



AGENDA

Town Council Business Meeting
Tuesday, May 12, 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. Budget Amendment

Finance and Grounds staff request an amendment appropriating \$7,000 from the cemetery reserve for necessary fence work.

b. Approve Construction Contract for North Pressure Zone Elevated Storage Tank

Approve Construction Contract for North Pressure Zone Elevated Storage Tank following formal bid. Staff ask Council to approve award of the Construction Contract to Phoenix Fabricators and Erectors, LLC and authorize the Town Engineer to execute the agreement.

c. Accept Non-Warranty Deed for Partner Circle

Partner Circle is currently a town-maintained road. The original dedication of the Partner Circle right-of-way was via plat. The subsequent acceptance was through inclusion in the Town's Powell Bill reporting and ongoing Town maintenance. The property owner now wishes to deed the underlying property to the Town.

d. Budget Amendment

Budget amendment to transfer funding from the Water/Sewer Upgrade fund to a new Sanitary Sewer Modernization - Phase II fund for engineering costs.

e. Reappoint Andrew Speck to Planning Board

The Planning Director requests that the Town Council consider reappointing Andrew Speck to a second term on the Planning Board.

f. Resolution #1071 Amended — Designate Public Forum Areas in Southern Pines Facilities

Resolution #1071 has been amended to include the new Town Hall facility and changes in use for the Administration Building, Finance Building and E.S. Douglas Community Center.

g. Meeting Minutes

Staff has prepared the following meeting minutes for approval:

- April 14, 2026, Town Council Business Meeting Minutes
- April 28, 2026, Town Council Work Session Meeting Minutes

6. ACTION ITEMS

a. Architectural Compliance Permit for Lot 9 of Tyler's Ridge (File #AR-04-26)

Request submitted by James B. O'Malley, Trustee for approval of an Architectural Compliance Permit for development of a 4,000 square foot single-story retail building located on Lot 9 of the Tyler's Ridge

development. The orientation of the proposed building and building materials do not meet the standards of UDO Section 4.10.4 so Town Council approval is required.

7. PUBLIC HEARINGS - EVIDENTIARY

a. Special Use Permit for Expansion of Nonconforming Building & Site at "The Barn" (File #SU-01-26)

Request for a Special Use Permit to expand an existing nonconforming commercial site at 305 Rothney Avenue (former JFR Barn or "The Barn") into a restaurant/event venue with indoor and outdoor gathering spaces. Proposed improvements include additional second-floor space, outdoor structures, landscaping upgrades, and operational enhancements.

b. Preliminary Development Plan for Mavis Tire (File #PD-07-25)

MSP Outlots, LLC has submitted a Preliminary Development Plan application to develop a Mavis Tire on Lot 4 in Phase 4 of the Morganton Park South Planned Development. The property is directly south of Morganton Road between Carolina Green Parkway and Old Morganton Road. This agenda item is continued from the April 14, 2026 Town Council meeting.

8. PUBLIC HEARINGS - LEGISLATIVE

a. Right of Way Abandonment Request - Leonard and Beth Gaddis (File #RA-01-26)

Leonard and Beth Gaddis are requesting abandonment of an approximately 10,484 square foot unimproved right-of-way located off Hill Road adjacent to their property at 1220 E. Indiana Ave. The petitioners state the purpose is to allow for additional stormwater management and landscaping between adjacent properties. This item is continued from the April 14, 2026 Town Council meeting.

b. Conditional Zoning District for Sandhills Presbyterian Church (File #Z-02-26)

A rezoning request has been submitted for an approximately 11.31-acre property at 650 Pee Dee Road, currently zoned RS-3, to GB-CD to support the continued operation and phased expansion of Covenant Preparatory School within the existing Sandhills Presbyterian Church campus. The proposal includes construction of new classroom facilities, removal of temporary structures, additional parking, and site improvements in Phase 1, followed by larger school and church expansions, administrative space conversion, enhanced outdoor amenities, and trail connections in future phases. This agenda item is continued from the April 14, 2026 Town Council meeting.

c. Proposed Amendments to UDO Regarding Open Space Design (File #OA-02-26)

Proposed amendments to the Unified Development Ordinance (UDO) to clarify and prioritize how required open space is designed, emphasizing preservation of natural features such as mature trees, sensitive areas, and buffers while maintaining existing open space quantity requirements. The proposed amendments introduce defined open space categories, establish minimum tree preservation expectations, add flexibility through administrative modifications, and include incentives to encourage developments that maximize preservation of existing natural resources.

d. FY 27 Budget - First Public Hearing

The Town Manager will present the draft FY27 Budget for Public Hearing. A second Hearing and request for adoption will occur at the June Business Meeting of Council.

9. 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.