



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.

2026 Town Council Schedule

JANUARY

S	M	T	W	T	F	S
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4	5	6	7	8	9	10
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FEBRUARY

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MARCH

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MAY

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OCTOBER

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DECEMBER

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ORDINANCE #3203
AMENDING THE 2026-2027 FISCAL YEAR BUDGET
Reservoir Dam Improvements

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 28th day of July, 2026 that the Operating Budget for the Fiscal Year 2026-2027 be and hereby is amended as follows:

<u>DEPARTMENT</u>	<u>LINE ITEM</u>	<u>CODE</u>	<u>INCREASE</u>	<u>DECREASE</u>
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Revenues/Fund Balance Appropriations:

General Fund	Fund Balance Appropriations	10-397-1000	\$400,000	
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Expenditures:

General Fund	Transfer to CPF – Reservoir Dam Improvements	10-670-5300	\$400,000	
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I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of July 28, 2026 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



ORDINANCE #3204
AMEND THE RESERVOIR DAM IMPROVEMENTS PROJECT FUND BUDGET

BE IT ORDAINED, by the Town of Southern Pines Town Council, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project budget is hereby amended:

Section 1: The project authorized is for the purpose of funding and tracking of various projects to rehabilitate and upgrade the dam facilities at Reservoir Park.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following additional amount is appropriated for the project:

Design & Construction	<u>\$ 400,000</u>
Total Additional Project Appropriation	<u>\$ 400,000</u>

Section 4: The following additional revenue is anticipated to be available for this project:

Transfer In – General Fund	<u>\$ 400,000</u>
Total Additional Project Revenues	<u>\$ 400,000</u>

Section 5: Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Finance Officer for direction in carrying out this project.

Section 6: This amended ordinance becomes effective July 28, 2026.

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of July 28, 2026 as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



RESOLUTION #1155
APPROVEING AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE
TOWN OF SOUTHERN PINES AND SEABOARD SPEAKEASY, LLC.

WHEREAS, the Town of Southern Pines, North Carolina (the “Town”), and Seaboard Speakeasy, LLC (the “Tenant”), entered into a Lease Agreement dated April 7, 2026 (the “Lease”); and

WHEREAS, Section 1 of the Lease provides for a commencement date of July 1, 2026; and

WHEREAS, the Town Council desires to approve an amendment changing the commencement date in Paragraph 1 of the Lease from July 1, 2026, to August 1, 2026, with all other terms and conditions of the Lease remaining unchanged and in full force and effect.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina, as follows:

Section 1. The Town Council hereby approves an amendment to Paragraph 1 of the Lease changing the commencement date from July 1, 2026, to August 1, 2026.

Section 2. Except for the change expressly approved in Section 1, all terms and conditions of the Lease shall remain unchanged and in full force and effect.

Section 3. The Mayor is authorized to execute, on behalf of the Town, a written amendment to the Lease consistent with this Resolution, subject to review and approval as to form by the Town Attorney, and the Town Clerk is authorized to attest the amendment and affix the Town seal, if required.

Section 4. This Resolution shall become effective upon its adoption.

Adopted this 28th day of July, 2026.

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of July 28, 2026, as shown in the minutes of the Town Council for that date.

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, June 9, 2026: 6:00 PM

Town Council Business Meeting

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

1. CALL TO ORDER

Mayor Pro Tem Pate called the meeting to order. The following members of Town Council were present: Bill Pate; Ann Petersen; Debra Gray; and Bob Curtin..

Absent: Mayor Taylor Clement

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

a. Adoption of Agenda

Councilmember Petersen moved to adopt the meeting agenda as presented. The motion was seconded by Councilmember Curtin and the vote was unanimous.

Motion passed.

4. PUBLIC COMMENTS

Richard Walker from Knollwood shared his concern over development in the area and the preservation of local trees.

5. PUBLIC HEARINGS - EVIDENTIARY

a. Preliminary Development Plan and Major Subdivision Preliminary Plat for Phase 1 of the Caropines Development (File #PD-03-26 & MAPP-01-26)

Ascot Corporation is seeking approval for 35 single-family homes on approximately 20.6 acres within the Caropines Planned Development near Airport Road and Avenue of the Carolinas, including new private roads and utility infrastructure.

Mayor Pro Tem Pate opened the hearing and shared a brief explanation of quasi-judicial hearings.

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. Each Councilmember responded in the negative. Town Attorney McCarley also asked the applicant if they wished to challenge any members of Council standing and the response was negative.

Town Clerk Beth Robertson swore in pending witnesses for the hearing.

Senior Planner James Broadwell presented the staff report and staff presentation to the Council.

- Staff Report - Exhibit A

- Staff Presentation - Exhibit B

- Councilmember Petersen requested an update on the condition requiring completion of Avenue

of the Carolinas. Planner Broadwell confirmed that the condition would remain in the PDP and that final plats would not be approved until the avenue was completed. Councilmember Petersen expressed concern that no completion date was specified. Mayor Pro Tem Pate confirmed that vertical construction could not begin until final plat approval.

Councilmember Curtin asked how the Town ensures compliance with development conditions and questioned the timing of the original traffic impact analysis. Planner Broadwell stated that Town inspection and engineering staff monitor construction requirements.

- Councilmember Curtin requested additional information regarding stormwater management.
- Councilmember Petersen requested that the Planning Board report be included in the staff report.
- Councilmember Petersen asked whether the road construction standards were governed by the requirements in effect when the project was approved in 2018 or by current requirements.
- Councilmember Petersen asked whether the road could be expanded from two lanes to four lanes in the future.
- Councilmember Curtin asked about the project's effect on local resources, including water and electricity, and whether the needs of the Moore County Airport had been considered.

Staff recommended the following conditions:

Completion of Avenue of the Carolinas before final plat approval.

An updated Red-cockaded Woodpecker Safe Harbor Agreement demonstrating compliance with the 2016 agreement.

Tree-protection fencing for wetlands and the undisturbed buffer that complies with current UDO requirements.

Colin Webster of Grosvenor Land, representing the applicant, addressed Council. Mr. Webster stated that the applicant makes an effort to preserve as many specimen trees as possible and is required to follow the street construction standards in the North Carolina Department of Transportation Subdivision Roads Minimum Construction Standards manual. Councilmember Petersen requested that the applicant agree to maintain a two-inch asphalt standard. Mr. Webster agreed on the record to comply with the applicable NCDOT requirement. He also stated that Grosvenor Land was not constructing the road; the owner of the master plan was responsible for that work.

Councilmember Petersen requested that December 31, 2026, be established as a completion date. Discussion followed.

Mayor Pro Tem Pate asked for Public Comments and none were voiced.

Mayor Pro Tem Pate closed the public hearing.

Councilmember Curtin moved to adopt Attachment 1 of the staff report, as drafted, as Findings of Fact for PD-03-26. The motion was seconded by Councilmember Gray and the vote was unanimous. Motion passed.

Councilmember Curtin moved to adopt the Preliminary Development Plan for PD-03-26 with the following conditions: that the entirety of the Avenue of the Carolinas be paved, completed and approved by the Town Engineer prior to the issuance of the final plat for Caropines Phase I. Additionally, the completion of the Avenue of the Carolinas shall not be further deferred through a subdivision performance guarantee as the Caropines CDP (file # PD-02-18) required completion no later than March 2022. Pursuant to PDP Criterion 2 under UDO §2.18.5(H) and PD-02-18. The motion was seconded by Councilmember Gray and the vote was unanimous. Motion passed.

Councilmember Gray moved to adopt Attachment 2 of the staff report, as drafted, as Findings of Fact regarding the proposed Preliminary Plat MAPP-01-26. The motion was seconded by Councilmember Curtin and the vote was unanimous.

Motion passed.

Councilmember Gray moved to adopt the Preliminary Platt for MAPP-01-26 with the following additional conditions:

Condition 1 – Red Cockaded Woodpecker (RCW) Safe Harbor Agreement Consistency.

Documentation demonstrating compliance with the RCW Safe Harbor Agreement for Caropines Phase 1, as well as adherence to U.S. Fish and Wildlife Service guidance regarding updates to the agreement associated with the development of the site, shall be provided to town staff for verification prior to site clearing and before December 31, 2026.

Pursuant to MAPP Criterion 2 under UDO §2.20.4(G).

Condition 2 – Tree Protection Fences.

Prior to any site clearing, tree protection fences shall be installed between the Limits of Disturbance/Construction and the 25-foot Undisturbed Buffer and applicable wetland delineation lines as shown in the Caropines Phase 1 attachments. The fences shall remain in place throughout construction. Within the 25-foot Undisturbed Buffer and protected wetland areas, all existing trees with a diameter of 12-inches or greater shall maintain a minimum 6-foot separation from the tree protection fences to protect critical root zones pursuant to UDO §4.3.13. Additionally, no trees with a diameter of 12 inches or greater shall be removed for the installation of the "mulch walking trail" depicted on the Preliminary Plat.

Pursuant to MAPP Criterion 1 under UDO §2.20.4(G).. The motion was seconded by Councilmember Curtin and the vote was unanimous.

Motion passed.

6. PUBLIC HEARINGS - LEGISLATIVE

a. 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 the same amount of required open space. This item is continued from the May 12, 2026 regular meeting.

Mayor Pro Tem Pate opened the hearing.

Senior Planner Broadwell provided an overview of the request.

Discussion ensued.

Public Comments were opened.

- Karen Tussing of 210 Grove Rd addressed the Council regarding Smilax and the definition of an undisturbed buffer.
- Dot Brewer of 102 Eastman Rd. spoke regarding bird sanctuaries and the native tree population and the importance of protecting them to preserve the past.
- Ross Brendle of 140 Valley Rd, shared his thoughts on the UDO amendments' effect on the local trails and tree preservation.
- Ray Owen of 460 Country Club Dr. advised the Council on the importance to all of preserving the trees.

- Ms. Harran of Crest Rd, is an implant and loves the area and local nature.

Mayor Pro Tem Pate closed the public hearing.

Councilmember Curtin moved that after considering the criteria for text amendments found 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-02-26. The motion was seconded by Councilmember Gray and the vote was unanimous.
Motion passed.

Councilmember Curtin moved to approve the proposed amendments to the UDO as shown in the second attachment to staff report OA-02-26 in the May 12, 2026 Town Council packet. The motion was seconded by Councilmember Gray and the vote was unanimous.
Motion passed.

b. 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. The petitioners state the purpose is to allow for additional stormwater management and landscaping between adjacent properties. This item is continued from the May 12, 2026 Town Council meeting.

Planner II Mattox described the request.

Councilmember Petersen stated that Mr. and Mrs. Gaddis claim they have not been notified of any stipulations by Mr. Sparrow. Councilmember Petersen and Mayor Pro Tem Pate requested the applicant provide documentation regarding the explanation of use and intended function and any correspondence with the neighbors.

Councilmember Petersen moved to continue the hearing for RA-01-26 to the July 28, 2026 Town Council Meeting. The motion was seconded by Councilmember Gray and the vote was unanimous.
Motion passed.

c. Conceptual Development Plan for 12.78 Acres at Waynor Road & NC 22 (File #PD-01-26)

An application for a Planned Development District – Conceptual Development Plan to allow for the construction of a religious institution on 7.41 acres and a six-lot subdivision on the remaining approximately 5.48 acres. The property is located at the north-west corner of the intersection of Waynor Road and NC Hwy 22.

Mayor Pro Tem Pate opened the public hearing.

Planner II Mattox gave an overview of the request and staff report.

- Councilmember Petersen asked about the orientation of the building and the location of ingress and egress.
- Mayor Pro Tem Pate confirmed that the Technical Review Committee would continue to review the project.

Mike McCloud, architect and church member, answered questions regarding the project and traffic. Kevin Lindsay, representing the applicant, addressed Council's questions regarding neighborhood engagement, building orientation, and ingress and egress.

Attorney Tom Van Camp commended Town Planning staff for their professionalism and assistance with the project.

Discussion followed.

Public comment was requested, but none was offered.

Mayor Pro Tem Pate closed the public hearing.

Councilmember Gray moved that after reviewing the application, applicable criteria, the Planning Board's written recommendation, and public comment, the requested Conceptual Development Plan is consistent with the 2040 Comprehensive Plan for the reasons set forth in Attachment One. The motion was seconded by Councilmember Curtin and the vote was unanimous.

Motion passed.

Councilmember Gray moved to approve PD-01-26 as presented at the June 9, 2026 Town Council public hearing. The motion was seconded by Councilmember Curtin and the vote was unanimous.

Motion passed.

d. FY27 Budget Hearing

The second and final Public Hearing regarding the FY27 Budget prior to requested adoption.

Mayor Pro Tem Pate opened the hearing.

Town Manager Parsons gave an overview of the request.

Public comment was requested and none voiced.

Mayor Pro Tem Pate closed the hearing.

Discussion ensued.

7. ACTION ITEMS

a. Request for Adoption Ordinance#3188 - FY 26-27 Budget, setting an ad valorem rate of \$0.29/\$100 valuation in addition to a \$0.55/\$100 valuation in Municipal Service District I (Morganton Park South.)

Councilmember Petersen moved to adopt Ordinance #3188 - FY 26-27 Budget, setting an ad valorem rate of \$0.29/\$100 valuation in addition to the \$0.55/\$100 valuation in the Municipal Service District.

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

Motion passed.

8. CONSENT AGENDA

Councilmember Petersen pointed out an error in the minutes where "kudos" was replaced with "kiddos".

Councilmember Petersen moved to approve the Consent Agenda with the correction to the aforementioned minutes, seconded by Councilmember Gray; the vote was unanimous.

Motion passed.

a. Adopt Ordinance #3195: FY27 Public Works and Utilities Fee Schedule

An update of the published fee schedule based upon the adopted Budget.

b. Adopt Ordinance #3196: FY27 Permit and Inspection Fees

An update of the published fee schedule based upon the adopted Budget.

c. Adopt Capital Project Fund Amendments Ordinances #3190 thru #3194

Adopt necessary changes to various Capital project Funds as a result of having adopted the FY27 Budget

d. Adopt Resolution #1151 Capital Reserve Fund - System Development Fees

Annual resolution making appropriations to the CRF based on SDF collection estimates for the coming year and adjusted for collections over the previous twelve months.

e. Ordinance #3198 — Amending the Capital Reserve Fund for Water System Development Fees

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f. Ordinance #3197 — Amending the Capital Reserve Fund for Sewer System Development Fees

Adopt Ordinance amending the Capital Reserve Fund for Sewer System Development Fees

g. Resolution #1152 — Incorporating the Supplemental Pay benefit into the base salary of the Town Manager along with all FT employees on July 1.

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h. Ordinance #3189 — Amending the Utility Fund for Anticipated Sewage Treatment Costs for Remainder of FY 25-26

Staff requests approval of a budget amendment to the Utility Fund to cover anticipated sewage treatment expenses for the remainder of FY 25-26.

i. Approve Resolution #1150 Approving Local Water Supply Plan

Approval of the 2025 Local Water Supply plan in accordance with North Carolina General Statute 143-355 (I).

j. Adopt Town Council Meeting Minutes

Staff has prepared the following minutes for approval:

- May 26, 2026, Town Council Work Session Meeting Minutes

9. ADJOURNMENT

Upon motion by Councilmember Petersen, seconded by Councilmember Curtin and carried unanimously, Council adjourned at 8:59 pm.

Respectfully submitted:

Elizabeth Robertson, Town Clerk



MINUTES

Tuesday, June 23, 2026: 3:00 PM

Town Council Work Session

C. Michael Haney Community Room: Southern Pines Police Department

450 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; Ann Petersen; and Debra Gray.

Absent: Bill Pate and Bob Curtin

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

4. ACTION ITEMS

a. Planning Board ETJ Position

Rev. Dr. David Hudson has submitted an application for a vacant extraterritorial jurisdiction (ETJ) position on the Planning Board.

Town Manager Parsons confirmed the ETJ position being filled was the remainder of Jason Scrivener's term, estimated at approximately two years.

Councilmember Petersen moved to approve the appointment of Rev. Dr. David Hudson to the vacant ETJ position on the Planning Board. Councilmember Gray seconded the motion. The motion carried unanimously.

Motion passed.

b. Written Decisions for Caropines Phase 1 Preliminary Development Plan and Subdivision Plat (#PD-03-26 & MAPP #01-26)

Planning staff have prepared draft Written Decisions summarizing Town Council approval of a Preliminary Development Plan (PDP) and Major Subdivision Preliminary Plat for Caropines Phase I.

Mayor Clement confirmed with the Town Attorney that she was eligible to vote on these items. Two separate written decisions were presented for approval.

Councilmember Gray moved to approve the written decision for PD-03-26 - Caropines Phase I. Mayor Clement seconded the motion. The motion carried unanimously.

Motion passed.

Mayor Clement moved to approve the written decision for MAPP-01-26 - Caropines Phase I. Councilmember Gray seconded the motion. The motion carried unanimously.

Motion passed.

c. Request to Approve Supplemental Agreement for EB-5864 Knoll Road Pedestrian

Improvements

Following Town Council approval of the construction contract with Fred Smith Company at the April 2026 Work Session, staff submitted updated construction cost information to the North Carolina Department of Transportation (NCDOT). In response, NCDOT has prepared a supplemental agreement to reflect the revised project costs and increase the total reimbursement amount available to the Town.

Town Manager Parsons explained that following the competitive bid process, NCDOT prepared a supplemental agreement to reflect updated construction costs and increase the total reimbursement amount available to the Town, with no additional local financial obligation.

Mayor Clement moved to approve the supplemental agreement for EB-5864, Knoll Road Pedestrian Improvements. Councilmember Gray seconded the motion. The motion carried unanimously. Motion passed.

d. Request Approval of Budget Amendment for Knoll Road Multi-Use Trail Grant Funding and Related Expenditures

Staff requests a budget amendment to increase grant proceeds and related expenditures for the Knoll Road multi-use trail project. This project is included in the Bike Transportation Fund.

Town Manager Parsons clarified this budget amendment was a direct consequence of the supplemental agreement just approved, updating the Town's internal budget to recognize the additional DOT revenues. No town funds were being moved.

Mayor Clement moved to approve the budget amendment for Knoll Road Multi-Use Trail grant funding and related expenditures. Councilmember Gray seconded the motion. The motion carried unanimously. Motion passed.

e. Adopt Town Council Meeting Minutes

Staff has prepared the following meeting minutes for your approval:
- May 12, 2026, Town Council Business Meeting

Councilmember Petersen noted the May 12, 2026, minutes were well-prepared, and indicated she intended to raise a question about sewer odor concerns mentioned during that meeting's roundtable at the appropriate time later in the agenda.

Councilmember Petersen moved to approve the minutes from the May 12, 2026, Town Council Meeting. Councilmember Gray seconded the motion. The motion carried unanimously. Motion passed.

5. COUNCIL UPDATES AND DISCUSSION

a. Town Hall Grand Opening Date

Town Hall is now open to the public, and staff is beginning to plan a public grand opening and open house. We are asking that Council select an August date to host the event.

More details, including recommended dates, are outlined in the staff memo.

Communications Specialist Heaton presented three potential dates for the Town Hall public grand opening and open house: Thursday, August 6th, Monday, August 10th, and Thursday, August 13th, with a proposed time of 4:00–7:00 PM. The event was described as an interactive, family-friendly,

open-door experience showcasing Town operations and offices. Town Manager Parsons relayed that Councilman Curtin had indicated a preference for August 13th and that Councilman Pate was amenable to any date. Council consensus settled on Thursday, August 13th, noting it falls two days after the first council meeting to be held in the new Town Hall on August 11th.

b. Flock Cameras

Chief Polidori will present information to the Council regarding the use of Flock cameras by the SPPD

Police Chief Polidori and Captain Marsh presented an overview of the Southern Pines Police Department's use of eight Flock Safety license plate reader (LPR) cameras. Key points included:
System Function: The cameras capture still images of vehicle rear license plates on public roadways. Alerts are generated only when a plate matches an entry in the NCIC database (e.g., stolen vehicles, wanted persons, missing persons). The system does not provide DMV information, vehicle ownership data, or registration/insurance status, and has no facial recognition capability.

- Investigative Use: Chief Polidori and Captain Marsh cited several successful outcomes, including locating a missing elderly woman and clearing multiple larceny cases at Lowe's Home Improvement by identifying suspect vehicles.
- Data Ownership and Retention: The Town owns its data. Flock automatically deletes captured images after 30 days. Data retention beyond 30 days requires a formal preservation request to Flock followed by a court order, a process the department has never utilized.
- Access Controls and Auditing: Officers must be trained and credentialed to access the system. Every search requires a case number, a stated reason, and a crime type before a query can be executed. Captain Marsh confirmed that monthly audits are conducted by operations staff, noting May's audit reflected 205 inquiries with no compliance issues identified.

Council Discussion: Councilmember Petersen expressed concern that the Council had approved the system without sufficient public discussion, given its surveillance implications for constituents. She raised questions about potential misuse by officers, the punitive consequences of nefarious use, and the possibility of coupling Flock data with other tracking technologies. Chief Polidori confirmed that misuse would be investigated through internal affairs and could result in termination and potential referral to the FBI for criminal charges, and that searches cannot be deleted by the officer. Councilmember Petersen indicated she would share research from the UNC School of Government and noted the recent 5th Circuit ruling on privacy expectations on public roads. Mayor Clement suggested maintaining an ongoing dialogue and requested that Chief Polidori respond to any citizen concerns that are forwarded to him. Councilmember Gray expressed confidence in the department's leadership and affirmed that, on balance, the system's benefits outweigh the known risks.

c. Moore County Airport: Fire Service

ATM Chief Cameron will update the Town Council regarding initial discussions with the Moore County Airport Manager around necessary Fire Services should commercial air return to SOP.

Assistant Town Manager/Fire Chief Cameron provided an update on preliminary discussions with Moore County Airport regarding fire protection services required under FAA Part 139 for anticipated commercial air service beginning in late spring/early summer 2027. The proposed arrangement involves the Town providing staffing for the airport's existing fire station and apparatus at no capital cost to the Town. Staffing would be drawn from volunteer off-duty personnel at the Town's extra duty rate of \$65/hour (effective July 1), with all costs fully reimbursed by the airport. A minimum of 12 firefighters would be designated for airport duty, with a departmental goal of certifying all approximately 40 firefighters through a required 52-hour ARFF (Aircraft Rescue and Firefighting) course. The community college system agreed to provide the course at no instructional cost; the airport will reimburse the overtime cost for the 12 designated personnel to attend, and the Town will fund the remainder as its annual specialty training class. Annual recertification of 8–12 hours would also be covered by the airport.

The formal arrangement will be structured as an MOU or contract, drafted by Town Attorney McCarley, and will include provisions for annual periodic review to account for increased flight frequency, rate adjustments, and any unforeseen costs. Assistant Town Manager Cameron confirmed the contract would also address scenarios requiring renegotiation if commercial service expands beyond the initial projected volume. Council expressed general support and agreed to await the formal draft agreement before taking action.

d. YMCA of the Sandhills

Mr. Jeff Darling of the YMCA of the Sandhills will be present to update Council regarding the YMCA effort.

Town Manager Parsons reported that YMCA of the Sandhills Executive Director Jeff Darling had informed him that the effort to develop a YMCA facility on the Town-conveyed parcel would not move forward at this time, following the last-minute withdrawal of a significant donor prior to a Moore 100 fundraising presentation. An earlier inquiry into whether the Triangle YMCA might establish a presence in Southern Pines was also unsuccessful, as that organization is committed to ongoing projects in the Triangle area.

Town Manager Parsons confirmed the YMCA is prepared to transfer the parcel back to the Town. Town Attorney McCarley recommended proceeding with a formal deed of reconveyance to ensure clean title in county records, noting the county would not charge a tax stamp given the reversionary nature of the transaction. Council directed staff to place acceptance of the reconveyance deed on the July 28th consent agenda. Councilmember Petersen expressed optimism about the opportunity the returned parcel presents for the community.

e. Planning Department Update

Planning staff will briefly update the Town Council on agenda items coming in July. Staff will also provide an update on the Red's Corner request for a social district, ask for Town Council discussion and feedback on the topic of data centers, and discuss a request to enter into a preservation agreement pursuant to North Carolina General Statute Chapter 121 Article 4.

Planning Director Grieve provided an overview of items anticipated for the July 28th Town Council meeting, including: a PDP for Phase III of the ACE Hardware development; a mixed-use conditional zoning district application; the continued Ravensbrook conceptual development plan and Gaddis right-of-way abandonment; potential consideration of a social district ordinance; and an architectural compliance permit for Veterans Guardian.

- **Data Centers:** Planning Director Grieve briefed Council on the broader topic of data center land use. He noted that his office and Moore County Economic Development Partners have received no inquiries for data centers in Southern Pines or Moore County. He explained that large "hyper-campus" data centers (consuming hundreds of megawatts) are unlikely to locate in the area due to insufficient transmission infrastructure, contrasting the region's power grid with the high-capacity lines near the new Lee County facility. Smaller co-location and enterprise facilities, should they ever be proposed, would be subject to existing UDO design requirements. Town Attorney McCarley advised that an outright ban on data centers in all zones could raise exclusionary zoning concerns, and that the preferred approach is to define, regulate, and designate appropriate locations for the use. Councilmember Petersen expressed a desire to be proactive rather than reactive, citing constituent concerns about power rate impacts and resource consumption. Mayor Clement noted a preference for directing staff resources toward issues of immediate relevance, while acknowledging the value of proactive planning. Council agreed the topic warrants further discussion with full Council present.
- **Board of Adjustment:** Planning Director Grieve noted a Board of Adjustment hearing is scheduled for July 15th to address an appeal of an administrative determination.
- **Parking Study:** Planning Director Grieve reported that Planner Keenan Dale has completed a substantial issue paper on rightsizing parking, launched a public-facing

interactive website, and is in the process of assembling a focus group including planning board members, downtown stakeholders, and residents.

- Red's Corner Social District: Planner Maddox presented an update on a request from Scott Bertrand owner of Red's Corner, to establish a social district encompassing Red's Corner and the Paddock Bar to permit open container movement between the two separately-permitted businesses on adjacent properties. Planner Maddox noted that Mr. Bertrand has submitted a management and maintenance plan that satisfies state statutory requirements, with Mr. Bertrand's business assuming responsibility for signage, boundary designation, and on-site management. Town Attorney McCarley confirmed no public hearing is statutorily required, as this is not a zoning matter. Mayor Clement stated she has no interest in a broader downtown social district and views this narrowly as a solution to a permitting challenge specific to Mr. Bertrand's two businesses. Council provided no objection to bringing the ordinance forward as an action item on July 28th. Planner Maddox confirmed Mr. Bertrand plans to be present at that meeting.
- Trinity AME Zion Church Preservation Agreement: Planner Maddox presented a request from the Central Pines Regional Council asking the Town to serve as the monitoring and enforcement entity for a preservation agreement related to roof repair grant funds previously awarded to Trinity AME Zion Church under the National Park Service. The 20-year agreement would require the Town to monitor compliance with conditions tied to the federal funding. Town Attorney McCarley and Mayor Clement expressed concern about the Town being placed in an adversarial enforcement role with a historically and culturally significant congregation. Council's consensus was to decline the request, directing Planning Director Grieve to respond to Central Pines that the Town is not interested and to suggest other qualified entities such as Preservation NC or the State Historic Preservation Office (SHPO) as alternatives.

