

CITY COUNCIL AGENDA
CITY OF SANFORD, NORTH CAROLINA
January 19, 2016 7:00 P.M., CITY HALL



1. **MEETING CALLED TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
5. **APPROVAL OF AGENDA**
6. **CONSENT AGENDA**
Approval of Meeting Minutes of December 15, 2015 – (Pages 3 – 13)
7. **CASES FOR PUBLIC HEARINGS (to be held jointly with Planning Board:)**
 - A. Application by Ray Rhodes to rezone four tracts of land on Wilson Road totaling 2.26 acres +/-, comprised of 121 and 125 Wilson Road and two adjoining vacant tracts, from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self storage warehousing facility via a site plan specific zoning district. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00, Lee County Land Records – (Pages 14 - 26)
 - B. Application by Chad Abbott to rezone one 2.68 acre +/- tract of land on Bragg Street from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00, Lee County Tax Records – (Pages 27 - 47)

The Planning Board shall retire to the West End Conference Room.

8. REGULAR AGENDA

- A. Consider Request to Waive Fee for Reinstallation of Sign for Manna Christian Resource Center at 201 E. Main Street – (Page 48)
- B. Consider Entering into a Contract for Services with MeterSYS (Smart Metering Feasibility Analysis) – (Pages 49 - 61)
- C. Consider Ordinance Amending Annual Operating Budget for FY 2015-2016 (Smart Metering Feasibility Analysis) – (Pages 62 - 63)
- D. Consider Approval of Reimbursement Resolution (Streetscape Capital Project) – (Page 64)
- E. Consider Ordinance Amending Annual Operating Budget for FY 2015-2016 (Streetscape Project: DOT Fiber; Mill and Paving Modifications; Drainage Work on Trade and Main Streets) – (Pages 65 - 66)
- F. Consider Capital Project Ordinance Amendment (Streetscape) – (Page 67)
- G. Consider Grant Project Ordinance Amendment (North Carolina Housing Finance Agency 2014 URP) – (Page 68)
- H. Consider Presentation on the Sister City Trip to Yixing, China – (Page 69)
- I. Closed Session – (Page 70)

9. **NEW BUSINESS** – *(Items for discussion and action will be taken only if necessary. Otherwise, these items will be placed on the next agenda for approval).*

10. OTHER BUSINESS

11. ADJOURNMENT

MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF SANFORD
SANFORD, NORTH CAROLINA

The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, December 15, 2015, at 7 P.M., in Council Chambers. The following people were present:

Mayor T. Chet Mann
Council Member Byron Buckels
Council Member Jimmy Haire
Council Member Charles Taylor
Council Member Rebecca Wyhof
City Attorney Susan Patterson

Council Member James Williams
Mayor Pro Tem Sam Gaskins
Council Member Norman Charles Post, III
City Manager Hal Hegwer
City Clerk Bonnie Davis

Mayor Mann called the meeting to order. Council Member Haire delivered the invocation. The Pledge of Allegiance was recited.

PUBLIC COMMENTS - (Exhibit A)

Michael Humphrey, residing at 503 Summitt Drive, commented that the revised Rosemount-McIver Park Historic District Guidelines had not been posted on-line as proposed. Mr. Humphrey voiced concern that there was confusion concerning the revisions, and asked Council to table the decision on the revisions to the Rosemount-McIver Park Historic District Guidelines, until a public hearing could be held to resolve the issues.

Stefanie Tolbert, residing at 506 Summitt Drive, addressed Council and said she would like to see a copy of the Rosemount-McIver Park Historic District Guidelines.

Frank Luck, residing at 305 N. Gulf Street, said that he may want to make improvements to his home in the future and commented that he had not seen a copy of the Rosemount-McIver Park Historic District Guidelines or the proposed revisions.

Bayer Chantal, residing at 215 Bracken Street, addressed Council to express gratitude for Brick Capital.

O. B. Thomas addressed Council about issues he had with removing renters from his rental property.

APPROVAL OF AGENDA

Council Member Taylor made a motion to move Item E (Approval of Resolution Adopting the Amended Guidelines for the Rosemount-McIver Park Historic District) from the Consent Agenda and add it to the Regular Agenda. Council Member Williams seconded the motion.

Council Member Haire suggested deleting Item E from the Consent Agenda. Attorney Patterson asked Council Member Taylor to clarify his motion on the floor. Council Member Taylor said his motion was to move Item E from the Consent Agenda to the Regular Agenda with the intent of tabling the issue. Attorney Patterson said that if Item E were deleted from the Agenda, Council would not take up the issue. Council Member Taylor withdrew his motion. Council Member Haire

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made a motion to delete Item E from the Consent Agenda. The motion was seconded by Council Member Taylor.

Mayor Pro Tem Gaskins commented that the Historic Preservation Commission had worked tediously for over six years on the revisions to the Rosemount-McIver Park Historic District Guidelines. He said it had been brought before the residents of Rosemount-McIver Park Historic District numerous times, and also presented to the State Historic Preservation Office. He said he felt it was a tremendous disservice to the people who had worked so diligently on this document to not have it heard by Council. He said the public hearing on the parking regulations had already been held and an ordinance was approved by Council. He commented that the revisions to the Rosemount-McIver Park Historic District Guidelines were mostly to make the requirements more clear. He said that there were no changes to the revisions that would alarm anyone or disturb property values. Mr. Gaskins strongly recommended not deleting Item E from the Consent Agenda.

Council Member Haire commented that he and Council Member Buckels would like to hold a public meeting some time in 2016, at Depot Park, to discuss the revisions to the Rosemount-McIver Park Historic District Guidelines with the residents of Rosemount-McIver Park Historic District.

Mayor Pro Tem Gaskins commented that the people involved with the revisions had met with the people who lived in Rosemount-McIver Park Historic District. He said given the time and effort that had been given to these revisions, it was beyond his comprehension that there were people who were not aware of the revisions to the guidelines.

Council Member Taylor commented that there seemed to be some confusion regarding the revisions to the Rosemount-McIver Park Historic District Guidelines and his intent in removing Item E from the Consent Agenda was to allow Council time for discussion and also allowing for a public hearing. He said that public involvement was a good thing, especially when there were changes to regulations that could affect people's lives in the area they have chosen to live in. He said that he was troubled over potential changes in language that could have affected the Council's decision on this case, such as a vinyl window question that was raised by Council Member Haire at the Law and Finance Meeting on December 8, 2015.

Mayor Pro Tem Gaskins commented that he thought there was one word that had been deleted from the guidelines.

City Attorney Patterson explained that the revisions were presented to Council at the December 8, 2015, Law and Finance Meeting. She said that Council Member Haire asked a question about vinyl window replacement. She said the word "material" was in the revisions, and she asked staff to look at the language in the draft revisions to see if the phrase "with matching "material" would mean wooden windows must be replaced with matching "material". Attorney Patterson said the intent of the question was not to amend or change the revisions, but rather to clarify whether the HPC wanted the wording to remain as proposed, or did they consider the word "material" too restrictive. Attorney Patterson said that HPC considered what would have to be done to change the proposed language if it were changed, but ultimately, the consensus was that there would be no changes to the draft revisions.

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Attorney Patterson said that Mayor Pro Tem Gaskins was correct in saying that there had been numerous meetings and many mailings giving occupants opportunities for input on the revisions. She said that if the item is taken off the agenda, Council will have ample opportunity to decide what method it wants to bring forward in regard to approving the revisions to the Rosemount-McIver Park Historic District Guidelines, and that it might allow additional opportunities for people to become informed.

Mayor Mann called for a vote of the motion on the floor to delete Item 6-E from the Consent Agenda. The motion carried by a six to one vote, with Mayor Pro Tem Gaskins casting the dissenting vote.

Mayor Mann introduced adding to the Regular Agenda Item 9-C, a Contract for Services by Brick Capital; and Item 9-D, an Ordinance Amending the Annual Operating Budget (Brick Capital).

Mayor Mann entertained a motion to approve the amended agenda. So moved by Council Member Williams, and seconded by Council Member Buckels, the motion carried unanimously.

CONSENT AGENDA

Approval of Renewal of 2016 Taxicab Operators' Licenses - (Exhibit B)

Approval of Capital Project Ordinance Amendment – Sidewalk Improvement Bond Project (NO. B1401) - (Exhibit C)

Approval of Access Agreement with Stanley Black and Decker, Inc. for the Installation, Maintenance, and Periodic Sampling of Monitoring Wells - (Exhibit D)

Approval of Resolution Authorizing the Governing Body of the Applicant – (Comfort First Heating & Cooling – Waterline Extension Project) - (Exhibit E)

Approval of Resolution Adopting the Amended Guidelines for the Rosemount-McIver Park Historic District – (Exhibit F) Note: Deleted from Agenda by Motion

Approval of Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – (Administration) - (Exhibit G)

Council Member Buckels made the motion to approve the modified Consent Agenda. Seconded by Council Member Wyhof, the motion carried unanimously.

SPECIAL AGENDA

Presentation of Proclamation Honoring the Life of Richard Kibling Feindel - (Exhibit H)

Mayor Mann read the proclamation honoring the life of Richard Feindel, and asked family members to join him at the podium, where he presented the proclamation to Mr. Feindel's wife, Susan Feindel, and daughter, Elizabeth Feindel. Mr. Feindel's daughter Elizabeth, on behalf of the family, thanked Mayor Mann, Council Members and friends for honoring her father. She said he loved Sanford and worked for almost fifty years to make Sanford a better place. She said her father, as a member of the City of Sanford Planning Board, worked very hard to pass an ordinance requiring

curb and gutter, and sidewalks in all new subdivisions. She said it was her desire that her father’s dream of requiring curb and gutter and sidewalks in all new subdivisions would be honored.

Presentation of Proclamation Honoring the Life of Ruby Van Crumpler McSwain - (Exhibit I)

Mayor Mann read the proclamation honoring Ruby Van Crumpler McSwain, and presented the proclamation to Lynn Blackmon.

Presentation of Proclamation Honoring the Life of Worth Fields Pickard - (Exhibit J)

Mayor Mann read the proclamation honoring Worth Fields Pickard, and presented the proclamation to his wife, Nancy Pickard.

Mayor Mann commented that Sanford had lost some great citizens, and he hoped their leadership and stamp on the community would be followed by all elected leaders in the future. He said that if everyone lived their life as these three people did, it would be a better city.

Council Member Haire commented that in addition to all of the work Richard Feindel, Ruby McSwain and Worth Pickard did for this community, they all had very distinct voices: Richard Feindel had the “made for radio crisp voice”, Ruby McSwain talked with a slow southern accent, and Worth Pickard was in a class all by himself.

Council Member Haire commented that about a month ago, Mr. Pickard called him in reference to the murals painted on the retaining wall on Moore Street, separating the Depot Park area from Moore Street. He said Mr. Pickard commented that it would be great if murals were painted from the left side of Wicker Street, all the way to the right side of Carthage Street, with the history of Sanford and Lee County. Council Member Haire said Mr. Pickard was always thinking of the betterment of Sanford and Lee County.

Council Member Haire commented that those who were fortunate enough to know all three of these citizens were well aware of what tremendous people they were.

Recognition of National Night Out

Following a video presentation by Kelly Miller, Public Information Officer, Mayor Mann recognized numerous people who participated in the National Night Out event with a Certificate of Participation. He said that approximately thirty-five neighborhoods participated in this event. Mayor Mann commented that the City had received an award for the 2015 National Night Out event, and that Sanford was ranked number one in the State of North Carolina and number two in the nation. Mayor Mann thanked the Police Department, Fire Department, and staff for their hard work on the National Night Out event.

Mayor Mann recessed the meeting for a short period at 7:55 PM. The meeting was called back to order at 8:04 PM.

CASES FOR PUBLIC HEARING

Application by ACA/PJA, LLC to rezone a vacant 0.73 acre +/- tract of land addressed as 2111 Dalrymple Street from Residential-Mixed (R-6) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Maps 9552.14 and 9652.15 as Tax Parcel 9652-53-0151-00 Lee County Land Records - (Exhibit K)

Amy McNeill, Design Review Coordinator, summarized the rezoning request. She informed Council that based on the previous acts with the rezoning of adjoining lots located at 2211, 2213, 2215 Dalrymple Street, neighborhood feedback in the past, and the Unified Development Ordinance purpose statement, staff suggests this property be zoned to Neighborhood Commercial Zoning District as opposed to the General Commercial (C-2) Zoning District. Ms. McNeill added that the 2020 Land Use Plan identifies this area as being Mid-High Density Residential/Office, which identifies areas that are appropriate for medium and high density residential development, including single-family, duplexes, and multi-family developments as well as office development. She said that when considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should also be considered. Ms. McNeill said the 2020 Land Use Plan Map recommendation of the subject property as Mid/High Density Residential-Office was taken into consideration by staff when making their recommendation; however, given the proximity of the site to South Horner Boulevard, the volume of traffic that appears to use this section of Dalrymple Street as a “cut-through” from Main Street to South Horner Boulevard, the adjoining and nearby commercial zoning, and the availability of public utilities, it was decided that the Neighborhood Commercial (NC) zoning district was appropriate.

