



MINUTES

Tuesday, October 12, 2021: 6:00 PM
Town Council Business Meeting
Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Haney called the meeting to order at 6:00 pm and welcomed everyone. Mayor Haney, Mayor Pro Tem Murphy, Councilmembers Mike Saulnier and Bill Pate were in attendance.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Parsons reviewed the meeting agenda and shared the following comments:

- Town staff is encountering some video streaming difficulties at the moment, but they are currently working on resolving the issues.
- The planning department received an email notice late this afternoon that the petitioners for items 4c, 4d and 5a have withdrawn their applications in regards to the overseas shipping container self-storage. If the applicant decides to pursue the project in the future, it will have to go through the complete process with planning and Town Council.

4. PUBLIC HEARINGS

a. 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. This application was originally on the September 14 agenda and postponed until October 12.

Mayor Haney swore in all witnesses wishing to testify on this item and asked Council to voice any necessary conflicts of interest or disclosures. None were voiced.

Planning Director Grieve entered the following Exhibits into the record:

- Exhibit A – Morganton Park South Phase 1 PDP Staff Report dated 10-12-21
- Exhibit B – CDP Concept Plan & Phasing dated 9-27-21
- Exhibit C – Morganton Park South PDP dated 10-08-21

- Exhibit D – Draft PD-09-21 recommended staff conditions dated 10-12-21
- Exhibit E – Applicant Town Council Presentation PDP

Director Grieve presented the staff report and reviewed the application.

John Silverman, the applicant, of Midland Atlantic Properties at 8044 Montgomery Road, Suite 370, Cincinnati, Ohio discussed the “Morganton Park South” presentation.

Bob Koontz of Koontz Jones Designs at 150 S Page St, Southern Pines discussed additional information on how the size of the allowable signs incorporates into the total square footage of the building as an architectural element. Mr. Koontz reviewed his presentation including the phasing plans, signage, site plans, etc.

The developer has officially agreed to maintain and keep the traffic circle looking attractive within town regulations.

Travis Fluitt, Traffic Engineer from Kimley-Horn at 421 Fayetteville Street, Raleigh, reviewed the Traffic Impact Analysis for Pine Ridge Commercial, Southern Pines, North Carolina and discussed updates from NCDOT.

There were no public comments for this hearing.

Upon motion by Councilmember Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 4-0, the public hearing for PD-09-21 was closed.

Councilmember Saulnier moved to adopt Attachment “A” of the staff report as findings of fact regarding the Proposed Preliminary Development Plan as proposed in PD-09-21. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 4-0.

Councilmember Saulnier moved to approve the Preliminary Development Plan for PD-09-21 with the following additional conditions presented by staff with the exception of #1 being revised to request for additional building mounted signage for one tenant; Target Corporation, in Phase I is approved minus the 81 ft sign on the side of the building and sign on the frontage of the building not to exceed 265 total sq. ft. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 4-0.

b. AX-05-21: Voluntary Annexation Petition for Pavilion Way

Upon motion by Councilman Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 4-0, the public hearing for AX-05-21 was opened.

There were no public comments for this hearing.

Upon motion by Councilmember Saulnier, seconded by Mayor Pro Tem Murphy and carried

unanimously 4-0, the public hearing for AX-05-21 was closed.

Councilmember Saulnier moved to adopt an ordinance for the voluntary annexation of application AX-05-21 for the property as defined in the submitted written metes and bounds description, and to have the Ordinance effective immediately. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 4-0. This will be reflected in the minutes by Ordinance #1948.

- c. **PD-04-21: CDP for NC 22 Overseas Shipping Container Self-Storage for 7688 NC 22 Hwy.**

Application withdrawn by applicant on October 12, 2021.

- d. **PD-05-21: PDP for NC 22 Overseas Shipping Container Self-Storage for 7688 NC 22 Hwy.**

Application withdrawn by applicant on October 12, 2021.

5. ACTION ITEMS

- a. **WP-02-21: Watershed Protection Permit for NC 22 Overseas Shipping Container Self-Storage for 7688 NC 22 Hwy.**

Application withdrawn by applicant on October 12, 2021.

- b. **CU-02-21 & S-20-21: Written Decision for Village Walk**

Councilman Saulnier moved to adopt the Written Decision for CU-02-21 and S-20-21 Village Walk. This motion was seconded by Mayor Pro Tem Murphy and carried unanimously 4-0.

6. CONSENT AGENDA

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

- a. **AX-06-21: Set Public Hearing for November 9, 2021**

Reflected in the minutes by resolution #990.

- b. **Approve Amendments to FY 21-22 Budget**

Reflected in the minutes by ordinance #1949 and #1950.

c. Approve Minutes

- i. April 8, 2020 Council Budget Retreat
- ii. September 8, 2021 Council Agenda Meeting
- iii. September 14, 2021 Council Business Meeting
- iv. September 27, 2021 Council Work Session

Upon motion by Councilmember Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 4-0, the Consent Agenda was approved.

7. PUBLIC COMMENTS

Chris Smithson of 920 N Sailor St, Southern Pines thanked Council for considering the importance of the sign ordinance in the previous hearing. Mr. Smithson requested that Council consider extending the 20 MPH speed limit down into the 200 block of Pennsylvania Avenue. Mr. Smithson stated he does appreciate the new livestreaming options to view the meetings and made several suggestions to improve presenter views from the audience.

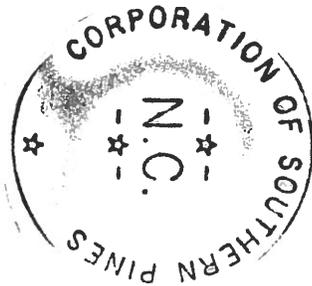
8. ADJOURNMENT

Upon motion by Councilman Saulnier, seconded by Mayor Pro Tem Murphy and carried unanimously 4-0, Council adjourned at 7:49 pm with no further business being discussed.

As so incorporated to these minutes of October 12, 2021 are exact copies as so recorded in the ordinance and resolution books of the Town of Southern Pines as fully set out in the minutes.



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>