



AGENDA

Town Council Business Meeting

Tuesday, January 13, 2026: 6:00 PM

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

A reduction of the ROW of E. New York was discussed at the August 23, 2025 Council Work Session. Council indicated an interest in moving forward with the reduction and asked Town Attorney McCarley to work with the property owner to prepare the appropriate documents. A plat showing the reduction has been prepared and reviewed by Staff. Staff ask that Council authorize the Town Manager and Planning Director to sign the plat.

b. Historic District Commission Reappointments

Dr. Robert Brown and Mr. Lane West are interested in being re-appointed to the Historic District Commission. Dr. Brown and Mr. West have each served one four-year term, both of which expired on December 13, 2025. Dr. Brown and Mr. West are eligible to be appointed to a second four-year term that would end on January 12, 2030.

c. Adoption of Minutes

Staff has prepared the December 9, 2025, Town Council Business Meeting Minutes for approval.

6. PUBLIC HEARINGS - LEGISLATIVE

a. Humane Society Petition for Annexation

The Humane Society of Moore County has petitioned to annex approximately 12.472 acres

7. PUBLIC HEARINGS - EVIDENTIARY

a. Trimble Plant Road Preliminary Development Plan

The applicant proposes a Planned Development District Preliminary Development Plan to modernize and expand an existing industrial property on approximately 21.69 acres by adding a new 40,000 square foot industrial flex building to an existing 232,402-square-foot facility.

8. 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: Jessica Roth, Assistant Town Manager
From: James Michel, PE Town Engineer/Assistant Public Works Director
Date: September 17, 2025
Re: Request to reduce ROW on E. New York Ave.

The owner of 195 S. Ridge Street, located at the corner of S. Ridge and E. New York, requested permission to install two gates across his driveways entering E. New York Ave. With the road being a dead end, cars frequently use his driveways as turnarounds and he would like to prevent this. Due to the location of the house, the gates would be located within what is currently the right-of-way (ROW) of E. New York Avenue. Under normal circumstances, this request would have been denied, but this situation is unique with E. New York being a dead-end road in this block. It only serves two residential properties and the back-parking lot of the Montessori School. Streets, Engineering, and the Town Attorney discussed the circumstances and offered a compromise to the property owner in that he could request a reduction in the size of the ROW in his block. The existing ROW is 80-feet in width but the current minimum standard ROW width for this type of road is 50-feet. The placement of the property at the dead end, layout of the Montessori properties, and arrangement of nearby streets makes an extension or expansion of the road problematic and unlikely. This reduction would not impact the location of existing utilities.

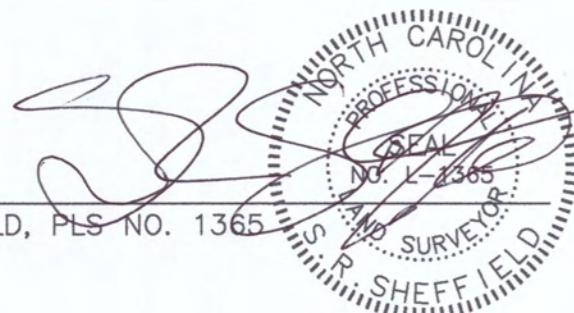
The property owner provided the attached survey showing the reduction of the ROW by 15-feet on either side to bring the ROW to 50-feet in width. Staff is requesting Council to approve or deny the request for the ROW reduction. If approved, the Town Attorney will work with the property owner to execute the appropriate documents.



I, S. R. SHEFFIELD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. FURTHER: THAT THE SURVEY IS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSURE

NUMBER AND SEAL THIS DECEMBER 8, 2025, AD



S. R. SHEFFIELD, PLS NO. 1365

I hereby certify that the division of property shown and described hereon is exempt from the Southern Pines UDO by definition and/or ordinance.

Planning Director Date

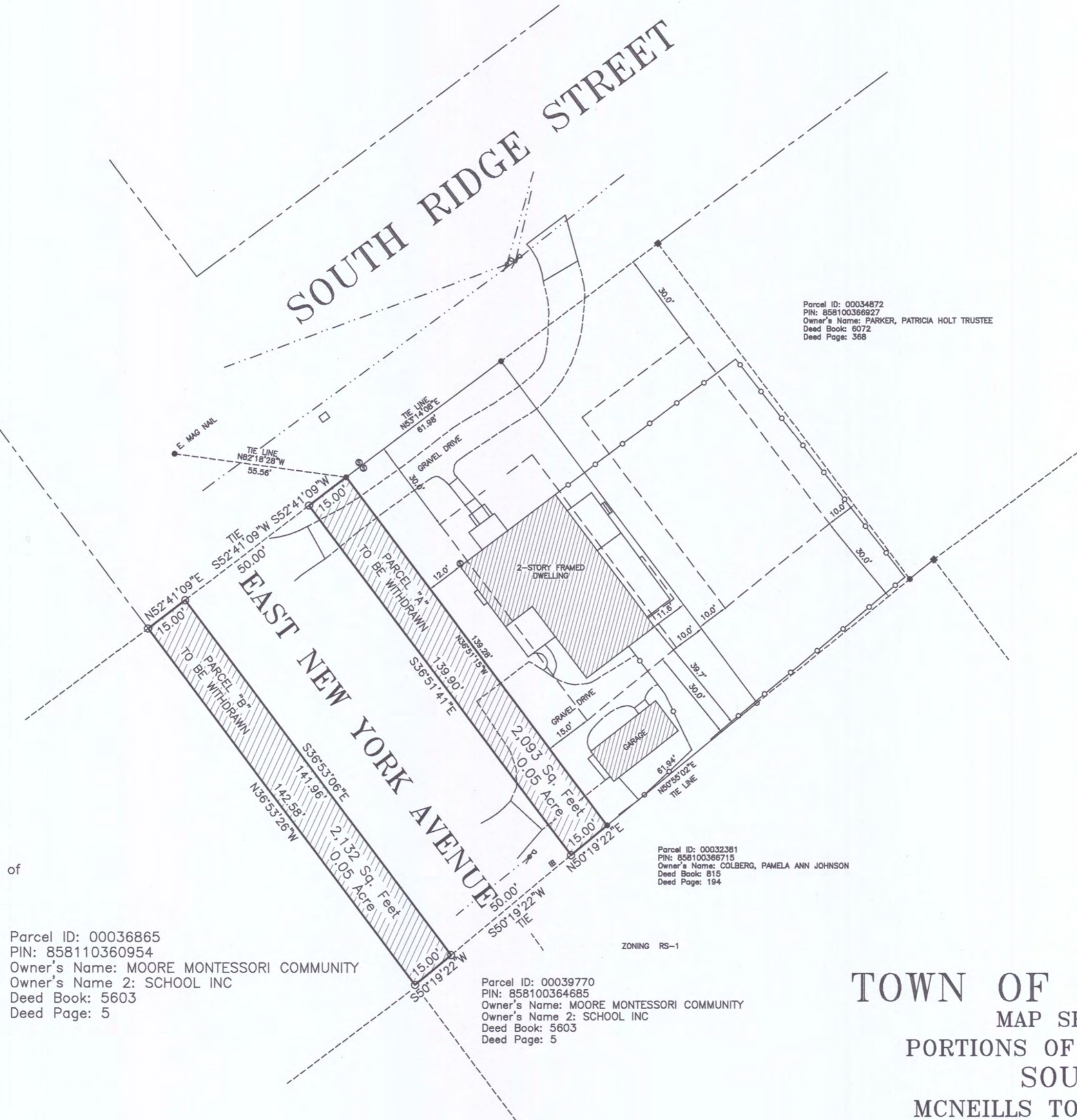
State of North Carolina

_____, 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

OWNER:
TOWN OF SOUTHERN PINES
140 Memorial Park Court
Southern Pines, NC 28387

SURVEYOR:
STEPHEN R. SHEFFIELD & ASSOCIATES, P. A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, N. C. 28315
910-255-0420



REFERENCE:
MAP BOOK 1, PAGE 70
MOORE COUNTY REGISTRY
ACREAGE DETERMINED
BY COORDINATE METHOD.

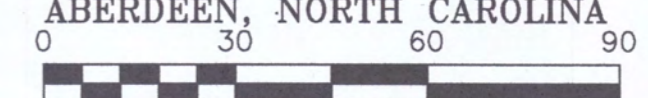
- UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
 - = EXISTING CONCRETE MONUMENT
 - = SET CONCRETE MONUMENT
 - = SET IRON STAKE
 - ~ = SQUARE FOOTAGE
 - ⊙ = UTILITY POLE
 - ⊞ = WATER METER
 - ⊗ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - ⊞ = CATCH BASIN
 - MH = SANITARY SEWER MANHOLE
 - ▲ = POWER SERVICE STUB
 - ⊙ = SEWER SERVICE STUB
 - ⊙ = TELEPHONE SERVICE STUB
 - ⊙ = CABLE TV SERVICE STUB
 - = FENCE

Parcel ID: 00036865
PIN: 858110360954
Owner's Name: MOORE MONTESSORI COMMUNITY
Owner's Name 2: SCHOOL INC
Deed Book: 5603
Deed Page: 5

Parcel ID: 00039770
PIN: 858100364685
Owner's Name: MOORE MONTESSORI COMMUNITY
Owner's Name 2: SCHOOL INC
Deed Book: 5603
Deed Page: 5

Parcel ID: 00039178
PIN: 858110362668
Owner's Name: MOORE MONTESSORI COMMUNITY
Owner's Name 2: SCHOOL INC
Deed Book: 5603
Deed Page: 5

SURVEY FOR
TOWN OF SOUTHERN PINES
MAP SHOWING CLOSURE OF
PORTIONS OF EAST NEW YORK AVENUE
SOUTHERN PINES
MCNEILLS TOWNSHIP, MOORE COUNTY,
SOUTHERN PINES, NORTH CAROLINA
AUGUST 5, 2025 - *- SCALE 1"=30'
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.
155 ALLISON PAGE ROAD, SUITE C
ABERDEEN, NORTH CAROLINA



Staff Report

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Date: January 13, 2026

Item: Historic District Commission – Reappointment of Dr. Robert Brown

I. STAFF RECOMMENDATION

The Planning Director recommends that Dr. Robert Brown be considered for reappointment to the Historic District Commission for a second successive term to expire January 12, 2030.

II. BACKGROUND

Dr. Brown was appointed to serve his first term on the Historic District Commission from December 14, 2021 to December 13, 2025. Dr. Brown's participation is appreciated by both his fellow Commission members and Planning staff.

III. LEGAL REVIEW

In accordance with UDO §8.16.1(B), the Historic District Commission shall consist of seven (7) members, all of which shall be resident citizens.

- The Commission currently consists of seven (7) active members who reside in Town.
- Dr. Brown currently resides in Town and is thereby eligible for reappointment as a member of the Commission.

In accordance with UDO §8.16.1(C), HDC members shall be appointed for four-year staggered terms. Members may be appointed to not more than two (2) successive complete terms but may be eligible for reappointment after one year has elapsed from the date of termination of the second term.

- Upon appointment, Dr. Brown will serve his second successive complete term to expire January 12, 2030.

Staff Report

To: Reagan Parsons, Town Manager

From: BJ Grieve, Planning Director

Date: January 13, 2026

Item: Historic District Commission – Reappointment of Mr. Lane West

I. STAFF RECOMMENDATION

The Planning Director recommends that Mr. Lane West be considered for reappointment to the Historic District Commission for a second successive term to expire January 12, 2030.

II. BACKGROUND

Mr. West was appointed to serve his first term on the Historic District Commission from December 14, 2021 to December 13, 2025. Mr. West's participation is appreciated by both his fellow Commission members and Planning staff.

III. LEGAL REVIEW

In accordance with UDO §8.16.1(B), the Historic District Commission shall consist of seven (7) members, all of which shall be resident citizens.

- The Commission currently consists of seven (7) active members who reside in Town.
- Mr. West currently resides in Town and is thereby eligible for reappointment as a member of the Commission.

In accordance with UDO §8.16.1(C), HDC members shall be appointed for four-year staggered terms. Members may be appointed to not more than two (2) successive complete terms but may be eligible for reappointment after one year has elapsed from the date of termination of the second term.

- Upon appointment, Mr. West will serve his second successive complete term to expire January 12, 2030.



MINUTES

Tuesday, December 9, 2025: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

Mayor Clement called the meeting to order. The following members of Town Council were present: Mayor Taylor Clement; Bill Pate; Ann Petersen; Debra Gray; and Brandon Goodman.

2. PLEDGE OF ALLEGIANCE

Mayor Clement shared that Shaylee Martin and Elisha Wright from the Boys and Girls Club Youth Leadership Institute would be leading the meeting in the Pledge of Allegiance. Mayor Clement added that she had the pleasure of leading them in a mock council meeting last month. They're sponsored by the Alpha Kappa Alpha Sorority Incorporated, the Omicron Omega Omega Chapter here in Southern Pines.

3. TOWN MANAGER'S COMMENTS

a. Adopt Agenda

Mayor Pro Tem Pate moved to adopt the meeting agenda, seconded by Councilmember Goodman; the vote was unanimous.

Motion passed.

4. CONSENT AGENDA

Councilmember Goodman moved to adopt the Consent Agenda, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

a. Adoption of Minutes

Staff has prepared the following meeting minutes for your approval:

- November 6, 2025, Town Council Business Meeting
- November 18, 2025, Town Council Work Session

b. Accept Certification of November 4, 2025 Municipal Election

This document certifies the 2025 election results with the following two candidates winning seats on the Town Council:

- Ann Petersen = 1,452 votes
- Bob Curtin = 1,486 votes

c. Approve Resolution #1140 — Donate Surplus Equipment to Parkton Police Department

The Parkton Police Department contacted the Town of Southern Pines Police Department to inquire about the availability of any surplus equipment compatible with 2015 Chevy Caprice vehicles. The Parkton Police Department recently purchased three 2015 Chevy Caprices for use within their department and is seeking any usable equipment that Southern Pines may be able to donate to assist with the upfitting of these vehicles.

5. PUBLIC COMMENTS

Fredrick Levine and his wife recently retired from military service and are starting a medical billing business and wanted to introduce themselves.

Dorothy Brower, 102 E Monroe, shared her concerns regarding the low turnout of voters for the election.

Ryan Pascal, 330 Mile Away Lane, is currently building in the Manley area of the ETJ and shared some issues that they are having with accessing water and requests some assistance with getting the "Paper Street" cleared of the junk that has accumulated and questioned if the Town would consider installing water lines, at the Town's expense, stating that he feels that the Town would recoup the expense via future taxes from home built there.

Mr. Pascal also shared his concerns about the speed limit on May Street and suggested that May and Yadkin would be a good spot for a 4-way stop.

6. ORGANIZATIONAL MATTERS

a. Recognize Outgoing Councilmember Brandon Goodman

A presentation will be made thanking Councilman Goodman for his service.

Mayor Clement recognized outgoing Councilmember Goodman, thanked him for serving on the Council and shared the ways his term has benefited the community. Mayor Clement presented Councilmember Goodman with plaque to honor his service.

Mayor Pro Tem thanked Councilmember Goodman for his two years of service and shared how much he appreciates having five unique experiences and viewpoints on the Council.

Councilmember Gray seconded Mayor Pro Tem Pate's statement and shared her admiration for Councilmember Goodman's initiative and speed in addressing matters that concerned him.

b. Oath of Office: Bob Curtin

Bob Curtin was elected to a four-year term.

Mayor Clement asked incoming Councilmember Robert "Bob" Curtin to come to the front of the room with his wife, Kate, and have the Town Clerk swear him in.

Councilmember Curtin proceeded to give his oath to Town Clerk Robertson and then took his seat at the Council table.

c. Oath of Office: Ann Petersen

Councilmember Petersen was re-elected and will serve a second four-year term.

Mayor Clement asked returning Councilmember Ann Petersen to come up for her oath.

Councilmember Petersen proceeded to recite her oath to Town Clerk Robertson and retook her place at the Council table.

d. Approve 2026 Town Council Meeting Schedule

Annual calendar for Town Council business meetings and work sessions.

Council discussed the proposed 2026 Town Council meeting schedule and agreed to April 2nd for the Budget Retreat. The Council made the following changes:

- moved the January Work Session to January 20th to avoid a conflict with the fiscal year audit report.

- moved the start of the Budget Retreat to 8:00am

- Mayor Clement has a conflict on June 9th but Mayor Pro Tem Pate agreed to run the meeting.

