



**Town of Southern Pines
Monday September 26, 2016, 3:00 PM
C. Michael Haney Community Room, Southern Pines Police Department
450 West Pennsylvania Avenue**

Worksession Agenda

- 1. Request to Discuss the Potential for a Conditional Use Permit Application for a Major Subdivision for Single Family Homes along Camp Easter Road; Petitioner - Pete Mace**
- 2. Request to Discuss the Potential for a Conditional Use Permit Application for a Major Subdivision to Construct Townhomes off of Central Drive; Petitioner - Pete Mace**
- 3. Request to Discuss the Potential Purchase of Town Owned Property along N. Hale Street; Petitioner - Pete Mace**
- 4. Request to Discuss the Potential for a Planned Development Application along US Highway 15-501; Petitioner - Pete Mace**
- 5. Downtown Train Depot Reuse Proposal for Mary Kate Lambeth and Tori King - ATM Adam Lindsay**
- 6. Downtown Train Depot Reuse Proposal for Black Dog Salvage – ATM Adam Lindsay**
- 7. Pre-Audit Authorization Approval – ATM Adam Lindsay**
- 8. Capital Improvement Plan and Funding Update – ATM Adam Lindsay**
- 9. Council Review of Letters of Interest for Vacant Seat and Discussion of Next Steps**

Work Session Agenda Item

To: Reagan Parsons, Town Manager

From: Chris Kennedy, Community Development Director

Subject: Request to Discuss the Potential for a Conditional Use Permit Application for a Major Subdivision for Single Family Homes along Camp Easter Road; Petitioner, Pete Mace

Date: September 26, 2016

The petitioner, Mr. Pete Mace, is requesting to be heard in front of the Town Council to discuss a Conditional Use Permit application for a Major Subdivision for five (5) single-family homes along Camp Easter Road. Per UDO Section 2.20 *Major Subdivisions* of the Unified Development Ordinance any subdivision of land creating greater than five (5) lots requires a Conditional Use Permit. UDO Section 2.20 also dictates that any subdivision, regardless of the number of lots, that includes a utility extension of more than two hundred (200) feet from an existing line to the nearest boundary of subdivision is also considered a Major Subdivision and thereby triggers the requirement for a Conditional Use Permit. The current request does not exceed the five (5) lot threshold but does exceed the distance for a utility extension, sewer in this case; water is readily available. The subject property is zoned RS-3 (Residential Single-Family – 3) and is comprised of 6.74 acres. The subject property is located at 2796 Camp Easter Road and is identified by the following: PIN: 858315733210 (PARID: 00035337). Per the Moore County GIS records, the property owner(s) are listed as Samuel J. and Robin D. Storch.

Analysis:

The subject property is identified as “Residential” in the *Comprehensive Long Range Plan Future Land Use Map*. Per the *Comprehensive Long Range Plan 2015-16 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 in places 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.

Staff Comments:

- The subject property is comprised of 6.74 acres and is located in the ETJ (Extraterritorial Jurisdiction) of the Town of Southern Pines.
- The petitioner is seeking to subdivide the property into five (5) lots to build three (3) single-family residences and convert the existing structures on the property into two (2) additional lots.

- The Major Subdivision is triggered due to the utility connections required on the property and not due to the number of lots.
- Per UDO Section 2.19.3:
 - Major and minor subdivisions are subject to the criteria for approval of subdivision plats, unless a specific provision indicates that it does not apply to minor subdivisions. Different time limits are prescribed for the review and processing of major and minor subdivisions to reflect the level of complexity involved in review of the applications. Subdivisions shall be classified as established in this UDO.
 - (A) Minor Subdivisions shall include:
 - 1) Lot splits or re-subdivision of one or more parcels into not more than five (5) lots that:
 - a. Front on an existing street or share a common private driveway meeting the access standards of this ordinance;
 - b. Do not require the dedication or construction of a public or private street, provided however that perimeter right-of-way dedication shall be allowed as part of a minor subdivision;
 - c. Do not involve the extension of municipal water or sewer lines by more than two hundred (200) feet from an existing line to the nearest boundary of the subdivision;
 - d. Do not adversely affect the remainder of the parcel or adjoining the property;
 - e. Are in conflict with the Comprehensive Plan, official map, or zoning regulations; and,
 - f. Do not result in the cumulative creation through one or more minor subdivisions of more than five (5) lots.
 - 2) The consolidation of existing parcels or lots; or,
 - 3) Modification of plats to reflect the dedication of rights-of-way or easements.
 - (B) Major Subdivision: Any subdivision not exempted by the UDO or State law, other than a minor subdivision.
- The adjoining properties are zoned RE to the west; RS-3 to the north; RS-3 and PD to the east, and PD to the south.
- Per UDO Section 3.5.5, the RS-3 zoning classification has a minimum lot size of 30,000 square feet and permits a density of approximately 1.4 dwelling units per acre.
 - The RS-3 zoning classification is established as a district in which to allow a primarily very low density single-family residential land uses. The regulations of the RS-3 district are intended to:
 - (A) Preserve the existing single-family residential neighborhoods that have developed at a low-density; and,
 - (B) Encourage new residential development that is compatible with that in the existing neighborhoods.
- Per Section 2.20.5 a Preliminary Plat must satisfy the following criteria: A Sketch Plat shall be required when an Applicant is applying for the subdivision of less than the entire, contiguous land area held in common ownership. *

2.20.5 (G) *Criteria for a Preliminary Plat*

The application is consistent with the approved Sketch Plat, if applicable. *Not applicable in this request

- (1) *The application is consistent with the approved Sketch Plat, if applicable.*
 - (2) *The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;*
 - (3) *The proposed subdivision complies with the UDO and applicable state and federal regulations;*
 - (4) *The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;*
 - (5) *The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and*
 - (6) *The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development.*
- Per Section 2.21.7 an Application for a Conditional Use Permit must satisfy the following criteria:

2.21.7 *Criteria for a Conditional Use Permit*

A Conditional Use is permitted only if the Applicant demonstrates that:

- (A) *The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;*
 - (B) *The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;*
 - (C) *Adequate public facilities shall be provided as set forth herein;*
 - (D) *The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;*
 - (E) *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and,*
 - (F) *The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.*
- Per Section 2.21.8 Conditions:
- (A) *In approving any CUP, the Planning Board may recommend and the Town Council may impose such reasonable standards, conditions, or requirements, in addition to or superseding any standard specified in the UDO, as it may deem necessary to protect the public health, safety and welfare. Such additional standards may include, but need not be limited to:*
 - (1) *Adequate and reasonable mitigation of potentially adverse effects on adjacent properties. In making such a determination, consideration shall be given to:*
 - (a) *The location, type, orientation, design and height of buildings or structures;*
 - (b) *The type and extent of landscaping and screening on the site; and*
 - (c) *Whether the proposed use is consistent with any policy of the Comprehensive Plan that encourages mixed uses and/or densities;*
 - (2) *Provision of adequate public facilities or services;*

- (3) *Dedication of easements or land in fee title;*
 - (4) *Funding for extraordinary costs associated with the development through direct contribution or agreement to establish an acceptable funding mechanism;*
 - (5) *Creation of restrictive covenants;*
 - (6) *Development phasing;*
 - (7) *Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics;*
 - (8) *Adequate measures to provide ingress and egress designed to minimize traffic hazards and to minimize traffic congestion on the public roads;*
 - (9) *Provision of sustainable features, solar or other renewable energy source, rain water capture, storage and treatment or other sustainability requirement;*
 - (10) *Provision of performance guarantee acceptable in form, content, and amount to the Town Attorney to ensure continued compliance with all conditions and requirements as may be specified; or*
 - (11) *Other conditions that the Town Council finds are necessary to achieve the purposes of this section and UDO.*
- (B) *The Town Council may not attach conditions that provide regulatory relief from specific requirements set forth in this UDO unless the Development in question presents extraordinary circumstances that justify the variation from the specified requirements.*
- (C) *All additional conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this ordinance.*
- The setbacks for the property in the RS-3 zoning classification would be:
 - Front: 30.0'; Side: 10.0'; Exterior Side: 15.0'; Rear: 30.0'
 - The entirety of the property is within the Little River #2 Intake (LR#2) Watershed.
 - This project may be required to obtain a Watershed Protection Permit from the Town Council due to its location within the high quality watershed. The Watershed Protection Permit if approved will provide the project with the 5/70 exemption allowing the project to develop up to the 70% impervious surface level.

Attachments:

- GIS Location
- Future Land Use Map

The Town Council may wish to take one of the following actions:

1. No action;
2. Allow the petitioner to pursue this development project through the required Conditional Use Permit Major Subdivision application processes as outlined in the Town of Southern Pines Unified Development Ordinance;
3. An action listed above with the following conditions...
4. Action not listed above...

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Proposed Major Subdivision CUP: Camp Easter Road

PIN: 858315733210 Parcel ID: 00035337



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PIN: 858315733210 Parcel ID: 00035337