Mayor Mann opened the public hearing. Steve Malloy, Commercial Real Estate Broker with Adcock and Associates, and representing the landowners on the property, said that they disagreed with the Planning Department’s recommendation of Neighborhood Commercial Zoning. He said they felt the area should be zoned (C-2). Mr. Malloy said that there had been no activity on the property located at 2211, 2213, 2215 Dalrymple Street that was rezoned to Neighborhood Commercial Zoning in 2013. Mr. Malloy said that many of the uses allowed in Neighborhood Commercial Zoning would not be suitable for this congested area, such as a grocery store, antique shops, art stores, and book stores. He said that (C-2) zoning would fit this area perfectly with business that could serve the community. He said the Planning Department said that (C-2) businesses were to be in close proximity to major thoroughfares, and that this site is about one-eighth of a mile from the intersection of Dalrymple and Horner Boulevard, which to him, seemed to classify as being in close proximity. He said given the fact that surrounding property is zoned (C-2), it would be logical to rezone this property to (C-2) Zoning. He said that from a long range point, (C-2) Zoning would more likely allow infill development than Neighborhood Commercial Zoning would.

Council Member Williams asked Design Review Coordinator Amy McNeill if, based on opposition of the rezoning of 2211, 2213, and 2215 Dalrymple Street in 2013, were any of those people contacted concerning this rezoning request. Ms. McNeill said that only the adjoining property owners are notified of rezoning requests. She said that signs were posted on the property and ads were run in the newspaper.

There were no other people speaking in favor of or in opposition to the rezoning request; Mayor Mann closed the public hearing.

Application by Ryder Downs, LLC to rezone 50.11 acres +/- from the current zoning of Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-family Residential Conditional Zoning District (Revision#1) to Ryder Downs Apartments & Lakeview Townhomes MF-12 Multi-Family Residential Conditional Zoning District (Revision #2) to allow for the development of a multi-family apartment and townhome community with revisions to the design as originally approved in October of 2006 and as approved with revisions in January of 2015. The subject property is located along the

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west side of Pendergrass Road, just north of the intersection of Belford Drive and includes property formerly addressed as 1718 and 1726 Pendergrass Road and currently addressed as 500-583 Ryder Lake Drive 100-328 Saddlebrook Drive and 400-479 Trotter Drive. The subject property is the same as depicted on Tax Map 9631.01, Tax Parcel 9631-36-3857-00, Lee County Land Records - (Exhibit L)

Amy McNeill, Design Review Coordinator, summarized the rezoning request and informed Council that the developer would like to revise the approved lighting for the parking lots from an acorn design to a traditional coach-lighting style. The developer would also like to revise the design of the townhomes from the original approved loop design to the cul-de-sac design, which would reduce the number of townhome buildings by seven and the number of townhome units by eight, and all of the end units would now have garages.

Mayor Mann opened the public hearing. Council Member Taylor asked what preempted the reduction in units. Amy McNeill said she believed it was because of the difference in the markets between 2006 and 2015. She said the applicant representative was present and would address any questions by Council.

Jonathan Cranford, 1400 Battleground Avenue, Greensboro, North Carolina, owner/representative for Ryder Downs, LLC, and speaking in favor of the request, addressed Council offering to answer questions.

Mayor Pro Tem Gaskins asked Mr. Cranford if he was increasing the number of lights. Mr. Cranford said that Progress Energy would be in charge of designing the lighting system and they would add additional lighting.

Council Member Taylor asked staff if the lighting design would meet the 150 foot National Code requirement or would it be considered decorative. Amy McNeill said she did not know; however, the apartment portion of the community was private drives, and the parking lot portion would have to meet all technical specifications. Ms. McNeill said that if this request is approved, then the civil set of plans will be reviewed by the Technical Review Committee (TRC); therefore, it will have to meet all of the Public Works Department standards.

Brenda Blue, of 800-D McKenzie Park Drive, addressed Council and said she had spoken to Mr. Cranford about the acreage that belongs to her father, Neal Archie Blue, to try and obtain an easement. She said her concern was that her father's property was landlocked and she needed access to walk the property to check the condition of the trees that were planted by her father. City Manager Hal Hegwer said that Design Review Coordinator Amy McNeill would be happy to talk with her and maybe give her direction in the process she would need to pursue in gaining an easement to her property.

Mayor Mann closed the public hearing and the Planning Board retired to the West End Conference Room.

REGULAR AGENDA

Consider Appointments to the Board of Adjustment – (Two appointments – terms expire June 30, 2016 and the Alternate Appointment – term expires June 30, 2017 - (Exhibit M)

Mayor Mann asked Attorney Patterson to review the nomination process for Council. Mayor Mann said there were six applicants for the Board of Adjustment positions and he opened the floor for nominations for an appointment to serve on the Board of Adjustment with a term ending June 30, 2016.

Council Member Buckles nominated Gordon Anderson. Council Member Taylor nominated Ann Barkley. Mayor Mann entertained a motion to close the nominations for the first appointment. So moved by Council Member Wyhof, seconded by Mayor Pro Tem Gaskins, the motion carried unanimously. Mayor Mann asked for a show of hands for the nomination of Gordon Anderson to serve as a member on the Board of Adjustment. Gordon Anderson received six (6) votes: Council Members Gaskins, Haire, Williams, Post, Buckels, and Wyhof. Mayor Mann asked for a show of hands for Ann Barkley to serve on the Board of Adjustment. Ann Barkley received one vote: Council Member Taylor. Gordon Anderson was appointed to serve as a member of the Board of Adjustment.

Mayor Mann opened the nominations for the second appointment to the Board of Adjustment with a term ending June 30, 2016. Council Member Taylor nominated William Oberkirsch. Mayor Pro Tem Gaskins nominated Greg Stoch. Mayor Mann entertained a motion to close the nominations. So moved Council Member Taylor, seconded by Mayor Pro Tem Gaskins, the motion carried unanimously. Mayor Mann asked for a show of hands for the nomination of William Oberkirsch to serve on the Board of Adjustment. William Oberkirsch received one (1) vote: Council Member Taylor. Mayor Mann asked for a show of hands for the nomination of Greg Stoch to serve on the Board of Adjustment. Greg Stoch received six (6) votes: Council Members Williams, Gaskins, Haire, Wyhof, Buckels, and Post. Greg Stoch was appointed to serve as a member of the Board of Adjustment.

Mayor Mann opened the nominations for an alternate member to serve on the Board of Adjustment. Mayor Pro Tem Gaskins nominated Lisa Whalen. With no further nominations, Mayor Pro Tem Gaskins moved that the nominations be closed, and Lisa Whalen be appointed by acclamation to serve as an alternate on the Board of Adjustment. Seconded by Council Member Buckels, the motion carried unanimously.

Consider Motion to Take From the Table Appointments to the Board of Adjustment – (Item was tabled on August 4, 2015)

Mayor Mann noted that the appointment of members to serve on the Board of Adjustment was tabled at the August 4, 2015, Council Meeting and he entertained a motion to Take from the Table the Appointment to the Board of Adjustment and ratify the votes just taken. So moved by Mayor Pro Tem Gaskins and seconded by Council Member Wyhof, the motion carried unanimously.

Consider Contract for Services by Brick Capital – (Exhibit N)

Mayor Mann said that Council has had ongoing discussions for almost a year concerning Brick Capital Community Development Corporation (BCCDC).

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Council Member Haire commented that this was uncharted territory for Council. He referenced former Council Member Ed Davis' approach to construction loans. He said that they did not lend the full amount of the loan in one lump sum, but advanced the funds in segments. Funds were awarded to initiate the construction, and then additional funds were distributed as the construction progressed. Council Member Haire suggested instead of doling out all of the money at once, to take it step by step as Council received reports from Brick Capital.

Council Member Taylor commented that Council received the proposed contract with Brick Capital at the September 22, 2015, Council Meeting. He said that at the end of that meeting, staff was to review the contract and get it back to Council as soon as possible. He said that Council was informed that time was of essence, but there had been no work sessions to review this document. He commented that there were provisions in the original contract to provide housing, including apartments. He said that Council received this document yesterday for review, and there were four changes to the original document that were emphasized. The changes were: Assisting one person with NCHFA assistance, as opposed to two; applying for two grants, as opposed to three; the addition of a housing counselor; and to identify resources for the preparation and the implementation of 2009 East Sanford Redevelopment Plan.

Council Member Taylor said he wanted to know what type of grants have been applied for in the past and what will be applied for in the future. He said when times are tough, the last thing you need to do is add staff. He said that when the contract with Brick Capital was brought up in the January 2010 retreat, there were only three Council Members of the current Council serving at that time. He said that he doubted if any Council Member remembered the details of the East Sanford Redevelopment Plan. He said he felt that Council should review the proposed contract before it was implemented. Council Member Taylor commented on rumors that the Lee County School system might be interested in purchasing W.B. Wicker School, and he asked why the Lee County Commissioners could not advance \$50,000 as part of the provision, as opposed to the City having to provide all of the funds. He commented that he did not understand how Brick Capital would survive when they were already \$35,000 into the credit line. He said that there seemed to be too many questions and not enough answers concerning the Brick Capital contract. He said that there had been misinformation on the approval process of this contract. He said he was not undermining what Brick Capital had done for this community in the past; however, he would like to know how Sanford is competing with other cities that are providing low income housing. He commented that the City paid \$7,000 for a survey performed by UNC, but he did not feel Council should rely on this survey for approving this document. He said that Sanford was seeing the benefits of having financial accountability in the Sanford Housing Authority and he would like to pursue accountability with Brick Capital. He said we owe it to the Citizens, and he was in favor of having a work session with representatives from Brick Capital Corporation to review these issues.

Mayor Mann commented that he wanted the public to be informed as Council deliberated the approval of the contract with Brick Capital. He said the UNC Institute study that Council approved found no irregularities. He said it was clear that when the State of North Carolina cut Brick Capital's funding by sixty-five percent, Executive Director Kate Rumley did not have a position to allow her to do what she needed to do. Mayor Mann said if Council grants funds, it will assist in future development. Mayor Mann commented that the only calls he had received had been mostly from "naysayers", who were not interested in what he had to say concerning the City's obligation to provide affordable housing. He further said that the negative comments he received were from

people who were not residents of Sanford during the 80's and 90's as he was, when the area around W.B. Wicker School was in such a state of disrepair. He said that many people would call these naysayers carpetbaggers, because they have moved to Sanford with no knowledge of the history of this area; they do not have the knowledge of what happened to the good people who lived in this area in those days. He said that back in those days, the good people who lived in this area had become overrun with bad people doing illicit activities and used an abandoned school to harbor these deeds; this area had become a place to buy drugs, a place to abuse substances and commit crimes, degrading the neighborhood in the process. He said these naysayers, or carpetbaggers, were not here to see the changes in this neighborhood after Brick Capital came in and redeveloped it; they lack understanding that Brick Capital does more than provide affordable housing, it provides stability, counseling, and helps people rebuild, and build lives, which keeps a community. He said that the vibrancy Brick Capital had created in this community had remained for over twenty-five years. He said one naysayer commented that there was plenty of housing available in Lee County that could be used for low income housing. He said it was true there were several homes that needed repair that were available to people; however, unlike Brick Capital, realtors were not going to counsel these homeowners, check on them repeatedly, or hold that community together with supportive housing needs and affordable home needs, when random houses across the community were used for low income housing. He said that if Council decided to sustain Brick Capital, they could continue doing their work while they continue to look at other areas to redevelop, including East Sanford. He said he had reviewed Brick Capital's future plan. He said there were other areas in Sanford that needed to be revised as the W.B. Wicker School area. Mayor Mann said that the City is required to provide affordable housing, and if a department with at least two employees had to be created to do what Brick Capital does, it would cost a lot more than \$50,000. He said that he had not seen any evidence of irregularities in Brick Capital's performance. Mayor Mann said that he was very much in favor of the private market; however, he had not received any response from any contractor or developer with interest in providing affordable housing in the areas where it was needed. He said that the Council's duty was to take action in keeping our neighborhoods alive and well and provide affordable and supportive housing for people who have special needs. He said Council had to do the right thing for the City even if it was not popular.

Mayor Pro Tem Gaskins commented that it was time Council address the issue of the Brick Capital Contract.

Council Member Williams moved to adopt the contract for services by Brick Capital. The motion was seconded by Council Member Buckels.

Attorney Patterson informed Mayor Mann that the decision to approve the Contract for Services by Brick Capital Community Development Corporation was tabled at the last meeting, and a motion to Take From the Table was required. Mayor Pro Tem Gaskins made the motion to take from the table contract for services for Brick Capital. Seconded by Council Member Haire, the motion carried unanimously.

Council Member Haire commented that he was in favor of approving the funds, but on a step-by-step basis.

Council Member Williams commented that Council had asked Brick Capital to be patient for over a year, and that they were in dire straits now. He said the City was going to need Brick Capital's

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service in East Sanford and if Council did not assist Brick Capital and the Corporation was dissolved, the City would have to start from scratch to provide affordable housing. Council Member Williams indicated he was in favor of approving the contract.

