

CITY COUNCIL AGENDA
CITY OF SANFORD, NORTH CAROLINA
May 17, 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**
 - A. Approval of City Council Meeting Minutes Dated February 9, 2016 – (Pages 4 – 12)
 - B. Approval of City Council Meeting Minutes Dated April 5, 2016 – (Pages 13 – 17)
 - C. Approval of Joint Interlocal Committee Meeting Minutes Dated April 11, 2016 – (Pages 18 – 23)
 - D. Approval of City Council Meeting Minutes with Citizens Academy Participants – (Pages 24 – 25)
7. **SPECIAL AGENDA**
8. **CASES FOR PUBLIC HEARINGS: to be held jointly with the Planning Board.**
 - A. Consideration of amendments to the Unified Development Ordinance, Article 11 Sign Regulations, Section 11.8.2: Wall Signs by adding a new Subsection 11.8.2.6 Additional Wall Sign Permitted in NC, CBD, TNC, and PUD Zoning Districts and amending Table 11.2: Standards for Permanent Signage in the NC, CBD, TND, and PUD Zoning Districts to reflect that change.- (Pages 26 - 28)

- B. Consideration of an amendment to the Unified Development Ordinance, Article 2 Administrative Agencies, Section 2.6 Historic Preservation Commission (City of Sanford only), Subsection 2.1.6.2, to reduce the membership of the Historic Preservation Commission from seven (7) members to five (5) members.- (Page 29)
- C. Consideration of an amendment to the Unified Development Ordinance, APPENDIX A - DEFINITIONS to add a definition of a “Yard Sale”. The purpose of this amendment is to clarify that yard sales shall be permitted as an accessory to any residential use and shall not require a zoning permit. Design standards shall be included within this definition. – (Page 30)
- D. Application by AGA Corporation - to rezone three vacant tracts of land totaling 86 acres +/- off of Commerce Drive from the current zoning of Light Industrial (LI) and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14). The property is the same as depicted on Lee County Tax Map 9660.01 as Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00 Lee County Land Records. The subject property is the same as illustrated as Tracts Six, Seven, and an adjoining 76.46 acre tract of land on a survey map recorded in Plat Cabinet 2007, Slide 265 of the Lee County Register of Deeds Office. – (Pages 31 - 53)

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

9. DECISIONS ON PUBLIC HEARINGS

10. REGULAR AGENDA

- A. Consider Presentation by Greg Stoch Regarding Traffic on Gulf Street – (Page 54)
- B. Consider Renewal Contract for Inmate Labor Between City of Sanford Public Works and North Carolina Department of Public Safety – (Pages 55 - 62)
- C. Consider Resolution to Temporarily Close a Portion of Chatham Street and Moore Street in Support of the AACA, San Lee Chapter, Antique Car Show – (Pages 63 - 65)
- D. Consider Resolution in Support of the Temporary Closure of a Portion of North Avenue for the Purpose of Vacation Bible School Activities by East Sanford Baptist Church – (Pages 66 - 68)
- E. Consider Resolution Authorizing the Advertisement of an Electronic Auction to Sell Certain Personal Property of the City of Sanford – (Pages 69 – 72)

F. Consider Resolution Authorizing the Advertisement of an Offer to Purchase Vacant Property on Daisy Street, Pin Number 9642-87-0027 – (Pages 73 - 81)

G. Presentation of Proposed Budget for Fiscal Year 2016 – 2017 – (Page 82)

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

12. OTHER BUSINESS

13. ADJOURNMENT

SANFORD CITY COUNCIL
WORK SESSION
Tuesday, February 9, 2016
The Buggy Company Building-
115 Chatham Street, Sanford, NC

The City Council held a Work Session on Tuesday, February 9, 2016, at 5:00 p.m. in the Conference Room of The Buggy Company Building, 115 Chatham Street, Sanford. The following people were present:

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| Mayor T. Chet Mann | Mayor Pro Tem Sam Gaskins |
| Council Member Jimmy Haire | Council Member Charles Taylor |
| Council Member James Williams | Council Member Rebecca Wyhof |
| City Manager Hal Hegwer | City Attorney Susan Patterson |
| City Clerk Bonnie Davis | |

Absent:

- | | |
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| Council Member Byron Buckels | Council Member Norman Charles Post, III |
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Work Session

Mayor Chet Mann called the work session to order and welcomed everyone to Council's first meeting in the new Buggy Company Building.

Utility Payment Processing Options – (Exhibit A)

Finance Director Beth Kelly summarized information on utility payment methods used by customers in 2015. Lockbox payments decreased but walk-in traffic and on-line payments increased. While some businesses charge fees for credit card payments, we do not; costs are absorbed by the City. She noted that every walk-in and call-in payment is handled by a Customer Service Representative (CSR). From July through November, 2015, more than half of the walk-in payments were made by cash. Walk-in payments made on service cutoff deadline dates ranged from 43 to 54 percent of total walk-in payments, meaning that CSRs process 450 to 800 payments daily on the four monthly deadline dates (there are four staggered cycles per month, rather than just one cycle for all customers). Mrs. Kelly summarized by stating that the majority of utility payments are made at City Hall on four days every month.

Options have been investigated for making payments after hours. One option is an IVR (Interactive Voice Response) phone system but it only works for check and credit card payments and would not help the large number of customers who make cash payments. Another option is a payment kiosk which could be used 24 hours a day, seven days a week, and it could accept cash payments. Different models are available with prices ranging from \$20,000 to \$30,000. There are exterior units (similar to the style used by Asheboro, located behind their water department); interior units for placing in lobby areas; and exterior units which could be mounted for drive-up payments. Mrs. Kelly stated that a model that could meet our needs would cost approximately \$26,000 to \$27,000, including a feature to return change for cash payments. Maintenance costs are estimated between \$5,000 and \$7,500 annually. Construction costs would depend on where the unit is located (exterior vs. interior, on campus vs. another location).

Mrs. Kelly explained that a kiosk would allow customers to pay at any time and would also reduce wait time on heavy volume days. Customers have complained that since there is no IVR

system, the only way to pay bills after 5:00 p.m. is to use the drop box, which is not an alternative for about half of our customers who pay with cash.

Various locations for kiosks were discussed. Locating one on the City Hall campus near the Police Department would offer safety to customers and employees. If a kiosk were located off site, a police escort would be necessary for stocking the machine and retrieving payments. Mrs. Kelly reviewed maps (Exhibit B) showing service addresses for walk-in customers and for walk-in customers making payments on service cutoff deadline dates.

Mrs. Kelly informed Council that staff recommends locating a kiosk at City Hall. One vendor told her that their clients often purchase units for their own campus and if needed, purchase another unit later for a separate location. She also confirmed that units can be moved. Manager Hegwer noted that staff would continue research only if Council directs. Council Member Taylor suggested that staff explore options for placing a unit at the courthouse or post office, since both of these locations have security cameras.

Wayfinding Signage – (Exhibit C)

David Montgomery, Long-Range Transportation Planner, explained that Council previously allocated \$35,000 for signage in this fiscal year. With the investment in downtown Sanford and Jonesboro, there is a need for wayfinding or directional signs at the entrances to those areas. Ten signs could be manufactured and installed within this budget and they could be placed along major vehicular routes (where a turn is needed) to guide traffic toward primary and secondary destinations. Staff proposes stand-alone signs four to five feet wide and to allow the vendor to give direction on the height (minimum requirement is seven feet from the ground).

Examples were shown, with Mr. Montgomery noting they tend to be general in nature and become more specific nearer the destination. Staff has met with DOT twice for guidance on what is allowed (number of lines of text, locations, colors) and they have provided names of fabricators they have used. Staff has also met with SAGA and DSI representatives for input.

Mr. Montgomery showed proposed locations for ten signs. Seven would be in the downtown area: two on Horner Boulevard; one at the corner of Carbondon Road and Carthage Street; two at the intersection of Carthage and Wicker Street (for traffic from Highway 1 and from Carthage Street); two along Charlotte Avenue; and one at the corner of Hawkins and Charlotte. Proposed locations in the Jonesboro area are on Lee Avenue leading to Main Street and one on each side of Horner Boulevard near Main Street. He explained that no signs would be located on Tramway Road since it leads straight into Jonesboro. If the program is extended, signs could be added but for immediate impact, staff recommends placing them in these places where a turn is required. Other locations were discussed, including the industrial corridor of Jonesboro. Manager Hegwer stressed that this topic is only for discussion tonight, not to make a final decision on signs.

Mr. Hegwer noted that signage can be expanded later to include parking information and all signs will have a consistent look. Council Member Wyhof agreed that the signage program is one component of the overall branding for the city. Various components were discussed, including logo, colors, fonts and categories. Mr. Montgomery explained that specific businesses cannot be shown; only categories can be described. He showed examples of other communities' signs and noted that parking, hospital and library signs can be placed separately, underneath the sign.

Discussion of Existing Facilities/Properties – Depot Park, Federal Building and Brownfield Sites

Train Depot Building – (Exhibit D)

Long-Range Transportation Planner David Montgomery displayed a picture of the Train Depot in 1935. It has a Spanish tile roof, seven-panel doors, and awnings. He displayed a picture of the depot as it looks now on the outside and the layout of the inside. He gave some different scenarios of how the building could be used; however, they all have consequences if you go in a certain direction. Council needs to decide if they want to put a Spanish tile roof on it; install seven-panel doors; and tear down the ceiling and go back to the original height of the ceiling in the waiting area. These things need to be considered before moving forward with the building. Different scenarios include a visitors' center, which would need to be staffed and would require an office and a lobby area for hand-out materials. It could be used for a museum, rental facility, concession area for park events, base for short train excursions, Amtrak Passenger Station or a combination of purposes. Each of these scenarios would include renovations to the train depot, such as removing the chimney in the conference area, etc.

Mr. Montgomery stated that staff's recommendation would be to hire a design professional to start preparing some schematic designs based upon what Council envisions the train depot to be in the next five to twenty-five years. He spoke with Joni Martin and the gentleman they typically use would charge about \$3,000 to start pursuing some concepts and visual depictions of what the building would look like based upon criteria set by Council. He suggested getting some new cost estimates; we have an estimate from 2004 and it focused mostly on the conference area and exterior of the building. He suggested updating the cost estimates, based on Council's wishes, including some stabilization of the building, bringing the building up to code, function references and costs. Putting a Spanish tile roof on it would be costly.

Mayor Pro Tem Gaskins felt it should be a visitor's center. Ms. Wyhof suggested adding some space for some type of museum also.

Mayor Mann felt it would be perfect for a visitor's center. It could be overseen by the Sanford Area Growth Alliance. He stated that it would be better to create more open room.

Mr. Haire commented that Tom Bland markets the development located off of Cool Springs Road. Mr. Bland is fascinated by the story of how this city began. Mr. Haire stated that he has visited a lot of visitor centers and the one in Bedford, Virginia is very interesting as they focus around one event: sixteen Bedford boys were in one of the first boats that landed on D-Day. They had more D-Day casualties than any other city in the United States. They focus their museum around that one event. When you go in the museum, you just push a button and it tells the story.

Mr. Haire gave a brief history of how Sanford got started and stated that we could do the same. Mr. Taylor added that this would be a good project for Bill Freeman and his communication students at CCCC to capture the history of Sanford.

Staff will work with the City Manager and come up with some schematics. Mr. Hegwer stated that we will put some funds in the budget to move this forward and see what some possibilities are for the building.

Public Works Manager Tim Shaw explained that the employees have moved from the Federal Building to the Buggy Factory and asked Council to think about what they want to do with the Federal Building. Dr. Bud Marchant has toured the building and the college is not interested. There is some interest from an individual about purchasing the building, which was built in 1936. The roof is in good shape; we received monies through the ARRA program for the upgrade of the heating and lighting; it is in pretty good shape, but it is an old building. There are some problems with the plumbing; it has cast iron pipe in the walls and you cannot get to it, and there is limited parking. The City uses the basement to store Christmas decorations.

Mr. Hegwer stated that it could be used as an accelerator to promote businesses. He felt that it could be free or some small costs to an entrepreneur that might be interested in opening a business; however, that could take away from the existing vacancies Downtown. It would have to go through the upset bid process if it was sold. There is some stimulus funding involved and we will have to research selling it.

Mr. Gaskins said if we could sell it that would provide some funding for the renovations of the Depot Building. Mr. Shaw said the tax value of the 3,000 square foot building is \$533,000. Mayor Mann suggested getting an appraisal on the building.

Attorney Patterson advised that we purchased the building in 1996 for \$141,000 from the United States of America. There are restrictive covenants on the building and they address what kind of permission you have to get in order to do exterior renovations or demolition. The cornerstone has to go back to the federal government if demolished. Regarding the ARRA money used on the building, it would have to be paid back if we sell the building. We could ask for a waiver on the funds; however, we do not know if they will approve it.

Mr. Shaw advised that Lee County’s fiber optics run through the building connecting them to other government offices. If we sell it, the fiber may have to be removed.

Mr. Taylor suggested using it for a visitor’s center.

Mayor Mann, Council Members Haire and Gaskins suggested selling the Federal building.

Jaycee Hut

Mr. Shaw advised that Council may receive notice from the Jaycees to release them from their lease at the Jaycee Hut. It is a ten-year lease. They cannot afford to make the repairs needed to stay in the building. The tax value of the land and building is \$45,700. For the Jaycees to stay in it, they would have to create another egress to the outside. There is some deterioration in the floor and a couple of other issues. Council suggested Lee County Manager John Crumpton be approached to see if they are interested in the building.

Update on Brownfield Grants – (Exhibit E)

In July of 2014, the City was awarded a \$200,000 Brownfields Assessment Grant. This is the second time the City has received this grant (the first award was 2007-2009 to clean up the Whitin-Roberts property). Mr. Downey gave an update on what has been done so far with the second round of grant funding. Phase I, an Environmental Site Assessment, was completed on the King Roofing property on Charlotte Avenue prior to the City’s recent acquisition and an

assessment is underway on the former Cornell-Dubilier site on Dalrymple Street which is owned by the City. The consultant goes out and interviews property owners and checks public records to do a cursory assessment of what may be occurring/or occurred in the past on the property. That would give them some indication whether more research needs to be done on site, which would involve Phase II - which typically begins with soil, boring and sampling. Phase I is just background information. An assessment was done on the King Roofing property before the City purchased it. The Cornell Dubilier property on Dalrymple Street was an EPA cleanup site and the City still owns a portion of the property. The City thought about what we can do to get activity on that property. One of the consultants recommended doing a Phase I to mitigate the risk for a potential property owner so we can take some of the doubt out of a potential owner's mind; this is being performed now. Mr. Downey showed the portion of the property that the City owns of the Cornell-Dubilier site.

The City received \$25,000 in grant funds and we are working with a consultant to develop a Jonesboro Redevelopment Plan, including the industrial area. We want to see if monies are available to do a marketing analysis to see what we can attract to bring into Jonesboro, since the implementation of the streetscape plan. The owners of the Kendale Shopping Center have approached staff to see if the City was planning to do anything in terms of planning efforts. The City's planning staff is partnering with the owners' consultants to maximize the efforts on both sides. The owners are planning to do a market analysis as well. Staff has walked around the property with the owners' consultants so they can visually see what is happening in the area.

Going forward, there is still over \$100,000 remaining in the grant for local people to tap into. Staff is working with SAGA to market the Brownfield program. This is an additional incentive for redevelopment of Brownfield sites throughout the City and the Brownfield agreement includes a five-year property tax incentive. Mr. Downey displayed how the Brownfield sites are listed on the website for marketing purposes.

Public Works Reorganization

Public Works Director Vic Czar gave a review of the Public Works reorganization. They took six divisions and made three out of them. Staff believes we can get efficiencies out of it; there was no increase in head count and there is some savings to the General Fund. Some employees were switched from the General Fund to the Utility Fund due to their jobs. Out of six superintendents, three administrative positions were created and two have been filled; we have one vacancy. The Water and Sewer Divisions were combined; the Building and Grounds Department and Refuse Department were combined and are now Facilities and Beautification. The Street and Fleet Divisions were combined and are now Transportation. The Transportation Administrator position is open until March 4.

Review of Bond Projects – (Exhibit F)

City Engineer Paul Weeks gave an update on the sidewalk projects, greenways and recreation. There are approximately 31 miles of existing sidewalk. We are adding to that system through the bond project. In referring to a map of sidewalks, the red line represents the sidewalk improvements that are currently underway, funded 100 percent by the bond money and the projects in blue are the DOT funded projects – one in front of the high school and one on Horner Boulevard. There is a third DOT funded project on Woodland and Courtland Avenue. He gave a summary of the various project locations and their schedule of completion dates.

Mr. Williams asked how much is left for completion of the streetscape project in Downtown Sanford. Mr. Weeks replied that Fred Smith, the contractor, is pretty much finished with everything he can do. He is building the trellises (they call them swing sets) on Moore Street; once he finishes the trellises, he will finish the brick work on Moore Street. He has done all he can do until Duke Energy installs their poles. The project is approximately 80 percent complete.

Mr. Weeks stated that Fred Smith is finished with the work in Jonesboro. The power lines are underground. The phone and charter lines are still on the poles.