Proposed Major Subdivision CUP: Camp Easter Road

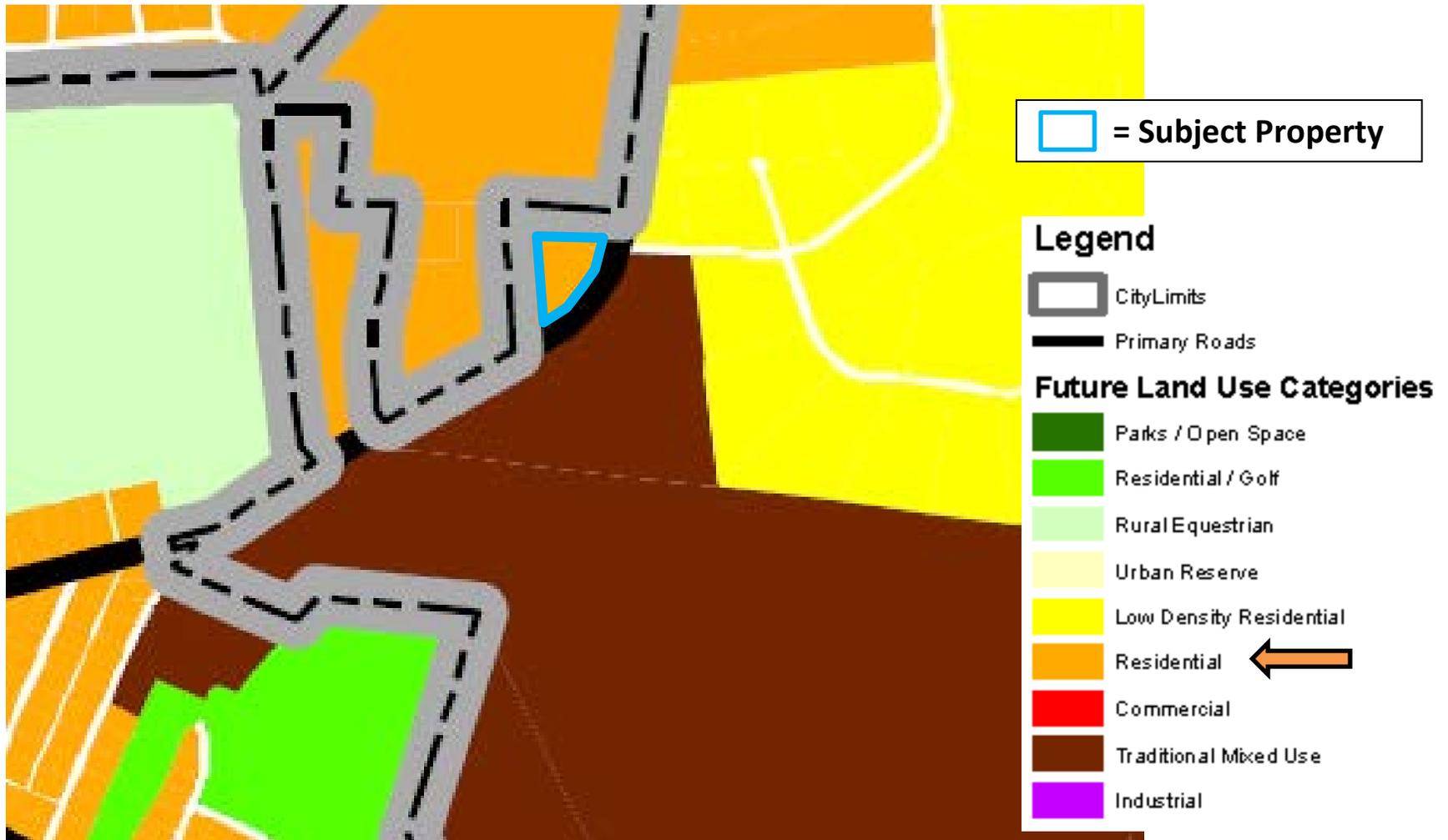
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Future Land Use Map: Major Subdivision – Camp Easter Road



Work Session Agenda Item

To: Reagan Parsons, Town Manager

From: Chris Kennedy, Community Development Director

Subject: Request to Discuss the Potential for a Conditional Use Permit Application for a Major Subdivision to Construct Townhomes off of Central Drive; Petitioner, Pete Mace

Date: September 26, 2016

The petitioner, Mr. Pete Mace, is requesting to be heard in front of the Town Council to discuss a Conditional Use Permit application for a Major Subdivision for twenty-four (24) single-family attached dwellings (townhomes) off of Central Drive. Per UDO Section 2.20 *Major Subdivisions* of the Unified Development Ordinance any subdivision of land creating greater than five (5) lots requires a Conditional Use Permit. The proposed project requests twenty-four (24) townhomes therefore the development triggers the requirement for a Conditional Use Permit. The subject property is zoned NB (Neighborhood Business) and is comprised of 4.11 acres. The subject property is located at 1405 Central Drive and is identified by the following: PIN: 858314320856 (PARID: 00038434). Per the Moore County GIS records, the property owner(s) are listed as Facundo Bacardi and Roger D. Haagenson.

Analysis:

The subject property is identified as “Commercial” in the *Comprehensive Long Range Plan Future Land Use Map*. Per the *Comprehensive Long Range Plan 2015-16 Update*:

- **Commercial:** The Commercial designation applies to all land dedicated to retail, professional office, or other primarily non-residential, commercial use. It includes the downtown portions along Broad Street and Pennsylvania Avenue, the regional commercial corridor on US Highway 15-501 and all commercial land in between. Higher density residential may be incorporated into mixed-use developments within areas designated for this future land use category.

Staff Comments:

- The subject property is comprised of 4.11 acres and is located within the corporate limits of the Town of Southern Pines and the petitioner is seeking to subdivide the property the construct twenty-four (24) townhomes.
- The adjoining properties are zoned RE-CD to the east; RS-3, RE-CD to the north; RS-3 and NB to the west, and RS-3 to the south.
- Per UDO Exhibit 3-15 *Table of Authorized Land Uses*, single-family attached dwellings (townhomes) are permitted as a “ZS” in the NB zoning classification. The “ZS” denotes that the land use is permitted but only if it complies with supplemental standards and any applicable application requirements including a Conditional Use Permit for Major Subdivision.

- Per UDO Section 3.5.10, the NB district is established as a mixed-use district that allows small-scale, limited retail and service land uses that provide goods and services primarily to surrounding residential neighborhoods, residential buildings, and mixed-use buildings. The major objectives of this district are intended to:
 1. Encourage the location of convenience retail establishments, professional services and professional offices that are compatible with surrounding residential uses;
 2. Preclude large-scale buildings that are inconsistent with the neighborhood character;
 3. Limit major traffic generators to thoroughfares;
 4. Promote safe and convenient pedestrian access from surrounding residences; and,
 5. Allow single-family dwellings in business corridors to be used for business or residential purposes.
- Per Section 2.20.5 a Preliminary Plat must satisfy the following criteria: A Sketch Plat shall be required when an Applicant is applying for the subdivision of less than the entire, contiguous land area held in common ownership. *

2.20.5 (G) *Criteria for a Preliminary Plat*

The application is consistent with the approved Sketch Plat, if applicable. *Not applicable in this request

- (1) *The application is consistent with the approved Sketch Plat, if applicable.*
 - (2) *The application is consistent with the Comprehensive Plan, as well as any other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities;*
 - (3) *The proposed subdivision complies with the UDO and applicable state and federal regulations;*
 - (4) *The proposed subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property;*
 - (5) *The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties; and*
 - (6) *The proposed public facilities are adequate to serve the normal and emergency demands of the proposed Development, and to provide for the efficient and timely extension to serve future Development.*
- Per Section 2.21.7 an Application for a Conditional Use Permit must satisfy the following criteria:

2.21.7 *Criteria for a Conditional Use Permit*

A Conditional Use is permitted only if the Applicant demonstrates that:

- (A) *The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;*
- (B) *The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;*
- (C) *Adequate public facilities shall be provided as set forth herein;*
- (D) *The proposed use shall not impede the orderly Development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood;*

- (E) *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort or general welfare; and,*
- (F) *The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.*
- The setbacks for the property in the NB zoning classification would be:
 - Front: 15.0'; Side: 20.0'; Exterior Side: 15.0'; Rear: 20.0'
 - The entirety of the property is within the Little River #2 Intake (LR#2) Watershed.
 - This project may be required to obtain a Watershed Protection Permit from the Town Council due to its location within the high quality watershed. The Watershed Protection Permit if approved will provide the project with the 5/70 exemption allowing the project to develop up to the 70% impervious surface level.

Attachments:

- GIS Location
- Proposed Layout from Petitioner
- Future Land Use Map

The Town Council may wish to take one of the following actions:

1. No action;
2. Allow the petitioner to pursue this development project through the required Conditional Use Permit Major Subdivision application processes as outlined in the Town of Southern Pines Unified Development Ordinance;
3. An action listed above with the following conditions...
4. Action not listed above...

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Proposed Major Subdivision CUP: Central Drive

PIN: 858314320856 Parcel ID: 00038434



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Proposed Major Subdivision CUP: Central Drive

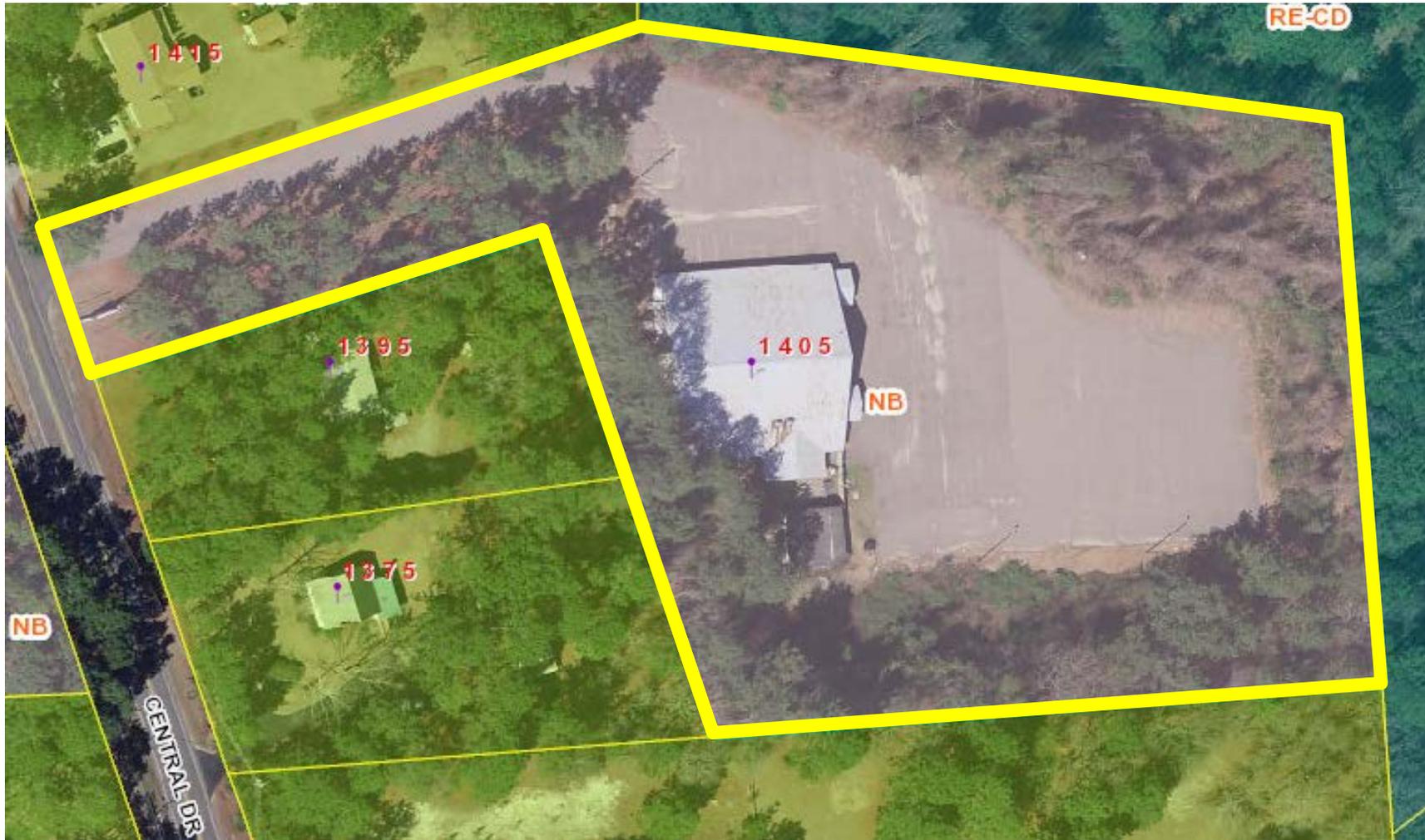
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PIN: 858314320856 Parcel ID: 00038434