Council Member Buckels called the question. Mayor Mann called for a vote on the motion on the floor to approve the Contract for services by Brick Capital. The vote carried by a six to one vote, with Council Member Taylor casting the dissenting vote.

Consider Ordinance Amending the FY 2015-2016 Annual Operating Budget – Brick Capital – (Exhibit O)

Mayor Pro Tem Gaskins commented that Council had allocated \$240,000 earlier for the purchase and repair of the Makepeace Building, and asked if the funds could be taken out of these allocated funds.

Attorney Patterson said she had spoken to Financial Services Director Beth Kelly, and was informed that the original ordinance was for \$214,000 for purchase and repair of the Makepeace Street property and conveyance of lots, and \$25,500 for the contribution to the organization. The purchase and conveyance of lots was in the public building section of the ordinance. She said it was the Finance Department's idea that allocating an additional \$24,500 out of Miscellaneous Revenue would equal what was needed (\$50,000) to pre-audit this contract for services without disturbing the public building's allocation, which can go toward acquisition and repair and replacement activities.

Council Member Buckels made a motion to approve the Ordinance Amending the FY 2015-2016 Annual Operating Budget. Mayor Pro Tem Gaskins seconded the motion. The motion carried by a six to one vote, with Council Member Taylor casting the dissenting vote.

NEW BUSINESS

Mayor Mann announced that there were no more scheduled meetings for 2015; the next regularly scheduled meeting would be January 5, 2016.

Council Member Taylor commented that last year at this time, he lost one of his best friends in an automobile accident, whose life impacted a lot of lives. He commented that the three citizens who were honored tonight also impacted a lot of lives. He said there were three families that would be affected this Christmas with the loss of a loved one. He said although the memories are still present, there is still a void and he could relate to this. He quoted: "If service is below you, then leadership is beyond you." He said that Richard Feindel, Ruby McSwain and Worth Pickard served our community and were very worthy of the honor they received.

Council Member Taylor commented that recently he had heard of break-ins in five different areas in Sanford. One of them was in Ward 2, where they removed the lug nuts from a tire, which was discovered by Perry Brothers. He cautioned people to be safe and smart in locking personal vehicles. He thanked staff for their hard work and wished staff and the citizens of Sanford a Merry Christmas.

Council Member Williams wished the staff and the general public a very Merry Christmas.

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Council Member Wyhof commented that it was a pleasure to attend the Annual Employee Service Banquet and celebrate the holiday with staff and to recognize staff for their tremendous amount of service. She said it was humbling to be in a room with people who had invested so much passion and heart for the citizens of Sanford. She thanked staff for including Council in their celebrations, and wished everyone a Merry Christmas.

City Manager Hal Hegwer reminded everyone that the next Council meeting would be January 5, 2016, and thanked Council for attending the Annual Employee Service Banquet.

Mayor Mann said he was grateful to Council and staff for all of their hard work this year, and to the community for the support they had given to Council, especially those in Jonesboro and Downtown Sanford who have had to endure some inconvenience during the recent construction. He said he was grateful for the privilege of serving as Mayor of Sanford and he wished everyone a Merry Christmas and a Happy New year.

ADJOURNMENT

Council Member Haire made the motion to adjourn the meeting; seconded by Council Member Wyhof, the motion carried unanimously.

**ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED
BY REFERENCE AND MADE A PART OF THESE MINUTES.**

Respectfully Submitted,

T. CHET MANN, MAYOR

ATTEST:

BONNIE DAVIS, CITY CLERK

548-01

**Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #547-2016-01 to Amend the City of Sanford Zoning Map
Public Hearing Date: January 19, 2016**

APPLICANT & PROPERTY OWNER: Ray Rhodes

REQUEST: Rezone from General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District

LOCATION: The subject property is located along the southern side of Wilson Road, between Hal Siler Drive and S. NC 87 Hwy and includes property addressed as 121 and 125 Wilson Road, Sanford, NC 27332 and two adjoining vacant lots

TOWNSHIP: Jonesboro

TAX PARCEL NO.: Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00, as depicted on Tax Map Tax Map 9661.01

ADJACENT ZONING:

North: Light Industrial (LI), Opposite Wilson Road
South: Residential Single-family (R-20)
East: Shoppes at Sanford Conditional Zoning District
West: Residential Single-family (R-20)

Introduction

The subject property was recently purchased by Ray Rhodes with the intention of recombining these four adjoining lots to create one 2.26 acre +/- lot for future commercial development. In order to move forward in this manner, Mr. Rhodes requested that the one residentially zoned lot be rezoned to General Commercial (C-2) and the City Council approved this rezoning in December of 2015. At this time, Mr. Rhodes has determined that he would like to develop the site as a self storage warehouse facility and has created a civil drawing set and architectural elevations for the project. He is requesting a to rezone to a site plan specific conditional zoning district with the goal of providing a better appearance than is required by the UDO, while allowing a design that differs from the UDO design standards.

Site and Area Description

The site consists of four tracts of land comprising approximately 2.26 acres located off of Wilson Road. It is opposite Central Electric Membership Corporation at 128 Wilson Road, adjoins the Carolina Dialysis center at 115 Wilson Road to the west, and adjoins a house at 205 Wilson Road to the east. One tract is developed with a brick ranch-style single-family home that was built in 1958 per tax records, which was formerly approved to be converted to an auto sales office, that will be removed and/or demolished. One tract was formerly developed with a single-wide mobile home (per 2006 GIS aerial images) that has been removed. The other two tracts do not appear to have been developed.

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Uses in the area include Central Electric Membership Corporation (a public utility/electricity provider zoned LI), Carolina Dialysis medical center (zoned Shoppes at Sanford Conditional Zoning District), and Sanford Honda auto sales & service center (zoned LI and C-2). There is one remaining single-family home in this area at 205 Wilson Road, which is zoned Residential Single-family (R-20).

Utilities

This site is currently served by public water and sewer. As a general rule, any/all new development must comply with the rules & regulations of the Sanford Public Works Department regarding the extension of and/or connection to public utilities.

Staff Analysis

The current zoning district of General Commercial (C-2) is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance and should be located on or within proximity to major thoroughfares. The C-2 district requires a minimum building setback of 10-ft from the public street right-of-way line with the required landscape buffer yard width determining the required rear and side yard setbacks. A list of permitted uses for the C-2 zoning district is included within the agenda for your reference.

A self storage warehouse facility is permitted in the General Commercial (C-2) zoning district, subject to the general design standards of the UDO, in addition to the following use specific development standards:

- The total area covered by buildings shall not exceed 50% of the site.
The buildings cover 46.2% of the site per calculations by the project engineer.
- The maximum height of buildings shall be 20ft and shall not exceed one story.
The buildings are one story with a maximum of 17ft +/- in height for the office building and 9ft-4inches +/- in height for the warehouse storage buildings.
- No outside storage shall be permitted, however the storage of RV's, campers, boats, and vehicles shall be allowed in areas designated on the site plan.
No outside storage is proposed for this project.
- The storage of hazardous, toxic, or explosive substances, including but not limited to; but excluding the storage of hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil as defined in NCGS § 130A-290, is prohibited.
This project proposes to comply & this will be a condition of the zoning approval.
- No business activity shall be conducted in the individual storage units.
This project proposes to comply & this will be a condition of the zoning approval.
- One dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.
No dwelling proposed on site.

Wilson Road is not included on the list of thoroughfares and freeways that are subject to specific architectural standards; therefore the exterior appearance of buildings is not regulated at this location.

Wilson Road Self Storage Conditional Zoning District is a Type 1 Conditional Zoning District, which is a stand-alone district with its own unique conditions. This type of zoning district is most suitable in situations where the current city's zoning districts do not accommodate the desired use(s) and where the owner/developer has a clear vision as to how the property is to be developed. As such, applications for a Type 1 district require that a conceptual site plan and architectural elevations be included and the information is legally binding on the land; therefore, the site has to be developed as per the approved plans even if a property transfer were to take place.

The Wilson Road Self Storage Conditional Zoning District would be developed as per the approved site plan and architectural elevations, which appears to comply with the UDO design standards with the following exceptions or noteworthy items:

LANDSCAPING

- The landscape buffer on the right/western side of the site, adjoining the house at 205 Wilson Road, would be range in width from 28ft at the widest point to 15ft at the narrowest point, as opposed to maintaining a minimum required width 20ft.
- The landscape buffer on the right/western side of the site, adjoining the house at 205 Wilson Road, would exceed the minimum required landscape standards for a Type "C" buffer yard by adding 25 more large trees than are required, by using large trees instead of the 6 small trees required and by having a total of 480 landscape points as compared to the 443 total landscape points required. Simply put, the design contains more plant material than is required and is comprised of large trees only.
- The landscape buffer on the right/western side of the site, adjoining the house at 205 Wilson Road, would be planted with evergreen plant material comprised of Leyland Cypress trees (or other approved evergreen large trees) planted in a staggered row to allow for the maximum visual & sound buffering effect. The UDO does not mandate that a landscape buffer be either deciduous or evergreen; however, the developer has chosen only evergreen plant material with foliage from the ground to the crown along this property line in order to provide an opaque and robust landscape buffer that is green year round.
- The landscape buffer on the left/eastern side of the site, adjoining Carolina Dialysis medical center at 115 Wilson Road and the Shoppes at Sanford shopping center, would comply with the minimum required width of 8ft and would also be planted with a mix of evergreen plant material (Leyland Cypress or other approved evergreen large trees) and deciduous plant material (Crepe Myrtle or other approved small trees). Once again, the UDO does not mandate that a landscape buffer be either deciduous or evergreen; however, the developer has chosen to integrate evergreen plant material with foliage from the ground to the crown within the design in order to add an opaque character to the buffer yard.
It should be noted that Crepe Myrtles (or other approved small trees) are also incorporated into the street yard landscaping at the front of the site so that there is a consistency in the overall landscaping design for this site.
- The landscape buffer on the left/eastern side of the site, adjoining Carolina Dialysis medical center at 115 Wilson Road and the Shoppes at Sanford shopping center, would exceed the minimum required landscape standards for a Type "A" buffer yard by adding 7 more large trees than are required, by incorporating small trees into the design (which are optional) and by having a total of 258 landscape points

as compared to the 119 total landscape points required. Simply put, the design contains more plant material than is required and is comprised of large & small trees only (no shrubs).

ARCHITECTURAL ELEVATIONS

- Development on Wilson Road is not subject to architectural design standards; therefore all metal buildings could be constructed, including the Wilson Road facades. The developer has chosen to use building materials that are more visually & architecturally appealing than the typical corrugated metal warehouse material for the more visible sides of the buildings.
- The building façades that front Wilson Road will feature stone and brick in order to create a more appealing and interesting appearance.
- The office building, located at the front of the site to the left of the drive, will be a bit taller than the other buildings and will be constructed of stone, hardy plank and brick. The Wilson Road elevation will have a front-like appearance.
- The small storage building, located at the front of the site to the right of the drive, will be constructed of brick veneer and stone, with the exception of the side of the building that faces the interior of the site and has the roll-up doors. The intention is to visually blend this building in with the larger warehouse building to the rear.
- The large storage building, located behind the office and the smaller storage building, will be constructed of metal panels.
- All colors will comply with the subtle, neutral or earthtone requirements of the UDO.

Please reference the Wilson Road Self Storage conceptual civil set and architectural elevations submitted with this rezoning request for clarification regarding the overall appearance of this project.

The information submitted as part of this rezoning request is legally binding on the land; therefore, the site has to be developed as per the approved plans even if a property transfer were to take place. Also, as a reminder, the conditional zoning process is a negotiated zoning process and, as such, the Council and/or Planning Board may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district.

The technical specifications and requirements of all governmental agencies, such as the City of Sanford Engineering Department and the Sanford Fire Department, must be met for the plans and conditions that are approved in conjunction with this project.

Transportation

The subject property has 263ft of road frontage on Wilson Road (SR1136), a NCDOT maintained public street. The project will have one point of access via a new private drive that will connect to Wilson Road. NCDOT has reviewed the site plan and provided feedback. A NCDOT driveway permit will be required.

The 2007 Lee County Comprehensive Transportation Plan illustrates Wilson Road as an existing minor thoroughfare, but makes no recommendations for the area of the subject property. The NCDOT 2012 Traffic Study reports 11,000 vehicle trips per day on Wilson

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Road approximately 1380 feet east of the site, on the NC Hwy 87 side of the Wilson Road entrance into the Shoppes at Sanford shopping center.

Environmental & Local Overlay Districts

The subject property does not appear to be located within a Watershed Conservation Overlay District, a Historic Preservation Overlay District, a Flood Hazard Area or the 421 Bypass Corridor, a designated local historic district or the areas included within the adopted small area plans. The developer is responsible for complying with any/all state and federal regulations regarding existing environmental conditions.

