



## AGENDA

Tuesday, September 9, 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

Adoption of Agenda

### 4. PRESENTATION

#### a. Appearance Commission: Sprucing Up Southern Pines Awards

The Appearance Commission will recognize the 2025 winners.

### 5. PUBLIC COMMENTS

#### a. Eastman Road Watertank T-Mobile Antenna Lease Amendment

T-Mobile currently leases space on the Town's water tank at 240 Eastman Road. They have requested to increase the number of antennas on the tank from six to nine, which requires a revision to the existing lease and to extend the lease by two additional five-year terms, beginning October 1, 2029, when the current lease ends.

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

The Town Clerk requests that the hearing date be amended per Resolution #1124-A to September 23, 2025, to meet legal notice requirements.

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.

#### c. Resolution #1128 Application for Wastewater Collection System Rehabilitation and Replacement Funding

Staff is working to complete an application for wastewater collection system rehabilitation and replacement funding through the Department of Water Infrastructure. A resolution in support of the application is required to accompany the application. The funding available may come in the form of low interest loans and, depending on application scores and funding availability, has the potential for principle forgiveness.

#### d. Resolution #1129 Approval of the 2025-2036 Water and Sewer Capital Improvements Plan

Staff is working on an application for wastewater collections system rehabilitation and replacement funding. A current Capital Improvement Plan (CIP) covering a minimum of 10 years is needed to maximize application scoring.

#### e. Resolution #1130 Approving Local Water Supply Plan

Staff is requesting that the Town Council adopt the attached resolution to accept the information contained in the 2024 Local Water Supply Plan for the Town of Southern Pines. Once approved by the Town Council, a signed copy of the attached resolution, or an amended version of such, will be provided to the Water Supply Planning Section Supervisor at the Division of Water Resources of the North Carolina Department of Environmental Quality (DEQ). The Local Water Supply Plan cannot be considered compliant with the requirements of NCGS §143-355(1) until an adopted resolution is received by the Division of Water Resources of NCDEQ.

#### f. Ordinance #3143, #3144 and #3145 closing the Capital Project Fund - Paving

Finance has requested the closure of CPF 55 and the transfer of the remaining monies to the Streets Department Contractual line-item.

**g. Ordinance #3147 and #3146 establishing a Capital Project Fund for the purpose of purchasing and renovating 300 SW Broad Street**

An Ordinance establishing a CPF for the purchase and renovation of 300 SW Broad Street as a Town Hall. \$500,000 is being transferred from the General Capital Reserve to establish the fund and cover initial expenses.

**h. Approve Meeting Minutes**

Staff has prepared the following minutes for approval:

- August 12, 2025, Town Council Business Meeting
- August 26, 2025. Town Council Work Session

**7. PUBLIC HEARINGS - LEGISLATIVE**

**a. OA-03-24: Landscaping & Tree Protection Amendments**

A continuation of a legislative public hearing that first began at the November 12, 2024 meeting. The public hearing was first continued one month to the December 17, 2024 meeting. On December 17, 2024 the hearing was continued for three months to the March 11, 2025 meeting. At the March 11, 2025 meeting it was continued again for three months to the June 10, 2025 meeting. At the June 10, 2025 meeting it was continued again for three months to the September 9, 2025 meeting. The public hearing is regarding proposed amendments to the UDO covering topics related to landscaping and tree protection requirements for new commercial development and subdivisions.

**b. 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 first began at the November 12, 2024 meeting. The public hearing was first continued one month to the December 17, 2024 meeting. On December 17, 2024 the hearing was continued for three months to the March 11, 2025 meeting. At the March 11, 2025 meeting it was continued again for three months to the June 10, 2025 meeting. At the June 10, 2025 meeting it was continued again for three months to the September 9, 2025 meeting. The public hearing is regarding the creation of a Downtown Character District and a West Southern Pines Character District.

**c. OA-03-25: Unified Development Ordinance (UDO) Text Amendments**

A public hearing regarding proposed amendments to the UDO related to the process to amend Planned Developments, an error on Exhibit 3-1 related to rear setbacks, and clarifying that Technical Review Committee meetings are open to the public.

**8. PUBLIC HEARINGS - EVIDENTIARY**

**a. MAPP-03-25: East Indiana Ave. Major Subdivision Preliminary Plat**

Colin Webster of The Ascot Corporation has submitted an application to subdivide 4.56 acres located on the west side of East Indiana Ave. near Strathmore St. that are currently zoned RS-2 into seven (7) single-family residential lots.

**9. ACTION ITEMS**

**a. Planning Board Appointments**

The Planning Director requests that the Town Council consider reappointing Mr. Matthew Walden to a second term on the Planning Board. The Planning Director also requests that the Town Council consider appointing one of two applicants to fill a vacancy recently created when Ms. Kim Wade completed her second term on August 12, 2025.

**10. CLOSED SESSION**

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

Staff requests a closed session to discuss negotiations surrounding real estate acquisition.

**11. ADJOURNMENT**