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Proposed Major Subdivision CUP: Central Drive

PIN: 858314320856 Parcel ID: 00038434





Legend

- Major Contours
- Contours
- Highways
- Streets
- Parcel 00038434
- Parcels

Russell's



Micro County GIS Developer
 All the information contained on this media is prepared for the inventory of real property from within
 Micro County. All data is collected from records, deeds, plats, and other public records and data.
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 Z:\Projects\Public\Info\Map\Russell\Seafood2.mxd by Rachel Patterson, GISP, PLS

Future Land Use Map: Major Subdivision – Central Drive

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 = Subject Property

Legend

-  City Limits
-  Primary Roads

Future Land Use Categories

-  Parks / Open Space
-  Residential / Golf
-  Rural Equestrian
-  Urban Reserve
-  Low Density Residential
-  Residential
-  Commercial 
-  Traditional Mixed Use
-  Industrial

Work Session Agenda Item

To: Reagan Parsons, Town Manager

From: Chris Kennedy, Community Development Director

Subject: Request to Discuss the Potential Purchase of Town Owned Property along N. Hale Street; Petitioner, Pete Mace

Date: September 26, 2016

The petitioner, Mr. Pete Mace, is requesting to be heard in front of the Town Council to discuss the potential to purchase Town owned property along N. Hale Street. The request includes three parcels zoned RM-2 (Residential Multi-Family - 2). The three parcels are 2.82 acres, 1.7792 acres, and 0.35 acres respectively. Portions of the subject properties currently include residences for the Southern Pines Housing Authority with areas remaining undeveloped. Mr. Mace is seeking to purchase the undeveloped portions. The subject properties are identified by the following: PIN: 858200205917 (PARID: 00039148), PIN: 858218217283 (PARID: 00039150), PIN: 858218219162 (PARID: 00039152). Per the Moore County GIS records, the property owner(s) are listed as Town of Southern Pines for two of the tracts and the Southern Pines Housing Authority for the third tract.

Attachments:

- GIS Location

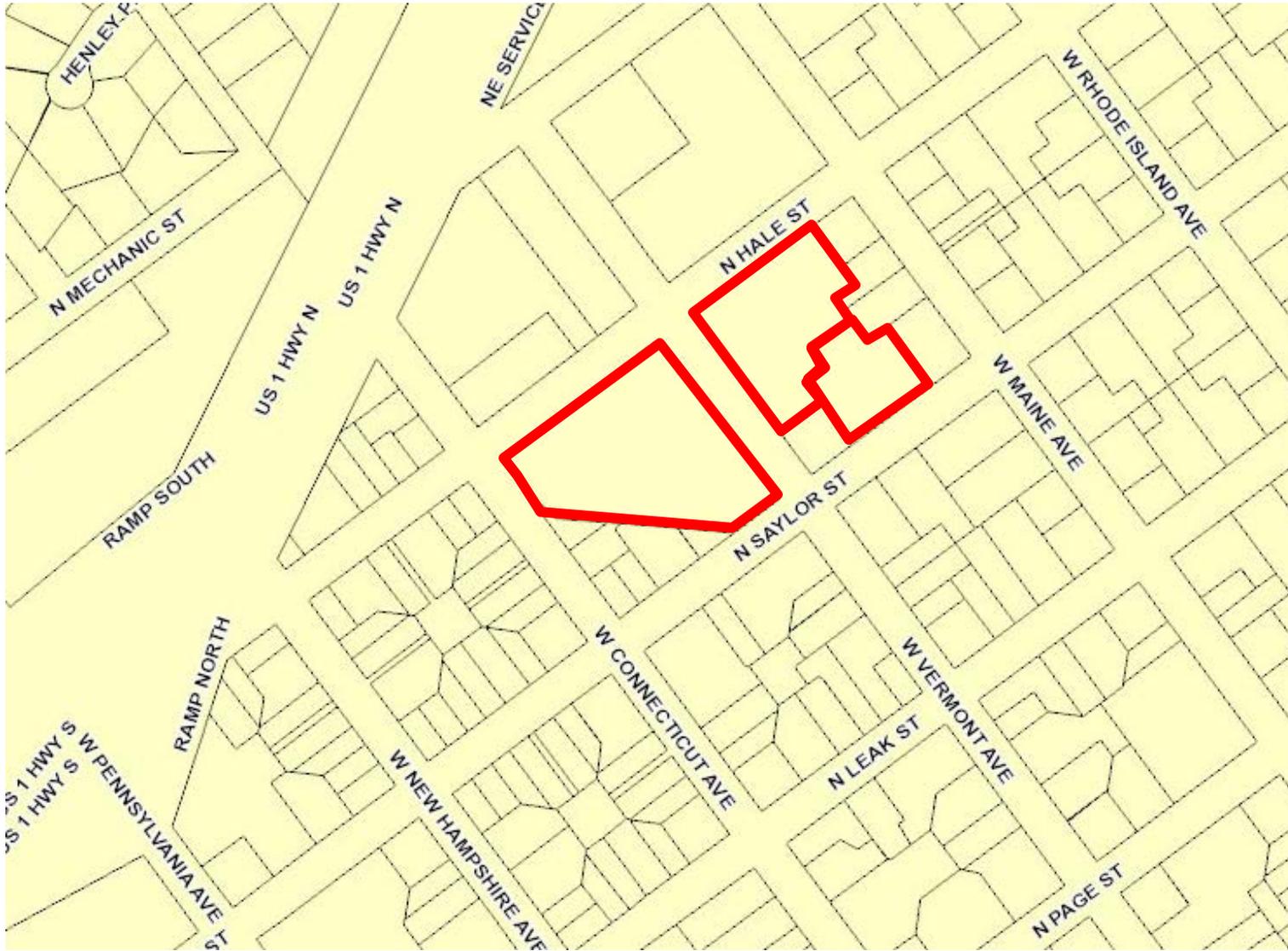
The Town Council may wish to take one of the following actions:

1. No action;
2. Allow the petitioner to pursue this project through the required Public Bid Procedures;
3. An action listed above with the following conditions...
4. Action not listed above...

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Request to Purchase Town Owned Property

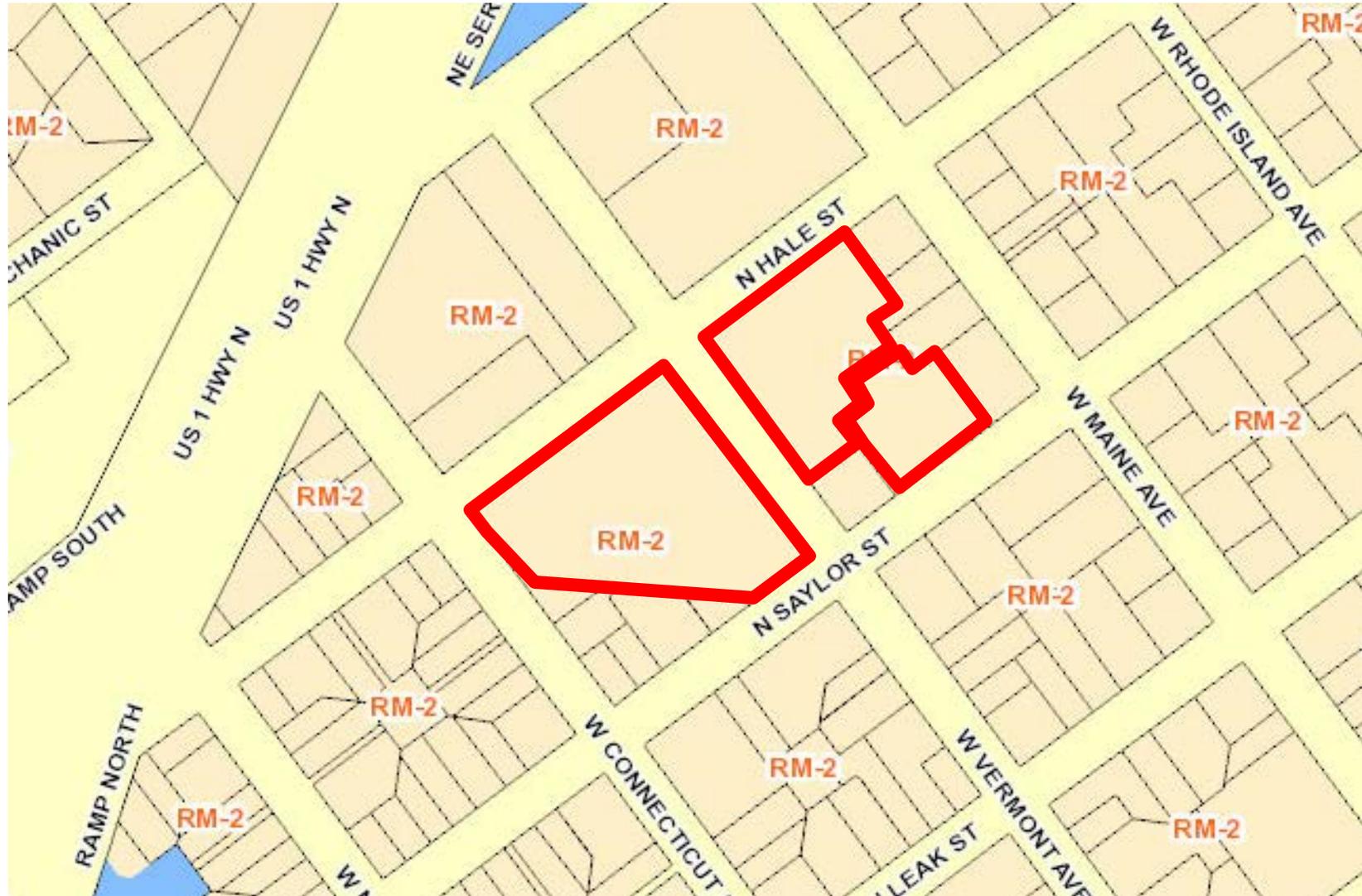
PIN: 858200205917 Parcel ID: 00039148; PIN: 858218217283 Parcel ID: 00039150



