

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, July 16, 2002, at 7:00 P.M. The following people were present:

Mayor Winston C. Hester	Council Member J. T. Kirkman
Mayor Pro Tem Joseph E. Martin	Council Member James G. Williams
Council Member Clawson Ellis	Council Member Walter H. McNeil, Jr.
Council Member Philip E. Dusenbury	Council Member Linwood S. Mann, Sr.
City Manager Leonard Barefoot	City Attorney Susan C. Patterson
City Clerk Bonnie D. White	

Mayor Hester called the meeting to order; Council Member Walter McNeil, Jr. delivered the invocation.

APPROVAL OF AGENDA

On motion of Council Member James Williams, seconded by Council Member Clawson Ellis, the agenda was approved as presented.

CONSENT AGENDA

Approval of June 26, 2002, City Council Minutes- Filed in Minute Book 59

The items listed below were discussed in detail at the Law and Finance Meeting held on Wednesday, July 10, 2002.

Approval of Grant from the Governor's Crime Commission for the Sanford Police Department— (Exhibit A)

A grant by the Governor's Crime Commission under the Violence Against Women's Act was approved. It is a one-year grant totaling \$10,246. The state's funding portion is \$7,684.50 and the City's local match is \$2,561.50.

Approval of Resolution Authorizing the Conveyance of a City-Owned Lot to the County of Lee – (Exhibit B)

Resolution conveys a vacant lot on Railroad Street in West Sanford Township to the County of Lee through a quitclaim deed for \$800. The lot was obtained through a Sheriff's sale several years ago.

Approval of Resolution Authorizing Conveyance Of a City-Owned Lot to Sanford Area Habitat for Humanity For Construction Of Low-Moderate Income Single-Family Housing – (Exhibit C)

Resolution authorizes the conveyance of Lot 4 in Block Q of the Washington Park Redevelopment area on Hudson Avenue to Habitat for Humanity. A small sliver of land noted as 3C on the map will be added to Lot 4 for conveyance. A waiver of the water and sewer tap-on fees was granted.

Approval of Resolution Authorizing the Advertisement of an Offer To Purchase Vacant Lots in the Brick Capital Redevelopment Area and the Washington Park Redevelopment Area for Brick Capital Community Development Corporation – (Exhibit D)

Resolution authorizes the advertisement for upset bids to be received for seven lots requested by Brick Capital Community Development Corporation which are as follows: four lots in the Brick Capital Redevelopment Area – Block K, Lot 9; Block L, Lot 2; Block M, Lots 12A and 11; and three lots in the Washington Park Redevelopment Area - Block P, Lots 5, 6, and 9. The resolution calls for eight lots for conveyance that is the seven lots at a price of \$2,800 and a sliver of a lot noted as Block Q, Lot 5A which was transferred years ago. A waiver of the water and sewer tap on fees was requested and approved.

Approval of Resolution Authorizing the Advertisement of an Offer To Purchase a Vacant Lot on Washington Avenue for Donald Jackson – (Exhibit E)

Resolution authorizes the advertisement for upset bids to be received for a vacant lot on Washington Avenue. Donald Jackson submitted an offer of \$3,000 for the lot located adjacent to his property listed as Block Q, Lot 26. The tax value of the property is \$2,900.

Approval of Resolution Directing the City Clerk to Investigate A Contiguous Annexation by Baptist Children's Home of North Carolina, Inc. for Contiguous Annexation of 3.49 acres Located at the Intersection of Amos Bridges Road, Hawkins Avenue, and the Northern Access Ramp of U.S. Highway #1 – (Exhibit F)

The resolution directs the city clerk to investigate the proposed contiguous annexation petition received by the Baptist Children's Home of North Carolina, Inc. for contiguous annexation of approximately 3.49 acres located at the intersection of Amos Bridges Road, Hawkins Avenue, and the northern access ramp of U. S. Highway #1. A supervised living home for six women or six men with developmental disabilities is proposed on the property.

The consent agenda items were approved upon motion of Council Member Linwood Mann. Seconded by Council Member J. T. Kirkman, the motion carried unanimously.

CASES FOR PUBLIC HEARING

Petition by Nancy C. Wiggins - to rezone from Residential-20 (R-20) district to General Business (GB) district approximately 1.09 acres of land located at 1602 Charleston Drive. The property is the same as depicted on Tax Maps 9644.03 and 9644.04, Tax Parcel 9644-53-0423, Lee County Land Records Office. – (Exhibit G)

Assistant Community Development Director Trevis Averett advised that Charleston Drive is near the proposed U. S. 421 Bypass. Staff spoke with the Department of Transportation in Raleigh concerning this matter and was informed that the D.O.T. has finished its right-of-way acquisition for this particular area. The frontage of this property was acquired to widen the service road after an additional lane width was added for the bypass. The D.O.T. does not have an issue with this property being considered for rezoning. The area is served by a public water line and in order to have sewer, there would have to be an extension from Charleston Drive or a bore under U.S. Highway 1. The property is surrounded by General Business zoning. Mr. Averett described the General Business district requirements.

Mr. Averett explained that U. S. Highway 1, 15-501 is identified as a freeway thoroughfare through town, and there are approximately 19,000 vehicles per day that travel this road. Rezoning the property would conform to the 2020 Land Use Plan as this area has been identified as a Highway Node Classification. A Highway Node is a land use classification identifying a major mixed-use area of retail/service center and is designed as a community gateway.

Mayor Hester opened the public hearing. No one spoke in favor or in opposition. The public hearing was closed.

Petition by William R. Cole - to rezone from Residential-20 (R-20) district to General Business (GB) district approximately 1.20 acres of land located on the south side of Wicker Street. The property is a portion of Tax Parcel 9632-06-9539, depicted on Tax Map 9632.01, Lee County Land Records Office. – (Exhibit H)

Assistant Community Development Director Trevis Averett stated the property is located on Wicker Street in the 3700 block. The area is surrounded by Residential (R-20) zoning. There is neighborhood business zoning at the intersection of Carbonton Road, Steele Bridge Road and Wicker Street. The traffic count along Wicker Street between U. S. Highway 1 and Franklin Drive is approximately 3,200 vehicles per day. Rezoning the property would not conform to the 2020 Land Use Plan. The 2020 Land Use Plan has identified this property within the Low/Mid Density Residential classification. This district is intended to designate land which is appropriate for single-family homes, duplexes, and townhomes.

Mr. Averett informed Council that the property is not in the city limits; however, it is in the extra-territorial district.

Council Member Dusenbury asked about the status of the mobile home park referring to its appearance. Mr. Averett replied that it is a non-conforming park that was there before the City had jurisdiction in that area. It is zoned R-20, not manufactured homes. Mr. Averett commented that there is not much that can be done as it is outside the City limits.

Mayor Hester opened the public hearing. No one spoke in favor.

Margerie Riddle Watson spoke in opposition. She said her mother owns the property beside the trailer park. She informed Council that they have been trying for years to get rid of the trailer park. She lived there when she was 11 and is now 48 years old. Ms. Watson felt it should be left as residential and is opposed to any rezoning in making it any “trashier” than it is with the trailer park.

Council Member Clawson Ellis asked if anything could be done about the trailer park since it is located outside the City limits. Mr. Averett said he would have to speak with the code enforcement officers. Mr. Barefoot stated that several years, the City used its zoning and minimum housing enforcement standards to work with the Health Department to get some things done to improve the area.

