1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF AGENDA

6. CONSENT AGENDA
   Approval of Certificate of Sufficiency for Voluntary Annexation – Schoolhouse Sanford, LLC – (Pages 3 – 7)

7. SPECIAL AGENDA
   Presentation of Exceptional Service Awards for Participation in Block Party for Sponsor, Group, Adult and Youth Volunteers – (Page 8)

8. CASES FOR PUBLIC HEARING: to be held jointly with the Planning Board.
   A. Public Hearing on an Economic Development Project Called “Project Overhead” – (Page 9)
      • Consider Adoption of Authorizing Resolution by the City of Sanford – Building Reuse Grants Program – Vacant Building Category – (Page 10)

   B. Public Hearing on Application by Schoolhouse Sanford LLC to Extend Corporate Limits – (Pages 11 – 18)
      • Consider Ordinance to Extend Corporate Limits of the City of Sanford to Schoolhouse Sanford LLC – (Pages 19 – 21)

   C. Public Hearing on Proposed Annual Operating Budget for the City of Sanford for Fiscal Year 2019-2020
      • Consider Annual Budget Ordinance for Fiscal Year 2019- 2020 – (Pages 22 - 56)

9. DECISIONS ON PUBLIC HEARINGS
10. **REGULAR AGENDA**

11. **NEW BUSINESS** *(Items for discussion and action will only be taken if necessary. Otherwise, these items will be placed on the next agenda for approval.)*
   A. Consider Nomination of the Sanford Tobacco Company Redrying Plant and Warehouse to the National Register of Historic Places – (Pages 57 – 107)

   B. Consider Capital Project Ordinance Amendment – Parks and Recreation Project B1602 – (Page 108)

   C. Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2018-2019 – Reimburse City – Park Bond Project – (Pages 109 - 110)

12. **OTHER BUSINESS**
   Closed Session – (Page 111)

13. **ADJOURNMENT**
CERTIFICATE OF SUFFICIENCY FOR
VOLUNTARY ANNEXATION

To the City Council of the City of Sanford of Lee County, North Carolina

I, Bonnie Davis, City of Sanford Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Sanford of Lee County, North Carolina this 4th day of June 2019.

(SEAL)

____________________________________
Bonnie Davis, City of Sanford Clerk
PETITION REQUESTING CONTIGUOUS ANNEXATION OF PROPERTY TO
THE CITY OF SANFORD, NC

Date: 2-12-19

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:

Being all of a certain parcel of land situated in Jonesboro Township, Lee County, North Carolina bounded on the north by JT Properties of NC, LLC (PIN 9661-23-5360), on the east by NC Highway 87 (Variable Public R/W), on the on the south by Clinton E Bryan III (PIN 9661-30-1778), Adam J. and Melissa Rexroad (PINS 9661-21-5277 & 9661-21-4337) and Dennis J. Martin (PIN 9661-21-4501) and on the west by another parcel of Dennis J. Martin (PIN 9661-21-3676), Beverly K. Cummings (PINS 9661-21-3871 & 9661-21-3986), William Martin (PINS 9661-22-4202 & 9661-22-4419), Thomas Martin (PIN 9661-22-4657), Helen Holder (PIN 9661-22-4833) and Harvey Faulk Road S.R.1138 (60' Public R/W) and being more particularly described as:

Beginning at an existing iron pipe in the eastern right-of-way of Harvey Faulk Road, said point being on the existing City Limits line of Sanford and also being the northwest corner of Helen Holder; thence continuing with said eastern right-of-way and said City Limits line N 07°35'39" E 211.64' to an existing iron pipe, the southwest corner of JT Properties of NC, LLC; thence leaving said eastern right-of-way and said existing City Limits line and with the southern line of said JT Properties and with the New City Limits (NCL) N 71°57'28" E 463.55' to an existing iron pipe on the western right-of-way of NC Highway 87 and being the southeast corner of said JT Properties; thence leaving said JT Properties and with the western right-of-way of said NC 87 and with said (NCL) the following three calls: S 28°14'06" E 171.43' to a concrete monument, N 18°02'13" E 1,186.66' to a concrete monument and with the arc of a curve to the left having a radius of 3,127.75' (chord S 08°45'17" E 614.15') for a length of 615.14' to a computed point, a corner common to Clinton E. Bryan III; thence leaving said western right-of-way and with said (NCL) and with the northern line of said Bryan the following four calls: N 71°32'42" W 35.83' to an existing iron pipe, N 24°37'16" W 102.70' to an existing iron pipe, N 23°59'13" W 59.81' to an existing iron pipe and S 72°44'30" W 351.05' to an existing iron pipe a corner common to Adam J. & Melissa Rexroad and Dennis J. Martin; thence with said Rexroad, with the northern line of said Martin and with said (NCL) N 78°17'48" W 409.23' to an existing iron pipe, a corner of said Martin; thence with the eastern line of said Martin, with the eastern line of another parcel of Dennis J. Martin, with the eastern line of two parcels of Beverly K. Cummings and with said (NCL) N 06°35'17" E 514.41' to an existing iron pipe, the southeast corner of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06°34'13" E 332.55' to an existing iron rod, the southeast corner of another parcel of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06°37'04" E 214.90' to an existing iron rod, the southeast corner of Thomas Martin; thence with the eastern and northern line of said Martin the following two calls: N 06°41'53" E 198.98' to a ductile iron pipe and N 88°48'23 W 106.87' is an angle iron, the southeast corner of Helen Holder; thence with the eastern and
northern line of said Holder and with said (NCA) the following two calls: N 07°32'26" E 137.96' to a computed point and N 89°00'01" W 230.01' to the point and or place of beginning containing 22.98± acres more or less.

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.)

Name       Address
Glenn L Way 6856 E Railway Park
Mesa, Arizona 85212

Name       Address
Schoolhouse Sanford, LLC

Signature

President

ATTEST:

Secretary

Name       Address
Schoolhouse Sanford, LLC
311 S E Lion Lane suite 300
Salt Lake City, Utah

Signature

President

ATTEST:

Secretary

* 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.
Being all of a certain parcel of land situated in Jonesboro Township, Lee County, North Carolina bounded on the north by JT Properties of NC, LLC (PIN 9661-23-5360), on the east by NC Highway 87 (Variable Public R/W), on the south by Clinton E Bryan III (PIN 9661-30-1778), Adam J. and Melissa Rexroad (PINS 9661-21-5277 & 9661-21-4337) and Dennis J. Martin (PIN 9661-21-4501) and on the west by another parcel of Dennis J. Martin (PIN 9661-21-3676), Beverly K. Cummings (PINS 9661-21-3871 & 9661-21-3986), William Martin (PIN 9661-22-4202 & 9661-22-4419), Thomas Martin (PIN 9661-22-4657), Helen Holder (PIN 9661-22-4833) and Harvey Faulk Road S.R.1138 (60’ Public R/W) and being more particularly described as:

Beginning at an existing iron pipe in the eastern right-of-way of Harvey Faulk Road, said pipe being located S 39º23'40" E 72.25' (Tie Line) from a Survey Control point(60d mag nail) having NC Grid Co-ordinates of N=612,978.93 and E=1,962,267.81, said pipe also being on the existing City Limits line of Sanford and also being the northwest corner of Helen Holder; thence continuing with said eastern right-of-way and said City Limits line N 07º39'39" E 211.64’ to an existing iron pipe, the southwest corner of JT Properties of NC, LLC; thence leaving said eastern right-of-way and said existing City Limits line and with the southern line of said JT Properties and with the New City Limits (NCL) N 71º57'28" E 463.55’ to an existing iron pipe on the western right-of-way of NC Highway 87 and being the southeast corner of said JT Properties; thence leaving said JT Properties and with the western right-of-way of said NC 87 and with said (NCL) the following three calls: S 28º14'06" E 171.43’ to a concrete monument, S 18º02'13" E 1,186.66’ to a concrete monument and with the arc of a curve to the left having a radius of 3,127.75’ (chord S 08º45'17" E 614.15’) for a length of 615.14’ to a computed point, a corner common to Clinton E. Bryan III; thence leaving said western right-of-way and with said (NCL) and with the northern line of said Bryan the following four calls: N 71º32'42" W 35.83’ to an existing iron pipe, N 24º37'16" W 102.70’ to an existing iron pipe, N 23º59'13" W 59.81’ to an existing iron pipe and S 72º44'30" W 351.05’ to an existing iron pipe a corner common to Adam J. & Melissa Rexroad and Dennis J. Martin; thence with said Rexroad, with the northern line of said Martin and with said (NCL) N 78º17'48" W 409.23’ to an existing iron pipe, a corner of said Martin; thence with the eastern line of said Martin, with the eastern line of another parcel of Dennis J. Martin, with the eastern line of two parcels of Beverly K. Cummings and with said (NCL) N 06º35'17" E 514.41’ to an existing iron pipe, the southeast corner of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06º34'13" E 332.55’ to an existing iron rod, the southeast corner of another parcel of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06º37'04" E 214.90’ to an existing iron rod, the southeast corner of Thomas Martin; thence with the eastern and northern line of said Martin the following two calls: N 06º41'53" E 198.98’ to a ductile iron pipe and N 88º48'23 W 106.87’ to an angle iron, the southeast corner of Helen Holder; thence with the eastern and northern line of said Holder and with said (NCL) the following two calls: N 07º32'26" E 137.96’ to a computed point and N 89º10'01" W 230.01’ to the point and or place of beginning containing 22.98± acres more or less.
Presentation of Exceptional Service Awards
for Participation in Block Party
for Sponsor, Group, Adult and Youth Volunteers
May 15, 2019

Notice of Public Hearing

The City of Sanford proposes to participate in the cost of an economic development project, called Project Overhead, which consists of the renovation of a building located at 109 McNeill Road, Sanford, North Carolina, in the amount of Five Hundred Eighty-Six Thousand Dollars ($586,000) and hiring up to seventeen (17) new employees over the eighteen-month project. This project will apply for a Building Reuse Grant from the North Carolina Department of Commerce Rural Infrastructure Authority – Building Reuse Grant Program Category, in the amount of Eighty-five Thousand Dollars ($85,000). The City Council intends to consider providing a five percent (5%) match of up to Four Thousand Two Hundred Fifty Dollars ($4,250) as part of the cost of the project with revenues from the City of Sanford General Fund. The project will stimulate the local economy, promote business and result in the creation of up to seventeen (17) new jobs in the City of Sanford.

A public hearing on the proposed City expenditure for this project will be held on Tuesday, June 4, 2019, at 6:00 p.m., or as soon thereafter as said matter can be reached on the agenda, in the Council Chambers of the Sanford Municipal Center, located at 225 East Weatherspoon Street, Sanford, N.C. All interested persons are invited to attend and present their views.

Bonnie Davis, City Clerk
City of Sanford

AUTHORIZING RESOLUTION BY THE CITY OF SANFORD

Building Reuse Grants Program – Vacant Building Category

WHEREAS, the North Carolina Rural Infrastructure Authority (RIA) has authorized the awarding of grants from appropriated funds to aid eligible units of government in financing the cost of building activities needed to create jobs; and

WHEREAS, the City of Sanford needs assistance in financing a building project that may qualify for Rural Grants/Programs funding; and

WHEREAS, the City of Sanford intends to request grant assistance for Triad Corrugated Metal, Inc., and Project Overhead - 109 McNeill Road Building Renovation project from the Building Reuse Grant Program – Vacant Building Category;

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

That the City of Sanford will provide the required Rural Center Building Restoration and Reuse Program’s local match (5% of the total Rural Center Grant Amount) for construction costs, if approved, for a grant with Triad Corrugated Metal, Inc. being the source of the local match.

That T. Chet Mann, Mayor and successors so titled, is hereby authorized to execute and file an application on behalf of the City of Sanford with the Rural Grants/Programs Section for a grant to assist in the above-named Building Reuse project.

That Hal Hegwer, City Manager, and successors so titled, is hereby authorized and directed to furnish such information as Rural Grants/Programs Section may request in connection with an application or with the project proposed; to make assurances as contained in the application; and to execute such other documents as may be required in connection with the application.

That the City of Sanford has substantially complied or will substantially comply with all federal, state, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted this date, June 4, 2019, at Sanford, North Carolina.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk
Annexation Report for the
City of Sanford and Schoolhouse Sanford, LLC
June 4, 2019

Authority. NC G.S. 160A-31 provides that a city may annex by ordinance any area contiguous to existing city boundaries upon presentation to the governing body of a petition signed by the owners of the real property located within such area.

Procedure. On February 12, 2019, the City of Sanford received a petition from Schoolhouse Sanford, LLC of Salt Lake City, Utah and an annexation survey map prepared by Riley Surveying, P.A. for annexation of 22.98± acres more or less of land, located in the corner of HWY 87 and Harvey Faulk Rd. and further identified as Lee County Tax Parcel 9661-22-8224. The property is the location of the Ascend Charter School.

The following owners of real property have signed the petition:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schoolhouse Sanford, LLC</td>
<td>3115 E Lion Lane, Suite 300</td>
</tr>
<tr>
<td>of Salt Lake City, Utah</td>
<td>Salt Lake City, Utah 84121</td>
</tr>
</tbody>
</table>

On May 7, 2019, the City Council of Sanford adopted a resolution directing the City Clerk to investigate the sufficiency of the petition. In addition, on May 21, 2019, the Council received a Certificate of Sufficiency, from the City Clerk, and adopted a resolution setting the date for a public hearing on the question of annexation of the property for June 4, 2019, at 6 p.m. in the Council Chambers of the Sanford Municipal Building. At the conclusion of the public hearing, the City Council can consider adoption of an ordinance annexing the property into the City.

Public Notice. Notice of the public hearing was given by publication in the Sanford Herald on May 24, 2019.

Contiguosness. The proposed annexation would be contiguous by nature to its proximity of a 44.28 acre tract across Harvey Faulk Rd., where Kempsville Building Materials is located.

Consistency with “PlanSanLee” Future Land Use Plan. The proposed area for annexation is identified in the Future Land Use Plan as Mixed-Use Activity Center Place Type, which is typically located in close proximity to highway interchanges and major arterials and designed to facilitate development of large-scale integrated mix of uses. Therefore, the current use as a school is in conformance with the Future Land Use Plan, as Civic uses such as schools are encouraged.

Rural Fire Protection District. The annexation area lies in the Carolina Trace Rural Fire Protection District. N.C.G.S. 160A-31.1 requires a city to pay annually a proportionate share of any payments due on any debt (including principal and interest) relating to facilities or equipment of the rural fire department, if the debt was existing at the time of submission of
the petition for annexation to the city. The annual payments from the city to the rural fire department shall be calculated by multiplying the percentage of the assessed valuation of the annexed area to the assessed valuation of the entire rural fire district times the debt of the fire department. Each valuation is fixed on the date the annexation ordinance becomes effective. A payment is not required when during any calendar year the total of payments for all annexations under this part is $100 or less. A request for financial information was sent to the Carolina Trace Rural Fire Department on May 2, 2019. Assessed value of the area to be annexed is $1,940,600.00.

Provision of City Services. City services will be extended to the new area, if it is annexed, in the same manner and on substantially the same basis that they are provided to the rest of the City. Below is a list of the major City services that will be provided.

Water and Sewer. The site has access to public water and will be served by public sewer after annexation. Any/all utility extensions will need to be reviewed and approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Streets. The proposed annexation site has access to existing roads: Harvey Faulk Rd. Any/all street connections will need to be reviewed and approved by NCDOT and the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Solid Waste. The City shall provide garbage, recyclables, leaf and limb, and bulk trash collection.

Police Protection. Service to the proposed annexation area can be accommodated by current City of Sanford Police Department staffing and resources.

Fire Protection. The City’s Fire Department will provide service to the annexation area out of Station #2 at 2220 Woodland Avenue, approximately 3.1 miles from the property, with an estimated response time of 9 minutes.

Estimated Costs incurred by the City.

The Lee County Tax Office shows the total assessed valuation for the Carolina Trace Rural Fire Protection District area to be $410,299,800.00 as of 2019. The assessed value of the proposed annexation area is $1,940,600.00.

\[
\text{Debt payment} \times \frac{\text{Value of property to be annexed}}{\text{Value of rural fire department}} = \text{payment}
\]

\[
\frac{73,928.80 \times \frac{1,940,600.00}{410,299,800.00}}{\text{}} = 349.66
\]
Revenue. The assessed valuation of the annexation area as noted above is $1,940,600.00. According to the Lee County Tax Office, however, charter schools are exempt from paying property tax. In the future if the property were ever to convert to a different use, at the City’s current tax rate of $.62/100, annual revenues of $12,031.72 could be anticipated ($1,940,600.00/100 = $19,406.00 x .62 = $12,031.72).

Rezoning of Annexed Area. Pursuant to NCGS 160A-360(f), if the subject property is annexed, the City has up to 60 days to assign a City designated zoning district. A public hearing on the question of zoning will be set in the coming months, provided the annexation is approved.
Petition for Contiguous Annexation
Sanford Schoolhouse, LLC

Parcel for Consideration

Tax PIN: 9661-22-8224
PETITION REQUESTING CONTIGUOUS ANNEXATION OF PROPERTY TO THE CITY OF SANFORD, NC

Date: 2-12-19

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:

Being all of a certain five parcels of land situated in Jonesboro Township, Lee County, North Carolina bounded on the north by JT Properties of NC, LLC (PIN 9661-23-5360), on the east by NC Highway 87 (Variable Public R/W), on the on the south by Clinton E Bryan III (PIN 9661-30-1778), Adam J. and Melissa Rexroad (PIN 9661-21-5277 & 9661-21-4337) and Dennis J. Martin (PIN 9661-21-4501) and on the west by another parcel of Dennis J. Martin (PIN 9661-21-3676), Beverly K. Cummings (PIN 9661-21-3871 & 9661-21-3986), William Martin (PIN 9661-22-4202 & 9661-22-4419), Thomas Martin (PIN 9661-22-4657), Helen Holder (PIN 9661-22-4833) and Harvey Faulk Road S.R. 1138 (60' Public R/W) and being more particularly described as:

Beginning at an existing iron pipe in the eastern right-of-way of Harvey Faulk Road, said point being on the existing City Limits line of Sanford and also being the northwest corner of Helen Holder; thence continuing with said eastern right-of-way and said City Limits line N 07°35'39" E 211.64' to an existing iron pipe, the southwest corner of JT Properties of NC, LLC; thence leaving said eastern right-of-way and said existing City Limits line and with the southern line of said JT Properties and with the New City Limits (NCL) N 71°57'28" E 463.55' to an existing iron pipe on the western right-of-way of NC Highway 87 and being the southeast corner of said JT Properties; thence leaving said JT Properties and with the western right-of-way of said NC 87 and with said (NCL) the following three calls: S 28°14'06" E 171.43' to a concrete monument, E 18°02'13" E 1,186.66' to a concrete monument and with the arc of a curve to the left having a radius of 3,127.75' (chord S 08°45'17" E 614.15') for a length of 615.14' to a computed point, a corner common to Clinton E. Bryan III; thence leaving said western right-of-way and with said (NCL) and with the northern line of said Bryan the following four calls: N 71°32'42" W 35.83' to an existing iron pipe, N 24°37'16" W 102.70' to an existing iron pipe, N 23°59'13" W 59.81' to an existing iron pipe and S 72°44'30" W 351.65' to an existing iron pipe a corner common to Adam J. & Melissa Rexroad and Dennis J. Martin; thence with said Rexroad, with the northern line of said Martin and with said (NCL) N 78°17'48" W 409.23' to an existing iron pipe, a corner of said Martin; thence with the eastern line of said Martin, with the eastern line of another parcel of Dennis J. Martin, with the eastern line of two parcels of Beverly K. Cummings and with said (NCL) N 06°35'17" E 514.41' to an existing iron pipe, the southeast corner of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06°34'13" E 332.55' to an existing iron rod, the southeast corner of another parcel of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06°37'04" E 214.90' to an existing iron rod, the southeast corner of Thomas Martin; thence with the eastern and northern line of said Martin the following two calls: N 06°41'53" E 198.98' to a ductile iron pipe and N 88°48'23 W 106.87' is an angle iron, the southeast corner of Helen Holder; thence with the eastern and
northern line of said Holder and with said (NCl) the following two calls: N 0°32'26" E 137.96' to a computed point and N 89°00'01" W 230.01' to the point and or place of beginning containing 22.98± acres more or less.

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.)

