

**CITY COUNCIL AGENDA
SANFORD, NORTH CAROLINA
Sanford Municipal Center
225 East Weatherspoon Street, Sanford, NC
6:00 P.M., October 5, 2021**



- 1. MEETING CALLED TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENT**
- 5. APPROVAL OF AGENDA**
- 6. CONSENT AGENDA**
- 7. SPECIAL AGENDA**
 - A. Presentation of Proclamation Recognizing and Commemorating the 76th Anniversary of National Disability Employment Awareness Month – (Page 3)
 - B. Presentation by the Sanford Police Department on Receiving Law Enforcement Accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA) – (Page 4)
- 8. CASES FOR PUBLIC HEARING**
- 9. DECISIONS ON PUBLIC HEARINGS**
- 10. REGULAR AGENDA**
 - A. Consider Carolina Indie Fest Post-Event Update – (Page 5)
 - B. Consider Ordinance to Establish New Electoral Wards Within the City of Sanford for Election of Members of the City Council – Plan A – (Pages 6-10)

- C. Consider Motion to Take From the Table Request to Release Late Listing Penalty – Coty US, LLC – (Pages 11-26)
- D. Consider Motion to Take From the Table Request to Release Late Listing Penalty – Bharat Forge Aluminum USA – (Pages 27-33)

11. NEW BUSINESS (*Items for discussion and action will only be taken if necessary*).

- A. Consideration of the Blue House Apartments Subdivision, which is associated with the rezoning of the subject property to the Southeastern Development Apartments Conditional Zoning District in October of 2019. The developer is proposing to subdivide the property to create property lines that align with the phase lines for this project for financing purposes. – (Pages 34-43)
- B. Consider Grant Project Ordinance Amendment-2018 NC Housing Finance Agency-Essential Single-Family Rehabilitation Loan Pool (ESFRLP1829) – (Page 44)
- C. Consider Resolution Directing the Clerk to Investigate a Petition for Contiguous Annexation Under G.S. 160A-31 (Stella and James Bridges) – (Pages 45-49)
- D. Consider Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G. S. 160A-31 (Pinnacle Partners LLC) – (Pages 50-53)
- E. Consider Resolution Authorizing the Advertisement of an Electronic Auction to Sell Certain Personal Property of the City of Sanford – (Pages 54-56)
- F. Consider Resolution to Temporarily Close Streets for the Purpose of the Sanford Christmas Parade – (Pages 57- 66)
- G. Consider Appointment to the Commission on the Opioid Epidemic Abuse – (Medical Community Representative - Term Expires June 30, 2022) - (Page 67)

12. OTHER BUSINESS

Closed Session – (Page 68)

13. ADJOURNMENT



PROCLAMATION

WHEREAS, October 2021 marks the 76th anniversary of National Disability Employment Awareness Month; and

WHEREAS, the purpose of National Disability Employment Awareness Month is to educate about disability employment issues and celebrate the many and varied contributions of America’s workers with disabilities; and

WHEREAS, workplaces welcoming of the talents of all people, including people with disabilities, are a critical part of our efforts to build an inclusive community and strong economy; and

WHEREAS, the City of Sanford continues to strive in promoting workplace diversity, equality, and inclusion; and

WHEREAS, activities during this month will reinforce the value and talent people with disabilities add to our workplaces and communities and affirm Sanford’s commitment to an inclusive community that increases access and opportunities to all, including individuals with disabilities;

NOW, THEREFORE, by virtue of the authority vested in me as Mayor of the City of Sanford, I, T. Chet Mann, do hereby recognize and commemorate the 76th anniversary of National Disability Employment Awareness Month and call upon employers to observe October with appropriate programs and activities, and to advance the important message that people with disabilities add value and talent to our workplaces and communities.

In witness thereof, I hereunto set my hand and the seal of the City of Sanford to be affixed this 5th day of October, 2021.

T. CHET MANN, MAYOR

Presentation by the Sanford Police Department
on Receiving Law Enforcement Accreditation
through the Commission on Accreditation for
Law Enforcement Agencies (CALEA)

Consider Carolina Indie Fest Post-Event Update

**ORDINANCE TO ESTABLISH NEW ELECTORAL WARDS WITHIN THE
CITY OF SANFORD FOR ELECTION OF MEMBERS OF THE CITY COUNCIL**

WHEREAS, the City of Sanford is committed to providing fair elections and equal representation for all of its citizens and to upholding the one-person, one-vote principle guaranteed by United States Constitution; and

WHEREAS, the 2020 decennial census was received in August 2021, and revealed a disproportionate allocation of population in the City of Sanford's Electoral Wards; and

WHEREAS, the Charter of the City of Sanford Section 2.3 requires the population of the municipality to be reapportioned following each decennial census; and

WHEREAS, the City of Sanford has determined that it is necessary and desirable, in order to ensure the full participation in the electoral process of all citizens of the City of Sanford, to alter and amend the Electoral Ward boundaries in order to reapportion the population within each Electoral Ward; and

WHEREAS, the City of Sanford has duly scheduled, publicized and held a Public Hearing to accept comments concerning the proposed amendments to the Electoral Ward boundaries; and

WHEREAS, the City of Sanford has determined that the following amendments to the Electoral Ward boundaries are in the best interest of all the citizens of Sanford; and

THEREFORE, BE IT ORDAINED as follows:

Section 1: Article II of the Charter of the City of Sanford is hereby amended by deleting from section 2.2 the District Boundary Descriptions and substituting therefore the following language:

Plan A – City Council Wards Redistricting 2020

District 1: Includes all persons residing within the boundaries of the area beginning at a point at the intersection of Carbonton Road and US 1 Highway, thence south along (*) US 1 Highway to the city limits, thence counter clockwise along the city limits to its intersection with US 1 Highway, thence south along US 1 Highway to the city limits, thence clockwise along the city limits to its intersection with Cool Springs Road, thence south along Cool Springs Road to Wintergreen Road, thence east along Wintergreen Road to Columbine Road, thence south along Columbine Road to Lord Ashley Drive, thence east along Lord Ashley Drive to Laurel Drive, thence east along Laurel Drive to Crepe Myrtle Drive, thence north along Crepe Myrtle Drive to Lord Ashley Drive, thence east along Lord Ashley Drive to Windmill Drive, thence east along Windmill Drive to Wilkins Drive, thence south along Wilkins Drive to Old Carbonton Road, thence west along Old Carbonton Road to Carbonton Road, thence east along Carbonton Road to the

beginning point and including the satellite area known as census block 371050306021033 and the satellite area known as West Chase Run.

District 2: Includes all persons residing within the boundaries of the area beginning at a point at the intersection of Carbonton Road and US 1 Highway, thence west along Carbonton Road to Old Carbonton Road, thence north along Old Carbonton Road to Wilkins Drive, thence north along Wilkins Drive to Windmill Drive, thence west along Windmill Drive to Lord Ashley Drive, thence west along Lord Ashley Drive to Crepe Myrtle Drive, thence south along Crepe Myrtle Drive to Laurel Drive, thence west along Laurel Drive to Lord Ashley Drive, thence west along Lord Ashley Drive to Columbine Road, thence north along Columbine Road to Wintergreen Road, thence west along Wintergreen Road to Cool Springs Road, thence north along Cool Spring Road to Valley Road, thence west along Valley Road to the city limits, thence clockwise along the city limits to its intersection with North Seventh Street, thence south along North Seventh Street to East Weatherspoon Street, thence west along East Weatherspoon Street to West Weatherspoon Street, thence west along West Weatherspoon Street to Underwood Street, thence south along Underwood Street to West Chisholm Street, thence west along West Chisholm Street to Carbonton Road, thence west along Carbonton Road to the beginning point and including the satellite areas known as Deep River Forest, Big Buffalo Waste Water Treatment Plant, Central Carolina Enterprise Park, a portion of Pfizer Corporation defined as census block 371050307031040, Pantry Store #405, Bharat Forge, Galvin's Ridge Subdivision, a portion of Lee Brick Corporation defined as census block 371050306012011, and the Village of Cumnock.

District 3: Includes all persons residing within the boundaries of the area beginning at a point at the intersection of North Horner Boulevard and East Weatherspoon Street, thence east along East Weatherspoon Street to North Seventh Street, thence north along North Seventh Street to the city limits, thence clockwise along the city limits to its intersection of US Highway 421, thence west along US Highway 421 to South Horner Boulevard, thence north along South Horner Boulevard to Short Street, thence west along Short Street to Chatham Street, thence west along Chatham Street to Weller Street, thence west along Weller Street to South Moore Street, thence north along South Moore Street to East Pearl Street, thence west along East Pearl Street to South Steele Street, thence north along South Steele Street to West Pearl Street, thence west along West Pearl Street to South Horner Boulevard, thence north along South Horner Boulevard to North Horner Boulevard, thence north along North Horner Boulevard to the beginning point and including the satellite areas known as the William L. Oldham property, the Edna Morris (Rosser) Dickens property and Stevens Center property.

District 4: Includes all persons residing within the boundaries of the area beginning at a point at the intersection of Carbonton Road and US 1 Highway, thence east along Carbonton Road to West Chisholm Street, thence east along West Chisholm Street to Underwood Street, thence north along Underwood Street to West Weatherspoon Street, thence east along West Weatherspoon Street to North Horner Boulevard, thence south along North Horner Boulevard to South Horner Boulevard, thence south along South Horner Boulevard to West Pearl Street, thence east along West Pearl Street to South

Steele Street, thence south along South Steele Street to East Pearl Street, thence east along East Pearl Street to South Moore Street, thence south along South Moore Street to Weller Street, thence east along Weller Street to Chatham Street, thence south along Chatham Street to Short Street, thence south along Short Street to South Horner Boulevard, thence north along South Horner Boulevard to West Makepeace Street, thence south along West Makepeace Street to Woodland Avenue, thence east along Woodland Avenue to West Courtland Drive, thence south along West Courtland Drive to Harkey Road, thence west on Harkey Road to the city limits, thence clockwise along the city limits to its intersection with US 1 Highway, thence north along US 1 Highway to the beginning point and including the satellite areas known as Tower Ridge subdivision, Tramway One Associates LLC, Liberty Healthcare, Copper Ridge Development LLC, Tramway Partners LLC, Marketplace at Tramway, former Sanford / Lee County Airport, Lee County Southern Lee High School and San-Lee Middle School property, Esplanade Communities LLC, and census blocks 371050304021043, 3710503004021047, 371050304021049.

District 5: Includes all persons residing within the boundaries of the area beginning at a point at the intersection of West Makepeace Street and South Horner Boulevard, thence south along South Horner Boulevard to US Highway 421, thence east along US Highway 421 to the city limits, thence clockwise along the city limits to its intersection with Harkey Road, thence east along Harkey Road to West Courtland Drive, thence north along West Courtland Drive to Woodland Avenue, thence west along Woodland Avenue to West Makepeace Street, thence north along West Makepeace Street to the beginning point including the satellite areas known as Glendale Estates and Olde Jonesboro.

(*) “along” the road indicates following the centerline unless otherwise noted.

These Electoral Ward boundaries shall exist and continue until the next decennial census, except that the City Council shall apportion newly annexed territories to existing Electoral Ward.

This Ordinance shall take effect immediately upon adoption.

Passed on First Reading _____

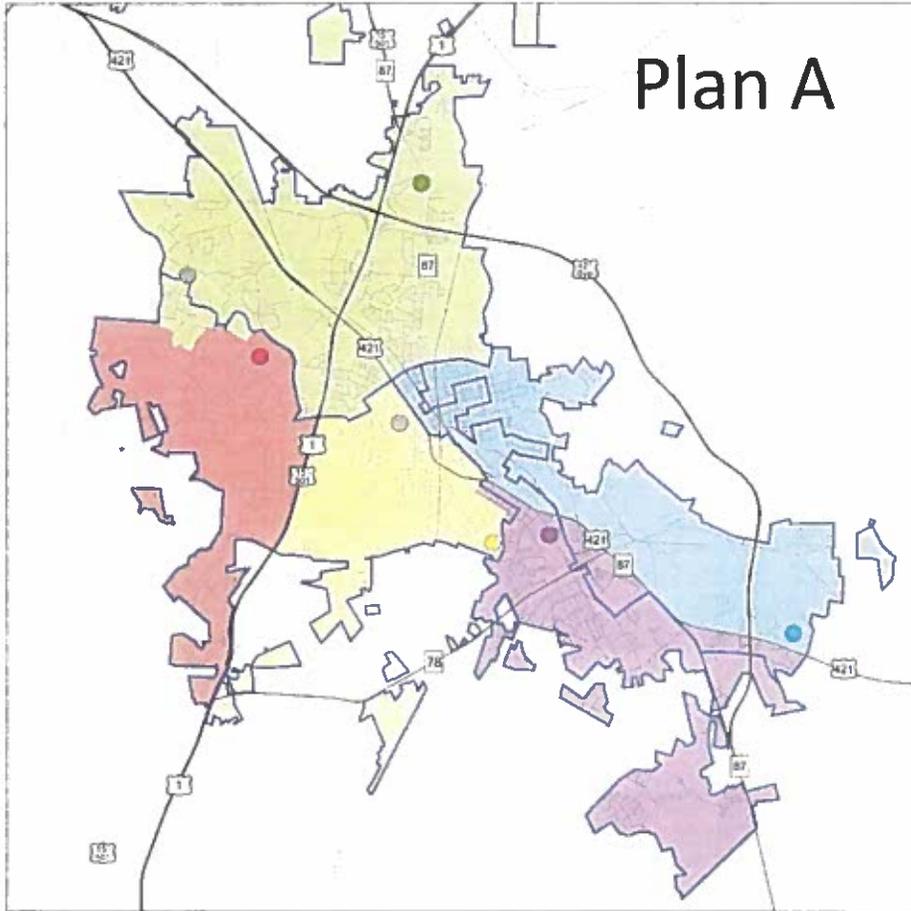
Passed on Second and
Final Reading and Adopted _____

IN WITNESS WHEREOF, the undersigned have caused this Ordinance to be executed.

ATTEST:

T. Chet Mann, Mayor

Bonnie Davis, City Clerk



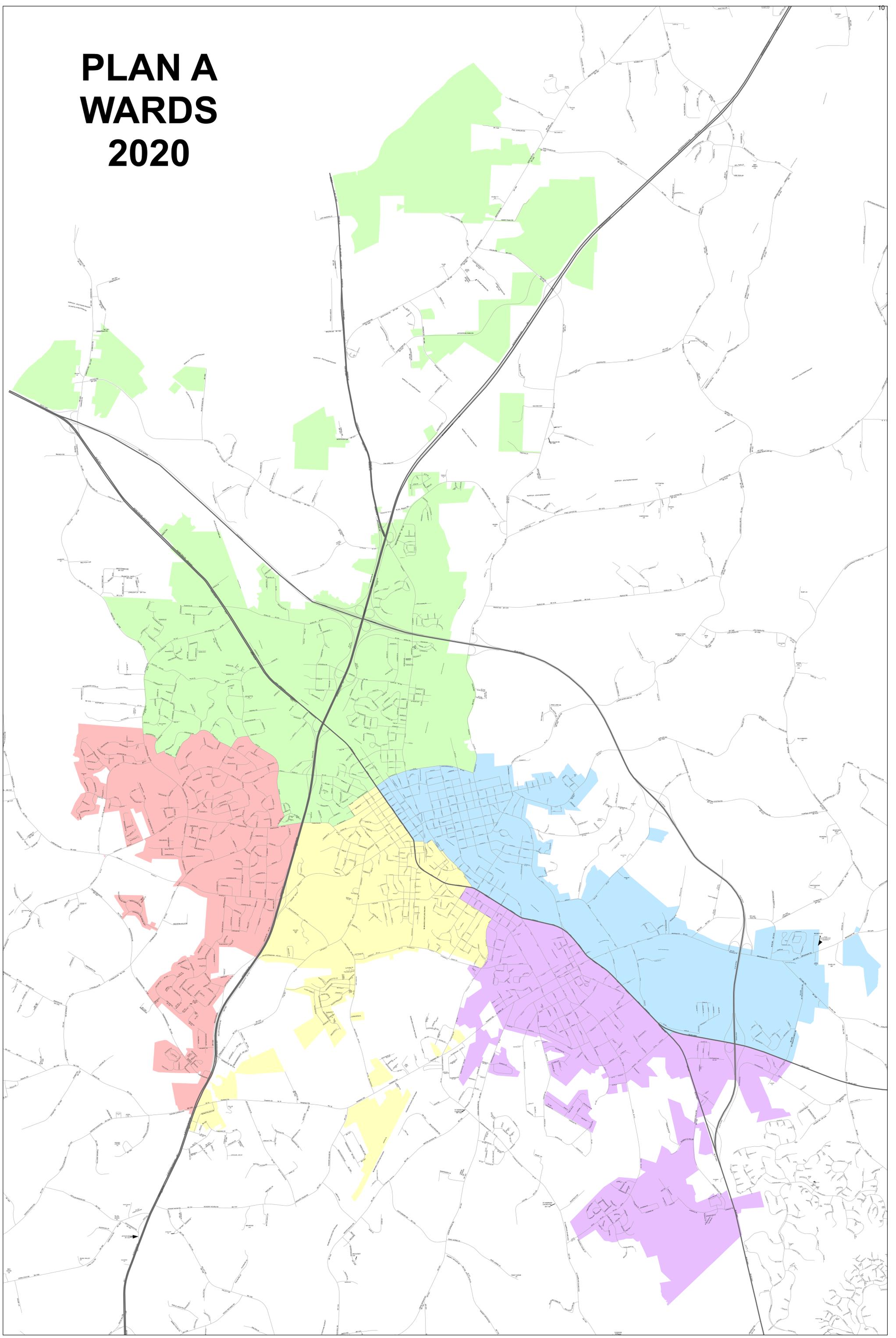
Plan A

City of Sanford Population 30,239
 Ideal Council Ward Population 6,047.80
 Total Plan A Deviation 8.30%

