buildings) and will provide for the September 12 packet.

Asst. Town Manager Roth gave a brief overview of the item.

c. MPO Memorandum of Understanding (MOU)

The MPO may forward a MOU for adoption. If not, this item will be postponed to a future date.

Councilmember Clement gave an overview of the item.

7. REVIEW PROPOSED CONSENT AGENDA FOR SEPTEMBER 12TH AGENDA

a. Approve Resolutions #1070 to Designate Public, Limited, and Non-Public Forum Areas in Town Facilities and #1071 to Amend the Southern Pines Public Library Use Policy

#1070 creates a policy to designate areas in Town-owned facilities with regard to public, limited, and non-public forums in order to comply with precedents interpreting the 1st Amendment.
#1071 amends the Town of Southern Pines Public Library Use Policy.

Asst. Town Manager Roth gave a brief overview of the item.

b. Consider Resolution #1072 Confirming Non-Inclusion of a Portion of Long Street in the Southern Pines Street Plan

This request is from Tom Mincher, Jr. pursuant to NCGS 136-96 (e) which requires the filing of a resolution and declaration of withdrawal with the Register of Deeds. Staff reviewed the Town's records and found that this portion of Long Street was not included in any street plan adopted under GS 136-66.2.

Asst. Town Manager Roth gave a brief overview of the item.

c. Approve Resolution #1073 Requesting that NCDOT Reduce the Speed Limit on a Portion of Broad Street

This resolution is a request for NCDOT to reduce the speed limit on SW Broad Street from W. Massachusetts to W. Illinois Ave to 20MPH. This would be consistent with the other sections of Broad that currently are one-way.

Asst. Town Manager Roth gave a brief overview of the item. Town Engineer James Michel noted a typo in the draft resolution - 25mph should be 20mph and would be corrected before the business meeting.

d. Approve Resolution #1074 Accepting CWSRF/ASADRA Funds for the Warrior Woods Lift Station Relocation

The Town has been approved for low interest loan funding for the Warrior Woods Lift Station project. The funding is provided by the Division of Water Infrastructure as part of the Additional Supplemental Appropriation for Disaster Relief Act (ASADRA). The attached resolution is for the formal acceptance of the funds by the Town.

Asst. Town Manager Roth and Town Engineer Michel gave a brief overview of the item. Councilmember Clement asked that the loan terms be included in the business packet. Discussion ensued.

e. Approve Ordinance #3003 Amending the Town's Fee Schedule

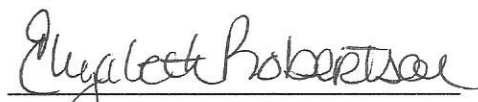
This ordinance updates the Town's fee schedule, effective September 12, related to charges for fire and rescue services and utility billing.

Asst. Town Manager Roth gave a brief overview of the item.

8. ADJOURNMENT

Upon motion by Councilmember Clement, seconded by Councilmember Pate and carried unanimously, Council adjourned at 7:09 pm.

Respectfully submitted:


Elizabeth Robertson, Town Clerk