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glenn L Way</td>
<td>6886 E Railway Road</td>
<td><strong>Irene</strong></td>
</tr>
<tr>
<td><strong>MESA, ARIZONA 85212</strong></td>
<td><strong>Manager</strong></td>
<td><strong>President</strong></td>
</tr>
<tr>
<td>Corporation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schoolhouse Sanford, LLC</td>
<td><strong>GW</strong></td>
<td></td>
</tr>
<tr>
<td>ATTEST: <strong>Richard Moss</strong></td>
<td><strong>Secretary</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Schoolhouse Sanford, LLC</strong></td>
<td>3115 E Leon Lane suite 300</td>
<td></td>
</tr>
<tr>
<td>Corporation</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Salt Lake City, Utah</strong></td>
<td><strong>President</strong></td>
<td></td>
</tr>
<tr>
<td>ATTEST: <strong>Secretary</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* 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.
Annexation Description PIN 9661-22-8224
Property of
Schoolhouse Sanford, LLC

March 27, 2019

Being all of a certain parcel of land situated in Jonesboro Township, Lee County, North Carolina bounded on the north by JT Properties of NC, LLC (PIN 9661-23-5360), on the east by NC Highway 87 (Variable Public R/W), on the south by Clinton E. Bryan III (PIN 9661-30-1778), Adam J. and Melissa Rexroad (PINS 9661-21-5277 & 9661-21-4337) and Dennis J. Martin (PIN 9661-21-4501) and on the west by another parcel of Dennis J. Martin (PIN 9661-21-3676), Beverly K. Cummings (PINS 9661-21-3871 & 9661-21-3986), William Martin (PIN 9661-22-4202 & 9661-22-4419), Thomas Martin (PIN 9661-22-4657), Helen Holder (PIN 9661-22-4833) and Harvey Faulk Road S.R.1138 (60’ Public R/W) and being more particularly described as:

Beginning at an existing iron pipe in the eastern right-of-way of Harvey Faulk Road, said pipe being located S 39º23’40” E 72.25’ (Tie Line) from a Survey Control point(60d mag nail) having NC Grid co-ordinates of N=612,978.93 and E=1,962,267.81, said pipe also being on the existing City Limits line of Sanford and also being the northwest corner of Helen Holder; thence continuing with said eastern right-of-way and said City Limits line N 07º35’39” E 211.64’ to an existing iron pipe, the southwest corner of JT Properties of NC, LLC; thence leaving said eastern right-of-way and said existing City Limits line and with the southern line of said JT Properties and with the New City Limits (NCL) N 71º57’28” E 463.55’ to an existing iron pipe on the western right-of-way of NC Highway 87 and being the southeast corner of said JT Properties; thence leaving said JT Properties and with the western right-of-way of said NC 87 and with said (NCL) the following three calls: S 28º14’06” E 171.43’ to a concrete monument, S 18º02’13” E 1,186.66’ to a concrete monument and with the arc of a curve to the left having a radius of 3,127.75’ (chord S 08º45’17” E 614.15’) for a length of 615.14’ to a computed point, a corner common to Clinton E. Bryan III; thence leaving said western right-of-way and with said (NCL) and with the northern line of said Bryan the following four calls: N 71º32’42” W 35.83’ to an existing iron pipe, N 24º37’16” W 102.70’ to an existing iron pipe, N 23º59’13” W 59.81’ to an existing iron pipe and S 72º44’30” W 351.05’ to an existing iron pipe a corner common to Adam J. & Melissa Rexroad and Dennis J. Martin; thence with said Rexroad, with the northern line of said Martin and with said (NCL) N 78º17’48” W 409.23’ to an existing iron pipe, a corner of said Martin; thence with the eastern line of said Martin, with the eastern line of another parcel of Dennis J. Martin, with the eastern line of two parcels of Beverly K. Cummings and with said (NCL) N 06º35’17” E 514.41’ to an existing iron pipe, the southeast corner of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06º34’13” E 332.55’ to an existing iron rod, the southeast corner of another parcel of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06º37’04” E 214.90’ to an existing iron rod, the southeast corner of Thomas Martin; thence with the eastern and northern line of said Martin the following two calls: N 06º41’53” E 198.98’ to a ductile iron pipe and N 88º48’23 W 106.87’ to an angle iron, the southeast corner of Helen Holder; thence with the eastern and northern line of said Holder and with said (NCL) the following two calls: N 07º32’26” E 137.96’ to a computed point and N 89º10’01” W 230.01’ to the point and or place of beginning containing 22.98± acres more or less.
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF SANFORD, NORTH CAROLINA

WHEREAS, The City Council of the City of Sanford, North Carolina has been petitioned under G.S. 160A-31 to annex 22.98± acres of property owned by Sanford Schoolhouse, LLC, more particularly described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Council Chambers of the Sanford Municipal Building at 6:00 PM on June 4, 2019, after due notice by publication in The Sanford Herald on May 24, 2019; and

WHEREAS, the City Council finds that the petition meets the requirements of 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sanford, North Carolina that:

Section 1. By virtue of the authority granted by 160A-31, the following described territory is hereby annexed and made part of the City of Sanford, North Carolina, as of June 4, 2019:
CITY OF SANFORD LEGAL DESCRIPTION FOR
Contiguous Annexation Boundary for Schoolhouse Sanford, LLC
Jonesboro Township, Lee County, NC

Annexation Description PIN 9661-22-8224

Being all of a certain parcel of land situated in Jonesboro Township, Lee County, North Carolina bounded on the north by JT Properties of NC, LLC (PIN 9661-23-5360), on the east by NC Highway 87 (Variable Public R/W), on the on the south by Clinton E Bryan III (PIN 9661-30-1778), Adam J. and Melissa Rexroad (PINS 9661-21-5277 & 9661-21-4337) and Dennis J. Martin (PIN 9661-21-4501) and on the west by another parcel of Dennis J. Martin (PIN 9661-21-3676), Beverly K. Cummings (PINS 9661-21-3871 & 9661-21-3986), William Martin (PINS 9661-22-4202 & 9661-22-4419), Thomas Martin (PIN 9661-22-4657), Helen Holder (PIN 9661-22-4833) and Harvey Faulk Road S.R.1138 (60’ Public R/W) and being more particularly described as:

Beginning at an existing iron pipe in the eastern right-of-way of Harvey Faulk Road, said pipe being located S 39º23’40” E 72.25’ (Tie Line) from a Survey Control point(60d mag nail) having NC Grid Co-ordinates of N=612,978.93 and E=1,962,267.81, said pipe also being on the existing City Limits line of Sanford and also being the northwest corner of Helen Holder; thence continuing with said eastern right-of-way and said City Limits line N 07º35’39” E 211.64’ to an existing iron pipe, the southwest corner of JT Properties of NC, LLC; thence leaving said eastern right-of-way and said existing City Limits line and with the southern line of said JT Properties and with the New City Limits (NCL) N 71º57’28” E 463.55’ to an existing iron pipe on the western right-of-way of NC Highway 87 and being the southeast corner of said JT Properties; thence leaving said JT Properties and with the western right-of-way of said NC 87 and with said (NCL) the following three calls: S 28º14’06” E 171.43’ to a concrete monument, S 18º02’13” E 1,186.66’ to a concrete monument and with the arc of a curve to the left having a radius of 3,127.75’ (chord S 08º45’17” E 614.15’) for a length of 615.14’ to a computed point, a corner common to Clinton E. Bryan III; thence leaving said western right-of-way and with said (NCL) and with the northern line of said Bryan the following four calls: N 71º32’42” W 35.83’ to an existing iron pipe, N 24º37’16” W 102.70’ to an existing iron pipe, N 23º59’13” W 59.81’ to an existing iron pipe and S 72º44’30” W 351.05’ to an existing iron pipe a corner common to Adam J. & Melissa Rexroad and Dennis J. Martin; thence with said Rexroad, with the northern line of said Martin and with said (NCL) N 78º17’48” W 409.23’ to an existing iron pipe, a corner of said Martin; thence with the eastern line of said Martin, with the eastern line of another parcel of Dennis J. Martin, with the eastern line of two parcels of Beverly K. Cummings and with said (NCL) N 06º35’17” E 514.41’ to an existing iron pipe, the southeast corner of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06º34’13” E 332.55’ to an existing iron rod, the southeast corner of another parcel of William Martin; thence with the eastern line of said Martin and with said (NCL) N 06º37’04” E 214.90’ to an existing iron rod, the southeast corner of Thomas Martin; thence with the eastern and northern line of said Martin the following two calls: N 06º41’53” E 198.98’ to a ductile
iron pipe and N 88°48′23″ W 106.87′ to an angle iron, the southeast corner of Helen Holder; thence with the eastern and northern line of said Holder and with said (NCL) the following two calls: N 07°32′26″ E 137.96′ to a computed point and N 89°10′01″ W 230.01′ to the point and or place of beginning containing 22.98± acres more or less. Prepared by Riley Surveying, P.A., Dated 3-27-2019.

Section 2. Upon and after June 4, 2019, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Sanford and shall be entitled to the same privileges and benefits as other parts of the City of Sanford. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Sanford shall cause to be recorded in the office of the Register of Deeds of Lee County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Lee County Board of Elections, as required by G.S. 163-288.1.

Adopted this 4th day of June, 2019.

__________________________________
T. Chet Mann, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Davis, City Clerk  Susan Patterson, City Attorney

LEE COUNTY
NORTH CAROLINA

I, Angela M. Baker, A Notary Public for said County and State, do hereby certify that Bonnie Davis personally appeared before me this day and acknowledged that she is the City Clerk of the City of Sanford, North Carolina, a corporate body, and that by authority duly given and as the act of the City, foregoing instrument was signed in its name by its Mayor, T. Chet Mann, Sealed with its corporate seal, and attested by herself, as its City Clerk.

Witness my hand and official seal this, the ______ day of __________________.

__________________________________
Angela M. Baker, Notary Public

My Commission Expires: ______________________
## FY 19-20 Changes To Budget Ordinance from Originally Presented to Council

<table>
<thead>
<tr>
<th>AMOUNT PRESENTED TO COUNCIL ON 5/21/2019</th>
<th>CHANGES</th>
<th>NET CHANGE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GENERAL FUND</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Governing Body</td>
<td>341,155</td>
<td>334,155</td>
<td>(7,000)</td>
</tr>
<tr>
<td>Human Resources</td>
<td>297,731</td>
<td>293,506</td>
<td>(4,225)</td>
</tr>
<tr>
<td>Information Technology</td>
<td>396,334</td>
<td>402,934</td>
<td>6,600</td>
</tr>
<tr>
<td>Fire</td>
<td>5,522,246</td>
<td>5,510,746</td>
<td>(11,500)</td>
</tr>
<tr>
<td>GF Contributions</td>
<td>1,576,391</td>
<td>1,586,391</td>
<td>10,000</td>
</tr>
<tr>
<td><strong>TOTAL EXPENDITURE ADJUSTMENTS</strong></td>
<td></td>
<td>$ (6,125)</td>
<td></td>
</tr>
<tr>
<td><strong>GENERAL FUND</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>REVENUE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fund Balance</td>
<td>241,629</td>
<td>235,504</td>
<td>(6,125)</td>
</tr>
<tr>
<td><strong>TOTAL REVENUE ADJUSTMENTS</strong></td>
<td></td>
<td>$ (6,125)</td>
<td></td>
</tr>
<tr>
<td>MUNICIPAL SERVICE DISTRICT</td>
<td>AMOUNT PRESENTED TO COUNCIL ON 5/21/2019</td>
<td>CHANGES</td>
<td>NET CHANGE</td>
</tr>
<tr>
<td>----------------------------</td>
<td>------------------------------------------</td>
<td>----------</td>
<td>------------</td>
</tr>
<tr>
<td>EXPENSES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Advertising</td>
<td>30,000</td>
<td>35,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Contractual Services</td>
<td>63,053</td>
<td>66,218</td>
<td>3,165</td>
</tr>
<tr>
<td>Building Improvement Grants</td>
<td>20,000</td>
<td>30,000</td>
<td>10,000</td>
</tr>
<tr>
<td>TOTAL EXPENSE ADJUSTMENTS</td>
<td></td>
<td></td>
<td>$18,165</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MUNICIPAL SERVICE DISTRICT</th>
<th>AMOUNT PRESENTED TO COUNCIL ON 5/21/2019</th>
<th>CHANGES</th>
<th>NET CHANGE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>REVENUE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ad Valorem Tax</td>
<td>63,139</td>
<td>75,493</td>
<td>12,354</td>
<td>Additional revenue as tax rate will remain at $0.11 (presented to council at $0.092)</td>
</tr>
<tr>
<td>Motor Vehicle Tax</td>
<td>2,392</td>
<td>2,860</td>
<td>468</td>
<td>Additional revenue as tax rate will remain at $0.11 (presented to council at $0.092)</td>
</tr>
<tr>
<td>Contribution - General Fund</td>
<td>57,732</td>
<td>67,732</td>
<td>10,000</td>
<td>Council elected to fund the Entrepreneurship Grant</td>
</tr>
<tr>
<td>Fund Balance Appropriation</td>
<td>20,000</td>
<td>15,343</td>
<td>(4,657)</td>
<td>Reduced fund balance</td>
</tr>
<tr>
<td>TOTAL REVENUE ADJUSTMENTS</td>
<td></td>
<td></td>
<td>$18,165</td>
<td></td>
</tr>
</tbody>
</table>
ANNUAL BUDGET ORDINANCE
FOR FISCAL YEAR 2019-2020

BE IT ORDAINED by the City Council of the City of Sanford, North Carolina in regular session assembled:

Section 1: The following amounts are hereby appropriated for the operation of the City's government and its activities for the fiscal year beginning July 1, 2019 and ending June 30, 2020 according to the following summary and schedules.

<table>
<thead>
<tr>
<th>SUMMARY</th>
<th>REVENUES</th>
<th>APPROPRIATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund</td>
<td>$33,207,674</td>
<td>$33,207,674</td>
</tr>
<tr>
<td>Enterprise Fund</td>
<td>23,112,995</td>
<td>23,112,995</td>
</tr>
<tr>
<td>Municipal Service District</td>
<td>163,928</td>
<td>163,928</td>
</tr>
<tr>
<td><strong>TOTAL BUDGET</strong></td>
<td><strong>$56,484,597</strong></td>
<td><strong>$56,484,597</strong></td>
</tr>
</tbody>
</table>

Section 2: That for said fiscal year there is hereby appropriated out of all funds:

SCHEDULE A: GENERAL FUND (Includes Interfund Reimbursements)

GENERAL GOVERNMENT
- Governing Body: 334,155
- Administration: 354,369
- Human Resources: 293,506
- Risk Management: 53,032
- Elections: 75,984
- Finance: 821,984
- Information Technology: 402,934
- Legal: 178,456
- Public Building: 641,700
- Central Office: 19,777
- GF Contributions: 1,586,391
- Fleet Maintenance: 1,139,885
- Horticulture: 795,232

PUBLIC SAFETY
- Police: 8,776,774
- Dispatching Services: 1,259,540
- Police – 911 Surcharge: 405,106
- Fire: 5,510,746
- Inspections: 591,604

TRANSPORTATION
- Street: 2,343,139
- Street Capital Imp.: 1,236,785
SANITATION
Solid Waste 1,454,640
Sanitation 1,368,848

COMMUNITY DEVELOPMENT
Community Development 1,361,251
Code Enforcement 307,362
Planning / Historic Preservation 153,457

CULTURAL AND RECREATION
Parks 422,073
Golf 756,728

DEBT SERVICE
1,137,216

SUBTOTAL GENERAL FUND EXPENDITURES 33,782,674
Less Departmental Charges (Fleet Maintenance) (575,000)
TOTAL GENERAL FUND EXPENDITURES 33,207,674

TAXES- AD VALOREM
Current Year Taxes 15,058,863
Prior Year Taxes 80,000
NC Vehicle Tax 1,274,196
NC Vehicle Tax - Penalties 8,000
Penalties Less Discounts 43,000

OTHER TAXES
Vehicle Fees 690,000
Privilege License 3,600
Cable Franchise – Video Programming 180,902
Disposal Tax 20,337
Local Sales Tax – Article 39 2,460,418
Local Sales Tax – Article 40 1,170,958
Local Sales Tax – Article 44 1,017,232
Local Sales Tax – Article 42 1,230,209

INVESTMENT INCOME
Interest Income 300,000
Powell Bill Interest Income 100
### LICENSE AND PERMITS

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Permits – Non-residential</td>
<td>87,000</td>
</tr>
<tr>
<td>City Permits – Residential</td>
<td>44,000</td>
</tr>
<tr>
<td>City Permits – Other</td>
<td>132,000</td>
</tr>
<tr>
<td>County Permits – Non-residential</td>
<td>35,000</td>
</tr>
<tr>
<td>County Permits – Residential</td>
<td>50,000</td>
</tr>
<tr>
<td>County Permits – Other</td>
<td>100,000</td>
</tr>
<tr>
<td>Broadway Permits – Residential</td>
<td>250</td>
</tr>
<tr>
<td>Broadway Permits – Other</td>
<td>4,750</td>
</tr>
<tr>
<td>City of Sanford Zoning Fees</td>
<td>17,000</td>
</tr>
<tr>
<td>Lee County Zoning Permits</td>
<td>5,000</td>
</tr>
<tr>
<td>Broadway Zoning Permits</td>
<td>100</td>
</tr>
<tr>
<td>Fire Permits / Fines</td>
<td>30,000</td>
</tr>
</tbody>
</table>

### INTERGOVERNMENTAL REVENUES

#### UNITED STATES OF AMERICA

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Drug Forfeiture</td>
<td>45,525</td>
</tr>
</tbody>
</table>

#### STATE OF NORTH CAROLINA

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity Sales Tax</td>
<td>1,924,822</td>
</tr>
<tr>
<td>Natural Gas Sales Tax</td>
<td>78,123</td>
</tr>
<tr>
<td>Telecommunication Sales Tax</td>
<td>139,057</td>
</tr>
<tr>
<td>Beer and Wine Tax</td>
<td>65,360</td>
</tr>
<tr>
<td>N.C. DOT Mowing Agreement</td>
<td>37,439</td>
</tr>
<tr>
<td>Powell Bill</td>
<td>778,945</td>
</tr>
<tr>
<td>NC Electronics Management Fund</td>
<td>1,800</td>
</tr>
<tr>
<td>State Drug Forfeiture</td>
<td>2,175</td>
</tr>
</tbody>
</table>

### OTHER LOCAL GOVERNMENTS

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consolidated Planning Services</td>
<td>507,392</td>
</tr>
<tr>
<td>911 Surcharge Reimbursement</td>
<td>405,106</td>
</tr>
<tr>
<td>911 Dispatch</td>
<td>370,287</td>
</tr>
<tr>
<td>Lee County Inspection Contract</td>
<td>45,672</td>
</tr>
<tr>
<td>Financial Services – Broadway</td>
<td>3,500</td>
</tr>
<tr>
<td>Receipt Lee County – Buggy Factory</td>
<td>19,352</td>
</tr>
<tr>
<td>Clearwater Drive Fire Service</td>
<td>46,000</td>
</tr>
</tbody>
</table>

### SALES AND SERVICE

<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale of Material</td>
<td>5,000</td>
</tr>
<tr>
<td>Sale of Compost Materials</td>
<td>16,000</td>
</tr>
<tr>
<td>Sale of Capital Assets</td>
<td>150,000</td>
</tr>
<tr>
<td>Sale of Non-Capital Assets</td>
<td>5,000</td>
</tr>
<tr>
<td>Sanitation Fees</td>
<td>2,443,500</td>
</tr>
</tbody>
</table>
### GOLF
- Green Fees – Annual: 50,000
- Green Fees – Daily: 190,000
- Cart Fees: 220,000
- Driving Range Fees: 15,000
- Tournament Fees: 11,500
- Pro Shop: 55,000
- Concessions: 30,000

### OTHER
- Court Cost Fees: 5,500
- ABC Revenue: 210,000
- Street Paving Charges: 225,000
- Parking Revenue: 5,000
- Miscellaneous: 85,000
- Tower Consultant Fee: 8,000
- Civil Violation: 700
- Employee Computer Purchase: 50,000
- Airport Loan Reimbursement: 38,000
- Animal Control: 500
- Installment Purchase Proceeds: 640,000

**APPROPRIATED FUND BALANCE**: 235,504

**TOTAL GENERAL FUND REVENUE**: 33,207,674

### SCHEDULE B: ENTERPRISE FUND
#### UTILITY FUND
**DEBT SERVICE**
- Debt Service: 4,921,780

**OTHER**
- Utility Fund Contributions: 256,302

### PUBLIC UTILITIES
- UF Administration: 2,542,628
- Engineering: 1,101,778
- UF PW Administration: 584,712
- Distribution and Collection: 6,034,081
- Water Filtration: 2,798,282
- Water Reclamation: 2,485,101
- Water Capital Imp.: 1,450,000
- Sewer Capital Imp.: 800,000
- Warehouse: 343,331
### SUBTOTAL UTILITY FUND EXPENSES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBTOTAL UTILITY FUND EXPENSES</td>
<td>23,317,995</td>
</tr>
<tr>
<td>Less Departmental Charges (Warehouse)</td>
<td>(205,000)</td>
</tr>
<tr>
<td>TOTAL UTILITY FUND EXPENSES</td>
<td>23,112,995</td>
</tr>
</tbody>
</table>

### USER CHARGES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Charges</td>
<td>11,535,688</td>
</tr>
<tr>
<td>Sewer Charges</td>
<td>8,683,586</td>
</tr>
</tbody>
</table>

### INVESTMENT INCOME

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest Income</td>
<td>300,000</td>
</tr>
<tr>
<td>Interest on Assessments</td>
<td>100</td>
</tr>
</tbody>
</table>

### OTHER

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Capacity Fees</td>
<td>160,000</td>
</tr>
<tr>
<td>Taps and Connections</td>
<td>135,000</td>
</tr>
<tr>
<td>Sewer Surcharge</td>
<td>15,000</td>
</tr>
<tr>
<td>Sludge Charge</td>
<td>51,000</td>
</tr>
<tr>
<td>Monitoring Fee</td>
<td>75,000</td>
</tr>
<tr>
<td>Charges on Past Due Accounts</td>
<td>140,000</td>
</tr>
<tr>
<td>Oil and Grease Fees</td>
<td>20,000</td>
</tr>
<tr>
<td>Sales Other Funds</td>
<td>30,000</td>
</tr>
<tr>
<td>Non Compliance Fees</td>
<td>1,000</td>
</tr>
<tr>
<td>Sale of Capital Assets</td>
<td>40,000</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>5,000</td>
</tr>
<tr>
<td>Meter Rental</td>
<td>3,000</td>
</tr>
<tr>
<td>Rental Income</td>
<td>74,000</td>
</tr>
<tr>
<td>After Hours Fees</td>
<td>7,500</td>
</tr>
<tr>
<td>NSF Charges</td>
<td>5,500</td>
</tr>
</tbody>
</table>

### RETAINED EARNINGS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>RETAINED EARNINGS</td>
<td>1,831,621</td>
</tr>
</tbody>
</table>

### TOTAL UTILITY FUND REVENUE

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL UTILITY FUND REVENUE</td>
<td>23,112,995</td>
</tr>
</tbody>
</table>

### TOTAL ENTERPRISE FUND

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL ENTERPRISE FUND</td>
<td>23,112,995</td>
</tr>
</tbody>
</table>

### SCHEDULE C: MUNICIPAL SERVICE DISTRICT FUND

### OTHER

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Service District Fund</td>
<td>163,928</td>
</tr>
</tbody>
</table>
TOTAL MUNICIPAL SERVICE
DISTRICT EXPENSES  

163,928

TAXES AD VALOREM

Current Year Taxes  75,493
Motor Vehicle Tax  2,860

INVESTMENT INCOME

Interest Income  2,500

OTHER

Contribution from General Fund  67,732

FUND BALANCE APPROPRIATION  15,343

TOTAL MUNICIPAL SERVICE DISTRICT REVENUE  163,928

TOTAL ALL FUNDS  $56,484,597

Section 3: There is hereby levied for the fiscal year ending June 30, 2020, the following rate of taxes on each $100 assessed valuation of taxable property as listed as of January 1, 2019 for the purpose of raising the revenue from current year's property tax as set forth in the foregoing estimate of revenue, and in order to finance the foregoing appropriation.

