

CITY COUNCIL AGENDA

CITY OF SANFORD, NORTH CAROLINA

November 1, 2016, 7:00 P.M., CITY HALL



1. **MEETING CALLED TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT**

5. **APPROVAL OF AGENDA**

6. **CONSENT AGENDA**

Approval of Award of Bid for Wastewater Treatment Plant Storage Building – (Page 3)

7. **SPECIAL AGENDA**

Presentation of Farm-City Week Proclamation – (Pages 4 - 5)

- Speakers are Cassidy Hare and Ben Maness from Southern Lee High School

8. **CASES FOR PUBLIC HEARING: to be held jointly with the Planning Board.**

9. **DECISIONS ON PUBLIC HEARINGS**

Application by InSite Real Estate, LLC - to rezone 2.36 ± acres of land with frontage on Rosser Road from the current zoning of Residential Single-family (R-20) to General Commercial (C-2). The subject property is all of a 0.98 ± acre tract of land, addressed as 2814 Rosser Road, identified as Tax Parcel 9652-90-1292-00 and a 1.38 ± portion of an adjoining tract of land identified as Tax Parcel 9652-90-9952-00, both of which are depicted on Lee County Tax Map 9652.20. The subject property is also identified as Tracts 3 and 2 on a survey map recorded in Plat Cabinet 2015, Slide 143 of the Lee County Register of Deeds Office. – (Pages 6 - 8)

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Pages 9 – 10)

City Council Agenda
November 1, 2016

10. REGULAR AGENDA

- A. Consider Ordinance Repealing the No-Parking Zone Located on a Portion of the South Side of Carbonton Road (State Road 1009) – (Pages 11 - 13)
- B. Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2016-2017 – (Pages 14 - 15)
- C. Consider Resolution to Endorse the Cape Fear Regional Hazard Mitigation Plan – (Pages 16 – 18)
- D. Consider Sale of Lots Located on Crestview and Hooker Streets to Habitat for Humanity for Construction of Two Single-Family Homes – (Pages 19 - 20)
- E. Consider Request for Excess Wood Chips for a Community Garden – (Page 21)
- F. Closed Session – (Page 22)

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



ENGINEERING DEPARTMENT

CITY OF SANFORD

P. O. BOX 3729

TELEPHONE 919-777-1122

FAX 919-774-8179

 North Carolina 27331-3729

OR 919-777-1118

Paul M. Weeks, Jr., P.E.
City Engineer

MEMORANDUM

TO: Vic I. Czar P.E., Public Works Director
 FROM: Paul M. Weeks Jr., P.E.
 DATE: October 12, 2016
 SUBJECT: Recommendation to award a contract for "City of Sanford Wastewater Treatment Plant New Warehouse"

Bidding for the "City of Sanford Wastewater Treatment Plant New Warehouse" project opened on September 20th at 2:00 PM. Four bidders submitted responses. The results were reviewed, and the tabulation is as follows:

| | Contractor | Bid Bond | Bid Amount |
|---|------------------------------|----------|--------------|
| 1 | Sanford Contractors, Inc | yes | \$754,960.00 |
| 2 | M & E Contracting, Inc. | yes | \$777,697.00 |
| 3 | Primus Contracting, Inc. | yes | \$795,000.00 |
| 4 | Burney & Burney Construction | yes | \$860,000.00 |

The apparent low bidder is Sanford Contractors, Inc. Their bid documents have been checked and an E-Verify form has been received. The City has had positive experiences working with this contractor in the past.