Development Standards

If the conditional zoning district is approved, the site must be developed in the manner approved by the boards and only the uses permitted in the Wilson Road Self Storage Conditional Zoning District and other uses typically associated with self storage warehouse facilities would be permitted.

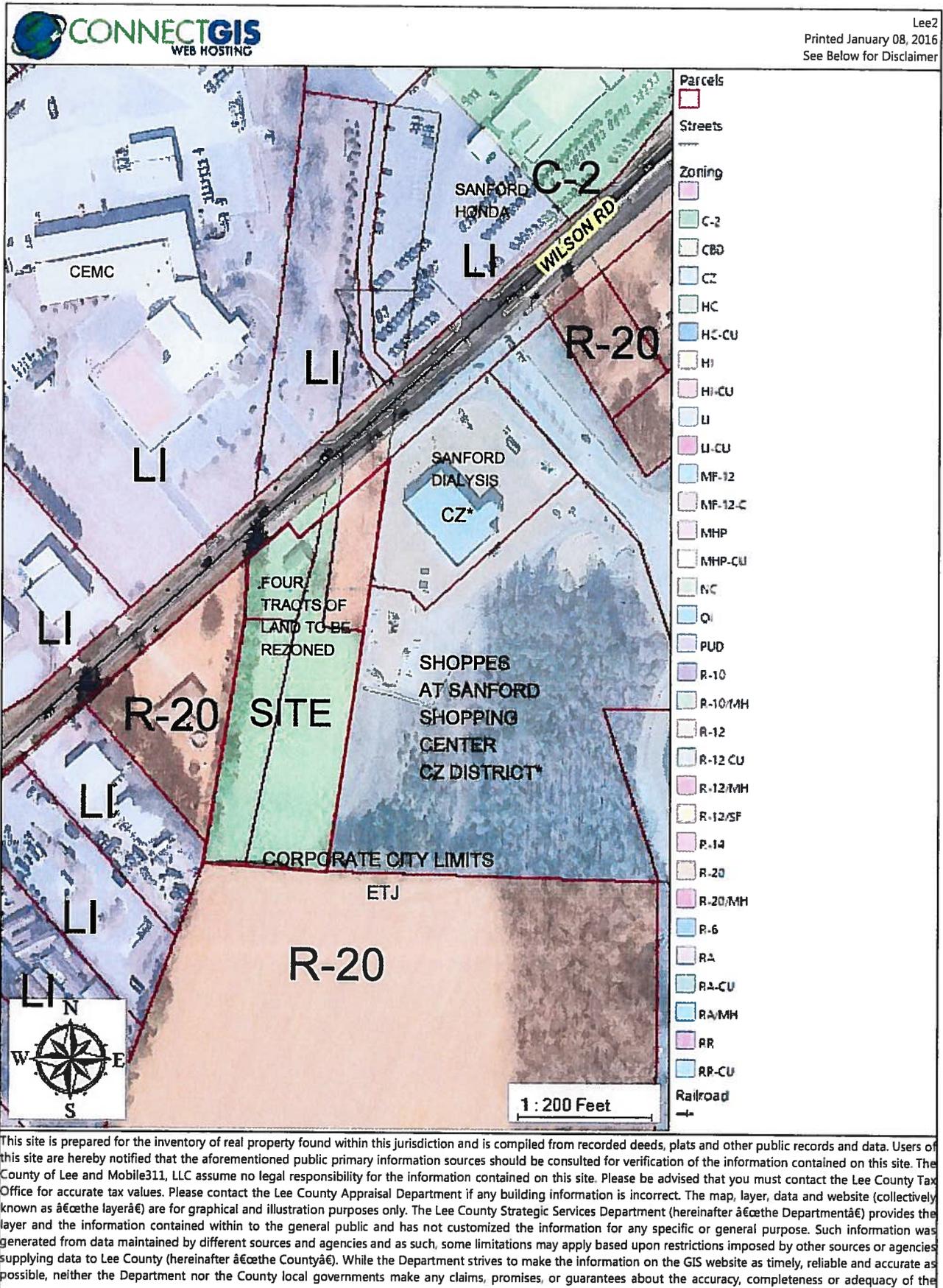
Conformance with the Sanford/Lee County 2020 Land Use Plan

The 2020 Land Use Plan identifies this area as being within the Retail-Commercial area. The proposed land use of a self storage warehouse facility has been interpreted to be “mini-warehousing/self-service storage leasing” per the UDO, which falls within the General Sales or Service category. This category also includes retail and commercial uses; therefore the proposed use would appear to comply with the long range land use plan.

Planning & Development Staff Recommendation

Staff recommends that the Sanford City Council and Planning Board support this rezoning request as it appears to be consistent with the 2020 Land Use Plan, it appears to be reasonable and in the public interest since most of the area properties are commercially zoned properties, it has access to public water & public sanitary sewer, it is located on a busy public street in close proximity to the intersection of NC Hwy 87 S and US Hwy 421 and the board recently approved to rezone one of the tracts from residential to General Commercial (C-2). The character of the design with an emphasis on the view from Wilson Road and the robust landscape buffers were also taken into consideration.

When considering the zoning of this property, staff recommends that the reasonableness of the request, the consideration of the public interest, current development trends and the surrounding zoning of the neighborhood be considered by the boards. Reasonable consideration should be given to the character of the area, its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City. Information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.



C-2, GENERAL COMMERCIAL ZONING DISTRICT

Please note: This list was created by Sanford/Lee County Planning & Development staff as a summary of the permitted land uses within a specific zoning district and is intended for general informational purposes. Staff makes every effort to ensure that the information provided is accurate and up-to-date; however, it is recommended that you verify with Planning & Development staff that the proposed use is permitted within the specific zoning district and discuss any/all development requirements prior to pursuing a project. This information is applicable for the jurisdictions of the City of Sanford, Lee County and the Town of Broadway in North Carolina.

USES PERMITTED BY RIGHT

The uses listed below are permitted by right, subject to any/all other applicable standards of the Unified Development Ordinance (for example, parking requirements).

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
Boarding House/Room Renting
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>General Sales or Service</u>
ABC Store (liquor sales), incorporated area only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance, (no outside storage)
Art dealers, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer goods, not otherwise listed
Convenience store, without gas sales
Convenience store, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry

Electronic equipment (small), sales and service
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) (with indoor storage)
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuary, and other incidental sales of products or related items) (outdoor storage)
Farmers Markets and market shops, including open markets
Finance and Insurance Services (Bank, credit and finance, insurance related)
Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Heavy Equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATV's boats, RV's, etc., repair and service
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Palmistry services, Fortune Tellers, Astrologers
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or drugstore, without drive through facility
Pharmacy or drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities

Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage
Shopping Center, less than 25,000 sq. ft.
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 sq. ft.
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed
Industrial & Manufacturing Uses
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
Arts, Recreation & Entertainment
Aquarium or Planetarium
Amphitheater
Art galleries
Botanical gardens & arboreta
Bowling alley
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields, operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)

Zoos
Education, Public Administration, Health Care, and Institutional
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
Transportation, Communication, and Utilities
Bus passenger stations/terminals/shelters
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Taxi and Limousine Service
Utility lines (including, electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
Agriculture
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

The uses listed below may either be permitted by right or upon approval of a Special Use Permit, but are also subject to the requirements of Article 5 Supplemental Development Regulations of the Unified Development Ordinance (for example, daycares are required to install a fence around outdoor play areas).

Residential Uses
Home Occupations (See Section 5.16)
Accommodations and Group Living
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
General Sales or Service
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Flea markets (outdoors) (See Section 5.14)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RV's Sales and/or Leasing/Rental (See Section 5.24)
Industrial & Manufacturing Uses
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Arts, Recreation & Entertainment
Drive-in theaters (See Section 5.11)
Entertainment Establishment (lounges, discos, nightclubs, pool halls and/or private clubs) (See Section 5.26)
Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed 5.61
Education, Public, Administration, Health Care, and Institutional
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)
Day Care facility, Child Care Center, (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations which apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

<u>Accommodations and Group Living</u>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop with outdoor storage areas
Manufacturing, excluding others uses listed in this table
<u>Arts, Recreation & Entertainment</u>
Amusement or Theme Park Establishment
<u>Transportation, Communication, and Utilities</u>
Public utility storage and service yards
Sewage treatment and Water treatment plants

**USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT
THAT HAVE SPECIFIC DEVELOPMENT REGULATIONS**

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. In addition to any/all applicable general design standards and those requirements that may reasonably be imposed by the respective board, these uses have specific standards that must be adhered to as per the Unified Development Ordinance (for example, fencing is required around the base of telecommunication towers, including any structures or guy wires).

<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.2)
Mining and Quarries (See Section 5.23)
<u>Transportation, Communications, and Utilities</u>
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Ray Rhodes

REQUEST: Rezone from General Commercial (C-2) to Wilson Road Self Storage CZ District

LOCATION: 121 and 125 Wilson Road, Sanford, NC 27332 and two adjoining vacant lots

PINS: 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #		MAILCITY	ST	ZIP
01	9651-96-8961-00	207 WILSON RD	CONDER, Y MACK		-	PO BOX 132	SANFORD	NC	27331
02	9651-97-9046-00	205 WILSON RD	GOINS, RAYMOND	GOINS, ROSA M	205	WILSON RD	SANFORD	NC	27332
03	9661-15-1024-00	3350 and 3356 S NC 87 HWY	ADAMS, WILLIAM THOMAS & PATRICIA WRIGHT	THE W. THOMAS & PATRICIA W ADAMS TRUST	220	CASWELL BEACH RD	CASWELL BEACH	NC	28465
04	9661-07-4046-00	(V) NC 87 HWY	SAM SANFORD OUTPARCEL LLC	-	999	WATERSIDE DRIVE	NORFOLK	VA	23510
05	9661-07-3378-00	115 WILSON RD	SANFORD DIALYSIS ASSOCIATES LLC	-	1985	TATE BLVD, SE	HICKORY	NC	28602
06	9651-97-7689-00	128 WILSON RD	CENTRAL ELECTRIC MEMBERSHIP CORP	-		P.O. BOX 1107	SANFORD	NC	27331
07	9661-07-1761-00	(V) WILSON RD	CENTRAL ELECTRIC MEMBERSHIP CORP	-	-	P.O. BOX 1107	SANFORD	NC	27331
08	9661-08-3262-00	3122 S HORNER BLVD	BARKER, LYNN D	BARKER, CAROL H	-	PO BOX 2520	SANFORD	NC	27331
09	9661-07-5908-00	3130 S HORNER BLVD	TACOHEAD ENTERPRISES LLC	-	-	PO BOX 17	BIGHORN	MT	59010
	APPLICANT & PROPERTY OWNER:	121 WILSON RD 125 WILSON RD 2 ADJOINING VACANT LOTS	RAY RHODES		3484	CAMERON DRIVE	SANFORD	NC	27332

(V) = Vacant

\$240 FEE*



Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

- 1. Applicant Name: CHAD ABBOTT
- 2. Applicant Address: 504 MEADOWLAND DR. HILLSBOROUGH, NC 27278
- 3. Applicant Telephone: (919) 732-3883
- 4. Name and Address of Property Owner(s) if different than applicant:
SEE ATTACHED.
- 5. Location of Subject Property: O BRAGG ST, SANFORD, NC 27330
Lee Co. P.I.N. 9652-45-5078-00
- 6. Total Area included in Rezoning Request: 2.68 Acres
- 7. Zoning Classification: Current: MFR-17 CE Requested: C-2
- 8. Existing Land Use(s): VACANT
- 9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): CONSTRUCT A
SECUR BRANCH.

10. Signature(s) of Applicant (and Property Owners if different from Applicant).

I hereby acknowledge that the information contained herein is true. It is further understood that this application will be reviewed for completeness and accuracy and that it shall not be scheduled for official consideration until all required contents are submitted in proper form to the City of Sanford/Lee County Community Development Department.

[Signature] owner's representative

12/10/15

SEE ATTACHED
Signature of Property Owner(s) (Sign & Print)

Date

Required Attachments/Submittals

- A. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- B. *If the requested rezoning is for a Conditional Zoning District, a Supplemental Application for Conditional Zoning District must also be included, along with an additional \$120.00 fee (\$360 total fee for Conditional Zoning).
- C. A \$240.00 Application fee, payable to the City of Sanford is required before processing the application.
- D. The application submission deadline is the second Friday of each month for the rezoning to be heard the following month.