6. COUNCIL ROUNDTABLE

Councilmember Petersen raised the following items:

- Sewer Odors – West Southern Pines: Councilmember Petersen requested a formal follow-up on sewer odor complaints in the Midland/Knollwood/Michigan Avenue area raised by a constituent at the May 12th meeting. Town Manager Parsons confirmed he had notified the County Manager and described the likely cause as a sewer gas issue stemming from low-flow conditions, which is intermittent and has no simple short-term fix. The long-term remedy may require physical reconstruction or realignment of the line, which is a significant financial undertaking for the County's enterprise system. Councilmember Petersen argued that the cost of a fix is not an acceptable reason for inaction, and that the issue should be placed before the

County Commissioners. Town Engineer Michael added that a permanent chemical feed injection system, if pursued, would be funded through the county transmission system base sewer rates that the Town already pays, giving the Town legitimate standing to advocate for a resolution.

- Warrior Woods Sewer Spill: Councilmember Petersen requested a follow-up on a prior sewer spill at Warrior Woods. Town Manager Parsons confirmed cleanup occurred and was reported, but that no single contractor could be definitively identified as responsible due to multiple contractors working in the area simultaneously. Town Engineer Michael explained the likely culprit was an inflatable manhole plug, but without identifying markings it was impossible to assign liability. Councilmember Petersen suggested a process requiring contractors to mark or log plugs when installed; staff acknowledged the practical difficulty but agreed improved tracking would be beneficial.
- Flock Cameras: Councilmember Petersen reiterated her concern and stated she would compile and share research on constitutional and surveillance issues for the full Council's consideration.
- Town Logo/Trademark Use: Councilmember Petersen reported attending a Durham municipal meeting where she raised the issue of logo and trademark use by community organizations. She

cited the experience of the Town of Selma, whose Mayor advised against permitting use of a town logo by outside groups due to the administrative burden of oversight. She expressed concern about setting a precedent and recommended community groups develop their own logos, as the Friends of the Library and Visitor Center have done. Mayor Clement indicated she believed the matter had already been resolved with the group in question moving forward independently.

- **Golf Ball Safety – Campbell House and Driving Ranges:** Councilmember Petersen raised liability concerns related to golf activity at Campbell House Field, noting the co-location of a driving tee box with children's programming areas and the Arts Council. She also noted that Highland Hills Driving Range, located in the Town's ETJ, operates without a net and has a tee box approximately 200 yards from US-1, with evidence of balls reaching the roadway and adjacent properties. She contrasted this with Knollwood's 290-yard setback and its forthcoming net installation (facilitated by a donation from CCNC). Councilmember Petersen argued that the Council's awareness of these hazards creates a formal notice of liability and requested that the Campbell House situation be placed on a future work session agenda with full Council present. She also proposed exploring a partnership with US Kids Golf at Longleaf for youth golf programming as an alternative to maintaining a tee box at Campbell House. Mayor Clement and Council agreed the topic warrants a fuller discussion and directed staff to schedule it accordingly.
- **Data Centers – Proactive Regulation:** Councilmember Petersen expressed interest in the Town taking proactive steps to regulate data centers, noting other jurisdictions have enacted moratoriums. She referenced Governor Stein's efforts to address constituent power rate impacts. Council agreed to revisit the topic with full Council at a future meeting.
- **Neil Jackson Proposed Legislation:** Councilmember Petersen expressed strong opposition to proposed legislation by Representative Neil Jackson affecting local council representation, noting the Town was not consulted despite county commissioners purportedly representing that local councils had been. She asked whether Council wished to take a united public stance. Mayor Clement noted the matter had already been addressed publicly and suggested individual council members engage county commissioners directly outside of formal meetings rather than through public comment.

Councilmember Gray concurred with Councilmember Petersen's comments on the sewer odors and indicated she plans to raise the issue directly with County Commissioners. She reported visiting the new Town Hall and speaking with utility billing staff, who expressed satisfaction with their new workspace. Councilmember Gray also extended personal thanks to the Council, staff, and Town Manager Parsons for their support during her doctoral journey, and congratulated herself on receiving her doctoral degree.

Mayor Clement reported a recent meeting with George Drexel regarding Whitehall, noting his interest in forming a citizen engagement group akin to a "Friends of Whitehall" organization to support parks and recreation planning already underway. Mayor Clement indicated support for increased civic involvement and invited Council feedback. Mayor Clement also briefly shared that the Campaign School at Yale provided over 60 hours of instruction from notable speakers, and that the most broadly applicable takeaway for Council was the importance of visible, ongoing communication with constituents beyond election cycles.

7. ADJOURNMENT

Town Manager Parsons reminded Council that the next meeting is scheduled for Monday, July 28, 2026 at 6:00 PM at the Douglas Center, to be held as a combined business meeting and work session.

Upon motion by Councilmember Petersen, seconded by Mayor Clement, and carried unanimously, Council adjourned at 5:24 pm.

Motion passed.

Respectfully submitted:

Elizabeth Robertson, Town Clerk

DRAFT



RESOLUTION #1156

DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31

AX-03-26: Chandler Pond Properties, LLC

WHEREAS, a petition requesting annexation of an area described in said petition was received on July 20, 2026, by the Town Council of the Town of Southern Pines; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Southern Pines deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines that the Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the result of her investigation.

Adopted this 28rd day of July, 2026.

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on July 28, 2026, as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk

SUBMITTAL REQUIREMENTS:

- ☐ **Completed Petition for Voluntary Annexation (attached).** Petition signed with original wet ink by the owners of all real property located within the subject area to be considered for annexation.
- ☐ **Legal Description.** Written metes and bounds legal description of the subject property.
- ☐ **Accurate Map.** Provide a survey or accurate map of subject property.
- ☐ **Electronic copy (.pdf) of all application materials.** E-mail to admin@southernpines.net.
- ☐ **NCGS § 160A-31** governs the Town's authority to annex property by a voluntary petition.

REVIEW & APPROVAL PROCESS:

- **Submittal (2nd Monday - month #1 of process):** Submit a packet as detailed above to the Town Clerk no later than close of business on the 2nd Monday of the month. Hard copies shall be submitted in person or by mail to: Town Clerk, Town of Southern Pines Administration Dept., 125 SE Broad St., Southern Pines, NC 28387.
- **Review by Staff:** Town staff will review the petition to ensure all required materials are submitted and properly executed. If the petition is complete, staff will forward it, along with a report, to the Town Council for review at their work session (4th Monday of the same month a complete application is submitted).
- **Town Council Work Session (4th Monday of month #1):** Staff and the petitioner will present the details of the petition to the Town Council. The Council will vote on a Resolution Directing the Town Clerk to Investigate the Sufficiency of a Petition for Annexation.
- **Investigation by Town Staff:** The Town Clerk will investigate the sufficiency of the petition per North Carolina General Statute §160A-31 and prepare a Certificate of Sufficiency.
- **1st Town Council Regular Meeting (2nd Tuesday of month #2):** The Town Council will receive the Certificate of Sufficiency and vote on a resolution scheduling a public hearing for the petition.
- **Legal Notice:** Town staff will publish a notice of the public hearing in the newspaper, at least 10 days prior to the date of the public hearing.
- **2nd Town Council Regular Meeting (2nd Tuesday of month #3):** The Town Council will hold a public hearing to receive public comment on petition and then vote to either approve or deny the petition. If approved, the annexation generally becomes effective the same day.

Application for **VOLUNTARY ANNEXATION**

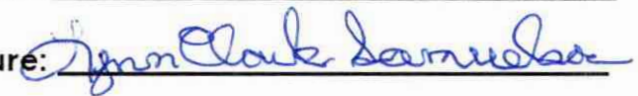
To the Town Council of the Town of Southern Pines, North Carolina:

- /, 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.
- 0, 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.
- 1, The area is identified as PIN: 857400914852; PARID: 00991862.

Property Owner(s):

Print Name: Lynn Clark Samuelson, Managing Member

Name: CHANDLER POND PROPERTIES, LLC

Signature: 

Address: 16 Liberty Oak Lane, Surfside Beach, SC 29575

Print Name: _____

Name: _____

Signature: _____

Address: _____

Print Name: _____

Name: _____

Signature: _____

Address: _____

Print Name: _____

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

FOR REGISTRATION REGISTER OF DEEDS
 Judy D. Martin
 Moore County, NC
 January 24, 2013 12:59:56
 Book 4147 Page 589-595
 FEE: \$26.00
 INSTRUMENT # 2013001222



INSTRUMENT # 2013001222

CORRECTIVE AFFIDAVIT

Giving notice of typographical or other minor error pursuant to NCGS 47-36.1

Title of Original Instrument: Warranty Deed

Date of Recording: February 17, 2012

Recording Book and Page: Book 3987, Page 339

Original Parties to the Instrument:

Grantor(s): Lynn Clark Medlin and husband, Carl A. Samuelson, III, and Shirlee Helga Clark, unmarried

Grantee(s): Chandler Pond Properties, LLC, a South Carolina Liability Company

Now comes the undersigned as, the drafting attorney, being the first duly sworn and does say the following:

The slide should be 615 not 15 as noted in the Deed recorded above. Showing the full description as:

Being all of the 13.935 acres shown on a map entitled "Clark & Medlin" dated March 15, 2009, by Carl A. Samuelson, III, PLS-No. L-2787 and filed for record on April 2, 2009 at Plat Cabinet 14, Slide 615, Moore County Registry.

Signature of Affiant: _____

Print Name: Jennifer B. Garner, Drafting Attorney

STATE OF NORTH CAROLINA, COUNTY OF MOORE, TO WIT:

Sworn to and subscribed before me this 22nd day of January, 2013.

Notary Public: _____

Notary Seal

My Commission Expires: 10-25-2017



BOOK3987 - PAGE339

FOR REGISTRATION REGISTER OF DEEDS
 Judy D. Martin
 Moore County, NC
 February 17, 2012 01:45:59 PM
 Book 3987 Page 339-343
 FEE: \$26.00
 INSTRUMENT # 2012002468

4M

Garner



INSTRUMENT # 2012002468

Garner Law Firm, PLLC
 Prepared Without Title Examination by
 Jennifer B. Garner, Attorney at Law
 125 Applecross Road, Pinehurst, NC 28374

NORTH CAROLINA

WARRANTY DEED

MOORE COUNTY

THIS DEED, made this 9th day of February 2012, by **LYNN CLARK MEDLIN**, and husband, **CARL A. SAMUELSON, III**, and **SHIRLEE HELGA CLARK, unmarried**, of Post Office Box 15990, Surfside Beach, South Carolina, 29587, Grantor, to **CHANDLER POND PROPERTIES, LLC, a South Carolina Limited Liability Company**, of PO Box 15990, Surfside Beach, South Carolina, 29587.

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situate in McNeill Township, Moore County, North Carolina, and, more particularly, described below:

Being all of the 13.935 acres shown on a map entitled "Clark & Medlin" dated March 15, 2009, by Carl A. Samuelson, III, PLS-No. L-2787 and filed for record on April 2, 2009 at Plat Cabinet 14, Slide 15, Moore County Registry.

Being a portion of the property conveyed by L. Malcolm Clark and wife, June Gunter Clark by Deed recorded in Book 1064, Page 433 in the Office of the Register of Deeds for Moore County, North Carolina.

This conveyance is made subject to: (i) the lien of the County of Moore and Village of Whispering Pines and for other assessments for the current year;

BOOK3987 - PAGE340

The property herein conveyed does not include the primary residence of the Grantor.

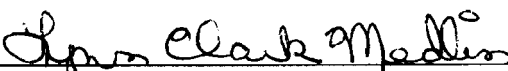
TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the hereinabove stated exceptions, reservations and conditions.

And Grantor covenants with the Grantee that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever; subject, however, to the exceptions, reservations and conditions hereinabove referred to.

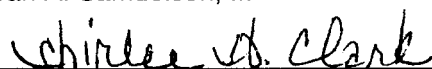
Carl A. Samuelson, III, signs to convey his marital interest only and relinquish any and all marital rights he may have acquired and does not join in any warranties set out.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
Lynn Clark Medlin

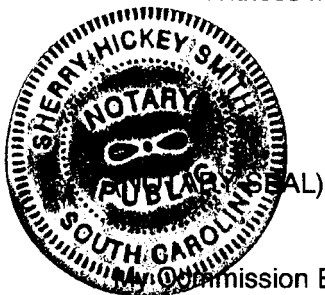
 (SEAL)
Carl A. Samuelson, III

 (SEAL)
Shirlee Helga Clark

STATE OF SOUTH CAROLINACOUNTY OF HORRY

I, Sherry Hickey Smith a Notary Public of the State of South Carolina and County of Horry, do hereby certify that **LYNN CLARK MEDLIN, wife of Carl A. Samuelson, III**, to me personally known or with satisfactory evidence of his or her identity: Personally known (indicate the nature of the evidence), appeared before me this day and acknowledged: (i) that the signature on the record or document presented is his or her signature; and (ii) that he or she voluntarily signed the record for the purposes therein expressed and did so in their/his/her individual capacity.

Witness my hand and official seal this 9th day of February, 2012.



Sherry Hickey Smith
Notary Public

My Commission Expires: 3-17-13

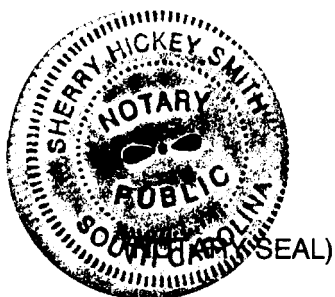
Remainder of page left intentionally blank

BOOK3987 - PAGE342

STATE OF SOUTH CAROLINACOUNTY OF HORRY

I, Sherry Hickey Smith a Notary Public of the State of South Carolina and County of Horry, do hereby certify that **CARL A. SAMUELSON, III, husband of Lynn Clark Medlin**, to me personally known or with satisfactory evidence of his or her identity: Personally known (indicate the nature of the evidence), appeared before me this day and acknowledged: (i) that the signature on the record or document presented is his or her signature; and (ii) that he or she voluntarily signed the record for the purposes therein expressed and did so in their/his/her individual capacity.

Witness my hand and official seal this 9th day of February, 2012.



Sherry Hickey Smith
Notary Public

My Commission Expires: 3-17-13

Remainder of page left intentionally blank

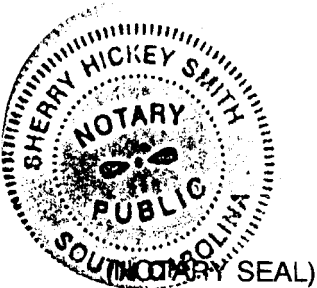
STATE OF SOUTH CAROLINA

COUNTY OF HORRY

I, Sherry Hickey Smith a Notary Public of the State of South Carolina and County of Horry, do hereby certify that **SHIRLEE HELGA CLARK, unmarried**, to me personally known or with satisfactory evidence of his or her identity:

Personally known (indicate the nature of the evidence), appeared before me this day and acknowledged: (i) that the signature on the record or document presented is his or her signature; and (ii) that he or she voluntarily signed the record for the purposes therein expressed and did so in their/his/her individual capacity.

Witness my hand and official seal this 9th day of February, 2012



Sherry Hickey Smith
Notary Public

My Commission Expires: 3-17-13

Remainder of page left intentionally blank



LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Chandler Pond Properties, LLC

SECRETARY OF STATE ID NUMBER: 1446432

STATE OF FORMATION: SC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
1446432
CA202505506508
2/24/2025 11:44

SECTION A: REGISTERED AGENT'S INFORMATION

☐ Changes

1. NAME OF REGISTERED AGENT: George Manley

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

235 E Pennsylvania Ave

235 E Pennsylvania Ave

Southern Pines, NC 28387 Moore County

Southern Pines, NC 28387

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Property Management

2. PRINCIPAL OFFICE PHONE NUMBER: (910) 692-3935

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

232-240 NW Broad St.

232-240 NW Broad St.

Southern Pines, NC 28387

Southern Pines, NC 28387

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter ad

Chandler Pond Properties, LLC

NAME: Alisa Maddock

NAME: Lynn Clark Samuelson

NAME: Christopher Medlin

TITLE: Member

TITLE: Managing Member

TITLE: Member

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

16 Liberty Oak Lane

16 Liberty Oak Lane

16 Liberty Oak Lane

Surfside Beach, SC 29575

Surfside Beach, SC 29575

Surfside Beach, SC 29575

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Lynn Clark Samuelson

2/24/2025

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Lynn Clark Samuelson

Managing Member

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



LINE	BEARING	DISTANCE
L1	S85°50'48"W	182.01'
L2	S04°09'38"E	4.84'
L3	S85°31'34"W	171.71'
L4	S79°08'50"E	131.14'
L5	S23°57'15"E	247.00'
L6	N10°23'00"W	34.58'
L7	S77°42'56"E	223.12'
L8	N86°57'37"W	256.64'
L9	S02°25'42"W	10.51'

LEGEND
EIP EXISTING IRON PIPE
ECM EXISTING CONCRETE MARKER
R/W EXISTING CONCRETE RIGHT OF WAY MONUMENT
DOT NEW (SET BY OTHERS) ROD TYPE
RRS RIGHT OF WAY MARKER
EIS EXISTING RAIL ROAD SPIKE
SIS EXISTING IRON STAKE
SET IRON STAKE

NOTES:
PROPERTY INCLUDES DB 1064, P 433 AND DB 1448, P 354.
TIE LINE FROM POINT "A" TO NCGS MOR 34 IS N 80-57-11 E. 192.77 FEET. MEASURED HORIZONTAL GROUND DIATANCE. NO FACTOR APPLIED.
SEE DB 323, P 573 FOR WAYNOR ROAD EASEMENT FROM CLARK TO N. C. DOT

ATPORT SLIDE 795
P C 5,
PARK

BALANCE OF
PC 4, SLIDE 2
12.864 ACRES
13.935 ACRES TOTAL

AREA INSIDE OF RIGHT OF WAY OF WAYNOR ROAD & NEW HWY 22.

BOUNDARY SURVEY FOR J. E. ROSS ESTATE

CLARK & MEDLIN

LYNN C. MEDLIN & SHIRLEE H. CLARK
P.O. BOX 15990
SURFSIDE BEACH, S.C. 29587-0000
BALANCE OF 16.82 ACRE TRACT
DB 1064, P 433 PC 4, SLIDE 2
MCNEILL TOWNSHIP, L.R.K. 991862
MOORE COUNTY, NORTH CAROLINA
COMPLETED 14 NOVEMBER, 2007
SCALE 1" = 100 FEET

GRAPHIC SCALE 1"=100'



WAYNOR ROAD

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

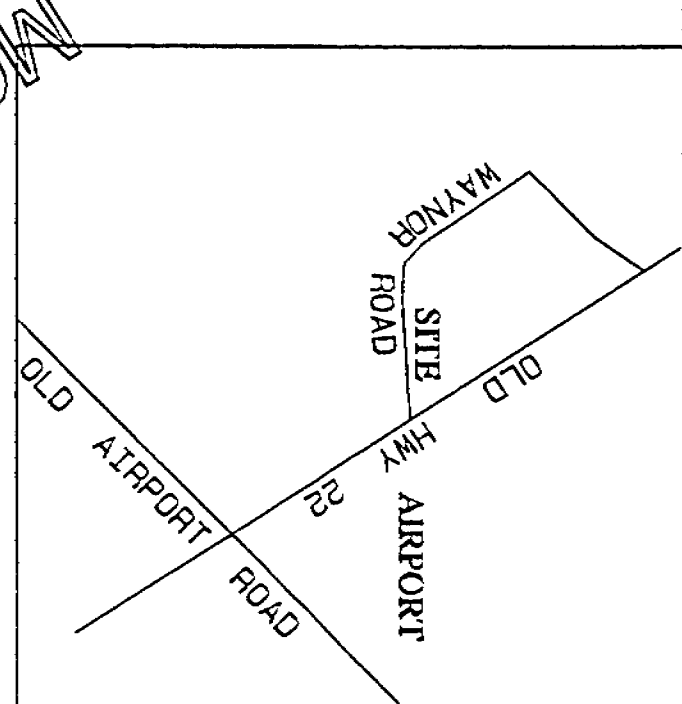
NEW N.C. HWY 22

OLD N.C. HWY 22

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

PLAT CARINET 14 SLIDE 615

VICINITY MAP N.T.S.



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 of 24, 500 from information as noted on the plat; that the ratio of precision as calculated is 1:24,500. I further certify that this plat was prepared in accordance with GS 47-30, as amended. Witness my original signature, registration number and seal this 15th day of March, A.D. 2009.

Carl A. Samuelson, P.L.S.
P.O. Box 56, Carthage, N.C. 28327
Phone (910) 947-3365

CERTIFICATE OF PURPOSE OF PLAT

THIS SURVEY IS OF AN EXISTING PARCEL OF LAND WHICH IS THE BALANCE OF P C 4, SLIDE 2, AFTER THE TAKING BY THE N.C. DOT FOR THE NEW LOCATION OF N. C. HWY 22. NO NEW ROADS OR STREETS WERE CREATED NOR EXISTING ROADS CHANGED BY THIS SURVEY AS PER NCGS 47-30.



Planning Staff Report

To: Reagan Parsons, Town Manager

From: Kenan Dail, Planner I

Date: 28 July 2026

Item: **File #PD-04-26:** Review of the Preliminary Development Plan (PDP) for Phase 3B of the Ace Hardware Planned Development

I. EXECUTIVE SUMMARY

The applicant, Rhetson Companies, requests approval of a Preliminary Development Plan (PDP) for Phase 3B of the approved Southern Pines Ace Hardware Conceptual Development Plan (CDP).

The proposal consists of a ±2,537-square-foot quick-service restaurant with a drive-thru.

The property is part of a multi-phase commercial development approved in 2022 and designated as Traditional Mixed-Use under the Town's Comprehensive Long-Range Plan, the predecessor to the 2040 Comprehensive Plan. Previous phases have included retail, office, medical, restaurant, warehouse, and commercial uses. Phase 3B represents the final commercial component envisioned within the overall development area.

Planning Staff reviewed the application against the four approval criteria under UDO §2.18.5(H) and found that the proposal satisfies the intent and purpose of the Planned Development District. Staff supports two requested modifications associated with the Highway Corridor Overlay standards:

1. Urban Village Setback

- Apply Urban Village setback standards, consistent with Phase 3A, resulting in a 40-foot landscape buffer, building setback, and parking area setback.

2. Side Buffer Planting Relocation

- Allow required plantings associated with the 5-foot side/rear buffer between Phases 3A and 3B to be dispersed elsewhere on the site rather than concentrated along the shared property line.

Planning Staff recommends carrying forward Condition #2 from approval of Phase 3A:

- No parking shall be permitted on Parcel 3B. Parking serving Parcel 3B shall be accommodated through shared parking within the overall Ace Hardware Planned Development. Uses on Parcel 3B shall not be required to provide separate minimum parking.

Planning Staff recommend approval of the Phase 3B Preliminary Development Plan, subject to:

1. Approval of Modification 1 (Urban Village setback standards).
2. Approval of Modification 2 (side buffer planting relocation).
3. Inclusion of the shared parking condition previously approved under PD-03-24 and PD-08-24.

During the Planning Board's Preliminary Forum on June 18, 2026, no other areas of concern or non-compliance with applicable standards were identified. With the inclusion of the two modifications and condition outlined above, staff recommend approval of PD-04-26.

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II. PLANNING BOARD PRELIMINARY FORUM

On June 18, 2026, the Town of Southern Pines Planning Board held a Preliminary Forum on the Ace Hardware Phase 3B PDP (PD-04-26). Planning staff provided an overview of the project and outlined the staff-recommended condition of approval in relation to the previous phase (PD-03-24) and the approval criteria in UDO §2.18.5(H). Following a brief discussion, the Planning Board did not identify any issues outside of those related to staff's recommended condition of approval.

