

AGENDA

Regular Business Meeting of the Southern Pines Town Council February 9, 2021, 6:00 PM, Virtual Meeting

February 9th, 2020 6:00 PM Town Council Regular Meeting:

- Attend using your computer or smartphone to watch and listen to the proceedings and to provide comment when prompted. Register for the meeting in advance by going to:
<https://attendee.gotowebinar.com/register/9008620235960390669>
- Attend using your telephone to listen to the proceedings and to provide comment when prompted. At the meeting time, dial (562) 247-8422 then use Audio Access Code 416-309-329.
- Attend using the GoToWebinar app on your tablet or smartphone by entering Webinar ID 617- 337-491.

Call to Order

Pledge of Allegiance

1. **Manager's Comments**
2. **Consent Agenda - (Request for Adoption)**

All items listed below are considered routine and will be enacted by one motion and without discussion.

A. Budget Amendments

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Planning	Professional Services	10-540-4600	\$ 47,100.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$47,100.00	

B. Board Appointments

- Historic District Commission
 - o Elizabeth Oettinger Initial Appointment 2/9/2021 – 2/9/2025

C. Acceptance of contract With the Development Finance Initiative for a Phase II Study and Continued Support

3. **Public Hearings – (All Hearings below to be held at the February 9, 2021 Regular Business Meeting)**

Per GS §166A-19.24(e) no action may be taken until at least 24 hours after a remote public hearing to allow for additional written comments. All reports below are prepared accordingly.

Therefore, decisions and adoption of all required documents (such as Findings of Fact, Written Decisions, Plan Consistency Statements, Ordinances, etc., as applicable) will occur at the February 22, 2021 Worksession Meeting.

- A. AX-01-21: Public Hearing for a Request for Voluntary Annexation of Property Contiguous to the Corporate Limits of the Town of Southern Pines; ±157.51 Acres; Petitioner: Town of Southern Pines

4. **Public Comments**

PUBLIC COMMENT PROCEDURES

The Southern Pines Town Council is committed to allowing members of the public an opportunity to offer comments and suggestions. In addition to public hearings, a special time is set aside for the purpose of receiving such comments and suggestions. All comments and suggestions addressed to the Council during the Public Comment Period shall be subject to the following procedures:

- 1. The Public Comment Period will be held at the end of the Council Meeting.*
- 2. Each person choosing to speak is asked to keep their statements to a reasonable length in time in recognition that others may also wish to speak and that the Council requires time to conduct its normal business. The Chair retains the right to limit discussion as he/she deems necessary.*
- 3. Speakers will be acknowledged by the Mayor/Chair. Speakers will address the Council from the lectern at the front of the room and begin their remarks by stating their name and address for the record.*
- 4. Public comment is not intended to require the Council and/or staff to answer any impromptu questions. Speakers will address all comments to the entire Council as whole and not one individual member. Discussions between speakers and members of the audience will not be permitted.*
- 5. Speakers will be courteous in their language and presentation. Matters or comments which are harmful, discriminatory or embarrassing to any citizens, official or employee of the Town shall not be allowed. Speaker must be respectful and courteous in their remarks and must refrain from personal attacks and the use of profanity.*
- 6. Any applause will be held until the end of the Public Comment Period.*
- 7. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with the Clerk to the Council.*
- 8. Speakers shall not discuss any of the following: matters which concern the candidacy of any person seeking public office, including the candidacy of the person addressing the Council; matters which are closed session matters, including but not limited to matters within the attorney-client privilege, anticipated or pending litigation, personnel, property acquisition, matters which are made confidential by law; **matters which are the subject of public hearings.***
- 9. Action on items brought up during the Public Comment Period will be at the discretion of the Council.*

**AN ORDINANCE
AMENDING THE 2020/2021 FISCAL YEAR BUDGET**

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 9th day of February, 2021 that the Operating Budget for the Fiscal Year 2020/2021 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
Planning	Professional Services	10-540-4600	\$ 47,100.00	
General Fund	Fund Balance Appropriations	10-397-1000	\$47,100.00	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of February 9, 2021 as shown in the minutes of the Town Council for that date.

Peggy K. Smith, Town Clerk

MEMORANDUM

To: Reagan Parsons, Town Manager, Town of Southern Pines
From: Marcia Perritt, Associate Director, Development Finance Initiative
Date: December 18, 2020
Re: Proposal to provide Pre-Development Services to the Town of Southern Pines for the Morganton Road site

UNC-Chapel Hill Development Finance Initiative

The UNC Chapel Hill School of Government (SOG) established the Development Finance Initiative (DFI) in 2011 to assist local governments and their partners in North Carolina and beyond with achieving their community economic development goals. DFI partners with communities to attract private investment for transformative projects by providing specialized finance and real estate development expertise.

Request for Technical Assistance

The Town of Southern Pines requested a proposal for technical assistance in November 2020 to provide pre-development services. These services would focus on the Morganton Road site, a nearly 20-acre site located at the intersection of West Morganton Road and South Henley Street and adjacent to Armory Park. This collection of four Town-owned parcels was identified as a key opportunity site through DFI's prior engagement with the Town, a neighborhood revitalization strategy assessment, due to its strategic location as a gateway to the West Southern Pines neighborhood and proximity to U.S. Highway 1.