Council Wards PLAN A

	Ward1			Ward2			Ward3			Ward4			Ward5			Total	
	Pop	%Pop	Dev	Pop	%Pop												
Total	6,282	3.9%		6,225	2.9%		6,032	-0.3%		5,916	-2.2%		5,784	-4.4%		30,239	
White	4,475	71.2%		3,923	63.0%		1,581	26.2%		2,336	39.5%		1,957	33.8%		14,272	47.2%
Black	745	11.9%		1,022	16.4%		1,831	30.4%		2,099	35.5%		1,574	27.2%		7,271	24.0%
American Indian	36			28			84			47			70			265	
Asian	156			89			27			103			86			461	
Hawaiian	7			10			0			11			4			32	
Other	863	13.7%		1,153	18.5%		2,509	41.6%		1,320	22.3%		2,093	36.2%		7,938	26.3%
(Hispanic)	731	11.6%		1,072	17.2%		2,852	47.3%		1,539	26.0%		2,366	40.9%		8,560	28.3%
(Minority)	1,807	28.8%		2,302	37.0%		4,451	73.8%		3,580	60.5%		3,827	66.2%		15,967	52.8%

PLAN A WARDS 2020





P.O. Box 3729
Sanford, NC 27331-3729

(919) 777-1105
FAX: (919) 718-6569

Email: susan.patterson@sanfordnc.net

City of Sanford

Susan C. Patterson
City Attorney

MEMORANDUM

TO: Mayor and Members of the Council
Hal Hegwer, City Manager

FROM: Susan C. Patterson, City Attorney *SCP*

DATE: September 22, 2021

RE: Previous Requests for Release or Refund of Late Listing Penalty

A quick search through the minutes has revealed the following:

History of Late Listing Penalty Request for releases

1.	09/21/2021	Coty, Inc.	\$8,173.57	pending
2.	09/21/2021	HFG Prestige Products, Inc.	\$4,352.69	pending
3.	09/21/2021	Bharat Forge	\$12,412.30	pending
4.	11/19/2020	Desco Industries, Inc.	\$1,823.95	denied
5.	11/19/2019	Fred Anderson Acq.	\$219.47	denied
6.	11/04/2014	Phoenix Fire Protection Inc	\$28.24	denied
7.	12/17/2013	Magneti Marelli	\$18,882.40	released
8.	02/05/2013	Central Carolina Hospital	\$4,591.53	denied
9.	12/18/2012	Dr. Nasser	\$396.75	denied
10.	12/20/2011	Carter Bank & Trust	\$23.81	denied
11.	01/16/2007	E & R Moore Family LLP	\$640.76	released
12.	01/16/2007	Moore's Machine Shop	\$178.60	released
13.	11/07/2006	Pentair Water Pool & Spa	\$7,648.92	released
14.	10/21/2003	Arden Benhar Mills	\$809.57	released
15.	10/19/1999	National Textiles	\$2,894.94	released
16.	03/03/1998	J T Davenport & Sons	\$2,674.86	released

The following was an exemption request.

1.	05/26/1998	Sanford Church of Christ	\$2,491.70	exemption granted
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The following two requests were made, but were withdrawn by the customer.

1. Quality Home Healthcare, \$341.36 - 2013
2. Lee H. Johnston, Inc., \$76.02 - 2013

If any council member would like to see the minutes on any of these matters, please contact me and I will provide them. If you have any questions, do not hesitate to call.

SCP:stm

susan.patterson@sanfordnc.net

From: Michael Brown <mbrown@leecountync.gov>
Sent: Wednesday, September 22, 2021 1:55 PM
To: 'Susan Patterson'
Subject: Late Listed BPP Accounts History

Susan,

See below for some information that we put together.

Year	Listed Late	Total BPP Accounts	% Listed Late
2018	805	3,074	26.19%
2019	746	3,018	24.72%
2020	798	2,999	26.61%
2021	868	2,946	29.46%

Note: Business Personal Property (BPP)

Feel free to contact me if needed.



Michael D. Brown
Tax Administrator

Lee County Government | 106 Hillcrest Drive | Sanford, NC 27330
 919-718-4660 – Ext. 5424 | mbrown@leecountync.gov | www.leecountync.gov

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susan.patterson@sanfordnc.net

From: Michael Brown <mbrown@leecountync.gov>
Sent: Wednesday, September 22, 2021 10:17 AM
To: 'Susan Patterson'
Subject: RE: [EXTERNAL]Re: Late List Penalty

Susan,

The only late listing penalty that has asked for relief and stated Covid was an issue for filing late was Coty / HFC Prestige Products.

There may be other taxpayers who listed late but no reason was stated. No other taxpayers have asked for relief.

I trust this information is helpful.

From: Susan Patterson <susan.patterson@sanfordnc.net>
Sent: Wednesday, September 22, 2021 9:27 AM
To: Michael Brown <mbrown@leecountync.gov>
Subject: [EXTERNAL]Re: Late List Penalty

CAUTION: External Email. Do not click links or open attachments unless verified. For all suspicious emails, please use the Phish Alert Button to submit for review. Thank you!

Michael- the city council tabled both matters. They want more information on if other companies had late listing penalties due to Covid and if they paid or got relief. Council should take it up again at October 5 meeting.

Sent from my iPhone

On Sep 22, 2021, at 9:22 AM, Michael Brown <mbrown@leecountync.gov> wrote:

Morning Susan,

Please forward the action of the council in regards to the late listing penalties to me when it is available. We will make any adjustments that are necessary and send out new statements of taxes owed.

Thank you.

<[image001.jpg](#)> **Michael D. Brown**
Tax Administrator
 Lee County Government | 106 Hillcrest Drive | Sanford, NC 27330
 919-718-4660 – Ext. 5424 | mbrown@leecountync.gov | www.leecountync.gov

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City of Sanford

(919) 777-1105
FAX: (919) 718-6569
Email: susan.patterson@sanfordnc.net

Susan C. Patterson
City Attorney

Revised
MEMORANDUM

TO: Mayor and Members of the Council
Hal Hegwer, City Manager

FROM: Susan C. Patterson, City Attorney *sup*

DATE: September ~~21~~ 28, 2021

RE: Request to Release Late Listing Penalty
Coty US, LLC, Account 31702
Coty, Inc., Account 94970
HFG Prestige Products, Inc., Account 160912

The City has received a request from Coty to release the City's late listing penalty on the three accounts listed above for the year 2021. According to the letter attached, the penalty resulted from the failure to list personal property by the due date of January 31. The delay was caused in part due to employees working remotely because of COVID restrictions.

The total amount due for the late listing penalty for account 94970 as shown on the tax bill is \$18,192.78. Of that amount \$10,019.21 is County and \$8,173.57 is City. The total amount due for the late listing penalty for account 160912 as shown on the tax bill is \$9,688.24. Of that amount \$5,335.55 is County and \$4,352.69 is City. ~~According to Lee County there is no bill for account 31702 as it is a bill for equipment exempt from taxation.~~ The Lee County Board of Commissioners will consider this request at their meeting on September 20, 2021. ~~Coty is also requesting release of the late listing penalty for account 31702 in the amount of \$25,689.36. for the City.~~

Attached is documentation to support this request. If you should have any questions, do not hesitate to call.

susan.patterson@sanfordnc.net

From: Michael Brown <mbrown@leecountync.gov>
Sent: Thursday, September 23, 2021 10:50 AM
To: 'Susan Patterson'
Subject: Coty Late Listing Penalty
Attachments: 2021 Bill Inquiry Account View - Coty US LLC.pdf

Good morning Susan,

This past Monday at the BOCC meeting I presented a request by Coty for relief of late listing penalty. It was for Coty Inc and HFC Prestige Products.

Upon further review with staff, there was a 3rd account that was in the letter by Coty that I failed to present. When we first received the letter I asked staff about the account of Coty US LLC. The statement was made that this was the exempt account. Upon hearing that I made the assumption that there was no tax bill for that account. There are two listings under that account number, one is exempt and the other has taxable business personal property. With that, there is a bill for that account that needs to be addressed in regards to the late listing penalty.

I apologize for making this error.

I am preparing an agenda item to be heard at the October 4 meeting of the BOCC. Attached is the Bill inquiry view. I have highlighted the county charge. The city charge is the line just above that one. The amount of penalty for the city portion is \$25,698.36. This is the first time this account has listed late. It was received on March 25 also.

Feel free to contact me if you should have questions.



Michael D. Brown
Tax Administrator

Lee County Government | 106 Hillcrest Drive | Sanford, NC 27330
 919-718-4660 – Ext. 5424 | mbrown@leecountync.gov | www.leecountync.gov

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Bill Inquiry > Bill Inquiry: Single Bill View - Munis (LEE COUNTY TAX OFFICE) > Original Bill



Accept Cancel Search Browse Query Bill det Add Update Delete Global Duplicate Print PDF Excel Word Email Schedule Attach Notes Not fy Audit Maplink Alerts Chgs/Taxes Values Return

Confirm Search Actions Output Office Tools Menu

Pers prop ID 3777 Tax year(s) 2021

Parcel Current owner names Add'l names?

Street 1400 Unit COTY US LLC

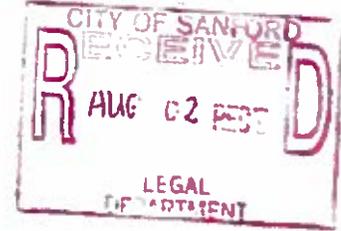
Juris CSF Class PP Status A DBA COTY US LLC Own

Subdiv Bus-cd 2 List P Field audit 06/03/2019 By TMA Exempt

List yr 0 Filed? N Desk audit By

Created 01/28/2001 Old ID

Class	Assessmnt	Description	Tax/exem	Rate	Amount	Totals
BP	30,211,038.00	BUSINESS PROPE	CSF	.820000	258,983.63	Taxes
BP	713,796.00	BUSINESS PROPE	G01	.760000	315,012.19	629,195.40
MS	256,698.00	MISCELLANEOUS	CSFL	10.000000	25,698.36	Exempt/abated
MS	2,249,715.00	MISCELLANEOUS	G01L	10.000000	31,501.22	.00
BP	744,632.00	BUSINESS PROPE				
BP	4,215,119.00	BUSINESS PROPE				
BP	3,057,977.00	BUSINESS PROPE				Net taxes
Total	41,448,973.00					629,195.40



SANFORD FACILITY | 1400 BROADWAY RD | SANFORD, NC 27332

July 20, 2021

Sharon Martin
City of Sanford
PO Box 3729
Sanford, NC 27331

Sharon
Dear Sir-or-madam,

I am writing on behalf of the following entities:

- Coty US LLC, Account # 31702
- Coty Inc, Account # 94970
- HFC Prestige Products Inc, Account # 160912

As you know, the past year and a half has been very challenging due to the pandemic. The Sanford facility, where all three entities are located, put a remote work requirement in place in March, 2020 for nonessential employees and we have not yet returned. The health and safety of the production employees is too important to risk bringing in additional people. If production shuts down, we, as a company, will no longer exist.

The remote work environment created significant challenges, especially with obtaining officer signatures. Our policy requires a high-level officer signature on our business property tax returns. Due to the fact that the officer was located quite a distance away, I was not able to obtain his signature in a timely fashion, and then was only able to get an electronic signature after the filing deadline. Given these circumstances, along with our timely filing and payment history, I respectfully request that the Late List penalty be abated.

Yours sincerely,
Shari P. Thompson
Shari P. Thompson
Manager, Indirect Tax
(919) 895-5564
shari_thompson@cotyinc.com



Late *TOP Taxpayer*

21642 KEYED WB

COUNTY OF LEE
TAX DEPARTMENT
PO BOX 1968
SANFORD, NC 27331

COUNTY OF LEE
NORTH CAROLINA
(919) 718-4881
www.lee-county-nc.gov

2021

BUSINESS PERSONAL PROPERTY LISTING

FOR DEPARTMENT USE ONLY	ACCOUNT NUMBER	DATE	TWP	DISTRICT	CITY	LATE LIST	VALUE
	94970				CSF		13,183,173
1	2	3	4	5	6	7	
B	B	D	E	F	TOTAL		

BUSINESS LEGAL NAME OR INDIVIDUAL'S NAME
*****AUTO**5-DIGIT 27330
9631678 4228-BPL 1780 1 1 2



WHAT IS PRINCIPAL BUSINESS IN THIS COUNTY: Manufacturing
SIC # OR NAICS CODE: 2844
DATE BUSINESS BEGAN IN THIS COUNTY: 11/1/1971
DATE BUSINESS (FISCAL) YEAR ENDS: 6/30
FILL IN APPLICABLE CIRCLE:
PARTNERSHIP SOLE PROPRIETORSHIP UNINCORPORATED ASSOCIATION
LLC CORPORATION OTHER (SPECIFY)

✓ COTY INC
1400 BROADWAY RD
SANFORD NC 27332-7713



OTHER N.C. COUNTIES WHERE PERSONAL PROPERTY IS LOCATED: None

FILL IN APPLICABLE CIRCLE. BUSINESS CATEGORY:
RETAIL WHOLESALE MANUFACTURING
SERVICE LEASING/RENTAL FARMING
OTHER (SPECIFY)

CONTACT PERSON FOR AUDIT: Shari Thompson
ADDRESS & PHONE: (919) 895-5564
CONTACT PERSON FOR PAYMENT AND PHONE: Same

IF OUT OF BUSINESS COMPLETE THIS SECTION
DATE CEASED
FILL IN APPLICABLE CIRCLE:
SOLD CLOSED BANKRUPT OTHER
SOLD EQUIPMENT, FUTURES, SUPPLIES TO
BUYER'S ADDRESS & PHONE

PHYSICAL ADDRESS: 1400 Broadway Rd Sanford, NC
REAL ESTATE OWNED BY: Coty US, LLC
NAME IN WHICH BUSINESS WAS LISTED LAST YEAR: Coty, Inc
NOTE: Business owners who acquired an existing business in the previous year must contact the county tax office for important listing instructions.

SCHEDULE A 4-10 PERSONAL PROPERTY - SEE INSTRUCTIONS K-10

YEAR ACQUIRED	GROUP (1) MACHINERY & EQUIPMENT			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR YR. COST
2020				
2019				
2018				
2017				
2016				
2015				
2014				
2013				
2012			2570	
2011				
2010				
2009				
2008				
2007				
2006	15,050			15,050
2005				
PRIOR				
TOTAL	15,050			15,050

YEAR ACQUIRED	GROUP (3) OFFICE FURNITURE & FIXTURES			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR YR. COST
2020				
2019				
2018				
2017				
2016				
2015	27,721			27,721
2014	65,089			65,089
PRIOR	882,064			882,064
TOTAL	974,874	499,874		974,874

YEAR ACQUIRED	GROUP (4) COMPUTER EQUIPMENT (15)			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR YR. COST
2020				
2019	1,533,421	3,738,689		3,738,689
2018	88,490	545,688	178,211	690,289
2017	1,948,689			88,490
PRIOR	97,953,706	6,784	237,500	1,948,689
TOTAL	106,524,306	4,291,150	413,711	110,401,745

GROUP (2) CONSTRUCTION IN PROGRESS
LIST TOTAL OF ALL PERSONAL PROPERTY EXPENDITURES IN CIF ACCOUNT ON JANUARY 1, BUT NOT INCLUDED ABOVE - ITEMS IN SCHEDULE G
TOTAL CIF: 3

DO NOT REMIT THIS FORM TO NC DEPARTMENT OF REVENUE
County addresses and additional schedules are available at:
http://www.dornc.com/downloads/property_listingform.html
Send to Lee County Tax Administration
Business Section
PO Box 1968
Sanford, NC 27331

11-1001-01-1-1

Late * TOP TAXPAYER *

COUNTY OF LEE
TAX DEPARTMENT
PO BOX 1968
SANFORD, NC 27331

COUNTY OF LEE
NORTH CAROLINA
(919) 718-4881
www.lee-county-nc.gov

30747
2021
KEYED
WB

BUSINESS PERSONAL PROPERTY LISTING

FOR DEPARTMENT USE ONLY	ACCOUNT NUMBER	DATE	TWP	DISTRICT	CITY	LATE LIST	VALUE
	160912				CSF		7,020,463
1	2	3	4	5	6	7	
B	B	D	E			TOTAL	

BUSINESS LEGAL NAME OR INDIVIDUAL'S NAME
*****AUTO**5-DIGIT 27330
0637578 4226-0PL 1061112

HFC PRESTIGE PRODUCTS INC
1400 BROADWAY RD
SANFORD NC 27332-7713



WHAT IS PRINCIPAL BUSINESS IN THIS COUNTY: **Distribution Center**

SIC # OR NAICS CODE

DATE BUSINESS BEGAN IN THIS COUNTY: **7/1/2018**

DATE BUSINESS (FISCAL) YEAR ENDS: **6/30**

FILL IN APPLICABLE CIRCLE:

PARTNERSHIP SOLE PROPRIETORSHIP UNINCORPORATED ASSOCIATION

LLC CORPORATION OTHER (SPECIFY)

OTHER N.C. COUNTIES WHERE PERSONAL PROPERTY IS LOCATED: **None**

CONTACT PERSON FOR AUDIT: **Shari Thompson**

ADDRESS & PHONE: **(919) 895-5564**

CONTACT PERSON FOR PAYMENT AND PHONE: **same**

PHYSICAL ADDRESS

REAL ESTATE OWNED BY

NAME IN WHICH BUSINESS WAS LISTED LAST YEAR

NOTE: Business owners who acquired an existing business in the previous year must contact the county tax office for important listing instructions.