Date Received: 12/10/15

STAFF USE ONLY
Fee Paid: \$240.00

Application No.: 58-2015-01

Staff Signature: [Signature]
L:\Forms & Certifications\Rezoning Appl (Updated 2013-06-28)

Energov Case No. 2-14-15-1125

REZONING APPLICATION - SIGNATURE PAGE

Thomas Michael Harrington Date: 12-07-2015
Thomas Michael Harrington

Address: 415 PRINCETON DRIVE, SALISBURY, NC 28144

Abner Brown Harrington III Date: _____

Address: _____

Arletta Harrington Gardner Date: _____

Address: _____

Robert H. Smith Date: _____

Address: _____

Anne S. Friedman Date: _____

Address: _____

REZONING APPLICATION - SIGNATURE PAGE

Thomas Michael Harrington Date: _____

Address: _____

Abner Brown Harrington III
Abner Brown Harrington III Date: 12/7/15

P.O. Box 1072
Address: 2200 BROOKWOOD TRAIL Sanford NC 27330

Arletta Harrington Gardner Date: _____

Address: _____

Robert H. Smith Date: _____

Address: _____

Anne S. Friedman Date: _____

Address: _____

REZONING APPLICATION - SIGNATURE PAGE

Thomas Michael Harrington Date: _____

Address: _____

Abner Brown Harrington III Date: _____

Address: _____

Arletta Harrington Gardner Date: _____

Address: _____



Robert H. Smith Date: 12- _____

Address: 2102 Willowick Lane, Richmond, VA. 23238

Anne S. Friedman Date: _____

Address: _____

REZONING APPLICATION - SIGNATURE PAGE

Thomas Michael Harrington Date: _____

Address: _____

Abner Brown Harrington III Date: _____

Address: _____

Arletta Harrington Gardner Date: _____

Address: _____

Robert H. Smith Date: _____

Address: _____

Anne S. Friedman
Anne S. Friedman Date: 12/9/2015

Address: 203 Oyster Cove Landing, Hartfield, Va
Anne Smith FRIEDMAN 23071

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Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #448-02 to Amend the City of Sanford Zoning Map
Meeting Date: January 19, 2016

APPLICANT: Mr. Chad Abbot, Land Development Manager at Summit Design & Engineering Services and the Owners' Representative
Note: In addition to Mr. Abbot, the rezoning application was signed by all of the property owners indicated below.

PROPERTY OWNERS: Thomas Michael Harrington, Abner Brown Harrington III, Anne Smith Friedman, Robert H. Smith, Jr., Arletta H. Gardner

REQUEST: Rezone from Multi-family (R17) Conditional Zoning District to General Commercial (C-2) Zoning District

LOCATION: A vacant 2.68 acre +/- tract of land on Bragg Street located north of and adjoining Sanford Square Shopping Center and opposite Bragg Street from a parking area for Lee Senior High School

TOWNSHIP: Jonesboro

TAX PARCEL NO.: Tax Parcel 9652-45-5078-00, as depicted on Lee County Tax Maps 9652.10 and 9652.14

ADJACENT ZONING:

North: Residential-Mixed (R-12), Multi-family (R17) Conditional Zoning District and Residential-Mixed (R-6) Opposite Bragg Street

South: General Commercial (C-2)

East: Residential Single-family (R-20) and General Commercial (C-2) Opposite Bragg Street

West: Residential-Mixed (R-12)

Site History

Multi-family (R17) Conditional Zoning District

In April of 2012, the Sanford City Council approved a rezoning request by Mr. Rex H. Todd of The Landmark Group / Landmark Asset Services, Inc to develop a multi-family apartment community on two tracts of land off of Bragg Street via the site plan specific conditional zoning process. This approval was based on the rationale that the request appeared to be reasonable and in the public interest based on the information presented in the conditional zoning petition, the availability of public water & public sewer, and the frontage on a main thoroughfare (Bragg Street).

Introduction**General Commercial (C-2) Zoning District**

In December of 2015, with the site still undeveloped and no forward movement on the multi-family project, Mr. Chad Abbot Summit Design & Engineering Services submitted a rezoning request to allow for the development of the site in a manner other than a multi-family apartment community. The rezoning application indicates that the site is proposed to be developed as a new State Employees Credit Union (SECU) branch bank; however, if the site were to be rezoned to General Commercial (C-2), any/all of the uses permitted within this zoning district would be permitted, subject to the standards of the UDO.

Site and Area Description

The subject property is one vacant 2.68 acre +/- tract of land located southwest of the intersection of Bragg Street and Nash Street. The land is illustrated on a "Recombination Survey for Harrington Properties & Lee County" created by Mike Cain Surveying in November of 2007 and recorded in Plat Cabinet 2007, Slide 232 of the Lee County Register of Deeds Office.

Uses in the area include Sanford Square Shopping Center, (Food Lion grocery store, Family Dollar department store, Rent America retail rental center, and the Café Vesuvio restaurant), a motel (Comfort Suites), a high school (Lee County High School), a public park (O.T. Sloan Park) and single-family dwellings.

Utilities

The subject property appears to have access to public water. Access to public sanitary sewer will require an extension of the sanitary sewer main line. Any/all new development will need to be reviewed / approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Staff Analysis

The current zoning district of Multi-family (R17) Conditional Zoning District was approved to allow for the development of the Harrington Farm Apartments community. This is a Type 1 Conditional Zoning District, which is a stand-alone district with it's own unique conditions and approved site plan. This plan is legally binding on the land; therefore, the site would have to be developed as per the approved plan even if a property transfer was to take place. The approved site plan is attached for your reference.

Specifically, Harrington Farms is a 84 unit, two-story apartment community that was proposed to be developed on two separate tracts of land that are physically separated by a 50 foot strip of land that is under separate ownership (Lee County). The north parcel was to be developed with two apartment buildings with a total of 40 units, a community building/leasing office and playground area. The south parcel was to be developed with two apartment buildings with a total of 44 units. Each parcel was to have it's own amenities as illustrated on the conceptual site plan. The 50 foot strip of land which separated the northern and southern parcel was proposed to be developed as a City maintained public street (Sloan Park Drive), which would serve as the main access for the apartment community. With the property owner's (Lee County) permission, this public

street was to be constructed by the developer to the appropriate standards and accepted for maintenance by the appropriate agency.

The proposed zoning district of General Commercial (C-2) is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance and should be located on or within proximity to major thoroughfares. The C-2 district requires a minimum building setback of 10-ft from the public street right-of-way line with the required landscape buffer yard width determining the required rear and side yard setbacks. A list of permitted uses for the C-2 zoning district is included within the agenda for your reference.

Transportation

The subject property parcel has approximately 476 feet of frontage on Bragg Street, which is a NCDOT maintained public street with a 60 feet right-of-way width. Any/all access connections to Bragg Street must be reviewed and approved by the appropriate governing agencies for compliance with maintenance and safety standards.

The 2007 Lee County Comprehensive Transportation Plan illustrates Bragg Street as an existing major thoroughfare, but does not make any recommendations regarding improvements.

The NCDOT 2013 Traffic Study reports 11,000 vehicle trips per day on Bragg Street approximately 360 feet north of the northern parcel (near 1506 Bragg Street). The NCDOT 2012 Traffic Study reports 11,000 vehicle trips per day on Bragg Street approximately 650 feet south of the southern parcel (at the Bragg Street entrance to Burger King). The NCDOT 2011 Traffic Study reports 7,200 vehicle trips per day on Nash Street approximately 290 feet east of the intersection of Nash Street and Bragg Street (at the western entrance to Lee County High School).

Environmental & Local Overlay Districts

There were no environmentally sensitive areas illustrated on the site plan associated with the conditional zoning district approved for this site. The subject property does not appear to be located within a Watershed Conservation Overlay District, a Flood Hazard Area, the 421 Bypass Corridor, a Historic Preservation Overlay District or an area included within the adopted small area plans or neighborhood plans.

The site is located along a major thoroughfare or freeway that has design standards, which would need be taken into consideration when proposing to develop the subject property.

Development Standards

If rezoned, all of the uses permitted in the General Commercial (C-2) zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the Unified Development Ordinance.

548-02

Conformance with the Sanford/Lee County 2020 Land Use Plan

The 2020 Land Use Plan Map does not identify a specific land use for the subject property. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

Recommendation from Planning & Development Staff

Staff recommends that the Sanford City Council and Planning Board support this rezoning petition as it appears to be reasonable and in the public interest based on the lack of forward movement for the multi-family project that was approved in 2012, the area zoning, the commercial development in the area, the availability of public water & public sewer and the frontage on a main thoroughfare (Bragg Street). Please note that information presented at the public hearing may provide additional information that should also be considered regarding a final decision on the requested zoning map amendment.

C-2, GENERAL COMMERCIAL ZONING DISTRICT

Please note: This list was created by Sanford/Lee County Planning & Development staff as a summary of the permitted land uses within a specific zoning district and is intended for general informational purposes. Staff makes every effort to ensure that the information provided is accurate and up-to-date; however, it is recommended that you verify with Planning & Development staff that the proposed use is permitted within the specific zoning district and discuss any/all development requirements prior to pursuing a project. This information is applicable for the jurisdictions of the City of Sanford, Lee County and the Town of Broadway in North Carolina.

USES PERMITTED BY RIGHT

The uses listed below are permitted by right, subject to any/all other applicable standards of the Unified Development Ordinance (for example, parking requirements).

<u>Accessory Uses</u>
Accessory uses (See Section 5.1)
<u>Accommodations and Group Living</u>
Boarding House/Room Renting
Dormitories for the students of colleges, commercial schools, staff of hospitals
Group Home/Residential Care Facility, Level I
Group Home/Residential Care Facility, Level II
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>General Sales or Service</u>
ABC Store (liquor sales), incorporated area only
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services (locksmiths)
Agricultural equipment, sales and service
Antique Shops
Appliance Sales, Repair and Maintenance, (no outside storage)
Art dealers, supplies, sales and services
Auction sales, general merchandise (no vehicular sales)
Bakeries, retail, including manufacturing of goods for sale on the premises only
Bicycle (non motorized) Sales and/or Repair
Books, Magazines, music, etc.
Camera and Photographic Supplies
Clothing, Jewelry, Luggage, Shoes, etc.
Computer and Software Sales
Consumer goods, not otherwise listed
Convenience store, without gas sales
Convenience store, with gas sales
Consignment Shops, Used Merchandise Store (not otherwise listed)
Dry cleaning and laundry

Electronic equipment (small), sales and service
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (with indoor storage)
Farm, Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items) (outdoor storage)
Farmers Markets and market shops, including open markets
Finance and Insurance Services (Bank, credit and finance, insurance related)
Flea markets (indoors)
Florist
Furniture or home furnishing sales
Gasoline stations
Grocery stores and Supermarkets (less than 25,000 sq. ft. GFA)
Grocery stores and Supermarkets (more than 25,000 sq. ft. GFA)
Hardware, home centers, lumber yard, heating and plumbing etc., outside storage
Hardware, home centers, lumber yard, heating and plumbing etc., inside storage
Heavy Equipment, sales and service
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)
Leasing, Commercial and Industrial Machinery and Equipment
Gun shops and Gunsmiths
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses
Medical equipment sales, rental or leasing
Monument and cut stone sales
Motion picture, Video and Audio Production
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Indoor display)
Motorcycle, Motorized Scooters, ATV Sales and/or Leasing/Rental (Outdoor display)
Motor Vehicle Parts, Accessories, Tire Sales, enclosed building only
Motor Vehicle, Motorcycle, ATV's boats, RV's, etc., repair and service
Nurseries and greenhouses, commercial (See Section 5.25)
Office building (general)
Palmistry services, Fortune Tellers, Astrologers
Pawnshops (as defined by NCGS 91A-2)
Personal Services (e.g. nail salons, barbers, shoe repair, and similar establishments), not otherwise listed
Pet store or pet supply store
Pharmacy or drugstore, without drive through facility
Pharmacy or drugstore, with drive through facility
Printing and Publishing Services
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)
Real Estate, Sales, Rental & Leasing
Repair of any goods, equipment or vehicles, the manufacture, assembly or sales of which are permitted in that zoning district
Restaurants, with drive-in or drive-through facilities

Restaurants, no drive-in or drive-through facilities
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), no outside storage
Services to buildings and dwellings (Extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.), with outside storage
Shopping Center, less than 25,000 sq. ft.
Shopping Center/Superstore, 25,000 – 100,000 sq. ft.
Shopping Center/Superstore, over 100,000 sq. ft.
Sporting goods, toys, and hobby sales, excluding guns and gunsmiths
Tattoo Parlor/Tattoo Studio and/or Body Piercing
Tobacco or Tobacconist
Upholstery and furniture refinishing
Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop without outdoor storage areas
Paper and Printing materials manufacturing
Pottery Manufacturing & Sales
Sign manufacturing
Warehouse structures, generally
<u>Arts, Recreation & Entertainment</u>
Aquarium or Planetarium
Amphitheater
Art galleries
Botanical gardens & arboreta
Bowling alley
Exhibition, convention, or conference structure
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf driving ranges
Golf, miniature
Movie Theater
Museums and art galleries
Outdoor stage, bandstand, or similar structure (maximum 3,000 sq. ft.)
Parks, playgrounds, and athletic fields, operated on a noncommercial basis
Performance Theaters (outdoor)
Performance Theaters or auditoria (indoor)
Recreation activities, commercial indoor, not otherwise listed
Skating Rink – Ice or Roller Skating
Sports stadiums or arenas
Studios for artists, designers, musicians, photographers, sculptors, woodworking (not as home occupation)

Zoos
<u>Education, Public Administration, Health Care, and Institutional</u>
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation
Crematorium & Embalming
Day Care facility, Adult
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Hospitals
Libraries
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, and blood or organ banks
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Continuing Education (alternative, adult, colleges and universities, and technical, trade and other specialty schools)
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Schools, Pre-K-Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
Schools, Fine and Performing Arts
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Bus passenger stations/terminals/shelters
Parking lots, parking structures or underground parking areas (commercial or governmental)
Radio and TV stations and studios (excluding transmission tower)
Taxi and Limousine Service
Utility lines (including, electric lines, phone/cable lines, distribution circuits, gas/fuel lines, water lines, steam/air conditioning lines, irrigation channels, and sewer/waste water lines)
<u>Agriculture</u>
Animal Production and Support Services, (unincorporated Lee County)
Crop Production and Support Functions, (unincorporated Lee County)
Crop Production and Support Functions, (Sanford and Broadway)
Forestry and Logging and Support Services, (unincorporated Lee County)

USES PERMITTED WITH DEVELOPMENT REGULATIONS

The uses listed below may either be permitted by right or upon approval of a Special Use Permit, but are also subject to the requirements of Article 5 Supplemental Development Regulations of the Unified Development Ordinance (for example, daycares are required to install a fence around outdoor play areas).

