

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, May 5, 2015, at 7 P.M., in the Council Chambers. The following people were present:

Mayor T. Chet Mann  
Council Member Byron Buckels  
Council Member Jimmy Haire  
Council Member Charles Taylor  
City Clerk Bonnie Davis  
City Manager Hal Hegwer

Mayor Pro Tem James Williams  
Council Member Sam Gaskins  
Council Member Norman Charles Post, III  
Council Member Rebecca Wyhof  
City Attorney Susan Patterson

Mayor Mann called the meeting to order. Council Member Buckels delivered the invocation. The Pledge of Allegiance was recited.

**PUBLIC COMMENT**

There were no citizens who requested to speak.

**APPROVAL OF AGENDA**

Council Member Gaskins made the motion to approve the consent agenda. Seconded by Council Member Wyhof, the motion carried unanimously.

**CONSENT AGENDA**

Approval of Renewal of Contract for Inmate Labor – (Exhibit A)

Approval of City of Sanford Capital Reserve Resolutioin For Future General Capital Improvements – (Exhibit B)

Approval of Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2014-2015 – (Monies Appropriated for Park Improvements to Capital Reserve Fund) - (Exhibit C)

Approval of Ordinance to Temporarily Repeal a Portion of Section 36-114(a) and 36-115(a)(1)(2)(3)(4)(5) of the City of Sanford Code of Ordinances (Temporary Removal of Two-Hour Parking Requirement During Streetscape Construction) – (Pages 14 - 15)

Council Member Buckels made the motion to approve the agenda. Seconded by Council Member Gaskins, the motion carried unanimously.

**SPECIAL AGENDA**

Presentation of Proclamation Proclaiming May 17 – May 23 as Public Works Week- (Exhibit A)

Mayor Mann read the proclamation and thanked staff for their work to improve the health, safety, comfort and quality of life in our community. He presented the proclamation to Public Works employees Patricia Neal, Amanda Scott, Michael McIver, Scott Siletzky and Magda Holloway.

Presentation of Proclamation Proclaiming May 14, 2015 as Arbor Day- (Exhibit B)

Mayor Mann read the proclamation and urged all citizens to celebrate Arbor Day and support efforts to protect our trees and woodlands. He informed Council that he will be at B.T. Bullock Elementary School next week for the annual Arbor Day celebration and invited everyone to attend.

**DECISION ON PUBLIC HEARING**

Application by Keller Investment, LLC- to rezone 15.62 acres +/- from the current zoning of General Commercial (C-2) and Office & Institutional (O&I) to Southpark Apartment Home Community Conditional Zoning District to allow for the development of a multi-family apartment community. The subject property includes two lots located along the north side of Commerce Drive addressed as 11 & 12 Commerce Drive and is the same as depicted on Tax Map 9660.01, as Tax Parcels 9660-38-6740-00, which is zoned General Commercial (C-2), and 9660-38-2880-00, which is zoned General Commercial (C-2) and Office & Institutional (O&I), Lee County Land Records Office – (Exhibit C)

City Manager Hal Hegwer explained that the Planning Board has recommended that Council support this zoning request. Even though it is not consistent with the 2020 Land Use Plan, it appears to be reasonable and in the public interest based on the availability of public utilities, the surrounding land uses and zoning patterns in the area. In making this recommendation, the Planning Board has also taken into consideration that the proposed density exceeds the maximum of twelve units per acre permitted within the standard Multi-Family (MF-12) zoning district and that the developer is not proposing to install curb and gutter along the public streets (Commerce Drive and Harvey Faulk Road) as is a standard UDO requirement for multi-family projects. The board focused on the overall design of the project and noted that there was currently no curb and gutter along public streets within this area.

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

Council Member Taylor made the motion to approve the ordinance. Seconded by Council Member Wyhof, the motion passed unanimously.

**REGULAR AGENDA**

Resolution of the Sanford City Council Supporting Reinstatement of North Carolina Historic Tax Credit (Exhibit E)

Council Member Gaskins made the motion to approve the resolution, which was seconded by Council Member Post. The resolution passed by a vote of six to one, with Council Member Taylor casting the dissenting vote.

Consider Appointments to Historic Preservation Commission (Exhibit F)

Mayor Mann stated that applications were included in the Agenda packet for the three vacancies to be filled. One appointment expires June 30, 2015, another expires June 30, 2016, and the third expires June 30, 2017. Since this is a quasi-judicial board which hears cases, a quorum is required for all meetings. There are currently only four board members, so all four must be present at meetings.

Council Member Taylor made a motion to appoint Brandon Atkins by acclamation for the term expiring June 30, 2015. Seconded by Council Member Post, the motion carried unanimously.

Council Member Gaskins made a motion to appoint Matt Sakurada for the term expiring June 30, 2016 and Brian Mitchell for the term expiring June 30, 2017 by acclamation. Seconded by Council Member Taylor, the motion carried in favor six to one with Council Member Post casting the dissenting vote.

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

**OTHER BUSINESS**

Council Member Taylor thanked the Public Works department for their hard work and also acknowledged work done by the Leaf and Limb Pickup department. He also stated that it is Teacher Appreciation Week and he hopes everyone can participate in the National Day of Prayer, each in their own way.

Council Member Williams noted that downtown Streetscape construction had begun on Carthage Street near Horner Boulevard.

Council Member Gaskins thanked Tom Snell, Dave Nestor and others who were involved with the Arts and Vine Festival held this past weekend, which went very well.

City Attorney Patterson explained that a Council member had inquired about the possibility of merging the Sanford Housing Authority and Brick Capital. She is researching possible federal prohibitions and has found that the Housing Authority has a non-profit under its umbrella. If either entity were dissolved, all of its assets would have to go to another non-profit entity; however, Housing Authority statutes do allow collaborative efforts. Brick Capital principals and the Housing Authority former director have both informed Mrs. Patterson that this option has been explored previously and they are both open to it. Her concern is that they each provide different services: Brick Capital facilitates home ownership by transferring and selling assets, while the Housing Authority provides rental property.

Mayor Mann noted that Thursday is the National Day of Prayer, and local events include the Mayor's Prayer Breakfast at First Baptist Church and a noontime ceremony at the City Hall flagpole. He also reminded everyone that the Latino Immigration Project's Building Integrated Communities will hold its third meeting on Saturday, May 16 at St. Stephen's Catholic Church at 11:00 a.m. Work has begun downtown on the first streetscape mural. It is a tribute to the Sanford Spinners baseball team and is characterized by pitcher Howard Auman, who passed away on May 2. The team's name commemorates the large quantities of cotton formerly spun in Sanford at the Father George Mill and Federal Spinning. The Mayor also thanked the Sanford Arts and Vine committee for doing a great job and Council Member Jimmy Haire who helped with the Festival's Sister City project photographs and a display of tea pots brought back from the trip to China.

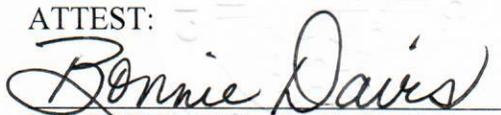
**ADJOURNMENT**

Council Member Gaskins made the motion to adjourn the meeting; seconded by Council Member Haire, the motion carried unanimously.

Respectfully Submitted,

  
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T. CHET MANN, MAYOR

ATTEST:

  
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BONNIE DAVIS, CITY CLERK