FILL IN APPLICABLE CIRCLE: BUSINESS CATEGORY

RETAIL WHOLESALE MANUFACTURING

SERVICE LEASING/RENTAL FARMING

OTHER (SPECIFY) **Warehouse, Distrib Center**

IF OUT OF BUSINESS COMPLETE THIS SECTION

DATE CEASED

FILL IN APPLICABLE CIRCLE:

SOLD CLOSED BANKRUPT OTHER

SOLD EQUIPMENT, FIXTURES, SUPPLIES TO

BUYER'S ADDRESS & PHONE

SCHEDULE A PERSONAL PROPERTY - SEE INSTRUCTIONS

YEAR ACQUIRED	GROUP (1) MACHINERY & EQUIPMENT			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2020				
2019				
2018				
2017				
2016				
2015		<i>see attached</i>		
2014				
2013				
2012				
2011				
2010				
2009				
2008				
2007				
2006				
2005				
PRIOR				
TOTAL				

YEAR ACQUIRED	GROUP (3) OFFICE FURNITURE & FIXTURES			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2020				
2019				
2018				
2017				
2016				
2015				
2014		<i>see attached</i>		
PRIOR				
TOTAL				

YEAR ACQUIRED	GROUP (4) COMPUTER EQUIPMENT			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2020				
2019				
2018				
2017		<i>see attached</i>		
PRIOR				
TOTAL				

GROUP (2) CONSTRUCTION IN PROGRESS

LIST TOTAL OF ALL PERSONAL PROPERTY EXPENDITURES IN CHARGE ACCOUNT ON JANUARY 1, BUT NOT INCLUDED ABOVE - IT ENDS IN SCHEDULE G

TOTAL CIP: **NONE**

DO NOT REMIT THIS FORM TO NC DEPARTMENT OF REVENUE
County addresses and additional schedules are available at:
http://www.dornc.com/downloads/property_listingform.html

Send to Lee County Tax Administration
Business Section
PO Box 1968
Sanford, NC 27331

1234-001-11-0020 P.455 2/11

LEE COUNTY TAX COLLECTOR
106 HILLCREST DRIVE
PO BOX 1968
SANFORD NC 27331-1968



LEE COUNTY 2021 PERSONAL PROPERTY TAX BILL

IMPORTANT - PLEASE READ FRONT
AND BACK OF NOTICE CAREFULLY

Bill Due On September 1, 2021
Past Due After January 5, 2022

AUTO**5-DIGIT 27330
10516202 4226-PTN 4785 1 1 1



COTY INC
1400 BROADWAY RD
SANFORD NC 27332-7713



Phone: (919) 718-4662

Smartphone users scan here →



To receive future statements electronically,
visit <https://leecountync.estmt.net>

Your Registration ID:

5011-464L-QQ3V

ACCOUNT NUMBER	BILL NUMBER	TAX YEAR	BILL DATE	DUE DATE	PAST DUE AFTER
94970	1716	2021	07/19/2021	09/01/2021	January 5, 2022
PERSONAL PROPERTY ID	21642	PERSONAL PROPERTY VALUE: 13,183,173			
DESCRIPTION	BROADWAY RD	EXEMPTION VALUE: 0			
LOCATION	1400 BROADWAY	TAXABLE VALUE: 13,183,173			
<p>Credit/Debit Cards are now accepted in our office for payment</p> <p>TO PAY BY CREDIT/DEBIT CARD OR ELECTRONIC CHECK OVER THE PHONE:</p> <p>CALL 1-877-690-3729 Jurisdiction Code (JCODE) 4351 OR VISIT www.leecountync.gov</p> <p>There is a fee charged by Forte for this service.</p>			DESCRIPTION OF CHARGES	TAX RATE	AMOUNT DUE
			CSF SANFORD G01 PP COUNTY	0.620 0.760	81,735.67 100,192.11
			Late List Penalty	Interest	18,192.78
			PRIOR YEARS DUE (REMIT IN FULL NOW)		\$0.00
			PAYMENTS/CREDITS		\$0.00
			TOTAL DUE		\$200,120.56
			DUE TO POSTAGE COSTS, RECEIPTS FOR MAIL PAYMENTS WILL BE SENT BY WRITTEN REQUEST ONLY RETAIN THIS PORTION AND YOUR CANCELLED CHECK FOR YOUR RECORDS.		
<p>QUESTIONS: TELEPHONE 919-718-4662 (COLLECTIONS) OR 919-718-4661 (BILLING) OFFICE HOURS 8:00 AM - 5:00 PM, MONDAY - FRIDAY LEE COUNTY GOVERNMENT CENTER, 106 HILLCREST DR. SANFORD NC 27330</p>			<p>North Carolina General Statute 105-357 allows a return check fee of \$25.00 or 10% of the check amount whichever is greater. Tax receipts are null and void if paid with a check that fails to clear the bank.</p>		

PLEASE RETURN THIS PORTION WITH PAYMENT

PPID: 21642
LOCATION: 1400 BROADWAY RD

2021 PERSONAL PROPERTY TAX NOTICE

ACCOUNT NUMBER	BILL NUMBER	BILL DATE	DUE DATE	PAST DUE AFTER	TOTAL DUE
94970	1716	07/19/2021	09/01/2021	January 5, 2022	\$200,120.56

TO CHANGE YOUR MAILING ADDRESS, PLEASE
MAKE CHANGES BELOW

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
CONTACT PHONE NUMBER: _____
E-MAIL ADDRESS: _____

Retain the top portion of this statement and your
canceled check for proof of payment.

Please note change of address

MAKE CHECK PAYABLE & REMIT TO:

LEE COUNTY TAX COLLECTOR
PO BOX 1968
SANFORD NC 27331-1968



COTY INC
1400 BROADWAY RD
SANFORD NC 27332-7713

2520210000171600200120569

LEE COUNTY TAX COLLECTOR
106 HILLCREST DRIVE
PO BOX 1968
SANFORD NC 27331-1968



LEE COUNTY 2021 PERSONAL PROPERTY TAX BILL

IMPORTANT - PLEASE READ FRONT
AND BACK OF NOTICE CAREFULLY

Bill Due On September 1, 2021
Past Due After January 5, 2022

AUTO**5-DIGIT 27330
10516202 4226-PTN 5070 1 1 1



HFC PRESTIGE PRODUCTS INC
1400 BROADWAY RD
SANFORD NC 27332-7713



Phone: (919) 718-4662

Smartphone users scan here →



To receive future statements electronically,
visit <https://leecountync.estmt.net>

Your Registration ID:

7660-949Z-LZR2

ACCOUNT NUMBER	BILL NUMBER	TAX YEAR	BILL DATE	DUE DATE	PAST DUE AFTER
160912	3630	2021	07/19/2021	09/01/2021	January 5, 2022
PERSONAL PROPERTY ID	30747	PERSONAL PROPERTY VALUE:		7,020,463	
DESCRIPTION	BROADWAY RD	EXEMPTION VALUE:		0	
LOCATION	1400 BROADWAY	TAXABLE VALUE:		7,020,463	
<p>Credit/Debit Cards are now accepted in our office for payment</p> <p>TO PAY BY CREDIT/DEBIT CARD OR ELECTRONIC CHECK OVER THE PHONE:</p> <p>CALL 1-877-690-3729 Jurisdiction Code (JCODE) 4351 OR VISIT www.leecountync.gov</p> <p>There is a fee charged by Forte for this service.</p>			DESCRIPTION OF CHARGES	TAX RATE	AMOUNT DUE
			CSF SANFORD G01 PP COUNTY	0.820 0.760	43,526.87 53,355.52
			Late List Penalty	Interest	9,688.24
			PRIOR YEARS DUE	(REMIT IN FULL NOW)	\$0.00
			PAYMENTS/CREDITS		\$0.00
			TOTAL DUE		\$106,570.63
			DUE TO POSTAGE COSTS, RECEIPTS FOR MAIL PAYMENTS WILL BE SENT BY WRITTEN REQUEST ONLY. RETAIN THIS PORTION AND YOUR CANCELLED CHECK FOR YOUR RECORDS		
<p>QUESTIONS: TELEPHONE 919-718-4662 (COLLECTIONS) OR 919-718-4661 (BILLING) OFFICE HOURS 8:00 AM - 5:00 PM, MONDAY - FRIDAY LEE COUNTY GOVERNMENT CENTER, 106 HILLCREST DR. SANFORD NC 27330</p>			<p>North Carolina General Statute 105-357 allows a return check fee of \$25.00 or 10% of the check amount whichever is greater. Tax receipts are null and void if paid with a check that fails to clear the bank.</p>		

PLEASE RETURN THIS PORTION WITH PAYMENT

PPID: 30747
LOCATION: 1400 BROADWAY RD

2021 PERSONAL PROPERTY TAX NOTICE

ACCOUNT NUMBER	BILL NUMBER	BILL DATE	DUE DATE	PAST DUE AFTER	TOTAL DUE
160912	3630	07/19/2021	09/01/2021	January 5, 2022	\$106,570.63

TO CHANGE YOUR MAILING ADDRESS, PLEASE
MAKE CHANGES BELOW

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
CONTACT PHONE NUMBER: _____
E-MAIL ADDRESS: _____

Retain the top portion of this statement and your
canceled check for proof of payment.

please note change of address

MAKE CHECK PAYABLE & REMIT TO:

LEE COUNTY TAX COLLECTOR
PO BOX 1968
SANFORD NC 27331-1968



HFC PRESTIGE PRODUCTS INC
1400 BROADWAY RD
SANFORD NC 27332-7713

2520210000363000106570633

4226PTN 6/15/21 CMWK 3.5



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Confirm Search Actions Output Office Tools Menu
 Pers prop ID 21642 Tax year(s) 2021

Parcel Street 1400 Unit COTY INC
 BROADWAY RD

Juris CSF Class PP Status A DBA Own
 Subdiv Bus-cd List P Field audit 06/03/2019 By TMA Exempt
 List yr 0 Filed? N Desk audit By

Created 03/15/2016 Old ID

Class	Assessmnt	Description	Tax/exem	Rate	Amount	Totals
BP	3,763.00	BUSINESS PROPE	CSF	.620000	81,735.67	Taxes
BP	254,843.00	BUSINESS PROPE	G01	.760000	100,192.11	200,120.56
BP	12,490,880.00	BUSINESS PROPE	CSFL	10.000000	8,173.57	Exempt/abated
MS	433,707.00	MISCELLANEOUS	G01L	10.000000	10,019.21	.00
Total						200,120.56



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Audit Chgs/Taxes Values MapLink Alerts

Return

Confirm Search Actions Output Office Tools Menu

Pers prop ID 30747 Tax year(s) 2021

Parcel Street 1400 Unit

Current owner names Add'l names? HFC PRESTIGE PRODUCTS INC

Juris CSF Class PP Status A DBA Own

Subdiv Bus-cd List P Field audit By Exempt

List yr 0 Filed? N Desk audit By

Created 03/19/2019 Old ID

Class	Assessmnt	Description	Tax/exem	Rate	Amount	Totals
BP	6,553,185.00	BUSINESS PROPE	CSF	.620000	43,528.87	Taxes
BP	97,030.00	BUSINESS PROPE	G01	.760000	53,355.52	106,570.63
BP	320,880.00	BUSINESS PROPE	CSFL	10.000000	4,352.69	Exempt/abated
MS	49,368.00	MISCELLANEOUS	G01L	10.000000	5,335.55	.00
						Net taxes
Total	7,020,463.00					106,570.63

§ 105-312. Discovered property; appraisal; penalty.

(a) Repealed by Session Laws 1991, c. 34, s. 4.

(b) **Duty to Discover and Assess Unlisted Property.** - It shall be the duty of the assessor to see that all property not properly listed during the regular listing period be listed, assessed and taxed as provided in this Subchapter. The assessor shall file reports of such discoveries with the board of commissioners in such manner as the board may require.

(c) **Carrying Forward Real Property.** - At the close of the regular listing period each year, the assessor shall compare the tax lists submitted during the listing period just ended with the lists for the preceding year, and he shall carry forward to the lists of the current year all real property that was listed in the preceding year but that was not listed for the current year. When carried forward, the real property shall be listed in the name of the taxpayer who listed it in the preceding year unless, under the provisions of G.S. 105-302, it must be listed in the name of another taxpayer. Real property carried forward in this manner shall be deemed to be discovered property, and the procedures prescribed in subsection (d), below, shall be followed unless the property discovered is listed in the name of the taxpayer who listed it for the preceding year and the property is not subject to appraisal under either G.S. 105-286 or G.S. 105-287 in which case no notice of the listing and valuation need be sent to the taxpayer.

(d) **Procedure for Listing, Appraising, and Assessing Discovered Property.** - Subject to the provisions of subsection (c), above, and the presumptions established by subsection (f), below, discovered property shall be listed by the assessor in the name of the person required by G.S. 105-302 or G.S. 105-306. The discovery shall be deemed to be made on the date that the abstract is made or corrected pursuant to subsection (e) of this section. The assessor shall also make a tentative appraisal of the discovered property in accordance with the best information available to him.

When a discovery is made, the assessor shall mail a notice to the person in whose name the discovered property has been listed. The notice shall contain the following information:

- (1) The name and address of the person in whose name the property is listed;
- (2) A brief description of the property;
- (3) A tentative appraisal of the property;
- (4) A statement to the effect that the listing and appraisal will become final unless written exception thereto is filed with the assessor within 30 days from date of the notice.

Upon receipt of a timely exception to the notice of discovery, the assessor shall arrange a conference with the taxpayer to afford him the opportunity to present any evidence or argument he may have regarding the discovery. Within 15 days after the conference, the assessor shall give written notice to the taxpayer of his final decision. Written notice shall not be required, however, if the taxpayer signs an agreement accepting the listing and appraisal. In cases in which agreement is not reached, the taxpayer shall have 15 days from the date of the notice to request review of the decision of the assessor by the board of equalization and review or, if that board is not in session, by the board of commissioners. Unless the request for review by the county board is given at the conference, it shall be made in writing to the assessor. Upon receipt of a timely request for review, the provisions of G.S. 105-322 or G.S. 105-325, as appropriate, shall be followed.

(e) **Record of Discovered Property.** - When property is discovered, the taxpayer's original abstract (if one was submitted) may be corrected or a new abstract may be prepared to reflect the discovery. If a new abstract is prepared, it may be filed with the abstracts that were submitted during the regular listing period, or it may be filed separately with abstracts designated "Late Listings." Regardless of how filed, the listing shall have the same force and effect as if it had been submitted during the regular listing period.

(f) **Presumptions.** - When property is discovered and listed to a taxpayer in any year, it shall be presumed that it should have been listed by the same taxpayer for the preceding five years unless the taxpayer shall produce satisfactory evidence that the property was not in existence, that it was actually listed for taxation, or that it was not his duty to list the property during those years or some of them under the provisions of G.S. 105-302 and G.S. 105-306. If it is shown that the property should have been listed by some other taxpayer during some or all of the preceding years, the property shall be listed in the name of the appropriate taxpayer for the proper years, but the discovery shall still be deemed to have been made as of the date that the assessor first listed it.

(g) **Taxation of Discovered Property.** - When property is discovered, it shall be taxed for the year in which discovered and for any of the preceding five years during which it escaped taxation in accordance with the assessed value it should have been assigned in each of the years for which it is to be taxed and the rate of tax imposed in each such year. The penalties prescribed by subsection (h) of this section shall be computed and imposed regardless of the name in which the discovered property is listed. If the discovery is based upon an understatement of value, quantity, or other measurement rather than an omission from the tax list, the tax shall be computed on the additional valuation fixed upon the property, and the penalties prescribed by subsection (h) of this section shall be computed on the basis of the additional tax.

(h) **Computation of Penalties.** - Having computed each year's taxes separately as provided in subsection (g), above, there shall be added a penalty of ten percent (10%) of the amount of the tax for the earliest year in which the property was not listed, plus an additional ten percent (10%) of the same amount for each subsequent listing period that elapsed before the property was discovered. This penalty shall be computed separately for each year in which a failure to list occurred; and the year, the amount of the tax for that year, and the total of penalties for failure to list in that year shall be shown separately on the tax records; but the taxes and penalties for all years in which there was a failure to list shall be then totalled on a single tax receipt.

(h1) Repealed by Session Laws 1991, c. 624, s. 8.

(i) **Collection.** - For purposes of tax collection and foreclosure, the total figure obtained and recorded as provided in subsection (h) of this section shall be deemed to be a tax for the fiscal year beginning on July 1 of the calendar year in which the property was discovered. The schedule of discounts for prepayment and interest for late payment applicable to taxes for the fiscal year referred to in the preceding sentence shall apply when the total figure on the single tax receipt is paid. Notwithstanding the time limitations contained in G.S. 105-381, any property owner who is required to pay taxes on discovered property as herein provided shall be entitled to a refund of any taxes erroneously paid on the same property to other taxing jurisdictions in North Carolina. Claim for refund shall be filed in the county where such tax was erroneously paid as provided by G.S. 105-381.

(j) **Tax Receipts Charged to Collector.** - Tax receipts prepared as required by subsections (h) and (i) of this section for the taxes and penalties imposed upon discovered property shall be delivered to the tax collector, and he shall be charged with their collection. Such receipts shall have the same force and effect as if they had been delivered to the collector at the time of the delivery of the regular tax receipts for the current year, and the taxes charged in the receipts shall be a lien upon the property in accordance with the provisions of G.S. 105-355.

(k) **Power to Compromise.** - After a tax receipt computed and prepared as required by subsections (g) and (h) of this section has been delivered and charged to the tax collector as prescribed in subsection (j), above, the board of county commissioners, upon the petition of the taxpayer, may compromise, settle, or adjust the county's claim for taxes arising therefrom. The board of commissioners may, by resolution, delegate the authority granted by this subsection to the board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act.

(l) **Municipal Corporations.** - The provisions of this section shall apply to all cities, towns, and other municipal corporations having the power to tax property. Such governmental units shall designate an appropriate municipal officer to exercise the powers and duties assigned by this section to the assessor, and the powers and duties assigned to the board of county commissioners shall be exercised by the governing body of the unit. When the assessor discovers property having a taxable situs in a municipal corporation, he shall send a copy of the notice of discovery required by subsection (d) to the governing body of the municipality together with such other information as may be necessary to enable the municipality to proceed. The governing board of a municipality may, by resolution, delegate the power to compromise, settle, or adjust tax claims granted by this subsection and by subsection (k) of this section to the county board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act. (1939, c. 310, s. 1109; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 787; 1977, c. 864; 1981, c. 623, ss. 1, 2; 1987, c. 45, s. 1; c. 743, ss. 1, 2; 1989, c. 522; 1991, c. 34, s. 4; c. 624, s. 8; 1991 (Reg. Sess., 1992), c. 961, s. 12; 1999-297, s. 2.)



