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.

ORDINANCE #3205
AMEND THE 2026-2027 FISCAL YEAR BUDGET
Police Department Computer Room Air Conditioning (CRAC) Unit Replacement from FY 25/26

BE IT ORDAINED AND ESTABLISHED by the Town Council of the Town of Southern Pines in regular session assembled this 11th day of August, 2026 that the Operating Budget for the Fiscal Year 2026-2027 be and hereby is amended as follows:

DEPARTMENT	LINE ITEM	CODE	INCREASE	DECREASE
Revenues/Fund Balance Appropriations:				
General Fund	Fund Balance Appropriations	10-397-1000	$218,406	
Expenditures:				
General Fund	Capital – Other Equipment	10-640-7403	$218,406	

I certify that this ordinance was adopted by the Town Council of the Town of Southern Pines at its meeting of August 11, 2026 as shown in the minutes of the Town Council for that date.

_____
Elizabeth Robertson, Town Clerk

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MINUTES

Tuesday, July 28, 2026: 6:00 PM
Town Council Business Meeting
E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

Town Manager Reagan Parsons reviewed the agenda.

Motion to approve the agenda was made by Mayor Pro Tem Bill Pate and seconded by Councilmember Gray. The vote was unanimous.
Motion passed.

4. PUBLIC COMMENTS

Ms. Shirley Horton, founder of Youth Academics and Athletics Foundation, spoke in strong support of bringing a YMCA to Moore County. She noted the need for affordable youth sports, after-school programs, and wellness facilities, and described her seven years of community work at Brookside Apartments.
Ms. Dorothy Brower of 102 Eastman Road recognized journalist Anna Rosano of The Pilot newspaper for her promotion to Managing Editor and her receipt of three North Carolina Press Association awards, praising her fairness, thoroughness, and commitment to Southern Pines.
Mr. Arthur Mason of 980 West New Hampshire Avenue also spoke in support of a YMCA for Moore County, noting its value beyond the Boys and Girls Club and urging the Council to consider extending the timeline for the project's proponent to raise the necessary funds.

5. CONSENT AGENDA

Motion to approve the Consent Agenda was made by Mayor Pro Tem Pate and seconded by Councilmember Petersen. The vote was unanimous.
Motion passed.

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

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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.

Mayor Clement opened the hearing.
Town Attorney Mac McCarley qualified the Council by asking Councilmembers to disclose the following relative to the application and property: any specialized knowledge; a fixed opinion not subject to change; close relation to the applicant or property owner; and/or a financial interest in the outcome. Town Attorney Mac McCarley also asked the applicant if they wished to challenge any members of Council's standing and the applicant answered negatively.
Mayor Clement swore in all persons giving testimony.

Town Planner Kenan Dail presented the staff analysis for the proposed Phase 3B of the Southern Pines Ace Hardware Conceptual Development Plan, consisting of a ±2,537-square-foot quick-service restaurant with a drive-through near Moore County Airport. Staff recommended approval with two modifications and one condition of approval.
Staff Report = Exhibit A
Staff Presentation = Exhibit B

Modification 1 continued the Urban Village Highway Corridor Overlay standards (40-foot building, landscaping, and parking setbacks) into the Phase 3B parcel, consistent with the previously approved ABC store.
Modification 2 allowed required plantings from the 5-foot side/rear buffer to be dispersed elsewhere on the site, given the buffer would bisect the shared drive-through and parking area. Standard vehicle-use-area landscaping requirements would still apply.
Condition 1 carried forward the existing requirement that Phase 3B shall have no off-street parking of its own, relying on shared parking within the ACE development.
Council members raised questions regarding pedestrian safety in the shared ABC store parking lot, particularly as the drive-through would operate through that lot. Applicant representatives Paul Saatoff from V3, Jessica Bowers, Attorney and Matt Tagart from Rhetson Companies, confirmed 15 stacking spaces—exceeding the UDO minimum of 9—and that the drive-through access and egress would flow within the existing parking area without spilling onto public streets. Senior Planner James Broadwell confirmed this was the final phase of the CDP.
Council discussed the risk of a future tenant—potentially a higher-volume fast food operator—generating greater traffic than the intended quick-service concept. Town Attorney Mac McCarley

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advised that restricting the use by restaurant type would be legally difficult given the UDO does not delineate at that level. Staff and the Council agreed that 15 stacking spaces provided an adequate buffer, and that backing into a shared parking lot was preferable to stacking onto a public roadway.
Following deliberation, Council directed staff to add a second condition requiring the installation of vehicular directional signage within the shared parking area to enhance pedestrian and vehicular safety. Staff confirmed that any crosswalk needs would be reviewed at the site plan stage.
Mayor Clement opened the public comment period and no comments were heard.
Mayor Clement closed the hearing.

Motion to adopt Attachment 1 of the staff report as Finding of Fact for File #PD-04-26 was made by Mayor Pro Tem Pate and seconded by Councilmember Gray. The motion carried unanimously.
Motion passed.
Motion to approve the Preliminary Development Plan for File #PD-04-26 with Condition 1 as stated in the staff report and Condition 2 as read into the record by Planning staff was made by Mayor Pro Tem Pate and seconded by Councilmember Gray. The vote was unanimous.
Motion passed.

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.

Mayor Clement opened the hearing.
Planner II Mason Maddox presented the right-of-way abandonment request for an approximately 10,484-square-foot unimproved right-of-way off Hill Road adjacent to 1220 E. Indiana Ave. Staff visited the property on July 1, 2026, and confirmed, under dry conditions, that water flows toward the rear of the Gaddis property. Trey Kramer of Longitude Planning Group presented topographic documentation showing a ridgeline that prevents water from flowing toward the adjacent Holden property, and explained that acquisition of the town's half of the right-of-way would allow construction of a swale to redirect stormwater at its source, reducing damage to the Gaddis residence while leaving total inflow and outflow unchanged.
Council members raised concerns about the permanence of abandoning town right-of-way, the potential for future subdivision or development on the parcel, and the welfare of mature pine trees in the area. Councilmember Petersen proposed an alternative approach—granting a private easement with conditions to allow the swale work while retaining town ownership—noting that the staff observations were conducted under dry conditions and did not constitute a formal stormwater analysis. Town Manager Parsons and Town Engineer James Michel acknowledged that the town had limited tools to address the drainage issue independently, and that the right-of-way had historically functioned as a paper street with no utilities or plans for future use. Town Attorney McCarley confirmed that under state statute, abandonment would split the right-of-way equally between adjacent property owners by operation of law.
Mr. Leonard Gaddis addressed the Council, confirming his background in botany, his commitment to preserving the existing trees, and his longstanding cordial relationship with the neighboring Holden property owner. Mary Ann Lewis, a member of the public with a background in sustainable design, suggested using the right-of-way as a staging area for the swale project while retaining town ownership, consistent with what Councilmember Petersen had proposed.
The majority of the Council concluded that the abandoned right-of-way served no current or foreseeable town purpose, that no utilities were present, that portions of the same right-of-way had already been abandoned previously, and that the Gaddis family had a legitimate need for the

drainage remedy.

Mayor Clement opened the public comment period and no comments were heard.
Mayor Clement closed the hearing.

Motion to approve the Order to Vacate the town right-of-way, #RA-01-26, as drafted was made by Councilmember Gray and seconded by Mayor Pro Tem Pate. The Council voted as follows:

- Mayor Clement: aye
- Mayor Pro Tem Pate: aye
- Councilmember Petersen: nay
- Councilmember Gray: aye
- Councilmember Curtin: aye

Motion passed.

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.

Planner II Maddox presented the request from Scott Bertrand, owner and operator of Red's Corner, to establish a social district encompassing Red's Corner and the adjacent Paddock Bar property. Mr. Bertrand explained that the two properties are under separate title ownership, and that a social district is the only legal mechanism available under state law to allow open containers to move freely between the two facilities. He noted the process originated from a Council-approved conditional rezoning two years prior, and that a common area entertainment permit through the ABC Commission was ultimately not available due to the separate property ownership. Mayor Clement clarified on the record that this was not a broad social district comparable to Aberdeen's, but a narrow designation combining two contiguous, co-managed properties.
Town Attorney McCarley confirmed that the Council retains full authority to amend the boundaries, hours, or management plan, or revoke the social district entirely by ordinance at any time. Town Manager Parsons noted that metrics such as police call volume and sanitation concerns could be tracked to evaluate success over time.
Discussion ensued.

Motion to approve the Ordinance establishing the Red's Corner Social District, finding compliance with N.C.G.S. 160A-205.4 and N.C.G.S. 18B-300.1, and approving the associated management and maintenance plan as presented, was made by Councilmember Gray and seconded by Mayor Pro Tem Pate. The Council voted as follows:

- Mayor Clement: aye
- Mayor Pro Tem Pate: aye
- Councilmember Petersen: nay
- Councilmember Gray: aye
- Councilmember Curtin: aye

Motion passed.

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.

Town Manager Parsons and Town Attorney Mac McCarley requested authority to enter into settlements on legal matters not to exceed $50,000. The authorization is intended to address situations where insurers require an authorized representative with settlement authority prior to

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mediation or arbitration, and to prevent loss of coverage in instances where the insurer wishes to settle within policy limits. Both the Town Manager and Town Attorney must concur on any settlement, and the Council will be notified of any settlements entered into.

Motion to approve the resolution granting general settlement authority to the Town Manager and Town Attorney for amounts not to exceed $50,000 was made by Councilmember Curtin and seconded.by Mayor Pro Tem Pate. The vote was unanimous.
Motion passed.

9. WORK SESSION DISCUSSION ITEMS

a. US1/15-501 Signal Pole Painting

Town Engineer Michel presented options for powder-coating NCDOT signal poles being installed as part of the US 1/15-501 improvement project. Standard DOT installation uses galvanized finish; the town may request a black powder-coat upgrade at its own expense. Town Manager Parsons noted that the Town of Aberdeen received a similar request and is expected to consider the matter at its August meeting, and that he asked Aberdeen staff to maintain alignment. Council directed staff to pursue the reduced scope option—painting the principal mast arm poles only—estimated at approximately $39,000, with formal agreement to follow from NCDOT. No formal budget action was required at this time, as costs are not expected to be incurred in the current fiscal year.

b. Planning Department Update

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

Senior Planner James Broadwell previewed four items anticipated for the August 11 Council meeting: (1) the written decision for the ACE Hardware Phase 3B PDP approved this evening; (2) a mixed-use development in the Pinedine area featuring ground-floor retail and upper-floor apartments, consistent with the design guide; (3) an architecture review for Veterans Guardian in the corporate park; and (4) an architecture review amendment for a previously approved apartment complex on the Knollwood tract, seeking to change the roofline from flat to pitched.

c. Council Roundtable

Discussion

Councilmember Petersen:

- raised concerns about the FLOC license plate reader camera system, noting constitutional questions raised by the ACLU, discontinued use in Pittsburgh and Los Angeles, cybersecurity vulnerabilities, and problematic contract language giving FLOC broad data licensing rights. She requested the Council consider revisiting the program.
- requested the Council review the Pinehurst code of conduct as a model for updating Southern Pines' existing code of ethics to address social media use
- asked that a financial impact analysis be developed for future annexation decisions, and requested a report on the town's annexation practices more broadly.

Mayor Pro Tem Bill Pate

- acknowledged it was the final meeting in the Douglas Center and suggested staff research the duration of Council meetings held in the building.
- Town Manager Parsons estimated the building has served in that capacity since approximately 2006 or 2007.

Councilmember Debra Gray

- recognized an unnamed officer of the Southern Pines Police Department—later identified as Officer Harrison—for exceptional conduct during a family crisis, and indicated she would be sending a formal commendation to Police Chief Polidori.

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Councilmember Bob Curtin

- commended Mayor Clement for the officer recognition earlier in the meeting
- expressed interest in developing additional policy frameworks to guide Council decision-making
- Councilmember Petersen's interest in updating the code of ethics.
- Town Attorney McCarley acknowledged the current code is difficult to measure objectively and offered to provide comparative examples.

Mayor Clement

- reported on a recent meeting between herself and Town Manager Parsons with County Commissioners
- recognized the conclusion of the Fire Department's and Recreation summer camps and staffs hard work
- commented on progress at the new Town Hall
- announced the formal 501(c)(3) designation of the Friends of Southern Pines
- shared a meeting with Congressman Hudson and Verizon representatives regarding improved cellular coverage, including potential small cell installations downtown.

Town Manager Parsons

- added that the County indicated it would be bringing updated tax collection contracts to all municipalities
- provided an update that the Midland Road paving project is anticipated to begin in mid-August with temporary wooden stakes in the median to be replaced by planted material to close unofficial crossovers.

10. ADJOURNMENT

Upon motion by Councilmember Gray, seconded by Mayor Pro Tem Pate and carried unanimously, Council adjourned at 9:34 pm.

Respectfully submitted:

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Elizabeth Robertson, Town Clerk

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Planning Staff Report

To: Reagan Parsons, Town Manager
From: Kenan Dail, Planner I
Date: August 11, 2026
Item: **PD-04-26 "Ace Phase 3B" Preliminary Development Plan:** Written Decision Staff Report.

I. PURPOSE

Per UDO §2.14.6(F)(11), "A written decision must be approved for every quasi-judicial application, either by entering the decision at the end of the hearing or at a subsequent meeting of the hearing body, which shall generally be the next scheduled meeting. As part of the written decision, the hearing body must make findings of fact and conclusions as to applicable standards and any conditions. The chair may direct the Planning Director or Town Attorney to draft a written decision for approval by the hearing body at its next regularly scheduled meeting, which approval may be on a consent agenda."

Planning staff have prepared a draft of the written decision of the Town Council's approval of application PD-04-26 that was heard by the Town Council at the business meeting on July 28, 2026, that the Town Council may now wish to adopt. If the Town Council approves the drafted written decision, the Mayor will sign the document. The original signed version will be delivered to the applicant, authorized agent, and property owner, with Planning staff and the Town Clerk maintaining copies of the signed document for their respective files.

II. SUMMARY OF APPLICATION REQUEST

The applicant has submitted a Preliminary Development Plan (PDP) pursuant to UDO §2.18 for a proposed development that consists of a ±2,537-square-foot quick-service restaurant with a drive-thru. The proposed use is consistent with the approved CDP and the 2040 Comprehensive Plan designations as a commercial component in an area designated as Traditional Mixed-Use under the Town's Comprehensive Long-Range Plan.

With the inclusion of the two proposed conditions of approval related to the PDP approval criteria, as outlined in UDO §2.18.5(H), staff find the application is suitable for Town Council approval.

III. TOWN COUNCIL EVIDENTIARY HEARING AND ACTION

The public evidentiary hearing for the proposed Preliminary Development Plan was called to order on July 28, 2026, with all Council members present. All witnesses intending to speak were duly sworn. Planning staff entered the Staff Report dated July 28, 2026, as Exhibit A, followed by staff's presentation from the same date as Exhibit B. Paul Saathoff, representing Rhetson Companies, briefly spoke on the project and answered questions and did not submit any additional exhibits.

Following the close of the evidentiary hearing, the Town Council deliberated and voted 5-0 to approve the Preliminary Development Plan, with two conditions, one as shown in Exhibit A, and the other as discussed in the July 28, 2026 Town Council meeting.

IV. STAFF COMMENTS

Town planning staff prepared a Written Decision of the Board for the Town Council's review and action.

V. TOWN COUNCIL ACTION

The Town Council may wish to take one of the following actions.

1. No action;
2. Accept the Written Decision for PD-04-26 as prepared by the Town staff;
3. An action listed above with the following conditions…; or
4. Action not listed above...

CASE NUMBER: PD-04-26
FINDINGS OF FACT, DECISION OF THE BOARD, AND ORDER IN THE MATTER OF A PRELIMINARY DEVELOPMENT PLAN APPLICATION FOR ACE HARDWARE PHASE 3B

DESCRIPTION OF MATTER

Rhetson Companies has submitted a Planned Development District – Preliminary Development Plan (PDP) application pursuant to §2.18 of the Town of Southern Pines Unified Development Ordinance. The application represents the second phase of review under the Planned Development (PD) process established by the previously approved Conceptual Development Plan (CDP) PD-01-22, approved on April 12, 2022. The proposed development 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.

A public evidentiary hearing regarding the proposed Preliminary Development Plan (PDP) for ACE Phase 3B was called to order with five members present on July 28, 2026. The oath was administered to all witnesses choosing to speak. Planning staff entered the July 28, 2026 staff report as Exhibit A and staff's July 28, 2026 presentation as Exhibit B. After closing the hearing, Town Council discussed and voted on the draft findings of fact. Detailed discussion during the evidentiary hearing can be found in the meeting minutes on record in the Town Clerk's office and online.

FINDINGS OF FACT

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 and the inclusion of the second condition of approval enhancing pedestrian safety in the shared parking lot. 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.

CONCLUSION AND DECISION

Therefore, by a vote of 5-0, the Town Council voted to approve the ACE Phase 3B Preliminary Development Plan, PD-04-26, with the following 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.

Pursuant to PDP Criterion 2 under UDO §2.18.5(H) and PD-03-24.

Condition #2 for PD-04-26 – Pedestrian Safety
The applicant shall install vehicular directional signs within the Ace Phase 3A shared parking area to enhance safe pedestrian and vehicular traffic flow.

Pursuant to PDP Criterion 2 under UDO §2.18.5(H).

This 11th day of August, 2026.

FOR THE TOWN COUNCIL:

_____
Taylor G. Clement, Mayor

Planning Staff Report

To: Reagan Parsons, Town Manager
From: Gene Ruiz, Planner II
Date: August 11, 2026
Item: **#AR-08-26** Review of Architectural Compliance Permit for Veterans Guardian

I. EXECUTIVE SUMMARY

The applicant, 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. This development was approved through PDP process under PD-03-25.

The applicant proposes using Alucobond aluminum composite panels in place of EIFS on the blue corner elements shown in the renderings. This is not a deviation request; it is an alternative-material request authorized under UDO §§4.10.4(C)(1) and (2), which allow materials that provide an equivalent appearance and equal or greater durability.

Alucobond is a higher-quality material than the otherwise compliant EIFS, offering greater durability, reduced maintenance, and a refined appearance appropriate for a corporate office building. Staff believes the site's Corporate Park location, preservation of mature trees required by the approved PDP, proposed landscaping, and limited visibility of the affected building areas are relevant building-material considerations that make the limited alternative material appropriate for this location.

Based on these site-specific factors and the material's quality and durability, staff finds that the request meets the intent of the UDO and represents an architectural upgrade. Therefore, staff supports approval of the Architectural Compliance Permit, including the requested alternative material.

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II. PROJECT INFORMATION

A. Property Owner:
Veterans Guardians

B. Applicant & Authorized Agent:
Donald R. Bogle with Bogle Firm Architecture

C. Subject Property Description:
The subject property is located the Corporate Park off of Air Tool Drive

D. Zoning: Planned Development (PD) PD-03-25 (CDP) Z-01-14

Figure 1: Zoning Vicinity Map (Approximate Property Boundary Shown in **Orange**).

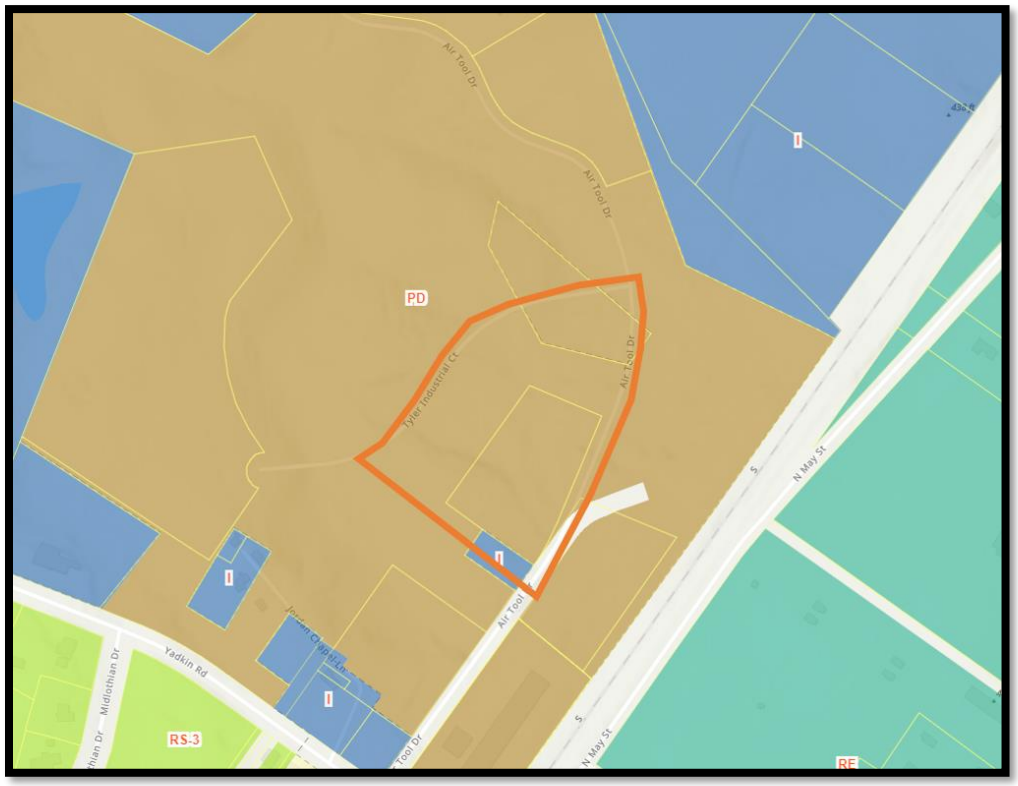


Figure 2: Vicinity Aerial Image (Approximate Property Boundary Shown in **Orange**).



