1. **MEETING CALLED TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT**

5. **APPROVAL OF AGENDA**

6. **CONSENT AGENDA**
   Approval of Contract Between the City of Sanford and the Sanford Area Growth Alliance – (Pages 4-8)

7. **SPECIAL AGENDA**

8. **CASES FOR PUBLIC HEARING: to be held jointly with the Planning Board.**

9. **DECISIONS ON PUBLIC HEARINGS:**
   A. This rezoning request is a follow-up to the annexation of the subject property on June 4.
   
   Application by Schoolhouse Sanford, LLC - to rezone one 22.98 ± acre tract of land developed with Ascend Leadership Academy charter school addressed as 283 Harvey Faulk Road and two single-family homes addressed as 3930/3934 NC 87 Hwy to Ascend Leadership Academy Conditional Zoning District, a site plan specific conditional zoning district. Currently, 12.89 acres is zoned Residential Agricultural Conditional Zoning District with a Conditional Use (RA-C-CU), 1.34 acre is zoned Residential Restricted Conditional Zoning District (RR-C), and 8.75 acres is zoned Residential Restricted (RR). The subject property is identified as Tax Parcel 9661-22-8224-00 as depicted on Lee County Tax Map 9661.03 and illustrated as a 22.98-acre lot on a 2018 survey labeled Survey for (Owner) Schoolhouse Sanford, LLC and recorded at Plat Cabinet 2018, Slide 71 of the Lee County Register of Deeds Office. – (Pages 9-34)
• Vote to Approve a Statement on Long Range Plan Consistency as it Relates to this Rezoning Request

• Consider Vote to Approve or Deny the Rezoning Request – Consider Adoption of Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina

B. Application by the Ruby and Ernest McSwain Worthy Lands Trust, for property owned by the Ruby Crumpler McSwain Estate and the Ruby C. McSwain Estate - to rezone two adjoining tracts of land from Heavy Industrial (HI) to Light Commercial & Office (C-1). Tract one is a 0.90-acre vacant tract of land addressed as 1200 S. Third Street. Tract two is a 2.40-acre tract of land addressed as 102 E. Rose Street and being a corner lot with frontage on E. Rose Street and S. Third Street. The subject property is identified as Tax Parcels 9652-06-9273-00 and 9652-06-7420-00 as depicted on Lee County Tax Maps 9652.09 and illustrated as Tracts 1 and 2 on a 2016 survey labeled Survey for Ruby and Ernest McSwain Worthy Land Trust and recorded at Plat Cabinet 2016, Slide 30 of the Lee County Register of Deeds Office. – (Pages 35-41)

• Vote to Approve a Statement on Long Range Plan Consistency as it Relates to this Rezoning Request

• Consider Vote to Approve or Deny the Rezoning Request – Consider Adoption of Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina

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 Ordinance to Erect Stop Signs Within the City of Sanford - Chapter 36, Traffic Code of Ordinances – (Saunders Street and Pershing Street) - (Pages 42-43)

B. Consider Ordinance to Erect Stop Signs Within the City of Sanford - Chapter 36, Traffic Code of Ordinances – (Vance Street and Saunders Street) - (Pages 44-45)

C. Consider Award of Contract for Nash Street Sewer Extension Project (Pages 46-49)

D. Consider Petition for Annexation Under G.S. 160A-31 by Jonathan Hart
   • Consider Resolution Directing the Clerk to Investigate a Petition for Annexation Under G.S. 160A-31 (Page 50)
   • Consider Certificate of Sufficiency for Voluntary Annexation (Pages 51-55)
   • Consider Resolution Fixing Date of Public Hearing on Question of Annexation (Pages 56-57)

E. Consider Award of Colon Road Water Tank Painting Project (Pages 58-59)
F. Consider Presentation of Sewer Asset Inventory and Assessment Grant Results (Page 60)
   • Consider Resolution to Confirm Presentation of the Results of the Sanford Asset
     Inventory Assessment Grant (Page 61)

G. Consider Ordinance to Amend the Sanford Code of Ordinances to Add Chapter 4-21,
   Limiting the Number of Dogs and Cats (Page 62)

H. Consider Appointment to Fill a Vacancy on the American with Disabilities Act Compliance
   Committee (Term Expires June 30, 2022) – (Page 63)

12. OTHER BUSINESS

13. ADJOURNMENT
MEMORANDUM

TO: Mayor and Council Members
   City Manager

FROM: Susan C. Patterson
      City Attorney

DATE: August 6, 2019

SUBJECT: 2019-2020 Contract for SAGA

Attached is the updated contract for economic development with SAGA. During the budget process, Council appropriated the amount of $214,225 for the 2019-2020 fiscal year. The contract, approved on June 18, 2019, has been updated to reflect that amount.
NORTH CAROLINA

LEE COUNTY

This CONTRACT made and entered into this the 6th day of August, 2019, by and between the City of Sanford, a North Carolina Municipal Corporation, hereinafter referred to as City; and Sanford-Lee County Partnership for Prosperity d/b/a Sanford Area Growth Alliance, a non-profit corporation organized and existing under the laws of the State of North Carolina, hereinafter referred to as SAGA.

WITNESSETH:

WHEREAS, Chapter 158 of the North Carolina General Statutes authorizes cities to engage in economic development activities; and,

WHEREAS, North Carolina General Statute §160A-20.1 authorizes cities to contract with and appropriate money to a corporation to carry out any public purpose that a City is authorized by law to perform; and,

WHEREAS, it is the desire of the Council of the City of Sanford that the City should engage in economic development activities and that SAGA should be employed to undertake such activities on behalf of the City; and,

WHEREAS, SAGA, by action of its Board of Directors, has indicated its willingness to perform such activities on behalf of the City; and,

WHEREAS, both parties desire a written memorandum of their agreement.

NOW, THEREFORE, in consideration of the premises, the sums to be paid, and the mutual promises herein set out, the parties have mutually agreed as follows:

1. City hereby engages SAGA to carry out a program of economic development in keeping with the authority granted to it by Chapter 158 of the North Carolina General Statutes and SAGA accepts such engagement and promises to perform and carry out such a program.

2. City agrees to make an annual budgetary appropriation to pay for the services provided by SAGA to include the recruitment of new industry, business retention and expansion, marketing of Sanford and Lee County and business/industrial sites and other activities which are considered typical for an economic development agency to provide to a City.

3. In consideration for making the annual budgetary appropriation, the City will appoint two members to the SAGA Board of Directors at their sole discretion and consistent with City Policy on Board Appointments.

4. The Parties agree to cooperate in the development of a joint community and economic development office in the Old Buggy Factory in downtown Sanford. The purpose of this
initiative is to create a climate of cooperation for the growth of Lee County, the City of Sanford and the Town of Broadway.

5. SAGA agrees to the following:

a. To select, supervise, and evaluate the performance of the SAGA staff to ensure the delivery of an effective Economic Development Program. The Chairman of the SAGA Board of Directors and the President/CEO will meet with the Mayor and the City Manager to review the program of work.

b. The President/CEO will meet with the City Manager and review the upcoming meeting agendas for the City. If it is determined that the President/CEO needs to be present for a meeting, then either the President/CEO or, if there is a conflict, the Chairman of the SAGA Board of Directors will attend the meeting.

c. To direct the Economic Development staff to develop and implement an effective economic development program. The SAGA Board of Directors will monitor the results of the program and develop action plans to help develop job growth and investment in Sanford and Lee County.

d. SAGA will assist the City in the development and implementation of the City’s economic development goals. The President/CEO and City Manager will work together to attain the goals of the two organizations through their respective strategic plans. The two organizations will work towards developing ways to measure the delivered results to the City.

e. To follow the City’s Economic Development Investment Guidelines in dealing with incentives to industry and businesses. The President/CEO will take projects before the SAGA Board or designated committee for a recommendation. All recommendations, favorable or unfavorable, will be forwarded to the City Council for their consideration.

f. To cooperate fully with all agencies located in Lee County whose goal is to grow the Town of Broadway, City of Sanford, and Lee County. These groups include, but are not limited to, the Sanford Area Chamber of Commerce, Lee County Board of Education, City of Sanford Downtown Development Corp., and Central Carolina Community College.

g. To keep accurate, thorough, and detailed records of the expenditure of funds appropriated by the City for economic development. Annually, SAGA will provide an annual budget request to the City Manager and an annual audit or review to the Council. The annual budget request will be the financial plan that addresses SAGA efforts to carry out its program of work.

h. To apprise the Council of all job announcements before media is contacted for the purpose of a public announcement.
i. To cooperate fully with the City’s auditors in their annual examination of City expenditures.