<u>Residential Uses</u>
Home Occupations (See Section 5.16)
<u>Accommodations and Group Living</u>
Bed and breakfast inn (See Section 5.4)
Hotel, Motel, and tourist court (See Section 5.17)
<u>General Sales or Service</u>
Animal Hospitals, Veterinary services, Animal Shelters, Kennels / Animal Pet Services (See Section 5.3)
Car Washes and Car Care Centers (See Section 5.5)
Flea markets (outdoors) (See Section 5.14)
Freestanding Ice Vending Unit (See Section 5.37)
Manufactured home and/or storage building sales (See Section 5.21)
Mini-warehousing/Self-service storage leasing (See Section 5.22)
Motor Vehicles (automobiles), Boats, RV's Sales and/or Leasing/Rental (See Section 5.24)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishment (lounges, discos, nightclubs, pool halls and/or private clubs) (See Section 5.26)
Recreation activities, commercial outdoor (defined in Article 5), not otherwise listed 5.61
<u>Education, Public, Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Community food services (See Section 5.7)
Day Care facility, Child Care Center, (See Section 5.10)
Day Care facility, Home Child Care (See Section 5.10)

USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. Special uses are subject to any/all applicable general design standards, any development regulations which apply to the specific use and those requirements that may reasonably be imposed by the respective board as per the Unified Development Ordinance.

<u>Accommodations and Group Living</u>
Group Home/Residential Care Facility, Level III
Group Home/Residential Care Facility, Level IV
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop with outdoor storage areas
Manufacturing, excluding others uses listed in this table
<u>Arts, Recreation & Entertainment</u>
Amusement or Theme Park Establishment
<u>Transportation, Communication, and Utilities</u>
Public utility storage and service yards
Sewage treatment and Water treatment plants

**USES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT
THAT HAVE SPECIFIC DEVELOPMENT REGULATIONS**

The uses listed below are permitted in the respective zoning district only after review and approval of a Special Use Permit by the Board of Adjustment for the applicable jurisdiction in accordance with Article 3 Zoning and Permitting Procedures, Section 3.5 Special Use Permits of the Unified Development Ordinance. In addition to any/all applicable general design standards and those requirements that may reasonably be imposed by the respective board, these uses have specific standards that must be adhered to as per the Unified Development Ordinance (for example, fencing is required around the base of telecommunication towers, including any structures or guy wires).

<u>Industrial & Manufacturing Uses</u>
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.2)
Mining and Quarries (See Section 5.23)
<u>Transportation, Communications, and Utilities</u>
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: Chad Abbott

REQUEST: Rezone from Multi-family (R-17) Conditional Zoning District to General Commercial (C-2)

LOCATION: (Vacant) Bragg Street, Sanford, NC 27330

PIN: 9652-45-5078-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAIL ST	MAILCITY	ST	ZIP
01	9652-35-6448-00	1418 BRAGG ST	LEE COUNTY	-	-	PO BOX 1968	SANFORD	NC	27331
02	9652-44-5508-00	1931-1949 S HORNER BLVD	CHR SANFORD SQUARE LLC	-	1300	TUNNEL RD	ASHEVILLE	NC	28806
03	9652-44-9950-00	(V) BRAGG ST	HARRINGTON, MABEL WHITLEY	-	415	PRINCETON DRIVE	SALISBURY	NC	28144
04	9652-45-9014-00	(V) BRAGG ST	SMITH, ROBERT H JR	-	2102	WILLOWICK LANE	RICHMOND	VA	23233
05	9652-54-9462-00	1708 NASH ST	COUNTY OF LEE	-	-	PO BOX 1968	SANFORD	NC	27331
06	9652-45-7592-00	(V) BRAGG ST	HARRINGTON, MABEL WHITLEY	-	415	PRINCETON DRIVE	SALISBURY	NC	28144
07	9652-45-3495-00	1614 BRAGG ST	HARRINGTON, THOMAS MICHAEL (TRUSTEE	HARRINGTON, THOMAS MICHAEL REVOC.TRUST#	415	PRINCETON DRIVE	SALISBURY	NC	28144
	APPLICANT:	(V) BRAGG ST	CHAD ABBOTT	-	504	MEADOWLAND DRIVE	HILLSBOROUGH	NC	27278
	PROPERTY OWNER(S):	(V) BRAGG ST	THOMAS MICHAEL HARRINGTON	-	415	PRINCETON DRIVE	SALISBURY	NC	28144
	PROPERTY OWNER(S):	(V) BRAGG ST	ABNER BROWN HARRINGTON, III	-	-	PO BOX 1072	SANFORD	NC	27331
	PROPERTY OWNER(S):	(V) BRAGG ST	ARLETTA HARRINGTON GARDNER	-	3010	ROYAL PINES DRIVE	SANFORD	NC	27330
	PROPERTY OWNER(S):	(V) BRAGG ST	ROBERT H. SMITH	-	2102	WILLOWICK LANE	RICHMOND	VA	23233
	PROPERTY OWNER(S):	(V) BRAGG ST	ANNE S. FRIEDMAN	-	203	OYSTER COVE LANDING	HARTFIELD	VA	23071

(V) = Vacant

ADJACENT PROPERTY OWNER NOTIFICATION CERTIFICATION

I, Amy J. McNeill, hereby certify that the property owners and adjacent property owners of the following rezoning petitions as indicated on the Lee County Tax Maps were notified by First Class U.S. Mail on Friday, January 8, 2016.

- 1. Application by Ray Rhodes to rezone four tracts of land totaling 1.99 acres +/- from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self storage warehousing facility. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00 Lee County Land Records.
- 2. Application by Chad Abbott to rezone one vacant 2.68 acre +/- tract of land from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records.

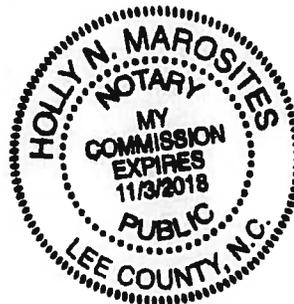
Signature: Amy J. McNeill Date: 2016-01-11
 Title: DESIGN REVIEW COORDINATOR

Lee County, North Carolina

I, Holly N. Marosites, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy McNeill personally appeared before me on this day and acknowledged the due execution of the foregoing Instrument. Witness my hand and official seal, this the 11th day of January, 2016.

Holly N. Marosites
 Notary Public Signature

My Commission expires 11/3/2018 (SEAL)



**CITY OF SANFORD
PUBLIC NOTICE**

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold joint public hearings on Tuesday, January 19, 2016, in the Council Chambers of the Sanford Municipal Center, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider two (2) amendments to the Sanford Zoning Map. The hearing will begin at 7:00 p.m. or as soon thereafter as deemed practical by the City Council. The rezoning applications are described below:

1. Application by Ray Rhodes to rezone four tracts of land on Wilson Road totaling 2.26 acres +/-, comprised of 121 and 125 Wilson Road and two adjoining vacant tracts, from the current zoning of General Commercial (C-2) to Wilson Road Self Storage Conditional Zoning District to allow for the development of a self storage warehousing facility via a site plan specific zoning district. The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcels 9661-07-1206-00, 9661-07-0051-00, 9661-07-1182-00 and 9661-07-2313-00 Lee County Land Records.
2. Application by Chad Abbott to rezone one vacant 2.68 acre +/- tract of land on Bragg Street from the current zoning of Multi-family (R-17) Conditional Zoning District to General Commercial (C-2) to allow for the development of the site in a manner other than a multi-family apartment community. The property is the same as depicted on Lee County Tax Map 9652.10 and 9652.14 as Tax Parcel 9652-45-5078-00 Lee County Land Records.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Community Development Department, 900 Woodland Avenue, Sanford, NC 27330 or by calling (919) 718-4656. Upon request and with 24-hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

Cualquier ciudadano que tenga preguntas o comentarios de las cosas al referido, puede comunicarse a el departamento de desarrollo para Sanford/Condado de Lee, llame al (919) 718-4656.

By Bonnie Davis, City Clerk

Please publish in the Legal Notices Section of the Sanford Herald on Friday, January 8, 2016 and on Friday, January 15, 2016. If you have any questions regarding this notice, please call Amy McNeill at 919-718-4656, ext 5397. Please reference this account number (30031885) on the invoice and refer to as City of Sanford Zoning Notice.

Please send publisher's affidavit to the Sanford/Lee County Community Development Office, P.O. Box 3729, Sanford, NC, Attention: Angela Baker. Thank you.

MANNA CHRISTIAN RESOURCE CENTER**201 E. MAIN STREET****SANFORD, NC 27330****(919) 708-5999 FAX (919) 708-5150****JANUARY 5, 2016**

**The Honorable Mayor Chet Mann
Sanford Municipal Center
225 E. Weatherspoon Street
Sanford, NC 27330**

**RE: Manna Christian Resource Center at
201 E. Main Street in Sanford, N.C.**

To The Honorable Mayor Chet Mann,

I would like to respectfully request that the Sanford City Council waive the sixty dollar sign permit fee associated with the reinstallation of the Manna Christian Resource Center pylon sign at 201 E. Main Street. The sign was removed as part of the streetscape project for the Old Jonesboro area and I am being required to obtain a sign permit in order to reinstall the sign on my property. (It appears that the sign was originally installed on the street side of the sidewalk and must therefore be relocated at my expense.)

Being the owner & operator of a small business in town, not having the sign on site during the streetscape construction process – especially during the Christmas holiday season – has not helped my business. Therefore, I would like to respectfully request that the fee be waived so that I can use the money that would be spent on the sign permit towards the reinstallation of the signage.

Best Regards,

Rev. Herman J. Morris (Denise Morris)

Reverend Herman J. Morris

Manna Christian Book Store Owner & Operator

CITY OF SANFORD SMART METERING FEASIBILITY ANALYSIS

**Evaluating smart meter technology contributions to
operations, finance and customer service**



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City of Sanford Smart Meter Feasibility Analysis- November 4, 2015

November 4, 2015

Mr. Hal Hegwer
City of Sanford
225 East Weatherspoon Street
Sanford, NC 27331

Re: Smart Metering Feasibility Analysis: MeterSYS

Dear Mr. Hegwer:

MeterSYS is pleased to submit the following scope of work and statement of qualifications as a representation of our interests in performing feasibility and project management related services for the City of Sanford Smart Meter Feasibility Analysis. MeterSYS possesses the professional experience, qualified resources, and proven methodology in AMI feasibility analysis and metering project management to oversee the project in a professional and results-oriented manner. Our firm is fully committed to providing the level of expertise and organizational planning that allows the City to leverage its investment in infrastructure, technology, and support resources for enhanced service delivery and optimized infrastructure management.

MeterSYS appreciates the opportunity to offer an engagement approach to the City of Sanford that balances professional technical expertise and practical implementation with financial and operational expectations of the City utility. Our unique composition of local government, utility, and private sector consulting professionals and partners, coupled with our experience in AMI feasibility analysis and AMI project implementation, presents a solution unmatched in comprehensiveness and commitment to the City of Sanford.

