



AGENDA

Tuesday, October 28, 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. Consider Planning Board Appointments

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

b. Written Decision: Clark Street Townhomes

Planning staff have prepared a draft Written Decision for application MAPP-01425, Clark Street Townhomes Major Subdivision Preliminary Plat, for the Town Council's review and approval. The Preliminary Plat was approved at the October 14, 2025 Regular Meeting.

c. Written Decision: Veteran's Guardian PDP

Planning staff have prepared a draft Written Decision summarizing Town Council approval of PD-03-25, Veteran's Guardian Preliminary Development Plan.

d. Offer of Dedication for Air Tool Drive

RAB Investments, LLC have offered to dedicate the completed balance of Air Tool Drive, about 1,400 feet, to the Town of Southern Pines.

5. COUNCIL UPDATES AND DISCUSSION

a. Request: Red's Corner Social District

Scott Bertrand, owner of Red's Corner Food Truck Campus, requests that the Council consider creating a social district to include two properties associated with Red's Corner. [A "social district," enabled by NCGS](#), allows patrons to purchase an alcoholic beverage and then walk around with it as they drink it, as long as they remain within the district's boundaries.

b. Freight Depot Lease

The Town released an RFP for the Freight Depot, located at 305 NW Broad St. Included in the packet are a memo summarizing the process and a proposal for Council consideration.

c. Planning Department Update

Planning staff will briefly update the Town Council on agenda items coming in November. Staff will also discuss annexation agreements with adjoining municipalities, present a quick update on Phase 2 of Comprehensive Plan implementation and ask for feedback on recent revisions to the format of staff reports.

d. Golf Cart Travel on Public Streets

This discussion is an opportunity for staff to provide information and Council to provide guidance as to whether to pursue an Ordinance that would allow golf carts to use public streets in Southern Pines.

e. East Vermont Concerns

Follow-up on Public Comment from a recent meeting

6. COUNCIL ROUNDTABLE

7. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's Website at 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.

MEMO

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Date: October 28, 2025

Re: Planning Board Vacancy & Reappointment

I. REQUEST:

The Planning Director requests that the Town Council consider reappointing Ms. Monica Brickey 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 and final term on August 12, 2025.

II. BACKGROUND:

Ms. Brickey's first term began on January 10, 2023 and ends on January 9, 2026. A second and final term would begin on January 10, 2026 and end on January 9, 2029.

Ms. Kim Wade completed the second of two possible terms on the Planning Board on August 12, 2025. There are presently two applicants to serve on the Planning Board. Mr. Jeremy Haskell applied on December 21, 2024 and Mr. Paul Friday applied on July 17, 2025. Both applications from Messrs. Haskell and Friday are in the Town Council's Dropbox folder labelled "Planning Board Applications."

III. LEGAL REVIEW:

In accordance with UDO §8.13.1(B), the Planning Board shall consist of seven (7) members. Five members appointed by the Town Council shall reside within the Town. Two members appointed by the County Board of Commissioners shall reside within the Town's Extraterritorial Planning Area.

- *The Board currently consists of four (4) active members who reside in Town and two (2) active members who reside in the Town's ETJ. Ms. Wade's vacant position is an in-town position and Ms. Brickey's position is an ETJ position.*
- *Messrs. Haskell and Friday currently reside in Town and are thereby eligible for appointment to the vacant seat as an in-Town member of the Board.*

In accordance with UDO §8.13.1(C), Planning Board members shall be appointed for three-year staggered terms but may be appointed to not more than two (2) successive complete terms.



**PLANNING BOARD ROSTER
09/09/25**

<u>In Town Members</u>	<u>First Term</u>	<u>Second Term</u>
Matthew Walden	10/24/22 - 10/23/25	10/24/25 – 10/23/28
Jennifer Garner	06/13/23 – 08/10/24*	12/17/24 – 12/16/27
Michael Skolnick	02/24/25 – 02/23/28	
Andrew Speck	02/11/25 – 05/08/26**	
Vacancy		
 <u>ETJ Members</u>		
Monica Brickey	01/10/23 - 01/09/26	
Jason Scribner	02/11/25 – 02/10/28	

*Jennifer Garner served the remainder of Cooper Carter’s term.

**Andrew Speck will serve the remainder of Enrique Herrera’s term.

In accordance with UDO §8.13.1(B), the Planning Board shall consist of seven (7) members, all of which shall be resident citizens. Five (5) members appointed by the Town Council shall reside within the Town. Two members appointed by the County Board of Commissioners shall reside within the Town’s Extraterritorial Planning Area, also referred to as the Extraterritorial Jurisdiction (ETJ).

In accordance with UDO §8.13.1(C), members are appointed for staggered terms of three years, but may continue to serve until their successors have been appointed. Members may serve no more than two successive complete terms.

Planning Staff Report

To: Reagan Parsons, Town Manager

From: James Broadwell, Planner II

Date: October 28, 2025

Item: **Clark Street Townhomes Major Subdivision:** Written Decision Staff Report.

I. PURPOSE

Per UDO §2.14.6(F)(11), “A written decision must be approved for every quasi-judicial application, either by entering the decision at the end of the hearing or at a subsequent meeting of the hearing body, which shall generally be the next scheduled meeting. As part of the written decision, the hearing body must make findings of fact and conclusions as to applicable standards and any conditions. The chair may direct the Planning Director or Town Attorney to draft a written decision for approval by the hearing body at its next regularly scheduled meeting, which approval may be on a consent agenda.”

Planning staff have prepared a draft of the written decision of the Town Council’s approval of application MAPP-04-25 that was heard by the Town Council at the regular meeting on October 14, 2025 that the Town Council may now wish to adopt. If the Town Council approves the drafted written decision, the Mayor will sign the document. The original signed version will be delivered to the applicant, authorized agent, and property owner with Planning staff and the Town Clerk maintaining copies of the signed document for their respective files.

II. SUMMARY OF APPLICATION REQUEST

Mr. Trevor Hansen, of Koontz Jones Design/V3, PLLC, on behalf of Moore HL Properties, Inc. 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 parent tract into 16 single-family attached lots and one common area and access lot. The parent tract presently comprises an abandoned building with mature trees in the surrounding perimeter. The subject property is located on the south north side of Clark Street. Per the Moore County tax records, the property is identified as PARID 00032727, which comprises ±1.52 acres and is owned by Moore HL Properties, Inc.

III. TOWN COUNCIL EVIDENTIARY HEARING AND ACTION

A public evidentiary hearing, regarding the proposed Major Subdivision Preliminary Plat (MAPP) for Clark Street Townhomes was called to order with five members present on October 14, 2025. The oath was administered to all witnesses choosing to speak. Planning staff entered the October 14, 2025 staff report as Exhibit A and staff’s October 14, 2025 presentation as Exhibit B. After closing the hearing, the Town Council discussed and voted on the draft findings of fact.

After discussion on topics including, but not limited to, consistency with the Major Subdivision criteria and consistency with the Z-05-25 Conditional Zoning District, the Town Council voted 4-1 to adopt Attachment I of the staff report as Finding of Facts. The Town Council then voted 4-1 to approve MAPP-04-25 as presented at the October

14, 2025 Town Council Meeting. Councilwoman Gray moved to adopt and Councilman Goodman seconded both motions.

IV. STAFF COMMENTS

Town planning staff prepared a Written Decision of the Board for the Town Council's review and action decision.

V. ATTACHMENTS

1. Written Decision of the Board: MAPP-04-25

VI. TOWN COUNCIL ACTION

The Town Council may wish to take one of the following actions.

1. No action;
- 2. Accept the Written Decision for MAPP-04-25 as prepared by the Town staff;**
3. An action listed above with the following conditions...; or
4. Action not listed above...



CASE NUMBER: MAPP-04-25

**FINDINGS OF FACT, DECISION OF THE BOARD, AND ORDER IN THE MATTER
OF A MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION FOR CLARK
STREET TOWNHOMES**

DESCRIPTION OF MATTER

Mr. Trevor Hansen, of Koontz Jones Design/V3, PLLC, on behalf of Moore HL Properties, Inc., submitted a Major Subdivision Preliminary Plat application pursuant to the Town of Southern Pines Unified Development Ordinance (UDO) §2.20 for 16 single-family attached lots and one common area and access lot, on ±1.52 total acres, on the parcel identified as PARID 00032727. Per the Moore County tax record, the subject property is owned by Moore HL Properties, Inc.

A public evidentiary hearing regarding the proposed Major Subdivision Preliminary Plat (MAPP) for Clark Street Townhomes was called to order with five members present on October 14, 2025. The oath was administered to all witnesses choosing to speak. Planning staff entered the October 14, 2025 Staff Report as Exhibit A and staff's October 14, 2025 presentation as Exhibit B. After closing the hearing, the Town Council discussed and voted on the draft findings of fact. Detailed discussion during the evidentiary hearing can be found in the meeting minutes on record in the Town Clerk's office and online.

FINDINGS OF FACT

1. The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Major Subdivision Preliminary Plat approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a Preliminary Plat, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.
2. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 1 (the application is consistent with the Comprehensive Plan, as well as other adopted plans for streets, alleys, parks, playgrounds, and public utility facilities) in that the Preliminary Plat aligns with the 2040 Comprehensive Plan. The proposed subdivision is consistent with the General Framework Map and Conservation and Development Maps, which categorize the site as an "Area to Enhance" and "Neighborhood," respectively. Areas of inconsistency have been sufficiently mitigated in the conditional rezoning file Z-05-25, which this MAPP-04-25 file is based upon.
3. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 2 (the proposed subdivision complies with the UDO and applicable state and federal regulations) in that all applicable UDO, state, and federal regulations have been addressed, or will be

addressed during site plan review. The proposed Major Subdivision is consistent with the subject property's zoning, RM-1CD, with the imposition of the conditions tied to the approved file of Z-05-25. Moreover, the applicant's plans to vary the buffer width on the eastern side of the property, in an effort to maximize existing tree preservation while providing required parking, balances UDO requirements with Comprehensive Plan priorities. The Town council finds that applying a variation, pursuant to UDO §4.3.8, is appropriate in this specific case as well.

4. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 3 (the proposed Subdivision, including its Lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property) in that the applicant is following RM-1 zoning standards from the UDO, with the exception of modified standards detailed in the rezoning file Z-05-25. The modifications found and approved in Z-05-25 are consistent with those proposed in the Preliminary Plat.
5. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 4 (the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties) in that the project does not present a safety or viability concern for the surrounding area. Conditions of the Conditional Zoning District Z-05-25 sufficiently mitigated negative impacts on adjacent properties, noting the inclusion of an emergency gate adjacent to Midlothian Drive, and the Town Council has not identified any other safety or viability concerns.
6. The Town Council finds that the application complies with UDO §2.20.4(G), Criterion 5 (the proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development) in that town utilities are readily available for extension to the proposed lots. Furthermore, site plan review by the Technical Review Committee will ensure that the site adequately meets water, fire flow, and sewer requirements.

CONCLUSION AND DECISION

Therefore, by a vote of 4-1, the Town Council voted to approve the Clark Street Townhomes MAPP-04-25 as presented.

This is the 28th day of October, 2025.

FOR THE TOWN COUNCIL:

Taylor G. Clement, Mayor

Planning Staff Report

To: Reagan Parsons, Town Manager

From: Mason Mattox, Planner II

Date: October 28, 2025

Item: **Veteran's Guardian Preliminary Development Plan:** Written Decision Staff Report.

I. PURPOSE

Per UDO §2.14.6(F)(11), "A written decision must be approved for every quasi-judicial application, either by entering the decision at the end of the hearing or at a subsequent meeting of the hearing body, which shall generally be the next scheduled meeting. As part of the written decision, the hearing body must make findings of fact and conclusions as to applicable standards and any conditions. The chair may direct the Planning Director or Town Attorney to draft a written decision for approval by the hearing body at its next regularly scheduled meeting, which approval may be on a consent agenda."

Planning staff have prepared a draft of the written decision of the Town Council's approval of application PD-03-25 that was heard by the Town Council at the regular meeting on October 14, 2025 that the Town Council may now wish to adopt. If the Town Council approves the drafted written decision, the Mayor will sign the document. The original signed version will be delivered to the applicant, authorized agent, and property owner with Planning staff and the Town Clerk maintaining copies of the signed document for their respective files.

II. SUMMARY OF APPLICATION REQUEST

Tim Carpenter of LKC Engineering, on behalf of Veterans Guardian, has submitted a Planned Development District – Preliminary Development Plan application to develop approximately 8.67 acres of the Southern Pines Corporate Park. The site, located on the west side of Air Tool Drive and the east side of Tyler Industrial Court, is proposed to be developed into office space for Veterans Guardian. The proposal includes a 27,390 square foot, two-story office building, 246 off-street automobile parking spaces (including 12 accessible spaces), and 6 bicycle spaces.

III. TOWN COUNCIL EVIDENTIARY HEARING AND ACTION

The public evidentiary hearing for the proposed Preliminary Development Plan (PDP) for Veterans Guardian was officially called to order on October 14, 2025, with five Council members present. The oath was administered to all witnesses intending to speak. Planning staff entered the Staff Report dated October 14, 2025, as Exhibit A, followed by staff's presentation from the same date, as Exhibit B. Tim Carpenter, of LKC Engineering and authorized as the applicant's agent, provided a brief presentation utilizing staff's prepared slides and did not submit any additional exhibits.

After discussion predominantly relating to the site's existing vegetation, the Town Council closed the public hearing. Town staff and the applicant then modified the drafted Findings of Fact and Conditions of approval at the meeting, before Council voted 5-0 to Adopt Attachment I of the Staff Report, as amended, as Findings of Fact. The

Town Council then voted 5-0 to approve with conditions PD-03-25 as presented at the October 14, 2025 Town Council Meeting.

IV. STAFF COMMENTS

Town planning staff prepared a Written Decision of the Board for the Town Council's review and action decision.

V. TOWN COUNCIL ACTION

The Town Council may wish to take one of the following actions.

1. No action;
2. Accept the Written Decision for PD-03-25 as prepared by the Town staff;
3. An action listed above with the following conditions...; or
4. Action not listed above...



CASE NUMBER: PD-03-25

**FINDINGS OF FACT, DECISION OF THE BOARD, AND ORDER IN THE MATTER
OF A PRELIMINARY DEVELOPMENT PLAN APPLICATION FOR VETERANS
GUARDIAN**

DESCRIPTION OF MATTER

Tim Carpenter of LKC Engineering, on behalf of Veterans Guardian, has submitted a Planned Development District – Preliminary Development Plan application to develop approximately 8.67 acres of the Southern Pines Corporate Park. The site, located on the west side of Air Tool Drive and the east side of Tyler Industrial Court, is proposed to be developed into office space for Veterans Guardian. The proposal includes a 27,390 square foot, two-story office building, 246 off-street automobile parking spaces (including 12 accessible spaces), and 6 bicycle spaces.

The public evidentiary hearing for the proposed Preliminary Development Plan (PDP) for Veterans Guardian was officially called to order on October 14, 2025, with five Council members present. The oath was administered to all witnesses intending to speak. Planning staff entered the Staff Report dated October 14, 2025, as Exhibit A, followed by staff’s presentation from the same date, as Exhibit B. Tim Carpenter, of LKC Engineering and authorized as the applicant’s agent, provided a brief presentation utilizing staff’s prepared slides and did not submit any additional exhibits.

Following the close of the hearing, Town Council discussed and voted 5-0 to approve the draft findings of fact as amended by staff.

Detailed discussion from the evidentiary hearing is available in the meeting minutes on file in the Town Clerk’s office and online.

FINDINGS OF FACT

1. The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the request for Preliminary Development Plan approval has met the specified submittal requirements as required in the Town of Southern Pines Unified Development Ordinance (UDO) Appendices. The applicant has submitted sufficient documentation and narrative addressing the applicable criteria for a Preliminary Development Plan, and staff has reviewed the materials for accuracy and consistency with adopted regulations.
2. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 1 (i.e., the application demonstrates that it will achieve the purposes of the PD districts), in that the proposed development includes conditions to optimize natural character preservation and minimize tree loss during development. The existing tree cover on the site contributes to the Town’s natural character, and the retention of

a buffer with additional landscaping will further achieve this intent. Furthermore, the Town Council finds that the application demonstrates that it will achieve the purposes of the Planned Development district by providing a Veteran Affairs facility as a supportive use within the PD. The proposed use aligns with the allowable mix of industrial and supportive uses, including maintaining the 25% cap on supportive uses established for the district.

3. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 2 (i.e., the Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO), in that the plan meets the approved Conceptual Development Plan's requirements for land use allocation, parking, and dimensional standards. Once the project receives a Watershed Exemption Allocation, it will comply with UDO Exhibit 3-14 and all other applicable regulations. Therefore, the Town Council finds that the Preliminary Development Plan is consistent with the approved Conceptual Development Plan and conforms to the provisions of the UDO.
4. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 3 (i.e., proposed Development is located in an area of the Town that is appropriate), in that the proposed development is within the Southern Pines Corporate Park, which is designated for industrial and supportive uses. The proposed location and intended use are compatible with surrounding development and consistent with the purpose of the district.
5. The Town Council finds that the application complies with UDO §2.18.5(H) Criteria for a Preliminary Development Plan, Criterion 4 (i.e., proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services), in that the proposed development will not require inefficient extensions of public facilities, utilities, or services. The property has existing access to public water and sewer via Air Tool Drive, and all necessary infrastructure improvements will be contained within the site.

CONCLUSION AND DECISION

Therefore, by a vote of 5-0, the Town Council voted to approve with two conditions the Veterans Guardian Preliminary Development Plan, i.e., PD-03-25. The final conditions were as drafted by the Planning Department staff for the Applicant, and written as follows:

1. **Condition 1** – In a 20-foot buffer adjacent to the perimeter of the site, the project developer shall retain all existing trees greater than or equal to 6-inches in diameter, subject to the following:
 - No grading shall occur within the buffer or within the critical root zone of buffer trees. The critical root zone is defined by the Town Arborist as a tree's respective drip line. The project area between the two proposed drive aisles adjacent to Air Tool Drive may be graded, and a planted buffer shall be required in this area. Minimal disturbance for necessary infrastructure such as driveway connections, utility corridors, or similar essential improvements are excepted from this restriction.

- Tree protection fencing shall be installed to protect the critical root zone of all retained trees within the buffer at a minimum distance of 6-feet or a tree's drip line, whichever is greater. The exact tree protection fence locations shall be reviewed and approved during the site plan review.
 - If the above required standoff distance directly prevents necessary site design, then the project developer may request a standoff reduction of tree protection fences. Any approved reduction is contingent on the assessment and concurrence from the Town of Southern Pines Arborist.
 - The project developer may remove underbrush within the buffer, such as vines and small trees less than 6-inches in diameter.
 - Additional plantings necessary in order to meet UDO Exhibit 4-4 will be reviewed and approved during site plan process, excluding shrub plantings.
2. **Condition 2** – ±8.67 acres of 5/70 exemption allocation are granted with application PD-03-25, Veterans Guardian.

This is the 28th day of October, 2025.

FOR THE TOWN COUNCIL:

Taylor G. Clement, Mayor

Planning Staff Report

To: Reagan Parsons, Town Manager

From: Mason Mattox, Planner II

Date: October 28, 2025

Item: **Air Tool Drive Right-of-Way Dedication:** Request to dedicate 3.108-acres of Right-of-Way to the Town of Southern Pines

I. EXECUTIVE SUMMARY

RAB Investments, LLC, the legal property owner, has submitted a Petition for Acceptance (Attachment 1) for a portion of Air Tool Drive, approximately 3.108-acres, to the Town of Southern Pines. Pursuant to §100.21 of the Code of Ordinances of the Town of Southern Pines, in order for a street in the Town of Southern Pines to be offered for dedication to the public, the street must be shown on a plat and submitted to the Town for approval.

The Town Engineer and Planning Director have inspected and approved construction of all applicable portions of Air Tool Drive, including street surfaces, curbs, sidewalks, and street trees.

A plat entitled “Air Tool Drive Extension,” showing the area of Air Tool Drive to be dedicated, is attached to this memo (Attachment 2). Staff have also prepared a resolution for accepting the offer of dedication for the Town Council’s consideration (Attachment 3).

