

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, December 1, 2015, at 7 P.M., in Council Chambers. The following people were present:

Mayor T. Chet Mann  
Council Member Byron Buckels  
Council Member Jimmy Haire  
Council Member Charles Taylor  
Council Member Rebecca Wyhof  
City Attorney Susan Patterson

Mayor Pro Tem James Williams  
Council Member Sam Gaskins  
Council Member Norman Charles Post, III  
City Manager Hal Hegwer  
City Clerk Bonnie Davis

**ORGANIZATIONAL SESSION**

Mayor Mann called the organizational session to order and introduced Representative David R. Lewis, who administered the oath of office to Council Member Charles Taylor. Mayor Mann administered the oath of office to Council Member Byron Moses Buckels, Council Member Rebecca Wyhof and Council Member Jimmy Haire.

Mayor Mann called the meeting to order. Pastor Greg Davenport (of Vineyard Assembly of God Church) delivered the invocation. The Pledge of Allegiance was recited.

**APPOINTMENT OF MAYOR PRO TEMPORE**

Mayor Mann entertained a motion to elect a Mayor Pro Tempore. Council Member Williams explained that the previous Board decided that this position would be rotated after each election and any Council member interest in serving should let the other members know. Council Member Gaskins was the only member who expressed an interest.

Council Member Williams nominated Council Member Gaskins to serve as Mayor Pro Tempore; the motion was seconded by Council Member Wyhof. Council Member Taylor nominated Council Member Williams, if he would be willing, but Mr. Williams declined. After confirming there were no other nominations, Mayor Mann closed the nominations. The motion to appoint Council Member Sam Gaskins as Mayor Pro Tempore passed unanimously.

**APPROVAL OF AGENDA**

Council Member Post made a motion to approve the Agenda as amended; seconded by Council Member Buckels, the motion carried unanimously.

**CONSENT AGENDA**

Approval of City Council Meeting Minutes Dated September 22, 2015 (filed in Minute Book 85)

Approval of City Council Meeting Minutes Dated November 17, 2015 (filed in Minute Book 85)

Mayor Pro Tem Gaskins made the motion to approve the Consent Agenda. Seconded by Council Member Haire, the motion carried unanimously.

### **DECISION ON PUBLIC HEARING**

Application by Caman Properties to rezone a vacant 0.32 acre +/- tract of land addressed as 121 Wilson Road from Residential Single-Family (R-20) to General Commercial (C-2). The property is the same as depicted on Lee County Tax Map 9661.01 as Tax Parcel 9661-07-2313-00 Lee County Land Records (Exhibit A)

Amy McNeill, Design Review Coordinator, explained that the public hearing on this request was held on November 17, 2015. She also stated that the Sanford Planning Board recommends that Council support this request as presented since it appears to be consistent with the 2020 Land Use Plan, is reasonable and in the public interest.

- Consider Adoption of Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Exhibit B)  
Council Member Post made a motion to approve the adoption of the ordinance; seconded by Council Member Buckels, the motion carried unanimously.

### **REGULAR AGENDA**

Consideration of a Preliminary Major Subdivision Plat for a 13-lot commercial subdivision zoned General Commercial (C-2) to be served by public water, public sanitary sewer and public streets (all City maintained) with a proposed connection to Tramway Road (SR 1398). The subject property is 20.05 acres +/- in size, located within the corporate limits of the City of Sanford and owned by Tramway One Associates, PLLC – (Exhibit C)

Council Member Post asked to be recused from this item since a majority of his law partners are partners in Tramway One Associates, PLLC. Council Member Wyhof made a motion that Member Post be recused on this item; seconded by Council Member Taylor, the motion carried unanimously.

Amy McNeill, Design Review Coordinator, explained that the Applicant/Owner seeks preliminary plat approval for a 13 lot commercial subdivision located within the city's corporate limits. All lots are proposed to be served by public water, public sewer and are city maintained public streets, with the exception of Lot Number 5 which has frontage on Jefferson Davis Highway/US Highway 1 (NCDOT maintained). She summarized details on the property, including the tax parcel proposed to be subdivided (9631-65-5307), zoning (General Commercial, C-2); total size (approximately 20 acres), proposed lots and zoning (13 lots proposed with minimum lot size in this zoning district of 5,000 square feet).