Sincerely,

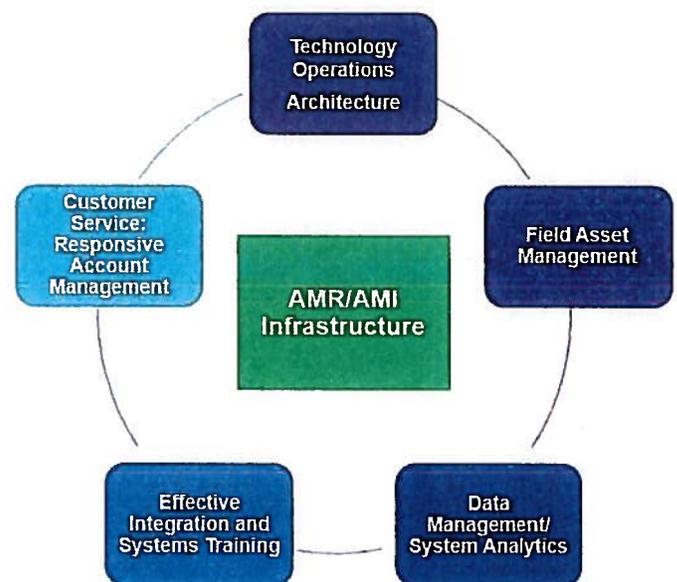
Andy Honeycutt
Managing Director

MeterSYS
204 East Main Street
Aberdeen, NC 28315
Andy.honeycutt@metersys.com

City of Sanford Utility Meter Feasibility: Project Understanding and Approach

As the City of Sanford considers automation of its meter reading infrastructure, there are many options for asset and technology architecture that will yield varying levels of performance and system flexibility. Differences in system performance, costs, and technical functionalities should be considered against the objectives of the City of Sanford for investments in smart metering technology. Today's smart metering projects reach far beyond the upgrade or replacement of water meters just for improved volumetric data recordings. These major capital investments require integrated system designs serving critical City functions including utility billing, customer account management, asset management, system expansion, data management, rate setting, and conservation. Due to the flexibility of the latest generation AMI systems, future functionalities will be major contributing factor when utilities expand its smart metering infrastructure.

MeterSYS considers the five core areas of utility operations in its evaluation of AMI adoption and integration: **1. Utility Field Operations and Architecture** (Systems Monitoring/Controls and Network Automation) **2. Field Asset Management:** (Architecture of Systems for Optimal Design and Operation) **3. Data Management and System Analytics** (Data Driven Decisions) **4. Systems Integration and Training** (Automation and User Proficiencies) and **5. Customer Service** (Serving Customers through Responsiveness). **These elements support three primary goals of technology deployment: Improved Operations, Enhanced Financial Results, and Focus on the Customer.** From this system integration of AMI technologies into the key business units of the City, measurable and sustainable benefits will be derived from the capital and change management investments.



For the City of Sanford, the need to establish a return on investment (value proposition) on a viable and sustainable metering solution will be a fundamental necessity for obtaining leadership support and gaining customer acceptance. It is critical that the utility have assurance that current AMI technology is reliable for today's full-scale reading and data analytics functions, while providing for future technology configuration to expand the smart metering capabilities.

Project Objectives: MeterSYS understands the City objectives for this project are to determine what financial and operational benefits exist through advanced reading alternatives to the existing hybrid manual/drive-by read solution and how the technology may support utility operations through automation. These benefits, as we have evaluated for other utilities, should consider the influences of fixed base reading technology on field staff, customer service, utility analytics, business processes related to real-time read data, billing schedules, systems integration, conservation, and a myriad of other related utility functions. The inputs from the feasibility analysis will support capital project decisions for AMI by City leadership. The study will identify core requirements and provide direction for the City of Sanford to establish scoping requirements as the project shifts to implementation.

Our Approach

MeterSYS team members developed the “Field to Finance” process analysis approach several years ago after identifying the critical need for key business processes to be evaluated as a system rather than just isolated to utility meter reading. We have effectively applied this model to AMR/AMI feasibility studies, as well as Customer Relations process improvements, meter services training development, asset inventories, IVR solutions, bill printing outsource, and systems configuration for utility billing and meter data management.

We understand the importance the City of Sanford has placed on the need for an integrated and cost effective meter infrastructure and we will effectively evaluate options that will be optimal for City utility operations while considering infrastructure design. These considerations include:

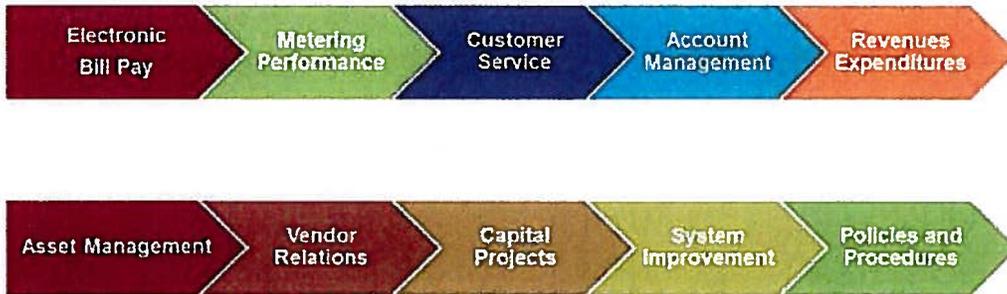


- Identification of existing business processes and customer service actions that contribute to the City’s total cost of ownership (TCO) through complex modeling
- Effectiveness of data collectors based on propagation results, environmental, and geographical influences
- Ability to leverage design solutions to maximize results and achieve ROI
- Ability to migrate to a single Meter Data Management (MDM) solution to enable effective reporting, while considering use of meters installed by City for any remaining useful life value

As a smart metering consulting firm exclusively serving local governments and authorities, MeterSYS has a unique understanding of the importance of public trust, customer service, and communication. Our team has significant experience in effectively managing, proactively and favorably, the communication needs of meter upgrades and anticipating the interests of proponents and opponents alike.

Metering Feasibility and Operational Influences: Attributes of Successful Analysis

The diversity of our solution for AMI is quite different from typical design/build meter vendors in the market today. Far beyond the typical “plug and play” approach of most vendors, we understand our clients seek to assess the feasibility of significant infrastructure investments such as AMR/AMI and then fully integrate its functionalities into each major workflow of operations to maximize the return on investment.



Systems Integration: MeterSYS recognizes the critical importance of these interconnections in evaluating an AMI solution for a utility and ultimately designing an approach that is customized to fit the goals and objectives of the organization. From utility bill pay to customer service and asset management, it is an integrated systems implementation strategy based on sound feasibility analysis that will provide the greatest leverage of technology investment by the City of Sanford. Our analysis will consider the influences of read technology on the major systems within utility billing and customer service.

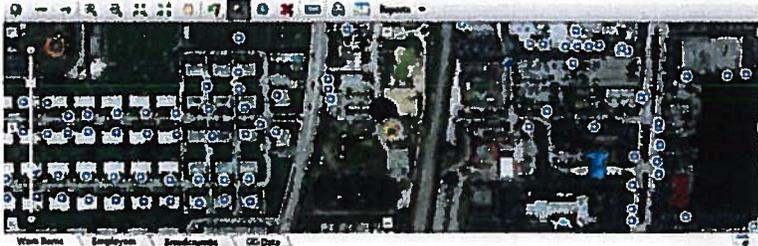
Proprietary Modeling: Through initiating a feasibility analysis, the City is taking a very appropriate approach to determining the pathway for transforming the current metering environment. MeterSYS continually advises its clients of the value of assessing options and alternatives within meter reading and customer account management. Our project team has developed an analysis model that far surpasses that of typical evaluations as it incorporates both direct and indirect financial and operational influences to the investment and use of new read technology. Our model is proprietary and more effective in determining true ROI for AMI capital costs than any other option in the metering market.

Local Government and Utility Expertise: Balancing technical and operational expertise to identify the implications of a significant technology investment within utility meter reading ensures the preferred implementation strategy will be positioned for success. Our analysis will consider the following components of operations in addition to those unique and contributing elements within the City of Sanford:

- Communications and Community Relations
- Community and Organizational Culture
- Utility Operations and Organizational Design
- Project Management
- Utility Customer Service
- Utility Billing Processes
- AMI/AMR Market Analysis
- AMI/AMR Options and Alternatives
- Technology Infrastructure
- Rate/CIP and Utility Finance
- Field Management
- Water System Engineering

Our Solution

For capital intensive projects like meter reading infrastructure enhancements, MeterSYS recognizes the importance for local governments to conduct an analytical assessment in advance of any project deployment in order to fully gauge a “right-fit” solution for the organization. Analysis through business case development will insure that all options for municipal operations and service delivery have been fully assessed prior to embarking on projects funded by customers and/or taxpayers. This methodical approach will insure that public trust is maintained in the project and that variables have been identified and quantified against project goals.



Work Items	Employees	Enclosures	GIS Data						
ID	Type	Status	Address	Latitude	Longitude	Flipped On	Flipped By	Comments	
678123	Water Location	None	503 12 1st Ave	28.5228738	-81.3822743	1-4-2012 12:30 AM	EB	Cyber Assets Server Cable CB8 Serial Top of Meter Taps Reading, Comp Completed Meter Status: 12/25 See Schedule	

Asset Inventory Supports Effective Design and Planning

MeterSYS is uniquely prepared to assist the City in performing the feasibility study and subsequent implementation, if approved, through analytical assessment of the existing meter infrastructure, technical infrastructure, business software, stakeholder base, organization, and business processes. Our team has a proven track history in comprehensive feasibility analysis, professional project management, delivery of operational enhancements, complex solution assessment, and high value contract negotiation that will deliver a comprehensive solution to the City of Sanford. Successful smart metering projects will consider the following factors when determining the basis for capital investment”

Understanding the AMR/AMI market trends by solution and by vendor: Applying most current and relevant market data for sustainable metering solutions.

Estimating the cost of the project listing all key assumptions: Establishing predictable cost of the project through:

- Ensuring the accuracy of infrastructure needs – data evaluation and cleanup
- Identifying optimal solution – Evaluation of the existing environment; understanding impactful components of the business case (i.e. meter life)
- Evaluating ability to retrofit meter radios (transmitters) that have appropriate shelf life remaining to maximize investment
- Realistically evaluating cost of developing interfaces for billing systems as needed to avoid cost overrun, project time delays, and project risks
 - Meter replacement data management (meter identification, location, size, etc.)
 - On-going read interface with meter data management software (MDM) and billing solution

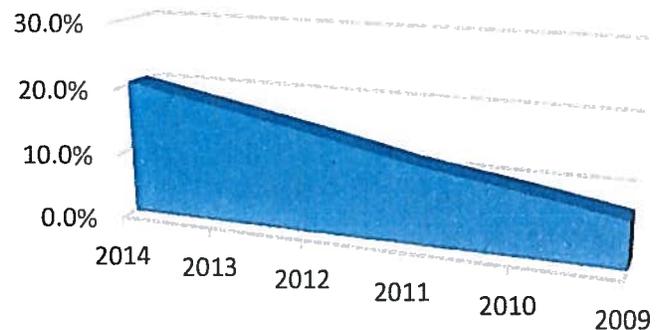
Developing the schedule to complete the project, highlighting all key decision points for the Board and staff: Creating a detailed project plan, taking into account all project milestones, while ensuring stakeholders are engaged, risks are mitigated, and project goals are met through effective project management.

Evaluating the project business case listing all key assumptions: Addressing all aspects of People, Process, and Technology, to ensure accurate and effective business case support, enabling the City of Sanford to have clear understanding of the overall benefits of the solutions being evaluated.

Assessing the impact the project will have on the City of Sanford’s rates, fees, and charges: Conducting a detailed solution cost evaluation to ensure clarity in existing financing and future CIP modeling.

Determining the probability of the project’s social, economic, environmental, and operational objectives being

Percentage of AMI Cumulative Market Penetration to Total AMR/AMI Installations



realized: Establishing probability of meeting key targets for public trust, customer service, operational and capital impacts, conservation targets, and system performance.

Defining the risks this project poses to the organization and the required mitigation strategies: Conducting a comprehensive risk assessment and mitigation strategy, considering risks such as:

- **Resource Allocation** – The organization is not clear on resource commitment and not prepared for change.
- **Inaccurate Billing & Meter Data** – The organization has not adequately validated the meter data in the field and finds, during the project, that a material volume of issues exist, impacting the timeline and project in a negative way.
- **Lack of Focus on Billing System Integration** – Billing integration is often complex and does not receive the appropriate attention in design, development, testing, and training. Issues resulting from poorly architected interfaces can create substantial financial and customer relation issues.

Significant capital projects, especially within utilities, often are delayed if not stalled completely due to a disconnect between the value of the project recognized by the Utility Department and the value to costs understood by Administration, customers, and other staff. It is our goal, through the development of a business case for AMR/AMI, to eliminate the gaps in project value, develop a clear path for implementation, and apply public investment justification into the project plan process. Through this methodological approach, the City of Sanford will have a project plan that is aligned with financial, customer service, resource, and operational goals of the Utility and the City.



Business processes and their effect on customer service (2013 City of Boynton Beach Florida).

Proposed Scope of Work

- **Assessment/Data Gathering: Field and Back Office** (work flows, financials, asset inventories, performance measurements, systems configuration, customer service issues, stakeholder requirements, meter data, billing data) Full technology and network assessment will be conducted as it relates to utility billing, system controls, and reporting.
- **Emerging Technology Analysis:** Work with market leading AMI equipment vendors for latest functionality developments, SaaS, Customer Portal functionalities, Data Driven Decision Making, Distribution Monitoring, and other ancillary functionalities
- **Engineering Design Evaluation:** Order, evaluate, and summarize propagation study results from industry leading vendors
- **Solution Benefits Modeling:** Load and run MeterSYS *proprietary feasibility model* using variations of system design based on data evaluation results
- **Results Reporting:** Create Final Recommendations Deliverable & Present to Leadership

The most important element of any successful project is the detailed reconciliation of project requirements, expectations, accountabilities, and timelines. Our experience in AMI feasibility studies and installation provides

us with a strong understanding of resources and time required for projects, such as the City of Sanford AMI project, and we can mobilize and engage resources as needed in order to meet the timelines required for the City as a part of its annual planning process.