TOTAL RATE PER $100 VALUATION  $.60

Section 4: There is hereby levied for the fiscal year ending June 30, 2020, the following rate of taxes on each $100 assessed valuation of property in the Municipal Service District defined as the Central Business District listed as of January 1, 2019 for the purpose of raising the revenue from current year's property tax as set forth in the foregoing estimate of revenue and in order to finance the foregoing appropriation. The revenue raised will be used to support the improvement of the properties in the Municipal Service District, to manage the development of Downtown Sanford as the primary economic, cultural, and social center of the community, to educate the community on the unique assets and historical significance of the downtown area, to promote and stimulate the improvement of these assets, to implement the building improvement program, to address issues of parking, streetscape and safety in the Central Business District, to improve the area and to carry out other programs and activities approved by the City Council to support and promote the downtown area.

TOTAL RATE PER $100 VALUATION  $.11

Section 5: There is hereby levied for the fiscal year ending June 30, 2020, on each registered motor vehicle and each registered trailer within the City of Sanford, a tax of $30 for the purpose of raising revenue in order to finance street paving and the foregoing appropriations.

TOTAL RATE OF $30 PER MOTOR VEHICLE AND TRAILER

Section 6: Privilege licenses and franchise taxes for the privilege of conducting specified businesses and professions within the City of Sanford are hereby levied at the rate established and authorized and adopted by the City Council of the City of Sanford on May 6, 1975.
Section 7: Building permits, inspection fees, fire fees, GIS fees, planning fees, compost facility fees, solid waste collection and disposal fees, beer and wine fees, water and wastewater rates are hereby levied at the rate established and shown on the attached schedules. All fees and rates are effective July 1, 2019 unless otherwise stated on the schedule.

Section 8: Fees for Solid Waste Collection and Disposal shall hereby be collected according to the provisions of North Carolina General Statutes 160A-314.1 that allows for the collection of said waste fees by any manner by which real and/or personal property taxes are billed and collected.

Section 9: The Finance Officer is authorized to transfer budgeted amounts within the departments but any revisions that alter total expenditures must be approved by the City Council through legislative action. All budget amendments must be reported in a public meeting of the City Council and made a matter of record in the minutes.

Section 10: Copies of the Budget Ordinance shall be furnished to the Finance Officer of the City of Sanford to be kept on file by them for their direction in the collection of revenue and expenditure of amounts appropriated.

Adopted this the 4th day of June, 2019.

__________________________________________
T. Chet Mann, Mayor

ATTEST:

__________________________________________
Bonnie Davis, City Clerk

__________________________________________
Susan C. Patterson, City Attorney
## Water Utility Rates

<table>
<thead>
<tr>
<th>Monthly Consumption Level</th>
<th>Inside City</th>
<th>Outside City</th>
<th>Monthly Consumption Level</th>
<th>Inside City</th>
<th>Outside City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Charge for up to 3 ccf ($ / month)</td>
<td>$15.05</td>
<td>$30.09</td>
<td>Minimum Charge for up to 3 ccf ($ / month)</td>
<td>$15.05</td>
<td>$30.09</td>
</tr>
<tr>
<td>Over 3 ccf ($ / ccf)</td>
<td>$4.56</td>
<td>$9.09</td>
<td>3 ccf to 8 ccf ($ / ccf)</td>
<td>$4.56</td>
<td>$9.09</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Over 8 ccf ($ / ccf)</td>
<td>$2.97</td>
<td>$5.91</td>
</tr>
</tbody>
</table>

1 ccf = 100 cubic feet = 748 gallons

## Sewer Utility Rates

<table>
<thead>
<tr>
<th>Monthly Consumption Level</th>
<th>Inside City</th>
<th>Outside City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Charge for up to 3 ccf ($ / month)</td>
<td>$16.08</td>
<td>$24.11</td>
</tr>
<tr>
<td>Over 3 ccf ($ / ccf)</td>
<td>$5.36</td>
<td>$8.03</td>
</tr>
</tbody>
</table>

1 ccf = 100 cubic feet = 748 gallons

## Sewer Only Rates

<table>
<thead>
<tr>
<th>Monthly Consumption Level</th>
<th>Inside City</th>
<th>Outside City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat Fee</td>
<td>$33.23</td>
<td>$48.28</td>
</tr>
</tbody>
</table>

## Industrial Surcharge Rates

<table>
<thead>
<tr>
<th>Strength Parameter</th>
<th>Proposed Rate ($/1,000 lb)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOD</td>
<td>$145 / 1,000 lb in excess of 250mg/l</td>
</tr>
<tr>
<td>TSS</td>
<td>$220 / 1,000 lb in excess of 200 mg/l</td>
</tr>
<tr>
<td>Oil &amp; Grease</td>
<td>$200 / 1,000 lb in excess of 40 mg/l</td>
</tr>
</tbody>
</table>
CITY OF SANFORD
RATE SCHEDULE FOR FISCAL YEARS 2019-2020
RATES EFFECTIVE JULY 1, 2019

<table>
<thead>
<tr>
<th>Industrial Pretreatment Monitoring Fee Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pretreatment Monitoring Fee Development</td>
</tr>
<tr>
<td>Pretreatment Monitoring Fee</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Miscellaneous Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>Processing Fee For Returned Checks</td>
</tr>
<tr>
<td>Late Fee</td>
</tr>
<tr>
<td>Administrative Fee</td>
</tr>
<tr>
<td>Additional fee for</td>
</tr>
<tr>
<td>Reconnection after hours</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sanitation Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annually</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vehicle Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annually</td>
</tr>
</tbody>
</table>
CITY OF SANFORD

BEER AND WINE FEES FOR FISCAL YEARS 2019-2020

RATES EFFECTIVE JULY 1, 2019

<table>
<thead>
<tr>
<th>Malt Beverage (Beer)</th>
<th>Wine</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>For On Premise - $15.00</td>
<td>For On Premise - $15.00</td>
<td>$30.00</td>
</tr>
<tr>
<td>Off Premise - $5.00</td>
<td>Off Premise - $10.00</td>
<td>$15.00</td>
</tr>
</tbody>
</table>
# FEE SCHEDULE, SANFORD / LEE COUNTY

## PLANNING AND DEVELOPMENT

### FISCAL YEAR 2019-2020

**Sanford / Lee County Board Applications**

<table>
<thead>
<tr>
<th>Application</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petition for Zoning Text Amendment</td>
<td>$300</td>
</tr>
<tr>
<td>Petition for Zoning Map Amendment</td>
<td>$500</td>
</tr>
<tr>
<td>Petition for Conditional Zoning Map Amendment</td>
<td>$750</td>
</tr>
<tr>
<td>Variance Application</td>
<td>$500</td>
</tr>
<tr>
<td>Special Use Application</td>
<td>$500</td>
</tr>
<tr>
<td>Additional Fee for review of application for Special Use Permit for telecommunications tower per Section 5.33.8 of Unified Development Ordinance</td>
<td>$4,000</td>
</tr>
</tbody>
</table>

**Appeals**  

<table>
<thead>
<tr>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$500</td>
</tr>
</tbody>
</table>

## Plan Review / Administrative Approvals

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Review (Commercial / Industrial) – 1st and 2nd submittals</td>
<td>$500 plus $2.00 per 1,000 square feet of Gross Floor Area</td>
</tr>
<tr>
<td>Plan Review (Multifamily) – 1st and 2nd submittals</td>
<td>$500 plus $2.00 per dwelling unit</td>
</tr>
<tr>
<td>Preliminary Plat (Major Subdivision) – 1st and 2nd submittals</td>
<td>$200 plus $10 per lot</td>
</tr>
<tr>
<td>Final Plat (Major Subdivision)</td>
<td>No charge</td>
</tr>
<tr>
<td>Minor Subdivision Plat</td>
<td>$50</td>
</tr>
<tr>
<td>Plan/Plat Resubmission – 3rd submittal and all subsequent submittals thereafter (fee to be paid separately for each submittal)</td>
<td>½ of the original fee</td>
</tr>
<tr>
<td>Zoning Verification Letter</td>
<td>$25</td>
</tr>
</tbody>
</table>

## Annexations and Street Closings

For annexation and street closing petitions, property owners are responsible for costs associated with advertising, recording fees, and required mail notifications. The property owners, or their agent, for newly petitioned annexed areas shall be responsible for paying the rezoning fee, as set forth in this schedule, to assign zoning to the annexed area.
### Compost Facility Fee Schedule FY 2019-2020

<table>
<thead>
<tr>
<th>Material</th>
<th>Price Per Pickup Load</th>
<th>Price per 2 ½ Cu. Yd. Loader Bucket for Larger Truck Loads</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodchips</td>
<td>$15.00*</td>
<td>$25.00*</td>
</tr>
<tr>
<td>Leaf Compost</td>
<td>$15.00</td>
<td>$25.00</td>
</tr>
<tr>
<td>Unscreened Compost with Clay Mixture</td>
<td>$5.00</td>
<td>$10.00</td>
</tr>
<tr>
<td>Screened Leaf Compost</td>
<td>$25.00 when available</td>
<td>$45.00 when available</td>
</tr>
</tbody>
</table>

Delivery by the City of Sanford will be $40.00 per truckload within the city limits and $65.00 per truckload outside the city limits but within the county. These charges are in addition to material cost.

*Special volume pricing periodically to decrease stockpile. $1.75 per cubic yard on purchases of 500 cubic yards or more.*
Septage Hauler Policy

Domestic Waste – waste that is domestic in character and comes from a residence

Commercial Waste – waste that is domestic in character and comes from a location other than a residence

Industrial Waste – waste that contains processed water and may include domestic waste

The City will not accept industrial waste except under special circumstances as approved by the wastewater plant superintendent and after the wastewater has been extensively tested at the industry’s cost.

Note: The City of Sanford does not take any septage from outside the County of Lee.

The following are the septage hauler prices for the 2019-2020 fiscal year:

<table>
<thead>
<tr>
<th>Waste Type</th>
<th>Price</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic</td>
<td>$30 / 1,000 gallons</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>$65 / 1,000 gallons</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>Minimum $85 / 1,000 gallons (actual cost may vary)</td>
<td></td>
</tr>
</tbody>
</table>
Municipal Golf Course  
FY 2019-2020 Fee Schedule

## Daily Rates

<table>
<thead>
<tr>
<th>Daily Rates:</th>
<th>Ride</th>
<th>Walk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday – Friday</td>
<td>$25.00</td>
<td>$14.00</td>
</tr>
<tr>
<td>Saturday and Sunday</td>
<td>$30.00</td>
<td>$16.00</td>
</tr>
</tbody>
</table>

### Afternoon Special (after 1 PM):

| Monday – Friday              | $22.75 |
| Saturday and Sunday          | $26.75 |

### 9 Hole Rates:

| Monday – Friday              | $14.50 | $7.00 |
| Saturday and Sunday          | $17.50 | $10.00 |

### Winter Rates (December 1 – February 28)

| Monday – Friday              | $23.00 |
| Saturday and Sunday          | $29.00 |
| Monday – Thursday Senior Rates | $20.00 |

### Active Duty Military Rates (active duty military ID required):

| Monday – Friday              | $22.00 |
| Saturday and Sunday          | $26.75 |
| Saturday and Sunday (after 1 PM) | $23.75 |

### Senior Rates (Ages 55 and up)

| Monday thru Thursday         | $22.00 |

### Junior Rates

| Monday – Friday              | $7.00  |
| Saturday and Sunday          | $10.00 |

## Annual Membership Rates

<table>
<thead>
<tr>
<th></th>
<th>In City</th>
<th>Outside City</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$475</td>
<td>$500</td>
</tr>
<tr>
<td>2 Persons</td>
<td>$595</td>
<td>$650</td>
</tr>
<tr>
<td>Full Family</td>
<td>$675</td>
<td>$725</td>
</tr>
<tr>
<td>Single LTD</td>
<td>$420</td>
<td>$450</td>
</tr>
<tr>
<td>Double LTD</td>
<td>$525</td>
<td>$575</td>
</tr>
<tr>
<td>Junior</td>
<td>$195</td>
<td>$225</td>
</tr>
</tbody>
</table>

Option #1: Full payment due in July  
Option #2: ½ due in July and ½ due in December  

LTD – Limited Play - Monday – Friday – excluding Holidays

Member Cart Fee $14.00

**NOTE:** The Golf Pro is granted the authority to administer loyalty / incentive programs and discounts with the approval of the City Manager.
City of Sanford FY 2019-2020 Rates for the Installation of Hydrant Meters for Contractors

<table>
<thead>
<tr>
<th>Hydrant Meter Size</th>
<th>Deposit Fee</th>
<th>Plus Daily Rental Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>¾&quot;</td>
<td>$200.00</td>
<td>$1.00 per day (per calendar year)</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$400.00</td>
<td>$1.00 per day (per calendar year)</td>
</tr>
<tr>
<td>2 ½&quot;</td>
<td>$1,500.00</td>
<td>$2.00 per day (per calendar year)</td>
</tr>
</tbody>
</table>

Contractor is to notify the City of Sanford when hydrant meter is to be installed and removed. There will be a $70.00 setup / relocation fee for the initial hydrant meter installation and for each additional relocation of the meter. Water usage as well as any applicable rental fees or setup / relocation fees will be deducted from deposit fees. Deposit will be forfeited if the City does not retrieve meter.
## City of Sanford FY 2019-2020
### Water and Sewer Tap Rates

<table>
<thead>
<tr>
<th>Residential</th>
<th>Tap Size</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Inside and Outside</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>¾&quot;</td>
<td>$950</td>
</tr>
<tr>
<td>Water Meter Set</td>
<td>¾&quot;</td>
<td>$125</td>
</tr>
<tr>
<td>Sewer</td>
<td>4&quot;</td>
<td>$1,250</td>
</tr>
</tbody>
</table>

**Sewer Retaps:**
- If have existing cleanout: No Fee
- If city install cleanout: $200

<table>
<thead>
<tr>
<th>Commercial and Industrial</th>
<th>Tap Size</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Inside and Outside</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>At Cost $950 Minimum</td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td>At Cost $1,250 Minimum</td>
<td></td>
</tr>
<tr>
<td>Meter Set</td>
<td>¾&quot;</td>
<td>At Cost $125 Minimum</td>
</tr>
<tr>
<td>Meter Adjustment</td>
<td></td>
<td>At Cost $75 Minimum</td>
</tr>
</tbody>
</table>

Anything other than residential is classified as a business. Example: Churches, Offices and Industries.

Property being served may be subject to additional fees based on location and “prevailing front footage rate”. Contact the City Engineer for particulars.
## FEE SCHEDULE

### Permits
$50.00 each
Any required permits listed in Section 105 of the NC Fire Prevention Code
(Unless otherwise noted)

### Hazardous Materials
$100.00 each
As required by table 105.6.20
Of the NC Fire Prevention Code

### Routine Maintenance Inspections
$N/C

### Fire Code Violations*
$75.00 each
*(No charge if violations have been corrected by the scheduled re-inspection date)

### Construction Reviews/Inspections

<table>
<thead>
<tr>
<th>Plan Reviews **</th>
<th>$50.00 each plus $0.02 per sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of Occupancy</td>
<td>$N/C</td>
</tr>
<tr>
<td>Fire Protection Systems (New and Renovations)</td>
<td></td>
</tr>
<tr>
<td>Sprinkler Systems **</td>
<td>$50.00 plus $0.02 per sq. ft.</td>
</tr>
<tr>
<td>Standpipes **</td>
<td>$50.00 plus $0.02 per sq. ft.</td>
</tr>
</tbody>
</table>
Fire Alarm Systems ** $ 50.00 plus $ 0.02 per sq. ft.

Hood Systems ** $ 75.00.

Paint Booths ** $ 100.00

Other Extinguishing Systems ** $ 100.00

Re test $ 100.00 each

*Fire Code violations are per each Code section that is not compliant. i.e. multiple exit signs out of service equals 1 violation, multiple fire protection systems out of service equals multiple violations.

**Construction permits for all Fire Protection systems shall be subject to the plan review fees noted above. All construction permits include first acceptance test as may be required. Re-test will be additional.

Permits will be renewed based upon the State mandated inspection schedule. All required permit fees are valid until change of occupancy use, ownership and/or tenant, or until revoked due to non-compliance.

** Other Permits/Fees

Exhibits and Trade Shows $ 25.00 each or $ 250.00 annually

Liquid or Gas Fueled Vehicles/Equipment $ 25.00 each (In assembly buildings)

Parking in Fire Lane $ 50.00 each

Temporary Membrane Structures (Tents, Canopies and Air Supported Structures) $ 50.00 each

Burning Permits $ 75.00 each (Land Clearing only)

ABC Inspections $ 100.00 each

Amusement Buildings $ 100.00 each

Carnivals/Fairs $ 100.00 each

Combustible Dust Producing Operations $ 100.00 each

Covered Mall Buildings $ 100.00 each

Explosives $ 100.00 each

Fireworks Displays $ 100.00 each Plus Stand by Personnel

Flammable/Combustible Liquids $ 100.00 each (Only mandated according to NC Fire Prevention Code)

Fumigation/Insecticide/Fogging $ 100.00 each

Private Fire Hydrant Removal $ 100.00 each

Spraying/Dipping $ 100.00 each

Tank Removal/Installation $ 100.00 each

STANDBY PERSONNEL $ 40.00 per hour per Firefighter plus $ 250.00 per engine
Minimum of 4 men Engine Company, billed for each hour or portion thereof.

Any work started prior to proper permits being issued is subject to a $100 fine or a 100% penalty (Permit fees x 2), whichever is greater.

**FINES**

<table>
<thead>
<tr>
<th>Description</th>
<th>Commercial</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Burning Without Permit</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>No Key Holder Response</td>
<td>$100.00</td>
<td></td>
</tr>
</tbody>
</table>

**Nuisance Alarms**

- **4th. Alarm***
  - Commercial: $250.00
  - Residential: $50.00

- **5th. Alarm and over***
  - Commercial: $500.00 each
  - Residential: $75.00

***3 Nuisance alarms per calendar year at no charge.

**Nuisance alarms** = any alarm caused by mechanical failure, malfunction, or an alarm activated by a cause that cannot be determined. *Essentially, any alarm, which occurs as a result of a condition that is not normal, or the intended operation of the system.*

**LIFE SAFETY VIOLATIONS**

<table>
<thead>
<tr>
<th>Offense</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st.</td>
<td>$150.00</td>
</tr>
<tr>
<td>2nd.</td>
<td>$300.00</td>
</tr>
<tr>
<td>3rd.</td>
<td>$1,000.00</td>
</tr>
</tbody>
</table>

Life safety violations include any locked, blocked or otherwise impeded means of egress, any deficiencies or impairments, in any fire suppression, detection and or notification devices and or systems, or any other violation that in the opinion of the Fire Code Official may be harmful to any building occupants including but not limited to overcrowding.
HAZARDOUS MATERIALS / CONFINED SPACE / TRENCH RESCUE EMERGENCY RESPONSE FEES

<table>
<thead>
<tr>
<th>RESPONSE UNITS</th>
<th>Inside City Limits Response</th>
<th>County Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engine</td>
<td>$150.00 per unit / per hour</td>
<td>$250.00 per unit / per hour</td>
</tr>
<tr>
<td>Ladder Truck</td>
<td>$150.00 per unit / per hour</td>
<td>$250.00 per unit / per hour</td>
</tr>
<tr>
<td>Equipment Truck</td>
<td>$100.00 per unit / per hour</td>
<td>$150.00 per unit / per hour</td>
</tr>
<tr>
<td>1st Response Trailer</td>
<td>$75.00 per unit / per hour</td>
<td>$75.00 per unit / per hour</td>
</tr>
<tr>
<td>Brush Truck / Tow Vehicle</td>
<td>$75.00 per unit / per hour</td>
<td>$75.00 per unit / per hour</td>
</tr>
<tr>
<td>Shift Commander</td>
<td>$35.00 per unit / per hour</td>
<td>$35.00 per unit / per hour</td>
</tr>
<tr>
<td>Additional Command / Chief Office Response</td>
<td>$35.00 per unit / per hour</td>
<td>$35.00 per unit / per hour</td>
</tr>
</tbody>
</table>

Above fees include personnel, insurance, and fuel cost. Minimum charge of 2 hours and charged at ½ hour increments thereafter.

**PERSONNEL**

Paid Personnel:
- (Includes Fire Marshal, Firefighters, Law Enforcement, etc. not included with equipment in above section)
- Support Personnel from other departments

1.5 x hourly rate

At cost

**RESPONSE SUPPLIES**

Ropes, haul systems, harness, PPE

Normal re-supply fee

**REHAB SUPPLIES**

Food, drinks, snacks, etc.