The Town of Southern Pines would like to explore several development scenarios for the Morganton Road site that maximize public interests, including retail, office, and/or residential uses. To that end, DFI is able to support the Town in evaluating the development feasibility and in attracting private investment to the Morganton Road site. DFI's pre-development services would build on analysis recently performed by DFI in its prior engagement with the Town, which culminated in the identification of opportunity sites and recommended next steps. Those recommended next steps, which included pre-development for the Morganton Road site, are the subject of this Scope of Services.

Scope of Services

The following Scope of Services outlines the activities that DFI would conduct to support the Town of Southern Pines in attracting private investment to the Morganton Road site, herein referred to as the "Project".

1. Establish guiding public interests for the Project in collaboration with the Town and key stakeholders;
2. Conduct a site-specific market analysis to assess the demand for development, to include an evaluation of market feasibility and demand drivers for different uses for the Project including retail, residential, and/or office;
3. Support the Town in community engagement efforts to solicit public input related to community needs and priorities that could be addressed through the development of the Project;
4. Perform a site constraints analysis to determine what the site can actually support given current conditions and other limitations and to test fit potential development programs for the Project;
5. Conduct a financial feasibility analysis, preparing a financial model (i.e., development budget, operating cash flows, sources of capital, etc.) for the Project to determine financial feasibility for private partners and the scale of public investment, if necessary;
6. Advise the Town on additional site control for the Project, if necessary, to achieve public interests and market/financial feasibility;
7. Evaluate options for financing and structuring public participation in development or redevelopment, if necessary, including use of development finance tools (tax credits, district designations, etc.);
8. Propose a feasible private development program for the Project and request Town approval;
9. Prepare a solicitation for development partners and assist Town with developing criteria to inform the Town's selection of eventual partner(s);
10. Actively market and discuss the solicitation with qualified development partners (for-profit or non-profit) with the goal of receiving competitive proposals from qualified developers who are capable of accomplishing the Town's approved development program;
11. Support Town officials in development partner selection process by carrying out due diligence of potential partners, preparing investment summaries, and evaluating solicitation responses using Town's criteria;
12. Support the Town in negotiating deal points with the development partner selected to execute the approved development program pursuant to the solicitation. Deal points include development parameters for public-private partnerships and milestones, which are typically memorialized first in a non-binding memorandum before being finalized in a development agreement; and

13. Support the Town through the point that the above-referenced development partner closes on financing for the project, by regularly evaluating changes proposed by the development partner to pro forma financials and public participation options, in order to verify developer assumptions about revenues, development costs, operating expenses, and debt and equity structuring as market conditions evolve.

This Scope of Services does not include services that require a licensed broker or licensed attorney to perform. In addition, the scope does not include tasks associated with site planning expertise from architects or engineers, nor does it include site preparation expenses such as land survey, soil samples, and environmental testing (if such services are required, DFI will advise the Town to obtain such services from third parties).

Deliverables

Deliverables include presentations, summaries, and other documentation intended by DFI to be delivered to the Town regarding the Scope of Services.

Timeline

The timeline for completing Activities 1-8 is estimated to be 6 months from commencement.

DFI intends to help the Town attract private investment into the Project (Activities 9-13) as quickly as possible and in a way that maximizes overall value and serves the public interests.

Fee

The flat fee for the above Scope of Services is \$64,200, payable over two installments of \$32,100 each.

The flat fee accounts for efficiencies gained by DFI's prior technical assistance provided to the Town of Southern Pines. If the Town does not choose to engage DFI for these services by June 2021, the fee quoted here will be revised higher.

The Town fee would cover only part of DFI's cost of services, with the balance being "at risk," to be paid as a fee from each successful project. DFI's pre-development services will not only assist the Town in accomplishing its goals but will also benefit the ultimate private developer(s) by eliminating predevelopment work, risk and expense. In order to minimize the Town's costs, we require the ultimate developer to pay for the value of that benefit in the customary way, as a portion of development costs. If the Town is successful in executing a Development Services Agreement with a private partner, DFI will receive

a Development Services Fee. This Development Services Fee paid by the Project would be 1% of total project costs.

This arrangement benefits the Town in several ways. It aligns DFI's interests with the Town in terms of finding developer(s) for the Project to attract private investment. It also ensures the Project itself pays for a significant share of the Town's costs associated with the pre-development work. And it gives the Town ongoing support from DFI throughout negotiations with the developer(s) and during the full life span of development of the Project (i.e. DFI has "skin in the game"). There is no guarantee that a developer will be identified, so the consequences for DFI are clear—DFI will get the bulk of its fee only if there are developer(s) for the Project who successfully execute agreement(s) with the Town.

Potential Add-On Service: West Southern Pines Strategy Consulting

If the Town desires supplemental advisory services, DFI is able to provide an additional service to the Town of Southern Pines concurrently with the Pre-Development Scope of Services described above. Building on the recommendations that resulted from DFI's prior engagement with the Town, DFI is able to support Town staff in the execution of DFI's recommendations (outlined in DFI's presentation to Council on November 23, 2020) as it relates to the West Southern Pines neighborhood. To that end, a DFI Project Manager is able to commit 5 hours per week on average to the delivery of the Scope of Services below. That Project Manager would receive support from DFI leadership and Development Advisors. These services would be delivered virtually (by telephone or video conference).

