



AGENDA

Tuesday, August 12, 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

4. PUBLIC COMMENTS

5. CONSENT AGENDA

a. Articles Lease - Weymouth

Request for adoption of a new lease with the Weymouth Center for the Arts regarding a number of books, memorabilia and various items owned by the Town of Southern Pines to be displayed at the Center.

b. Approve Resolution #1122 - Adopting an Electronic Records Retention Schedule

Staff requests the approval of Resolution #1122 - Adopting an Electronic Records Retention Policy

c. Approve Meeting Minutes

Staff has prepared the meeting minutes from the August 22, 2025, Town Council Business Meeting for your approval.

d. Approve Resolution #1124 - Setting a Public Hearing Date for Annexation Application AX-02-25 - 1271 Old US 1 Hwy.

The Clerk has issued a Certificate of Sufficiency for annexation application AX-02-25 and is requesting to proceed with setting a public hearing date.

e. Approve Resolution #1125 - Declaring the Badge and Service Weapon of Deputy Chief Charles Campbell Declared Surplus and Awarding to him upon his retirement

Staff request approval of Resolution #1125- Declaring the Badge and Service Weapon of Deputy Chief Charles Campbell Declared Surplus and Awarding it to him upon his retirement on October 1, 2025, after serving the Town of Southern Pines for 29 years.

6. PUBLIC HEARINGS - LEGISLATIVE

a. OA-02-25 Proposed Amendments to the Unified Development Ordinance (UDO)

The Town of Southern Pines Planning Department is proposing to amend multiple sections of the UDO related to sign regulations and the Engineering Department is proposing to amend Appendix B of the UDO.

b. PD-02-25 Penick Village Planned Development - Conceptual Development Plan

The purpose of the application is to establish a unified framework for the existing continuing care retirement community and to support its ongoing operations and future expansion.

c. Z-04-25 Rezoning of 0.23 acres on N. Hardin Street from RS-1 to RM-1CD

Tony Fairley, authorized agent for Sandhills Community Action Program Inc., has submitted a request to rezone a single parcel from RS-1 to RM-1CD (Conditional Zoning District) to allow for the development of four single-family attached dwelling units, configured as two structures with two dwelling units each.

d. RA-01-25: Abandonment of 852 square feet of S. Bennett St. right of way

A public hearing regarding abandonment of 852 square feet of right of way at the intersection of South Bennett Street and West Wisconsin Avenue. A staff error in the abandonment process in 2022 is being corrected by repeating the abandonment process as set forth in North Carolina law and the Unified Development Ordinance.

7. PUBLIC HEARINGS - EVIDENTIARY

a. MAPP-02-25: Murray Hill Road Townhomes Major Subdivision Preliminary Plat (continued from July meeting)

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. This hearing was continued at the July 22, 2025 Regular Meeting.

b. SU-01-25: Remove Buffer and Setback Requirement for Lot 9 of Tyler's Ridge

On behalf of Trustee James B. O'Malley, Paul Saathoff with KoontzJones Design has applied for a Special Use Permit to amend the 2011 Conditional Use Permit for the Tyler's Ridge development (i.e., file #CU-01-11) for Lot 9. The amendment being proposed would remove a required 30' landscaping buffer and 50' building setback.

8. ACTION ITEMS

a. PD-01-25: Written Decision for Tommy's Car Wash PDP

Planning staff have prepared a draft Written Decision for application PD-01-25, Tommy's Car Wash PDP, for the Town Council's review and approval. The PDP was approved at the July 22, 2025 Regular Meeting.

b. MAPP-01-24: Written Decision for Hale Street Cottages Major Subdivision Preliminary Plat

Planning staff have prepared a draft Written Decision for application MAPP-01-25, Hale Street Cottages Major Subdivision Preliminary Plat, for the Town Council's review and approval. The Preliminary Plat was approved with a Conditional Zoning District rezoning at the July 22, 2025 Regular Meeting.

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

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. This item was continued at the June 10, 2025 Regular Meeting.

d. Approve Resolution authorizing the use of Design-Build for the proposed Fleet Maintenance Facility

Approve Resolution #1121 authorizing the use of the Design-Build procurement method for the proposed Fleet Maintenance Facility

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

9. ADJOURNMENT