6. The City will appropriate for the 2019/2020 fiscal year the amount of $214,225. The appropriation of funds by the City for subsequent fiscal years and the acceptance of same by SAGA shall renew or extend this agreement for such fiscal year.

7. SAGA will develop a strategic economic development plan and SAGA will organize a joint meeting of the funding boards and other stakeholders to discuss and create more public/private partnerships, work with other organizations that have common goals in an effort to implement the economic development plan, and to create a team strategy to address the current economic conditions we face as well as projecting future economic conditions.

IN WITNESS WHEREOF, City has caused this instrument to be executed in its name by the Mayor of the City and attested by the Clerk and its seal to be affixed, all by authority of the City Council, first duly given; and the Sanford-Lee County Partnership for Prosperity d/b/a SAGA has caused this instrument to be executed in its name by its Chairman of the Board of Directors and its President/CEO and attested by its Secretary, and its corporate seal to be affixed, all by authority of its Board of Directors, first duly given, both effective as of the 6th day of August, 2019.

City of Sanford

ATTEST:

By: ________________________________
    T. Chet Mann, Mayor

Bonnie Davis
Clerk to the Board

SANFORD AREA GROWTH ALLIANCE

By: ________________________________
    Chairman, Board of Directors

ATTEST:

By: ________________________________
    President/CEO

________________________________, Secretary
STATE OF NORTH CAROLINA

COUNTY OF LEE

I, ____________________________, a Notary Public of the County and State aforesaid, certify that Bonnie Davis personally came before me this day and acknowledged that she is the City Clerk of the City of Sanford and that by authority duly given and as the act of the City Council, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by her as its City Clerk.

Witness my hand and stamp and seal, this _____ day of ________________, 2019.

__________________________
Notary Public

My commission expires: ________________

STATE OF NORTH CAROLINA

COUNTY OF LEE

I, ____________________________, a Notary Public of the County and State aforesaid, certify that ______________________ personally came before me this day and acknowledged that he/she is the Secretary of Sanford Area Growth Alliance and that by authority duly given and as the act of the Board of Directors, the foregoing instrument was signed in its name by its Chairman and President/CEO, sealed with its corporate seal and attested by him/her as its Secretary.

Witness my hand and stamp and seal, this _____ day of ________________, 2019.

__________________________
Notary Public

My commission expires: ________________
APPLICATION# 2019-0701 TO AMEND THE SANFORD ZONING MAP

RECOMMENDATION FROM PLANNING BOARD:
The Planning Board recommends that the City Council support the petition by Schoolhouse Sanford LLC, to rezone 22.98 ± acres of land addressed as 283 Harvey Faulk Road and 3930/3934 NC 87 Hwy to the Ascend Leadership Academy Conditional Zoning District as the request appears to be consistent with the current development of the site and in keeping with the future land use place type for this site per the Plan SanLee land use plan. Also, this request appears to be reasonable and in the public interest based upon the location of the site between Harvey Faulk Road (a busy area with new development) and NC 87 Hwy.

VOTE #1: APPROVE A STATEMENT ON LONG RANGE PLAN CONSISTENCY AS IT RELATES TO THIS REZONING REQUEST:

Motion Option 1: “The proposed design appears to comply with the Plan SanLee “Mixed Use Activity Area,” place type, which is designed to facilitate development of large scale integrated mix of uses (such as the existing local businesses and the school) within close proximity to highway interchanges and major arterials (NC Hwy 87 S /Harvey Faulk Road/ Commerce Drive), and promotes master-planning with strong mobility linkages that is contextually integrated into surrounding development pattern; therefore, I make a motion that that the request IS consistent with the adopted long-range plan.”

Motion Option 2: “I make a motion that that the request IS NOT consistent with the adopted comprehensive plan.”

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

Motion Option 1: “I make a motion that the proposed zoning map amendment is reasonable and in the public interest because it is consistent with the current development of the site and the adopted land use plan, the site has access to public water and streets, the site is developed with a school that proposes to extend/connect to public sewer, and the site is located in a busy area with new development between Harvey Faulk Road and NC Hwy 87; therefore, I move to APPROVE the request to rezone a 22.98 ± acre tract of land addressed as 283 Harvey Faulk Road and 3930/3934 NC 87 Hwy and identified and as Lee County tax parcel 9661-22-8224-00 from Residential Agricultural-Conditional Zoning District-Conditional Use (RA-C-CU), Residential Restricted–Conditional Zoning District (RR-C), and Residential Restricted (RR) to Ascend Leadership Academy Conditional Zoning District.”
Motion Option 2: “I make a motion that the proposed zoning map amendment is not reasonable and not in the public interest because, even though neighbors were not comfortable with a general use zoning that would allow all of the permitted uses within a standard zoning district, a general use zoning would align more with the long range land use plan and allow more options for the future development of the site as things other than a school; therefore, I move to DENY the request to rezone a 22.98 ± acre tract of land addressed as 283 Harvey Faulk Road and 3930/3934 NC 87 Hwy and identified and as Lee County tax parcel 9661-22-8224-00 from Residential Agricultural-Conditional Zoning District-Conditional Use (RA-C-CU), Residential Restricted–Conditional Zoning District (RR-C), and Residential Restricted (RR) to Ascend Leadership Academy Conditional Zoning District.”

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

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REZONING REPORT FROM JULY 16, 2019 AGENDA

Please note that this rezoning request is a follow-up requirement to the annexation of the subject property into the corporate City limits by the Sanford City Council on June 4th.

Applicant: Schoolhouse Sanford, LLC | Contact: Mr. Scott Brand
Owner: Schoolhouse Sanford, LLC
Request: Rezone from RA-C-CU, RR-C, and RR to Ascend Leadership Academy CZ
Location: 283 Harvey Faulk Road and 3930 / 3934 NC 87 Hwy
Township: Jonesboro
Tax Parcel: 9661-22-8224-00
Adjacent Zoning: North: Highway Commercial (HC)
                      South: Residential Restricted (RR) & Highway Commercial (HC)
                      East: HC and Residential Restricted (RR), Opposite NC 87 Hwy
                      West: Light Industrial (LI), Opposite Harvey Faulk Road

Introduction: On June 4th, the Sanford City Council approved a request by Sanford Schoolhouse, LLC to annex 22.98 ± acres of land addressed as 283 Harvey Faulk Road and 3930/3934 NC 87 Hwy, which is currently developed with Ascend Leadership Academy charter school and two vacant houses, with the intention of connecting the school to the City of Sanford public sanitary sewer system (cost of the extension/connection borne by the school). When land is annexed or transferred from one jurisdiction to another jurisdiction, the Governing Board must assign a zoning district to the subject property per the North Carolina General Statutes. This means that now that the subject property has been annexed into the City of Sanford corporate City limits, the Sanford City Council must assign a zoning district to the land. Since the land is already developed in the manner preferred by the property owner, which is as a school, the owner is requesting that the use and design of the school (building and site) remain as is, with the intention of the two houses in the rear being demolished/removed from the site in the future. The same site plans and architectural plans submitted for the prior rezoning of the site in 2018 to allow the development of the school when the land was in Lee County’s jurisdiction have been submitted with this
rezoning application to establish that the intent is for the design and use of the site to remain as is. The only change at this time would be the school’s proposed connection to public sanitary sewer.