Figure 3: Applicant's Site Plan

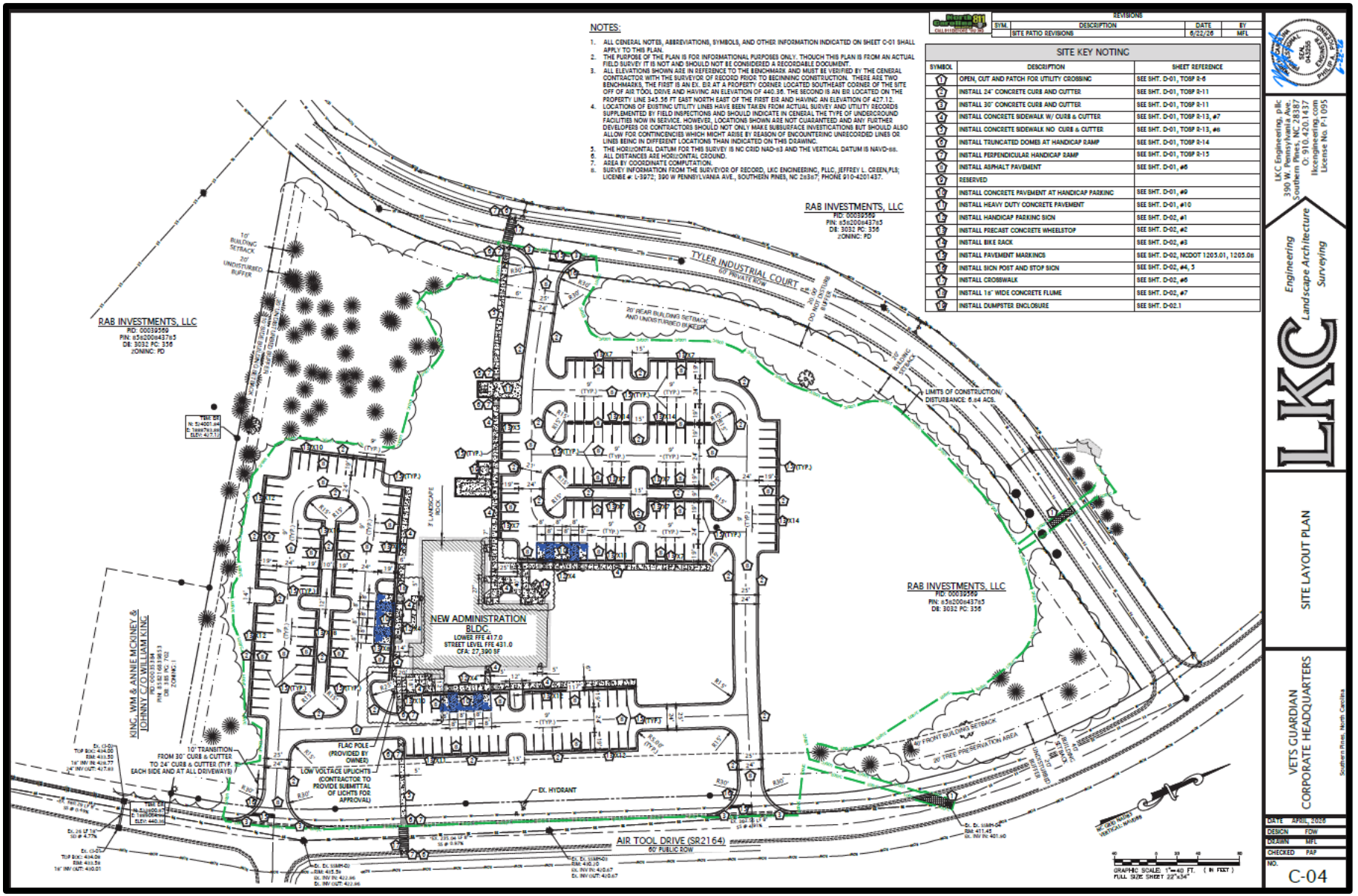
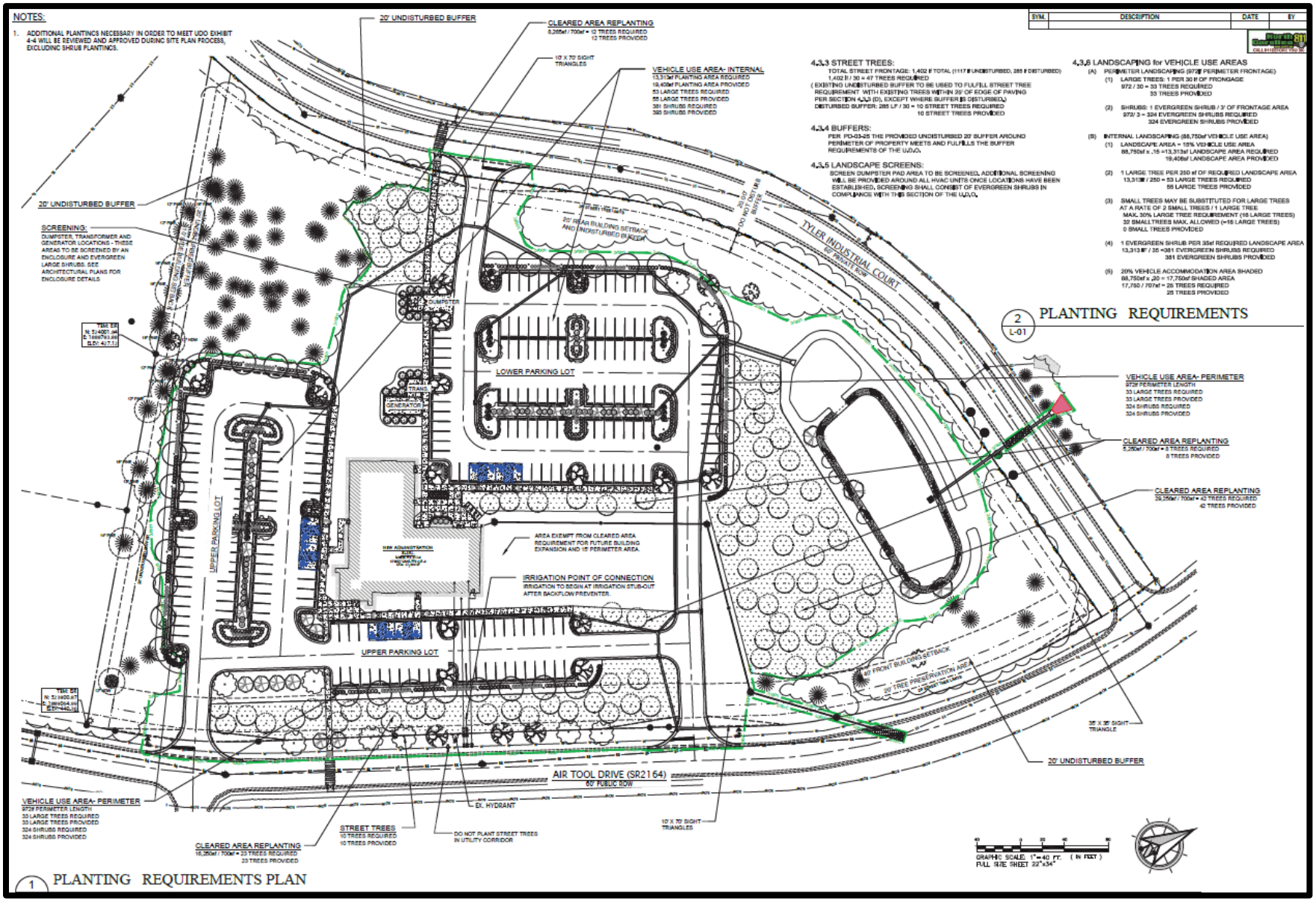


Figure 4: Applicant's Site Plan (Landscaping Sheet)



III. STAFF REVIEW

Application Review Dates

- Application Submitted: **June 9, 2026**
  - Additional Material submitted: **July 6, 2026**
- Application Deemed Complete: **July 15, 2026**
- Town Council Regular Meeting: **August 11, 2026**

Process and Standards of Review

Applications for Architectural Compliance Permits are reviewed pursuant to UDO §2.26.

A. Staff Comments based on Building Design Requirements per UDO §4.10.4

Staff has reviewed the project for compliance with UDO §4.10.4, Building Design Requirements. The proposal is consistent with eight of the ten standards outlined in UDO §4.10.4(A)–(J). The remaining two items, (the first involving less than 80% brick on two faces and the second involving the use of metal instead of stucco, are requests for material substitutions expressly permitted by the UDO and should not be considered deviations from the Town's standards. Staff's analysis of the requested substitutions and applicable site-specific building-material considerations is provided below.

- UDO §4.10.4 (C) states ***The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.***

The UDO further authorizes the Permit Issuing Authority (in this case the Town Council due to the size of the proposed building) to approve:

- ***The use of alternative building materials that establish an equivalent appearance and have equal or greater durability***.
- ***Alternative materials satisfying minimum Building code standards on walls that are screened and not visible from any public street, walkway or residential zoning district***

Proposed Building Materials

The proposed Veterans Guardian corporate office building is primarily composed of thin-brick veneer installed as part of the StoTherm ci MVES exterior wall system. Additional exterior materials include stacked-stone veneer emphasizing the primary entrance, aluminum composite panels associated with the entrance canopy, and a blue EIFS finish—StoTherm ci XPS—used to accentuate the building's corner entrance features.

Brick remains the predominant exterior material on all four façades, comprising between 72% and 90% of each exterior wall. Based on the submitted material calculations, the north and west elevations comply with the 20% limitation for accent materials. The east and south elevations

exceed the standard limitation and require approval under the UDO's alternative-building-material provisions.

Front Façade (East Elevation/Air Tool Dr.)

Building Material		
Brick	**Proposed Accent Material**	
72%	Exterior Insulation and Finish System (EIFS) (580SF) 20.7 %	Stone (191sf) 6.8%

Side Façade (South Elevation/Internal Lot)

Building Material		
Brick	**Proposed Accent Material**	
77.5%	Exterior Insulation and Finish System (EIFS) 489 SF 18.4 %	Stone (110sf) 4.1%

Side Façade (North Elevation/Tyler Industrial Court)

Building Material	
Brick	**Proposed Accent Material**
90%	Exterior Insulation and Finish System (EIFS) (411SF) 9.7 %

Rear Façade (West Elevation/Tyler Industrial Court)

Building Material	
Brick	**Proposed Accent Material**
88%	Exterior Insulation and Finish System (EIFS) (429sf) 11%

The percentages shown above reflect the EIFS system identified on the submitted elevations. The applicant has subsequently requested approval to replace the blue EIFS corner features with Alucobond Dry Reveal aluminum composite panels. The Alucobond would occupy the same general locations and serve the same architectural function as the blue EIFS shown in the submitted elevations and renderings.

Because the UDO only allows metal as trim around doors and windows, the proposed use of Alucobond as exterior façade cladding requires approval by the Permit Issuing Authority as an alternative building material, regardless of whether it comprises less than 20% of a façade. UDO §4.10.4(C) expressly authorizes approval of alternative materials that establish an equivalent appearance and provide equal or greater durability. Therefore, the request is

an alternative-material substitution authorized by the UDO, not an outright deviation from the applicable building-design standards.

Applicant's Request and Justification

The applicant requests approval to replace the blue EIFS corner entrance features with Alucobond Dry Reveal aluminum composite panels pursuant to UDO §4.10.4(C). The Alucobond would maintain the proposed design, color, scale, and façade articulation while providing a more refined appearance appropriate for a corporate office building. Its factory-applied finish also offers equal or greater durability, increased resistance to weathering and fading, a longer service life, and reduced maintenance. Brick would remain the building's predominant exterior material.

Staff Analysis

First, the development is subject to PDP Condition 1, Natural Character Preservation. This condition requires the preservation of existing trees measuring 10 inches in diameter or greater unless their removal is essential for site grading, building construction, vehicle access, or utility installation. Consistent with this condition, the applicant has retained a significant amount of existing vegetation. The preserved vegetation, together with the proposed landscaping along the building frontage facing Air Tool Drive, will provide substantial screening, soften views of the building, and reduce the visual prominence of the EIFS and stone accent areas from the public right-of-way.

Staff finds that the proposed Alucobond system satisfies the UDO criterion for equivalent appearance because it would maintain the location, color, scale, and architectural function of the blue corner features depicted in the submitted renderings. The substitution would not alter the building's overall architectural composition or replace brick as its predominant exterior material. Rather, it would provide a secondary material that emphasizes the building's corner entrance features and contributes to façade articulation and visual interest.

Staff further finds that the Alucobond system provides durability equal to or greater than that of the originally proposed EIFS system. The factory-finished aluminum composite panel system offers increased resistance to weathering, fading, and routine exterior wear while reducing anticipated long-term maintenance. Manufacturer specifications, warranty information, and finish details have been added to the file, and the applicant will provide material samples at the Town Council meeting.

Staff's support is further informed by the following site-specific considerations.

The building is located within the Corporate Park in an industrially zoned and developed setting. UDO §2.26.2 applies Architectural Compliance Permit review to multifamily, institutional, commercial, and mixed-use buildings. Industrial buildings are not among the building classifications identified in §2.26.2(A) or (B). Consequently, some other surrounding industrial buildings are not subject to the same architectural compliance standards applicable to the proposed Veterans Guardian corporate office.

Although the Veterans Guardian building is located in an industrial zoning district, its proposed office use places it within the commercial building classification and makes it subject to Architectural Compliance Permit review. The applicant has designed the building to comply with the applicable architectural standards, except for the requested material substitutions. The request should therefore be evaluated within the context of the Corporate Park, where surrounding industrial and employment-related buildings incorporate a broader and more diverse range of exterior materials.

B. STAFF RECOMMENDATION

When reviewing an application for an Architectural Compliance Permit, the Town Council shall approve, conditionally approve, or deny the application based on the following criteria, as set forth in UDO §2.26.7.

- *For Buildings with ten thousand (10,000) square feet or more of Gross Floor Area or that do not comply with the commercial Building design standards in Section 4.10, the application is consistent with the applicable Comprehensive Plan goals and policies;*
- *The application substantially conforms with the applicable Multi-Family or commercial design standards and other applicable provisions of the UDO;*
- *The application is consistent with applicable conditions of prior Development Approval.*

Considering these criteria, Planning Staff recommend approval of AR-08-26 with the following material substitution:

Staff recommends approval of the exterior material composition shown on the submitted elevations, including the percentage of accent and alternative materials on the east and south façades that are slightly less than 80% brick. Brick will remain the predominant exterior material on all four façades, and the proposed secondary materials are compatible with the architectural character of the building and its Corporate Park setting.

Staff further recommends that the Town Council approve Alucobond Dry Reveal aluminum composite panels as an alternative building material for the blue corner entrance features depicted in the submitted architectural elevations and renderings. Staff finds that the proposed Alucobond system establishes an equivalent or enhanced architectural appearance and provides durability equal to or greater than the originally proposed EIFS system for that relatively small portion of the building.

The requested approval constitutes a material substitution contemplated under UDO §4.10.4(C) and is not an outright deviation from the applicable building-design standards.

Staff recommends approval of the proposed EIFS and stone as alternative building materials on the east and south façades pursuant to the UDO's alternative-building-material provision. The request constitutes a substitution of materials expressly authorized by the UDO and is not a deviation from the applicable architectural standards.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT

1. Narrative (Revised July 6, 2026)
2. Elevations (Revised July 6, 2026)
3. Rendering (Revised July 6, 2026)
4. Site Plan

V. TOWN COUNCIL ACTIONS

The Town Council should consider the purpose of an architectural compliance permit per UDO §2.26 and shall vote on whether the proposed application complies with the criteria per UDO §2.26, the commercial building design requirements per UDO §4.10.4 and prior development approvals. The Town Council may make one of the following motions or any alternative they wish.

I move to:

1. **Approve AR-08-26** as set forth in the building elevations dated July 6, 2026.

2. **Approve AR-08-26 with the following conditions and/or deviations**:

_____

_____

_____

3. **Deny AR-08-26.**

Subject: Architectural Compliance Permit (Major), Town of Southern Pines
Project: Veterans Guardian, Air Tool Drive, Southern Pines
Date: July 6, 2026

This Architectural Compliance Permit Application (Major) is submitted for the proposed **Veterans Guardian corporate office**, to be located within the **Southern Pines Corporate Park**. The subject parcel (Lot #7) contains **approximately 8.67 acres** and is situated on **Air Tool Drive**, between US Hwy 1 and Yadkin Rd. The project site lies within an existing **Planned Development (PD)** zoning district as approved under **Zoning Case Z-01-14** in May 2014.

A Preliminary Development Plan (PDP) was submitted by LKC Engineers (**ZP-02-26**) and approved.

Veterans Guardian is a professional services company that supports United States Veterans by providing expert assistance in navigating VA processes for benefits acquisition. The proposed development is classified under **LBCS Code 6567 (Veteran Affairs)** and is listed as a permitted **supportive land use** in the PD zoning documents adopted under Z-01-14.

The site will include the development of a **27,678 square foot, two-story office building (with walk-out half basement)**, 246 off-street automobile parking spaces (including 12 accessible spaces), and 6 bicycle parking spaces. The project also includes required landscaping, buffers, and stormwater facilities. No additional open space is required on this lot as the **overall PD open space requirement has been met** within the boundaries of the Corporate Park as a whole. Parking, drives, bicycle spaces, landscaping buffers, etc. are shown on the previously submitted plans from LKC Engineering.

Building facades are primarily brick (thin brick veneer over StoTherm ci MVES), aluminum composite panels (Alucobond Dry Reveal) canopy and stacked stone veneer denoting the main front entry, and EIFs - exterior insulation finish system (StoTherm ci XPS) as the blue entry corner facades. Percentages of each finish system are listed on the submitted elevations.

We would like to ask the Council to consider an upgrade option to use Alucobond for all of the blue corner area shown in the renderings. While the UDO does mention metal only as an approvable trim material, Alucobond would be an improved material selection, offering increased building life service, reduced maintenance (automotive coating means never needs repainting), and a very appropriate, high-level finish for a corporate office building finish within this new business park. Compared to the EIFs system that does meet the UDO for this application, Alucobond is a higher cost building material with a more refined appearance. We ask that the Council consider this upgrade and would be glad to provide samples as needed.

The proposed building design has been reviewed and approved by the **Southern Pines Corporate Park & Nature Preserve Architectural Review Committee**. See attached.

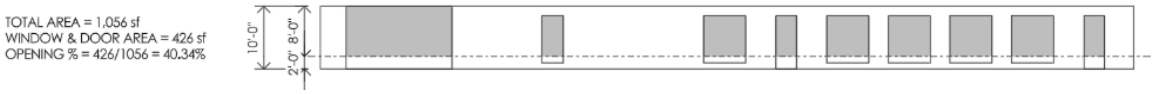
4.10.4: Building Design Requirements

A. Building Orientation
    1. Main entrance faces Air Tool Drive.
    2. Maximum spacing between entries – PD zoning & only one secured public entry.
B. Building Dimensions
    1. CB & DTO – N/A

2. Width of building segments shall not be more than twice the building height
    i. Facades are broken with parapet heights, brick color changes, etc.
3. (see above)
4. Large scale retail – N/A

C. Building Materials – Brick is used for the majority of all facades. Permitting Authority may approve:
1. Alternative Building Materials that establish equivalent appearance and have equal or greater durability
    i. The use of EIFS (synthetic stucco) on the front entry falls within the pre-approved alternative façade materials, will create an energy efficient thermal envelope, and will provide durability through the use of high-impact EIFs at all lower levels, XPS foam for added rigidity and thermal performance, and a fully drainable, flexible polymer system for finish longevity and ease of maintenance.
    ii. See note above for use of Alucobond for the front corner entry facades.

D. Windows
1. Windows shall be glazed in a non-reflective, clear glass
    i. Proposed windows include large sections of east, west, and south-facing glass. To meet client's needs of 1) reducing solar gain within building, 2) reducing internal glare within the office spaces, and 3) offering some visual privacy into the building, we are proposing to use Vitro Architectural Glass Solarban R67 Optiblue Low-E Insulating Glazing.
    ii. Appearance is mostly clear with some internal reflectivity (see online image). This premium glazing is a typical glazing used for similar office buildings within similar business parks.
    iii. Samples can be provided if requested.
2. CB Zoning – N/A
3. In other zoning districts, windows and doors shall comprise at least twenty-five (25) percent of street-facing Building façades between the elevations of two (2) and ten (10) feet above the grade of the building entry.
    i. See attached sketch showing Air Tool elevation provides 40.34% transparency along the first floor (2' to 10') elevation.



E. Awnings
1. CB Zoning – N/A
2. N/A (no traditional awnings)
3. CB and DTO Zoning – N/A

F. Galleries and Arcades – N/A

G. Roofs
1. CB Zoning – N/A
2. In other districts, Buildings may use parapets ... Changes in parapet height or design, gables or other changes in the roofline as viewed from any public street shall be required for any Building that is wider than 100 feet.
    i. Front entry parapet (southeast corner) steps up to create taller façade and clearly marked public entry point.
    ii. Remaining wing along Air Tool Dr. (east façade) = 98 feet.
    iii. Remaining wing facing south = 98 feet.
    iv. Parapet steps have been added so that no portion of the façade is long than twice the height of the tallest part of the façade.
        1. Max height = 36'-2" :: no section can be longer than 72'-4"
    v. North façade (visible if traveling south along Air Tool) = 60 feet.

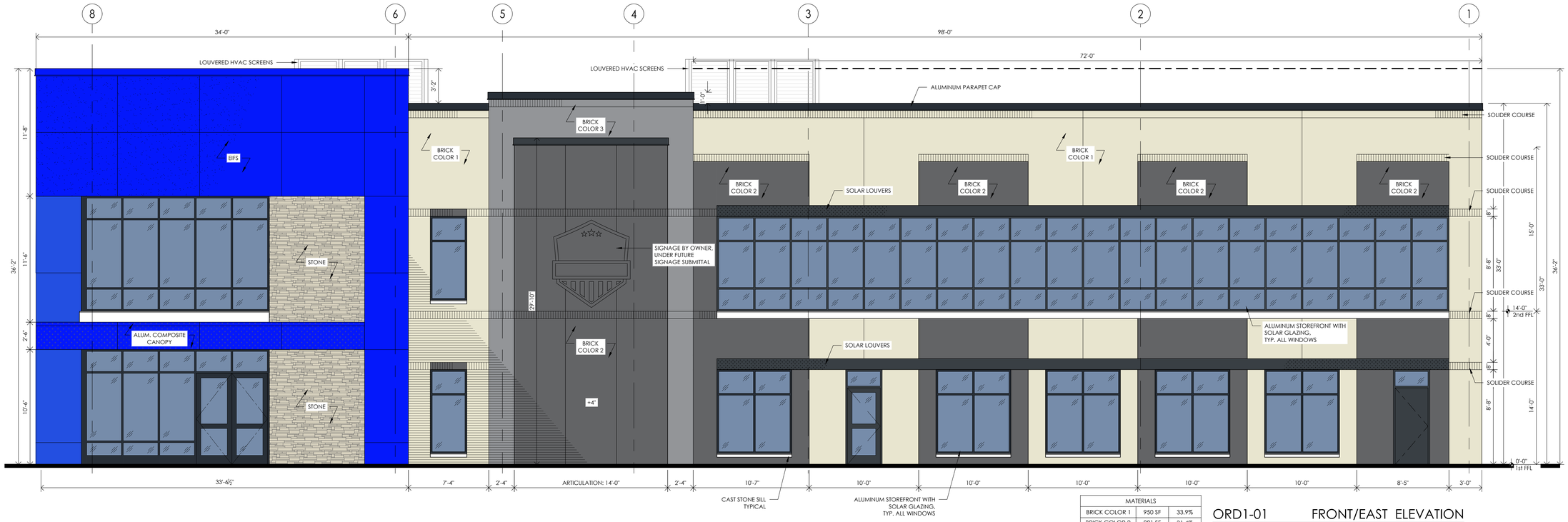
3. Membrane roof is not visible from street.

H. Mechanical – All mechanical units are screened from view.
    1. Rooftop units – aluminum louver systems provided to screen units
    2. Ground mounted units – mounted on grade near rear corners of building. Grade drops significantly from front of building to rear (full story). Units will not be visible from road.

