



MINUTES

Tuesday, January 13, 2026: 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 Bob Curtin.

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

Mayor Pro Tem Pate moved to approve the presented meeting agenda, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

4. PUBLIC COMMENTS

Patricia Bentley criticized the members of Council who campaigned in favor of the 2023 Comprehensive Plan and then voted against the middle housing ordinance, citing the increasing cost of trying to move to Southern Pines.

Beth Ann Pratt thanked the three Councilmembers who voted in favor of the middle housing ordinance and expressed her disappointment in the two who voted against it. Ms. Pratt feels that we need to ensure homeownership remains attainable for young families and workforce professionals.

Ms. Pratt also commented on the planned tree removal in Knollwood Heights, citing the time that has passed since the trees were marked, and requested an update from staff.

5. CONSENT AGENDA

Mayor Pro Tem Pate moved to approve the Consent Agenda, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

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
Mayor Clement opened the public hearing.

Planning Director BJ Grieve presented the request and staff report to the Council. Planning Director Grieve noted that the staff recommendation is to annex both the petitioners request of 12.472 acres and the rights of way for both NC22 and Waynor Road. The right-of-way on Aviation Drive is not included because that is the boundary between Whispering Pines and Southern Pines per a previous annexation agreement.

Discussion ensued regarding annexation of the right-of way and potential issues regarding police jurisdiction.

Public comment was requested and none voiced.

Mayor Clement closed the public hearing.

Mayor Pro Tem Pate moved to approve Ordinance #3157 - To Extend the Corporate Limits of the Town of Southern Pines: Humane Society of Moore County AX-03-25, seconded by Councilmember Petersen; the vote was unanimous.

Motion passed.

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.

Mayor Clement opened the public hearing.

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. All Councilmembers answered no.

Town Attorney McCarley asked the applicant if they wished to challenge any members of Council standing and the applicant answered no.

Mayor Clement swore in all those who wished to testify.

Town Planner II Mason Mattox presented the request and staff report to the Council.

Staff report = Exhibit A

Staff presentation = Exhibit B

Bob Koontz of Koontz Jones Design & V3 represented the applicant and addressed any questions from the Council.

Councilmember Petersen questioned the validity of the legal entity and claimed the legal holder had lapsed. Upon discussion with other Councilmembers and Town staff the question was deemed

irrelevant.

Mayor Clement asked for public comment and none were voiced.

Mayor Clement closed the public hearing.

Mayor Pro Tem Pate moved to adopt Attachment One of the staff report, as drafted, as Findings of Fact for PD-06-25; seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

Mayor Pro Tem Pate moved to therefore approve the Preliminary Development Plan for PD-06-25, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

8. ADJOURNMENT


Mayor Pro Tem Pate addressed a public comment and asked the staff to provide the public with an update regarding the tree removal in Knollwood.

Councilmember Curtin shared that he feels the Council and staff need to endeavor to do a better job on defining terms such as 'missing middle' so that the verbiage is not misunderstood by the public. He also stated that he will work to articulate votes better in the future.

Upon motion by Councilmember Gray, seconded by Mayor Pro Tem Pate, and carried unanimously, Council adjourned at 6:32 pm.

Motion passed.

Respectfully submitted:


Elizabeth Robertson, Town Clerk





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

RIGHTS OF WAY DESCRIPTION

BEGINNING AT A POINT DESIGNATED AS "POINT A" AS DESCRIBED ON PLAT CABINET 16 SLIDE 540 MARKING THE SOUTH WESTERN INTERSECTION OF WAYNOR ROAD AND NC HIGHWAY 22 RIGHTS OF WAY.

THENCE, N 08°20'07" E A DISTANCE OF 73.34 +/- FEET (DISTANCE AND DIRECTION GENERATED FROM THE MOORE COUNTY GIS PARCEL DATA) TO A POINT MARKING THE NORTH EASTERN INTERSECTION OF WAYNOR ROAD AND NC HIGHWAY 22 RIGHTS OF WAY.

THENCE, N 85°56'59" E A DISTANCE OF 114.45 +/- FEET (DISTANCE AND DIRECTION GENERATED FROM THE MOORE COUNTY GIS PARCEL DATA) TO A POINT MARKING THE EASTERLY INTERSECTION OF NC HIGHWAY 22 AND WAYNOR ROAD RIGHTS OF WAY.

THENCE, FOLLOWING THE NORTHERN RIGHT OF WAY OF WAYNOR RD N 84°29'53" E A DISTANCE OF 102.04 +/- FEET (DISTANCE AND DIRECTION GENERATED FROM THE MOORE COUNTY GIS PARCEL DATA)

THENCE, N 25°21'04" E ALONG THE RIGHT OF WAY OF WAYNOR ROAD A DISTANCE OF 68.18 FEET +/- (DISTANCE AND DIRECTION GENERATED FROM THE MOORE COUNTY GIS PARCEL DATA) TO THE NORTH EASTERN INTERSECTION OF WAYNOR ROAD AND AVIATION DRIVE RIGHTS OF WAY.

THENCE, S 30°25'41" E A DISTANCE OF 101.14 +/- FEET (DISTANCE AND DIRECTION GENERATED FROM THE MOORE COUNTY GIS PARCEL DATA) TO THE NORTHERN

PROPERTY LINE OF PARID: 20070748.

THENCE, S 85°27'07" W FOLLOWING THE NORTHERN PROPERTY LINE OF PARID: 20070748 A DISTANCE OF 192.08 +/- FEET (DIRECTION AND DISTANCE GENERATED FROM MOORE COUNTY GIS PARCEL DATA AND FROM PC 13 S 954)
THENCE, S 07°52'49" W A DISTANCE OF 36.41 FEET (DIRECTION AND DISTANCE FROM PC 13 S 954)
THENCE, S 11°32'42" W A DISTANCE OF 202.44 FEET (DIRECTION AND DISTANCE FROM PC 13 S 954)
THENCE, S 13°56'01" W A DISTANCE OF 141.32 FEET (DIRECTION AND DISTANCE FROM PC 13 S 954)
THENCE, S 14°04'26" W A DISTANCE OF 521.00 FEET (DIRECTION AND DISTANCE FROM PC 13 S 954)
THENCE, S 87°47'51" W A DISTANCE OF 80.00 FEET (DISTANCE AND DIRECTION GENERATED FROM THE MOORE COUNTY GIS PARCEL DATA AND FROM PC 13 S 954) THENCE, N 14°04'13" E A DISTANCE OF 196.25 +/- FEET (DISTANCE GENERATED FROM THE MOORE COUNTY GIS PARCEL DATA AND DIRECTION FROM PC 16 S 540)
THENCE, N 14°04'06" E A DISTANCE OF 342.45 FEET (DIRECTION AND DISTANCE FROM PC 16 S 540)
THENCE, N 13°16'56" E A DISTANCE OF 142.08 FEET (DIRECTION AND DISTANCE FROM PC 16 S 540)
THENCE, N 01°11'57" E ALONG THE NORTHERN RIGHT OF WAY OF NC HWY 22 A DISTANCE OF 174.35 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING APPROXIMATELY 2.05 +/- ACRES OF RIGHT OF WAY (DIRECTION AND DISTANCE FROM PC 16 S 540)

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.

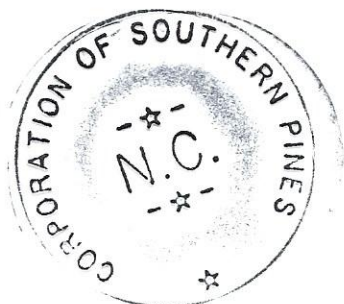
Section 2. Upon and after the 13th day of January, 2026, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Southern Pines and shall be entitled to the same privileges and benefits as other parts of the Town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

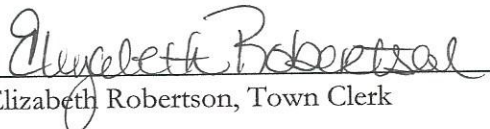
Section 3. The Mayor of the Town of Southern Pines shall cause to be recorded in the office of the Register of Deeds of Moore County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof. Such a map shall also 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.



