

**MINUTES**  
**Worksession Meeting of the Southern Pines Town Council**  
**March 24, 2014, 3:00pm, Community Room, Southern Pines Police Department**  
**450 W. Pennsylvania Avenue**

**Present:** Mayor David McNeill, Mayor Pro Tem Mike Fields, Councilmember Fred Walden, Councilmember Jim Simeon, Councilmember Teresa VanCamp

**Absent:** None

Call to Order

**1. Veterans Weekend Presentation & Request: MOAA**

John Bosche and Gary Marlar, Moore County Veteran's Council, were present for discussion with Council. Mr. Marlar spoke regarding Moore County Veterans and previous fund raising efforts and commented MOAA will appreciate the Town's efforts in promoting the Veteran's Weekend events and hopes another proclamation will be issued regarding Veteran's Weekend.

Mayor McNeill congratulated all parties involved in last year's Veteran's Weekend and commented the parade was outstanding and the weekend was remarkable. Mayor McNeill continued by inquiring if the request is for \$2,000.

Mr. Marlar responded in the affirmative and commented the event was estimated to cost \$6,000 to produce.

Mayor Pro Tem Fields inquired when a decision regarding the request is needed and commented he is not ready to act on this due to the Annual Retreat approaching where budget discussions will be held. Mr. Marlar commented the parade is scheduled for November 8, 2014 and the concert is scheduled for November 9, 2014.

Councilmember VanCamp inquired where additional event funds raised would be allocated. Mr. Marlar responded by commenting the funds would be given to veteran service organizations.

Councilmember Walden suggested setting aside this year's proceeds to next year's budget. Mr. Marlar commented that approach would reduce the amount being contributed to the veterans.

Mayor McNeill asked Town Manager Parsons to include the MOAA request in the budget discussions to be held at the Annual Retreat.

**2. Request to Rezone 360 N. Bennett Street from OS-CD to RM-2: Moore HL Properties (Tom Holderfield)**

Tom Holderfield was present for discussion with Council and presented an overview of the rezoning request and commented it would make the proposed lot consistent with the other properties in the block.

Mayor Pro Tem Fields inquired if the request is comprised of two lots. Planner Chris Kennedy responded in the affirmative and gave a brief overview of the property.

**3. Request to Rezone 1064 W. Massachusetts Ave. from RS-1 to NB: Creative Learning Center (Joshua Haire)**

Dean King, Pinnacle Development was present for discussion with Council and presented an overview of the rezoning request and commented the proposed plan is for a facility similar to the Boys and Girl Club minus the athletic aspect.

Planner Kennedy gave a brief overview of the zoning on the requested property.

Councilmember VanCamp inquired if the proposed creative learning center would serve only the children of the church's congregation since it is a separate entity. Mr. King responded by commenting he thinks it will serve the neighborhood in that area.

Mayor Pro Tem Fields commented he doesn't have a problem with the request and recommended moving forward with the rezoning.

**4. Request for the Construction of a new Cell Tower; Property West of NC Hwy 22: Try-MAC Construction Corporation**

Fred Papa, Vice President of Try-MAC Construction Corporation was present for discussion with Council and presented an overview of the request and continued with a brief overview of the site plan. Mr. Papa commented they will not be pursuing a 250 foot tower but a 195 foot monopole.

Mayor Pro Tem Fields inquired if the monopole can handle additional cellular carriers. Mr. Papa responded in the affirmative and commented it can carry at least 4 cellular carriers, they would be willing to light the monopole and that it is out of the airport Hazard Overlay. Mr. Papa continued by commenting the monopole is 1.3 miles northwest of the center line of the airport runway.

Mayor McNeill inquired if this site would eliminate the tower at Sandhills Community College. Mr. Papa commented that Faulk & Foster have dropped the site at Sandhills Community College.

Discussion ensued regarding tower lighting. Mr. Papa commented they would install the most effective lighting but it would ultimately be determined by FAA regulations.

Town Manager Parsons inquired if the utility easement will be adequate for construction purposes. Mr. Papa responded in the affirmative.

Councilmember VanCamp inquired when the project would be completed. Mr. Papa responded by commenting they are very early in the process but they assume 4-6 months for permitting and approximately 3-4 weeks to construct the site but they will not begin construction until they have a carrier committed to the tower.

Councilmember Walden inquired if the proposed tower location is the highest elevation on the property. Mr. Papa responded in the affirmative.

**5. Request to Amend Table of Permissible Uses in the UDO: Neal Smith Engineering, Inc.**

Neil Smith, Neil Smith Engineering was present for discussion with Council and gave an overview of the proposed amendment and commented they are trying to get an upholstery shop approved in the Neighborhood-Business (NB) district.

Town Manager Parsons commented this is not a rezoning request but a request to allow the use in an existing zoning district.

Planner Kennedy commented the only options for rezoning are Conditional-Business (CB) or General-Business (GB) and commented neither are fitting for the area in question.

Mayor Pro Tem Field commented he thinks this is a 'neighborhood-type' business and he is comfortable in allowing this request to proceed.

Mr. Smith commented the existing structure at 883 W. Pennsylvania Avenue is not being modified but being fixed up and he doesn't think the planned improvements will require an architectural review.

Planning Director Bart Nuckols commented the applicant can petition to amend the request on the zoning and this can be included in the new UDO updates. Discussion ensued.