Greenway/Recreation

Mr. Czar advised that the Greenway and Recreation bond referendums were approved. Staff is coming up against some decisions that need to be made which affect when we want to move forward with the date of the second bond issuance. There is \$4 million approved for greenways and staff has ideas of installing a greenway on Wicker Street from Carthage Street to the Kiwanis Park and then from Kiwanis Park, down through the Nautilus to Central Carolina Hospital; turn on Wicker Street and bring it to Downtown; then from the King Roofing building back towards City Hall. There would be greenway on Wicker Street from the Kiwanis Park, all the way to Horner Boulevard. Mr. Czar did not feel we have enough money to run all this greenway, but it is a good project to be done. We have money to get all the greenway designed, so if you cannot complete the project, it will be on future plans. The greenway will be asphalt or concrete. The one parallel to Wicker Street from Carthage to Horner may be a concrete path, rather than asphalt. Mr. Haire asked how you would see the difference between the greenway and the current sidewalk. Mr. Czar replied that the greenway will be wider and separated by some curb essentially.

In 2020, the DOT is going to start getting rights-of-way on Carthage Street in front of the hospital, from Firetower Road to Wicker Street; they are going to put in curb and gutter and sidewalk and a couple of roundabouts – one on Fields Drive and one at Carthage Street and Wicker Street. Mr. Czar stated there is very little chance for the City to install a greenway in front of the hospital without the DOT tearing it up when they come through in 2020. He did not think it would be practical to put in a greenway.

Mayor Mann stated that Vic Czar, Hal Hegwer, Marshall Downey and he went to see the Secretary of Transportation and asked him if we could do this together. We made a great presentation and got no response. Basically, the way the point system was structured, the DOT could not find a way to save the taxpayers' dollars and do it all at the same time. With that said, there is a possibility that we will not do that section of greenway until the DOT does their project. We pay about \$1 million per mile for greenway. If we wait and allow the DOT to do their work and sidewalk is part of their work, whether we have a match or not, it is going to cost a lot less than \$1 million. If we want to, at that time, and the DOT puts in a five-foot sidewalk, we could make it a ten-foot sidewalk and we pay a percentage of the five and we pay for the other five foot. It would be a good use of the money and it would look like the rest of the greenway. That segment would be from Fields Drive to Wicker Street. The round-about at Wicker and Carthage would be done in 2022 and would be paid for by the DOT.

Mr. Czar stated that staff has asked Duke Energy and Windstream what it would cost to put underground power in front of the hospital from Fields Drive to Wicker Street and up Wicker

Street from Carthage Street to Horner Boulevard. Staff has heard comments about the possibility of underground power being a priority and it does have some aesthetic bearings. It will cost in the neighborhood of \$2.5 million. It is an opportunity because we are going to be tearing it up and digging holes. If you decide to put the utilities underground, it needs to be done at the same time the greenway construction is done. He wanted Council to think about the issue.

Stream Restoration

Mr. Czar stated that in conjunction with the greenway, is stream restoration. Looking off the bridge at Chisholm Street is Little Buffalo Creek. It is a typical urban stream and over time, it has been straightened; the channel had been made almost vertical. Mother nature did not put the creek in that straight; man went in and dug it out. The idea was when it rains, you get the water out as fast as you can. It served the purpose; however, the banks are falling in and the stream has some problems. It is not being used for what it was intended to do. Now, streams are being restored to the more natural environment. It lends itself to stream restoration. Staff has met with a consultant and talked about stream restoration, the potential of buying some properties in that area as part of the stream restoration. What you do is instead of making it straight and true, you make it meander more like it was intended to be. It is trying to go back to the way it was. You put in the meanders and little pools so that during normal flows, the velocities are low enough that you do not get the sediment. During flood stages, you give it enough room so that it still gets the water from uptown out of there but you do not have the destructive part of erosion. The downside is you need more room to do those things and have less buildable area. Staff has met with a consultant and we are looking at it from Charlotte Avenue to City Hall as a project, but you can go all the way past the golf course. We are trying to figure out the costs; who is responsible for what; and what grant funding may be available to help us with this project. We own the King Roofing building. Purchasing some real estate may be a better way to address the issue and make it meandering in several places. The first thing is they are going to have to look and see what different things cost and come up with whether or not they can do a project. We can start mitigation just downstream of the King Roofing building where the little bridge goes into the old Singer building.

Mr. Hegwer added that sometimes there are grants for acquisition and the Clean Water Management Trust Fund is now being funded where it has not been funded for years. He felt there may be some opportunities to acquire some properties with grant funding to help with mitigation.

Mr. Czar stated that we do not need to build the greenway along the creek and come back in three years and make the creek meander which would require reconstruction of the greenway. We need to look at the project upfront and figure out what we are going to do and see if there are some opportunities to make it more of a project than we planned. It is going to take some time to do. We are looking at any opportunity to get more with our money and make the most out of it.

Recreation Bonds – (Exhibit G)

Regarding the sports complex, Mr. Czar stated he is not sure of the scope of the project. There is some on-going conversation about the sports complex with Brailsford and Dunlavy to give some idea on the construction costs, etc. As it was proposed originally, it was more of a destination type park to be constructed (maybe two) with some improvements to some existing facilities. Both are still viable options but the process of either one is going to take some time. How much public input on the process needs to be decided. We do not have a master plan for City park facilities; greenways are essentially park facilities. There is some grant funding for parks

(PARTF) but they want you to be in the park business. You will have to survey your population and figure out how many square feet of each component you need. The point is we do not know exactly how long it will take to figure out which direction we want to go in. He did not think we should issue bond debt because once you issue the bond debt, you have three years to spend the money. It will take time to solve the issues. Spending the money in a three year time frame is pushing it.

Mr. Taylor stated that he is glad we did not build a skate park because the interest has subsided. His problem is everybody around us is doing something, such as Holly Springs, Fayetteville, Spring Lake, and Moore County. Mr. Taylor said the feedback we received could change in three years.

Mr. Hegwer felt we should slow this down with the bonds; consider how the greenways can tie in and leverage some grant opportunities such as PARTF funding. We do not think we are ready to move forward.

Mr. Taylor suggested making a bike plan. He said it is amazing to see what Raleigh has done to alter the streets to include a bike lane. He suggested a bike element course behind the Riverbirch Shopping Center that nobody else has in the state. You create something like that with some sponsorship on the front end and it pays for itself; it is a self-sustaining course. It would cost between \$30,000 and \$60,000 but you have something no one else at that point; nobody in Holly Springs or Cary has one. Bicycling is as hot as it has ever been right now. Bike sales are as high as they have ever been. You can replace the cedar planks on this course every twelve to fifteen years.

Mr. Czar said that at one point, a date of 2018 was selected for the next bond issuance; however, he is not sure that is the wisest date given where we are right now on other projects. Financial Services Director Beth Kelly said that originally the date set was February 17, 2017 when staff went to the rating agencies, but then after last year's work session, we talked about it and it was decided to push it back a year. She presented a diagram of what the estimated annual debt service payment would be for the issuance of \$6 million (\$4 million for greenway and \$2 million for parks and recreation). The difference in the total debt payment in 2019 versus what we budgeted in this year's budget is \$702,000; so we would need \$702,000 more in our operating budget to pay for the debt service if we kept with that 2018 issuance.

Mr. Hegwer said that we have to leave room within our budget, as years to come, to accommodate that debt service payment. He said we need to be cognizant of recurring expenses.

Mr. Gaskins said the key is until we know what we are going to do with the park funds, we do not want to issue the bonds to take care of the greenway.

Mrs. Kelly stated that if we put \$2 million in a sports complex, we have to own part of it.

Mayor Mann advised that staff has done a good job of preparing Council for the future. He said if SAGA brings 1,000 jobs to Sanford, it would change a lot of things.

City Council Work Session
February 9, 2016

Other Business

Mayor Mann stated that Council will not meet on February 16 due to the Chamber banquet. The next Council meeting will be March 1. Mr. Hegwer added that we have one more item to be discussed and we need a wrap up session.

Council Member Taylor said that there have been some break-ins on Chatham Street at Marshall Pope Electric and suggested that we should address some issues with lighting on Chatham Street.

Mayor Mann mentioned the Citizens Academy starts Tuesday, February 16, 9 A.M. until 12 noon. He invited Council Members to attend.

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

ADJOURNMENT

Council Member Wyhof made the motion to adjourn the meeting; seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

Respectfully Submitted,

T. CHET MANN, MAYOR

ATTEST:

BONNIE DAVIS, CITY CLERK

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, April 5, 2016, at 7:00 p.m., in Council Chambers. The following people were present:

Mayor T. Chet Mann
Council Member Byron Buckels
Council Member Charles Taylor
Council Member James Williams
City Manager Hal Hegwer
City Attorney Susan Patterson

Mayor Pro Tem Sam Gaskins
Council Member Jimmy Haire
Council Member Norman Charles Post, III
Council Member Rebecca Wyhof
City Clerk Bonnie Davis

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

PUBLIC COMMENT – (Exhibit A)

Dr. Ophelia Livingston (of 7716 Villanow Drive, Sanford), as Chairperson of Downtown Sanford, Inc. (“DSI”), informed Council that the DSI board does not support the proposed plan to create diagonal parking on Carthage Street which would reduce the number of lanes from four to two and gave the following reasons for their opposition:

- Insignificant gain of parking spots: Because the Temple Theater and likely the Makepeace apartments would need loading zones, the few parking spots gained would not outweigh the negative aspects of the proposed plan.
- Bottlenecks and major traffic jams: Currently, freight trucks with no other options use a lane of traffic to make deliveries to downtown businesses. Because trains are stopped on the tracks multiple times per week and sometimes more than once a day, traffic would be backed up with no alternative lane to use. This backlog of halted vehicles would block storefronts, causing considerable loss of sales to small business owners.
- Crash rates: Statistics show a higher crash rate with diagonal parking than parallel parking. One of the most common causes of accidents is that drivers backing out of angled parking are not able to clearly see oncoming traffic. Traffic tends to be “stop and go” where there is angled parking, as empty spaces are hard to detect by approaching drivers.

Lisa Whalen (613 Palmer Drive, Sanford) stated that there are residents in her community who are having constant yard sales, leaving items out unattended with signs to contact the seller if they want to make a purchase. She suggested that Council develop a policy for yard sales.

APPROVAL OF AGENDA

Council Member Buckels made a motion to approve the agenda. Seconded by Council Member Taylor, the motion carried unanimously.

CONSENT AGENDA

Approval of City Council Meeting Dated March 15, 2016 (filed in Minute Book 86)

Mayor Pro Tem Gaskins made a motion to approve the Consent Agenda. Seconded by Council Member Williams, the motion carried unanimously.

SPECIAL AGENDA

Presentation of Arbor Day Proclamation – (Exhibit B)

Mayor Mann read the proclamation and presented it to Liz Whitmore, Planner II with the Historic Preservation Commission. He thanked her for working to help make Sanford a “Tree City” and acknowledged B.T. Bullock Elementary School for their partnership on the project.

Presentation of National Auctioneers Day Proclamation – (Exhibit C)

Mayor Mann read the proclamation and presented it to Lisa York of Adcock and Associates Real Estate and Auction, thanking her for her leadership in the field and in Sanford.

DECISIONS ON PUBLIC HEARINGS

Consideration of text amendments to the Unified Development Ordinance, Article 11, Sign Regulations, Section 11.6 Prohibited Signs to allow Sandwich Board Signs as noted, and to Section 11.7 Signs That Do Not Require a Permit by adding a new Subsection 11.7.19 Sandwich Board Signs with conditions as set forth in the section (Exhibit D)

Consideration of multiple text amendments to the Unified Development Ordinance to allow for Breweries (Exhibit D)

- **Amendment to Article 4, Table 4.6-1 Permitted Use Matrix to add a new land use for Regional Breweries, Large Breweries and Microbreweries and further indicated that Regional Breweries, Large Breweries and Microbreweries shall be permitted as of right in the Light Industrial (LI) and Heavy Industrial (HI) districts and that Microbreweries shall also be permitted in the Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2) and Central Business (CBD) districts with supplemental development regulations**
- **Amendment to Article 5, to creation a new Section 5.42 in order to add supplemental development regulations for Microbreweries allowed in the Highway Commercial (HC), Light Commercial & Office (C-1), General Commercial (C-2) and Central Business (CBD) districts**
- **Amendment to Appendix A to add Definitions for Regional Brewery, Large Brewery, Microbrewery, Brewpub, and Taproom**
 - **Consider Adoption of Ordinance Amending the City of Sanford Unified Development Ordinance (Exhibit E)**

Marshall Downey, Community Development Director, stated that these proposed changes were presented at the public hearing on March 15, at which time concerns were raised about distance standards relative to churches, day care facilities and detached single-family structures. The original draft ordinance (“Option One”) was unanimously recommended by the Planning Board but based on concerns expressed by Council and Broadway representatives, a revised ordinance has been drafted (“Option Two”). This revised ordinance is identical to Option One, except that Section 5.42.4.2 does not include the Central Business District, meaning that those spacing standards affect Highway Commercial (HC), Light Commercial (C1), General Commercial (C2), Planned Unit Development (PUD), and Traditional Neighborhood (T&D) but would no longer affect the Central Business District (CBD), which includes Downtown Sanford, Downtown Jonesboro and Broadway. He noted that this change would affect distance requirements not only for churches, but also for daycares and detached single-family residences in the Central Business District and applies only to brewery locations and has no effect on sandwich board regulations, which would remain as originally presented.

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City Attorney Susan Patterson noted that state law distance separation requirements for alcohol sales would remain in place; they cannot be changed by local ordinance.

Council Member Wyhof made a motion to adopt the Ordinance Amending the City of Sanford Unified Development Ordinance as shown in Option Two. Seconded by Council Member Post, the motion carried unanimously.

REGULAR AGENDA

Consider Grant Project Ordinance – Rural Economic Development Grant – Comfort First Heating & Cooling, Inc. Water Infrastructure Improvements – (Exhibit F)

Laura Spivey, Public Works Administrator, explained that a Rural Economic Development grant has been received in the amount of \$103,615 and construction of the water infrastructure improvements can begin after this ordinance is approved. She explained that the agreement requires that the company create twenty jobs and if fewer are created, they would be required to return approximately \$5,000 for each job less than twenty.

Mayor Pro Tem Gaskins made a motion to adopt the Grant Project Ordinance for the Rural Economic Development Grant – Comfort First Heating & Cooling, Inc. Water Infrastructure Improvements. Seconded by Council Member Wyhof, the motion carried unanimously.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – Local Match for Rural Economic Development Grant – (Exhibit G)

Public Works Administrator Laura Spivey explained that this ordinance addresses the local match of \$10,000 required of the City, noting that the match was originally estimated at \$20,000.

Mayor Pro Tem Gaskins made a motion to adopt the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – Local Match for the Rural Economic Development Grant. Seconded by Council Member Post, the motion carried unanimously.

Mayor Mann commented that Comfort First is a successful local company which began in the Tramway area and that they now have several locations in other areas of the state.

Consider Reimbursement Resolution – Acquisition of Land (First Street Properties) – (Exhibit H)

Finance Director Beth Kelly explained that this proposed resolution would allow the city to be reimbursed from future bond proceeds for the cost of acquiring properties located at 103 First Street, 105 First Street and 113 First Street.

Council Member Wyhof made a motion to adopt the Reimbursement Resolution for the Acquisition of 103 First Street, 105 First Street and 113 First Street. Seconded by Mayor Pro Tem Gaskins, the motion passed unanimously.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 – Appropriation for Purchase of First Street Properties – (Exhibit I)

Financial Services Director Beth Kelly explained that this ordinance would appropriate \$128,100 of fund balance for purchasing the three First Street properties.

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Mayor Pro Tem Gaskins made a motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 - Appropriation for Purchase of First Street Properties. Seconded by Council Member Haire, the motion passed unanimously.

City Manager Hal Hegwer explained that the City is purchasing these properties because they are located in an area that will be used for greenway and parking improvement projects. Mayor Mann confirmed that Council has been working on this for quite a while and it is part of the long-term plan to increase the impact of greenway bonds and improvements projects.

Consider Approval of Rosemount-McIver Park Historic Guidelines – (Exhibit J)

Community Development Director Marshall Downey explained that this item was removed from the Council agenda on December 8, 2015, so that another public input session could be held. A meeting, led by Council Member Haire and attended by more than 20 citizens, was held on March 22, at which time there was a consensus to proceed with the guidelines, acknowledging that they are fluid and revisions may, and likely will, be needed in the future.

Mayor Pro Tem Gaskins made a motion to approve the Rosemount-McIver Park Historic Guidelines. Seconded by Council Member Buckels, the motion passed by a vote of six to one; Council Member Haire cast the dissenting vote.

Consider Waiver of Fee for Variance Application for 419 Evergreen Street – (Exhibit K)

Community Development Director Marshall Downey summarized the situation in which a permit was granted to Jesus Olivera Beltran to construct a porch at 419 Evergreen Street, subject to a front setback of 20 feet from the road right-of-way. When a neighbor later applied for a permit, staff determined that the front setback should have been 30 feet. Staff has reviewed remedies and recommends that Mr. Beltran apply for a variance through the Board of Adjustment to reduce the setback from 30 feet to 23 feet (the distance from the porch as constructed to the right-of-way). Since the Planning Department has no authority to waive the fee and the error was made by staff and not Mr. Beltran, Council has been asked to consider waiving the \$240 fee.

Council Member Haire noted that other residences are also being improved on Evergreen Street and Mr. Downey agreed that Mr. Beltran set a good example with his project. Mayor Pro Tem Gaskins questioned whether setback requirements should be reviewed in order to avoid similar situations in the future and to encourage neighborhood improvements in this and other areas. Mr. Downey acknowledged that rezoning and other comprehensive options are being considered.

Council Member Post made a motion to approve the Waiver of Fee for Variance Application for 419 Evergreen Street. Seconded by Council Member Williams, the motion passed unanimously.

New Business

Council Member Williams recognized that Indira Everett with Duke Energy was in the audience. Mayor Mann thanked her for grants they have recently awarded.

