



## AGENDA

Tuesday, July 22, 2025: 5:00 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. Adopt Agenda

### 4. PUBLIC COMMENTS

### 5. COUNCIL UPDATES & DISCUSSION

#### a. Fleet Maintenance Facility

Staff will present updates on this project.

### 6. CONSENT AGENDA

#### a. Approve Early Termination of an Interlocal Agreement with Moore County for GIS Services.

The Town and Moore County mutually wish to terminate a five-year agreement made in June of 2023 regarding the provision of certain GIS services no longer necessary due to having transitioned to a new work order system.

#### b. Approve Meeting Minutes

Staff has prepared the following meeting minutes for approval:

- June 10, 2025, Town Council Business Meeting
- June 24, 2025, Town Council Work Session

#### c. Revisions to the Fats, Oils, and Grease (FOG) Ordinance

Revisions to Chapter 50 of the Code of Ordinances, Water and Sewer Use, are being proposed to update and clarify the requirements of the Town's Fats, Oils, and Grease policy aka Mandatory Grease Traps.

#### d. Resolution #1119 - Directing the Clerk to Investigate an Application for Voluntary Annexation AX-02-25

An application has been received for the annexation of 1271 Old US Hwy No. 1.

### 7. ACTION ITEMS

#### a. CONSIDER CONTINUANCE TO AUGUST 12: AR-05-25: Architectural Compliance Permit for Pinehurst Hyundai at 1480 US Highway 1

Penney Design Group requests an Architectural Compliance Permit on behalf of Southern Pines Automotive, LLC for a 23,688-square-foot single-story automotive dealership. This item was discussed and continued on June 10. The applicants have requested another continuance to August 12 in order "to give the strongest possible presentation for the Town Council's consideration."

#### b. Approve RA-01-25: Resolution of Intent to Vacate Right of Way

Bantembo, LLC requests the abandonment of 852 square feet of town right-of-way located at the corner of W. Wisconsin Ave. and S. Bennett St. The property is adjacent to the parcel currently owned by Bantembo, LLC and identified as PIN 858100075283 (PARID 20190227).

### **c. Consider Re-Naming Pool Park to J. Pleasant Hines Park**

Staff is replacing and re-branding outdated signs at various facilities. This initiative prompted discussion on the names of certain parks. At the June 24th Council work session, the Town Council expressed consensus for renaming "Pool Park" in honor of J. Pleasant Hines, the first Mayor of incorporated West Southern Pines. Council directed staff to share this pending change with the community ahead of formal adoption on July 22. A memo is included in the packet that details this outreach.

## **8. PUBLIC HEARINGS - LEGISLATIVE**

### **a. Planning Department Administrative Fee Revisions**

Planning Department staff have prepared revised administrative fees and, in accordance with North Carolina General Statute 160D-805, have provided notice of an opportunity for public comment at the July 22, 2025 Regular Meeting.

### **b. Z-03-25 Hale Street Cottages (fka Village Walk) Conditional Zoning District**

Trevor Hansen of Koontz Jones Design PLLC, on behalf of Moore HL Properties Inc., has submitted a request to rezone five parcels in between SW Service Road and S Hale Street from Office/Service (OS) to Residential Mixed Housing Conditional Zoning District (RM-1CD) with several proposed conditions. The application includes both a rezoning and a Major Subdivision Preliminary Plat. A separate evidentiary hearing will be held on the Major Subdivision Preliminary Plat. The legislative hearing for the Conditional Zoning District was opened at the May 13, 2025 Business Meeting and continued to the July 22, 2025 Business Meeting.

## **9. PUBLIC HEARINGS - EVIDENTIARY**

### **a. MAPP-01-25: Hale Street Cottages (ka Village Walk) Major Subdivision Preliminary Plat**

Trevor Hansen of Koontz Jones Design PLLC, on behalf of Moore HL Properties Inc., has submitted a request for a major subdivision preliminary plat to subdivide +2.86 acres of land into 12 single-family 0.04-acre lots, three four-family 0.08-acre lots, and one common area 2.17-acre lot—a total of 16 lots. This application must be preceded by approval of a Conditional Zoning District.

### **b. MAPP-02-25: Murray Hill Road Townhomes Major Subdivision Preliminary Plat**

Mr. Paul Saathoff of Koontz Jones Design, PLLC, on behalf of On Your Lot, Inc. (Value Build Homes), has submitted a Major Subdivision Preliminary Plat application pursuant to the Town of Southern Pines Unified Development Ordinance (UDO) §2.20. The plat intends to subdivide the two parent tracts into 20 townhomes and 1 single-family dwelling. Per the Moore County tax records, the property is identified as PARID 00052146 and 00048691, which comprise 2.06 total acres.

### **c. PD-01-25: Tommy's Car Wash Preliminary Development Plan (Morganton Park South)**

Bob Koontz, on behalf of Carolina Car Wash, LLC, has submitted a Preliminary Development Plan application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance to develop an express car wash facility on +1.84 acres situated on the south side of Morganton Road between Patriot Boulevard and Carolina Green Parkway. The parcel is identified as PIN 857100588078 (PARID 98000749) and is owned by MSP Outlots, LLC.

## **10. COUNCIL ROUNDTABLE**

## **11. CLOSED SESSION**

### **a. Closed Session as authorized in N.C.G.S. §143-318.11(a)(5)**

Council will discuss the potential acquisition of real property.

## **12. ADJOURNMENT**