At Cost

**RENTAL EQUIPMENT**

Trucks, backhoes, etc.

At Cost

**EQUIPMENT / SUPPLIES NOT LISTED**

Any Equipment / Supplies not listed, but used specifically on the response

At Cost

**CONTAMINATED / DAMAGED EQUIPMENT**

The party responsible for the incident shall also be financially responsible for replacement of any routine or specialized equipment that becomes contaminated or damaged during response, containment, abatement, and recovery efforts.

These are minimum charges. If actual costs exceed these minimums, the responsible party shall be liable for any additional cost.

Note: Any fees collected for services provided by the City of Sanford will be retained by the City and any fees collected for services provided by other agencies or entities will be remitted to said agencies or entities upon collection.
**BUILDING PERMIT FEES**

**RESIDENTIAL (New)**

| Includes all Single Family Dwellings, Duplexes, and Townhouses. |

**Building Permit Fee:**

- Square Footage up to 1500 sq. ft.: $240 Basic Fee.
- Square Footage over 1500 sq. ft.: Multiply by $0.20 + $240.00 (Basic Fee)
- North Carolina Licensed General Contractors add $10.00 Homeowner Recovery Fund. (G.S.§ 87-15.6).

**RESIDENTIAL (Modular Homes)**

| Additional permits shall be obtained for porches, basements, garages and additional structural alterations to the modular home in accordance with the appropriate fee schedule. Please be aware that separate permits are required for electrical, mechanical and plumbing. |

| In accordance with G.S.§ 87-1 and F.S.§ 143-139.1: any person, firm or corporation that undertakes to erect a modular building must have either a valid NC General Contractors License or provide a $5,000 Surety Bond. |

| Building Permit Fee: |

| 1500 sq.ft. or Less - $135.00 |
| 1501 – 2000 sq. ft. - $170.00 |
| 2001 sq.ft. and Up - $205.00 |

**MANUFACTURED HOMES**

| Manufactured Home Setup Fee only. Refer to Electrical, Plumbing and Plumbing Fee Schedule for other permits. |

| Single-Wide | $50.00 each |
| Double-Wide | $70.00 each |
| Triple-Wide | $85.00 each |

**OTHER RESIDENTIAL CONSTRUCTION**

| Includes all Residential Additions. |

| Building Permit Fee: |

| Square Footage shall be used to calculate building permit fees. Estimated Cost of Construction is determined at $80/sq. ft. for Heated Space, $40/sq. ft. for Unheated Space and $25/sq. ft. for Unheated Porches, Shelters or Decks. Building permit fee shall be calculated by: $2.50 per $1,000 of Estimated Cost of Construction (from calculation above). Minimum Building Permit Fee is $60.00. |

**OTHER RESIDENTIAL CONSTRUCTION**

| Includes all Residential Renovations, Repairs, and Other Residential Construction not listed elsewhere. |

| Building Permit Fee: |

| Permit Fee is Calculated based on Applicants Estimated Cost of Construction. (Bid, quote, or estimate must be provided with permit application). Building permit fee shall be calculated by: $2.50 per $1,000 of Applicants Estimated Cost of Construction. Minimum Building Permit Fee is $60.00. |
## BUILDING PERMIT FEES
### COMMERCIAL

<table>
<thead>
<tr>
<th>COMMERCIAL (New)</th>
<th>50,000 Square Feet and Less.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Permit Fee:</strong></td>
<td>Estimated Cost of Construction shall be determined by multiplying the total gross building square footage by the cost per square foot for Type of Occupancy listed below;</td>
</tr>
<tr>
<td></td>
<td>Permit Fee = Estimated Cost of Construction (from above) divided by $1,000, multiplied by $4</td>
</tr>
<tr>
<td>Assembly</td>
<td>$100</td>
</tr>
<tr>
<td>Business</td>
<td>$85</td>
</tr>
<tr>
<td>Educational</td>
<td>$100</td>
</tr>
<tr>
<td>Factory/Industrial</td>
<td>$100</td>
</tr>
<tr>
<td>Hazardous</td>
<td>$100</td>
</tr>
<tr>
<td>Institutional</td>
<td>$120</td>
</tr>
<tr>
<td>Mercantile</td>
<td>$100</td>
</tr>
<tr>
<td>Residential</td>
<td>$100</td>
</tr>
</tbody>
</table>
| Storage | $50 Heated  
           | $45 Unheated |
| Utility and Miscellaneous | $50 Heated  
                           | $45 Unheated |
| Mixed Occupancy | Highest Cost per Sq.Ft. of Occupancy Types |

<table>
<thead>
<tr>
<th>COMMERCIAL (New)</th>
<th>50,001 Square Feet and More.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Permit Fee:</strong></td>
<td>Estimated Cost of Construction shall be determined by:</td>
</tr>
<tr>
<td></td>
<td>1. Multiplying the first 50,000 square feet of the total building gross square footage by the cost per square foot for Type of Occupancy listed below.</td>
</tr>
<tr>
<td></td>
<td>2. Multiplying the square footage in excess of 50,000 square feet by the cost per square foot for Type of Occupancy listed below and add to figure from above.</td>
</tr>
</tbody>
</table>
| | Permit Fee = Estimated Cost of Construction (from 1 above), divided by $1,000, multiplied by $4  
 | | Plus Estimated Cost of Construction (from 2 above), divided by $1,000, multiplied by $1. |
| Assembly | $100 |
| Business | $85 |
| Educational | $100 |
| Factory/Industrial | $100 |
| Hazardous | $100 |
| Institutional | $120 |
| Mercantile | $100 |
| Residential | $100 |
| Storage | $50 Heated  
           | $45 Unheated |
| Utility and Miscellaneous | $50 Heated  
                           | $45 Unheated |
| Mixed Occupancy | Highest Cost per Sq.Ft. of Occupancy Types |
### COMMERCIAL (New)

<table>
<thead>
<tr>
<th>Modular Units.</th>
<th>Estimated Cost of Construction shall be determined by multiplying the total gross building square footage by the cost per square foot for Type of Occupancy listed below; Permit Fee = Estimated Cost of Construction (from above) divided by $1,000, multiplied by $4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly</td>
<td>$100</td>
</tr>
<tr>
<td>Business</td>
<td>$85</td>
</tr>
<tr>
<td>Educational</td>
<td>$100</td>
</tr>
<tr>
<td>Factory/Industrial</td>
<td>$100</td>
</tr>
<tr>
<td>Hazardous</td>
<td>$100</td>
</tr>
<tr>
<td>Institutional</td>
<td>$120</td>
</tr>
<tr>
<td>Mercantile</td>
<td>$100</td>
</tr>
<tr>
<td>Residential</td>
<td>$100</td>
</tr>
<tr>
<td>Storage</td>
<td>$50 Heated $45 Unheated</td>
</tr>
<tr>
<td>Utility and Miscellaneous</td>
<td>$50 Heated $45 Unheated</td>
</tr>
<tr>
<td>Mixed Occupancy</td>
<td>Highest Cost per Sq.Ft. of Occupancy Types</td>
</tr>
</tbody>
</table>

### OTHER COMMERCIAL CONSTRUCTION

Includes all Commercial Renovations, Repairs, and Other Commercial Construction not listed elsewhere.

Building Permit Fee: Permit Fee is Calculated based on Applicants Estimated Cost of Construction. (Bid, quote, or estimate must be provided with permit application). Building permit fee shall be calculated by: $4.00 per $1,000 of Applicants Estimated Cost of Construction. Minimum Building Permit Fee is $60.00.
## BUILDING PERMIT FEES
### MISCELLANEOUS BUILDING PERMITS

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Items not shown elsewhere in Fee Schedule</td>
<td>Minimum Fee. Items not shown. $60.00</td>
</tr>
<tr>
<td>Change of Occupancy Permit</td>
<td>$60.00 each</td>
</tr>
<tr>
<td>Daycare Permit</td>
<td>$75.00 each</td>
</tr>
<tr>
<td>Demolition Permit</td>
<td>$90.00 Permit Fee plus Post $500 Bond (Cash, Certified Check or Money Order per permit).</td>
</tr>
<tr>
<td>Footing/Foundation Permit</td>
<td>$60.00 each</td>
</tr>
<tr>
<td>Malt Beverage License Inspection</td>
<td>$60.00 each</td>
</tr>
<tr>
<td>Moving Building Permit</td>
<td>$90.00 Permit Fee plus Post $500 Bond (Cash, Certified Check or Money Order per permit).</td>
</tr>
<tr>
<td>Swimming Pool (For Setbacks Only)</td>
<td>$60.00 each</td>
</tr>
<tr>
<td>Outdoor Advertising Sign (For Lee County Only)</td>
<td>$90.00 each</td>
</tr>
<tr>
<td>Other Signs</td>
<td>$60.00 each</td>
</tr>
</tbody>
</table>
# ELECTRICAL PERMIT FEES

## RESIDENTIAL

**RESIDENTIAL (New):**  
Basic Fee $135.00 (up to 200 Amps)  
Basic Fee plus $20.00 per each 100 Amps over 200 Amps

**RESIDENTIAL (Renovations) (Maximum Fee $135.00):**  
Basic Fee $60.00  
plus any of the following that apply:  
$5.00 per Special Outlet (Dryer/Electric Stove/Etc)  
$25.00 per subpanel

**RESIDENTIAL (Room Additions) (Maximum Fee $135.00):**  
Basic Fee $60.00  
plus Room Additions - $40.00 per Room Addition.  
plus $5.00 per Special Outlet (Dryer/Electric Stove/Etc).  
plus $25.00 per subpanel.

| MANUFACTURED HOME | Basic Fee $55.00 each |
| MODULAR HOMES     | $75.00 each |

## COMMERCIAL

0-200 Amps  
201-400 Amps  
401-600 Amps  
601-800 Amps  
801-1000 Amps  
1001-2000 Amps  
2001 & Up AMPS

*Special Outlets – 30 Amp/240 Volt or Greater*

## MISCELLANEOUS ELECTRICAL PERMITS

| Items not shown elsewhere in Fee Schedule. | Minimum Fee. Items not shown. $60.00 |
| Conditional Power Fee | $60.00 |
| Fire Alarm | $60.00 |
| Electrical for Mechanical Change Outs | $40.00 |
| Power Restoration | $60.00 |
| Accessory Building | $60.00 |
| Service Change (Up to 100 amps) | $60.00 |
| Service Change (125-200 Amps) | $75.00 |
| Signs | $60.00 |
| Special Outlets | $60.00 Minimum Fee plus $5.00 each (Special Outlets – 30 Amp/240 Volt or Greater) |
| Swimming Pool Grounding | $60.00 |
| Temporary Power Pole | $60.00 |
### RESIDENTIAL

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Items not shown elsewhere in Fee Schedule.</td>
<td></td>
</tr>
<tr>
<td>Minimum Fee. Items not shown.</td>
<td>$60.00</td>
</tr>
<tr>
<td>Gas Heating Unit w/ A/C Unit (2 Separate Units/1 System)</td>
<td>$75.00 per system</td>
</tr>
<tr>
<td>Gas Pack</td>
<td>$70.00 each</td>
</tr>
<tr>
<td>Heatpump</td>
<td>$75.00 each</td>
</tr>
<tr>
<td>Single Air Conditioning Unit</td>
<td>$60.00 each</td>
</tr>
<tr>
<td>Single Heating Unit (Gas Furnace, Electric Heat, Etc.)</td>
<td>$60.00 each</td>
</tr>
<tr>
<td>Gas Accessories. (Gas Logs, Fireplace, Dryer, Range, Grill, Space Heater, Lights, Woodburning Inserts, Etc.)</td>
<td>$50.00 each</td>
</tr>
</tbody>
</table>
| Gas Piping/Pressure Test                                                          | $40.00 / 1st Unit  
$8.00 per additional unit |
| Air Handler or Outdoor Condenser - Change Outs (not heat pumps)                  | $60.00 each unit |
| Ductwork Additions                                                                | $60.00 Basic Fee |

### COMMERCIAL

<table>
<thead>
<tr>
<th>Basic Fee</th>
<th>*$60.00 plus any of the following that apply:</th>
</tr>
</thead>
</table>
| Boilers   | *(Up to 15 tons) $9.00 per ton  
(16 tons and up) Total above plus $3.00 per ton thereafter |
| Chillers: | *(Up to 15 tons) $9.00 per ton  
(16 tons and up) Total above plus $3.00 per ton thereafter |
| Gas Pack: | *(Up to 15 tons) $9.00 per ton  
(16 tons and up) Total above plus $3.00 per ton thereafter |
| Heat Pump:| *(Up to 15 tons) $9.00 per ton  
(16 tons and up) Total above plus $3.00 per ton thereafter |
| Refrigeration: | *(Up to 15 tons) $9.00 per ton  
(16 tons and up) Total above plus $3.00 per ton thereafter |
| Gas Appliances | *$3.00 per 10,000 BTU’s |
| Gas Heating Unit | *$3.00 per 10,000 BTU’s |
| Gas Heating Unit w/ A/C Unit (2 Separate Units/1 System) | *$3.00 per 10,000 BTU’s |
| Gas Piping/Pressure Test | *$40.00 / 1st Unit  
$8.00 Per Additional Unit |
| Air Handler or Outdoor Condenser - Change Outs (not heat pumps) | $60.00 each unit |
| Ductwork Additions | $60.00 Basic Fee |
| Canopy Hood (does not require licensed contractor) | *$60.00 each |

(For calculation purposes:  
• Horsepower to BTU: 1 HP = 33.475 BTU  
• 12,000BTU = 1 Ton)
# PLUMBING PERMIT FEES

## RESIDENTIAL (New)
- Basic Fee $60.00 plus
- $25.00 for every Full Bath
- $20.00 for every Half Bath

## RESIDENTIAL (Modular Homes)
- Basic Fee $60.00 plus
- $5.50 for water line
- $5.50 for sewer line
Unfinished Baths require a separate permit at the time of Fit Up.

## RESIDENTIAL (Manufactured Homes)
- Basic Fee $50.00

## OTHER RESIDENTIAL CONSTRUCTION
- Basic Fee $60.00 plus
- $5.50 per fixture (*see plumbing permit application*).

## COMMERCIAL (New)
- Basic Fee $60.00 plus
- $5.50 per fixture (*see plumbing permit application*).

## COMMERCIAL (Modular)
- Basic Fee $60.00 plus
- $5.50 for water line
- $5.50 for sewer line

## MISCELLANEOUS PLUMBING PERMITS
- Basic Fee $60.00 plus
- $5.50 per fixture (*see plumbing permit application*).

## RECORD RESEARCH

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit Activity Computer Printouts</td>
<td>$100.00</td>
</tr>
<tr>
<td>Archives/History Research (Per Permit)</td>
<td>$20.00 per hour.</td>
</tr>
<tr>
<td>Copies (per page)</td>
<td>$0.35 per page</td>
</tr>
</tbody>
</table>
SPECIAL NOTES

1. FAILURE TO SECURE PERMIT

Failure to obtain the appropriate permit before construction begins shall result in a 100% penalty (double fees). Commencement of or proceeding with any work of which a permit is required by the State Building Code or any other state or local laws (shall include digging footings or moving manufactured homes on site).


2. ISSUANCE OF PERMITS

Individual trades are responsible for purchasing their respective permits (no blanket permits are issued).

If a building permit is required for any job, the building permit must be issued prior to issuance of any trade permits.

All approvals from other regulatory agencies (local, state, and federal) must be documented (i.e. zoning approval, erosion control, historic district, environmental health, etc.) before building permits will be issued.


It is the contractor’s responsibility to meet all requirements of license limitations when making application for permits. (G.S. § 87-14, G.S. § 87-21(e), G.S. § 87-43.1, G.S. § 87-58, G.S. § 153A-134, G.S. § 153A-357, G.S. § 160A-194, G.S. § 160A-417).

The Permit Coordinator will notify the applicant at which time the permit is prepared for issuance and the cost of the permit.

BUILDING PERMITS

The North Carolina Building Code requires that a permit be issued for “The construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of any building or structure;” Accessory Buildings with any dimension greater than twelve (12) feet are required to meet the provisions of the North Carolina Residential Code for One- and Two-Family Dwellings.

“No permit …shall be required for any construction, installation, repair, replacement, or alteration costing Five Thousand Dollars ($5,000) or less in any single family residence or farm building unless the work involves: the addition, repair, or replacement of load bearing structures;”

• Building permits will be issued to a properly licensed North Carolina General Contractor.

OR

• To the owner of the property on which the building is to be built and occupied by said owner for at least twelve (12) months following completion (no rental property). Volume I-A, G.S. 87-1.

OR

• To an individual when a general contractor’s license is not required. The cost of the undertaking cannot exceed thirty thousand dollars ($30,000). Permits will be issued personally to the license holder of record only. A bonafide employee of the licensee will be allowed to obtain permits upon submittal of the “Authorization for Permit Application by Employee of Licensed Contractor Form”.

General Contractors Licensing Limitations: If the estimated cost of construction from the fee schedule exceeds a contractor’s license limitations a copy of the original bid, quote or estimate will be required prior to permit issuance.
HOMEOWNER RECOVERY FUND:

Pursuant to §87-15.6 (b), whenever a general contractor applies for the issuance of a permit for the construction of any single-family residential dwelling unit or for the alteration of an existing single-family residential dwelling unit, a ($10.00) fee shall be collected from the general contractor for each dwelling unit to be constructed or altered under the permit. The City of Sanford shall forward four dollars ($9.00) of each fee collected to the Board of General Contractors, on a quarterly basis and the city may retain one dollar ($1.00) of each fee collected. The Board shall deposit the fees received into the General Fund.

ELECTRICAL PERMITS

Electrical permits are required for “The installation, extension, alteration, or general repair of any electrical wiring, devices, appliances, or equipment.”

Electrical permits are issued to a North Carolina properly licensed North Carolina Electrical Contractor OR Property owners requesting to perform electrical work upon their own property when such property is not intended at the time for rent, lease, or sale will be required to take and pass an electrical exam prepared by this office. (G.S. § 87-43.1 Exceptions).

Permits will be issued personally to the license holder of record only. A bonafide employee of the licensee will be allowed to purchase permits upon submittal of the Authorization for Permit Application by Employee of Licensed Contractor Form.

Temporary Service Poles

Temporary Service Poles Inspections are to be made in conjunction with the footing or foundation inspection (permit fee is waived with new building construction only). In order to erect a temporary pole prior to or after the footing or foundation inspection or for renovations or additions, an electrical permit for the temporary pole must be obtained (see fee schedule).

MECHANICAL PERMITS

Mechanical permits are required for “The installation, extension, alteration or general repair of any heating or cooling system;”

- Mechanical permits are issued to a properly licensed North Carolina Mechanical Contractor OR
  - To the owner of the building that occupies the building provided that the permit holder performs the work themselves (no rental property or commercial projects). Volume I-A, G.S. 87-21(a)(5)(ii).

NOTE: Mechanical change-outs and/or relocation of mechanical units require an electrical permit as described above.

Permits will be issued personally to the license holder of record only. A bona fide employee of the licensee will be allowed to purchase permits upon submittal of the Authorization for Permit Application by Employee of Licensed Contractor Form.

Grease Canopy Hoods do not require a licensed contractor.
MANUFACTURED HOME PERMITS

A licensed Dealer or Setup Contractor must obtain Manufactured Home Permits. The owner is allowed to obtain a manufactured home permit only if they are actually setting up the home themselves.

Any manufactured home moved to the site prior to issuance of the necessary permits required will be removed from the site until such time that the proper permits are approved and issued.

Manufactured home plumbing permits are required for setup contractors who will complete the plumbing connections underneath the home only. A North Carolina licensed plumbing contractor will be required to obtain a separate permit to make utility connections (water/sewer).

MODULAR PERMITS

A building permit is required for modular homes.

In accordance with G.S. 87-1 and G.S. 143-139.1, any person, firm or corporation that undertakes to erect a modular building must have either a valid North Carolina General Contractors License or provide a five thousand dollar ($5,000) surety bond for each modular building to be erected.

The permit fee is for the modular setup (footing, foundation, and final). Additional building permits shall be obtained for porches, basements, garages, and additional structural alterations to the modular unit in accordance with the permit fee schedule. A separate permit is required for electrical, mechanical and plumbing permits.

NO TEMPORARY SERVICE WILL BE AUTHORIZED FOR ANY MODULAR CONSTRUCTION.

PLUMBING PERMITS

Plumbing permits are required for “The installation, extension, alteration or general repair of any plumbing system;”

- Plumbing permits are issued to a properly licensed North Carolina Plumbing Contractor
  OR
- To the owner of the building that occupies the building provided that the permit holder performs the work themselves (no rental property or commercial projects). G.S. 87-21(a)(5)(ii).

Permits will be issued personally to the license holder of record only. A bona fide employee of the licensee will be allowed to purchase permits upon submittal of the “Authorization for Permit Application by Employee of Licensed Contractor Form”.

Manufactured home plumbing permits are required for setup contractors who will complete the plumbing connections underneath the home only. A North Carolina licensed plumbing contractor will be required to obtain a separate permit to make utility connections (water/sewer).
RENTAL PROPERTY

Electrical, Mechanical and Plumbing Permits will not be issued to the owners of rental property.