Figure 1: Zoning Map with Approx. Portion of Air Tool Dr. (in red)

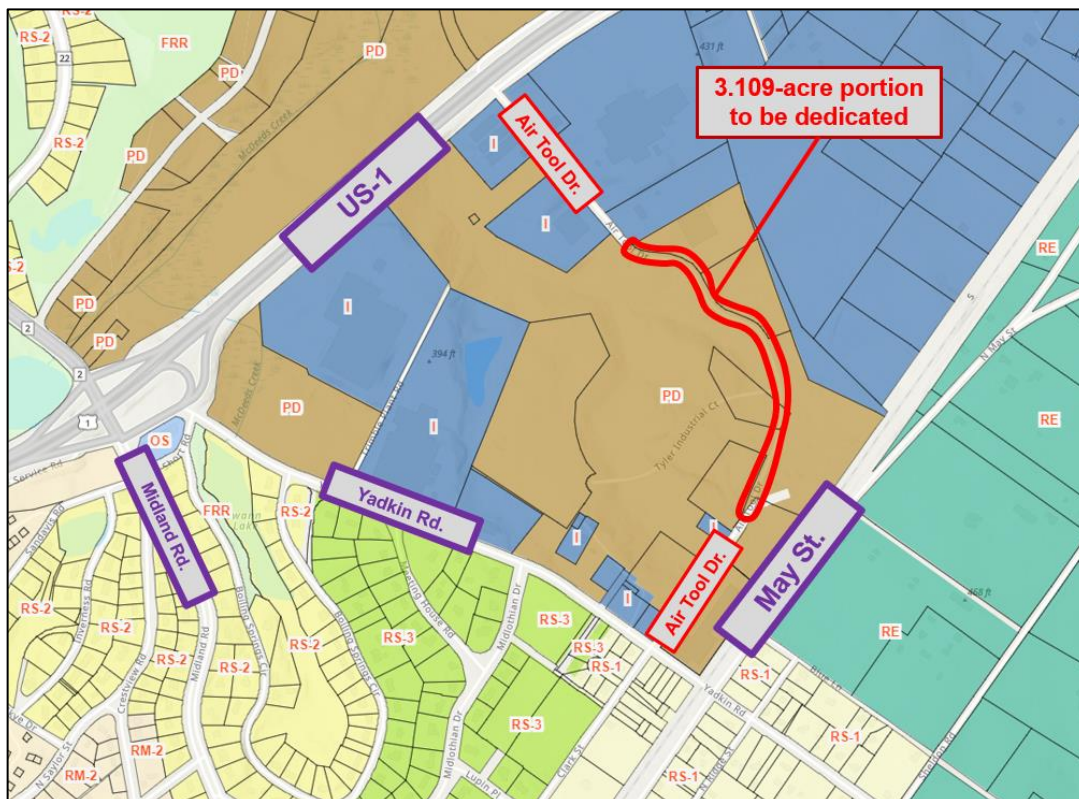


Figure 2: Aerial Photos of Air Tool Drive (Taken June 4, 2025)



II. ATTACHMENTS

1. Petition for Acceptance of Air Tool Drive
2. Draft Resolution Accepting Offer of Dedication

III. TOWN COUNCIL ACTION

In accordance with GS §160D-806, the Town Council must approve by Resolution any offer of dedication that is within its subdivision-regulation jurisdiction. The Town Council shall vote on whether the offer of dedication complies with Town Code of Ordinances §100.20-100.27. The Town Council may choose one of the following motions or any alternative they wish.

I move to:

1. **Approve the Resolution Accepting Offer of Dedication RD-03-25 for the acceptance of a portion of Air Tool Drive;**
2. Deny the Resolution Accepting Offer of Dedication RD-03-25 for Air Tool Drive; or
3. take some other action.

RAB Investments LLC, a North Carolina)
 limited liability company,)
)
 Petitioner)
)
 v.)
)
 The Town of Southern Pines, a)
 North Carolina municipal corporation,)
)
 Respondent)
 _____)

**PETITION FOR ACCEPTANCE OF
 AIR TOOL DRIVE INTO THE TOWN
 OF SOUTHERN PINES' STREET
 MAINTENANCE PROGRAM**

Petitioner, RAB Investments LLC, a North Carolina limited liability company, ("**RAB**") hereby confirms its prior offer of dedication of the portion of Air Tool Drive shown on plat thereof attached hereto as Exhibit A (the "**Plat**") and lying between the two points designated thereon as "Town Maintenance Limits."

Pursuant to Section 4.11.14(A) of the Town of Southern Pines Unified Development Ordinance, "the recording of a plat with streets listed as public shall constitute an offer of dedication of such streets," and Petitioners hereby petition the Town of Southern Pines (the "**Town**") to accept the dedication of Air Tool Drive.


In support of this Petition and pursuant to Section 100.20-27 of the Town of Southern Pines Code of Ordinances, Petitioner represents to the Town:

1. That RAB is a limited liability company duly organized and existing under the laws of the State of North Carolina.
2. That RAB is the owner of Air Tool Drive, which was previously and is herewith being, offered for dedication to the Town, and that, as the owner of Air Tool Drive, RAB has the legal right to offer this Petition.
3. That Air Tool Drive has been constructed to the Town's construction standards and that the Town's Department of Public Works has confirmed same to the appropriate officials of the Town.
4. That there is no lien of any nature against that portion of RAB's property over which Air Tool Drive was constructed.

NOW, THEREFORE, Petitioner respectfully requests the Town to accept Air Tool Drive, as shown on the Plat, for dedication and thereafter perpetually to maintain Air Tool Drive.

This the 7 day of October, 2025.

RAB Investments LLC



 G. Christopher Jordan
 Manager



RESOLUTION #1134
OFFICIALLY ACCEPTING OFFER OF DEDICATION TO THE PUBLIC FOR A
PORTION OF AIR TOOL DRIVE
RD-03-25

WHEREAS, the Town of Southern Pines has subdivision regulation jurisdiction over the land on which a portion of Air Tool Drive—from approximately 1,100 feet from the intersection of Yadkin Road and Air Tool Drive to approximately 1,300 feet from the intersection of Aro Road and Air Tool Drive—is located; and

WHEREAS, pursuant to §100.21 of the Code of Ordinances of the Town of Southern Pines, North Carolina, a plat entitled “Air Tool Drive Extension” depicts the right-of-way of a portion of Air Tool Drive (Exhibit A); and

WHEREAS, the aforementioned plat depicts the accurate location of street boundary lines, ownership of adjacent properties, and adjacent and intersecting streets; and

WHEREAS, RAB Investments, LLC, has constructed road infrastructure improvements to the described newly constructed portion of Air Tool Drive as shown on the aforementioned plat; and

WHEREAS, North Carolina General Statutes §160A-296 and §160D-806 allows any city—as defined in North Carolina General Statutes §160A-1—council to accept by resolution any offer of dedication made to the public of lands for streets when the lands are located within its subdivision-regulation jurisdiction; and

WHEREAS, the Town of Southern Pines has received a signed Petition for Acceptance from RAB Investment, LLC for the portion of Air Tool Drive depicted on the plat attached to this resolution as Exhibit A; and

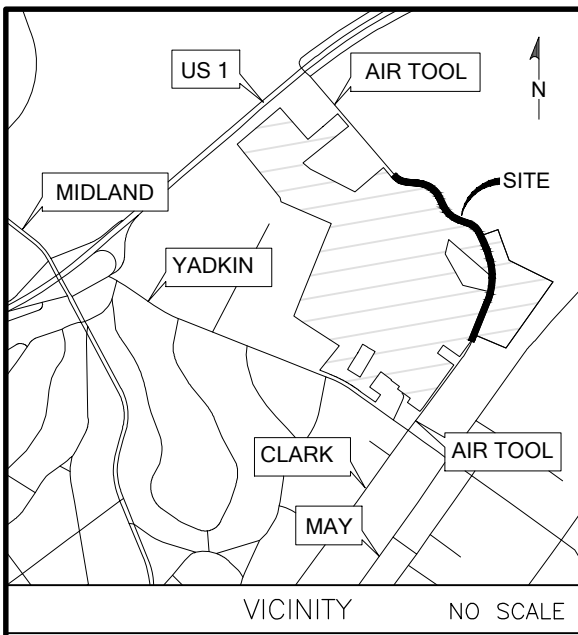
WHEREAS, the construction of all required portions of Air Tool Drive, including street surfaces, curbs, sidewalks, and landscaping, is complete pursuant to Town Code of Ordinances §100.20-100.27 and the Town Engineer and Planning Director have inspected and approved of the construction.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines that the Town of Southern Pines hereby accepts for ownership, operation, and maintenance the Air Tool Drive right-of-way as depicted in Exhibit A attached hereto.

Adopted this 28th day of October, 2025.

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on October 14, 2025, as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk



GENERAL NOTES

1. THIS MAP IS NOT IN ACCORDANCE WITH GS 47-30.
2. AREA BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCE.
4. DASHED LINES NOT SURVEYED, DRAWN FROM INFORMATION AS INDICATED.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
6. THIS PROPERTY IS LOCATED IN A WATER SUPPLY WATERSHED; WS-III(5); LITTLE RIVER (INTAKE NO. 2); CARE FEAR.
7. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA SPECIAL FLOOD HAZARD AREA PER FIRM NO. 3710858200J WITH AN EFFECTIVE DATE OF 10/17/2006.
8. LOCATION OF UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON VISIBLE EVIDENCE OR DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM SHOWN LOCATIONS. ADDITIONAL UTILITIES MAY EXIST. LOCAL UTILITY COMPANIES SHOULD BE CONSULTED FOR FURTHER INFORMATION ON UTILITIES AFFECTING THE PROPERTY.
9. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE SEARCH WHICH COULD DISCLOSE ZONING, BUILDING SETBACKS OR OTHER INFORMATION WHICH COULD AFFECT THE SURVEYED PROPERTY.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
11. AS SHOWN HEREON FOR REFERENCE, THE DEPICTION OF "TOWN MAINTENANCE LIMITS" IS PRIOR TO THE DEDICATION AND/OR CONVEYANCE OF AIR TOOL DRIVE EXTENSION.