Mayor Pro Tem Pate moved to adopt the 2026 Town Council Meeting schedule as proposed with the suggested changes discussed. Seconded by Councilmember Gray, the vote was unanimous.

Motion passed.

e. Appoint Alternate Delegate to SMPO

Southern Pines is a member of the Sandhills Metropolitan Planning Organization (SMPO). Mayor Clement is the Council delegate and outgoing Councilmember Goodman was the alternate. Council will appoint a new alternate.

After discussion, Mayor Clement suggested moving Councilmember Curtin to the alternate position on the SMPO.

Mayor Pro Tem Pate moved to appoint Councilmember Curtin to the alternate position on the SMPO, seconded by Councilmember Petersen; the vote was unanimous.

Motion passed.

7. ACTION ITEMS

a. Budget Amendment for UrbanSDK Software Purchase

The Town of Southern Pines Police Department and Public Works recommend the adoption of Urban SDK's traffic analytics platform to significantly improve the accuracy, speed, and efficiency of responding to traffic-related concerns.

Town Manager Parsons gave a brief overview of the request.

Town Engineer/Asst. Public Works Director James Michel addressed the Council regarding the request and shared that both the Police Department and the Public Works Department would benefit from the purchase. The software aggregates telematics data from vehicles and supplies staff with data showing the average speed of vehicles on a roadway. This would speed up and assist in doing speed surveys on requests to change speed limits. Town Engineer Michel assured Council that the program does not allow the identification of individual vehicles — just the speed they are traveling at.

Town Manager Parsons added that when the speed trailer goes out for it's for a 2-week period of time to get the data and then the date or the time the trailer is deployed is often contested.

Discussion ensued and Council was advised that training and support are included in the quoted fee.

Mayor Pro Tem Pate moved to approve the budget amendment for the purchase of the SDK Software, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

b. Approve Resolution #1139 - Setting a Public Hearing Date for Annexation Petition AX-03-25: Humane Society NC Highway 22

The Humane Society of Moore County is petitioning the Town of Southern Pines for annexation of +/- 12.472 acres of land. Per Resolution #1138 — Directing the Clerk to Investigate a Petition Received Under G.S. 106A-31, the Clerk has certified the sufficiency of the application and requests the Council approve Resolution #1139 — Setting the Public Hearing Date for the next regularly scheduled Town Council Business meeting in January 2026.

Mayor Clement opened the item and discussion ensued. It was confirmed that the hearing would take place on January 13, 2026.

Councilmember Petersen moved to approve Resolution #1139 — setting a public hearing date for AX-03-25, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

8. PUBLIC HEARINGS - LEGISLATIVE

a. Zoning Text Amendments for Missing Middle Housing

A proposal to update the Town's development rules to encourage "missing middle" housing, by creating new minor subdivision options with incentives for well-designed, workforce-focused homes in select higher-density areas.

Senior Town Planner James Broadwell presented the amendments to the Council and thanked the focus group for their expertise and diverse input that really made the amendments possible. Senior Town Planner Broadwell then proceeded to review the amendments in detail for the Council. Discussion ensued regarding Council approval versus staff approval of requests, zoning, set-back requirements, and flexibility of the amendments.

Councilmember Petersen moved to continue the hearing until the next Council meeting. No second was voiced.

Mayor Clement opened up the hearing to public comments.

Public Comments

John McInerney, 460 Crest Road, questioned whether housing developments would be approved (i.e. Legislative Hearing, Evidentiary Hearing or staff). Major subdivisions would require a Evidentiary Hearing and minor subdivisions fo 5 lots or less are staff decisions. Discussion ensued. Mr. McInerney cautioned the Council to be careful when considering your decision, since nothing is to prevent people from purchasing lower-cost housing and then turning them all into rentals.

Town Attorney Mac McCarley advised that ownership or rental is not a land use issue.

Discussion ensued.

Mayor Clement closed the public hearing.

Councilmember Petersen moved to continue the hearing to the next Council meeting, seconded by Councilmember Curtin; the vote was as follows:

- Mayor Clement: nay
- Mayor Pro Tem Pate: nay
- Councilmember Petersen: aye
- Councilmember Gray: nay
- Councilmember Curtin: aye

Motion failed.

Councilmember Gray moved that after considering the criteria for text amendments found in in UDO §2.17.10, the Town Council finds that the proposed text amendments are consistent with the Comprehensive Plan and are a reasonable way to implement that plan for the reasons set forth in the Planning Board's resolution that was included as an attachment to the staff report for OA-04-25;

The motion was seconded by Mayor Pro Tem Pate; the vote was as follows:

- Mayor Clement: aye
- Mayor Pro Tem Pate: aye
- Councilmember Petersen: nay
- Councilmember Gray: aye
- Councilmember Curtin: nay

Motion passed.

Councilmember Grey moved to approve the proposed amendments to the UDO as shown on the attachment to staff report OA-04-25 in the December 9, 2025 Town Council packet, seconded by Mayor Pro Tem Pate; the vote was as follows:

- Mayor Clement: aye
- Mayor Pro Tem Pate: aye
- Councilmember Petersen: nay
- Councilmember Gray: aye
- Councilmember Curtin: nay

Motion passed.

b. Planned Development Rezoning - Trimble Plant Road

A request to rezone an industrial site on Trimble Plant Road to a Planned Development district in order to create a modern, multi-tenant industrial campus with a new flex building and updated site improvements.

Planner II Mason Mattox presented the requests to the Council:

- building height
- usable open space
- architecture

No public comments were voiced.

Mayor Pro Tem Pate moved that after reviewing the applicable criteria, the Planning Board's written recommendation and public comments that the requested CDP is consistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment 1, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

Mayor Pro Tem Pate moved to approve. PD-05-25 with the following conditions of approval:

1) That the entire 75-foot building setback area shall remain an undisturbed buffer with no trees to be removed, except that the storm water management area may be located within the existing topographic depression in the manner and to the specific extent as depicted on the CDP.

The motion was seconded by Councilmember Gray and the vote was unanimous.

Motion passed.

c. The Oaks Rezoning – Country Club Drive

A request to rezone a 2.7-acre former golf course parcel on Country Club Drive to allow six single-family homes with preserved mature trees along the rear of the property.

Senior Planner Broadwell presented the request to the Council.

Jeff Barczyk of Barczyk Engineering Services addressed the Council stating that they have worked with staff for a couple of months on the presented plans, have met all required conditions and request Council approval.

Councilmember Petersen shared that she is friends with the Calloways who are involved in this project. Town Attorney McCarley asked Councilmember Petersen if she had a close relationship with the applicants that would prevent her from giving an impartial decision or if she would benefit financially from the project and Councilmember Petersen answered no.

Councilmember Petersen asked if Mr. Barczyk could address the topography of the area and reassure them that there wouldn't be sedimentation or water issues. Mr. Barczyk reviewed the topography and shared the reasoning behind their belief that stormwater wouldn't cause any problems.

Discussion ensued over vegetation and speed limit reduction.

Mayor Clement asked for public comment and none were voiced.

Mayor Clement closed the public hearing.

Mayor Pro Tem Pate moved that after reviewing the proposed Conditional Zoning District and after considering the criteria for approval of zoning map amendments found in UDO §2.17.9 that the proposed amendment to the Town of Southern Pines Zoning Map is reasonable and the public interest and consistent with the current character of the corresponding character district and the criteria set forth in the Town of Southern Pines UDO Section §2.17.9. Considering the revisions to the

conditions list and the consistency with the Comprehensive Plan Policies 5.2, 4.9 and 4.10, the proposed rezoning is generally consistent with the 2040 Comprehensive Plan.
The motion was seconded by Councilmember Petersen and the vote was unanimous.
Motion passed.

Mayor Pro Tem Pate moved to approve Z-06-25 with the conditions submitted by the applicant for the RS-1 Conditional Zoning District, seconded by Councilmember Petersen; the vote was unanimous.
Motion passed.

9. PUBLIC HEARINGS - EVIDENTIARY

a. The Oaks Major Subdivision – Country Club Drive

A request to approve a major subdivision creating six single-family lots on a former golf course parcel along Country Club Drive, including a 21-foot preserved tree buffer at the rear of the property.

Town Attorney Mac McCarley qualified the Council by asking Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome. Councilmember Petersen stated that she is in contact and friends with neighbors but can remain objective. All other Councilmembers had nothing to disclose. Town Attorney McCarley questioned the applicant if they wished to challenge any members of Council standing and the applicant declined.

Senior Planner James Broadwell presented the request to the Council and asked that the staff report be entered as Exhibit A and the staff presentation as Exhibit B. The request is to approve a major subdivision creating six single-family lots on the former golf course parcel along Country Club drive, including a 21-foot preserved tree buffer at the rear of the property. Senior Planner Broadwell did note the adjustments of lot lines internal to the parent tract is a minor modification that can be taken care of during site plan, which takes care of the tree. So don't assess the issue there,

The applicant had nothing further to add.

Mayor Clement asked for public comment and received none.

Mayor Clement closed the hearing.

Mayor Pro Tem Pate moved to adopt Attachment 1 of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Plat MAPP-05-25, seconded by Councilmember Petersen; the vote was unanimous.
Motion passed.

Mayor Pro Tem Pate moved to approve the Preliminary Plat MAPP-05-25, seconded by Councilmember Petersen; the vote was unanimous.
Motion passed.

10. ADJOURNMENT

Upon motion by Councilmember Gray, seconded by Mayor Pro Tem Pate and carried unanimously, Council adjourned at 9:22 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk



MEMO

To: Reagan Parsons, Town Manager
From: Cindy Williams, Planning Technician
Date: January 13, 2025
Re: AX-03-25 Annexation of 12.472 Ac. + Adjoining Right of Way Located Between NC Hwy 22 & Aviation Dr.

I. SUMMARY OF APPLICATION REQUEST:

The Humane Society of Moore County is requesting voluntary annexation of a 12.472-acre parcel that is currently outside of the corporate limits of the Town of Southern Pines. Per the Moore County tax record, the subject property is identified as PIN 858400012072 (PARID 20070748) and owned by the Humane Society of Moore County.

II. PRIOR TOWN COUNCIL ACTION:

During the November 18, 2025 Town Council Work Session, the Town Council approved Resolution #1138 Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31.

During the December 9, 2025 Town Council Regular Meeting, the Town Clerk certified the sufficiency of the application and the Town Council approved Resolution #1139 setting January 13, 2026 as the date of the public hearing.

III. PROJECT INFORMATION:

A. Physical Address:

7920 Aviation Drive
Southern Pines, NC 28387

B. Property Owner/Applicant:

Humane Society of Moore County
PO Box 203
Southern Pines, NC 28388

C. Property Identification & Parcel Identification Numbers:

PIN 858400012072 (PARID 20070748)

D. Size of Property:

Parcel:	12.472 acres
<u>Adjoining ROW</u>	<u>2.05 acres</u>
Total area:	14.522 acres

IV. STAFF COMMENTS:

- The applicant has submitted a Petition for Voluntary Annexation accompanied by a legal description of the subject property. The subject property includes 12.472 acres according to the deed that was recorded on September 19, 2007 (Deed Book 3302 Pages 206-210)
- The request is a voluntary request for contiguous annexation. The property is only separated from corporate limits by the NC 22 right of way (see Figure 1). Pursuant to North Carolina General Statute §160A-31(f), municipalities, when annexing property that is contiguous to corporate limits, may also include the width of adjoining streets, street right-of-way, creeks or rivers, rights-of-way of railroads or other public service corporation lands. A legal description has been prepared by town staff to include the subject parcel as well as the adjoining NC 22 and Waynor Road rights of way.
- The east side of the subject parcel petitioning for annexation extends to the centerline of Aviation Drive and all of the parcel owned by Humane Society as referenced in the deed has been included in the petition for annexation. However, the entirety of the Aviation Drive right of way on the east side of the subject parcel has not been included because the 2018 Annexation Agreement with Whispering Pines depicts this right of way un-annexed.
- The subject property is presently zoned PD (Planned Development) and the adjacent properties are zoned PD and FRR (Facilities, Resource & Recreation).
- The reason for this request for annexation is to connect to Town utilities.

Figure 1: Adjacent Properties (Area to be Annexed Outlined in Red)



□ Town of Southern Pines Corporate Limits □ Town of Southern Pines ETJ

Figure 2: Zoning Map (Area to be Annexed Outlined in Blue)



V. ATTACHMENTS:

1. Petition
2. Petitioner's Legal Description of Subject Property
3. Petitioner's Survey of Subject Property
4. Town Legal Description of Annexation (including subject parcel and NC 22 and Waynor Road rights of way to be annexed with subject parcel)
5. Town Map (including subject parcel and NC 22 and Waynor Road rights of way to be annexed with subject parcel)

VI. TOWN COUNCIL ACTION:

To either approve or deny the voluntary annexation, the Town Council may choose one of the following motions or any alternative they wish:

- 1) I move to adopt an Ordinance approving voluntary annexation request AX-03-25 for the property as defined in the submitted legal description, along with adjoining NC 22 and Waynor Road rights of way as described in the legal description prepared by town staff, and to have the Ordinance effective immediately.

-or-

- 2) I move to deny voluntary annexation request AX-03-25 for the property as defined in the submitted legal description.

Application for VOLUNTARY ANNEXATION

To the Town Council of the Town of Southern Pines, North Carolina:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in the attached Exhibit A be annexed to the Town of Southern Pines.
2. The area to be annexed is **contiguous** to the Town of Southern Pines and the boundaries of such territory are described in the attached metes and bounds description, Exhibit A.
3. The area is identified as PIN: 858400012072; PARID: 20070748.

Property Owner(s):

Name: HUMANE SOCIETY OF MOORE COUNTY

Signature: 

Address: PO BOX 203, SOUTHERN PINES, NC, 28388-0203

Name: _____

Signature: _____

Address: _____

Name: _____

Signature: _____

Address: _____

Name: _____

Signature: _____

Address: _____

(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

EXHIBIT A

Metes and Bounds Description of Property/Properties Petitioning for Voluntary Annexation

PARCEL DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF NC HIGHWAY 22, THE WESTERLY SIDE OF PRESENT DAY AVIATION DRIVE AND THE SOUTHERLY SIDE OF WAYNOR ROAD IN THE COUNTY OF MOORE, STATE OF NORTH CAROLINA BEING DEPICTED AS "12.472 ACRES TOTAL AREA, A PORTION OF CHANDLER-CLARK F.L.P. DB 1480 P498, PC 7, SLIDE 223" ON A MAP ENTITLED "BOUNDARY SURVEY FOR CHANDLER-CLARK DATED AUGUST 30, 2007, SCALE 1"=100' BY CARL A. SAMUELSON III, PLS #L-2787" AND FILED IN THE MOORE COUNTY, NORTH CAROLINA REGISTRY OF DEEDS AS PLAT CABINET 13, SLIDE 954. SAID PARCEL BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINING AT A POINT ON SAID SURVEY DESIGNATED AT "A" SPK MARKING THE INTERSECTION OF CENTERLINES OF WAYNOR ROAD AND PRESENT-DAY AVIATION DRIVE. THENCE, S 32°10'22" E A DISTANCE OF 67.42 FEET TO A POINT.

THENCE, S 31°32'52" E A DISTANCE OF 292.92 FEET TO A POINT OF CURVATURE.

THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°18'44" A RADIUS OF 6528.85 FEET AND AN ARC LENGTH OF 719.27 FEET TO A POINT. SAID POINT BEARING S 29°34'59" E A CHORD DISTANCE OF 718.91 FEET FROM THE POINT OF CURVATURE. THE LAST 3 COURSES BEING ALONG THE CENTERLINE OF THE PRESENT-DAY AVIATION DRIVE.

THENCE, N 87°47'51" W A DISTANCE OF 34.20 FEET TO A POINT.

THENCE, N 87°47'51" W A DISTANCE OF 937.97 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF NC HIGHWAY 22.

THENCE, N 14°04'26" E A DISTANCE OF 521.00 FEET TO A POINT.

THENCE, N 13°56'01" E A DISTANCE OF 141.32 FEET TO A POINT.

THENCE, N 11°32'42" E A DISTANCE OF 202.44 FEET TO A POINT. THE LAST 3 COURSES BEING ALONG THE EASTERLY RIGHT OF WAY OF NC HIGHWAY 22.