- **Rental Property – Building Permits**

Building Permits will be issued to the owner or an unlicensed General Contractor where the cost of the undertaking is less than $30,000. Projects valued at $30,000 or more require that the permit be issued to a North Carolina Licensed General Contractor only. *(G.S.§ 87-1).*

- **Rental Property – Electrical Permits**

Electrical Permits will be issued to North Carolina Licensed Electrical Contractors only. *(G.S.§ 87-43.1 (5a)).*

- **Rental Property – Mechanical Permits**

Mechanical Permits will be issued to North Carolina Licensed Mechanical Contractors only. *(G.S.§ 87-21 (a)(5)(ii)).*

- **Rental Property – Plumbing Permits**

Plumbing Permits will be issued to North Carolina Licensed Plumbing Contractors only. *(G.S.§ 87-21 (a)(5)(ii)).*

RENEWING EXPIRED PERMITS:

If any permit expires or is revoked, or if any other permit issued by the inspection department becomes invalid because of no activity, the applicant must apply for a new permit to be issued and pay the appropriate fees.

In order for the requirement that additional fees be paid for re-issuance of an expired permit be waived, the owner/contractor must show proof of work being performed on the job (i.e., valid receipts for labor, materials etc., during the period in which no inspections were performed.) *(G.S.§ 153A-354, G.S. § 160A-414).*

PERMIT REFUNDS

Permit fees are non-refundable, unless no work has been performed and no inspections have been made. *(G.S.§ 153A-354, G.S. § 160A-414).*

POSTING BONDS

Bonds are required to be posted for moving permits and demolition permits for the City of Sanford. Bonds may be posted in the form of cash, certified check or money order, at the time that a Demolition or Moving Permit is issued. Bonds are non-transferable.

3. **POSTING OF PERMIT CARDS:**

Permit cards must be posted and building plans must be available at all times at the jobsite, or the inspection will not be performed and a $60 re-inspection fee will be charged.
4. INSPECTIONS

The General Contractor or the person that the Building Permit was issued to must make all inspection requests. (Footings, Foundations, Rough-Ins, Insulation, and Final for C.O.). Electrical, Plumbing & Mechanical Contractors will be responsible to notify the General Contractor when ready for Rough-In, Final, and other inspections.

**NOTE:** When a construction project requires all four disciplines, i.e., Building, Electrical, Plumbing and Mechanical installations, each discipline will be inspected simultaneously, during one inspection trip. Inspection requests should not be made unless each discipline is ready for a rough-in inspection. A minimum of one (1) day notice is required for all inspections.

All inspections must be called in by the correct address and permit number.

Building Permit Cards must be posted and building plans must be available at the jobsite or the inspection will not be performed and a $60 PENALTY FEE WILL BE CHARGED.

Inspection results will be provided at all jobsites. Passed inspections will be indicated with the appropriate section of the permit card posted on the jobsite. Failed inspections will be identified with the posting of an orange “NOTICE” card accompanied by a “NOTICE OF ADDITION OR CORRECTIONS” sheet. The Inspector will provide these two documents on the jobsite with the permit card. (G.S.§ 153A-352 and G.S.§ 160A-512).

Calls to the inspection department concerning the status of inspections are discouraged. Check permit card at jobsite for inspection results.

Priorities for daily inspections will be as follows:

1. Concrete pours. (i.e. footing and slabs).
2. Open ditches that are a potential danger to the public. (i.e. water & sewer lines and underground electrical)
3. Foundations.
4. Restoration of Electrical Service to existing buildings.
5. Mechanical Change-Outs / Repairs during extreme weather conditions.

RE-INSPECTION FEES

The Inspections Department will perform one follow-up inspection to ensure that corrections have been made. Additional inspections shall be termed “re-inspections”. A fee of $60 shall be paid prior to any re-inspection trip. Temporary service poles not inspected in conjunction with footing or foundation inspections will be considered a re-inspection. There will be a $60.00 re-inspection fee charge if a scheduled inspection is not ready when the inspector arrives on the jobsite.

Any inspection that requires that the owner provide access (i.e. Building, Electrical, Mechanical and Plumbing) the re-inspection fees will be as follows:

- 1st Inspection Trip – No Charge. Door Hanger will be left instructing owner to schedule an inspection.
- 2nd Inspection Trip, and subsequent trip will result in a $60 Re-Inspection Fees per Re-Inspection Trip until Inspection is approved. Contractor will be responsible for paying Re-Inspection Fees prior to any Re-Inspections.
North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office
Ramona M. Bartos, Administrator
Office of Archives and History
Deputy Secretary Kevin Cherry

April 11, 2019

Liz Whitmore, Planner
226 Carthage St.
Sanford, NC 27330

RE: Sanford Tobacco Company Redrying Plant & Warehouse, 521 Wicker St., Sanford, NC 27330, (LE0857)

Dear Ms. Whitmore:

Enclosed is a copy of the nomination for the Sanford Tobacco Company Redrying Plant & Warehouse, which is scheduled for presentation to the North Carolina National Register Advisory Committee on June 13, 2019. A copy of the notification letter sent to the property owner is enclosed for your information.

Ten feet of the city's right-of-way is included in the boundary as explained in the nomination on pages 24 and 25 and shown on the NR Map.

As a Certified Local Government, you normally have sixty (60) days in which to comment on the proposed nomination. If you do not respond by June 12, 2019 on the proposed nomination, approval of it will be assumed. Please note that the Sanford Historic Preservation Commission (SHPC) is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments the SHPC, and Mayor Mann or the Sanford City Council wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us your response. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office's National Register Coordinator, Jenn Brosz, at (919) 814-6587 or jenn.brosz@ncdcr.gov.

Sincerely,

Dr. Kevin Cherry
State Historic Preservation Officer

KC/kpb
Enclosures
cc: Mayor T. Chet Mann, City of Sanford
The federal and state guidelines for the Certified Local Government Program require that the CLGs participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during the 60-day comment period. The commission and the chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The attached forms are provided for you to facilitate your review of nominations and your submittal of comments to the State Historic Preservation Office. A copy of the criteria for listing in the National Register is also enclosed for your reference and use.

Although the federal regulations governing the CLG program call for the chief elected local official to provide comments on proposed National Register nominations within the CLG jurisdiction, North Carolina law stipulates that the mayor or chairman of the board of county commissioners may act only in an administrative capacity on behalf of the local governing board. If a certified local government has doubts about the legality of the chief elected official assuming sole responsibility for comments on proposed National Register nominations, it may wish to consider two alternatives: 1) having the governing board review the nominations or 2) having the governing board pass a resolution granting the chief elected local official the authority to furnish comments on behalf of the governing board.
In order to fulfill the required comment procedures, please complete the information below and the appropriate comment paragraph that is attached after you have reviewed the nomination. This information should be returned to Jenn Brosz, National Register Coordinator; Survey and National Register Branch, North Carolina State Historic Preservation Office; 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

COMMENTS ARE DUE IN THE STATE HISTORIC PRESERVATION OFFICE BY: June 12, 2019

1. Name of Certified Local Government: City of Sanford

2. Name of CLG Commission: Sanford Historic Preservation Commission

3. Property being reviewed for nomination: Sanford Tobacco Company Redrying Plant & Warehouse, Sanford

4. Please attach documentation of the measures taken to provide for public comment during the nomination review and a record of any comments received, as per your certification agreement with the State Historic Preservation Office.

5. In approving local governments for certification, the SHPO may have stipulated that the Commission obtain the services of professional historians, architectural historians, or archaeologists when reviewing National Register nominations, if those disciplines are not represented in the Commission membership. If this stipulation applies to you, please note the name of the professional you consulted below and his/her appropriate field. If you have any questions about the applicability of this stipulation to your commission, contact Amber Stimpson, Certified Local Government Coordinator, State Historic Preservation Office at 919.814.6575.
THE CLG COMMISSION SHOULD COMPLETE ONE OF THE FOLLOWING PARAGRAPHS:

A. We, the Sanford Historic Preservation Commission, have reviewed and discussed the nomination for the Sanford Tobacco Company Redrying Plant & Warehouse and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

[Signature] 5/20/2019
Commission chair’s signature and date
Brian John Mitchell

B. We, the Sanford Historic Preservation Commission, have reviewed and discussed the nomination for the Sanford Tobacco Company Redrying Plant & Warehouse and find that the property does not meet the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, do not recommend that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

Commission chair’s signature and date
C. I, Mayor T. Chet Mann, or We, the Sanford City Council, have reviewed the nomination for the Sanford Tobacco Company Redrying Plant & Warehouse and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

Additional Comments:

______________________________
Chief Local Elected Official's signature and date

D. I, Mayor T. Chet Mann, or We, the Sanford City Council, have reviewed the nomination for the Sanford Tobacco Company Redrying Plant & Warehouse and find that the property does not meet the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, do not recommend that the property be submitted for listing in the Register. The reasons for my (or our) findings concerning this nomination are stated below (use additional sheet if necessary).

Additional comments:

______________________________
Chief Local Elected Official's signature and date
April 11, 2019

SIMCO Holdings, LLC
P.O. Box 1991
Lexington, NC 27293

RE: Sanford Tobacco Company Redrying Plant & Warehouse, 521 Wicker St., Sanford, NC 27330, (LE0857)

Dear SIMCO Holdings:

We are pleased to inform you that the nomination of the above-referenced property to the National Register of Historic Places has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on June 13, 2019 in Raleigh. The Committee will decide whether to recommend that I sign the nomination and submit it to the U.S. Department of the Interior, National Park Service, for final review and listing in the National Register.

The National Register is the nation's official list of historic buildings, districts, archaeological sites, and other resources worthy of preservation. Enclosed is a set of National Register Fact Sheets which includes a list of the criteria under which properties are evaluated. More than 2,700 North Carolina properties are now listed in the National Register. Listing in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. The effects of National Register listing are described on the enclosed National Register Fact Sheet 1.

As provided by the National Historic Preservation Act and the National Register program regulations (36 CFR 60) that implement the Act, local officials and all property owners are provided an opportunity to comment on the nomination of their property to the National Register. In addition, private property owners have the right to object to listing. If a private property owner chooses to object to the listing of his or her property, the objection must be submitted to me at 4610 Mail Service Center, Raleigh, NC 27699-4610. The procedure for objecting is described on the enclosed National Register Fact Sheet 5. We would appreciate receiving comments by June 12, 2019, but statements of objection may be submitted and will be counted until the actual date of listing, which usually takes place at least fifteen days but not more than forty-five days after the nomination is received by the Keeper of the National Register following the National Register Advisory Committee meeting.

Please see "What the National Register Means for the Private Property Owner" on National Register Fact Sheet 1 for an explanation of contributing and noncontributing properties.
April 11, 2019

A copy of the nomination and information on the National Register and Federal tax benefits for historic properties are available from the above address upon request. Please feel free to contact National Register Coordinator, Jenn Brosz, at (919) 814-6587 or jenn.brosz@ncdcr.gov with any questions.

Sincerely,

Dr. Kevin Cherry
State Historic Preservation Officer

KC/kpb

Enclosures

cc: Liz Whitmore, Planner
    T. Chet Mann, Mayor
    Amy Dalrymple, Chair, Lee County Board of Commissioners
National Register of Historic Places Registration Form

1. Name of Property
   Historic name:  Sanford Tobacco Company Redrying Plant and Warehouse
   Other names/site number: 
   Name of related multiple property listing: 
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number:  521 Wicker Street
   City or town:  Sanford  State:  North Carolina  County:  Lee
   Not For Publication:  N/A  Vicinity:  N/A

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this X nomination  request for determination of eligibility meets
   the documentation standards for registering properties in the National Register of Historic
   Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property X  meets  does not meet the National Register Criteria.
   I recommend that this property be considered significant at the following
   level(s) of significance:

   national  statewide  X local
   Applicable National Register Criteria:
   X A  B  C  D

   ____________________________  ____________________________
   Signature of certifying official/Title:  Date

   ____________________________
   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register criteria.

   ____________________________  ____________________________
   Signature of commenting official:  Date

   ____________________________
   Title:  State or Federal agency/bureau or Tribal Government
4. National Park Service Certification
I hereby certify that this property is:

__ entered in the National Register
__ determined eligible for the National Register
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain:)

____________________________
Signature of the Keeper

____________________________
Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Private: 

Public – Local

Public – State

Public – Federal

Category of Property
(Check only one box.)

Building(s) 

District

Site

Structure

Object
**Sanford Tobacco Company Redrying Plant and Warehouse**

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

<table>
<thead>
<tr>
<th></th>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>buildings</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>sites</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>structures</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>objects</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

Number of contributing resources previously listed in the National Register: 0

6. **Function or Use**  
**Historic Functions**  
(Enter categories from instructions.)

- **AGRICULTURE** – processing
- **AGRICULTURE** – storage

**Current Functions**  
(Enter categories from instructions.)

- **VACANT** – not in use
7. Description

Architectural Classification
(Enter categories from instructions.)
OTHER: standard industrial

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
  WALLS - brick
  ROOF - metal, rubber membrane

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Sanford Tobacco Company Redrying Plant and Warehouse is the largest and most impressive warehouse remaining from Sanford’s twentieth-century tobacco industry. It was constructed in three main phases and includes a one-story 1947 building on the east, a two-story 1951 addition to its west, and a 1961-1965 addition at the rear (south). All three sections of the brick warehouse and redrying facility feature load-bearing brick exteriors, metal-framed windows, and low-pitched gabled roofs behind brick parapets. The building was designed to facilitate the redrying process, with specialized steaming rooms for rehydrating tobacco prior to processing, large open spaces to hold chopping and redrying machinery, windows and skylights to aid in the manual stemming and grading process, and fire-resistant construction materials. Architectural detailing includes basketweave brick pilasters and stepped parapet rooflines on the façades of the 1947 and 1951 sections. The building is located on a three-and-a-half-acre portion of a larger six-acre parcel in an industrial part of Sanford just west of the downtown corridor. The remainder of the parcel includes two smaller buildings, northeast of the plant, facing Wicker
Sanford Tobacco Company Redrying Plant and Warehouse  

Street, one highly altered and one not historically associated with the plant, as well as several modern storage buildings east of the plant and a wooded area southeast of the plant, all of which have been excluded from the boundary. A historically African American neighborhood extends south of the plant.

**Narrative Description**

Located at the southeast corner of Wicker and Pershing streets, the Sanford Tobacco Company Redrying Plant and Warehouse stands approximately one-quarter of a mile southwest of downtown Sanford and two blocks west of the intersection of Wicker and Horner, around which four other tobacco companies erected early-twentieth century buildings. The building faces Wicker Street, which extends at an angle southwest from downtown Sanford, though the building is described in Section 7 as though Wicker Street runs due east-west. Historically, the Sanford Tobacco Company Redrying Plant and Warehouse was surrounded by commercial and industrial buildings to the west, north, and east, including the Southern Poultry Exchange Warehouse and Bell Bakeries Inc. warehouse. While these buildings are no longer extant, the area remains industrial in use with warehouse and storage buildings interspersed with vacant lots and parking lots. African American residential development and the Lee County Training School (NR 2000) stand south and southeast of the building.

The Sanford Tobacco Company Redrying Plant and Warehouse was constructed in three major phases: an original L-shaped warehouse built in 1947 and incorporating an existing early-twentieth century tobacco warehouse (its exact construction date is unknown), a two-story 1951 addition to its west side, and a 1961-65 warehouse addition at the rear (south), facing Pershing Street. The north and west elevations of the building abut the property line though the National Register boundary has been extended to include a public sidewalk and road verge on the south side of Wicker Street and a narrow planting strip on the east side of Pershing Street. The south elevation of the 1961-1965 wing also extends to the property line, enclosed with a chain link fence, with residential development immediately to the south. Paved parking is located east of the building, within the L shape, and there is an overgrown access drive that extends along the rear of the 1947 and 1951 sections of the building with wooded land to its south screening it from the adjoining residential neighborhood.

The parcel also includes a two-story office building, facing Wicker Street and constructed between 1950 and 1955, that while associated with the Sanford Tobacco Company, has been significantly altered with replacement fixed windows, the installation of vinyl siding on the east elevation, and an altered interior floor plan. A front-gabled commercial building to the east of the office building, also facing Wicker Street, dates to at least 1950, but does not appear to have been associated with the Sanford Tobacco Company. There are several modern storage buildings east of the plant, constructed about 2000, and a wooded area southeast of the plant. All of these resources have been excluded from the National Register boundary.

**Pre-1947 and 1947 Warehouse and Redrying Building**

Located just east of the intersection of Wicker and Pershing streets, the 1947 one-story, brick warehouse incorporates an earlier brick warehouse on the site (its construction date is unknown)
a portion of which remains visible at the southeast corner of the L-shaped building. The main portion of the building, fronting on Wicker Street, has a five-to-one common bond brick exterior and a low-pitched gabled roof with skylights throughout, though most have been covered on the exterior, and steep pitched roofs on its east and west sides, resulting in a mansard-like roof form following the metal truss system. The roof is covered with modern metal roofing and concealed behind a stepped brick parapet on the façade that is topped with metal coping. The façade is nine bays wide and divided into three sections separated by pilasters featuring decorative basketweave brick panels framed by projecting running bond brick and topped with molded concrete caps. The pilasters do not extend the full height of the façade, but rather stop at the top of the three sign panels, one centered in each of the three sections. The center sign panel has twelve courses of running-bond brick surrounded by a projecting header course and the words “Sanford Tobacco Co” remain visible. The two flanking sign panels have eight courses of running-bond brick surrounded by a projecting header course. A metal sign panel has been attached just below the center brick panel, though no longer retains visible wording.

The left (east) section of the façade has four replacement aluminum-framed, fixed one-light windows, each with an original brick surround and header-course brick sill. The center section has an inset entrance flanked by two replacement windows, each with a fixed aluminum-framed sash above an operable hopper window. The entrance, a replacement hollow-core metal door, is located in an inset wood-paneled entrance bay that is approximately three feet deep and is accessed by two concrete steps. It has a small address plate over the bay that reads “521.” The right (west) section of the 1947 façade has a single fixed aluminum-framed window near its center and a later, overhead metal garage door on its west end, abutting the 1951 addition. The west elevation of the 1947 building abuts the 1951 brick addition, divided by the west (exterior) wall of the 1947 building that has been extended to form the east exterior wall of the second floor of the 1951 addition.

The east elevation of the 1947 building has three asymmetrically placed small windows at the north end, each a replacement, fixed one-light window with brick header-course sill. Wood furring strips between the north two windows likely held a sign, no longer extant. Five loading bays, filled with overhead metal garage doors, are located south of the windows on the east elevation, three of which are sheltered by shallow metal awnings. These loading bays allowed easy loading and unloading of tobacco hogsheads before and after processing. All of the garage bays have concrete thresholds and the wall beneath the garage bays is of concrete block construction, covered with a skim-coat of concrete, likely to preclude damage to the brick that could be caused by trucks backing up to the bays. Located just above the concrete-block portion of the wall, in line with the thresholds, are regularly spaced concrete squares where the floor joists are supported by the concrete wall.

A one-story wing, partially predating 1947, extends across the rear (south) elevation of the 1947 building and projects beyond the building on the east elevation, resulting in an L shape. The construction date of the wing is unknown, but it appears to have been modified to its current appearance in 1947. It has a running bond brick exterior, low-pitched side-gabled roof with modern metal roofing, and metal coping and gutters at the roofline. The north elevation, facing
Sanford Tobacco Company Redrying Plant and Warehouse

Variations in the brickwork on the east elevation provide evidence of the footprint of the earlier brick warehouse. The north end of the elevation matches the north elevation of the wing with running-bond brick. It is three bays wide with an overhead metal door centered in the section, accessed by a concrete ramp, and flanked by metal-framed windows with concrete sills, though the left window has been boarded. The center section of the elevation is a slightly darker brick, laid in a five-to-one common bond, and is likely the exterior wall of the earlier warehouse. There is a single metal-framed window centered on this section.

The south end of the east elevation projects slightly and is two stories in height with a gabled roofline. It has a one-to-five common bond brick exterior, though the bond pattern does not align with adjacent portion of the building to the north, and the upper one-fourth of the wall is covered with vertical metal sheathing. A sliding door on the east elevation has been removed and the opening infilled with plywood and a modern hollow-core metal doors. To the left of the door is a boarded window opening. This two-story section features paired metal doors on its south elevation, sheltered by a metal awning, and an opening in the top portion of the south elevation, likely a vent for this part of the building. The north and west elevations of the two-story section are covered with vertical 5V metal sheathing.

The south elevation of the building is not accessible from the exterior, but appears to have been constructed with a five-to-one common bond exterior, portions of which may have been the exterior wall of the earlier warehouse. A six-light, metal-framed window with operable two-light sash remains visible on the interior of the south elevation, but has been boarded on the exterior. A loading bay just west of the window has been partially infilled with concrete block on the interior and has been boarded above. A second window opening, east of the first, is fully boarded on the interior. A small louvered vent is located on the rear elevation, centered within the easternmost of the two brick rehydrating rooms.

A frame, gabled “pop-up” near the southeast corner of the building is flush with the south elevation. It has an asymmetrical form, vertical metal sheathing, and a metal roof. Both the pop-up and the two-story section at the southeast corner of the building were likely constructed in 1947 or the early 1950s to allow for the servicing and venting of the redrying machines within this part of the building.

1951 Addition
A two-story, front-gabled brick addition to the west, at the intersection of Wicker and Pershing streets, is similar in detail to the 1947 building with a six-to-one common bond façade divided into three sections separated by brick pilasters with basketweave brick framed by projecting
running bond brick and capped with cast concrete. The façade has a stepped parapet with terra cotta coping concealing the shallow gabled roof, which has skylights throughout and vents along the ridgeline. The five bay façade features four windows each on the first and second floors all with concrete sills. First floor windows are fifteen-light metal-framed windows with six-light operable awning sash in their center, though all have been boarded on the exterior. Second-floor windows are metal-framed twelve-light window with operable six-light awning sash in their center. On the east end of the façade, abutting the 1947 building is a single entrance, a hollow-core metal door with a small metal vent above it.