TITLE REFERENCE:
 PARID 00039569
 DEED BOOK 3032, PAGE 356
 PLAT CABINET 15 SLIDE 784
 MOORE COUNTY REGISTRY

OWNER:
 RAB INVESTMENTS, LLC
 PO BOX 4406
 PINEHURST NC 28374-4406

SITE DATA:
 AIR TOOL DRIVE EXTENSION
 • BY DEDICATION AND/OR CONVEYANCE
 PUBLIC RIGHT-OF-WAY: 3.108 ACRES
 ROADWAY LENGTH: 2257.9 LF
 JURISDICTION: SOUTHERN PINES
 ADDRESS: AIR TOOL DRIVE
 ZONING: PD (PLANNED DEVELOPMENT)
 • AREA CALCULATIONS
 LOT 1 PARID 00039569 70.274 ACRES
 (LESS) RIGHT-OF-WAY 3.108 ACRES
 NET ACREAGE LOT 1 67.166 ACRES

SURVEYOR:
 ROBERTO RODRIGUEZ, JR., PLS
 LICENSE No. L-5428
 140 AQUA SHED COURT
 ABERDEEN, NC 28315

I, ROBERTO RODRIGUEZ JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION IN BOOK 3032, PAGE 356); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

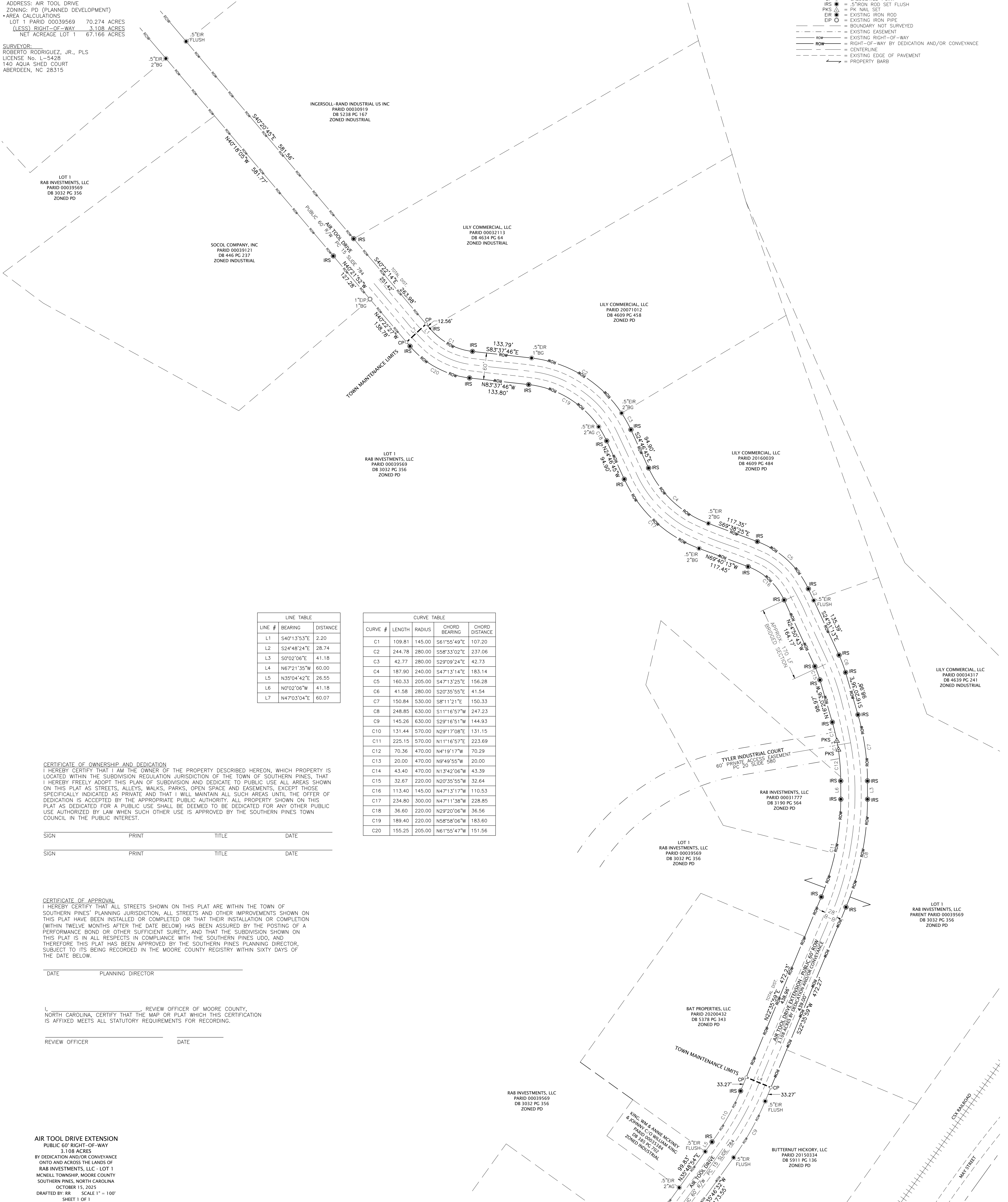
- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: <0.10'
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: 10/09/2025
- (5) DATUM/EPOCH: NAD83(2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NC CORS
- (7) GEOID MODEL: NGS 2012B
- (8) COMBINED GRID FACTOR(S): 0.99985893
- (9) UNITS: US SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. FURTHER AS REQUIRED PER G.S. 47-30(F)(11)D; I, ROBERTO RODRIGUEZ JR., PROFESSIONAL LAND SURVEYOR, L-5428, CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF _____ 2025.
PRELIMINARY PLAT: NOT FOR RECORDATION, CONVEYANCE, OR SALES.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER L-5428

LEGEND

CP ○	= CALCULATED POINT
IRS ●	= 5" IRON ROD SET FLUSH
PKS △	= PK NAIL SET
EIR ○	= EXISTING IRON ROD
EIP ○	= EXISTING IRON PIPE
---	= BOUNDARY NOT SURVEYED
---	= EXISTING EASEMENT
---	= EXISTING RIGHT-OF-WAY
---	= RIGHT-OF-WAY BY DEDICATION AND/OR CONVEYANCE
---	= CENTERLINE
---	= EXISTING EDGE OF PAVEMENT
←	= PROPERTY BARB



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S40°13'53"E	2.20
L2	S24°48'24"E	28.74
L3	S0°02'08"E	41.18
L4	N67°21'35"W	60.00
L5	N35°04'42"E	26.55
L6	N0°02'06"W	41.18
L7	N47°03'04"E	60.07

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	109.81	145.00	S61°55'49"E	107.20
C2	244.78	280.00	S58°33'02"E	237.06
C3	42.77	280.00	S29°09'24"E	42.73
C4	187.90	240.00	S47°13'14"E	183.14
C5	160.33	205.00	S47°13'25"E	156.28
C6	41.58	280.00	S20°35'55"E	41.54
C7	150.84	530.00	S8°11'21"E	150.33
C8	248.85	630.00	S11°16'57"W	247.23
C9	145.26	630.00	S29°16'51"W	144.93
C10	131.44	570.00	N29°17'08"E	131.15
C11	225.15	570.00	N11°16'57"E	223.69
C12	70.36	470.00	N4°19'17"W	70.29
C13	20.00	470.00	N9°49'55"W	20.00
C14	43.40	470.00	N13°42'06"W	43.39
C15	32.67	220.00	N20°35'55"W	32.64
C16	113.40	145.00	N47°13'17"W	110.53
C17	234.80	300.00	N47°11'38"W	228.85
C18	36.60	220.00	N29°20'06"W	36.56
C19	189.40	220.00	N58°58'06"W	183.60
C20	155.25	205.00	N61°55'47"W	151.56

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF SOUTHERN PINES, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE SOUTHERN PINES TOWN COUNCIL IN THE PUBLIC INTEREST.

SIGN _____	PRINT _____	TITLE _____	DATE _____
SIGN _____	PRINT _____	TITLE _____	DATE _____

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF SOUTHERN PINES' PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE SOUTHERN PINES UDO, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE SOUTHERN PINES PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE MOORE COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

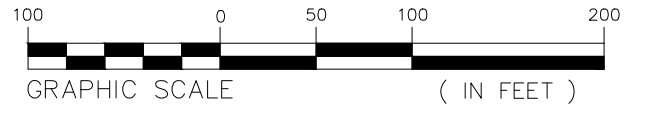
DATE _____ PLANNING DIRECTOR _____

I, _____ REVIEW OFFICER OF MOORE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

AIR TOOL DRIVE EXTENSION
 PUBLIC 60' RIGHT-OF-WAY
 3.108 ACRES
 BY DEDICATION AND/OR CONVEYANCE
 ONTO AND ACROSS THE LANDS OF
 RAB INVESTMENTS, LLC - LOT 1
 MCNEILL TOWNSHIP, MOORE COUNTY
 SOUTHERN PINES, NORTH CAROLINA
 OCTOBER 15, 2025
 DRAFTED BY: RR SCALE 1" = 100'
 SHEET 1 OF 1

LKC Engineering, plc
 140 Aqua Shed Court
 Aberdeen, NC 28315
 O: 910.420.1437
 lkceengineering.com
 License No. P-1095





Planning Staff Report

To: Reagan Parsons, Town Manager
From: Mason Mattox, Planner II
Date: October 28, 2025
Item: Establishment of a Social District – Red’s Corner/Paddock Bar Area

I. EXECUTIVE SUMMARY

Scott Bertrand, owner of Red’s Corner, has submitted a request for the Town of Southern Pines (Town) to establish a social district encompassing the Red’s Corner/Paddock Bar area. Under N.C. General Statute §18B-300.1 and §160A-205.4, a municipality may create such a district by ordinance. However, doing so transfers several statutory and administrative duties to the Town, including development of a management and maintenance plan, provision and upkeep of required signage, definition of district boundaries and operating hours, and registration with the N.C. Alcoholic Beverage Control (ABC) Commission. The Town would be the ultimate administrative authority and custodian of the district once established. Enforcement and public safety within any social district will be the responsibility of the Town.

II. STATE STATUTE REQUIREMENTS

Per NCGS 160A-205.4, a city may adopt an ordinance designating one or more social districts. All social districts must comply with §18B-300.1, which sets minimum operational, maintenance, and enforcement standards.

