

February 5, 2026

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

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

Dear Mr. Parsons,

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

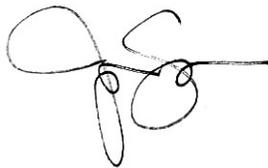
According to the Town's GIS website there are no existing water or sewer utilities within this section of right-of-way. This has been reviewed with the Town's Engineering Department (James Michel and David Byrd) and has been determined that there should be no impact to existing or future utilities with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

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

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

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

Sincerely,



Jeremy Sparrow, PLA, LEED AP®
Partner



REFERENCE:
 DEED BOOK 1423, PAGE 35
 MAP BOOK 1, PAGE 53
 MOORE COUNTY REGISTRY
 RATIO OF PRECISION= 1/10,000+
 ACREAGE DETERMINED
 BY COORDINATE METHOD.
 Camina
 DB 523 Pg 261

NOT INTENDED TO BE PREPARED
 FOR RECORDATION IN ACCORDANCE
 WITH G. S. 47-30 AS AMENDED.
 UNLESS OTHERWISE DENOTED,
 ●= EXISTING 1/2" SOLID IRON STAKE
 ■= EXISTING CONCRETE MONUMENT
 □= SET CONCRETE MONUMENT
 ○= SET 1/2" REBAR
 X= CALCULATED POINT
 ▲= POWER SERVICE STUB
 ⊙= SEWER SERVICE STUB
 ⊕= TELEPHONE SERVICE STUB
 ⊗= CABLE TV SERVICE STUB
 ⊕= WATER METER
 ⊕= FIRE HYDRANT
 ⊕= SANITARY SEWER MANHOLE
 ⊕= UTILITY POLE
 EIP= EXISTING 1" IRON PIPE
 EPK= EXISTING PK NAIL
 NPK= NEW PK NAIL
 EIS= EXISTING 1/2" SOLID IRON STAKE

Camina
 DB 523 Pg 261

(207)
 Holden
 DB 777 Pg 558

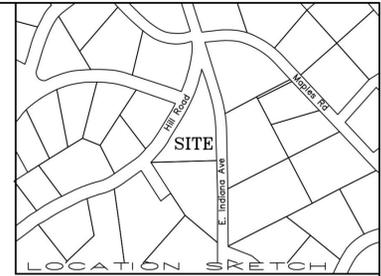
(208)
 1.60 Acres
 Leonard & Beth Gaddis
 DB 1423 Pg 35
 Parcel ID# 00048964
 Zoned "RS-3"

(300)
 Michael
 DB 6293 Pg 69

(301)
 Michael
 DB 6293 Pg 69

Young
 DB 4105 Pg 348

Right-of-Way to be
 Abandoned
 (±10,484 sf)



Matthew Callahan

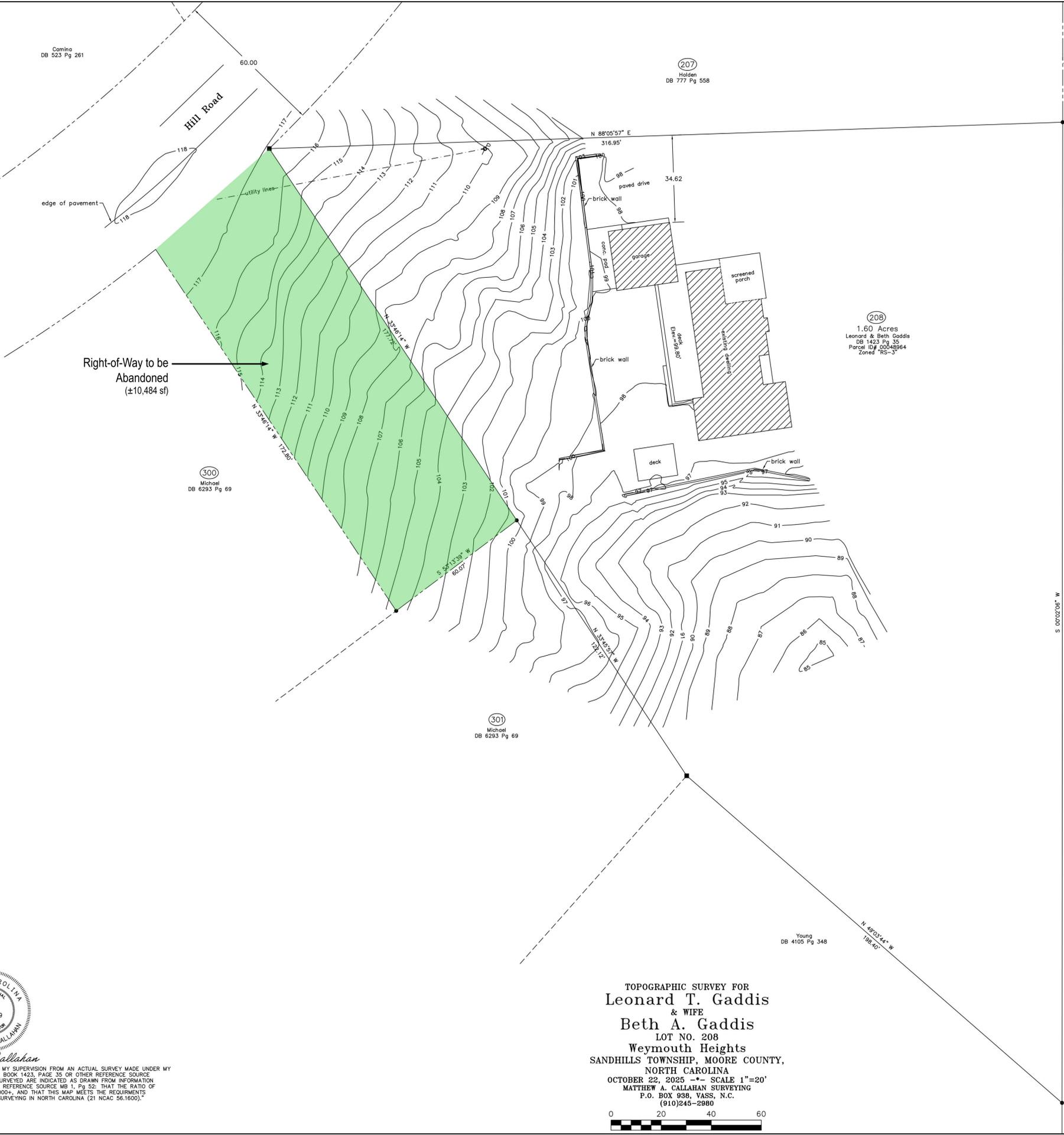
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1423, PAGE 35 OR OTHER REFERENCE SOURCE (MB 1, Pg 53); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE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

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



S 00°02'06" W
 389.77'

East Indiana Ave.



APPOINTMENT OF AGENT FORM (OPTIONAL)

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

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

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

Leonard and Beth Gaddis
Property Owner

December 30, 2016
Date