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Request to Purchase Town Owned Property

PIN: 858200205917 Parcel ID: 00039148; PIN: 858218217283 Parcel ID: 00039150



Work Session Agenda Item

To: Reagan Parsons, Town Manager

From: Chris Kennedy, Community Development Director

Subject: Request to Discuss the Potential for a Planned Development Application along US Highway 15-501; Petitioner, Pete Mace

Date: September 26, 2016

The petitioner, Mr. Pete Mace, is requesting to be heard in front of the Town Council to discuss a Planned Development application for a mixed use development along US Highway 15-501. The subject property is zoned PD (Planned Development) and is comprised of 44.59 acres. The subject property is located at 10693 US Highway 15-501 and is identified by the following: PIN: 857100562348 (PARID: 00049222). Per the Moore County GIS records, the property owner(s) are listed as BSD Holdings, LLC.

Analysis:

The subject property is identified as “Traditional Mixed-Use” in the *Comprehensive Long Range Plan* Future Land Use Map. Per the *Comprehensive Long Range Plan 2015-16 Update*:

- **Traditional Mixed-Use:** The Traditional Mixed-Use category applies to those larger, mostly undeveloped parcels well-suited to mixing residential and non-residential uses in a manner similar to that found in downtown Southern Pines. This designation applies to the Morganton Road area and to the Pine Needles area, identifying these as likely spots for mixed-use including an interconnected street network as found in traditional town development. No specific development intensity is implied by this designation. It simply indicates that such areas will be built to urban levels, will incorporate a variety of uses and will have a street network accommodating modes of travel beyond the automobile.

Staff Comments:

- The subject property is comprised of 44.59 acres and is located within corporate limits of the Town of Southern Pines.
- The adjoining properties are zoned PD to the North; GB to the West; GB, PD, and RM-1 to the South, and FRR, RM-1, and RS-1 to the East.
- The subject property is identified as “Traditional Mixed-Use” in the *Comprehensive Long Range Plan* Future Land Use Map.
- The proposed project will be subject to the Morganton Road Overlay standards (UDO Section 3.6.6) and the Urban Village – Highway Corridor Overlay standards (UDO Section 3.6.5). Per the UDO, in instances where these two overlay districts overlap, the more stringent standards apply.
- The subject property is not located within any watershed area.

- Per UDO Section 3.5.14:
 - Purpose: The PD district is designed to accommodate mixed land uses, such as office, residential, service, commercial, public or private recreational development, and where consistent with the future land use map, light manufacturing and assembly uses that comply with the employment center development patterns in UDO Section 6.5. This district is intended to allow mixed-use developments in areas where sufficient public water and sewer service is available (or can be readily extended) and where the street system is adequate (or can readily be improved) to handle the projected traffic volumes generated by the development. The regulations of the PD district are intended to:
 1. Encourage planned, large-tract development, including service, office, commercial, residential, public or private recreational development or light industrial uses;
 2. Exclude heavy commercial and heavy industrial land uses;
 3. Encourage development in areas located on major thoroughfares and collector streets;
 4. Encourage vehicular access from service drives and other local streets;
 5. Provide performance standards to help ensure compatible land uses;
 6. Encourage common or shared parking;
 7. Promote creativity and innovation in the design that leads to more appropriate relationships between land uses and features;
 8. Facilitate clustering of development thereby increasing the amount of saved land;
 9. Foster development of a network of open space to serve a variety of recreational and environmental purposes designed and located with respect to existing unique natural features and environmentally sensitive areas;
 10. Improve connectivity within and between developments to promote mobility and enhance walkability;
 11. Integrate public spaces and amenities to promote community gatherings and activities;
 12. Establish coordinated land plan and consistent treatment of common design elements;
 13. Provide the flexibility to respond to market conditions over longer projected development periods due to the scale of such developments; and,
 14. If residential land uses are proposed, provide a variety of lot sizes and dwelling types to expand the spectrum of housing choices for households of various types, sizes, incomes, and ages.
- Per UDO Section 2.18 the Planned Development process is set forth in UDO Exhibit 2-7:

Planned Development Process
Pre-application Conference (required)
Neighborhood Meeting (required)
Conceptual Development Plan
Preliminary Development Plan (includes Preliminary Plat, conceptual site plan and contingent zoning approval)
Engineering Plans
Improvement Guarantees and Development Agreement (optional steps contingent on the Applicant's proposed phasing and improvements plans)
Final Development Plan (includes final zoning approval and may include Final Plat approval)

- Per Section 2.18.4 an application for a Planned Development Conceptual Development Plan must satisfy the following criteria:

2.18.4 (G) *Criteria for a Planned Development Conceptual Development Plan*

- (1) The Conceptual Development Plan conforms to all applicable provisions of this UDO;
- (2) The Conceptual Development Plan represents an overall Development Pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town;
- (3) The proposed Development is appropriate for the area of the Town in which it is located; and
- (4) The proposed Development will not generate the need for inefficient extensions and expansions of public facilities, utilities and services.

- Per Section 2.18.5 an application for a Planned Development Preliminary Development Plan must satisfy the following criteria:

2.18.5 (H) *Criteria for a Planned Development Preliminary Development Plan*

- (1) The application demonstrates that it will achieve the purposes of the PDD and this section;
- (2) The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;
- (3) The Preliminary Development Plan represents an overall Development Pattern that is consistent with the goals and policies of the Comprehensive Plan, Official Zoning Map, Capital Improvements Program, and any other applicable planning documents adopted by the Town;
- (4) The proposed PDD satisfies the criteria for a zoning map amendment established in this chapter;
- (5) The proposed Development is located in an area of the Town that is appropriate; and,
- (6) The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

- Per UDO Section 2.18.7 the Final Development Plan is reviewed and approved or denied by the Planning Director.

Attachments:

- GIS Location
- Future Land Use Map

The Town Council may wish to take one of the following actions:

1. No action;
2. Allow the petitioner to pursue this development project through the required Planned Development application processes as outlined in the Town of Southern Pines Unified Development Ordinance;
3. An action listed above with the following conditions...
4. Action not listed above...

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Proposed Planned Development: US Hwy 15-501

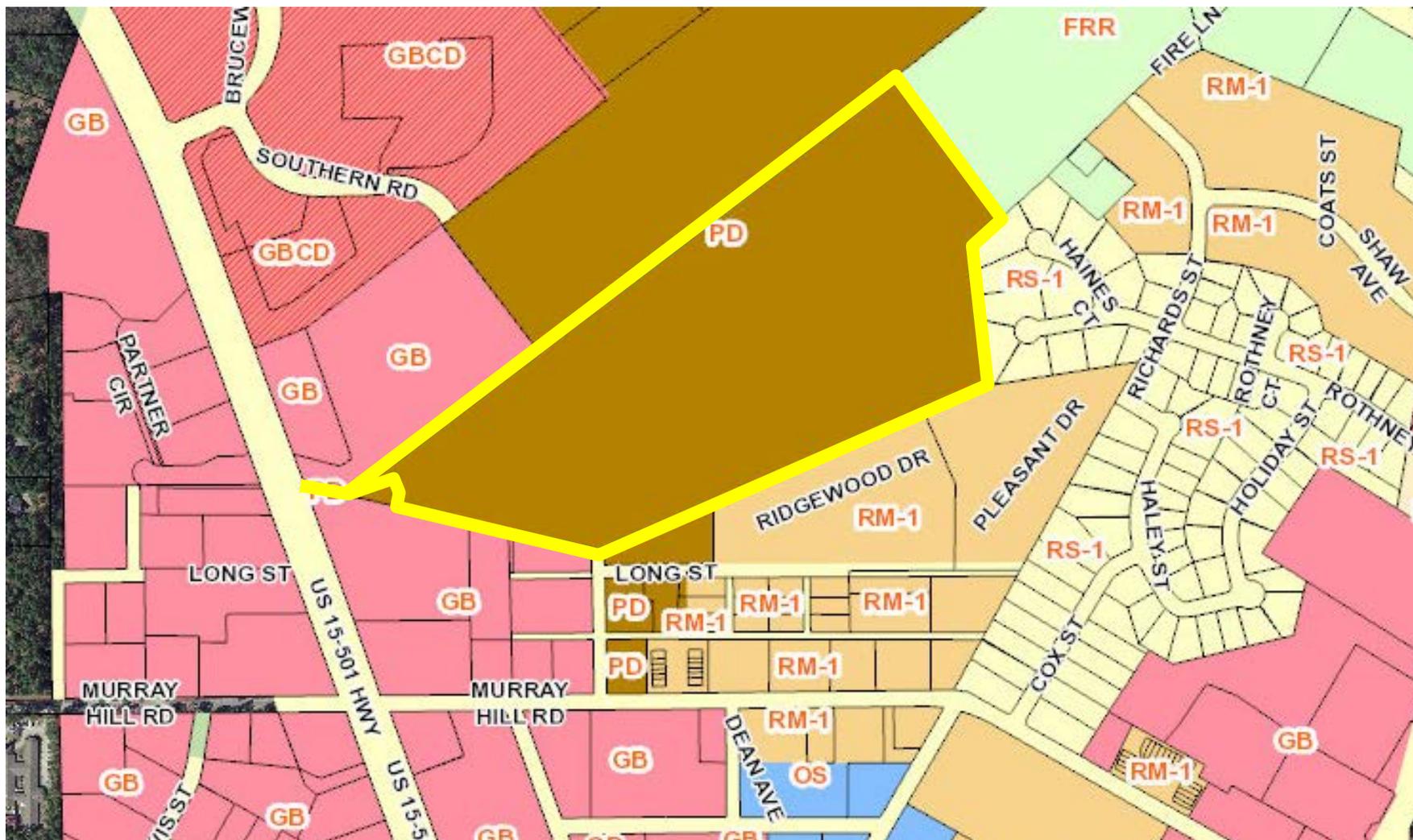
PIN: 857100562348 Parcel ID: 00049222



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Proposed Planned Development: US Hwy 15-501