III. PROJECT INFORMATION

- A. Property Owner:**
Southern Pines Ace Land Company, LLC
- B. Applicant & Authorized Agent:**
Rhetson Companies, Inc. (Applicant), Koontz Jones Design, PLLC – Attn: Paul Saathoff (Agent)
- C. Subject Property Description:**
The subject property is located in Phase 3B of the Ace Hardware CDP adjacent to the Moore County ABC Store.
- D. Current Zoning:** Planned Development (PD)
Overlays: Planned Development. Urban Transition Highway Corridor Overlay, Airport Hazard

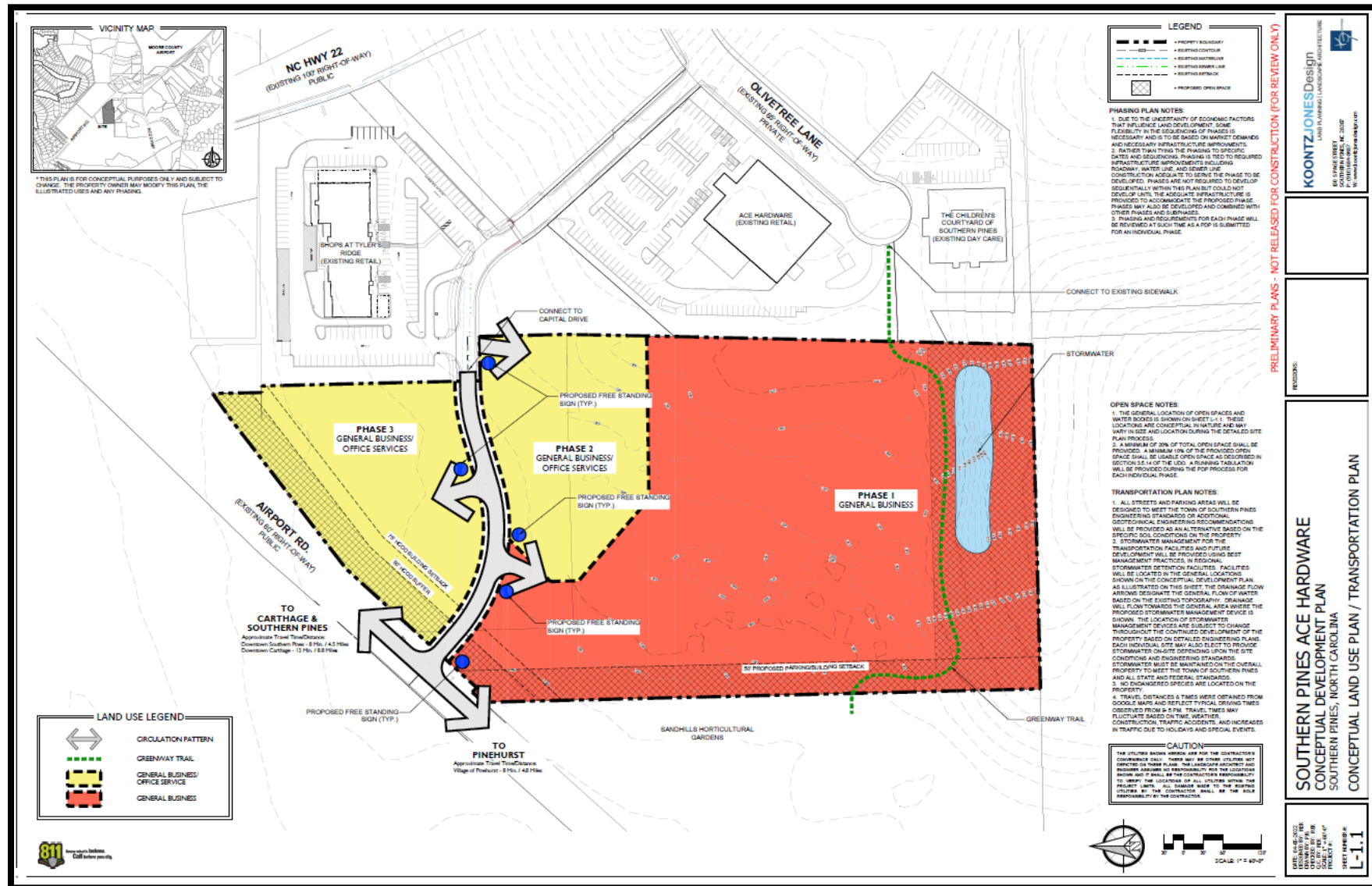
Figure I: Vicinity Aerial Image



Figure 2: Vicinity Zoning Map



Figure 3: Approved CDP Conceptual Land Use Plan (PD-01-22)



**Figure 4: (Historical Reference) PD-03-24, Phase 2 and 3A, PDP Site Plan –
Approved August 27, 2024**

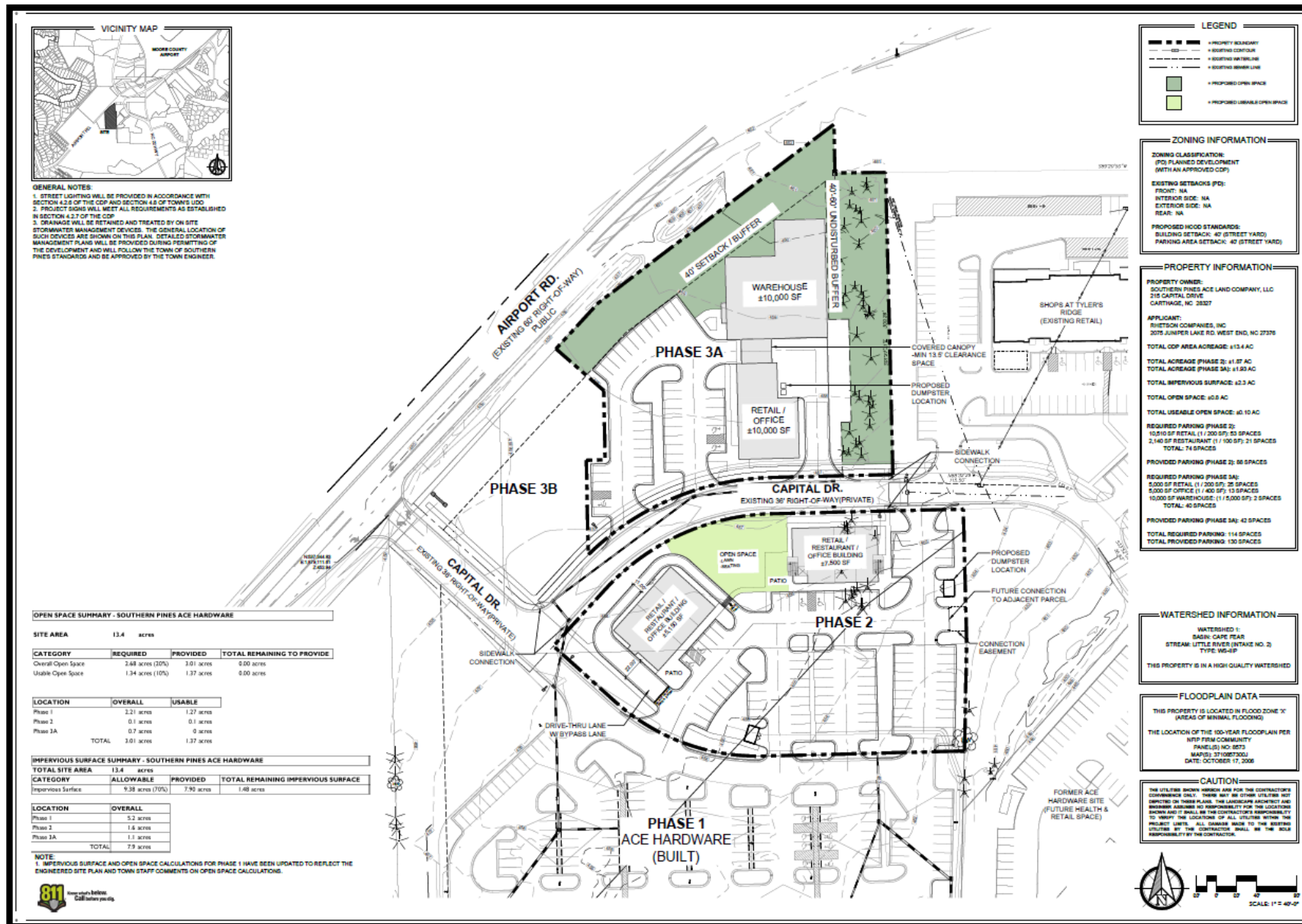
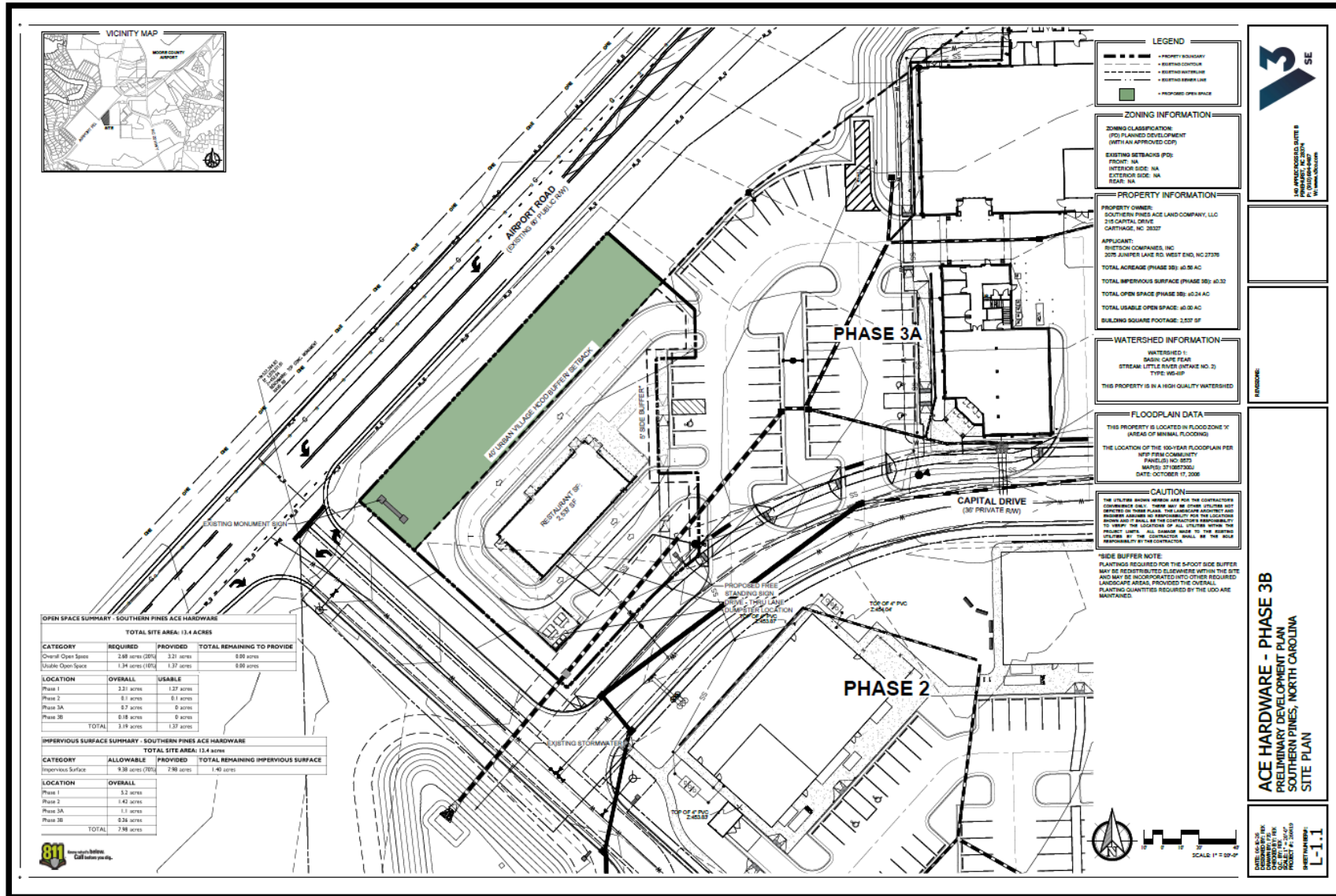


Figure 5: Proposed Plan Layout of Phase 3B (Full PDP Plan Attached to this Report)



IV. Staff Review

A. Application Review Dates

- Conceptual Development Plan Approved: **12 April 2022**
- Preliminary Development Plan Application Submitted: **11 May 2026**
- Application Deemed Complete: **18 May 2026**
 - Comments Requested from Outside Agencies: **28 May 2026**
- Notice of **18 June 2026**, Planning Board Meeting:
 - Posted On-site: **28 May 2026**
 - Mailed: **29 May 2026**
 - Internet: **27 May 2026**
 - Published: **3 June and 10 June 2026**
- TRC File Review: **2 June 2026**
- Updated Materials Submitted: **10 June 2026**
- Planning Board Preliminary Forum: **18 June 2026**
- Town Council Evidentiary Hearing: **28 July 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 a 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 that addresses the purpose of a Planned Development per UDO §2.18.5(A) and 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):

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

Pursuant to UDO §3.5.14 (PD – Planned Development), the Preliminary Development Plan (PDP) demonstrates consistency with the stated purposes of the Planned Development (PD) district as outlined in the Town's Unified Development Ordinance. The Southern Pines Ace Hardware CDP is a General Business and General Business / Office Service development that was approved in 2022. The CDP establishes a vision for this property as a "high-quality

commercial and office center that will be carefully integrated into the surrounding development areas.” The prior Phase 1 of development resulted in a large retail center in the southernmost portion of the property; Phase 2 of development has resulted in two mixed-use buildings with medical office and restaurant space; and Phase 3A has resulted in retail and warehouse space. This phase, Phase 3B, proposes a **±2,537-square-foot quick-service restaurant with a drive-thru**. Following a review of the Southern Pines Ace Hardware CDP and the Planned Development District section in the UDO and revisions to original designs (see explanation below), Planning Staff do not find significant inconsistency between the proposed land uses and design in Ace Hardware Phase 3B and the text of either document.

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

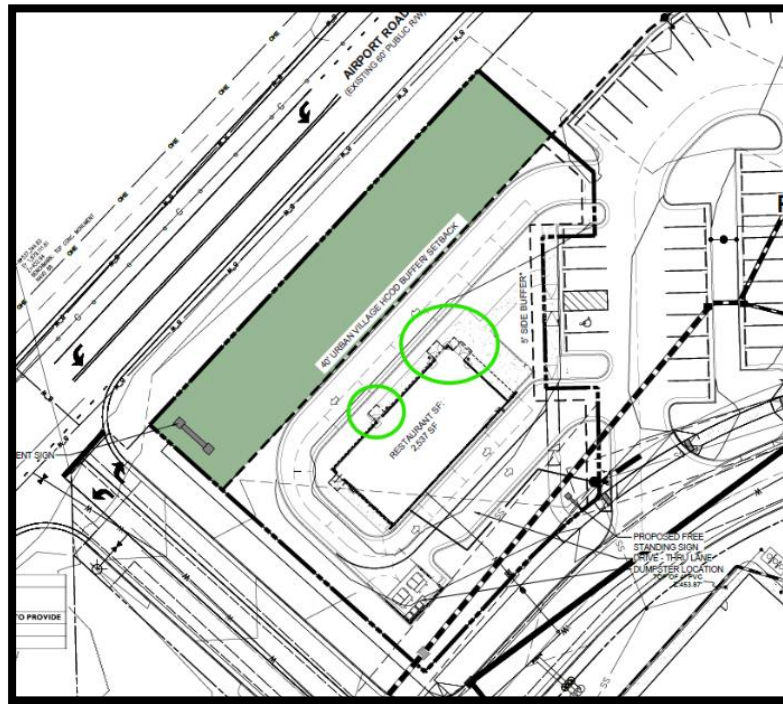
Planning staff reviewed the initial PDP application materials, including project narrative and justification, and shared concerns with the applicant regarding issues related to compliance with the approved CDP and the UDO on May 29, 2026. Topics with which Planning Staff initially had concerns included:

1. The Highway Corridor Overlay Standards.
2. The Building Orientation Standards of §4.10.4(A)(1).

Staff and the applicant discussed these concerns on June 2, 2026. In this meeting, two modifications to the Highway Corridor Overlay Standards were discussed, which Planning Staff and the applicant support:

- Changing the parking and building setback to follow Urban Village instead of Urban Transition standards, consistent with the previous development Phase 3A, resulting in a landscape buffer, building setback, and parking area setback of 40 feet.
- Additionally, there is a side and rear yard buffer of 5 feet from non-residential zones in Urban Village. This buffer would be required between the parking lot of Phase 3A and 3B. Planning Staff and the applicant recognize this is not an ideal placement, and therefore Planning Staff and the applicant support dispersing the required buffer plantings elsewhere on the site.

Further, concerns with building orientation and compliance with §4.10.4 of the UDO were discussed. The applicant revised the application to include the primary customer-facing entrance along Airport Road, which satisfies the §4.10.4(A)(1) requirements for corner lots (see image below): “Corner Lot Buildings shall face and have the primary customer entry facing the higher order street.” Consistent with the Ace CDP and applicable UDO standards, this project also complies with the maximum building height, parking, drive-thru requirements, frontage zone requirements, and height restrictions of the Airport Hazard Overlay.



Red Cockaded Woodpecker (RCW). The project site is located in an active RCW foraging area. The applicant has provided an RCW Study from Dr. J. H. Carter III and Associates that satisfies their due diligence. The site was previously cleared of existing vegetation.

Traffic Impact Analysis (TIA). The original TIA for the Ace Planned Development covers the entire Ace Hardware CDP development. In the interest of realigning to new conditions, the applicant has provided a narrative and a Trip Generation Comparison Letter, which is attached to this report. This letter summarizes the trip generation comparison between the proposed trips that were expected to be generated based on the previously submitted Traffic Assessment Letter (sealed 06/21/24) and the proposed trips that are expected to be generated based on land use provided in the updated site plan. The Technical Review Committee's review on June 2nd, 2026, found that the submitted Trip Generation Comparison Letter is sufficient and that a new full Traffic Impact Analysis is not required.

Watershed Exemption Allocation. This project falls within the Cape Fear, Little River (Intake No. 2) watershed, which is designated as a high-quality watershed. A High-Quality Watershed Protection Exemption allocation has been given to the project, allowing 70% of the site to be impervious. The overall CDP is currently below that percentage threshold, with this project contributing 0.26 acres of impervious surface, resulting in a total of 7.98 acres of the allowable 9.38 acres for the entire Ace CDP.

Open Space Usage. The CDP calls for an overall 20% Open Space requirement across all phases of development, with 10% being Usable Open Space. The overall tabulation for 20% has been met across the development, with Phase 3B contributing 0.18 acres of Open Space, bringing the total provided Open Space of the Ace CDP to 3.21 acres of the required 2.68 acres. Usable Open Space for Phase 3B is not included; however, the overall Ace CDP

Development fulfills this requirement.

Pedestrian Connectivity. This project, Phase 3B, provides a sidewalk connection from the proposed frontage zone across the drive-thru exit to connect to the sidewalk along Capital Drive. Phase 3A provides sidewalks along the north side of Capital Drive all the way to Airport Road. Phase 2 provides internal sidewalks and connections to sidewalks along the street. Phase 1 also provides a Greenway connection. Staff determines that the sidewalks and sidewalk connections, as depicted on the PDP, meet the general purpose of a PD having pedestrian connectivity.

Parking. Per Condition of Approval #2 from PD-03-24, no parking will be permitted with the development of Parcel 3B to encourage shared parking. All parking to serve parcel 3B will be shared with other parcels within the Ace Hardware CDP area. Staff recommends including this condition as a condition of approval for this project to promote consistency and prevent any ambiguity.

Highway Corridor Overlay Standards. During the approval of Phase 3A (ABC) on the adjacent parcel, Planning Staff and the applicant agreed to preserve a 60-foot buffer of existing vegetation plan east in exchange for shifting to Urban Village Highway Corridor Overlay standards. There is some ambiguity with the approved site plan in Phase 3A PDP, as it shows the Urban Village Highway Corridor Overlay buffer continuing into the Phase 3B parcel. Planning Staff supports the applicant's request to shift to Urban Village Highway Corridor Overlay standards for Phase 3B to match and continue the existing buffer down Airport Road.

Modification 1: Change Highway Corridor Overlay standards from Urban Transition to Urban Village. This means that for Phase 3B, the parking area setback and building setback are 40 feet, and the side/rear yard buffer for non-residential zones is 5 feet.

Architectural Review. The building associated with this plan requires 4-sided architecture that complies with UDO §4.10, per section 4.2.3 of the CDP. An Architectural Compliance Permit will not be granted until the architecture complies with the standards. If all renderings meet Architectural Compliance standards, then the buildings will qualify for administrative review, as the proposed building is under 10,000 square feet.

Landscape Standards. Phase 3B must conform to all applicable standards outlined in UDO Chapter 4, except for the Planned Development-specific standards mentioned in UDO section 3.5.14(H).

Modification 2: The side and rear yard buffer applies to the property line between Phase 3B and 3A. Planning Staff supports that the required plantings for this 5-foot buffer shall be dispersed or moved to alternate locations on the site instead of following the property line, as agreed by staff and applicant. This is outlined under the Buffers/Setbacks section of the applicant's narrative. The applicant also added a note to the preliminary site layout that plantings required for the 5-foot side buffer may be redistributed elsewhere within the site...provided that the overall planning quantities required by the UDO are maintained, to prevent any ambiguity.

Based on the revised application materials, Planning Staff determine that the application

contains enough information to be consistent with the CDP and UDO. With the inclusion of the condition of approval from PD-03-24, that no parking is associated with Phase 3B, Staff assess that this project is consistent with Criterion 2.

Additional detailed analysis of compliance with both the CDP and the UDO will involve representatives from all other Community Development departments (such as Streets, Engineering, Fire, etc.) and will occur during site plan and Architectural Compliance Permit review.

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

The proposed development is Phase 3B of the Southern Pines Ace Hardware CDP. The area being developed, which was approved and granted vested rights under the legacy CLRP in 2022, is designated as a “Traditional Mixed-Use” development. The proposed phase will provide an additional commercial use. The proposed development will also be within proximity of a large apartment complex, Sandhills Community College, a traditional residential community, restaurants, a grocery store, medical offices, and the Southern Pines Greenway System.

Planning Staff find that, given the prior phases of development, the connectivity to residential and commercial uses, the Comprehensive Plan designation, and the relative convenience of the location near a variety of existing and planned land uses, the proposed development is located in an appropriate area of town.

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

The property is served by all necessary utilities and transportation infrastructure, and the development will bear the cost of all infrastructure modifications and/or extensions. For these reasons, Staff assess that the application is consistent with this criterion.

V. AGENCY REVIEW AND COMMENTS

A request for comments was emailed to agencies on May 28, 2026. Agencies notified include the Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission, the U.S. Fish and Wildlife Service, Moore County Airport, the North Carolina Department of Transportation, the Moore County Economic Development Partnership, and Duke Energy.

- NCDOT commented that if any utility connections are proposed within their right-of-way, an encroachment agreement/permit from NCDOT will be required for that work. Plans do not propose any utility connections on Airport Road.
- The Moore County Economic Development Partnership stated that they have no comments on this project.
- Duke Energy stated that they have no energy transmission lines in the project area.

- The Regional Land Use Advisory Commission (RLUAC) stated that they have no comment on this project.
- The U.S Fish and Wildlife Service responded on June 26, 2026, stating that the agency has no comments.

VI. STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Development Plan (PDP) provided that the aforementioned modifications are approved, and the second condition from PD-03-24 is included as a condition of approval for Phase 3B:

- I. Staff recommend including the same condition of approval, verbatim, associated with Phase 2 under PD-03-24 as the Condition #1 for PD-04-26:

Condition #1 for PD-04-26 – Parking Volume:

No parking will be permitted with the development of Parcel 3B to encourage shared parking throughout the development. All parking to serve parcel 3B will be shared with all other parcels within the Ace Hardware CDP area. Any uses on parcel 3B will not be required to meet minimum parking standards for their particular use, as it is understood that all parking for this parcel will be shared parking.

Modification 1 – Changing the parking and building setback to follow Urban Village instead of Urban Transition standards, consistent with the previous development Phase 3A, resulting in a landscape buffer, building setback, and parking area setback of 40 feet.

Modification 2 – Consistent with Urban Village HCO standards, the side/rear yard buffer of 5 feet from residential zones is applicable. This buffer would be required between the parking lot of Phase 3A and 3B. Allow the dispersion of the required buffer plantings elsewhere on the site.

With the inclusion of the proposed modifications and one condition of approval, Staff find that the proposed PDP application will be consistent with the approval criteria under UDO 2.18.5(H). With those changes, Staff recommend approval of the proposed development.

VII. ATTACHMENTS

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

1. Draft Findings of Fact – File # PD-04-26
2. PDP Narrative (dated 06-10-26)
3. PDP Justification
4. Existing Conditions
5. RCW Study
6. Previous TIA analysis (06-21-2024)
7. Trip Generation Comparison
8. Preliminary Development Plan
9. Preliminary Elevations

Additional documents related to this application, including, but not limited to, the 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 inspection during normal business hours.

VIII. TOWN COUNCIL ACTION – File # PD-04-26

To either approve or deny a Preliminary Development Plan application, the Town Council must make findings of fact and conclusions as 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:

1. Adopt **Attachment One** of the staff report, as drafted, as Findings of Fact for PD-04-26.

-OR-

2. Adopt **Attachment One** of the staff report as Findings of Fact for PD-04-26, 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-04-26.

-OR-

2. Deny the Preliminary Development Plan for PD-04-26.

-OR-

3. Approve the Preliminary Development Plan for PD-04-26 with the following additional conditions:

Condition #1 for PD-04-26 – Parking Volume

No parking will be permitted with the development of Parcel 3B to encourage shared parking throughout the development. All parking to serve parcel 3B will be shared with all other parcels within the Ace Hardware CDP area. Any uses on parcel 3B will not be required to meet minimum parking standards for their particular use, as it is understood that all parking for this parcel will be shared parking.

ATTACHMENT I
Draft Findings of Fact
Case Number PD-04-26

- 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.

Pursuant to UDO §3.5.14 (PD – Planned Development), the Preliminary Development Plan (PDP) demonstrates consistency with the stated purposes of the Planned Development (PD) district as outlined in the Town’s Unified Development Ordinance. The Southern Pines Ace Hardware CDP is a General Business and General Business / Office Service development that was approved in 2022. The CDP establishes a vision for this property as a “high-quality commercial and office center that will be carefully integrated into the surrounding development areas.” The prior Phase 1 of development resulted in a large retail center in the southernmost portion of the property; Phase 2 of development has resulted in two mixed-use buildings with medical office and restaurant space; and Phase 3A has resulted in retail and warehouse space. This phase, Phase 3B, proposes a ±2,537-square-foot quick-service restaurant with a drive-thru. Following a review of the Southern Pines Ace Hardware CDP and the Planned Development District section in the UDO, there is no significant inconsistency between the proposed land uses and design in Ace Hardware Phase 3B; thereby, the application demonstrates that it will achieve the purposes of the PD and this section.

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

The PDP is overall consistent with the CDP and conforms to all applicable provisions within the UDO. The application contains enough information to be consistent with the CDP and UDO, with the inclusion of the condition of approval from PD-03-24, that no parking is associated with Phase 3B. Additionally, with the inclusion of the proposed site modifications to the Highway Corridor Overlay standards, the PDP more cohesively integrates with the overall CDP.

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

The area being developed, which was approved and granted vested rights under the legacy CLRP in 2022, is designated as a “Traditional Mixed-Use” development. The

proposed phase will provide an additional commercial use in an area containing a large apartment complex, Sandhills Community College, a traditional residential community, restaurants, a grocery store, medical offices, and the Southern Pines Greenway System. The prior phases of development, the connectivity to residential and commercial uses, the Comprehensive Plan designation, and the location near a variety of existing and planned land uses indicate that the proposed development is located in an appropriate area of town.

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

All necessary utilities and transportation infrastructure serve the property, and the development will bear the cost of all infrastructure modifications and/or extensions. For these reasons, the proposed development will not create inefficient extensions or expansions of public utilities or service.



SOUTHERN PINES ACE HARDWARE – PHASE 3B PRELIMINARY DEVELOPMENT PLAN (PDP) NARRATIVE

The development of the property identified as “Southern Pines Ace Hardware – Phase 3B,” as shown in the submitted exhibits, represents the final phase of the overall Southern Pines Ace Hardware development. This phase proposes the construction of a ±2,537-square-foot restaurant with a drive-thru lane on approximately 0.56 acres. All information, descriptions, and calculations included with this application pertain specifically to the development of this parcel.

Phase 3B will be accessed via Capital Drive and through the existing internal circulation network associated with the Moore County ABC property, both of which were completed as part of Phases 1 and 3A of the development. The project is intended to continue the established character of the overall development by providing a high-quality commercial center that is carefully integrated with the surrounding area and compatible with adjacent development patterns. Architectural themes, landscaping, and site design elements consistent with the character of Southern Pines will be incorporated in accordance with the Town of Southern Pines UDO and the approved Conditional Development Plan (CDP). The proposed restaurant use is consistent with the approved CDP and permitted list of uses for the development.

