



## MINUTES

Wednesday September 8, 2021: 6:00 PM

Town Council Agenda Meeting

C. Michael Haney Community Room: Southern Pines Police Department  
450 W. Pennsylvania Ave

### 1. CALL TO ORDER

Mayor Haney called the meeting to order at 6:00 pm. She reminded Council and attendees about the Town's Remembrance Ceremony for Saturday, September 11.

### 2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda and asked Council to add an item to the business meeting agenda regarding an amendment to Town Code Chapter 50.

### 3. AR-04-21: Architectural Compliance Review for American Whiskey Kompany

Town Planner Suzy Russell provided a review of the request. Neal Smith Engineering, Inc., on behalf Rickhouse Properties, LLC, requests approval of an architectural compliance permit for the Phase 1, 15,380 square foot building for a mixed-use whiskey distillery located at 175 Yadkin Road.

Neal Smith of Neal Smith Engineering, Inc. gave more detail on the request and provided color samples for the exterior of building for the Council to review.

Jessica Halling, applicant, spoke of the architect, the architect's background, and the inspiration behind the architectural design and color choices.

### 4. ACTION ITEMS FOR SEPTEMBER 14, 2021

#### a. Introduce West Southern Pines Community Connectors

Mayor Haney will introduce the newly formed West Southern Pines Community Connectors Group.

#### b. Consider Resolution for Police Officer Christopher Coleman

Town Manager Parsons gave a brief overview of the request. Officer Christopher Coleman is retiring from the police department after 14 years and has been a law enforcement officer for 23 years total. Staff requests to award Officer Coleman's badge and service sidearm to him, in accordance with NCGS § 20-187.2.

#### c. Consider AR-04-21: Architectural Compliance Permit for American Whiskey Kompany

Council will vote on the application that was reviewed in the September 8 hearing.

**5. HEARINGS FOR SEPTEMBER 14, 2021**

**a. AX-04-21: Public Hearing for Voluntary Annexation Petition, 1042 SW Broad St.**

Town Manager Parsons gave an overview of the petition. Ms. Toni Anne Washington has petitioned the Town for a voluntary annexation of a contiguous +2.03-acre parcel.

**b. CU-02-21: Evidentiary Hearing for CUP & Major Subdivision Preliminary Plat, 660 SW Service Rd.**

Town Manager Parsons provided a brief overview of this item. Paramounte Engineering, on behalf of Tams Properties LLC., has applied for a Conditional Use Permit (CUP) for the new construction of a mixed use residential and office development as well as a Major Subdivision Preliminary Plat for single family attached townhomes. The five parcels total 2.085 acres.

This will be a quasi-judicial hearing. Planning Director Grieve gave a detailed overview of the quasi-judicial process. Mayor Haney asked Planning Director Grieve to provide a flyer or handout to the public at the September 14<sup>th</sup> meeting detailing the process for quasi-judicial hearings.

**c. PD-06-21: Legislative Hearing for CDP, 470 NW Broad St.**

Koontz Jones Design, on behalf of Riley Walker Development, requests approval of a Planned Development Conceptual Development Plan (CDP) for a three-story mixed-use building.

This will be a quasi-judicial hearing. Planning Director Grieve gave a detailed overview of the difference between CDPs and PDP.

**d. PD-07-21: Evidentiary Hearing for PDP, 470 NW Broad St.**

Koontz Jones Design, on behalf of Riley Walker Development, requests approval of a Planned Development Preliminary Development Plan (PDP) for a three-story mixed-use building.

Grieve noted that PD-07-21 is contingent on the application for PD-06-21 being approved.

**e. PD-08-21: Legislative Hearing for CDP, Morganton Park South**

Koontz Jones Design, on behalf of John Silverman, has applied for a Planned Development District – Conceptual Development Plan (CDP) for Morganton Park South. The applicant proposes a mixed-use development allowing up to 700,000 square feet of retail and/or office space and up to 650 residential dwelling units over nine phases of development on ±98.95 acres on the south side of W. Morganton Rd. between South Henley St. and Patriot Blvd. This will be a quasi-judicial hearing.