**Site and Area Description:** Harvey Faulk Road is located in the southwestern area of Lee County between NC Hwy 87 S and Commerce Drive. The subject property is linear in shape and has frontage on both Harvey Faulk Road and NC Hwy 87.

**Surrounding Land Uses:** North of the site is a vacant tract of land between the subject property and JT Auto Mart. South of the site is a large vacant tract of land. East of the site, opposite NC Hwy 87, is a lumber yard and farmland. West of the site are residential single-family homes on the adjoining lots and a large commercial building on the opposite side of Harvey Faulk Road.

**Zoning District Information:** In 2018, a recombination plat was recorded that merged five tracts of land into one new legal lot; therefore, this one tract of land has three areas that are zoned differently.

**Existing Zoning of RA-C-CU:** 12.89 acres of this tract of land is zoned Residential Agricultural-Conditional Zoning District -Conditional Use (RA-C-CU), which is established to provide areas for low density single family uses, low intensity agricultural operations as well as agri-business and supportive industrial and commercial uses. Industrial operations are not permitted unless they clearly support an agricultural use. RA zoning protects and preserves valuable agricultural areas, implements agricultural protection zoning, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, sets maximum permissible densities or new zoning districts, defines specific areas for rural commercial uses, and identifies areas appropriate for agricultural preservation.

The dimensional requirements of the RA district include a minimum lot width of 100 feet, a minimum lot size of 40,000 square feet, with principal building setbacks of 30 feet from the front property line and/or the street right-of-way, 30 feet from the rear property line and 15 feet from the side property lines. The RA district has a maximum building height of 40ft. Examples of uses permitted by right within the RA zoning district include single-family detached homes (manufactured/mobile, modular, or site built), duplexes, churches, parks, and crop production. There is a list of permitted uses for this zoning district included within the agenda for your reference.

The “C” denotes a Type 2 Conditional Zoning District, which corresponds to the base zoning district and is identical to the general use zoning district, with the exception that additional conditions are applied. In this case, the additional land use of a school was allowed in 2018 by the Lee County Commissioners. All conditional zoning districts require that a site plan and architectural elevations be included and the information is legally binding on the land; therefore, the site had to be developed as per the approved plans and is now utilized as Ascend Leadership Academy Charter School. The former property owners wanted this type of zoning district so that the land could still be utilized in a residential agricultural manner if the sale of the land to the charter school developer fell through.

Regarding the “CU” associated with this tract of land, in 1992 a Conditional Use was approved to locate a new singlewide mobile home on the property to replace an older existing single-wide mobile home. (Petition by Clara Cameron for 4123 Harvey Faulk Rd).
Existing Zoning of RR-C: 1.34 acres of this tract of land is zoned Residential Restricted–Conditional Zoning District (RR-C), which is established to provide areas for low-density single-family uses, with a maximum of one and one-half dwelling units per acre. Property zoned RR should include only those tracts which abut or are in close proximity to existing large-lot single family development, making it an appropriate transition district between rural, agricultural, and suburban uses.

The dimensional requirements of the RR district include a minimum lot width of 100 feet, a minimum lot size of 30,000 square feet, with principal building setbacks of 30 feet from the front property line and/or the street right-of-way, 30 feet from the rear property line and 15 feet from the side property lines. The RR district has a maximum building height of 40ft. Examples of uses permitted by right within the RR zoning district include single-family detached homes (modular or site built), churches, parks, and crop production. There is a list of permitted uses for this zoning district included within the agenda for your reference.

As previously noted, the “C” denotes a Type 2 Conditional Zoning District, which corresponds to the base zoning district and is identical to the general use zoning district, with the exception that additional conditions are applied. In this case, the additional land use of a school was allowed in 2018 by the Lee County Commissioners. All conditional zoning districts require that a site plan and architectural elevations be included and the information is legally binding on the land; therefore, the site had to be developed as per the approved plans and is now utilized as Ascend Leadership Academy Charter School. The former property owners wanted this type of zoning district so that the land could still be utilized in a residential agricultural manner if the sale of the land to the charter school developer fell through.

Existing Zoning of RR: 8.75 acres of this tract of land is zoned Residential Restricted (RR), which is established to provide areas for low-density single-family uses, with a maximum of one and one-half dwelling units per acre. Property zoned RR should include only those tracts which abut or are in close proximity to existing large-lot single family development, making it an appropriate transition district between rural, agricultural, and suburban uses.

The dimensional requirements of the RR district include a minimum lot width of 100 feet, a minimum lot size of 30,000 square feet, with principal building setbacks of 30 feet from the front property line and/or the street right-of-way, 30 feet from the rear property line and 15 feet from the side property lines. The RR district has a maximum building height of 40ft. Examples of uses permitted by right within the RR zoning district include single-family detached homes (modular or site built), churches, parks, and crop production. There is a list of permitted uses for this zoning district included within the agenda for your reference.

This area was previously three tracts of land zoned RR, which were not included in the 2018 rezoning request.

Proposed Zoning: The proposed zoning of Ascend Leadership Academy Conditional Zoning District is a site plan specific conditional zoning district, which is legally binding on the land even in the event of a property transfer. Since the land is already developed in the manner preferred by the property owner, which is as a school, the owner is requesting that the use and design of the school (building and site) remain as is, with the intention of the two houses in the rear being demolished/removed from the site in the future. The same site plans and architectural plans submitted for the prior rezoning of the site in 2018
to allow the development of the school when the land was in Lee County’s jurisdiction have been submitted with this rezoning application to establish that the intent is for the design and use of the site to remain as is. The only change at this time would be the school’s proposed connection to public sanitary sewer.

Please reference the attached rendered conceptual site plan, conceptual architectural elevations, and the conceptual civil drawing set for additional information regarding this project/conditional rezoning request.

**Overlay Districts & Area Plans**

**Plan SanLee Land Use Plan- Long Range Plan**
The plan identifies the future land use place type for this tract of land as “Mixed Use Activity Area,” which has the following characteristics:

- Facilitate development of large scale integrated mix of uses
- Single master-planned unit, but contextually integrated into surrounding development pattern, including strong mobility linkages
- Within close proximity to highway interchanges and major arterials
- Local example – US 1 / Spring Lane Interchange Area in Sanford

Land use designations include Civic (government services, public gathering spaces), Open Space (urban open space), Employment (professional offices and business services), Residential (attached single-family dwellings, multi-family dwellings, and upper story residence), and Commercial (retail, personal services, and entertainment). Forms of transportation include (from low to high priority mode) transit routes that accommodate trucking, public transit, on-street bike lanes, sidewalks and vehicular connectivity. Context includes Development Density with mixed commercial lot sizes, MF 16+ dwelling units/acre, Shallow to moderate building setbacks, and a 50ft height limit, Utility Infrastructure with public water and public wastewater, and a Preferred Character of a 2-4 lane urban street network, core grid street network, 300-500ft block length, sidewalks & street trees, on-street & rear parking, and landscaped off-street parking. The Current Districts include Highway Commercial, General Commercial (C-2), Light commercial & Office (C-1), Office & Institutional (O&I), and Multi-family (MF-12) – all as primary districts. The Proposed Districts are General Commercial (C-2), Office & Institutional (O&I), and Multi-family Residential.

**Local Overlay District Notes:** Per GIS, the parcel is not located within a local overlay district.

Sanford, Lee County and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land-disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at http://deq.nc.gov.