Council Member Taylor stated that he recently held another community meeting which was attended by about 18 citizens, including Council Member Haire and Patrick Carroll of the

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Police Department, who shared a speed demonstration. He thanked the police department for their work and requested that information be shared on their program to check homes of citizens who are away on vacation. He also requested an update on the debris pickup schedule and on Brick Capital.

Mayor Mann thanked the police department for their work and stated that he and Police Chief Ronnie Yarborough were guest speakers at a recent Jonesboro Rotary Club meeting. They were asked to speak for twenty minutes about the Safe Neighborhood Project, body cameras and related issues but were engaged with the audience for over ninety minutes. He also reminded Council of the importance of the upcoming board appointments and that this year's Block Party will be held Saturday, April 9, on Woodland Avenue.

CLOSED SESSION

Attorney Patterson stated that a motion was needed to go into closed session in accordance with North Carolina General Statute 143-318.11(a)(3) to consult with an attorney employed or retained by the public body to preserve the attorney/client privilege.

The motion to go into closed session was made by Council Member Taylor. Seconded by Council Member Post, the motion passed unanimously.

ADJOURNMENT

Council Member Taylor made the motion to adjourn the meeting; seconded by Council Member Buckels, 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

MINUTES OF JOINT INTERLOCAL COMMITTEE MEETING
 Monday, April 11, 2016 - 11:30 A.M.
 Buggy Factory
 115 Chatham Street, Sanford, NC

The Joint Interlocal Advisory Committee met at the Buggy Factory, located at 115 Chatham Street, Sanford, North Carolina, on Monday, April 11, 2016, at 11:30 a.m.

City:

Mayor T. Chet Mann
 Mayor Pro Tem Sam Gaskins
 Council Member Rebecca Wyhof
 City Manager Hal Hegwer
 City Attorney Susan Patterson
 City Finance Director Beth Kelly
 City Clerk Bonnie Davis
 Community Development Director Marshall Downey

County:

County Commissioner Amy Dalrymple
 County Commissioner Ricky Frazier
 County Commissioner Tim Sloan
 Lee County Manager John Crumpton
 County Clerk Gaynell Lee
 Deputy County Clerk Danielle Mahoney

Broadway:

Broadway Town Manager Dustin Kornegay SAGA Executive Director Bob Joyce
 Mayor Don Andrews

Chairperson Amy Dalrymple called the meeting to order. The following items were discussed:

Status Update of Colon Road Water Project

Chairperson Dalrymple stated that testing has been completed and we are having Environmental Lee to look over everything to make sure that everything is done properly when transferring those funds over to the non-profit. She and Manager Crumpton have had communication with members of Environmental Lee and they are still interested in running city water to that area. Mr. Crumpton has done a good job of explaining the public purpose part of it. Mr. Crumpton stated that when the County was running water in other parts of the County with USDA grant money and USDA loans, it was for that specific purpose. The question now is how do you get the water to the people on the private dirt roads and that is a private issue. The old Colon Road does not have City water. The highest test of hexavalent chromium was found on the private dirt road in that area. It is anticipated that distribution of coal ash will come to the County in the summer of 2017. Mr. Crumpton stated that they have not done any work at the site in about six months.

Central Carolina Enterprise Park Infrastructure

Mayor Chet Mann stated that most everyone in the room was at the presentation by Mark Sweeney "Building Communities" on how communities win, relating to the Central Carolina Enterprise Park. It is real important to understand how much is involved to get projects off the ground. Staff has been meeting with the developer group since January 2016, about every other week with the Planning Department to form a developer's agreement. We are making sure the agreement is fair to everyone. This is the first time in our history that the City and the County

have an opportunity to work together with a private group without so much risk to buy property. Hopefully, we can get the Central Carolina Enterprise Park to the level to win a big project or two.

Mr. Hegwer informed everyone that there are two groups that make up the Central Carolina Enterprise Park and staff has been working with all the owners to put together agreements in terms of what they will accomplish and what the City will do. In the end, we will end up with a first-class industrial park. We are hoping to have the preliminary agreements ready by the end of this week and then come back to the City Council in the future and work towards the finalization of those agreements and move the project forward. We will need the help of the Sanford Area Growth Alliance to market that property, along with every other asset we have.

Mayor Mann added that this is how we are going to achieve a thousand jobs. If we are going to be competitive with our neighbors, we have to have a park with amenities such as sidewalks, lights, water, sewer and broadband. We need community support for this project and everyone needs to understand what this collaboration of efforts is about. Wilson had to buy their park at \$3.5 to \$4 million; originally they had seven different land owners.

Economic Development Executive Director Bob Joyce stated that Mr. Sweeney emphasized that the speed at which business needs to move now is at the speed of light compared to what it used to be. For example, he received a project for RFI on Friday, April 8 at 5:15 PM and it was due this morning at 10 A.M. We did not have a building to suit this company and they were very specific about their request. If we had a building, we would have had to scramble to get all the information they requested. This project development with Central Carolina Enterprise Park is all about reducing the risk and time involved in developing a project.

Community Development Director Marshall Downey explained that staff is working with the developer group of Central Carolina Enterprise Park on the conditional rezoning approach and how they will list their permitted uses in the park. There are two different projects; Kirk Bradley and his group own 230 +/- acres of property on the west side of Colon Road; it will have smaller lots-probably more of a business park. Mr. Stroud's project is on the other side of Colon Road with one larger piece of property of about 430 acres – for a large manufacturing project. Attorney Patterson is working on the developer's agreement.

Mr. Crumpton gave a status on the extension of broadband and that it is on hold at the CSX Bridge (on both sides of the bridge). The County is waiting on the permit to connect. The company went ahead to the terminal building and worked backwards towards the bridge, so we are waiting on CSX to give approval to run the conduit. The County has taken bids on running fiber to the industrial park. Mr. Crumpton stated that Randolph Communications in Asheboro has come up with a great plan; it will take a little longer to install but when they are finished it will basically cover the entire western and southern part of the City. We can extend off that in any direction. This plan will create competition and staff has heard from Windstream already. Anyone 1,000 feet from the line can connect. The line will end at the Triassic Park. Mr. Crumpton stated it is a \$650,000 project and the County's portion is \$180,000.

Bob Hales Center

Chairperson Dalrymple stated that the renovations to the Bob Hales Center came in about \$60,000 over budget. She felt it was in large part due to some circumstances that occurred such as the fire at the Nature Center; it was about 18 months before the project was put out for bid from the time they had the actual blue prints. During that time, the construction costs increased 30 percent.

Commissioner Frazier thought the commissioners were in favor of the project; he felt the conversation about the project was not clear. From what he has gathered, Parks and Recreation had projects and plans to put other things there and it was pushing the at-risk youth, 18 to 24, away from what the initial goal was and he felt it was not clear. They need to revisit the project and get on one accord. He was actually confused on the project.

Chairperson Dalrymple stated that John Payne has projects that he does not have space for and commissioners will be discussing this in the budget.

O. T. Sloan Park Renovation Project

Chairperson Dalrymple stated that Danielle Mahoney presented a capital improvement plan for 2017-2021 to the commissioners. In it, renovations to the O. T. Sloan Park include the tennis courts, refurbishing the pool, parking lot improvements, soccer fields will be located behind the State Employees Credit Union; and utilizing the land that was donated to the County tentatively starting in 2018.

Mayor Mann added that there is still a significant family donor who would be elated to hear about this project; that family is still interested in talking to the County about an indoor facility on that site but the family would like to know there is a plan in place. Mrs. Dalrymple stated that there is a layout for the site and it can be adjusted. Mayor Mann added that the family may decide to do it on the new potential sports park.

Chairperson Dalrymple stated that the County received a donation of \$21,000 by the apartment complex behind Dalrymple Park to upgrade the park. This helps with renting the apartments. A lot of work has been done to Horton Park also.

Economic Development "Yellow Light"

Bob Joyce stated that McCallum Sweeney is Duke Energy's preferred contractor for their Site Readiness Program. He said that when our site was accepted into the Duke Energy's Site Readiness Program, we dealt with their staff and they put together an initial report. This report card has the attributes and characteristics of the site and this is what we use. The process that Mr. Bradley has put in place at the Central Carolina Enterprise Park has been a good one. He brought in design experts, consulting engineers, building design experts, and SAMET Corporation.

Mr. Joyce advised that some of the yellow lights are (1) property with four different owners – that has been resolved as all 230 acres are under common ownership or they have options on it. There are another 100 acres which may be part of a master plan, resulting in 325 acres. Mr. Sweeney was very clear, as far as site selection consultants, that the optimum situation is government control and ownership. They like to see this in larger situations like Baxter and it is

almost a requirement of some type of government control. The big campus developments, like Baxter Company, are going to ask that the land be donated or purchase the land and give it to them for an incentive. Baxter was going to employ 1,500 employees and a \$1 billion investment; there was a clear public purpose. It is how you structure the incentives; whether it is a grant based on increased tax value, or whether you purchase the land and donate it to them.

In terms of the group working on the Center Carolina Enterprise Park and Triassic Park, they have not said specifically whether they expect the City and County to purchase the property at the end of the deal once they get it all put together and get all the site certifications.

Bob Joyce stated that all the proposals he receives asked if we are located within 30 miles of an airport. There are 70 totally certified sites in North Carolina; 13 of the sites are 250 acres and we are one of the sites. There are only six to seven sites within 30 minutes of an airport.

Mr. Downey added that Southpark was a Department of Commerce certified site. It was rezoned recently as Barrington Park with mixed uses; however, due to the economy the project fell through. Staff has received a request to rezone it to a standard residential, single-family project. Right in the heart of it, which he said he was having discussions with the owners about recertification of the park. Again, Council will be faced with having to make a decision on what to do with that going forward.

Mr. Crumpton indicated that he was told over the weekend by another developer, you can get property under option; you pay their holding costs – that way they do not have money going out. This is something you can think about. If we get all the infrastructure in place - run water, sewer, and fiber to the park and enhance the intersection of that road; and their taxes are rising along with the property value, we might need to get that under option. This was actually done on spec buildings to encourage private development of spec buildings. They build it and the county comes in and pays the interest, light bills, etc. for a period of time to market it.

Mr. Joyce mentioned some additional yellow lights:

- 41 Acres of FEMA flood zone - need to design around it;
- Small portion of property is zoned Highway Commercial-(they will likely get conditional zoning);
- Securing minimum timber rights;
- Planning for stream crossings;
- Property is not served by rail;
- Good accessibility on Clyde Rhyne Drive but visibility is limited; developer is starting to clear trees.

Yellow Lights for Community

- Lee County has had less overall job growth in the last three years;
- Educational attainment-we are below the state average in high school and bachelor's educational attainment;
- Thirty miles from I-540 and 55 miles from I-95;
- Establishing cost of mitigating wetlands;

- Extending water, wastewater and fiber.

Chairperson Dalrymple stated that during the McCallum Sweeney presentation, Mr. Sweeney referred to the yellow lights but in reality, we are checking off those boxes to bring in industries. The things that can be addressed are in the process. Mayor Mann agreed and said if we cannot get our unemployment rate down and our job tax base expanded, we are focusing on the wrong things.

Trash Concerns in the City/County

Chairperson Dalrymple noted that a lot of trash is being thrown on the side of the roads. The inmates are doing a good job picking the trash up; however, if anyone has any ideas on how to eliminate this nuisance, to please let her know.

Any Other Items of Interest

Mayor Don Andrews reminded everyone of the festival being held in Broadway this coming weekend. They are exploring moving their board meetings to the community building and are soliciting comments and input from the public. A presentation will be held on Monday, April 25.

Bob Joyce stated that the sales tax on services has to be spent on schools. He noted that staff is working on the logistics, job descriptions, etc., for the development of the Tourism Development Authority (TDA).

Mayor Mann indicated that staff is working on renovating the Depot Park building.

He noted that the City was known to be a brick city and he is trying to push forward some designations for Sanford, other than just being known as well-centered. He would like to tie it to some things we can be proud of and one of them is a military connection, being so close to Fort Bragg. Joy Thrash is helping him with an army-community covenant; it would be one way to say we are a military friendly community. He is working on some ideas for designations that could be used for signage and website. We have not finished the part of being a retirement area, so we are not officially designated yet.

Community Development Director Marshall Downey announced that staff will have a conference call with the consultant to get the Land Use Plan kicked off. He added that there are a couple of residential projects to come before the City and the County. The only concern staff is having as new subdivisions are created is are we creating neighborhoods. You may see a request from the developer in the future trying to avoid curb and gutter and sidewalks.

Mayor Mann added that he was talking to the mayor in Apex, and he said if you want to build a community in Apex, you have to give up 20 percent open space and declare how many soccer fields they are going to donate.

Joint Interlocal Committee Meeting
April 11, 2016

Adjournment

The meeting ended at 1:15 p.m.

Respectfully Submitted,

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

MINUTES OF MEETING WITH
CITIZENS ACADEMY PARTICIPANTS
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, April 19, 2016, at 5:30 p.m., in the West End Conference Room to receive feedback from Citizens Academy participants. The following people were present:

Mayor T. Chet Mann
Council Member Charles Taylor
Council Member James Williams
City Attorney Susan Patterson
Public Information Officer Kelly Miller

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

Absent:

Council Member Byron Buckels
Council Member Rebecca Wyhof

Council Member Jimmy Haire

Citizens Academy Participants Present:

Michelle Bunnell, Kathy Carroll, Yenly Clancy, Gabby Murrillo, Denise Roethlisberger, Greg Stoch (Jeff Griffith and Lisa Whalen, absent)

Mayor Mann opened the meeting by thanking Citizens Academy (CA) participants. Public Information Officer Kelly Miller presented a photo slide show of participants and facilities they toured during this third CA session, which ran from February 16 through April 12.

The following feedback was received:

- The format (class time followed by field trips) was popular with participants;
- Presentations were interesting, especially those by:
 - the Planning Department (with background and information on the department's long-term goal of improving citizens' lives);
 - the Police Department and the mobile crime unit;
 - the Waste Water Treatment Plant;
 - the sign shop (participants were unaware that the city made its own signs);
- Replacing police vehicles every two years (after warranties expire) is an efficient use of resources since it reduces maintenance costs.

Mayor Mann noted that the program's goal is for graduates to increase their knowledge of local government and demonstrate how the system works. He encouraged them to share this knowledge with their neighborhoods, to participate in National Night Out activities and organize block parties. Council Member Taylor also suggested they become involved with Neighborhood Watch groups, which have been very helpful in local communities.

City Council Meeting
April 19, 2016

Suggestions for future CA sessions included:

- Adding information on and a visit to the Sanford/Lee County airport;
- Expanding the session on economic development, including information on and a visit to the Central Carolina Enterprise Park.

Mayor Mann reminded Council that CA graduates are great candidates for positions on local boards, commissions and committees. Kelly Miller, Public Information Officer, requested that she be informed if any of the CA graduates were interested in serving on a citizen panel for future redesign of the city website.

Mayor Mann reviewed and briefly explained the agenda for the Council meeting to be held at 7:00 p.m. and closed the meeting by thanking participants and staff. He invited participants to stay for the meeting, where they would be recognized for their participation.

Respectfully Submitted,

T. CHET MANN, MAYOR

ATTEST:

BONNIE DAVIS, CITY CLERK

MEMORANDUM

TO: Sanford City Council
Sanford Planning Board
Hal Hegwer, City Manager

FROM: David Montgomery, Senior Planner

DATE: May 6, 2016

REF: Public Hearing regarding text amendments to the Unified Development Ordinance

The following is an amendment to the Unified Development Ordinance as recommended by planning staff. This amendment was presented to the Joint Planning Commission at their April 28th, 2016 meeting. Upon discussion, the Joint Planning Commission recommended the amendment be forwarded to the three jurisdictions for public hearings and consideration of adoption.

PROPOSED AMENDMENT 1 to Article 11 Sign Regulations

Based upon requests by downtown businesses and observation by staff, staff is recommending a text amendment that would allow an additional wall sign on properties within the NC, CBD, TND, and PUD Zoning Districts that have off-street parking or an alley to the side or rear of a building.

Draft language for consideration of amending **Article 11, Section 11.8.2** and **Table 11-2** (Changes in *bold italics*):

11.8.2 WALL SIGNS.

The maximum permitted sign area, location, characteristics, and number of Wall Signs shall be determined in accordance with Tables 11-1 through 11-4 and as outlined in this section. The following additional regulations shall apply to on premise wall mounted signs:

11.8.2.1 SIGNS ON BUILDING WALLS WHICH DO NOT FACE PUBLIC STREETS.

The permitted wall sign may be placed on a wall that does not face a public street. The maximum allowable size shall be calculated as if the wall faces a public street. The maximum allowable size for a sign on one wall is not transferable to a wall with less frontage.

11.8.2.2 ADDITIONAL WALL SIGN PERMITTED ON CORNER OR DOUBLE FRONTAGE LOTS.

Lots with more than one street frontage shall be allowed to erect one additional wall sign on the secondary street frontage. The secondary wall sign may not be placed on the same building wall as the primary sign.

11.8.2.3 ADDITIONAL WALL SIGN PERMITTED TO FACE SIDE OR REAR PARKING LOT.

Lots with parking to the side or rear of a building shall be allowed to erect one additional wall sign facing the parking lot, provided that at least 50 percent of the required parking for the establishment is located to the side or rear of the building and an entrance to the establishment faces the parking lot. The secondary wall sign may not be placed on the same building wall as the primary sign.

11.8.2.4 LOCATION REQUIREMENTS FOR WALL SIGNS.

No wall sign may extend more than eighteen inches from the exterior of the wall and no portion of a sign shall extend above the wall on which it is mounted.

