



AGENDA

Tuesday, February 8, 2022: 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 HEARINGS

a. AX-07-21 Morganton Park South

Robert & Julie Van Camp, Trustees, Thomas Van Camp, Trustee, and Morganton Road Enterprises, LLC have petitioned the Town for a voluntary annexation of a parcel totaling +54.94 acres. The parcels are identified as PIN 857100575720 and 857100572972 and are located between US 15-501 and W. Morganton Rd.

b. AX-08-21 Blue Farm Lots

Mr. Benjamin Stout is requesting voluntary annexation of five parcels totaling +4.10 acres, collectively known as Blue Farm, Section Three and located on NC Hwy 22.

c. PD-12-21 Waterworks Phase 1 PDP

Andy Bleggi with PTAH, LLC has applied for a Preliminary Development Plan (PDP) for Phase 1 of the Waterworks development. Waterworks Phase 1 will include construction of a 33,000 square foot expansion of the existing 4,260 square foot recently-renovated Waterworks building. The new expanded building will be used for office space as permitted by the Waterworks Conceptual Development Plan (CDP). A new, additional 9,600 square foot building will also be built as part of the Phase 1 PDP. The building is presently planned to be occupied by Workhorse Fitness, a by-right use in the Waterworks CDP. However, any other by-right use may occupy the building in the future subject to UDO design standards. Phase 1 will also include construction of 152 permanent parking spaces and 20 temporary gravel parking spaces to serve the proposed buildings. Access will be provided off Central Drive, directly across from Reservoir Park Road.

d. PD-13-21 Old Morganton Park South Parcel 1 PDP

The applicant has applied for a preliminary development plan for the purpose of developing a retail building. The proposed Old Morganton Road Lot 1 development will be located in the planned development known as Morganton Park South. The retail building is a 7,000 square foot building located on 1.12 acres that are currently located in the Town of Southern Pines limits. The subject property is located on the corner of West Morganton Road and Brucewood Road with Old Morganton Road on its southwest corner, lies within the Morganton Road Overlay and is designated as traditional mixed use on the future land use map in the comprehensive long-range plan.

e. SU-01-21 Patrick's Pointe (Continued)

On behalf of Francis Maser, Mr. Bob Koontz, of Koontz Jones Design, has submitted an application for a Special Use Permit for the new construction of a multi-family residential and office development. The subject property is located along US Highway 1 North between West Connecticut Avenue and Midland Road and is comprised of three (3) parcels for a total of 25.4 acres of presently undeveloped, wooded land.

5. ACTION ITEMS

6. CONSENT AGENDA

a. Approve December 8, 2021 Town Council Agenda Meeting Minutes

Approve December 8, 2021 Town Council Agenda Meeting Minutes

b. Approve December 14, 2021 Town Council Business Meeting Minutes

Approve December 14, 2021 Town Council Business Meeting Minutes

c. AX-01-22: Set Public Hearing for Annexation at 3900 Youngs Road

Michael Tveter and Jamie Tveter are requesting voluntary annexation of a contiguous parcel that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject parcel is identified as PIN 858100892377; PARID 20210139 and is owned by Michael Tveter and Jamie Tveter. The public hearing for this application will be March 8, 2022.

d. Adopt Ordinance #1963 to Amend the Code of Ordinances to Address Membership Qualifications for the Appearance Commission

Based on previous discussion with the Town Council, staff has prepared a draft ordinance that removes term limits for members of the Appearance Commission.

e. Adopt Ordinance #1964 to Add the Library Board to Chapter 33 of the Code of Ordinances

Staff recommends adding the Library Board membership qualifications, terms of appointments, powers and duties, and similar to the Town's Code of Ordinances, which is consistent with the Town's other appointed boards.

f. Adopt Ordinances #1966 and #1967 to Amend Capital Project Funds Associated with Water Line Projects

By adopting these ordinances, the Capital Project Fund (CPF) for the E. Morganton Rd. water line project is closed and the remaining balance of \$109,452 is transferred to the CPF for the Pennsylvania-Peedee water line project.

7. PUBLIC COMMENTS

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>