P.O. Box 3729
Sanford, NC 27331-3729

City of Sanford

(919) 777-1105
FAX: (919) 718-6569
Email: susan.patterson@sanfordnc.net

Susan C. Patterson
City Attorney

MEMORANDUM

TO: Mayor and Members of the Council
Hal Hegwer, City Manager

FROM: Susan C. Patterson, City Attorney *SP*

DATE: September 21, 2021

RE: Request to Release Late Listing Penalty
Bharat Forge Aluminum USA – Account #164735

The City has received a request from Bharat Forge to release the City's late listing penalty on their account listed above for the year 2021. According to the letter attached, the penalty resulted from the failure to list personal property by the due date of January 31. The delay was due to COVID related issues.

The total amount due for the late listing penalty as shown on the tax bill is \$27,627.38. Of that amount \$15,215.08 is County and \$12,412.30 is City. The Lee County Board of Commissioners will consider this request at their meeting on September 20, 2021.

Attached is documentation to support this request. If you should have any questions, do not hesitate to call.



Subject: Appeal of Penalty

September 10, 2021

**Susan Patterson
The City of Sanford
225 E Weatherspoon Street
P.O. BOX 3729
Sanford, NC 27331**

Dear Susan,

Bharat Forge Aluminum is a new company which began operation in Sanford in 2020. Due to the COVID related issues we were delayed in establishing the team and systems in Sanford to manage capital purchases during 2020. Consequently we were not able to prepare accurate listing in time for the Jan 31, 2021 deadline.

I respectfully request that the penalty that was assessed for our late filing be waived due to our unique circumstances - starting up a complex plant with limited resources with travel restrictions and hiring difficulties due to the pandemic.

I look forward to a favorable decision.

Regards,

**Murali Raju
Chief Financial Officer
423-444-6150**

cc: Bob Joyce

Top Taxpayer

COUNTY OF LEE
TAX DEPARTMENT
PO BOX 1968
SANFORD, NC 27331

COUNTY OF LEE
NORTH CAROLINA
(919) 718-4681
www.lee-county-nc.gov

Late

2021

BUSINESS PERSONAL PROPERTY LISTING

FOR DEPARTMENT USE ONLY	ACCOUNT NUMBER	DATE	TWP	DISTRICT	CITY	LATE LIST	VALUE
	1164735				CSF		20,019,845
1	2	3	4	5	6	7	
8	8	D	E	F	TOTAL		

BUSINESS LEGAL NAME OR INDIVIDUAL'S NAME
BHARAT FORGE ALUMINUM USA INC

Mailing address:
Murali Raju
2105 SCHMIEDE ST
SURGOINSVILLE, TN 37873
murali@bharatforge-na.com

KEYED
CM

WHAT IS PRINCIPAL BUSINESS IN THIS COUNTY: Manufacturing

SIC # OR NAICS CODE: 332112

DATE BUSINESS BEGAN IN THIS COUNTY: September 2, 2011

DATE BUSINESS (FISCAL) YEAR ENDS: December 31, 2020

FILL IN APPLICABLE CIRCLE:

PARTNERSHIP SOLE PROPRIETORSHIP UNINCORPORATED ASSOCIATION

LLC CORPORATION OTHER (SPECIFY) _____

OTHER NC COUNTIES WHERE PERSONAL PROPERTY IS LOCATED: _____

CONTACT PERSON FOR AUDIT: Murali Raju 423-444-6150

ADDRESS & PHONE: 2105 Schmiede St. Surgoinsville, TN 37873

CONTACT PERSON FOR PAYMENT AND PHONE: Murali Raju 423-444-6150

PHYSICAL ADDRESS: 777 Kalyani Way, Sanford NC 27330

REAL ESTATE OWNED BY: Bharat Forge Aluminum USA Inc

NAME IN WHICH BUSINESS WAS LISTED LAST YEAR: Bharat Forge Aluminum USA Inc

NOTE: Business owners who acquired an existing business in the previous year must contact the county tax office for important listing instructions.

FILL IN APPLICABLE CIRCLE: BUSINESS CATEGORY

RETAIL WHOLESALE MANUFACTURING

SERVICE LEASING/RENTAL FARMING

OTHER (SPECIFY) _____

IF OUT OF BUSINESS COMPLETE THIS SECTION

DATE CEASED: _____

FILL IN APPLICABLE CIRCLE:

SOLD CLOSED BANKRUPT OTHER

SOLD EQUIPMENT, FIXTURES, SUPPLIES TO: _____

BUYER'S ADDRESS & PHONE: _____

SCHEDULE A PERSONAL PROPERTY - SEE INSTRUCTIONS

YEAR ACQUIRED	GROUP (1) MACHINERY & EQUIPMENT			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2020				
2019				
2018				
2017				
2016				
2015				
2014				
2013				
2012				
2011				
2010				
2009				
2008				
2007				
2006				
2005				
PRIOR				
TOTAL				

YEAR ACQUIRED	GROUP (3) OFFICE FURNITURE & FIXTURES			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2020				
2019				
2018				
2017				
2016				
2015				
2014				
PRIOR				
TOTAL				

YEAR ACQUIRED	GROUP (4) COMPUTER EQUIPMENT			
	PRIOR YR. COST	ADDITIONS	DELETIONS	CURR. YR. COST
2020				
2019				
2018				
2017				
PRIOR				
TOTAL				

GROUP (2) CONSTRUCTION IN PROGRESS

LIST TOTAL OF ALL PERSONAL PROPERTY EXPENDITURES IN CIP ACCOUNT ON JANUARY 1, BUT NOT INCLUDED ABOVE - IT IS IN SCHEDULE G

TOTAL CIP: 19990307

DO NOT REMIT THIS FORM TO NC DEPARTMENT OF REVENUE
County addresses and additional schedules are available at
http://www.dornc.com/downloads/property_listingform.html

Send to Lee County Tax Administration
Business Section
PO Box 1968
Sanford, NC 27331

10516202-041 1 1'

LEE COUNTY TAX COLLECTOR
106 HILLCREST DRIVE
PO BOX 1968
SANFORD NC 27331-1968



**LEE COUNTY 2021
PERSONAL PROPERTY TAX BILL**

IMPORTANT - PLEASE READ FRONT
AND BACK OF NOTICE CAREFULLY

Bill Due On September 1, 2021
Past Due After January 5, 2022

*****AUTO**MIXED AADC 270
10516202 4226-PTN 641 1 1 1



BHARAT FORGE ALUMINUM USA INC
ATTN: MURALI RAJU
2105 SCHMIEDE ST
SURGOINSVILLE TN 37873-5139



Phone: (919) 718-4662

Smartphone users scan here →



To receive future statements electronically,
visit <https://leecountync.estmt.net>

Your Registration ID:
9343-2565-2DKD

ACCOUNT NUMBER	BILL NUMBER	TAX YEAR	BILL DATE	DUE DATE	PAST DUE AFTER
164735	665	2021	07/19/2021	09/01/2021	January 5, 2022
PERSONAL PROPERTY ID	39828	PERSONAL PROPERTY VALUE:		20,019,845	
DESCRIPTION	TABITHA LN	EXEMPTION VALUE:		0	
LOCATION	TABITHA LN	TAXABLE VALUE:		20,019,845	
Credit/Debit Cards are now accepted in our office for payment TO PAY BY CREDIT/DEBIT CARD OR ELECTRONIC CHECK OVER THE PHONE: CALL 1-877-690-3729 Jurisdiction Code (JCODE) 4351 OR VISIT www.leecountync.gov There is a fee charged by Forte for this service.			DESCRIPTION OF CHARGES	TAX RATE	AMOUNT DUE
			CSF SANFORD	0.820	124,123.04
			G01 PP COUNTY	0.780	152,150.82
			Late List Penalty	Interest	27,527.36
			PRIOR YEARS DUE (REMIT IN FULL NOW)		\$0.00
			PAYMENTS/CREDITS		\$0.00
			TOTAL DUE		\$303,901.24
DUE TO POSTAGE COSTS, RECEIPTS FOR MAIL PAYMENTS WILL BE SENT BY WRITTEN REQUEST ONLY RETAIN THIS PORTION AND YOUR CANCELLED CHECK FOR YOUR RECORDS.					
QUESTIONS: TELEPHONE 919-718-4662 (COLLECTIONS) OR 919-718-4661 (BILLING) OFFICE HOURS 8:00 AM - 5:00 PM, MONDAY - FRIDAY LEE COUNTY GOVERNMENT CENTER, 106 HILLCREST DR. SANFORD NC 27330			North Carolina General Statute 105-357 allows a return check fee of \$25.00 or 10% of the check amount whichever is greater. Tax receipts are null and void if paid with a check that fails to clear the bank.		

4226PTN 6/15/21 CMXK 15

PLEASE RETURN THIS PORTION WITH PAYMENT

PPID: 39828
LOCATION: TABITHA LN

2021 PERSONAL PROPERTY TAX NOTICE

ACCOUNT NUMBER	BILL NUMBER	BILL DATE	DUE DATE	PAST DUE AFTER	TOTAL DUE
164735	665	07/19/2021	09/01/2021	January 5, 2022	\$303,901.24

TO CHANGE YOUR MAILING ADDRESS, PLEASE
MAKE CHANGES BELOW

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 CONTACT PHONE NUMBER: _____
 E-MAIL ADDRESS: _____

Retain the top portion of this statement and your
cancelled check for proof of payment.

Please note change of address
MAKE CHECK PAYABLE & REMIT TO:

BHARAT FORGE ALUMINUM USA INC
ATTN: MURALI RAJU
2105 SCHMIEDE ST
SURGOINSVILLE TN 37873-5139

LEE COUNTY TAX COLLECTOR
PO BOX 1968
SANFORD NC 27331-1968



2520210000066500303901248



Accept Cancel Search Browse Query Builder Add Update Delete Global Duplicate Print Text file PDF Preview Excel Word Email Schedule Attach Notes Audit Chgs/Taxes Values Return

Confirm Search Actions Output Office Tools Menu
 Pers prop ID 39828 Tax year(s) 2021

Parcel Street Unit
 Current owner names Add'l names?
 BHARAT FORGE ALUMINUM USA INC

Juris CSF Class PP Status A DBA Own
 Subdiv Bus-cd List P Field audit By Exempt
 List yr 0 Filed? N Desk audit By

Created 03/15/2021 Old ID

Class	Assessmnt	Description	Tax/exem	Rate	Amount	Totals
MS	19,998,387.00	MISCELLANEOUS	CSF	.620000	124,123.04	Taxes
BP	6,495.00	BUSINESS PROPE	G01	.760000	152,150.82	303,901.24
BP	14,463.00	BUSINESS PROPE	CSFL	10.000000	12,412.30	Exempt/abated
MS	500.00	MISCELLANEOUS	G01L	10.000000	15,215.08	.00
Total						Net taxes
20,019,845.00						303,901.24

§ 105-312. Discovered property; appraisal; penalty.

(a) Repealed by Session Laws 1991, c. 34, s. 4.

(b) **Duty to Discover and Assess Unlisted Property.** - It shall be the duty of the assessor to see that all property not properly listed during the regular listing period be listed, assessed and taxed as provided in this Subchapter. The assessor shall file reports of such discoveries with the board of commissioners in such manner as the board may require.

(c) **Carrying Forward Real Property.** - At the close of the regular listing period each year, the assessor shall compare the tax lists submitted during the listing period just ended with the lists for the preceding year, and he shall carry forward to the lists of the current year all real property that was listed in the preceding year but that was not listed for the current year. When carried forward, the real property shall be listed in the name of the taxpayer who listed it in the preceding year unless, under the provisions of G.S. 105-302, it must be listed in the name of another taxpayer. Real property carried forward in this manner shall be deemed to be discovered property, and the procedures prescribed in subsection (d), below, shall be followed unless the property discovered is listed in the name of the taxpayer who listed it for the preceding year and the property is not subject to appraisal under either G.S. 105-286 or G.S. 105-287 in which case no notice of the listing and valuation need be sent to the taxpayer.

(d) **Procedure for Listing, Appraising, and Assessing Discovered Property.** - Subject to the provisions of subsection (c), above, and the presumptions established by subsection (f), below, discovered property shall be listed by the assessor in the name of the person required by G.S. 105-302 or G.S. 105-306. The discovery shall be deemed to be made on the date that the abstract is made or corrected pursuant to subsection (e) of this section. The assessor shall also make a tentative appraisal of the discovered property in accordance with the best information available to him.

When a discovery is made, the assessor shall mail a notice to the person in whose name the discovered property has been listed. The notice shall contain the following information:

- (1) The name and address of the person in whose name the property is listed;
- (2) A brief description of the property;
- (3) A tentative appraisal of the property;
- (4) A statement to the effect that the listing and appraisal will become final unless written exception thereto is filed with the assessor within 30 days from date of the notice.

Upon receipt of a timely exception to the notice of discovery, the assessor shall arrange a conference with the taxpayer to afford him the opportunity to present any evidence or argument he may have regarding the discovery. Within 15 days after the conference, the assessor shall give written notice to the taxpayer of his final decision. Written notice shall not be required, however, if the taxpayer signs an agreement accepting the listing and appraisal. In cases in which agreement is not reached, the taxpayer shall have 15 days from the date of the notice to request review of the decision of the assessor by the board of equalization and review or, if that board is not in session, by the board of commissioners. Unless the request for review by the county board is given at the conference, it shall be made in writing to the assessor. Upon receipt of a timely request for review, the provisions of G.S. 105-322 or G.S. 105-325, as appropriate, shall be followed.

(e) **Record of Discovered Property.** - When property is discovered, the taxpayer's original abstract (if one was submitted) may be corrected or a new abstract may be prepared to reflect the discovery. If a new abstract is prepared, it may be filed with the abstracts that were submitted during the regular listing period, or it may be filed separately with abstracts designated "Late Listings." Regardless of how filed, the listing shall have the same force and effect as if it had been submitted during the regular listing period.

(f) **Presumptions.** - When property is discovered and listed to a taxpayer in any year, it shall be presumed that it should have been listed by the same taxpayer for the preceding five years unless the taxpayer shall produce satisfactory evidence that the property was not in existence, that it was actually listed for taxation, or that it was not his duty to list the property during those years or some of them under the provisions of G.S. 105-302 and G.S. 105-306. If it is shown that the property should have been listed by some other taxpayer during some or all of the preceding years, the property shall be listed in the name of the appropriate taxpayer for the proper years, but the discovery shall still be deemed to have been made as of the date that the assessor first listed it.

(g) **Taxation of Discovered Property.** - When property is discovered, it shall be taxed for the year in which discovered and for any of the preceding five years during which it escaped taxation in accordance with the assessed value it should have been assigned in each of the years for which it is to be taxed and the rate of tax imposed in each such year. The penalties prescribed by subsection (h) of this section shall be computed and imposed regardless of the name in which the discovered property is listed. If the discovery is based upon an understatement of value, quantity, or other measurement rather than an omission from the tax list, the tax shall be computed on the additional valuation fixed upon the property, and the penalties prescribed by subsection (h) of this section shall be computed on the basis of the additional tax.

(h) **Computation of Penalties.** - Having computed each year's taxes separately as provided in subsection (g), above, there shall be added a penalty of ten percent (10%) of the amount of the tax for the earliest year in which the property was not listed, plus an additional ten percent (10%) of the same amount for each subsequent listing period that elapsed before the property was discovered. This penalty shall be computed separately for each year in which a failure to list occurred; and the year, the amount of the tax for that year, and the total of penalties for failure to list in that year shall be shown separately on the tax records; but the taxes and penalties for all years in which there was a failure to list shall be then totalled on a single tax receipt.

(h1) Repealed by Session Laws 1991, c. 624, s. 8.

(i) **Collection.** - For purposes of tax collection and foreclosure, the total figure obtained and recorded as provided in subsection (h) of this section shall be deemed to be a tax for the fiscal year beginning on July 1 of the calendar year in which the property was discovered. The schedule of discounts for prepayment and interest for late payment applicable to taxes for the fiscal year referred to in the preceding sentence shall apply when the total figure on the single tax receipt is paid. Notwithstanding the time limitations contained in G.S. 105-381, any property owner who is required to pay taxes on discovered property as herein provided shall be entitled to a refund of any taxes erroneously paid on the same property to other taxing jurisdictions in North Carolina. Claim for refund shall be filed in the county where such tax was erroneously paid as provided by G.S. 105-381.

(j) **Tax Receipts Charged to Collector.** - Tax receipts prepared as required by subsections (h) and (i) of this section for the taxes and penalties imposed upon discovered property shall be delivered to the tax collector, and he shall be charged with their collection. Such receipts shall have the same force and effect as if they had been delivered to the collector at the time of the delivery of the regular tax receipts for the current year, and the taxes charged in the receipts shall be a lien upon the property in accordance with the provisions of G.S. 105-355.

(k) **Power to Compromise.** - After a tax receipt computed and prepared as required by subsections (g) and (h) of this section has been delivered and charged to the tax collector as prescribed in subsection (j), above, the board of county commissioners, upon the petition of the taxpayer, may compromise, settle, or adjust the county's claim for taxes arising therefrom. The board of commissioners may, by resolution, delegate the authority granted by this subsection to the board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act.

(l) **Municipal Corporations.** - The provisions of this section shall apply to all cities, towns, and other municipal corporations having the power to tax property. Such governmental units shall designate an appropriate municipal officer to exercise the powers and duties assigned by this section to the assessor, and the powers and duties assigned to the board of county commissioners shall be exercised by the governing body of the unit. When the assessor discovers property having a taxable situs in a municipal corporation, he shall send a copy of the notice of discovery required by subsection (d) to the governing body of the municipality together with such other information as may be necessary to enable the municipality to proceed. The governing board of a municipality may, by resolution, delegate the power to compromise, settle, or adjust tax claims granted by this subsection and by subsection (k) of this section to the county board of equalization and review, including any board created by resolution pursuant to G.S. 105-322(a) and any special board established by local act. (1939, c. 310, s. 1109; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 787; 1977, c. 864; 1981, c. 623, ss. 1, 2; 1987, c. 45, s. 1; c. 743, ss. 1, 2; 1989, c. 522; 1991, c. 34, s. 4; c. 624, s. 8; 1991 (Reg. Sess., 1992), c. 961, s. 12; 1999-297, s. 2.)