Therefore, Staff recommends the award of the contract Sanford Contractors, Inc. in the amount of \$754,960.00

STATE OF NORTH CAROLINA

COUNTY OF LEE

CITY OF SANFORD

TOWN OF BROADWAY

2016
FARM-CITY PROCLAMATION

WHEREAS, the American farmers literally help feed and clothe the world by producing a bounty of agricultural products, and

WHEREAS, rich agricultural resources contribute to the health and well being of our country and to the strength of our economy, and

WHEREAS, the growth and development of Lee County and the well-being of all its citizens are dependent upon cooperation and exchange between our rural and urban communities, and

WHEREAS, the hard work and successful cooperation between rural and urban communities will continue to play a vital role in our future, and

WHEREAS, the complexities of individual's environments and the divergence of their activities may lead to a widening gap of misunderstanding; and

WHEREAS, misunderstanding must be eliminated, if our American way of life is to endure; and

WHEREAS, Farm-City Week provides an unparalleled experience for farm and city people to become better acquainted,

NOW, THEREFORE, we do hereby proclaim the period of November 17-24, 2016 to be *Farm-City Week* and call upon citizens in rural and urban areas to acknowledge and celebrate the achievements of all those who, working together, produce and supply our community and nation with an abundance of agricultural products. We do further call upon all citizens of this County, City and Town to participate in the joint visits, seminars, and civic and social events associated with a successful Farm-City Week in Lee County.

Amy Dalrymple, Chairman
Lee County Board of
Commissioners

Chet Mann, Mayor
City of Sanford

Donald Andrews, Mayor
Town of Broadway

Date

Date

Date

FARM-CITY WEEK ACTIVITIES

FCW Proclamation
Broadway Town Council
Meeting
October 24, 2016

FCW Proclamation
Lee County
Commissioners Meeting
November 7, 2016

FCW Proclamation
Sanford City Council
November 1, 2016
Municipal Building

4-H Art Contest
Entry Deadline - November 14
November 21, 2016
McSwain Extension Center

4-H & Adult Photography Contest
Entry Deadline - November 14
November 21, 2016
McSwain Extension Center

Pumpkin Carving
October 22, 2016
9:00 am
Sanford Farmers' Market

Farm Tour
November 22, 2016
8:00 am
McSwain Extension Center

FARM-CITY WEEK BANQUET

Monday, November 21, 2016
Lee County Farm Bureau Auditorium
McSwain Extension Education and Agriculture Center
Advance Tickets - \$8

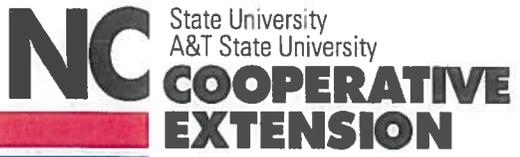
Social
5:30 pm
Hosted by ECA

Banquet
6:00 pm
Meal provided by
Lemon Springs
Ruritan Club

For more information about FCW events,
contact Cooperative Extension at 919-775-5624

Events Sponsored by:

For accommodations for persons with disabilities, contact William C. Stone at 919-775-5624 no later than five business days before the event



Empowering People · Providing Solutions

2016-10-01

Sanford City Council
Recommendation of Sanford Planning Board Regarding
Application #555-2016-01 to Amend the City of Sanford Zoning Map
Meeting Date: November 1, 2016

RECOMMENDATION FROM PLANNING BOARD:

The Sanford Planning Board recommends that the Sanford City Council support this rezoning request as it appears to be consistent with the adopted comprehensive plan (2020 Land Use Plan) and it appears to be reasonable and in the public interest based on the character of the area, with commercial zoning & development located on the adjoining lots to the south which front S. Horner Blvd, the proximity of the site to the main thoroughfare in Sanford (Horner Blvd), and the availability of public utilities.

REZONING REPORT FROM OCTOBER 18, 2016 AGENDA
Sanford City Council and Sanford Planning Board
Public Hearing Information
Application #555-2016-1001 to Amend the City of Sanford Zoning Map
October 18, 2016

APPLICANT: InSite Real Estate, LLC**PROPERTY OWNERS:** Ronald McNeill and Ruth M. Morris, per GIS**REQUEST:** Rezone from Residential Single-family (R-20) to General Commercial (C-2)**LOCATION:** 2814 Rosser Road and a 1.38 ± portion of an adjoining tract of land to the north**TOWNSHIP:** Jonesboro**TAX PARCEL NO.:** 9652-90-1292-00 and a portion of 9652-90-9952-00**ADJACENT ZONING:**