Ms. McNeill explained that the plat was reviewed by the Sanford/Lee County Technical Review Committee on September 24, 2015. Approval by DENR (Department of Environment and Natural Resources) will be required if more than an acre is disturbed and DOT approval will be required for the proposed public street connection to Tramway Road. The preliminary plat will be valid for two years, if approved by City Council, and all public utilities (water, sanitary sewer, streets) must be installed or a financial guarantee must be posted prior to recording the final plat (all financial guarantees must also be accepted by Council). The Sanford Planning Board reviewed this plat on November 17, 2015, and recommends that Council approve it as presented since it appears to comply with major subdivision requirements of the UDO.

There was discussion as to whether the property owner will contribute to the cost of the sewer line extension (approximately 7,000 feet), estimated to be approximately \$1,053,290. A grant

of \$200,000 was awarded to the City by the Golden Leaf Foundation toward the cost of the project, bringing the estimated cost to approximately \$853,290. Council Member Taylor noted that city residents who petition for water or sewer extensions are assessed a fee and questioned whether there is statutory authority to assess a fee to the applicant for the extension.

Public Works Director Victor Czar explained that sewer service was extended to this area to benefit the Veterans Administration facility, currently under construction and adjacent to the subject property. The cost of extending service from that line to lots shown on the plat will be paid for by the developer. Connection fees have not yet been established but are being researched and considered. He noted that the intention of extending sewer service was to stimulate growth and development in this area (including the area along Carthage Street where there is a “doughnut hole” in the city limits) without requiring the developer to pay the entire cost, which could be prohibitive.

Mr. Taylor questioned whether this case would set the precedent for similar situations in the future and whether fees could be collected after the preliminary plat is approved. City Manager Hegwer explained that no precedent has been set and that a mechanism for assessing fees will be established. Approving the plat does not permit the developer to connect to sewer service. Mr. Czar added that any fees assessed would likely apply to all property owners inside the basin served by the extension, not only the applicant. The fee will not be based strictly on cost, but likely on the size of the water tap since that has an effect on the amount of sewer used. The Public Works Department will likely recommend that a water-availability fee be assessed to anyone requesting connection to either of these systems. He also noted that higher density would result in more connections per acre and revenue could possibly exceed the cost. He noted that the intent is to stimulate growth in certain areas and installation of sewer lines to key areas has been a development concern.

Mr. Taylor questioned how assessment fees would be determined if the number of connections is unknown. Mr. Czar explained that a consultant has been employed to assist with this and there is a reasonable nexus that must take place between the fee and what it is intended to cover, noting that many factors go into this determination.

City Manager Hegwer noted that the City’s policy has not changed in the last twenty years. There is no new policy nor is there a policy specifically addressing this issue. It is unlikely that the VA Clinic will be charged for their connection since the intent was to provide sewer service to that facility and a grant was received reducing that expense. He emphasized that before any connections are made to the system, there will be a mechanism to determine fees, and Council will be involved in this. A strategy will be considered to encourage development, maximize growth and produce the desired infill and density.

Council Member Taylor questioned whether the preliminary plat could be approved with a stipulation that connection fees be included. Mayor Mann noted that Council has worked on a Wastewater Master Plan for the past year in order to encourage business. The basin covered by this sewer line extension is located in an area where development is increasing as a result of construction of the VA Clinic and that many will benefit, not only the lots shown on the preliminary plat.

City Attorney Patterson noted that the issue is not extending the waterline; that decision was made about a year ago. This extension was handled differently since the City would participate to

encourage economic development in a particular area by taking advantage of grant opportunities. The issue is approval of the preliminary plat and whether ordinance requirements have been met for a subdivision of land. If the subdivision requirements of the ordinance have been met, as Planning staff confirmed, Council is to consider whether to approve the subdivision; approval with a contingency is not for consideration. Mrs. Patterson stated her opinion that conditions could not be placed if ordinance requirements had been met, and requested confirmation from Planning staff. Community Development Director Marshall Downey stated that based on his knowledge, Council could not place conditions on approval which are not related to plat or design guidelines as indicated in the ordinance.

City Manager Hegwer pointed out that portions of the sewer line shown on the plat are not part of the Tramway sewer line extension project. They are extensions of that project and it is not uncommon for municipalities to take advantage of grant opportunities by investing additional funds in utility projects to provide additional benefits to properties other than the original target (in this case, the VA Clinic).

