



**Planned Development District -
Preliminary Development Plan**

Fee: \$ _____ Date Received: _____ Case No.: PD-____-____

Project Information:

Project Name: Mavis Tires 2354

Physical Address: 540 Northern Road, Southern Pines, NC

PIN: 85710588078

Parcel ID: 98000749

Site Size: 1.36 ac

Zoning: PD with an approved CDP PD-08-21

Applicant:

Name(s): Mavis Tire - Kristen Morse

Email: kmorse@mavis.com

Phone: 570.337.9919

Mailing Address: 100 Hillside Ave White Plains, NY 10603

Authorized Agent, if different from Applicant:

Name(s): Andy Mueller

Email: amueller@blcompanies.com

Phone: 704.851.7102

Mailing Address: 3240 Tarringdon Way, Suite 210, Charlotte, NC 28277

Legal Property Owner(s), if different from Applicant:

Name(s): MSP Outlots, LLC

Email: wmees@midlandatlantic.com

Phone: (513) 792-5000

Mailing Address: 8044 Montgomery Road, Suite 370, Cincinnati, OH 45236

TO THE TOWN OF SOUTHERN PINES PLANNING BOARD AND TOWN COUNCIL:

I, the undersigned, do hereby make application to and petition the Planning Board and Town Council for approval of a Planned Development District – Preliminary Development Plan as required by the Town of Southern Pines Zoning Ordinance. The following information is submitted in support of this application:

The property which is the subject of this application is located on the North side of Northern (St./Ave.), between Old Morganton Rd (St./Ave.) and Carolina Green Pkwy (St./Ave.). The property has a frontage of 140 feet and a depth of 370 feet.

The request is based upon **Section 2.18.5** of the **Town of Southern Pines Unified Development Ordinance**. The proposed use of the property is as follows:

Minor Auto Repair

Date: 12/18/2025

Kristen N. Morse

Applicant

**PLANNING DEPARTMENT
TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net**

APPOINTMENT OF AGENT

The undersigned owner(s), MSP Outlots, LLC, hereby appoint(s) Mavis Tire as the exclusive agent for the purpose of making an application to the Town of Southern Pines for the approval of the Planned Development District – Preliminary Development Plan described in the attached application. The owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Town Council for the approval of a Planned Development District – Preliminary Development Plan; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a Planned Development District -Preliminary Development Plan under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 18TH day of DECEMBER, 2025.

MSP OUTLOTS, LLC


Property Owner

WILLIAM M. KEESS, JR.
DIRECTOR OF DEVELOPMENT

Property Owner

Agent

January 6, 2026

Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387

Re: Mavis Tires #2254 – Preliminary Development Plan
PIN: 085710588078
Address: 540 E. Morganton Rd

Dear Sir or Madam:

On behalf of our client Mavis Tire, LLC we are hereby submitting our preliminary Development Plan for a Mavis Tire store at 540 E. Morganton Rd as part of the Morganton Park South Planned Development District. The site is consistent with the Conceptual Development Plan approved on 9-29-2021 as described below.

The proposed project meets the criteria listed in Section 2.18.5(H) as follows:

1. The application demonstrates that it will achieve the purposes of Preliminary Development by be an acceptable use and meeting the conditions of the PD.
2. The plan is consistent with the CDP and meets all provisions of the plan.
3. The proposed development is located with in a commercial center and is an appropriate use.
4. The proposed development will not cause need for inefficient extensions and expansions od public utilities and services as it will use the already proposed utilities and services and infrastructure from the overall development center.

The project is within multiple overlays including the Urban Village Highway Corridor Overlay and Morganton Park Overlay. Site design will follow the requirements of all applicable overlays and ordinances.

1. Zoning and Land Use

The Morganton Park South CDP calls for a mixed-use development to include Multi-family, Residential, commercial and office uses. The commercial nature of the mavis tire fits within that intention. An auto parts, accessories or tire facility allowed per the land use table in exhibit 7.2 of the CDP.

2. **Architectural Standards**

The architectural standards of the project will be in accordance with Section 4.10.4 of the Southern Pine UDO.

3. **Site Design and Infrastructure**

The project will provide stormwater management in accordance with the Southern Pines Stormwater Management Ordinance and regulation of the NCDEQ. An underground SWM BMP will be provided to treat the 1” storm water quality storm and reduce the runoff from the 2 and 10 year storms.

A parking deviation will be requested for the site to reduce the required parking by 20% in accordance with the Southern Pines UDO. Vehicular circulation will be via a driveway entrance to the extension of Old Morganton Rd. A requested cross connection to the property to the west will not be installed as the adjacent owner was not required to provide such a connectin.

Landscaping will be provided that meets or exceeds the requirements of Section 3.5.14(H) of the Southern Pines UDO. Open space will be provided per the UDO and all vegetation buffers and overlay requirements will be provided.

Utilities will be installed to connect to the utility system for Morganton Park South in compliance with Southern Pines and NCDEQ regulations.

Should you require additional information, feel free to contact me at 704-851-7102.

Sincerely,

Andrew Mueller, P.E.
Project Manager II



An Employee-Owned Company

January 6, 2025

Planning Department
Town of Southern Pines
801 SE Service Road
Southern Pines, NC 28387

Re: Mavis Tires #2254 – Preliminary Development Plan
PIN: 085710588078
Address: 540 E. Morganton Rd

Dear Sir or Madam:

The Traffic Impact Analysis prepared by Kimley Horn in November 2024 adequately accounts for the proposed development of the Mavis Tire Store.