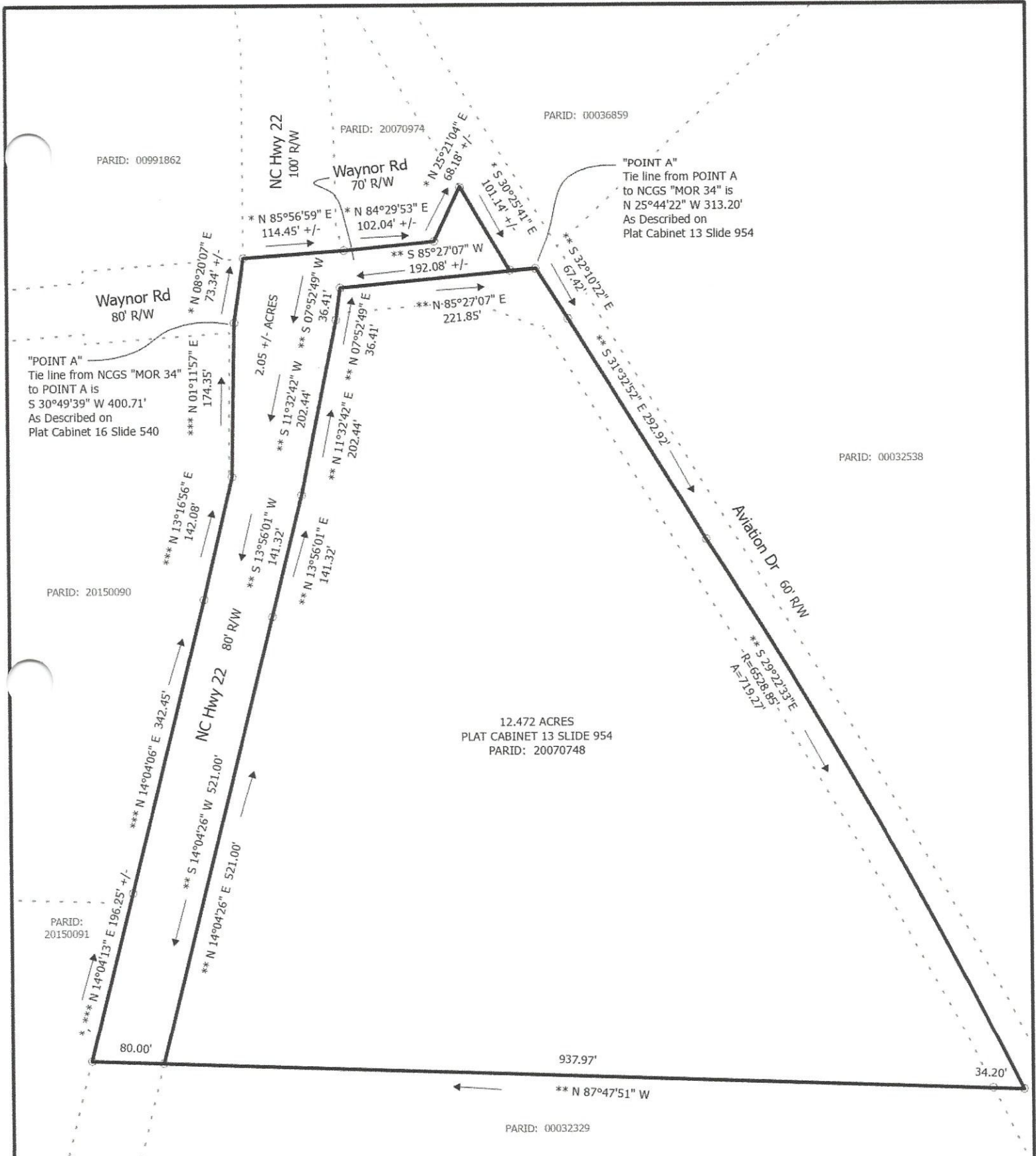

Elizabeth Robertson, Town Clerk

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

RIGHTS OF WAY DESCRIPTION

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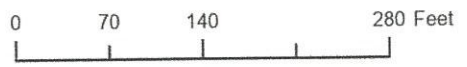
* Distances and Directions generated from Moore County GIS Parcel data
 ** Distances and Directions from Plat 13 Slide 954
 *** Distances and Directions from Plat 16 Slide 540

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

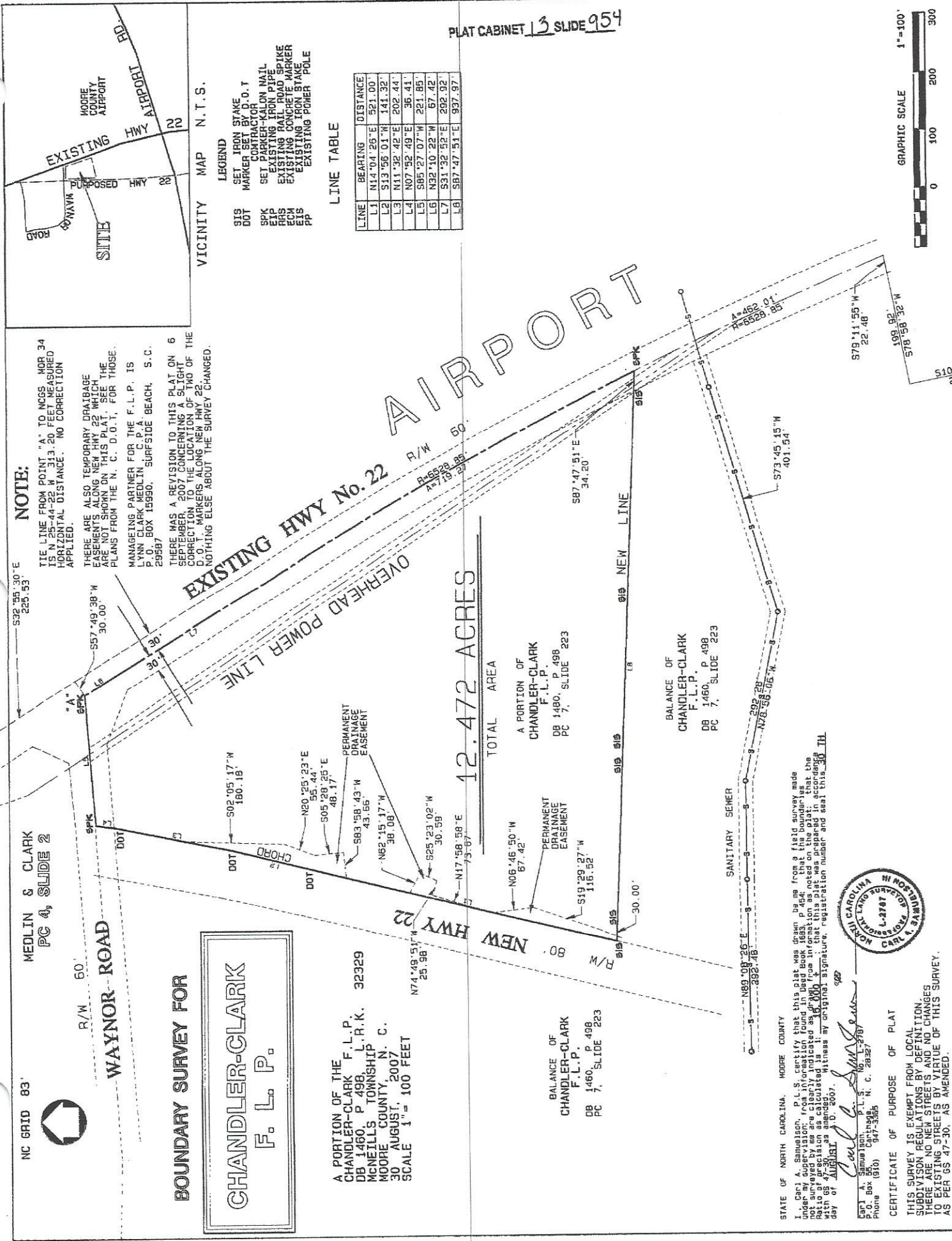


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SEP 19 A 8 57

MRS. JUDY D. MARTIN
REGISTER OF DEEDS - MOORE COUNTY
CARTHAGE, NORTH CAROLINA 28327

PLAT CABINET 13 SLIDE 954



NOTE:

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

THERE ARE ALSO TEMPORARY DRAINAGE EASEMENTS ALONG NEW HWY 22 WHICH ARE NOT SHOWN ON THIS PLAT. SEE THE PLANS FROM THE N. C. D.O.T. FOR THOSE.

MANAGING PARTNER FOR THE F.L.P. IS
WAYNOR MEDLIN, P.C.
P.O. BOX 15950, SURFSIDE BEACH, S.C. 29587

THERE WAS A REVISION TO THIS PLAT ON 6 FEBRUARY 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.

LEGEND

- S19 SET IRON STAKE
- DOT MARKER SET BY D.O.T
- SPK CONTRACTOR SET ON NAIL
- FB SET MARKER ON IRON PIPE
- RS 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	S95°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'

EXISTING HWY No. 22 AIRPORT

12.472 ACRES

TOTAL AREA

A PORTION OF CHANDLER-CLARK F.L.P. DB 1460, PC 7, SLIDE 223

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

SANITARY SEWER

MEDLIN & CLARK PC 4, SLIDE 2

WAYNOR ROAD

BOUNDARY SURVEY FOR

CHANDLER-CLARK F. L. P.

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

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

STATE OF NORTH CAROLINA, MOORE COUNTY
I, Carl A. Sammons, P.L.S., certify that this plat was drawn from a field survey made in accordance with the provisions of the Public Law 168, P. 498, and that the boundaries shown hereon were surveyed by me or clearly indicated as noted on the plat; that the ratio of precision as calculated is 1:15,000; that this information was obtained on 30 AUGUST 2007. Witness my original signature, registration number and seal this 30th day of AUGUST, 2007.



Carl A. Sammons
P.L.S. No. L-3787
P.O. Box 56, Carthage, N. C. 28327
Phone (910) 947-3585

CERTIFICATE OF PURPOSE OF PLAT

THIS SURVEY IS EXEMPT FROM LOCAL SUBDIVISION REGULATIONS BY DEFINITION THEREIN, IN THAT THE VALUE OF THIS SURVEY, AS PER GS 47-30, AS AMENDED,