There was discussion of the future thoroughfare corridor shown on the plat as an extension of Pendergrass Road. Public Works Director Czar explained that DOT has funded a project in the Tramway area and he has reviewed various conceptual designs. The exact location has not yet been determined but it will be in that general area in an attempt to divert traffic congestion. Mr. Downey explained that generally, a project is indicated in an attempt to identify corridors so property owners have an idea of key links and major connections in a community; however, this does not prevent development in a specific area. He noted that with properties in this area, there has been communication and an attempt has been made to reserve space or at least acknowledge there are areas where plans could be amended and updated to reflect potential changes in the area.

Council Member Wyhof observed that a road designated "Veterans Way" was shown on the plat, but since Council recently approved renaming a portion of another street "Veterans Way", this must be changed. She also requested clarification on when sewer connection fees are assessed relative to connection. Mr. Downey explained that once a preliminary plat is approved, the applicant can begin installing infrastructure, which must be completed within two years. A final plat must then be approved, and only after approval can utilities be connected or a performance bond secured (which must be approved by Council).

Public Works Director Victor Czar explained there are two models for collecting fees: with building permits or when the final plat is recorded. Staff will likely suggest using building permits, which is more manageable. Connection fees wouldn't be due until connection is requested.

Attorney Patterson noted that a revision has been made in the law regarding availability fees and mandatory connections, effective August 2016. Counties and cities are treated differently under this change, which will be reviewed to determine how it would affect this situation.

- Consider Approval of Preliminary Major Subdivision Plat for a 13-lot commercial subdivision zoned General Commercial (C-2) to be served by public water, public sanitary sewer and public streets (all City maintained) with a proposed connection to Tramway Road (SR 1398). The subject property is 20.05 acres +/- in size, located within

the corporate limits of the City of Sanford and owned by Tramway One Associates, PLLC – (Exhibit D)

Mayor Pro Tem Gaskins made a motion to approve the Preliminary Plat; Council Member Haire seconded the motion, which passed by a vote of five to one (Council Member Taylor cast the dissenting vote).

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2015-2016 (Exhibit E)

Financial Services Director Beth Kelly explained that this amendment allows for an additional material at the Compost facility, “unscreened compost with clay mixture” which is to be charged at the rate of \$5 per pickup load and \$10 per loader bucket.

Council Member Taylor made a motion to adopt the Ordinance; seconded by Council Member Wyhof, the motion carried unanimously.

### **NEW BUSINESS**

Consider Update Regarding Construction Status, Design Elements, and Parking Related to Streetscape

City Engineer Paul Weeks explained that the Jonesboro project is approximately 75 percent complete and should be substantially completed by Christmas. Underground utility work is about 50 percent complete and that transformers and power lines are being removed on Trade Street. The goal is for underground work to be completed around December 11 on Main Street so that those lines can be removed. After Duke Energy completes their work, Windstream and Charter Cable can complete their portions (Windstream is about 50% complete but no update has been received from Charter). Utility poles will be cut in half to remove the lines located at the top and the last provider who removes their line will be responsible for removing the pole. The project is anticipated to be complete in April, when final paving can be done since cold weather doesn't allow for paving. This will also allow time for removal and replacing power poles, which could damage new pavement. Mr. Weeks stated that other than three businesses, Trade Street has been converted to underground power and underground power will be energized on Main Street during the first weekend in December. He also explained that the contractor did some extra milling work to address edging issues between the pavement and granite curb which required extra temporary paving.

The Downtown Sanford project is expected to also be completed in April according to Mr. Weeks. Approximately 65 percent of hard surface work is complete and Duke's portion is about 50 percent complete. It is anticipated that underground service will be energized by January 10, and the project will be completed by January 17.

Mike Norris, with McGill Associates, explained that landscaping will be done downtown near the end of the project (unless weather allows it earlier) and it will complement what is already in place. Some landscaping is already underway in Jonesboro. Regarding removal of the stoplights at the Wicker and Steele Street intersection, he explained that a traffic study was conducted which indicated traffic volume was low enough not to warrant a signal. He stated that many communities have removed signals from their downtown areas in order to slow traffic and make those areas more pedestrian-friendly. Curb extensions will feature brick pavers to highlight Lee County's brick heritage.

Jennifer St. Clair, Executive Director of Downtown Sanford, Inc. (“DSI”), informed Council that the DSI Board recognizes that while there is ample parking downtown, signage and lighting are not ample and that both should be increased as a short-term solution. She also stated that a committee has been formed to address the possible return to time-restricted parking and that DSI recommends a comprehensive long-term parking plan.