11.8.2.5 CHANGEABLE COPY.

As permitted in [Table 11-4](#) of this Article, changeable copy or “reader board” area and electronic message board area are permitted as wall signs provided that the changeable copy or electronic message board area does not exceed 50 percent of the total area of the sign.

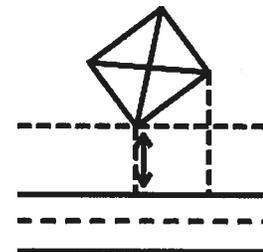
11.8.2.6 ADDITIONAL WALL SIGN PERMITTED IN NC, CBD, TND, and PUD ZONING DISTRICTS.

Lots within these districts with off-street parking or an alley to the side or rear of a building shall be allowed to erect one additional wall sign facing the parking lot or alley. The secondary wall sign may not be placed on the same building wall as the primary sign.

TABLE 11-2: STANDARDS FOR PERMANENT SIGNAGE IN THE NC, CBD, TND, AND PUD ZONING DISTRICTS

Sign Type	Use	Maximum Sign Area	Maximum Height	Maximum Number	Sign Location
Ground Signs	Individual Business/Use	32 square feet	8 feet	1 per frontage per § 11.8.4.5 for each lot or parcel	Outside of street right-of-way and site triangle
	Combined Development	16 square feet plus 8 square feet per additional tenant up to a maximum of 40 square feet	8 feet	1 per frontage per § 11.8.4.3 and 11.8.4.5 for each development	
	Subdivision Entrance Sign	40 square feet	8 feet	1 per entrance per § 11.8.7.1 and 11.8.7.2	
Wall Signs	Individual Business/Use and Multiple Business Complexes	0.5 square feet per lineal frontage or 48 sq ft maximum	shall not extend above the vertical wall	1 per frontage per § 11.8.2.2, and or 11.8.2.3 11.8.2.6 for each business or tenant	N/a
Canopy/Awning Signs	Individual Business/Use and Combined Developments	16 square feet. Signs that are attached to the face or side of a canopy may not exceed 12 inches in height.	n/a	May be substituted for allowed wall signs. This is not applicable to an additional/secondary wall sign.	N/a
Projecting/Suspended Signs	Individual Business/Use and Multiple Business Complexes	Projecting sign – 16 square feet or Suspended sign – 4 square feet	n/a	May be substituted for allowed wall signs. This is not applicable to an additional/secondary wall sign.	No portion of a projecting or suspended sign shall extend more than 5 feet from building wall

Rules of Interpretation for Table 11-2: (1) Frontage shall be measured by a distance extending from lines drawn perpendicular to the street and extending to the nearest edge of the front building façade (see illustration).



MEMORANDUM

TO: Sanford City Council
Sanford Planning Board
Hal Hegwer, City Manager

FROM: Althea Thompson, Zoning Administrator

DATE: May 6, 2016

REF: Public Hearing regarding a text amendment to the Unified Development Ordinance

The following amendment is being proposed to reduce the membership of the Historic Preservation Commission from seven (7) members to a five (5) membership commission. At present, only three (3) of the current members are committed to serving beyond June 30, 2016. One member whose term expires on June 30, 2016 has reapplied, and if reappointed the commission will increase to four (4) members. As is, City Council would need to fill three (3) vacancies. With the proposal to reduce the membership to 5 members, the Council would only need to fill one (1) position. Staff presented the amendment to the Joint Planning Commission (JPC) at their April 28th, 2016 meeting. The JPC recommended approval of the amendment as proposed.

PROPOSED AMENDMENT 2 - Article 2 Administrative Agencies, Section 2.6 Historic Preservation Commission (City Of Sanford only), Sub-Section 2.1.6.2 to be deleted in its entirety and be rewritten as follows:

Draft language for consideration:

2.1.6.2 The commission shall consist of at least ~~seven~~ *five* members appointed by the City Council of the City of Sanford. All members shall reside within the territorial jurisdiction of the city. All members of the commission shall have demonstrated special interest, experience or education in history, architecture, archaeology or related fields. The commission may appoint advisory bodies and committees as appropriate.

MEMORANDUM

TO: Sanford City Council
Sanford Planning Board
Hal Hegwer, City Manager

FROM: Althea Thompson, Zoning Administrator

DATE: May 6, 2016

REF: Public Hearing regarding text amendments to the Unified Development Ordinance

Staff is proposing a text amendment to the Unified Development Ordinance (UDO) to add the definition of “Yard Sale”, and to establish standards for temporary events in residential areas. The proposed amendment is designed to add a definition as to what a yard sale is and, more importantly, provide clarity as to those sale events in residential areas that do not meet this definition. Such sales are typically illegal retail businesses operating in residential districts, and often violates the zoning regulations. This new definition will provide staff with greater ability to control continuous sales/business operations that violate the spirit of a true yard sale event. Based on input from the Joint Planning Commission at their April 28th meeting, staff is recommending that the UDO, Appendix A – A-3-Definitions be amended to add a definition for “Yard Sale” with conditions.

Below is the draft language for consideration:

PROPOSED AMENDMENT 3. To APPENDIX A. A-3 DEFINITIONS

YARD SALE

All general sales, open to the public, conducted for the purpose of disposing of used personal household items including, but not limited to, all sales entitled “garage”, “yard”, “attic”, “porch”, “patio”, “rummage”, or “moving sale”. Yard sales shall be permitted as an accessory to any residential use on any property that contains a dwelling unit subject to the following conditions:

- *A yard sale shall be conducted on the property of the owner or tenant conducting the event.*
- *Yard sales shall be conducted only during daylight hours.*
- *Merchandise purchased for resale or obtained on consignment is prohibited.*
- *Yard sale are limited to two (2) events within a ninety (90) consecutive day period.*
- *Yard sale events shall not exceed two (2) consecutive days.*
- *All personal property exhibited outdoors during the sale shall be placed within a building or otherwise removed from the premises immediately following the end of the sale.*
- *No zoning or temporary use permit is required for yard sales as defined in this ordinance.*
- *Any sale (or display) of merchandise on a residential lot (or lot zoned for residential) that does not conform to the standards as defined within this section for a yard sale shall be considered a business use and shall be prohibited.*

\$240 FEE*

Zoning Map Amendment (Rezoning) Application

Circle Jurisdiction That Applies:

City of Sanford

Lee County

Town of Broadway

1. Applicant Name: AGA Corporation
2. Applicant Address: P.O. Box 2825, Sanford, NC 27331
3. Applicant Telephone: (919) 775-1497
4. Name and Address of Property Owner(s) if different than applicant: (The property owner is the applicant.)
5. Location of Subject Property: Three vacant tracts of land located at the western end of Commerce Drive and in the area between Commerce Drive and Lee Avenue.

Lee Co. P.I.N.: 9660-08-5884-00, 9660-08-9755-00 and 9660-18-0558-00

6. Total Area included in Rezoning Request: 85.5 Acres +/-
7. Zoning Classification: Current: 9660-08-5884-00 is zoned Light Industrial (LI)
 Current: 9660-08-9755-00 and 9660-18-0558-00 are zoned Barrington Park CZ District
 Requested: Residential Single-family (R-14) for all 3 tracts
8. Existing Land Use(s): Vacant, mostly wooded with a large field in the center with a small pond along the northeastern property line of PIN# 9660-08-5884-00.
9. Reason(s) for Requesting a Zoning Map Amendment (Rezoning): Would like to rezone the subject property to allow for the development of a single-family residential subdivision.
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]
Signature of Property Owner(s) (Sign & Print)

4/1/16
Date

Required Attachments/Submittals

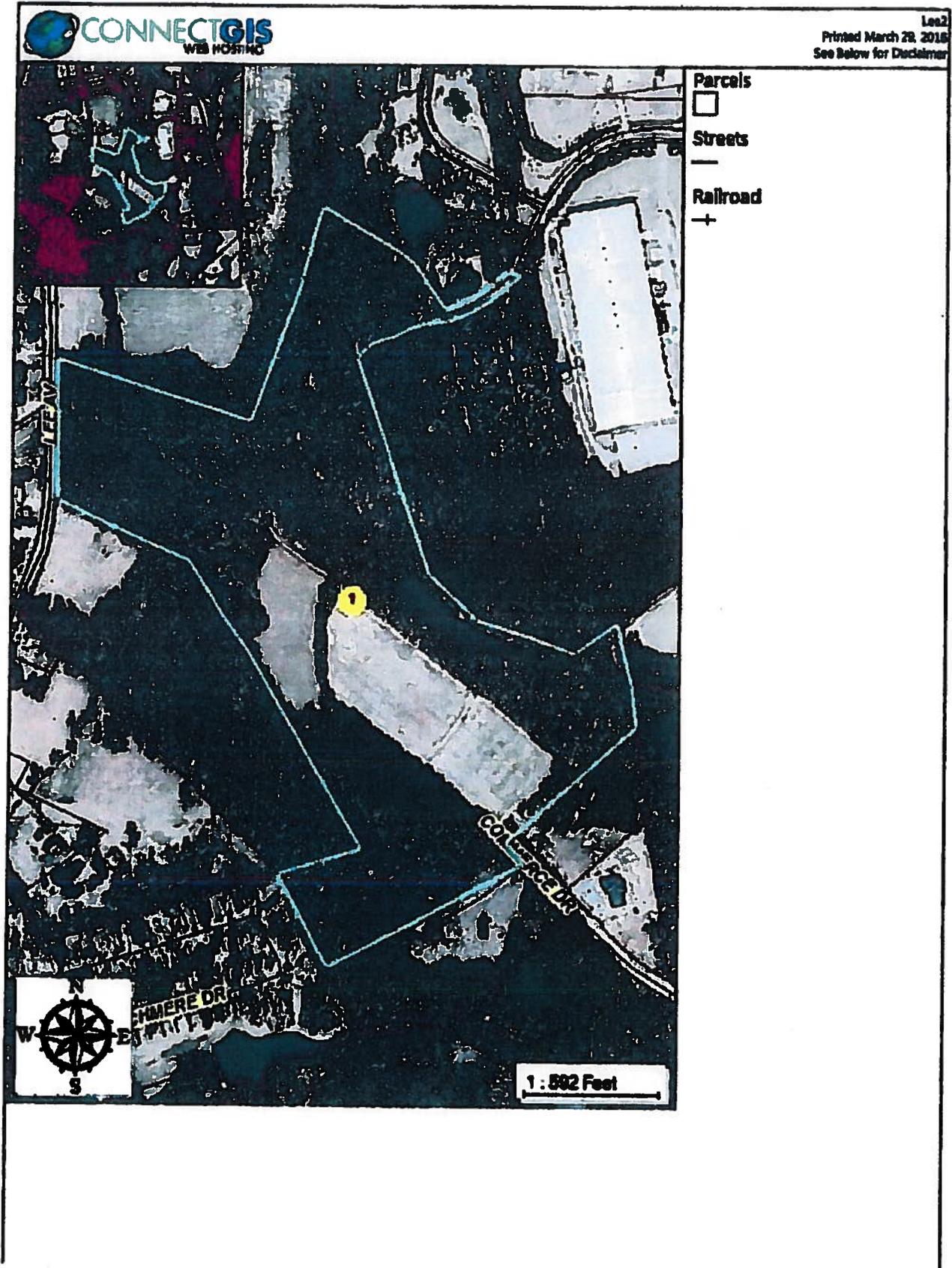
- A. A completed rezoning application (Incomplete applications/submittals will not be accepted or processed).
- B. A copy of a current Lee County Tax Map illustrating the location of the area to be rezoned. If the exterior boundary of the area to be rezoned does not follow along existing property boundaries, then the applicant shall be required to submit a metes and bounds (legal) description describing the area requested for rezoning.
- C. A copy of the latest deed for the subject property as recorded at the Lee County Register of Deeds Office.
- D. A \$240.00 Application fee, payable to the City of Sanford is required before processing the application.
- E. *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).
- F. The submission deadline is the 2nd Friday of each month at 12:00pm/noon for the rezoning to be heard the following month.

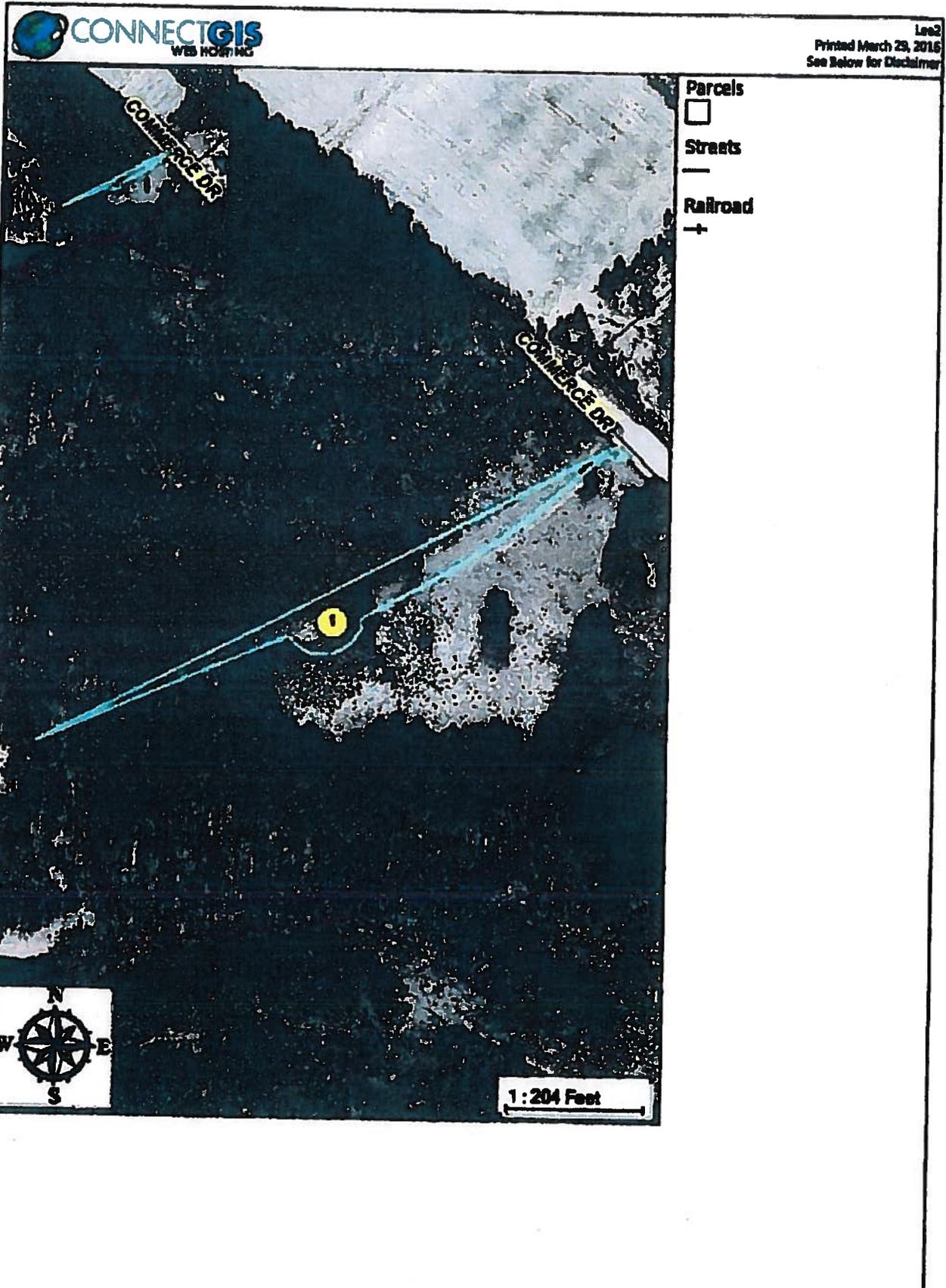
STAFF USE ONLY

Date Received: 2016-03-29 Fee Paid: \$240.00 Application No.: 550-2016-01

Staff Signature: [Signature] Energov Case No.: 2-14-916-005

LAForm & Certification/Resoning Appl No Book (240 Fee) (Updated 2015 12 29 by ADG)







Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #550-2016-01 to Amend the City of Sanford Zoning Map
Public Hearing Date: May 17, 2016

APPLICANT & PROPERTY OWNER: AGA Corporation

REQUEST: Rezone from Light Industrial (LI) District and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14) District

LOCATION: Three vacant tracts of land totaling 86 acres +/- off of Commerce Drive.

TOWNSHIP: Jonesboro

TAX PARCEL NO.: Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00, Lee County Tax Map 9660.01

ADJACENT ZONING:

Northwest: Light Industrial (LI) and Residential Restricted (RR)

Northeast: Residential Restricted (RR) and Residential Single-family (R-20),

South: Barrington Park Conditional Zoning District and Light Industrial (LI)

East: Office & Institutional (O&I) and Light Industrial (LI), Opposite Commerce Drive

West: Residential-Mixed (R-10) with a Mobile Home Park Overlay and Residential Single-family (R-20)

Introduction

The owner would like to rezone the subject property to allow for the development of the site in a residential manner. Specifically, the owner is interested in developing and/or marketing a single-family residential subdivision on the southwestern portion of the subject property and has submitted a preliminary subdivision plat for review, which will be on an upcoming City Council agenda.