**Utilities:** The subject property has access to public water via a 12-inch public water main that parallels to Harvey Faulk Road. The subject property does not currently have access to public sanitary sewer, but a design for the extension/connection to public sanitary sewer is in-the-works. At this time, the school is served by a large private septic system and the two existing homes are each served by individual private septic systems that will need to be abandoned when the uses are demolished/removed. If the rezoning is approved, all existing development that proposes to connect to public water and public sewer must be
approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations. The intent is for the design and use of the site to remain as is. The only change at this time would be the school’s proposed connection to public sanitary sewer.

**Transportation:** The subject property has approximately 230ft of frontage on Harvey Faulk Road (SR 1138), which is a NCDOT maintained public street with a 60ft right-of-way. All development that proposes to connect to Harvey Faulk Road must be approved by NCDOT to verify compliance with all applicable regulations.

The 2007 Lee County Comprehensive Transportation Plan Highway Map illustrates Harvey Faulk Road as an existing roadway, but does not provide any recommendations.

There is a 2011 traffic count of 490 vehicle per day approximately 700 feet north of the site in front of the existing driveway for JT Auto Mart addressed as 3590 NC Hwy 87.

**Development Standards:** If rezoned, all of the uses permitted in the Ascend Leadership Academy Conditional Zoning District would be allowed (which is the existing school) and any future development or redevelopment of the subject property will be required to revise the site plan specific conditional zoning district via the public hearing process and review/approval by the appropriate boards.

**Public Information Meeting**

A third public information was held for this specific rezoning request on June 16th with two project representatives, two Planning staff members, and no neighbors or other members of the public in attendance.

**Staff Information Regarding a Recommendation from the Planning Board:** The recommendation from the Planning Board should include language describing whether the action is consistent with an adopted comprehensive plan (Plan SanLee) and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.

**Staff Recommendation:** Staff recommends that the Boards support this request. In making this recommendation, staff finds that the rezoning proposal to Ascend Leadership Academy Conditional Zoning District appears to be consistent with the current development of the site and in keeping with the future land use place type for this site per the Plan SanLee land use plan. Also, this request appears to be reasonable and in the public interest based upon the location of the site between Harvey Faulk Road (a busy area with new development) and NC 87 Hwy.
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF SANFORD, NORTH CAROLINA

WHEREAS, a request to amend the Official Zoning Map has been received from Schoolhouse Sanford LLC to rezone one 22.98 ± acre tract of land developed with Ascend Leadership Academy charter school addressed as 283 Harvey Faulk Road and two single-family homes addressed as 3930/3934 NC 87 Hwy as depicted on Lee County Tax Map 9661.03 as Tax Parcel 9661-22-8224-00 from Residential Agricultural Conditional Zoning District with a Conditional Use (RA-C-CU), Residential Restricted Conditional Zoning District (RR-C), and Residential Restricted (RR) to Ascend Leadership Academy Conditional Zoning District, a site plan specific conditional zoning district; and

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

WHEREAS, the City Council of the City of Sanford conducted a public hearing on July 16, 2019 to receive citizen input on the requested zoning map amendment; and

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

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

The Official Zoning Map is hereby amended to rezone one 22.98 ± acre tract of land developed with Ascend Leadership Academy charter school addressed as 283 Harvey Faulk Road and two single-family homes addressed as 3930/3934 NC 87 Hwy as depicted on Lee County Tax Map 9661.03 as Tax Parcel 9661-22-8224-00 from Residential Agricultural Conditional Zoning District with a Conditional Use (RA-C-CU), Residential Restricted Conditional Zoning District (RR-C), and Residential Restricted (RR) to Ascend Leadership Academy Conditional Zoning District, a site plan specific conditional zoning district. Maps of the site and current development are included as Exhibits A, B, C, and D.

In making this decision, the City Council of the City of Sanford hereby finds that the proposed zoning map amendment is reasonable and in the public interest because it appears to be consistent with the current development of the site and the long range plan, the site has access to public water and streets, the site is developed with a school that proposes to extend/connect to public sewer, and the site is located in a busy area with new development between Harvey Faulk Road and NC Hwy 87, a busy area with new development.

ADOPTED this the 6th day of August 2019.

________________________________________
T. Chet Mann, Mayor

ATTEST:
Bonnie Davis, City Clerk

APPROVED AS TO FORM:
Susan Patterson, City Attorney
REZONING APPLICATION 2019-0701: Application by Schoolhouse Sanford, LLC to rezone one 22.89 acre tract of land addressed as 238 Harvey Faulk Road and 3390 / 3934 NC Hwy 87 from RA-C-CU, RR-C, and RR to Ascend Leadership Academy Conditional Zoning District, a site plan specific conditional zoning district.

This is a graphic illustration and not a legal document.
CITY OF SANFORD CITY COUNCIL
PLANNING BOARD RECOMMENDATION
REGARDING A ZONING MAP AMENDMENT /REZONING
August 6, 2019

APPLICATION# 2019-0702 TO AMEND THE SANFORD ZONING MAP

RECOMMENDATION FROM PLANNING BOARD:
The Planning Board recommends that the City Council support the petition by the Ruby and Ernest McSwain Worthy Lands Trust, for property owned by the Ruby Crumpler McSwain Estate, to rezone two adjoining tracts of land with frontage on E. Rose Street and Third Street from Heavy Industrial (HI) to Light Commercial & Office (C-1) as it appears to be in keeping with the land uses described in the long range plan and appears to be reasonable and in the public interest because the purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for an orderly transition between uses on sites located on or within proximity to major and/or minor thoroughfares – which appears to be a more appropriate fit for this site than the existing Heavy Industrial (HI) zoning and the site has access to public water, sewer, and streets.

VOTE #1: APPROVE A STATEMENT ON LONG RANGE PLAN CONSISTENCY AS IT RELATES TO THIS REZONING REQUEST:

Motion Option 1: “The proposed design appears to comply with the Plan SanLee “Professional and Institutional Campus,” place type, which is designed to accommodate large scale professional uses located at critical nodes or activity centers along major roadways with development that is organized in a campus style design and is well integrated into surrounding development patterns; therefore, I make a motion that the request IS consistent with the adopted long-range plan.”

Motion Option 2: “I make a motion that the request IS NOT consistent with the adopted comprehensive plan.”

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

VOTE #2: TO APPROVE OR DENY THE REZONING REQUEST:

Motion Option 1: “I make a motion that the proposed zoning map amendment is reasonable and in the public interest because the purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for an orderly transition between uses on sites located on or within proximity to major and/or minor thoroughfares – which appears to be a more appropriate fit for this site than the existing Heavy Industrial (HI) zoning; therefore, I move to APPROVE the request to rezone two adjoining tracto
land totaling 3.3 acres with frontage on E. Rose St. and S. Third St. identified as tax parcels 9652-06-7420-00 and 9652-06-9273-00 from Heavy Industrial (HI) to Light Commercial & Office (C-1).

Motion Option 2: “I make a motion that the proposed zoning map amendment is not reasonable and not in the public interest because the entire half of a block fronting S. Third Street from E. Rose Street to E. Garden Street is zoned Heavy Industrial (HI) and all together these lots make a more suitable site for future industrial development, whereas this rezoning would rezone approximately ¼ of this area to Light Commercial & Office (C-I); therefore, I move to DENY the request to rezone two adjoining tracts of land totaling 3.3 acres with frontage on E. Rose St. and S. Third St. identified as tax parcels 9652-06-7420-00 and 9652-06-9273-00 from Heavy Industrial (HI) to Light Commercial & Office (C-1).

Option 3 - Unique motion: The suggested motions above are provided based on the recommendation and findings of the Planning Board. The City Council members are free to create a unique motion based on different articulated findings.