Consider Update on Get Your Business on Google

Public Information Officer Kelly Miller stated that she has received and reviewed a workshop kit designed to assist small businesses by sharing information (pricing, photos, links to websites and reviews) on Google. She is working with representatives from DSI, the CCCC Small Business Center and SAGA and four workshops have been scheduled during January and February (two during the day and two in the evening). Promotion will soon begin and invitations will be issued through flyers, Facebook, Twitter, the local television channel and email which will be distributed to approximately 8,000 people. Services include free websites and instruction on virtual tours.

**OTHER BUSINESS**

Council Member Haire noted that it was 65 years ago today that James Blake, who was driving a bus in Montgomery, Alabama, told five black people to move to the back of the bus. Four of them moved but the one who did not move was Rosa Parks. On December 5, 1955, Rev. Martin Luther King and Rev. Abernathy formed a boycott of the Montgomery bus system which lasted until December 20, 1956, and literally shut down the system. He commented that street lights converted to LED have a much improved quality, and noted that our community has lost three iconic figures in the past six weeks: Ruby McSwain, Worth Pickard and Richard Feindel.

Council Member Taylor thanked his family and citizens for the vote of confidence in his recent re-election. He suggested that everyone have a heightened awareness of their surroundings during this busy time of the year and also echoed Mr. Haire’s recognition of Ruby McSwain, Worth Pickard and Richard Feindel and stated that he thought it would be appropriate to honor them at a Council meeting.

City Attorney Susan Patterson requested that the motion and appointment of Mayor Pro Tempore be repeated for the record. Council Member James Williams moved that Council Member Samuel Gaskins be appointed Mayor Pro Tempore; seconded by Council Member Wyhof, the motion carried unanimously.

City Manager Hegwer informed Council that he had received an email from Duke Energy on the LED conversion process stating that approximately one-third of project for the entire city is complete (roughly 1,000 of 3,000) and they anticipate completion in the next month.

Mayor Mann thanked family members and friends of Council Members for supporting their candidates at tonight’s Oath Ceremony and congratulated all the candidates who were recently re-elected. He congratulated Council Member Gaskins on his appointment as Mayor Pro Tempore and thanked Council Member Williams for his previous work in this capacity. He also noted the optimism, momentum and energy in the community and reminded everyone that the Christmas tree lighting in Depot Park will be held Friday, December 4, at 6:00 p.m. Privately-raised funds will be used to also light the train. He also invited everyone to join the Christmas parade scheduled for

Monday, December 7. Mayor Mann noted that Oscar Keller Day was celebrated today at CCCC; he commented on the many calls and comments he has received from citizens on the improved LED lighting and on the ongoing streetscape construction. He invited everyone to the reception for the newly elected officials which will be held immediately following the meeting.

**ADJOURNMENT**

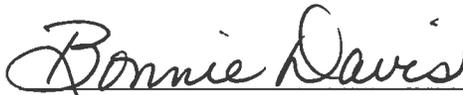
Council Member Williams made the motion to adjourn the meeting; seconded by Mayor Pro Tem Gaskins, the motion carried unanimously.

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

Respectfully Submitted,

  
\_\_\_\_\_  
T. CHET MANN, MAYOR

ATTEST:

  
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BONNIE DAVIS, CITY CLERK

**Sanford City Council  
Recommendation of Sanford Planning Board Regarding  
Application #546-2015-01 to Amend the City of Sanford Zoning Map  
Meeting Date: December 1, 2015**

**RECOMMENDATION FROM PLANNING BOARD:**

The Sanford Planning Board recommends that the Sanford City Council support the request to rezone a 0.32 acre tract of land addressed as 121 Wilson Road from the current zoning of Residential Single-family (R-20) to General Commercial (C-2) District as it appears to be consistent with the 2020 Land Use Plan, it appears to be reasonable and in the public interest since it is surrounded by commercially zoned properties, it has access to public water & public sanitary sewer and is located on a busy public street in close proximity to the intersection of NC Hwy 87 S and US Hwy 421.