NO FEE

(The TRC Major Subdivision Fee Covers the Cost Associated With This Application)

Sanford / Lee County Zoning & Design Review

115 Chatham Street, Sanford, NC 27330

MAJOR SUBDIVISION

PRELIMINARY PLAT APPLICATION

Reference the Sanford/Lee County/Broadway Unified Development Ordinance (UDO), which is available for viewing on the City of Sanford website (www.sanfordnc.net) in the Planning & Development Dept. section
Staff contact: Amy J. McNeill (919) 718-4656, ext. 5397 or amy.mcneill@sanfordnc.net

GENERAL INFO.: A preliminary plat application is required for all major subdivisions after it has been reviewed by the Sanford/Lee County TRC and prior to being placed on a Planning Board agenda. If the plat is to be submitted in two or more phases, a Master Plan shall be submitted which shows the preliminary plat for the entire subdivision. A preliminary plat shall not be placed on the local Planning Board agenda until it has been deemed complete by the Zoning & Design Review Dept. No final plat shall be approved until a preliminary plat has been approved by the appropriate Planning Board and governing board. The preliminary plat shall be valid for two years after its final approval by the boards and shall become void if the final plan is not approved & recorded within this time period.

DEADLINE: 2nd Friday of each month at 12:00pm (noon).

MEETING DATE: Sanford PB meets the 3rd Tuesday of each month at 6pm, if there are items to review
Lee Co. PB meets the 3rd Monday of each month at 6pm, if there are items to review
Broadway PB meets the last Monday of each month at 6pm, if there are items to review

Note: Deadline & meeting dates may change due to holidays, please verify specific date(s) with staff.

SUBMITTAL INFORMATION: Please submit 115 Chatham Street, Sanford, NC 27330:

- Preliminary Plat Application, completed & signed by the property owner(s)
- 12 full-size paper copies of the preliminary plat (to scale)
- One digital version (PDF or JPEG format) of the preliminary plat (email or CD)

SUBDIVISION INFORMATION: Information regarding the preliminary plat.

Subdivision Name: The Blue House Apartments, LLC

Address/Location: 2505 Dalrymple Street, Sanford, NC 27332

PIN(s): 9652-61-0830-00, 9652-61-4684-00, 9652-61-2454

Total Acreage: 8.11

Zoning District(s): Special Use zoning, already approved

Number of Lots: 3 Lot Size(s): 2,77, 1.85, 3.49

Utilities: Existing Private Well Private Septic System
 Proposed Public Water Supply Public Sanitary Sewer

Street(s): Existing Public Street (City maintained)
 Proposed Public Street (NCDOT maintained)

Project Description: This zoning for construction a new apartment complex has already been approved by the town council. The bank that is providing construction financing for the project requested that the map be recorded into three parcels, (one for each phase of the project). Their reason is that a separate mortgage will be provided for each phase and they need to be able to place a DT of trust for each loan with the phase that it goes with. Nothing regarding the project or the construction that has previously been approved by the town council is changing.

PROPERTY OWNER(S): The legal property owner(s) as of the date of submittal.

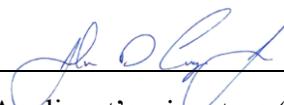
Name: Three Realities, LLC
Address: 2505 Dalrymple Street, Sanford, NC 27332
Phone #: 919-777-2826
Email: john.cooper@coopertacia.com

Name: The Blue House Apartments, LLC
Address: 306 Parham Street, Raleigh, NC 27332
Phone #: 919-777-2826
Email: john.cooper@coopertacia.com

Name: _____
Address: _____
Phone #: _____
Email: _____

APPLICANT: The person/company submitting the preliminary plat application.

Name: John Cooper
Address: 306 Parham Street, Raleigh, NC 27601
Phone #: 919-777-2826
Email: john.cooper@coopertacia.com

 / John Cooper 8-26-2021
Applicant's signature (sign & print name) Date

Staff Use Only	
Jurisdiction:	<input checked="" type="checkbox"/> City of Sanford <input type="checkbox"/> Lee County <input type="checkbox"/> Broadway
Date Received:	<u>2021-08-30 by TM</u> SP Project #: <u>TRC-2-8-19</u>
PB Meeting Date:	<u>2021-10-19*</u> Energov #: <u>See TRC file.</u>
Staff Signature & Title:	<u>Amy J. McNeill, Zoning Administrator</u>
Staff Notes:	_____
* Item moved up to the September 21, 2021 agenda due to the number of items tentatively scheduled for October.	
Complete / Incomplete Submittal (circle)	

CITY OF SANFORD
CITY COUNCIL - STAFF REPORT
MAJOR SUBDIVISION PLAT
BLUE HOUSE APARTMENTS SUBDIVISION
OCTOBER 5, 2021

PLANNING BOARD RECOMMENDATION

The Planning Board met on September 21st and recommended that the City Council approve the revised preliminary subdivision plat as submitted by a unanimous vote. Specific discussion topics included that the project associated with this subdivision was approved via a site plan specific conditional zoning district and that the developer is proposing to subdivide the property to create property lines that align with the phase lines for this project for financing purposes.

REQUEST

Planning staff has received a preliminary plat for a major subdivision associated with the Blue House Apartments, a multi-family apartment community proposed to be developed along Dalrymple Street and E. Main Street in the Old Jonesboro area of Sanford. The subject property was rezoned to a site plan-specific conditional zoning district, the Southeastern Development Conditional Zoning District, in October of 2019. The lender that is providing construction financing for the multi-family project is requesting that the subject property be subdivided into three separate parcels, one for each phase of the project. The stated reason from the lender is that a separate mortgage is to be provided for each phase, and the lender would also like to place a deed of trust for each loan attached to each phase.

GENERAL INFORMATION

Location:	8.12ac +/- lot behind Sonic with frontage on E, Main Street and Dalrymple Street
Property Owner:	The Blue House Apartments, LLC
Project Developer:	The Blue House Apartments, LLC
Project Engineer:	Curry Engineering
Township:	Jonesboro
Ward:	City Council Ward 3
Tax Parcel:	9652-61-4684-00 and 9652-61-2454-00
Tax Maps:	9652.19
Total Lots:	3 total
Zoning:	Southeastern Development Conditional Zoning District
Acreage:	8.12 +/-
Minimum Lot Size:	1.85 acres
Smallest Lot Size:	1.85 acres (Tract 2)
Largest Lot Size:	3.49 acres (Tract 3)
Linear Feet of Street:	N/A, proposed internal private driveways
Street:	Public Street, City of Sanford
Water & Sewer:	Public Water & Sewer, City of Sanford
Fire District:	City Station #2, per GIS.
Schools:	J. Glenn Edwards Elementary / SanLee Middle / Lee Senior High School

BACKGROUND

The subject property is the proposed site for a multi-family development to be called Blue House Apartments. The site was rezoned to a site plan-specific conditional zoning district in October, 2019. The Southeastern Development Conditional Zoning District associated with this site includes thirteen (13) buildings containing a total of 204 dwelling units. The development also includes 0.85 acres of open space and 289 parking spaces. The historic Dalrymple-Blue house, located at the corner of E. Main Street and Dalrymple Street, will be converted into a clubhouse for use by the apartment residents and for usable office space. A swimming pool is proposed between the clubhouse and Building #1. A second amenity area, labeled “*Amenity Area B*” on the site plan, is proposed in the area adjoining Building #13 and contains outdoor seating.

ZONING DISTRICT INFORMATION

Existing Zoning: Southeastern Development Conditional Zoning District

The following design standards are applicable for the Southeastern Development Conditional Zoning District:

The minimum building setbacks for a principal structure or house is as follows:

Front: 20 feet, as measured from the right-of-way line of a proposed public street (perimeter)

Rear: 20 feet, measured from the rear property line (perimeter)

Side(s): 20 feet, measured from the side property lines (perimeter)

Note: The minimum required apartment building separation is 20 feet.

Specific conditions for this conditional zoning district include the following:

- The site must be developed per the plans approved via the site plan specific conditional zoning district.
- The apartment community was allowed to have less parking that required per the UDO, which will be regulated by the developer via the apartment rental/lease agreement.
- Uses shall be limited to multi-family residential and its ancillary uses, including a clubhouse and amenity areas with leasable office space within the clubhouse
- Public utility easements will be provided throughout the property for adequate fire, water, and sewer connections

UTILITIES

Public water is available via an existing eight-inch water line located in the right-of-way of Dalrymple Street. An 8-inch public sewer main is also located along the Dalrymple Street right-of-way. Public sewer will need to be extended to serve the site, and be located within dedicated utility and access easements for the purposes of this subdivision. This information is per our GIS mapping system and the proposed preliminary plat. If the preliminary plat is approved, all new development must be approved by the City of Sanford Public Works Dept./Engineering Dept. to verify compliance with all policies and regulations, including - but not limited to - pipe sizing and annexation.

TRANSPORTATION

All roadways within the Southeastern Development Apartment community will be private drives, owned and maintained by the property owner. The overall development is planned to gain access via two drives off of Dalrymple Street, one drive off of E. Main Street, and connection to an existing access easement off of Dalrymple Street that may be used by emergency services when/if needed. A NCDOT will be required for the drive off of E. Main Street. Dalrymple Street is a City maintained public street; therefore, no driveway permit is required, but the City Engineering Dept. must approve the site plan.

LOCAL OVERLAY DISTRICTS

This site is not located within a Historic District, a Watershed Conservation Overlay District, or a Flood Hazard Area / Floodplain.

PLAN SANLEE

There are two long range plan land designations for this site. The western half of the site, fronting Dalrymple Street is Downtown, which is described as a high intensity commercial core, mixed-use urban environment with a dense grid of streets to ease connectivity and access that is especially oriented for pedestrians. Downtown is also an active focal point for the entire community. The local examples are the Downtown Sanford and Downtown Jonesboro.

The eastern half of the site (to the rear of Sonic) is Commercial Corridor, which represents established commercial developments along the highest volume transportation routes that traditionally have a “strip” development pattern with connectivity and access improvements in future development. The local example is South Horner Blvd in Sanford.

STAFF ANALYSIS

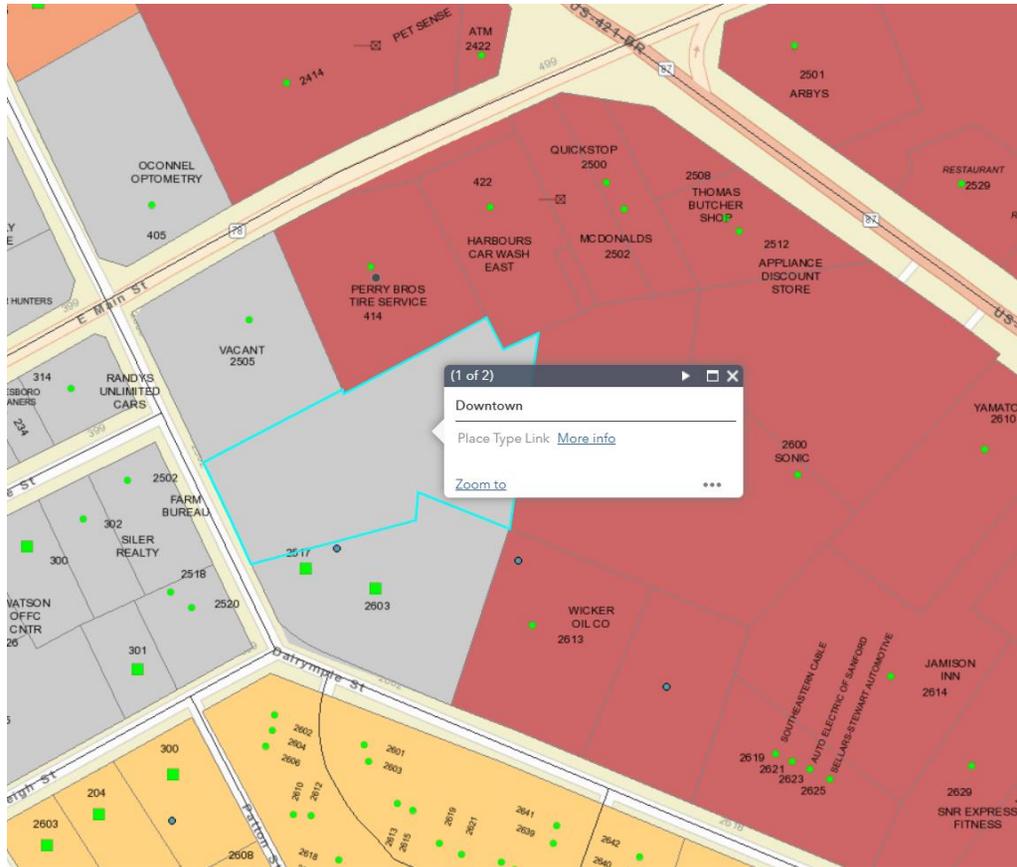
The topography slopes downward from the center of the site towards both Dalrymple Street and Sonic Drive-In restaurant. The site is currently developed with a two-story site-built home, known as the historic Dalrymple-Blue House, that will be incorporated into the design of the multi-family project. The site is also developed with a brick, one-story single-family dwelling and several accessory dwellings that will be demolished.

The following is a general note included with all preliminary subdivision: Sanford, Lee County, and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program via mail 1612 Mail Service Center, Raleigh, NC 27699-1612, via phone at 877-623-6748 or visit the NCDEQ website at <http://deq.nc.gov>. The physical address of the office is 217 W. Jones Street, Raleigh, NC 27603.

OTHER CONDITIONS / REQUIREMENTS / NOTES:

- 1.) The TRC reviewed this design and was amendable with the preliminary plat moving forward for review/approval by the Planning Board and the City Council. All TRC technical revisions must be addressed prior to the final plat being recorded.
- 2.) NCDEQ approval will be required if the developer disturbs an acre or greater.
- 3.) NCDOT approval will be required for all driveway connections to NCDOT maintained public roads.
- 4.) The preliminary plat shall be valid for two years is approved by the Sanford City Council.
- 5.) All public utilities (water/sanitary sewer/streets) must be installed & accepted for maintenance or a financial guarantee posted to guarantee the installation of the required improvements prior to recording the final plat. All financial guarantees must comply with the UDO standards and be accepted by the Sanford City Council.

Long Range Plan – Interactive Map of Site

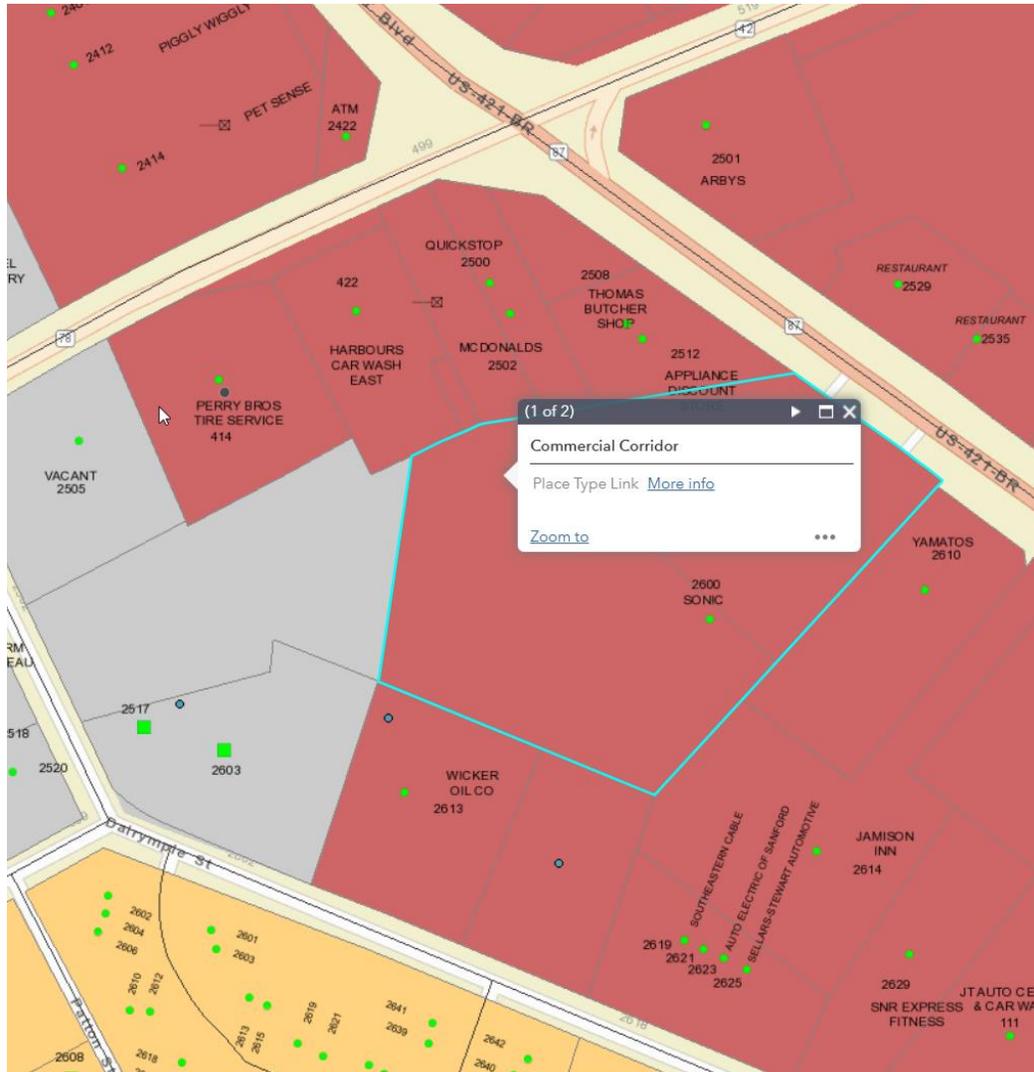


Place_Types

Place Types

- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood

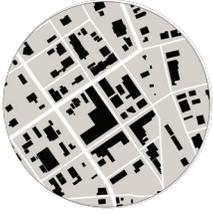
Long Range Plan – Interactive Map of Site