---

**REZONING REPORT FROM JULY 16, 2019 AGENDA**

**Applicant:** Ruby and Ernest McSwain Worthy Lands Trust | Contact: Mr. Lynn Blackmon  
**Owner:** Ruby C. McSwain (Estate)  
**Request:** Rezone from Heavy Industrial (HI) to Light Commercial and Office District (C-1)  
**Location:** 102 East Rose Street (Tract 1) and 1200 South Third Street (Tract 2)  
**Township:** East Sanford  
**Tax Parcel:** 9652-06-7420-00 (Tract 1) and 9652-06-9273-00 (Tract 2)  
**Adjacent Zoning:**  
- North: Light Industrial (LI), opposite South Third Street  
- South: General Commercial (C-2) and Light Industrial (LI)  
- East: Light Industrial (LI)  
- West: Light Industrial (LI) and General Commercial (C-2), opposite W. Rose Street

**Introduction:** Planning staff has received a rezoning application from Mr. Lynn Blackmon as the first step in the proposed development of two located in the northwestern corner of the E. Rose Street /S. Third Street intersection in the E. Sanford area of the City of Sanford. The intent is to amend the zoning map to allow for the marketing of the subject parcels for future commercial development that would be served by public water, public sanitary sewer and public streets.

**Site and Area Description:** The first of two subject properties (Tract 1) is a 2.41 ± acre tract of land addressed as 102 E. Rose Street, identified as Lee County Tax Parcel 9652-06-7420-00, developed with a brick building of commercial or industrial nature, as well as a metal warehouse building. The second subject property (Tract 2) is a vacant 0.91 ± tract of land identified as Lee County Tax Parcel 9652-06-9273-00. Both parcels appear to have access to public water and public sewer. Both parcels are illustrated on a survey map recorded in Plat Cabinet 2016, Slide 30 of the Lee County Register of Deeds Office.

**Surrounding Land Uses:** North of the subject parcels, opposite S. Third Street, are several lots currently zoned LI (Light Industrial). The first of which is a vacant 0.22 ± tract at the corner of S. Third Street and E. Rose Street. The second parcel is 0.47 ± acres, developed with a single-family dwelling addressed
as 1109 S. Third Street. The third parcel is addressed as 1111 S. Third Street, developed with a metal warehouse at the intersection of S. Third Street and E. Spruce Street. At the opposite side of the same intersection is a vacant 1.0± acre parcel.

To the east of Tract 2 is a 0.96± acre parcel developed as Worsley Golf Carts, with a metal commercial building, addressed as 107 E. Garden Street and currently zoned as HI (Heavy Industrial).

To the south of Tract 2 is a 0.12± acre parcel, utilized as outdoor storage for Hunter Oil & Propane, Inc., currently zoned as LI (Light Industrial). To the south of Tract 1, as illustrated on a survey map recorded in Plat Cabinet 2016, Slide 7, is a 32 foot wide unimproved public right-of-way for Chatham Street, utilized by Paradise Towing, located at 1115 South Horner Boulevard, for outdoor storage, as well as an unaddressed 0.46± parcel developed with a wood-frame commercial building owned by ACA Rose Office, Inc. with frontage on East Rose Street, both of which are currently zoned C-2 (General Commercial).

To the west of Tract 1, opposite East Rose Street, is a 0.34± acre parcel addressed as 101 East Rose Street at the intersection of East Rose Street and Chatham Street and a 0.32± parcel addressed as 1018 South Third Street, at the intersection of East Rose Street and South Third Street. Both parcels are developed with a church, Inglesia Jesus Es El Senor, Inc., which is currently zoned C-2 (General Commercial).

**Zoning District Information**

**Existing Zoning:** The subject property is currently zoned as Heavy Industrial (HI), which is established to provide for areas of heavy manufacturing, concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. HI should be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The HI district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the LI district. HI districts should not be located adjacent to any property that is zoned for residential use, including mixed-use developments with an adjacent residential designation. HI zones should be restricted so as to have direct access to or within proximity to a major or minor thoroughfare.

The dimensional requirements include a minimum lot width of 100 feet, a minimum lot depth of 100 feet, no minimum lot size, with principal building setbacks of 30 feet from the front property line, 0 feet from the rear property line and 0 feet from the side property lines with no maximum building height. Examples of uses permitted by right within the R-6 zoning district include single-family detached homes (site built or modular), duplexes, churches, parks, and schools. There is a list of permitted uses for this zoning district included within the agenda for your reference.

**Proposed Zoning:** The proposed zoning of Light Commercial and Office District (C-1) is established to provide areas for indoor retail, service and office uses. The purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for an orderly transition between uses. C-1 zones should be
located in areas which continue the orderly development and concentration of moderate commercial uses and should be located on or within proximity to major and/or minor thoroughfares.

The dimensional requirements of the C-1 district include a minimum lot width of 50 feet, a minimum lot depth of 100 feet (which creates a minimum lot size of 5,000 square feet), with principal building setbacks of 10 feet from the front property line and the required landscape buffer yard width determining the required rear and side yard setbacks as measured from the property lines. There is a maximum building height of 50ft in C-1 zoning districts. The maximum allowed impervious surface, such as roof top, parking lot, etc., is 70% of the site. Examples of uses permitted by right within the C-1 zoning district include churches, schools, daycares for children & adults, various types of retail sales (both new & used goods), convenience stores with & without gas sales, barbershops & salons, restaurants with or without drive-through, and general offices. There is a list of permitted uses for this zoning district included within the agenda for your reference.

**Overlay Districts & Area Plans**

*Plan SanLee Land Use Plan- Long Range Plan*

The plan identifies the future land use place type for this tract of land as “Professional and Institutional Campus,” which has the following characteristics:

- Accommodates large scale professional uses located at critical nodes or activity centers along major roadways
- Development is organized in a ‘campus’ style design and is well integrated into surrounding development patterns

Land use designations include government services, public gathering spaces, parks, undeveloped open space, convenience, retail, and personal services, and large scale professional offices, corporate headquarters, research and development facilities, medical centers, education institutions, and business services. Forms of transportation include on-street bike lanes, off-street paths, greenways, public transit, sidewalks, and vehicular connectivity. The current zoning districts are O&I (Office & Institutional) and LI (Light Industrial) as primary districts, and HC (Highway Commercial) and C-2 (General Commercial) as secondary districts. The recommended development density is moderate to large lot sizes, moderate to deep setbacks, with a 75 foot height limit. Utility infrastructure is public water and public wastewater. The preferred character is 2-4 lane urban street network, sidewalks, street and parking landscaping, and surface and structured parking.

**Local Overlay District Notes:** Per GIS, the parcels are not located within an established floodplain or watershed. The parcels are also not located within a designated wetland area. Also, these parcels are not located within a designated historic district.

Sanford, Lee County and Broadway do not have local grading permits and rely on the NC Department of Environmental Quality to regulate land-disturbing activities. For questions or concerns regarding land disturbing activities, contact the NC Division of Energy, Mineral, and Land Resources Sediment Program at 1612 Mail Service Center, Raleigh, NC 27699-1612 or call 919-707-9220 or visit the NCDEQ website at http://deq.nc.gov.

**Utilities:** The subject property appears to have access to public water via an eight-inch public water main that runs parallel to S. Third Street. The subject property also appears to have access to public sanitary
sewer via an eight-inch public sewer main that runs down the center of S. Third Street, but also bisects Tract 1. If the rezoning is approved, all new development that proposes to connect to public water and public sewer must be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

**Transportation:** Tract 1 of the subject properties has approximately 300 feet of frontage along E. Rose Street, which is a NCDOT-maintained paved public street with a 60ft. right-of-way. Tract 1 also has approximately 320ft. of frontage along S. Third Street, which is an NCDOT-maintained paved public street with a 60ft. right-of-way. Tract 2 of the subject properties has approximately 100 feet of frontage along S. Third Street. A traffic count location approximately 526 feet south of the intersection of S. Third Street and E. Rose Street shows 3,400 vehicles per day in 2013. A second traffic count location approximately 664 feet north of the same intersection indicated 4,000 vehicles per day in 2013.