Ms. Watson spoke again and said that Mr. Gilliam started the trailer park. Mr. Gilliam asked her dad if he minded him putting a trailer on that lot; he ended up with nine. Ms. Watson said she had to board her horse elsewhere because he broke out in sores from the sewage that drained down on the property; this happened when she was 12 years old. She said shots are fired there right often, and expressed concerned about her mother being next to it. Council Member Ellis said he was sure Mr. Cole would not put anything across the street anywhere near what is there now. Mr. Ellis stated that while we are working on it, we need to do all we can to rid the City and County of what is left of that trailer park.

County Commissioner Ed Paschal stated that the trailer park had about seven to eight mobile homes in it. About four to five years ago, one trailer caught on fire and that is when they cleaned the park leaving only three mobile homes. Mr. Paschal said he has known farmer Cole all his life, and he is not going to have any junk on that property to be rezoned.

Keith Childress said he would like to see the trailer park gone, and it would benefit the community to get the property rezoned.

Mayor Hester closed the public hearing.

The Planning Board retired to the West Conference Room.

REGULAR AGENDA

Consider Letter-of-Credit for Lee Bug Subdivision. Owner: Jay Norris – (Exhibit I)

Assistant Community Development Director Trevis Averett explained that a letter-of-credit was received for the Lee Bug Subdivision located off Franklin Drive. City water and sewer have already been extended through the development. The City engineer's estimate is \$45,000 to complete the public utilities. The expiration date of the letter-of-credit is July 10, 2003, to ensure completion of the improvements.

Council Member Linwood Mann made the motion to approve the letter-of-credit. Seconded by Council Member James Williams, the motion carried unanimously.

OTHER BUSINESS

City Manager Leonard Barefoot informed the Council and public about the drought and the City's water supply. He said that Sanford is in a very good position in that the City recycles most of its water. Governor Easley requested disaster relief for 56 counties from the federal government on Friday which included Lee County. The governor has asked for mandatory water restrictions to reduce the use of water by 20 percent; however it is not required. Staff believes we need to continue to educate the public on the need for voluntary restrictions. Mr. Barefoot noted that Public Works Director Larry Thomas stated that the City is conserving water by reprioritizing how we handle breaks in the water line; cutting back on the City's irrigation, and monitoring the flushing that is required to keep the water flowing through our lines. The City has several hydrants that release water periodically to ensure that the water flows through the lines and stays fresh. He added that citizens are encouraged to monitor and minimize irrigation of lawns and flowers, encourage citizens to use commercial car washes because they are more efficient, and encourage citizens to minimize cleaning of driveways and streets. The City is asking that citizens help conserve water because of long-term predictions of the drought, and

there are broader issues with Jordan Lake and the Cape Fear River. Mr. Thomas added that 60 to 70 percent of the water used by the City is recycled back into the Cape Fear River.

Council Member Walter McNeil announced that a National Night Out coordinators' meeting was held Monday night. There was good participation and if anyone wants to participate, they should call Walter McNeil or Bonnie White.

Council Member Clawson Ellis stated that sometime in the past year, there was a store building annexed into the City limits in good faith located at Broadway Road and NC 42 and to his knowledge, nothing has been done to upgrade the building. However, his point was that Council discussed de-annexing the property when the legislature was not in session. He stated that the City Attorney was instructed to get the legislation prepared and wanted to know the status of the issue. Attorney Patterson replied that a local bill would be needed to de-annex the property and she would check with delegation to see if there is any interest in supporting it. The local bill deadline has passed, however, she may be able to get it added on to another bill. She will report back to Council on the matter.

City Manager Leonard Barefoot reminded Council that its next meeting will be Thursday, August 1 at 1:00 p.m. in the Council Chambers due to National Night Out activities on Tuesday, August 6. There will be no Law and Finance meeting on Wednesday, July 31.

ADJOURNMENT

With no further business to come before the Council, the meeting was adjourned on motion of Council Member Clawson Ellis. Seconded by Council Member Walter McNeil, Jr., the motion carried unanimously.

Respectfully submitted,

WINSTON C. HESTER, MAYOR

ATTEST:

BONNIE D. WHITE, CITY CLERK