The west elevation of the building extends approximately 300' along Pershing Street and connects to a 1961-1965 warehouse addition. It is thirty bays wide with concrete block foundation, covered with a concrete skimcoat at the lowest portion of the wall, that steps up to the follow the rising ground level. The building has a six-to-one common bond exterior above the foundation. First-floor windows include eight twelve-light windows on the north end and twenty-two nine-light windows on the south end, smaller in size to the slope of the ground upward along Pershing Street. Several windows at the first floor level have been altered with the installation of vents and other mechanical equipment and all of the first-floor windows have been boarded, though remain visible on the interior. Original metal-framed twelve-light windows remain on the second floor, all with operable six-light center sash and concrete sills. Several of the second-floor windows have been covered with plexi-glass on the exterior. The south elevation is inaccessible and partially obscured by the 1961-65 addition. It has a tall brick parapet with metal coping that serves as a brick firewall between the 1951 and 1961-65 wings. The first-floor level of the east elevation is obscured by the 1947 building, but the elevation retains second-floor level windows matching those on the west elevation.

1961-1965 Addition

Constructed between 1961 and 1965, the addition at the south end of the plant is roughly square, and abuts the 1951 building via a wedge-shaped hyphen, constructed concurrently, that follows the angle of Pershing Street, though there is no longer an interior connection between the buildings. The floor and roof are slightly higher than those of the 1951 addition, owing to the slope of the site, which rises to the south. The addition is constructed with load-bearing running-bond brick on the west elevation, along Pershing Street. The north, south, and east elevations feature load-bearing brick knee walls with wood-framed walls above covered with vertical metal sheathing. It has a low-sloped gabled roof with metal gutters and downspouts on the east and west elevations. Original skylights throughout were covered between 1999 and 2006 when a new membrane roof was installed, but the original skylight framing remains on the interior.

The west elevation of the wing and hyphen are eleven bays wide with the north three bays, forming the hyphen, angled slightly to align with the 1951 addition and to follow the curve of Pershing Street. These three bays feature two hollow-core metal doors at the ground level and a single upper-level window. The window has been boarded on the exterior, but retains a twelve-light metal window with operable six-light sash and concrete sill. The south eight bays of the west elevation align with the main square form of the addition. The northernmost bay has been reconstructed with a darker brick than the rest of this addition and has a single fixed one-light window...
Sanford Tobacco Company Redrying Plant and Warehouse

Name of Property:

Window and an attached metal beam approximately twenty-four inches off the ground, below which the original brick veneer remains. To its south is a wide overhead metal garage door that leads to an interior, street-level loading bay. A second, narrower overhead garage door is located farther south and above grade, aligning with the interior floor level of the building. It is accessed by a ramped concrete drive. There is a single window between the two overhead doors and four additional windows on the south end of the west elevation. All have been boarded on the exterior, but retain twelve-light metal-frame windows with operable six-light sashes and concrete sills.

The south elevation stands on the property line and is largely obscured by foliage and inaccessible. However, vertical corrugated metal sheathing on this elevation is visible through the trees. The east and north elevations and the east elevation of the hyphen are also inaccessible, though somewhat visible from the southeast corner of the 1947 building. These elevations feature vertical metal sheathing, gutters and downspouts on the east elevation of the main part of the addition and a flat roofed metal canopy on its north elevation, adjacent to the 1951 building and presumably sheltering an entrance.

Interior

The interiors of the 1947 and 1951 sections of the building have poured concrete floors and exposed brick and concrete block walls. The 1947 building has exposed metal trusses running east-west parallel to Wicker Street, with the exception of the southeast corner where it incorporated an earlier warehouse with wood beams and trusses. Skylights were historically located throughout the 1947 building, with the exception of the southeast corner, and many remain, though some have been removed and the remainder have been boarded. The 1951 building is supported by steel posts and I-beams at both levels and has skylights throughout the building. The west wall of the 1947 building, abutting the 1951 addition is brick, reinforced with concrete block, and the two sections of the building are open to one another via three wide “garage” bays and the rear (south) one-third of the buildings are completely open to one another. The large open spaces in both parts of the building accommodated the large machinery used to chop, dry, and stem the tobacco leaf.

Along the north elevation of the 1947 building are several small, frame rooms including four office/storage spaces, constructed in 1947 from material brought from the Sanford Tobacco Company’s earlier warehouse on Steele Street. The office and storage rooms have with plywood-covered and wood-sheathed walls, tile floors, hollow-core wood doors, and dropped ceilings supported by wood columns. The two offices east of the main entrance have storage above that is accessed by a wood stair. Men’s and women’s bathrooms at the northeast corner of the building have six-panel doors, plywood paneled walls, tile floors, dropped acoustic-tile ceilings, and wood partitions. Two small closets located on the east elevation, between overhead garage doors, have horizontal wood sheathing and house the sprinkler equipment for the building.

Section 7 page 9

1 Personal interview with Robert Frank Joyce, IV, (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szcodronski, April 2, 2019, via telephone (hereafter referred to as Interview with Robert Joyce, April 2, 2019).
A frame wall covered with plywood separates the rear one-third of the 1947 wing and aligns with the north elevation of the “L.” This rear portion of the building has a combination of metal and modified wood columns and roof trusses. Wood columns and trusses in the southeast corner of the building remain from the earlier warehouse that stood on the site and was enveloped within the 1947 construction. Columns in what would have been the northwest portion of that earlier warehouse were cut and I-beams on metal columns, matching those of the 1947 construction, installed to support the truncated spans, the variations in construction signaling the intersection of the two building periods. Two rehydrating rooms on the south elevation feature full-height brick walls, concrete floors, electric lights, sprinklers, and ramped entrances with sliding metal doors. According to Robert Joyce, a former employee and son of the owner, tobacco was rolled into these rooms, which were then filled with steam to rehydrate the leaf prior to redrying. At the southeast corner of the building, frame walls with plywood sheathing align with the second row of wood columns, dividing the east end of the space into offices and storage, likely constructed after the 1951 portion of the building was complete. The two-story portion at the far southeast corner has a dropped acoustic-tile ceiling, though the other frame “pop-up” remains open and visible from the main warehouse floor.

The 1951 wing is two stories with a small, frame-enclosed stair at its northeast corner. Windows (though boarded on the exterior) remain visible on the north and west elevations. Window openings on the south elevation were infilled when the 1961-65 wing was constructed. A wide opening between the 1951 and 1961-1965 sections, used to move tobacco back and forth, remained until after the redrying facility closed, after which it was bricked in. The two sections of building no long have an interior connection. A small brick enclosure centered near the rear of the building, likely held a freight elevator. It has a conveyor belt to its east, used to move things to the second floor. The rear one-third of this section is fully open to the rear of the 1947 section of the building. The roof is failing on the 1951 wing of the building, making the stairs and second floor unsafe and not accessible. However, the second-floor features wood floors, exposed brick walls, and steel I-beams supported by metal columns like the first floor. The second-floor originally held long conveyor belts over which the redried tobacco moved for hand stemming. Skylights at the second floor and large windows at both levels provided light for grading, hand stemming, and packing tobacco after processing.

The interior of the 1961-65 addition features a single, expansive warehouse space that provided convenient storage for unprocessed hogheads, as well as processed tobacco waiting for shipment to cigarette and cigar factories. It has poured concrete floors, exposed brick and metal walls, and the ceiling has exposed metal trusses extending east-west that are supported by metal

---

2 There are no Sanborn maps available for this part of Sanford and aerial photos date from 1938 and 1950, so the exact footprints and construction dates of this rear part of the building are unclear.
3 Personal Interview with Robert Frank Joyce, IV (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szczodraski and Heather Slane, December 7, 2017, Sanford, North Carolina (hereafter referred to as Interview with Robert Joyce, December 7, 2017).
4 Interview with Robert Joyce, April 2, 2019.
posts. Original skylight framing remains and fiberglass insulation is located between the roof rafters, which run perpendicular to the trusses. An original sprinkler system, later fluorescent lighting, and several heaters are all suspended from the roof framing. The west wall, extending along Pershing Street, is exposed brick on the interior, punctuated by twelve-light metal-framed windows. The north, south, and east walls have brick knee walls with exposed wood framing and metal sheathing above.

Wood-frame partitions with plywood sheathing define a small office space in the northwest corner of the addition. To its south, aligning with a large overhead door on the west elevation is a concrete loading area, extending about one-third of the width of the building, allowing for trucks to pull directly into the building to be loaded or unloaded. The floor level is several feet lower than that of the rest of the warehouse, aligning with the exterior street level and the recessed floor area has brick walls and metal railings on the north and south sides, but is open on the east side to allow for the loading process.

Integrity Statement
Sanford Tobacco Company Redrying Plant and Warehouse retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building stands on its original tract of land and retains its industrial setting with commercial and industrial buildings interspersed with vacant lots and parking lots to the west, north, and east and African American residential development to the south and southeast.

The three sections of the Sanford Tobacco Company Redrying Plant and Warehouse retain original brick walls and metal-framed windows on the exterior as well as an open floor plan with concrete floors, brick and concrete walls, and exposed wood and metal trusses and skylight framing on the interior. With the exception of several later frame partition walls at the north and southeast ends of the 1947 building, the redrying plant and warehouse has experienced few material alterations since its initial construction and no substantial design or material alterations. All together the building retains sufficient integrity of design, materials, and workmanship to convey the property’s historic feeling and association.

Archaeological Potential
The manufacturing facility is closely related to the surrounding environment. Archaeological deposits such as trash middens, the remains of recreational facilities, infrastructure such as water pipes and reservoirs, and structural foundations which may be present, can provide information valuable to the understanding and interpretation of the property. Information concerning worker health, nutrition, and quality of life, environmental transformations during industrial development, and the effects of technological change on work culture and daily life, as well as details of construction processes and the operation of the manufacturing facility can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Property is associated with the lives of persons significant in our past.

☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

☐ A. Owned by a religious institution or used for religious purposes

☐ B. Removed from its original location

☐ C. A birthplace or grave

☐ D. A cemetery

☐ E. A reconstructed building, object, or structure

☐ F. A commemorative property

☐ G. Less than 50 years old or achieving significance within the past 50 years
Sanford Tobacco Company Redrying Plant and Warehouse

Areas of Significance
(Enter categories from instructions.)

INDUSTRY

Period of Significance
1947-1975

Significant Dates
1947
1951
1961-65

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
N/A

Lee County, North Carolina
County and State
Sanford Tobacco Company Redrying Plant and Warehouse

Lee County, North Carolina

Statement of Significance

The Sanford Tobacco Company Redrying Plant and Warehouse is locally significant under Criterion A for its significance to the Sanford tobacco market and the broader tobacco industry in Lee County. Tobacco overtook cotton as the primary cash crop in Lee County in the early twentieth century, and as a result, Sanford developed a strong tobacco market serving Lee County, and the surrounding counties, including Moore, Chatham, Harnett, and Hoke. Although the Sanford market moved less tobacco than its larger counterparts, the opening of the Sanford Tobacco Company's redrying plant in 1947, the first redrying plant in Sanford, put the Sanford tobacco market on par with important regional tobacco markets such as Durham and Winston-Salem in North Carolina and Danville in Virginia. Since barn curing is an incomplete drying process, redrying is an important step that prevents crop losses due to mold growth during storage. Therefore, the ability to stem, process, and dry locally-grown tobacco quickly in Sanford, as opposed to shipping to larger markets elsewhere and risking loss due to mold, was essential to the growth of the Sanford market and its ability to compete with larger markets throughout the region. Almost all locally grown tobacco was sold in Sanford auction houses and then processed at Sanford Tobacco Company, before being shipped to production sites outside of the county. For most of its history, with the exception of a three-year period from 1959 to 1962, Sanford Tobacco Company Redrying Plant and Warehouse was the only redrying plant serving the Sanford tobacco market.

The period of significance extends from 1947, the construction of the earliest part of the facility and the year the redrying plant began operations, to 1975 when the Sanford Tobacco Company Redrying Plant and Warehouse closed permanently.

Narrative Statement of Significance

Historic Context

The city of Sanford is located in central Lee County, the geographic center of North Carolina, on the fall line between the Piedmont and Coastal Plain regions. Incorporated in 1874, Sanford serves as the county seat with the accompanying governmental functions. Industry came to the county with the railroad in the mid-nineteenth century and included brownstone quarries, iron works, coal mining, naval stores, and lumbering. Lee County also benefited from the Sanford

---

Sanford Tobacco Company Redrying Plant and Warehouse

Lee County, North Carolina

Name of Property

Buggy Company, which formed in 1907 and drew skilled machinists from the region until it closed in the 1940s. However, it is a primarily agricultural county dominated by large-scale cotton farming from the 1860s into the early twentieth century, fruits, including strawberries and peaches, from the 1880s into the 1920s, and pecans, tobacco, and dairy products in the early to mid-twentieth century.6

Since it was centrally located, the county seat, and the largest city in the vicinity of most Lee County farms, Sanford became a significant trading center. As a result, the population grew quickly, especially in the early and mid-twentieth centuries, increasing from just over 200 at its incorporation in 1874 to over 10,000 in 1950 and over 14,500 in 1965. Farmers from Lee, Moore, Chatham, Harnett, and Hoke counties brought their products to Sanford’s markets to sell, after which they purchased what they needed for their homes and farms from local merchants. Industry in the city also grew quickly in the mid-twentieth century, with forty plants employing 3,000 people in 1950, increasing to more than fifty plants employing 6,000 people by 1965. Industry in Sanford included tobacco curing and redrying, lumbering, brick and pottery production, textiles, flour and cornmeal milling, animal feed production, sheet metal products, and more.7

In the 1920s, dropping cotton prices and the arrival of the boll weevil insect took a heavy toll on cotton farming. As a result, tobacco overtook cotton as Lee County’s primary cash crop. Although tobacco was essentially absent from the county’s landscape prior to 1915, the acreage devoted to the crop grew from only twenty-five acres in 1909 to 3,154 acres by 1929. Farmers found the sandy soils in southern Lee County easy to plow, suitable for tobacco cultivation, and easy to obtain as the logging industry continued to clear more and more acreage. Further, some new residents to Lee County had been farming tobacco in the northern counties of the North Carolina Piedmont but relocated to avoid the impact of the Granville wilt, a pervasive tobacco plant disease.8

With the increasing acreage dedicated to tobacco cultivation in Lee County, Sanford developed a thriving tobacco market. The first warehouse was funded by the citizens of Sanford and known as Planters Warehouse. It opened in 1912 and sold more than 500,000 pounds of tobacco its first season, which was considered by the local newspaper to be “a strong start for the new enterprise.” In 1922, the community again funded a new warehouse, known as the Farmers Warehouse, which burned to the ground in 1925 and was immediately rebuilt. Soon after, L.P. Wilkins built the 3-W Warehouse, which also burned to the ground in 1933 and was immediately rebuilt, this time with brick. The Big Sanford Warehouse was constructed in 1934 and funded by

---

6 Pezzoni, MPDF, 6, 14-16, 23-25, 33-34.
8 Pezzoni, MPDF, 33-34.

Sections 8 page 15
a citizen's stock company. In 1935, the four warehouses collectively sold over six million pounds of tobacco. According to Sanborn maps, these early warehouses were all located near the intersection of Endor Street (now Horner Boulevard) and Wicker Street, although none remain extant today. In these early years of Sanford's tobacco market, local tobacco was sold and stored in these facilities, then shipped to Durham or Winston-Salem for processing, redrying, and use in cigarettes and other tobacco products.

Although little is known about the earliest years of the Sanford Tobacco Company, it is known that the company formed by the 1920s and was a subsidiary of Austin Tobacco Company based in Greenville, Tennessee. During the 1930s and 1940s, Sanford Tobacco Company operated at least one warehouse in Sanford, which remains extant at 300 North Steele Street. It was built around 1919 and first used as a grocery warehouse, and by 1938 had been acquired by Sanford Tobacco Company for a packing house. Tobacco purchased at the auction houses in town was brought to the Steele Street warehouse to be packed into hogsheads. The building was constructed immediately adjacent to a railroad spur that had been built to carry brownstone from the quarry near the present-day courthouse, so the hogsheads were loaded onto the railroad and shipped to processing plants and factories in Durham and Winston-Salem.

By the 1940s, the Sanford community was "look[ing] forward to the day when there can be another large warehouse in the marketing district and a redrying plant where the tobacco can be reconditioned before being sent to company warehouses." Since tobacco is a perishable crop susceptible to mold, and barn curing on the farm was an incomplete drying process, tobacco leaves had to be redried and stored quickly after curing. It was too expensive for farmers to redry their own tobacco, so they took their crop to auction houses immediately after curing. Markets with redrying facilities were preferred by buyers, who could quickly process their newly purchased tobacco for storage, preventing losses caused by incomplete drying in the farmers' curing barns. Redrying machines were developed and improved from the 1880s through the 1930s, solving initial problems with the leaf being burned by the machinery. They became

---

11 Personal interview with Robert Frank Joyce, IV, (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szczodroski and Heather Slane, December 7, 2017, Sanford, North Carolina (hereafter referred to as Interview with Robert Joyce, December 7, 2017). Note: Sanford Tobacco Company records have been absorbed into multiple larger parent companies since the 1920s and could not be located.
12 "New North Carolina Tobacco Warehouses," Tobacco: An Illustrated Weekly Journal for the Wholesale & Retail Dealers in Cigars, Manufactured Tobacco, and Smokers Articles, Volume LXIX, No. 12, January 22, 1920, 8; Personal Interview with Robert Frank Joyce, IV (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szczodroski and Heather Slane, December 7, 2017, Sanford, North Carolina (hereafter referred to as Interview with Robert Joyce, December 7, 2017). Note: Sanford Tobacco Company records have been absorbed into multiple larger parent companies since the 1920s and could not be located.
Sanford Tobacco Company Redrying Plant and Warehouse

By the 1940s, Sanford was the optimal location for a redrying plant. The city had a thriving tobacco market, connections to highway and railroad transportation, and an abundance of skilled machinist labor available following the closing of the buggy company. The Austin Tobacco Company met this need by expanding their Sanford operations with the addition of a redrying plant. The company purchased an existing warehouse at 521 Wicker Street, previously owned by the Sanford Warehouse Corporation, at auction in July 1947. The new redrying plant and warehouse was completed later that year and incorporated the existing early-twentieth-century warehouse into a much larger building that housed the redrying equipment. Equipment and employees were transferred from the Steele Street warehouse to the new Wicker Street facility, and when the tobacco market opened that September, the redrying plant was operating. It was accompanied by the Hancock Prize House, as well as the Farmers, Big Sanford (renamed Hobgood), Guthrie (renamed Wilkins), and two 3-W warehouses, all located in relative proximity to one another near the intersection of Wicker Street and Endor Street (now Horner Boulevard), just two blocks east of the Sanford Tobacco Company Redrying Plant and Warehouse.

The company approached Robert Frank Joyce, Jr., to serve as the first head of the new facility. Joyce was born in Rockingham County, but relocated to Lee County after serving in the Air Force in World War I. He initially took a job with Durham’s Liggett-Myers Tobacco Company as a sales representative for their Sanford warehouse, but in 1947 he accepted Sanford Tobacco Company’s offer to oversee the new redrying plant. Joyce’s relationships in Liggett-Myers

---

16 Interview with Robert Joyce, April 2, 2019.
18 “Sanford Warehouse Corporation by T.J. McPherson, Commissioner, to Sanford Tobacco Company,” Deed Book 43, Page 628, July 28, 1947, Lee County Register of Deeds, Sanford, North Carolina. Note: This warehouse was also known as the Hobgood Warehouse and may have been one of the early citizen-funded warehouses built in Sanford.
21 Interview with Robert Joyce, December 7, 2017; “Five Selling Floors on Local Leaf Mart,” *The Sanford Herald*. 

Sections 8 page 17
proved important to Sanford Tobacco Company’s success, as Liggett-Myers held large contracts for warehouse storage space and redrying operations with Sanford Tobacco Company. Joyce initially served as the company’s Vice-President under the leadership of the Austin Tobacco Company’s Tom Austin, and by 1952, Joyce had been promoted to President, which he held until his unexpected death in 1958. Following Robert Joyce’s death, his brother, William Joyce, took over management of the Sanford Tobacco Company. He had been involved in the company since at least 1952, serving first as the Secretary-Treasurer.

Lee County is located on the westernmost edge of the bright leaf tobacco growing region, and near the easternmost edge of the burley tobacco growing region of North Carolina. As a result, both burley and bright leaf tobacco varieties were processed at the Sanford Tobacco Company redrying plant, and the leaf came from both local farmers and from Mexico and Central America. Barn-cured tobacco was sold at auction houses throughout Sanford, then brought to Sanford Tobacco Company’s redrying plant to await processing. Sanford Tobacco Company did not purchase the tobacco, but rather worked on a contract basis to process tobacco purchased by other companies, including Liggett-Myers out of Durham and R.J. Reynolds out of Winston-Salem. Almost all locally grown tobacco was sold in Sanford auction houses and then processed at Sanford Tobacco Company.