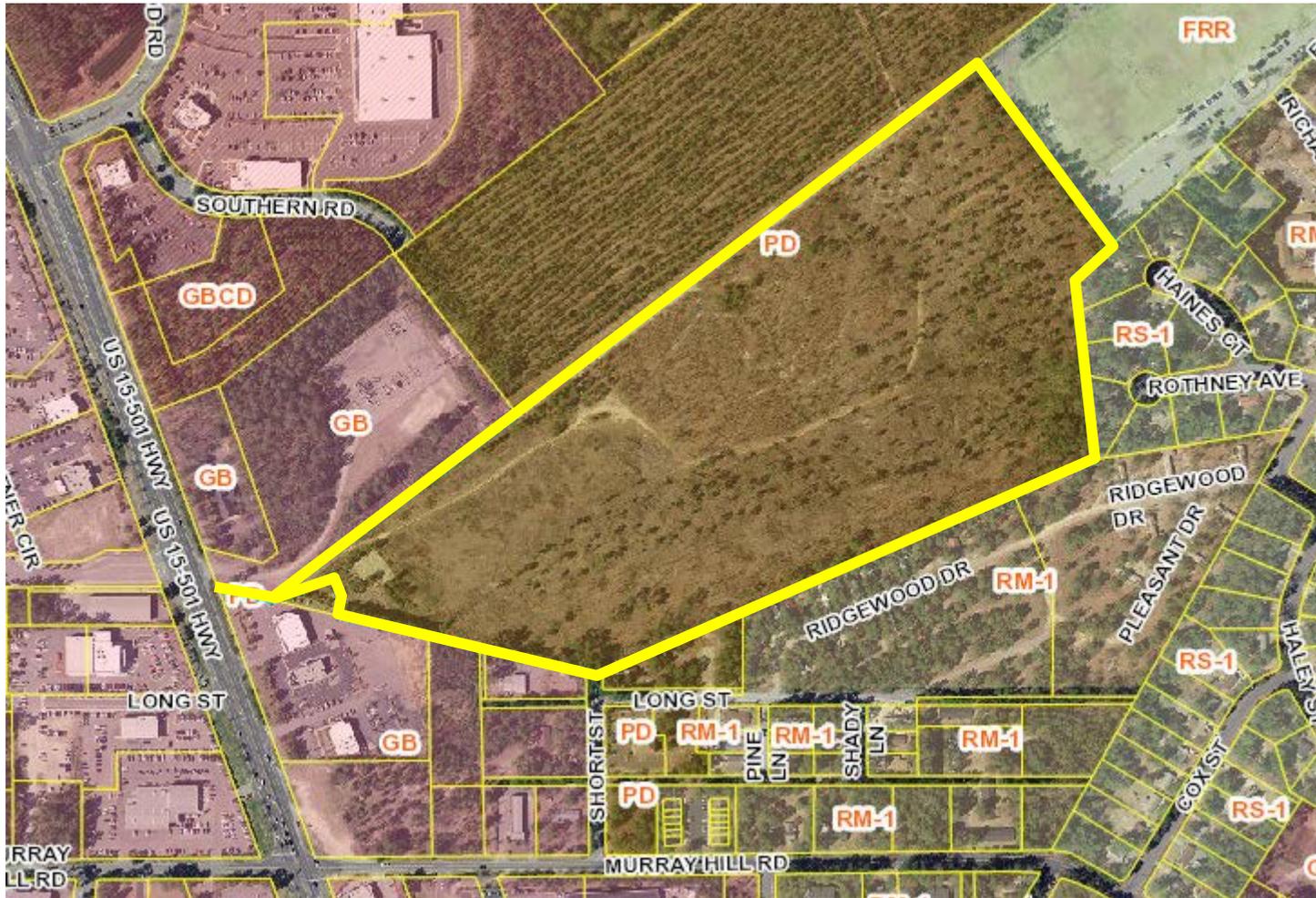
PIN: 857100562348 Parcel ID: 00049222



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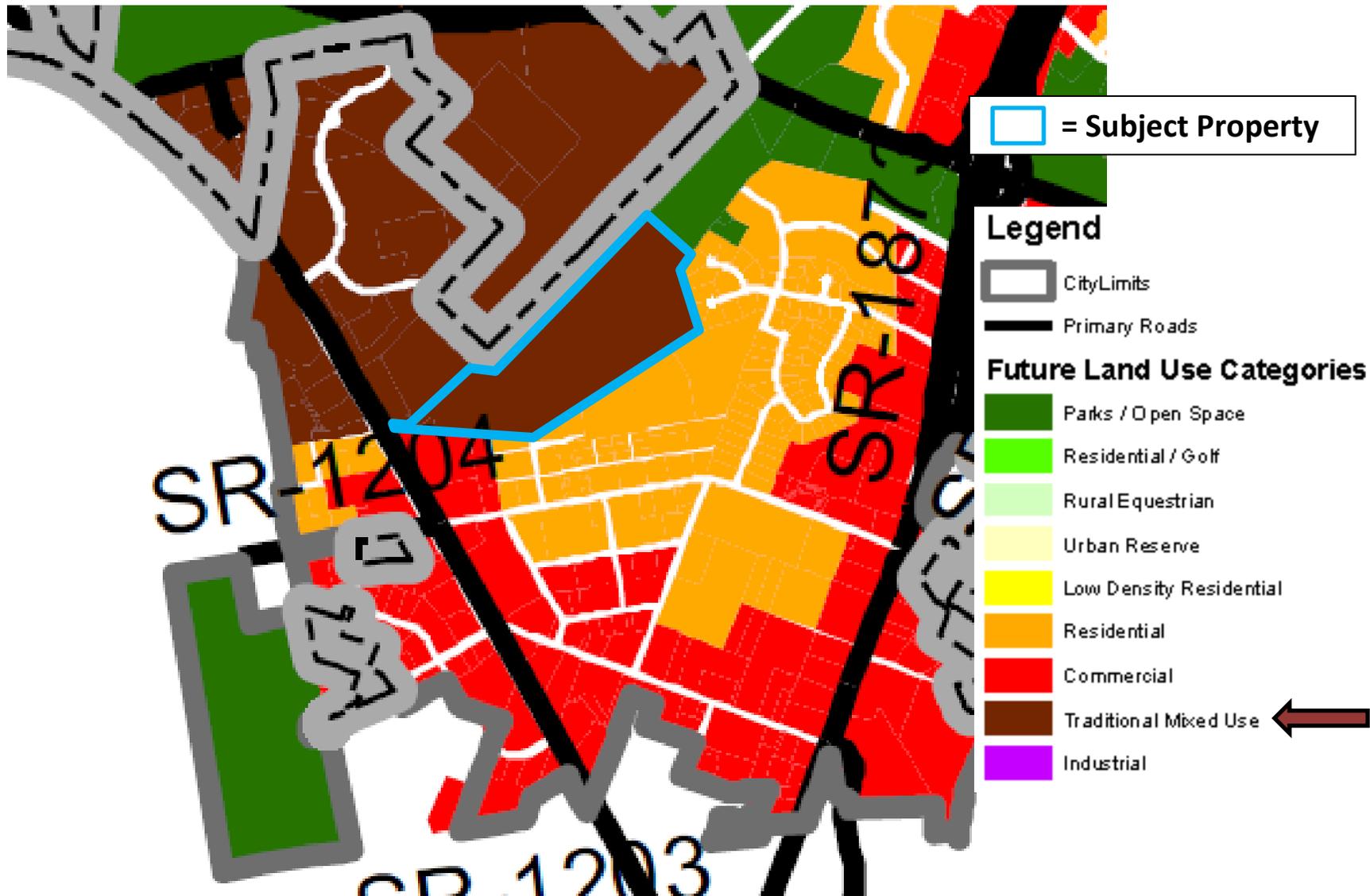
Proposed Planned Development: US Hwy 15-501

PIN: 857100562348 Parcel ID: 00049222



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Future Land Use Map: Planned Development US Hwy 15-501



Public Services
140 Memorial Park Ct.
Southern Pines, NC 28387
910-692-1983



Date: September 22, 2016
To: Town Council
CC: Reagan Parsons, Town Manager; Peggy Smith, Town Clerk
From: Adam Lindsay, Assistant Town Manager
RE: Downtown Train Depot Reuse Proposals

In response to the Town's solicitation for proposals to reuse the Downtown Town Depot along Broad Street, two responses were received and both responses are attached for your consideration.

This process initiated earlier this year following a presentation by the group now calling themselves Trackside at a work session.

We can discuss your thoughts and ideas on each. There is no specific deadline or process to respond but both groups will seek direction and feedback as soon as possible.

From staff's initial review of both:

Blackdog Salvage is very unique but has a higher risk/higher reward approach.

Trackside is a more traditional fit for the area and doesn't carry as much financial risk to the Town.

Request For Proposal

305 Trackside

1. Proposed business name: 305 Trackside, LLC.

Business owners: Mary Kate Lambeth and Tori King.

Physical current address of the business is 2177 Derby Road, Ellerbe, NC 28338. Physical address will be changed once the business is in operation to a P.O. Box.

2. The building will primarily be used for weddings and receptions, but can also be used for corporate events, fundraisers, galas, parties, meetings, conferences, political events, etc. The total occupancy load will roughly be 250 people.

This building and business will benefit the entire town. During our wedding events, downtown hair salons will get business, the Jefferson Inn will have guests, people will eat at restaurants, have coffee in town, go to bars afterwards, and shop at local stores. Not only does the town benefit through increased business and traffic flow, but we plan to allow the town use of the building; to possibly include town council meetings, other town meeting space, and annual town events.