THENCE, N 07°52'49" E A DISTANCE OF 36.41 FEET TO A POINT IN THE CENTERLINE OF WAYNOR ROAD.

THENCE, N 85°27'07" E ALONG THE CENTER OF WAYNOR ROAD A DISTANCE OF 221.85 FEET TO A THE POINT AND PLACE OF BEGINNING.

NC GRID 83'

MEDLIN & CLARK
PC 4, SLIDE 2

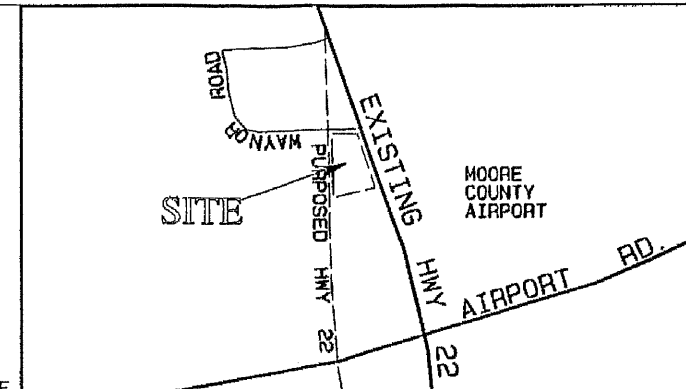
NOTE:

TIE LINE FROM POINT "A" TO NCGS MOR 34 IS N 25-44-22 W 313.20 FEET MEASURED HORIZONTAL DISTANCE. NO CORRECTION APPLIED.

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MANAGING PARTNER FOR THE F.L.P. IS LYNN CLARK MEDLIN, C.P.A. P.O. BOX 15990, SURFSIDE BEACH, S.C. 29587

THERE WAS A REVISION TO THIS PLAT ON 6 SEPTEMBER, 2007 CONCERNING A SLIGHT CORRECTION TO THE LOCATION OF TWO OF THE D.O.T. MARKERS ALONG NEW HWY 22. NOTHING ELSE ABOUT THE SURVEY CHANGED.



VICINITY MAP N.T.S.

LEGEND

- SIS SET IRON STAKE
- DOT MARKER SET BY D.O.T CONTRACTOR
- SPK SET PARKER-KALON NAIL
- EIP EXISTING IRON PIPE
- RRS EXISTING RAIL ROAD SPIKE
- ECM EXISTING CONCRETE MARKER
- EIS EXISTING IRON STAKE
- PP EXISTING POWER POLE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N14°04'26"E	521.00'
L2	S13°56'01"W	141.32'
L3	N11°32'42"E	202.44'
L4	N07°52'49"E	36.41'
L5	S85°27'07"W	221.85'
L6	N32°10'22"W	67.42'
L7	S31°32'52"E	292.92'
L8	S87°47'51"E	937.97'

**BOUNDARY SURVEY FOR
CHANDLER-CLARK
F. L. P.**

A PORTION OF THE
CHANDLER-CLARK F.L.P.
DB 1460, P 498, L.R.K. 32329
MCNEILLS TOWNSHIP
MOORE COUNTY, N. C.
30 AUGUST, 2007
SCALE 1"= 100 FEET

BALANCE OF
CHANDLER-CLARK
F.L.P.
DB 1460, P 498
PC 7, SLIDE 223

A PORTION OF
CHANDLER-CLARK
F.L.P.
DB 1480, P 498
PC 7, SLIDE 223

BALANCE OF
CHANDLER-CLARK
F.L.P.
DB 1460, P 498
PC 7, SLIDE 223

N74°49'51"W
25.98'

S25°23'02"W
30.59'

N17°58'58"E
73.67'

N06°46'50"W
67.42'

S19°29'27"W
116.52'

N89°08'26"E
292.48'

12.472 ACRES

TOTAL AREA

WAYNOR ROAD

R/W 60'

SPK

"A"

S57°49'38"W
30.00'

S02°05'17"W
180.18'

N20°25'23"E
55.44'

S05°28'25"E
48.17'

S83°58'43"W
43.66'

N62°15'17"W
38.08'

S25°23'02"W
30.59'

N17°58'58"E
73.67'

N06°46'50"W
67.42'

S19°29'27"W
116.52'

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116.52'

S19°29'27"W
116.52'

S19°29'27"W
116.52'

S19°29'27"W
116.52'

EXISTING HWY 22
ON YAMH
OVERHEAD POWER LINE

AIRPORT

PLAT CABINET 13 SLIDE 954

700 SEP 19 A 8-57
REGISTER OF DEEDS - MOORE COUNTY
CARTHAGE, NORTH CAROLINA 28027
MRS. JUDY D. MARTIN

STATE OF NORTH CAROLINA, MOORE COUNTY

I, Carl A. Samuelson, P.L.S. certify that this plat was drawn by me from a field survey made under my supervision; from information found in Deed Book 1683, P 454; that the boundaries not surveyed by me are clearly indicated as drawn from information as noted on the plat; that the Ratio of precision as calculated is 1: 16,000 +; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number and seal this 30 TH day of AUGUST, A.D. 2007.

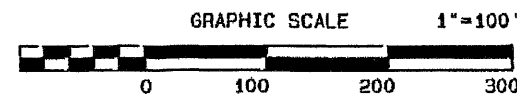
Carl A. Samuelson

Carl A. Samuelson, P.L.S., No. L-2787
P.O. Box 55, Carthage, N. C. 28027
Phone (910) 947-3365



CERTIFICATE OF PURPOSE OF PLAT

THIS SURVEY IS EXEMPT FROM LOCAL SUBDIVISION REGULATIONS BY DEFINITION. THERE ARE NO NEW STREETS AND NO CHANGES TO EXISTING STREETS BY VIRTUE OF THIS SURVEY. AS PER GS 47-30, AS AMENDED.



PARCEL DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND DEPICTED AS 12.472 ACRES AS DESCRIBED ON A MAP ENTITLED "BOUNDARY SURVEY FOR CHANDLER-CLARK F.L.P. DATED AUGUST 30, 2007, SCALE 1"=100' BY CARL A. SAMUELSON, PLS #L-2787" AND FILED IN THE MOORE COUNTY, NORTH CAROLINA REGISTRY OF DEEDS AS PLAT CABINET 13 SLIDE 954

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PARID: 00991862

PARID: 20070974

PARID: 00036859

NC Hwy 22
100' R/W

Waynor Rd
70' R/W

"POINT A"
Tie line from POINT A
to NCGS "MOR 34" is
N 25°44'22" W 313.20'
As Described on
Plat Cabinet 13 Slide 954

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80' R/W

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As Described on
Plat Cabinet 16 Slide 540

PARID: 00032538

PARID: 20150090

NC Hwy 22
80' R/W

Aviation Dr
60' R/W

12.472 ACRES
PLAT CABINET 13 SLIDE 954
PARID: 20070748

PARID: 20150091

80.00'

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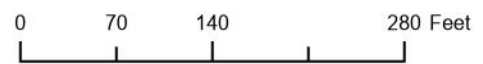
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Map created by Town of Southern Pines GIS. Descriptions were generated using the Moore County GIS Department's Parcel data, Plat 13 Slide 954 and Plat 16 Slide 540. Descriptions were not generated by an actual land survey. December 31, 2025

Legend

- Proposed Annexation Boundary
- - - Moore County Parcel Data

AX-03-25





ORDINANCE #3157

**TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF SOUTHERN PINES,
NORTH CAROLINA AX-03-25; Humane Society of Moore County**

THAT WHEREAS, the Town Council has been petitioned under G.S. 160A-31 as amended to annex the area described herein; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation, AX-03-25, was scheduled to be held in regular session of the Town Council at the E.S. Douglass Community Center at 6:00 P.M. on the 13th day of January, 2026, after due notice by publication; and

WHEREAS, after the completion of said public hearing and upon consideration of any comments, objections or presentation at that hearing, and

WHEREAS, based on the certification of the Town Clerk and other information presented at said hearing, Council finds it proper and in the best interest of the Town to annex the following parcel according to the requirements of G.S. 160A-31:

A CERTAIN PIECE OR PARCEL OF LAND DEPICTED AS 12.472 ACRES AS DESCRIBED ON A MAP ENTITLED "BOUNDARY SURVEY FOR CHANDLER-CLARK F.L.P. DATED AUGUST 30, 2007, SCALE 1"=100' BY CARL A. SAMUELSON, PLS #L-2787" AND FILED IN THE MOORE COUNTY, NORTH CAROLINA REGISTRY OF DEEDSAS PLAT CABINET 13 SLIDE 954

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A map of the area herein described is provided with this Ordinance as Attachment A.

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines, North Carolina in regular session this 13th day of January, 2026:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the above described territory is hereby annexed and made part of the Town of Southern Pines as of the 13th day of January, 2026.

Section 2. Upon and after the 13th day of January, 2026, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Southern Pines and shall be entitled to the same privileges and benefits as other parts of the Town of Southern Pines. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Southern Pines shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof. Such a map shall also be delivered to the County Board of Elections as required by G.S. 163-288.1.

Section 4. This Ordinance shall be and remain in full force and effect from and after the date of its adoption.

Adopted this 13th day of January, 2026.

I certify that this Ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting on January 13, 2026, as shown in the Minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk

PARCEL DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND DEPICTED AS 12.472 ACRES AS DESCRIBED ON A MAP ENTITLED "BOUNDARY SURVEY FOR CHANDLER-CLARK F.L.P. DATED AUGUST 30, 2007, SCALE 1"=100' BY CARL A. SAMUELSON, PLS #L-2787" AND FILED IN THE MOORE COUNTY, NORTH CAROLINA REGISTRY OF DEEDS AS PLAT CABINET 13 SLIDE 954

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PARID: 00991862

PARID: 20070974

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NC Hwy 22
100' R/W

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Aviation Dr
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PARID: 20150091

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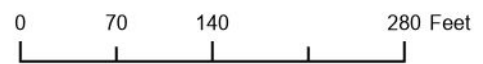
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Legend

- Proposed Annexation Boundary
- - - Moore County Parcel Data

AX-03-25



NC GRID 83'

MEDLIN & CLARK
PC 4, SLIDE 2



WAYNOR ROAD
R/W 60'

BOUNDARY SURVEY FOR

CHANDLER-CLARK
F. L. P.

A PORTION OF THE
CHANDLER-CLARK F.L.P.
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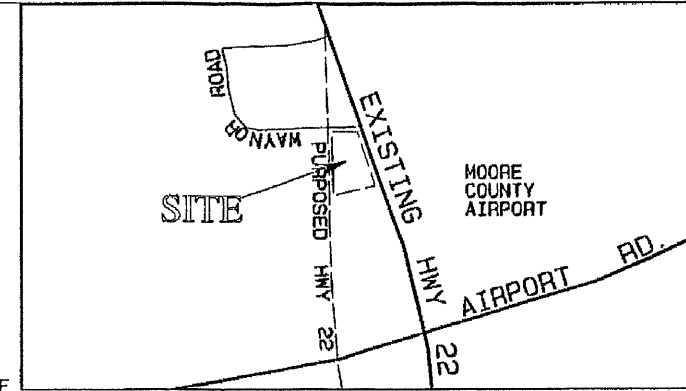
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- DOT MARKER SET BY D.O.T CONTRACTOR
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- EIP EXISTING IRON PIPE
- RRS EXISTING RAIL ROAD SPIKE
- ECM EXISTING CONCRETE MARKER
- EIS EXISTING IRON STAKE
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LINE TABLE

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PLAT CABINET 12 SLIDE 954

700 SEP 19 A 8-57
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MRS. JUDY D. MARTIN

STATE OF NORTH CAROLINA, MOORE COUNTY

I, Carl A. Samuelson, P.L.S. certify that this plat was drawn by me from a field survey made under my supervision; from information found in Deed Book 1683, P 454; that the boundaries not surveyed by me are clearly indicated as drawn from information as noted on the plat; that the Ratio of precision as calculated is 1: 16,000 +; that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number and seal this 30 TH day of AUGUST, A.D. 2007.

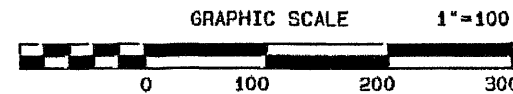
Carl A. Samuelson

Carl A. Samuelson, P.L.S., No. L-2787
P.O. Box 55, Carthage, N. C. 28327
Phone (910) 947-3365



CERTIFICATE OF PURPOSE OF PLAT

THIS SURVEY IS EXEMPT FROM LOCAL SUBDIVISION REGULATIONS BY DEFINITION. THERE ARE NO NEW STREETS AND NO CHANGES TO EXISTING STREETS BY VIRTUE OF THIS SURVEY. AS PER GS 47-30, AS AMENDED.



Planning Staff Report

To: Reagan Parsons, Town Manager

From: Mason Mattox, Planner II

Date: January 13, 2026

Item: **File #PD-06-25** Review of a Planned Development District Preliminary Development Plan (PDP) on Trimble Plant Road

I. EXECUTIVE SUMMARY

Koontz Jones Design + V3 Companies LLC, on behalf of JBO Holdings, LLC, has submitted a Planned Development District – Preliminary Development Plan (PDP) application pursuant to §2.18.5 of the Town of Southern Pines Unified Development Ordinance. The PDP advances the development framework established under the approved Conceptual Development Plan (CDP), including:

- a. Reinvestment in an existing 21.69-acre commercial campus;
- b. Enhancements to an existing 232,402-square-foot building;
- c. Construction of a new 40,000-square-foot shallow bay industrial flex space building;
- d. Compliance with the land uses permitted under the CDP;
- e. Architectural deviations including a maximum building height of 50 feet;
- f. A proposed 182 parking spaces of the 192-space cap; and
- g. Deviations from usable open space requirements

The project also includes a 75-foot undisturbed buffer along US-1, with the exception of a stormwater management area, which is permitted to occupy the existing topographic depression in the manner and to the specific extent as depicted on the approved Conceptual Development Plan (CDP).

Staff find that the PDP is consistent with the CDP, appropriate for the surrounding development context, and will not require inefficient extensions of public utilities or services. Agency review identified no traffic or infrastructure concerns, and the Moore County Economic Development Partnership expressed strong support due to regional demand for modern shallow bay industrial flex space. The Regional Land Use Advisory Commission encouraged continued attention to watershed protection but raised no objections to the proposed use. Therefore, Planning staff recommends approval of the PDP for reasons described in the staff report, chiefly that no inconsistencies or deviations between the approved Conceptual Development Plan and this Preliminary Development Plan have been identified.

The Town Council will need to make the following key decisions following an evidentiary hearing:

- I. Does the PDP application comply with the approved CDP?

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II. PLANNING BOARD REVIEW

On September 18, 2025, the Town of Southern Pines Planning Board held a preliminary forum to discuss application PD-03-25. Planning staff made a presentation on the plan, and explained staff's assessment on how the proposed Preliminary Development Plan for Trimble Plant Road is consistent with the Conceptual Development Plan for Trimble Plant Road. The applicant's technical representative and authorized agent, Paul Saathoff on behalf of Koontz Jones + V3 Design also gave a presentation. After closing the public forum, the Planning Board discussed whether a sidewalk connection should be considered. The Board generally agreed that, if provided, a connection toward Yadkin Road would be more logical than a connection toward Air Tool Drive / the remainder of the Corporate Park. Staff noted that the latter connection would require crossing wetlands and was therefore not recommended. By a vote of 7-0, the Planning Board voted to convey the PDP application to the Town Council with no additional list of concerns.

III. PROJECT INFORMATION

A. Property Owner:

JBO Holdings, LLC

B. Applicant & Authorized Agent:

Koontz Jones Design + V3 Companies LLC

C. Subject Property Description:

The subject property is generally located East of US-1, West of Trimble Plant Road, South of Air Tool Drive, and North of Yadkin Road.

D. Current Zoning: Planned Development (PD)

Overlays: Urban Transition Highway Corridor Overlay, and High Quality/Protected Water designation of the Watershed.

E. Watershed Note

The subject property consists of 21.69 acres, and contains a pre-1993 impervious surface of approximately 8.10 acres (37.34 percent), which is exempt from applicable watershed regulations. When this pre-1993 impervious area is subtracted from evaluation, approximately 13.59 acres of pervious area remain subject to current watershed standards. The proposed redevelopment includes demolition of an existing 4,240 SF building and construction of a 40,000 SF building, resulting in an estimated net increase of 3 acres (13.8 percent) of impervious surface. When evaluated against the remaining pervious area (3 acres/13.59 acres), this increase represents a new total of approximately 22.07 percent, which is below the 24 percent ceiling that would otherwise require watershed allocation approval. Therefore, a watershed allocation permit is not required.