When the tobacco arrived at the Sanford Tobacco Company facility, it was sometimes packed in sheets covered in burlap straight from the auction house, other times packed into large hogsheads, and foreign tobacco was usually packed into square bales. When ready for processing, tobacco was taken from the warehouse to the back of the plant and placed in two small rooms where the dry tobacco was steamed to make it pliable for handling. It was then taken to the 1951 addition where women separated the leaves and placed them on a conveyor belt. The tobacco was fed through machines that chopped the leaves for use in cigarettes or cigars. Large blowers then dried the chopped leaf, using air to blow the lighter weight, good leaf up while the heavier stems fell for collection and disposal. The chopped leaf was then passed along another conveyor belt for final inspection, where any remaining stems were removed by hand. It was then graded, packed, and taken to the warehouse for storage while awaiting shipping by rail or truck to cigarette or cigar factories in Durham and Winston-Salem. Former employee


24 Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019. Note: Mr. Joyce also noted that there were quarantine facilities for holding Mexican tobacco, some of which were located near the present-day courthouse.
Sanford Tobacco Company Redrying Plant and Warehouse

Name of Property

Lee County, North Carolina

County and State

Robert Joyce, IV, grandson of Robert Frank Joyce, Jr., recalls that the chopping, redrying, and stemming process was very dusty, causing the women who worked the conveyor belts to tie up their hair and wrap wet rags over their faces.25

Sanford Tobacco Company employed about 200-250 people around 1950, growing to 500-600 people by the mid-1960s. The company employed the highest number of workers during the peak tobacco season of November through March each year, following the harvest when tobacco was sold and processed. The majority of the employees were African American laborers, including both men and women, who were tasked with stemming and grading the tobacco.26 Although stemming machines were available by this time, they were generally expensive and inefficient, and most manufacturers preferred hand stemming. Grading was a learned skill, and most companies had their own proprietary methods for determining leaf grades.27

The building originally held redrying equipment and space for storage of about 6,000 hogshead of tobacco. Tobacco was often stored for long periods of time after processing, waiting for factories in Durham and Winston-Salem to be ready for new shipments. As a result, the warehouses often stood full of processed tobacco, and unprocessed tobacco could not be moved from the auction houses to the warehouses quickly enough. By about 1950, many of Sanford’s auction house floors held tobacco waiting for redrying, preventing additional sales of incoming tobacco.28

To meet this increasing demand, Sanford Tobacco Company added a two-story brick addition to the plant in 1951, which added 48,000 square feet of space for additional redrying equipment and storage for another 8,000 hogshead of tobacco. The company also built a storage warehouse on Courtland Drive that same year, which had a 7,000 hogshead capacity. Sanford Tobacco Company also stored 1,800 hogshead at a warehouse on Wall Street owned by the Winston-Salem-based R.J. Reynolds and Liggett & Myers tobacco companies, which used the building as a prize house.29

With this extensive expansion of the company, the Sanford Tobacco Company was expected to process fifteen million pounds of tobacco leaf during the 1951-1952 season.30 In spite of this local success, Sanford remained a small market compared to its regional competitors. For

25 Interview with Robert Joyce, April 2, 2019; Interview with Robert Joyce, December 7, 2017; Tilley, 318-320.
26 Interview with Robert Joyce, December 7, 2017; “Sanford Tobacco Company Has Doubled Facilities,” The Sanford Herald.
27 Tilley, 319, 321-323.
29 “Sanford Tobacco Company Has Doubled Facilities,” The Sanford Herald, Vol. 31, No. 70, August 20, 1951, Microfilm, Local History Room, Lee County Library, Sanford, North Carolina.
example, in 1952, the Danville, Virginia, market had seven plants that processed 150 million pounds of tobacco.\textsuperscript{31} However, the presence of Sanford Tobacco Company's redrying facility helped Sanford remain a competitive market, despite its small size, by allowing tobacco grown locally to be processed locally, rather than being sent to the larger markets and putting the tobacco at risk of molding during storage and shipping.

As Sanford Tobacco Company continued to expand throughout the 1950s and 1960s, it is unclear exactly how many warehouses the company operated in addition to those at the redrying plant. The Steele Street warehouse was closed in 1947 when the redrying plant was opened, and all equipment and employees were transferred to the new location.\textsuperscript{32} City Directories from the 1950s and 1960s indicate the company owned at least two warehouses on Courtland Street during those years, as well as the 1960s warehouse addition to the redrying facility on Wicker Street. Former employee Robert Joyce, IV, recalls that Sanford Tobacco Company periodically rented warehouses throughout Sanford to accommodate the fluctuation of storage needs during the year. City directories also indicate the Austin Tobacco Company, the parent company to Sanford Tobacco Company, owned warehouses on McIntosh Street for a short time in the early 1960s.\textsuperscript{33}

Sanford's tobacco market thrived during the early and mid-twentieth century, but by the 1960s, it was in steep decline due to improved farming methods that led to overproduction and dropping prices, as well as increasing awareness about the dangers of using tobacco products.\textsuperscript{34} In 1935, there were at least four tobacco warehouses operating in Sanford, with two more added by 1940, Flag Warehouse and the Sanford Tobacco Company's Steele Street location. By 1952 there was also one broker, one re-dryer (Sanford Tobacco Company), and two warehouses. These then increased to two re-dryers and eight warehouses in 1960, when Sanford Tobacco Company met its first competitor.\textsuperscript{35} American Suppliers opened a redrying facility on Hickory Avenue, however it was a short-lived venture and the company closed by 1962.\textsuperscript{36} Meanwhile, Sanford Tobacco Company continued to grow and needed more warehouse space, so an addition for storage of processed tobacco was constructed 1961-1965 along Pershing Street at the rear of the redrying plant.\textsuperscript{37} Around 1965, the Austin Tobacco Company further expanded its Sanford operations with the establishment of a new subsidiary, Cigar Supply Company, located at the corner of Nash and Main streets. Cigar Supply Company operated as a tobacco leaf broker and

\textsuperscript{32} Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019.
\textsuperscript{35} "Tobacco Market," Sanford Herald, March 1936; City Directory, Digital NC, 1952, 1960; Sanborn Fire Insurance Company, "Sanford, Lee County, North Carolina," 1938, www.nclive.org (accessed April 2019). Note: There are five warehouses appearing on maps and aerial images from the 1950s, therefore it is likely that not all warehouses operating at that time were listed in the 1952 City Directory.
\textsuperscript{37} Interview with Robert Joyce, December 7, 2017; Tilley, 318-320.
Sanford Tobacco Company Redrying Plant and Warehouse

Lee County, North Carolina

Name of Property

importer that bought and processed tobacco for use in making cigars.\(^{38}\) By 1966, the decline of the tobacco industry was evidenced by the decrease in tobacco companies operating in Sanford to only one broker, one redryer (Sanford Tobacco Company), and four warehouses.\(^{39}\)

The downward trend of the late 1960s continued, and by 1975, Sanford retained only one tobacco broker and three warehouses, and the Sanford Tobacco Company had closed its redrying plant.\(^{40}\) In 1979, the building was sold to Pacific Fabrication, Inc. (Pac-Fab). Pac-Fab fabricated steel and molded plastics for swimming pool filters and pumps.\(^{41}\) The nonprofit organization Lee County Industries also utilized the building in the 1980s, providing employment for physically handicapped people who assembled parts for Pac-Fab.\(^{42}\) In 1991, Pac-Fab sold the building to Simco Leasing, who leased it to local general contracting, building, plumbing, and realty companies.\(^{43}\) The building is currently vacant.

---

\(^{38}\) Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019; City Directory, Lee County Library, 1966, 1972, 1975. Note: Cigar Supply Company was eventually acquired by R.J. Reynolds Company and operated into the 1990s.

\(^{39}\) City Directory, Lee County Library, 1966.

\(^{40}\) City Directory, Lee County Library, 1975.


Sections 8 page 21
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


Lee County Register of Deeds. Sanford, North Carolina.


Personal Interview with Robert Frank Joyce, IV (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szcodronski. April 2, 2019. Via telephone.
Sanford Tobacco Company Redrying Plant and Warehouse  
Lee County, North Carolina

Name of Property  


Previous documentation on file (NPS):

_____ preliminary determination of individual listing (36 CFR 67) has been requested  
_____ previously listed in the National Register  
_____ previously determined eligible by the National Register  
_____ designated a National Historic Landmark  
_____ recorded by Historic American Buildings Survey #  
_____ recorded by Historic American Engineering Record #  
_____ recorded by Historic American Landscape Survey #

Primary location of additional data:

__X__ State Historic Preservation Office  
_____ Other State agency  
_____ Federal agency  
_____ Local government
Sanford Tobacco Company Redrying Plant and Warehouse

Name of Property: Sanford Tobacco Company Redrying Plant and Warehouse

County and State: Lee County, North Carolina

Name of repository: 

Historic Resources Survey Number (if assigned): LE0857

10. Geographical Data

Acreage of Property: approx. 3.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84: 
(enter coordinates to 6 decimal places)
1. Latitude: 35.476585 Longitude: -79.183101
2. Latitude: 35.476178 Longitude: -79.182737
3. Latitude: 35.476257 Longitude: -79.182570
4. Latitude: 35.475881 Longitude: -79.182265
5. Latitude: 35.475742 Longitude: -79.182501
6. Latitude: 35.474898 Longitude: -79.182549
7. Latitude: 35.474907 Longitude: -79.183236
8. Latitude: 35.475327 Longitude: -79.183225
9. Latitude: 35.476126 Longitude: -79.183890

Verbal Boundary Description (Describe the boundaries of the property.)
The National Register boundary is shown by a black line on the accompanying map, drawn at a 1"=200' scale and includes a 3.5-acre portion of the full 6-acre parcel (#964258620700) as well as approximately ten feet of public right-of-way along Pershing Street and twenty-feet of public right-of-way along Wicker Street, where the parcel line runs immediately adjacent to the northwest and southwest elevations of the building. The boundary extends from the southeast corner of Wicker and Pershing streets (Point 9), northeast along the south side of Wicker Street, to a point (Point 1) approximately forty feet northeast of the northeast elevation of the building. It then extends southeast, parallel with the northeast elevation, to a point (Point 2) approximately
Sanford Tobacco Company Redrying Plant and Warehouse

Name of Property: Sanford Tobacco Company Redrying Plant and Warehouse

Lee County, North Carolina

County and State:

The property is located at an elevation of twenty feet northwest of the northwest elevation of the rear wing of the building. It extends northeast to a point (Point 3) approximately thirty feet northeast of the northeast elevation of the rear wing of the building, after which it extends southeast to point (Point 4) in line with the parcel line. It extends southwest to meet the parcel line (and Point 5), then continues to follow the parcel line around the 1961-1965 wing of the building (Points 6 and 7), then follows the east side of Pershing Street (Point 8 and 9) to the southeast corner of Wicker and Pershing streets.

Boundary Justification (Explain why the boundaries were selected.)

A 3.5-acre portion of the full 6-acre parcel is proposed for inclusion on the National Register as well as approximately twenty feet of public right-of-way on the south side of Wicker Street and ten feet of right-of-way on the east side of Pershing Street, where the parcel boundary is located immediately adjacent to the building. It includes the redrying plant and warehouse as well as the loading area to the east. The remainder of the parcel includes a two-story office building, constructed between 1950 and 1955, that while associated with the Sanford Tobacco Company, has been significantly altered with replacement fixed windows, the installation of vinyl siding on the east elevation, and an altered interior floor plan. A front-gabled commercial building to the east of the office building dates to at least 1950, but does not appear to have been associated with the Sanford Tobacco Company. The remainder of the parcel includes several modern storage buildings east of the plant, constructed about 2000, and a wooded area southeast of the plant.

11. Form Prepared By

name/title: Heather M. Slane, Architectural Historian

name/title: Cheri Szcodronski, Architectural Historian

organization: hmwPreservation

street & number: P. O. Box 355

city or town: Durham state: NC zip code: 27702

e-mail: heather@hmwpreservation.com

telephone: 336.207.1502

date: April 1, 2018

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

- Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)
Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log
Name of Property: Sanford Tobacco Company Redrying Plant and Warehouse
City or Vicinity: Sanford
County: Lee
Photographer: Heather M. Slane
Date Photographed: August 17, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #0001:
1 of 16
Exterior facing southwest

Photo #0002:
2 of 16
Exterior facing southeast

Photo #0003:
3 of 16
Exterior facing southeast

Photo #0004:
4 of 16
Exterior facing southeast

Photo #0005:
5 of 16
Exterior facing south

Photo #0006:
6 of 16
Exterior facing southeast

Photo #0007:
7 of 16
Exterior facing northwest
Sanford Tobacco Company Redrying Plant and Warehouse

Name of Property

- Photo #0008:
  8 of 16
  Interior, 1947 Section, facing northeast

- Photo #0009:
  9 of 16
  Interior, 1947 Section Offices, facing east

- Photo #0010:
  10 of 16
  Interior, 1947 Section, facing southeast

- Photo #0011:
  11 of 16
  Interior, pre-1947 Section, facing east

- Photo #0012:
  12 of 16
  Interior, 1947 Section, facing northeast

- Photo #0013:
  13 of 16
  Interior, 1947 Rehydrating Room, facing northeast

- Photo #0014:
  14 of 16
  Interior, 1951 Section, facing northwest

- Photo #0015:
  15 of 16
  Interior, 1951 Section, facing southeast

- Photo #0016:
  16 of 16
  Interior, 1961-1965 Section, facing southeast

Lee County, North Carolina

County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
National Register of Historic Places Nomination
Sanford Tobacco Company
Redrying Plant and Warehouse
521 Wicker Street, Sanford
Lee County, North Carolina
National Register Location Map
Sanford Tobacco Company Redrying Plant and Warehouse
521 Wicker Street
Sanford, Lee County, NC

Tax Map with National Register Boundary
- National Register Boundary
- Parcel Boundary (white)
1 Lat/Long Coordinates

Building Sections:
A 1947 Construction
B 1951 Construction
C 1961-1965 Construction

Scale: 1" = 200'

Lat/Long Coordinates:
1. 35.476585, -79.183101
2. 35.476178, -79.182737
3. 35.476257, -79.182570
4. 35.475881, -79.182265
5. 35.475742, -79.182501
6. 35.474898, -79.182549
7. 35.474907, -79.183236
8. 35.475327, -79.183225
9. 35.476126, -79.183890
WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?

The National Register of Historic Places is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture. The National Register was established by the National Historic Preservation Act of 1966. The purpose of the Act is to ensure that as a matter of public policy, properties significant in national, state, and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiatives by state and local governments and the private sector.

What the National Register Means for the Private Property Owner

The listing of a property in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. Over the years, various federal incentives have been introduced to assist private preservation initiatives. A private owner of a National Register property becomes obligated to follow federal preservation standards only if federal funding or licensing is used in work on the property, or if the owner seeks and receives a special benefit that derives from National Register designation, such as a grant or a tax credit described below.

When a National Register nomination is prepared, all buildings, objects, structures and sites on each property must be categorized as contributing or noncontributing. Contributing resources are those constructed during the period of significance which substantially convey their appearance from that period. Noncontributing resources are those that do not date from the period of significance or date from the period of significance and have been substantially altered.

National Register listing should not be confused with local historic property and historic district designations. These designations are made by a local governing board on the recommendation of a local historic preservation commission. This program of local designations is an option available to local governments under North Carolina enabling legislation (G.S. 160A-400). Properties and districts listed in the National Register sometimes also receive local designation in jurisdictions where local preservation commissions have been established according to the state enabling legislation, but there is no direct correlation between National Register listing and local designation.

National Register listing means the following:

1. Consideration and Protection in Public Planning:

All properties and districts listed in or eligible for listing in the National Register are considered in the planning of federal undertakings such as highway construction and Community Development Block Grant projects. "Federal undertakings" also include activities sponsored by state or local governments or private entities if they are licensed or partially funded by the federal government. "Federal undertakings" do not include federal farm subsidies or loans made by banks insured by the FDIC.

National Register listing does not provide absolute protection from federal actions that may affect the property. It means that if a federal undertaking is in conflict with the preservation of a National Register property, the North Carolina Historic Preservation Office will negotiate with the responsible federal agency in an effort to eliminate or minimize the effect on the historic property. This review procedure applies to properties that are determined eligible for the National Register in the day-to-day environmental review process as well as those actually listed in the National Register.

Similarly, North Carolina law (G.S. 121-12a) provides for consideration of National Register properties in undertakings funded or licensed by the state. Where a state undertaking is in conflict with the preservation of a National Register property, the North Carolina Historical Commission is given the opportunity to review the case and make recommendations to the state agency responsible for the undertaking. The commission's recommendations to the state agency are advisory.
2. Incentives for the Preservation of National Register Properties:

**Tax Benefits.** Under the federal Tax Reform Act of 1986, a privately owned building that is listed in the National Register or is a contributing building in a National Register historic district may be eligible for a 20% federal income investment tax credit claimed against the costs of a qualified rehabilitation of the building. The federal credit applies only to income-producing, depreciable properties, including rental residential properties. The federal credit does not apply to owner-occupied residential properties. The cost of the rehabilitation must exceed the adjusted basis of the building. Plans for the rehabilitation are reviewed by the North Carolina Historic Preservation Office and the National Park Service, and work on the building must meet the *Secretary of the Interior's Standards for Rehabilitation*.

Please note that the former North Carolina State Historic Credit program expired for rehabilitation expenses incurred after December 31, 2014. New state historic tax credit programs go into effect on January 1, 2016 for both income-producing properties and non-income-producing properties, including private residences.

This new program allows taxpayers who receive the federal income tax credit for rehabilitating certified historic structures to take a state credit against North Carolina income taxes on income-producing properties. Also these new North Carolina tax credits provide a state income tax credit for non-income-producing properties listed in the National Register or as a contributing building in a National Register historic district, including private residences. For more information and applications, contact the Tax Credit Coordinator at the address given below, or call 919/814-6585 for income-producing projects or 919/814-6574 for non-income-producing projects.

The Tax Treatment Extension Act of 1980 provides federal tax deductions for charitable contributions of partial interests (easements) in historically significant properties for conservation purposes. Interested individuals should consult legal counsel or the local Internal Revenue Service office for assistance in determining the tax consequences of the provisions of this act.

**Grants and Loans.** A limited program of matching grants for the rehabilitation of National Register properties, including those that are privately owned, was authorized by the National Historic Preservation Act of 1966, but has not been funded to a significant degree since the early 1980s. A loan program authorized by the Act has never been funded.

In some years, the North Carolina General Assembly has made funds for preservation projects available to local governments and nonprofit groups through one-time discretionary appropriations. Such appropriations may or may not be repeated in coming years. The only private properties that have received state appropriations are those owned by non-profit organizations. Listing in the National Register has not been a precondition for receipt of a state grant.

**Owner Consent:** A privately owned individual property may not be listed in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district. For a complete description of procedures for objecting to a National Register nomination, see *National Register Fact Sheet 5: Procedure for Supporting or Objecting to National Register Listing.*

See also the following numbered *National Register Fact Sheets*:

2: "National Register Criteria for Evaluation"
3: "How Historic Properties Are Listed in the National Register of Historic Places"
4: "The National Register of Historic Places in North Carolina: Facts and Figures"

See the handout entitled "A Comparison of the National Register of Historic Places With Local Historic Landmark and District Designations" for a review of the differences between these two programs.

**FOR MORE INFORMATION:**

*Historic structures and the National Register: [Survey and National Register Branch](tel:919/814-6570)*

*Archaeological sites and the National Register: [Office of State Archaeology](tel:919/814-6554)*

*Preservation tax credits and technical restoration assistance: [Restoration Services Branch](tel:919/814-6570)*

*Environmental protection and planning: [Environmental Review Branch](tel:919/814-6570)*

Written inquiries to each of these branches may be sent to the State Historic Preservation Office, 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R.0300.
NATIONAL REGISTER FACT SHEET 2

NATIONAL REGISTER CRITERIA FOR EVALUATION

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries for the National Register.

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions): Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or

D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.

(see other side)
APPLYING THE CRITERIA

The two principal issues to consider in determining eligibility for the National Register are "significance" and "integrity."

A property may have "significance" for association with important events or patterns of history (criterion A); for association with an important historical figure (criterion B); as an important example of period architecture, landscape, or engineering (criterion C); or for the information it is likely to yield (criterion D, applied to archaeological sites and districts, and sometimes applied to certain types of structures). A National Register nomination must demonstrate how a property is significant in at least one of these four areas. For properties nominated under criterion A, frequently cited areas of significance are agriculture, community planning and development, social history, commerce, industry, politics and government, education, recreation and culture, and others. For technical reasons, criterion B (significant person) nominations are rare. Criterion C (architecture) is cited for most, but not all, nominations of historic buildings. Archaeological sites are always nominated under criterion D, but may also have significance under one or more of the other three criteria.

Properties are nominated at a local, state, or national level of significance depending on the geographical range of the importance of a property and its associations. The level of significance must be justified in the nomination. The majority of properties (about 70%) are listed at the local level of significance. The level of significance has no effect on the protections or benefits of listing.

Besides meeting one or more of the above criteria, a property must also have "integrity" of "location, design, setting, materials, workmanship, feeling, and association." This means that the property must retain enough of its historic physical character (or in the case of archaeological sites, intact archaeological features) to represent its historic period and associations adequately.

All properties change over time, and in some cases past alterations can take on historical significance in their own right. The degree to which more recent, incompatible, or non-historic alterations are acceptable depends on the type of property, its rarity, and its period and area of significance. Buildings with certain types of alterations are usually turned down by the National Register Advisory Committee. For example, 19th and early 20th century wood frame buildings that have been brick veneered in the mid-20th century are routinely turned down for loss of historic integrity. Similarly, it is extremely rare that buildings covered in synthetic materials such as aluminum or vinyl siding are individually eligible for listing in the Register.

Criteria Exceptions

The criteria exclude birthplaces and graves of historical figures, cemeteries, religious properties, moved buildings, reconstructions, commemorative properties, and properties less than 50 years old, with certain exceptions. The following exceptions are sometimes encountered:

Historic churches that are architecturally significant and retain sufficient architectural integrity can be successfully nominated under criterion C (architecture), sometimes together with criterion A for social or religious history, provided they have not been brick-veneered or covered in aluminum or vinyl siding.

Cemeteries may sometimes successfully be nominated under criterion C when they retain important examples of historic stone carving, funerary art, and/or landscaping, and they also may be eligible under criterion A or criterion D. However, both the National Register Advisory Committee and the National Register have turned down nominations of graves when the historical importance of the deceased is the sole basis for the nomination. The National Register was created primarily to recognize and protect historic places and environments that represent how people lived, worked, and built in the historic past. Human burials are recognized and protected under other laws and programs.