Site and Area Description

The subject property is comprised of three vacant tracts of land located at the end of Commerce Drive, which is currently a dead end public street. The individual tracts are described as follows:

<u>Tract</u>	<u>PIN</u>	<u>Acreage per plat</u>	<u>Current Zoning</u>
1	9660-18-0558-00	8.80	Barrington Park CZ (Design#4)
2	9660-08-9755-00	0.77	Light Industrial (LI)
3	9660-08-5884-00	76.46	Light Industrial (LI)

Residential uses in the area include the Lockmere Village Mobile Home Park off of Lee Avenue (developed on adjoining property, but with no roadway connection to this site) the South Park Village Apartments multi-family project that is currently under construction in the northeastern corner of the intersection of Commerce Drive and Harvey Faulk Road (you drive past this apartment community on the way to the subject property) and single-family houses off of Harvey Faulk Road.

Commercial uses in the area include Liberty Commons Nursing & Rehabilitation Center of Lee County at 310 Commerce Drive and Mid Carolina Innovations / Victor & Associates, Inc., an outpatient mental health treatment center at 488 Commerce Drive.

Utilities

The subject property appears to have access to public water and public sewer. All development would need to be approved by the City of Sanford Engineering/Public Works Department to verify compliance with all applicable regulations.

Staff Analysis

The current zoning district of Light Industrial (LI) is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses. LI zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. A list of permitted uses for the LI zoning district is included within the agenda for your reference.

The current zoning district of Barrington Park Conditional Zoning District (Design #4) was to allow the development of a planned community that included areas for single-family detached houses (including patio homes), townhomes, multi-family apartments, office & institutional uses, neighborhood commercial uses, assisted living /retirement community with maximum densities per acre. The subject property was included within an area designated as multi-family apartments with a maximum density of 16 units per acre. There are illustrations that provide information regarding this conditional zoning district included within the agenda for your reference.

The proposed zoning district of Residential Single-family (R-14) is established to provide areas for medium density, single-family residential uses, with a maximum of three (3) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. R-14 provides minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character. A list of permitted uses for the C-2 zoning district is included within the agenda for your reference.

Transportation

All of the lots included within the subject property have frontage on Commerce Drive, a City maintained public street. All development would need to be approved by the City of Sanford Engineering/Public Works Department to verify compliance with all applicable regulations. The 2007 Lee County Comprehensive Transportation Plan does not illustrate Commerce Drive.

Environmental & Local Overlay Districts

Per GIS, the site has a pond and streams, but it is not located within an established floodplain or watershed and does not appear to be included within the adopted small area plans.

Development Standards

If rezoned, all of the uses permitted in the Residential Single-family (R-14) 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.

Staff has also received a preliminary plat for a portion of the subject property. This preliminary plat will be reviewed by the Planning Board this evening and likely placed on Council's next agenda for final approval. Of note is that the subdivision, as designed, illustrates a range of lot sizes. Please further note that although the proposed rezoning is to R-14, the developer has expressed a desire to not construct/include sidewalks. This is allowed currently within the UDO as the average lot size is used to determine if the project is required to provide sidewalks (along one side of the street). Based on the proposed plat, the average lot size is 25,931 square feet. So, even if the property is rezoned to R-14 this will not automatically trigger a requirement for sidewalk/curb & gutter as the requirement is based on actual lot size as proposed in the subdivision design.

Conformance with the Sanford/Lee County 2020 Land Use Plan

The 2020 Land Use Plan identifies a portion of the site as being Industrial Park and a portion of the site is not identified with land use designation. The Industrial Park designation is to provide for research and selective manufacturing with complimentary uses, to utilize the advantages of locating these uses near each other and to buffer them from adjacent uses. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

Planning & Development Staff Recommendation

Staff recognizes that the request does deviate from the recommendations of the adopted comprehensive plan (2020 Land Use Plan), which identifies this area for Industrial-Commercial-Office and Industrial Park; however, the decision to rezone a portion of the subject property to the Barrington Park Conditional Zoning District in the past was based on public testimony that was received from the owners of the business park, which supported the rezoning change due to the persistent lack of interest in the industrial and business development on the subject properties since the original South Park Business Park approval in 2000. The same holds true today with regard to the lack of interest in developing this area in an industrial or business manner. Also, there has been no forward movement on the Barrington Park project since the original rezoning request in 2007. Therefore, rezoning the subject property to a residential zoning district would appear to allow the owner to make reasonable use of the land while acknowledging that this area appears to be transitioning from commercial. Please note that information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

LI, LIGHT INDUSTRIAL 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>General Sales or Service</u>
ABC Store (liquor sales), incorporated areas only
Administrative Services, Travel Arrangements 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)
Auction Sales, 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 stores, without gas sales
Convenience stores, 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 only)
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 outdoor storage only)

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, ATVs, Boats, RVs, etc., repair and service
Motor Vehicle Towing with incidental storage, excluding Salvage Yards & Junkyards
Nurseries and greenhouses, commercial (see Section 5.25)
Office building (general)
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, with 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
Wholesales trade, generally, with operation conducted and merchandise stored entirely within a building and not otherwise listed
<u>Industrial & Manufacturing Uses</u>
Contractors' offices/shop without outdoor storage areas
Dolls, toys, games and musical instruments
Electrical equipment, appliance and components manufacturing
Finished nonmetallic, mineral products (brick, refractories, ceramics, glass, cement, etc.)
Food and Beverage manufacturing
Furniture and Related Products Manufacturing
Jewelry and Silverware manufacturing
Leather and Allied Products
Machinery and Equipment manufacturing (w/indoor storage/operations only)
Metal Manufacturing (excluding smelting operations)
Office supply, inks, etc. manufacturing (except paper)
Paper and Printing Materials manufacturing
Pharmaceutical Manufacturing
Pottery Manufacturing & Sales
Retail outlets for products manufactured on premises
Sign manufacturing
Textile Mills & Apparel Manufacturing
Tire Recapping
Tobacco Manufacturing
Transportation equipment, automobiles, aircraft, boat, railroad, etc.
Warehouse structures, generally
Wood products, (except furniture)
<u>Arts, Recreation & Entertainment</u>
Amphitheater
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 courses, public and private
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
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
Fire, sheriff, and emergency services
Funeral homes
Governmental Functions, not otherwise listed
Post office
Religious Complex (less than 350 seats), new site
Religious Complex (more than 350 sets), 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 schools), addition to existing site
<u>Transportation, Communication, and Utilities</u>
Airports, Heliports and Support Establishments
Bus passenger stations/terminals/shelters
Freight terminals & truck terminals
Gas or electric generation distributing facilities, compressor stations, or substations
Parking lots, parking structures or underground parking areas (commercial or governmental)
Public utility storage and service yards
Radio and TV stations and studios (excluding transmission tower)
Railroad freight yards, repair shops/sheds and marshalling yards
Sewage treatment and Water treatment plants
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 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>
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)
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, RVs, Sales and /or Leasing/Rental (See Section 5.24)
<u>Industrial & Manufacturing Uses</u>
Concrete and Asphalt Plants (See Section 5.8)
Landfills, LCID (2 acres or less in size) (See Section 5.19)
Landfills, C&D or LCID (greater than 2 acres in size) (See Section 5.20)
<u>Arts, Recreation & Entertainment</u>
Drive-in theaters (See Section 5.11)
Entertainment Establishments (lounges, discos, nightclubs, pool halls and/or private clubs (See Section 5.26)
Raceways, drag strips (motorized vehicles)
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)

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.

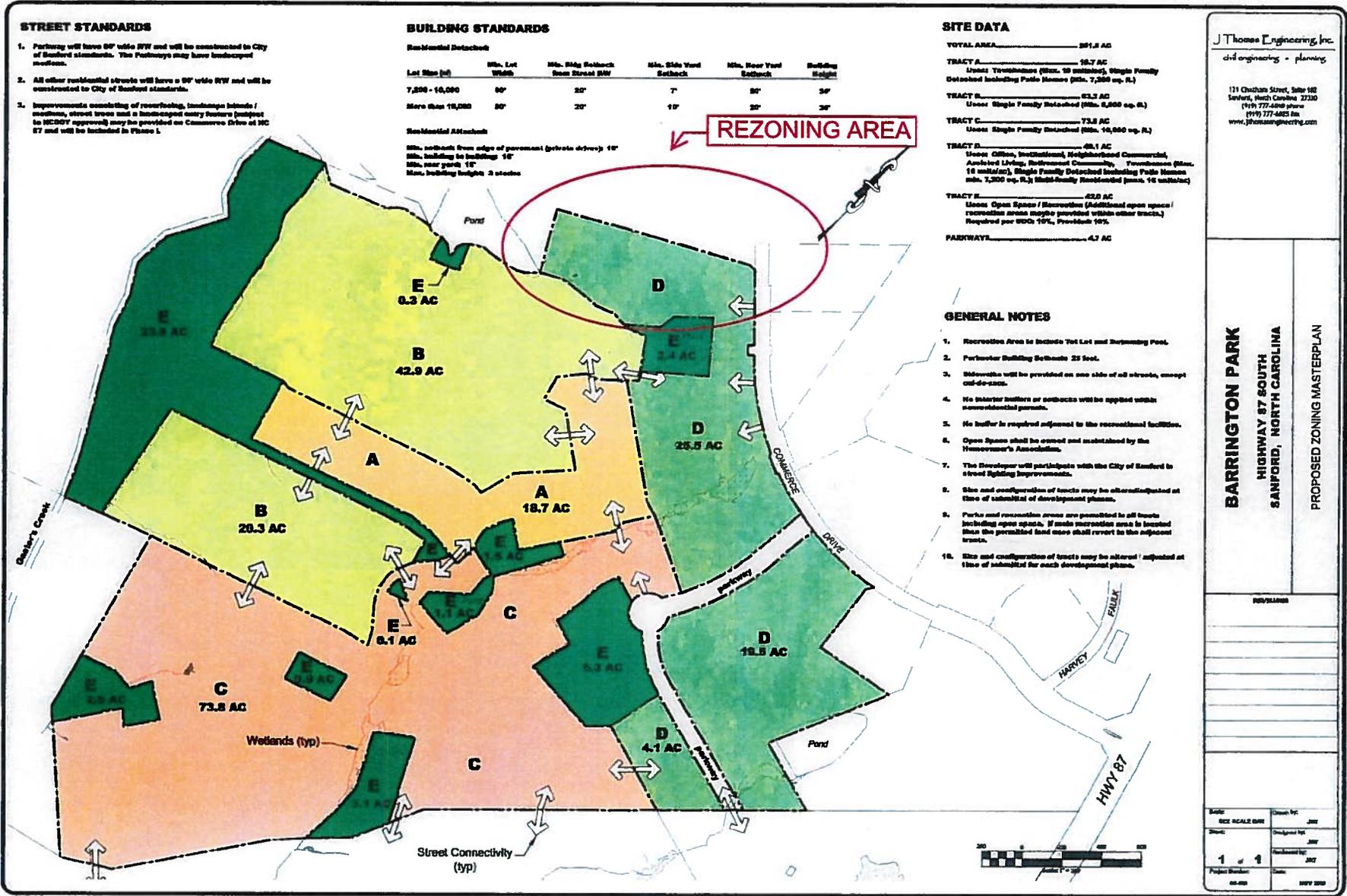
<u>Industrial & Manufacturing Uses</u>
Chemicals, plastics and rubber products
Contractors' offices/shop with outdoor storage areas
Chemicals, plastics and rubber products
Manufacturing, excluding other uses listed in this table
Sawmills or Planning Mills
<u>Arts, Recreation & Entertainment</u>
Amusement or Theme Park Establishment
<u>Education, Public Administration, Health Care, and Institutional</u>
Schools, Pre-K – Secondary (nursery and preschool, grade schools, elementary, middle, and high school), new site
Social assistance, welfare and charitable services
<u>Transportation, Communication, and Utilities</u>
Solid Waste Collection, Transfer and/or Disposal (non hazardous)
Solid Waste Convenience Centers

**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 and Manufacturing</u>
Mining and Quarries (See Section 5.23)
Storage of Flammable Liquids (In Bulk) Above Ground Storage (See Section 5.31)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

Barrington Park CZ Reference



Barrington Park CZ Reference



REVISED CONCEPTUAL MASTER PLAN FOR:

BARRINGTON PARK

DATE: NOVEMBER 2, 2009

SCALE: 1" = 300'

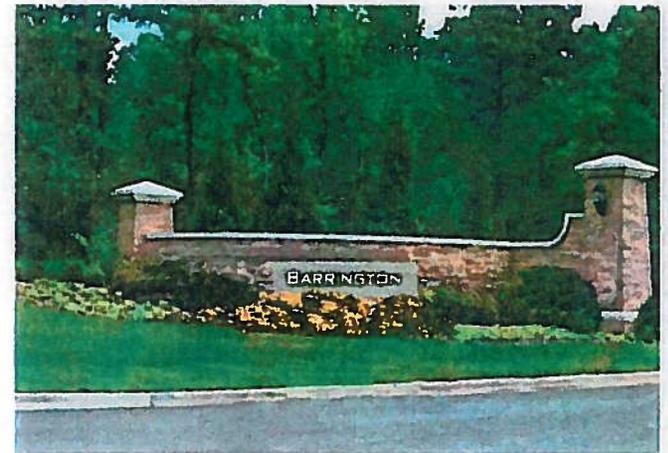
TOWNSHIP: JONESBORO --- SANFORD NORTH CAROLINA

384.49 ACRES

576 SF LOTS

NORTH SIDE LOT COUNT	APPARTME
SECTION 'A' - 64 LOTS	COMMERC
SECTION 'B' - 205 LOTS	OFFICE
SECTION 'C' - 168 LOTS	OPEN SPA
TOTAL LOTS : 437	WATER

SOUTH SIDE LOT COUNT
TOTAL LOTS : 139



Main Entry Concept Stone Walls and Columns with "Barrington" Sign

R-14, RESIDENTIAL SINGLE-FAMILY 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>Residential Uses</u>
Dwelling, Modular home
Dwelling, Single-family detached
<u>Arts, Recreation & Entertainment</u>
Parks, playgrounds, and athletic fields operated on a noncommercial basis
<u>Education, Public Administration, Health Care, and Institutional</u>
Day care facility, Adult
Religious Complex (less than 350 seats), new site
Religious Complex (any size), addition to existing complex/site
Schools, Pre-K –Secondary (nursery and preschool, grade schools, elementary, middle, and high school), addition to existing site
<u>Transportation, Communication, and Utilities</u>
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)
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>
Family Care Homes (See NCGS 168-21) (See Section 5.12)
<u>Industrial & Manufacturing Uses</u>
Landfills, LCID (2 acres or less in size) (See Section 5.19)
<u>Education, Public Administration, Health Care, and Institutional</u>
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>
Dormitories for the students of colleges, commercial schools, staff of hospitals
Child and Youth Services
Nursing, Supervision, Adult Care Homes, Group Care Facilities and other rehabilitative services
<u>Arts, Recreation & Entertainment</u>
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)
Golf courses, public and private
Golf driving ranges
Sports stadiums or arenas
<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
Fire, sheriff, and emergency services
Governmental functions, not otherwise listed
Libraries
Religious Complex (more than 350 seats), new 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
<u>Transportation, Communication, and Utilities</u>
Sewage treatment and Water treatment plants
<u>Agriculture</u>
Crop Production and Support Functions, (Sanford and Broadway)

**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 5.20)
Mining and Quarries (See Section 5.23)
<u>Education, Public Administration, Health Care, and Institutional</u>
Cemeteries, public and private (does not include individual family plots) (See Section 5.6)
Day Care facility, Child Care Center (See Section 5.10)
<u>Transportation, Communication, and Utilities</u>
Telecommunication towers (See Section 5.33)

ADJOINING PROPERTY OWNERS LIST

PETITION BY: AGA Corporation
 REQUEST: Rezone from Light Industrial (LI) and Barrington Park Conditional Zoning District (Design#4) to Residential Single-family (R-14)
 LOCATION: Three Vacant Tracts off of Commerce Drive, Sanford, NC 27332
 PINS: 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00

No.	PIN	PROP ADDR	OWNER 1	OWNER2	M #	MAILADDRESS	MAILCITY	ST	ZIP
01	9660-19-7205-00	(V) COMMERCE DR	PERSAD, SUNIL S	PERSAD, VIDYA B	1600	S THIRD ST	SANFORD	NC	27330
02	9660-18-8829-00	488 COMMERCE DR	PERSAD, SUNIL S	PERSAD, VIDYA B	1600	S THIRD ST	SANFORD	NC	27330
03	9660-29-1016-00	(V) COMMERCE DR	BIG OAKS SNF LLC	-	1973	FARRELL RD	SANFORD	NC	27330
04	9661-20-1016-00	794 HARVEY FAULK RD	UNITED STATES CELLULAR CORP	-	-	PO BOX 31369	CHICAGO	IL	60631
05	9661-10-5468-00	(V) HARVEY FAULK RD	USC ACQUISITION LLC	-	981	JOSEPH E LOWREY BLVD	ATLANTA	GA	30318
06	9661-11-1819-00	61 TRAVELLER LN	FOGLE, MARTHA	-	61	TRAVELLER LN	SANFORD	NC	27332
07	9661-02-7221-00	125 TRAVELLER LN	GARNER, GREGORY T	GARNER, GENEVA	125	TRAVELLER LN	SANFORD	NC	27332
08	9651-92-7411-00	(V) LEE AVE	THOMAS, MARVIN T	THOMAS, ROSA LEE	3727	LEE AVE	SANFORD	NC	27332
09	9651-91-4406-00	(V) LEE AVE	THOMAS, SAMUEL E	-	3900	LEE AVE	SANFORD	NC	27332
10	9651-91-1366-00	3806 LEE AVE	THOMAS, MICHAEL	THOMAS, MARGARET	3806	LEE AVE	SANFORD	NC	27332
11	9651-91-1036-00	3814 LEE AVE	THOMAS, JIMMY EDWARD	-	3814	LEE AVE	SANFORD	NC	27332
12	9651-70-9967-00	3800 LEE AVE	THOMAS, SAMUEL E	-	3900	LEE AVE	SANFORD	NC	27332
13	9651-90-1633-00	3900 LEE AVE	THOMAS, EDDY RAY	-	3900	LEE AVE	SANFORD	NC	27332
14	9651-90-1445-00	3906 LEE AVE	THOMAS, EDDY RAY	-	3900	LEE AVE	SANFORD	NC	27332
15	9650-99-7769-00	(V) LEE AVE	THOMAS, SAMUEL E	-	3900	LEE AVE	SANFORD	NC	27332
16	9650-99-5497-00	(V) LEE AVE	THOMAS, MARVIN T	THOMAS, ROSA LEE	3727	LEE AVE	SANFORD	NC	27332
17	9650-98-5365-00	99-204 LOCHMERE DR	LOCHMERE VILLAGE LLC	-	104	HEIDINGER DR	CARY	NC	27511
18	9650-98-9031-00	(V) LOCHMERE DR	CRD INVESTORS LLC	-	312	MOUNT EDEN PL	CARY	NC	27518
19	9660-07-7574-00	(V) LOCHMERE DR	CRD INVESTORS LLC	-	312	MOUNT EDEN PL	CARY	NC	27518
20	9660-18-4369-00	(V) COMMERCE DR	CRD INVESTORS LLC	-	312	MOUNT EDEN PL	CARY	NC	27518
	APPLICANT & PROPERTY OWNER:	ALL 3 VACANT ADJOINING TRACTS OF LAND	AGA CORPORATION		-	PO BOX 2825	SANFORD	NC	27331

(V) = Vacant

**CITY OF SANFORD
PUBLIC NOTICE**

May 6, 2016

Dear Adjacent Property Owner:

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold joint public hearings on Tuesday, May 17, 2016, in the Council Chambers of the Sanford Municipal Building, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider one (1) amendment 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 application is described below:

1. Application by AGA Corporation to rezone three vacant tracts of land totaling 86 acres +/- off of Commerce Drive from the current zoning of Light Industrial (LI) and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14). The property is the same as depicted on Lee County Tax Map 9660.01 as Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00 Lee County Land Records. The subject property is the same as illustrated as tracts six, seven, and an adjoining 76.46 acre tract of land on a survey map recorded in Plat Cabinet 2007, Slide 265 of the Lee County Register of Deeds Office.