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**REZONING REPORT FROM NOVEMBER 17, 2015 AGENDA**

**APPLICANT:** Caman Properties, LLC

**PROPERTY OWNER:** Ray Rhodes (Registered Agent for Caman Properties, LLC)

**REQUEST:** Rezone from Residential Single-family (R-20) to General Commercial (C-2) District

**LOCATION:** 121 Wilson Road, Sanford, NC 27332

**TOWNSHIP:** Jonesboro

**TAX PARCEL NO.:** Tax Parcel 9661-07-2313-00, Lee County Tax Map 9661.01

**ADJACENT ZONING:**

North: Light Industrial (LI), Opposite Wilson Road

South: General Commercial (C-2)

East: Shoppes at Sanford Conditional Zoning District

West: General Commercial (C-2)

**Introduction**

The subject property was recently purchased by Ray Rhodes (Deed Book 1401, Page 956) with the intention of recombining this small lot with the three adjoining lots, which are under the same ownership, to create one 2.26 acre +/- lot for future commercial development.

**Site and Area Description**

The subject property is a 0.32 acre lot located on the southern side of Wilson Road, opposite the Central Electric Membership Corp. site at 128 Wilson Road and adjoining the Carolina Dialysis center at 115 Wilson Road to the west. The site was formerly developed with a single-wide mobile home (per 2006 GIS aerial images) that has been removed. Uses in the

area include a brick single-family home that was approved to be converted to an auto sales office (located on the adjoining lot to the west at 125 Wilson Road and one of the lots under the same ownership as the subject property), Central Electric Membership Corp. public utility/electricity provider, Carolina Dialysis medical center, and Sanford Honda auto sales & service center. There is one remaining single-family home in this area at 205 Wilson Road.

### **Utilities**

The subject property appears to have access to public water and public sewer. All redevelopment would need to be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

### **Staff Analysis**

The current zoning district of Residential Single-family (R-20) district is established to provide areas for low-density single-family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and R-20 classifications and the higher density areas of the County of Lee. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character. A list of permitted uses for the R-20 zoning district is included within the agenda for your reference.

The proposed zoning district of General Commercial (C-2) is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance and should be located on or within proximity to major thoroughfares. The C-2 district requires a minimum building setback of 10-ft from the public street right-of-way line with the required landscape buffer yard width determining the required rear and side yard setbacks. A list of permitted uses for the C-2 zoning district is included within the agenda for your reference.

### **Transportation**

The subject property has 94ft of road frontage on Wilson Road (SR1136), a NCDOT maintained public street. Any/all driveway changes or redevelopment plans for the site should be reviewed and approved by the appropriate governing agencies for compliance with maintenance and safety standards.

The 2007 Lee County Comprehensive Transportation Plan illustrates Wilson Road as an existing minor thoroughfare, but makes no recommendations for the area of the subject property. The NCDOT 2012 Traffic Study reports 11,000 vehicle trips per day on Wilson Road approximately 1380 feet east of the site, on the NC Hwy 87 side of the Wilson Road entrance into the Shoppes at Sanford shopping center.

### **Environmental & Local Overlay Districts**

The subject property does not appear to be located within a Watershed Conservation Overlay District, a Flood Hazard Area, the 421 Bypass Corridor, a designated local historic district or the areas included within the adopted small area plans.

**Development Standards**

If rezoned, all of the uses permitted in the General Commercial (C-2) zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the Unified Development Ordinance.

**Conformance with the Sanford/Lee County 2020 Land Use Plan**

The 2020 Land Use Plan identifies this area as being within the Retail-Commercial area. The specific future commercial use is unknown at this time; however, when the site is redeveloped, the use must be permitted within the General Commercial (C-2) zoning district which does allow for commercial uses, including retail.

**Planning & Development Staff Recommendation**

Staff recommends that the Sanford City Council and Planning Board support this rezoning request as it appears to be consistent with the 2020 Land Use Plan, it appears to be reasonable and in the public interest since it is surrounded by commercially zoned properties, it has access to public water & public sanitary sewer and is located on a busy public street in close proximity to the intersection of NC Hwy 87 S and US Hwy 421.

When considering the zoning of this property, staff recommends that the reasonableness of the request, the consideration of the public interest, current development trends and the surrounding zoning of the neighborhood be considered by the boards. Reasonable consideration should be given to the character of the area, its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City. Information presented at the public hearing should also be considered regarding a final decision on the requested zoning map amendment.

