



AGENDA

Town Council Business Meeting

Tuesday, August 11, 2026: 6:00 PM

Town of Southern Pines Town Hall: 300 SW Broad Street

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

a. Presentation of Colors

The Southern Pines Honor Guard will present the colors to commemorate the first meeting held in the Town Hall meeting Chambers.

3. TOWN MANAGER'S COMMENTS

a. Adopt Agenda

4. PUBLIC COMMENTS

5. CONSENT AGENDA

a. Budget Amendment for Police Department Computer Room Air Conditioning (CRAC) Unit Replacement

Amendment to bring money forward from the FY26 Budget following completion of IT CRAC Unit upgrades at the PD

b. Adoption of Minutes

Staff has prepared the following meeting minutes for approval:
- July 28, 2026, Town Council Business Meeting

6. ACTION ITEMS

a. Written Decision for Ace Hardware Phase 3B Preliminary Development Plan (PD-04-26)

Planning staff has prepared a draft Written Decision summarizing Town Council approval of a Preliminary Development Plan (PDP) for Ace Hardware Phase 3B.

b. Veteran's Guardian Headquarters Architectural Compliance Permit (AR-08-26)

Pete Bogle of Bogle Firm Architecture, on behalf of Veterans Guardian, requests approval of an Architectural Compliance Permit for a 27,678-square-foot corporate office building within the Southern Pines Corporate Park.

c. Hawthorne at Southern Pines Apartments Architectural Compliance Permit Modification (AR-10-26)

Paul Saathoff of V3 Southeast, on behalf of Southern Pines Apartments, LLC, is applying to make modifications to the approved Architectural Compliance Permit for Hawthorne at Southern Pines Apartments. Hawthorne at Southern Pines is to be located in the Knollwood Planned Development with access from US Highway 1 across from Air Tool Drive.

d. Consider Resolution #1157 in Support of T.E.A.M. Grant Application Through Moore County Tourism Development Authority

The Moore County Tourism Development Authority (MCTDA) is currently accepting applications from eligible organizations for Tourism Enhancement & Area Marketing (T.E.A.M.) grants. Individual grants are a maximum of \$25,000, do not have a required financial match, and must be used by June 30, 2027. Staff has reviewed the grant guidelines and recommends that the Town apply for \$25,000 to install pedestrian-scale holiday decorations in downtown. Staff has drafted a resolution supporting the application and requests Council adoption.

e. Approve Resolution #1159 - Setting a Public Hearing Date for Annexation Petition AX-03-26: Chandler Pond Properties, LLC.; NC Hwy 22

Chandler Pond Properties, LLC. County is petitioning the Town of Southern Pines for annexation of +/- 13.935 acres of land. Per Resolution #1158 — Directing the Clerk to Investigate a Petition Received Under G.S. 106A-31,

the Clerk has certified the sufficiency of the application and requests the Council approve Resolution #1159 — Setting the Public Hearing Date.

7. PUBLIC HEARINGS - LEGISLATIVE

a. Rezoning 2.85 Acres at 1039 Old US Hwy 1 to Neighborhood Business Conditional District (Z-03-26)

A request from Rhetson Capital, LLC to rezone approximately 2.85 acres at 1039 Old U.S. Highway 1 from General Business (GB) to Neighborhood Business Conditional Zoning (NB-CD) to allow redevelopment of the site with a three-story mixed-use building containing ground-floor commercial space and up to ten upper-story residential units.

8. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's Website at sopinesnc.info/agendas

Video of the Town Council meetings will be live-streamed on the website for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream.