

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, November 6, 2012, at 7 P.M., in the Council Chambers. The following people were present:

Mayor Cornelia P. Olive	Council Member Rebecca Wyhof
Mayor Pro Tem Sam Gaskins	Council Member Jimmy Haire
Council Member Walter H. McNeil, Jr.	Council Member Charles Taylor
Council Member James Williams	Council Member L. I. (Poly) Cohen
City Clerk Bonnie D. White	City Attorney Susan C. Patterson
City Manager Hal Hegwer	

Mayor Olive called the meeting to order. A moment of silence was observed. The Pledge of Allegiance was recited.

PUBLIC COMMENT

No citizens signed up to speak.

APPROVAL OF AGENDA

Council Member Walter McNeil, Jr. made the motion to approve the agenda. Seconded by Council Member L. I. "Poly" Cohen, the motion carried unanimously.

CONSENT AGENDA

Approval of Ordinance Establishing No-Parking Zones Along a Portion of Saunders Street of the City of Sanford – (Exhibit A)

Approval of Resolution Authorizing an Application for EPA Brownfield Assessment Fund - (Exhibit B)

Approval of Selection of Architectural Firm to Perform City's Space Needs Study - (Exhibit C)

Contract with ADW Architects in the amount of \$30,402 to perform City's Space Needs Study was approved.

Approval of Award of Contract for Self-Contained Breathing Apparatus (SCBA) to Municipal Emergency Services, Inc—Dealer for Scott Safety, the Second Lowest Bidder at \$257,464.52- (Exhibit D)

Approval of Selection of Playground Installer for Neighborhood Park at Maple Avenue and Fourth Street for the FY 2009 Maple Avenue Community Development Block Grant Community Revitalization Project – (Exhibit E)

Item was removed from Consent Agenda for budgetary purposes.

Approval of Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2012-2013 Employee Computer Purchase Program – (Exhibit F)

Approval of Law and Finance Committee Closed Session Minutes Dated March 30, 2011 - Filed in Vault)

Approval of Law and Finance Committee Closed Session Minutes Dated July 13, 2011 – (Filed in Vault)

Approval of City Council Closed Session Minutes Dated August 16, 2011 - (Filed in Vault)

Approval of Law and Finance Committee Minutes Dated September 12, 2012 – (Filed in Vault)

Approval of Law and Finance Committee Minutes Dated October 10, 2012 – (Filed in Vault)

Approval of City Council Minutes Dated October 16, 2012 – (Filed in Minute Book 78)

City Manager Hal Hegwer requested to remove Approval of Selection of Playground Installer for Neighborhood Park at Maple Avenue and Fourth Street for the FY 2009 Maple Avenue Community Development Block Grant Community Revitalization Project from the Consent Agenda for budgetary purposes. Council Member Rebecca Wyhof made the motion to approve the amended consent agenda. Seconded by Mayor Pro Tem Sam Gaskins, the motion carried unanimously.

SPECIAL AGENDA

Farm City Week - (Exhibit G)

Bill Stone, with the North Carolina Cooperative Extension, introduced Michelle Sellers, a sixth grader at San-Lee Middle School. She is a member of the 4-H Barn Buster Club and spoke about what agriculture has meant to her and how it has impacted her life. David Patterson and James Emerson, representing the Kiwanis Club, spoke about the special events that will occur during Farm City Week.

Mayor Olive presented Michelle Sellers with a City of Sanford Key Pin and read the proclamation designating the period of November 16 - 22 as Farm City Week.

CASES FOR PUBLIC HEARING

Public Hearing on 2012 Community Block Grant Program – NC Catalyst Category - (Exhibit H)

Community Development Manager Karen Kennedy advised that a few weeks ago, public hearing number one was conducted and is part of the process when you apply for a grant application from Community Development and Assistance. She explained that this is public hearing number two where Council is informed about what staff is thinking about in a grant application. Information is in Council's packets about how we would like to work on the walkability and access to Dalrymple Park for the residents in the Jonesboro area, specifically for the Autumn Oaks facility.

Mrs. Kennedy stated that since we have submitted this paperwork to Council, we have contacted the State to talk with the grant representative and tell them what we would like to do with the grant. They are not crazy about us doing infrastructure but are really interested in us

focusing on Dalrymple Park. Between now and the application due date of November 30, staff will be working with John Payne, Lee County Director of Parks and Recreation and the Engineering Department to come up with an application that better suits what they would like to see in the application.

Mayor Olive opened the public hearing. Lee County Director of Parks and Recreation John Payne, residing at 1655 Greenwood Road, spoke in favor. He advised that Dalrymple Park needs some upgrades and the Ingram Center needs improvements. There have not been many upgrades to the Center and there is a need for improvements, from an energy standpoint, such as lighting, new windows, and various upgrades to the building to make it a nicer facility. It is used for dance groups, family reunions, baby showers, etc. The playground could also be updated if the funding is received.

Community Development Director Bob Bridwell spoke in favor. He said they are trying to use the Catalyst grant as part of the revitalization process, particularly in the Jonesboro area. They are trying to secure recreational and open space activities close to the Downtown Jonesboro area and the new multi-family housing unit - the Autumn Oaks Apartments.

No one spoke in opposition. Mayor Olive closed the public hearing.

Council Member McNeil made the motion to submit the application to the State. Council Member Wyhof seconded the motion. The motion carried unanimously.

Council Member Haire asked if the grant includes any improvements to the creek as Ms. Smith's house floods right often and the beauty shop below Joyner-Dickens. Mrs. Kennedy replied that the engineering department has looked at some improvements along Webb Street but she was not sure if it is specific to that creek line but she will ask them.

The vote was unanimous to submit the application to the State.

Public Hearing on a Resolution Ordering the Closing of Imperial Drive - (Exhibit I)

Community Development Director Bob Bridwell advised that we received a petition on August 20, 2012 from the property owners of CCS Realty and a petition was signed by the adjacent property owner, Air Systems Components, Inc. to close Imperial Drive. He said the Resolution of Intent to Close the street was adopted by Council on October 2, 2012. Adjoining property owners were served with notice of public hearing and a copy of the Resolution of Intent on October 5, 2012 by regular mail. A Resolution of Intent to Close Imperial Drive was published in the Sanford Herald, once each week for four weeks, on October 5, 12, 19, and 26. A Notice of Public Hearing was promptly posted along Imperial Drive.

Mayor Olive opened the public hearing. Chuck McCarthy, residing at 2407 Laurel Drive, spoke in favor. He is the plant manager at Cloverleaf. They are in favor of closing the road to help the new construction project that is going on at either end of the existing building.

No one spoke in opposition. The public hearing was closed.

Council Member James Williams made the motion to adopt the Resolution Ordering the Closing of Imperial Drive. Seconded by Council Member Cohen, the motion carried unanimously.

DECISION ON PUBLIC HEARING

Application by Angela Bright Pearson - to rezone one 0.34 acre +/- tract of land addressed as 211 Carbonton Road, from Office & Institutional (O&I) Zoning District to Residential-Mixed (R-12) Zoning District. The property is the same as depicted on Lee County Tax Map 9642.01, as Tax Parcel 9642-38-4521-00 Lee County Land Records. It is also the same as Lot 14, Block A on a 1946 survey map of the Davenport Park Addition Subdivision recorded in Plat Cabinet 2, Slide 401, Lee County Registry of Deeds. – (Exhibit J)

Assistant Community Development Director Marshall Downey explained that a public hearing was held on October 16 to rezone the property. The property used to be an audiology clinic. The property is vacant and the owner is having difficulty trying to lease the property for commercial so they are requesting that the property be rezoned back to Residential-Mixed (R-12).

The Planning Board considered the request on October 16 and recommended unanimously that Council rezone the property back to R-12. He advised that the ordinance amending the zoning map does include the statement that is required by the State regarding the 2020 Land Use Plan. He read the statement for the record as listed on Exhibit J.

- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina – (Exhibit K)

Mayor Pro Tem Sam Gaskins made the motion to adopt the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina. Seconded by Council Member Jimmy Haire, the motion carried unanimously.

REGULAR AGENDA

Consider a Preliminary Subdivision Plat for The Marketplace at Tramway, a Proposed Shopping Center- (Exhibit L)

Assistant Community Development Director Marshall Downey explained that this is the project at Tramway and U. S. Highway #1. It is essentially another step in the formal development approval process. They are asking Council to approve a preliminary plat. It is the creation of eight outparcels along the roadway, as well as the creation of two common areas, which would not be buildable. These are lots that are set aside for either environmental reasons or for utilities and those types of things. There is also a large section which is essentially residual or leftover that would be for a potential future anchor tenant that is located behind the outparcels.

Mr. Downey advised that the plat has gone through the Technical Review Committee in May and has been worked on to get it to the point where the developer is ready to present it to Council for its consideration. Staff did review it and it meets all the technical requirements and the Unified Development Ordinance. Staff did recommend adoption of the preliminary plat to the Planning Board subject to the standard conditions, which is approval by the Department of Transportation and approval by the Division of Environmental Health and Natural Resources.

He stated that the Planning Board on October 16, 2012, reviewed the plat and unanimously recommended approval of the preliminary plat as presented. Mr. Downey added that Mark Lyczkowski, the developer, was present in the audience to answer any questions.

Council Member Cohen made the motion to approve the preliminary plat. Seconded by Council Member Haire, the motion carried unanimously.

OTHER BUSINESS

Council Member Haire commented that regarding Farm-City Week, in 1948 when Kerr Scott was elected governor, North Carolina had more farms than any other state in the union. Nebraska and Iowa had larger farms, but we had the most farms.

ADJOURNMENT

With no further business to come before the council, the meeting was adjourned on motion by Mayor Pro Tem Sam Gaskins. Seconded by Council Member Jimmy Haire, 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

ATTEST:


BONNIE D. WHITE, CITY CLERK