I. Loading / Garage – N/A

J. Signage – Signage will be submitted separately in a future application.

4.10.6: Large Scale Retail: N/A – project does not include retail use.
4.10.7: Manufactured Home Parks: N/A – project does not include manufacturer homes.
4.10.8: Multi-Family Development: N/A – project does not include multi-family development.
5.4: Automobile Service Stations: N/A – project does not include service stations.
5.4: Drive Through Facilities: N/A – project does not include drive-throughs.



MATERIALS		
BRICK COLOR 1	950 SF	33.9%
BRICK COLOR 2	881 SF	31.4%
BRICK COLOR 3	204 SF	7.3%
EIFS	580 SF	20.7%
STONE	191 SF	6.8%
	2,806 SF	

ORD1-01 FRONT/EAST ELEVATION

SCALE: 1/4" = 1'-0"



MATERIALS		
BRICK COLOR 1	2,221 SF	57.3%
BRICK COLOR 2	1,227 SF	31.6%
EIFS	429 SF	11.1%
	3,877 SF	

ORD1-02 REAR/WEST ELEVATION

SCALE: 1/4" = 1'-0"

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST. pete@boglefirm.com
SUITE 200 www.boglefirm.com
SALISBURY, NC 28144 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

ELEVATIONS

VETERAN'S GUARDIAN NEW OFFICE

Lot 7, Southern Pines Corp. Park
Southern Pines, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 7/6/26
PROJECT #: 2540

SHEET NUMBER
ORD1
OF: --



ORD2-01 SIDE/NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS		
BRICK COLOR 1	3,173 SF	74.7%
BRICK COLOR 2	665 SF	15.7%
EIFS	411 SF	9.7%
	4,249 SF	



MATERIALS		
BRICK COLOR 1	1,232 SF	46.4%
BRICK COLOR 2	649 SF	24.4%
BRICK COLOR 3	178 SF	6.7%
EIFS	489 SF	18.4%
STONE	110 SF	4.1%
	2,658 SF	

ORD2-02 SIDE/SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

the BOGLE FIRM
ARCHITECTURE
110 N. MAIN ST. pete@boglefirm.com
SUITE 200 www.boglefirm.com
SALISBURY, NC 28144 704.638.2015

PUBLICATION OR REUSE OF THESE DRAWINGS OR ANY INCLUDED DETAILS MUST BE WITH THE WRITTEN CONSENT OF THE FIRM'S PRINCIPAL ARCHITECT.

ELEVATIONS

VETERAN'S GUARDIAN NEW OFFICE

Lot 7, Southern Pines Corp. Park
Southern Pines, NC

DRAWN BY: RRG
CHECKED BY: DRB
DATE: 7/6/26
PROJECT #: 2540

SHEET NUMBER
ORD2
OF: --



The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE



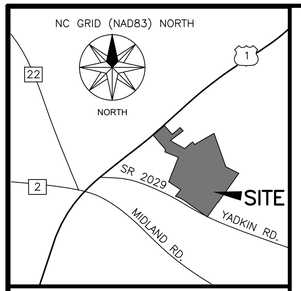
The BOGLE Firm
ARCHITECTURE



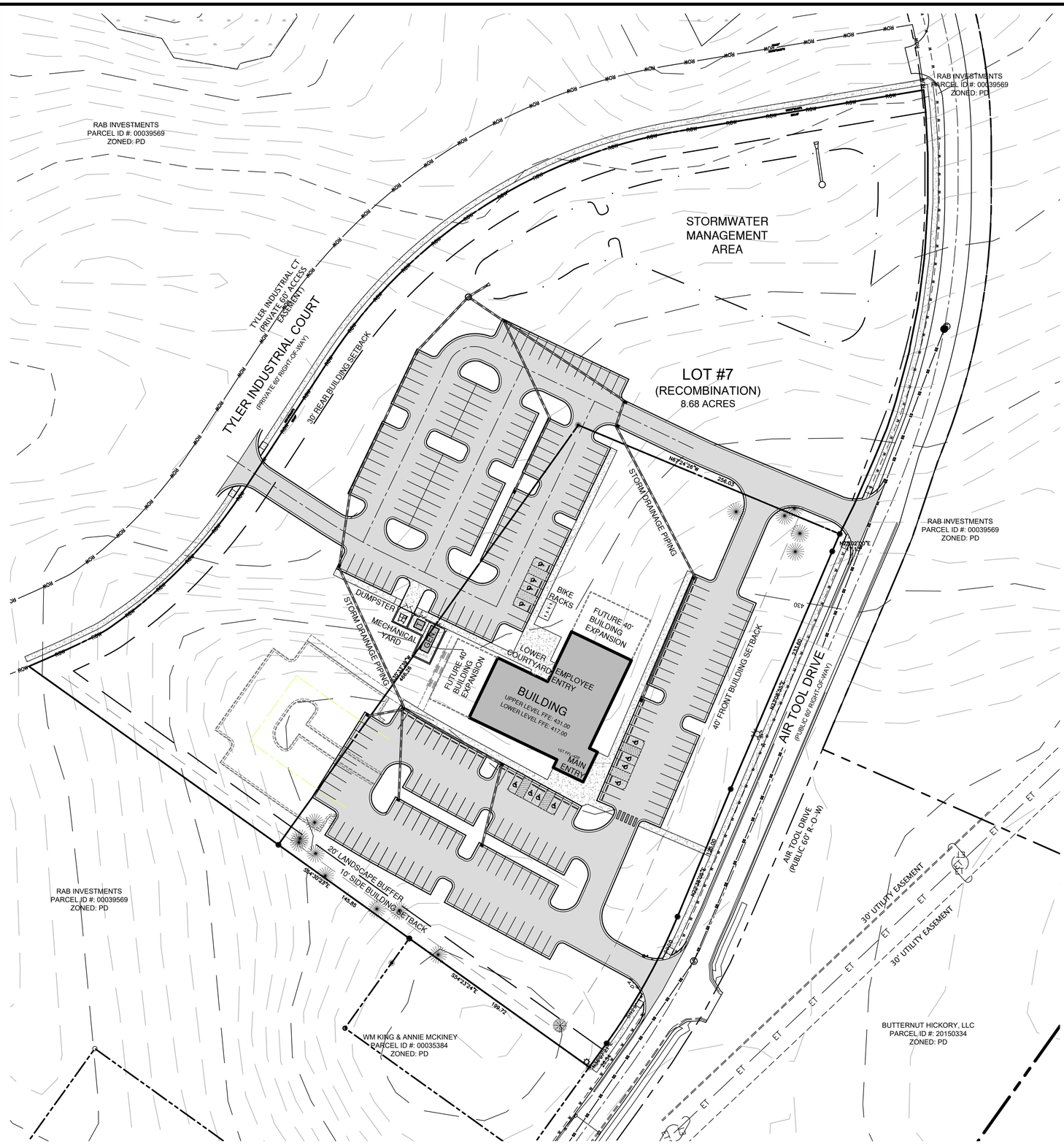
The BOGLE Firm
ARCHITECTURE



The BOGLE Firm
ARCHITECTURE



VICINITY MAP N.T.S.



REVISIONS			
SYM.	DESCRIPTION	DATE	BY

NORTH

25 0 25 50 100

PROPERTY OWNERS:

CURRENT OWNERS:

RAB INVESTMENTS
P.O.BOX 4406
PINEHURST, NC, 28374-4406
PARCEL ID #: 00039569
DEED BOOK: 3032, PAGE: 356

BAT PROPERTIES LLC
140 AQUA SHED CT
ABERDEEN, NC, 28315
PARCEL ID #: 20200432
DEED BOOK: 5378, PAGE: 343

PROPOSED OWNER:

75 TROTTER HILLS CIRCLE, LLC
75 TROTTER HILLS CIR
PINEHURST, NC,28374
PARCEL ID #: 96000379
DEED BOOK: 6103, PAGE: 191

PROJECT DATA:

PROPERTY ACRES: 8.68 ac.
A RECOMBINATION OF EXISTING LOT#7 (BAT PROPERTIES) 3.51 acs. PLUS 5.17 acs. OF CORPORATE
PARK LAND (RAB INVESTMANTS) TO FORM A NEW LOT#7 OF 8.68 acs.

ZONING: PD (PER APPROVED PD ZONING AMENDMENT APPLICATION, MAY 2014)

DEDICATED OPEN SPACE: 0
SEE SOUTHERN PINES CORPORATE PARK PDD SITE PLAN FOR ALL CORPORATE PARK OPEN SPACE AREA.

LAND USE : SUPPORTIVE LAND, 20.28 ac. TOTAL CORP. PARK ACRES
EXISTING DEVELOPED SUPPORTIVE LAND USE: 0.00 ac.
PROPOSED SUPPORTIVE DEVELOPMENT: 8.68 ac.
REMAINING CORP. PARK SUPPORTIVE ACRES: 11.60 ac.

INTENDED LAND USE:
LAND USE: #6567 - VETERAN AFFAIRS (PER Z-01-14)

PROJECT IMPERVIOUS SURFACE: 4.45 ac. (51.27% OF PROPERTY AREA)
4.0 IMPERVIOUS ac. (INCLUDES FUTURE DEVELOPMENT) / 8.68 ac. = 51.27%

PARKING:
AUTOMOBILE PARKING: 1 SPACE / 250 sf (PER Z-1-14)
27,390 sf / 250 = 110 AUTOMOBILE SPACES REQUIRED
246 AUTOMOBILE SPACES PROVIDED
(12 HANDICAP, 234 STANDARD)

BICYCLE PARKING: 1 SPACE / 5000sf
27,390 sf / 5000 = 6 BICYCLE SPACES REQUIRED
6 BICYCLE SPACES PROVIDED

OPEN SPACE:
OPEN SPACE PROVIDED: 0 ac. (ALL OPEN SPACE REQUIRED WITHIN CORPORATE PARK HAS BEEN PROVIDED WITHIN THE BOUNDARIES OF THE OVERALL CORPORATE PARK)

LANDSCAPING:
THE PROPOSED SITE WILL BE PLANTED AND IRRIGATED PER TOWN OF SOUTHERN PINES UNIFIED DEVELOPMENT ORDINANCE.

UTILITIES:
PROPERTY HAS ACCESS TO EXISTING PUBLIC WATER AND SEWER. ONLY SERVICE LINES FOR WATER AND SEWER SHALL BE REQUIRED TO SERVISE THE BUILDING. LOCATIONS OF WATER AND SEWER CONNECTIONS, METERS, VALVES, ETC WILL BE COORDINATED WITH TOWN OF SOUTHERN PINES.

PRELIMINARY PLAT-FOR REVIEW ONLY

I, JEFFREY L. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REFERENCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND (REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2020.

_____
PROFESSIONAL LAND SURVEYOR
3972
LICENSE NUMBER

PRELIMINARY PLAT NOTES:
PRELIMINARY PLAT PREPARED BY LKC ENGINEERING, PLLC, JEFFERY L. GREEN, PLS, #L-3972

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCE, OR SALES

LKC Engineering, pllc
140 Aqua Shed Court
Aberdeen, NC 28315
O: 910.420.1437
F: 910.637.0096
lkcengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

LKC

VETERANS GUARDIAN CORPORATE OFFICE
Site Plan
(Phase 1)

Southern Pines Corporate Park

DATE:
DESIGNED:
DRAWN:
CHECKED:
NO.
L-2

L:\VetsGuardian-25.01 Corporate Headquarters\800 Drawings\803 Conceptual\Corp Park Sketch Plan2 UPDATED.dwg lou 24/07/25 - 2:37 P

NOTES:

1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON SHEET C-01 SHALL APPLY TO THIS PLAN.
2. THE PURPOSE OF THE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THOUGH THIS PLAN IS FROM AN ACTUAL FIELD SURVEY IT IS NOT AND SHOULD NOT BE CONSIDERED A RECORDABLE DOCUMENT.
3. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR WITH THE SURVEYOR OF RECORD PRIOR TO BEGINNING CONSTRUCTION. THERE ARE TWO BENCHMARKS, THE FIRST IS AN EX. EIR AT A PROPERTY CORNER LOCATED SOUTHEAST CORNER OF THE SITE OFF OF AIR TOOL DRIVE AND HAVING AN ELEVATION OF 440.36. THE SECOND IS AN EIR LOCATED ON THE PROPERTY LINE 345.56 FT EAST NORTH EAST OF THE FIRST EIR AND HAVING AN ELEVATION OF 427.12.
4. LOCATIONS OF EXISTING UTILITY LINES HAVE BEEN TAKEN FROM ACTUAL SURVEY AND UTILITY RECORDS SUPPLEMENTED BY FIELD INSPECTIONS AND SHOULD INDICATE IN GENERAL THE TYPE OF UNDERGROUND FACILITIES NOW IN SERVICE. HOWEVER, LOCATIONS SHOWN ARE NOT GUARANTEED AND ANY FURTHER DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS DRAWING.
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS NC GRID NAD-83 AND THE VERTICAL DATUM IS NAVD-88.
6. ALL DISTANCES ARE HORIZONTAL GROUND.
7. AREA BY COORDINATE COMPUTATION.
8. SURVEY INFORMATION FROM THE SURVEYOR OF RECORD, LKC ENGINEERING, PLLC, JEFFREY L. GREEN,PLS; LICENSE #: L-3972; 390 W PENNSYLVANIA AVE., SOUTHERN PINES, NC 28387; PHONE 910-4201437.

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

SITE KEY NOTING

SYMBOL	DESCRIPTION	SHEET REFERENCE
1	OPEN, CUT AND PATCH FOR UTILITY CROSSING	SEE SHT. D-01, TOSP R-6
2	INSTALL 24" CONCRETE CURB AND GUTTER	SEE SHT. D-01, TOSP R-11
3	INSTALL 30" CONCRETE CURB AND GUTTER	SEE SHT. D-01, TOSP R-11
4	INSTALL CONCRETE SIDEWALK W/ CURB & GUTTER	SEE SHT. D-01, TOSP R-13, #7
5	INSTALL CONCRETE SIDEWALK NO CURB & GUTTER	SEE SHT. D-01, TOSP R-13, #8
6	INSTALL TRUNCATED DOMES AT HANDICAP RAMP	SEE SHT. D-01, TOSP R-14
7	INSTALL PERPENDICULAR HANDICAP RAMP	SEE SHT. D-01, TOSP R-15
8	INSTALL LIGHT DUTY ASPHALT PAVEMENT	SEE SHT. D-01, #6
9	INSTALL HEAVY DUTY ASPHALT PAVEMENT	SEE SHT. D-01, #6
10	INSTALL CONCRETE PAVEMENT AT HANDICAP PARKING	SEE SHT. D-01, #9
11	INSTALL HEAVY DUTY CONCRETE PAVEMENT	SEE SHT. D-01, #10
12	INSTALL HANDICAP PARKING SIGN	SEE SHT. D-02, #1
13	INSTALL PRECAST CONCRETE WHEELSTOP	SEE SHT. D-02, #2
14	INSTALL BIKE RACK	SEE SHT. D-02, #3
15	INSTALL PAVEMENT MARKINGS	SEE SHT. D-02, NCDOT 1205.01, 1205.08
16	INSTALL SIGN POST AND STOP SIGN	SEE SHT. D-02, #4, 5
17	INSTALL CROSSWALK	SEE SHT. D-02, #6
18	INSTALL 18" WIDE CONCRETE FLUME	SEE SHT. D-02, #7
19	INSTALL DUMPSTER ENCLOSURE	SEE SHT. D-02.1

RAB INVESTMENTS, LLC
PID: 00039569
PIN: 858200843785
DB: 3032 PG: 356
ZONING: PD

RAB INVESTMENTS, LLC
PID: 00039569
PIN: 858200843785
DB: 3032 PG: 356
ZONING: PD

KING, WM & ANNIE MCKINEY & JOHNNY C/O WILLIAM KING
PID: 00035384
PIN: 8582116839853
DB: 385 PG: 702
ZONING: I

TYLER INDUSTRIAL COURT
60' PRIVATE ROW

AIR TOOL DRIVE (SR2164)
60' PUBLIC ROW

NEW ADMINISTRATION BLDG.
LOWER FFE 417.0
STREET LEVEL FFE 431.0
GFA: 27,390 SF

10' BUILDING SETBACK
20' UNDISTURBED BUFFER
20' UNDISTURBED BUFFER
10' SIDE BUILDING SETBACK
20' REAR BUILDING SETBACK AND UNDISTURBED BUFFER
20.00' DO NOT DISTURB BUFFER
20' BUILDING SETBACK
40' FRONT BUILDING SETBACK
20' TREE PRESERVATION AREA
40' BUILDING SETBACK
20' UNDISTURBED BUFFER
LIMITS OF CONSTRUCTION/ DISTURBANCE: 6.84 ACS.

TBM: EIR
N: 524001.84
E: 1888783.88
ELEV: 427.12

TBM: EIR
N: 523800.87
E: 1889041.99
ELEV: 440.36

10' TRANSITION FROM 30" CURB & GUTTER TO 24" CURB & GUTTER (TYP. EACH SIDE AND AT ALL DRIVEWAYS)

EX. HYDRANT

EX. CI-02
TOP BOC: 434.00
RIM: 433.50
18" INV IN: 428.77
24" INV OUT: 427.83

EX. 360.29 LF 8" SS @ 0.49%

EX. 26 LF 18" SD @ 4.77%

EX. CI-01
TOP BOC: 434.08
RIM: 433.58
18" INV OUT: 430.01

EX. EX. SSMH-02
RIM: 435.59
EX. INV IN: 422.96
EX. INV OUT: 422.96

EX. 235.04 LF 8" SS @ 0.97%

EX. EX. SSMH-03
RIM: 430.20
EX. INV IN: 420.67
EX. INV OUT: 420.67

EX. 382.55 LF 8" SS @ 4.91%

EX. EX. SSMH-04
RIM: 411.45
EX. INV IN: 401.90

NC GRID NAD83
VERTICAL: NAVD88

GRAPHIC SCALE: 1"= 40 FT. (IN FEET)
FULL SIZE SHEET 22"x34"

LKC Engineering, pllc
390 W. Pennsylvania Ave.
Southern Pines, NC 28387
O: 910.420.1437
lkcengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

LKC

SITE LAYOUT PLAN

VETS GUARDIAN
CORPORATE HEADQUARTERS
Southern Pines, North Carolina

DATE	APRIL, 2026
DESIGN	FDW
DRAWN	MFL
CHECKED	PAP
NO.	C-04

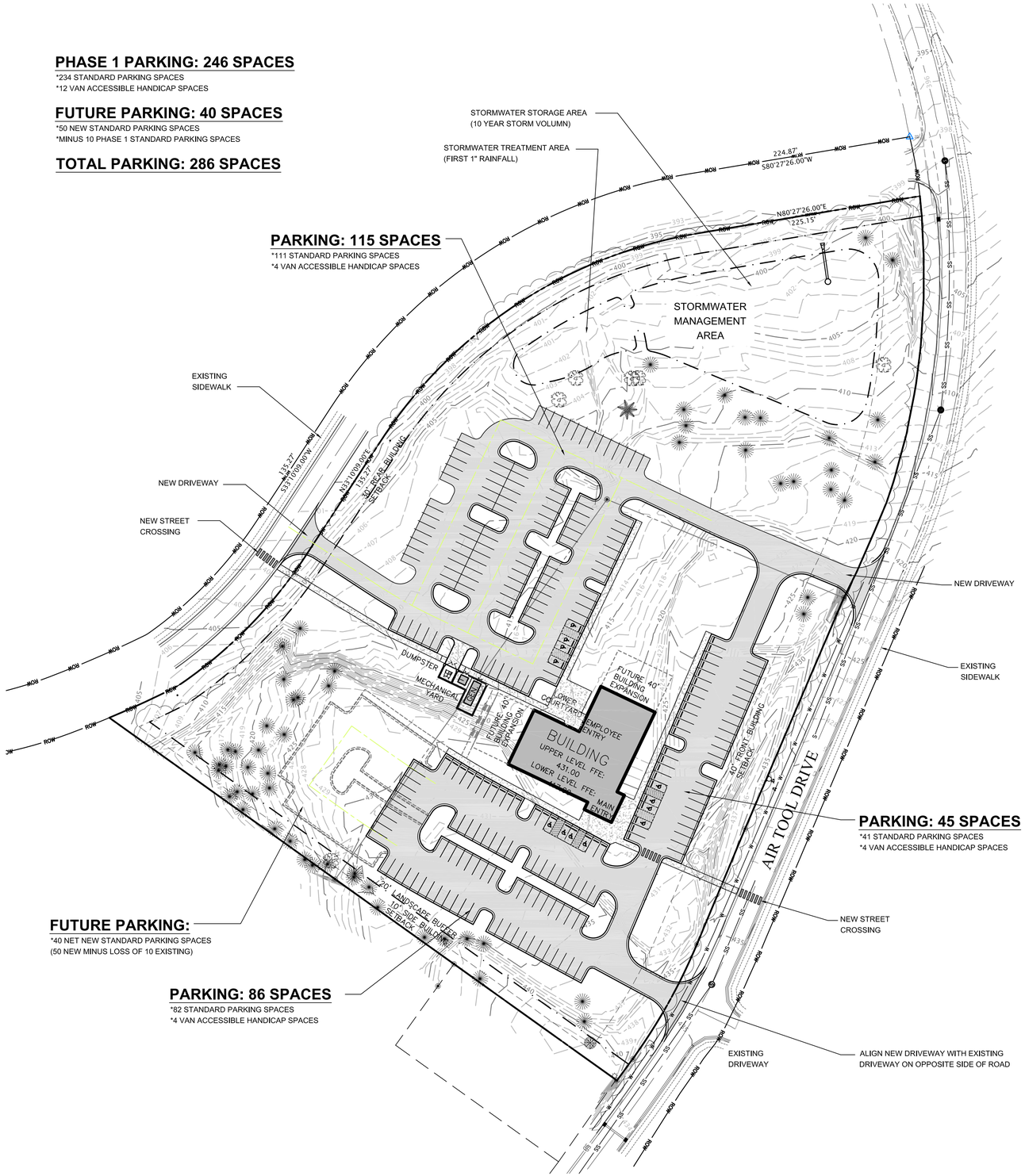
File: L:\VetsGuardian-25.01 Corporate Headquarters\800 Drawings\810 Design Drawings\02 Civil\VetsGuardian-25.01 - C04 LAYOUT.dwg, By: Salazar, Plotted: Mon May 11, 2026 at 3:28pm

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

PHASE 1 PARKING: 246 SPACES
*234 STANDARD PARKING SPACES
*12 VAN ACCESSIBLE HANDICAP SPACES

FUTURE PARKING: 40 SPACES
*50 NEW STANDARD PARKING SPACES
*MINUS 10 PHASE 1 STANDARD PARKING SPACES

TOTAL PARKING: 286 SPACES



30' 0' 30' 60' 120'
SCALE: 1" = 60'-0"

1 L-1.0 CONCEPTUAL SITE PLAN
SCALE : 1" =60'-0"

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Engineering
Landscape Architecture
Surveying

LKC

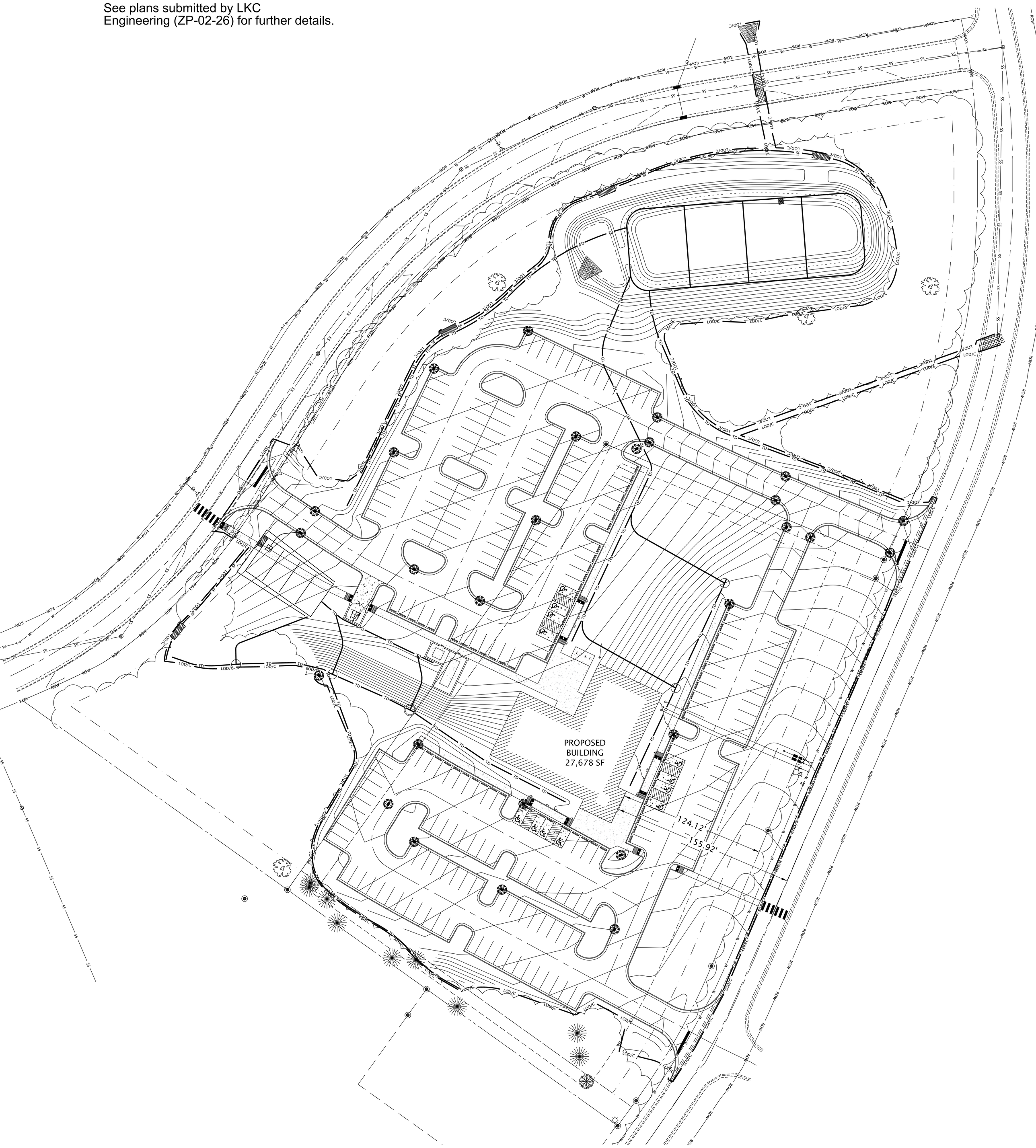
CONCEPTUAL SITE PLAN

Vets Guardian
Corporate Headquarters
SOUTHERN PINES, NORTH CAROLINA

DATE: 5-12-25
DESIGNED:
DRAWN:
CHECKED:
NO.
L-1.0

SITE PLAN from LKC Engineering with added dimensions to Property Line (124.12') and to center line of Air Tool Drive (155.92')

See plans submitted by LKC Engineering (ZP-02-26) for further details.



Planning Staff Report

To: Reagan Parsons, Town Manager
From: Gene Ruiz, Planner II
Date: August 11, 2026
Item: **File #AR-10-26** Review of Architectural Compliance Permit for Hawthorne at Southern Pines

I. EXECUTIVE SUMMARY

Southern Pines Apartments, LLC, c/o Hawthorne Residential Partners, through its representative, Paul Saathoff of V3 Southeast, is requesting an amendment to a previously approved Architectural Compliance Permit for a 236-unit multifamily development within the Knollwood Tract Conceptual Development Plan area. The development includes two multifamily building types, a clubhouse, swimming pool, and associated site amenities.

A Preliminary Development Plan (PD-11-22) was approved in 2022, followed by Town Council approval of an Architectural Compliance Permit in 2023. A site plan for the development has also been approved by the Technical Review Committee.

The primary architectural modification driving this amendment is the replacement of the previously approved flat roofs with pitched roofs on both multifamily building types. The proposed roof modification would increase the building height from 38 feet, 10 inches to 39 feet, 8 inches—an increase of 10 inches. The revised height remains below the 40-foot maximum established by the approved PDP.

The change in roof form has led to corresponding revisions to certain architectural features depicted on the previously approved elevations, including adjustments to rooflines, façade composition, exterior material placement, and building entrances. These related modifications are directly attributable to and necessary to accommodate the proposed transition from flat roofs to pitched roofs.

The proposed elevations have also been reviewed for compliance with UDO §4.10.8(C)(1) and §4.10.8(C)(7)(A). Although the original approval included deviations from the minimum brick-percentage requirement and the building-entrance standard for Building Type 2, the revised elevations retain the approved mixture of materials, increase the overall percentage of brick on all façades, and add an additional entrance to Building Type 2. While the entrance modification does not eliminate the previously approved deviation, it reduces its extent and advances the intent of the standard. Building Type 1 remains compliant with the building-entrance standard.

The amendment does not propose changes to the approved 236-unit count, development program, site layout, building locations, or associated amenities. Town Council is being asked to determine whether the proposed pitched-roof design and the directly related architectural modifications remain consistent with the intent and character of the original approval. Overall, the amendment maintains the approved development program while improving compliance with the exterior-material and building-entrance standards previously considered by the Town Council.

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II. PROJECT INFORMATION

A. Property Owner:
Southern Pines Apartments, LLC, c/o Hawthorne Residential Partners

B. Applicant & Authorized Agent:
Paul Saathoff with V3 Southeast

C. Subject Property Description:
Knollwood Tract Conceptual Development Plan area
Pin: 858200785554 PARID: 20230603

D. Zoning: Planned Development (PD) PD-11-22 Knollwood Multi-Family

Figure 1: Zoning Vicinity Map (Approximate Property Boundary Shown in Yellow).

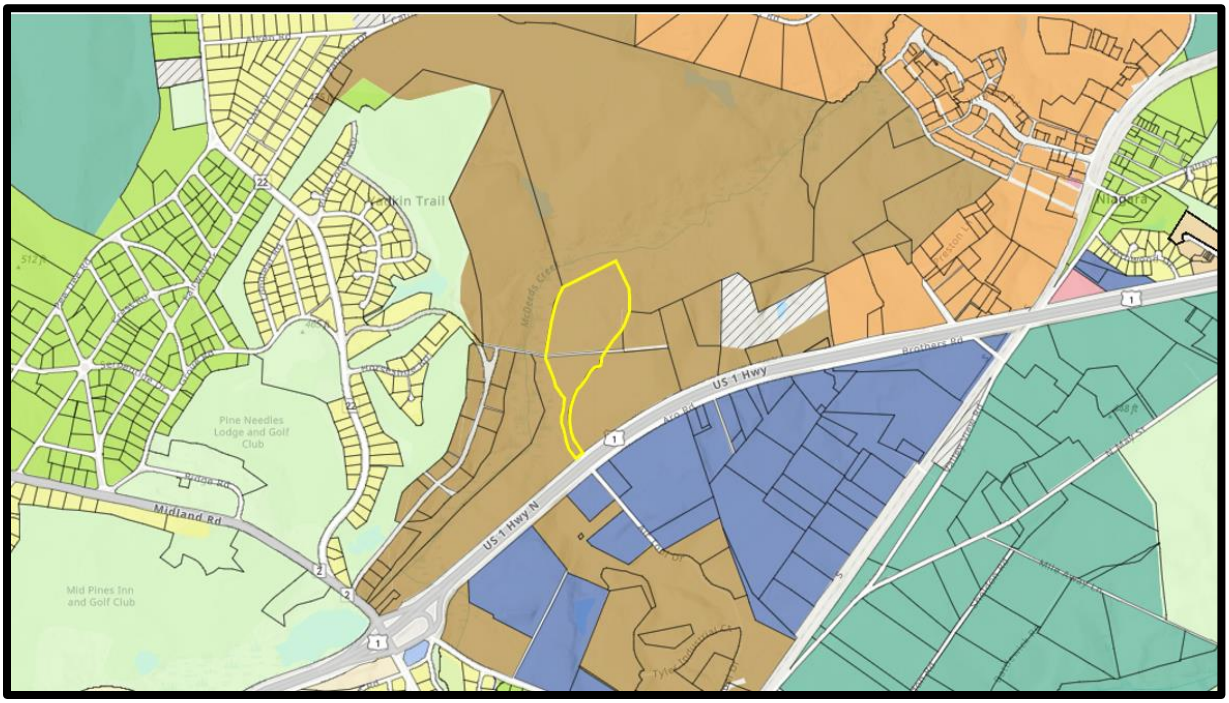


Figure 2: Vicinity Aerial Image (Approximate Property Boundary Shown in Yellow.)

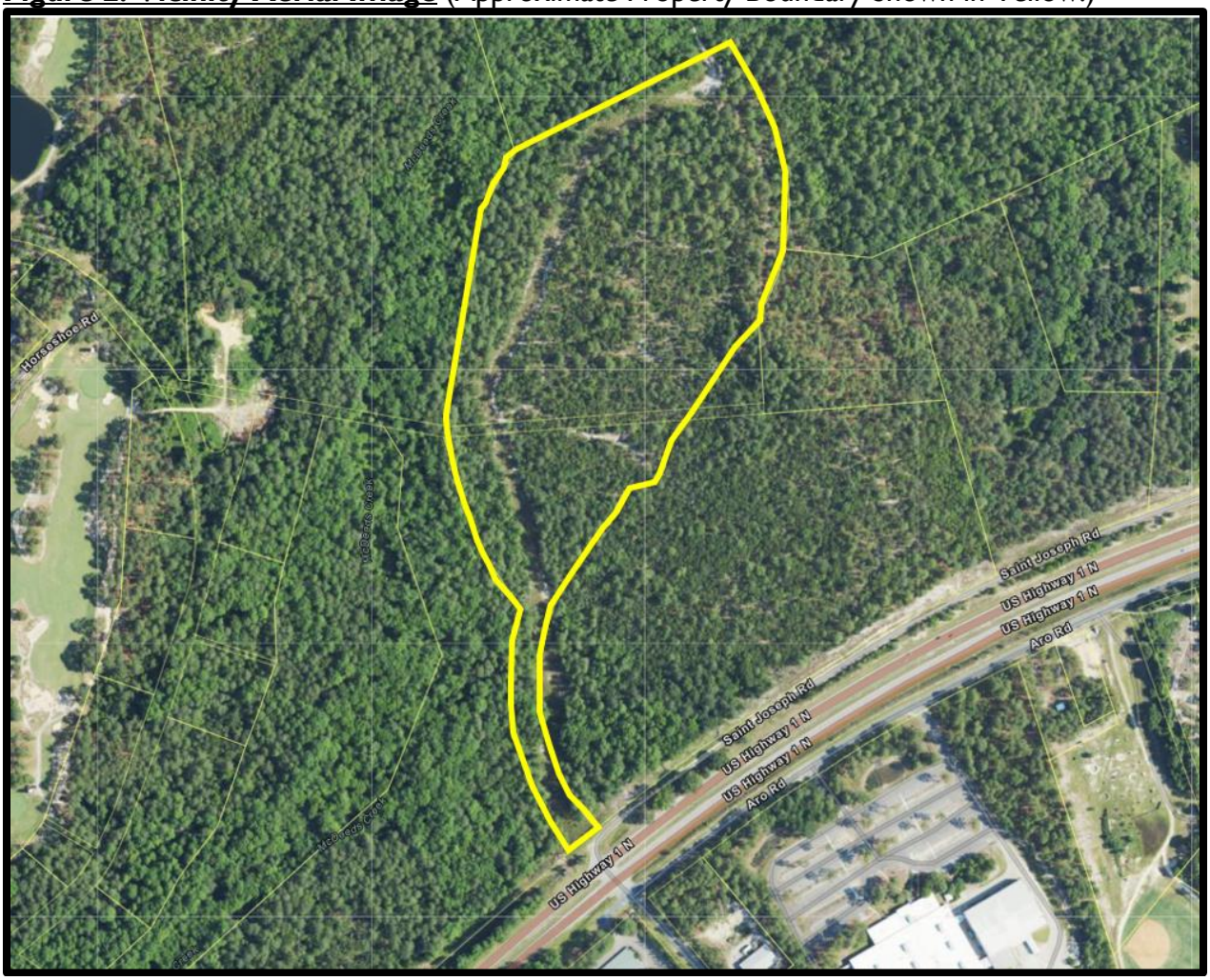
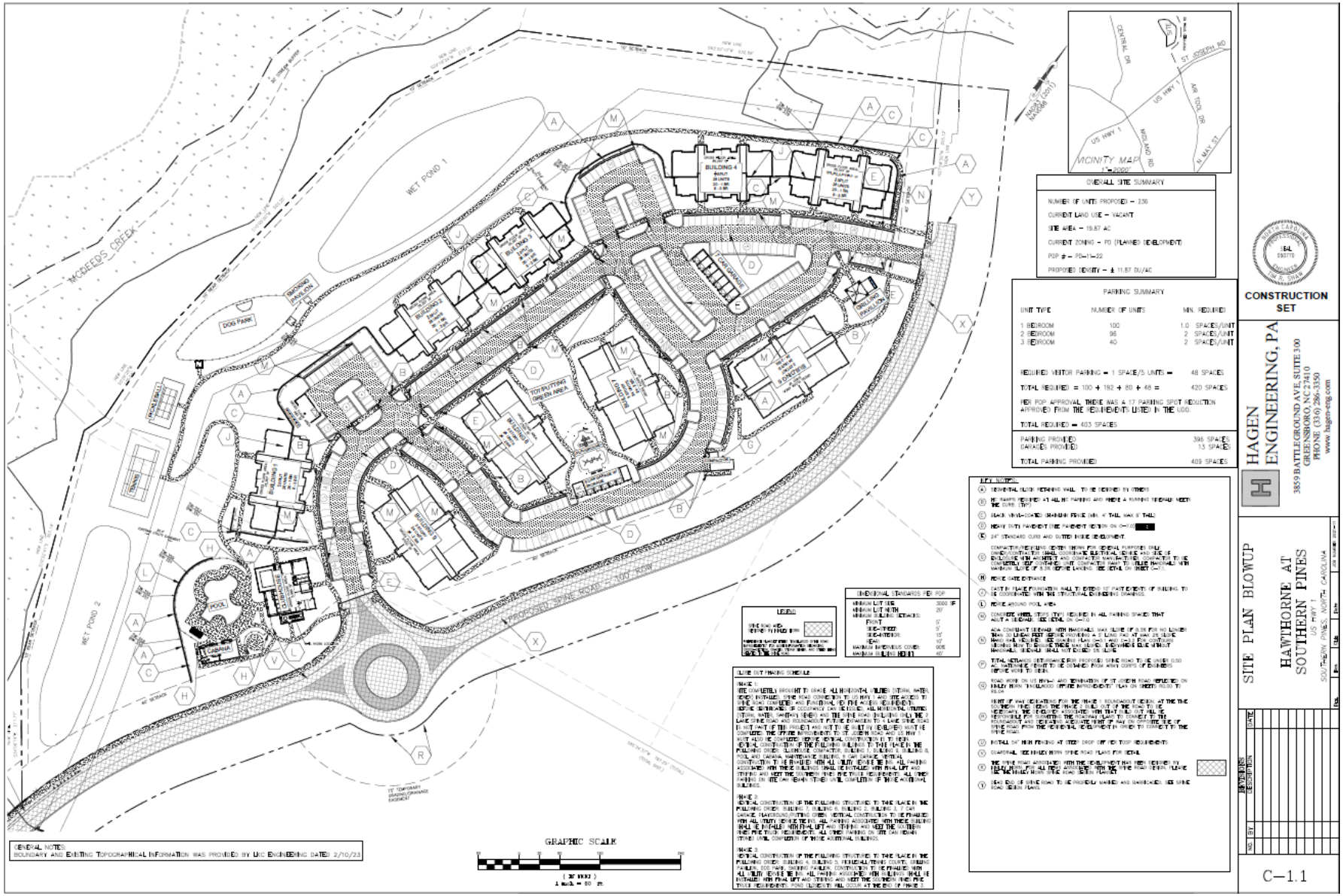


Figure 3: Applicant's Site Plan



III. STAFF REVIEW

Application Review Dates

- Application Submitted: **June 9, 2026**
  - Additional Material submitted: **July 6, 2026**
- Application Deemed Complete: **July 15, 2026**
- Town Council Regular Meeting: **August 11, 2026**

Process and Standards of Review

Applications for Architectural Compliance Permits are reviewed pursuant to UDO §2.26.

A. Staff Comments based on Building Design Requirements per UDO §4.10.4

Staff has reviewed the project for compliance with UDO §4.10.4, Building Design Requirements. The proposal is consistent with eight of the ten standards outlined in UDO §4.10.4(A)–(J). The remaining two items involve requests for material substitutions expressly permitted by the UDO and should not be considered deviations from the Town's standards. Staff's analysis of the requested substitutions and applicable site-specific building-material considerations is provided below.

The applicant proposes replacing the previously approved flat roofs with pitched roofs on Building Types 1 and 2. This modification would increase the building height from 38 feet, 10 inches to 39 feet, 8 inches—an increase of 10 inches. The approved Preliminary Development Plan (PD-11-22) permits a maximum building height of 40 feet; therefore, the proposed height remains within the dimensional limits of the approved plan.

Although not depicted on the previously approved architectural elevations, Building Type 1 includes a basement level that was accounted for in the residential unit count approved through the PDP and incorporated into the approved site plan. The existing topography accommodates the basement configuration, and the approved PDP identifies these buildings as having a three-quarter-split configuration to account for the lower level. The revised elevations illustrate this previously approved design condition and do not propose an increase in the approved residential unit count.

UDO §4.2.1.B defines building height as the vertical distance measured from the mean elevation of the finished grade at the front of the building to its highest point. Because the basement condition occurs along the rear of the building, it does not affect the building-height measurement. Accordingly, the proposed buildings remain consistent with the multifamily dimensional standards established by the approved Knollwood Tract Conceptual Development Plan (PD-01-17) and Preliminary Development Plan (PD-11-22).

The following analysis evaluates the proposed amendment under the applicable provisions of UDO §4.10.8, Multifamily Development Standards and §4.10.4, Building Design Requirements. Because this application is an amendment to a previously approved Architectural Compliance Permit, the Town Council's review is focused on the proposed modifications and any related architectural elements necessary to accommodate those modifications. The principal change is the replacement of the flat roofs with pitched roofs. The applicant has also revised certain associated architectural elements to integrate the new roof design while maintaining the character

and overall design intent of the previous approval.

- UDO §4.10.8 (C)(1) states Building Design. Multi-Family Developments shall: ***Include variations in heights, color, setback, rooflines, trim, and building sizes to create visual diversity between structures.***

  The pitched-roof design is proposed consistently across both building types and does not introduce additional variation in height or roofline among the buildings within the development. Therefore, the amendment does not eliminate the need for the deviation from UDO §4.10.8(C)(1) that was approved with the original Architectural Compliance Permit. However, the proposed modification also does not increase the extent of that deviation or reduce the visual diversity established by the previous approval. Staff finds that the revised roof design remains consistent with the architectural character and intent of the originally approved development with the deviation from §4.10.8(C)(1).

- UDO §4.10.8 (C)(7)(A) states Building Design. Multi-Family Developments shall: ***Provide private entrances at grade level and adjacent to private open space to the greatest extent possible. Unless otherwise approved by the Town Council, no more than four (4) Dwelling Units shall share a common entrance***

  Under the previously approved Architectural Compliance Permit, Building Type 2 did not include an entrance on the rear elevation and received a deviation from this standard. As part of the current architectural redesign, Building Type 2 now includes an additional rear entrance that improves connectivity between the residential units, parking areas, sidewalks, open spaces, and community amenities. This entrance corresponds with the pedestrian connections incorporated into the approved site plan and contributes to a more integrated circulation pattern throughout the development.

  Although the additional entrance is not the principal modification driving this amendment, it is a related improvement incorporated into the building redesign associated with the proposed pitched roof. The new entrance brings Building Type 2 into greater compliance with UDO §4.10.8(C)(7)(A) and advances the intent of the standard by improving grade-level access and pedestrian connectivity. Building Type 1 complied with this standard under the previous approval and remains compliant.

  Staff typically focuses its analysis on proposed deviations or areas of noncompliance. However, this modification is noted because it represents a significant and visible change to Building Type 2 and improves compliance compared with the previously approved elevations.

- UDO §4.10.4 (C) states ***The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone and stucco may be used for accents, provided that they cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. Wood and metal may be used as trim around doors and windows.***

Council had previously approved a deviation on this standard. The applicant is increasing the brick percentage on both building types. Building Type 1 with the 3/4 Splits will be increased by a total percentage of 23% and the Type 2 building is increasing by 31%. The individual breakdown is listed below.

Building Type 1 (w/ 3/4 splits.)

Building Material				Net Increase
Brick	**Previous**	**Brick**	**Proposed**	
53%	Front Façade	53%	Front Façade	0
55%	Side Facades	62%	Side Facades	7%
54%	Rear Face	70%	Rear Face	16%

Building Type 2 (w/o 3/4 splits)

Building Material				Net Increase
Brick	**Previous**	**Brick**	**Proposed**	
53%	Front Façade	60%	Front Façade	7%
53%	Side Facades	62% & 64%	Side Facades	9% & 11%
53%	Rear Face	57%	Rear Face	4%

Staff recommends approval of the proposed amendment to the previously approved Architectural Compliance Permit. Because the original permit, including the associated deviation from the minimum brick-percentage standard, was approved by the Town Council, the Town Council is the appropriate authority to review and approve modifications to the original approval.

As stated by the applicant, certain façade areas have been revised by adjusting material locations to better align with the updated elevations and revised roof design. However, the proposed elevations retain the overall mixture of materials approved under the original application and maintain the intended architectural character of the development. Additionally, the revised plans increase the overall percentage of brick compared with the previously approved plans.

Although the original permit included a deviation from the applicable minimum brick-percentage requirement, the proposed amendment results in greater overall compliance with the Town's architectural standards. Accordingly, staff recommends approval of the proposed modifications.

B. STAFF RECOMMENDATION

When reviewing an application for an Architectural Compliance Permit, the Town Council shall approve, conditionally approve, or deny the application based on the following criteria, as set forth in UDO §2.26.7.

- *For Buildings with ten thousand (10,000) square feet or more of Gross Floor Area or that do not comply with the commercial Building design standards in Section 4.10, the application is consistent with the applicable Comprehensive Plan goals and policies;*
- *The application substantially conforms with the applicable Multi-Family or commercial design standards and other applicable provisions of the UDO;*
- *The application is consistent with applicable conditions of prior Development Approval.*

Considering these criteria, Planning Staff recommend approval of AR-02-26 with the following material substitution:

- Staff recommends approval of the proposed amendment to the previously approved Architectural Compliance Permit. The principal modification—the replacement of the approved flat roofs with pitched roofs on Building Types 1 and 2—provides a more cohesive architectural design while maintaining the character and overall design intent of the original approval. The resulting building height of 39 feet, 8 inches remains within the 40-foot maximum established by the approved Preliminary Development Plan (PD-11-22).

  The proposed amendment remains within the scope of the deviations previously approved by the Town Council and does not create any new or expanded deviations from the applicable architectural standards. Although the pitched-roof design does not eliminate the previously approved deviation from UDO §4.10.8(C)(1), it does not increase the extent of that deviation or reduce the visual diversity established through the original approval.

  The revised design also brings the development into greater conformity with the Town's architectural standards. Building Type 2 now includes an additional rear entrance that improves grade-level access and pedestrian connectivity among the residential units, parking areas, sidewalks, open spaces, and community amenities. This modification improves compliance with the intent of UDO §4.10.8(C)(7)(A). Building Type 1 complied with this standard under the original approval and remains compliant.

  Additionally, the revised elevations increase the percentage of brick on nearly every façade of both building types. Although the original permit included a deviation from the building-material requirements of UDO §4.10.4(C), the proposed amendment reduces the extent of that deviation and moves the development closer to compliance with the Town's requirement that exterior building walls be primarily composed of brick.

  Staff finds that the proposed pitched roofs and related architectural revisions represent an improved building design, remain consistent with the previously approved deviations, and advance the intent of the applicable Building Design Requirements and Multifamily Development Standards. Accordingly, staff recommends that the Town Council approve the amendment as presented.

IV. ATTACHMENTS PROVIDED BY THE APPLICANT

1. Narrative (Revised August 4, 2026)
2. Elevations
3. Rendering
4. Site Plan

V. TOWN COUNCIL ACTIONS

The Town Council should consider the purpose of an architectural compliance permit per UDO §2.26 and shall vote on whether the proposed application complies with the criteria per UDO §2.26, the commercial building design requirements per UDO §4.10.4 and prior development approvals. The Town Council may make one of the following motions or any alternative they wish.

I move to:

1. **Approve AR-10-26** as set forth in the building elevations dated August 11, 2026.

2. **Approve AR-10-26 with the following conditions and/or deviations**:

_____

_____

_____

3. **Deny AR-10-26.**

HAWTHORNE AT SOUTHERN PINES
ARCHITECTURAL COMPLIANCE PERMIT (MAJOR)

Hawthorne at Southern Pines is a proposed luxury apartment community consisting of 236 residential units, a clubhouse, swimming pool, and associated site amenities. This application is for an Architectural Compliance Review of the multi-family development, which is located within the Knollwood Tract Conceptual Development Plan (CDP) area. A Preliminary Development Plan (PDP) for the project was approved in 2022, followed by approval of an Architectural Compliance Permit in 2023 for the proposed multi-family building types and clubhouse. A site plan for the development has also been approved.

The current application requests approval of revisions to the two previously approved multi-family building types, primarily related to the roof design. The original architectural approval included flat roofs, while the revised plans propose sloped roofs for both building types. As a result of this modification, certain architectural elements shown on the previously approved elevations have been adjusted to accommodate and align with the revised roof design. The overall architectural character, building articulation, and mixture of materials remain consistent with the previously approved application.

Overall, the architectural features evaluated under Section 4.10.4 of the Southern Pines Unified Development Ordinance (UDO) remain substantially consistent with the previously approved plans, including the previously approved reduction in the required percentage of brick building materials. While certain façade areas have been revised with adjustments to material locations to better align with the updated elevations and revised roof design, the proposed elevations continue to incorporate the overall mixture of materials approved with the original application. The revised plans maintain the intended architectural character of the development and, overall, reflect an increase in the percentage of brick compared to the previously approved plans.

Building Type 2, which is primarily located within the interior of the development, now includes an entrance on the rear elevation to provide improved connectivity between residential units, parking areas, open space, and amenity areas. This design feature was incorporated with the approved site plan, which includes sidewalk connections that provide an integrated circulation pattern and enhanced pedestrian connections throughout the development. The clubhouse building, which was approved as part of the 2023 Architectural Compliance Permit, is not proposed to be modified and will remain as previously approved.

Although not depicted on the previously approved building elevations, Building Type 1 includes a basement level that was reflected in the residential unit counts approved with the Preliminary Development Plan (PDP) and incorporated into the approved site plan. The existing topography accommodates this basement configuration, and the approved PDP plans identified these buildings as

having a 3/4 split configuration to account for the lower level. The revised elevations simply illustrate this previously approved design condition, and no increase in the approved residential unit count is proposed. Section 4.2.1 of the UDO defines building height as the vertical distance measured from the mean elevation of finished grade at the front of the building to the highest point of the structure. Since the basement condition occurs at the rear of the building, it does not affect the measurement of building height, and the proposed buildings comply with the dimensional standards established within the approved Knollwood Tract CDP.

The following provides an evaluation of the proposed development's compliance with the architectural standards of Section 4.10.4 of the Town of Southern Pines Unified Development Ordinance (UDO):

4.10.4 Building Design Requirements

(A) Building Orientation and Entries

1) The front of buildings shall face and have the primary customer entry facing that street. Corner Lot buildings shall face and have the primary customer entry facing the higher order street, facing the corner or facing each street. Buildings that extend the full depth of a block may be required to have entries on each street frontage.
N/A. This standard is not applicable to the proposed multi-family development.

2) Maximum spacing or distance between customer entries shall not exceed the standards established in Exhibit 4-15.
N/A. This standard is not applicable to the proposed multi-family development.

(B) Building Dimensions

1) In the CB and DTO districts, buildings or building segments shall be taller than wide.
N/A. The project is not located within the CB or DTO districts.

2) In other districts, the width of buildings or building segments shall not be more than twice the building height. The proposed project complies with this requirement.

3) Building segments may be created through a combination of vertical features such as changes in material, building offsets, courtyards, changes in rooflines, or architectural features that create the appearance of building segments. The proposed building elevations incorporate architectural articulation through projected apartment towers, varied tower widths, changes in materials, and roofline variations, creating visual breaks and the appearance of distinct building segments.

4) Large scale retail structures shall comply with Section 4.10.6. N/A. The project does not include large-scale retail structures.

(C) Building Materials

The exterior finish of building walls shall be primarily comprised of brick. Cementitious horizontal lap siding, textured concrete masonry, cast stone, and stucco may be used as accents, provided that these materials cover no more than twenty (20) percent of the exterior walls, exclusive of doors and windows. The Permit Issuing Authority may approve alternative building materials that establish an equivalent appearance and provide equal or greater durability.

The previously approved Architectural Compliance Permit included a reduction in the required percentage of brick building materials. The proposed revisions remain consistent with that approval and continue to provide a compatible mix of brick and complementary materials. During the original design, it was determined that strict application of the brick percentage requirement would result in a building design that was visually heavy and inconsistent with the desired character of a traditional multi-family development. The approved material palette provides appropriate architectural articulation while maintaining a high-quality appearance consistent with the surrounding area. The revised elevations continue to incorporate brick materials and, overall, reflect an increase in the percentage of brick compared to the previously approved plans. Please refer to the architectural drawings provided that include material percentages for each building type.

(D) Windows

1) Windows shall be glazed in non-reflective, clear glass. The proposed project complies with this requirement.

2) The following standards apply in the CB district. N/A. The project is not located within the CB district.

3) In other zoning districts, windows and doors shall comprise at least twenty-five (25) percent of street-facing building facades between the elevations of two (2) and ten (10) feet above the grade of the building entry. The proposed project complies with this requirement.

(E) Awnings

N/A. The proposed project does not include street-facing awnings.

(F) Galleries and Arcades

N/A. The proposed project does not include galleries or arcades.

(G) Roofs

1) In the CB district horizontal parapets with cornices shall be required along Broad Street.
N/A. The project is not located within the CB district.

2) In other districts, buildings may use parapets with cornices, gable, or hip roofs. Changes in parapet height or design, gables, or other changes in the roofline as viewed from any public street shall be required for any building wider than one hundred (100) feet.
The revised building designs incorporate sloped roof forms and architectural variations that break up the building massing and avoid uninterrupted roof planes exceeding the maximum length permitted by this section. The proposed design complies with this requirement.

3) Shingles or standing seam, non-reflective metal shall be used on all roofs visible from public streets. Brightly colored roofs, such as intense blues, reds, or oranges, are prohibited.
The proposed project complies with this requirement.

(H) Mechanical Equipment

1) Mechanical equipment shall be screened from view from the street and shall not be located between the street and the building. Mechanical equipment will be located near each building

and screened through landscape plantings. A site plan and landscape plan have been approved for the development demonstrating compliance with this requirement.

(I) Loading Zones and Garage Bays

1) Garage doors and loading bays shall face an interior lot line, alley, or service drive and shall not face a street or residential district unless buffered or screened. N/A. The proposed project does not include loading zones or garage bays subject to this requirement.

(J) Signage

1) Signage shall comply with Section 4.6 and any applicable zoning district standards. N/A. Signage is not included as part of this Architectural Compliance Review and will be reviewed separately, if applicable.

The proposed revisions to the Hawthorne at Southern Pines multi-family development remain consistent with the previously approved architectural design and comply with the applicable standards of Section 4.10.4 of the Southern Pines Unified Development Ordinance. The proposed changes are primarily limited to revisions in roof design and associated architectural elements necessary to accommodate and align with the updated roof configuration. The overall building character, material palette, architectural articulation, and design intent remain consistent with the previously approved Architectural Compliance Permit.



UDO 4.10.4 (C):
FULL FACADE (A) = 4,512
TOTAL WINDOW/DOORS (B) = 738
A-B = (C) = 3,776
TOTAL SQFT OF BRICK ON FACADE (D) = 2,000
D/C = 53%

BUILDING TYPE 1 - FRONT ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT SIDING BOARD W/ 2" BATTENS
- = SMOOTH FIBER CEMENT
- = BRICK VENEER
- = BRICK ROWLOCK SILL
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.



UDO 4.10.4 (C):
FULL FACADE (A) = 3,018
TOTAL WINDOW/DOORS (B) = 595
A-B = (C) = 2,423
TOTAL SQFT OF BRICK ON FACADE (D) = 1,504
D/C = 62%

BUILDING TYPE 1 - LEFT ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"

Schematic Design Submission Set
05.13.2026
001322

Hawthorne at Southern Pines Apartments
Hawthorne Residential Properties
Southern Pines, NC

hawthorne RESIDENTIAL PARTNERS

PLANWORX ARCHITECTURE



UDO 4.10.4 (C):
FULL FACADE (A) = 5,885
TOTAL WINDOW/DOORS (B) = 1,344
A-B = (C) = 4,541
TOTAL SQFT OF BRICK ON FACADE (D) = 3,192
D/C = 70%

BUILDING TYPE 1 - REAR ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT SIDING BOARD W/ 2" BATTENS
- = SMOOTH FIBER CEMENT
- = BRICK VENEER
- = BRICK ROWLOCK SILL
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.



UDO 4.10.4 (C):
FULL FACADE (A) = 3,018
TOTAL WINDOW/DOORS (B) = 595
A-B = (C) = 2,423
TOTAL SQFT OF BRICK ON FACADE (D) = 1,504
D/C = 62%

BUILDING TYPE 1 - RIGHT ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"

Schematic Design Submission Set
05.13.2026
001322

Hawthorne at Southern Pines Apartments
Hawthorne Residential Properties
Southern Pines, NC

hawthorne RESIDENTIAL PARTNERS

PLANWORX ARCHITECTURE



UDO 4.10.4 (C):
FULL FACADE (A) = 4,480
TOTAL WINDOW/DOORS (B) = 1,048
A-B = (C) = 3,432
TOTAL SQFT OF BRICK ON FACADE (D) = 2,051
D/C = 60%

BUILDING TYPE 2 - FRONT ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"



UDO 4.10.4 (C):
FULL FACADE (A) = 2,479
TOTAL WINDOW/DOORS (B) = 423
A-B = (C) = 2,056
TOTAL SQFT OF BRICK ON FACADE (D) = 1,309
D/C = 64%

BUILDING TYPE 2 - LEFT ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT SIDING BOARD W/ 2" BATTENS
- = SMOOTH FIBER CEMENT
- = BRICK VENEER
- = BRICK ROWLOCK SILL
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.

Schematic Design Submission Set
05.13.2026
001322

Hawthorne at Southern Pines Apartments
Hawthorne Residential Properties
Southern Pines, NC

hawthorne RESIDENTIAL PARTNERS

PLANWORX ARCHITECTURE



UDO 4.10.4 (C):
FULL FACADE (A) = 4,821
TOTAL WINDOW/DOORS (B) = 1,140
A-B = (C) = 3,681
TOTAL SQFT OF BRICK ON FACADE (D) = 2,087
D/C = 57%

BUILDING TYPE 2 - REAR ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"



UDO 4.10.4 (C):
FULL FACADE (A) = 2,479
TOTAL WINDOW/DOORS (B) = 423
A-B = (C) = 2,056
TOTAL SQFT OF BRICK ON FACADE (D) = 1,309
D/C = 64%

BUILDING TYPE 2 - RIGHT ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT SIDING BOARD W/ 2" BATTENS
- = SMOOTH FIBER CEMENT
- = BRICK VENEER
- = BRICK ROWLOCK SILL
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UDO 4.10.4 (C):
FULL FACADE (A) = 4,512
TOTAL WINDOW/DOORS (B) = 738
A-B = (C) = 3,776
TOTAL SQFT OF BRICK ON FACADE (D) = 2,000
D/C = 53%

BUILDING TYPE 1 - FRONT ELEVATION

SCALE: 1/8"=1'=0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT SIDING BOARD W/ 2" BATTENS
- = SMOOTH FIBER CEMENT
- = BRICK VENEER
- = BRICK ROWLOCK SILL
- = 3/4" PROJECTED BRICK ROWLOCK/SOLDIER COURSE.



UDO 4.10.4 (C):
FULL FACADE (A) = 3,018
TOTAL WINDOW/DOORS (B) = 595
A-B = (C) = 2,423
TOTAL SQFT OF BRICK ON FACADE (D) = 1,504
D/C = 62%

BUILDING TYPE 1 - LEFT ELEVATION

SCALE: 1/8"=1'=0"

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UDO 4.10.4 (C):
FULL FACADE (A) = 5,885
TOTAL WINDOW/DOORS (B) = 1,344
A-B = (C) = 4,541
TOTAL SQFT OF BRICK ON FACADE (D) = 3,192
D/C = 70%

BUILDING TYPE 1 - REAR ELEVATION

SCALE: 1/8"=1'=0"

EXTERIOR MATERIAL LEGEND

- = ASPHALT SHINGLE ROOF
- = STANDING SEAM METAL ROOF
- = HORIZONTAL FIBER CEMENT SIDING
- = FIBER CEMENT SIDING BOARD W/ 2" BATTENS
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PLANWORX ARCHITECTURE



UDO 4.10.4 (C):
FULL FACADE (A) = 4,480
TOTAL WINDOW/DOORS (B) = 1,048
A-B = (C) = 3,432
TOTAL SQFT OF BRICK ON FACADE (D) = 2,051
D/C = 60%

BUILDING TYPE 2 - FRONT ELEVATION

SCALE: $\frac{1}{8}$"=1'=0"



UDO 4.10.4 (C):
FULL FACADE (A) = 2,479
TOTAL WINDOW/DOORS (B) = 423
A-B = (C) = 2,056
TOTAL SQFT OF BRICK ON FACADE (D) = 1,309
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BUILDING TYPE 2 - LEFT ELEVATION

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PLANWORX ARCHITECTURE

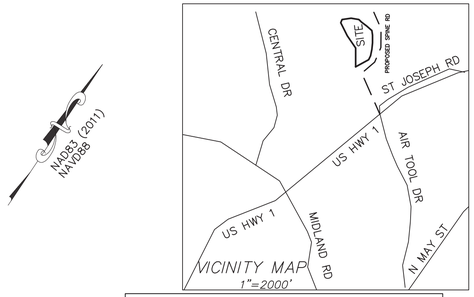




Site Plan


McDeed's Creek
Tennis and Pickleball
Regional Stormwater Pond
Multi-Use Trail
Pool and Clubhouse
Community Entrance
Courtyard
40' Setback
Boulevard
Greenway Trails





OVERALL SITE SUMMARY

NUMBER OF UNITS PROPOSED – 236

CURRENT LAND USE – VACANT

SITE AREA – 19.87 AC

CURRENT ZONING – PD (PLANNED DEVELOPMENT)

PDP # – PD–11–22

PROPOSED DENSITY – 11.88 DU/AC

PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	MIN. REQUIRED
1 BEDROOM	100	1.0 SPACES/UNIT
2 BEDROOM	96	2 SPACES/UNIT
3 BEDROOM	40	2 SPACES/UNIT

REQUIRED VISITOR PARKING = 1 SPACE/5 UNITS = 48 SPACES

TOTAL REQUIRED = 100 + 192 + 80 + 48 = 420 SPACES

PER PDP APPROVAL, THERE WAS A 17 PARKING SPOT REDUCTION APPROVED FROM THE REQUIREMENTS LISTED IN THE UDO.

TOTAL REQUIRED = 403 SPACES

PARKING PROVIDED	398 SPACES
GARAGES PROVIDED	13 SPACES
TOTAL PARKING PROVIDED	411 SPACES

LEGEND

SPINE ROAD AREA DESIGNED BY KIMLEY HORN

*REFERENCE PLANSET TITLED "KNOLLWOOD SPINE ROAD IMPROVEMENTS" FOR MORE INFORMATION REGARDING CROSS-SECTION, GRADES, STORM SEWER, AND OTHER ITEMS RELATED TO THE SPINE ROAD.

DIMENSIONAL STANDARDS PER PDP

MINIMUM LOT SIZE:	3000 SF
MINIMUM LOT WIDTH:	20'
MINIMUM BUILDING SETBACKS:	
FRONT:	5'
SIDE–STREET:	5'
SIDE–INTERIOR:	15'
REAR:	10'
MAXIMUM IMPERVIOUS COVER:	90%
MAXIMUM BUILDING HEIGHT:	40'

KEY NOTES:

(A) SEGMENTAL BLOCK RETAINING WALL. TO BE DESIGNED BY OTHERS

(B) HC RAMPS REQUIRED AT ALL HC PARKING AND WHERE A RUNNING SIDEWALK MEETS THE CURB. (TYP)

(C) BLACK VINYL–COATED CHAINLINK FENCE (MIN. 4' TALL, MAX 6' TALL)

(D) HEAVY DUTY PAVEMENT (SEE PAVEMENT SECTION ON C–7.0)

(E) 24" STANDARD CURB AND GUTTER INSIDE DEVELOPMENT.

(G) COMPACTOR/RECYCLING CENTER SHOWN FOR GENERAL PURPOSES ONLY. OWNER/CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE AND SIZE OF ENCLOSURE WITH ARCHITECT AND COMPACTOR MANUFACTURER. COMPACTOR TO BE COMPLETELY SELF CONTAINED UNIT. COMPACTOR RAMP TO UTILIZE HANDRAILS WITH MAXIMUM SLOPE OF 8.3% BEFORE LANDING. SEE DETAIL ON SHEET C–7.1.

(H) FENCE GATE ENTRANCE

(J) CAST IN PLACE FOUNDATION WALL TO EXTEND 10' PAST EXTENTS OF BUILDING. TO BE COORDINATED WITH THE STRUCTURAL ENGINEERING DRAWINGS.

(L) FENCE AROUND POOL AREA

(M) CONCRETE WHEEL STOPS (TYP) REQUIRED IN ALL PARKING SPACES THAT ABUT A SIDEWALK. SEE DETAIL ON C–7.0

(N) ADA COMPLIANT SIDEWALK WITH HANDRAILS. MAX SLOPE OF 8.3% FOR NO LONGER THAN 30 LINEAR FEET BEFORE PROVIDING A 5' LONG PAD AT MAX 2% SLOPE. HAND RAIL REQUIRED. SEE GRADING PLAN C–3.1 AND C–3.2 FOR CONTOURS SHOWING HOW TO ENSURE THESE MAX SLOPES. EVERYWHERE ELSE WITHOUT HANDRAILS, SIDEWALK SHALL NOT EXCEED 5% SLOPE.

(P) TOTAL WETLANDS DISTURBANCE FOR PROPOSED SPINE ROAD TO BE UNDER 0.50 AC. NATIONWIDE PERMIT TO BE OBTAINED FROM ARMY CORPS OF ENGINEERS BEFORE WORK TO BEGIN.

(Q) ROAD WORK ON US HWY–1 AND TERMINATION OF ST JOSEPH ROAD REFLECTED ON KIMLEY HORN "KNOLLWOOD OFFSITE IMPROVEMENTS" PLAN ON SHEETS R0.00 TO R6.04

(R) RIGHT OF WAY DEDICATIONS FOR THE PHASE 1 ROUNDABOUT DESIGN. AT THE TIME SOUTHERN PINES DEEMS THE PHASE 2 BUILD OUT OF THE ROAD TO BE NECESSARY, THE DEVELOPER ASSOCIATED WITH THAT BUILD OUT WILL BE RESPONSIBLE FOR SUBMITTING THE ROADWAY PLANS TO CONNECT TO THE ROUNDABOUT AND DEDICATING ADEQUATE RIGHT OF WAY ON OPPOSITE SIDE OF SPINE ROAD FROM THE RESIDENTIAL DEVELOPMENT IN ORDER TO CONNECT TO THE SPINE ROAD.

(U) INSTALL 54" HIGH FENCING AT STEEP DROP OFF PER TOSP REQUIREMENTS

(V) GUARDRAIL. SEE KIMLEY HORN SPINE ROAD PLANS FOR DETAIL.

(X) THE SPINE ROAD ASSOCIATED WITH THE DEVELOPMENT HAS BEEN DESIGNED BY KIMLEY HORN. FOR ALL ITEMS ASSOCIATED WITH THE SPINE ROAD DESIGN, PLEASE SEE THE KIMLEY HORN SPINE ROAD DESIGN PLANSET.

(Y) DEAD END OF SPINE ROAD TO BE PROPERLY MARKED AND BARRICADED. SEE SPINE ROAD DESIGN PLANS.

