



## AGENDA

Tuesday, September 23, 2025: 3:00 PM

Town Council Work Session

C. Michael Haney Community Room: Southern Pines Police Department  
450 W. Pennsylvania Ave

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. TOWN MANAGER'S COMMENTS

### 4. ACTION ITEMS

#### a. Written Decision for East Indiana Lots Subdivision

Staff has prepared a draft Written Decision for East Indiana Lots, a 7-lot Major Subdivision that was approved by the Town Council at the September 9, 2025 meeting.

#### b. National Register of Historic Places Nomination: Our Lady of Victory Parish

The Town is documenting historic sites in West Southern Pines with a National Park Service Underrepresented Communities grant. As part of this work, a nomination has been submitted to list the former Our Lady of Victory Catholic Parish—now the E.S. Douglass Community Center and Coalition Resale Shops campus—on the National Register of Historic Places. The Town may comment on the nomination; staff recommends supporting it since the buildings and site are locally significant.

#### c. Consider Appointment to Fill One Planning Board Vacancy

The Planning Board currently has a vacancy. The Planning Director requests that the Town Council make an appointment to fill this vacant seat.

### 5. PUBLIC HEARINGS - LEGISLATIVE

#### a. AX-02-25: Petition for annexation of a portion of land at 1271 Old US Highway 1

Trophy Point Properties IV LLC is requesting annexation of a .24-acre portion of an existing parcel located at 1271 Old US Highway 1.

#### b. Amendment to zoning regulations regarding the process for amending Planned Developments.

These proposed revisions to the zoning regulations will change the process to amend Planned Developments. The public hearing was opened and continued at the September 9, 2025 meeting.

#### c. Installment Financing Contract — 300 SW Broad Street

The Town intends to enter into an installment financing contract in a principal amount currently expected not to exceed \$7,000,000.00, the proceeds of which will be used to purchase and upfit the property located at 300 SW Broad Street.

### 6. COUNCIL UPDATES AND DISCUSSION

#### a. Sandhills Bogeys Request to Use Southern Pines Sports Park

The Sandhills Bogeys, a collegiate summer baseball team, have approached the Town regarding long-term use of Armory Field at the Southern Pines Sports Park. The team has played at Sandhills Community College, but will lose access due to campus construction. Staff will discuss the request in more detail with Council and members of the Bogeys' staff will also be present.

#### b. Request: ROW Reduction on E. New York Ave.

The owner of 195 S. Ridge Street, located at the corner of S. Ridge St. and E. New York Ave., would like to install two gates across his driveways entering E. New York Ave. The proposed location is within the current right-of-way (ROW) of E. New York Avenue. Due to unique circumstances related to both this property and the ROW, staff feels

it would be reasonable to consider reducing the size of the ROW in this block, which would allow for this installation to proceed.

**c. General Stormwater Discussion**

Staff will provide an update on potential regulatory changes related to stormwater.

**d. Planning Department Update**

Planning staff will briefly update the Town Council on agenda items coming in October. Staff will also discuss recent instances of online application materials being used by scammers to attempt to collect fraudulent application fees and present actions being taken to try and prevent this from happening.

**7. COUNCIL ROUNDTABLE**

**8. ADJOURNMENT**

*Meetings/work sessions of the Southern Pines Town Council are now available on the Town's Website at [sopinesnc.info/agendas](http://sopinesnc.info/agendas)  
Video of the Town Council meetings will be live-streamed on the website 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.*