The project falls within the Cape Fear, Little River (Intake No. 2) watershed which is designated as a high-quality watershed. A watershed protection permit was approved by the Town of Southern Pines during Phase 1 of the development. The project also falls within foraging partitions of one active and one abandoned red-cockaded woodpecker (RCW) cluster. Dr. J. H. Carter III and Associates have conducted a foraging habitat analysis for the property which has been reviewed by the US Fish and Wildlife Service (USFW). The review letter from USFW was submitted during previous phases of the project. The Phase 3B area has been cleared of existing vegetation prior to the current development. There are no floodplains or wetlands located on the property. The project will fully comply with all general notes and standards included in the approved Southern Pines Ace Hardware Conceptual Development Plan (CDP).

Design standards for individual elements of the development are described below.

- **Pedestrian Connectivity**
 - During previous phases of the development, a sidewalk was installed along the North Side Capital Drive. A connection to the existing sidewalk will be provided to the proposed building allowing interconnected pedestrian circulation throughout the Ace Hardware development as well as the adjacent Tyler’s Ridge Development.
- **Parking**
 - As discussed and approved as part of the Phase 2 and Phase 3A Preliminary Development Plan (PDP) approvals, no new parking spaces are proposed with this phase of development. Parking is intended to be shared within the overall development, and parking associated with the proposed restaurant use will be accommodated through the existing adjacent parking area constructed with the Moore County ABC facility as part of Phase 3A.

- Stacking spaces for the proposed drive-thru lane are identified on the site plan and have been designed to comply with the requirements of the UDO. At this time, the drive-thru operation is intended to function as a pick-up lane for online orders rather than a traditional drive-thru with an order board. Should the operational model change prior to site plan approval, the applicant will verify and demonstrate that the drive-thru stacking capacity continues to satisfy all applicable UDO requirements.
- **Streets and Access**
 - Main access to the property as described in this PDP will be provided from Capital Drive. Access to the property from NC Highway 22 and Airport Rd is also available via Olivetree Lane and the Capital Drive.
 - A Traffic Impact Analysis (TIA) has been submitted during previous phases of the development. An updated trip generation report for the proposed phase and use was provided with the application and reviewed by town staff.
- **Landscaping**
 - Landscaping will be provided as required by the Town of Southern Pines UDO in Section 4.3.
 - Buffer plantings will follow the guidelines and standards as described in this document to follow the Urban Village Highway Corridor standards following the trend established with Phase 3A of the project.
- **Lighting**
 - All lighting on the property will follow Section 4.8 of the CDP and Section 4.2.6 of the CDP. Lighting levels along streets and in parking areas will be provided to meet the UDO standards for safety and match the existing community. Proposed lighting fixtures will match previous phases of development. All light will be projected downward to limit any light spilling onto adjacent properties.
- **Open Space**
 - Required open space for the overall Southern Pines Ace Hardware development per section 4.2.2 of the CDP is 20%. A minimum of 10% of the provided open space shall be usable open space as described in section 3.5.14 of the UDO. While no open space is required for each individual phase of the development, the overall development must meet the open space requirements.
 - The area identified as open space in the submission set includes the required 40' Urban Village Highway Corridor Overlay buffer and will be planted per the buffer planting standards of the Southern Pines UDO.
 - An updated 'running' tabulation for the overall Southern Pines Ace Hardware property has been provided on Sheet L.1.1 of the submission set. With completion of this phase, the overall and useable open space requirements have been met.
- **Stormwater**
 - The property is located within a state regulated and protected drainage basin. As such stormwater design will fully comply with all aspects of applicable local and state standards and regulations for storm water management and watershed protection, including specific requirements for erosion and sedimentation control. Best management practices at the time of development for each phase shall be utilized in accordance with NCDEQ guidance. Stormwater must be maintained

on the overall property to meet the Town of Southern Pines, NCDEQ, and any other stormwater regulations.

- The stormwater management facility approved and constructed as part of Phase 3A, located across Capital Drive from the proposed Phase 3B development, was designed with sufficient capacity to accommodate stormwater runoff from this phase of the project. Stormwater generated by Phase 3B will be conveyed to and treated within this existing facility.
- Detailed stormwater management plans and supporting engineering calculations will be prepared and submitted during the site engineering phase. These plans will be subject to review and approval by the Town's engineering staff and all applicable regulatory agencies prior to construction.

- **Utility Service**

- Adequate water and sewer service can be provided by the Town of Southern Pines to service this development. Utility extensions were installed with the completion of Capital Drive that was part of Phase 1 of the project. All utilities on the site will be located underground and installed per the policies of the local utility providers and the Town of Southern Pines.

- **Buffers/Setbacks**

- Phase 3B will be developed in accordance with the standards approved as part of Phase 3A, which modified the underlying buffer and setback requirements to align with the Urban Village Highway Corridor Overlay standards. Consistent with those approvals, a 40-foot building and parking setback and a 40-foot planted buffer is proposed. This buffer will extend and complete the landscaped buffer established along Airport Road during Phase 3A of the development providing a uniform and consistent treatment along the projects frontage with Airport Road.
- Urban Village Highway Corridor Overlay standards require a 5-foot buffer between Phases 3A and 3B. However, due to the integrated design, shared parking, and interconnected circulation between the two phases, both the applicant and planning staff determined that installing a physical buffer between them would not be consistent with the intended function and cohesiveness of the development. Instead, it was agreed that the landscaping and planting materials otherwise required within this buffer area would be redistributed to other locations throughout the site, maintaining the overall landscaping intent while supporting a unified site design

- **Architectural Character**

- The proposed building is intended to meet the standards of the commercial building design guidelines described in Section 4.10 of the Town of Southern Pines UDO. Building height will be compliant with the Highway Corridor Overlay District standards which limits buildings to a maximum height of 35'. The proposed building will be one story and be under the maximum height requirement.
- The proposed building complies with the orientation requirements per section 4.10.4(A) by establishing Airport Road as its primary frontage. The building's principal architectural features, including its primary customer entrance and storefront design elements, are oriented toward Airport Road, the higher-order street. The primary entrance is located at the northeast corner of the building and

is designed to address both Airport Road and the adjacent shared parking area through a corner oriented set of double doors, while an additional customer entrance is provided directly along the Airport Road elevation. The Airport Road façade is designed as the building's primary elevation, incorporating storefront-style architectural elements, transparency, and detailing that create a strong visual presence along the corridor. Through the placement of entrances and the emphasis placed on the Airport Road frontage, the building clearly establishes its orientation toward the street and fulfills the intent of the orientation standards.

- While the Airport Road facing façade will serve as the primary frontage for the building, the proposed building will incorporate four sided architecture as required per the CDP and consistent with previous approvals within the development.
- The proposed site design complies with the Airport Road frontage requirements established in the CDP. Consistent with these standards, no parking is located between the building and Airport Road. As described earlier in this narrative, no new parking is proposed as part of this phase. The drive-thru lane is located between the building and Airport Road; however, this configuration is expressly permitted by the Concept Development Plan. As designed, the site satisfies both the intent and specific requirements of the CDP by maintaining a parking-free frontage along Airport Road while utilizing shared parking resources within the development.
- Due to the operational requirements of the drive-thru and the location of internal vehicular connections to the shared parking area, the proposed frontage zone is located on the eastern side of the building, where outdoor seating and dining areas may be provided. This area will be connected to the existing pedestrian circulation network with a connection to the existing sidewalk along capital drive. This configuration proposes a creative application of the frontage zone standard that is designed to integrate well with the overall site design and is consistent with previously approved designs located along capital drive.

- **Signage**

- All signage will be designed in conformance with the requirements of the Town of Southern Pines UDO in Section 4.6. Signs for "Shopping Centers" will follow Section 4.6.13 and maintain a Unified Sign Plan.
- Sign location as shown on Sheet L-1.1 of the submission set are permitted in the CDP. Signage, internal to the development, may be provided throughout the property for purposes of identification and wayfinding.
- The existing overall shopping center sign, along Airport Road, may include signage for businesses from the adjoining retail buildings and shopping center area for parcels with access along Capital Drive and Olivetree Lane.

The descriptions and conditions described above will apply to the development as indicated in the Preliminary Development Plan document. The proposed plan utilizes the CDP's development standards and implements the final phase of development within the Southern Pines Ace Hardware development. This phase of the development meets the standards of the Southern Pines Ace Hardware CDP. Should the CDP be amended, any standards indicated on the attached plans may be amended to accommodate the revised standard, without

requiring amendment to these PDP documents.

In summary, the proposed PD – PDP and surrounding development is consistent with the Town's Comprehensive Long-Range Plan (CLRP) and promotes its objectives. The CLRP designates the property as Traditional Mixed-Use. This PDP proposes a restaurant space within the adjacent mixed-use development. The approved CDP describes a master planned mixed-use development. The proposed PDP complies with the standards as established in the CDP and Southern Pines UDO.

EXHIBIT A

Southern Pines Ace Hardware – Phase 3B Preliminary Development Plan 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 Unified Development Ordinance (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 PDP conforms to all standards set forth in the Conceptual Development Plan (CDP) and the standards set forth in the UDO. The plans included with the CDP demonstrate the overall compliance with the UDO and this PDP follows the standards of the CDP. The PD District, Comprehensive Long-Range Plan (CLRP) and the CDP all encourage a traditional mixed-use development that reflects the standards of the existing area that surrounds the phase of development described in the PDP. The PDP submitted meets these goals.

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

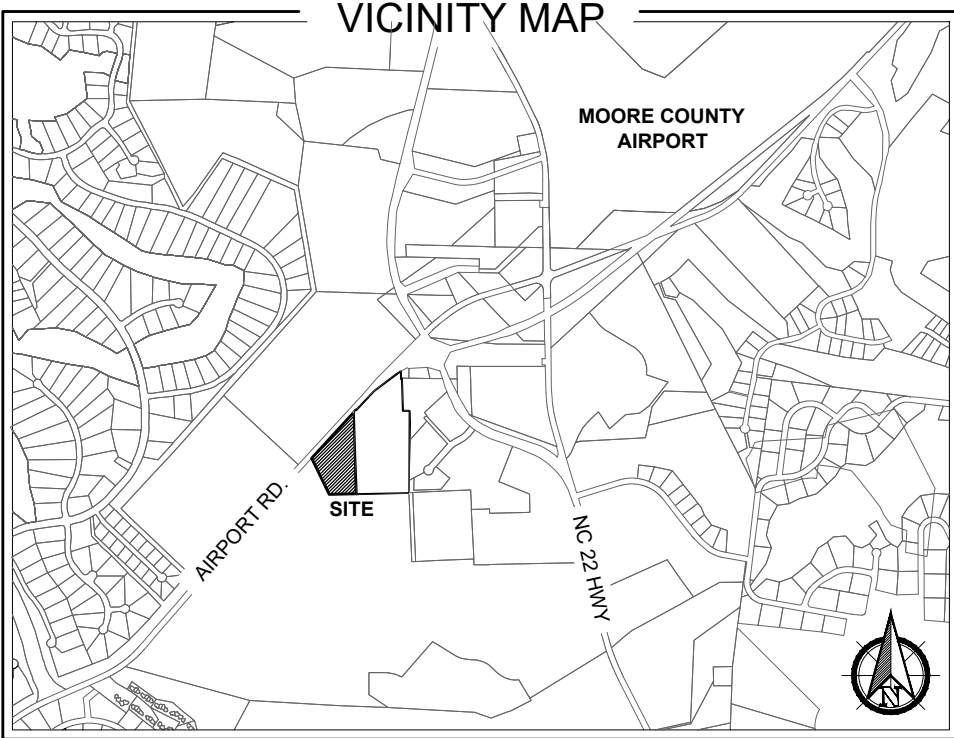
The PDP is consistent with and meets all standards and requirements provided in the CDP plans and conforms to the standards of the UDO. The development of restaurant space is consistent with the Conceptual Land Use Plan shown on Sheet L 1.1 of the CDP master plan.

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

The PDP is consistent with the CDP and the surrounding community which includes mixed-use buildings (office, medical office, and restaurant), retail, hardware supply store, multi-family apartment, and child day care center. The CLRP, which takes into account surrounding land uses, designates this property as traditional mixed-use. The development of restaurant space included in the PDP is consistent with the surrounding land uses and appropriate for this area. With the development standards set forth in the UDO and CDP, the PDP will be compatible with the surrounding neighborhoods and land uses.

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

Water and sewer utilities are readily available for the project. Water and sewer utilities are located in Captial Drive, Olivetree Lane, and Airport Road. Capital Drive was extended to Airport Rd during Phase 1 of the project and included utility extensions that will serve this phase. Stormwater management devices will be provided as necessary and required to control stormwater runoff for the property. Stormwater will be piped to the stormwater management device that was built with previous phases of the development. Detailed plans and calculations will be provided during the detailed site engineering process.



SANDHILLS COMMUNITY COLLEGE
BOARD OF TRUSTEES
PIN: 857308878977
PARCEL ID: 00038510
DB: 306 DP: 405

SANDHILLS COMMUNITY COLLEGE
BOARD OF TRUSTEES
PIN: 857300869842
PARCEL ID: 00037050
DB: 937 DP: 262

SOUTHERN PINES ACE LAND COMPANY, LLC
PIN: 857300963893
PARCEL ID: 00033603
DB: 5749 DP: 375

PHASE 3B
SOUTHERN PINES ACE LAND COMPANY, LLC
PIN: 857300972378 & 857300972306
PARCEL ID: 20240767 & 20240768
DB: 5782 & 5749 DP: 400 & 375

PHASE 3A
MOORE COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD
PIN: 857300974571
PARCEL ID: 00033604
DB: 6232 DP: 201

PHASE 2
MABRC PARTNERS, LLC
PIN: 857300975222
PARCEL ID: 20240757
DB: 6374 DP: 482

LEGEND

- = PROPERTY BOUNDARY
- - - - - = EXISTING CONTOUR
- - - - - = EXISTING WATERLINE
- - - - - = EXISTING SEWER LINE

ZONING INFORMATION

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

EXISTING SETBACKS (PD):
FRONT: NA
INTERIOR SIDE: NA
EXTERIOR SIDE: NA
REAR: NA

PROPERTY INFORMATION

PROPERTY OWNER:
SOUTHERN PINES ACE LAND COMPANY, LLC
215 CAPITAL DRIVE
CARTHAGE, NC 28327

APPLICANT:
RHETSON COMPANIES, INC
2075 JUNIPER LAKE RD. WEST END, NC 27376

TOTAL ACREAGE (PHASE 3B): ±.56 AC

WATERSHED INFORMATION

WATERSHED 1:
BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

THIS PROPERTY IS IN A HIGH QUALITY WATERSHED

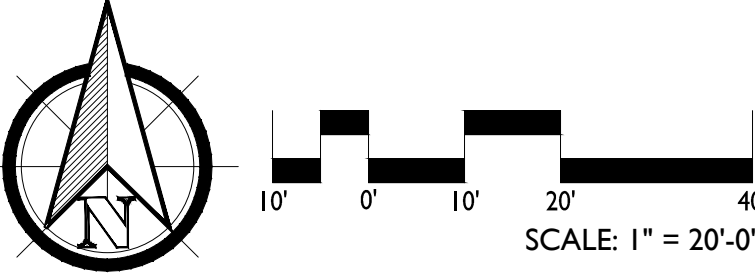
FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8573
MAP(S): 3710857300J
DATE: OCTOBER 17, 2006

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.



3 SE

140 APPLECROSS RD, SUITE B
PINEHURST, NC 28374
P: (910) 684-8487
W: www.v3co.com

REVISIONS:

REVISIONS:

REVISIONS:

ACE HARDWARE - PHASE 3B
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 05/27/26
DESIGNED BY: REK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
PROJECT #: 260419
SHEET NUMBER: L-1.0

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

18 May 2026

Parcel size	0.40 acres and 0.16 acre	Jurisdiction	Southern Pines
Within 0.5 mile of Active or Managed RCW Cluster	Yes	Cluster #	SOPI 34
Within active or managed RCW foraging partition	Yes		
Cluster on Safe Harbor property	Yes (parcel is not)	Baseline Cluster	Yes
Within 200ft RCW Cluster Buffer	No	Cluster Status	Active
Distance to nearest RCW Cavity Tree	610 feet	Cavity Tree #	3192
Within 200 feet of RCW Cavity Tree	No	Cavity Tree Status	Active Start
Within 50 feet of RCW Cavity Tree	No		
Impacts to RCW Cavity Tree(s)	No		
Are there RCW Related Restriction	No	Formal USFWS response required	No

Mr. Bob Koontz

Dear Mr. Koontz:

On 11 May 2026, a biologist from Dr. J. H. Carter III & Associates, Inc. (JCA) conducted a red-cockaded woodpecker (*Dryobates borealis*) (RCW) survey of 2 adjacent undeveloped parcels (0.40-acre (ID#20240767) and 0.16-acre (ID#20040768) on Airport Road, Southern Pines, Moore County, North Carolina (NC). The parcels are within a previously cleared retail area.

The parcels had a dense ground cover of mowed grass.

No RCW cavity trees were observed on the parcels or within 200 feet (ft.) of the parcels. The parcels are within the one-half mile radius foraging habitat partition for active SOPI Cluster

34. The nearest known RCW cavity tree (#3192) contains an active start and is located approximately 510 feet (ft.) northwest of the parcel in SOPI 34.

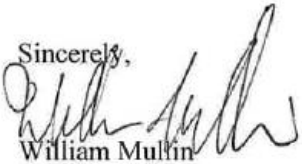
The RCW Recovery Plan (United States Fish & Wildlife Service (USFWS) 2003) defines a cluster as the aggregation of cavity trees used and defended by a group of RCWs plus a 200-ft. buffer of contiguous forest. The Recovery Plan also outlines the minimum acreage, distribution and stocking levels of foraging 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 prior to such removals.

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 developing this parcel.

The RCW survey results are valid for a period of **one year** from the date of this letter.

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

Sincerely,

William Mullin
Wetland & Wildlife Biologist

June 21, 2024

DRMP Job #:24507

James Michel, PE, MBA
Town Engineer/Asst. Public Works Director
Town of Southern Pines

Subject: Traffic Assessment for Phases 2 and 3
Ace Hardware Development – Southern Pines

Dear Mr. Michel:

This letter provides a Traffic Assessment for Phase 2 and Phase 3 of the Ace Hardware Development located at Airport Road and NC 22 (Central Drive) in Southern Pines. Phase 2 and Phase 3 are part of the overall Ace Hardware development that has an approved Concept Development Plan (CDP). Phase 2 is the parcel immediately north of the existing Ace Hardware store and is proposed to include two buildings with a total of approximately 12,650 s.f. of space. Phase 3 is the parcel adjacent to Airport Road and is proposed to include an ABC store along with a Food Truck area. The ABC store (Phase 3A) includes 10,000 s.f. of retail/office space and 10,000 s.f. of warehouse space.

A Traffic Impact Analysis (TIA) for the overall development (named Southern Pines Retail) was prepared in February 2022. The TIA assumed the overall development would include a 53,271 s.f. Ace Hardware store, 45,300 s.f. of retail space, and a 4,800 s.f. fast-food restaurant with drive-through. This TIA was reviewed by NCDOT and required transportation improvements were identified for the overall development in the April 11, 2022 letter (see attached). These improvements are required based on the TIA that was prepared for the overall development.

A TIA Addendum was prepared in June 2022 as part of the PDP process for the Ace Hardware store (phase 1). The TIA Addendum was prepared to better identify and isolate traffic impacts associated with the Ace Hardware store to determine what improvements should be required of this phase of development. The TIA Addendum included less density for other parcels within this development to help identify impacts specifically of the Ace Hardware store, while still accounting for future development of other parcels. Since the TIA Addendum was completed specifically for the Ace

Hardware store approval (phase 1), the overall TIA for the development is the approved traffic study for the Concept Development Plan (CDP) with improvements required of the overall development.

Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the current development plan were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table 1 provides a summary of the trip generation for the current development plan. The trip generation includes the already approved and constructed Ace Hardware store since it is part of the overall development and is needed to accurately calculate internal capture trips. Phase 1 is shown in blue, phase 2 uses in orange, and phase 3 uses in green in Table 1.

Table 1: Trip Generation Summary – Overall Ace Hardware Development

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Hardware Store (816)	58,182 s.f.	470	42	39	31	33
Liquor Store (899)	5,000 s.f.	726	13	13	47	47
General Office (710)	5,000 s.f.	86	11	2	2	12
Warehousing (150)	10,000 s.f.	54	19	6	8	20
Retail (<40 KSF) (822)	10,510 s.f.	674	18	12	40	41
Fast-Food Restaurant w/ Drive-Thru (934)	2,140 s.f.	1,000	49	46	37	34
Total Trips		3,010	152	118	165	187
<i>Internal Capture (12% AM & 16% PM)</i>			-19	-15	-26	-30
Total External Trips			133	103	139	157
<i>Pass-By Trips: Hardware Store (26% PM)</i>			--	--	-7	-7
<i>Pass-By Trips: Retail (29% PM)</i>			--	--	-10	-10
<i>Pass-By Trips: Fast-Food Restaurant w/ Drive-Thru (50% AM, 55% PM)</i>			-21	-21	-16	-16
Total Primary Trips			112	82	106	124

Internal capture trips were calculated for the overall development based on the NCHRP Report 684. In addition, pass-by trips were calculated for the appropriate land uses based on pass-by percentages

from ITE. After reductions for internal capture and pass-by trips, the proposed development plan will generate approximately 194 new weekday AM peak hour trips (112 entering and 82 exiting), and 230 new weekday PM peak hour trips (106 entering and 124 exiting).

Trip generation used in the original TIA report for the development was higher than the total trip generation for the current development plan. The original TIA report included trip generation for more retail density than is currently proposed with Phases 2 and 3. Table 2 provides a comparison of the trip generation for the current proposed development plan and the trip generation used in the TIA report.

**Table 2: Trip Generation Comparison
Current Proposed Development Plan vs. TIA**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Ace Hardware Development Plan (Full Build Out)						
Total Primary Trips		3,010	112	82	106	124
TIA Development Plan (from February 2022 TIA)						
Total Primary Trips		6,260	177	130	125	131
DIFFERENCE		-3,250	-65	-48	-19	-7

As shown in Table 2, the current development plan will generate over 3,200 fewer daily trips, approximately 113 fewer AM peak hour trips, and approximately 26 fewer PM peak hour trips than was assumed in the original TIA report. All improvements required for the development (in the NCDOT TIA approval letter) were based on the higher trip generation in the TIA report. The overall impact of development trips will be less than assumed in the original TIA report.

Summary

The proposed plans for Phase 2 and Phase 3 of the Ace Hardware development will result in a lower trip generation in the overall development than was shown in the previous TIA report prepared for the overall development. Since the trip generation is lower for the overall development with the current proposed plans for Phase 2 and Phase 3, an additional traffic study is not necessary.



Improvements identified as part of the TIA review are required of the development and would be expected as part of completion of the overall development.

If you should have any questions or comments regarding this letter, please feel free to contact me

[Redacted contact information]

Sincerely,

A handwritten signature in black ink, appearing to read 'Rynal Stephenson', written over a white background.

Rynal Stephenson, P.E.
Chief Traffic Analysis Engineer
DRMP, Inc.

[Redacted signature line]



Attachments: NCHRP Internal Capture Tables

TIA Trip Generation Table

NCDOT TIA Review Letter (April 11, 2022)

Concept Development Plan for Overall Development

Phases 2 and 3 Preliminary Development Plans

cc: DeAngelo Jones (NCDOT)
Bob Koontz, PLA, Koontz Jones Design
Dagoberto Juarez Pozos, PE (NCDOT)
Nicholas Lineberger, PE (NCDOT Congestion Management)

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Southern Pines Retail		Organization:	DRMP	
Project Location:	Southern Pines, NC		Performed By:	RS	
Scenario Description:			Date:	6/20/2024	
Analysis Year:	Buildout		Checked By:		
Analysis Period:	AM Street Peak Hour		Date:		

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	816/822/899	182 , 10,510, 50	sq. ft.	137	73	64
Restaurant	934	2,140	sq. ft.	95	49	46
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				232	122	110

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		9	0	0	0
Restaurant	0	6		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	255	134	121
Internal Capture Percentage	12%	11%	12%
External Vehicle-Trips ⁵	204	108	96
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	8%	13%
Restaurant	17%	12%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual* , published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Southern Pines Retail			Organization:	DRMP
Project Location:	Southern Pines, NC			Performed By:	RS
Scenario Description:				Date:	6/20/2024
Analysis Year:	Buildout			Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	816/822/899	182 , 10,510, 50	sq. ft.	239	118	121
Restaurant	934	2,140	sq. ft.	71	37	34
Cinema/Entertainment				0		
Residential				0		
Hotel				0		
All Other Land Uses ²				0		
				310	155	155

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office	1.10	0%	0%	1.10	0%	0%
Retail	1.10	0%	0%	1.10	0%	0%
Restaurant	1.10	0%	0%	1.10	0%	0%
Cinema/Entertainment	1.10	0%	0%	1.10	0%	0%
Residential	1.10	0%	0%	1.10	0%	0%
Hotel	1.10	0%	0%	1.10	0%	0%
All Other Land Uses ²	1.10	0%	0%	1.10	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4000	4000		4000	
Retail					4000	
Restaurant					4000	
Cinema/Entertainment					4000	
Residential		4000	4000			
Hotel					4000	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		12	0	0	0
Restaurant	0	15		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	341	171	170
Internal Capture Percentage	16%	16%	16%
External Vehicle-Trips ⁵	261	131	130
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	12%	9%
Restaurant	29%	41%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is expected to consist of a 53,271 sq. ft. hardware store, 45,300 sq. ft. of general retail, and a 4,800 sq. ft. fast-food restaurant with drive-thru. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 3 provides a summary of the trip generation potential for the site.

Table 3: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Hardware Store (816)	53,271 sq. ft.	490	37	35	30	30
Shopping Center (820)	45,300 sq. ft.	3,510	108	66	145	157
Fast-Food Restaurant w/ Drive-Thru (934)	4,800 sq. ft.	2,260	98	95	82	75
Total Trips		6,260	243	196	257	262
<i>Internal Capture (11% AM & 21% PM)*</i>			-24	-24	-55	-54
Total External Trips			219	172	202	208
<i>Pass-By Trips: Hardware Store (49% AM, 50% PM)</i>			--	--	-6	-6
<i>Pass-By Trips: Shopping Center (43% PM)</i>			--	--	-40	-40
<i>Pass-By Trips: Fast-Food Restaurant w/ Drive-Thru (36% PM)</i>			-42	-42	-31	-31
Total Primary Trips			177	130	125	131

*Utilizing methodology contained in the NCHRP Report 684.