A. Signs and Conspicuous Posting

Initial Obligation:

The statute requires that the district be clearly defined with posted signs in conspicuous locations. These signs must indicate the area included in the district, the hours during which alcoholic beverages may be consumed, the telephone numbers for both ALE and local law enforcement, and a statement that beverages must be disposed of before leaving the district. The Town (or its designee) is responsible for ensuring these signs are provided and meet statutory content.

Continued Obligation:

The Town is ultimately responsible for ensuring that all signage remains visible, accurate, and in good condition, replacing or updating signs as needed to maintain compliance.

B. Management and Maintenance Plan

Initial Obligation:

Before activation, the Town must establish or approve a management and maintenance plan describing how the social district will be maintained “in a manner that protects the health and safety of the general public.” The plan must be approved by the Town Council and posted on the Town’s website along with district information and hours of operation.

Continued Obligation:

The Town would oversee implementation of the plan, including public safety coordination. The plan would be reviewed and updated periodically to reflect operational experience or any changes to the district.

C. Registration with the NC ABC Commission

Initial Obligation:

After adopting the ordinance and plan, the Town must register the district with the ABC Commission. The registration must include the ordinance, a detailed map showing boundaries and hours, and images or examples of the required signage.

Continued Obligation:

If the district boundaries, hours, or other core details are to ever change, the Town must submit an updated registration package and map to the ABC Commission to remain in good standing.

D. Container and Packaging Rules

Initial Obligation:

Businesses holding ABC permits within the district may sell open containers for consumption within the district only if the containers meet statutory standards: they must identify the permittee, display a district logo or mark, be non-glass, include the phrase “Drink Responsibly – Be 21” in at least 12-point font, and not exceed 16 fluid ounces.

Continued Obligation:

The Town’s ordinance and management plan will need to restate these requirements to ensure that, in the case of Mr. Bertrand’s proposed social district, the two participating businesses are aware and remain compliant with State Statute.

E. Limits on Possession and Consumption

Initial Obligation:

The Town ordinance must clearly define the days and hours during which alcohol may be possessed and consumed within the district, consistent with N.C.G.S. §18B-1004. Consumers must dispose of beverages before exiting the district unless returning to the permittee’s licensed premises.

Continued Obligation:

Ultimately local law enforcement would be responsible for enforcing these limits. The Town may periodically review the established days and hours and adjust them by ordinance if operational or safety concerns arise.

F. Non-Permittee Business Responsibilities

Initial Obligation:

Businesses within the district that do not hold ABC permits may choose whether to participate. In the case of Mr. Bertrand’s proposed social district, it does not appear that there can be any additional businesses due to the proposed district boundary. Regardless, any future businesses that opt in must post signage at any exit that does not open to the

district, indicating that alcohol may not be taken beyond that point, and must allow law enforcement access to customer areas during active hours.

Continued Obligation:

The Town must ensure that participating non-permittee businesses have received proper signage and remain in compliance with posting and access requirements.

G. Enforcement and Oversight

Initial Obligation:

The Town must ensure compliance with open-container rules and safe operation of the district. The ordinance should authorize enforcement consistent with §18B-300.1.

Continued Obligation:

The Town’s Police Department may need to maintain an active presence during district hours, respond to violations, and report issues requiring Town Council or staff review. The Town may suspend district hours or amend the management plan as needed for public safety.

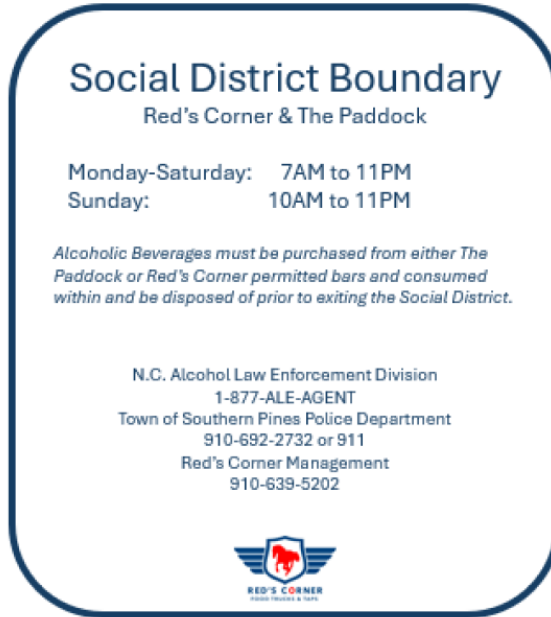
III. CURRENT PROPOSAL

The current proposal would establish a social district within the area below, outlined in red:



The applicant has stated that the need for the creation of a social district would be to enable patrons to travel freely between Red's Bar and Paddock Bar with open containers of alcohol, which is currently not possible, in part, due to there being multiple property owners.

The applicant has also provided a signage rendering below:



IV. TOWN COUNCIL ACTION

No action is requested at this time. Mr. Bertrand is requesting the Town to consider creating a social district so that patrons may walk freely between Red's Corner and Paddock Bar, two separate properties that are not owned by Mr. Bertrand. A copy of Mr. Bertrand's request that was received by Planning Department staff on October 10, 2025, is attached to this staff report.

To lawfully establish a social district, the Town Council must first adopt an ordinance that defines the district boundaries, identifies the days and hours during which alcohol consumption is allowed, and references a management and maintenance plan approved by the Town. The ordinance must comply with the limits on hours of sale and consumption found in N.C.G.S. § 18B-1004.



901 SW Broad Street
Southern Pines, NC 28387
Tel: 910-639-5202

10/10/25

To: Southern Pines Town Council
CC: Southern Pines Planning Department

Re: Add (micro) Social District to Red's Conditional Zoning

Dear Council Members,

To dovetail on the CZ from January of this year, where we annexed 155 Hall Ave into the Red's Corner main property, a primary goal of that CZ was to provide cross use between the properties. We made it clear that alcohol sales would be part of the cross-use, which would be subject to State ABC regulations. Town Planning Staff and I tabled the alcohol sales topic under our shared assumption that it was out of the Town Planning Dept's purview. However, I'm back now after exhausting all scenarios at the State level.

Currently, we have two separate beer/wine licenses from the State ABC. One for Red's and one for The Paddock. Both operate independently and prohibit customers from taking their drinks from one licensed premises to the other. After achieving Town Council support of our CZ, I went for a 3rd time to Raleigh as the last step to provide alcohol sales between these properties. The intent was to complete a Common Area Entertainment Permit. Basically, a CAE is designed for a single strip mall owner to provide a mini social district on their property for the tenants to provide wine walks or events together. We assembled and provided all necessary paperwork, fingerprints, training and notary items, but it won't fly on the basis there are multiple property owners.

The result of the last Raleigh ABC meeting is I need to go back to you to propose adding a local social district between these two Red's properties, nothing more. In retrospect, we could have included this in January's CZ, but we all didn't know what we didn't know.

To respect and preserve Town resources, I'm proposing to spearhead the process and facilitate what is necessary to accomplish this.

Regards,

Scott Bertrand
Owner/General Manager
910-420-0048 cell

ENCLOSURES:

- Signage rendering
- Aerial Diagram
- State ABC Social District Registration form
- Email exchange with Lead Permit Specialist
- Language from State Statute listing Social District regulations



901 SW Broad Street
Southern Pines, NC 28387
Tel: 910-639-5202


SIGNAGE:

Social District Boundary
Red's Corner & The Paddock

Monday-Saturday: 7AM to 11PM
Sunday: 10AM to 11PM

Alcoholic Beverages must be purchased from either The Paddock or Red's Corner permitted bars and consumed within and be disposed of prior to exiting the Social District.

N.C. Alcohol Law Enforcement Division
1-877-ALE-AGENT
Town of Southern Pines Police Department
910-692-2732 or 911
Red's Corner Management
910-639-5202



AVAILABLE SERVING HOURS: (In practice, alcohol will typically be served during Red's open hours).

- Monday-Saturday 7AM to 11PM
- Sunday 10AM to 11PM

DIAGRAM:





SOCIAL DISTRICT REGISTRATION

Pursuant to NC General Statute §18B-904.1, social districts established by a county or a city must be registered with the North Carolina Alcoholic Beverage Control Commission.

JURISDICTION

County (N.C.G.S. 153A-145.9) Name of County:

City (N.C.G.S. 160A-205.4) Name of City:

HOURS

List the days and hours during which alcoholic beverages may be consumed in the Social District.
(ex. Sun, 12pm - 12am, Fri, 8am - 2am, Sat, 8am - 2am)

ATTACHMENTS

Please include the following attachments with this registration form:

1. Detailed map of the Social District with the boundaries clearly marked.
2. Copy of the ordinance establishing the Social District.
3. Photos/images of the signs as required under §18B-904.1(c)(1).
4. Copy of the Social District management and maintenance plans as required under §18B-904.1(c)(2). (optional)

Name of Official submitting Social District Registration:

Email address of Official submitting Social District Registration:

Phone number of Official submitting Social District Registration:

Date submitted:

This registration may be submitted via:

Email: permits@abc.nc.gov

or

US Mail: NC ABC Commission
 ATTN: Social District Registration
 400 East Tryon Road
 Raleigh NC 27610

Fwd: [External] Re: Red's Corner - Common Area Entertainment - diagram

1 message

Scott Bertrand <scott.m.bertrand@gmail.com>
To: Scott Bertrand <scott.m.bertrand@gmail.com>

Fri, Oct 10, 2025 at 12:21 PM

Scott Bertrand
910-420-0048

----- Forwarded message -----

From: **Charney, Samantha** <Samantha.Charney@abc.nc.gov>
Date: Fri, Aug 1, 2025 at 3:56 PM
Subject: RE: [External] Re: Red's Corner - Common Area Entertainment - diagram
To: Scott Bertrand <scott.m.bertrand@gmail.com>

Yes, that would be the form.

They would need to gather the documents and submit them [can be emailed] to me – if they choose to go forward.

Thank you!

Samantha Charney
Lead Permit Specialist
Permit Compliance Division

NC Alcoholic Beverage Control Commission
400 East Tryon Road
Raleigh, NC 27610

samantha.charney@abc.nc.gov

From: Scott Bertrand <scott.m.bertrand@gmail.com>
Sent: Thursday, July 31, 2025 1:52 PM
To: Charney, Samantha <Samantha.Charney@abc.nc.gov>
Subject: [External] Re: Red's Corner - Common Area Entertainment - diagram

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hi Samantha,

Thanks for meeting me last Friday. Is the attached Social District Registration Form the proper form for Town of Southern Pines to submit if they were going to create a social district for my two adjoining locations (Red's Corner and The Paddock)?