The public is cordially invited to attend. Further information may be obtained from the Sanford/Lee County Community Development Department, 115 Chatham Street, 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

550-01

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, May 6, 2016.

1. Application by AGA Corporation to rezone three vacant tracts of land totaling 86 acres +/- off of Commerce Drive from the current zoning of Light Industrial (LI) and Barrington Park Conditional Zoning District (Design #4) to Residential Single-family (R-14). The property is the same as depicted on Lee County Tax Map 9660.01 as Tax Parcels 9660-18-0558-00, 9660-08-9755-00 and 9660-08-5884-00 Lee County Land Records. The subject property is the same as illustrated as tracts six, seven, and an adjoining 76.46 acre tract of land on a survey map recorded in Plat Cabinet 2007, Slide 265 of the Lee County Register of Deeds Office.

Signature: Amy J. McNeill Date: 2016-05-06

Title: DESIGN REVIEW COORDINATOR

Lee County, North Carolina

I, Alicia J. Thompson, a Notary Public for Lee County and State of North Carolina do hereby certify that Amy J. 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 6 day of May, 2016.

Alicia J. Thompson
Notary Public Signature

My Commission expires January 10, 2017 (SEAL)



**CITY OF SANFORD
PUBLIC NOTICE**

Notice is hereby given that the City Council and Planning Board for the City of Sanford will hold a joint public hearing on Tuesday, May 17, 2016, in the Council Chambers of the Sanford Municipal Center, 225 East Weatherspoon Street, Sanford, N.C. The Boards will consider one (1) amendment 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 application is described below:

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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, May 6, 2016 and on Friday, May 13, 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.

**Consider Presentation by Greg Stoch
Regarding Traffic on Gulf Street**



North Carolina Department of Public Safety

Prisons

Pat McCrory, Governor
Frank L. Perry, Secretary

W. David Guice, Commissioner
George T. Solomon, Director

April 27, 2016

Steve Stewart
City of Sanford Public Works
PO Box 3729
Sanford, NC 27331

RE: Renewal Contract for inmate labor between City of Sanford Public Works and North Carolina Department of Public Safety

Attached for your review and approval is the proposed labor contract between Sanford Correctional Center and City of Sanford Public Works. The Inmate Labor Contract was revised in 2010 and now includes information concerning the Prison Rape Elimination Act of 2003 (PREA). This revision is noted on page 7, Part VIII (Logistics), of the labor contract. There is no change in the contract amount. Our current contract will expire June 30, 2016 and it is our recommendation that the contract will be renewed for the period of July 1, 2016 through June 30, 2017. We look forward to working with you and your staff.

If further information is needed or if you have any questions or concerns, please advise. I can be reached at (919) 776-4325 ext. 213.

Sincerely,

John M. Godfrey, Superintendent I
Sanford Correctional Center #4360

MAILING ADDRESS:
Sanford Correctional Center
P.O. Box 2490
Sanford, NC 27330
www.ncdps.gov



OFFICE LOCATION:
Sanford Correctional Center
417 Advancement Center Road
Sanford, NC 27330
Telephone: (919) 776-4325
Fax: (919) 774-1866

DC-251 (Revised April 2010)

Account Number 1109

New Contract

Modified Contract

Renewal

Job Code H01002

**NC DEPARTMENT OF CORRECTION
DIVISION OF PRISONS
INMATE LABOR CONTRACT**

FACILITY NAME AND NUMBER Sanford Correctional Center #4360 DATE 4/28/16

AGENCY NAME AND BILLING ADDRESS City of Sanford Public Works, PO Box 3729, Sanford, NC 27331

Project Beginning Date: July 1, 2016 Project Ending Date: June 30, 2017

PROJECT DESCRIPTION: Duties will include, but are not limited to, janitorial, grounds/building maintenance, cleaning park/recreation area maintenance, public works projects, roadside cleaning, recycling projects and other governmental agency projects.

PROJECT COST

LABOR:

Number of Laborers 8 x \$1.00 per 8 hour work day = 8x260 Projected Number of Days of Project =

\$2080 Total Projected Labor Cost

ADMINISTRATIVE:

Administrative Cost Waived Not Waived _____ / _____
(Region Director Signature) Date

PROJECT TOTAL COST TO BE BILLED \$2080.00 ("Total Projected Labor COST" plus "Administrative COST"

above)

INVOICE TO BE SUBMITTED: Monthly Quarterly Semi-annually Annually

Other (specify) _____

APPROVED BY:

_____/_____
1. Governmental Agency authority Date

_____/_____
2. Facility Head Date

_____/_____
3. Region Director Date

_____/_____
4. Program Services Manager Date

Form Distribution by Program Services: Original -Facility Copy -Program Services, Region Office, and Accounting

**NORTH CAROLINA DEPARTMENT OF CORRECTION
DIVISION OF PRISONS**

INMATE LABOR AGREEMENT

DATE: 4/28/16

For the purpose of employing inmate labor from the Division of Prisons, the following terms are agreed upon by the Division of Prisons and the City of Sanford Public Works.

I. Logistics

- A. Inmate labor will be supplied by Division of Prisons. All inmates assigned to labor contracts will be English speaking or have completed English as a second language training.
- B. Inmates will be provided lunch by Division of Prisons.
- C. Transportation will be supplied by City of Sanford Public Works. Work schedules will also be furnished by City of Sanford Public Works.
- D. Inmates may work eight (8) hours per day, seven (7) days per week. This will include travel time to and from the correctional facility. Schedules may be varied or staggered depending upon the assigned work station. Inmates may be authorized to work in excess of eight (8) hours per day, with the authorization of Division of Prisons. (Note: The agency will be billed \$1.00 per 8 hour workday, even if the inmate(s) work less than an eight (8) hour day.)
- E. No inmate will be allowed to work in an area that is not supervised by a Custodial Agent.
- F. No inmate will be allowed to work on school property, e.g., private or public elementary, middle or high schools, while students are on the property. No sex offender inmate will be assigned or allowed to work on the property of any educational facility, e.g., private or public elementary, middle, high school, community college or university, etc.
- G. The Division of Prisons has zero-tolerance for undue familiarity or sexual abuse with an offender. It is the contract agency's duty to report any allegations of inmate sexual violence either by another inmate, correctional staff, correctional agents, agency vendors and/or volunteers. (see Section VIII below)

II. Work Station/Duties

- A. Work stations may be any property owned or leased by: City of Sanford Public Works.
- B. Inmates are allowed to perform manual labor tasks such as the following:
 - 1. Floor care duties including sweeping, mopping, vacuuming and buffing. *Inmates are not allowed to operate motorized floor cleaning equipment designed to transport the operator.*
 - 2. Furniture, fixtures, windows and cabinetry cleaning, dusting and/or polishing that is done from the floor or a step ladder.

3. Custodial duties such as emptying trash cans, carrying out trash, restocking supplies in restrooms, moving furniture, and setting up furniture.
4. Motor vehicle maintenance, washing and vacuuming which does not require the inmate to be on elevated surfaces more than four feet tall, without appropriate fall protection. Acceptable fall protection would include ladders, standard railings on working surfaces, properly erected scaffolding or a personal fall arrest system. *Inmates are not allowed to operate motor vehicles for any reason and cannot be allowed to have the keys for operating a motor vehicle for any reason.*
5. Grounds care duties including litter pick up, grass mowing, weed eating, pruning, hedge trimming, leaf blowing, raking, applying herbicides and pesticides, setting out and taking up small plants and bushes. *Inmates must be trained by managers and supervisors in the safe operation of any powered equipment. Inmates can be trained to operate riding mowers. All equipment must have manufacturer and OSHA required warning labels, safety guards and devices in good condition. Inmates applying herbicides and pesticides must be trained and closely supervised by a duly licensed applicator responsible to insure the inmate follow regulations and safe work practices. Inmates must receive hazard communication training on all chemicals they work with. They must be provided with all necessary personal protective equipment for the task they are performing.*
6. Minor building maintenance duties including painting, caulking, clearing rain gutters and power washing that can be done from the ground, ladder, properly constructed and erected scaffolding or with an approved personal fall arrest system.
7. Right of way & drainage maintenance using bush axes & shovels.

Inmate labor contract duties and tasks are expected to be for basic manual labor, such as those listed above, and normally utilizing manual tools such as shovels, brooms, mops, bush axes, etc. Inmates can be trained to use basic powered lawn care equipment, including riding mowers. This list of tasks is not exclusive of others but anything outside the scope of these types of work activities should be discussed with, and approved by, the correctional facility's management before assigning the inmate to perform the proposed duties.

- C. Inmates are not allowed to perform hazardous duties such as the following:
1. Work with electric transmission utility line crews in any capacity.
 2. Work within ten feet of any unguarded, energized electrical transmission lines or high voltage equipment, and/or within ten feet of any conductive object involved in a task near unguarded, energized electrical transmission lines or high voltage equipment.
 3. Enter any permit required confined space including but not limited to sewer manholes, lift stations, water tanks, chlorine contact chambers, utility vaults, salt bins, etc.
 4. Disturb any suspected or confirmed asbestos containing materials including but not limited to thermal system insulation, vinyl floor tiles, flooring mastic,

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roofing, roofing felts, exterior shingle siding, acoustical ceiling tiles, fire proofing materials, solid wallboard (transite), cement water pipes, cement asbestos, sheetrock or fire doors. *Typical work activities which would disturb suspected or confirmed asbestos containing materials are normally part of renovation or demolition projects which require removal or destruction of existing materials, equipment or structures.*

5. Disturb any suspected or confirmed lead based paint by sanding, scraping, cutting, sawing, welding or power washing. *Typical work activities which could disturb suspected or confirmed lead based paint are normally part of remodeling, renovation, repair, window case replacement, electrical/plumbing/carpentry work and preparing surfaces for painting.*
6. Perform or participate in sandblasting work.
7. Operate heavy equipment or aerial man lifts of any kind. Some examples of prohibited equipment are: tractors, bull dozers, back hoes, cranes, grade alls, road construction equipment, fork lifts, boom trucks, etc. *(However, inmates are allowed to perform maintenance and repair work on this type of equipment.)*
8. Perform any task that requires the use of a respirator due to exceeding the contaminant's permissible exposure limits.
9. Work over or in water where a drowning hazard exists, without the appropriate protection, such as: standard railings, personal fall arrest systems, personal flotation devices, ring buoys and/or skiffs, as required by the OSHA standards.
10. Work in trenches or excavations four feet deep or greater.
11. Work on or adjacent to public roads and highways without the proper Manual on Uniform Traffic Control Device (MUTCD) work zone safety set up utilizing the correct traffic control devices and high visibility vests, provided by Division of Prisons.
12. Operate chain saws.
13. Sit, stand or ride on any piece of equipment in a manner not consistent with the design of said vehicle or machinery while that equipment has its motor running or is moving. Examples of prohibited practices include, but are by no means limited to: standing on mower deck, riding in bucket of a loader, riding seated on a trailer hitch.

This list of tasks is not exclusive of others that might be considered too hazardous for inmate labor contracts. Any tasks or duties similar to these or in question, in regards to personnel safety, should be addressed with the correctional facility's management before assigning the inmate to perform the proposed duties. Failure to follow these guidelines may result in suspension of this contract and the removal of inmate labor.

III. Supervision

- A. **City of Sanford Public Works** agrees all inmate project supervisors will receive the Department of Corrections Inmate Orientation Training. Project Supervisors, upon successful participation in Orientation Training, are designated as Custodial Agents. New employees will be scheduled to receive this orientation training

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prior to being allowed to supervise inmate projects without being accompanied by Correctional Officers.

B.

1. Custodial Agent will be on-site at each workstation.
2. Each Custodial Agent will provide the inmate with a job description and will provide the Department of Correction with a periodic inmate work performance evaluation if requested for classification purposes.
3. The Custodial Agents of the inmates working under labor contract will provide all safety training, appropriate to the hazards and duties of each task to be performed by the inmate, in accordance with OSHA regulations. This training will include the hazards associated with the task, the proper and safe use of any equipment assigned for performing the work, the hazards associated with any chemicals used in the work, the proper safe work methods for performing the task and the correct use of any personal protective equipment needed to perform the task. This training will be ongoing and documented by the managers and supervisors for the duration of the inmate labor contract. These training records will be made available upon request from any DOP or DOC facility, region or state official, and/or safety inspectors. The training documentation must be signed and dated by the inmate and manager/supervisor who conducted the training.
4. Work schedules will be provided by City of Sanford Public Works.
5. Custodial Agents will designate break areas and ensure that inmates are supervised during all breaks.
6. Custodial Agents are to receive annual Orientation training.
7. Custodial Agents are to receive briefing in Undue Familiarity and Prison Rape Elimination Act (PREA) as part of Orientation training.

IV. Safety Equipment

- A. The Division of Prisons will provide state issued steel-toed shoes. No inmate will be allowed to work without steel-toed shoes.
- B. Inmates are required to wear DOP issued high visibility vests where required by safety rules and regulations and/or by Division of Prisons manager's request.
- C. The town/county/DOT and State will furnish all other personal protective equipment needed according to the OSHA standards, other regulatory guidelines and hazard analyses of the task to be performed. All equipment to be used by inmates in the performance of their assigned tasks must meet all safety requirements for guarding, warning labels, condition and operation as required by OSHA and the manufacturer.
- D. The Custodial Agents of the town/county/DOT and State shall insure that all inmates utilize all required safety equipment and safe work procedures in the performance of their assigned tasks.
- E. The town/county/DOT and State supervisors, who act as the Custodial Agents shall insure that all inmates have completed all required safety training in the use of approved equipment, hazards communication and the proper use of personal

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protective equipment. All training has been documented and maintained on file by the agency.

- F. Inmate injury due to failure to follow safety regulations and/or use required safety equipment may result in suspension of this contract and removal of inmate labor.

V. Waiver and Billing Information

It is agreed that the North Carolina Department of Correction will waive administrative cost, transportation and custody supervision cost.

VI. Medical

Whenever any inmate assigned to the State Department of Correction shall suffer accidental injury or accidental death arising out of and in the course of employment, to which the inmate has been assigned, the provisions of G.S. 97-13, shall apply. The governmental agency shall compensate the Department of Correction.

The following procedures are to be followed when an inmate sustains an injury while on work assignment for an agency:

- 1) If the injury is serious or life threatening: the agency will contact EMS and have the injured inmate transported to the nearest medical facility. The agency must immediately notify the inmate's prison facility of the incident.
- 2) If the injury is non-serious or is non-life threatening: When the agency has trained first aid personnel on-site at the time the inmate is injured, they may provide the inmate first aid, and immediately notify the inmate's prison facility of the incident.
- 3) If the injury is non-serious or is non-life threatening: and the agency does not have trained first aid personnel onsite to render first aid that may be needed, the agency is to transport the inmate to the nearest medical facility for treatment and immediately notify the inmate's prison facility of the incident.
- 4) If the injury is non-serious or is non-life threatening: and the agency can not provide first aid or transportation to the nearest medical facility, the agency is to immediately notify the inmate's prison facility to transport the inmate for first aid.

When any inmate injury occurs on a labor contract project, whether first-aid and/or medical assistance is rendered, the agency is to provide the inmate's prison facility written documentation of the incident as soon as possible.