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF THE CITY OF SANFORD, NORTH CAROLINA**

**WHEREAS**, a request to amend the Official Zoning Map has been received from Caman Properties, LLC to rezone a 0.32 acre+/- lot addressed as 121 Wilson Road, depicted on Lee County Tax Map 9661.01 as Tax Parcel 9661-07-2313-00 Lee County Land Records from Residential Single-family (R-20) to General Commercial (C-2) Zoning District; and

**WHEREAS**, said request has been presented to the Planning Board of the City of Sanford; and

**WHEREAS**, the City Council of the City of Sanford conducted a public hearing on November 17, 2015 to receive citizen input on the requested zoning map amendment; and

**WHEREAS**, the City Council of the City of Sanford approves the request to amend the Official Zoning Map of the City of Sanford;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANFORD:**

The Official Zoning Map is hereby amended to rezone a 0.32 acre+/- lot addressed as 121 Wilson Road, depicted on Lee County Tax Map 9661.01 as Tax Parcel 9661-07-2313-00 Lee County Land Records from Residential Single-family (R-20) to General Commercial (C-2) Zoning District. A copy of the subject property zoning map is included as Attachment A.

In making this decision, the City Council of the City of Sanford hereby finds that the request appears to be consistent with the 2020 Land Use Plan, it appears to be reasonable and in the public interest since the subject property is surrounded by commercially zoned properties, it has access to public water and public sanitary sewer and is located on a busy public street in close proximity to the intersection of NC Hwy 87 S and US Hwy 421.