Moved buildings may sometimes be successfully nominated under criterion C for architecture when they remain in their historic communities and the new setting adequately replicates the original setting. The point to remember is that the program is called the National Register of Historic Places, not Historic Buildings or Historic Things, because significance is embodied in locations and settings as well as in the structures themselves. Buildings moved great distances, buildings moved into incompatible settings (such as a farmhouse moved into an urban neighborhood or a downtown residence moved to a suburb), and collections of buildings moved from various locations to create a pseudo-historic "village" are routinely turned down. In some cases, the relocation of a historic building to a distant or incompatible setting may be the last and only way to save it, and such an undertaking may be worthwhile. However, sponsors of such a project must understand that the property subsequently may not be eligible for the National Register.

If a property is less than 50 years old, it can be nominated only if a strong argument can be made for exceptional significance. For example, Dorton Arena on the State Fairgrounds was completed in 1953. It was successfully nominated to the National Register in 1973 as one of the most important examples of modernism in post-World War II American architecture.

11/2015
HOW HISTORIC PROPERTIES ARE LISTED IN
THE NATIONAL REGISTER OF HISTORIC PLACES

Who Administers the National Register Program?

The National Register of Historic Places is a list maintained by the National Park Service of buildings, structures, sites, objects, and districts that are significant in American history, architecture, archaeology, engineering, and culture, and that meet criteria for evaluation established by the National Historic Preservation Act of 1966. Nominations to the National Register are submitted from each of the states by the State Historic Preservation Officer (SHPO). In North Carolina, the SHPO is the Deputy Secretary of the Office of Archives and History. The section that administers the National Register and related programs is the State Historic Preservation Office (HPO). The personnel of the Historic Preservation Office serve as staff for the SHPO in National Register activities and duties.

In every state, a review board examines potential nominations and makes recommendations to the SHPO regarding the eligibility of properties and the adequacy of nominations. In North Carolina, the review board is called the National Register Advisory Committee (NRAC). The NRAC meets thrice annually (February, June, October) to consider the eligibility of properties for nomination to the National Register. Nominations prepared under the supervision of the HPO staff and recommended for nomination by the NRAC are forwarded to the SHPO for review and formal nomination. They are then forwarded to the Keeper of the National Register in the National Park Service in Washington, D.C. Final authority to list properties in the National Register resides with the National Park Service.

How are Eligible Properties Identified?

Properties and districts that may be eligible for the National Register are usually brought to the attention of the HPO staff and the NRAC either (1) through a county or community survey of historic properties co-sponsored by the Historic Preservation Office and a local government or organization; (2) by interested individuals who provide preliminary information about properties to the HPO staff; or (3) through historic property surveys conducted as part of the environmental review process.

Persons who seek National Register listing for properties that have not been recorded in survey projects co-sponsored by the Historic Preservation Office may submit a "Study List Application" to the HPO. If adequate information and color views of the property are included with the application, the NRAC will consider the property at its next quarterly meeting. If in the opinion of the NRAC the property appears to be potentially eligible for the National Register, it is placed on the Study List. This action by the NRAC authorizes the HPO staff to work with the owner to coordinate a formal nomination of the property to the National Register.

The NRAC can best evaluate the eligibility of an individual property within the context of a community-wide or regional inventory of historic or prehistoric properties. This provides a basis for comparing the relative significance of similar types of historic or prehistoric properties in a community or region. In counties or communities where no such inventory has been assembled, the NRAC will sometimes find it necessary to defer a decision about the eligibility of an individual property until a comprehensive survey of historic properties has taken place. Likewise, the NRAC may consider some properties as contributing components within larger districts but not as individually eligible. Information about grants to local governments for local historic property surveys and nominations is available from the Historic Preservation Office.
What is a National Register Nomination?

A National Register nomination is a scholarly and authoritative document that thoroughly describes and evaluates a property's setting and physical characteristics, documents its history, assesses its significance in terms of its historic context, and demonstrates how it specifically meets National Register criteria for evaluation. It is supported by professional quality photographs, maps delineating the property's boundaries, and other materials and information. The nomination must be prepared according to federal and state guidelines.

Who Prepares National Register Nominations?

Most nominations are prepared by private consultants hired either by individual property owners or by local governments or organizations. Nominations of archaeological sites are sometimes prepared by professional archaeologists as part of their on-going research. HPO National Register staff is responsible for reviewing, editing, and processing nominations prepared in these ways. Due to the great demand for National Register nominations and the small number of HPO staff, the HPO is unable to prepare nominations as a public service.

An owner of a Study List property who seeks to have it listed in the National Register may hire a private consultant to prepare the nomination. A list of qualified consultants is available from the Historic Preservation Office. HPO staff cannot quote fees, and fees will vary depending on the consultant and the complexity of the nomination. An owner may expect to pay a professional historian, architectural historian, or archaeologist the equivalent of 40 to 80 hours of time at a professional hourly wage.

Some owners are interested in preparing their own nominations and are capable of doing so. Practical Advice for Preparing National Register Nominations in North Carolina is available on the HPO website. The level of description, historical documentation, analysis, and writing in every nomination must meet accepted professional standards. The SHPO will not submit substandard nominations to Washington, and HPO staff cannot make major revisions or provide detailed critiques of inadequate nominations. Because documentation of archaeological properties generally involves data collection, analysis, and interpretation requiring specialized training, nominations of archaeological properties are always prepared by professional archaeologists.

What Happens to the Finished Nomination?

The nomination is reviewed by members of the National Register Advisory Committee at one of the regular thrice yearly meetings. If the NRAC recommends that the nomination be submitted to the National Register, it is signed by the State Historic Preservation Officer and forwarded to the Keeper of the National Register. At the National Register office, the nomination is reviewed and the decision to list or not list is made within not less than 15 and not more than 45 days of receipt. If the property is listed, the HPO will notify the owner and provide a certificate stating that the property has been listed in the National Register of Historic Places. Owners who desire plaques may order them from private commercial suppliers. The HPO does not provide plaques or recommend any particular supplier, but a list of manufacturers is available on request.

FOR MORE INFORMATION CONTACT: National Register Coordinator
Survey and National Register Branch
State Historic Preservation Office
4617 Mail Service Center
Raleigh, North Carolina 27699-4617 919/814-6587

Offices of the Survey and National Register Branch are at 109 E. Jones Street in Raleigh. For information about archaeological sites and the National Register, contact the Office of State Archaeology, 4619 Mail Service Center, Raleigh, NC 27699-4619, telephone 919/814-6554.

Please also see the Historic Preservation Office website at http://www.hpo.ncdcr.gov.
NATIONAL REGISTER FACT SHEET

THE NATIONAL REGISTER OF HISTORIC PLACES IN NORTH CAROLINA: FACTS AND FIGURES

- There are more than 90,000 listings of historic buildings, structures, sites, objects, and districts in the National Register across the United States and its territories.

- The first nominations from North Carolina were submitted in 1969. Today there are approximately 2,900 National Register listings in the state. In recent years the state has submitted an average of 35 new nominations per year to the National Register. Most nominations are prepared by private consultants working for local governments or for private property owners. Nominations are carefully prepared and screened in the review process, and 99% of all nominations from North Carolina have been successfully listed. A list of all National Register entries in North Carolina arranged alphabetically by county and giving name, town or vicinity, and date listed plus a link to the complete nomination, is available on the State Historic Preservation Office website at http://www.hpo.ncdcr.gov/NR-PDFs.html. A similar list may be accessed at the National Register website, http://www.cr.nps.gov/nr/research/.

- Of the approximately 2,900 total listings in North Carolina, about 540 are historic districts, some of which contain hundreds of contributing historic buildings or sites. Types of districts include residential neighborhoods, commercial districts, prehistoric and historic archaeological districts, industrial complexes, mill villages, and rural farming districts. Since the first historic district nominations did not include complete lists of all properties within district boundaries, it is not possible to determine the precise number of historic properties in North Carolina that are listed in the National Register. The National Park Service estimates that more than 75,000 historic resources in North Carolina are listed in the National Register either as individual listings or as contributing properties within districts. Properties within districts that contribute to the historic character of the district are eligible for federal environmental protections and benefits to the same extent as if they were individually listed.

- Of all North Carolina properties listed in the National Register, approximately 85% are privately owned and 15% publicly owned. About 70% are listed at a local level of significance, 23% at a statewide level, and 5% at a national level of significance. The level of significance at which a property or district is listed does not affect its eligibility for benefits or the consideration it receives in environmental review processes.

- North Carolina's National Register listings reflect the whole spectrum of the state's human experience through its long history: prehistoric Indian sites; shipwreck sites; modest log houses of settlers and slaves; houses and outbuildings of ordinary farmers and townspeople; the mansions of wealthy planters and merchants; churches of all sizes and denominations; courthouses, schools, and other public buildings; commercial buildings of many types; and industrial and transportation buildings and sites. Listings vary from 10,000-year-old archaeological sites to the 1953 Dorton Arena at the State Fairgrounds. What all these places have in common is that they reveal in a tangible way some important aspect of past life in North Carolina and its diverse communities.

- The State Historic Preservation Office reviews approximately 3,000 federal and state actions annually to determine their potential effects on properties listed in or eligible for listing in the National Register. Where a federal or state undertaking is in conflict with the preservation of a National Register property, the State Historic Preservation Office will negotiate with the responsible agency in
an attempt to eliminate or minimize the effect under procedures prescribed by federal law (Section 106 of the National Historic Preservation Act of 1966) or state law (G.S. 121-12a).

- From 1976 through December of 2014, 1,398 National Register properties in North Carolina were rehabilitated under state and federal historic preservation income-producing tax incentive programs, representing an investment of over $1.69 billion in National Register properties in the state. From 1998 through December 2014, completed rehabilitation projects of 1,750 owner-occupied residences, representing $272.25 million in investment, were reviewed for certification under a North Carolina historic preservation tax incentive program.

- The Restoration Branch of the State Historic Preservation Office offers technical restoration consultation services to owners of historic properties, including municipal and county governments, churches, businesses, and private property owners. Restoration Branch staff provides consultation services to more than 2,000 historic properties in a typical year. Restoration staff is located in Raleigh (919/814-6590), Asheville (828/296-7230), and Greenville (252/830-6580).

- Since the mid-1970s three-quarters of North Carolina’s 100 counties and scores of municipalities have participated in survey and planning grant projects co-sponsored with the State Historic Preservation Office to conduct comprehensive surveys of historic properties and prepare nominations of properties and districts to the National Register of Historic Places. Many other counties have participated in regional reconnaissance surveys. The Survey and National Register Branch maintains an estimated 100,000 survey files with photographs and information about historic structures. The Office of State Archaeology maintains information concerning the approximately 41,000 prehistoric and historic archaeological sites recorded in the state. Fifty-three counties and thirty-seven municipalities have published historic architecture survey catalogues, many of which are still in print and available for purchase from the State Historic Preservation Office.

For information about why the National Register was created and what listing means to a property owner, see NATIONAL REGISTER FACT SHEET 1, "WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?"

For an explanation of National Register criteria for evaluation, see NATIONAL REGISTER FACT SHEET 2, "NATIONAL REGISTER CRITERIA FOR EVALUATION."

For information about how properties and districts are listed in the National Register, see NATIONAL REGISTER FACT SHEET 3, "HOW HISTORIC PROPERTIES ARE LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES."

See the handout titled "A COMPARISON OF THE NATIONAL REGISTER OF HISTORIC PLACES WITH LOCAL HISTORIC LANDMARK AND DISTRICT DESIGNATIONS" for an explanation of the differences between the two programs.

FOR MORE INFORMATION:

Please Also See The Historic Preservation Office website at http://www.hpo.ncdcr.gov

Historic structures and the National Register: Survey and National Register Branch, 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6570.

Archaeological sites and the National Register: Office of State Archaeology, 4619 Mail Service Center, Raleigh, NC 27699-4619; phone 919/814-6554.

Preservation tax credits and technical restoration assistance: Restoration Branch, 4617 Mail Service Center, Raleigh, NC 27699-4617; phone 919/814-6590.

Grants to local governments and organizations for historic property surveys and National Register nominations: Grants Coordinator, Administration Branch, 4617 Mail Service Center, Raleigh, NC 27699-4617, phone 919/814-6582.

The National Register program is governed by the following federal and state rules and regulations: 36CFR Part 60 (interim rule), 36CFR Part 61 (final rule), and North Carolina Administrative Code T07: 04R.0300.
STATE HISTORIC PRESERVATION OFFICE
DIVISION OF HISTORICAL RESOURCES, OFFICE OF ARCHIVES AND HISTORY
NORTH CAROLINA DEPARTMENT OF NATURAL AND CULTURAL RESOURCES

NATIONAL REGISTER FACT SHEET 5

PROCEDURE FOR SUPPORTING OR OBJECTING TO NATIONAL REGISTER LISTING

Under federal law a privately owned property may not be listed individually in the National Register over the objection of its owner or, in the case of a property with multiple owners, over the objection of a majority of owners. A district may not be listed in the National Register over the objection of a majority of owners of private property within the proposed district.

Supporting a National Register nomination:

Private owners who seek National Register listing for their properties are not required to submit statements of concurrence, though letters of support of the nomination are welcomed and become a permanent part of the nomination file. Owners who wish to support a nomination are encouraged to submit letters of support to the State Historic Preservation Officer prior to the National Register Advisory Committee meeting at which the nomination is to be considered.

Objecting to a National Register nomination:

Any owner or partial owner of a nominated private property who chooses to object to listing must submit to the State Historic Preservation Officer a notarized statement certifying that he or she is sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the property has one vote regardless of what part of the property or how much property the individual owns. Owners who wish to object are encouraged to submit statements of objection prior to the meeting of the National Register Advisory Committee at which the nomination is being considered. However, statements of objection may be submitted and will be counted up until the actual date of listing, which usually takes place at least 15 days but not more than 45 days after the nomination is mailed to the Keeper of the National Register following the National Register Advisory Committee meeting.

If a majority of private property owners should object, the property or district will not be listed. However, in such cases the State Historic Preservation Officer is required to submit the nomination to the Keeper of the National Register for a determination of eligibility for the National Register. If the property or district is determined eligible for listing, although not formally listed, it will be treated as a listed property or district for purposes of federal undertakings in the environmental review process. Such properties are not eligible for federal preservation grants or tax credits until the objections are withdrawn and the property is listed.

Address letters of support or objection to:

State Historic Preservation Officer
Office of Archives and History
4610 Mail Service Center
Raleigh, North Carolina 27699-4610

National Register Advisory Committee meetings are open to the public. Meetings normally are held the second Thursday of February, June, and October in the conference room on the third floor of the Archives/State Library Building at 109 East Jones Street in Raleigh. For more information, call 919/814-6587.

FOR MORE INFORMATION:
Historic structures and the National Register: Survey and National Register Branch, 919/814-6570.
Archaeological sites and the National Register: Office of State Archaeology, 919/814-6534.
Preservation tax credits and technical restoration assistance: Restoration Branch, 919/814-6570.

Please also see the Historic Preservation Office World Wide Web site at http://www.hpo.ncdcr.gov
CITY OF SANFORD HISTORIC PRESERVATION COMMISSION

Brian John Mitchell
Chairman

May 7, 2019

SIMCO Holdings LLC
513 Wicker Street
Sanford, NC 27330

Dear Sir:

The Historic Preservation Commission will review the nomination for the Sanford Tobacco Company Redrying Plant and Warehouse located at 521 Wicker Street on May 20, 2019. You are invited to attend this meeting and provide comments regarding this nomination.

Any owner or partial owner of a nominated private property who chooses to object to the listing must submit to the State Historic Preservation Officer a Notarized statement certifying that he or she is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of the property has one vote regardless of what part of the property or how much property the individual owns.

For your convenience I have enclosed fact sheet National Register Fact Sheet 5 'Procedure for Supporting or Objecting to National Register Listing'.

If you have any concerns or comments regarding this nomination please feel free to call me at 919-718-4657. The Buggy Conference Room is accessible to those with disabilities. Please call in advance if you need auxiliary aids or directions to the Conference Room.

Thank you,

Elizabeth Whitmore, Planner II
Historic Preservation Planner

Please note that the doors on Chatham Street are locked at 5:00 pm. Please park in the parking lot off of Charlotte Avenue and enter the building by that door. Take the stairs or the elevator to the first floor and the Buggy Conference Room will be on your left.
City of Sanford Historic Preservation Commission
Public Hearing Notice

Notice is hereby given that the Historic Preservation Commission will hold a public hearing on Monday, May 20, 2019, in the Buggy Conference Room of the Buggy Building, 115 Chatham Street, Sanford, NC 27330. The hearing will begin at 7:00 p.m. or as soon as deemed practical by the Chairman of the Historic Preservation Commission. The Historic Preservation Commission will consider:

**COA-19-24** - 128 Carthage Street an application by Joel Williams (owner) and Cathy Pascal applicant, who wishes to paint the metal front facade trim black and white.

**Nomination of the Sanford Tobacco Company Redrying Plant and Warehouse to the National Register of Historic Places** - Consider the request on the nomination of the Sanford Tobacco Company Redrying Plant and Warehouse located at 521 Wicker Street Sanford, NC to the National Register of Historic Places. The public is invited to participate in the consideration of the above referenced property to be included on the National Register of historic Places.

The Public is cordially invited to attend. For further information or directions, please contact the Sanford/Lee County Community Development Department, 115 Chatham Street, Sanford, NC 27330 or call 919-718-4657. Upon request and within 24 – hour notice, the City will provide an interpreter for the hearing impaired or any other type of auxiliary aid.

The Chatham Street door is locked at 5:00 pm, please park in the lot off of Charlotte Avenue and enter the building at that end and take the stairs or elevator to the first floor. The Buggy Conference Room will be on your left when you enter the first floor lobby.
-----Original Message-----
From: Ebonye Mclean <sanfordherald@sanfordherald.com>
Sent: Monday, May 6, 2019 1:17 PM
To: liz.whitmore@sanfordnc.net
Subject: Re: Ad for Herald COA 19-24, Tobacco Redrying Plant 521 Wicker Street

ANGELA BAKER
CITY OF SANFORD-HISTORIC PRESERVATION -NPROG546 PO BOX 3729 SANFORD, NC 27331

Class Liner Ad #30863843 Summary:
Slug Line: City of Sanford Historic Prese
Size: 1.00 x 8.98

Publication Cost  $253.00
Adjustments  $0.00
Net Cost  $253.00
Prepaid Amount  $0.00
Amount Due  $253.00

Order Detail:
20SF The Sanford Herald
5/8/19

2
252.00
0.00
252.00

80SF Web: Sanford
5/7/19
2
1.00
0.00
1.00
On Mon, 6 May 2019 12:27:39 -0400, wrote:

Good morning,

Please post the attached public notice in the classified legal section of two consecutive Wednesdays - Wednesday May 8 and Wednesday May 16, 2019. Please email a proof prior to publication.

Reference account 30031648 on the invoice and refer to Historic Preservation Notice.

Mail Affidavit to:

Sanford/Lee County Community Development Director
Attention: Angela Baker
PO Box 3729
Sanford, NC 27331

Your message is ready to be sent with the following file or link attachments:

Ad for Herald COA 19-24, Tobacco Redrying Plant 521 Wicker Street

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.
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, the following capital project ordinance numbers 2016-22, 2017-33, 2018-28, 2018-42, 2019-22 are hereby amended:

Section 1: The project authorized is for the costs of the acquisition, renovation and construction of parks and recreation facilities, including related parking, utility relocates, restrooms, acquisition of land and rights-of-way in land required and any other related expenses.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the bond proceeds and the budget contained herein.

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

- Parks and Recreation Project $161,403
- Transfer to General Fund $2,000,000

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

- Bond Proceeds – Series 2019 $2,000,000
- Bond Premiums – Series 2019 $161,403

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the bond agency, the grantor agency, the grant agreements, and state and federal regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement request should be made to the bond agency, the grantor agency, or the lending institution in an orderly and timely manner.

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 revenues received and claimed.

Section 8: The Finance Officer is directed to include in the annual budget information projects authorized by previously adopted project ordinances which will have appropriations available for expenditure during the budget year.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the City Council and the Finance Officer for direction in carrying out this project.

ADOPTED this, the 4th day of June, 2019.

______________________
T. Chet Mann, Mayor

ATTEST:

______________________________
Bonnie Davis, City Clerk
AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2018-2019

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

Section 1: The following amounts are hereby amended to ordinance 2018-29 per G. S. 159-15 for the continued operation of the City of Sanford, its government, and activities for the balance of the fiscal year 2018-2019.

<table>
<thead>
<tr>
<th>REVENUE</th>
<th>REVENUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appropriated Fund Balance</td>
<td>Transfers In - Capital Projects</td>
</tr>
<tr>
<td>(2,000,000)</td>
<td>2,000,000</td>
</tr>
</tbody>
</table>

Section 2. This ordinance shall be in full force and effective from and after the date of its adoption.

ADOPTED this, the 4th day of June, 2019.

____________________________________
T. Chet Mann, Mayor

ATTEST:

____________________________________
Bonnie Davis, City Clerk
**2018-2019 BUDGET ORDINANCE AMENDMENT**

**GENERAL FUND**

**Appropriation of Funds** - results in increasing of budget

**Revenue**

<table>
<thead>
<tr>
<th>Appropriated Fund Balance</th>
<th>(2,000,000)</th>
<th>To reduce fund balance for item described below</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transfers In - Capital Projects</td>
<td>2,000,000</td>
<td>To reimburse the city for funds advanced for the park bond project</td>
</tr>
</tbody>
</table>
Closed Session