Scope of Services

Advise Town of Southern Pines staff as its relates to the implementation of the following strategies for revitalization of the West Southern Pines neighborhood:

- Support Town staff in building the capacity of community leadership through the development of the West Southern Pines Task Force (or other neighborhood advisory group);
- Support Town community development staff as they proactively address community needs;
- Advise Town staff as they pursue redevelopment of highly distressed and prominent intersections within West Southern Pines utilizing prior analysis performed by DFI (no new deliverables or analysis to be performed); and
- Advise Town staff as they pursue redevelopment of the so-called "Lost City" utilizing prior analysis performed by DFI (no new deliverables or analysis to be performed).

Timeline & Fee

The timeline for the above scope of services is six (6) months and the flat fee is \$15,000, payable upon commencement. This flat fee accounts for efficiencies gained by DFI conducting Morganton Road Pre-Development Scope of Services concurrently (described on pages 2-3 of this proposal). If the Town does not simultaneously engage DFI for Morganton Road, the fee quoted here will be revised higher.

Consent Agenda Item

To: Reagan Parsons, Town Manager
Via: BJ Grieve, Planning Director
From: Cindy Williams, Planning Technician
Subject: AX-01-21: Public Hearing for a Request for Voluntary Annexation of Property Contiguous to the Corporate Limits of the Town of Southern Pines; ±157.51 Acres; Petitioner: Town of Southern Pines
Date: February 9, 2021

I. SUMMARY OF APPLICATION REQUEST:

The Town of Southern Pines is requesting voluntary annexation of a ±157.51 acre parcel that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the property owner is Barbara L. Sherman. The property was conveyed by Barbara L. Sherman to the Town of Southern Pines by deed recorded in the Moore County Register of Deeds office on December 15, 2020 in Book 5492 at Page 240. The subject parcel is currently identified as PIN: 858317116814 (PARID: 99000591).

II. TOWN COUNCIL ACTION (January 12, 2020 regular meeting):

During the January 12, 2021 regular meeting of the Town Council, the Town Council approved a *Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31* and a *Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31, As Amended*. The public hearing is scheduled to be held on February 9, 2021 during the regular meeting of the Town Council. All public notice requirements associated with this annexation request have been met.