Figure I: Existing Conditions



Figure 2: Aerial View of Project Area



Figure 3: Conceptual Development Plan

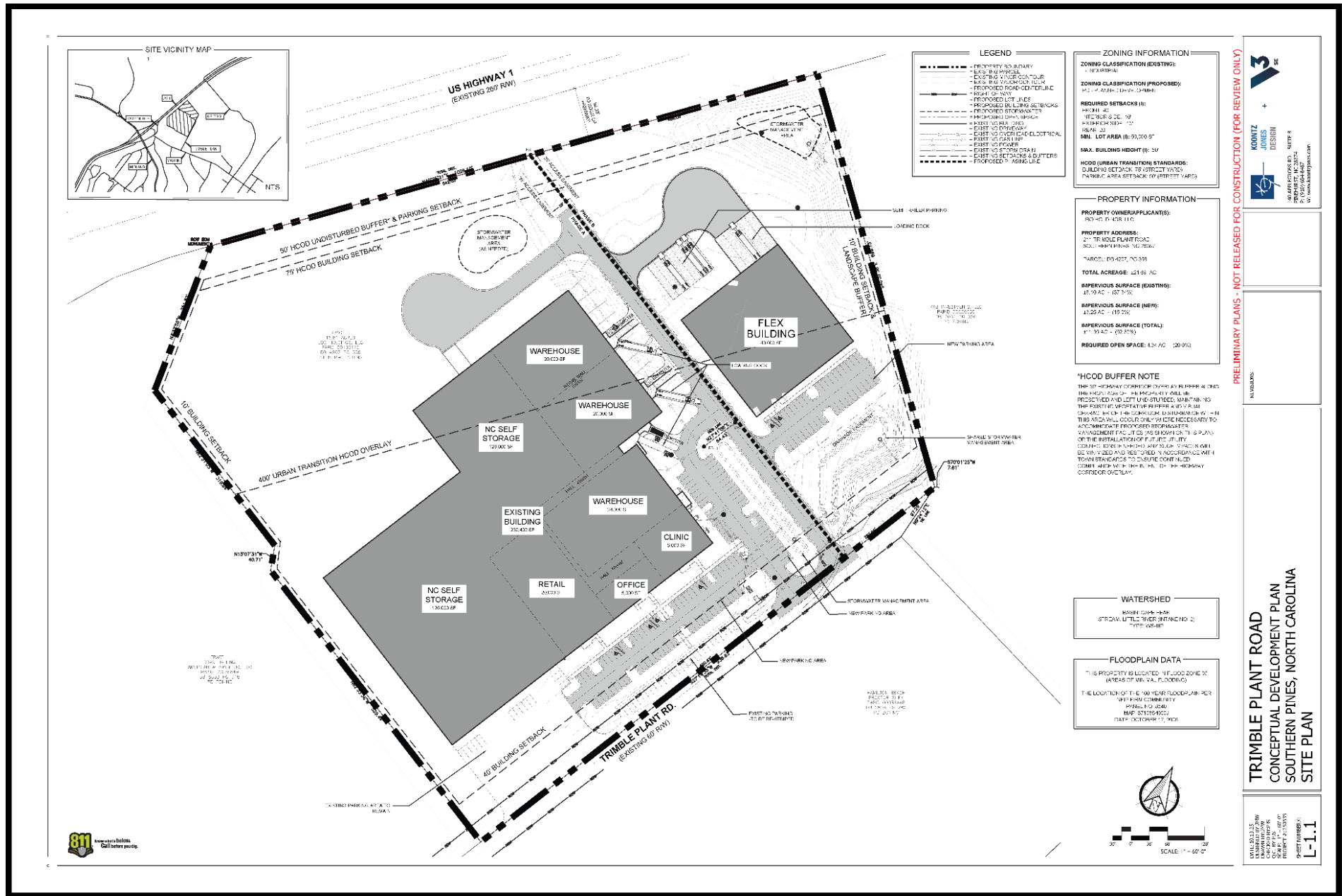


Figure 4: Preliminary Development Plan



IV. STAFF REVIEW

A. Application Review Dates

- Conceptual Development Plan Approved: **December 09, 2025**
- Preliminary Development Plan Application Submitted: **November 10, 2025**
 - Application Deemed Complete: **November 17, 2025**
 - Comments Requested from Outside Agencies: **November 26, 2025**
 - (Staff Internal) Consultation with the TRC: **January 06, 2026**
- Notice of **December 18, 2025**, Planning Board Meeting:
 - Posted On-site: **November 26, 2025**
 - Mailed: **November 26, 2025**
 - Internet: **November 26, 2025**
 - Published: **December 03 and December 10, 2025**
- Notice of **January 13, 2026 Town Council Business Meeting**:
 - Posted On-site: **November 26, 2025**
 - Mailed: **December 19, 2025**
 - Internet: **December 19, 2025**
 - Published: **December 31, 2025 and January 07, 2026**

B. Process and Standards for Review

Applications for a Planned Development District (PD) are reviewed in accordance with UDO §2.18. Creating a Planned Development District is a three-step process including Conceptual Development Plan (CDP), Preliminary Development Plan (PDP), and Final Development Plan (FDP). This application is for a PDP.

C. Applicable Criteria for Review

The criteria for review and approval of a PDP are found in Chapter 2, §2.18.5(H), of the Town of Southern Pines Unified Development Ordinance. The applicants have provided a narrative addressing the purpose of a Planned Development per UDO §2.18.5(A), and addressing the criteria for a PDP per UDO §2.18.5(H). Copies of the applicant's narrative documents containing their descriptions of the project's alignment with applicable criteria are attached to this staff report. Staff analysis of how the application addresses these four (4) criteria begins below:

Preliminary Development Plan - UDO §2.18.5(H)

1. The application demonstrates that it will achieve the purposes of the PD and this section.

The Preliminary Development Plan (PDP) achieves the purposes of the Planned Development District by implementing the development program approved through the Conceptual Development Plan. The PDP proposes a new 40,000-square-foot industrial flex building integrated into the existing industrial campus and carries forward the approved land use mix, development intensity, and architectural and site design framework established by the CDP.

2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;

The PDP is consistent with the CDP and conforms to the UDO, except where standards were modified through CDP approval. It implements the same development program, including permitted land uses, site layout, circulation, and intensity across the 21.69-acre site.

The PDP reflects all approved deviations, including architectural and building material flexibility, and a maximum building height of 50 feet. Impervious surface and open space calculations remain compliant. The PDP proposes 182 parking spaces, below the CDP-approved maximum of 192, with no additional deviations. Buffering follows the approved CDP, including the 75-foot undisturbed Highway Corridor Overlay buffer along US-1, except for a stormwater area in an existing depression as depicted on the CDP, and entitled Under Condition #1 of the CDP. No new land uses, dimensional or architectural deviations, or site design changes are introduced. Staff find the PDP consistent with the CDP and compliant with the UDO except where modified by the CDP.

3. The proposed Development is located in an area of the Town that is appropriate; and;

The CDP established the appropriateness of the site for the proposed development. The subject property is a 21.69-acre, previously developed site surrounded by industrial, warehouse, and light commercial uses. The PDP maintains the land use context, development intensity, buffers, and setbacks approved through the CDP and does not introduce additional uses or expanded development beyond what was previously evaluated. Because the PDP implements the same development framework reviewed and approved under the CDP, staff reaffirm that the site remains appropriate for the proposed development and consistent with the purposes of the Planned Development District.

4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services.

The CDP established that the property is fully served by existing Town utilities and roadway infrastructure. The PDP relies on the same infrastructure framework and does not propose extensions or expansions of public utilities or services beyond those previously evaluated. Stormwater management will be accommodated on-site in the locations identified during CDP review, and impervious surface expansion remains within the watershed compliance parameters approved through the CDP. With parking limited to fewer spaces (182) than the CDP maximum of 192 and internalized circulation maintained, the PDP does not create inefficient extensions or expansions of public utilities or services.

V. AGENCY REVIEW AND COMMENTS

A request for comments was emailed to agencies on November 26, 2025. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission, U.S. Fish and Wildlife Service, Moore County Airport and the North Carolina Department of Transportation.

- The Town’s Engineering Department formally responded with “no issues” regarding the Traffic Design Analysis (TDA).
- The Moore County Economic Development Partnership strongly supports the PDP proposal, emphasizing a significant regional need for modern shallow bay industrial flex space. They noted that the community routinely loses business prospects due to the lack of available buildings of this size and type (referring to the proposed 40,000 square foot building).
- The Regional Land Use Advisory Commission (RLUAC) identified the site as “Important to Protect” in Fort Bragg’s Compatible Use Rating system because it drains into the Mill

Creek High Quality Watershed management area. While the proposed uses raise no concerns related to the military, RLUAC encourages the Town and applicant to minimize stormwater impacts to McDeeds Creek and the Broader High-Quality Watershed.

- U.S. Fish and Wildlife formally responded with “no further comment” after the Planning Board Preliminary forum.

No additional comments have been received as of the publication of this staff report. Any additional agency comments received will be presented during the public meeting.

VI. STAFF RECOMMENDATION

Staff recommend approval of the Preliminary Development Plan because it is consistent with the approved Conceptual Development Plan, complies with all applicable UDO standards, and satisfies the required criteria for approval.

VII. ATTACHMENTS

The following materials have been provided as attachments to this staff report:

1. Draft Findings of Fact
2. Applicant’s Narrative
3. Existing Conditions
4. Approved Conceptual Development Plan
5. Preliminary Development Plan
6. RCW Study
7. Traffic Design Analysis

Additional documents related to this application including, but not limited to: application, property deeds, Authorization of Agent forms, email correspondence, meeting minutes, and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available for public inspections during normal business hours.

VIII. TOWN COUNCIL ACTION

To either approve or deny a Preliminary Development Plan application, the Town Council must make findings of fact and conclusions to the applicable standards.

- *The Town Council shall first vote on whether the application is complete and whether the facts presented are relevant to the case.*
- *The Town Council shall then vote on whether the application complies with the criteria as set forth in Section 2.18.5(H) Criteria for a Preliminary Development Plan, Criteria 1-4. Staff has drafted a finding of fact for consideration in Attachment One. The Town Council may make modifications or provide an alternative to the draft findings of fact and related motions at their discretion.*

I move to:

- I. Adopt Attachment One of the staff report, as drafted, as Findings of Fact for PD-06-25.**

-OR-

2. Adopt Attachment One of the staff report as Findings of Fact for PD-06-25, with the following changes:

Next, the Town Council shall vote on whether to approve, deny, or approve with conditions the proposed Preliminary Development Plan. The Town Council may choose one of the following motions, or any alternative they wish.

I move to:

1. Approve the Preliminary Development Plan for PD-06-25.
2. Approve the Preliminary Development Plan for PD-06-25 with the one Condition of Approval as set forth in the staff report.

-OR-

3. Deny the Preliminary Development Plan for PD-06-25.

ATTACHMENT ONE
Draft Findings of Fact
Case Number PD-06-25

- A. The Town Council finds that the application is complete and that the facts submitted are relevant to the case because the Preliminary Development Plan application has met the specified submittal requirements in accordance with the Town of Southern Pines Unified Development Ordinance (UDO). 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.
- B. The Town Council finds that the Preliminary Development Plan application complies with the provisions of UDO §2.18.5(H). Specifically, in that:
1. The application demonstrates that it will achieve the purposes of the PD and this section.
The PDP achieves the purposes of the Planned Development District by implementing the development program approved through the Conceptual Development Plan (CDP). The plan proposes a new 40,000-square-foot shallow bay industrial flex building integrated into the existing campus and maintains the approved land use mix, development intensity, and architectural and site design framework established by the CDP.
 2. The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO.
The PDP is consistent with the CDP and conforms to the UDO, except where standards were previously modified through CDP approval. It carries forward the same development program, including permitted land uses, site layout, circulation, and intensity across the 21.69-acre site. All approved deviations are reflected, including flexibility in architectural design and building materials, and a maximum building height of 50 feet. Impervious surface and open space calculations remain compliant. The plan provides 182 parking spaces, below the CDP-approved maximum of 192, with no new deviations. Buffers follow the approved CDP, including the 75-foot undisturbed Highway Corridor Overlay along US-1, except for a stormwater area in an existing depression as identified on the CDP under Condition #1. No new land uses, dimensional or architectural deviations, or site design changes are introduced. Staff finds the PDP consistent with the CDP and compliant with the UDO except where previously modified.
 3. The proposed Development is located in an area of the Town that is appropriate.
The CDP established that the site is appropriate for the proposed development. The subject property is a 21.69-acre, previously developed site surrounded by industrial, warehouse, and light commercial uses. The PDP maintains the approved land use mix, development intensity, buffers, and setbacks, without introducing additional uses or expanded development. Because the PDP implements the same development framework reviewed and approved under the CDP, staff reaffirms that the site remains appropriate for the proposed development and consistent with the purposes of the Planned Development District.

4. The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities, and services.

The CDP established that the property is fully served by existing Town utilities and roadway infrastructure. The PDP relies on the same framework and does not propose extensions or expansions of public utilities or services beyond those previously evaluated. Stormwater management will occur on-site in locations identified during CDP review. With parking limited to 182 spaces and circulation maintained internally, the PDP will not create inefficient extensions or expansions of public utilities or services.



KOONTZ
JONES
DESIGN

+



TRIMBLE PLANT ROAD PRELIMINARY DEVELOPMENT PLAN NARRATIVE

This Preliminary Development Plan (PDP) application for the Trimble Plant Road project represents the next step in the Town of Southern Pines' Planned Development and includes both Phases (A & B) of the development. The application and exhibits included with this application are consistent with the standards, intent, and conditions as established under the Conceptual Development Plan (CDP) process. The project includes a mix of industrial, warehouse, flex, storage, office, and limited commercial uses, as previously defined in the Conceptual Development Plan. This PDP submittal maintains full compliance with the development and design criteria as outlined in the CDP.

The Preliminary Development Plan follows all applicable standards and criteria as established in the CDP, including:

- **Land Use Mix and Intensity:**
The overall development remains consistent with the CDP. Uses, as defined during the CDP process, will include a combination of industrial, office, and commercial uses. Any future or proposed uses must comply with the list of uses as defined with the CDP.
- **Building Layout and Site Design:**
Building placement, orientation, and architectural character conform to the general layout and design principles as included in the CDP. The proposed new 40,000 square foot building, as well as upgrades to the existing building, will utilize the same material palette as identified with the CDP.
- **Site Access and Circulation:**
Vehicular and pedestrian circulation patterns are consistent with the CDP, providing safe and efficient internal movement and coordinated access to the public street network.
- **Parking and Open Space:**
Parking quantities and configurations are consistent with CDP standards and are designed to accommodate the approved mix of uses. Open space and impervious surface areas remain consistent and compliant with the CDP.
- **Infrastructure and Utilities:**
The project will utilize existing public water, sewer, accordance with Town standards. Stormwater management will be provided in the general areas as shown in the plans included with this application and will follow the necessary engineering standards during the site plan approval process.

The Preliminary Development Plan is consistent with the vision and standards established in the Conceptual Development Plan for the project. This proposal maintains compliance with both the CDP and the Town's Unified Development Ordinance unless otherwise defined during the CDP process. The project is consistent with the goals of the Comprehensive Long-Range Plan, and reflects a well-coordinated, high-quality industrial and flex development consistent with the Town of Southern Pines' planning objectives.

**Trimble Plant Road
Preliminary Development Plan Criteria Justification**

Below are listed the four (4) criteria required to approve a Preliminary Development Plan (PDP) application as described in Section 2.18.5(H) of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

A Preliminary Development Plan is permitted if the Applicant demonstrates that:

- (1) The application demonstrates that it will achieve the purposes of the PDD and this section

The Preliminary Development Plan fulfills the intent of the Planned Development District by implementing a mixture of uses consistent with the approved Conceptual Development Plan. The plan follows the guidelines as established during the CDP process and complies with the Town's UDO unless otherwise defined in the CDP. The project promotes flexibility within the Industrial district, efficient use of existing infrastructure, and high-quality site and building design. It supports economic development while maintaining compatibility with surrounding properties and alignment with the Town's Comprehensive Plan.