North: Residential Single-family (R-20)
 South: General Commercial (C-2) and Light Industrial (LI)
 East: Residential Single-family (R-20) and General Commercial (C-2)
 West: Light Industrial (LI) and General Commercial (C-2)

Site and Area Description

The property to be rezoned consists of a total of 2.36± acres of land that includes a vacant 0.98 ± lot formerly developed with a single-wide mobile home addressed as 2814 Rosser Road and a 1.38 ± portion of an adjoining tract of land. The subject property is also identified as Tracts 3 and 2 on a survey map recorded in Plat Cabinet 2015, Slide 143 of the Lee County Register of Deeds Office. The subject property is on the west side of Rosser Road and has approximately 422 feet of public street frontage on Rosser Road.

2016-10-01

Surrounding Land Uses

The subject property lies northwest of Capital Bank and Lowes home improvement center and east of Payless shoe store. The property also adjoins a 1.37 acre tract of land that is developed with a commercial lease building currently occupied by a Starbucks coffee shop and a Mattress Firm store.

Staff Analysis and Information

The subject property is zoned Residential Single-family (R-20). The Residential Single-family (R-20) district is established to provide areas for low-density single-family uses, with a maximum of two dwelling units per acre, which may provide buffers between the agricultural and the higher density areas. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character. The dimensional requirements of the R-20 district include a minimum lot width of 100 feet, a minimum lot depth of 125 feet, a minimum lot size of 20,000 square feet, with principal building setbacks of 30 feet from a street right-of-way, 30 feet from the rear property line and 15 feet from the side property lines. The R-20 district has a maximum building height of 40ft. A list of permitted uses for the R-20 district is included within the agenda for your reference.

The General Commercial (C-2) district is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance. C-2 zones should be located on or within proximity to major thoroughfares. This shall not apply where an existing building or structure used as permitted within the C-2 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning. The dimensional requirements of the C-2 district include a minimum lot width of 50 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 5,000 square feet), with principal building setbacks of 10 feet from any street right-of-way and the required landscape buffer yard width determining the required rear and side yard setbacks as measured from the property lines. There is no maximum building height in C-2. A list of permitted uses for the C-2 district is included within the agenda for your reference.

Utilities

The subject property appears to have access to public water and sanitary sewer. If the rezoning is approved, all new development that proposes to connect to public water or sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Transportation

The subject property has approximately 422 feet of road frontage on Rosser Road (SR1520), which is a NCDOT maintained public street with a 60 feet right-of-way. All new development that proposes to connect to Rosser Road must be approved by NCDOT to verify compliance with all applicable regulations.

2016-10-01

The 2007 Lee County Comprehensive Transportation Plan does not recommend improvements for Rosser Road. There is a 2011 traffic count of 3,800 vehicle per day approximately 70 feet south of the site, near the Capital Bank driveway onto Rosser Road.

Environmental & Local Overlay Districts

Per GIS, the site has a pond, 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-20) zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO.

Conformance with the 2020 Land Use Plan

The 2020 Land Use Plan identifies the site as being within a Highway Overlay District, which is intended to designate areas with a high level of design and development standards along major transportation corridors or major highways.

Recommendation from Planning & Development Staff

Planning & Development staff recommends that the boards support this rezoning request. In making this recommendation, staff finds that rezoning this property from residential to commercial appears to be consistent with the adopted comprehensive plan (2020 Land Use Plan). Also, this request appears to be reasonable and in the public interest based on the character of the area, with commercial zoning & development located on the adjoining lots to the south which front S. Horner Blvd, the proximity of the site to the main thoroughfare in Sanford (Horner Blvd), and the availability of public utilities. Please note that information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