**Development Standards:** If rezoned, all of the uses permitted in the Light Commercial and Office District (C-1) zoning district would be allowed and any future redevelopment of the subject property will be required to meet the current development standards of the UDO.

**Staff Information Regarding a Recommendation from the Planning Board:** The recommendation from the Planning Board should include language describing whether the action is consistent with an adopted comprehensive plan (Plan SanLee) and any other officially adopted plan that is applicable and other matters as deemed appropriate by the board. The board may also include language briefly explaining why it considers the recommendation to be reasonable and in the public interest.

**Staff Recommendation:** Staff recommends that the Boards support this request. In making this recommendation, staff finds that the rezoning proposal from Heavy Industrial (HI) to Light Commercial and Office District (C-1) appears to be in keeping with the land uses described in the Plan SanLee land use plan. Also, this request appears to be reasonable and in the public interest based upon the proximity of the site to a major thoroughfare (S. Horner Boulevard), and its location along publicly-maintained roadways with existing public utilities.
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF SANFORD, NORTH CAROLINA

WHEREAS, a request to amend the Official Zoning Map has been received from the Ruby
and Ernest McSwain Worthy Lands Trust, for property owned by the Ruby Crumpler McSwain
Estate, to rezone two adjoining tracts of land totaling 3.3 acres with frontage on E. Rose St. and
S. Third St. as depicted on Lee County Tax Map 9652.09 as Tax Parcels 9652-06-9273-00 and
9652-06-7420-00 from Heavy Industrial (HI) to Light Commercial & Office (C-1); and

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

WHEREAS, the City Council of the City of Sanford conducted a public hearing on July 16,
2019 to receive citizen input on the requested zoning map amendment; and

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

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

The Official Zoning Map is hereby amended to rezone 3.3 acres with frontage on E. Rose St. and
S. Third St. as depicted on Lee County Tax Map 9652.09 as Tax Parcels 9652-06-9273-00 and
9652-06-7420-00 from Heavy Industrial (HI) to Light Commercial & Office (C-1). A map of the
site is included as Exhibit A.

In making this decision, the City Council of the City of Sanford hereby finds that the proposed
zoning map amendment appears to comply with the Plan SanLee “Professional and Institutional
Campus,” place type, which is designed to accommodate large scale professional uses located at
critical nodes or activity centers along major roadways with development that is organized in a
campus style design and is well integrated into surrounding development patterns and is
reasonable and in the public interest because the purpose of the C-1 district is to accommodate
well-designed development sites that provide excellent transportation access, make the most
efficient use of existing infrastructure and provide for an orderly transition between uses on sites
located on or within proximity to major and/or minor thoroughfares – which appears to be a
more appropriate fit for this site than the existing Heavy Industrial (HI) zoning and the site has
access to public water, sewer, and streets.

ADOPTED this the 6th day of August 2019.

________________________________________
T. Chet Mann, Mayor

ATTEST:                        APPROVED AS TO FORM:
Bonnie Davis, City Clerk       Susan Patterson, City Attorney
BE IT ORDAINED by the City Council of the City of Sanford, North Carolina:

SECTION 1: In accordance with Chapter 36, Section 36.33, Traffic Code of Sanford Code of Ordinances, City of Sanford, North Carolina, stop signs shall be erected at the following intersections:

On Saunders Street at the intersection with Pershing Street, and on Pershing Street at the intersection of Saunders Street, thereby making this a two way stop intersection.

Motor vehicles shall be required to stop before entering thereat.

SECTION 2: this ordinance shall be in full force and effect from and after the date of its adoption.

SECTION 3: All laws and ordinances in conflict with this ordinance are hereby repealed.

ADOPTED this 6th day of August 2019.

T. CHET MANN, MAYOR

ATTEST:

_____________________________
BONNIE DAVIS, CITY CLERK

_____________________________
SUSAN C. PATTERSON, CITY ATTORNEY
Stop Sign Locations
Pershing St at intersection of Saunders St
AN ORDINANCE TO ERECT STOP SIGNS
WITHIN THE CITY OF SANFORD
CHAPTER 36, TRAFFIC CODE OF ORDINANCES

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

SECTION 1: In accordance with Chapter 36, Section 36.33, Traffic Code of Sanford Code of Ordinances, City of Sanford, North Carolina, stop signs shall be erected at the following intersections:

On Vance Street at the intersection with Saunders Street, in both directions, in conjunction with the existing stop signs on Saunders Street, thereby making this a four way stop intersection.

Motor vehicles shall be required to stop before entering thereat.

SECTION 2: this ordinance shall be in full force and effect from and after the date of its adoption.

SECTION 3: All laws and ordinances in conflict with this ordinance are hereby repealed.

ADOPTED this 6th day of August 2019.

______________________________
T. CHET MANN, MAYOR

ATTEST:

______________________________
BONNIE DAVIS, CITY CLERK

______________________________
SUSAN C. PATTERSON, CITY ATTORNEY
Stop Sign Locations

Intersection of Saunders St and Vance in both directions

Intersection of Vance St and Saunders in both directions
MEMORANDUM

TO: Mayor Mann and Members of Council

FROM: Paul M. Weeks Jr., P.E.

DATE: July 26, 2019

SUBJECT: Recommendation to award a contract for Nash Street sewer extension project

This project is part of the program where the City pays 75% of the main line costs and taps will be free if installed as part of construction. On June 11th at 10:00 am staff received three bids for this project. The tabulated results are below:

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Bid Bond</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Thomas Construction</td>
<td>yes</td>
<td>$39,762.50</td>
</tr>
<tr>
<td>2 Sandhills Construction</td>
<td>Yes</td>
<td>$54,803.00</td>
</tr>
<tr>
<td>3 Hollins Construction Services</td>
<td>Yes</td>
<td>$67,440.00</td>
</tr>
</tbody>
</table>

The apparent low bidder is Thomas Construction Company. Their bid came in 19% lower than the engineer’s estimate which results in a savings to the homeowner of $1,565.19 per lot:

<table>
<thead>
<tr>
<th>Project cost</th>
<th>Homeowner’s portion, per lot</th>
</tr>
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<tbody>
<tr>
<td>Engineer’s estimate</td>
<td>$6,160.50</td>
</tr>
<tr>
<td>Contractor’s price</td>
<td>$4,595.31</td>
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<tr>
<td><strong>Cost reduction</strong></td>
<td><strong>$1,565.19</strong></td>
</tr>
</tbody>
</table>
Thomas Construction has worked with the City on a number of projects and we have found their work to be acceptable. We have received an executed E-Verify form and have reviewed their bid for accuracy.