It is estimated that the proposed development will generate approximately 6,260 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 439 trips (243 entering and 196 exiting) will occur during the



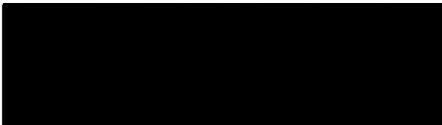
STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

April 11, 2022

Nate Bouquin, P.E.



SUBJECT: Traffic Impact Analysis
Southern Pines Retail, Moore County

Dear Mr. Bouquin,

Thank you for submitting the Traffic Impact Analysis for the subject development. The preliminary site plan and traffic impact analysis have been reviewed by District, Division, and Congestion Management staff in accordance with the Policy on Street and Driveway Access to North Carolina Highways. We have the following comments for the subject access permit.

Airport Road and Site Drive 1

- Construct the northbound approach with one (1) ingress lane and two (2) egress lanes, striped as exclusive right turn and left turn lanes as well as provide a minimum of 100 feet of internal protected stem.
- Construct an eastbound right-turn lane with 100 feet of storage and appropriate taper.
- Construct a westbound left turn lane with 150 feet of storage and appropriate taper.

Airport Road and NC 22 Roundabout

- Construct an exclusive eastbound right-turn slip lane with a minimum of 150 feet of storage and appropriate taper.

NC 22 and Olive Tree Lane

- Monitor intersection for future eastbound congestion movements and convert entrance to a right in-right out once warranted by NCDOT.



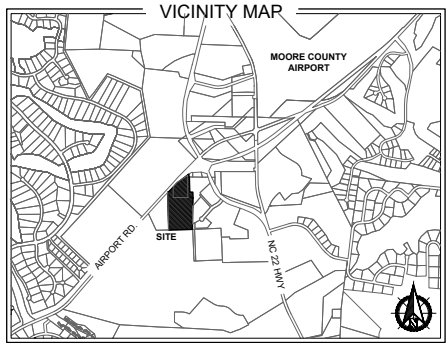
Please incorporate the above comments into your planning. When the above comments have been addressed, please submit site plans along with applicable permits to this office for review. If further information is needed, please advise.

Sincerely,

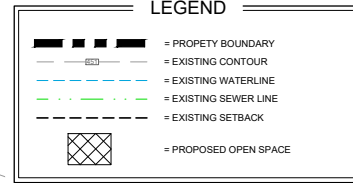
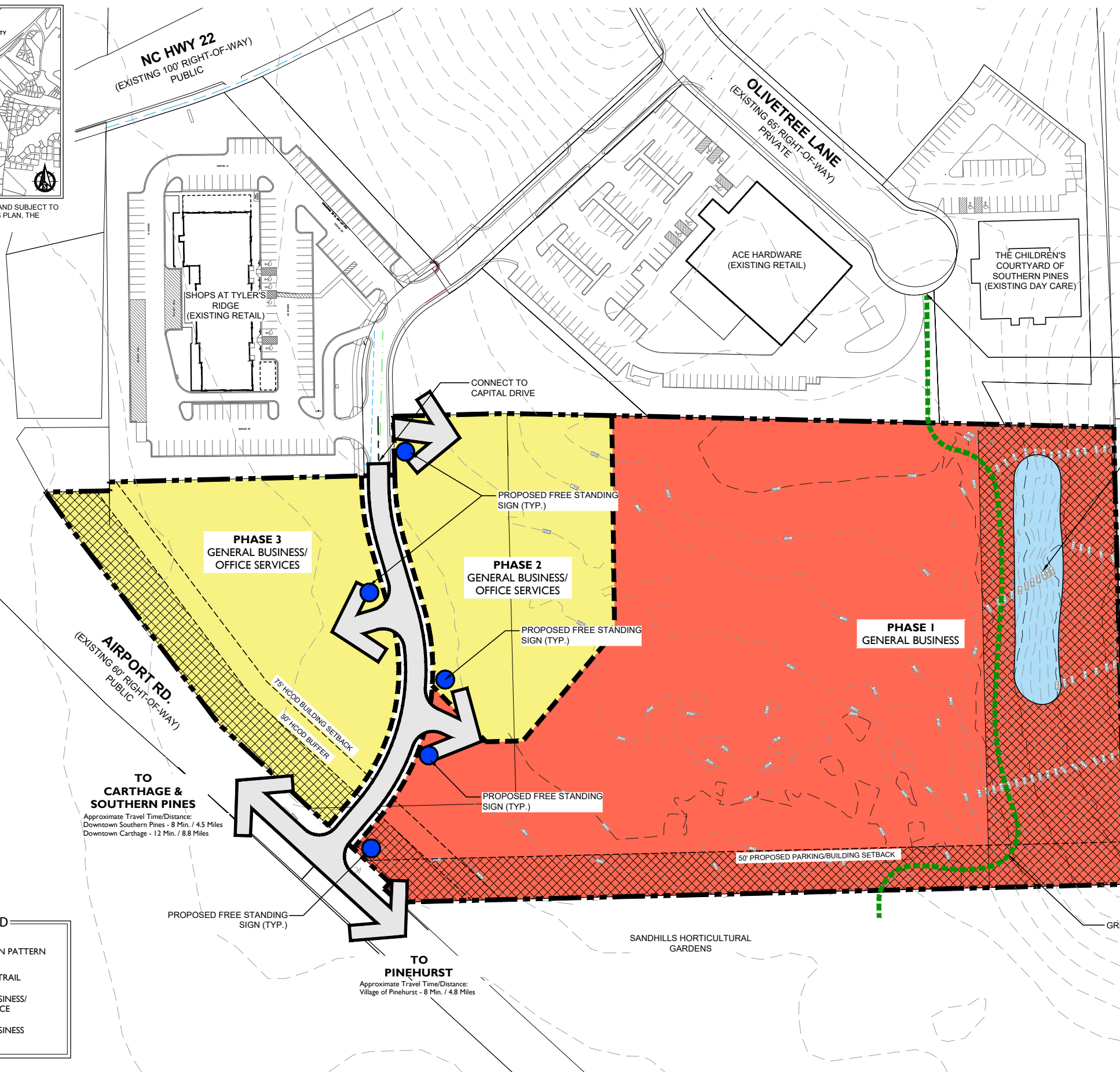
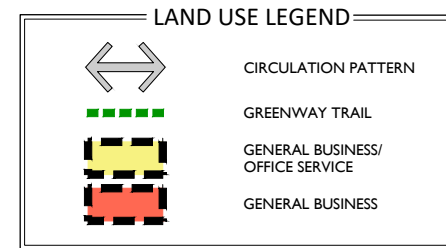
A handwritten signature in black ink, appearing to read 'Matthew Kitchen', written in a cursive style.

Matthew Kitchen, PE
District Engineer

CC: Patrick Norman, PE
John Grant, PE
David Willett
Josh Brooks, PE
File



* THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE. THE PROPERTY OWNER MAY MODIFY THIS PLAN, THE ILLUSTRATED USES AND ANY PHASING.



PHASING PLAN NOTES:

1. DUE TO THE UNCERTAINTY OF ECONOMIC FACTORS THAT INFLUENCE LAND DEVELOPMENT, SOME FLEXIBILITY IN THE SEQUENCING OF PHASES IS NECESSARY AND IS TO BE BASED ON MARKET DEMANDS AND NECESSARY INFRASTRUCTURE IMPROVEMENTS.
2. RATHER THAN TYING THE PHASING TO SPECIFIC DATES AND SEQUENCING, PHASING IS TIED TO REQUIRED INFRASTRUCTURE IMPROVEMENTS INCLUDING ROADWAY, WATER LINE, AND SEWER LINE CONSTRUCTION ADEQUATE TO SERVE THE PHASE TO BE DEVELOPED. PHASES ARE NOT REQUIRED TO DEVELOP SEQUENTIALLY WITHIN THIS PLAN BUT COULD NOT DEVELOP UNTIL THE ADEQUATE INFRASTRUCTURE IS PROVIDED TO ACCOMMODATE THE PROPOSED PHASE. PHASES MAY ALSO BE DEVELOPED AND COMBINED WITH OTHER PHASES AND SUBPHASES.
3. PHASING AND REQUIREMENTS FOR EACH PHASE WILL BE REVIEWED AT SUCH TIME AS A PDP IS SUBMITTED FOR AN INDIVIDUAL PHASE.

OPEN SPACE NOTES:

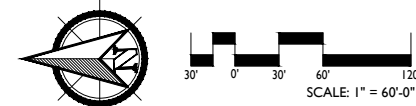
1. THE GENERAL LOCATION OF OPEN SPACES AND WATER BODIES IS SHOWN ON SHEET L-1.1. THESE LOCATIONS ARE CONCEPTUAL IN NATURE AND MAY VARY IN SIZE AND LOCATION DURING THE DETAILED SITE PLAN PROCESS.
2. A MINIMUM OF 20% OF TOTAL OPEN SPACE SHALL BE PROVIDED. A MINIMUM 10% OF THE PROVIDED OPEN SPACE SHALL BE USABLE OPEN SPACE AS DESCRIBED IN SECTION 3.5.14 OF THE UDO. A RUNNING TABULATION WILL BE PROVIDED DURING THE PDP PROCESS FOR EACH INDIVIDUAL PHASE.

TRANSPORTATION PLAN NOTES:

1. ALL STREETS AND PARKING AREAS WILL BE DESIGNED TO MEET THE TOWN OF SOUTHERN PINES ENGINEERING STANDARDS OR ADDITIONAL GEOTECHNICAL ENGINEERING RECOMMENDATIONS WILL BE PROVIDED AS AN ALTERNATIVE BASED ON THE SPECIFIC SOIL CONDITIONS ON THE PROPERTY
2. STORMWATER MANAGEMENT FOR THE TRANSPORTATION FACILITIES AND FUTURE DEVELOPMENT WILL BE PROVIDED USING BEST MANAGEMENT PRACTICES, IN REGIONAL STORMWATER DETENTION FACILITIES. FACILITIES WILL BE LOCATED IN THE GENERAL LOCATIONS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN. AS ILLUSTRATED ON THIS SHEET, THE DRAINAGE FLOW ARROWS DESIGNATE THE GENERAL FLOW OF WATER BASED ON THE EXISTING TOPOGRAPHY. DRAINAGE WILL FLOW TOWARDS THE GENERAL AREA WHERE THE PROPOSED STORMWATER MANAGEMENT DEVICE IS SHOWN. THE LOCATION OF STORMWATER MANAGEMENT DEVICES ARE SUBJECT TO CHANGE THROUGHOUT THE CONTINUED DEVELOPMENT OF THE PROPERTY BASED ON DETAILED ENGINEERING PLANS. EACH INDIVIDUAL SITE MAY ALSO ELECT TO PROVIDE STORMWATER ON-SITE DEPENDING UPON THE SITE CONDITIONS AND ENGINEERING STANDARDS. STORMWATER MUST BE MAINTAINED ON THE OVERALL PROPERTY TO MEET THE TOWN OF SOUTHERN PINES AND ALL STATE AND FEDERAL STANDARDS.
3. NO ENDANGERED SPECIES ARE LOCATED ON THE PROPERTY.
4. TRAVEL DISTANCES & TIMES WERE OBTAINED FROM GOOGLE MAPS AND REFLECT TYPICAL DRIVING TIMES OBSERVED FROM 9-5 PM. TRAVEL TIMES MAY FLUCTUATE BASED ON TIME, WEATHER, CONSTRUCTION, TRAFFIC ACCIDENTS, AND INCREASES IN TRAFFIC DUE TO HOLIDAYS AND SPECIAL EVENTS.

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT DEPICTED ON THESE PLANS. THE LANDSCAPE ARCHITECT AND ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE PROJECT LIMITS. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY BY THE CONTRACTOR.



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

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

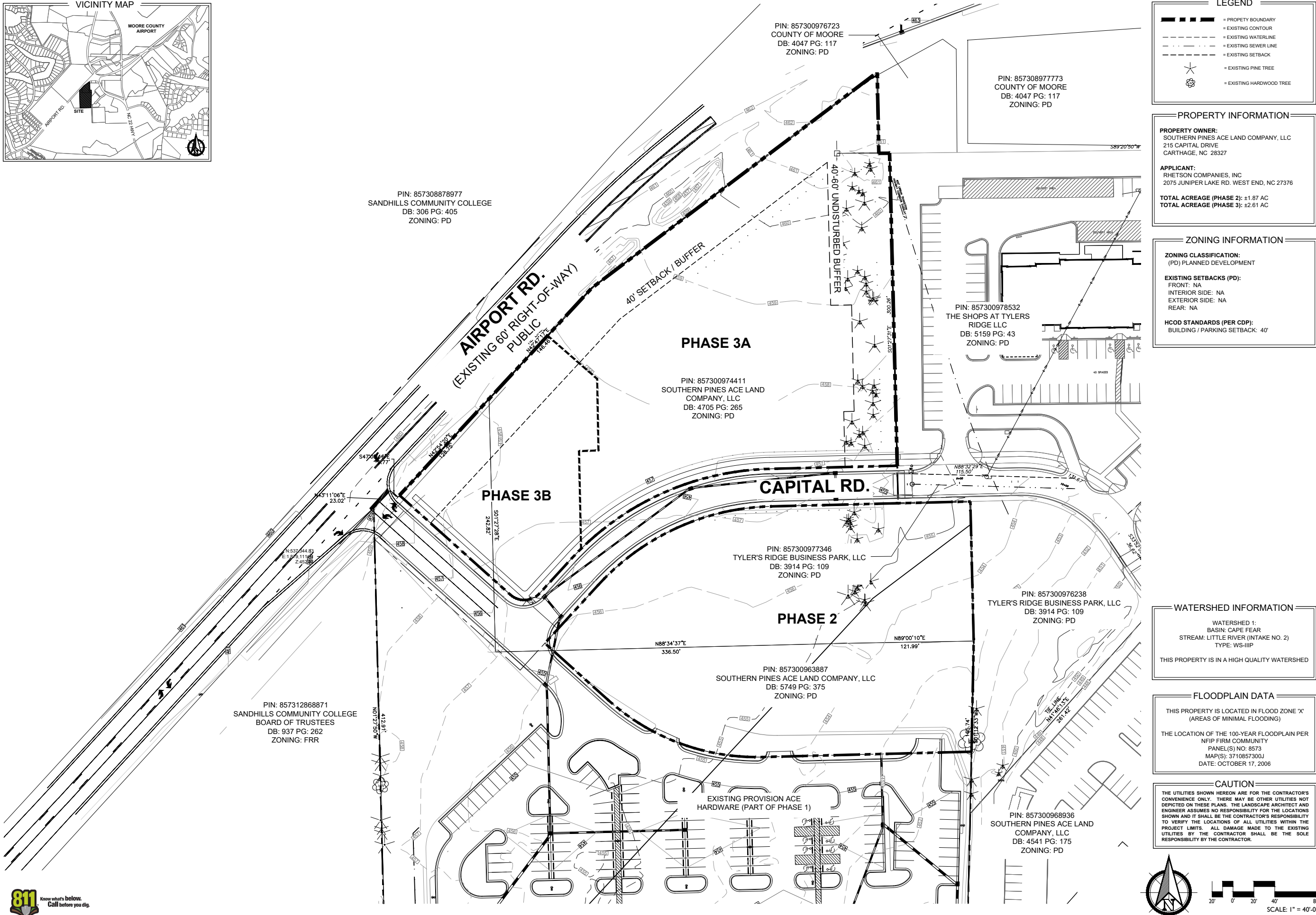
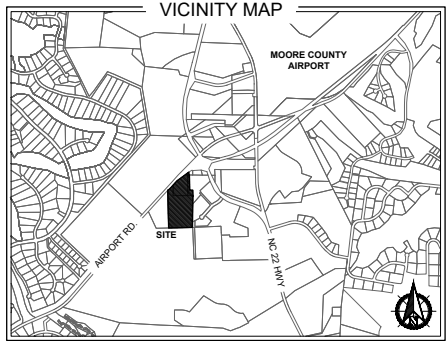
150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9487
W: www.koontzjonesdesign.com

REVISIONS:

SOUTHERN PINES ACE HARDWARE
CONCEPTUAL DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA

CONCEPTUAL LAND USE PLAN / TRANSPORTATION PLAN

DATE: 04-05-2022
DESIGNED BY: JCK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
PROJECT #: 60-0-
SHEET NUMBER: L-1.1



LEGEND

- = PROPERTY BOUNDARY
- - - = EXISTING CONTOUR
- - - = EXISTING WATERLINE
- - - = EXISTING SEWER LINE
- - - = EXISTING SETBACK
- * = EXISTING PINE TREE
- ⊗ = EXISTING HARDWOOD TREE

PROPERTY INFORMATION

PROPERTY OWNER:
SOUTHERN PINES ACE LAND COMPANY, LLC
215 CAPITAL DRIVE
CARTHAGE, NC 28327

APPLICANT:
RHETSON COMPANIES, INC
2075 JUNIPER LAKE RD. WEST END, NC 27376

TOTAL ACREAGE (PHASE 2): ±1.87 AC
TOTAL ACREAGE (PHASE 3): ±2.61 AC

ZONING INFORMATION

ZONING CLASSIFICATION:
(PD) PLANNED DEVELOPMENT

EXISTING SETBACKS (PD):
FRONT: NA
INTERIOR SIDE: NA
EXTERIOR SIDE: NA
REAR: NA

HCOD STANDARDS (PER CDP):
BUILDING / PARKING SETBACK: 40'

WATERSHED INFORMATION

WATERSHED 1:
BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIIP

THIS PROPERTY IS IN A HIGH QUALITY WATERSHED

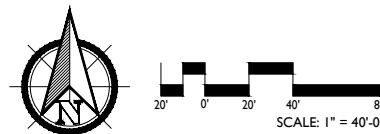
FLOODPLAIN DATA

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

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8573
MAP(S): 3710857300J
DATE: OCTOBER 17, 2006

CAUTION

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

KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

150 S PAGE STREET
SOUTHERN PINES, NC 28387
P: (910) 684-9487
W: www.koontzjonesdesign.com

REVISIONS:

REVISIONS:

ACE HARDWARE - PHASES 2 & 3
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 04-05-2024
DESIGNED BY: JPK
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
PROJECT # 40-0"
SHEET NUMBER:
L-1.0



May 5, 2026

DRMP Job #:26441

James Michel, PE, MBA
Town Engineer/Asst. Public Works Director
Town of Southern Pines

Subject: Trip Generation Comparison Letter
Ace Hardware Development – Southern Pines

Dear Mr. Michel:

This letter provides a trip generation comparison for phase 2 and phase 3 of the Ace Hardware development located at Airport Road and NC 22 (Central Drive) in Southern Pines, North Carolina. This letter summarizes the trip generation comparison between the proposed trips that were expected to be generated based on the previously submitted Traffic Assessment Letter (sealed 06/21/24) and the proposed trips that are expected to be generated based on land uses provided in an updated site plan.

Phase 2 and Phase 3 are part of the overall Ace Hardware development that has an approved Concept Development Plan (CDP). Phase 2 is the parcel immediately north of the existing Ace Hardware store and phase 3 is the parcel adjacent to Airport Road. The following land uses were assumed based on the previously sealed Traffic Assessment letter:

Phase 2

- 10,000 SF of warehousing (LUC 150)
- 5,000 SF of general office (LUC 710)
- 5,000 SF of liquor store (LUC 899)

Phase 3

- 10,510 SF of strip retail (<40k) (LUC 822)
- 2,140 SF of fast-food restaurant with drive through (LUC 934)

Based on the most recent site plan, the following land uses are now proposed to be developed:

Phase 2

- 8,500 SF of general office (LUC 710)
- 3,500 SF of strip retail (<40k) (LUC 822)
- 2,500 SF of fast casual restaurant (LUC 930)

Phase 3

- 1,650 SF of general office (LUC 710) [for a total of 10,150 SF of general office]
- 9,800 SF of warehousing (LUC 150)
- 2,800 SF of liquor store (LUC 899)
- 2,450 SF of fast-food restaurant with drive through (LUC 934)

Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the current development plan were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition due to previously sealed Traffic Assessment Letter using the 11th Edition also. Table 1 provides a summary of the updated trip generation based on the updated development plan. Table 2 provides a comparison of the trip generation for the proposed development plan and the trip generation used in the previously sealed Traffic Assessment Letter. It should be noted that only the unadjusted trips were calculated for comparison purposes.

Table 1: Trip Generation Summary – Updated Development Plan

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Warehousing (150)	9,800 SF	54	19	6	8	20
General Office (710)	10,150 SF	160	21	2	4	21
Hardware Store (816)	58,182 SF	470	42	39	31	33
Strip Retail [<40k] (822)	3,500 SF	378	9	5	18	19
Liquor Store (899)	2,800 SF	538	8	8	32	33
Fast Casual Restaurant (930)	2,500 SF	244	2	2	17	14
FF Restaurant w/Drive Through (934)	2,450 SF	1,146	56	53	42	39
Total (unadjusted) Trips		2,990	157	115	152	179

The updated development plan will generate approximately 2,990 daily site trips, 272 weekday AM peak hour trips (157 entering and 115 exiting), and 331 weekday PM peak hour trips (152 entering and 179 exiting).

**Table 2: Trip Generation Comparison
Proposed Development Plan vs. Traffic Assessment Letter**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Ace Hardware Development Plan (Full Build Out)						
Total Primary Trips		2,990	157	115	152	179
Traffic Assessment Letter Development Plan (from June 2024)						
Total Primary Trips		3,010	152	118	165	187
DIFFERENCE		-20	+5	-3	-13	-8

As shown in Table 2, the updated development plan will generate 20 less daily trips, 2 more AM peak hour trips, and 21 less PM peak hour trips. Based on Table 2, the changes in site trips are expected to be negligible when comparing the site trips between the previously sealed Traffic Assessment Letter and the update site plan.



Summary

Based on a comparison of site trips between the previously sealed Traffic Assessment Letter and the update site plan, the changes in site trips are expected to be negligible. Overall, the site is expected to reduce the amount of overall trips that are expected to use the existing roadways and intersections. Based on these results, no addendum to the previously sealed Traffic Assessment Letter is recommended. Mitigation outlined in the previously sealed Traffic Assessment Letter is expected to accommodate trips associated with the updated development plan.

If you should have any questions or comments regarding this letter, please feel free to contact me at 704-220-6859.

Sincerely,



5/11/2026

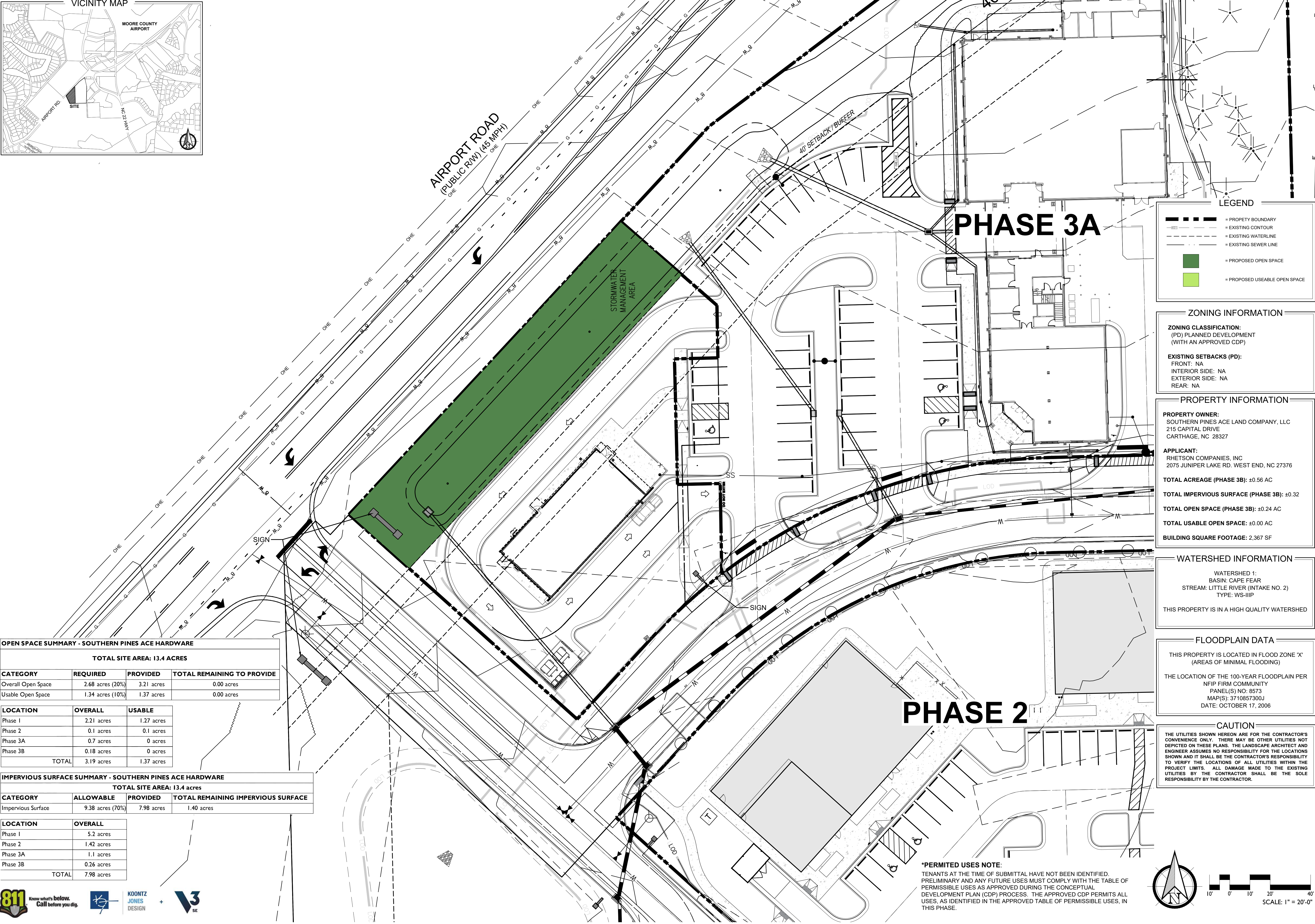
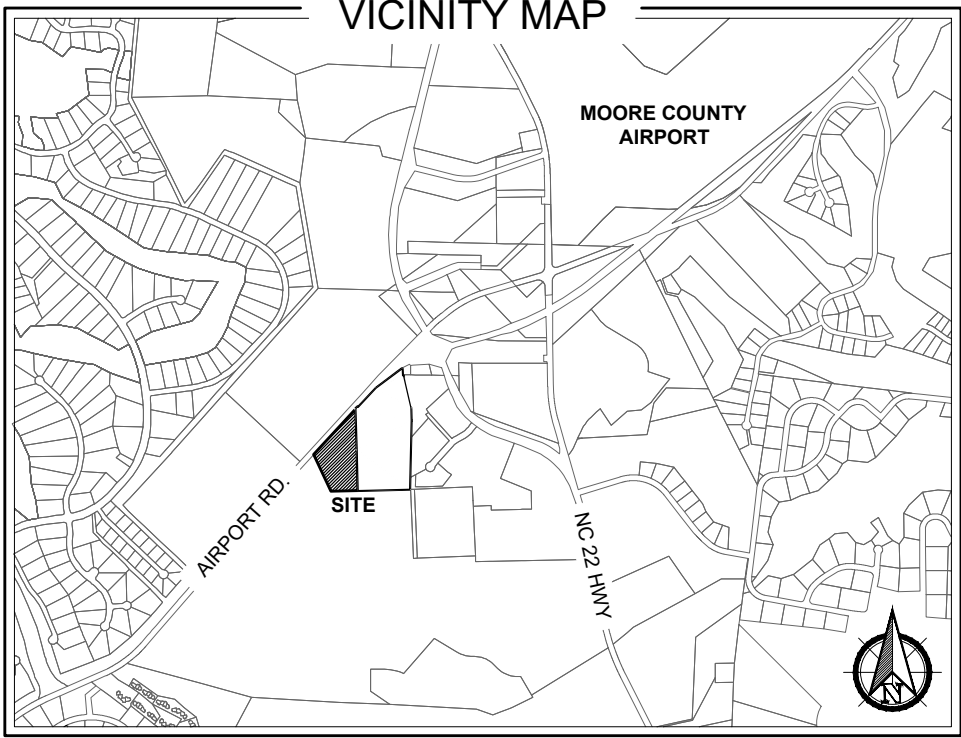
Dyron Capers, PE

Traffic Analysis Project Manager

DRMP, Inc.