It is important to us for this building to be used and seen. We hope to open it during First Friday and allow food and drink inside the building. We would also like to partner with the brewery or a local caterer to serve beer and wine for special events. If there aren't weddings during Spring and Fall fest, we plan to open the building to the public. There will be bathrooms, permanent and extra seating, indoor and outdoor space, plus the possibility of vendors renting space. We are open to discussion on how this building can not only benefit as an event venue, but benefit the entire town, be enjoyed by the people of the town and used by those who are visiting.

3. The main operating hours would be Friday and Saturday evenings for weddings. We also want to offer the availability for meetings and other small events during the typical 9-5 business day. Some other large events may occasionally occur on a weeknight.

We also plan on maintaining office hours in a space located at 271 West Pennsylvania Avenue.

4. We have obtained the following parking agreements: (please see attached)

- Central Security Systems, Inc. & Sandhills Home Theater (20 spaces)

Other parking solutions:

- We plan to include a color coded map (please see attached) that will be handed out to all clients when booking events showing preferred parking, vendor parking, public parking, and no parking areas. It will

be mandatory for them to include this map to guests of weddings and other events with a larger guest count.

- We have been told by CSX officials that the grassy area across Vermont Avenue, on NE Broad Street can be used for public parking, however obtaining a parking agreement is out of the question. We would have to apply for a lease through CSX, which we have been told would be denied because it would not fall within the 25' requirement from the center of the tracks.
 - The surrounding businesses have also been notified of our business plans. FirstBank and several other businesses have given us verbal confirmations of the use of their parking spaces during events after-hours. A written agreement can be pursued if our proposal is accepted.
 - Per Chris Kennedy, a proposed on-street parking site has also been discussed. (see attached photos)
5. Please see attached pictures for a proposed floor plan. Most of the renovation will be to the inside of the building. We want to maintain most of the structural integrity of the existing building. Here is a list-style example of what our plans are:

EXTERIOR

- Rails around the decking to bring the building up to code. Rails will be architecturally compatible with the building and surround vernacular of the downtown area.
- Bring the building up to ADA code with handicap accessible ramp in the rear of the building, add appropriate number of ADA parking spaces to gravel area in the rear of building.
- Secure Fascia boards that are falling down around the overhang area.
- Smoker's balconies to the NW broad side of the building (just for appearance only)

INTERIOR

- Install sprinkler system throughout
- Update electrical and bring it up to code
- Build wall to separate our space from CSX space
- Infill cracks in floors from under the floor system to prevent falls, but not change the original flooring
- New lighting inside
- Bring sewer and water to the building
- Ventilation system in lieu of HVAC system (the building cannot be traditionally heated and cooled because of the leaky floors)

6. Proposed signage - we plan to display a sign on the covered porch area (back) of the building. The sign on the building would be approximately 4 ft in diameter. An additional sign will be on our office location at 271 West Pennsylvania Avenue. Please see attached photo of a draft of our logo, which will also serve as a sign. The logo we have chosen is an updated version of the Seaboard Airline logo, which has a historical reference for the building. We have changed enough of it that it is not a copyright issue.

7. Proposed Financial Terms:

\$500/month for a 5 year lease. After that time, the lease could be renegotiated as long as both parties are in agreement.

We have a renovation budget of \$75-\$100k for the building. These updates will stay with the building if/when we decide to no longer occupy the space.





305

Southern

R

R

Pines

Trackside

NE Broad St
Southern Pines, North Carolina



Street View - Jun 2014

ONE WAY

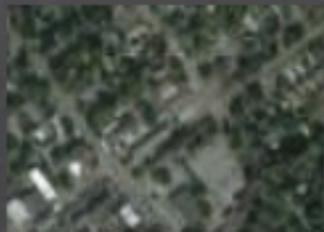
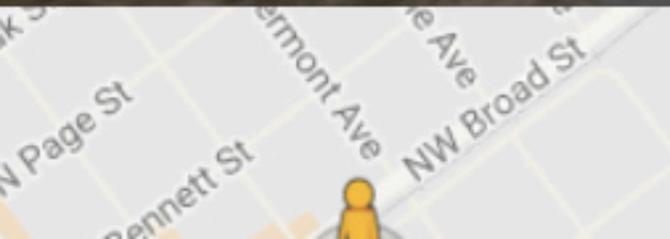
LEFT LANE
MUSE
TURN LEFT

NE Broad St

Another shot of the left turning lane heading Northbound towards Vermont Ave.



Hide imagery





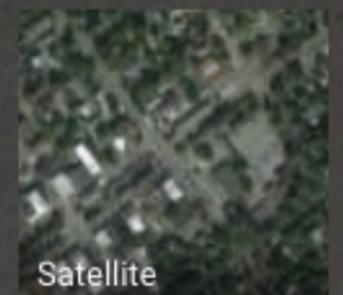
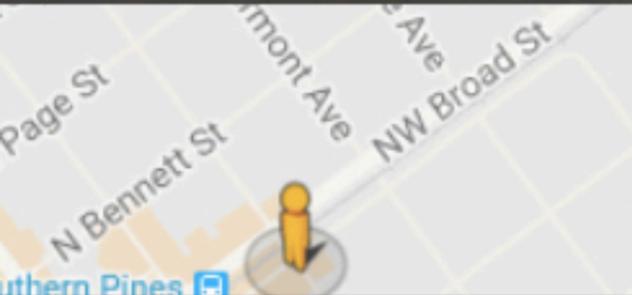
- Handicap Parking
- Vendor Parking
- Parking Agreements (written/verbal)
- Preferred Parking (grassy area)
- Public/Street Parking

NE Broad St
Southern Pines, North Carolina
Street View - Jun 2014



Navigation controls including a compass and zoom in (+) and zoom out (-) buttons.

Hide imagery >>

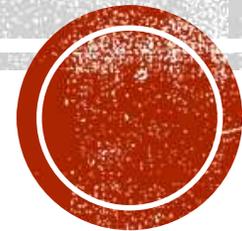


Google

SOUTHERN PINES, NC

Presented September 14, 2016

Proposed Use of Historic Railroad Warehouse/Depot



A NATIONAL ATTRACTION

- A **Black Dog Salvage** warehouse store, complete with Sally, a TV star in her own right posing for photos and welcoming visitors.
- A destination of meaningful interest for locals, highway travelers and Amtrak passengers, creating a new energy for Southern Pines based on salvaging and selling historical treasures.
- A highly anticipated weekly delivery by the crew with new merchandise salvaged from across the Southern states.
- A series of taped national TV segments directly from the store appearing on the HGTV/DIY Network, reaching an average audience between 500K and 1.2M per week



Sally



RFP RESPONSE TO QUESTIONS

1. **LEASING ENTITY:** Vicki L. Stone, Village Design Center, Inc., Owner & Interior Designer, NCGC #74950; 10700 S US Hwy 15-501, Southern Pines, NC 28387
Phone: 910/692-1000 Website: www.villagedesigngroup.com
2. **INTENDED USE:** Black Dog Salvage (Retail Store)
3. **DAYS AND HOURS:** M-S, 11 AM-7 PM
 - Special early and extended days and hours to coincide with community events, i.e. First Friday, Veterans Day Parade, Seasonal and Holiday events, etc.
4. **PARKING:** Customers to utilize current surface streets and public parking
5. **CONCEPTUAL RENDERINGS:** Included within this presentation
6. **SIGNAGE:** Similar to photos of other stores within this presentation
7. **FINANCIALS:** Detailed within this presentation



BDS STORE #1 ROANOKE, VA



Memorial Bridge Marketplace

The Black Dog Salvage crew loves showing people that salvage is beautiful and how important it is to save these pieces of history and American craftsmanship from going to the landfill.

At their flagship store in Roanoke, you can explore 40,000 sq. ft. of treasures, including an eclectic collection of Old World Iron, works by local and regional artists & artisans, garden statuary and vintage antiques for the home.



STORE #2 WHITE SULPHUR SPRINGS, WV

The
Greenbrier[®]
AMERICA'S RESORT

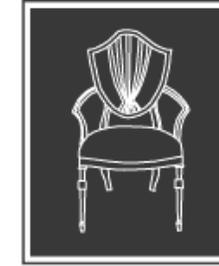
Black Dog Salvage is located in The Art Colony Shops at the Greenbrier Resort.



STORE #3



STORE #3 LOCAL FRANCHISEE



Village Design Group

Vicki L. Stone, Village Design Center, Inc.

Owner & Interior Designer, NCGC #74950

10700 S US Hwy 15-501, Southern Pines, NC 28387 Phone:910/692-1000

Website: www.villagedesigngroup.com



Celebrating 34 Years!

Village Design Group began in 1982 as Pinehurst Interiors, originally located in the Theater Building in the Village.

To enhance the level of quality and service for which they have long been known, Village Design Group maintains a 12,000 square foot Interior Design Center located on Hwy 15-501 in Southern Pines. Inside, you will find high-quality furniture lines, lighting, fabrics, flooring, carpet, wallpaper, and accessories.



BLACK DOG SALVAGE

- Through the television series, *Salvage Dawgs* on HGTV, *DIY* and most recently *Great American Country*, the crew carefully extracts architectural elements from private homes and classic historical properties.
- Every show is a fast-paced and fun treasure hunt with a mission to reclaim, renew and redefine architectural salvage for a sustainable future. Now taping for Season 8, new episodes premiere Sunday nights at 9 pm.
- Everything Salvaged is For Sale!
 - The owners call it "Environmental Capitalism," and yes, they may be saving pieces of American history from the landfill, but they're also trying to make a buck!



LOCAL SUPPORTER

- Jess Dishner has been in the Development, Construction and Real Estate business since 1988, bringing a love for people to his work to ensure a great building experience for his clients. He has his Real Estate Broker's license with Rokoski & Associates, Inc. and currently has offices in the Village of Pinehurst.
- He has managed over 500 projects, ranging from Golf Villas, Equestrian Estates, Retirement Condos and Military housing in the NC Sandhills to Rustic Elegant Mountain retreats and a Coastal Community with single family Active Adult homes for full time and part time residents. Jess is a member of Southern Living's Custom Builder Program, and an Independent builder/dealer for Woodhouse, The Timber Frame Company.
- He is active in the local Home Builders Association, his community and his church. He holds a BBA in Marketing and Management from James Madison University, and was an Artillery Officer in the US Army.



Dishner Developers, Inc.