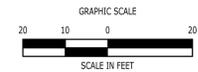
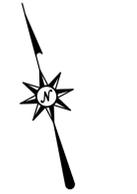
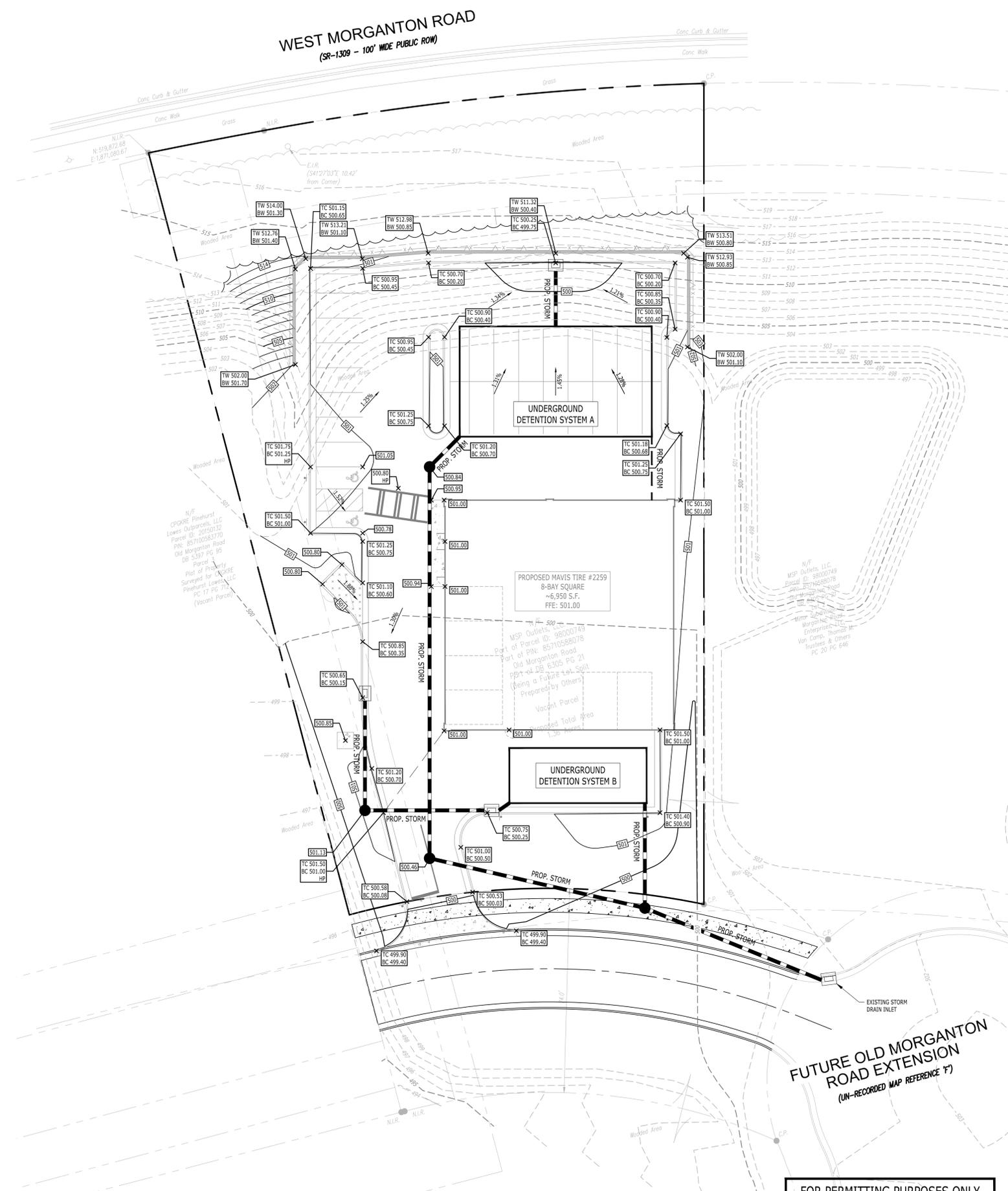
Should you require additional information, feel free to contact me at 704-851-7102.

Sincerely,

Andrew Mueller, P.E.
Project Manager II

GRADING AND DRAINAGE LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	STORM LINE
	ROOF DRAIN COLLECTOR PIPE
	RIDGELINE
	CATCH BASIN
	FLARED END SECTION
	PROPOSED CONTOUR LINE
	PROPOSED SPOT GRADE
	SPOT GRADE ABBREVIATIONS
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
	PROPOSED SURFACE SLOPE



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



3420 Torrington Way
Suite 210
Charlotte, NC 28277
(704) 565-7070
NC ENGINEERING FIRM
LIC. #C-4982

STATE OF NORTH CAROLINA
PROFESSIONAL SEAL
SEAL
46762
Andy Mueller
12/10/2025

MAVIS TIRES #2354
WEST MORGANTON ROAD
SOUTHERN PINES, NC 28387

Revisions	Disc.
No.	Date
Designed	A.R.M.
Drawn	P.R.J.
Reviewed	J.A.B.
Scale	1"=20'
Project No.	2501762
Date	12/14/2025
CAD File:	C2501762-20
Title	GRADING AND DRAINAGE PLAN
Sheet No.	C2.00

12/10/2025, 10:05:00 AM, P:\00000000\2501762\DWG\C2.00.DWG, C2.00, 24X36, 205C

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