



AGENDA

Tuesday, January 9, 2024: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

4. APPROVAL OF AGENDA

5. ORGANIZATIONAL MATTERS

a. Appointment to Complete the Remainder of Mayor Clement's Unexpired Council Term

Taylor Clement was elected Mayor in the November 7th election, leaving her former Council seat vacant. In accordance with NCGS § 160A-63, the Town Council appoints a citizen to complete the remainder of her unexpired term through the November 2025 election. Ten citizens submitted applications for this seat prior to the published deadline of December 15, 2023 at 5pm.

6. PUBLIC COMMENTS

7. CONSENT AGENDA

a. Ordinance #3023 - Amending the Municipal Service District Special Revenue Fund

Staff is requesting an amendment to the MSD Project Budget of \$3,092

b. Approve Town Council Meeting Minutes for December 2023

Staff requests approval of the following meeting minutes for December 2023:

- December 5, 2023
- December 12, 2023

c. Acceptance of Water Asset Inventory and Assessment Grant

Acceptance of the \$200,000 asset and inventory grant for the Town's water system.

d. Acceptance of Wastewater Asset Inventory and Assessment Grant

Acceptance of the \$200,000 Wastewater AIA Grant for the Town's wastewater system

8. ACTION ITEMS

a. WP-03-23 Watershed Protection Permit - 1.02 acres on Central Drive

Kevin Lindsay, on behalf of GPF Investments, LLC, has submitted an application for a Watershed Protection Permit requesting 1.02 acres of 5/70 exemption allocation to develop an eight (8) apartments units, which will result in 45% total impervious surface on the subject property which is located within the High Quality portion of the Little River Intake No. 2 Watershed within the Cape Fear River Basin.

9. PUBLIC HEARINGS

a. OA-06-23 Proposed Text Amendments to the Unified Development Ordinance

The Town of Southern Pines Planning Department is proposing to amend the Unified Development Ordinance (UDO). The proposed amendments cover three topics described in the staff report.

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. The public hearing for this agenda item was opened at the December 12, 2023 Town Council meeting and immediately continued to January 8, 2024 at the request of the applicant.

c. PD-05-23 Preliminary Development Plan for Phase 10 of the Morganton Park North Planned Development

Mr. Bob Koontz, on behalf of Pinehurst Surgical Clinic Realty, LLC, has submitted a Planned Development District – Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance (UDO) for 160,000 square feet of medical office space on 8.7 acres of the parcel identified as PIN 857100597408 (PARID 20190272).

d. SU-02-23 Special Use Permit for a Major Subdivision; 730 S. Bennett Street

Mr. Kevin Lindsay of Crawford Design Company, on behalf of PTAH, LLC, has submitted a Special Use Permit, Major Subdivision Preliminary Plat and Watershed Protection Permit application pursuant to §2.20 Major Subdivision and §2.21 Special Use Permit of the Town of Southern Pines Unified Development Ordinance (UDO) to subdivide the parent tract into 13 townhomes with a homeowners association.

10. 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>