Construction • Development • Real Estate

PO Box 5508

Pinehurst, NC 28374

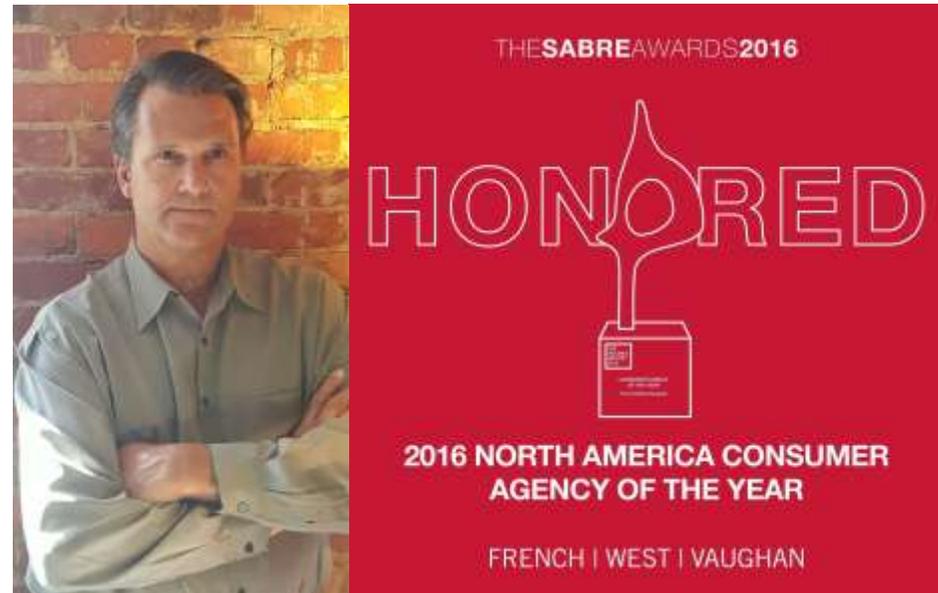
(910) 528-1568

Jess@DishnerDevelopers.com



MARKETING SUPPORT

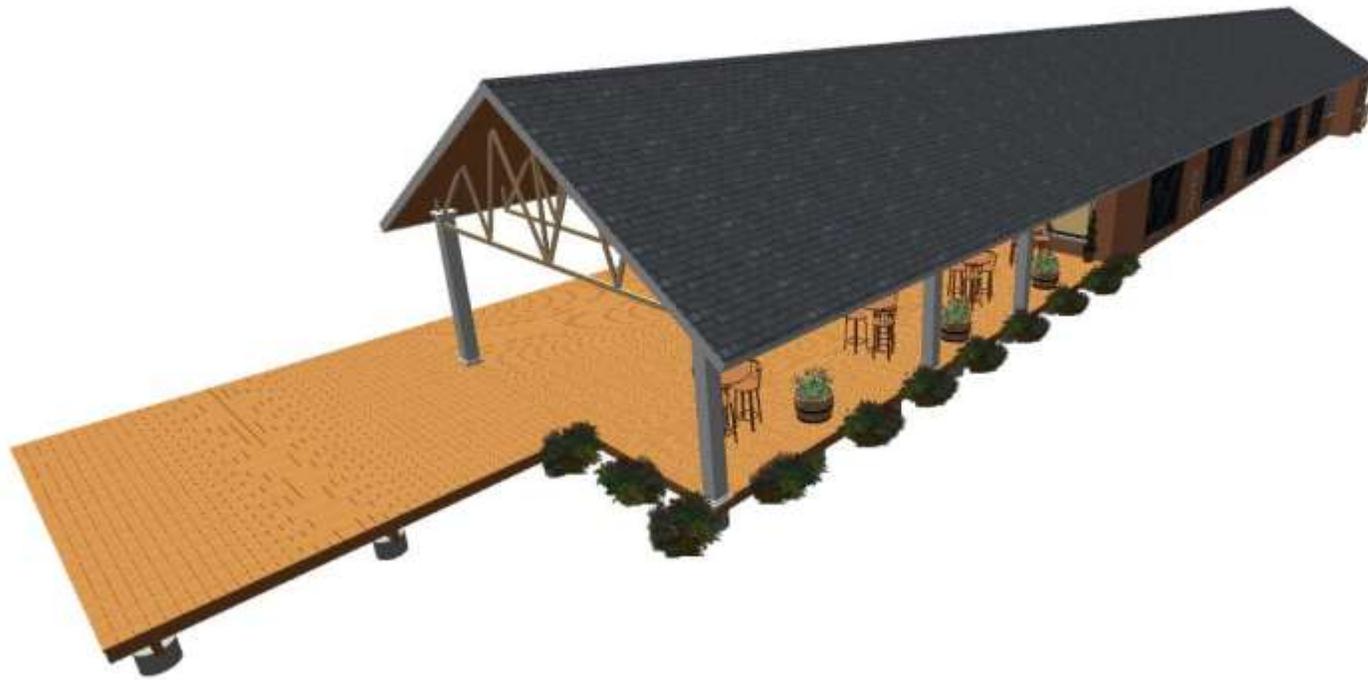
- Black Dog Salvage retains FWV, the Southeast's largest PR firm, based in Raleigh, with a team led by Jack Glasure, a Moore County resident
- A comprehensive marketing plan will be developed by the agency to drive increased awareness and retail traffic from across the state
- Website: www.fwv-us.com



SOUTHERN PINES STORE DRAWING



STORE EXTERIOR



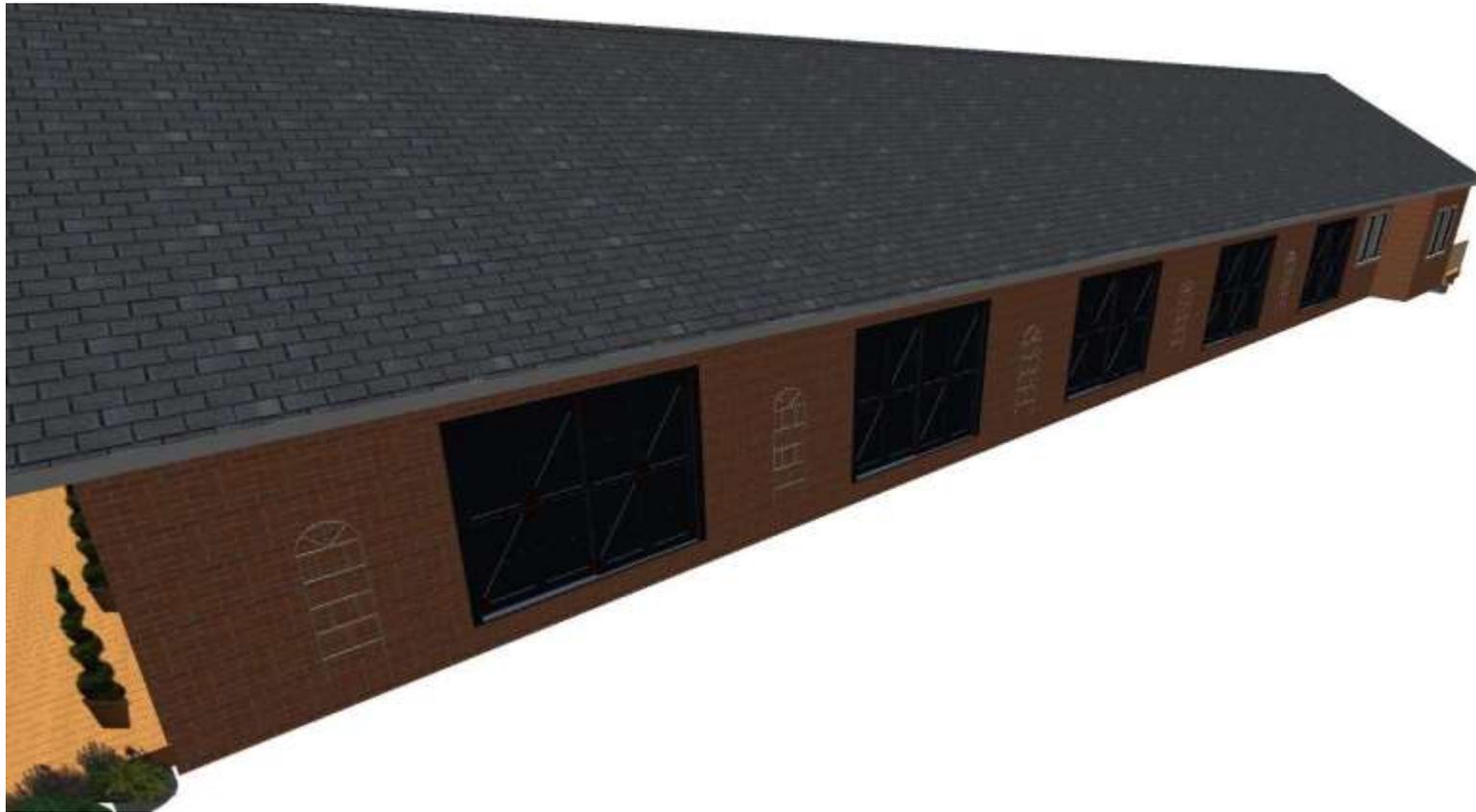
STORE INTERIOR



STORE EXTERIOR PLATFORM



STORE EXTERIOR SIDE VIEW



STORE EXTERIOR CITY VIEW



REQUESTED IMPROVEMENTS



Provided by the Landlord:

1. Verification of functioning bathrooms
2. Installation of a handicap ramp and deck to front of building to meet ADA requirements
3. Installation of railings on platforms (railings may be provided by Black Dog Salvage)
4. Installation of wall receptacles according to code
5. Repair of any damaged windows or doors
6. Installation of locking mechanism for all doors
7. Installation of security lights, emergency lighting, alarm system, etc.
8. Installation of interior and exterior light fixtures (fixtures may be provided by Black Dog Salvage)
9. Installation of ceiling fans
10. Repairs and painting of exterior, as needed
11. Installation of heat & air system
12. Installation of landscaping, as needed



PROPOSED FINANCIAL TERMS

For Creative Discussions and Dialogue, please -

- Based on the POSITIVE IMPACT the City should anticipate as result of our investment to date in successfully recruiting such a high profile retail and entertainment property (Black Dog Salvage), we respectfully ask for a partnership discussion in which the City participates with the franchisee and the franchisor to ensure a successful, long term proposition that drives tourist visitation, yields benefits for local merchants and provides a source of pride for residents.
- Following the preceding improvements to make the space viable, we suggest discussion of the following terms:
 - A 90 day soft-opening grace period with free rent to allow the retail business to work through start-up issues and get marketing programs launched
 - City provides all utilities
 - Then, a royalty payment representing 8 percent of gross sales, collected monthly, and fully auditable







MEMORANDUM

TO: Town Council
Reagan Parsons, Town Manager

FROM: Crystal Gabric, Finance Director

DATE: September 19, 2016

SUBJECT: Pre-Audit Authorization

A pre-audit certification is required by General Statutes 159-28 for all purchases of goods, services and contracts in which a local government enters. The pre-audit requirements are as follows:

- The unit verifies that there is an appropriation authorizing the expenditure in the units budget ordinance or in a project ordinance;
- The unit verifies that sufficient monies will remain in the appropriation to pay any amounts that will come due in the current fiscal year;
- The unit affixes a pre-audit certificate that is signed by the finance officer or properly designated deputy finance officer.