Place_Types

Place Types

- Commercial Corridor
- Countryside
- Crossroads
- Downtown
- Industrial Center
- Maker District
- Mixed Use Activity Center
- Neighborhood Center
- Neighborhood Transition
- Professional and Institutional Campus
- Suburban Neighborhood
- Urban Neighborhood
- Village Center
- Village Neighborhood



DOWNTOWN

- ✓ High intensity commercial core, mixed-use urban environment
- ✓ Dense grid of streets eases connectivity and access especially oriented for pedestrians
- ✓ Active focal point for entire community

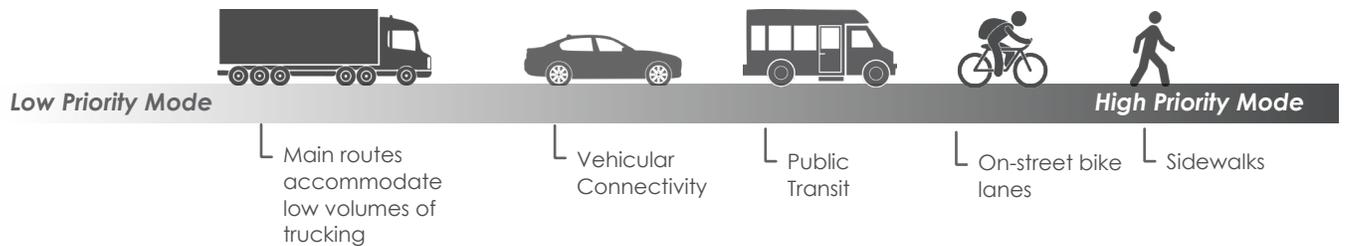
Local Example - Downtown Sanford / Downtown Jonesboro



Residential Civic Commercial Employment



LAND USE



TRANSPORTATION

Development Density

- ✓ Small to Moderate Sized Lots
- ✓ MF 10 - 16 dwelling units / acre
- ✓ Street + Side Build-to Lines
- ✓ 75 Foot Height Limit

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ Urban Grid Street Network
- ✓ Limited Driveway Access
- ✓ On-Street Parking
- ✓ Public Off-Street Parking
- ✓ Street Trees + Sidewalks

CONTEXT

Current Districts
✓ CBD



Proposed Districts
✓ Central Business District

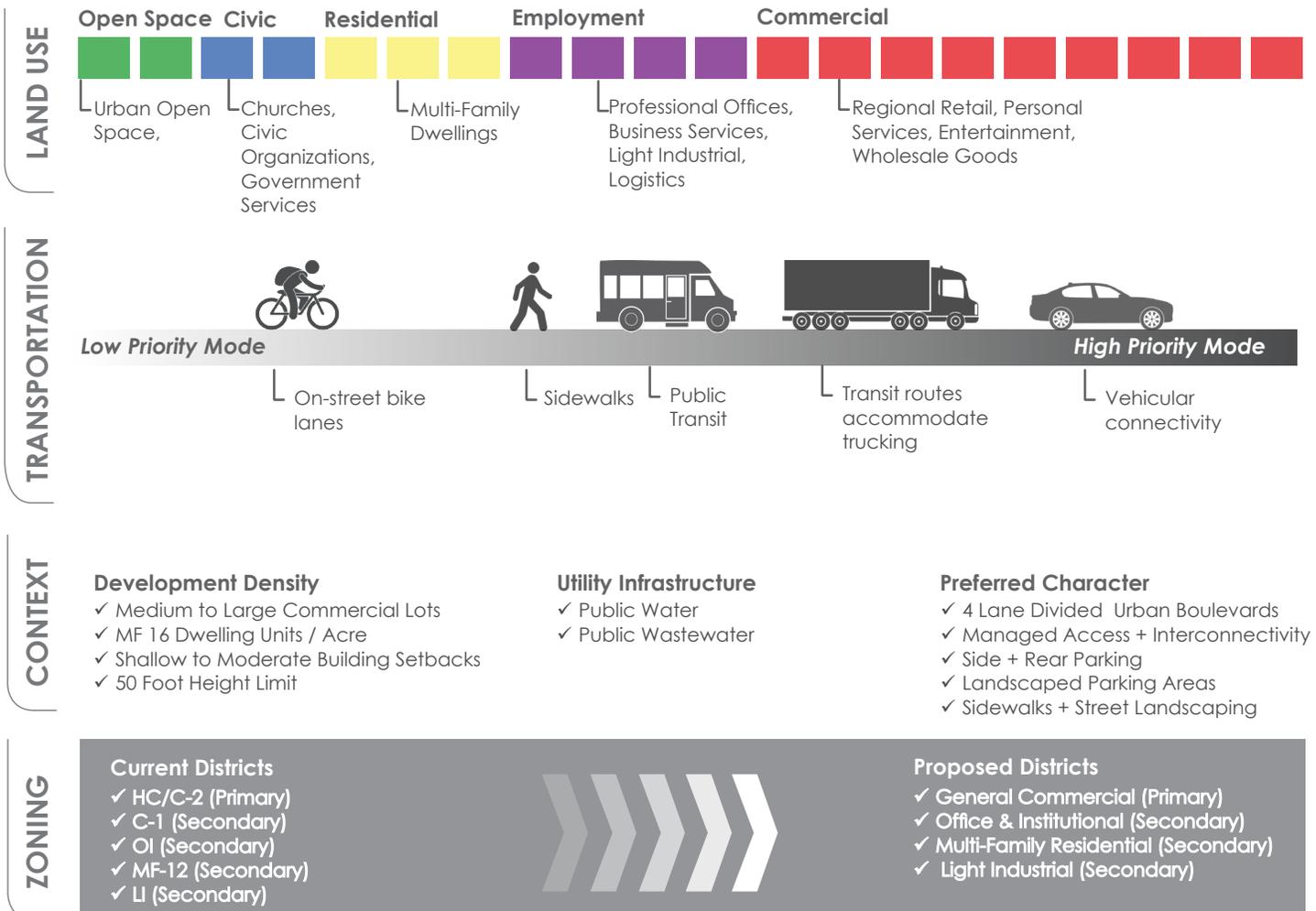
ZONING



COMMERCIAL CORRIDOR

- ✓ Represents established commercial developments along highest volume transportation routes
- ✓ Traditionally 'strip' development pattern
- ✓ Connectivity and access improvements in future redevelopment

Local Example - South Horner Boulevard in Sanford



GRANT PROJECT ORDINANCE AMENDMENT
2018 NORTH CAROLINA HOUSING FINANCE AGENCY
ESSENTIAL SINGLE FAMILY REHABILITATION LOAN POOL (ESFRLP1829)

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, grant project ordinance numbers 2018-54, and 2020-82 are hereby amended:

Section 1: The project authorized is the 2018 Essential Single Family Rehabilitation Loan Pool (ESFRLP) described in the work statement contained in Funding Agreement ESFRLP1829 between City of Sanford and the North Carolina Housing Finance Agency. This project is more familiarly known as the City of Sanford 2018 ESFRLP Program.

Section 2: The officers of this unit are hereby directed to proceed with the grant project within the terms of the grant document(s), the rules and regulations of the North Carolina Housing Finance Agency and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Housing Rehabilitation	\$ 107,750
Soft Costs	\$ 20,000

Section 4: The following revenues are anticipated to be available to complete this project:

NC Housing Finance Agency Agreement	\$ 127,750
-------------------------------------	------------

Section 5: The Finance Officer is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the Grant Agreement and Federal and State regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner. Compliance with all federal and state procurement regulations is required.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total grant revenues received and claimed.

Section 8: The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this Council.

Section 9: Copies of this grant project ordinance shall be made available to the Finance Officer for direction in carrying out this project.

ADOPTED this, the 5th day of October, 2021.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION FOR CONTIGUOUS ANNEXATION
UNDER G.S. 160A-31**

WHEREAS, a petition requesting contiguous annexation of an area described in said petition as 1.51 +/- acres owned by Stella and James Bridges (further identified as Tax Property Identification Number: 9644-56-1389-00) was received on August 3, 2021 by the City of Sanford; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the Sanford City Council deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Sanford City Council that:

The City Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the City Council the result of her investigation.

ADOPTED this 5th day of October 2021.

T. Chet Mann, Mayor

ATTEST:

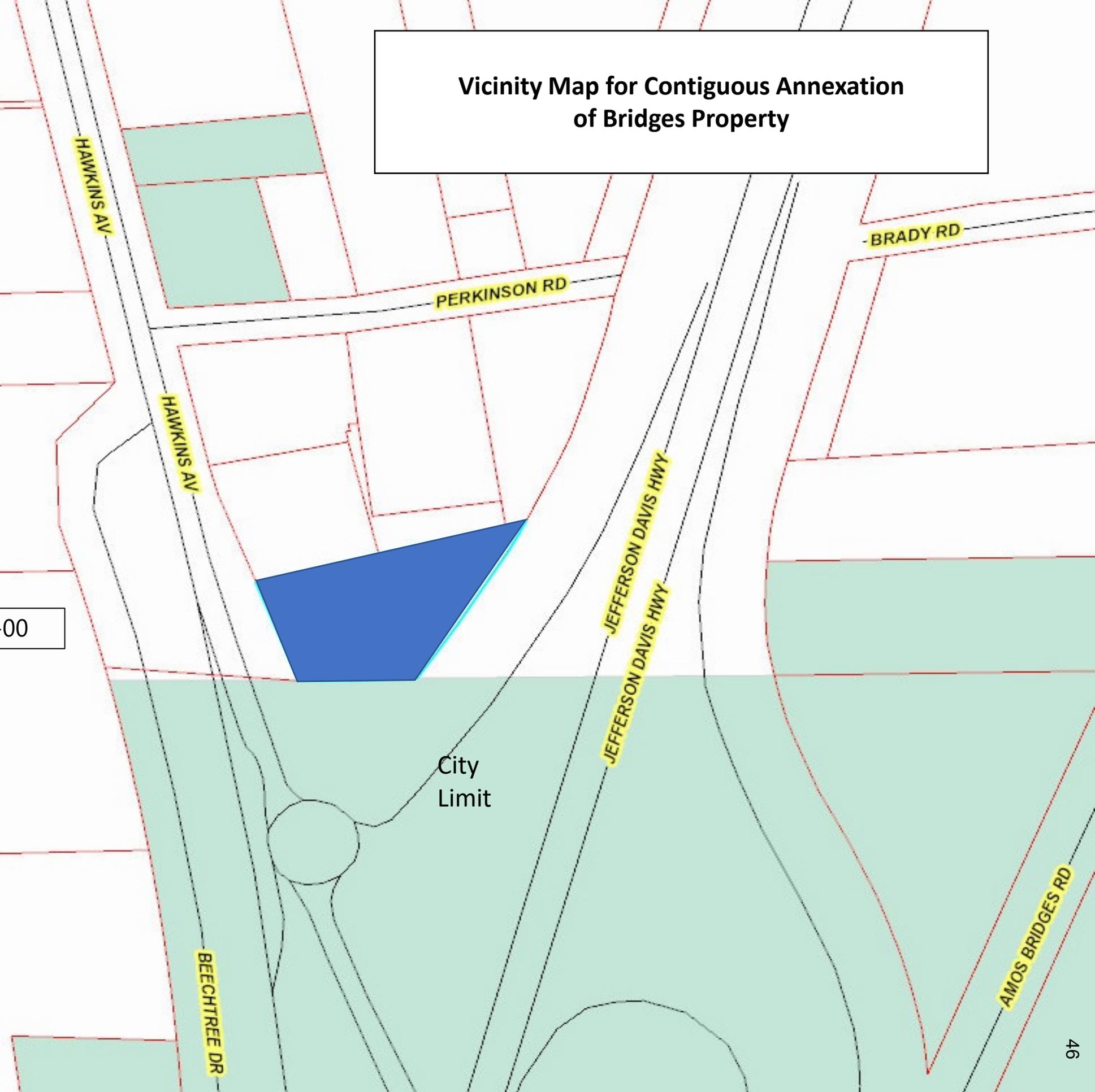
Bonnie Davis, City Clerk

Vicinity Map for Contiguous Annexation
of Bridges Property

Tract for
Consideration

Tax PIN: 9644-56-1389-00

City
Limit



**PETITION REQUESTING CONTIGUOUS ANNEXATION OF PROPERTY
TO THE CITY OF SANFORD**

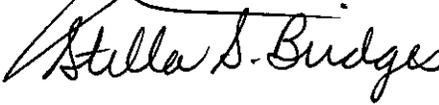
Date: July 30, 2021

To the City Council of the City of Sanford:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Sanford, NC.
2. The area to be annexed is contiguous to the City of Sanford and the boundaries of such territory are as follows:

(See attached - Provide metes and bounds description of boundaries on separate page)*

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A- 385.1 of G. S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Name</u>	<u>Address</u>	<u>Signature</u>
1.	James Otis Bridges III,	2906 Hawkins Ave. Sanford 27330	
2.	Stella S. Bridges,	2906 Hawkins Ave. Sanford 27330	
3.			
4.			
5.			

* The City of Sanford requires that the petitioner submit an annexation boundary survey of the property to be annexed along with a metes and bounds description.

James Otis Bridges, III and Stella S. Bridges property

West Sanford, Lee County, North Carolina

BEGINNING at a Right Of Way Monument in the eastern Right Of Way of Hawkins Avenue, the southwestern corner of James Otis Bridges, III and Stella S. Bridges property as recorded in Deed Book 494, Page 828, Lee County Registry; thence with said Right Of Way North 21 Degrees 41 Minutes 32 Seconds West 191.75 feet to a Right Of Way Monument, the northwestern corner of Bridges property; thence North 76 Degrees 49 Minutes 35 Seconds East 424.26 feet to a Nail set at a Bent 1" Existing Iron Pipe in the western Right Of Way of Jefferson Davis Highway; thence with said Right Of Way as a curve to the right having a radius of 1809.86 feet, an arc distance of 317.70 feet, a chord bearing of South 31 Degrees 09 Minutes 13 Seconds West, and a chord distance of 317.29 feet to a Right Of Way Monument, the southeast corner of Bridges; thence South 88 Degrees 55 Minutes 46 Seconds West 178.10 feet to the Point Of Beginning, containing 1.51 acres, more or less.

STATE OF NORTH CAROLINA

COUNTY OF LEE

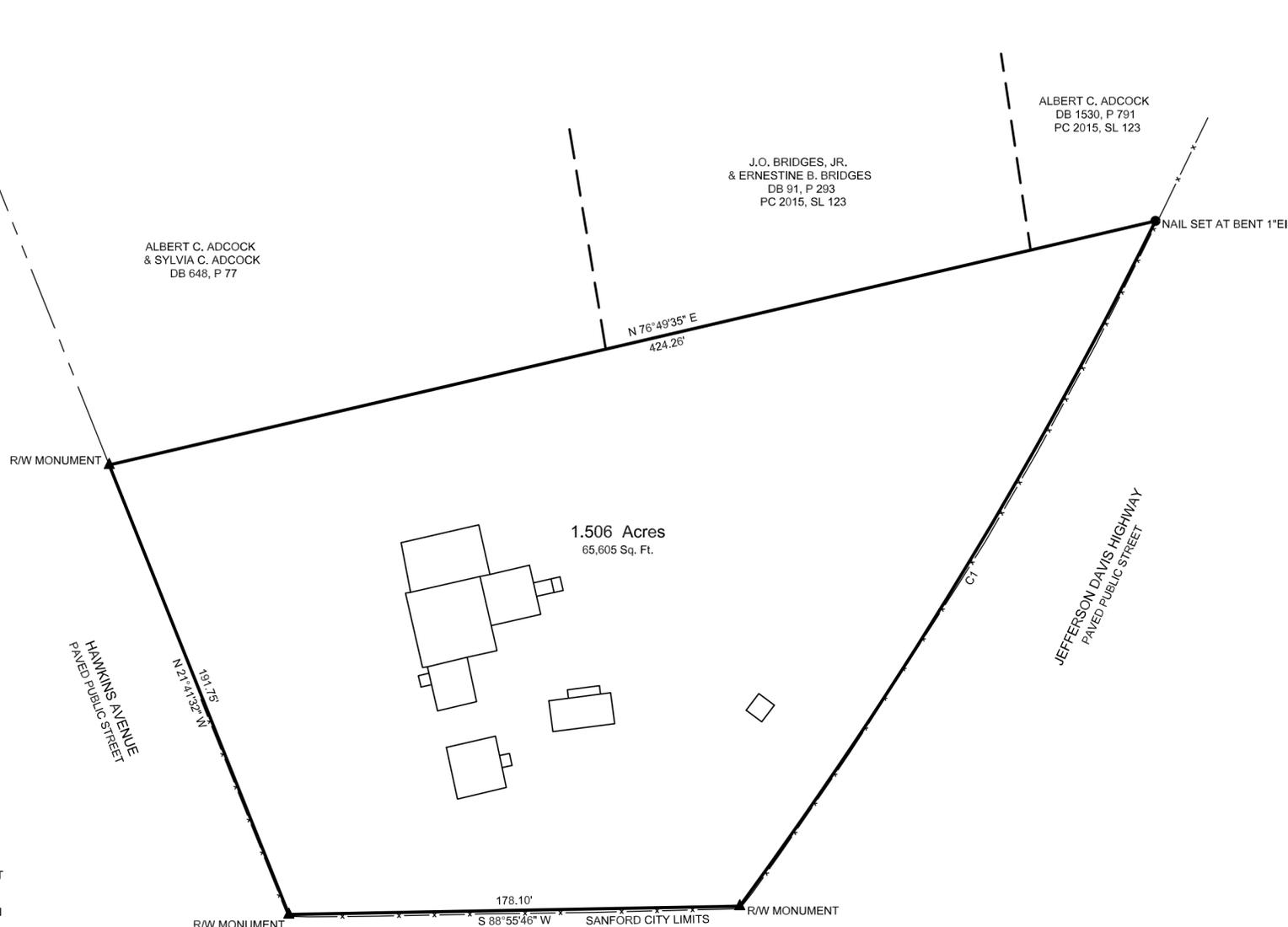
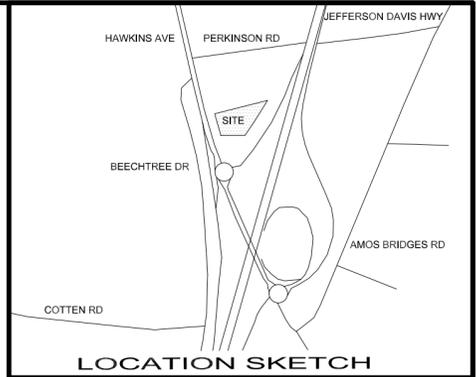
I, _____ REVIEW OFFICER OF LEE COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER _____

DATE _____

REGISTER OF DEEDS CERTIFICATE

NORTH CAROLINA, LEE COUNTY
PRESENTED FOR REGISTRATION ON THE _____ DAY OF _____ 2021
AT _____ AND RECORDED IN PLAT CABINET _____, SLIDE _____



REFERENCE:
DEED BOOK 494, PAGE 828
PLAT CABINET XX, SLIDE XXX
LEE COUNTY REGISTRY

RATIO OF PRECISION = 1:10000+

ACREAGE DETERMINED BY
COORDINATE METHOD

THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A TITLE
SEARCH AND IS SUBJECT TO ANY
EASEMENTS OR CONVEYANCES
OF RECORD.