- (2) The Preliminary Development Plan is consistent with the Conceptual Development Plan and conforms to all applicable provisions of this UDO;

This PDP as submitted is consistent with the Conceptual Development plan and conforms with the standards as defined during the CDP process. The project will follow all UDO provisions unless otherwise stated in the Conceptual Development plan.

- (3) The proposed Development is located in an area of the Town that is appropriate; and

The subject property is located within an established industrial corridor characterized by light manufacturing, warehousing, and service-oriented uses. The proposed expansion of uses and the addition of a new 40,000 square foot flex industrial building are compatible with the surrounding development pattern and land use context. The inclusion of limited commercial and service uses is compatible with existing uses on the property and neighboring properties.

- (4) The proposed Development will not cause the need for inefficient extensions and expansions of public facilities, utilities and services

The project is served by existing public infrastructure, including roadways, water, & sewer Stormwater systems with adequate capacity to accommodate the proposed development will be provided and designed during the site plan submittal process and will comply with all applicable regulations.

The site's internal layout has been designed to promote efficient access, circulation, and service delivery. As a result, the proposed development represents an efficient and sustainable use of existing resources consistent with the Town's growth management and infrastructure planning goals.

Trimble Plant Road Preliminary Development Plan Justification

Below are listed the four (5) criteria required to approve a Preliminary Development Plan (PDP) application as described in Section 2.18.5(A) of the Town of Southern Pines UDO. Following the individual criteria is an explanation, indicated in red, describing how the project demonstrates compliance with each of these criteria.

A Preliminary Development Plan is permitted if the Applicant demonstrates that:

- (1) The proposed land use mix and intensity are consistent with the Comprehensive Plan, the purposes of the PD and the approved Conceptual Development Plan, if applicable;

The CLRP has designated the property included in the application as an Employment Center. The proposed development includes a mix of industrial, flex, storage, office, and limited commercial uses, which are fully consistent with the goals and policies of the Southern Pines Comprehensive Long Range Plan (CLRP). The plan encourages reinvestment in established employment centers and supports diversification of industrial areas to accommodate a range of business types.

The proposed mix of industrial, flex, storage, office, and limited commercial uses is consistent with the Comprehensive Plan and the intent of the Planned Development District (PD). The overall intensity, layout, and uses match the standards as established in the Conceptual Development Plan.

- (2) Proposed system of streets, trails and greenways are consistent with this UDO, as well as the mobility needs of the Town and the proposed development;

The proposed site layout provides efficient access consistent with the UDO and the Town's mobility objectives. Circulation is designed to accommodate both passenger and service vehicles, with appropriate connections for emergency access. Pedestrian linkages between buildings and parking areas enhance walkability within the site. The plan efficiently utilizes existing public street connections and does not require new off-site roadway improvements, aligning with the Town's transportation network and mobility goals.

- (3) The proposed development is consistent with the ability to provide and maintain public facilities and services on which the development, area and Town depend;

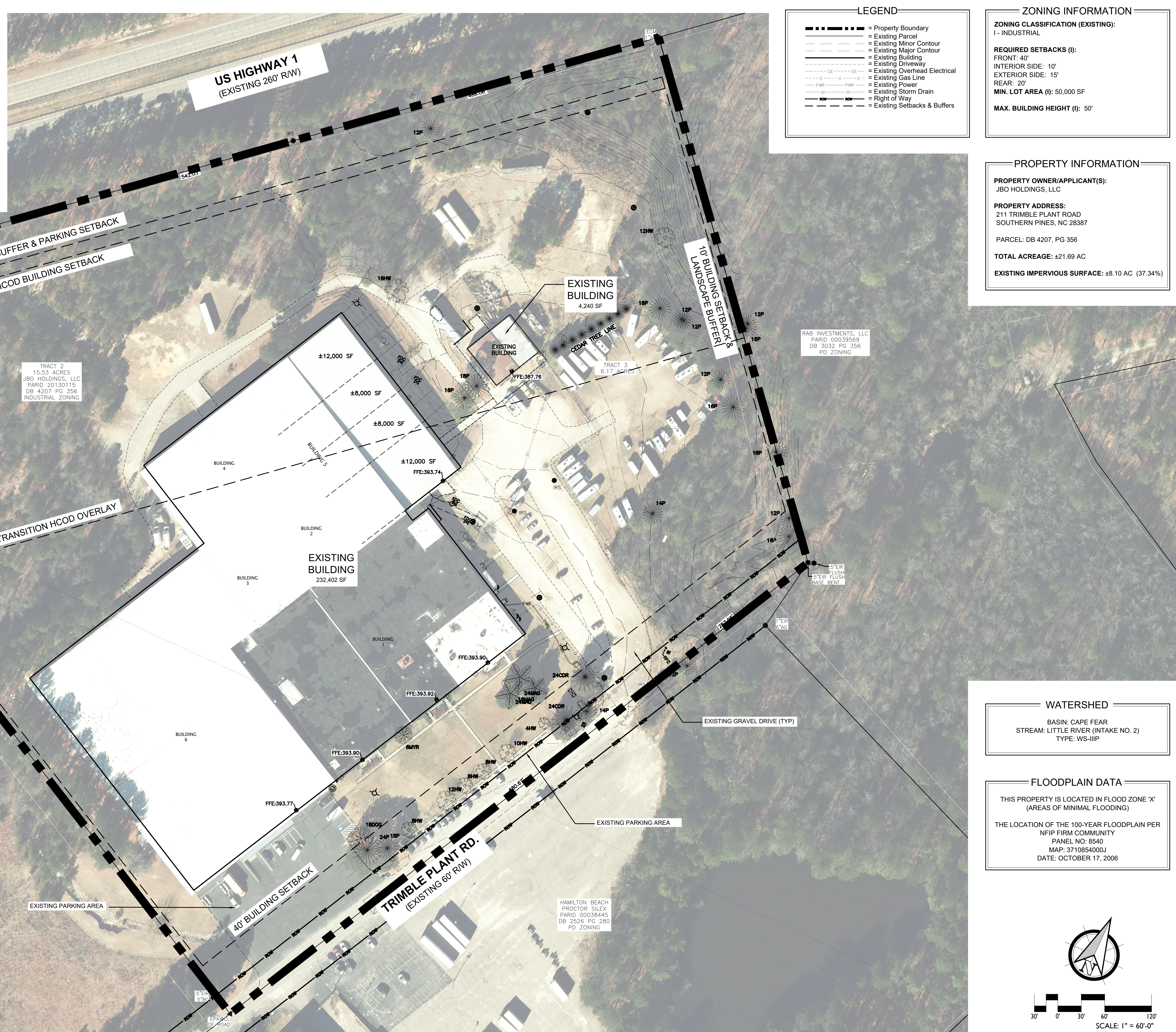
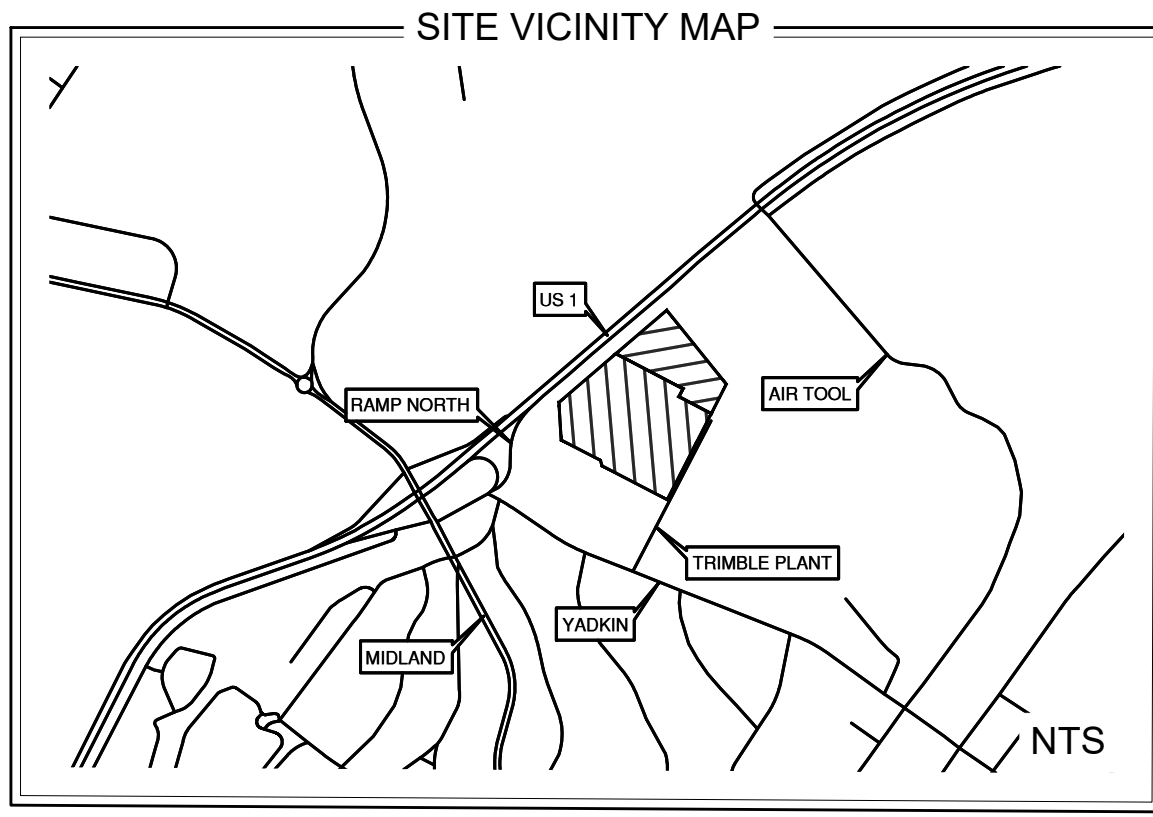
The proposed development can be served by existing public facilities and utilities, including water and sewer without requiring major extensions or upgrades. All necessary infrastructure is available and has adequate capacity to support the project. The plan ensures efficient use and maintenance of existing services, minimizing public burden while supporting the Town's goal of sustainable and coordinated growth.

(4) The proposed development is well integrated with the protection of natural features, including Watersheds, woodlands and other natural features; and.

The proposed development has been designed to preserve and respect existing natural features, including topography, drainage patterns, and vegetation. Woodland areas are maintained where feasible, ensuring the project integrates sensitively with the surrounding environment and supports the Town's watershed protection and sustainability goals. Required buffer and site landscape plantings will follow the Town's UDO requirements.

(5) The proposed development patterns and development products are Compatible with the character and vitality of the Neighborhood and community.

The proposed development complements the character of the surrounding industrial area through compatible site design and its mixture of uses. The mix of industrial, flex, office, and limited commercial uses aligns with nearby development. Landscaping, buffering, and building design will provide a cohesive appearance that will contribute positively to the existing character of the site as well as the overall character of the area.



LEGEND

- = Property Boundary
- - - = Existing Parcel
- - - = Existing Minor Contour
- - - = Existing Major Contour
- - - = Existing Building
- - - = Existing Driveway
- - - = Existing Overhead Electrical
- - - = Existing Gas Line
- - - = Existing Power
- - - = Existing Storm Drain
- - - = Right of Way
- - - = Existing Setbacks & Buffers

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'
MIN. LOT AREA (I): 50,000 SF
MAX. BUILDING HEIGHT (I): 50'

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC
EXISTING IMPERVIOUS SURFACE: ±8.10 AC (37.34%)

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

KOONTZ JONES DESIGN

140 APPLE CREEK RD. - SUITE B
PINEHURST, NC 28374
P: (910) 684-6867
W: www.koontzjones.com

TRACT 2
15.53 ACRES
JBO HOLDINGS, LLC
PARID: 20130115
DB 4207 PG 356
INDUSTRIAL ZONING

TRACT 1
BRAD HALLING
AMERICAN WHISKEY CO, LLC
PARID: 00036849
DB 5833 PG 316
PD ZONING

EXISTING BUILDING
4,240 SF

EXISTING BUILDING
232,402 SF

RAB INVESTMENTS, LLC
PARID: 00039669
DB 3032 PG 356
PD ZONING

HAMILTON BEACH
PROCTOR SILEX
PARID: 00038445
DB 2526 PG 280
PD ZONING

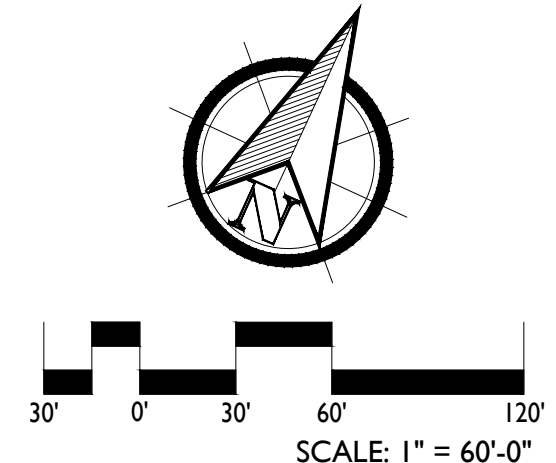
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

FLOODPLAIN DATA

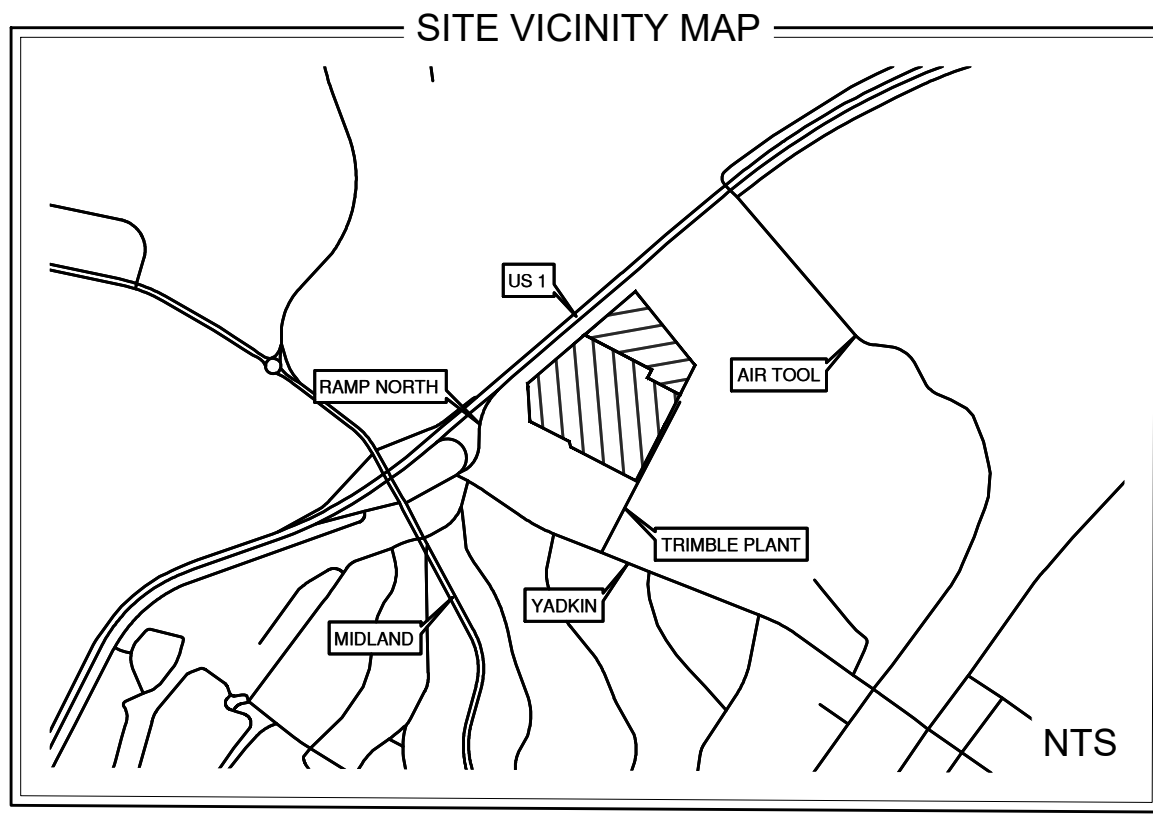
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006



TRIMBLE PLANT ROAD
PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 11.04.25
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: PJS
SCALE: 1" = 60'-0"
PROJECT #: 250535
SHEET NUMBER: L-1.0