Ordinance 2016 - 87

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF SANFORD, NORTH CAROLINA**

WHEREAS, a request to amend the Official Zoning Map has been received from InSite Real Estate, LLC to rezone 2.36 ± acres of land with frontage on Rosser Road as depicted on Lee County Tax Map 9652.20 as all of a 0.98 ± acre tract of land identified as Tax Parcel 9652-90-1292-00 and a 1.38 ± portion of an adjoining tract of land identified as 9652-90-9952-00 and as illustrated as Tracts 3 and 2 on a survey map recorded in Plat Cabinet 2015, Slide 143 of the Lee County Register of Deeds Office, from the current zoning of Residential Single-family (R-20) to General Commercial (C-2); and

WHEREAS, said request has been presented to the Planning Board of the City of Sanford; and

WHEREAS, the City Council of the City of Sanford conducted a public hearing on October 18, 2016 to receive citizen input on the requested zoning map amendment; and

WHEREAS, the City Council of the City of Sanford approves the request to amend the Official Zoning Map of the City of Sanford;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANFORD:

The Official Zoning Map is hereby amended to rezone 2.36 ± acres of land with frontage on Rosser Road as depicted on Lee County Tax Map 9652.20 as all of a 0.98 ± acre tract of land identified as Tax Parcel 9652-90-1292-00 and a 1.38 ± portion of an adjoining tract of land identified as 9652-90-9952-00 and as illustrated as Tracts 3 and 2 on a survey map recorded in Plat Cabinet 2015, Slide 143 of the Lee County Register of Deeds Office, from the current zoning of Residential Single-family (R-20) to General Commercial (C-2); A copy of the subject property zoning map is included as Attachment A.

In making this decision, the City Council of the City of Sanford hereby finds this rezoning request appears to be consistent with the adopted comprehensive plan (2020 Land Use Plan) and it appears to be reasonable and in the public interest based on the character of the area, with commercial zoning & development located on the adjoining lots to the south which front S. Horner Blvd, the proximity of the site to the main thoroughfare in Sanford (Horner Blvd), and the availability of public utilities.

ADOPTED this the 1st day of November, 2016.