Therefore, Staff recommends that Council award this project to Thomas Construction Company in the amount of $39,762.50.
## Bid Tabulation (Bid Opening - 7/11/2019)

### BASE BID

<table>
<thead>
<tr>
<th>LINE ITEM</th>
<th>WORK ITEM DESCRIPTION</th>
<th>EST. QUANTITY</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>EXTENDED PRICE</th>
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<tr>
<td><strong>1</strong></td>
<td>Mobilization</td>
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<td>LS</td>
<td>$4,283.00</td>
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<td><strong>2</strong></td>
<td>8-inch DIP Sanitary Sewer (Standard Installation)</td>
<td>305</td>
<td>LF</td>
<td>$88.00</td>
<td>$26,840.00</td>
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<td><strong>3</strong></td>
<td>Standard 4-foot Dia. Sanitary Sewer Manhole</td>
<td>1</td>
<td>EA</td>
<td>$6,198.00</td>
<td>$6,198.00</td>
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<td><strong>4</strong></td>
<td>Connect to Existing Manhole</td>
<td>1</td>
<td>EA</td>
<td>$5,363.00</td>
<td>$5,363.00</td>
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<td><strong>5</strong></td>
<td>Sanitary Sewer Services</td>
<td>2</td>
<td>EA</td>
<td>$903.00</td>
<td>$1,806.00</td>
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<td><strong>6</strong></td>
<td>Permanent Seeding and Mulching</td>
<td>1930</td>
<td>SY</td>
<td>$2.00</td>
<td>$3,860.00</td>
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<tr>
<td><strong>7</strong></td>
<td>Temporary Silt Fence</td>
<td>500</td>
<td>LF</td>
<td>$5.00</td>
<td>$2,500.00</td>
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<tr>
<td><strong>8</strong></td>
<td>Temporary Construction Entrance Pad</td>
<td>1</td>
<td>EA</td>
<td>$3,953.00</td>
<td>$3,953.00</td>
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**TOTAL UNIT PRICE:** $54,803.00

### BIDS RECEIVED

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<tr>
<th></th>
<th>SANDHILLS CONTRACTORS, INC</th>
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<th>HOLLINS CONSTRUCTION SERVICES INC</th>
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<th>THOMAS CONSTRUCTION COMPANY OF LEE COUNTY INC</th>
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<td>BASE BID</td>
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**TOTAL UNIT PRICE:** $67,440.00

**TOTAL UNIT PRICE:** $39,762.50
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION FOR ANNEXATION UNDER G.S. 160A-31

WHEREAS, a petition requesting annexation of an area described in said petition as properties owned by Jonathan Hart (Tax Property Identification Numbers: 9651-85-4200-00 and 9651-85-4041-00) was received on April 17, 2018 by the City of Sanford; and

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

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

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

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

ADOPTED this 6th day of August 2019.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk
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 6th day of August 2019.

(SEAL)

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

Date: 4/17/18

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:

   (Insert Metes and Bounds Description of Boundaries)

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>Jonathan Hart</td>
<td>1852 St Andrews Church Rd, Sanford NC 27332</td>
<td></td>
</tr>
<tr>
<td>Deanna Hart</td>
<td>1852 St Andrews Church Rd, Sanford, NC 27332</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.
Attachment to Petition for City of Sanford

Contiguous Annexation Boundary for Jonathan Hart

Jonesboro Township, Lee County, NC

TRACT 1 (Jonesboro Township)

Beginning at a North Carolina Geodetic Survey Station (Concrete Monument Named) “JONESBORO 2 RESET” with a NAD 83/2011 Grid Coordinate of North 622,113.13’ feet and East 1,955,685.48’ feet; thence South 20 degrees 47 minutes 59 seconds East and a Grid Distance of 7,219.14’ feet (To the POINT OF BEGINNING) Described at an Existing Solid Iron on the Sanford City Limits line also being in the Southern Right of Way of Snyder Street marked as CONTROL #1 with a Grid Coordinate of Northing 615,364.57’ feet and Easting 1,958,248.97’ feet NAD 83/2011 on hereafter referred map; thence with the Sanford City Limits and the Southern Right of Way of Snyder Street North 82 degrees 06 minutes 24 seconds East distance 229.68’ feet to an Existing Aluminum Right of Way Disc on Southern Right of Way of Snyder Street a corner of the Sanford City Limits marked as CONTROL #2; thence South 42 degrees 36 minutes 46 seconds East distance 84.26’ feet to an Existing Aluminum Right of Way Disk on the Western Right of Way of Lee Avenue; thence South 10 degrees 53 minutes 45 seconds East distance 250.95’ feet to an Existing Aluminum Right of Way Disk on the Western Right of Way of Lee Avenue; thence North 79 degrees 06 minutes 15 seconds East distance 5.44’ feet to an Existing Aluminum Right of Way Disk on the Western right of way of Lee Avenue; thence South 11 degrees 02 minutes 05 seconds East distance 149.84’ feet to an Existing Concrete Monument on the Southern Right of Way of Lee Avenue known as CONTROL “A” with Grid Coordinates of Northing 614,941.70’ feet and Easting 1,958,614.97’ feet NAD 83/2011; thence South 82 degrees 02 minutes 40 seconds West distance 278.26’ feet to an Existing Solid Iron known as CONTROL “B”; thence North 11 degrees 05 minutes 31 seconds West distance 156.58’ feet to an Existing Solid Iron; thence North 11 degrees 05 minutes 31 seconds West distance 313.64’ feet to the POINT OF BEGINNING containing 2.93 acres total more or less.
Petition for Contiguous Annexation
Of Hart Property

Parcels for Consideration

1. Tax PIN: 9651-85-4200-00

2. Tax PIN: 9651-85-4041-00
RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF ANNEXATION PURSUANT TO G. S. 160A-31

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held in the Council Chambers at the City of Sanford Municipal Building 225 East Weatherspoon Drive at 6:00 pm on August 20, 2019.

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

CITY OF SANFORD LEGAL DESCRIPTION FOR
Contiguous Annexation Boundary for John Hart
Jonesboro Township, Lee County, NC

TRACT 1 (Jonesboro Township)

Beginning at a North Carolina Geodetic Survey Station (Concrete Monument Named) “JONESBORO 2 RESET” with a NAD 83/2011 Grid Coordinate of North 622,113.13’ feet and East 1,955,685.48’ feet; thence South 20 degrees 47 minutes 59 seconds East and a Grid Distance of 7,219.14’ feet (To the POINT OF BEGINNING) Described at an Existing Solid Iron on the Sanford City Limits line also being in the Southern Right of Way of Snyder Street marked as CONTROL #1 with a Grid Coordinate of Northing 615,364.57’ feet and Easting 1,958,248.97’ feet NAD 83/2011 on hereafter referred map; thence with the Sanford City Limits and the Southern Right of Way of Snyder Street North 82 degrees 06 minutes 24 seconds East distance 229.68’ feet to an Existing Aluminum Right of Way Disc on Southern Right of Way of Snyder Street a corner of the Sanford City Limits marked as CONTROL #2; thence South 42 degrees 36 minutes 46 seconds East distance 84.26’ feet to an Existing Aluminum Right of Way Disk on the Western Right of Way of Lee Avenue; thence South 10 degrees 53 minutes 45 seconds East distance 250.95’ feet to an Existing Aluminum Right of Way Disk on the Western Right of Way of Lee Avenue; thence North 79 degrees 06 minutes 15 seconds East distance 5.44’ feet to an Existing Aluminum Right of Way Disk on the Western right of way of Lee Avenue; thence South 11 degrees 02 minutes 57 seconds East distance 149.84’ feet to an Existing Concrete Monument on the Southern Right of Way of Lee
Avenue known as CONTROL “A” with Grid Coordinates of Northing 614,941.70’ feet and Easting 1,958,614.97’ feet NAD 83/2011; thence South 82 degrees 02 minutes 40 seconds West distance 278.26’ feet to an Existing Solid Iron known as CONTROL “B”; thence North 11 degrees 05 minutes 31 seconds West distance 156.58’ feet to an Existing Solid Iron; thence North 11 degrees 05 minutes 31 seconds West distance 313.64’ feet to the POINT OF BEGINNING containing 2.93 acres total more or less.

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

Adopted this 6th day of August, 2019.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk
MEMORANDUM

TO: Mayor Mann and Members of Council

FROM: Paul M. Weeks Jr., P.E.

DATE: July 9, 2019

SUBJECT: Recommendation to award a contract for Colon Road Water Tank Painting project

On June 25th at 10:00 am staff received three bids for the Colon Road Water Tank Painting project. The tabulated results are below:

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Bid Bond</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Utility Service Co. Inc.</td>
<td>yes</td>
<td>$475,700</td>
</tr>
<tr>
<td>2 Maguire Iron, Inc.</td>
<td>Yes</td>
<td>$529,500</td>
</tr>
<tr>
<td>3 D&amp;M Painting</td>
<td>Yes</td>
<td>$591,940</td>
</tr>
</tbody>
</table>

The apparent low bidder is Utility Service Co., Inc. Utility Service has worked with the City on a number of projects and we have found their work to be acceptable. We have received an executed E-Verify form and have reviewed their bid for accuracy.