Through the business case development, the City will be able to determine “go/no-go” for the project, the capital needs through project completion, and the value of the project to the City financially and operationally, and the steps required for implementation through project completion.

Fees for Professional Services

MeterSYS appoints executive-level professionals to each of its projects to ensure that each initiative efficiently coordinated and executed. For the City of Sanford Smart Meter Feasibility Analysis project, MeterSYS proposes a collaborative team of experienced metering and utility operation professionals to define a metering solution roadmap that considers both financial and operational best architecture design. The following budget summary provides general information on methodology to pricing and general assumptions based on scope. Time allocations for each task within scope are estimates based on preliminary research of the City of Sanford meter environment, as well as comparisons to similar projects. Should tasks require more or less time than estimated, adjustments will be made to allocations and will be included as a component of routine project reporting. Should project delivery be determined to exceed the phased allocation of costs then MeterSYS and City team members will review any necessary adjustments and gain authorization prior to continuance of work through an amended service agreement.

Applicable Project Hourly Rates for Team

Project Lead	\$165	AMR/AMI Consultant	\$115
Financial Model Consultant	\$135	Administrative Support	\$65

Key Activity	Activity Description	Estimated Cost	Estimated Hours
Assessment/Data Gathering	Project team coordination, project infrastructure (housekeeping, protocols, communication tools, project plan, accountabilities); Initial data gathering request Issuance	\$ 1,740.00	16
Assessment/Data Gathering	Series One Site Visit and introductory key process reviews with teams	\$ 3,240.00	24
Assessment/Data Gathering	Field and back office Series 2 Site Visit (work flows, financials, asset inventories, performance measurements, systems configuration, customer service issues, stakeholder requirements, meter data, billing data)	\$ 6,215.00	47

Emerging Technology Analysis	Conduct emerging technology sessions with leading AMI solutions vendors for linkages with identified City of Sanford operational needs interests; includes networking, SaaS, Customer Portals, Monitoring and Reporting	\$ 2,910.00	22
Engineering Design Evaluation	Order and evaluate gateway/network propagation analysis from leading AMI vendors (Badger, Master Meter, Mueller/Hersey, Neptune, Sensus)	\$ 2,370.00	18
Solutions Benefit Modeling	Load and run MeterSYS feasibility model using variations of system design based on data evaluation results to identify cost/benefit and ROI	\$ 5,260.00	36
Solutions Benefit Modeling	Defining market trends, preferred solution project costs, implementation schedule, assumptions detail, capital and operational budget implications, customer service impacts, and risk identification/response.	\$ 2,240.00	16
Results Reporting	Written Executive Summary Report and presentation to leadership	\$ 3,830.00	30
Estimated Project Cost		\$ 27,805.00	209

*Time estimates based on task allocations and presented scope of work and supported by project assumptions. Proposal is not fixed pricing but MeterSYS shall not exceed total professional fees without prior written authorization of the City of Sanford through an authorized contract addendum. Project expenses fee of 7.5% will be applied to all project invoices.

Each step in the Program is designed to progressively build upon the work completed in the previous step in a predictable and efficient manner. Work products are expanded and refined with each step and each Phase. Logical "hold points" for review and *Go/No Go* decisions are incorporated into the process.

Initial Program of Work- Phase 1





AUTHORIZATION BY METERSYS:

Andy Honeycutt, Managing Director
MeterSYS

Date

AUTHORIZATION BY THE CITY OF SANFORD, NORTH CAROLINA:

Phase I Services: Preliminary Project Design and Procurement

Hal Hegwer, City Manager
City of Sanford

Date

“This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act”

City of Sanford Finance Officer ***Date***

Assumptions

Assumptions related to in-scope services and/or components include:

- The project starting target will be January, 2016. MeterSYS and City project team members will work onsite at City facilities and/or MeterSYS facilities to support the engagement as needed to meet project schedules and milestones.
- The project scope contained within this proposal is based on a general understanding of the City metering environment and is consistent with other projects in both size and scope. As the proposal is based on time allocations of MeterSYS, any adjustments to scope will be directly related to billable time associated with the changes. Additionally, any delays resulting from internal resource constraints, vendor responsiveness, decision-making, or other conflicts beyond the control of MeterSYS will impact project costs and schedule.
- The City will make available to the firm all relevant information so that a comprehensive assessment may be performed. This information shall be provided in a timely manner in order to not adversely influence the approved project plan and schedule.
- The City will appoint a Project Lead for the City whom will serve as the primary point of contact for the MeterSYS throughout the engagement. The Project Lead will assist in organizing the participation of staff, management, and stakeholders as needed. The Project Lead will facilitate the operational planning process and the achievement of goals and objectives of the project.
- The City and its project sponsors and team members will assume a proactive role in actively participating in project objectives, milestones, and defined project responsibilities.
- The City will provide a timely decision-making, issue resolution and escalation process to prevent delays in the progress of the project. The City project team will be empowered to make critical and necessary decisions in order to expedite resolution of issues.
- Over the course of the project, the City will provide adequate working facilities, and support equipment such as telephones, photocopiers, fax machines, and internet access for the team members and consultants onsite.

MeterSYS Company Information

Contact Information/ Company Officer	Andy Honeycutt, President and Managing Director PO Box 3063, Pinehurst, N.C. 28374 (910) 690-7734
Business Focus	MeterSYS provides public water, gas and electric utilities with full feasibility, design, build, finance, operate and maintain services with smart metering technologies. Our Metering as a Service (MaaS) advanced metering solution services provide the client and the utility customer with the highest metering accuracy and reliability, desired operational efficiencies, advantageous operational data, and defined service levels performed by professional and highly trained staff.
Company Information	Honeycutt Consulting Group, LLC. DBA MeterSYS A North Carolina company organized in 2015 Company Headquarters: 204 East Main Street, Aberdeen, N.C. 28315
Services	Smart Metering Feasibility Design Procurement Project Management Business Process Analysis Capital Financing Systems Analytics Support System Management
Company Goal	To promote smart metering technology adoption for small and mid-sized water, gas and electric utilities and the partnership for design, build, finance, operate and maintain (DBFOM) between MeterSYS and the public utility.
Banking	First Bank, Southern Pines, North Carolina Bank of America, Pinehurst, North Carolina
Insurance and Bonding	UTICA Insurance, New Hartford, NY All Risks Ltd. Richmond, VA
Legal	Brooks Pierce 115 North 3rd Street, Suite 301 Wilmington, NC 28401 T 910-444-2010 F 336-232-9061 http://www.brookspierce.com

About MeterSYS

MeterSYS, short for Meter Systems, is a derivative of the skillsets and methodologies developed through local government utility consulting experiences, including installation of over 50,000 smart meters and associated business process redesign to leverage client technology investments. The MeterSYS business model has been created and implemented with proven success through years of process refinement and project delivery to clients. Our new company focuses solely on advanced metering solutions program management and Metering as a Solution (MaaS) service development and deployment.

We have a network of executive level utility and governmental professionals that provide input and creativity to projects and new business strategies. Additionally, MeterSYS has recently partnered with Baton Rouge, Louisiana, based consulting firm UtiliWorks, a national leader in smart metering consulting. This partnership serves to broaden our meter solutions network and leverage the bench-strength of UtiliWorks, while assisting their firm in delivery of small and mid-sized utilities (less than 100,000 customers) to achieve symbiotic value. Providing expert consulting and project management in all facets of the utility metering work flow, MeterSYS works with water, gas, and electric utilities to define the metering solution that best meets the unique operational needs of the utility in a vendor (meter manufacturer) agnostic environment. While project management through MeterSYS is available to clients that insist on maintaining internal control of the metering system, Metering as a Service is available to provide alternatives for utilities that do not have any desire or capacity to manage the capital or operational requirements of operating smart metering in-house.

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2015-2016**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2015-36 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2015-2016.

**UTILITY FUND
TRANSFER OF FUNDS**

Transfer from the Following Accounts:

30096650 69900 Contingency 27,900

Total Appropriation

Transfer to the Following Accounts:

30094200 00000 Utility Fund Administration 27,900

\$ 27,900

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 19th day of January, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

2015-2016 BUDGET ORDINANCE AMENDMENT**UTILITY FUND****Transfer from the Following Funds - results in decreasing of budget**

Contingency	27,900	To transfer contingency funds required to offset expenditures as described below
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Transfer to the Following Funds - results in increasing of budget

Utility Fund Administration	27,900	To budget funds for Smart Metering Feasibility Analysis
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REIMBURSEMENT RESOLUTION
STREETSCAPE CAPITAL PROJECT

WHEREAS, the Finance Officer has described to the Council the desirability of adopting a resolution, as provided under federal tax law, to facilitate the unit's using financing proceeds to restore the unit's funds when the unit makes capital expenditures prior to closing on a bond issue or other financing.

BE IT RESOLVED by the City of Sanford as follows:

Section 1: The project authorized is for the streetscape project to include an additional amount of \$200,000.

Section 2: The project is to be financed. Currently, the expected type of financing is installment purchase proceeds and the expected maximum amount of installment purchase proceeds to be issued or contracted for the project is \$1,700,000.

Section 3: Funds that have been advanced, or may be advanced, from the General Fund for project costs are intended to be reimbursed from the financing proceeds.

Section 4: The adoption of this resolution is intended as a declaration of this unit's official intent to reimburse project expenditures from financing proceeds.

ADOPTED this, the 19th day of January, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2015-2016**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following amounts are hereby amended to ordinance 2015-36 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2015-2016.

**GENERAL FUND
APPROPRIATION OF FUNDS**

REVENUES			EXPENDITURES	
100045 54000	Fund Balance Appropriation	200,000	10016650 66033	Contribution Capital Project
				200,000
	Total Appropriation			<u>\$ 200,000</u>

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 19th day of January, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

2015-2016 BUDGET ORDINANCE AMENDMENT**GENERAL FUND****Appropriation of Funds** - results in increasing of budget**Revenues**

Fund Balance Appropriation	200,000	To appropriate fund balance for item described below
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Expenditures

Contribution Capital Project	200,000	To advance funds to the streetscape project for the following items: DOT fiber, mill and paving modifications, and Trade and Main Street drainage work; these funds will be reimbursed to the General Fund once financing has been secured
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CAPITAL PROJECT ORDINANCE AMENDMENT

STREETSCAPE

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, capital project ordinance numbers 2014-10, 2015-11, 2015-14, and 2015-20 are hereby amended:

Section 1: The project authorized is for the costs of streetscape and pedestrian improvements in the downtown area of the City of Sanford and the Jonesboro area of the City of Sanford, including providing related landscaping and lighting, relocating utilities and the acquisition of land and rights-of-way in land required therefore.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the bond proceeds, the loan documents, and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Construction	\$ 204,271
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Section 4: The following revenues are anticipated to be available to complete this project:

Contribution from General Fund	\$ 200,000
Interest Income	\$ 4,271

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the bond agency, state regulations, and the loan documents.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement request should be made to the bond agency and lending institution in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total revenues received and claimed.

Section 8: The Finance Officer is directed to include in the annual budget information projects authorized by previously adopted project ordinances which will have appropriations available for expenditure during the budget year.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the City Council and the Finance Officer for direction in carrying out this project.

ADOPTED this, the 19th day of January, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

GRANT PROJECT ORDINANCE AMENDMENT
NORTH CAROLINA HOUSING FINANCE AGENCY
2014 URGENT REPAIR PROGRAM (URP14)

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the grant project ordinance number 2014-38 is hereby amended:

Section 1: The project authorized is to provide loans of up to \$8,000 for emergency home repairs which pose an imminent threat to the life or safety of homeowners, to provide accessibility modifications and other repairs necessary to prevent displacement of homeowners with special needs such as the frail elderly and persons with disabilities and make repairs to households with children who have elevated blood lead levels. The household income may not exceed 50% of area median income.

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

Section 3: The following amounts are appropriated for the project:

Community Development	\$ 23
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Section 4: The following revenues are anticipated to be available to complete this project:

Interest Income	\$ 23
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Section 5: The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report on a quarterly basis on the financial status of each project element in Section 3 and on the total revenues received or claimed.

Section 8: The Finance Officer is directed to include in the annual budget information projects authorized by previously adopted project ordinances which will have appropriations available for expenditure during the budget year.

Section 9: Copies of this grant project ordinance shall be furnished to the Clerk to the City Council and the Finance Officer for direction in carrying out this project.

ADOPTED this, the 19th day of January, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

**CONSIDER PRESENTATION ON
SISTER CITY TRIP TO YIXING, CHINA**

CLOSED SESSION