T. Chet Mann, Mayor

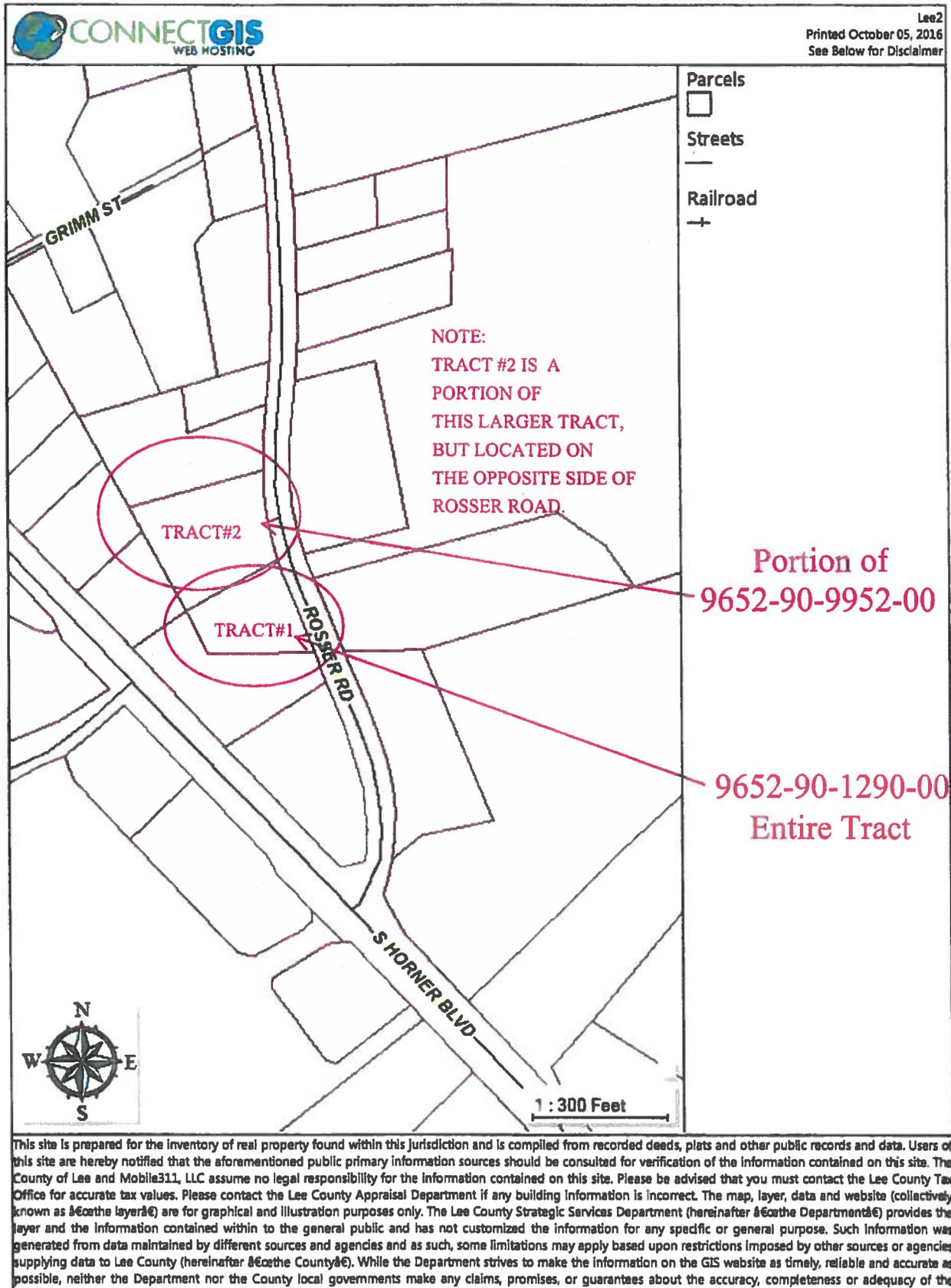
ATTEST:

APPROVED AS TO FORM:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

Attachment A



**AN ORDINANCE REPEALING THE NO-PARKING RESTRICTION
ON A PORTION OF CARBONTON RD
OF THE CITY OF SANFORD**

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina:

SECTION 1: From and after the effective date of this ordinance, the No-Parking restriction on the portion of the south side of Carbonton Road (State Road 1009) beginning 197.00 feet east of the centerline of Highland Street and continuing easterly a distance of 23.00 feet, is hereby repealed in its entirety:

SECTION 2: The Director of Public Works is directed to remove such signs, markers and other notices as necessary to advise the public of the affected parking area and parking time constraints in accordance with Section 1 hereof.

SECTION 3: This ordinance shall become effective from and after the removal of the signs, markers and notices above mentioned.

SECTION 4: All laws and ordinances in conflict with this ordinance are hereby repealed.

Adopted this 1st day of November, 2016.

T. Chet Mann, Mayor

ATTEST:

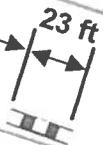
Bonnie Davis, City Clerk

Susan Patterson, City Attorney

Highland Street



197 ft



23 ft

Carbonton Road - S.R. 1009

Carthage Street



Repeal of No Parking Ordinance

Carbonton Rd.
Sanford, NC

 = Area of "No-parking zone" to be repealed

80 40 0 80



Feet

Map created by Sanford / Lee County Strategic Services - Oct, 2016

Kris Furmage

From: Tim Shaw <tim.shaw@sanfordnc.net>
Sent: Tuesday, October 18, 2016 12:16 PM
To: Kris Furmage
Subject: Fwd: No Parking Sign Removal at 115 Carbonton Rd

Sent from my iPad

Begin forwarded message:

From: Steve Brewer <steve@theflamesteakhouse.com>
Date: October 18, 2016 at 11:11:05 AM EDT
To: tim.shaw@sanfordnc.net
Cc: jennstclair@downtownsanford.com
Subject: No Parking Sign Removal at 115 Carbonton Rd

To Whom It May Concern,

We have purchased the property located at 115 Carbonton Rd in Sanford. A "No Parking" sign located in front of this property was installed at our request several years ago due to safety concerns.