License #F-1524

Attachments: Preliminary Site Plan



OPEN SPACE SUMMARY - SOUTHERN PINES ACE HARDWARE

TOTAL SITE AREA: 13.4 ACRES

CATEGORY	REQUIRED	PROVIDED	TOTAL REMAINING TO PROVIDE
Overall Open Space	2.68 acres (20%)	3.21 acres	0.00 acres
Usable Open Space	1.34 acres (10%)	1.37 acres	0.00 acres

LOCATION	OVERALL	USABLE
Phase 1	2.21 acres	1.27 acres
Phase 2	0.1 acres	0.1 acres
Phase 3A	0.7 acres	0 acres
Phase 3B	0.18 acres	0 acres
TOTAL	3.19 acres	1.37 acres

IMPERVIOUS SURFACE SUMMARY - SOUTHERN PINES ACE HARDWARE

TOTAL SITE AREA: 13.4 acres

CATEGORY	ALLOWABLE	PROVIDED	TOTAL REMAINING IMPERVIOUS SURFACE
Impervious Surface	9.38 acres (70%)	7.98 acres	1.40 acres

LOCATION	OVERALL
Phase 1	5.2 acres
Phase 2	1.42 acres
Phase 3A	1.1 acres
Phase 3B	0.26 acres
TOTAL	7.98 acres



LEGEND

- = PROPERTY BOUNDARY
- - - - = EXISTING CONTOUR
- - - - = EXISTING WATERLINE
- - - - = EXISTING SEWER LINE
- = PROPOSED OPEN SPACE
- = PROPOSED USEABLE OPEN SPACE

ZONING INFORMATION

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

EXISTING SETBACKS (PD):
FRONT: NA
INTERIOR SIDE: NA
EXTERIOR SIDE: NA
REAR: NA

PROPERTY INFORMATION

PROPERTY OWNER:
SOUTHERN PINES ACE LAND COMPANY, LLC
215 CAPITAL DRIVE
CARTHAGE, NC 28327

APPLICANT:
RHETSON COMPANIES, INC
2075 JUNIPER LAKE RD. WEST END, NC 27376

TOTAL ACREAGE (PHASE 3B): ±0.56 AC

TOTAL IMPERVIOUS SURFACE (PHASE 3B): ±0.32

TOTAL OPEN SPACE (PHASE 3B): ±0.24 AC

TOTAL USABLE OPEN SPACE: ±0.00 AC

BUILDING SQUARE FOOTAGE: 2,367 SF

WATERSHED INFORMATION

WATERSHED 1:
BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

THIS PROPERTY IS IN A HIGH QUALITY WATERSHED

FLOODPLAIN DATA

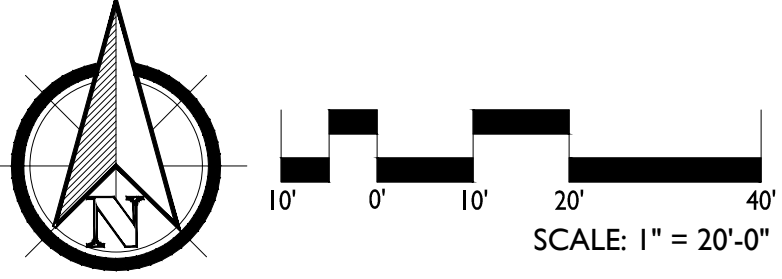
THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'
(AREAS OF MINIMAL FLOODING)

THE LOCATION OF THE 100-YEAR FLOODPLAIN PER
NFIP FIRM COMMUNITY
PANEL(S) NO: 8573
MAP(S): 3710857300J
DATE: OCTOBER 17, 2006

CAUTION

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***PERMITTED USES NOTE:**
TENANTS AT THE TIME OF SUBMITTAL HAVE NOT BEEN IDENTIFIED. PRELIMINARY AND ANY FUTURE USES MUST COMPLY WITH THE TABLE OF PERMISSIBLE USES AS APPROVED DURING THE CONCEPTUAL DEVELOPMENT PLAN (CDP) PROCESS. THE APPROVED CDP PERMITS ALL USES, AS IDENTIFIED IN THE APPROVED TABLE OF PERMISSIBLE USES, IN THIS PHASE.



KOONTZJONESDesign
LAND PLANNING | LANDSCAPE ARCHITECTURE

140 APPLECROSS RD., SUITE B
PINEHURST, NC 28374
P: (910) 684-8487
W: www.koontzjonesdesign.com

REVISIONS:

REVISIONS:

ACE HARDWARE - PHASE 3B
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN

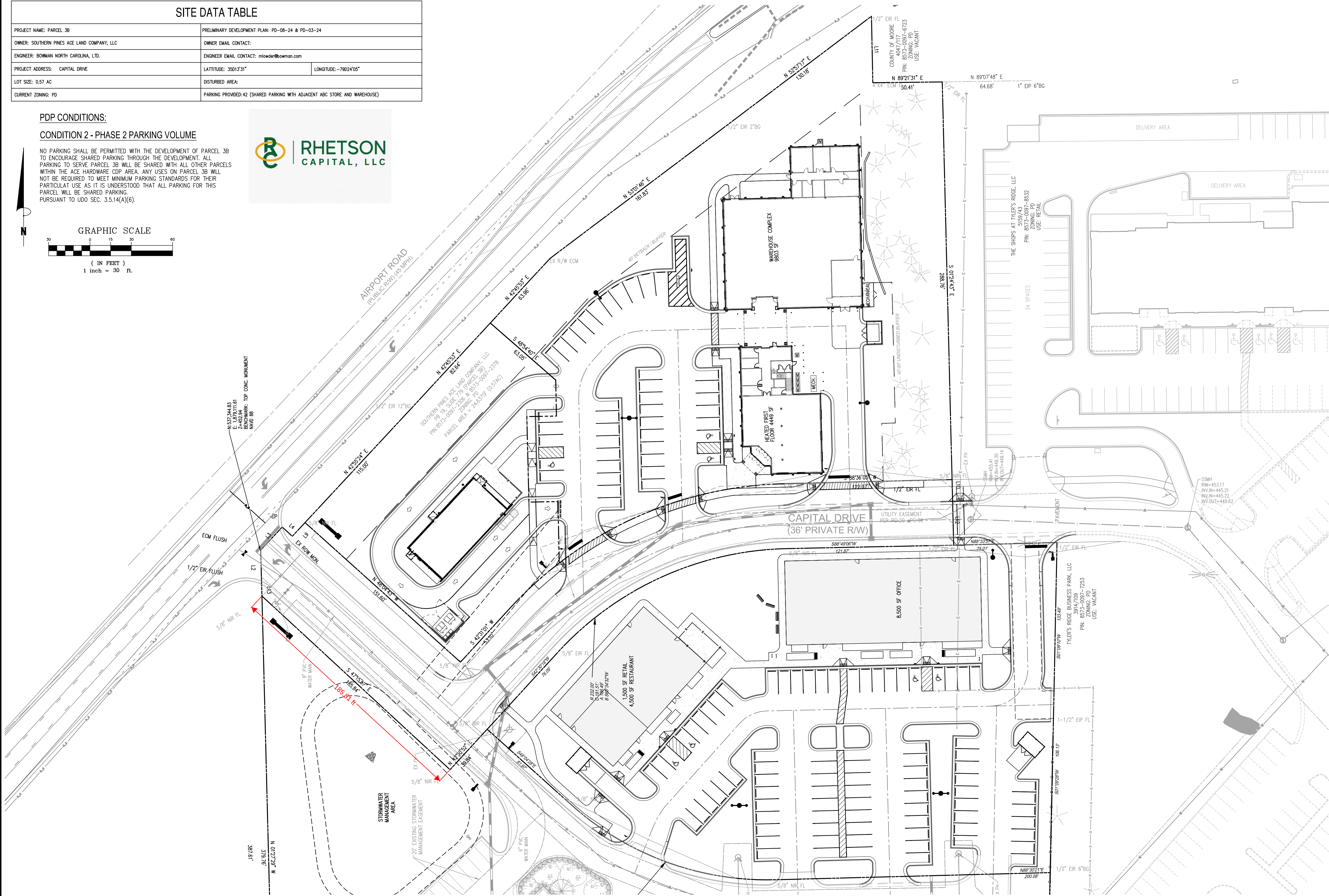
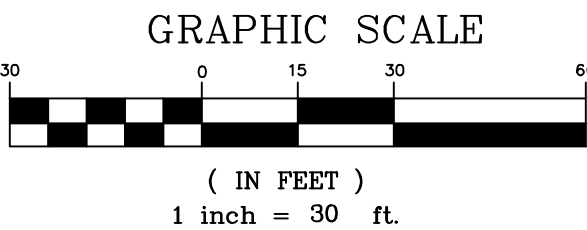
DATE: 05/07/26
DESIGNED BY: PJS
DRAWN BY: PJS
CHECKED BY: REK
Q.C. BY: REK
SCALE: 1" = 20'-0"
PROJECT #: 260419
SHEET NUMBER:
L-1.1

SITE DATA TABLE		
PROJECT NAME: PARCEL 3B	PRELIMINARY DEVELOPMENT PLAN: PD-08-24 & PD-03-24	
OWNER: SOUTHERN PINES ACE LAND COMPANY, LLC	OWNER EMAIL CONTACT:	
ENGINEER: BOWMAN NORTH CAROLINA, LTD.	ENGINEER EMAIL CONTACT: mlowder@bowman.com	
PROJECT ADDRESS: CAPITAL DRIVE	LATITUDE: 3501331"	LONGITUDE: -7902405"
LOT SIZE: 0.57 AC	DISTURBED AREA:	
CURRENT ZONING: PD	PARKING PROVIDED: 42 (SHARED PARKING WITH ADJACENT ABC STORE AND WAREHOUSE)	

PDP CONDITIONS:

CONDITION 2 - PHASE 2 PARKING VOLUME

NO PARKING SHALL BE PERMITTED WITH THE DEVELOPMENT OF PARCEL 3B TO ENCOURAGE SHARED PARKING THROUGH THE DEVELOPMENT. ALL PARKING TO SERVE PARCEL 3B WILL BE SHARED WITH ALL OTHER PARCELS WITHIN THE ACE HARDWARE CDP AREA. ANY USES ON PARCEL 3B WILL NOT BE REQUIRED TO MEET MINIMUM PARKING STANDARDS FOR THEIR PARTICULAR USE AS IT IS UNDERSTOOD THAT ALL PARKING FOR THIS PARCEL WILL BE SHARED PARKING. PURSUANT TO UDO SEC. 3.5.14(A)(6).



PRELIMINARY CONCEPT - NOT FOR DESIGN

SOUTHERN PINE - PARCEL 3B

CAPITAL DRIVE

SOUTHERN PINES, NC MOORE COUNTY

CONCEPTUAL SITE PLAN

CONCEPT

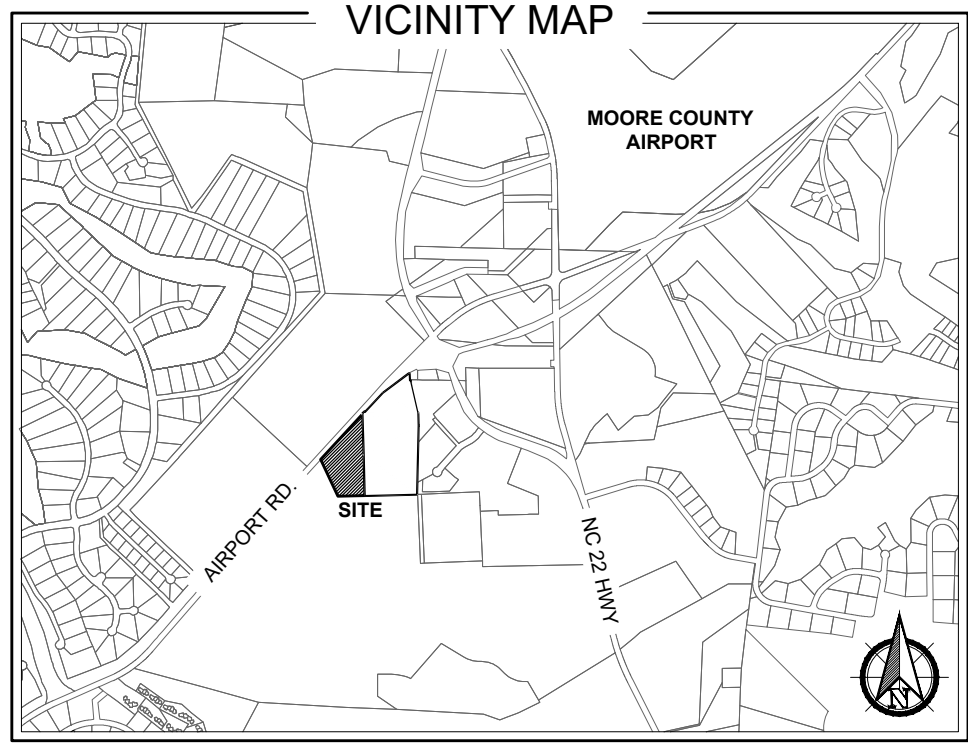
DATE
4/24/2026

DWN BY: TJR

SCALE: 1"= 30'

SHEET

CONCEPT



LEGEND

- = PROPERTY BOUNDARY
- - - = EXISTING CONTOUR
- - - = EXISTING WATERLINE
- - - = EXISTING SEWER LINE
- = PROPOSED OPEN SPACE

ZONING INFORMATION

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

EXISTING SETBACKS (PD):
FRONT: NA
INTERIOR SIDE: NA
EXTERIOR SIDE: NA
REAR: NA

PROPERTY INFORMATION

PROPERTY OWNER:
SOUTHERN PINES ACE LAND COMPANY, LLC
215 CAPITAL DRIVE
CARTHAGE, NC 28327

APPLICANT:
RHETSON COMPANIES, INC
2075 JUNIPER LAKE RD. WEST END, NC 27376

TOTAL ACREAGE (PHASE 3B): ±0.56 AC

TOTAL IMPERVIOUS SURFACE (PHASE 3B): ±0.24 AC

TOTAL OPEN SPACE (PHASE 3B): ±0.24 AC

TOTAL USABLE OPEN SPACE: ±0.00 AC

BUILDING SQUARE FOOTAGE: 2,537 SF

WATERSHED INFORMATION

WATERSHED 1:
BASIN: CAPE FEAR
STREAM: LITTLE RIVER (INTAKE NO. 2)
TYPE: WS-IIIP

THIS PROPERTY IS IN A HIGH QUALITY WATERSHED

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(S) NO: 8573
MAP(S): 3710857300J
DATE: OCTOBER 17, 2006

CAUTION

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***SIDE BUFFER NOTE:**
PLANTINGS REQUIRED FOR THE 5-FOOT SIDE BUFFER MAY BE REDISTRIBUTED ELSEWHERE WITHIN THE SITE AND MAY BE INCORPORATED INTO OTHER REQUIRED LANDSCAPE AREAS, PROVIDED THE OVERALL PLANTING QUANTITIES REQUIRED BY THE UDO ARE MAINTAINED.

OPEN SPACE SUMMARY - SOUTHERN PINES ACE HARDWARE

TOTAL SITE AREA: 13.4 ACRES

CATEGORY	REQUIRED	PROVIDED	TOTAL REMAINING TO PROVIDE
Overall Open Space	2.68 acres (20%)	3.21 acres	0.00 acres
Usable Open Space	1.34 acres (10%)	1.37 acres	0.00 acres

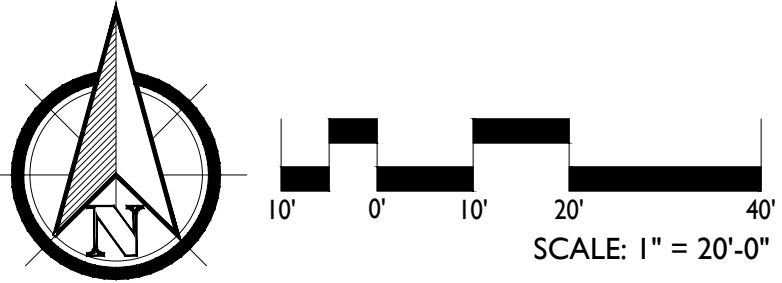
LOCATION	OVERALL	USABLE
Phase 1	2.21 acres	1.27 acres
Phase 2	0.1 acres	0.1 acres
Phase 3A	0.7 acres	0 acres
Phase 3B	0.18 acres	0 acres
TOTAL	3.19 acres	1.37 acres

IMPERVIOUS SURFACE SUMMARY - SOUTHERN PINES ACE HARDWARE

TOTAL SITE AREA: 13.4 acres

CATEGORY	ALLOWABLE	PROVIDED	TOTAL REMAINING IMPERVIOUS SURFACE
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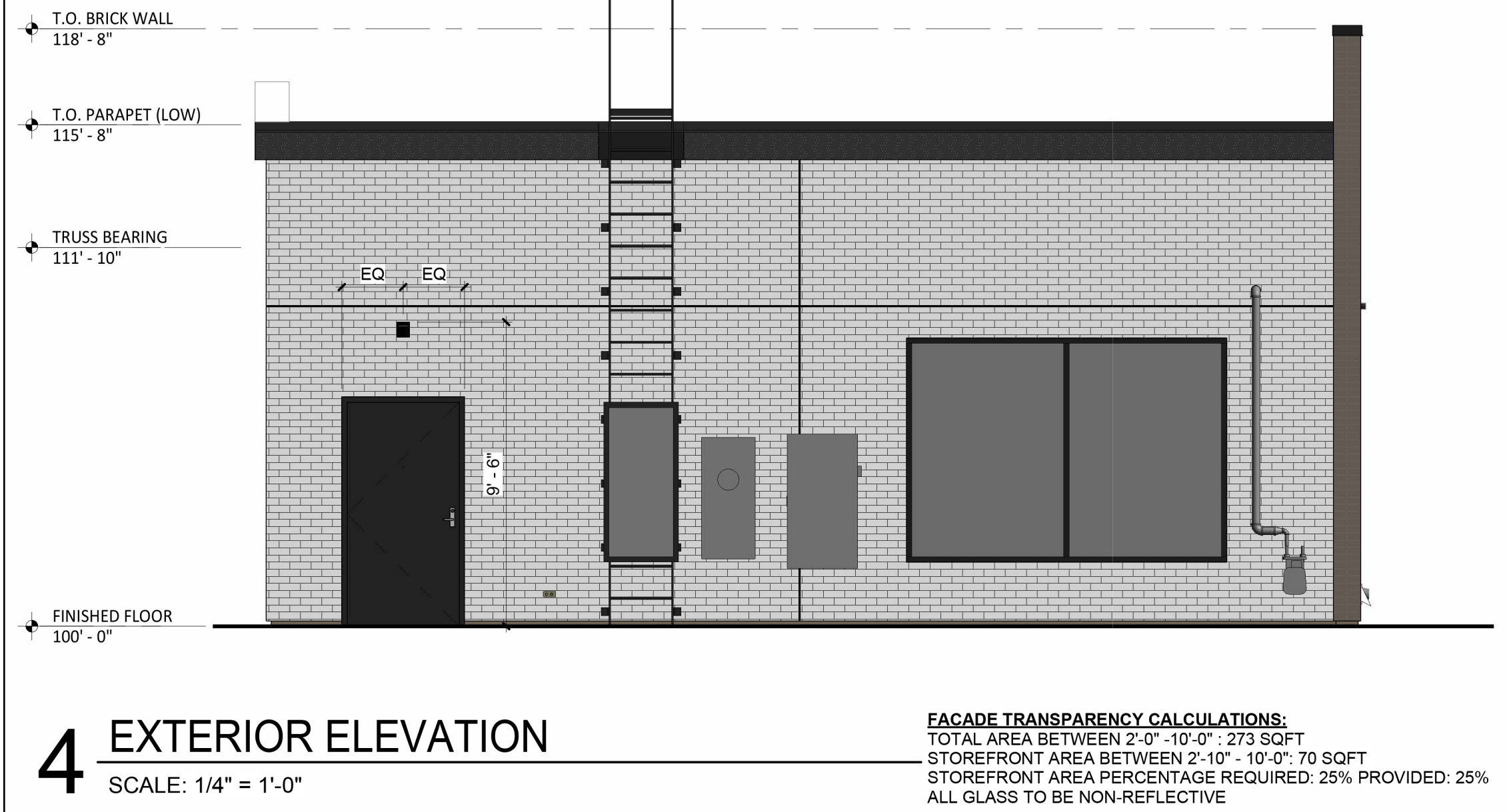
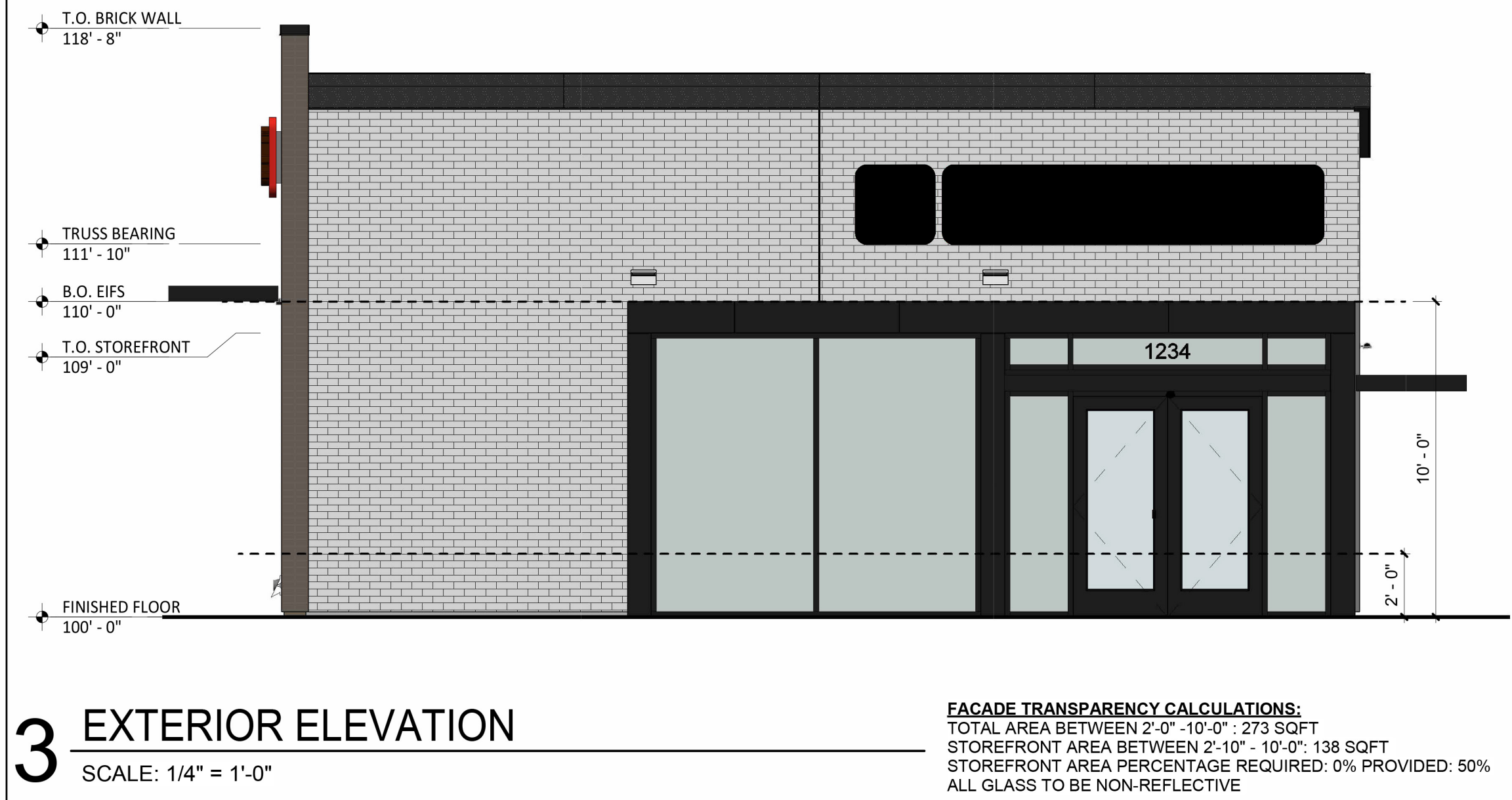
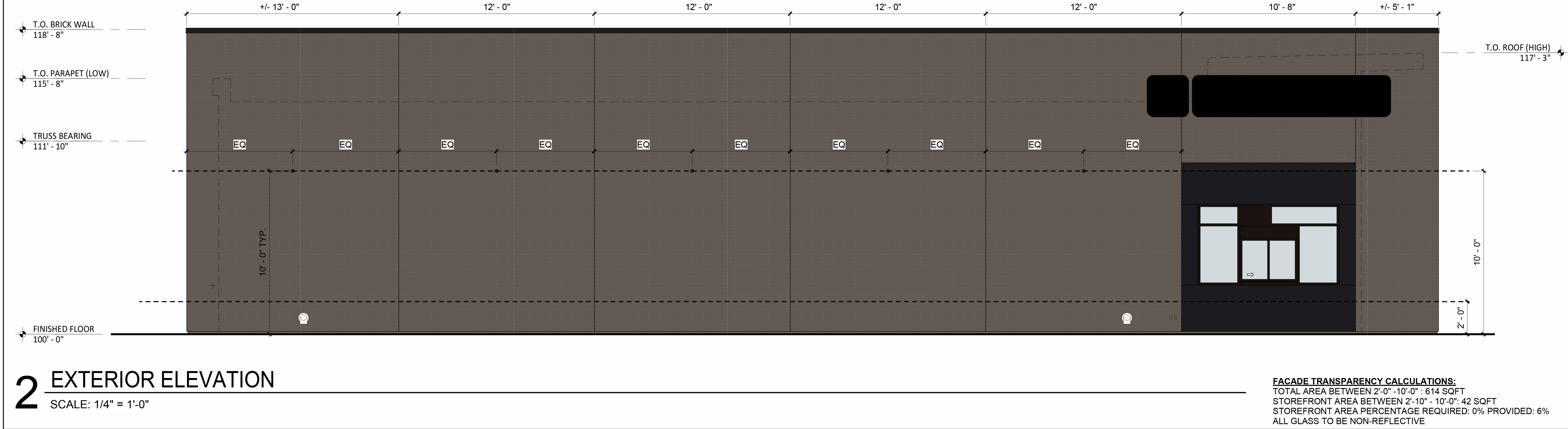