- UNLESS OTHERWISE DENOTED:
- EIS = EXISTING IRON STAKE
 - EIP = EXISTING IRON PIPE
 - ECM = EXISTING CONCRETE MONUMENT
 - ERRS = EXISTING RAILROAD SPIKE
 - EA = EXISTING AXLE
 - NIP = NEW IRON PIPE
 - NIS = NEW IRON STAKE
 - NM = NEW MAG NAIL
 - EM = EXISTING MAG NAIL
 - EPK = EXISTING PK NAIL
 - CP = CALCULATED POINT
 - #AG = (#) INCHES ABOVE GRADE
 - #BG = (#) INCHES BELOW GRADE
 - FL = FLUSH WITH GRADE
 - CL = CENTERLINE
 - EOP = EDGE OF PAVEMENT
 - R/W = RIGHT-OF-WAY
 - = UTILITY POLE
 - = 5/8 NIR FLUSH
 - △ = COMPUTED POINT
 - ⊕ = WATER VALVE
 - = FIRE HYDRANT
 - ⊕ = MANHOLE
 - ⊕ = WATER METER
 - ⊕ = TRANSFORMER
 - = OVERHEAD ELECTRIC LINE
 - x — = FENCE

PIN: 9644-56-1389-00

ZONING: RR

PUBLIC SUPPLY WATERSHED: NONE

OWNERS ADDRESS:
JAMES OTIS BRIGES, III
& STELLA S. BRIGES
2906 HAWKINS AVE
SANFORD, NC 27330

PROPERTY ADDRESS:
2906 HAWKINS AVE
SANFORD, NC 27330

BUILDING SETBACKS:
FRONT = 30'
SIDE = 15'
REAR = 30'

I, JOHN G. MATTHEWS, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

I, JOHN G. MATTHEWS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (SEE REFERENCE TABLE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCE TABLE); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THE XX DAY OF XXXXXX, A.D., 2020.

PROFESSIONAL LAND SURVEYOR, L-5020

MATTHEWS

LAND SURVEYING & MAPPING
143-1113
JOHN G. MATTHEWS, PLS. L-5020
1000 W. HARRIS BLVD.
CARRVILLE, NC 28327
910-947-2671



"PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1809.86'	317.70'	317.29'	S 31°09'13" W	10°03'28"



ANNEXATION MAP FOR THE CITY OF SANFORD

WEST SANFORD TOWNSHIP, LEE COUNTY
NORTH CAROLINA
APRIL 29, 2021 *** SCALE 1"=40'
JOB# 10240

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G. S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the City of Sanford Clerk as to the sufficiency of the petition has been made;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Sanford of Lee County, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the Dennis Wicker Civic Center, 1801 Nash Street at 6:00 pm on October 19, 2021.

Section 2. The area proposed for annexation is described as follows:

CITY OF SANFORD LEGAL DESCRIPTION FOR

**Contiguous Annexation Boundary for Pinnacle Partners, LLC
West Sanford Township, Lee County, NC**

TRACT 1 (West Sanford Township)

BEGINNING at an existing iron pipe on the southern right of way of US 421 the POINT OF BEGINNING, CONTROL #1, thence South 45 degrees 34 minutes 25 seconds East 101.14 feet to an existing concrete right of way monument, on the southern right of way of US 421 thence South 29 degrees 00 minutes 40 seconds East 105.03 feet to an existing concrete right of way monument, on the Southern right of way of US 421 thence; South 45 degrees 31 minutes 23 seconds East 125.89 feet to a solid iron set on the right of way thence, North 44 degrees 28 minutes 37 seconds East 259.86 feet to the Northern right of way of US 421 an existing iron pipe CONTROL #2 also being on the existing Sanford City Limits boundary, thence continuing with the Northern right of way of US 421 thence South 32 degrees 52 minutes 03 seconds East 9.66 feet along the Northern right of way to an existing right of way monument thence continuing with the Northern right of way of US 421, South 34 degrees 40 minutes 14 seconds East 65.32 feet along the Northern right of way to an existing concrete right of way monument thence, continuing with the Northern right of way of US 421, South 45 degrees 26 minutes 36 seconds East 193.60 feet along the Northern right of way to a solid iron set, thence in a Southwestern direction crossing US 421, South 44 degrees 33 minutes 24 seconds West 244.98 feet to the Southern right of way of US 421 to an existing solid iron, thence leaving the Southern right of way of US 421, South 42 degrees 39 minutes 13 seconds

West 994.94 feet to an existing solid iron at a fence corner, Southwest corner of Conrad property Estate File 2005-331 (description) deed book 105 page 12; thence South 49 degrees 31 minutes 14 seconds East 194.59 feet to an existing iron pipe at a fence corner, Southeast corner of Conrad Property Estate File 2005-331 (description) deed book 105 page 12; thence South 55 degrees 12 minutes 35 seconds West 1,164.63 feet crossing Purgatory Branch and an existing sewer line to an existing solid iron at a fence corner, Southwest corner of Brinker property deed book 1259 page 619 in the line of Manly Walker Lucas deed book 1358 page 718 lot 23 plat cabinet 1 slide 280; thence North 86 degrees 30 minutes 57 seconds West 397.73 feet to an existing concrete monument being the Northwest corner of lot 24 plat cabinet 1 slide 280 Manly Walker Lucas property deed book 1358 page 718; thence North 86 degrees 46 minutes 54 seconds West 1,199.52 feet to an existing solid iron Northwest corner of lot 10 plat cabinet 3 slide 73 Adcock property deed book 634 page 570; thence North 42 degrees 00 minutes 50 seconds West 268.15 feet to an existing solid iron in the line of Pristell property deed book 1015 page 594; thence North 42 degrees 00 minutes 50 seconds West 488.82 feet to an existing iron pipe Northern corner of Pristell property deed book 1015 page 594; thence North 42 degrees 00 minutes 40 seconds West 604.91 feet to an existing iron pipe Northern corner of Lantz property deed book 392 page 914; thence North 42 degrees 09 minutes 54 seconds West 228.28 feet to an existing iron pipe Northeast corner of Osborne property deed book 410 page 383; thence North 41 degrees 58 minutes 07 seconds West 635.86 feet to an existing iron pipe Northern corner of Osborne property deed book 457 page 979; thence North 41 degrees 59 minutes 54 seconds West 385.53 feet to an existing iron pipe South corner of Griffin property deed book 402 page 598; thence North 36 degrees 36 minutes 02 seconds East 166.98 feet to an existing iron pipe in the South corner of Stone property deed book 810 page 44; thence North 36 degrees 34 minutes 43 seconds East 605.86 feet to an existing iron pipe South corner of Stone property deed book 882 page 290; thence North 34 degrees 58 minutes 23 seconds East 106.94 feet to an existing iron pipe in the line of Stone property deed book 882 page 290; thence North 31 degrees 58 minutes 40 seconds East 112.46 feet to an existing iron pipe in the line of Stone property deed book 882 page 290; thence North 29 degrees 04 minutes 59 seconds East 113.82 feet to an existing iron pipe South corner of Hill property deed book 254 page 226; thence North 26 degrees 12 minutes 10 seconds East 112.21 feet to an existing iron pipe in the line of Hill property deed book 254 page 226; thence North 24 degrees 51 minutes 56 seconds East 30.36 feet to an existing iron pipe East corner of Hill property deed book 254 page 226; thence North 69 degrees 33 minutes 35 seconds West 300.78 feet to an existing iron pipe Northwest corner of Hill property deed book 254 page 226; thence North 23 degrees 07 minutes 42 seconds East 49.68 feet to an existing iron pipe in the Southern right of way of Valley Road being the Northwest corner of lot 100 plat cabinet 2 slide 503; thence North 27 degrees 41 minutes 49 seconds East 50.30 feet to an existing iron pipe West corner of Wilson property deed book 444 page 285; thence South 69 degrees 35 minutes 20 seconds East 150.06 feet to an existing solid iron in the South east corner of Wilson property deed book 444 page 285; thence North 18 degrees 51 minutes 53 seconds East 71.08 feet to an existing iron pipe East corner of Wilson property deed book 444 page 285; thence North 20 degrees 21 minutes 40 seconds East 100.00 feet to an existing iron pipe East corner of Wilson property deed book 389 page 802; thence South 69 degrees 33 minutes 53 seconds East 150.84 feet to an existing iron

pipe Southeast corner of Smith property deed book 990 page 264; thence North 19 degrees 41 minutes 13 seconds East 154.73 feet to an existing iron pipe Northeast corner of Smith property deed book 990 page 264; thence North 20 degrees 30 minutes 57 seconds East 4.62 feet to an existing iron pipe East line of Smith property deed book 1121 page 820; thence North 20 degrees 33 minutes 49 seconds East 149.84 feet to an existing iron pipe Southeast corner of Walton property deed book 508 page 708; thence North 20 degrees 31 minutes 39 seconds East 75.01 feet to an existing solid iron Northeast corner of Walton property deed book 508 page 708 ; thence North 69 degrees 27 minutes 24 seconds West 149.80 feet to an existing solid iron North corner of Walton property deed book 508 page 708; thence North 20 degrees 32 minutes 32 seconds East 24.99 feet to an existing iron pipe Southeast corner of Blue property deed book 692 page 162; thence North 20 degrees 34 minutes 15 seconds East 75.15 feet to an existing iron pipe Northeast corner of Blue property deed book 692 page 162; thence South 69 degrees 23 minutes 54 seconds East 151.26 feet to an existing iron pipe Southeast corner of Blue property deed book 327 page 125; thence North 21 degrees 24 minutes 16 seconds East 75.00 feet to an existing iron pipe Northeast corner of Blue property deed book 327 page 125; thence North 21 degrees 24 minutes 16 seconds East 84.91 feet to an existing iron pipe East corner of Blue property deed book 327 page 127; thence South 52 degrees 08 minutes 01 seconds East 93.02 feet to an existing iron pipe on the line of Baker property lot 72 and 73 plat cabinet 2 slide 500; thence South 54 degrees 25 minutes 23 seconds East 120.43 feet to an existing iron pipe South corner of Baker property deed book 753 page 228; thence South 61 degrees 39 minutes 07 seconds East 218.56 feet to an existing iron pipe in Southeast corner of Baker property deed book 1165 page 930; thence South 66 degrees 59 minutes 51 seconds East 149.71 feet to an existing iron pipe South corner of Howard property deed book 103 page 572; thence North 22 degrees 59 minutes 27 seconds East 299.73 feet to an existing iron pipe Northeast corner of Howard property deed book 103 page 572; thence South 66 degrees 43 minutes 41 seconds East 64.90 feet to an existing iron pipe Northwest corner of Waddell property deed book 850 page 565; thence South 22 degrees 58 minutes 05 seconds West 299.37 feet to an existing iron pipe Southwest corner of Waddell property deed book 850 page 565; thence South 67 degrees 03 minutes 13 seconds East 314.12 feet to an existing iron pipe Southeast corner of Waddell property deed book 850 page 565; thence South 03 degrees 45 minutes 48 seconds West 806.28 feet to an existing railroad t-iron West corner of McIver property deed book 496 page 196; thence South 06 degrees 08 minutes 10 seconds West 512.89 feet to an existing iron pipe West corner of Patterson property deed book 1220 page 860; thence South 34 degrees 28 minutes 45 seconds East 1,694.73 feet to an existing solid iron center line of woods road South corner of Patterson property deed book 1220 page 860; thence North 54 degrees 49 minutes 55 seconds East 2,069.56 feet East corner of Patterson property deed book 1220 page 860; to the POINT OF BEGINNING; containing 169.43 ACRES more or less. According to the map of City of Sanford Contiguous Annexation Map for Pinnacle Partners, LLC. Prepared by Thomas J. Matthews Professional Land Surveyor L-1255, Dated 12-21-2017

Section 3. Notice of the public hearing shall be published in The Sanford Herald, a newspaper having a general circulation in the City of Sanford at least ten (10) days prior to the date of the public hearing.

Adopted this 5th day of October, 2021.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

RESOLUTION AUTHORIZING THE ADVERTISEMENT
OF AN ELECTRONIC AUCTION TO SELL
CERTAIN PERSONAL PROPERTY
OF THE CITY OF SANFORD

WHEREAS, on behalf of the City Council and pursuant to G.S. 160A–270, the city manager will hold an electronic auction to sell certain personal property belonging to the City, as shown on the attached sheet, and any additions or deletions thereto; and,

WHEREAS, the City Council proposes to accept the offer of the highest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sanford that:

1. The Sanford City Manager or his designee is authorized to sell at electronic auction certain personal property belonging to the city, as shown on the attached sheet, and any addition or deletions there to and to accept the offer of the highest responsible bidder.
2. The electronic auction will begin at 8 A.M. on October 21, 2021 at the following website www.govdeals.com.
3. The city clerk shall cause a notice of this resolution to be published in accordance with G.S. 160A-270.
4. Terms for the electronic auction are that payment in full is due no later than five (5) business days from the time and date of the buyer's certificate. Payment must be made electronically through the GovDeals website.

Acceptable Forms of Payment are:

- | | |
|---|---|
| <ul style="list-style-type: none"> . Paypal . Wire Transfer . Visa | <ul style="list-style-type: none"> . Master Card . American Express . Discover |
|---|---|
5. All items must be removed within 10 business days from the time and date of issuance of the buyer's certificate. Purchases will be released only upon receipt of payment as specified.
 6. The buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. Under no circumstances will the City of Sanford assume responsibility for packing,

loading or shipping. Property may be removed between the hours of 9:00 am and 3:00 pm., Monday through Thursday, excluding legal Holidays.

7. The City Council reserves the right to reject any or all bids.

ADOPTED this 5th day of October, 2021.

T. Chet Mann, Mayor

ATTEST:

Bonnie D. Davis, City Clerk

2021 SURPLUS AUCTION

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Vin #</u>	<u>Unit #</u>	<u>Asset #</u>
2019	Dodge	Charger	2C3CDXAT3KH558561	106AA	1910019
2019	Dodge	Charger	2C3CDXAT5KH558562	107AA	1910020
2019	Dodge	Charger	2C3CDXAT9KH558564	109AA	1910022
2019	Dodge	Charger	2C3CDXAT0KH558565	110A	1910023
2019	Dodge	Charger	2C3CDXAT4KH558567	112A	1910025
2019	Dodge	Charger	2C3CDXAT4KH558570	115A	10510
2017	Dodge	Charger	2C3CDXAT5HH547439	117AA	1710017
2017	Dodge	Charger	2C3CDXAT1HH547440	118AA	1710018
2017	Dodge	Charger	2C3CDXAT3HH547441	119AA	1710019
2017	Dodge	Charger	2C3CDXAT5HH547442	120A	1710020
2015	Dodge	Charger	2C3CDXAG8FH778867	122A	1510028
2012	Dodge	Charger	2C3CDXAT7CH201496	174A	11100
1 Lot of Exercise Equipment					4956
1 Lot of Office Chairs					
1 Lot of Office Supplies					
Includes: Asset #247 & Asset #259					
1 Lot- Roll Cart					
1 Lot Air Compressor					
1 Lot Pressure Washer					

**RESOLUTION TO TEMPORARILY CLOSE STREETS FOR THE PURPOSE OF
THE SANFORD CHRISTMAS PARADE**

WHEREAS, Gina Guerrero, Central Carolina Jaycees formally requests the temporary closure of the following streets: Wicker Street from Carthage Street to U.S. Highway #1 beginning at 6:00 PM and ending after the last parade entrant enters the official parade route; the official parade route of Wicker Street to Steele Street, Steele Street to Carthage Street and Carthage Street to Wicker Street beginning at 6:30 PM; Tryon Street beginning at 6:00 PM and ending at 8:00 PM; and the section of Park Avenue from Carthage Street to Tryon Street starting at 7:00 PM and ending after the last parade entrant; and

WHEREAS, said temporary closure would occur on Monday December 6, 2021, between the hours of 6:00 PM and 8:30 PM.; and

WHEREAS, General Statute 160A-296 (a) (4) authorizes the Council for the City of Sanford to temporarily close streets for such purposes, and

WHEREAS, the City of Sanford, has no objection to said event occurring between the stated hours on said date;

NOW THEREFORE BE IT RESOLVED, THAT the City of Sanford Police and Public Works Departments are directed to close the above said streets on Monday December 6, 2021 between the hours of 6:00 PM and 8:30 PM.

Adopted this 5th day of October, 2021.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan Patterson, City Attorney



September 3, 2021

City of Sanford
225 E. Weatherspoon St.
Sanford, NC 27330

To Whom It May Concern:

The Central Carolina Jaycees are managing the Sanford Christmas Parade again this year. The parade is scheduled for Monday, December 6 at 7pm.

The parade route will begin at the corner of Carthage Street and Wicker Street. The parade will head east on Wicker Street, turn north onto Steele Street, then west onto Carthage Street, and end back at Wicker Street.