CLOSE OUT PHASING SCHEDULE:

PHASE 1:
SITE COMPLETELY BROUGHT TO GRADE. ALL HORIZONTAL UTILITIES (STORM, WATER, SEWER) INSTALLED. SPINE ROAD CONNECTION TO US HWY 1 AND SITE ACCESS TO SPINE ROAD COMPLETED AND FUNCTIONAL PER FIRE ACCESS REQUIREMENTS. BEFORE CERTIFICATES OF OCCUPANCY CAN BE ISSUED, ALL HORIZONTAL UTILITIES (STORM, WATER, SANITARY SEWER) AND THE SPINE ROAD (INCLUDING ONLY THE 2 LANE SPINE ROAD AND ROUNDABOUT. FUTURE EXPANSION TO 4 LANE SPINE ROAD IS NOT PART OF THIS PROJECT AND NOT TO BE BUILT BY DEVELOPER) MUST BE COMPLETED. THE OFFSITE IMPROVEMENTS TO ST. JOSEPH ROAD AND US HWY 1 MUST ALSO BE COMPLETED BEFORE VERTICAL CONSTRUCTION IS TO BEGIN. VERTICAL CONSTRUCTION OF THE FOLLOWING BUILDINGS TO TAKE PLACE IN THE FOLLOWING ORDER: CLUBHOUSE, COMPACTOR, BUILDING 1, BUILDING 9, BUILDING 8, POOL AND CABANA, MAINTENANCE BUILDING, 6 CAR GARAGE. VERTICAL CONSTRUCTION TO BE FINALIZED WITH ALL UTILITY SERVICE TIE INS. ALL PARKING ASSOCIATED WITH THESE BUILDINGS SHALL BE INSTALLED WITH FINAL LIFT AND STRIPING AND MEET THE SOUTHERN PINES FIRE TRUCK REQUIREMENTS. ALL OTHER PARKING ON SITE CAN REMAIN STONED UNTIL COMPLETION OF THOSE ADDITIONAL BUILDINGS.

PHASE 2:
VERTICAL CONSTRUCTION OF THE FOLLOWING STRUCTURES TO TAKE PLACE IN THE FOLLOWING ORDER: BUILDING 7, BUILDING 6, BUILDING 2, BUILDING 3, 7 CAR GARAGE, PLAYGROUND/PUTTING GREEN. VERTICAL CONSTRUCTION TO BE FINALIZED WITH ALL UTILITY SERVICE TIE INS. ALL PARKING ASSOCIATED WITH THESE BUILDING SHALL BE INSTALLED WITH FINAL LIFT AND STRIPING AND MEET THE SOUTHERN PINES FIRE TRUCK REQUIREMENTS. ALL OTHER PARKING ON SITE CAN REMAIN STONED UNTIL COMPLETION OF THOSE ADDITIONAL BUILDINGS.

PHASE 3:
VERTICAL CONSTRUCTION OF THE FOLLOWING STRUCTURES TO TAKE PLACE IN THE FOLLOWING ORDER: BUILDING 4, BUILDING 5, PICKLEBALL/TENNIS COURTS, GRILLING PAVILION, DOG PARK, SMOKING PAVILION. CONSTRUCTION TO BE FINALIZED WITH ALL UTILITY SERVICE TIE INS. ALL PARKING ASSOCIATED WITH BUILDINGS SHALL BE INSTALLED WITH FINAL LIFT AND STRIPING AND MEET THE SOUTHERN PINES FIRE TRUCK REQUIREMENTS. POND CLOSEOUTS WILL OCCUR AT THE END OF PHASE 3.

GENERAL NOTES:
BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED BY LKC ENGINEERING DATED 2/10/23

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NORTH CAROLINA PROFESSIONAL SEAL 050770 ENGINEER TIM R. SHAW

CONSTRUCTION SET

HAGEN ENGINEERING, PA
3859 BATTLEGROUND AVE, SUITE 300
GREENSBORO, NC 27410
PHONE (336) 286-3350
www.hagen-eng.com

OVERALL SITE PLAN

HAWTHORNE AT SOUTHERN PINES

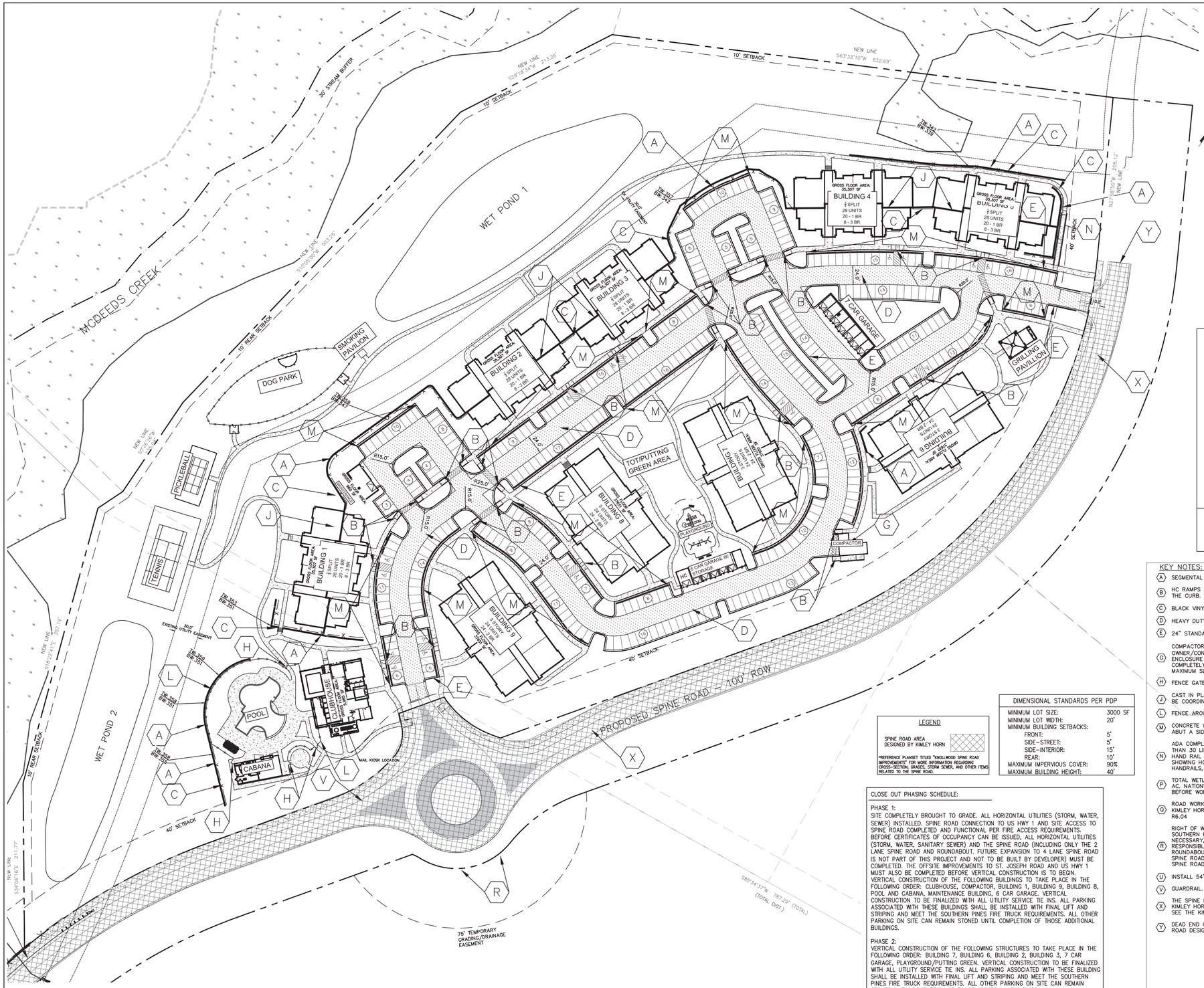
US HWY 1
SOUTHERN PINES, NORTH CAROLINA

JOB NUMBER 2021–11

NO.	BY	REVISIONS DESCRIPTION	DATE

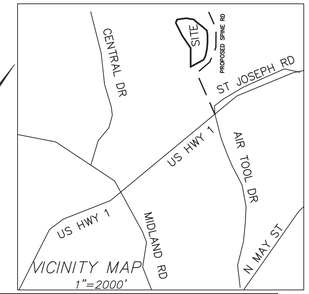
Drn. | Des. | Chk. | Date

C–1.0



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GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



OVERALL SITE SUMMARY
NUMBER OF UNITS PROPOSED – 236
CURRENT LAND USE – VACANT
SITE AREA – 19.87 AC
CURRENT ZONING – PD (PLANNED DEVELOPMENT)
PDP # – PD–11–22
PROPOSED DENSITY – ± 11.87 DU/AC

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TOTAL REQUIRED = 100 + 192 + 80 + 48 =	420 SPACES

PER PDP APPROVAL, THERE WAS A 17 PARKING SPOT REDUCTION APPROVED FROM THE REQUIREMENTS LISTED IN THE UDO.

TOTAL REQUIRED = 403 SPACES

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TOTAL PARKING PROVIDED	409 SPACES

LEGEND

SPINE ROAD AREA DESIGNED BY KIMLEY HORN

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NORTH CAROLINA PROFESSIONAL SEAL 050770 ENGINEER TIM R. SHAW

CONSTRUCTION SET

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GREENSBORO, NC 27410
PHONE (336) 286-3350
www.hagen-eng.com

SITE PLAN BLOWUP

HAWTHORNE AT SOUTHERN PINES
US HWY 1
SOUTHERN PINES, NORTH CAROLINA

JOB NUMBER 2021–11

NO.	BY	REVISIONS DESCRIPTION	DATE

Drn. | Des. | Chk. | Date

C–1.1

MEMO

To: Town Council
From: Jessica Roth, ICMA-CM, Assistant Town Manager

Cc: Reagan Parsons, ICMA-CM, Town Manager
Date: August 11, 2026
Re: Proposed Downtown Holiday Display for T.E.A.M. Grant

Background

Staff recommends applying for a $25,000 T.E.A.M. grant from Visit Pinehurst, Southern Pines, Aberdeen to expand the holiday experience in downtown Southern Pines. The project would add a series of festive, pedestrian-friendly displays at key public locations, encouraging residents and visitors to walk throughout downtown, take pictures, visit local businesses, and extend their time in Southern Pines.

Funding Details

The proposed project is contingent upon receiving grant funding. If the Town does not receive an award, staff does not intend to advance this in FY 26-27.

If the Town receives less than the requested $25,000, staff would scale the project to the amount awarded by purchasing fewer or smaller components. Individual display elements begin at approximately $1,500 and range up to approximately $15,000, with most pieces costing between $4,000 and $6,000. This range allows the project to be assembled in a flexible, modular way and to be phased, based on the funding available.

Design Theme

These displays would be an addition to—not a replacement for—the Town's traditional holiday decorations, which include the large wreaths, white lights, red bows, and seasonal banners on downtown light poles and along W. Pennsylvania Ave. This established aesthetic is an important part of Southern Pines' identity and its reputation for creating a beautiful, welcoming holiday atmosphere.

The proposed displays for the historic downtown would generally feature traditional holiday imagery, colors, and materials that complement the character of the district and the Town's existing decorations. The included illustrations are intended to demonstrate the overall scale, style, and experience rather than serve as final product selections. Exact selections would depend on vendor inventory, availability, and pricing at the time of purchase, prioritizing pieces that complement the traditional downtown aesthetic.

Town Hall presents a slightly different opportunity. Its contemporary architecture, front courtyard, and location outside the historic district can accommodate a more "playful" installation while remaining coordinated with the broader holiday program. A family-oriented display using oversized traditional Christmas lights, for example, would create an engaging destination for children and families. Familiar holiday colors and imagery would allow the display to feel festive and approachable without competing with the more restrained decorations planned for the historic downtown.

Council Action

Staff requests that Council adopt the attached resolution, which will be submitted as supporting documentation with the grant application.

Downtown Christmas Display Concepts

Illustrative examples of potential holiday display selections



1 Garland Frame with Bow

$4,400

8'H x 5'W



2 5.5' Santa Mailbox

$1,450

5.5'H x 2.5'W



3 Fiberglass C7 Light Bulbs

$14,340

Price for 6 bulbs + 2 giant plugs & cord
Bulbs are 6'H x 2'W



4 3D Christmas Present Sitting Bench Photo Op

$4,700

8.3'H x 7.5'W x 1.64'D



5 3D Christmas Ornament Sitting Bench

$3,001

5.9'H x 6.6'W

Southern Pines

RESOLUTION #1157

SUPPORTING THE TOWN'S APPLICATION FOR THE MOORE COUNTY TOURISM DEVELOPMENT AUTHORITY TOURISM ENHANCEMENT & AREA MARKETING GRANT PROGRAM

WHEREAS, the Moore County Tourism Development Authority (MCTDA), also known as Visit Pinehurst, Southern Pines, Aberdeen (VPSPA), administers the Tourism Enhancement & Area Marketing (T.E.A.M.) Grant Program to support projects that enhance the visitor and resident experience, showcase Moore County's unique offerings, attract visitors from outside the area, and contribute to overnight visitation and tourism-related economic activity; and

WHEREAS, the Town of Southern Pines proposes to acquire and install a coordinated collection of pedestrian-scale holiday displays at prominent public locations throughout downtown Southern Pines; and

WHEREAS, these displays will create a walkable holiday experience that encourages visitors and residents to explore downtown, discover multiple display locations, take photographs, and spend additional time visiting local shops, restaurants, and other businesses; and

WHEREAS, the project and associated marketing campaign will complement the MCTDA's "HOME" marketing campaign by showcasing downtown Southern Pines as a warm, welcoming, and memorable destination to experience the comfort and connection associated with being home for the holidays; and

WHEREAS, VPSPA and Sandhills Community College will present the inaugural *Garden of Lights* during the 2026–27 holiday season at the Sandhills Horticultural Gardens. The proposed additions to downtown Southern Pines will complement the *Garden of Lights* by providing an additional holiday attraction and encouraging visitors them to extend their experience beyond the gardens into downtown Southern Pines; and

WHEREAS, the Town Council find that having multiple holiday experiences within the community will advance the public purposes of tourism development, downtown vitality, economic development, placemaking, and support for local businesses.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southern Pines, North Carolina in regular session assembled this 11th day of August, 2026 that:

1. The Town requests $25,000 from the MCTDA T.E.A.M. Grant Program to purchase pedestrian-scale holiday displays downtown Southern Pines.
2. The Town Manager, or his designee, is authorized to prepare, execute, and submit the grant application and any supporting documents required by the MCTDA.
3. Should the grant be awarded, the Town Manager, or his designee, is authorized to accept the award on behalf of the Town, execute the associated grant agreement, and administer the project in accordance with the grant requirements, applicable laws, and the Town's adopted financial policies.
4. The Town affirms its ability and intent to complete the project and expend the grant funds by June 30, 2027. The Town will acknowledge VPSPA in applicable project advertising and promotions and will comply with all other conditions of the T.E.A.M. Grant Program.

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of August 11, 2026 as shown in the minutes of the Town Council for that date.

_____

Elizabeth Robertson, Town Clerk

DRAFT

Garden of Lights

Garden of Lights



Experience the magic of the holiday season at the Sandhills Horticultural Gardens during the inaugural **Sandhills Garden of Lights**.

Featuring more than one million lights, holiday scenes, illuminated displays and interactive experiences, this festive event will transform the Gardens into one of the largest holiday light displays ever presented in the Sandhills.

The display will be open on select nights from **Nov. 27, 2026, through Jan. 10, 2027**.

More Than One Million Lights

Experience one of the largest holiday light displays ever presented in the Sandhills, featuring more than one million lights, immersive holiday scenes and interactive experiences for visitors of all ages.

What to Expect

- More than one million lights
- Holiday scenes and illuminated displays
- Interactive experiences
- Family-friendly holiday fun

- A new seasonal tradition in the Sandhills

Event Dates

Select nights from Nov. 27, 2026, through Jan. 10, 2027

More Information Coming Soon

Additional details regarding admission, advance ticket sales, group sales, schedules, parking and visitor information will be announced as they become available.

Presented by **Visit Pinehurst, Southern Pines, Aberdeen** and **Sandhills Community College**.

Southern Pines
NORTH CAROLINA

Application for VOLUNTARY ANNEXATION

SUBMITTAL REQUIREMENTS:

- [X] **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.
- [X] **Legal Description.** Written metes and bounds legal description of the subject property.
- [X] **Accurate Map.** Provide a survey or accurate map of subject property.
- [X] **Electronic copy (.pdf) of all application materials.** E-mail to admin@southernpines.net.
- [X] **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.

Southern Pines
NORTH CAROLINA

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):

Name: CHANDLER POND PROPERTIES, LLC

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

Print Name: Lynn Clark Samuelson, Managing Member

Signature: Lynn Clark Samuelson

Print Name:_____

Name:_____ Signature:_____

Address:_____

Print Name:_____

Name:_____ Signature:_____

Address:_____

Print Name:_____

Name:_____ Signature:_____

Address:_____

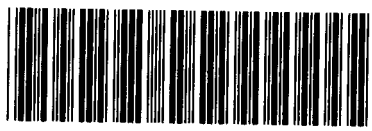
(Duplicate this form to add names, addresses and signatures of property owners, as necessary.)

2/11/2025

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.I

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 Liablility 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 Pubic: _____

Notary Seal
My Commission Expires: 10-25-2017

TERESA B MIRACLE
MY COMMISSION EXPIRES
OCT. 25 2017
CHATHAM COUNTY, NC
NOTARY PUBLIC

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

HM

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;

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.

Lynn Clark Medlin (SEAL)
Lynn Clark Medlin

Carl A. Samuelson, III (SEAL)
Carl A. Samuelson, III

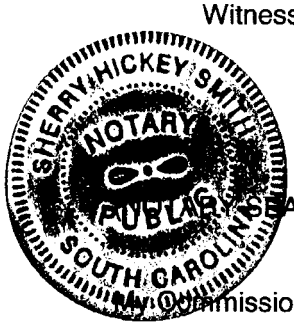
Shirlee H. Clark (SEAL)
Shirlee Helga Clark

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 **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.



(PUBLIC SEAL)

Sherry Hickey Smith
Notary Public

My Commission Expires: 3-17-13

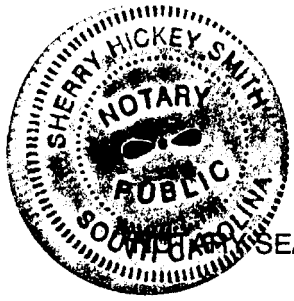
Remainder of page left intentionally blank

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 **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.



(SEAL)

Sherry Hickey Smith
Notary Public

My Commission Expires: 3-17-13

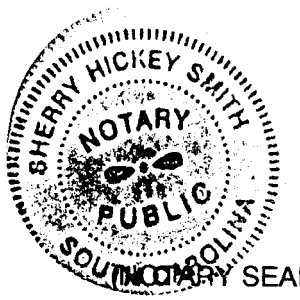
Remainder of page left intentionally blank

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



(NOTARY SEAL)

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
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

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**

235 E Pennsylvania Ave
Southern Pines, NC 28387 Moore County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

235 E Pennsylvania Ave
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

232-240 NW Broad St.
Southern Pines, NC 28387

5. PRINCIPAL OFFICE MAILING ADDRESS

232-240 NW Broad St.
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: 16 Liberty Oak Lane Surfside Beach, SC 29575	ADDRESS: 16 Liberty Oak Lane Surfside Beach, SC 29575	ADDRESS: 16 Liberty Oak Lane 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 — SIGNATURE

2/24/2025 — DATE

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

Lynn Clark Samuelson — Print or Type Name of Company Official

Managing Member — 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

615

N.C.GRID 83'

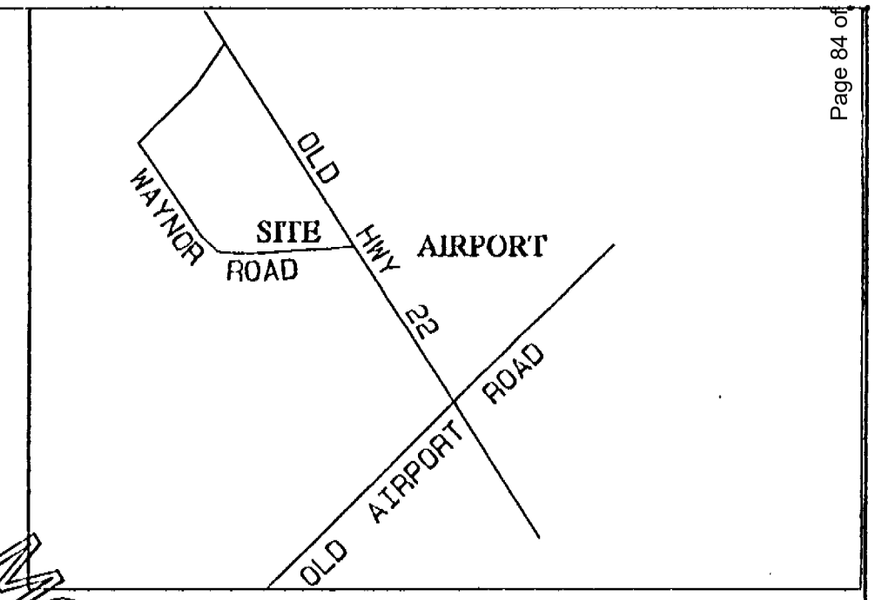
NOTES:

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

LEGEND

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

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	266.64'
L9	S02°25'42"W	10.51'



VICINITY MAP N.T.S.

PLAT CABINET 14 SLIDE 615

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

2009 MAR -2 A 9:42

AITPORT PARK
P C 5, SLIDE 795

N80°05'32"E
84.45'

ECM CONTROL CORNER

SIP

N80°05'32"E
1152.62'

A=341.41'
R=1515.00'

EIP

L6

SIS

BALANCE OF

PC 4, SLIDE 2

12.864 ACRES

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

13.935 ACRES TOTAL

CHAVIS DIVISION
PC 5, SLIDE 518

L5 S10°23'00"E 354.87'

R/W

R=189.83'
A=159.75'

R/W

EIS

198.49'
N87°41'21"W

RRS

L4

R/W

N.C.S.R. 1897

A=502.56'
R=1657.70'

L8

RRS

L7

RRS

EIP

30'

R/W

L3

DOT

L1

DOT

30'

DOT

WAYNOR ROAD

"A"
DOT

TIE LINE
N80°57'11"E
192.77'

N.C. G.S.
MOR 34

OLD N.C. HWY 22

N00°56'22"E
242.82'

NEW N.C. HWY 22

MOORE COUNTY AIRPORT

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

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'

0 100 200 300

STATE OF NORTH CAROLINA, MOORE COUNTY

I, Carl A. Samuelson, P.L.S. certify that this plat was drawn be 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 drawn from information as noted on the plat; that the Ratio of precision as calculated is 1: 24,500 ; 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. No. L-2787
P.O. Box 55, Carthage, N. C. 28327
Phone (910) 947-3365

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-2787 CARL A. SAMUELSON III

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.