LEGEND

- = PROPERTY BOUNDARY
- - - - = EXISTING PARCEL
- - - - = EXISTING MINOR CONTOUR
- - - - = EXISTING MAJOR CONTOUR
- - - - = PROPOSED ROAD CENTERLINE
- - - - = RIGHT OF WAY
- - - - = PROPOSED LOT LINES
- - - - = PROPOSED BUILDING SETBACKS
- - - - = PROPOSED STORMWATER
- - - - = PROPOSED OPEN SPACE
- - - - = EXISTING BUILDING
- - - - = EXISTING DRIVEWAY
- - - - = EXISTING OVERHEAD ELECTRICAL
- - - - = EXISTING GAS LINE
- - - - = EXISTING POWER
- - - - = EXISTING STORM DRAIN
- - - - = EXISTING SETBACKS & BUFFERS
- - - - = PROPOSED PHASING LINE
- = PROPOSED OPEN SPACE

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

ZONING CLASSIFICATION (PROPOSED):
PD - PLANNED DEVELOPMENT

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'

MIN. LOT AREA (I): 50,000 SF

MAX. BUILDING HEIGHT (I): 50'

HCOD (URBAN TRANSITION) STANDARDS:
BUILDING SETBACK: 75' (STREET YARD)
PARKING AREA SETBACK: 50' (STREET YARD)

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC

IMPERVIOUS SURFACE (EXISTING):
±8.10 AC - (37.34%)

IMPERVIOUS SURFACE (NEW):
±3.00 AC - (13.8%)

IMPERVIOUS SURFACE (TOTAL):
±11.1 AC - (51.18%)

REQUIRED OPEN SPACE: ±4.34 AC - (20.0%)

PROPOSED OPEN SPACE: ±4.60 AC - (21.2%)

PROPOSED PARKING: 182 SPACES

***HCOD BUFFER NOTE**

THE 50' HIGHWAY CORRIDOR OVERLAY BUFFER ALONG THE FRONTAGE OF THE PROPERTY WILL BE PRESERVED AND LEFT UNDISTURBED, MAINTAINING THE EXISTING VEGETATIVE BUFFER AND VISUAL CHARACTER OF THE CORRIDOR. DISTURBANCE WITHIN THIS AREA WILL OCCUR ONLY WHERE NECESSARY TO ACCOMMODATE PROPOSED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) OR THE INSTALLATION OF FUTURE UTILITY CONNECTIONS IF NEEDED. ANY SUCH IMPACTS WILL BE MINIMIZED AND RESTORED IN ACCORDANCE WITH TOWN STANDARDS TO ENSURE CONTINUED COMPLIANCE WITH THE INTENT OF THE HIGHWAY CORRIDOR OVERLAY.

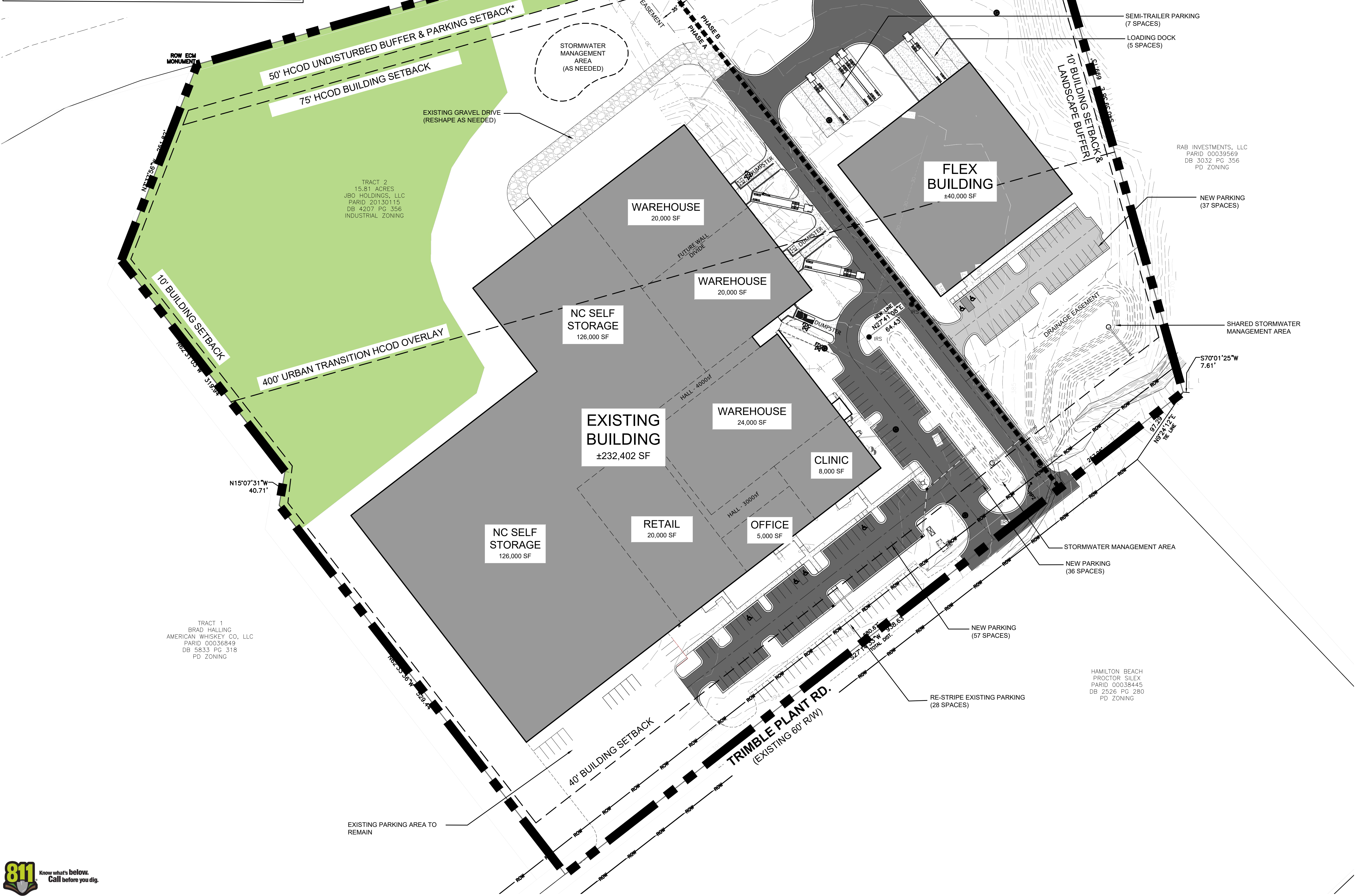
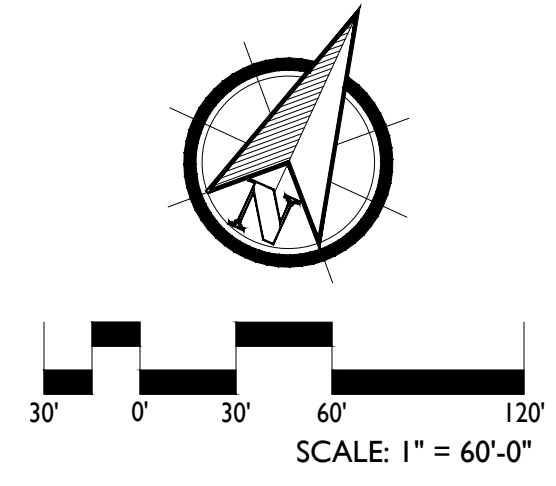
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY
PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006



TRACT 1
BRAD HALLING
AMERICAN WHISKEY CO, LLC
PARID: 00036849
DB 5833 PG 318
PD ZONING

HAMILTON BEACH
PROCTOR SILEX
PARID: 00038445
DB 2526 PG 280
PD ZONING

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

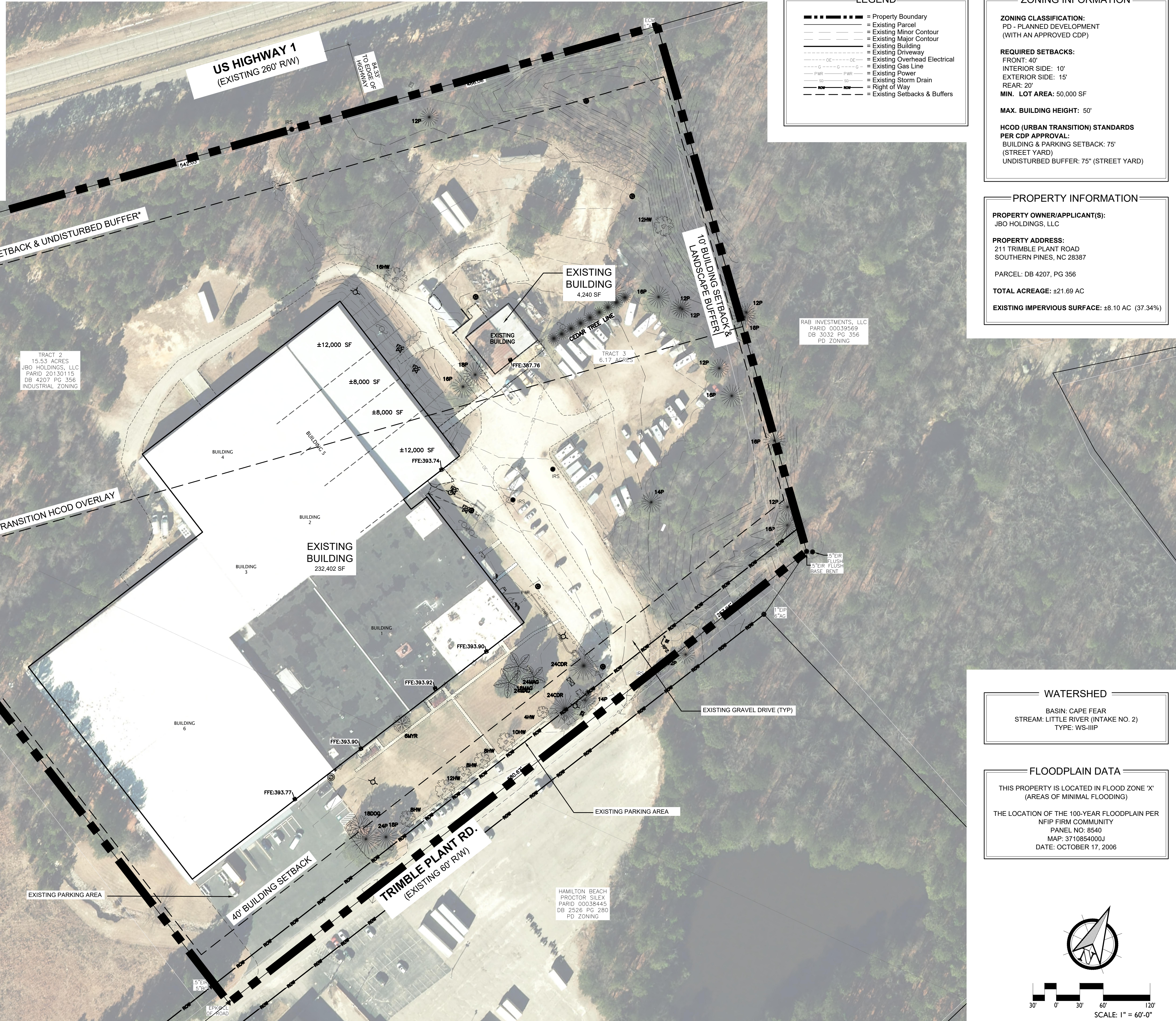
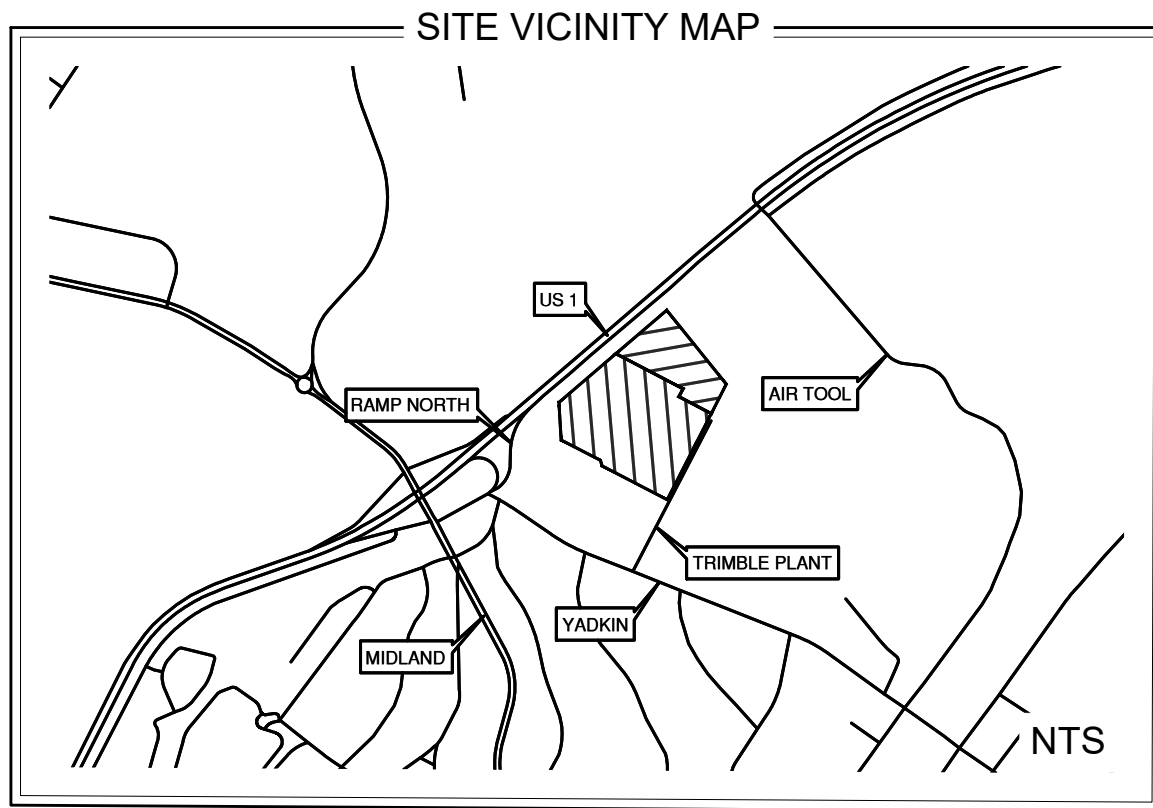
KOONTZ JONES DESIGN

140 APRILCROSS RD. - SUITE B
PINEHURST, NC 28374
P: (910) 684-6867
W: www.koontzjones.com

**TRIMBLE PLANT ROAD
PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN**

DATE: 11.04.25
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: JPS
SCALE: 1" = 60'-0"
PROJECT #: 250535
SHEET NUMBER: L-1.1





LEGEND

- = Property Boundary
- - - - = Existing Parcel
- - - - = Existing Minor Contour
- - - - = Existing Major Contour
- - - - = Existing Building
- - - - = Existing Driveway
- - - - = Existing Overhead Electrical
- - - - = Existing Gas Line
- - - - = Existing Power
- - - - = Existing Storm Drain
- - - - = Right of Way
- - - - = Existing Setbacks & Buffers

ZONING INFORMATION

ZONING CLASSIFICATION:
PD - PLANNED DEVELOPMENT
(WITH AN APPROVED CDP)

REQUIRED SETBACKS:
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'
MIN. LOT AREA: 50,000 SF

MAX. BUILDING HEIGHT: 50'

HCOD (URBAN TRANSITION) STANDARDS PER CDP APPROVAL:
BUILDING & PARKING SETBACK: 75'
(STREET YARD)
UNDISTURBED BUFFER: 75' (STREET YARD)

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC

EXISTING IMPERVIOUS SURFACE: ±8.10 AC (37.34%)

RAB INVESTMENTS, LLC
PARID: 00039669
DB 3032 PG 356
PD ZONING

TRACT 2
15.53 ACRES
JBO HOLDINGS, LLC
PARID: 20130115
DB 4207 PG 356
INDUSTRIAL ZONING

TRACT 1
BRAD HALLING
AMERICAN WHISKEY CO, LLC
PARID: 00036849
DB 5833 PG 316
PD ZONING

HAMILTON BEACH
PROCTOR SILEX
PARID: 00038445
DB 2526 PG 280
PD ZONING

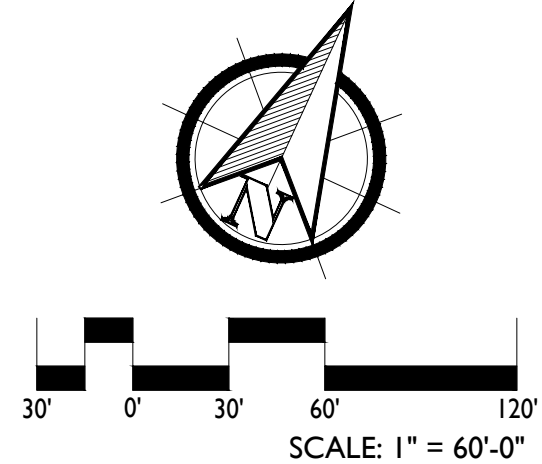
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

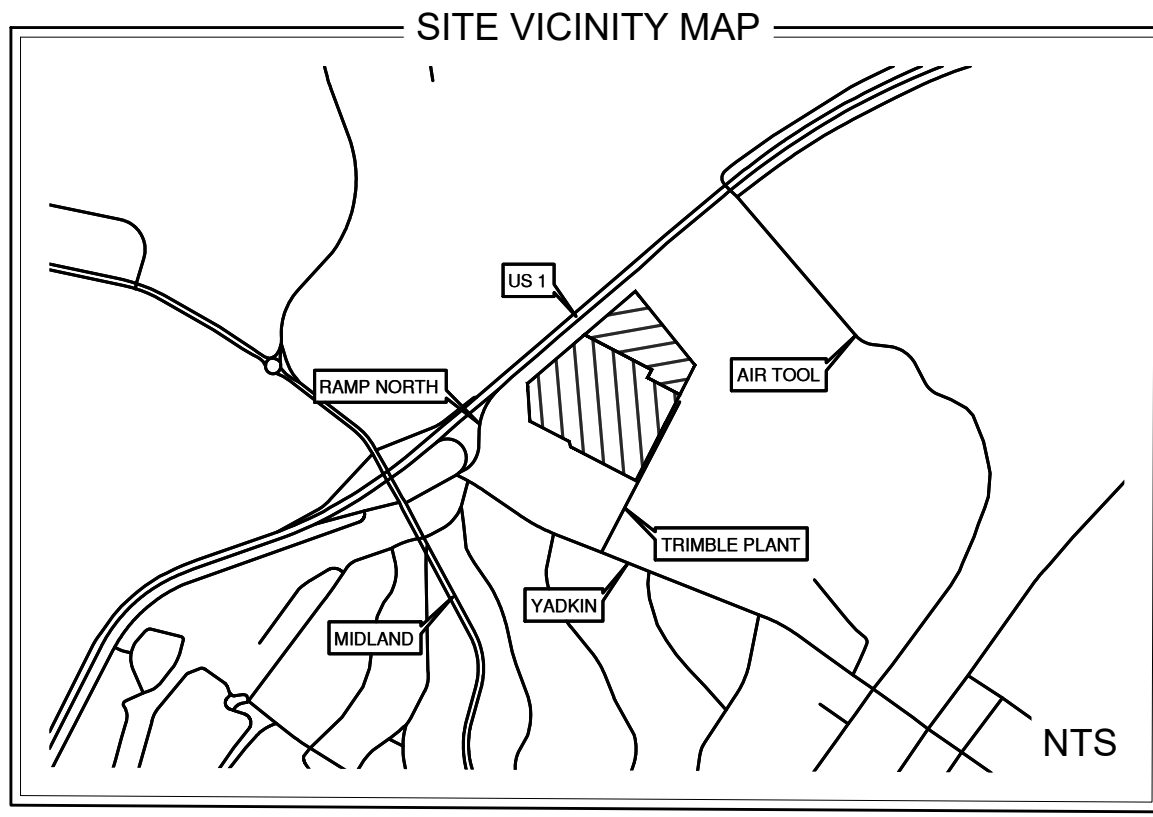
REVISIONS:

KOONTZ JONES DESIGN

140 APPLE CROSS RD. - SUITE B
PINEHURST, NC 28374
P: (910) 684-6867
W: www.koontzjones.com

TRIMBLE PLANT ROAD
PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 12.16.25
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: PJS
SCALE: 1" = 60'-0"
PROJECT #: 250535
SHEET NUMBER: L-1.0



US HIGHWAY 1
(EXISTING 260' R/W)

LEGEND

- — — — — = PROPERTY BOUNDARY
- - - - - = EXISTING PARCEL
- - - - - = EXISTING MINOR CONTOUR
- - - - - = EXISTING MAJOR CONTOUR
- - - - - = PROPOSED ROAD CENTERLINE
- - - - - = RIGHT OF WAY
- - - - - = PROPOSED LOT LINES
- - - - - = PROPOSED BUILDING SETBACKS
- - - - - = PROPOSED STORMWATER
- - - - - = PROPOSED OPEN SPACE
- - - - - = EXISTING BUILDING
- - - - - = EXISTING DRIVEWAY
- - - - - = EXISTING OVERHEAD ELECTRICAL
- - - - - = EXISTING GAS LINE
- - - - - = EXISTING POWER
- - - - - = EXISTING STORM DRAIN
- - - - - = EXISTING SETBACKS & BUFFERS
- - - - - = PROPOSED PHASING LINE

ZONING INFORMATION

ZONING CLASSIFICATION (EXISTING):
I - INDUSTRIAL

ZONING CLASSIFICATION (PROPOSED):
PD - PLANNED DEVELOPMENT

REQUIRED SETBACKS (I):
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'

MIN. LOT AREA (I): 50,000 SF

MAX. BUILDING HEIGHT (I): 50'

HCOD (URBAN TRANSITION) STANDARDS:
BUILDING SETBACK: 75' (STREET YARD)
PARKING AREA SETBACK: 50' (STREET YARD)

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC

IMPERVIOUS SURFACE (EXISTING):
±8.10 AC - (37.34%)

IMPERVIOUS SURFACE (NEW):
±3.25 AC - (15.0%)

IMPERVIOUS SURFACE (TOTAL):
±11.35 AC - (52.32%)

REQUIRED OPEN SPACE: 4.34 AC - (20.0%)

***HCOD BUFFER NOTE**

THE 75' HIGHWAY CORRIDOR OVERLAY BUFFER ALONG THE FRONTAGE OF THE PROPERTY WILL BE PRESERVED AND LEFT UNDISTURBED, MAINTAINING THE EXISTING VEGETATIVE BUFFER AND VISUAL CHARACTER OF THE CORRIDOR. DISTURBANCE WITHIN THIS AREA WILL OCCUR ONLY WHERE NECESSARY TO ACCOMMODATE PROPOSED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) OR THE INSTALLATION OF FUTURE UTILITY CONNECTIONS IF NEEDED. ANY SUCH IMPACTS WILL BE MINIMIZED AND RESTORED IN ACCORDANCE WITH TOWN STANDARDS TO ENSURE CONTINUED COMPLIANCE WITH THE INTENT OF THE HIGHWAY CORRIDOR OVERLAY.

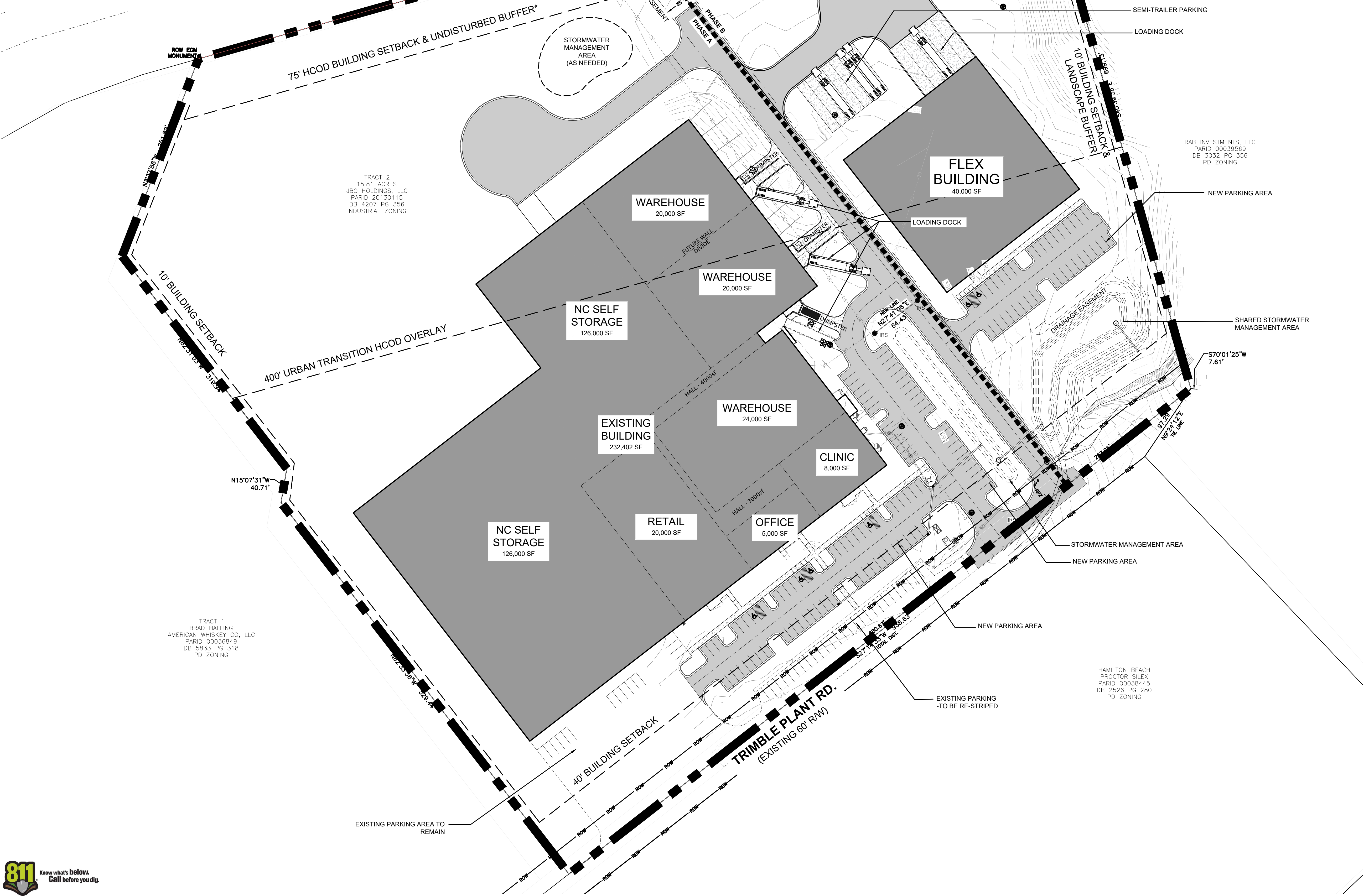
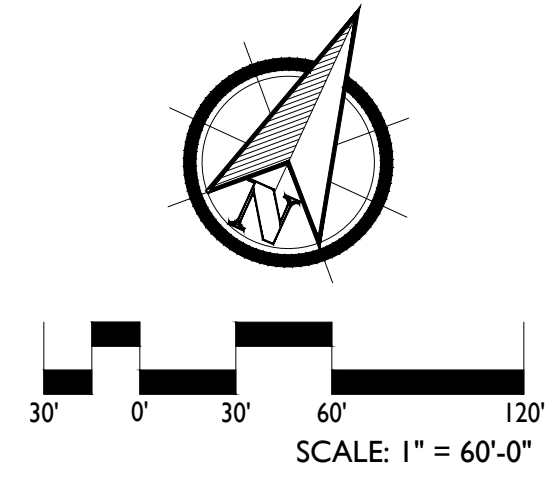
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006



TRACT 2
15.81 ACRES
JBO HOLDINGS, LLC
PARID: 20130115
DB 4207 PG 356
INDUSTRIAL ZONING

TRACT 1
BRAD HALLING
AMERICAN WHISKEY CO, LLC
PARID: 00036849
DB 5833 PG 318
PD ZONING

HAMILTON BEACH
PROCTOR SILEX
PARID: 00038445
DB 2526 PG 280
PD ZONING

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

3 SE

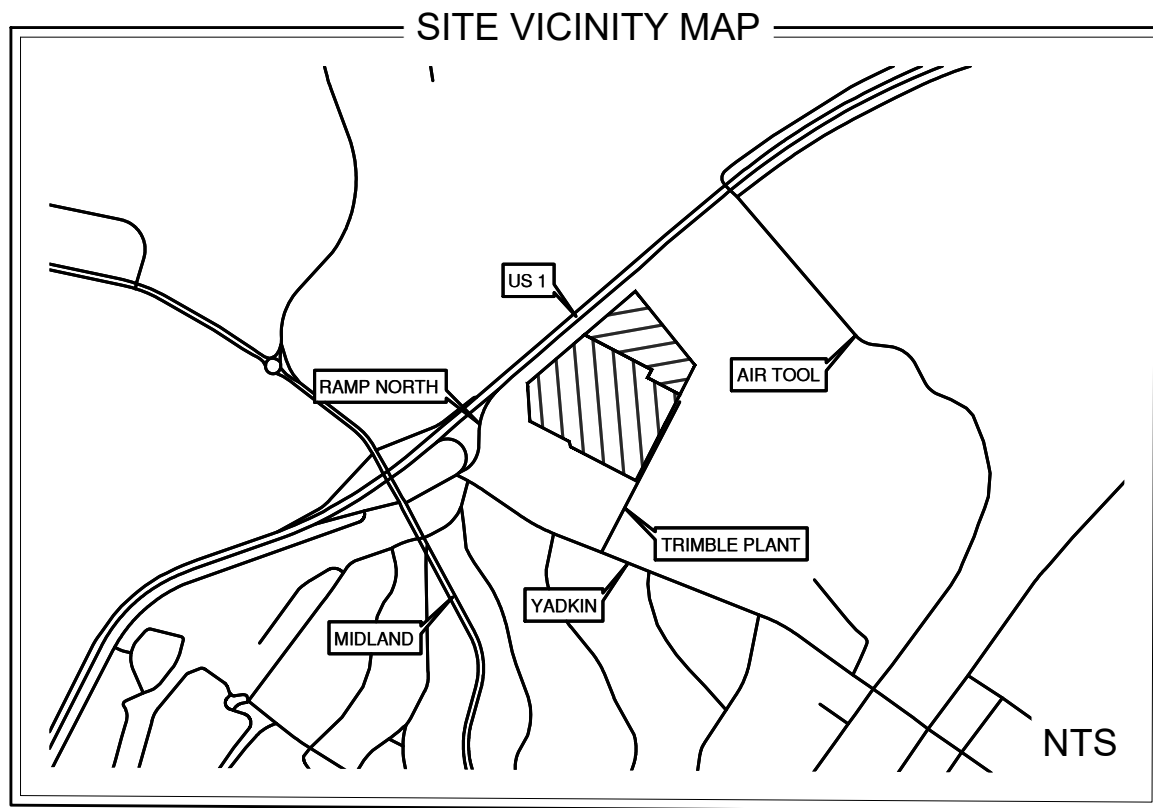
KOONTZ JONES DESIGN

140 APRILCROSS RD. - SUITE B
PINEHURST, NC 28374
P: (910) 684-6867
W: www.koontzjones.com

**TRIMBLE PLANT ROAD
CONCEPTUAL DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN**

DATE: 12.16.25
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: JPS
SCALE: 1" = 60'-0"
PROJECT #: 250535
SHEET NUMBER: **L-1.1**





LEGEND

- = PROPERTY BOUNDARY
- - - - = EXISTING PARCEL
- - - - = EXISTING MINOR CONTOUR
- - - - = EXISTING MAJOR CONTOUR
- - - - = PROPOSED ROAD CENTERLINE
- - - - = RIGHT OF WAY
- - - - = PROPOSED LOT LINES
- - - - = PROPOSED BUILDING SETBACKS
- - - - = PROPOSED STORMWATER
- - - - = PROPOSED OPEN SPACE
- - - - = EXISTING BUILDING
- - - - = EXISTING DRIVEWAY
- - - - = EXISTING OVERHEAD ELECTRICAL
- - - - = EXISTING GAS LINE
- - - - = EXISTING POWER
- - - - = EXISTING STORM DRAIN
- - - - = EXISTING SETBACKS & BUFFERS
- - - - = PROPOSED PHASING LINE
- = PROPOSED OPEN SPACE

ZONING INFORMATION

ZONING CLASSIFICATION:
PD - PLANNED DEVELOPMENT
(WITH AN APPROVED CDP)

REQUIRED SETBACKS:
FRONT: 40'
INTERIOR SIDE: 10'
EXTERIOR SIDE: 15'
REAR: 20'
MIN. LOT AREA: 50,000 SF

MAX. BUILDING HEIGHT: 50'

HCOD (URBAN TRANSITION) STANDARDS PER CDP APPROVAL:
BUILDING & PARKING SETBACK: 75'
(STREET YARD)
UNDISTURBED BUFFER: 75' (STREET YARD)

PROPERTY INFORMATION

PROPERTY OWNER/APPLICANT(S):
JBO HOLDINGS, LLC

PROPERTY ADDRESS:
211 TRIMBLE PLANT ROAD
SOUTHERN PINES, NC 28387

PARCEL: DB 4207, PG 356

TOTAL ACREAGE: ±21.69 AC

IMPERVIOUS SURFACE (EXISTING):
±8.10 AC - (37.34%)

IMPERVIOUS SURFACE (NEW):
±3.00 AC - (13.8%)

IMPERVIOUS SURFACE (TOTAL):
±11.1 AC - (51.18%)

REQUIRED OPEN SPACE: ±4.34 AC - (20.0%)

PROPOSED OPEN SPACE: ±4.60 AC - (21.2%)

PROPOSED PARKING: 182 SPACES

***HCOD BUFFER NOTE**

THE 75' HIGHWAY CORRIDOR OVERLAY BUFFER ALONG THE FRONTAGE OF THE PROPERTY WILL BE PRESERVED AND LEFT UNDISTURBED, MAINTAINING THE EXISTING VEGETATIVE BUFFER AND VISUAL CHARACTER OF THE CORRIDOR. DISTURBANCE WITHIN THIS AREA WILL OCCUR ONLY WHERE NECESSARY TO ACCOMMODATE PROPOSED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) OR THE INSTALLATION OF FUTURE UTILITY CONNECTIONS IF NEEDED. ANY SUCH IMPACTS WILL BE MINIMIZED AND RESTORED IN ACCORDANCE WITH TOWN STANDARDS TO ENSURE CONTINUED COMPLIANCE WITH THE INTENT OF THE HIGHWAY CORRIDOR OVERLAY.

