



MINUTES

Monday, May 24, 2021

Town Council Work Session: Virtual Meeting

3:00 PM

1. CALL TO ORDER

Mayor Haney called the work session to order at 3:00 pm. She welcomed everyone to the meeting and announced a return to in person meetings as of the June 2, 2021 Town Council Agenda Meeting. All Councilmembers were present.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the pending agenda.

3. ACTION ITEMS

- a. **Z-01-21: Request to rezone 0.79 of an acre on West Pennsylvania Avenue from FRR to CB; Applicant: RAB Investments, LLC**

The applicant requests to rezone a 0.79-acre parcel from Facilities Resource and Recreation Conditional District (FRR-CD) to Central Business (CB) to allow a preschool, which is a by-right use in the CB District. Per GS §166A-19.24(e), a virtual hearing was held on May 11 and written comments were accepted after the hearing.

Councilmember Saulnier moved that after considering the consistency of the proposed map amendment with the Comprehensive Long-Range Plan and Criteria A for a zoning map amendment found in UDO §2.17.9 that the requested Zoning Map Amendment for 387 West Pennsylvania Avenue from FRR-CD to CB is found to be consistent with the Comprehensive Long-Range Plan and the Town Council adopts the resolution of plan consistency, as drafted by staff, that is included as Attachment "A" in the staff memorandum for Z-01-21, Mayor Pro Tem Murphy seconded the motion and it was carried unanimously 5-0.

Councilmember Saulnier made the motion that after considering Criteria B-H for a zoning map amendment found in UDO §2.17.9 the requested Zoning Map Amendment for 387 West Pennsylvania Avenue from FRR-CD to CB complies with the criteria and is a reasonable request. The motion was seconded by Mayor Pro Tem Murphy and carried unanimously 5-0.

Councilmember Saulnier motioned to approve Z-01-21, which was seconded by Mayor Pro Tem Murphy and carried unanimously 5-0.

4. COUNCIL UPDATES AND DISCUSSION

a. 206 Ridgeview Road Sewer Extension

Town Manager Reagan Parsons provided an overview of the request.

Property owner, David Furie, reviewed his request of a waiver from the Code of Ordinances Section § 50.059 requiring a mandatory connection to the Town's sewer system.

Town Engineer James Michel provided an overview of his memo on the request and explained the concern of future bacterial spread and or contamination.

Councilmember Mike Saulnier questioned the nearby homes that are on septic. Town Manager Parsons referred to Engineer Michels' memo stating that those predate the ordinance as well as installation of the sewer lines. Should the septic system fail in the future, current codes would require the lots to connect to Town sewer lines.

Councilmember Bill Pate questioned the cost of the extension to the Town and Engineer Michel gave an approximate cost of \$50,000 - \$60,000.

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy the request for the waiver was approved 3-2 as follows: Aye (Lancaster, Murphy, Pate); Nay (Haney, Saulnier).

b. N.C.G.S. Chapter 160D Revisions to UDO

Planning Director B.J. Grieve presented an overview of the amendments that are proposed for the UDO. The North Carolina legislature adopted Chapter 160D of the general statutes in 2019, which consolidated statutes for local government development regulations into a single chapter. Local governments are mandated to adopt necessary amendments to conform local ordinances to this new law by July 1. A public hearing is scheduled for June 8.

c. FY 22 Budget Update

Town Manager Parsons provided an overview of the proposed budget and Finance Tess Brubaker-Speis was available to answer any questions. The first public hearing was held on May 11, with the final public hearing and vote scheduled for June 8.

d. The Carolina Water System

Engineer Michel provided an overview of the request. Staff recommends that Council analyze the merits of consolidating the water systems for The Carolina, currently served by both Moore County and the Town of Southern Pines, to a single system served by the Town.

e. Warrior Woods Lake

Town Manager Parsons reported on remediation efforts that are needed for the lake in Warrior Woods following a discharge from the Town's sewer lift station.

f. Proposed Right-of-Way Abandonment

Town Manager Parsons will provide details on a proposed right-of-way abandonment that staff recommends Council consider. A public hearing will be need to be scheduled.

g. American Rescue Plan Update

Town Manager Parsons provided a report that highlights the rules recently released by the U.S. Treasury pertaining to the funding the Town will receive. With the exception of a resolution which will be voted on at the June 8th meeting the town has already met all the conditions and requirments to receive funds.

Town Manager Parsons presented some proposed projects that would meet ARPA requirements and therefore qualify for funding:

- One proposal is a program that would provide some of the housing rehabilitation that was intended to be done with the denied CDBG Grant funds. The program would include the DFI's Housing Rehabilitation Program and Habitat for Humanity to provide some relief for the West Southern Pines Community.
- The next proposal is to use some funds for a streambank stabilization program that is needed in the area by the fire station #1. There are also plans to apply for some state funds to use for this project.
- Another proposal is to use some of the funds as part of a rebate or incentive program in an effort to get backflow devices installed in commercial entities throughout the town.

5. PUBLIC HEARINGS: JUNE 8, 2021

The following items are currently proceeding through the Planning Board for future consideration by Council.

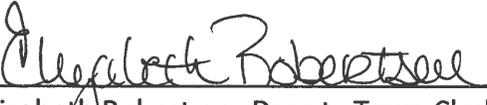
- a. N.C.G.S. Chapter 160D Revisions to UDO
- b. PD-03-21 American Whiskey Co. PDP

6. PUBLIC COMMENTS

Mr. Rich of Mechanic Street asked for clarification on quasi judicial hearings and was provided such from Mayor Haney, Town Manager Parsons, and Planner Grieve.

Upon motion by Councilman Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 5-0, the meeting was adjourned at 5:36 pm.

Respectfully Submitted,


Elizabeth Robertson, Deputy Town Clerk