III. PROJECT INFORMATION:

A. Physical Addresses:

490 Pee Dee Road
Southern Pines, NC 28387

B. Property Owner:

Town of Southern Pines
P.O. Box 870
Southern Pines, NC 28388

C. Applicant:

Town of Southern Pines
P.O. Box 870
Southern Pines, NC 28388

D. Property Identification Number (PIN) & Parcel Identification:

PIN: 858317116814; PARID: 99000591

E. Size of Property:

Total Current Acreage: ±157.51 acres

II. STAFF COMMENTS:

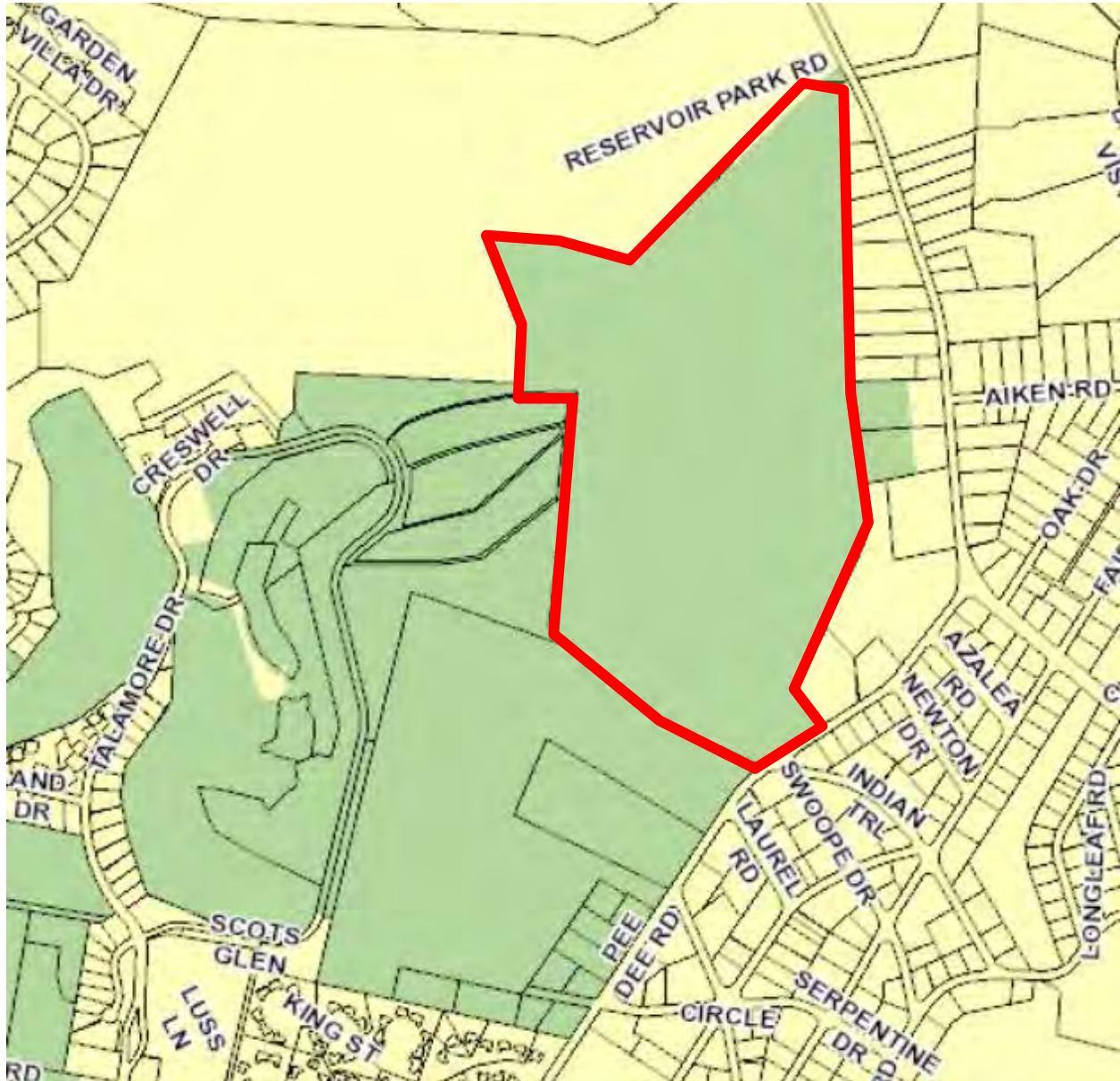
- The applicant has submitted an annexation petition accompanied by a map and a written metes and bounds description of the subject property.
- The request is a voluntary request for a contiguous annexation as the adjacent properties to the east are within the corporate limits of the Town of Southern Pines (see Figure 1).
- The subject property is presently zoned RE (Rural Estate) and the adjacent properties are presently zoned FRR (Facilities Resource and Recreation), RS-3 (very low density Residential single-family), NB (Neighborhood Business), FRR-CD (Facilities Resource and Recreation conditional district) and RS-1CD (medium density Residential single-family conditional district).
- At the January 12, 2021 regular meeting of the Town Council, the Town Clerk was directed to investigate a Petition for Voluntary Annexation received under G.S. 160A-31 and the Town Council approved a date for a public hearing on the Petition.
- The purpose of this agenda item is to hold a public hearing to consider the annexation request.

• **Comprehensive Long Range Plan Analysis:**

- The subject property is identified as “Residential” on the Comprehensive Long Range Plan (CLRP) Future Land Use Map (see Figure 3). Per the CLRP 2015-2016 update:

“Residential. This designation encompasses the majority of Southern Pines’ residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed to up to twelve units per acre that are clearly more urban. Elementary schools, civic uses, parks and neighborhood scale commercial services may be authorized through the rezoning process without amending the future land use map.”

Figure 1: Adjacent Property (Area to be Annexed Outlined in Red)



□ Town of Southern Pines Corporate Limits

■ Town of Southern Pines ETJ

Figure 2: Zoning Map (Area to be Annexed Outlined in Black)