**ADOPTED this the 1st day of December, 2015.**

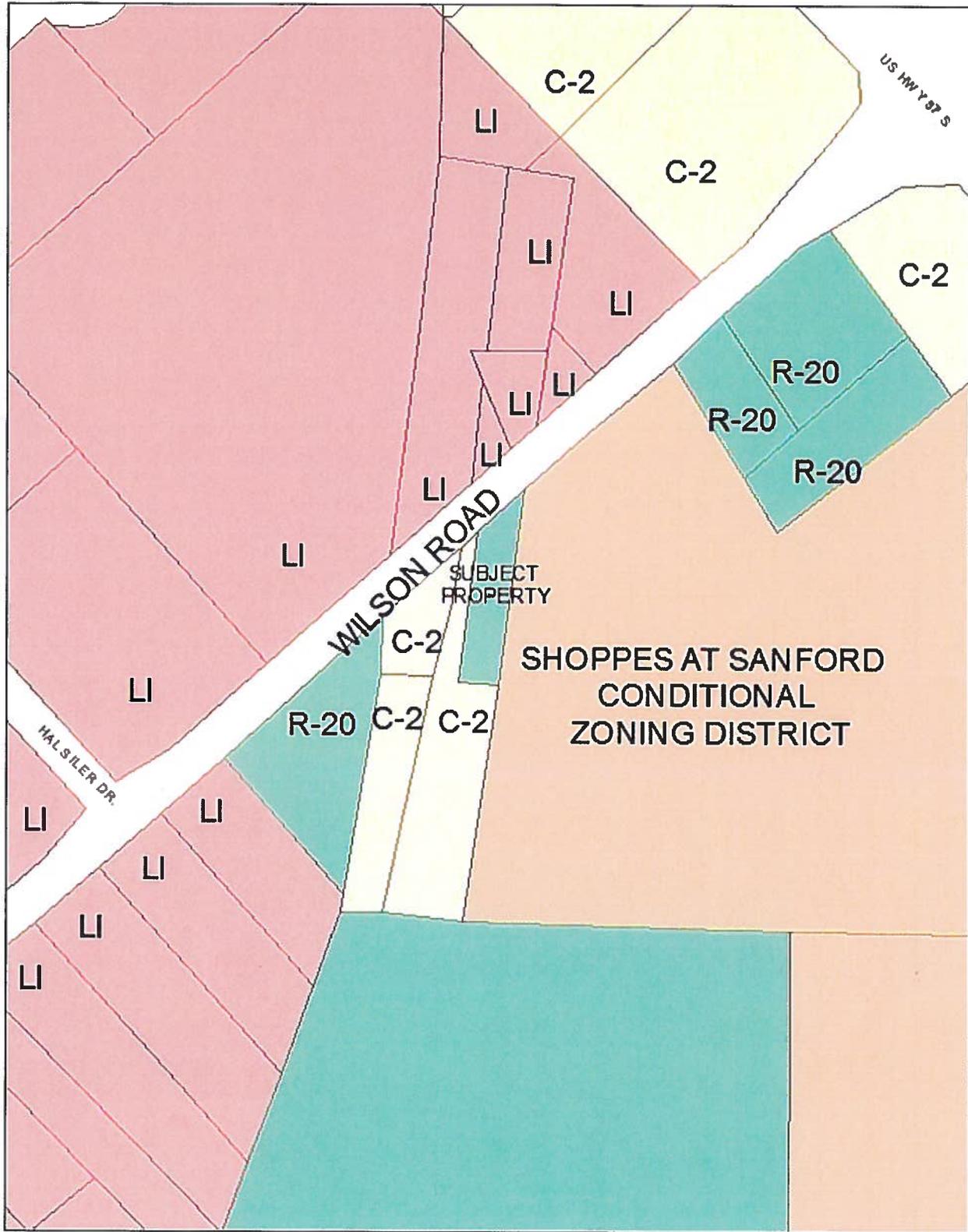
**ATTEST:**

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Bonnie Davis, City Clerk

\_\_\_\_\_  
T. Chet Mann, Mayor

**APPROVED AS TO FORM:**

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Susan C. Patterson, City Attorney



Application by Caman Properties  
to Rezone 121 Wilson Road (Vacant)  
from Residential Single-family (R-20) to General Commercial (C-2)

**Consideration of a Preliminary Plat for  
Tramway One Associates, PLLC Subdivision  
Sanford City Council Meeting  
December 1, 2015**

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**Introduction**

The applicant/owner, Tramway One Associates, PLLC, is seeking preliminary plat approval for a 13-lot commercial subdivision located within the City of Sanford's corporate limits. All lots are proposed to be served by public water, public sewer and public streets – with the exception of Lot 5 which has frontage on Jefferson Davis Hwy/ US Hwy 1.

<b>Location:</b>	North of Tramway Road & east of Jefferson Davis Hwy/US Hwy 1
<b>Property Owner:</b>	Tramway One Associates, PLLC
<b>Developer:</b>	Tramway One Associates, PLLC to develop subdivision
<b>Project Engineer/Surveyor:</b>	Ken Bright Associates, LLC
<b>Township:</b>	Pocket (majority of site) and West Sanford
<b>Tax Parcel:</b>	9631-65-5307-00
<b>Tax Map:</b>	9631.04 and 9631.02
<b>Zoning:</b>	General Commercial (C-2)
<b>Total Site Acreage:</b>	20.05 +/-
<b>Total Lots:</b>	13
<b>Minimum Lot size:</b>	50ft min. width x 100f min. lot depth = 5,000sf or 0.11 of an acre
<b>Smallest Lot Size:</b>	11,656sf or 0.27 of an acre (Lot 5, adjoining Jefferson Davis Hwy)
<b>Largest Lot Size:</b>	295.438sf or 6.78 acres (Lot 12, northeast corner of site)
<b>Linear Ft in Street:</b>	1,610lf
<b>Street(s):</b>	Public, proposed to be maintained by City of Sanford
<b>Water:</b>	Public, proposed to be maintained by City of Sanford
<b>Sewer</b>	Public, proposed to be maintained by City of Sanford

**Other Conditions and Requirements**

- 1.) The plat was reviewed by the TRC on September 24, 2015.
- 2.) NCDENR approval will be required if the developer disturbs an acre or greater.
- 3.) NCDOT approval is required for the connection to NCDOT maintained public streets.
- 4.) The preliminary plat shall be valid for two years is approved by the Sanford City Council.
- 5.) All public utilities (water & sanitary sewer) must be installed or a financial guarantee posted prior to recording the final plat. All financial guarantees must be accepted by the Sanford City Council.



**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET  
OF THE CITY OF SANFORD FY 2015-2016**

**BE IT ORDAINED** that the City Council of the City of Sanford, North Carolina in regular session assembled.

Section 1: The following is hereby amended to ordinance 2015-36 per G.S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2015-2016.

Section 2: Add the following to the Compost Facility Fee Schedule:

<b>Material</b>	<b>Price Per Pickup Load</b>	<b>Price per 2 ½ Cu. Yd. Loader Bucket for Larger Truck Loads</b>
Unscreened Compost with Clay Mixture	\$5.00	\$10.00

Section 3: This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this 1st day of December, 2015.

\_\_\_\_\_  
T. Chet Mann, Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Davis, City Clerk

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Susan Patterson, City Attorney