At that time, our business had a different driveway configuration that made it difficult to see the oncoming traffic when exiting our parking lot located at 109 Carbonton Rd.

We have corrected this driveway configuration and clear line of sight for oncoming traffic is no longer a safety issue when cars are parked on the side of the road at 115 Carbonton Rd. Therefore, we no longer require this "No Parking" area.

we request that the "No Parking" sign located at 115 Carbonton Rd be removed.

Thank You,
Steve Brewer

Steve Brewer
The Flame Steakhouse
109 Carbonton Rd
Sanford NC 27330
919-776-7111
www.TheFlameSteakhouse.com
Steve@TheFlameSteakhouse.com

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2016-2017**

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

Section 1: The following amounts are hereby amended to ordinance 2016-24 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2016-2017

**UTILITY FUND
APPROPRIATION OF FUNDS**

| REVENUES | | | EXPENDITURES | |
|----------------------------|-------------------|-------------------------|---------------------|------------------|
| 300045 54000 | Retained Earnings | 82,400 | 30098110 67410 | Water Filtration |
| | | | | 82,400 |
| Total Appropriation | | <u>\$ 82,400</u> | | |

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

ADOPTED this, the 1st day of November, 2016.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney

2016-2017 BUDGET ORDINANCE AMENDMENT**UTILITY FUND****Appropriation of Funds** - results in increasing of budget**Revenues**

| | | |
|-------------------|--------|--|
| Retained Earnings | 82,400 | To re-appropriate funds earmarked for expenditures that were not received at June 30, 2016 |
|-------------------|--------|--|

Expenditures**To re-appropriate funds not expended at June 30, 2016 for the following items:**

| | | |
|------------------|--------|---|
| Water Filtration | 82,400 | Replacement of two chemical storage tanks |
|------------------|--------|---|



MEMORANDUM

TO: City of Sanford City Council
Hal Hegwer, City Manager

FROM: Marshall Downey, Planning Director

DATE: November 7, 2016

REF: Consider a resolution to endorse the Cape Fear Regional Hazard Mitigation Plan

Mr. Shane Seagroves, Emergency Services Director for Lee County, has asked that the City of Sanford join Lee County and the Town of Broadway and endorse the Cape Fear Regional Hazard Mitigation Plan. Below is summary information provided by Mr. Seagroves regarding the draft plan and the need for this action.

In July 2001, the legislature of the State of North Carolina adopted session law 2001-214-Senate Bill 300. This bill requires that all North Carolina counties and municipalities adopt an approved Hazard Mitigation Plan in order to be eligible for public assistance funding should a disaster occur. To remain eligible for funding, this plan must be updated every five years.

Previously, Lee County, in partnership with the City of Sanford and the Town of Broadway, updated the "Lee County Hazard Mitigation Plan" in accordance with State and Federal requirements. This Lee County plan was adopted by all in early 2012.

Since that 2012 action, the State began prioritizing planning funding provided to counties who collaboratively developed regional hazard mitigation plans with neighboring jurisdictions that are facing similar hazards in an effort to reduce costs associated with hazard mitigation planning. As a result, this latest update to our Mitigation Plan is a regional effort amongst five counties (Lee/Harnett/Moore/Chatham/Johnston) and the municipalities within this region. The plan outlines a strategy for implementing mitigation projects within the five counties and its municipalities to reinsure state and federal assistance during declared disasters.

The NC Division of Emergency Management and the Federal Emergency Management Agency have reviewed the Cape Fear Regional Hazard Mitigation Plan and has approved the Plan pending the completion of local adoption procedures.