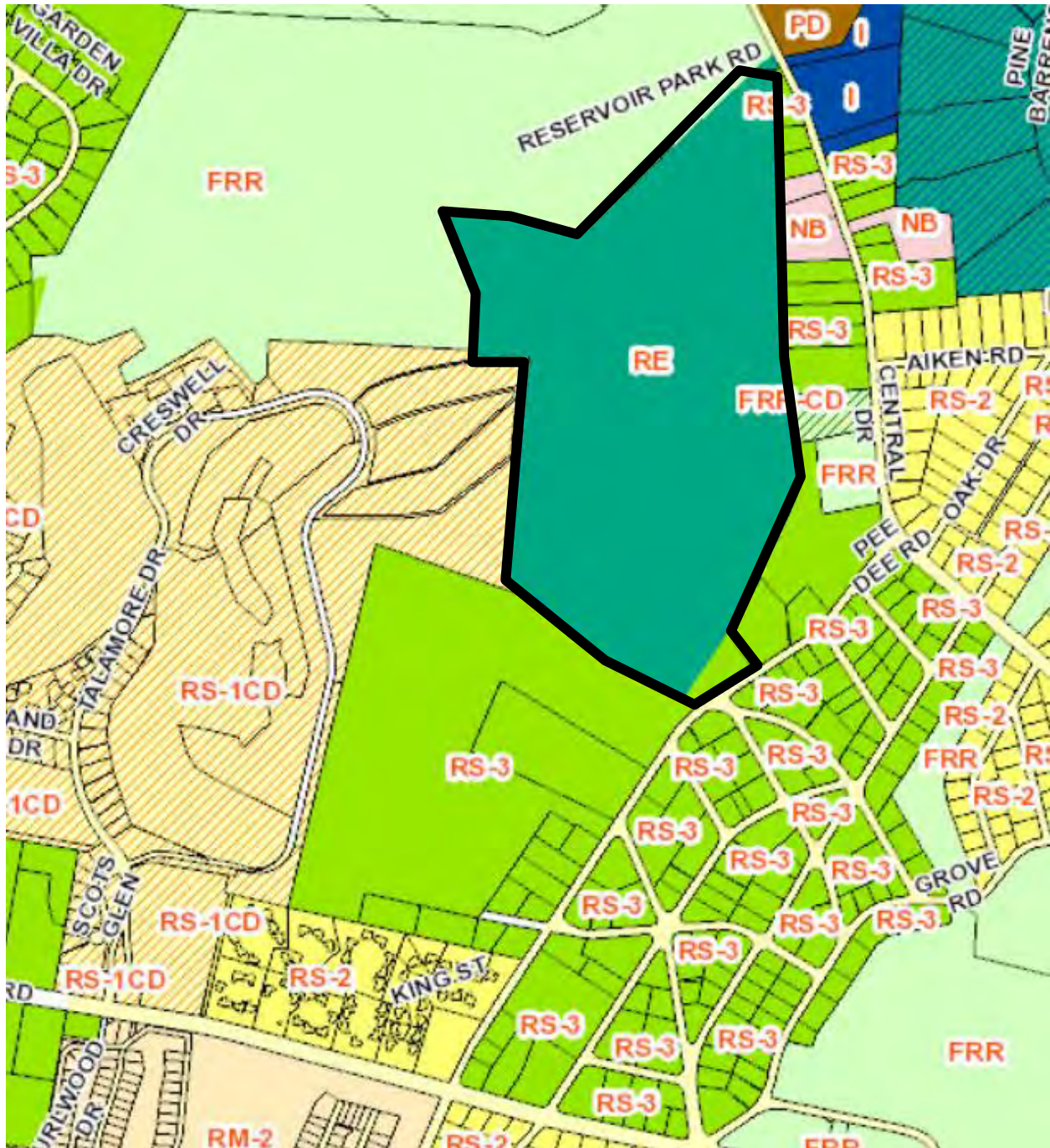
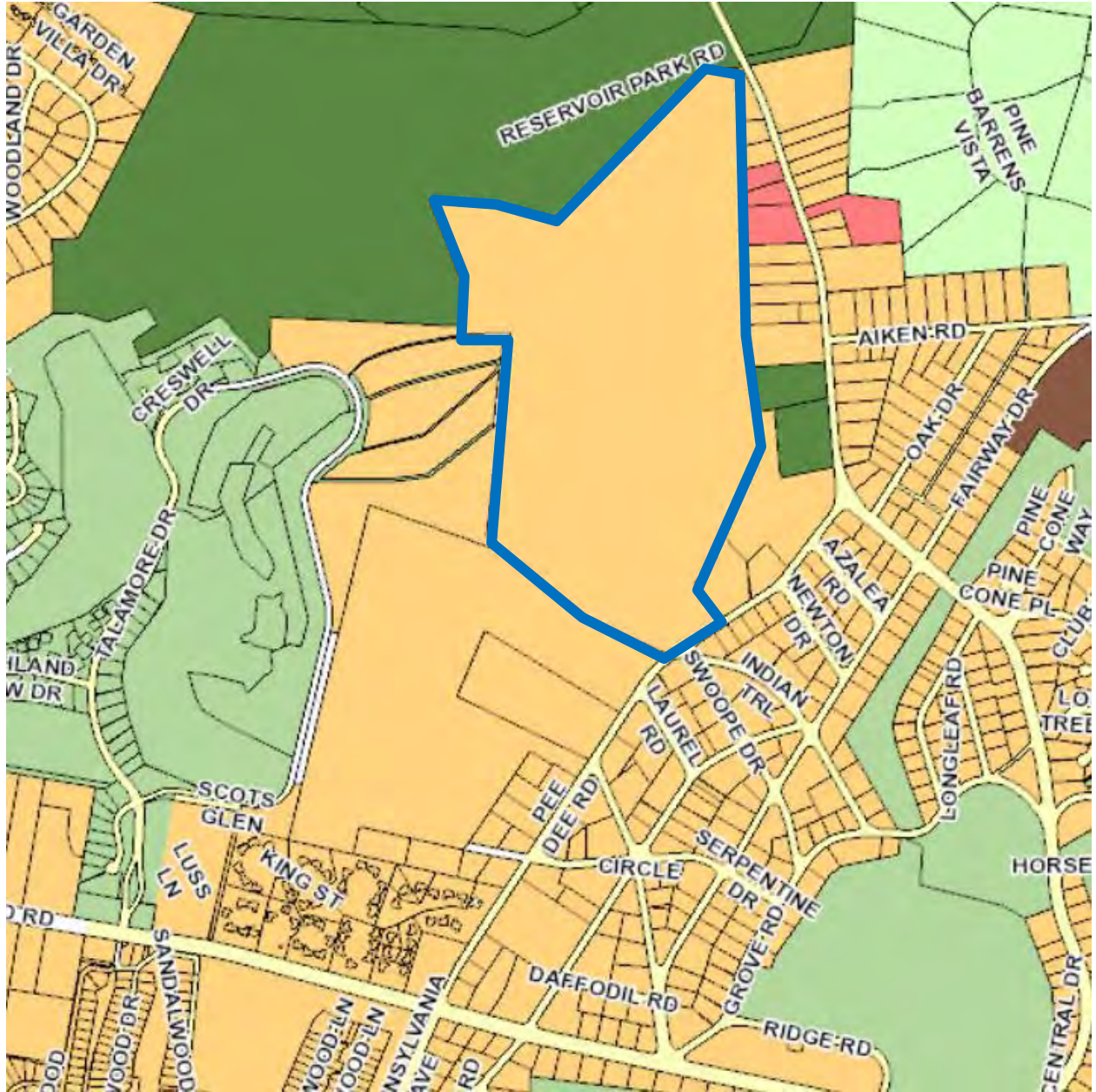