140 APPLECROSS RD, SUITE B
PINEHURST, NC 28374
P: (910) 684-8487
W: www.v3co.com

REVISIONS:

ACE HARDWARE - PHASE 3B
PRELIMINARY DEVELOPMENT PLAN
SOUTHERN PINES, NORTH CAROLINA
SITE PLAN

DATE: 05-10-26
DESIGNED BY: REK
DRAWN BY: PIS
CHECKED BY: REK
Q.C. BY: REK
PROJECT #: 260419
SHEET NUMBER:
L-1.1



EXT ELEV GENERAL NOTES			
1.	PAINT ANY ALLOWABLE UTILITY BOXES AND LINES 'PEGASUS'		
2.	EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.		
3.	EXTERIOR SIGNAGE LOCATIONS, SIZES, AND DESCRIPTIONS SHOWN FOR REFERENCE ONLY. PERMIT AND INSTALL BY OTHERS.		
4.	PROVIDE BLOCKING, SUPPORTS, AND UTILITIES FOR EXTERIOR SIGNAGE AS REQUIRED.		
5.	METAL CANOPY IS AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813)-925-0144, EMAIL: BIDS@AMERICANPROD.COM		

EXTERIOR FINISH SCHEDULE			
FINISH	MATERIAL	COLOR	REMARKS
BR-1	ENDICOTT THIN BRICK	SIENNA IRONSPOT SMOOTH	STACKED BOND, SEE SPECS FOR GROUT COLOR
BR-2	BELDEN THIN BRICK	ALASKA WHITE VELOUR	RUNNING BOND, SEE SPECS FOR GROUT COLOR
EF-1	EIFS	MATCH PT-1	FLAT FINISH
MTL-1	METAL COPING	MATCH PT-1	PREFINISHED
MTL-2	FLAT METAL PANEL	MATCH PT-1	PREFINISHED
MTL-3	RIBBED METAL PANEL	MATCH PT-1	PREFINISHED
PT-1	PAINT	PPG #1001-7 "BLACK MAGIC"	
PT-2	PAINT	PPG #1010-1 "PEGASUS"	

FINISH MATERIALS			
			
BELDEN - RUNNING BOND - "ALASKA WHITE VELOUR"	ENDICOTT - STACKED BOND - "SIENNA IRONSPOT"	STOREFRONT SYSTEM - BLACK	CANOPY SYSTEM - BLACK

CONSULTANT

CLIENT

RICHARD VINCENT
RHETSON COMPANIES INC
2075 JUNIPER LAKE RD
WEST END, NC 27376
910-944-0881

PROJECT INFORMATION

WHISPERING PINES
SHELL BUILDING

CAPITAL DRIVE & AIRPORT RD
CARTHAGE, NC 28327
MOORE COUNTY

SEAL

NOT FOR
CONSTRUCTION

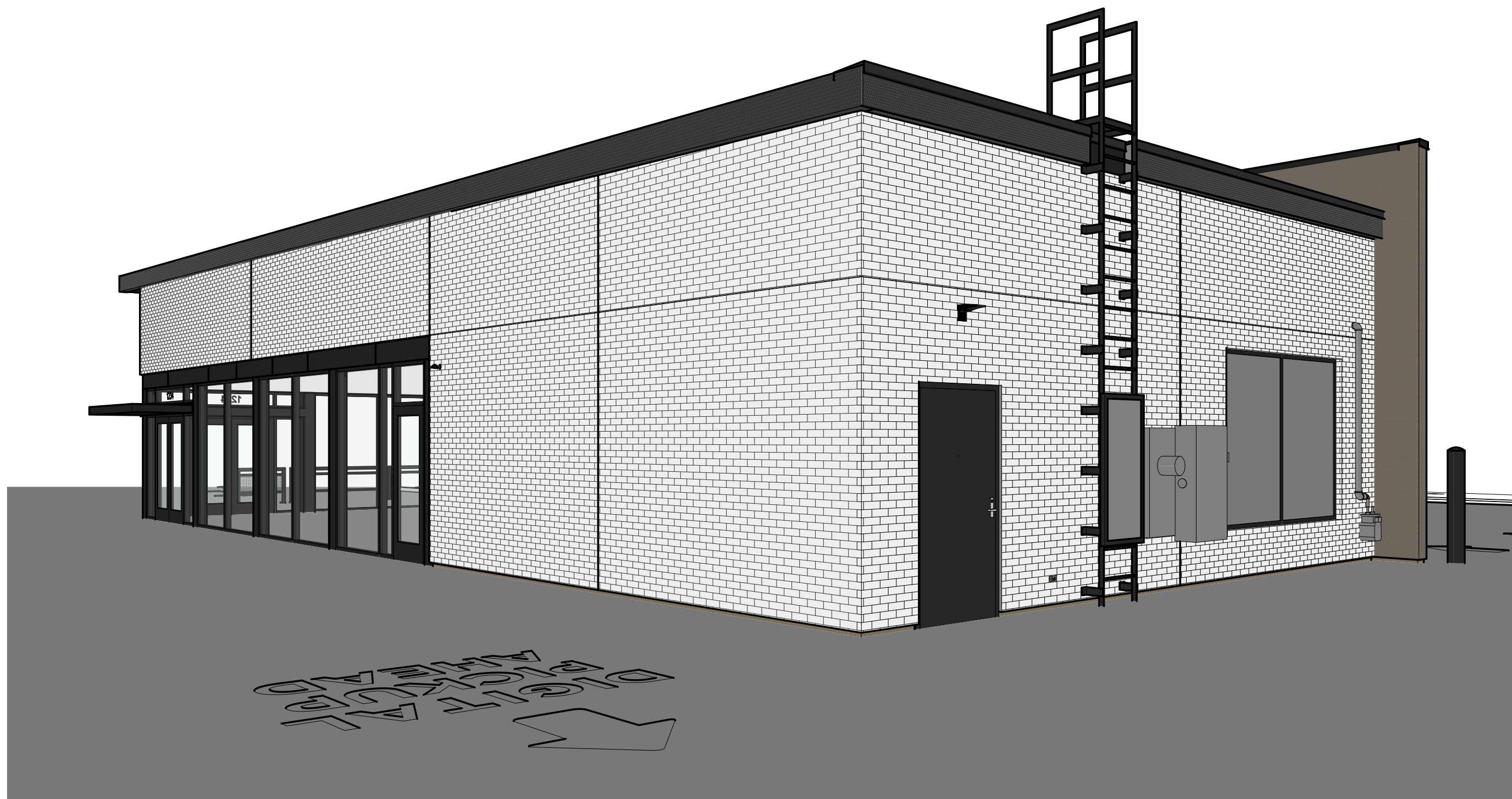
PROJECT NO. 2026-0104
DRAWN BY SAS
CHECKED BY KAM

ISSUE DATE
EXTERIOR ELEVATIONS 06-08-2026

REVISION DATE

TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A301



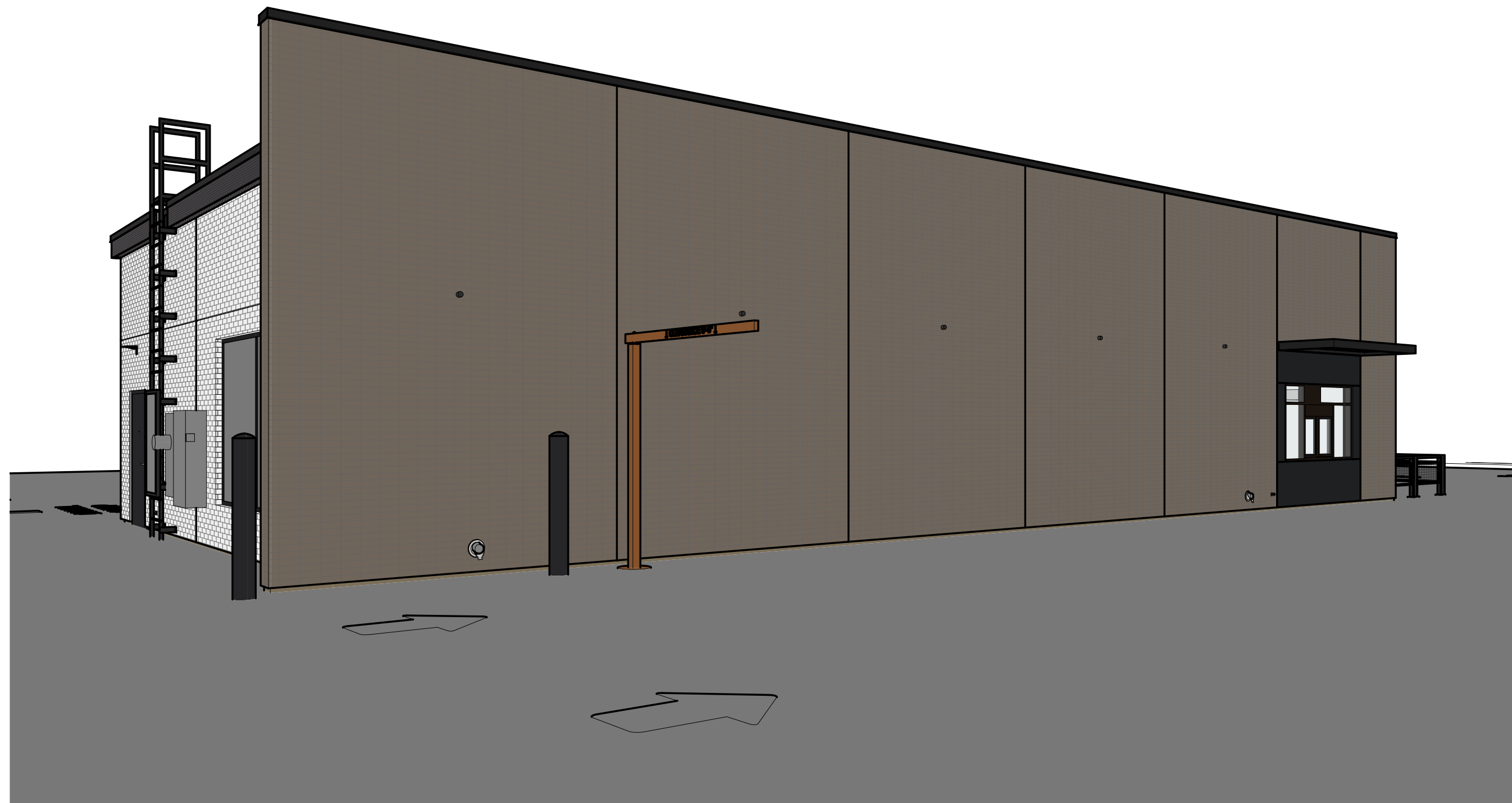
2 EXTERIOR PERSPECTIVE
SCALE:



4 EXTERIOR PERSPECTIVE
SCALE:



1 EXTERIOR PERSPECTIVE
SCALE:



3 EXTERIOR PERSPECTIVE
SCALE:

CONSULTANT



CLIENT



RICHARD VINCENT
RHETSON COMPANIES INC
2075 JUNIPER LAKE RD
WEST END, NC 27376
910-944-0881

PROJECT INFORMATION

WHISPERING PINES
SHELL BUILDING
CAPITAL DRIVE & AIRPORT RD
CARTHAGE, NC 28327
MOORE COUNTY

SEAL

NOT FOR
CONSTRUCTION

PROJECT NO. 2026-0104
DRAWN BY SAS
CHECKED BY KAM

ISSUE DATE
EXTERIOR ELEVATIONS 05-05-2026

REVISION DATE

TITLE:
EXTERIOR
PERSPECTIVES

SHEET NUMBER:
A901

Planning Staff Report

To: Reagan Parsons, Town Manager
From: Mason Mattox, Planner II
Cindy Williams, Planning Technician
Date: July 28, 2026
Re: RA-01-26 Abandonment of $\pm 10,484$ sq. ft. Right-of-Way Adj. to Hill Road

I. SUMMARY OF APPLICATION REQUEST:

Jeremy Sparrow, on behalf of Leonard and Beth Gaddis, is requesting an abandonment of a $\pm 10,484$ SF unimproved right-of-way located off of Hill Road, south of its intersection with Little Road. The purpose of the request according to the property owners is to provide additional space for stormwater management and landscaping. The right-of-way for which the applicants are requesting abandonment is situated between the parcels identified as PIN 858114427502 (PAIRD 00048964) owned by Leonard & Beth Gaddis.

II. PRIOR TOWN COUNCIL ACTION:

Pursuant to NCGS §160A-299 and Section §2.29 of the Town's Unified Development Ordinance, in order for a public right-of-way to be abandoned, a Resolution of Intent to Vacate a Town Right-of-Way must be adopted by the Town Council and a public hearing regarding the request must be held. During the March 24, 2026 Town Council work session, the Council approved Resolution #1138, setting April 14, 2026 as the date of the required public hearing.

The request was first scheduled for the April 14, 2026 Town Council Business Meeting. Prior to the meeting, the applicant requested a continuance after being advised by Town Staff that two Council members would be absent, and the request was approved. The matter was rescheduled for the May 12, 2026 Town Council Business Meeting, where the applicant's technical representative, Jeremy Sparrow, requested a second continuance due to the applicants' absence, which the Council approved.

The request returned to the Town Council on June 09, 2026, with the applicants present but Mr. Sparrow absent. Following discussion, the Council continued the matter and directed the applicants to provide information regarding the future division of the vacated right-of-way, adjacent property owner input, and topographic, stormwater, and erosion control information to address potential impacts to neighboring properties.

III. SITE INFORMATION

Figure I: Vicinity Map (approximate location of right-of-way outlined in Red)



IV. STAFF COMMENTS:

1. The right-of-way for which the applicant is requesting abandonment is not included in the Town's street listing and the Town does not receive any state street aide allocations under the NCDOT Powell Bill Program for the right-of-way.
2. There are no existing water or sewer utilities located within the right-of-way. The Town Engineer has confirmed that there should be no impact on existing or future utilities as a result of abandonment of the section of right-of-way.
3. On July 01, 2026, Town Planning and Engineering Staff conducted a field inspection of the subject property and adjacent Town Right-of-Way with the property owners present. The purpose of the inspection as to observe existing topographic conditions, identify drainage patterns, and determine whether there was any observable evidence of stormwater discharging from the Town's maintained Right-of-Way onto adjacent property:

Figure 2: Hill Road



Figure 3: Area immediately adjacent to the left side of the right-of-way, viewed toward the rear of the property from Hill Road.



Figure 4: Approaching rear of property from Hill Road.



Figure 5: Full view of rear of property.



Figure 6: Standing at property rear looking toward Hill Road.



Figure 7: Looking to the right of the property.



As shown in Figure 2, the Town Right-of-Way generally follows a gradual grade extending from Hill Road and moving downward toward the rear of the Gaddis property. The area immediately adjacent to the left side of the Right-of-Way similarly follows this gradual downward grade (Figure 3). Staff also observed that the subject property decreases in elevation as one moves away from Hill Road (Figure 4), with a flow path generally extending toward the rear of the property (Figure 5). Near the rear of the property, existing topography transitions toward a side slope along the side of the residence, creating a lower topographic area toward which surface runoff generated on the property would be expected to flow towards under existing conditions (Figures 6 and 7).

During the site visit, Staff observed areas of the property that appeared consistent with the Gaddis family's statements regarding the general direction of surface runoff. Staff did not observe evidence that stormwater from the Town-maintained right-of-way was flowing onto

the subject property or adjacent parcels. Based on the site's existing slope and visible drainage patterns, runoff occurring on the property appears to generally move toward the lower areas near the rear and right side of the parcel.

These observations are based solely on a visual site visit conducted under dry-weather conditions and are not intended to replace a boundary survey, drainage study, formal stormwater analysis, or engineering evaluation of runoff during rainfall events. These observations are provided to the Council by staff only to document existing site conditions as observed by Town Staff as an aid to the Town Council's consideration of the request.

V. ATTACHMENTS:

1. Request to Abandon Right-of-Way
2. Map of Subject Right-of-Way
3. Draft Order to Vacate

VI. TOWN COUNCIL ACTION:

The Town Council shall vote on whether the request to vacate the proposed right-of-way does or does not deny adjacent property owners their rights or means of reasonable access and whether or not the closure is in the public interest. The Town Council may choose one of the following motions or any alternative they wish:

I move to:

- 1) Approve the Order to Vacate a Town Right-of-Way as drafted;

-or-

- 2) Approve the Order to Vacate a Town Right-of-Way with the following modifications:

-or-

- 3) Deny the request to vacate a Town Right-of-Way.

February 5, 2026

Reagan Parsons, Town Manager
Town of Southern Pines
125 SE Broad Street
Southern Pines, NC 28387

**RE: Right-of-Way Abandonment Request
(South of Hill Road, West of Indiana Avenue)**

Dear Mr. Parsons,

On behalf of Leonard and Beth Gaddis, we respectfully request the abandonment of the vacant right-of-way ($\pm 10,484$ SF) located off Hill Road, south of its intersection with Little Road, and in between the parcels (PIN 858114427502 and PIN 858118424461). This right-of-way is adjacent to the Gaddis property (PARID 00048964) located at 1220 East Indiana Avenue, and as recorded in Deed Book 1423 on Page 35.

According to the Town's GIS website there are no existing water or sewer utilities within this section of right-of-way. This has been reviewed with the Town's Engineering Department (James Michel and David Byrd) and has been determined that there should be no impact to existing or future utilities with the abandonment of this section of right-of-way.

This abandonment would allow for the recombination of the existing right-of-way with the Gaddis tract, giving adequate area to provide stormwater management and landscape area off Hill Road onto the Gaddis property due to the existing runoff from this area.

Longitude Planning Group (LPG), on behalf of Leonard and Beth Gaddis, request the abandonment of the aforementioned right-of-way be considered by the Town Council and pursuant to UDO 2.29.2 to advertise and conduct a public hearing at its next available meeting.

Please advise of any additional information needed by the Town to execute this abandonment process.

Sincerely,



Jeremy Sparrow, PLA, LEED AP®
Partner



APPOINTMENT OF AGENT FORM (OPTIONAL)

I Leonard and Beth Gaddis, owner of the property located on 1220 E. Indiana Avenue
(Name) (Street Name)
recorded in DB 1423 PG 35 and having a parcel identification number of 00048964
(Deed Book/Page) (ParlD)
located in Southern Pines, North Carolina, do hereby appoint Longitude Planning Group, PLLC
(Jeremy Sparrow)
(Agent's Name)

to represent me in an **application to the Town Council** and authorize him/her to act as my agent **in all matters**, formal and informal except as stated herein, and authorize him/her to receive all official correspondence.

I however understand that as the listed property owner, I must sign all affidavits and statements required by any applicable ordinance.

PLM A Gaddis
Property Owner

December 30, 2016
Date



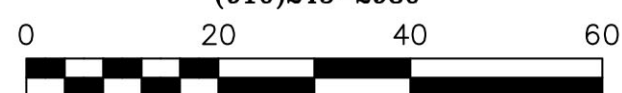
REFERENCE:
DEED BOOK 1423, PAGE 35
MAP BOOK 1, PAGE 53
MOORE COUNTY REGISTRY
RATIO OF PRECISION= 1/10,000+
ACREAGE DETERMINED
BY COORDINATE METHOD.
NOT INTENDED TO BE PREPARED
FOR RECORDATION IN ACCORDANCE
WITH G. S. 47-30 AS AMENDED.
UNLESS OTHERWISE DENOTED,
●= EXISTING 1/2" SOLID IRON STAKE
■= EXISTING CONCRETE MONUMENT
□= SET CONCRETE MONUMENT
○= SET 1/2" REBAR
X= CALCULATED POINT
▲= POWER SERVICE STUB
⊙= SEWER SERVICE STUB
⊕= TELEPHONE SERVICE STUB
⊗= CABLE TV SERVICE STUB
⊖= WATER METER
⊙= FIRE HYDRANT
⊙= SANITARY SEWER MANHOLE
⊙= UTILITY POLE
EIP= EXISTING 1" IRON PIPE
EPK= EXISTING PK NAIL
NPK= NEW PK NAIL
EIS= EXISTING 1/2" SOLID IRON STAKE



Matthew Callahan

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1423, PAGE 35 OR OTHER REFERENCE SOURCE (MB 1, Pg 53); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE MB 1, Pg 52; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
THIS 23rd DAY OF October, 2025.

TOPOGRAPHIC SURVEY FOR
Leonard T. Gaddis
& WIFE
Beth A. Gaddis
LOT NO. 208
Weymouth Heights
SANDHILLS TOWNSHIP, MOORE COUNTY,
NORTH CAROLINA
OCTOBER 22, 2025 -- SCALE 1"=20'
MATTHEW A. CALLAHAN SURVEYING
P.O. BOX 988, YASS, N.C.
(910)245-2980



Planning Staff Report

To: Reagan Parsons, Town Manager

From: Mason Mattox, Planner II

Date: July 28, 2026

Item: Establishment of a Social District – Red's Corner/Paddock Bar Area

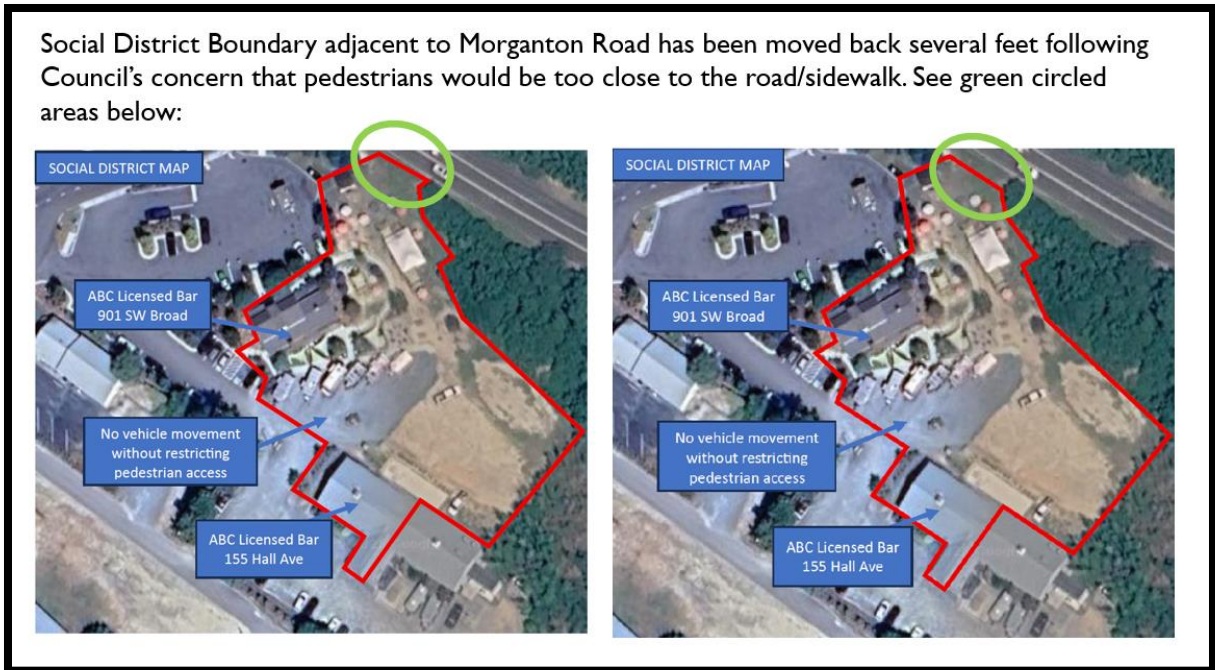
I. EXECUTIVE SUMMARY

Scott Bertrand, owner of Red's Corner, has submitted a request for the Town of Southern Pines to establish a social district encompassing the Red's Corner/Paddock Bar area. The applicant has stated that the purpose of the request is to allow patrons to travel freely between Red's Bar and the Paddock Bar while carrying open containers of alcoholic beverages, which is currently prohibited, in part because the establishments are located on separate properties under different ownership.

Under N.C. General Statute § 18B-300.1 and § 160A-205.4, a municipality may establish a social district by ordinance. However, doing so places several statutory and administrative responsibilities to the Town. These include adopting and administering a management and maintenance plan, establishing district boundaries and operating hours, registering the district with the North Carolina Alcoholic Beverage Control (ABC) Commission, and overseeing the district's continued compliance with State law. While the proposed Management and Maintenance Plan assigns responsibilities such as installing and maintaining required signage to the applicant, the Town remains responsible for verifying compliance with statutory requirements and ensuring the district operates in accordance with the adopted ordinance, approved management plan, and applicable State laws. Enforcement and public safety within any social district would also be the responsibility of the Town, via the Police Department.

Town staff note that this request was previously presented to the Town Council during the June 23, 2026 Work Session. During that discussion, the Council expressed concerns regarding the potential precedent that approval of the request could establish, emphasizing that any approval should be viewed as addressing the unique circumstances of this site rather than signaling support for future social districts elsewhere in Town. The same concerns over establishing precedent were also conveyed to (Planning) Staff from the Police Department.

The Council also expressed concerns that the proposed district boundary was extended too close to the Morganton Road area. Staff conveyed this concern to the applicant, who subsequently submitted a revised boundary that is included with this report. (See below.)



II. STATE STATUTE REQUIREMENTS

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

A. Signs and Conspicuous Posting

Initial Obligation:

State law requires the social district to be clearly identified with signs posted in conspicuous locations. Required signage must identify the district boundaries, operating hours, contact information for ALE and local law enforcement, and notify patrons that alcoholic beverages must be disposed of before leaving the district. Under the proposed Management and Maintenance Plan, the District Manager (Red's Corner Management) is responsible for installing and maintaining all required district signage and boundary markers. The Town's responsibility is to verify that the required signage has been installed and remains in compliance with State law, the adopted ordinance, and the approved Management and Maintenance Plan.

