



MINUTES

Monday, September 27, 2021: 3:00 PM

Town Council Work Session

C. Michael Haney Community Room:

Southern Pines Police Department: 450 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Carol Haney called the work session to order. All members of Council were present.

2. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the pending agenda.

3. CU-02-21: Evidentiary Hearing for CUP & Major Subdivision Preliminary Plat, 660 SW Service Rd.
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 hearing was opened at the Council's business meeting on September 14 and continued to September 27.

Mayor Haney asked for any new or additional testimony not already heard by Council.

Councilmember Saulnier disclosed that he received a packet over the weekend from Peggy Baldwin. Councilman Saulnier stated that he had not read any of the contents prior to the meeting. Copies were handed out to the rest of the Council.

All councilmembers disclosed an email received by Jennifer Williams.

Nick Robinson of Bradshaw, Robinson, Slaughter located at 128 Hillsboro Street, Pittsboro, attorney for the applicant, provided some brief rebuttal comments.

Nora Bowman of 740 S. Hale Street, Southern Pines reiterated the reasons she feels the project is contrary to the UDO.

Planner II Suzy Russell provided some brief remarks. No other ex-parte communication was disclosed.

Upon motion by Councilmember Pate, seconded by Mayor Pro Tem Murphy and carried unanimously 4-0, the CU-02-21: Evidentiary Hearing for CUP and Mayor Subdivision Preliminary Plat, 660 SW Service Rd was closed.

Councilmember Pate moved to adopt Attachment "A" of the staff report as our Findings of Fact regarding the proposed Conditional Use Permit CU-02-21. The motion was seconded by Councilmember Saulnier and carried 3-1 as follows:

Mayor Haney - Aye	Councilmember Saulnier - Aye
Mayor Pro Tem Murphy - Nay	Councilmember Pate - Aye

Councilmember Saulnier moved to approve the Conditional Use Permit CU-02-21. The motion was seconded by Councilmember Pate and carried 3-1 as follows:

Mayor Haney - Aye	Councilmember Saulnier - Aye
Mayor Pro Tem Murphy - Nay	Councilmember Pate - Aye

Councilmember Pate moved to adopt Attachment "B" of the staff report as our Findings of Fact regarding the proposed Preliminary Plat S-20-21. The motion was seconded by Councilmember Saulnier and carried 3-1 as follows:

Mayor Haney - Aye	Councilmember Saulnier - Aye
Mayor Pro Tem Murphy - Nay	Councilmember Pate - Aye

Councilmember Pate moved to approve Preliminary Plat S-20-21, seconded by Councilmember Saunier and carried 3-1 as follows:

Mayor Haney - Aye	Councilmember Saulnier - Aye
Mayor Pro Tem Murphy - Nay	Councilmember Pate - Aye

4. ACTION ITEM: AX-06-21: Voluntary Annexation Petition for 295 N. Bethesda Rd

Bryan and Lisa Murphy have petitioned the Town for a voluntary annexation of a parcel totaling ±8.11 acres. The parcel is identified as PIN858119601836 (PARID 96000262) and is located at 295 N. Bethesda Rd. State law requires that Council direct the Town Clerk to investigate the sufficiency of the petition before proceeding further.

Upon motion by Councilmember Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 4-0, the Resolution directing the Town Clerk to investigate AX-06-21: Voluntary Annexation Petition for 295 N Bethesda Road was approved.

5. COUNCIL UPDATES AND DISCUSSION

a. Code Amendment – Skateboards and Similar

Marcel Goneau submitted a request for the Town Council to consider amending the Town's Code of Ordinance to make them less restrictive for skateboards, roller skates, in-line skates, and similar devices, especially in the downtown area.

Town Manager Parsons gave a brief overview of the request and provided Council with a copy of a letter from Suzanne Coleman on behalf of Southern Pines Inc.

Councilmember Saulnier clarified that the current code does allow for use of skateboards, etc. in certain areas and that he believes opening that area up further creates safety hazard due to traffic, but is also a danger to pedestrians and increases liability to the downtown businesses.

Councilmember Pate would like to speak with the Police Department regarding their view of the request.

There was general consensus that staff would explore this further and follow up with Council.

b. Southern Pines Land & Housing Trust

The Land & Housing Trust is in negotiations with the Moore County Board of Education to acquire the Southern Pines Primary School campus. The Trust has requested a contribution of \$160,000 from the Town.

Town Manager Parsons updated Council with a brief overview on current status of the project. The general concept is that the Town will own the Blanchie Carter Discovery Park and the Land Trust will provide some level of maintenance services to meet the value of \$160,000 and comply with General Statutory requirements. Council will schedule a public hearing on the proposed agreement, tentatively planned for November 9. There was consensus that if the public hearing needs to be earlier due to timing around the Land Trust's transaction with the School Board, the hearing could be scheduled during the October 27 work session or even during a specially called meeting.

With Council's consensus and general support for the project, Town Manager Parsons and Town Attorney Doug Gill will work on a draft agreement with the Land Trust.

c. FY 21-22 1st Quarter Budget Update

Town Manager Parsons provided a brief update, to include some pending amendments that will be forwarded for Council consideration. A spreadsheet was given to Council highlighting the amendments, some of which are due to delivery delays where the items were received before the end of FY 20-21. Town Manager Parsons noted that these amendments do not include the proposed \$160,000 commitment to the Southern Pines Land & Housing Trust nor updates to employee compensation. Town Manager concluded this discussion by noting that rules on ARPA Funds are now anticipated to be received some time in October.

Mayor Haney introduced new Town Planner Jennifer Hunt.

6. COUNCIL CLOSED SESSION

Council held a closed session as authorized in N.C.G.S. § 143-318.11(a)(6).

Councilmember Saulnier made a motion for Council to enter into closed session, seconded by Councilmember Pate and carried unanimously 4-0.

Councilmember Saulnier motioned to exit closed session, which was seconded by Councilmember Pate. The vote was unanimous, 4-0, and Council exited closed session at 4:25 pm.

7. ADJOURNMENT

No further action or discussion took place after Council exited closed session.

Upon motion by Councilmember Saulnier, seconded by Councilmember Pate and carried unanimously 4-0, the meeting was adjourned at 4:25 pm.

Respectfully Submitted,


Elizabeth Robertson, Deputy Town Clerk



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>