Failure to follow the pre-audit requirements will result in the contract, agreement or order being void and it cannot be enforced. In addition, any individual or officer who enters into a contract/agreement/order or causes funds to be disbursed without following the pre-audit process, may be held personally liable for the amounts committed or disbursed.

A new interpretation of the pre-audit requirement, which has been reaffirmed by the NC Court of Appeals, is that the pre-audit must be in writing. This includes items that are disbursed by electronic payments, purchases made by procurement cards and payments for electricity and natural gas that typically do not have a purchase order generated.

The Town currently utilizes a purchase order system for goods and services. The purchase order meets the pre-audit requirement provided the requested items are not purchased or ordered prior to the purchase order approval by the Finance Officer.

Due to the volume of items, it is not always practical that the Finance Officer have the sole authority to pre-audit items. One suggestion made by the School of Government, is that Department Directors be given the designation of Deputy Finance Officer for the sole purpose of the pre-auditing function, with oversight from the Finance Officer.

Previously, the Department Directors and the Assistance Town Manager were given the authority to perform the pre-audit function. Based upon the change of personnel in the Assistant Town Manager position, I am requesting that the following authorization be granted:

Christopher Kennedy Director of Public Services/Assistant Town Manager

Thank you in advance for your consideration.

Public Services
140 Memorial Park Ct.
Southern Pines, NC 28387
910-692-1983



Date: September 22, 2016
To: Reagan Parsons, Town Manager; Town Council
CC: Peggy Smith, Town Clerk
From: Adam Lindsay, Assistant Town Manager
RE: Capital Improvement Plan and Funding Update

Attached is a copy of the Capital Improvement Plan (CIP) discussed at length in Fiscal Year 15-16. In light of recent court rulings regarding impact fees and occasional media attention on utility infrastructure and policies, it is important that we act transparently and with some extra frequency, especially in the short term, to ensure that Council and the public know how we manage utility operations and infrastructure.

In 2015, two concurrently run studies were completed regarding water and sewer infrastructure. Suez, the contracted operator of the Water Treatment Facility, also provided infrastructure improvement needs at the plant. Following public discussion with Council regarding needs, costs, and revenue options, on March 8, 2016 Council approved staff to move forward with town wide impact fees for both water and sewer related development.

The transition has been mostly smooth with a few challenges including:

1. Price quotes were honored on sewer and water tap applications given between October 1, 2015 and March 8, 2016 due to language on the form.
2. Most questions and opposition to the changes came from local developers that have a longer history of working with the Town.
3. A few people have questioned our legal authority to enact impact fees, but the Town has permission from the General Assembly to enact impact fees via a local bill.

We ask for your permission to hold a Public Hearing on October 11, 2016 to reaffirm Council's commitment to the CIP and impact fees. We want to ensure that we are completely transparent in what we are changing. We want the public and development community to know that we are committed to providing safe and quality infrastructure both now and into the future and we want the CIP to become part of commonly understood dialogue that Council and staff uses when communicating. While a public hearing will not be necessary every year, given

the local changes and the conversations taking place across the state, this will ensure that we are meeting all requirements and interests as we continue to manage utility infrastructure.

Utility infrastructure is critical and used and maintained 24/7, making this Utility CIP an important first step and a commonly accepted best management practice. The next steps in capital forecasting are to complete a General Fund CIP which will identify different capital needs that will be paid for from different revenues.

TOWN OF SOUTHERN PINES
15YR CIP

Project	Year								Year								Future Years	TOTAL
	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31		
Water																		
Weymouth-- Project #1	\$ 38,500	\$ 241,500															\$ 280,000	
East Morganton Project #2			\$ 345,000														\$ 345,000	
Pennsylvania/PeeDee Project #3				\$ 1,253,000													\$ 1,253,000	
Midland Project #4					\$ 985,000												\$ 985,000	
North Pressure Zone Project #6						\$ 565,000	\$ 2,320,000										\$ 2,885,000	
US#1 Booster Pump Addition										\$ 600,000							\$ 600,000	
Subtotal	\$ 38,500	\$ 241,500	\$ 345,000	\$ 1,253,000	\$ 985,000	\$ 565,000	\$ 2,320,000	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,348,000	
Sewer																		
Aerial Sewer Repair	\$ 200,000																\$ 200,000	
Pee Dee Lift Station UpGrade	\$ 39,500	\$ 312,500															\$ 352,000	
Warrior Woods Lift Station UpGrade		\$ 55,000	\$ 625,000														\$ 680,000	
TOSP/ Carthage Joint FM replacement		\$ 190,000			\$ 1,560,000												\$ 1,750,000	
ARO Lift Station UpGrade			\$ 50,000	\$ 400,000													\$ 450,000	
Muster Branch Lift Station UpGrade			\$ 30,000	\$ 220,000													\$ 250,000	
Nicks Creek Lift Station UpGrade			\$ 15,000	\$ 150,000													\$ 165,000	
Bellmead Lift Station UpGrade					\$ 16,500	\$ 250,000											\$ 266,500	
Weymouth Pines Lift Station UpGrade					\$ 30,000	\$ 250,000											\$ 280,000	
Talamore Lift Station UpGrade					\$ 40,000	\$ 300,000											\$ 340,000	
S. Ridge Lift Station UpGrade						\$ 10,000	\$ 80,000										\$ 90,000	
Spring and Valley Lift Station UpGrade						\$ 30,000	\$ 200,000										\$ 230,000	
Middleton Place Lift Station UpGrade							\$ 35,000	\$ 280,000									\$ 315,000	
Bethesda 1 Lift Station UpGrade							\$ 20,000	\$ 150,000									\$ 170,000	
Bethesda 2 Lift Station UpGrade							\$ 35,000	\$ 280,000									\$ 315,000	
Spring Road Lift Station UpGrade							\$ 35,000	\$ 250,000									\$ 285,000	
Manhole rehab	\$ 55,000	\$ 55,000	\$ 55,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000									\$ 415,000	
Sewer lining	\$ 85,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000								\$ 715,000	
Subtotal	\$ 379,500	\$ 702,500	\$ 865,000	\$ 910,000	\$ 1,786,500	\$ 980,000	\$ 545,000	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,268,500	
Water Treatment Plant Upgrades																		
Low Service Pumps		\$ 25,000															\$ 25,000	
High Service Pumps		\$ 60,000	\$ 75,000														\$ 135,000	
Rebuild New Reservoir Pump #3		\$ 12,000															\$ 12,000	
Raw Water Pump Station		\$ 10,000															\$ 10,000	
Rapid Mix		\$ 20,000															\$ 20,000	
Super Pulsator		\$ 100,000					\$ 50,000										\$ 150,000	
Filters		\$ 150,000					\$ 55,000										\$ 205,000	
Chemical Feed & Disinfection Systems		\$ 190,000															\$ 190,000	
Clarifier				\$ 12,000													\$ 12,000	
Clearwell Tank																\$ 50,000	\$ 50,000	
Drying Beds																\$ 100,000	\$ 100,000	
Water Treatment Permit UpGrade to 11MGD															\$ 88,000		\$ 88,000	
Subtotal	\$ -	\$ 567,000	\$ 75,000	\$ 12,000	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,000	\$ 150,000	\$ 997,000	
Total Expenditures	\$ 418,000	\$ 1,511,000	\$ 1,285,000	\$ 2,175,000	\$ 2,771,500	\$ 1,545,000	\$ 2,970,000	\$ 1,100,000	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 88,000	\$ 150,000	\$ -	\$ 14,613,500
Revenue Sources																		
Capital Reserves txf from Retained Earnings	\$ 600,000	\$ 900,000	\$ 540,000	\$ 522,000	\$ 854,500	\$ 745,000	\$ 250,000	\$ 900,000							\$ 88,000	\$ 150,000	\$ 5,549,500	
Capital Reserves Carry Forward		\$ 366,000															\$ 366,000	
Installment Financing							\$ 2,320,000			\$ 600,000							\$ 2,920,000	
Water Impact Fees Transfer			\$ 345,000	\$ 1,253,000	\$ 902,000	\$ 400,000	\$ -										\$ 2,900,000	
Sewer Impact Fees Transfer		\$ 245,000	\$ 400,000	\$ 400,000	\$ 1,015,000	\$ 400,000	\$ 400,000	\$ 200,000									\$ 3,060,000	
Grants																	\$ -	
Subtotal	\$ 600,000	\$ 1,511,000	\$ 1,285,000	\$ 2,175,000	\$ 2,771,500	\$ 1,545,000	\$ 2,970,000	\$ 1,100,000	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 88,000	\$ 150,000	\$ -	\$ 14,795,500
Out of Balance =	\$ 182,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,000
Debt Service																		
Raw Water Reservoir	\$ 415,804	\$ 415,804	\$ 415,804	\$ 415,804	\$ 415,804	\$ 207,902											\$ 2,286,922	
AMR	\$ 175,993	\$ 175,993	\$ 175,993	\$ 175,993	\$ 175,993	\$ 175,993	\$ 175,993	\$ 175,993									\$ 1,407,944	
Force Sewer Main							\$ 254,911	\$ 509,822	\$ 509,822	\$ 509,822	\$ 509,822	\$ 254,911					\$ 6,243,976	
Subtotal	\$ 591,797	\$ 591,797	\$ 591,797	\$ 591,797	\$ 591,797	\$ 383,895	\$ 430,904	\$ 685,815	\$ 509,822	\$ 509,822	\$ 509,822	\$ 254,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,243,976