VII. Inmate Conduct

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City of Sanford Public Works reserves the right to refuse or return an inmate should safety, security or order is questionable and agrees to follow North Carolina Department of Correction rules and regulations as stipulated in the Supervisory Orientation Training session. Division of Prisons will be the sole party responsible for issuing disciplinary action against any inmate employed by **City of Sanford Public Works**. Any misconduct will be reported immediately to Division of Prisons facility superintendent. Either party with a 30-day notice may terminate the contract at any time.

VIII. PREA

The Department of Correction has zero-tolerance for behavior with an offender that is unduly familiar or sexually abusive. Departmental staff, correctional agents, agency vendors and volunteers are strictly prohibited from engaging in personal dealings or any conduct of a sexual nature with offenders. Conversation and conduct with offenders is to be professional at all times. Sexual acts between an offender and departmental staff, correctional agents, agency vendors and volunteers violates the federal Prison Rape Elimination Act of 2003 (PREA) and is punishable as a Class E felony in North Carolina. Under North Carolina and federal law an offender CAN NOT consent to engage in sexual activity with departmental staff, correctional agents, agency vendors and volunteers, and all such activity legally is against the will of the offender- no matter what the offender says. Additionally, it is a criminal offense for any person to sell or give any inmate any intoxicating drink, barbiturate or stimulant drug, or any narcotic, poison or poisonous substance, except upon the prescription of a physician, or to convey to or from an inmate any letters or oral messages or any instrument or weapon by which to effect an escape, or that will aid in an assault or insurrection, or to trade with an inmate for clothing or stolen goods or to sell an inmate any article forbidden by prison rules.

“As a valued Correctional Agent of the Division of Prisons, it is important to remember that any knowledge of or a report of any incidents of unduly familiar and sexual abuse involving a labor contract inmate, you have a duty to report this information immediately to your contact person at the facility of housing for the inmate and/or to the office of the Division of Prisons. You may also report the information to the Office of PREA Administration at prea@doc.state.nc.us . By signing this contract you acknowledge that you understand and will abide by this policy as outlined above.”

**RESOLUTION TO TEMPORARILY CLOSE A PORTION OF CHATHAM STREET AND
MOORE STREET IN SUPPORT OF THE
AACA, SAN LEE CHAPTER, ANTIQUE CAR SHOW**

WHEREAS, the San Lee Chapter of the Antique Automobile Club of America is organizing an Antique Car Show to be held in downtown Sanford on June 4, 2016; and

WHEREAS Anthony Bright, acting as spokesperson for said event, formally request the temporary closure of a portion of Chatham Street and a portion of Moore Street in the downtown area of the City of Sanford; and

WHEREAS, General Statute 160A-296 (a) (4) authorizes the Council for the City of Sanford to temporarily close streets for such purposes; and

WHEREAS, the City of Sanford, desires to support the San Lee Chapter of the Antique Automobile Club of America, Car Show;

NOW, THEREFORE, BE IT RESOLVED, that the City of Sanford Police Department and Public Works Department are hereby directed to close the following streets to vehicular traffic on June 4, 2016 between the hours of 7:00 a.m. and 4:00 p.m.:

- Chatham Street between Charlotte Avenue and McIver Street
- Moore Street between Carthage Street and Wicker Street

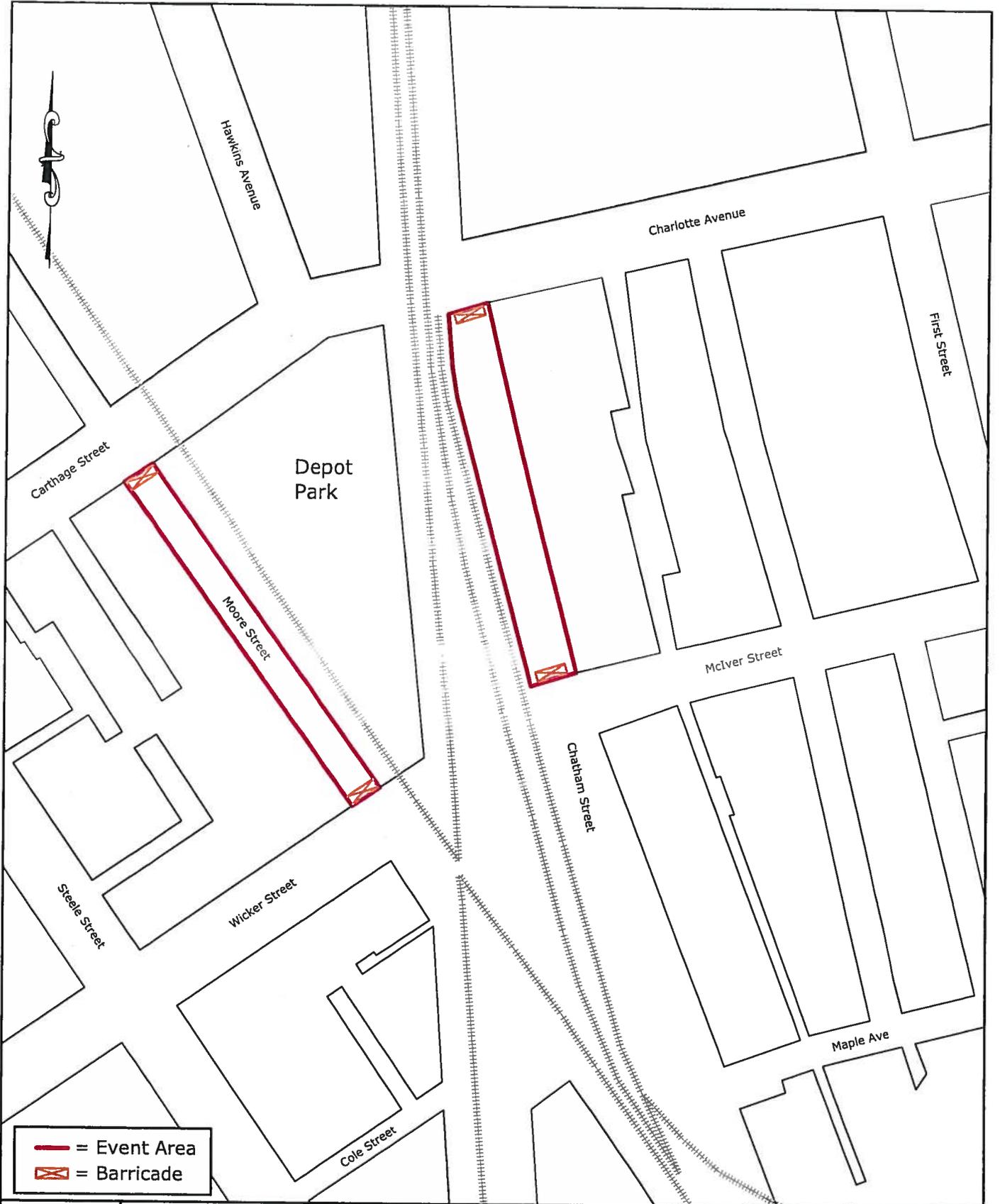
ADOPTED this 17th day of May, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney



-  = Event Area
-  = Barricade



AAAC - San Lee Chapter Car Show
 Saturday - June 6, 2015

Events Routes & Street Closures
 City of Sanford
 Engineering Department - P.O. Box 3729 - Sanford, NC 27331

Date: 04/27/16

Drawn By: staff

ANTHONY BRIGHT, Member
San Lee AACA
1305 WALTER BRIGHT ROAD
SANFORD, NC 27330
919-774-4291 - Office Phone
919-545-6664 - Cell phone
919-774-0604 - Fax

March 28, 2016

To: Sedric Dalrymple *919-776-0265*
City of Sanford

RE: Insurance Policy for:
June 4, 2016 SanLee Antique Car Show
Depot Park, Moore & Chatham Streets

Sedric,

Pages 2 & 3 Contain the Certificate of Liability Insurance form our parent organization. Please reviews these pages and let me know if you need additional information.

At this point, I have concluded all of the information that you requested for our show, including the letter requesting street closure, this insurance policy, and the application for Permit from Police Dept. If any additional information is needed, please contact me as soon as possible.

Thanks,

Anthony Bright, member



**RESOLUTION IN SUPPORT OF THE TEMPORARY CLOSURE OF A
PORTION OF NORTH AVENUE FOR THE PURPOSE OF VACATION BIBLE
SCHOOL ACTIVITIES BY EAST SANFORD BAPTIST CHURCH**

WHEREAS, Syble Mann, acting as the spokesperson of the East Sanford Baptist Church formally request the temporary closure of North Avenue from Third Street to Fourth Street for the purpose of a Vacation Bible Kickoff Activities; and

WHEREAS, said temporary closure would occur each afternoon beginning June 12, 2016 through June 17, 2016, between the hours of 6:00 PM and 9:00 PM.; and

WHEREAS, General Statute 160A-296 (a) (4) authorizes the Council for the City of Sanford to temporarily close streets for such purposes, and

WHEREAS, the City of Sanford, has no objection to said event occurring between the stated hours on said date;

NOW THEREFORE BE IT RESOLVED, THAT the City of Sanford Police and Public Works Departments are directed to close North Avenue from Third Street to Fourth Street on June 12, 13, 14, 15 16, and 17, 2016 between the hours of 6:00 PM and 9:00 PM.

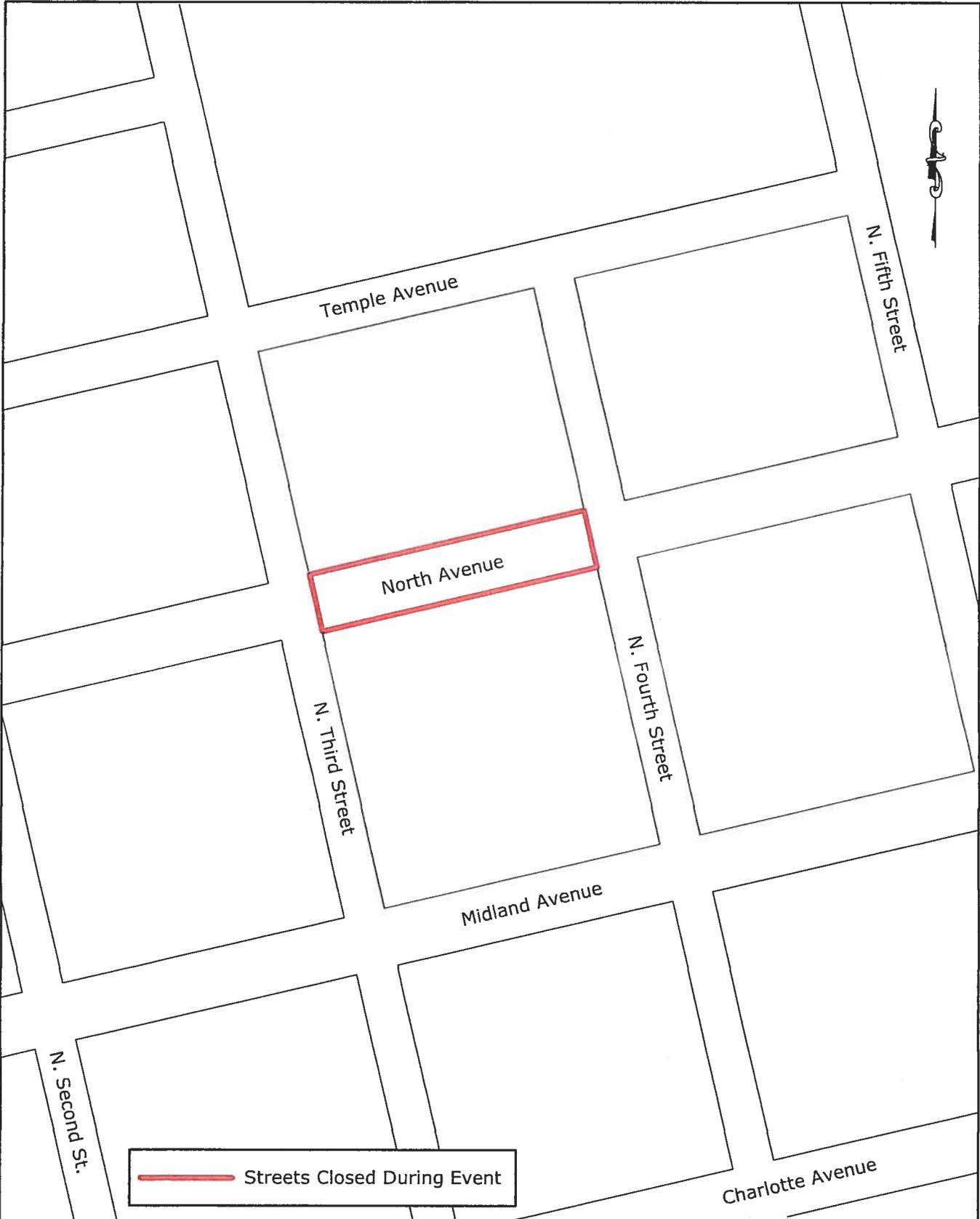
Adopted this 17th day of May, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan Patterson, City Attorney



East Sanford Baptist Church VBS Activities

June thru June 17, 2016

City of Sanford

Engineering Department - P.O. Box 3729 - Sanford, NC 27331

Date: 05/12/16

Scale: Not To Scale

Drawn By: ddb

May 11, 2016

East Sanford Baptist Church
300 North Avenue
PO Box 609
Sanford, NC 27332
919-776-3241

To whom it may concern,

This is a letter of request for the street of North Avenue from 3rd Street to 4th street to be closed Sunday, June 12, 2016 – Friday, June 17 2016 from 6:00 P.M. to 9:00 P.M.

Reason for request is for Vacation Bible School events. We will have children of all ages and games that will take place across the street from the church on North Avenue, and their safety is very important to us.

This event is being led by Sharon Bridges and Kim Neal.

An approval for this request will be greatly appreciated.

God Bless,
Syble Mann
Church Secretary

RESOLUTION AUTHORIZING THE ADVERTISEMENT
OF AN ELECTRONIC AUCTION TO SELL
CERTAIN PERSONAL PROPERTY
OF THE CITY OF SANFORD

WHEREAS, on behalf of the City Council and pursuant to G.S. 160A-270, the city manager will hold an electronic auction to sell certain personal property belonging to the City, as shown on the attached sheet, and any additions or deletions thereto; and,

WHEREAS, the City Council proposes to accept the offer of the highest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sanford that:

1. The Sanford City Manager or his designee is authorized to sell at electronic auction certain personal property belonging to the city, as shown on the attached sheet, and any addition or deletions there to and to accept the offer of the highest responsible bidder.
2. The electronic auction will begin at 8 A.M. on June 1, 2016 at the following website www.govdeals.com.
3. The city clerk shall cause a notice of this resolution to be published in accordance with G.S. 160A-270.
4. Terms for the electronic auction are that payment in full is due no later than five (5) business days from the time and date of the buyer's certificate. Payment must be made electronically through the GovDeals website.

Acceptable Forms of Payment are:

- | | |
|-----------------|--------------------|
| . Paypal | . Master Card |
| . Wire Transfer | . American Express |
| . Visa | . Discover |

5. All items must be removed within 10 business days from the time and date of issuance of the buyer's certificate. Purchases will be released only upon receipt of payment as specified.
6. The buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. Under no circumstances will the City of Sanford assume responsibility for packing,

loading or shipping. Property may be removed between the hours of 9:00 am and 3:00 pm., Monday through Thursday, excluding legal Holidays.

7. The City Council reserves the right to reject any or all bids.

ADOPTED this 17th day of May, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie D. Davis, City Clerk



P.O. Box 3729
Sanford, NC 27331-3729

City of Sanford

Phone (919) 777-1250
Fax (919) 775-8323

Randy Paschal
Fleet Maintenance Superintendent

2016 Surplus Vehicles / Equipment

2002 Ford Taurus	1FAFP53202A225358
2008 Ford F150 Tk	1FTRF12W38KD08762
2004 Chevy Tk	1GCEC14VX4Z250081
2006 Chevy C2500 Tk	1GCHC24UX6E233401
2004 Ford 4x4 Tk	2FTRF18W54CA00126
2004 Chevy Impala	2G1WF55K549361616
2010 Chevy Impala	2G1WD5EM8A1177224
2010 Chevy Impala	2G1WD5EM0A1177461
2010 Chevy Impala	2G1WD5EM7A1177361
2008 Chevy Impala	2G1WS553681335969
2009 Chevy Impala	2G1WS57M191265336
2007 Ford Crn Vic	2FAFP71W77X111924
2005 Ford Crn Vic	2FAHP71W75X160935
2006 Chevy Trail Blazer	1GNES13H762346512
2006 Chevy Impala	2G1WS551369370384
2003 Ford Crn Vic	2FAFP71W53X157486
2006 Chevy Impala	2G1WS551969379607
1977 Mack Fire Tk	CF685F1989
2006 Chevy Tk	1GCEC14V26E205114
2008 Ford F150 Tk	1FTRF12WX8KD60079
2007 Chevy 4x4 Tk	1GCEK14C47Z536451
2004 Chevy Tk	1GCEK14V74Z250414
2009 Chevy Tk	1GCCS149298147795
2008 Ford F150 Tk	1FTRF12W58KD08763
2000 Sullair Air Comp	004-134085
1999 Wacker	5079961
2002 Goundmaster Rough Mower	230001372

2016 Surplus Property

12" New Holland Backhoe Bucket

Computers, Keyboards, Monitors, Adding Machines, Phone Equipment, Printers, Typewriters, Scanners and Miscellaneous Cables and Parts.

Miscellaneous Office Chairs, Desks, Tables, File Cabinets etc.