After discussing with my team, we would like to attempt to create the social district in lieu of the common area entertainment permit. We're trying to achieve the same result as the common area entertainment permit where people can take beverages from one bar to another freely.

Best,

Scott Bertrand

910-420-0048

On Fri, Jul 25, 2025 at 1:29 PM Scott Bertrand <scott.m.bertrand@gmail.com> wrote:

Here is the diagram



901 SW Broad Street
Southern Pines, NC 28387
Tel: 910-639-5202

§ 18B-300.1. Authorization and regulation of social districts.

(a) Policy. - The intent of this section is to regulate open containers of alcoholic beverages that customers of a permittee take from the permittee's licensed premises into another area where consumption of the alcoholic beverages is allowed. This section shall not in any way limit the consumption or possession of alcoholic beverages otherwise allowed under this Chapter.

(b) Definitions. - The following definitions apply in this section:

(1) Customer. - A person who purchases an alcoholic beverage from a permittee that is in a social district.

(2) Non-permittee business. - A business that is located in a social district and does not hold any ABC permit.

(3) Permittee. - An establishment holding any of the following permits issued by the Commission:

a. An on-premises malt beverage permit issued pursuant to G.S. 18B-1001(1).

b. An on-premises unfortified wine permit issued pursuant to G.S. 18B-1001(3).

c. An on-premises fortified wine permit issued pursuant to G.S. 18B-1001(5).

d. A mixed beverages permit issued pursuant to G.S. 18B-1001(10).

e. A wine shop permit issued pursuant to G.S. 18B-1001(16).

f. A distillery permit issued pursuant to G.S. 18B-1100(5).

g. A malt beverage shop permit issued pursuant to G.S. 18B-1001(16a).

(c) Local Ordinances Authorized. - Pursuant to G.S. 153A-145.9, a county may adopt an ordinance designating one or more social districts in the parts of the county outside any city. Pursuant to G.S. 160A-205.4, a city may adopt an ordinance designating one or more social districts.

(d) Requirements for Designation. - A social district designated under this section shall meet all of the following requirements:

(1) The social district shall be clearly defined with signs posted in a conspicuous location indicating which area is included in the social district, the days and hours during which alcoholic beverages may be consumed in the social district, the telephone number for the ALE Division and the local law enforcement agency with jurisdiction over the area comprising the social district, and a clear statement that an alcoholic beverage purchased from a permittee for consumption in a social district shall (i) only be consumed in the social district and (ii) be disposed of before the person in possession of the alcoholic beverage exits the social district. The hours set by a city or county during which customer-purchased alcoholic beverages may be consumed in a social district shall be in accordance with G.S. 18B-1004.

(2) The city or county, or the city's or county's designee, shall establish or approve management and maintenance plans for the social district and post these plans, along with a rendering of the boundaries of the social district and days and hours during which alcoholic beverages may be consumed in the social district, on the website for the city or county. The city's or county's designee may include a private entity, including a property owner or property owner's association. Any plan established under this subdivision shall be approved by the governing body of the city or county. The social district shall be maintained in a manner that protects the health and safety of the general public. The city or county may establish guidelines in the ordinance establishing the social district or in its management and maintenance plan to allow for suspension of regular days and hours of alcohol consumption in all or part of a social district during events requiring other permits pursuant to subsection (j) of this section.

(3) Before allowing consumption of alcoholic beverages in a social district, the city or county shall submit to the Commission a detailed map of the social district with the boundaries of the social district clearly marked, and the days and hours during which alcoholic beverages may be consumed in the social district. The city or county shall only be required to submit a revised map to the Commission if the city or



§ 18B-300.1. Authorization and regulation of social districts. (continued)

county amends the geographic footprint of a social district. A permittee may be included in the social district even if it chooses to exclude open containers of alcoholic beverages purchased from other permittees in the social district.

(4) The city or county, or the city's or county's designee, shall develop or approve uniform signs indicating that a non-permittee business is included in the social district and allows alcoholic beverages on its premises when the social district is active and distribute the signs to non-permittee businesses that are included in the social district. The city's or county's designee may include a private entity, including a property owner or property owner's association. The signs may be in the form of a sticker, placard, or other format as deemed appropriate by the city or county. A participating non-permittee business shall display the uniform sign at all times during the times when the social district is active. A customer may not bring an alcoholic beverage into a non-permittee business that does not display the uniform sign. No non-permittee business shall be required to participate or be included in a social district or to allow customers to bring alcohol onto its premises.

(e) Open Containers Sold by Permittees. - A permittee located in a social district may sell open containers of alcoholic beverages and allow customers to exit its licensed premises to the social district in accordance with the following requirements:

(1) The permittee shall only sell and serve alcoholic beverages on its licensed premises.

(2) The permittee shall only sell an open container of an alcoholic beverage for consumption in the social district and off the premises of the permittee in a container that meets all of the following requirements:

a. The container clearly identifies the permittee from which the alcoholic beverage was purchased.

b. The container clearly displays a logo or some other mark that is unique to the social district in which it will be consumed.

c. The container is not comprised of glass.

d. The container displays, in no less than 12-point font, the statement, "Drink Responsibly - Be 21."

e. The container shall not hold more than 16 fluid ounces.

(3) Nothing in this subsection shall be construed to authorize the sale and delivery of alcoholic beverage drinks in excess of the limitation set forth in G.S. 18B-1010.

(f) Limitations on Open Containers. - Except where otherwise allowed by local ordinance, the possession and consumption of an open container of an alcoholic beverage in a social district is subject to all of the following requirements:

(1) A customer may only possess and consume open containers of alcoholic beverages that were purchased from a permittee located in the social district.

(2) Customer-purchased open containers of alcoholic beverages in the social district shall only be in containers meeting the requirements set forth in subsection (e) of this section, except for open containers sold by a permittee for consumption on the permittee's premises.

(3) A customer may only possess and consume open containers of alcoholic beverages in the social district during the days and hours set by the city or county in accordance with subsection (b) of this section, not to exceed the hours for consumption authorized pursuant to G.S. 18B-1004.

(4) A customer shall not possess at one time open containers of alcoholic beverages in the social district in excess of the number of alcoholic beverages that may be sold and delivered by a retail permittee as set forth in G.S. 18B-1010.



901 SW Broad Street
Southern Pines, NC 28387
Tel: 910-639-5202

§ 18B-300.1. Authorization and regulation of social districts. (continued)

(5) A customer shall dispose of any open container of an alcoholic beverage purchased from a permittee in the customer's possession prior to exiting the social district unless the customer is reentering the licensed premises of the permittee where the customer purchased the alcoholic beverage.

(6) Notwithstanding G.S. 18B-300 and G.S. 18B-301, a permittee or non-permittee business may allow a customer to possess and consume on the business's premises alcoholic beverages purchased from a permittee in the social district.

(g) Limitations on Closed Containers. - A person, including a customer who is in possession of an open container of an alcoholic beverage authorized under this section, may possess alcoholic beverages in closed containers in a social district to the extent allowed by law.

(h) Responsibilities of Non-Permittee Businesses. - A non-permittee business that is part of a social district and that allows customers to bring alcoholic beverages onto its premises shall not be responsible for enforcement of this Chapter. All non-permittee businesses that are part of a social district and that allow customers to bring alcoholic beverages onto their premises shall clearly post signage on any exits that do not open to the social district indicating that alcoholic beverages may not be taken past that point. During the days and hours when the social district is active, a non-permittee business that allows customers to bring alcoholic beverages onto its premises shall allow law enforcement officers access to the areas of the premises accessible by customers.

(i) Multi-Tenant Establishments Located in a Social District. - Permittees and non-permittee businesses in a multi-tenant establishment located within a social district may participate in the social district regardless of whether the multi-tenant establishment has a common area entertainment permit.

(j) Interaction with Other Permits. - The Commission shall issue permits for special events occurring partially or entirely within the boundaries of a social district as follows:

(1) The Commission may issue special one-time permits pursuant to G.S. 18B-1002(a)(2) or (a)(5) for events occurring on premises located partially or entirely within the boundaries of a social district. If the event is scheduled to occur during hours when alcoholic beverages may be consumed in the social district, the event permittee shall, in addition to obtaining such signed law enforcement notification as may be required under the Commission's rules, include in such notification a statement that the event is to occur in a social district during days and hours designated for consumption of alcoholic beverages.

(2) A permittee holding a winery special event permit, malt beverage special event permit, or spirituous liquor special event permit pursuant to G.S. 18B-1114.1, 18B-1114.5, and 18B-1114.7, respectively, may sell and serve products at special events taking place in a social district.

(3) A permittee holding a mixed beverages catering permit pursuant to G.S. 18B-1001(12) may serve spirituous liquor to guests at events taking place in a social district. (2022-49, s. 3(f); 2024-41, s. 15(a).)



MEMO

To: Reagan Parsons, ICMA-CM, Town Manager
From: Jessica Roth, ICMA-CM, Assistant Town Manager
Courtney Heaton, Communications Specialist
Beth Robertson, NCCMC, Town Clerk
Date: October 28, 2025
Re: Railroad Warehouse & Freight Depot Request for Proposal

Proposals Received

Kevin Drum: The Seaboard Speakeasy – a distinctive, historically inspired venue. The proposed use would be for a refined, one-room cocktail lounge evoking the spirit of the 1920’s and 1930’s with one bartender and occasional live piano music that would operate Thursday through Sunday in the evenings only. Proposed Lease terms are \$3000/month, 5-year lease term with renewal options, starting January 1, 2026.

Community Outreach

This memo provides a summary of the community outreach efforts completed by Town staff regarding the Request for Proposals (RFP) for the lease and use of the historic Railroad Warehouse & Freight Depot, located at 305 NW Broad Street in downtown Southern Pines.

1. RFP Development

Staff developed a comprehensive Request for Proposal (RFP) document outlining the available space and the Town’s expectations for prospective tenants. The document details approximately 2,000 square feet of covered warehouse space, 1,992 square feet of loading dock, and a 553-square-foot ramp, with the southern portion leased by CSX excluded from the offer.

