



AGENDA

Tuesday, June 10, 2025: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

a. Adoption of Agenda

4. PUBLIC COMMENTS

5. PUBLIC HEARINGS

a. AX-01-25: Voluntary Annexation of .54 acres at 490 Stoneyfield Drive

Dennis and Patsy Regan are requesting voluntary annexation of .54 acres that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax records, the subject property is identified as PIN 858010366607 (PARID 00050142).

b. OA-03-24: Landscaping & Tree Protection Amendments

A continuation of a legislative public hearing that began at the November 12, 2024 meeting, was continued for three months at the December 17, 2024 meeting, and that was continued again for three months at the March 11, 2025 meeting, regarding proposed amendments to the UDO.

c. Z-04-24 & OA-04-24: Zoning Map Amendment and UDO Text Amendments to Create Two Character Districts

A continuation of a legislative public hearing that began at the November 12, 2024 meeting, was continued for three months at the December 17, 2024 meeting, and that was continued again for three months at the March 11, 2025 meeting, regarding the creation of a Downtown Character District and a West Southern Pines Character District.

d. FY26 Budget

Town Manager Parsons will present the draft FY26 Budget for the second time, prior to requesting adoption later in the evening.

6. ACTION ITEMS

a. Request for Adoption of Ordinance #3121 - FY 25-26 Budget, setting an ad valorem rate of \$0.29/\$100 valuation in addition to \$0.80/\$100 valuation in Municipal Service District I (Morganton Park South)

b. WP-02-25: Watershed Protection Permit for 1.67 acres on Mill Creek Road

Corporation Services Company, on behalf of Mavis Southeast, LLC, has submitted an application for a Watershed Protection Permit requesting 1.67 acres of 5/70 exemption allocation to develop an automotive service center within the Little River Intake No. 2 Watershed. The subject parcel is currently zoned General Business Conditional District (GBCD) and is identified as PIN: 858300274839 (PARID: 20070990).

c. AR-05-25: Architectural Compliance Permit for Pinehurst Hyundai at 1480 US Highway 1

The applicant, Penney Design Group, is requesting an Architectural Compliance Permit on behalf of the legal property owner Southern Pines Automotive, LLC for a 23,688 square foot single story automotive dealership building. The address is 1480 US-1 which is located in the General Business (GB) zone.

7. CONSENT AGENDA

a. Adopt Ordinance #3136: FY26 Public Works and Utilities Fee Schedule

An update of the published fee schedule based upon the adopted Budget

b. Adopt Capital Project Fund Amendments Ordinances #3122 thru #3144

Adopt necessary changes to various Capital project Funds as a result of having adopted the FY26 Budget

c. Adopt Resolution #1116 Capital Reserve Fund - System Development Fees

Annual Resolution making appropriations to the CRF based on SDF collection estimates for the coming year and adjusted for collections over the previous twelve months.

d. Ordinance #3133 - Amending the Capital Reserve Fund for Water System Development Fees

e. Ordinance #3132 - Amending the Capital Reserve Fund for Sewer System Development Fees

f. Approve Meeting Minutes

Staff have prepared the following minutes for approval:

- May 13, 2025, Town Council Business Meeting Minutes
- May 27, 2025, Town Council Work Session Minutes

g. Adopt Internal Control Policy

Staff requests the adoption of this policy which is need to bring the Town into compliance for using ARPA grant funds from the State.

8. ADJOURNMENT

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>