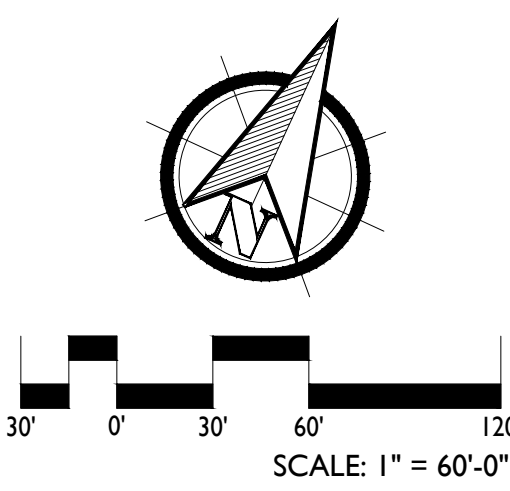
WATERSHED

BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIP

FLOODPLAIN DATA

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THE LOCATION OF THE 100-YEAR FLOODPLAIN PER NFIP FIRM COMMUNITY PANEL NO: 8540
MAP: 3710854000J
DATE: OCTOBER 17, 2006



PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

3 SE

KOONTZ JONES DESIGN

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PINEHURST, NC 28374
P: (910) 684-6867
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**TRIMBLE PLANT ROAD
PRELIMINARY DEVELOPMENT PLAN - PHASES A + B
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN**

DATE: 12.16.25
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: JPS
SCALE: 1" = 60'-0"
PROJECT #: 250535
SHEET NUMBER: **L-1.1**



DR. J.H. CARTER III & ASSOCIATES, INC.

Environmental Consultants
P.O. Box 891 • Southern Pines, N.C. 28388
(910) 695-1043 • Fax (910) 695-3317

16 June 2025

Mr. Paul Saathoff
140 Apple Cross Road Suite B
Pinehurst, NC 228374

Dear Mr. Saathoff:

On 7 October 2025, a biologist from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*) (RCW) survey of a 21.43-acre partially developed parcel located on Trimble Plant Road in Southern Pines, Moore County, North Carolina (NC). The site contains a self-storage facility, paved roads, areas of landscaped grass and approximately 8-acres of wood land as illustrated on the attached figure.

The wooded portion of the parcel has a moderately dense to dense overstory of loblolly pine (*Pinus taeda*) and blackjack oak (*Quercus marilandica*), a moderately dense midstory of loblolly pine and blackjack oak, and a moderately dense ground cover of broomsedge (*Andropogon virginicus*) and bracken fern (*Pteridium pseudocaudatum*).

No RCW cavity trees were found on the property. The northeastern portion of the parcel is within the one-half mile radius foraging partition for active SOPI Cluster 22/112. The nearest known RCW cavity tree (#1306) contains relic cavity and is located approximately 2,000 feet (ft.) northwest of the parcel in SOPI 22.

The RCW Recovery Plan (United States Fish and Wildlife Service (USFWS) 2003) defines a cluster as the aggregation of cavity trees used and defended by a group of RCWs plus a 200-ft. buffer of contiguous forest. The Recovery Plan also outlines the minimum acreage, distribution and stocking levels of foraging habitat required to conserve a family group of RCWs. Foraging habitat is defined as stands of pine or pine-hardwood more than 30 years old, located within one-half mile of, and contiguous to, an active or managed RCW cluster. Landowners within RCW habitat have a responsibility to minimize the removal of RCW foraging habitat (pine trees ≥ 10 inches in diameter at breast height (dbh)) and must notify the USFWS Raleigh Area Field Office prior to such removals.



Site Map with Red-cockaded Foraging Partition

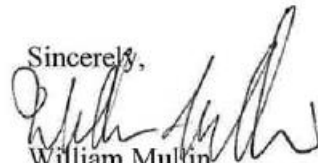
Property development within a cluster and associated foraging habitat is potentially harmful to RCWs, may violate the Endangered Species Act and must be authorized by the USFWS. Removing pine trees within the cluster contributes to habitat fragmentation making RCWs more vulnerable to predation and more susceptible to having other species take over their cavities.

Based on the results of this survey there are no RCW-related restrictions on re-developing this site. Please note that the USFWS is recommending minimizing the removal of pine trees ≥ 8 inches in dbh to the extent practicable.

The USFWS will require additional information prior to issuing a response/concurrence to this letter. If pine trees over 10 inches in dbh are to be removed for the project a Foraging Habitat Analysis may be needed. To obtain the USFWS concurrence submit this letter along with the attached cover page (completed) and a site plan to the USFWS Raleigh Area Field Office in North Carolina. The letter and associated materials can be sent to Raleigh@fws.gov. A copy of this letter along with a letter from the USFWS may be required when you request a building permit from your local Planning and Zoning office.

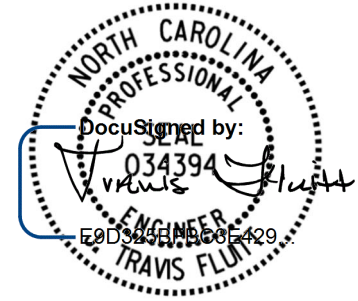
The RCW survey results are valid for a period of **one year** from the date of this letter. If a RCW constructs a cavity in a pine tree on the aforementioned lot within the one-year time frame, this letter **does not** allow disturbance (within 50 ft.) or removal of the cavity tree. You **must** get additional approval from the USFWS for removal or disturbance of a RCW cavity tree.

Please feel free to call if you have any questions or comments.

Sincerely,

William Mullin
Wetland & Wildlife Biologist

October 24, 2025

James Michel, P.E.
Town of Southern Pines
500 E Rhode Island Ave
Southern Pines, NC 28387



RE: Trimble Plant, Southern Pines, NC - Traffic Design Analysis

10/24/2025

Kimley-Horn has prepared this traffic design analysis (TDA) for the proposed redevelopment and expansion of the Trimble Plant development located along Trimble Plant Road in Southern Pines, NC. The site currently consists of an approximately 230,000 square foot (SF) building that includes self-storage, warehouse, office, and clinic space and an approximately 4,200 SF warehouse building. The proposed plan will replace approximately 20,000 SF of warehouse space in the larger building with a furniture store and replace the 4,200 SF building with a 40,000 SF industrial building. The development will also add parking and pave the end of Trimble Plant Road as shown on the attached plan.

Trip Generation and Assignment

Traffic for this project was generated using data from the 12th Edition of the ITE *Trip Generation Manual*. The estimated trip generation of the existing land uses to be replaced is summarized in Table 1 below.

Table 1 ITE Trip Generation (Vehicles) – Existing Land Uses							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Warehousing (LUC 150)	24,200 SF	42	42	22	6	8	23

The trip generation potential of the proposed land uses is summarized in Table 2. Trips for the proposed industrial building were generated as Business Park as it is the closest match based on the anticipated use. Table 2 shows that the proposed development is expected to generate 442 additional daily trips, 17 additional AM peak hour trips, and 12 additional PM peak hour trips as compared to the existing land uses to be replaced.

Table 2 ITE Trip Generation (Vehicles) – Proposed Development							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Business Park (LUC 770)	40,000 SF	200	200	30	7	9	23
Furniture Store (LUC 862)	20,000 SF	63	63	5	3	5	6
Subtotal		263	263	35	10	14	29
<i>Existing Land Uses</i>		42	42	22	6	8	23
Difference (Proposed vs. Existing)		221	221	13	4	6	6

Site Access and Circulation

The northern portion of Trimble Plant Road is currently largely unpaved. As shown on the proposed plan, additional parking and paved roadway will be provided around the north and west sides of the existing building. This will significantly improve circulation around the building and facilitate truck operations at both buildings. As this development is at the end of Trimble Plant Road, no other properties will be affected by the proposed changes to the site layout.

Trimble Plant Road is a two-lane undivided roadway with no curb and gutter. There are no existing bicycle, pedestrian, or transit facilities on Trimble Plant Road for the development to connect to. However, the proposed uses are not expected to generate pedestrian or bicycle traffic. There are existing pedestrian walkways on site connecting to the existing and proposed parking areas.

Safety

Sight distance does not appear to be an issue at any of the existing driveways along Trimble Plant Road or at the intersection of Trimble Plant Road at Yadkin Road. The proposed changes to parking areas and the paving of the drive aisles around the north and west sides of the building are expected to improve circulation and make for a safer user experience.

Conclusions

Based on this review and the low projected trip volume, site traffic is not expected to have a significant impact on the existing transportation network. No improvements are recommended based on the proposed plan.

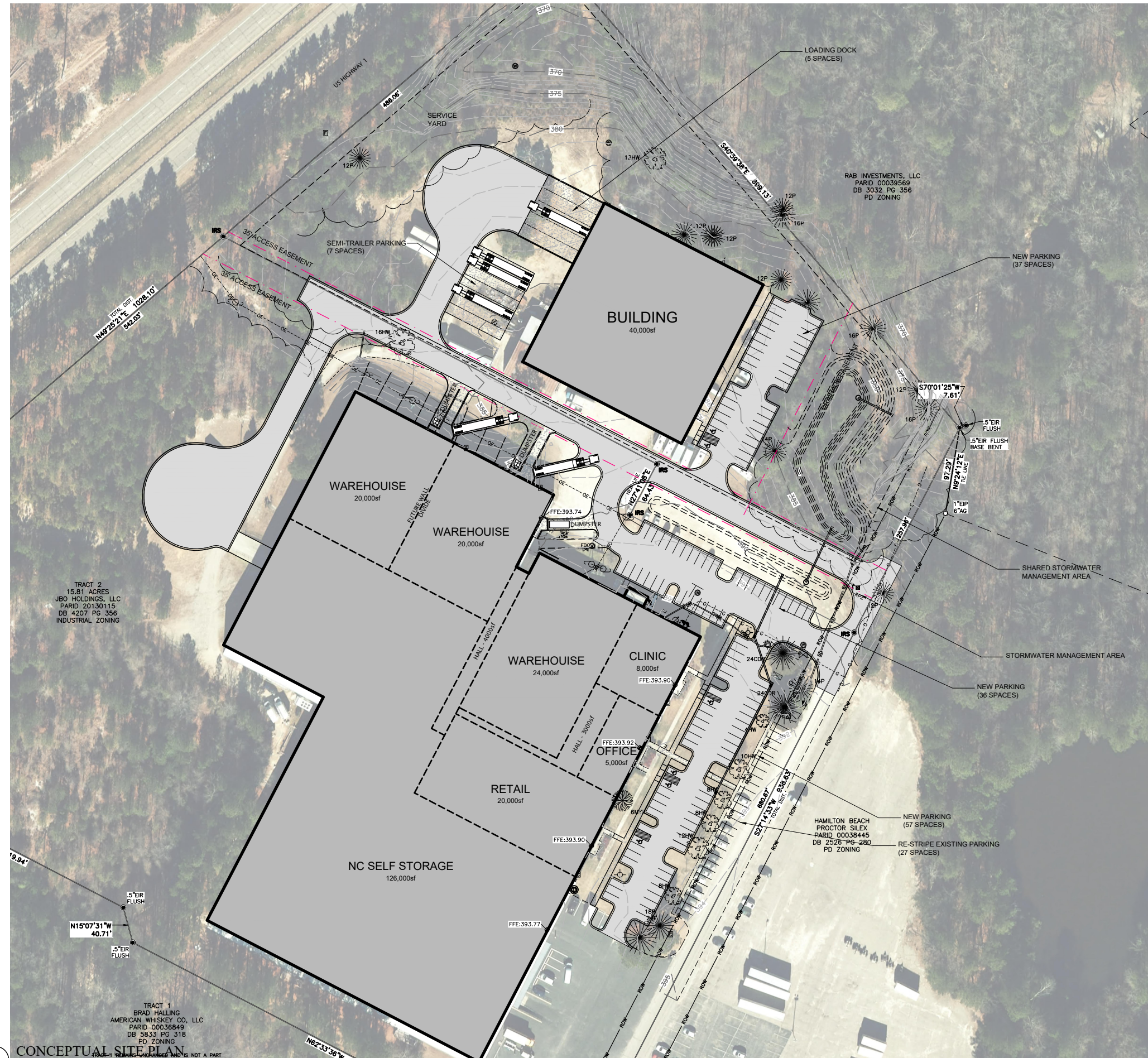
Please let me know if you have any questions or require any further information.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



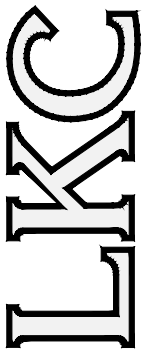
Travis Fluitt, P.E.
Project Manager

REVISIONS			
SYM.	DESCRIPTION	DATE	BY



LKC Engineering, pllc
 140 Aqua Shed Court
 Aberdeen, NC 28315
 O: 910.420.1437
 F: 910.637.0096
 lkceengineering.com
 License No. P-1095

Engineering
 Landscape Architecture
 Surveying



CONCEPTUAL
 SITE PLAN

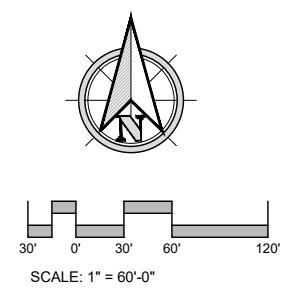
TRIMBLE PLANT
 SOUTHERN PINES, NC

DATE:	
DESIGNED:	
DRAWN:	
CHECKED:	
NO.	

L-1.0

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 L-1.0



CONCEPTUAL SITE PLAN
 TRIMBLE PLANT
 SOUTHERN PINES, NC

Trimble Plant Road
Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Existing Land Uses										
<u>150</u> Warehousing	24,200 s.f.	84	42	42	28	22	6	31	8	23
Proposed Land Uses										
<u>770</u> Business Park	40,000 s.f.	400	200	200	37	30	7	32	9	23
<u>862</u> Furniture/Flooring Store	20,000 s.f.	126	63	63	8	5	3	11	5	6
Proposed Subtotal		526	263	263	45	35	10	43	14	29
Difference (Proposed vs. Existing)		442	221	221	17	13	4	12	6	6