Continued Obligation:

The District Manager would continue maintaining required signage and replacing it as necessary. The Town would retain oversight responsibility by monitoring compliance and requiring corrective action if statutory or ordinance requirements are not being met.

B. Management and Maintenance Plan

Initial Obligation:

Prior to activating a social district, the Town Council must approve a Management and Maintenance Plan describing how the district will be operated and maintained in a manner that protects the health and safety of the public. The approved plan must also be made publicly available on the Town's website together with district information and operating hours. The proposed plan designates Red's Corner Management as the District Manager responsible for day-to-day administration of the district, including coordination among participating businesses, maintenance, sanitation, communications, and operational oversight.

Continued Obligation:

The Town would oversee implementation of the approved plan and may require amendments if operational, safety, or legal concerns arise. The proposed plan also provides for periodic review by both the Town and the District Manager.

C. Registration with the NC ABC Commission

Initial Obligation:

Following adoption of the ordinance and approval of the Management and Maintenance Plan, the Town must register the social district with the North Carolina ABC Commission. Registration includes the adopted ordinance, district map, operating hours, and examples of required signage.

Continued Obligation:

Should the district boundaries, operating hours, or other material components of the social district change, the Town would be responsible for submitting updated registration materials to the ABC Commission.

D. Container and Packaging Rules

Initial Obligation:

Participating ABC permittees may sell alcoholic beverages for consumption within the social district only in containers meeting the requirements of N.C.G.S. § 18B-300.1. Containers must identify the permittee, display the required district logo or mark, be constructed of non-glass material, contain the phrase "Drink Responsibly – Be 21", and generally may not exceed sixteen (16) fluid ounces. The proposed Management and Maintenance Plan requires participating establishments to utilize approved Social District containers consistent with State law.

Continued Obligation:

Participating businesses are responsible for continued compliance with these requirements. The Town would oversee compliance through enforcement of the ordinance and coordination with ABC law enforcement when necessary.

E. Limits on Possession and Consumption

Initial Obligation:

The ordinance establishing the social district must define the days and hours during which alcoholic beverages may be possessed and consumed within the district, consistent with N.C.G.S. § 18B-1004. Patrons must dispose of alcoholic beverages before leaving the district unless returning to the permittee's licensed premises.

Continued Obligation:

The Southern Pines Police Department and North Carolina ALE would enforce these requirements. The Town Council may amend district operating hours by ordinance should operational or public safety concerns warrant such action.

F. Non-Permittee Business Responsibilities

Initial Obligation:

Businesses within the district that do not hold ABC permits may elect whether to participate in the social district. Any participating non-permittee business must comply with the signage and law enforcement access requirements established by N.C.G.S. § 18B-300.1. Within the proposed Red's Corner Social District, staff note that the approved boundary appears to encompass only the two participating establishments identified by the applicant.

Continued Obligation:

Should additional eligible businesses participate in the future, the Town would verify compliance with applicable statutory requirements before allowing participation.

G. Enforcement and Oversight

Initial Obligation:

The Town must adopt an ordinance consistent with N.C.G.S. § 18B-300.1 and oversee compliance with applicable State law and the approved Management and Maintenance Plan. The proposed plan assigns Red's Corner Management responsibility for day-to-day district administration, including coordination with participating businesses, sanitation, communications, and routine operational oversight.

Continued Obligation:

The Southern Pines Police Department would retain responsibility for law enforcement within the district, while the Town would continue monitoring compliance with the ordinance and Management and Maintenance Plan. The proposed plan also provides for coordination between the District Manager, Town staff, and law enforcement, as well as periodic review of district operations.

III. ATTACHMENTS

1. Applicant's Letter
2. Applicant's Management and Maintenance Plan
3. Draft Ordinance

IV. TOWN COUNCIL ACTION

To lawfully establish a social district, the Town Council must vote on whether to adopt an ordinance establishing a Social District in accordance with N.C.G.S. § 160A-205.4 and N.C.G.S. § 18B-300.1, including the proposed district boundaries, operating days and hours, and the associated Management and Maintenance Plan. The Town Council may choose one of the following motions or any alternative:

I move to:

- 1) Approve the Ordinance Establishing the Red's Corner Social District, finding that the ordinance complies with the requirements of N.C.G.S. § 160A-205.4 and N.C.G.S. § 18B-300.1, and approve the associated Management and Maintenance Plan as presented.

-or-

- 2) Approve the Ordinance Establishing the Red's Corner Social District with the following modifications to the proposed district boundaries, operating days and hours, and/or Management and Maintenance Plan, provided the ordinance remains in compliance with N.C.G.S. § 160A-205.4 and N.C.G.S. § 18B-300.1.

-or-

- 3) Deny the proposed Ordinance Establishing the Red's Corner Social District.



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

10/10/25

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

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

Dear Council Members,

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

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

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

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

Regards,

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

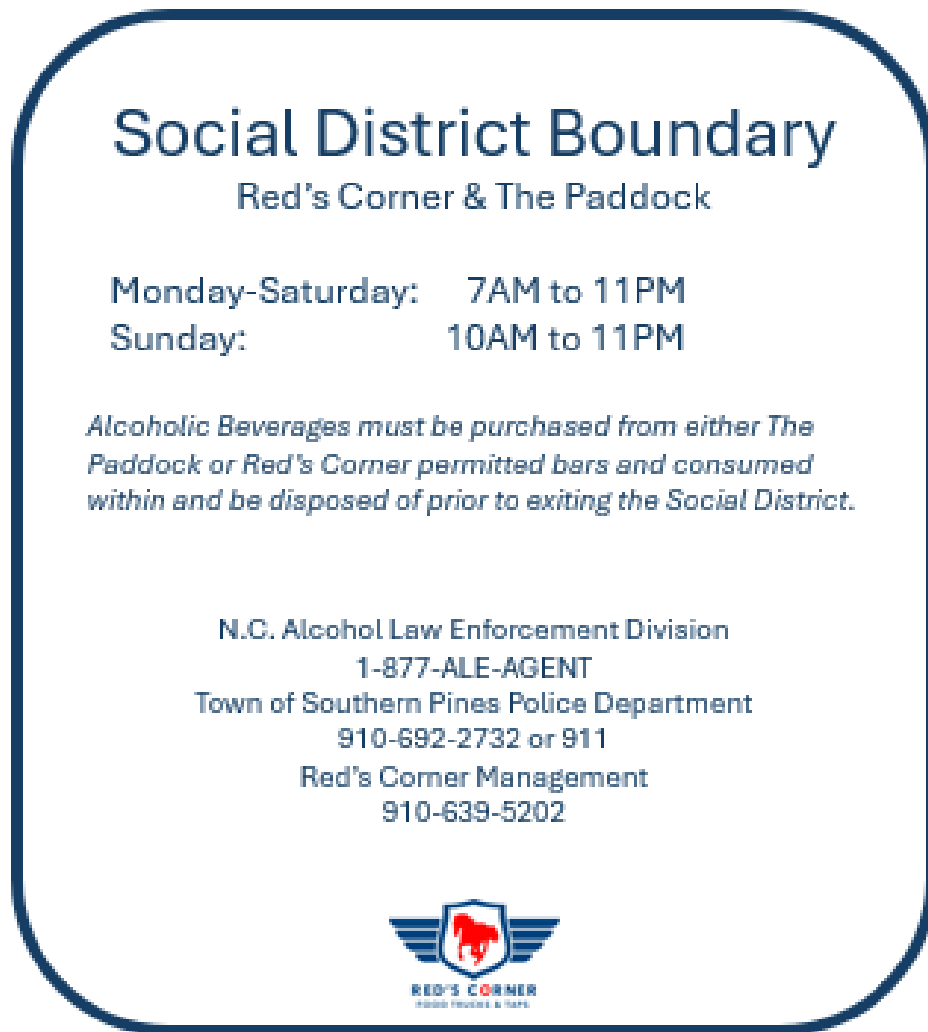
ENCLOSURES:

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



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

SIGNAGE:



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

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

DIAGRAM:





SOCIAL DISTRICT REGISTRATION

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

JURISDICTION

- ☐ County (N.C.G.S. 153A-145.9) Name of County:
- ☐ City (N.C.G.S. 160A-205.4) Name of City:

HOURS

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

ATTACHMENTS

Please include the following attachments with this registration form:

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

Name of Official submitting Social District Registration:

Email address of Official submitting Social District Registration:

Phone number of Official submitting Social District Registration:

Date submitted:

This registration may be submitted via:

Email: permits@abc.nc.gov
or

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



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

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

1 message

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

Fri, Oct 10, 2025 at 12:21 PM

Scott Bertrand
910-420-0048

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

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

Yes, that would be the form.

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

Thank you!

Samantha Charney
Lead Permit Specialist
Permit Compliance Division

NC Alcoholic Beverage Control Commission
[400 East Tryon Road](#)
[Raleigh, NC 27610](#)

samantha.charney@abc.nc.gov



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

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

Hi Samantha,

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

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

Best,

Scott Bertrand

910-420-0048

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

Here is the diagram



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

- a. The container clearly identifies the permittee from which the alcoholic beverage was purchased.
- b. The container clearly displays a logo or some other mark that is unique to the social district in which it will be consumed.
- c. The container is not comprised of glass.
- d. The container displays, in no less than 12-point font, the statement, "Drink Responsibly - Be 21."
- e. The container shall not hold more than 16 fluid ounces.

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

RED'S CORNER SOCIAL DISTRICT
MANAGEMENT AND MAINTENANCE PLAN (rev. 6/2026)
Town of Southern Pines, North Carolina

PURPOSE

This Management and Maintenance Plan is established to provide operational procedures, maintenance standards, safety measures, and administrative oversight for the Red's Corner Social District pursuant to N.C.G.S. §18B-300.1.

DISTRICT DESCRIPTION

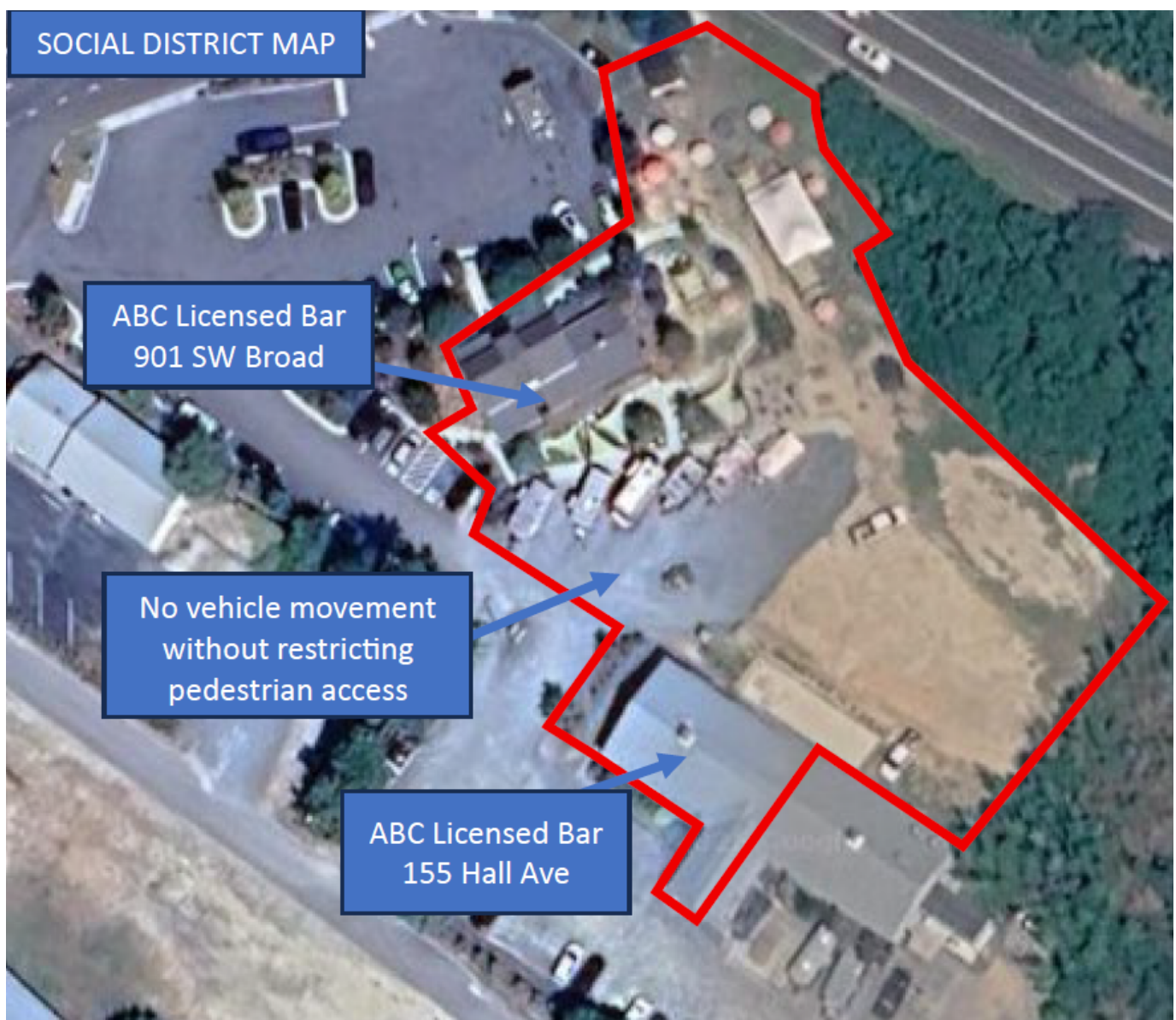
The Red's Corner Social District encompasses the Red's Corner properties located at 901 SW Broad Street and 155 Hall Avenue as shown on the approved Social District map maintained by the Town of Southern Pines.

The district includes:

- Outdoor gathering spaces
- Patio, lawn and event areas.
- The indoor space commonly referred to as The Paddock in Suite A of 155 Hall Avenue.

The district excludes:

- Public streets open to vehicle traffic.
- Any area not specifically identified on the approved district map.



HOURS OF OPERATION

The Social District shall operate during the following hours:

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

Operating hours may be modified for special events or operational considerations.

PARTICIPATING ESTABLISHMENTS

Only establishments holding valid North Carolina ABC permits and authorized by the Town of Southern Pines may participate in the Social District.

Participating establishments shall:

- Execute a participation agreement with the District Manager and/or Town.
- Utilize approved Social District containers.
- Train employees regarding Social District requirements and procedures.
- Verify age and eligibility of purchasers in accordance with ABC laws.
- Comply with all applicable federal, state, and local laws and regulations.

APPROVED CONTAINERS

Alcoholic beverages consumed within the Social District shall:

- Be sold only by participating permittees.
- Be served in official Social District containers approved by the Town.
- Display the Social District logo and participating establishment identifier as required by law.
- Not exceed sixteen (16) ounces unless otherwise permitted by state law.
- Be used only within the approved district boundaries and operating hours.

MANAGEMENT RESPONSIBILITIES

Red's Corner Management shall serve as the District Manager and shall be responsible for administration of the Social District.

The District Manager shall:

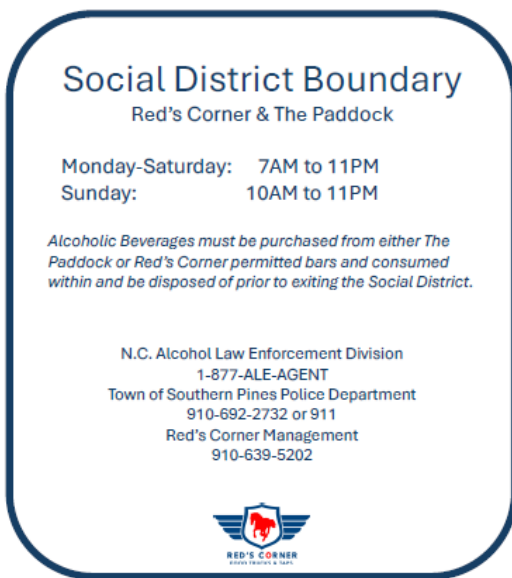
- Maintain all required district signage and boundary markers.
- Coordinate participation among approved businesses.
- Provide educational materials regarding district rules and regulations.
- Monitor compliance with district requirements.
- Maintain waste and recycling receptacles throughout the district.
- Coordinate communications with law enforcement, emergency services, and Town staff.
- Maintain district maps, operational procedures, and participation records.
- Serve as the primary point of contact for district operations and maintenance.

SIGNAGE AND PUBLIC INFORMATION

The District Manager shall ensure that:

- Social District boundary signs are installed at all primary entrances and exits.
- Rules governing possession and consumption of alcoholic beverages are clearly posted.
- Maps identifying district boundaries are available to participating establishments and patrons.
- Educational materials regarding district regulations are distributed to participating businesses.

Sign Example:



SANITATION AND MAINTENANCE

The District Manager shall maintain the district in a clean, safe, and orderly condition.

Maintenance responsibilities shall include:

- Providing sufficient trash receptacles throughout the district.
- Providing recycling receptacles where feasible.
- Conducting routine litter patrols during operating hours and following special events.

SECURITY PLAN

The District Manager shall implement measures to promote public safety within the Social District.

Security measures shall include:

- Video surveillance of primary gathering areas where feasible.
- Clearly posted district rules and regulations.
- Coordination with the Southern Pines Police Department regarding enforcement and public safety concerns.
- Procedures for responding to disorderly conduct or violations of district rules.
- Procedures for temporary suspension or modification of district operations during emergencies or special events.
- Communication protocols for participating establishments and event organizers.

SOCIAL DISTRICT RULES

Patrons may:

- Purchase alcoholic beverages from participating establishments.
- Carry approved beverages within district boundaries.
- Consume approved beverages only within designated district boundaries.

Patrons may not:

- Bring outside alcoholic beverages into the district for consumption.
- Remove open alcoholic beverages beyond district boundaries.
- Possess alcoholic beverages in non-approved containers.
- Provide alcoholic beverages to underage persons.
- Engage in disorderly conduct or behavior that threatens public safety.
- Violate any applicable ABC law or Town ordinance.

COMPLIANCE AND ENFORCEMENT

The District Manager shall work cooperatively with participating establishments, Town staff, and law enforcement agencies to ensure compliance with all applicable regulations.

Violations of Social District requirements may result in:

- Removal of patrons from the district.
- Suspension or revocation of a business's participation privileges.
- Enforcement actions authorized under state law or local ordinance.
- Temporary suspension of district operations when necessary to protect public health and safety.

PLAN REVIEW AND AMENDMENT

This Management and Maintenance Plan shall be reviewed periodically by the District Manager and the Town of Southern Pines to ensure continued effectiveness and compliance with applicable laws.

Amendments to this Plan may be approved by the Town Council or its designee as necessary to address operational needs, public safety concerns, or changes in state law.

CONCLUSION

This Management and Maintenance Plan establishes the operational framework for the Red's Corner Social District and is intended to ensure a safe, clean, and well-managed environment that supports economic development, community engagement, and responsible enjoyment of the district by residents and visitors.



RESOLUTION #1154
DELEGATE LIMITED SETTLEMENT AUTHORITY TO THE TOWN
MANAGER AND TOWN ATTORNEY

WHEREAS, many lawsuits are settled by negotiation or mediation well before trial, and

WHEREAS, the rules of mediation favor finality at the mediation rather than being contingent on later approval by the governing board, and

WHEREAS, many lawsuits and claims can be settled at an early stage with lower costs for all parties and quicker justice for claimants.;

NOW, THEREFORE, BE IT RESOLVED: by the Town Council of the Town of Southern Pines that

Section 1. Limited Delegation of Authority. The Southern Pines Town Council hereby delegates settlement authority of up to Fifty Thousand Dollars (\$50,000) jointly to the Town Manager and Town Attorney under the following conditions:

1. The Town Manager and Town Attorney must be in agreement that the action to be taken to settle the matter and the dollar amount to be paid are in compliance with this Resolution
2. The Town Manager and Town Attorney must agree that the settlement is fair, reasonable, supported by good cause, and is in the Town's best interest.

Section 2. Insurance Deductible Matters. In matters where the Town's insurance carrier has undertaken defense on behalf of the Town, and intends to or already has exercised their right under the policy to settle a matter, the Town Manager and Town Attorney may, if they both agree, authorize the payment of the Town's deductible irrespective of the criteria listed in Section 1.

Adopted this the 9th day of June 2026.

I certify that this Resolution was adopted by the Town Council of the Town of Southern Pines at its meeting on July 28, 2026, as shown in the Minutes of the Town Council meeting for that date.

Elizabeth Robertson, Town Clerk

MEMO

To: Reagan Parson, Town Manager
From: James Michel, PE, Town Engineer/Asst. Public Works Director
Date: July 22, 2026
Re: Painting of Signal Poles along US1 and 15-501

SUMMARY

NCDOT has asked whether the Town would like the traffic signal infrastructure installed as part of Projects U-5814 and U-5815B to receive a black powder-coated finish rather than the standard galvanized finish. The Town would be responsible for the additional cost associated with this option. Council is asked to determine whether to fund the powder coating and, if so, which components should receive the finish.

Standard Galvanized



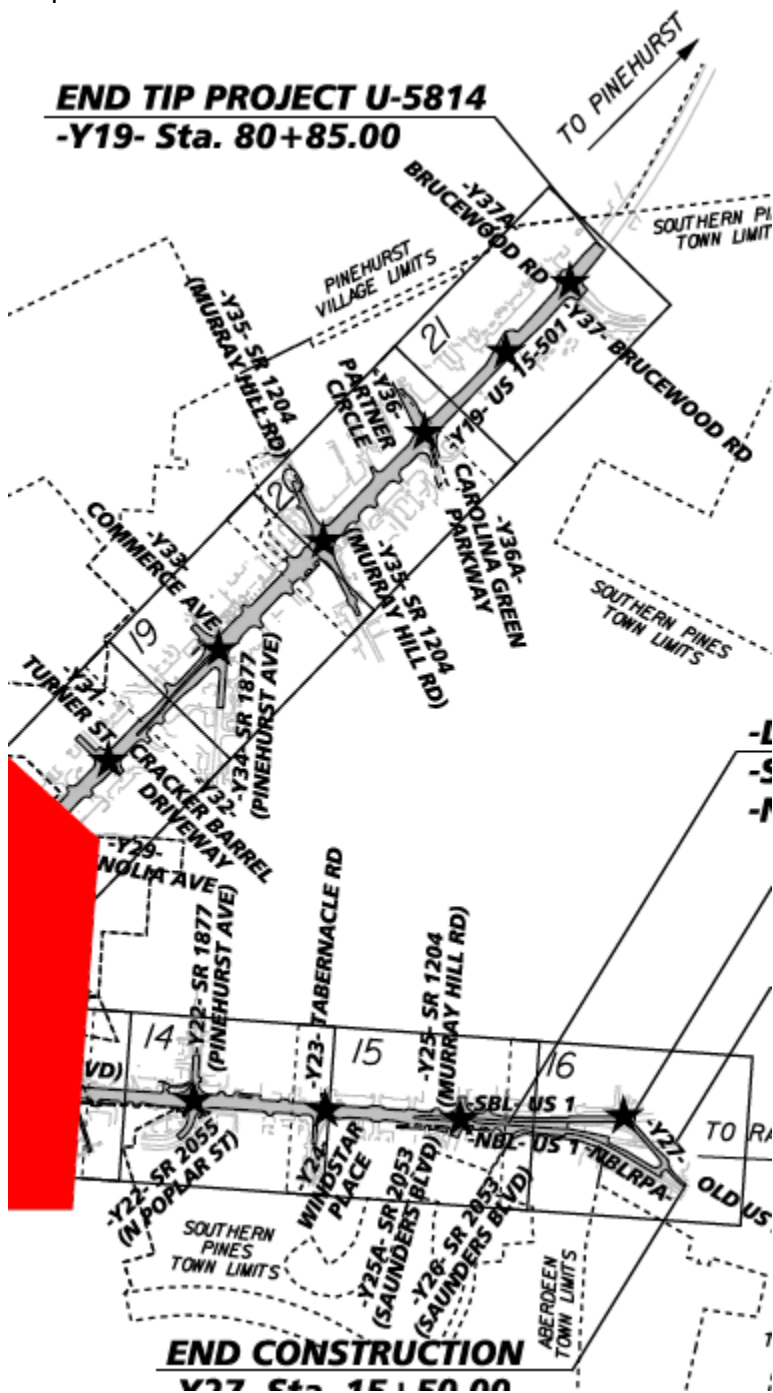
Painted



The items eligible for powder coating include signal poles, mast arms, pedestrian push-button posts, signal pedestals, and an overhead guide sign. The below list represents a total of 10 intersections within the Town limits. The Town may choose to upgrade all items or any combination of items.

DESCRIPTION (U-5814/U-5815B)	Southern Pines	Cost Delta per Unit	Extension SP
POWDER COAT FOR DUAL MAST ARM POLE	1	\$5,960.00	\$5,960.00
POWDER COAT FOR SINGLE MAST ARM POLE	13	\$4,575.00	\$59,475.00
POWDER COAT FOR STRAIN POLE	4	\$3,430.00	\$13,720.00
POWDER COAT FOR TYPE I PUSH BUTTON POST	8	\$54.00	\$432.00
POWDER COAT FOR TYPE II SIGNAL PEDESTAL	76	\$175.00	\$13,300.00
POWDER COAT FOR TYPE III SIGNAL PEDESTAL	2	\$200.00	\$400.00
POWDER COAT FOR OH SIGN	1	\$34,300.00	\$34,300.00
		Subtotal	\$127,587.00

Map of Intersections



Considerations

- Provides a more attractive, consistent appearance along the US 1 and 15-501 corridors.
- Matches recently installed powder-coated traffic signal infrastructure on Morganton Road.
- Powder coating is primarily an aesthetic enhancement and does not change the operational function of the equipment.
- Selecting only major poles and mast arms would achieve most of the visual benefit at a substantially lower cost.

Example of painted pole but unpainted signal pedestals



Large Overhead (OH) Sign at Old US1 Exit



POTENTIAL OPTION

DESCRIPTION (U-5814/U-5815B)	Southern Pines	Cost Delta per Unit	Extension SP
POWDER COAT FOR DUAL MAST ARM POLE	1	\$5,960.00	\$5,960.00
POWDER COAT FOR SINGLE MAST ARM POLE	13	\$4,575.00	\$59,475.00
POWDER COAT FOR STRAIN POLE	4	\$3,430.00	\$13,720.00
		Total	\$79,155

This option includes powder coating only the traffic signal poles and mast arms, which is consistent with recent NCDOT projects such as Morganton Road. It excludes pedestrian pedestals, push-button posts, and the overhead guide sign, reducing the total cost by approximately \$48,400 while achieving the primary visual benefit.