Figure 3: CLRP Future Land Use Map (Area to be Annexed Outlined in Blue)



■	Commercial
■	Traditional Mixed Use
■	Industrial

■	Urban Reserve
■	Low Density Residential
■	Residential

■	Parks / Open Space
■	Residential / Golf
■	Rural Equestrian

III. ATTACHMENTS:

1. Petition
2. Written metes and bounds description
3. Survey of subject property

IV. TOWN COUNCIL ACTION:

To either approve or deny the *voluntary annexation*, the Town Council may choose one of the following motions or any alternative they wish:

- 1) I move to adopt an Ordinance approving voluntary annexation request AX-01-21 for the property as defined in the submitted written metes and bounds description, and to have the Ordinance effective immediately.

-or-

- 2) I move to deny voluntary annexation request AX-01-21 for the property as defined in the submitted metes and bounds description.

**PETITION FOR VOLUNTARY ANNEXATION OF REAL
PROPERTY CONTIGUOUS TO THE
TOWN OF SOUTHERN PINES, NORTH CAROLINA**

December 29th, 2020

TO THE TOWN COUNCIL OF THE TOWN OF SOUTHERN PINES, NORTH CAROLINA:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Southern Pines, North Carolina, pursuant to G. S. 160A-31.

2. The area requested to be annexed is contiguous to the Town of Southern Pines, and the boundary of such territory is described by metes and bounds as follows:

A legal metes and bounds description of boundaries of annexation, or a legal metes and bounds description of boundaries must be included.

<u>Name & Signature of Owner</u>	<u>Address of Owner</u>
<p><u>Reagan D. Parsons - Town Manager</u> </p>	<p><u>125 SE Broad St.</u> <u>Southern Pines NC</u> <u>28387</u></p>

Two copies of the petition, an 11" x 17" map showing location and boundaries of the area requested to be annexed, a legal metes and bounds description and physical address for the property (new projects or properties that are being subdivided are to obtain address numbers from the Southern Pines Planning office while properties with existing structures are to obtain/confirm those addresses through the Southern Pines Fire Department) are to be filed with the Town Clerk, 125 S. E. Broad Street, Southern Pines, NC 28387.

Property Description

A certain tract or parcel of land in McNeills Township, Moore County, North Carolina fronting on the West line of Pee Dee Road at the intersection of Pee Dee Road and Indian Trail, bounded on the South by Dr. Robert G. Martin, on the West by the Talamore Golf Development, on the Northwest by the Town of Southern Pines Reservoir Park Tract, and on the East by the Kenwood Development, Grantor, the Southern Pines Presbyterian Church, and the Town of Southern Pines Park Tract described as follows:

BEGINNING at a concrete monument in the northwest line of Pee Dee Road at the intersection of Pee Dee Road with Indian Trail, a corner of Grantor and Dr. Robert G. Martin running thence from the beginning, as the common line of Grantor and Dr. Robert G. Martin, leaving the highway, the following calls: North 67 degrees 24 minutes 33 seconds West 664.04 feet to an iron stake; thence North 54 degrees 36 minutes 33 seconds West 489.20 feet to an iron stake; thence North 48 degrees 26 minutes 33 seconds West 311.40 feet to a concrete monument; thence as the common lines of Grantor and the Talamore Golf Development, the following calls: North 47 degrees 30 minutes 53 seconds West 192.93 feet to an iron stake; thence North 07 degrees 00 minutes 53 seconds East 1566.00 feet to a concrete monument; thence South 88 degrees 08 minutes 47 seconds West 378.15 feet to a concrete monument; thence North 02 degrees 52 minutes 46 seconds East 62.94 feet to a concrete monument, a common corner of Grantor, the Talamore Golf Development, and the Town of Southern Pines Reservoir Park Tract; thence as the lines of Grantor and the Town of Southern Pines, crossing the Dixie Gas Pipeline Right of Way, the following calls: North 01 degrees 40 minutes 38 seconds East 344.54 feet to an iron stake; thence North 23 degrees 11 minutes 34 seconds West 655.38 feet to an iron stake; thence South 86 degrees 34 minutes 02 seconds East 328.32 feet to a concrete monument; thence South 86 degrees 38 minutes 36 seconds East 143.03 feet to an iron stake; thence South 78 degrees 25 minutes 42 seconds East 260.21 feet to an iron stake near a branch; thence South 78 degrees 19 minutes 45 seconds East 187.40 feet to an iron stake near the Dixie Gas Pipeline Right of Way; thence North 45 degrees 09 minutes 09 seconds East 1632.97 feet to an iron stake; thence South 84 degrees 43 minutes 48 seconds East 267.96 feet, crossing a stream and the Dixie Gas Pipeline, to an iron stake, a corner of a lot of the Kenwood Development recorded in Plat Book 5 at Page 47 in the Moore County Registry; thence as the common lines of Grantor and the Kenwood Development, the following calls: South 01 degrees 53 minutes 20 seconds East 598.36 feet to a concrete monument; thence South 02 degrees 00 minutes 12 seconds East 149.93 feet to a concrete monument; thence South 01 degrees 54 minutes 12 seconds East 299.88 feet to a concrete monument; thence South 01 degrees 55 minutes 43 seconds East 299.79 feet to a concrete monument; thence South 01 degrees 57 minutes 09 seconds East 299.90 feet to a concrete monument; thence South 01 degrees 55 minutes 48 seconds East 149.93 feet to a concrete monument; thence South 01 degrees 54 minutes 56 seconds East 149.97 feet to a concrete monument; thence leaving the Kenwood Development, South 08 degrees 36 minutes 37 seconds East 168.80 feet to an iron stake; thence South 05 degrees 26 minutes 04 seconds East 161.18 feet to an iron stake, a corner of the Department of Aging parcel, thence South 05 degrees 23 minutes 09 seconds East 154.33 feet to an iron stake; thence South 08 degrees 18 minutes 52 seconds East 189.46 feet to an iron stake, a corner of the Southern Pines Presbyterian Church tract; thence as the common lines of Grantor and the Church tract, the following calls: South 08 degrees 18 minutes 52 seconds East 86.22 feet to an iron stake; thence South 03 degrees