A copy of the Cape Fear Regional Hazard Mitigation Plan (1,472 pages) is available for review at the Office of Lee County Emergency Services as well as online at <https://atkins.box.com/s/b83hxmuzxc96h4onwe0j8rqtnd8mxx6l> Mr. Seagroves is requesting that the City Council adopt the attached resolution.

**RESOLUTION TO ADOPT THE
CAPE FEAR REGIONAL HAZARD MITIGATION PLAN**

WHEREAS, the City of Sanford, North Carolina is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the City of Sanford desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Sanford City Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Sanford City Council to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the City of Sanford; and

WHEREAS, the County of Lee, in coordination with Chatham County, Harnett County, Johnston County, Moore County and the participating municipalities within those counties, has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency have reviewed the Cape Fear Regional Hazard Mitigation Plan for legislative compliance and has approved the plan pending the completion of local adoption procedures;

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

1. Adopts the Cape Fear Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on 1st day of November 2016.

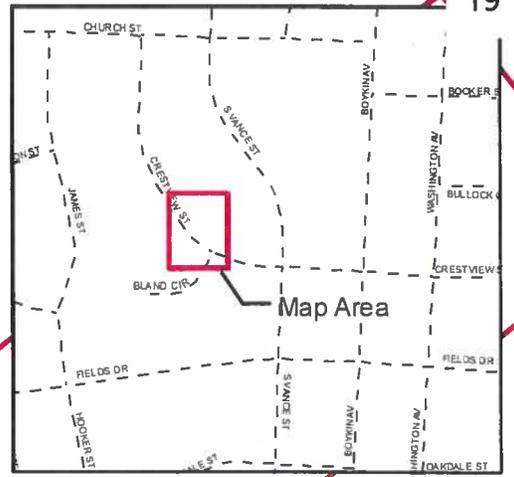
T. Chet Mann, Mayor
City of Sanford

ATTEST:

Bonnie Davis, City Clerk

APPROVED AS TO FORM:

Susan C. Patterson, City Attorney



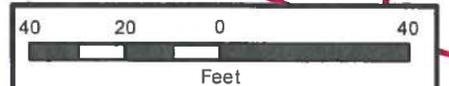
9642-56-9169-00
 0 CRESTVIEW ST
 DB 1408, PG 115

9642-56-9194-00
 0 CRESTVIEW ST
 DB 1408, PG 115

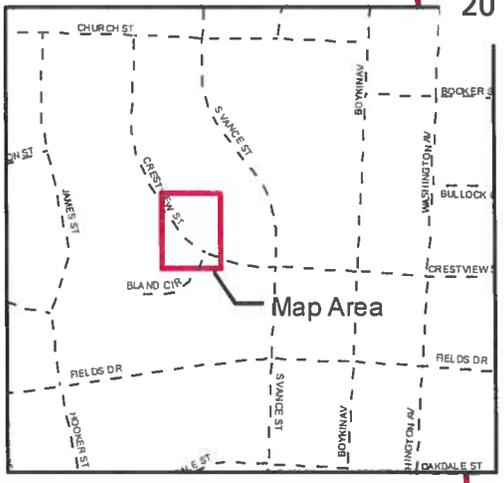
9642-66-0141-00
 409 CRESTVIEW ST
 DB 1408, PG 115

CRESTVIEW ST

BLAND CIR



Map created by Sanford / Lee County Strategic Services - Oct. 2016
 Acreage and property line location and length are approximate.

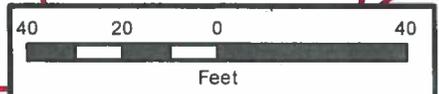


HOOKER ST

9642-54-6480-00
1413 HOOKER ST
DB 301, PG 816

9642-54-7338-00
0 GARY ST
DB 301, PG 816

9642-54-6395-00
1415 HOOKER ST
DB 301, PG 816



Map created by Sanford / Lee County Strategic Services - Oct. 2016
Acreage and property line location and length are approximate.

Consider Request for Excess Wood Chips
for a Community Garden

Closed Session