Staging for the parade will take place at West Lee Middle School, Kiwanis Park, and the Elks Lodge parking lot. Parade entrants will line up along Wicker Street between Carthage Streets and U.S. Hwy 1.

We request the following street closings for vehicle traffic:

1. Wicker Street from Carthage Street to U.S. 1 beginning at 6pm and ending after the last parade entrant enters the official parade route.
2. The official parade route: Wicker Street to Steele Street, Steele Street to Carthage Street, and Carthage Street to Wicker Street beginning at 6:30pm.
3. Tryon Street begins at 6pm and ends at 8pm.
4. The section of Park Avenue from Carthage Street to Tryon Street begins at 7pm and ends after the last parade entrant leaves the official parade route.

The Certificate of Liability will be sent to you from Nationwide Insurance Company under separate cover. It should arrive within the week.

I am available for any necessary discussions and meetings. The Central Carolina Jaycees look forward to another great parade!

Sincerely,

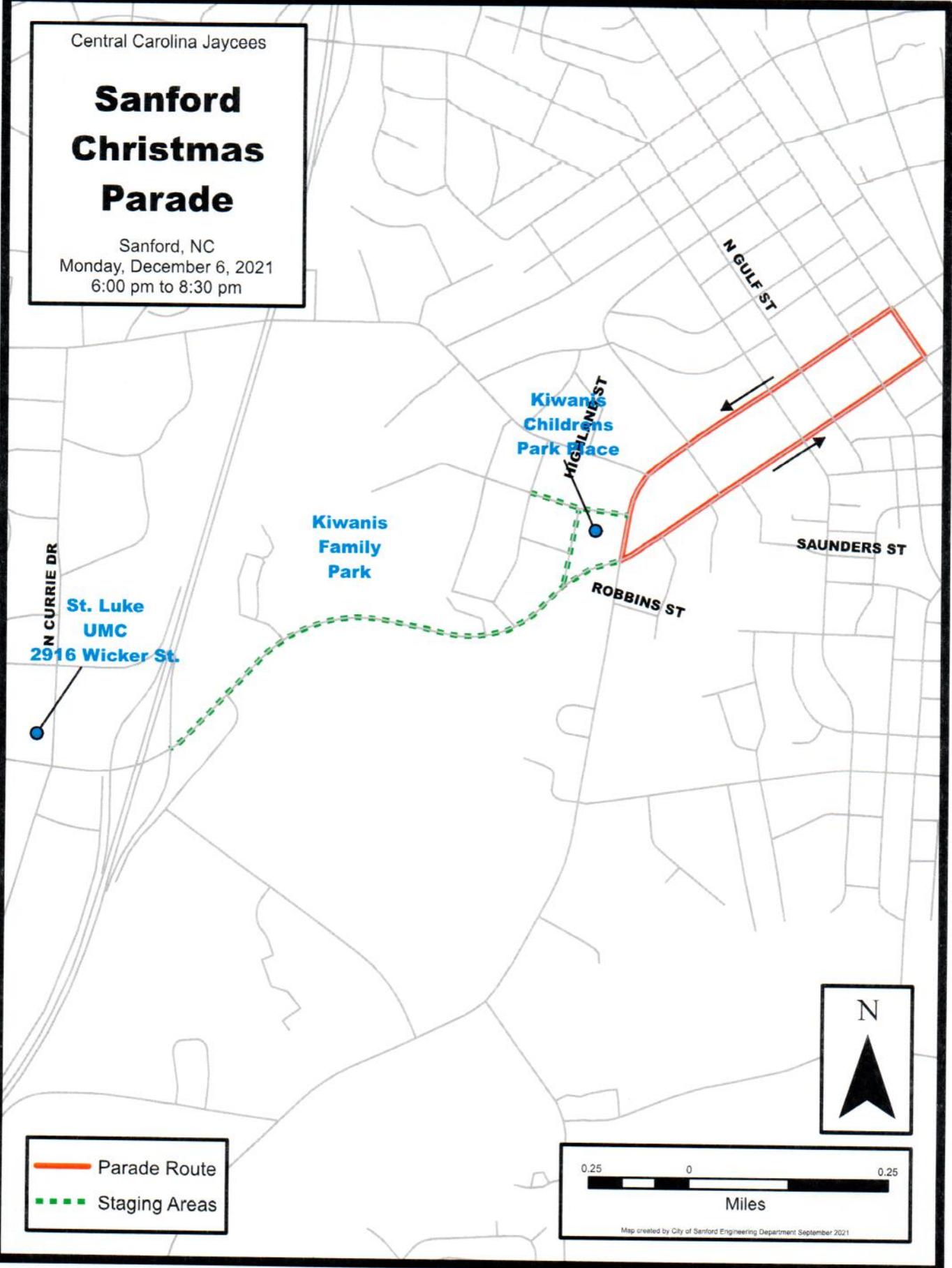
Gina Guerrero
(919) 353-2108
2021 Secretary
Central Carolina Jaycees

PO Box 1532 ~ Sanford, NC 27331 ~ sanfordparade@gmail.com

Central Carolina Jaycees

Sanford Christmas Parade

Sanford, NC
Monday, December 6, 2021
6:00 pm to 8:30 pm



N CURRIE DR
St. Luke UMC
2916 Wicker St.

Kiwanis Childrens Park Place

Kiwanis Family Park

HILLCREST ST

ROBBINS ST

N GULF ST

SAUNDERS ST

 Parade Route
 Staging Areas



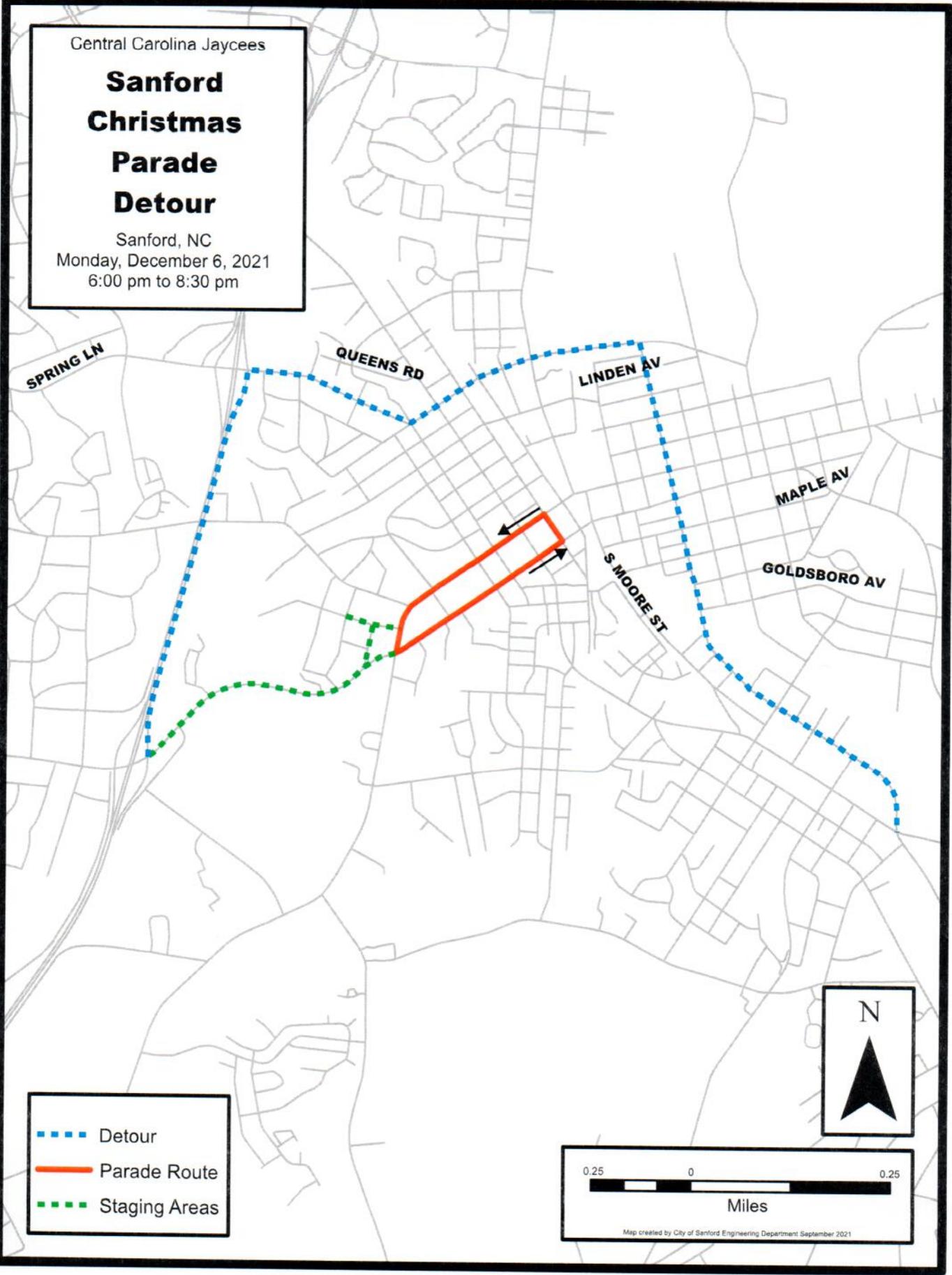
0.25 0 0.25

 Miles
Map created by City of Sanford Engineering Department September 2021

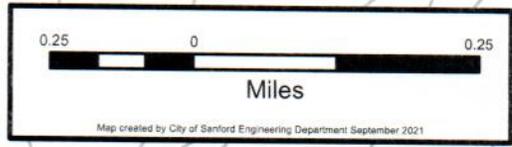
Central Carolina Jaycees

Sanford Christmas Parade Detour

Sanford, NC
Monday, December 6, 2021
6:00 pm to 8:30 pm



- Detour
- Parade Route
- Staging Areas





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

September 28, 2021

Nick Fortune
City of Sanford
601 North. Fifth Street
Post Office Box 3729
Sanford, NC 27330

Dear Nick Fortune,

This is in reference to your request for a temporary road closure on SR 1237 (Carthage Street) and NC 42 (Wicker Street) in Sanford for Christmas parade being held on Monday, December 6, 2021, starting at 6:00 pm until 9:00 pm. We are not aware of any other special events scheduled for this location, and do not have any maintenance or other activities planned for that area during the time of your event.

We hope this event it is successful. If this is an annual event, please submit your request 60 days prior to the event. If you have any questions, please contact me at 910-947-3930 or whfields@ncdot.gov

Sincerely,

W.H. (Nick) Fields III
Traffic Services Supervisor

cc: P.A. Norman, PE
C.E. Dumas Jr, PE
M.W. Kitchen, P.E.
J.S. Brooks, PE
File: traffic services

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 8 TRAFFIC SERVICES
150 DOT DRIVE
CARTHAGE, NC 28327

Telephone: (910) 947-3930
Fax: (910) 947-6881
Customer Service: 1-877-368-4968

Location:
150 DOT DRIVE
CARTHAGE, NC 28327

Website: www.ncdot.gov

North Carolina Department of Transportation
Special Event Request Form
Effective 7/31/15, Revised 7/3/19

This request form is required for non-governmental entities for all special events requiring a road, lane, and/or shoulder closure, or repurposing a State Highway System facility for something other than its intended use, except where a county or municipality is regulating the use of the highways in accordance with General Statute §20-169. This form must be submitted with a formal request to the appropriate Division Engineer(s) at least sixty (60) days prior to the scheduled beginning of the event. See a listing of the Highway Divisions and their contact information at the following URL:

<https://apps.dot.state.nc.us/dot/directory/authenticated/UnitPage.aspx?id=630>

Section A: Event Information

Name of Event: Sanford Christmas Parade
Type of Event: annual parade
County/Countries: Lee
City/Cities: Sanford
Event Date(s): December 6, 2021
Event Time(s): 6 - 9 pm
Primary Sponsoring Organization: Central Carolina Jaycees
Anticipated number of participants (estimate): 4,000
Anticipated number of spectators (estimate): 5,000
Approximate distance in miles: 4 miles

Requested Action(s): Road Closure* Lane Closure* Shoulder Closure*
(Check all that apply) Repurposing a State Highway System facility for something other than its intended use

*For closures, anticipated time road/lane/shoulder will actually close: 6:30 and re-open: 8:30

Section B: Contact Information

Director/Organizer Name: Gina Guerrero Email: gina.guerrero.84@gmail.com
Mailing Address: 1518 Dogwood Acres Dr.

Telephone 1: 919-353-2108 Telephone 2: _____ Fax: _____

Responsible Local Government: City of Sanford

Local Government Contact: Kelly Miller Email: _____

Telephone 1: 919-775-8210 Telephone 2: _____ Fax: _____

Responsible Law Enforcement Agency: Sanford Police Department

Law Enforcement Contact: _____ Email: Kevin.gray@sanfordnc.net

Telephone 1: _____ Telephone 2: _____ Fax: 919-775-8278

Section C: Support Material (check list)

The following support documentation must be attached to this request before it will be considered (as applicable following discussions with the local Highway Division(s))...

1. Detailed location(s) of event including maps indicating proposed route(s) used by the event. Any changes to the proposed routes shall be submitted as soon as the change is made.
2. Detailed description of the event and how it will affect the route(s) used by the event.
3. Written acknowledgement and approval by all local governments whose jurisdiction the event is being held in.
4. Written acknowledgement and approval by local law enforcement and/or the State Highway Patrol.
5. Type, description, and location of any proposed temporary lane closures/interference, road closures/interference, traffic control and signing with appropriate maps, sketches, detour routes, and written acknowledgement from the agency providing the temporary closures/interference, traffic control, and/or signing accepting responsibility for such.
6. Description of notification to residents along the route as a safety and informational service.
7. Waiver modification or insurance (select one)
- a. Addition of the State of North Carolina and the North Carolina Department of Transportation into participant release waivers (see Appendix A for example). A copy of a blank waiver shall be provided.
- OR -
- b. Certificate of liability insurance as follows:
- General Liability, Each Occurrence: minimum amount of \$1,000,000
 - Description field: name and type of the event (as indicated in Section A, above)
 - Description field: the State of North Carolina and the North Carolina Department of Transportation named as additional insured parties (this is at the discretion of the individual insurance company)
 - Note – Additional liability insurance may be requested at the discretion of the Department

Section D: Terms and Conditions

The following applies to all approved events...

1. Requestor shall be responsible for proper closure of the lanes/roads according to the Manual on Uniform Traffic Control Devices (MUTCD).
2. Requestor shall be responsible for providing all necessary traffic control using the appropriate law enforcement agency/agencies or individuals trained in traffic control as set forth in General Statute §20-114.1.
3. Requestor shall be responsible for notification of all emergency services and other responders of any impending closures and/or interference.
4. Event shall be supported by, or endorsed by, the local governing body/bodies.
5. If the event is a bicycle race, requestor shall be responsible for following rules and statutes specific to bicycle racing as provided for in General Statute §20-171.2.
6. Requestor shall ensure that all debris, litter, decorations, and other items associated with the event are removed following the event.

Section E: Signatures

Requestor Signature:



Date:

9-3-21



Application for Permit

Parade, Picket, Demonstrate or Special Events

TO: Chief of Police; Sanford, North Carolina

Application is hereby made for a permit to Parade, Picket or Demonstrate as provided for in an ordinance regulating same adopted by the Board of Council members of the City of Sanford, NC, and other applicable sections of law. Violation of any State Law or Sanford City Ordinance will result in the immediate revocation of any approved permit.

1. The purpose which the application is:
- Parade Picket Demonstrate Special Event

Reason for activity:

Annual Christmas Parade

2. The time requested for such activity is from 6 a.m. p.m. until 9
 a.m. p.m. on the 6 day of December, 2021.

3. The place of the activity shall be at:
Wicker St, Carthage St, Steele St, Horner Blvd, Tryon St, (Map attached)

4. The approximate number of people engaged in activity is 7,000 but the number will not exceed 10,000 people.

5. State whether or not minors below the age of 18 years will participate in the activity:
 Yes, if yes number of minors 1,000 No

6. The person or persons in actual charge of activity will be:
Central Carolina Jaycees
-Gina Guerrero

7. The activity will have as its principal objective (describe in detail):
Celebrate the community
for the season

8. If the activity will include the use of any floats, vehicles, placards, loudspeakers, or mechanical devices of any type, explain in detail their use, purpose, and number:

parade floats
approximately 100 entries

9. REMARKS:

This application is hereby made by the undersigned as representatives of the group involved in the activity described and is filed or petitioned for issuance of permit under the applicable ordinances of the City of Sanford.

This 3 Day of September, 2021

Submitted By: Gina Guerrero
1518 Dogwood Acres Dr.
Sanford, NC 27330

Person to contact if any questions should arise:

Name: same as above

Address: _____

Home Number: _____

Mobile Number: 919-353-2108

Email: gina.guerrero.84@gmail.com

*** Please return completed application to ATTENTION: KEVIN GRAY via:

Email: kevin.gray@sanfordnc.net

Fax: (919) 775-8278

Police Department: 225 E. Weatherspoon Street, Sanford NC



CITY OF SANFORD

APPLICATION FOR BOARDS/COMMISSIONS/COMMITTEES

Applicant Name: Sara Jane Morris
 Street Address: 204 Courtland Dr.
 City: **Sanford** State: **NC** Zip: 27237
 Phone: 704-984-3242 Alt Phone: 910-471-4252
 Marital Status: Single Spouse's Name:
 Email: sjmorris@firsthealth.org
 I am a register voter in ward: Ward 1
 *Which is located within the Sanford City Limits.

Employer: Firsthealth of the Carolinas
 How long have you worked at place of employment: 11
 Title/Position Regional EMS Training Officer

I wish to be considered for appointment to the following Board/Commission/Committee:
 Opiod Abuse Epidemic Commission

List all boards and commissions on which you are currently serving:

National 9*8*8 Coalition, Sanhills Opioid Response Consortium. Regional training officer with data access.

List below your second choice Board/Commission/Committee, if applicable:

List any experience/qualifications you have relevant to the second preference:

I certify that all the information contained in this application is true to the best of my knowledge.

This the 28 day of September, 20²¹

Signature of Applicant

Closed Session