The RFP explains that the Town is open to a variety of potential uses, provided they complement the historic and cultural character of downtown. Proposals are required to address:

- Intended use and hours of operation
- Operational logistics (including parking, deliveries, solid waste, and noise)
- Any proposed exterior or interior improvements and signage
- Financial terms, including lease rate (minimum ~\$3,000/month), term length, and renewal options
- Lease start date (no earlier than December 1, 2025)

All proposed upfits are subject to the Town’s Historic District Design Guidelines and review by the Historic District Commission as applicable. The RFP also establishes key deadlines, including an Open House on October 2, 2025, and a proposal submission deadline of October 16, 2025.

2. News Release

Following completion, the RFP was distributed on September 15 via the [Town’s News Release](#) contact list and Sunshine List subscribers to ensure broad awareness among residents, local organizations, and businesses.

- [The Sway](#) published an article in its September 18 Newsletter, highlighting the opportunity for local entrepreneurs.
- [The Pilot](#) ran a feature on September 22, emphasizing the Depot’s history and the Town’s vision for its next chapter.

3. Website Promotion

A homepage banner was added to the Town’s website directing users to the full RFP document. The banner was prominently displayed on the home page to encourage visibility and participation from residents, business owners, and potential lessees.

4. Flyer Distribution

Staff created and posted a flyer promoting the RFP and Open House on the Town’s public information board at the Administration Building on September 16. The flyer included a QR code linking directly to the RFP and was designed in a clean, professional format consistent with Town branding.

5. Social Media Outreach

Information about the RFP and Open House was shared through the Town’s official social media channels, including Facebook and Instagram. A paid Facebook advertisement was also launched to expand the post’s reach within the local and regional community. Posts included visuals of the Depot and details about proposal requirements and deadlines.

Summary

Through the creation of a comprehensive RFP and a multi-platform outreach effort—including print media, digital communications, and onsite postings—staff ensured strong community engagement and awareness of the Freight Depot leasing opportunity. These coordinated efforts are intended to attract qualified applicants whose proposals align with the Town’s long-term vision for downtown Southern Pines.



Southern Pines
Joseph Hill
PHOTOGRAPHY

**SOUTHERN PINES
FREIGHT DEPOT
LEASE
AVAILABLE**

The Town of Southern Pines is currently accepting proposals to lease the historic Railroad Warehouse & Freight Depot structure located at 305 NW Broad Street in downtown Southern Pines. **Proposals due by October 16.**

Interested? 910-692-7021 sopinesnc.info/FreightDepot

Southern Pines

OPEN HOUSE
THURSDAY, OCT 2, 2025 | 10 AM - 12PM
305 NW Broad St, Southern Pines, NC

Open House for interested parties to look at the space and ask questions of Town staff, voluntary, but highly encouraged.

Proposals should be a minimum of downtown market rate +/- \$3,000

**NOW ACCEPTING
LEASE PROPOSALS!**



*We respect and celebrate the diverse heritage and people in our community.
It's the Southern Pines Way.*

The Seaboard Speakeasy

Proposal to Lease the Seaboard Railroad Freight Building
Southern Pines, North Carolina

Submitted by:
Kevin Drum

Owner, Drum & Quill Public House – Pinehurst, NC
Phone: 910-603-0477 | Email: KDrum@DrumandQuill.com



Prepared for the Town of Southern Pines

Executive Summary

The Seaboard Speakeasy is a refined, one-room cocktail lounge designed specifically for Southern Pines. Set within the historic Seaboard Railroad Freight Building, it evokes the 1920s–30s with candlelit ambiance, art-deco accents, and live piano. The concept complements—not competes with—existing businesses by offering a unique, Prohibition-inspired experience with a discreet daily access code and a safety-forward enclosed patio along the tracks.

Operations: One bartender; evenings Thu–Sun; strict ABC compliance.

Improvements: Tenant-funded décor, lighting, and sound. **Lease Offer:** \$3,000/month, 5-year term with renewals starting Jan 1, 2026.

Community Value: Heritage preservation, tasteful tourism draw, and cultural enrichment through jazz programming and period design.



I. Executive Summary

This proposal outlines my intent to lease and restore the historic Seaboard Railroad Freight Building into a distinctive, historically inspired venue called The Seaboard Speakeasy — a refined, one-room cocktail lounge evoking the spirit of the 1920s and 1930s. Unlike my existing business, the Drum & Quill Public House in Pinehurst, this concept is designed exclusively for Southern Pines — a small, atmospheric space celebrating the town’s railroad heritage, horse culture, and Jazz-Age energy.

II. Concept Overview: The Seaboard Speakeasy

The Seaboard Speakeasy takes its name and soul from the Seaboard Air Line Railroad, which once connected travelers by train, air, and bus — earning the name Air Line. Its motto, 'Through the Heart of the South,' captured the romance of the rails, and that spirit will live again inside this historic building. The venue will feature a discreet entry with a daily access code, vintage décor, candlelight, and live piano jazz for a one-of-a-kind experience.

III. Safety and Outdoor Design

The outdoor space facing the railroad tracks will be enclosed by artificial ivy walls to create a safe, private courtyard for patrons, enhance visual charm, and prevent access to the rail line while maintaining openness. This ensures both public safety and a beautiful streetscape addition to the Seaboard district.

IV. Community Fit

No other establishment in Southern Pines offers a true speakeasy or Prohibition-style venue. The Seaboard Speakeasy fills a cultural gap without competing with existing bars or restaurants, contributing to downtown vitality while preserving heritage.

V. Operational Summary

Scale: Single-room venue with one bartender and occasional live piano. Hours: Evenings only, Thursday through Sunday, emphasizing exclusivity and quality. ABC Compliance: Strict adherence to all alcohol and safety regulations. Maintenance & Upkeep: Tenant assumes full responsibility for interior maintenance and décor enhancements.

VI. Financial Proposal

Proposed Lease Rate: \$3,000/month. Term: 5-year initial lease with renewal options. Tenant Improvements: 100% funded by tenant, including décor, lighting, and sound insulation. Proposed Lease Start Date: January 1, 2026.

VII. Credentials & Track Record

Kevin Drum — Owner & Founder of the Drum & Quill Public House, Pinehurst, NC. Eleven years of successful hospitality operation in a historic downtown district; proven record of creating concept-driven destinations that honor local culture; recognized for excellence in atmosphere, cocktails, and community engagement; deep civic roots in Moore County.

VIII. Visual Concepts

1) Historic Seaboard Air Line Railroad Logo



2) Seaboard Speakeasy Sign Concept



3) Interior Concept – Jazz Lounge Mood



IX. Conclusion

The Seaboard Speakeasy is envisioned as a refined, historically grounded addition to Southern Pines — not a bar competing for crowds, but a destination for experience. It will celebrate the soul of the Seaboard, the romance of the rails, and the timeless joy of music and craft cocktails — all within a beautifully preserved landmark.

Respectfully submitted,

Kevin Drum

Owner, Drum & Quill Public House – Pinehurst, NC
Phone: 910-603-9477 | Email: KDrum@DrumandQuill.com

MEMO

To: Town Council
From: Manager Parsons

Date: 05/23/25

Re: E Vermont Requests of Council

You may recall a gentleman appearing before the Town Council during public comment a number of meetings ago to discuss concerns with traffic on East Vermont. Following some correspondence with various staff, Mr. Fletcher was invited to sit-down with a group that included myself, ATM Roth, Captain Marsh, and Engineer Michel to discuss his concerns and requested changes. An outline of topics/requests discussed includes:

1. Truck Restrictions
2. A previous PD Speed study and request to lower the speed limit
3. Installing a 4-way stop at Ashe and E. Vermont
4. Restriction of left hand turns from Vermont to May Street
5. Navigation/mapping services

Following very friendly and productive conversation, I will offer for Council a partial recommendation regarding one of these requests and a note regarding further inquiry of another. Regarding those items I would recommend against:

1. **Trucks:** As either Chief Polidori or your Law Director can address Tuesday if needed, we learned quite a bit regarding truck restrictions and current law in dealing with NCDOT over requests around East Indiana. In short, restrictions need be “weight based” and not generally “truck” and local enforcement is difficult to impossible (think scales and need to be present at the time a potential violator passes through.) It also the reality that East Vermont represents the “last” connection between May and Midland/NC2 as one drives north on May (or first as one enters downtown on Midland.) For these reasons I would recommend against attempting to legislate no trucks on E. Vermont. (One thing we did learn, that we can keep an eye on and possibly influence, is that construction traffic that was part of a nearby development was a cause of short-term increases in trucks.)
2. **4-way stops:** We have discussed at various times in the past the challenges of utilizing 4-way stops as a “speed deterrent.” While one has been installed at New York and Ashe, this intersection differs from other Ashe intersections given the traffic around the Park and formal parking in the vicinity. All other intersections (Penn., NH, Conn., Vermont) carry far more traffic on the east/west routes that Ashe itself. If a 4-way were to be installed at Ashe/Vermont I would suggest the other streets be treated similarly for consistency in the immediate neighborhood, but would recommend against any of them due to the typical traffic flow and likely propensity for “rolling stops” that inevitably lead to accidents (that currently do not exist.)

- 3. Restrictions on left hand turns: The turn from Vermont doesn't differ considerably from a turn originating on any of the grid streets intersecting with May. There is an occasional issue during peak times of May traffic backing up at the Connecticut light, which is equivalent to the same thing that happens at the Indiana light. Accident data does not suggest the left-hand movement to be unusually dangerous, so to restrict the movement would simply force distribution to other nearby streets and possibly cause issues where they don't currently exist. Lacking a concrete "pork chop" or other deterrent (and yes some people drive over/around even those) a simple sign would also likely be of limited effectiveness.**

That leaves the speed and the navigational item. Ahead of our meeting I "tested" four or five common navigational programs by entering an address out Indiana travelling to one on West Vermont. One never provided Vermont as a part of the "routing" while most all others offered East Vermont as a portion of the "quickest" routing (with East Connecticut offered as the "shortest.") I am going to speak with our GIS Coordinator to see what options we may have (if any) to influence these programs, but generally I would predict that most of the traffic using E. Vermont is likely local in nature and not being directed through those two blocks as a result of a navigation program.