RESOLUTION #1158
CERTIFICATE OF SUFFICIENCY
AX-03-26: Chandler Pond Properties, LLC., NC Highway 22

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

I, Elizabeth Robertson, Town Clerk, do hereby certify that I have investigated the attached petition and herby make the following findings:

1. The petition contains an adequate property description of the area proposed for annexation, which is identified as follows:

    - PIN: 857400914852 (PARID: 00991862)

2. The petition is signed by and includes addresses of all owners of real property lying in the area described herein. Per the Moore County Tax Department and Moore County Register of Deeds, the property owners are listed as:

    Lynn Clark Samuelson, Managing Member
    Chandler Pond Properties, LLC.
    232-240 NW Broad Street
    Southern Pines, NC 28387

3. The area described in the petition is contiguous to the Town of Southern Pines primary corporate limits, as defined by N.C.G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Southern Pines, North Carolina, this 6th day of August, 2026.

Elizabeth Robertson

Elizabeth Robertson, Town Clerk

CORPORATION OF SOUTHERN PINES
N.C.

RESOLUTION #1159

SETTING DATE OF PUBLIC HEARING FOR ANNEXATION APPLICATION AX-03-26: Chandler Pond Properties, LLC., NC Highway 22

WHEREAS, a petition requesting annexation of an area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made;

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

Section 1. That a public hearing on the question of annexation of the area described herein will be held at the Town of Southern Pines Town Hall in Southern Pines, NC at 6:00 pm on September 8, 2026.

Section 2. The area proposed for annexation is described as follows:

Property Identification Number (PIN) and Parcel Identification:
PIN: 857400914852; PARID: 00991862

Property Owners/Applicants:
Lynn Clark Samuelson, Managing Member
Chandler Pond Properties
232-240 NW Broad Street
Southern Pines, NC 28387

Total Size of Property:
Total Acreage: +/- 13.935 acres

Meets & Bounds:
A certain tract of land in McNeill Township, Moore County, North Carolina, fronting at the south corner of N.C. Hwy 22 and NCSR 1897, being a portion of the Bessie C. Clark tract recorded in Deed Book 166, Page 261 and having a boundary described as follows:

BEGINNING at an old concrete marker on the east side of N.C. Hwy 22, a common corner with the Moore County Airport, Presnell, and J.D. Michael, and running thence across Hwy 22, with the J.D. Michael, and running thence across Hwy 22, with the J.D. Michael line, South 79-52 West 1,243.73 feet to a new iron pipe set in the line of Frank Goode (Deed Book 104 at Page 398), thence with the line of Goode, South 10-35 East crossing NCSR 1897 389.32 feet to an old iron stake, the corner of J.E. Ross (Deed Book 218 at Page 575), thence with the line of J.E. Ross, South 87-56 East 198.64 feet to a new iron spike in the center of NCSR 1897 meets N.C. Hwy 22, thence North 56-32 East 27.64 feet to an old concrete marker, thence as the line of the Moore County Airport, North 32-33 West 225.00 feet to an unmarked point, thence again with the airport, North 29-20 West 450.42 feet to an old concrete marker, The Beginning, containing 16.82 acres more or less as shown on a survey map for Bessie C Clark Recorded in Plat Cabinet 2, Side 2 in the Moore County Register of Deeds.

Section 3. Notice of said public hearing shall be published in The Pilot, a newspaper having general circulation in the Town of Southern Pines, at least ten (10) days prior to the date of said public hearing.

Adopted this 11th day of August, 2026.

I certify that this resolution was adopted by the Town Council of the Town of Southern Pines at its meeting of August 11, 2026, as shown in the minutes of the Town Council for that date.

_____
Elizabeth Robertson, Town Clerk

DRAFT

Planning Staff Report

To: Town Council
From: Gene Ruiz, Planner II
Date: August 11, 2026
Item: Application #Z-03-26 Conditional Zoning District for 1039 Old US Hwy 1 from GB to NB-CD.

I. EXECUTIVE SUMMARY

Rhetson Capital, LLC has submitted a request to rezone five contiguous parcels (Parcel IDs: 20050325, 00056305, 00056306, 00055811, and 20030332) from General Business (GB) to Neighborhood Business Conditional Zoning District (NB-CD) to facilitate the redevelopment of an underutilized commercial property within the Pinedene area of the Old US Highway 1 corridor. The proposed redevelopment consists of a three-story mixed-use building featuring ground-floor retail and commercial space with a maximum of ten (10) upper-story multifamily residential dwelling units.

The property was previously approved through the Town's Technical Review Committee (TRC) for a by-right mixed-use development under the existing General Business (GB) zoning that included Tourist Home accommodations. Since acquiring the property, Rhetson Capital, LLC has revised the development program by replacing the previously approved by-right Tourist Home component with long-term multifamily residential units. Because multifamily residential dwellings are not permitted within the General Business (GB) District and development of between 10 and 48 units requires Conditional Zoning, the applicant is requesting rezoning to the Neighborhood Business Conditional Zoning District (NB-CD), which permits upper-story residential uses.

Through the proposed Conditional Zoning District, the applicant has voluntarily limited the development to a specific mixed-use project and has established site-specific conditions governing permitted land uses, building design, parking, landscaping, open space, architectural standards, and pedestrian-oriented development. The conditions further restrict the first floor to commercial uses only, preserving the commercial character of the corridor and ensuring compatibility with surrounding General Business properties.

Staff finds that the proposed Conditional Zoning District is consistent with the Southern Pines 2040 Comprehensive Plan, including the property's designation as an Area to Transform on the General Framework Map, a Mixed-Use Area on the Conservation and Development Map, and a Complete Community within the Character District Map. The proposal supports reinvestment within the Pinedene corridor, promotes a more walkable mixed-use environment, expands long-term housing opportunities, and strengthens the economic vitality of an established commercial corridor.

Based on the findings of fact and approval criteria contained in UDO §2.18, together with the proposed site-specific conditions, Staff finds that the requested rezoning is reasonable, consistent with the Comprehensive Plan, and in the public interest. Staff recommends approval of the requested Neighborhood Business Conditional Zoning District (NB-CD) and the associated conditions of approval.

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II. PLANNING BOARD RECOMMENDATION

On July 23, 2026, the Town of Southern Pines Planning Board conducted a public hearing on Conditional Zoning application Z-03-26. Planning staff presented the proposal and explained that the requested Conditional Zoning District is consistent with the Town's 2040 Comprehensive Plan and satisfies the applicable approval criteria established in UDO §2.17.9.

At the time of the public hearing, staff and the applicant had not finalized the proposed parking count. Staff had recently received comments and recommendations from the Technical Review Committee, and there was insufficient time for the applicant to revise the site plan before the Planning Board meeting. However, staff and the applicant provided additional information during the public hearing regarding the proposed parking modifications and the manner in which the outstanding comments would be addressed.

Based on the staff presentation, the applicant's testimony, and the information provided during the public hearing, the Planning Board voted unanimously, 5–0, to recommend approval of application Z-03-26 to the Town Council.

III. PROJECT INFORMATION

A. Physical Address

(Parcel IDs: 20050325, 00056305, 00056306, 0005581I, and 20030332)

B. Property Owner and Applicant

Rhetson Capital, LLC
2075 Juniper Lake Road
West End, NC 27376

C. Authorized Agent:

Skyler George
Rhetson Capital, LLC
2075 Juniper Lake Road
West End, NC 27376

D. Existing Zoning

The subject property is currently zoned GB (General Business).

Character District Applicable:

- Pinedene (Design Guide for the Southern Pines Complete Community)

Figure 1. Drone Aerial



Figure 2. Aerial Vicinity Map (Subject Property Outlined in Yellow).

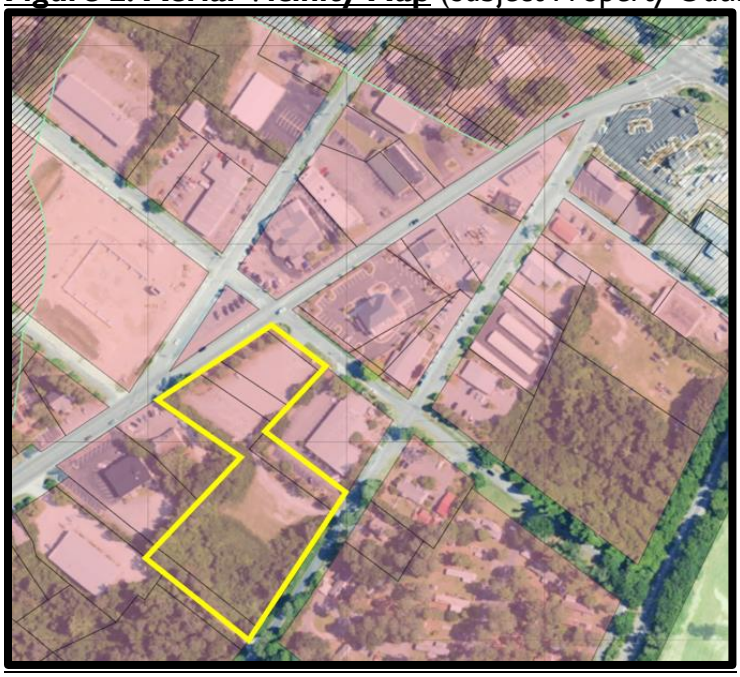
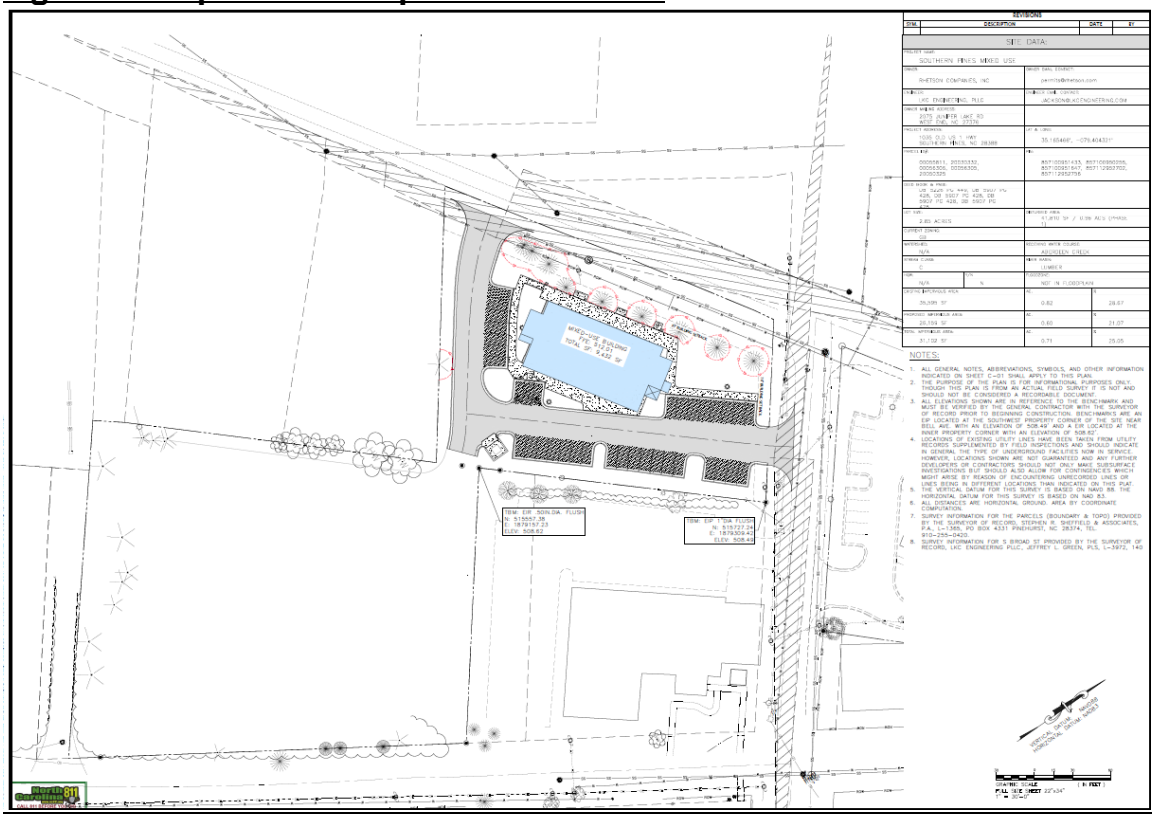


Figure 3. Zoning Vicinity Map (Subject Property Outlined in Yellow).



Figure 4. Proposed Development – Site Plan



E. Proposed Conditions

The applicant's proposed conditions are included in the project narrative provided as Attachment 1. These conditions originated with the applicant and were subsequently refined through close coordination with Planning staff to create a clear, comprehensive, and well-supported application packet.

Following the Planning Board meeting, the applicant and staff continued working together to resolve several outstanding items that had not been finalized before the public hearing. This collaborative review was intended to ensure that the proposed conditions appropriately balance the applicant's vision for the development with the requirements and objectives of the Town's Comprehensive Plan, Pinedene Design Guide and Unified Development Ordinance.

The final conditions were reviewed and approved by the applicant on August 6, 2026, and represent the applicant's formal commitments for consideration by the Town Council.

II. STAFF REVIEW

Application Review Dates

1. Pre-Application with the Technical Review Committee: **May 10, 2026**
2. Additional Internal Technical Review Committee Review: **July 13, 2026**
3. Application Submitted**: June 8, 2026**
4. Application Deemed Complete: **June 15, and 26, 2026**

Planning Board Public Hearing Notice

- Publication: **March 04 & March 11, 2026**
- Mail: **July 7, 2026**
- Signage: **June 26, 2026**
- Internet: **June 25, 2026**

Planning Board Public Hearing: July 23,2026

Town Council Public Hearing Notice

- Publication: **July 29,2026 & August 5, 2026**
- Mail: **July 29,2026**
- Internet: **July 29,2026**

Town Council Legislative Hearing: August 11,2026

1. Process and Criteria for Review

When reviewing an application for rezoning, the hearing bodies (Planning Board and Town Council) shall consider the criteria as set forth in UDO §2.17.9. Furthermore, additional standards are expected of a Conditional Zoning District—a reclassification of property subject to specific conditions that ensure compatibility with the the use and enjoyment of neighboring properties—such as the one being proposed by the applicant. Conditional zoning is voluntary. Additionally, UDO §2.17.11(G) notes that "in approving a petition for the reclassification of property to a Conditional Zoning district, the petitioner, Planning Board and the Council may propose specific conditions to approval of the petition, but only those

conditions approved by the Council and consented to by the petitioner in writing may be incorporated into the Conditional Zoning district."

2. **Consistency with UDO §2.17.9, Zoning Map Amendment Criteria.**
Each criterion is listed below in **bold,** followed by underlined staff comments.

(A) **Consistency.** Rezoning shall be consistent with the adopted Comprehensive Plan.

General Framework Map Designation: Area to Transform. Areas to Transform provide opportunities to re-imagine Southern Pines' future, and introduce new, energized activity areas that provide key locations for new employment centers, shopping centers, entertainment areas, and upper story or adjacent residential units in appropriate locations. In the context of redevelopment, these areas require more deliberate planning and phasing to keep them viable over longer periods of change. However, once completed, redeveloped areas have the potential to serve as new and reinvigorated activity centers for the whole of Southern Pines. Staff finds that the proposed Conditional Zoning District is consistent with the Town of Southern Pines 2040 Comprehensive Plan. The subject property is designated as an "Area to Transform" on the General Framework Map, where redevelopment is encouraged to introduce new employment opportunities, commercial activity, and appropriately integrated residential uses. The proposed mixed-use development advances this vision by redeveloping an underutilized commercial site with ground-floor commercial space and upper-story residential units, creating a more active, more walkable, and economically vibrant corridor. Staff further finds that the proposed conditions of approval ensure the development will be compatible with the surrounding commercial area while supporting the long-term redevelopment objectives envisioned by the Comprehensive Plan.

Conservation and Development Map Designation: Mixed-Use Area. This category describes land offering the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks encourage active public spaces between buildings. Public spaces should be sized and designed to be gathering places for mixed-use areas and their surrounding neighborhoods. Residential units or office space may be found above or next to storefronts. Homes in and surrounding the center of development may offer several choices to live and experience the mixed-use area — including, but not limited to, "missing middle" home choices such as single dwelling homes on small lots, townhouses, duplexes, triplexes, or quadplexes — and accessory dwelling units.
A larger mixed-use area may include one or more mixed-density residential neighborhoods with it, which provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.
Mixed-use areas should be the predominant land use type and development form in the different activity centers identified on the Conservation and Development Map. Specific size, program, or design requirements for the four activity center categories are provided on pages 40 through 43 of the document. In some cases, the mixed-use development form, pattern, and intensity described for this category may extend outward from a mixed-use area along one or more transportation corridors. A mixed-use corridor leading

to a mixed-use area, or linking two or more areas depicted on the Conservation and Development Map together should be considered a desirable condition in the community. Staff finds that the proposed Conditional Zoning District is consistent with the Mixed-Use Area designation of the Southern Pines 2040 Comprehensive Plan's Conservation and Development Map. The proposal redevelops an underutilized commercial property with a mixed-use building consisting of ground-floor commercial space and upper-story residential units, supporting the Plan's vision for vibrant activity centers that integrate employment, commercial services, and housing. The development promotes a more pedestrian-oriented environment while reinforcing the long-term objective of creating interconnected, walkable mixed-use corridors and activity centers that serve the broader community.

Character District Map Designation: Complete Community.
Complete communities represent large, vacant parcels of land aimed at becoming self-sustaining communities in the landscape. Generally speaking, a complete community includes a mixed-use area that may serve broad economic, entertainment, employment, shopping, or civic needs of the community. A discernible center or corridor in the activity centers includes a main street, park, square, or plaza. Anchor businesses for the activity center front on the center or corridor. Secondary buildings also front on the center or corridor and are pulled close to the street with wide sidewalks in front. Small-scale, compact businesses radiate from the activity center or corridor and include public gathering places for the community in multiple locations.
One or more neighborhoods connected to the activity center include a mixture of home types and residential densities in the same area. The design and scale of complete communities encourage active living via a complete and connected network of streets, sidewalks, parks, and greenways. The communities also include civic uses, including, but not limited to, schools, churches, fire stations, or community centers. Staff finds that the proposed Conditional Zoning District is consistent with the Complete Community Character District designation of the Southern Pines 2040 Comprehensive Plan. The proposed mixed-use development supports the Plan's vision by introducing ground-floor commercial uses with upper-story residential units, creating a more active and more walkable environment along the corridor. The redevelopment of this underutilized property advances the Complete Community concept by encouraging a compatible mix of commercial and residential uses, strengthening the activity corridor, and contributing to the long-term vision of a connected, vibrant, and pedestrian-oriented district.

(B) **Adverse Impacts on Neighboring Lands.** The Hearing Body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Town finds and determines that vast acreages of single-use zoning produce uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.

Staff finds that the proposed Conditional Zoning District will not result in adverse impacts on neighboring lands. The subject property is surrounded primarily by General Business

(GB) zoning and has historically functioned as part of an established commercial corridor. The site was previously approved for a by-right mixed-use development with Tourist Home accommodations as a permitted use under the existing GB zoning. The proposed rezoning replaces the approved Tourist Home component with a maximum of ten (10) long-term multifamily residential units above ground-floor commercial space, resulting in a comparable intensity of development while maintaining the site's commercial character. Furthermore, the proposed conditional zoning incorporates development standards and design controls that promote compatibility with adjacent properties. Staff finds that the introduction of a limited number of upper-story residential units within an otherwise commercial mixed-use development is consistent with the surrounding land use pattern and will not substantially or adversely affect neighboring properties.

(C) **Suitability as Presently Zoned.** The Hearing Body shall consider the suitability or unsuitability of the Tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDO.

Staff finds that while the property is suitable for development under its existing General Business (GB) zoning, the proposed Neighborhood Business Conditional Zoning District (NB-CD) provides a more appropriate regulatory framework to accommodate the applicant's proposed mixed-use development. The primary purpose of the rezoning is to permit upper-story multifamily residential units, as multifamily dwellings are not permitted by-right within the General Business (GB) District. Aside from the inclusion of multifamily residential use, the proposed land use mix remains substantially similar to the uses permitted within the GB District and retains the property's commercial function through ground-floor retail and commercial uses. The property was previously approved for a by-right mixed-use development with ground-floor commercial space and Tourist Home accommodations under the existing GB zoning. The proposed rezoning replaces the Tourist Home component with a maximum of ten (10) long-term residential dwelling units, resulting in a development that is more consistent with the Southern Pines 2040 Comprehensive Plan's vision for mixed-use redevelopment. The proposal supports the General Framework Map designation of Area to Transform, the Conservation and Development Map designation of Mixed-Use Area, and the Character District designation of Complete Community by encouraging an integrated mix of commercial and residential uses within an established commercial corridor. Furthermore, the proposed conditional zoning incorporates site-specific development standards and architectural design requirements that maintain compatibility with the surrounding General Business properties. Staff therefore finds that the proposed rezoning represents a more suitable use of the property than its current zoning by implementing the long-term goals of the Comprehensive Plan while preserving the character and function of the surrounding commercial area.

(D) **Health, Safety, and Welfare.** The amending ordinance must bear a substantial relationship to the public health, safety or general welfare, or protect and preserve

historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the Tract will also benefit.

Staff finds that the proposed Conditional Zoning District bears a substantial relationship to the public health, safety, and general welfare by advancing the long-term redevelopment goals of the Southern Pines 2040 Comprehensive Plan. The proposal redevelops an underutilized commercial property within the Pinedene corridor into a mixed-use development consisting of ground-floor commercial uses and a maximum of ten (10) upper-story residential dwelling units. The primary purpose of the rezoning is to permit multifamily residential use, which is not allowed within the existing General Business (GB) District. Aside from the addition of upper-story residential units, the proposed land use pattern remains substantially consistent with the commercial uses permitted in the GB District and maintains the property's function as part of the surrounding commercial corridor. The proposal replaces a previously approved by-right tourist home component with long-term residential housing, supporting a more stable residential presence while maintaining commercial activity at the street level. Through site-specific development standards, architectural design requirements, landscaping, open space preservation, and pedestrian-oriented building design, the Conditional Zoning District promotes orderly growth, enhances compatibility with surrounding development, and supports the Comprehensive Plan's vision for the Area to Transform, Mixed-Use Area, and Complete Community designations. Staff therefore finds that the proposed rezoning serves a legitimate public purpose by encouraging high-quality mixed-use redevelopment, expanding local housing opportunities, and reinforcing the long-term economic vitality and walkability of the Pinedene corridor, while also providing a reasonable benefit to the property owner.

(E) **Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic Development, mixed-use Development, or sustainable environmental features, which are consistent with Neighborhood, area, or specific plans.

Staff finds that the proposed Conditional Zoning District advances several important public policies embodied in the Southern Pines 2040 Comprehensive Plan. The proposal promotes mixed-use redevelopment by integrating ground-floor commercial uses with upper-story residential units within an established commercial corridor, consistent with the Plan's vision for the Pinedene area. The rezoning also supports economic development by facilitating the reinvestment and redevelopment of an underutilized property while maintaining commercial activity along the corridor. Although multifamily residential use is not permitted within the existing General Business (GB) District, the proposed Neighborhood Business Conditional Zoning District provides the appropriate regulatory framework to accommodate a limited number of long-term residential dwelling units above commercial space, thereby expanding local housing opportunities in a manner consistent with the Comprehensive Plan's Area to Transform, Mixed-Use Area, and Complete Community designations. Furthermore, the site-specific development conditions requiring enhanced architectural design, landscaping, open space preservation,

and pedestrian-oriented building design ensure that the redevelopment contributes to the long-term vitality, walkability, and character of the Pinedene corridor. Accordingly, Staff finds that the proposed rezoning advances the Town's adopted public policies supporting economic development, mixed-use development, housing choice, and high-quality redevelopment.