Therefore, Staff recommends that Council award this project to Utility Service Co, Inc. in the amount of $475,700.
## Colon Road Water Tank Painting

Bids opened June 25, 2019 at 10:00 am

**CERTIFICATION:** The tabulated bids were opened and read aloud on June 25, 2019 at 10:00 am at the City of Sanford Municipal Building at 225 E. Weatherspoon Street. The tabulation is correct in that it contains the bid prices as presented on the original bid form of each bidder.

**Michael Lamping, P.E.**
Civil Engineer

<table>
<thead>
<tr>
<th>Item</th>
<th>Item Description</th>
<th>Unit</th>
<th>Qty</th>
<th>D&amp;M Painting Amount</th>
<th>Maguire Iron, Inc. Amount</th>
<th>Utility Service Co. Inc. Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Wet Interior - Preparation, Cleaning, Painting, Return to Service</td>
<td>LS</td>
<td>1</td>
<td>$176,900.00</td>
<td>$97,000.00</td>
<td>$91,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Exterior – Preparation, Cleaning, Painting to Include Original Logo, Return to Service</td>
<td>LS</td>
<td>1</td>
<td>$394,300.00</td>
<td>$378,500.00</td>
<td>$348,500.00</td>
</tr>
<tr>
<td>3</td>
<td>Rewire and Replace Antenna and Mount</td>
<td>LS</td>
<td>1</td>
<td>$8,000.00</td>
<td>$10,000.00</td>
<td>$11,600.00</td>
</tr>
<tr>
<td>4</td>
<td>Install Safety Climb Systems For:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. Dry Tube Ladder</td>
<td>LS</td>
<td>1</td>
<td>$1,200.00</td>
<td>$3,500.00</td>
<td>$1,300.00</td>
</tr>
<tr>
<td></td>
<td>B. Interior Bowl</td>
<td>LS</td>
<td>1</td>
<td>$800.00</td>
<td>$2,500.00</td>
<td>$1,300.00</td>
</tr>
<tr>
<td></td>
<td>C. Dome Ladder</td>
<td>LS</td>
<td>1</td>
<td>$800.00</td>
<td>$2,500.00</td>
<td>$1,300.00</td>
</tr>
<tr>
<td></td>
<td>D. Exterior Bowl</td>
<td>LS</td>
<td>1</td>
<td>$800.00</td>
<td>$3,500.00</td>
<td>$1,300.00</td>
</tr>
<tr>
<td>5</td>
<td>Beacon Light Installation</td>
<td>LS</td>
<td>1</td>
<td>$1,700.00</td>
<td>$11,000.00</td>
<td>$7,300.00</td>
</tr>
<tr>
<td>6</td>
<td>Dry Tube Light Installation</td>
<td>LS</td>
<td>1</td>
<td>$2,400.00</td>
<td>$11,000.00</td>
<td>$6,100.00</td>
</tr>
<tr>
<td>7</td>
<td>Remove welded plate from bottom of the upper dry tube</td>
<td>LS</td>
<td>1</td>
<td>$600.00</td>
<td>$2,500.00</td>
<td>$1,800.00</td>
</tr>
<tr>
<td>8</td>
<td>Remove 2&quot; inch drain piping and valve from dry interior</td>
<td>LS</td>
<td>1</td>
<td>$1,200.00</td>
<td>$2,500.00</td>
<td>$1,200.00</td>
</tr>
<tr>
<td>9</td>
<td>Interior tank repairs</td>
<td>LS</td>
<td>1</td>
<td>$3,240.00</td>
<td>$5,000.00</td>
<td>$3,000.00</td>
</tr>
</tbody>
</table>

**Total**

$591,940.00  $529,500.00  $475,700.00
PRESENTATION OF SEWER ASSET INVENTORY
AND ASSESSMENT GRANT RESULTS
RESOLUTION TO CONFIRM THE PRESENTATION
OF THE RESULTS
OF THE SANFORD ASSET INVENTORY ASSESSMENT GRANT
E-AIA-W-16-0037

WHEREAS, the City of Sanford received a $150,000 grant from the Division of Water Infrastructure; and

WHEREAS, the funds were used to provide flow monitoring, inspection and testing of certain sewer lines; and

WHEREAS, results of the study were presented to City Council on August 6th.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sanford that the results of this project have been presented to this body and shall be adopted as a planning document for future system improvements.

 Adopted this the 6th day of August, 2019.

________________________________
T. Chet Mann, Mayor

ATTEST:

______________________________
Vicki R. Cannady, Deputy City Clerk
AN ORDINANCE
TO AMEND THE SANFORD CODE OF ORDINANCES
TO ADD CHAPTER 4-21
LIMITING THE NUMBER OF DOGS AND CATS

BE IT ORDAINED by the City Council of the City of Sanford that the Sanford City Code shall be amended as follows to add a new Section 4-21 to read as follows:

Sec. 4-21. Limiting the number of dogs and cats.

a. It shall be unlawful to maintain in one household more than a total of eight dogs and/or cats, in any combination, over the age of four months.

b. This section shall not be construed to limit the right of any landlord to impose more restrictive limits on the number of pets which may be possessed at any leased premises.

c. This section shall not apply to any Animal Hospital, Veterinary Services, Animal Shelters, Kennel/Animal Pet Services, operating within a properly zoned area.

d. In any area in which the applicable zoning regulations are more restrictive as to the keeping of pets than the requirements of this section, the zoning regulations shall control.

This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this ____day of _____, 2019.

____________________________________
T. Chet Mann, Mayor

ATTESTED BY:

______________________________
Bonnie Davis, City Clerk
CITY OF SANFORD
APPLICATION FOR
BOARDS/COMMISSIONS/COMMITTEES

NAME OF APPLICANT: Cora McIver

COMPLETE ADDRESS (including zip code): 1335 Summerset Place
Sanford, N.C. 27330

DAYTIME PHONE: 919-897-9517 (cell) EVENING PHONE: 919-777-2423
MARITAL STATUS: Widow SPOUSE’S NAME: Lamont McIver (deceased)
E-MAIL: ladycharis77@gmail.com

I AM A REGISTERED VOTER IN WARD 4 WHICH IS LOCATED WITHIN THE SANFORD CITY LIMITS.

I WISH TO BE CONSIDERED FOR APPOINTMENT TO THE FOLLOWING BOARD/COMMISSION/COMMITTEE: (list only one)
Americans with Disabilities Act (ADA) Compliance

LIST ANY EXPERIENCE/QUALIFICATIONS YOU HAVE RELEVANT TO THE ABOVE BOARD/COMMISSION/COMMITTEE:
2018 Sanford City Academy Graduate
Enrolled Disabled Citizen since 1985

LIST ALL BOARDS AND COMMISSIONS ON WHICH YOU ARE CURRENTLY SERVING: N/A

LIST BELOW YOUR SECOND CHOICE BOARD/COMMISSION/COMMITTEE, IF APPLICABLE: (list only one)
Appearance Commission

LIST ANY EXPERIENCE/QUALIFICATIONS YOU HAVE RELEVANT TO THE SECOND PREFERENCE:
Neighborhood Crime Watch Chairperson - Community organizer and Activist.

I CERTIFY THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. THIS THE __ DAY OF JULY, 2019.

Cora F. McIver
(Signature of Applicant)

(Please return completed application via one of the following: Mail to City Clerk, P. O. Box 3729, Sanford, NC 27331-3729; fax to 919-775-8205; or email to bonnie.davis@sanfordnc.net). If you have any questions, please call City Clerk Bonnie Davis at 919-777-1111.)