**f. PD-09-21: Evidentiary Hearing for PDP, Morganton Park South, Phase 1**

Koontz Jones Design, on behalf of John Silverman, has applied for a Planned Development District – Preliminary Development Plan (PDP) for Morganton Park South. The applicant proposes a four-lane roadway linking W. Morganton Rd. and US Hwy. 15-501 as well as approximately 221,000 square feet of retail space on approximately +35.7 acres. Grieve noted that PD-09-21 is contingent on the application for PD-08-21 being approved.

**6. CONSENT AGENDA FOR SEPTEMBER 14, 2021**

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

**a. AX-05-21: Set Public Hearing for Voluntary Annexation Petition**

Pinehurst Medical Group, LLC and Pinehurst Surgical Clinic Realty, LLC have petitioned the Town for a voluntary annexation of two contiguous parcels, totaling ±19.78 acres. The parcels are at 200 and 300 Pavilion Way, between W. Morganton Rd. and S. Carlisle St. The Town Clerk has provided a Certificate of Sufficiency and a public hearing will be scheduled for October 12, 2021.

**b. Approve Ordinance to Reduce Speed Limit on Paddock Lane**

The Town has received a petition from 25 property owners requesting a reduction of the speed limit on Paddock Lane from 35 MPH to 25 MPH.

**c. Approve Resolution to Surplus Library Books and Materials**

Staff recommends that Council grant ongoing authority to the Library Director and Purchasing Agent to surplus books and other circulating materials that are no longer usable by the Town.

**d. Approve UCA with NCDOT for Project BR-0035 on NC-22 Over Nick's Creek**

NCDOT plans to replace the bridge on NC-22 over Nick's Creek. The DOT has forwarded a Utility Engineering and Construction Agreement (UCA) that outlines the Town's financial and other responsibilities.

**e. Approve Water Purchase Contract with the Town of Aberdeen to Provide Water to the Shaw Landing Development**

The Town of Aberdeen has requested that Southern Pines sell them water at a Master Meter for the purpose of serving the proposed Shaw Landing subdivision located off SW Broad Street.

**f. Approve a Waiver of the Requirement to Install Town Sewer to Parcel ID 96000262, 295 N. Bethesda Road**

Owners Lisa and Bryan Murphy are requesting a waiver from hooking up to Town Sewer for the purpose of constructing a single-family home. Town Council may provide this waiver per the Code of Ordinances.

**g. Approve a Waiver of the Requirement to Install Town Sewer to Parcel ID 00037933, 347 Eastman Road**

Owner Ron Jackson is requesting a waiver from hooking up to Town Sewer for the purpose of constructing a single-family home. Town Council may provide this waiver per the Code of Ordinances.

**h. Approve Minutes**

- i. July 26, 2021 Closed Session
- ii. August 4, 2021 Agenda Meeting
- iii. August 10, 2021 Business Meeting
- iv. August 23, 2021 Work Session

**i. Open Minutes from July 26, 2021 for Public Inspection**

Under NCGS § 143-318.10(e), Council may withhold minutes from a closed session so long as public inspection would frustrate the purpose of a closed session. The subject matter of legal advice from the Town Attorney for which the Closed session was held on July 26<sup>th</sup> is no longer pertinent to any pending items before the Town Council.

**j. Approve Ordinance Amending Chapter 50, Appendix A of the Town of southern Pines Code of Ordinances.**

In October of each year, the water and sewer tap fees are subject to an automatic price increase determined by the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for all urban customers for Water and sewerage maintenance.

Town Manager Parsons provided a brief overview of each item on the Consent Agenda.

**7. ADJOURNMENT**

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously 4-0, Council adjourned at 6:50 pm.

Respectfully Submitted,

  
Elizabeth Robertson, Deputy Town Clerk