The initial speed study showed average speeds well below the State default limit of 35mph. In fact, based on a standard approach of defining a "violation" as "+10mph" (i.e.45+) there were no recorded speeds reaching this level. If the speed were set to 25mph, only five(5) max speeds (based on hourly data) exceeded 35mph. That said, moving the signage (and obviously recording during a different set of dates) still resulted in only one incident above the 45mph (a "violation") but using a 25/35 standard would have resulted in a violation in 19 of 24 one-hour periods. It also moved the average speed from 14.78 to 20.94. I have included the most recent Eastbound data in your packet (Updated westbound study not yet complete.)

If a general discomfort exists with the thought of an occasional car travelling in the high 30s/low 40s on E. Vermont exists, I would recommend a decrease in the speed limit for the following Town streets in the downtown grid between May and Broad Streets: East Vermont, East New Hampshire, East New York, East Illinois, Ashe Street between Vermont and Illinois

If it is determined that staff be requested to draft legislation allowing for golf carts on Town street, and the allowance will include this area, I would recommend the decrease attached to that circumstance even if current speeds are not determined to be of concern.

Staff will be happy to draft Code enacting whatever policies the Town Council decides it would like to consider (including no change whatsoever.)



Extended Speed Summary

100 Block E Vermont Ave EB, EB

Start: 2025-10-07

End: 2025-10-21

Times: 0:00:00-23:59:59

Violation Threshold: Speed Limit + 10

Speed Range: 1 to 150

Overall Summary

Total Days of Data: 15

Speed Limit: 35

Average Speed: 21.05

50th Percentile Speed: 21.23

85th Percentile Speed: 26.75

Pace Speed Range: 17-27

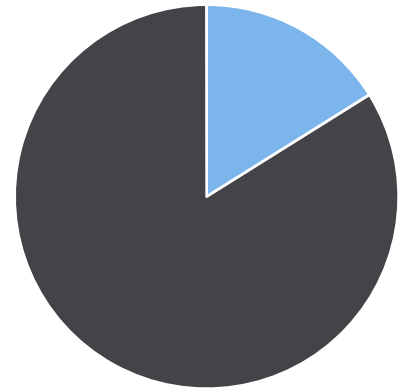
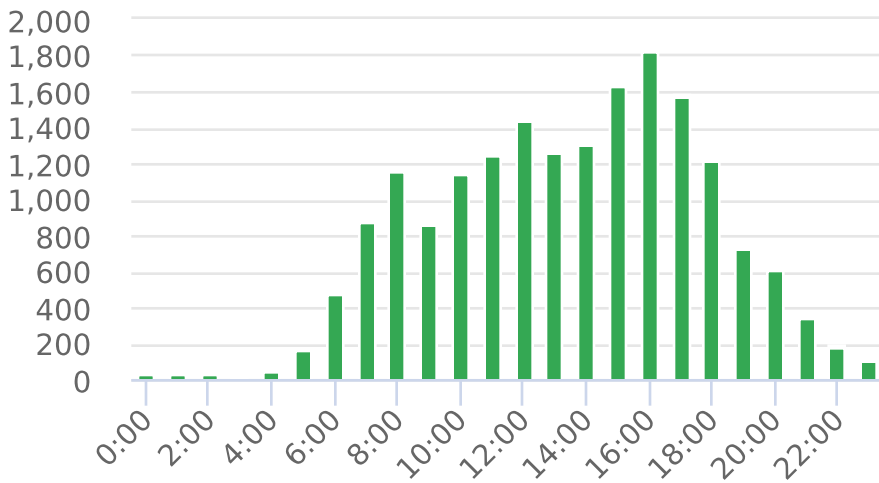
Minimum Speed: 10

Maximum Speed: 50

Display Mode: Display Off

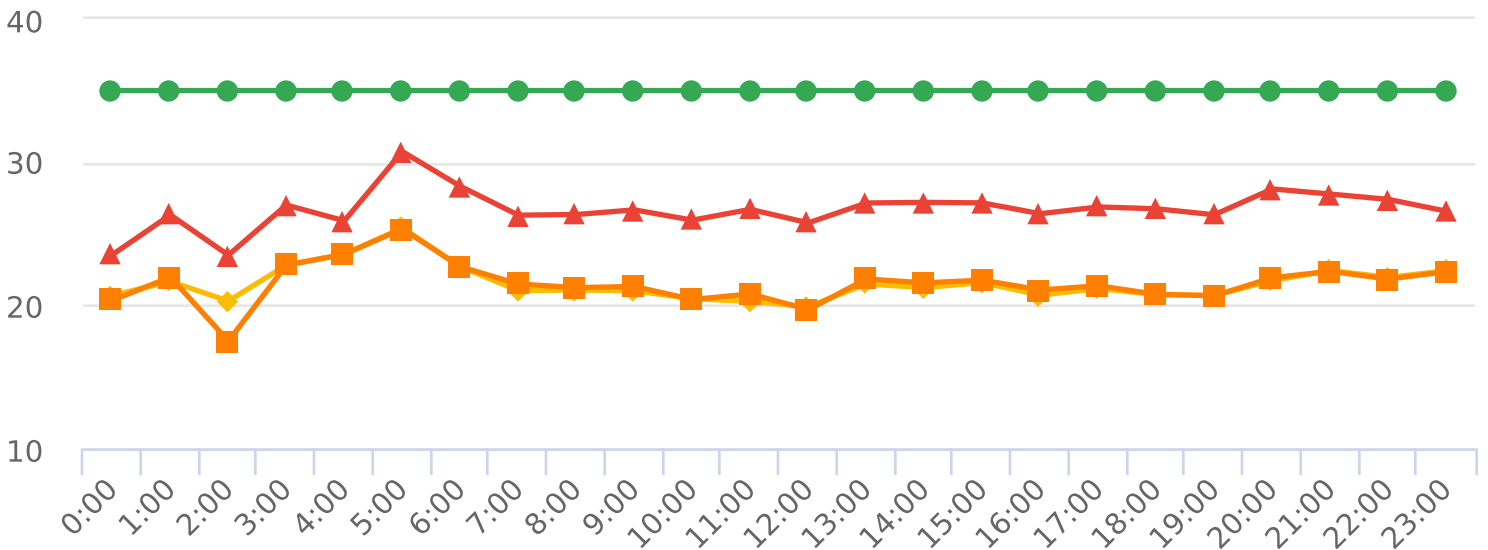
Average Volume per Day: 1225.1

Total Volume: 18376



● **Violators** ● **Inside Threshold** ● **Compliant**

● **Vehicles Slowed**
● **Other**



● **Speed Limit** ● **Average Speed** ● **50% Speed** ● **85% Speed**



Extended Speed Summary

100 Block E Vermont Ave EB, EB

Start: 2025-10-07

End: 2025-10-21

Times: 0:00:00-23:59:59

Violation Threshold: Speed Limit + 10

Speed Range: 1 to 150

Time	Sign Mode	Speed Limit	Total # Vehicles	Total # Violator	% Violator	Avg # Vehicles	Avg # Violators	Min Speed	Max Speed	Avg Speed	50% Speed	85% Speed	Sign Effectiveness
0:00	Display Off	35	32	0	0.0%	2.3	0.0	12	30	20.7	20.3	23.5	12.6%
1:00	Display Off	35	32	0	0.0%	2.3	0.0	10	38	21.7	22.0	26.3	9.4%
2:00	Display Off	35	24	0	0.0%	1.7	0.0	10	34	20.3	17.5	23.5	16.7%
3:00	Display Off	35	10	0	0.0%	0.7	0.0	14	31	22.8	22.8	27.0	0.0%
4:00	Display Off	35	39	0	0.0%	2.8	0.0	10	35	23.6	23.6	25.9	2.5%
5:00	Display Off	35	169	0	0.0%	12.1	0.0	10	43	25.4	25.3	30.7	8.2%
6:00	Display Off	35	483	0	0.0%	34.5	0.0	10	41	22.7	22.7	28.3	11.1%
7:00	Display Off	35	881	0	0.0%	62.9	0.0	10	42	21.0	21.5	26.3	17.0%
8:00	Display Off	35	1164	3	0.3%	83.1	0.2	10	50	21.1	21.2	26.3	17.6%
9:00	Display Off	35	865	0	0.0%	61.8	0.0	10	44	21.0	21.3	26.7	15.3%
10:00	Display Off	35	1141	0	0.0%	81.5	0.0	10	42	20.5	20.4	25.9	20.2%
11:00	Display Off	35	1250	0	0.0%	89.3	0.0	10	38	20.3	20.8	26.7	19.6%
12:00	Display Off	35	1432	0	0.0%	102.3	0.0	10	37	19.9	19.7	25.8	21.0%
13:00	Display Off	35	1273	0	0.0%	90.9	0.0	10	40	21.5	21.8	27.1	14.8%
14:00	Display Off	35	1317	0	0.0%	94.1	0.0	10	43	21.2	21.6	27.2	14.2%
15:00	Display Off	35	1648	0	0.0%	109.9	0.0	10	43	21.6	21.8	27.2	14.4%
16:00	Display Off	35	1826	0	0.0%	121.7	0.0	10	39	20.7	21.1	26.4	18.1%
17:00	Display Off	35	1589	0	0.0%	105.9	0.0	10	44	21.2	21.4	26.9	17.6%
18:00	Display Off	35	1223	0	0.0%	81.5	0.0	10	39	20.7	20.8	26.7	15.8%
19:00	Display Off	35	727	0	0.0%	48.5	0.0	10	42	20.7	20.7	26.3	11.5%
20:00	Display Off	35	610	0	0.0%	40.7	0.0	10	39	21.7	21.9	28.1	9.1%
21:00	Display Off	35	347	0	0.0%	23.1	0.0	10	37	22.4	22.4	27.8	7.8%
22:00	Display Off	35	187	0	0.0%	12.5	0.0	10	36	21.9	21.8	27.4	10.3%
23:00	Display Off	35	107	0	0.0%	7.1	0.0	10	36	22.4	22.3	26.6	13.0%
Total Volumes/ Avg			18376	3	0.0%	1273.2	0.2	10	50	21.5	21.5	26.7	13.2%
Total/Avg w/o Feedback			18376	3	0.0%	1273.2	0.2	10	50	21.5	21.5	26.7	13.2%
Total/Avg w/ Feedback			0	0	0	0.0	0.0	n/a	n/a	n/a	n/a	n/a	n/a