(F) **Size of Tract.** The Hearing Body shall consider the size, shape, and characteristics of the Tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single Lot when there have been no intervening changes or other saving characteristics. Proof that a small Tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.

Staff finds that the size, shape, and characteristics of the subject property support the proposed Conditional Zoning District. The tract is located within an established commercial corridor surrounded primarily by General Business (GB) zoning and is identified by the Southern Pines 2040 Comprehensive Plan as an Area to Transform, Mixed-Use Area, and Complete Community. While the property is capable of development under its existing GB zoning, the proposed rezoning is necessary to permit upper-story multifamily residential units, which are not allowed within the GB District. The proposal retains the site's commercial function while introducing a limited residential component that is consistent with the Town's long-term vision for mixed-use redevelopment. Unlike the previously approved by-right mixed-use development under the existing GB zoning, the applicant revised the site plan to provide additional off-street parking to accommodate both the ground-floor commercial uses and the ten (10) long-term residential dwelling units. However, comments from the Town's Technical Review Committee have resulted in the elimination of some additional parking in an early draft site plan that created access concerns for the Fire Marshall. Furthermore, the proposal includes designated commercial parking spaces to minimize potential conflicts between residential and commercial users. Staff finds that these modifications, together with the site's location, surrounding commercial context, and the adopted site-specific development conditions, constitute sufficient characteristics to justify the proposed rezoning and support a more appropriate and functional redevelopment of the property.

(G) **Other Factors.** The Hearing Body may consider any other factors relevant to a rezoning application under state law.

Staff is not aware of any additional factors under North Carolina law or the Town's Unified Development Ordinance that would weigh for or against the proposed Conditional Zoning District beyond those addressed in the preceding findings. Staff finds that the proposed rezoning has been thoroughly evaluated for consistency with the Southern Pines 2040 Comprehensive Plan, the applicable Character District guidance, and the Conditional Zoning review criteria established by the Unified Development Ordinance. The site-specific conditions of approval further ensure that the development will be compatible with the surrounding commercial area while advancing the Town's long-term planning objectives for the Pinedene corridor. Accordingly, Staff finds no other relevant factors that would preclude approval of the requested rezoning.

(H) **Applicant Representations.** Except for rezoning requests submitted in accordance with the provisions herein for conditional zoning districts, the Hearing Body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible ranges of uses permitted in the requested classification. Rather, the Hearing Body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

Staff finds that this criterion supports the proposed rezoning because the request is for a Conditional Zoning District. Accordingly, the Hearing Body may consider the applicant's proposed land use, voluntary conditions of approval and site plan as part of the legislative review. Through the proposed conditions of approval, the applicant has voluntarily limited the development to a specific mixed-use project consisting of ground-floor commercial uses and a maximum of ten (10) upper-story residential dwelling units. The applicant has further restricted the permitted land uses to those authorized within the Neighborhood Business (NB) District that are specifically identified in the conditional zoning application, rather than the full range of uses otherwise permitted in the NB District. Rhetson Capital, LLC has designed the proposal in consideration of the surrounding commercial area and the goals of the Southern Pines 2040 Comprehensive Plan, including the promotion of walkable mixed-use development, reinvestment within the Pinedene corridor, and the expansion of long-term housing opportunities. Staff finds that the proposed conditions provide a high degree of certainty regarding the future development of the property and ensure that the rezoning remains compatible with adjacent properties while implementing the Town's adopted planning objectives.

3. Agency Comments

Planning staff distributed the rezoning application for review to the following Agencies and Departments on **May 10, 2026 and July 14,2026:**

The Town of Southern Pines:

- Engineering and Public Works Department
- Utilities Department
- Fire Department
- Parks and Recreation Department

Outside Agencies:

- The Regional Land Use Advisory Commission (RLUAC)
- The United States Fish and Wildlife Services (USFWS)
- The Moore County Economic Development Partnership (MCEDP)
- The North Carolina Department of Transportation (NCDOT)

The proposed conditional rezoning was initially reviewed by the Town of Southern Pines Technical Review Committee (TRC) during the pre-application process on May 12, 2025. At that time, the TRC did not identify any issues or concerns that would preclude the requested rezoning. The application was subsequently reviewed by the TRC on July 14, 2026, following submission of the formal rezoning request. During this second review, the TRC identified

several technical considerations for further refinement during the subsequent site plan review process. While these items did not warrant denial of the rezoning request, they were intended to improve the final site layout and ensure continued compliance with applicable development standards.

TRC discussion focused primarily on the conceptual site layout and the interaction between the proposed parking configuration, fire access, stormwater management, utility placement, and preservation of existing site features. Under the current parking requirements of UDO §4.5 (Off-Street Parking and Loading), the site plan includes additional parking intended solely to satisfy the Town's minimum parking standards. During the review, staff recognized that the combination of required parking, potential fire apparatus turnaround improvements, stormwater infrastructure, and utility placement could increase the overall impervious surface area and influence opportunities for tree preservation, landscaping, open space, sidewalks, and other required site improvements.

Given the nature of the proposed residential and commercial uses and different peak demand times, staff supports a shared parking approach. The applicant has indicated a preference to eliminate the 12 additional parking spaces at the south end of the site if a reduction can be approved as part of a Conditional Rezoning, thereby allowing for a more efficient site layout while maintaining adequate parking for the proposed mixed-use development. Staff and the applicant are continuing to refine the conceptual site plan and anticipate presenting an updated layout to the Town Council that reflects these recommendations.

Following preparation of the Planning Board staff report, the Southern Pines Fire Department requested additional clarification regarding the conceptual site layout. Specifically, Fire Department staff noted that the current site plan does not identify the proposed fire service line, Fire Department Connection (FDC), or the potential location of a hammerhead or similar turnaround for fire apparatus. Because the proposed development will be a fully sprinklered mixed-use building, the final location of these facilities may influence the overall site design, including tree preservation, landscaping, sidewalks, parking layout, and other site improvements. While the Fire Department did not identify any concerns with the proposed rezoning itself, staff will continue coordinating with the applicant and Fire Department to ensure these elements are appropriately incorporated during site plan review or, where feasible, reflected on the revised conceptual site plan prior to Town Council consideration.

Staff also received comments from Duke Energy, the Regional Land Use Advisory Commission (RLUAC), and the U.S. Fish and Wildlife Service (USFWS). None of these agencies identified concerns that would preclude approval of the requested rezoning.

As of the date of this report, comments have not been received from the Moore County Economic Development Partnership (MCEDP) or the North Carolina Department of Transportation (NCDOT). Any additional agency comments received prior to the Town Council public hearing will be incorporated into the final staff report and addressed as appropriate.

4. Staff Recommendation

Planning staff recommends that the Planning Board recommend approval of the request to rezone the subject property from General Business (GB) to Neighborhood Business Conditional District (NB-CD), subject to the voluntarily proposed conditions submitted by the applicant.

As part of this Conditional Zoning request, staff supports modifying the off-street parking requirements pursuant to UDO §4.5.2 (Applicability). Staff finds that the proposed parking supply of 35 spaces is appropriate for the mixed-use development because the residential and commercial uses have offset peak parking demands and will operate under a shared parking arrangement. In addition, the property owner will designate and manage an appropriate number of parking spaces reserved for residential tenants to ensure adequate parking remains available for the multifamily component while allowing the remaining spaces to be shared by commercial customers and visitors.

Staff further finds that reducing the parking requirement will eliminate unnecessary impervious surface and provide greater flexibility to accommodate fire apparatus access, stormwater management infrastructure, utility placement, tree preservation, landscaping, sidewalks, and other required site improvements identified during the Technical Review Committee (TRC) review. The proposed reduction supports the Town's goals of encouraging high-quality site design while maintaining adequate parking for the anticipated operational needs of the development.

Staff finds that the application, as conditioned, is consistent with the review criteria of UDO §2.17.9 and advances the goals and policies of the Southern Pines 2040 Comprehensive Plan by promoting infill redevelopment, expanding housing opportunities, encouraging mixed-use development, preserving existing site features where practicable, reducing unnecessary impervious surface, and supporting a more walkable commercial corridor. Based on the analysis contained in this report, staff recommends approval by the Town Council.

This recommendation is further supported by the applicant's commitment to revise the site plan following the Planning Board public hearing to incorporate the final parking layout and other refinements identified through the Technical Review Committee process, resulting in a development that more effectively balances parking demand, public safety, environmental stewardship, and high-quality site design.

III. ATTACHMENTS

The following materials are provided as attachments to this staff memorandum:

1. Narrative (as of August 6, 2026)
2. Site layout

Additional documents related to this application including, but not limited to: 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 by public information request.

IV. TOWN COUNCIL ACTION

A request for a zoning map amendment approval is a request for a rezoning. Per North Carolina General Statute 160D-601(a), before adopting the rezoning, the Town Council shall hold a legislative hearing. Per North Carolina General Statute 160D-605(a) the Town Council shall also approve a statement addressing consistency or inconsistency with the 2040 Comprehensive Plan. Furthermore, per North Carolina General Statute 160D-605(b), the Town Council must also approve a statement about the reasonableness of the rezoning and shall approve a brief statement describing whether its action is consistent with an adopted comprehensive plan.

To assist the Town Council in performing this task, Town staff have prepared the following draft motions for consideration, possible modification as necessary, and adoption.

* * *

I move that after reviewing the proposed Conditional Zoning District, holding a public hearing, and after considering the criteria for approval of zoning map amendments found in UDO §2.17.9:

1. **The proposed amendment to the Town of Southern Pines Zoning Map is reasonable and in the public interest for the reasons set forth in the staff report.**

   -OR-

2. The proposed amendment to the Town of Southern Pines Zoning Map is reasonable and in the public interest for the reasons set forth in the staff report. However, the following amendments to the proposed conditions and/or site plan are necessary to fully comply with the rezoning criteria under UDO §2.17.9 and/or the 2040 Comprehensive Plan:

   _____

   -OR-

3. The requested rezoning is inconsistent with the 2040 Comprehensive Plan and is not a reasonable request for the following reasons:

   _____

And, therefore, I move to:

1. **Approve of Z-03-26 with the conditions submitted by the applicant for the Neighborhood Business (NB) Conditional Zoning District.**

   -OR-

2. Approve Z-03-26 with the following amendments made by the Town Council and accepted by the applicant:

_____

-OR-

3. Deny Z-03-26 for the following reasons:

_____

Note that the effect of Town Council approval of a Conditional Zoning District and all conditions that have been attached to the approval are binding on the property as an amendment to the Zoning Map. All subsequent Development and use of the property shall be in accordance with the standards for the approved Conditional Zoning district; the approved petition and all conditions attached to the approval. Only those uses and structures indicated in the approved petition shall be allowed on the subject property. Any Development in the district shall comply with all provisions of and conditions to the approved petition. Any uses and structures on the subject property also shall comply with all standards and requirements for Development in the underlying general zoning district. Lastly, minor changes in the detail of the approved petition or Site Plan that do not involve a change in uses permitted or the density of overall Development permitted and that will not alter the basic relationship of the proposed Development to surrounding properties or the standards. Lastly, minor changes in the detail of the approved petition that do not involve a change in uses permitted or the density of overall Development permitted and that will not alter the basic relationship of the proposed Development to surrounding properties or the standards.

Conditional Zoning District Application Proposed Rezoning: NB-MR – Neighborhood Business-Multifamily Residential (Conditional)

Applicant: Rhetson Capital LLC

Parcel IDs: 20050325, 00056305, 00056306, 00055811, 20030332

Rhetson Capital LLC is the owner of five contiguous parcels of property located in the Town of Southern Pines, identified by Parcel IDs 20050325, 00056305, 00056306, 00055811, and 20030332. These five parcels are currently zoned GB – General Business. The surrounding area is characterized by established retail and commercial uses that serve both residents and visitors to the community. The area makes it well-suited for a development that brings people closer to the goods and services they use every day.

Rhetson Capital LLC wishes to construct a new three-story mixed-use building on the parcels mentioned above. The first floor will contain retail and commercial space, complementing and reinforcing the existing commercial character of the surrounding area. The second and third floors will contain ten (10) two bedroom multifamily residential dwelling units. Rhetson Capital LLC believes that introducing upper-floor apartment-style living above street-level retail and office will enhance the vitality of the corridor, activate the streetscape, and provide a housing type that the area presently lacks.

The challenge Rhetson Capital LLC faces is that while the five parcels are zoned GB – General Business, the introduction of residential units on the upper floors requires specific conditions to ensure the development is designed and operated in a manner consistent with the character of the area. In particular, the applicant wishes to make clear that the residential component shall not trigger multifamily setback or development standards, and that the commercial character of the ground floor shall be permanent and protected. A traditional rezoning would not provide those assurances. Therefore, Rhetson Capital LLC requests a rezoning of Parcel IDs 20050325, 00056305, 00056306, 00055811, and 20030332 to NB-CD – Neighborhood Business Conditional Zoning District to facilitate Multifamily Residential.

Rhetson Capital LLC has carefully considered the surrounding area and the goals of the Town of Southern Pines 2040 Comprehensive Plan, including its support for walkable, mixed-use development and the diversification of housing options. The following voluntary conditions are offered and, if approved, shall become part of the zoning of the combined parcel:

Permitted Land Uses

That the permitted land uses on the first floor shall be limited exclusively to retail and/or commercial uses consistent with and complementary to the downtown character of Southern Pines and authorized in the NB district per Exhibit 3-15 of the UDO. No residential dwelling units shall be located on the first floor under any circumstances.

Residential Units

That the second and third floors of this building shall contain ten (10) two-bedroom residential dwelling units.

Development Standards

That all development standards applicable to the combined parcel, including but not limited to setbacks, lot coverage, and building placement, shall conform to the GB – General Business zoning district standards as set forth in the Southern Pines Unified Development Ordinance (UDO) in section 3.5.9 and exhibit 3-9, with the exception of the modifications listed below.

The residential units located on the second and third floors are an accessory component of a primary mixed-use commercial development and are not a standalone multifamily development.

Condition 1. Land Uses.

Land uses within the development shall be limited to those permitted in the Neighborhood Business (NB) District in accordance with Exhibit 3-15 of the Unified Development Ordinance (UDO). To preserve the traditional mixed-use character of downtown Southern Pines, the first floor of the building shall be limited exclusively to permitted retail and commercial uses authorized within the NB District. Residential dwelling units shall not be permitted on the first floor under any circumstances. Multifamily residential uses, where permitted, shall be limited to the upper floors of the building.

Condition 2. Residential Units

The development shall be limited to a maximum of ten (10) residential dwelling units. All residential dwelling units shall be located on the second and third floors of the building. No residential dwelling units shall be permitted on the first floor or in excess of the maximum number of units authorized by this Conditional Zoning District.

Condition 3. Development Standards.

Development of the property shall generally comply with the dimensional and design standards of the General Business (GB) District, as set forth in UDO Exhibit 3-9, to maintain compatibility with the surrounding commercially zoned properties, except as otherwise modified by this Conditional Zoning District. The maximum building height shall not exceed forty-five (45) feet. Minimum front, side (interior and exterior), and rear setbacks, as well as minimum lot width and minimum lot size, shall be consistent with the General Business (GB) District and shall have no minimum requirement.

Condition 4. Glazing.

The street-facing façade of the first floor shall incorporate a minimum of thirty percent (30%) transparent glazing to promote an active, pedestrian-oriented streetscape consistent with the character of the surrounding commercial corridor and the vision of the Pinedene Character District. The street-facing façades of the upper floors shall each incorporate a minimum of fifteen percent (15%) transparent glazing.

Condition 5. Building Design.

The exterior architecture, building materials, and site design shall comply with the applicable building design standards of UDO Section 4.10.4 and shall be designed to be compatible in scale, massing, and character with the surrounding commercial area while supporting the vision and design objectives of the applicable Character District as set forth in the Town of Southern Pines 2040 Comprehensive Plan and the Pinedene Design Guide. The development shall comply with all applicable Architectural Compliance Permit requirements and obtain Architectural Compliance approval in accordance with UDO Section 2.26 prior to the issuance of any building permits. Building sides facing public streets shall incorporate parapets, mansard or false mansard roofs, or pitched shingled or standing-seam metal roofs with a minimum roof pitch of 6:12. In addition, the development shall be designed to support the vision and design objectives of the Pinedene Character District by incorporating high-quality architectural materials, pedestrian-oriented building design, and streetscape elements that

reinforce the character envisioned in the Southern Pines 2040 Comprehensive Plan and the Pinedene Design Guide

Condition 6. Parking.

A minimum of thirty-five (35) off-street parking spaces shall be provided. Approval of thirty-five (35) parking spaces is based on the mixed-use nature of the development and the shared parking arrangement established by this Conditional Zoning District.

The property owner shall reserve and maintain sufficient parking for residents of the multifamily dwelling units. Reserved residential parking shall be identified on the final site plan or an approved parking management plan. The remaining parking spaces may be shared between the residential and commercial uses.

Condition 7. Landscaping.

Open space and landscaping shall be provided in accordance with UDO §§4.3 and 4.9. The development shall preserve all qualifying Open Space required by UDO §4.9, including Sensitive Natural Areas, Tree Protection Areas (TPAs), and other qualifying preservation areas, in accordance with the UDO's required order of priority. Tree Protection Areas and other preservation-type Open Space shall remain in their natural or undisturbed state except as expressly permitted by the UDO. Removal of existing trees or disturbance within required Open Space shall be limited to that necessary for approved site improvements, utilities, or public infrastructure, or as approved by the Town Arborist for unhealthy, hazardous, or invasive vegetation. The final site plan shall clearly identify all required Open Space areas and demonstrate compliance with UDO §4.9.

Condition 8. Lighting

That all exterior lighting shall be designed to prevent light trespass onto adjacent properties and rights-of-way and shall comply with the regulations and standards set forth in UDO section 4.8.

REVISIONS			
SYM.	DESCRIPTION	DATE	BY

SITE DATA:

PROJECT NAME: SOUTHERN PINES MIXED USE		
OWNER: R-PETSOU COMPANIES, INC	OWNER EMAIL CONTACT: permits@rhetson.com	
ENGINEER: LKC ENGINEERING, PLLC	ENGINEER EMAIL CONTACT: JACKSON@LKCENGINEERING.COM	
OWNER MAILING ADDRESS: 2075 JUNIPER LAKE RD WEST END, NC 27376		
PROJECT ADDRESS: 1035 CID U.S. 1 HWY SOUTHERN PINES, NC 28388	LAT & LONG: 35.180540°, -079.404327°	
PARCEL ID#: 00055811, 20030332, 00055305, 00056306, 20053325	PIN: 857 0095 433, 857100960255, 857 0095 547, 857110962702, 857 1252756	
DEED BOOK & PAGE: DB 5226 PG 445, DB 5907 PG 425, DB 5907 PG 426, DB 5907 PG 420, DB 5907 PG 429		
TOTAL AREA: 2.85 ACRES	DISTURBED AREA: 41,810 SF / 0.96 ACS (P-455)	
CURRENT ZONING: CI		
UTILITIES: N/A	RECEIVING WATER SOURCE: ASHLEIGH CREEK	
SURVEY CASE: C	NON-RESIDENTIAL USE: LUMBER	
QUAD: N/A	S.H.: \	FLOODZONE: NO IN FLOODPLAIN
EXISTING IMPERVIOUS AREA: 35,595 SF	AC.: 0.82	%: 28.67
PROPOSED IMPERVIOUS AREA: 28,139 SF	AC.: 0.65	%: 21.07
TOTAL IMPERVIOUS AREA: 31,702 SF	AC.: 0.71	%: 25.05

NOTES:

1. ALL GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND OTHER INFORMATION INDICATED ON SHEET C-01 SHALL APPLY TO THIS PLAN.
2. THE PURPOSE OF THE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THOUGH THIS PLAN IS FROM AN ACTUAL FIELD SURVEY IT IS NOT AND SHOULD NOT BE CONSIDERED A RECORDABLE DOCUMENT.
3. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR WITH THE SURVEYOR OF RECORD PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS ARE AN EIP LOCATED AT THE SOUTHWEST PROPERTY CORNER OF THE SITE NEAR BELL AVE. WITH AN ELEVATION OF 508.49' AND A EIR LOCATED AT THE INNER PROPERTY CORNER WITH AN ELEVATION OF 508.62'.
4. LOCATIONS OF EXISTING UTILITY LINES HAVE BEEN TAKEN FROM UTILITY RECORDS SUPPLEMENTED BY FIELD INSPECTIONS AND SHOULD INDICATE IN GENERAL THE TYPE OF UNDERGROUND FACILITIES NOW IN SERVICE. HOWEVER, LOCATIONS SHOWN ARE NOT GUARANTEED AND ANY FURTHER DEVELOPERS OR CONTRACTORS SHOULD NOT ONLY MAKE SUBSURFACE INVESTIGATIONS BUT SHOULD ALSO ALLOW FOR CONTINGENCIES WHICH MIGHT ARISE BY REASON OF ENCOUNTERING UNRECORDED LINES OR LINES BEING IN DIFFERENT LOCATIONS THAN INDICATED ON THIS PLAT.
5. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON NAD 83.
6. ALL DISTANCES ARE HORIZONTAL GROUND. AREA BY COORDINATE COMPUTATION.
7. SURVEY INFORMATION FOR THE PARCELS (BOUNDARY & TOPO) PROVIDED BY THE SURVEYOR OF RECORD, STEPHEN R. SHEFFIELD & ASSOCIATES, P.A., L-1365, PO BOX 4331 PINEHURST, NC 28374, TEL. 910-255-0420.
8. SURVEY INFORMATION FOR S BROAD ST PROVIDED BY THE SURVEYOR OF RECORD, LKC ENGINEERING PLLC, JEFFREY L. GREEN, PLS, L-3972, 140

VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83

30 0 15 30 60
GRAPHIC SCALE (IN FEET)
FULL SIZE SHEET 22"x34"
1" = 30'-0"

CALL 811 BEFORE YOU DIG

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 058498

LKC Engineering, pllc
390 W Pennsylvania Ave
Southern Pines, NC 28387
O: 910.420.1437
lkcengineering.com
License No. P-1095

Engineering
Landscape Architecture
Surveying

LKC

OVERALL SITE LAYOUT PLAN

SOUTHERN PINES MIXED USE

Southern Pines, North Carolina

DATE: APRIL, 2026
DESIGNED: PWHJ
DRAWN: MFL
CHECKED: JDM
NO.
C-03

File: J:\Projects\26.01 Southern Pines Mixed Use\800 Design Drawings\02 Civil\SHEETS\Admin\Projects-26.01 C03 OVERALL SITE LAYOUT.dwg, By: Admin, Plotted: Tue Jul 21, 2026 at 3:04pm