



AGENDA

Town Council Business Meeting

Tuesday, July 28, 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. Adopt revised Town Council meeting calendar

Town Council meeting calendar needs to be revised to accommodate the meetings moving to the Town Hall

b. Budget Amendments for Reservoir Dam Project

Staff requests budget amendments from the General Fund to the Reservoir Dam Capital Project Fund.

c. Amend Seaboard Speakeasy LLC Train Depot Lease

Moving the effective date of full rent from July 1 to August 1 in order to address roofing issues

d. Approve Meeting Minutes

Staff has prepared the following minutes for review:

- June 9, 2026, Town Council Business Meeting
- June 23, 2026, Town Council Work Session

e. Approve Resolution #1156 — Directing the Clerk to Investigate an Annexation Petition Received Under G.S. 160A-31

Chandler Pond Properties, LLC, is requesting to annex approximately 13.935 acres

f. Authorization for the Town Manager (or designee) and Director of Finance to Enter into Leases

Staff is recommending that we lease a limited number of our FY27 vehicle replacements, three (3) PD SUVs and two (2) PW trucks, from Enterprise as a "trial run" for future consideration.

6. PUBLIC HEARINGS - EVIDENTIARY

a. Ace Hardware Planned Development Phase 3B (File #PD-04-26)

Rhetson Companies requests approval of a Preliminary Development Plan (PDP) for Phase 3B of the Southern Pines Ace Hardware Conceptual Development Plan (CDP) that is located near the Moore County Airport. The proposal consists of a ±2,537-square-foot quick-service restaurant with a drive-thru.

7. PUBLIC HEARINGS - LEGISLATIVE

a. Right of Way Abandonment Request from 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. This item is continued from the June 9, 2026 Town Council meeting.

8. ACTION ITEMS

a. Consideration of Request to Create a Red's Corner Social District

Scott Bertrand, owner of Red's Corner, has submitted a request for the Town of Southern Pines to establish a social district encompassing the Red's Corner and Paddock Bar area.

b. General Settlement Authorization

Granting of General Authority to the Town Manager and Town Attorney to enter into settlements regarding legal matters in amounts not to exceed \$50,000.

9. WORK SESSION DISCUSSION ITEMS

a. US1/15-501 Signal Pole Painting

b. Planning Department Update

Planning Staff will provide a brief preview of items anticipated in August.

c. Council Roundtable

Discussion

10. 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.