

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

The City Council reconvened its meeting in retreat at the Dennis A. Wicker Civic Center, in Sanford, North Carolina, on Tuesday, March 6, 2007, at 8:30 A.M. The following people were present:

Mayor Cornelia P. Olive	Council Member Linwood S. Mann, Sr.
Mayor Pro Tem Walter H. McNeil, Jr.	Council Member James G. Williams
Council Member Dan Harrington	Council Member Joseph Martin
Council Member Mike Stone	Council Member Steve Brewer
City Manager Leonard Barefoot	City Attorney Susan C. Patterson
City Clerk Bonnie D. White	

Mayor Olive called the meeting to order.

A. Community Development Issues – (Exhibit A)

- Community Enhancement

Code Enforcement Officer Carl Anglin gave an overview of his department. He stated that the program started in May 1996 with just him handling the complaints which totaled around 475. This past year his department handled 3,000 complaints with a staff of four people. Mr. Anglin presented Council with a list of open and closed files. Council discussed the problem of too many vehicles in the front yards of homes.

Mr. Anglin informed Council that the old Whitin-Roberts building located at 205 Maple Avenue fell into a portion of the street. Following a determination of imminent threat and danger, in order to protect the public, Mr. Anglin, on behalf of the owner, had Wayne Murchison to clean up the debris. To date, the owner has not paid the bill which totals \$2,550. Mr. Barefoot stated that the city could pay this bill and pursue collection from the owner. Council was in agreement to place this item on the council agenda today for payment and pursue collection from the owner.

- Downtown Sanford –(Exhibit B)

Downtown Sanford Executive Director David Montgomery talked about marketing events, streetscape and beautification, economic restructuring – developing a private donations sponsorship program, and public safety and parking for Fiscal Year 2007-2008.

He spoke about the accomplishments of the Historic Preservation Commission. They had 37 Certificate of Appropriateness cases, two major and 35 minor. He showed examples of signs that could be placed at the gateways of each of the four National Register Districts.

- Current Planning and Inspections

Assistant Community Development Director Marshall Downey explained that for Fiscal Year 2007-2008, staff would like to purchase a new permitting/plan review database that

would be more reliable and user-friendly. A web-based interactive system would allow the development and contractor community to have 24-hour access to the city's plan review, permitting, and inspections system. It would allow the inspectors to instantly transmit the results of an inspection and receive inspection requests in the field. The new software would cost approximately \$60,000 to \$80,000. Staff discussed implementation of a permit or other mechanism that would require a zoning review/approval when a new business wants to open. This would strengthen current design standards for changes of use so that staff can require greater improvements such as street trees, parking lot landscaping, etc., when older, existing businesses change tenants.

- Community Development –(East Sanford CD Plan)

Community Development Director Bob Bridwell stated that the purpose of the Community Development Plan (CDP) is to assess current community development needs, identify future needs, develop strategies to meet identified needs, and formulate a phased implementation plan. The goal of the project is to provide a planning tool for city officials to use in addressing community-wide housing needs on a prioritized basis. The seven target neighborhoods are East Sanford, San-Lee Drive, Harkey Road, Jonesboro, Jonesboro Transition, West Rose Street, and Fields Drive.

- Long-Range Planning

Community Development Director Bob Bridwell displayed maps of Sanford with examples of how Sanford could be developed with village concepts such as a Medical Village, Educational Village, and a Courthouse Village. The Medical Village would focus on the hospital and adjacent medical community along Carthage Street and would include properties from the intersection of Wicker Street with Carthage to Firetower Road. The Educational Village includes Central Carolina Community College, the Dennis A. Wicker Civic Center, and Lee Senior High School. The properties around these major public facilities have unique development potential. Kelly Drive has been identified as both an important gateway from U.S. Highway 1 and a corridor requiring significant improvement by the Comprehensive Transportation Plan. The Courthouse Village would include the Lee County Courthouse.

- Growth and Development

Mr. Bridwell spoke on the growing population in Sanford and projects that are currently in the development queue.

- Recreation and Parks

Mr. Bridwell stated that the request for Pedestrian Plan funding through NCDOT will be approved this year. He added that making Sanford a “walkable” community is another component of quality of life. He mentioned the recent approval of a large housing project on Pendergrass Road included several acres dedicated for a park.

Recess

Mayor Pro Tem Walter McNeil, Jr., made a motion to recess the meeting until after the conclusion of the City Council meeting to be held at 1:00 P.M., Tuesday, March 6, 2007, at the Sanford Municipal Center, in Sanford, North Carolina. Seconded by Council Member Steve Brewer, the motion carried unanimously.

Return to Retreat

The retreat resumed at 1:45 P.M., in the West End Conference Room, at the Sanford Municipal Building. Council Member Joseph Martin did not attend this portion of the retreat.

B. Fire Department – (Exhibit C)

Fire Chief Wayne Barber presented a powerpoint presentation on the need for a fourth fire station located at the south end of the city near U. S. Highway 421 and U. S. Highway 87. The last fire station built was Fire Station #3, located off Cool Springs Road, in 1992. Since that time, 5,150 acres have been annexed. This includes over 1,400 single-family addresses, 325 multi-family addresses, 145 business addresses, 4 churches, and 7 mobile home parks, in addition to farm land. To add another station, it would cost approximately \$1.9 million not including the acquisition of the land. Mr. Barefoot mentioned to council that a home owned by Glen Matthews may come up for sale that is located near the fire station. Council did not express an interest in purchasing the home at this time.

C. Police Department – (Exhibit D)

Police Chief Ronnie Yarborough stated that the crime figures have not been verified by the SBI. It appears for 2006, Sanford's crime rate dropped by 4 percent for Part 1 Crime, which is rape, robberies, theft, and larcenies. Chief Yarborough explained that you cannot compare Sanford to Moore County, Chatham, and others because of the demographics. In 2003 the rates dropped 7.1%; in 2004 dropped 14%, and in 2005 dropped 9%. Sanford should be compared to Kinston and Salisbury because the demographics match Sanford. There were 34,968 calls for service for a police officer; this does not include fire, EMS, etc. The Drug Unit arrested 543 people for drugs and seized \$62,656. Police officers issued 7,781 citations.

Chief Yarborough discussed panhandling. He informed council members that laws banning panhandling are unconstitutional, and it is a legal problem. Someone asking for money with no intimidation is not a violation of the law. Aggressive panhandling can be regulated, but this behavior would be a violation of existing laws against trespassing, assault, battery, communicating threats, larceny by trick, etc.

Adjournment

With no further business to come before the council, the meeting was adjourned on motion of Council Member James Williams, seconded by Council Member Steve Brewer, the motion carried unanimously.

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

Respectfully Submitted,

Cornelia P. Olive, Mayor

Bonnie D. White, City Clerk

