

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

The City Council reconvened its annual retreat at the Sanford Municipal Center in the West End Conference Room, in Sanford, North Carolina, on Wednesday, March 5, 2008, at 8:30 A.M. The following people were present:

Mayor Cornelia P. Olive	Council Member Steve Brewer
Mayor Pro Tem Joseph Martin	Council Member James G. Williams
Council Member Charles Taylor	Council Member Walter McNeil, Jr.
Council Member Mike Stone	City Attorney Susan C. Patterson
City Manager Hal Hegwer	
City Clerk Bonnie D. White	

Absent:

Council Member Linwood S. Mann, Sr.

Mayor Olive called the meeting to order.

Planner II Karen Kennedy stated that she has received the first draft of the 2008 Community Development Plan prepared by Patt Crissman, from The Wooten Company. She advised that the purpose and intent of the plan is to collect and analyze demographic and housing data; inventory and assess housing needs in seven study areas; identify smaller focus areas to prioritize for grant applications; and develop goals, objectives, and measurable actions to address affordable housing needs. Sanford's population grew 24 percent from April 2000 (23,200) to December 2007 (28,793). Sanford's population projection for 2025 is 50,000. She spoke about the housing needs, the seven study areas of the City, funding sources, and homeownership.- (Exhibit A)

Assistant Community Development Director Marshall Downey spoke about appearance standards and strategies. He reminded Council that the Unified Development Ordinance was approved in January of 2006 and it included a variety of tools to assist staff in regulating the appearance of new non-residential construction such as building/architectural standards (along major corridors), parking lot landscaping, street tree yards, screening of solid waste dumpsters, specific standards for big box/superstores, and side/rear yard landscaping buffers. Mr. Downey displayed pictures of the various projects that have been done using these tools. – (Exhibit B)

Code Enforcement Officer Carl Anglin spoke about working with landlords on a volunteer basis to repair rental properties. He recommended a preoccupancy inspection every eighteen months at a cost of \$50 per inspection. This would allow him to inspect a rental property to ensure that the house is in compliance before a renter moves in. City Manager Hegwer stated that it might be a good time to implement this idea when the contract comes up with the County for code enforcement and minimum housing. Mr. Anglin said he gets subpoenaed on several occasions to court when a renter does not pay his rent and accuses the

landlord of something not meeting the minimum housing code. It would require another individual to be hired.

Downtown Executive Director David Montgomery addressed the Historic Preservation Commission's accomplishments (Exhibit C) for last year – had 75 Certificate of Appropriateness cases, 20 major and 55 minor. They established three Ad Hoc Committees – Guidelines Revision, Safety/Security, and Marking/Communications. He spoke of the Historic Preservation Commission's external goals for 2007-2008 which were to create a historic walking tour map, hold historic preservation educational workshops during the year, engage landlords of slum properties, and encourage them to have leases that discourage criminal behavior and to install gateway signs at each of the three Residential National Register Districts. The gateway signs would cost approximately \$20,000 for six locations. Mr. Montgomery spoke of Downtown Jonesboro and Sanford Master Plans.

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

RECESS

Council Member James Williams made the motion to recess the meeting until Wednesday, March 5, 2008, at 8:30 A.M. in the West End Conference Room.

Respectfully Submitted

Cornelia P. Olive, Mayor

Bonnie D. White, City Clerk