Stop Lights

Truck Side Tool Boxes

Puma Air Compressor

HomeLite Water Pump

Couplings

Tire Chain

Radios, Chargers and Brackets

Asphalt Cutting Wheels

Obsolete Parts



P.O. Box 3729
Sanford, NC 27331-3729

City of Sanford

(919) 777-1105
FAX: (919) 718-6569
Email: susan.patterson@sanfordnc.net

Susan C. Patterson
City Attorney

MEMORANDUM

TO: Mayor and Council Members
City Manager

FROM: Susan C. Patterson, City Attorney *SCP*

DATE: May 12, 2016

SUBJECT: Offer Received to Purchase vacant property
Daisy Street, PIN 9642-87-0027

We have received an offer from William Leonel Guevara to purchase vacant property on Daisy Street, PIN #9642-87-0027 in the amount of \$600.00. This property was donated to the City by Wilkins Corporation and is located close to property currently owned by Mr. Guevara.

Attached is a Resolution to authorize the advertisement for Upset Bids to sell the property. If you have any questions, please let me know.

RESOLUTION AUTHORIZING THE ADVERTISEMENT
OF AN OFFER TO PURCHASE VACANT PROPERTY ON DAISY STREET
PIN NUMBER 9642-87-0027
SANFORD, NORTH CAROLINA

WHEREAS, the City of Sanford obtained property by deed from Wilkins Corporation, in Deed Book 1108 Page 658 in the Office of the Register of Deeds for Lee County which property is more particularly described as follows:

BEGINNING at a stake in the west line of Simmons Street in the centerline of Dry Creek, being a common corner between Headen (DB 508 PG 134), Ruiz (DB 941 PG 155), and The Wilkins Corporation. Also being located N 30-50 E 244.02 feet from an iron pipe located at the intersection of the west line of Simmons Street and the northern line of Horner Boulevard. The previously named bearing of N 30-50 E taken from an unrecorded survey done by Bracken and Associates title survey for Rey Ruis Horner Blvd Sanford, NC, dated October 14, 2004; thence from said beginning point, following the centerline of Dry Creek, and with the Ruiz line the following two calls, bearings based on previously said survey N 69-40 W 45.70 feet and N 58-20 W 67.61 feet to a common corner between Ruiz and Sung (DB 697 PG200) formerly Kiyong Yi, Zenna Yi, and Wilkins Corporation as shown on survey done by Bracken and Associates dated March 2, 2000, recorded at Plat Cabinet 9 Slide 42B; thence with the Sung line, following the centerline of Dry Creek the following three calls, the bearing based on Plat Cabinet 9 Slide 42B, N 58-20 W 38.39 feet, N 41-15 W 92.00 feet and N 81-50 W 38.36 feet to a common corner with Sung and Sanford Video and News, Inc. (DB 451 PG 956); thence, continuing with the centerline of Dry Creek as the line of Sanford Video and News, Inc. approximately 34.00 feet to the intersection of the centerline of Dry Creek and the eastern line of Daisy Street; thence as the eastern line of Daisy Street in a northeasterly direction approximately 75 feet to an existing iron pipe shown on a survey recorded at Plat Cabinet 9 Slide 36F, said existing iron pipe being the northwestern most corner of the lot labeled Norman V. Keith, Jr., (DB 361 PG 848) on said survey, now owned by City of Sanford (DB 694 PG 898); thence following with the City of Sanford line, the bearing based on Plat Cabinet 9 Slide 36F, S 39-42-46 E 164.00 feet to a new iron rod in the line of Headen (DB 508 PG 134); thence with the line of Headen, a bearing based on his deed of S 30-13 W approximately 6 feet to his southwesterly most corner; thence continuing with the Headen line a bearing based on his deed of S 59-47 E 25.00 feet to the BEGINNING. This also being PIN Number 9642-87-0027 of the Lee County Land Records. For further reference Book 1108 Page 658

WHEREAS, the City Council of the City of Sanford desires to dispose of said property as being surplus to their needs;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sanford as follows:

1. That PIN 9642-87-0027, Daisy Street, Sanford, North Carolina, hereinbefore described is hereby declared to be surplus to the needs of the City of Sanford.
2. That an offer has been received from Wiliam Leonel Guevara to purchase the property for the sum of Six Hundred Dollars (\$600.00).
3. The offeror shall deposit with the City of Sanford a sum equal to five percent (5%) of its offer. The deposit shall be retained until, either an upset bid is made, the offer is accepted and the sale is executed, or the offer is rejected.
4. The City Clerk shall cause a notice of such offer to be published in accordance with the requirements of N.C.G.S. 160A-269.
5. Within ten (10) days following the publication of the notice of such offer, any person may upset the bid by a written offer to purchase the property at a sum which is greater than the original offer by ten percent (10%) of the first One Thousand Dollars (\$1,000.00) and five percent (5%) of the remainder, accompanied by a deposit of five percent (5%) of the increased bid, said sums to be paid either in cash, certified check, cashier's check or bank money order. Bids with conditions or terms not contained in the original offer will not be accepted or considered. The highest qualifying bid becomes the new offer under consideration. In the case of identical bids, the one submitted earliest will be accepted as the high bid.
6. The City Clerk is directed, should a qualifying upset bid be received, to re-advertise the offer at the increased bid amount as often as is necessary until a final qualifying bid which has not been upset is received.
7. After a final bid is received and accepted by the City Council, the Mayor and Clerk are directed to execute a deed on behalf of the City Council to transfer such property to the highest bidder. The highest bidder shall pay all advertising costs associated with the sale.
8. The City Council may at any time reject any and all offers.

Adopted this the ____ day of May 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

May 4, 2016

William Leonel Guevara
226 Simmons Street
Sanford, NC 27330

Attention Susan Patterson:

My name is Wilian Leonel Guevara and I would like to purchase a city lot located close to where I live. I would like to offer the amount of \$600.00 to purchase the lot.

Please see map showing the lot that I'm interesting in buying.

If further information is needed, please call me at (919) 895-2613.



Yours Truly,

05-04-2016.

mi nombre es Wilian Leonel Guavara
y me gustaria comprar el lote de tierra
Lo calizado en la direccion cerca de
226 Simmons St.

A mi me gustaria ofrecer la cantidad
de \$600

Att. ~~Wilian Leonel Guavara~~



1.46 Feet

Overview Map

Quick Search

Lat Lon

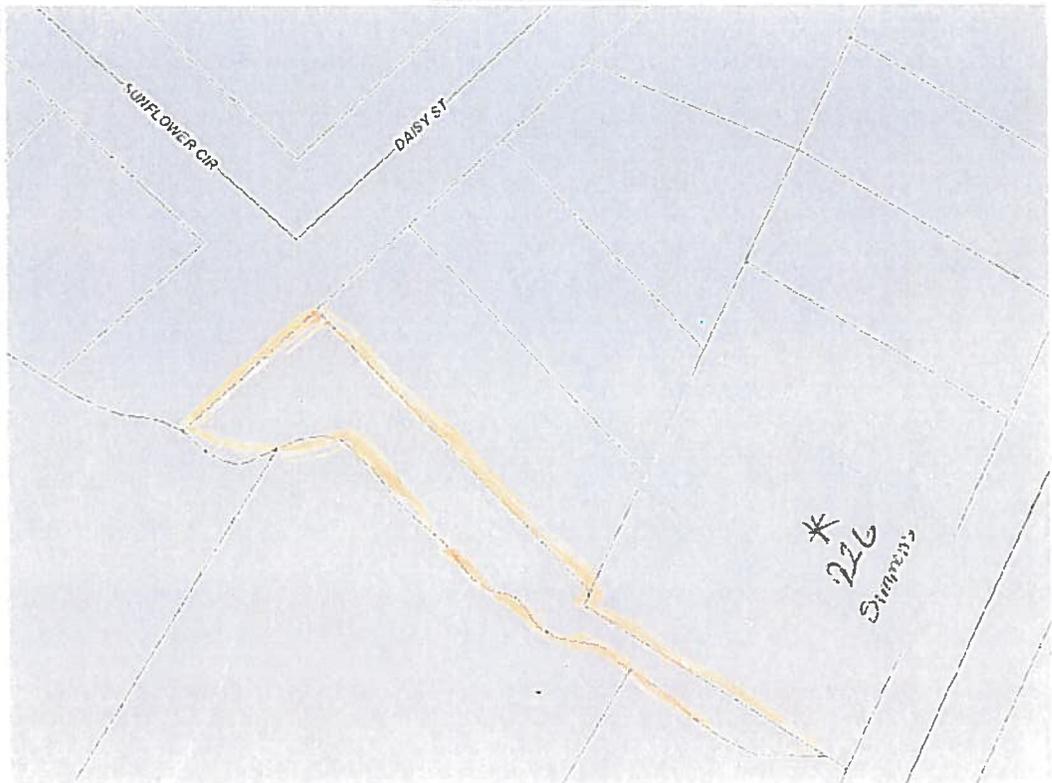
Address Search

Parcel Address

Owner

PIN

Address



Advanced Search

Search Builder

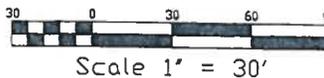
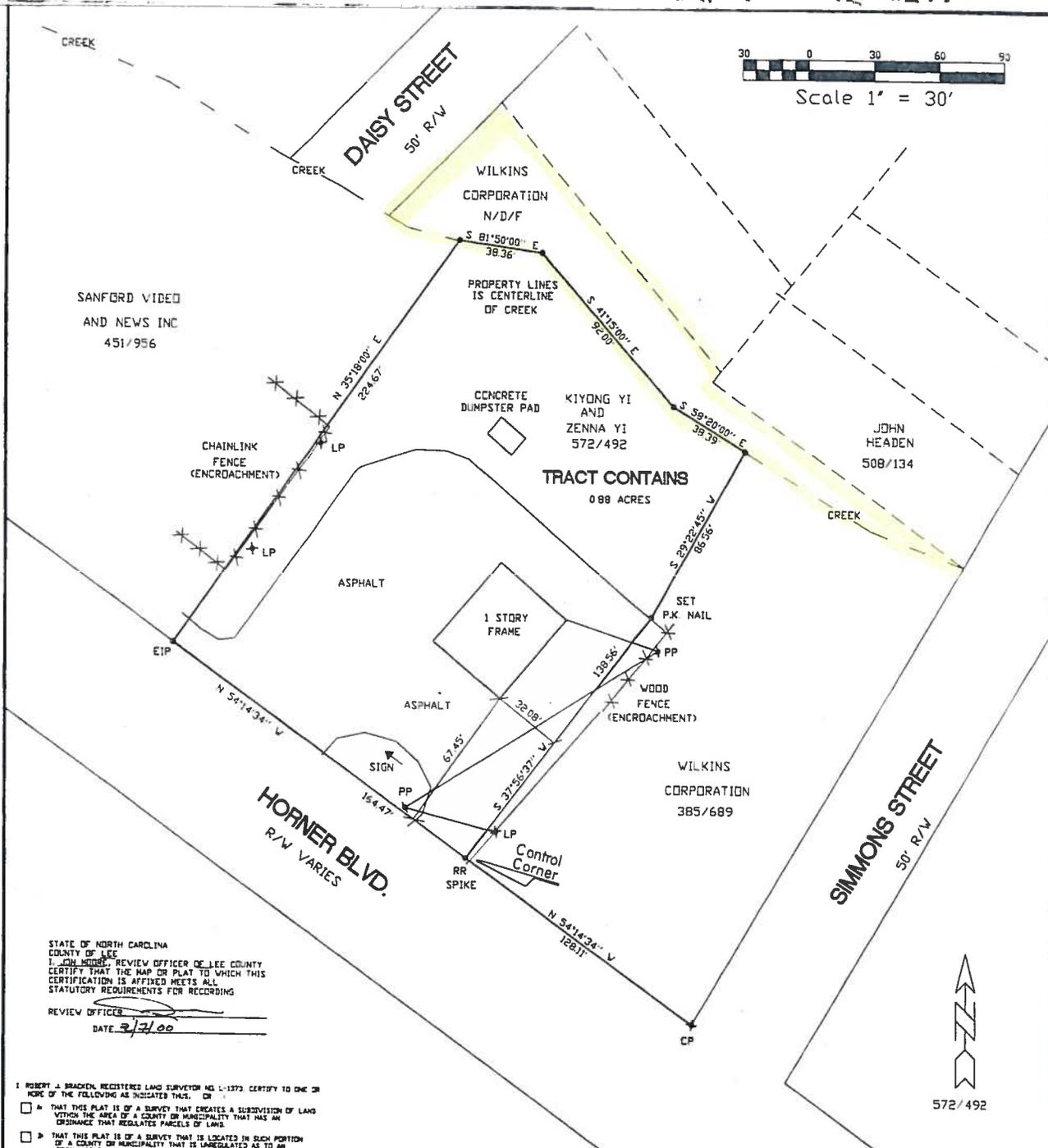
Coordinate Search

Comparable Search

Excel 2000/2003

	Address	Score
1	226 SIMMONS ST 100	

DC 9 SL 42B



STATE OF NORTH CAROLINA
 COUNTY OF LEE
 I, JOHN MIDDLEBURY, REVIEW OFFICER OF LEE COUNTY
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
 CERTIFICATION IS AFFIXED MEETS ALL
 STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER: _____
 DATE: 2/2/00

- I. ROBERT J. BRACKEN, REGISTERED LAND SURVEYOR NO. L-1373, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THEREIN:
 - THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS PARCELIZED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
 - THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OF OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 - THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (E) ABOVE.

NORTH CAROLINA, LEE COUNTY
 PRESENTED FOR REGISTRATION ON THE
 ____ DAY OF March, 2000 AT 2:35 Pm
 RECORDED IN PLAT CABINET 9 SLIDE 42-B
 Nellie W. Thomas - REGISTER OF DEEDS

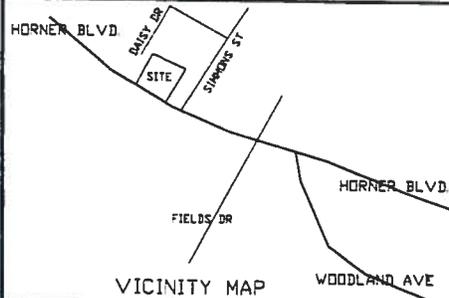
I FURTHER CERTIFY THAT THIS PROPERTY
 (CODES NOT)
 LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS
 DESIGNATED BY FIRM FLOOD INSURANCE RATE MAPS

I, ROBERT J. BRACKEN, CERTIFY THAT THIS PLAT WAS
 DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
 MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT
 SURVEYED ARE CLEARLY INDICATED, THAT THE RATIO OF
 PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT
 WAS PREPARED IN ACCORDANCE WITH G.S. 47-33 AS
 AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION
 NUMBER AND SEAL THIS 2 DAY OF MAR, 2000.

Robert J. Bracken L-1373
 REGISTERED LAND SURVEYOR PC 9
 REGISTRATION NO. L-1373 SL 42-B



BRACKEN & ASSOCIATES
 ENGINEERING • SURVEYING
 P. O. BOX 532 • SANFORD NC 27330
 OH (919) 776-5622 Fax (919) 774-6717
 E-MAIL ADDRESS: bracken@wavenet.net



SURVEY FOR: SNAPPY'S SEAFOOD			
TOWNSHIP: EAST SANFORD	DATE: MARCH 2, 2000	SEAL: NORTH CAROLINA REGISTERED LAND SURVEYOR ROBERT J. BRACKEN	
COUNTY: LEE	SCALE: 1" = 30'		
STATE: NORTH CAROLINA	PARCEL #: 9642-76-9994		
LEGEND		DATE:	REVISIONS:
EIP Set Iron Pipe	DAP Overhead Power		
FIP Found Iron Pipe	PP Power Pole		
FCA Found Concrete Monument	CL Centerline		
FPC Found P.C. Nail	NA Nails		
FRR Found Railroad Spike	CP Calculated Point		
R/W Right of Way			



Lee2
Printed May 04 2016
See Below for Disclaimer



- Parcels
- Streets
- Railroad
- Lee County
- Sanford City Limits
- Broadway Town Limits

<u>PIN</u> 9642-87-0027-00	<u>Acres</u> 0.16567626	<u>Parcel Address</u> 0 DAISY ST
<u>PARID</u> 964287002700	<u>Appraised Land</u> 500	<u>Appraised Building</u> 0
<u>Book</u> 1108	<u>Page</u> 658	<u>Tax District</u> CSF
<u>Subdivision</u>	<u>Subdivision Number</u>	<u>Legal 1</u> VACANT DAISY ST
<u>Legal 2</u>	<u>Legal 3</u>	<u>Owner</u> CITY OF SANFORD
<u>Owner2</u>	<u>Mail Address</u>	<u>Mail Suffix</u>
<u>Mail Street Dir</u>	<u>Mail Street</u> PO BOX 3729	<u>MAILADRSUF</u>
<u>Mail City</u> SANFORD	<u>Mail State</u> NC	<u>Mail Zip</u> 27331
<u>Out BLDG Description</u>	<u>Out BLDG YRBLT</u> 0	<u>Sale Price</u> 0
<u>Sale Date</u> 3/4/1985 12:00:00 AM	<u>Dwelling Card</u> 0	<u>Dwelling Style</u>
<u>Dwelling DESCR</u>	<u>Dwelling YRBLT</u> 0	<u>Shape Length</u> 660.156111493283
<u>Appraised Total</u> 500	<u>Out BLDG Area</u> 0	<u>Dwelling SFLA</u> 0
<u>OBJECTID 12</u> 8739		

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Presentation of Proposed Budget for Fiscal Year 2016 – 2017