32 minutes 17 seconds East 145.94 feet to an iron stake; thence South 09 degrees 05 minutes 33 seconds West 128.66 feet to an iron stake; thence South 20 degrees 35 minutes 58 seconds West 117.28 feet to an iron stake, thence South 26 degrees 43 minutes 38 seconds West 141.31 feet to an iron stake; thence South 26 degrees 14 minutes 30 seconds West 366.31 feet to an iron stake; thence South 41 degrees 31 minutes 13 seconds East 10.24 feet to an iron stake, the North corner of the Town of Southern Pines Park Tract in the line of the Church tract; thence as the lines of Grantor and the Town of Southern Pines Park Tract, the following calls: South 29 degrees 06 minutes 18 seconds West 319.45 feet to an iron stake; thence South 34 degrees 45 minutes 32 seconds West 119.04 feet to an iron stake; thence South 33 degrees 13 minutes 25 seconds East 330.79 feet to an iron stake in the Northwest line of Pee Dee Road, thence as the common line of Grantor and Pee Dee Road, South 56 degrees 46 minutes 43 seconds West 432.30 feet to the beginning, containing 157.51 acres, more or less.

**AN ORDINANCE TO EXTEND THE CORPORATE
LIMITS OF THE TOWN OF SOUTHERN PINES,
NORTH CAROLINA**

THAT WHEREAS, the Town Council has been petitioned under G. S. 160A-31 as amended to annex the area described herein; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held in Regular Session of the Town Council by virtual meeting at 6:00 o'clock, P.M. the 6th of January, 2021 after due notice by publication on January 21, 2020 and January 27, 2021;

WHEREAS, after the completion of said public hearing and upon consideration of any comments, objections or presentation at that hearing, and

WHEREAS, based upon the certification of the Town Clerk and other information presented at said hearing, Council finds it proper and in the best interest of the Town to annex said property according to the requirements of G.S. 160A-31,

Physical Address:

490 Pee Dee Road Southern
Pines, NC 28387

Property Identification Number (PIN) & Parcel Identification:

ANNEXATION AX-01-21

The subject parcel is currently identified as PIN: 858317116814 (PARID: 99000591).

Property Description

A certain tract or parcel of land in McNeills Township, Moore County, North Carolina fronting on the West line of Pee Dee Road at the intersection of Pee Dee Road and Indian Trail, bounded on the South by Dr. Robert G. Martin, on the West by the Talamore Golf Development, on the Northwest by the Town of Southern Pines Reservoir Park Tract, and on the East by the Kenwood Development, Grantor, the Southern Pines Presbyterian Church, and the Town of Southern Pines Park Tract described as follows:

BEGINNING at a concrete monument in the northwest line of Pee Dee Road at the intersection of Pee Dee Road with Indian Trail, a corner of Grantor and Dr. Robert G. Martin running thence from the beginning, as the common line of Grantor and Dr. Robert G. Martin, leaving the highway, the following calls: North 67 degrees 24 minutes 33 seconds West 664.04 feet to an iron stake; thence North 54 degrees 36 minutes 33 seconds West 489.20 feet to an iron stake; thence North 48 degrees 26 minutes 33 seconds West 311.40 feet to a concrete monument; thence as the common lines of Grantor and the Talamore Golf Development, the following calls: North 47 degrees 30 minutes 53 seconds West 192.93 feet to an iron stake; thence North 07 degrees 00 minutes 53 seconds East 1566.00 feet to a concrete monument; thence South 88 degrees 08 minutes 47 seconds West 378.15 feet to a concrete monument; thence North 02 degrees 52 minutes 46 seconds East 62.94 feet to a concrete monument, a common corner of Grantor, the Talamore Golf Development, and the Town of Southern Pines Reservoir Park Tract; thence as the lines of Grantor and the Town of Southern Pines, crossing the Dixie Gas Pipeline Right of Way, the following calls: North 01 degrees 40 minutes 38 seconds East 344.54 feet to an iron stake; thence North 23 degrees 11 minutes 34 seconds West 655.38 feet to an iron stake; thence South 86 degrees 34 minutes 02 seconds East 328.32 feet to a concrete monument; thence South 86 degrees 38 minutes 36 seconds East 143.03 feet to an iron stake; thence South 78 degrees 25 minutes 42 seconds East 260.21 feet to an iron stake near a branch; thence South 78 degrees 19 minutes 45 seconds East 187.40 feet to an iron stake near the Dixie Gas Pipeline Right of Way; thence North 45 degrees 09 minutes 09 seconds East 1632.97 feet to an iron stake; thence South 84 degrees 43 minutes 48 seconds East 267.96 feet, crossing a stream and the Dixie Gas Pipeline, to an iron stake, a corner of a lot of the Kenwood Development recorded in Plat Book 5 at Page 47 in the Moore County Registry; thence as the common lines of Grantor and the Kenwood Development, the following calls: South 01 degrees 53 minutes 20 seconds East 598.36 feet to a concrete monument; thence South 02 degrees 00 minutes 12 seconds East 149.93 feet to a concrete monument; thence South 01 degrees 54 minutes 12 seconds East 299.88 feet to a concrete monument; thence South 01 degrees 55 minutes 43 seconds East 299.79 feet to a concrete monument; thence South 01 degrees 57 minutes 09 seconds East 299.90 feet to a concrete monument; thence South 01 degrees 55 minutes 48 seconds East 149.93 feet to a concrete monument; thence South 01 degrees 54 minutes 56 seconds East 149.97 feet to a concrete monument; thence leaving the Kenwood Development, South 08 degrees 36 minutes 37 seconds East 168.80 feet to an iron stake; thence South 05 degrees 26 minutes 04 seconds East 161.18 feet to an iron stake, a corner of the Department of Aging parcel, thence South 05 degrees 23 minutes 09 seconds East 154.33 feet to an iron stake; thence South 08 degrees 18 minutes 52 seconds East 189.46 feet to an iron stake, a corner of the Southern Pines Presbyterian Church tract; thence as the common lines of Grantor and the Church tract, the following calls: South 08 degrees 18 minutes 52 seconds East 86.22 feet to an iron stake; thence South 03 degrees

32 minutes 17 seconds East 145.94 feet to an iron stake; thence South 09 degrees 05 minutes 33 seconds West 128.66 feet to an iron stake; thence South 20 degrees 35 minutes 58 seconds West 117.28 feet to an iron stake, thence South 26 degrees 43 minutes 38 seconds West 141.31 feet to an iron stake; thence South 26 degrees 14 minutes 30 seconds West 366.31 feet to an iron stake; thence South 41 degrees 31 minutes 13 seconds East 10.24 feet to an iron stake, the North corner of the Town of Southern Pines Park Tract in the line of the Church tract; thence as the lines of Grantor and the Town of Southern Pines Park Tract, the following calls: South 29 degrees 06 minutes 18 seconds West 319.45 feet to an iron stake; thence South 34 degrees 45 minutes 32 seconds West 119.04 feet to an iron stake; thence South 33 degrees 13 minutes 25 seconds East 330.79 feet to an iron stake in the Northwest line of Pee Dee Road, thence as the common line of Grantor and Pee Dee Road, South 56 degrees 46 minutes 43 seconds West 432.30 feet to the beginning, containing 157.51 acres, more or less.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina in regular session this 22nd day of February, 2021;

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the above described territory is hereby annexed and made part of the Town of Southern Pines as of the 22nd day of February, 2021.

Section 2. Upon and after the 22nd day of February, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force of the Town of Southern Pines and shall be entitled to the same privileges and benefits as other parts of the Town of Southern Pines. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Southern Pines shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof. Such a map shall also be delivered to the County Board of Elections as required by G.S. 163-288.1.

Section 4. This ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 22nd day of February, 2021.

ATTEST:

TOWN OF SOUTHERN PINES

Peggy K. Smith, Town Clerk

Carol R. Haney, Mayor

APPROVED AS TO FORM:

Doug Gill, Town Attorney

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting on February 22, 2021 as shown in the minutes of the Town Council for that date.

Peggy K. Smith, Town Clerk

CERTIFICATE OF SUFFICIENCY

To the Town Council of the Town of Southern Pines, North Carolina.

I, Peggy K. Smith, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31, as amended.

The Town of Southern Pines is annexing a ±157.51 acre parcel that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the property owner is Barbara L. Sherman. The property was conveyed by Barbara L. Sherman to the Town of Southern Pines by deed recorded in the Moore County Register of Deeds office on December 15, 2020 in Book 5492 at Page 240. The subject parcel is currently identified as PIN: 858317116814 (PARID: 99000591).

Physical Address:

490 Pee Dee Road Southern Pines, NC 28387

Property Identification Number (PIN) & Parcel Identification: ANNEXATION AX-01-21
PIN: 858317116814; PARID: 99000591

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, this **9th day of February 2021.**

(SEAL)

Peggy K. Smith, Town Clerk