**6. Request to Amend the List of Errata in the UDO: "Glitch List"**

Michael Lauer of Planning Works, Mike Martin, Planning Board Chairman, Planning Board members Jim Curlee and G Ridzon were present for discussion with Council. Mr. Lauer presented a list of correction and modification recommendations to the new UDO and commented most of the items are clarification of existing policies or identifying places within the UDO that need definition.

Councilmember Simeon inquired if this is a normal process conducted with other clients. Mr. Lauer commented presenting a glitch list is part of his process but not normal for a lot of consultants.

Mr. Lauer continued with the overview of the glitch list recommendations.

Mike Martin, Planning Board Chairman, inquired if a zoning use 'glitch list' is appropriate to address at this time.

Mr. Lauer commented that the list he presented are not 'glitches' but clarifications. Discussion ensued regarding clarification of zoning uses or potential text amendments.

Planning Director Nuckols commented they are looking into the May - July time period to move forward with the items for clarification.

#### 7. Pool Park Discussions continued

Town Manager Parsons spoke regarding sidewalk program bids and commented the idea of surrounding the park on 3 sides with sidewalk was done with the idea that the splash pad would be installed, the pool removed and no potential of damage to the new sidewalks around the park would exist.

Town Manager Parsons continued by commenting that the contractor agreed to install the Henley Street portion of the sidewalk and gave the Town until April 1, 2014 to decide on installing the Michigan Avenue and or Stephens Street portions. Town Manager Parsons commented if the funds are not spent on the project, they will remain in the Capital Project fund for the next fiscal year to install Stephens Street and Michigan Avenue, although the contract price may change.

Mayor Pro Tem Fields commented he doesn't think it will be prudent to perform construction around the pool park until Council decides what is to be done with the park and a good portion of sidewalks are being installed and the project came in over budget. Mayor Pro Tem Fields suggested postponing installing sidewalks on Stephens Street and Michigan Avenue until next year.

Councilmember Simeon inquired the amount to install sidewalks along Stephens Street and Michigan Avenue. Town Manager Parsons responded by stating \$162,313 and commented \$150,000 was appropriated and along with previous projects that came in under budget, the Capital Project funds total approximately \$167,000.

Mayor Pro Tem Fields inquired if the total appropriated Capital Project funds for sidewalks are Town-wide. Town Manager Parsons responded in the affirmative.

Councilmember Simeon commented that he would like to move forward with the Henley Street sidewalk installation and to allocate the remaining funds for future expansion.

Councilmember VanCamp inquired as to the new cost should Michigan Avenue and Stephens Street not be included in the installation. Town Manager Parsons responded by commenting the new project would total approximately \$126,000.

Mayor McNeill commented that Henley Street would be the priority for sidewalk installation and additional installations should be postponed until plans for Pool Park are determined. Council was in agreement.

Town Manager Parsons commented that Recreation Director Robert Reeve has met with PARTF regarding funding schedules and commented that applications will need to be submitted by September or October if Council chooses to apply for funds. Town Manager Parsons continued by commenting that PARTF stated \$500,000 is the maximum grant amount but they recommend not applying for more than \$300,000 due to their funding structure. Town Manager Parsons commented the process takes approximately 2 years to receive PARTF funds.

Mayor McNeill commented he understood the Aquatics Study to recommend a new pool facility to be built at the Morganton Road and Henley Street intersection with the existing pool remaining open until the new facility is complete. Discussion ensued.

Councilmember VanCamp commented that Council needs to be proactive and not reactive in regards to Pool Park.

Mayor McNeill inquired if Council desires a 5-member committee to review the Pool Park plan.

Mayor Pro Tem Fields commented he would like to see if the pool opens this year prior to making any decisions.

Councilmember VanCamp commented she thinks Council has its finger in the dike and it's going to explode and that Council needs a plan before investing a lot of money into the pool.

Mayor Pro Tem Fields commented a plan from 2009 has been available but got derailed in January. Discussion ensued regarding creating a new committee for the Pool Park plan and opening the pool.

Mayor McNeill commented he thinks there was disconnect in the decision that was made in the 2009 Pool Park Master Plan.

Mayor Pro Tem Fields commented he would rather use the \$300,000 in the Capital Project fund for activities or programming for people to use the park and he thinks a pool is used by a small percentage of people. Mayor Pro Tem Fields continued by commenting there are great needs in Town and he is not sure a pool is at the top of the list.

Councilmember Simeon commented he thinks a pool is vital to the community and for the services it provides to the citizens and that an advisory committee for Pool Park would be beneficial.

Councilmember Walden commented he doesn't think Council can make a decision until they see if the pool opens.

Councilmember VanCamp commented there are studies that show that nice facilities will be utilized and continued by commenting that no one wants to use the pool in its current condition.

Mayor Pro Tem Fields commented he is interested to see the budget proposal because he doesn't know if there will be funds available to offer certain things to the citizens and Council will have to make some hard choices on what is going to be funded.

Discussion ensued regarding a potential recreational advisory committee.

#### **Additional Discussion Items**

Councilmember Walden spoke regarding traffic on Pennsylvania Avenue when schools are released and inquired if a traffic officer would be helpful during those times.

Town Manager Parsons commented the schools provide a traffic officer on May Street and has the option of providing an additional traffic officer on Pennsylvania Avenue.

As so incorporated to these minutes of March 24, 2014 are exact copies as so recorded in the ordinance and resolution books of the Town of Southern Pines as if fully set out in the minutes.

There being no further business the meeting adjourned at 5:12p.m.

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Phillip Britt  
Town Clerk