1. MEETING CALLED TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. APPROVAL OF AGENDA

6. CONSENT AGENDA

7. SPECIAL AGENDA

8. CASES FOR PUBLIC HEARING

9. DECISIONS ON PUBLIC HEARINGS
   A. Application by Criteria Development - to rezone eleven tracts of land totaling 209.26 acres with frontage/access off of Commerce Drive, located on the south side of Commerce Drive between the Harvey Faulk Road intersection and the terminus of Commerce Drive, from South Park High Density Conditional Zoning District to Laurel Oaks Subdivision Conditional Zoning District to allow for the development of a residential subdivision. The subject property is identified as Lee County tax parcels 9660-18-5664-00, 9660-18-6263-00, 9650-98-9031-00, 9650-97-8129-00, 9650-96-8137-00, 9660-07-7574-00, 9660-16-4729-00, 9660-17-4596-00, 9660-15-0255-00, 9660-27-6006-00, and a portion of 9660-37-7933-00 as illustrated on the Laurel Oaks Master Plan. All parcels are depicted on Lee County Tax Maps 9660.01, 9650.02 and 9660.03.- (Pages 4 - 11)
   - Consider 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 – (Pages 12 – 16)
B. Consideration of a Proposed Text Amendment - to the jointly adopted City of Sanford/Lee County/Town of Broadway Unified Development Ordinance (UDO), Appendix B Specifications of Forms to be Submitted, B-4 Subdivision Plats, to revise the Public Works Certificate. – (Pages 17 - 18)

- Consider Vote to Approve or Deny the Text Amendment – Consider Ordinance Amending the City of Sanford Unified Development Ordinance – (Page 19)

C. Consideration of (7) Seven Proposed Text Amendments - to the jointly adopted City of Sanford/Lee County/Town of Broadway Unified Development Ordinance (UDO) as it relates to (a) oil and gas extraction, development and production (“fracking”) and (b) traditional mining and quarrying. More specifically, the proposed amendments include: - (Page 20)

- Amendment #1 – Amend Table 4.6-1, Permitted Use Matrix, to revise rules as to which zoning districts allow oil and gas extraction as well as traditional mining and quarrying.
- Amendment #2 – Create a new section 4.16 Mining Special Use Overlay District (MSUOD) that will establish new rules and procedures for traditional mining and quarrying operations.
- Amendment #3 – Amend Section 5.23, the supplemental design requirements for mining and quarrying, to add additional criteria and standards.
- Amendment #4 – Delete section 5.41 entirely to remove the current supplemental rules for oil and gas extraction.
- Amendment #5 – Amend Appendix A to (a) add new definition for Oil and Gas extraction, development and production and (b) revise current definition for Mining and Quarrying.
- Amendment #6 – Amend section 3.5 to add a new subsection 3.5.4 to allow the County the ability to use a consultant (mutually acceptable to the applicant) to conduct additional study(s) of impacts for certain land uses within the “Industrial and Manufacturing” or “Transportation, Communications and Utilities” land use subcategories as found in the Permitted Use Matrix (Table 4.6-1 of the Sanford/Lee County UDO).
- Amendment #7 – Amendment to Section 13.8 to amend the flood hazard rules to prohibit both (a) oil and gas surface operations and (b) mining and quarrying operations from locating in a flood hazard area (100-year floodplain).

- Consider Vote to Approve or Deny the Text Amendment - Consider Vote to Approve or Deny the Text Amendment – Consider Ordinance Amending the City of Sanford Unified Development Ordinance – (Pages 21 - 32)
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 Approval of North Carolina Housing Finance 2019 Urgent Repair Program (URP)
   • Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2019-2020 - (Pages 33 - 34)
   • Grant Project Ordinance - (Page 35)
   • Assistance Policy - (Pages 36 - 44)
   • Procurement and Disbursement Policy - (Pages 45 - 46)

B. Consider Agreement for Services with Triangle J Council of Governments for NC Housing Finance Agency 2019 Urgent Repair Program – (Pages 47 - 52)

C. Consider Resolution Directing the Clerk to Investigate a Petition for Annexation by Esplanade Communities of Florida, LLC – (Page 53)
   • Receive the Certificate of Sufficiency for Voluntary Annexation – (Pages 54 - 59)
   • Consider Resolution Fixing Date of Public Hearing on Question of Annexation by Esplanade Communities of Florida, LLC – (Pages 60 - 61)

D. Consider Resolution Declaring Cost and Ordering Preparation of Preliminary Assessment Roll and Setting Time and Place for Public Hearing on Preliminary Assessment Roll – Hawkins Avenue Sewer Extension - (Pages 62 - 63)

E. Consider Encroachment Agreement with Duke Energy for Sanford-Chatham Sewer Extension – (Pages 64 - 99)

F. Consider Ordinance to Erect Stop Signs Within the City of Sanford Chapter 36, Traffic Code of Ordinances – (Pages 100 - 101)

G. Consider Ordinance to Erect Stop Signs Within the City of Sanford Chapter 36, Traffic Code of Ordinances – (Pages 102 - 103)

H. Consider Ordinance Establishing a 10-Minute Loading Zone on the West Side of the 100 Block of N. Moore Street of the City of Sanford – (Pages 104 - 105)

12. OTHER BUSINESS
   Closed Session – (Page 106)

13. ADJOURNMENT
CITY OF SANFORD CITY COUNCIL
PLANNING BOARD RECOMMENDATION
REGARDING A ZONING MAP AMENDMENT / REZONING
September 3, 2019

APPLICATION# 2019-0801 TO AMEND THE SANFORD ZONING MAP

RECOMMENDATION FROM PLANNING BOARD:
The Planning Board recommends that the City Council support the petition by Criteria Development to rezone from South Park High Density Conditional Zoning to Laurel Oaks Subdivision Conditional Zoning District to allow the development of a residential community as this request appears to comply with the long range plan place type designation of Suburban Neighborhood and appears to be reasonable and in the public interest based upon the existing zoning designation of a high density conditional zoning district, the access from a City-maintained public street with existing public water, and public sewer to be extended.

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 “Suburban Neighborhood” in that it is a residential area on the outskirts of a core urbanized area, it is large scale single-family residential development, and it is walkable within the interior of the subdivision; 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 is 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 adopted land use plan, the site has an existing zoning designation of a high density conditional zoning district, the site has existing access to public water and streets, and the design has stubbed streets to the property lines to allow for future connectivity; therefore, I move to APPROVE the request to rezone 209 +/- acres off of Commerce Drive identified as the Lee County tax parcels referenced in the staff report from South Park High Density Conditional Zoning to Laurel Oaks Subdivision 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 public sewer would have to be extended to serve the site in order to develop in the manner proposed and the design does not correspond the boards vision for the area; therefore, I
move to **DENY** the request to rezone 209 +/- acres off of Commerce Drive identified as the Lee County tax parcels referenced in the staff report from South Park High Density Conditional Zoning to Laurel Oaks Subdivision 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 AUGUST 20, 2019 AGENDA**

**Applicant:** Criteria Development  
**Owner:** AGA Corporation, Van R. Groce Sr., and Copper Ridge Development LLC  
**Request:** Rezone from South Park High Density Conditional Zoning to Laurel Oaks Subdivision Conditional Zoning District to allow the development of a residential community. This is a site plan specific conditional zoning district with unique conditions that are legally binding on the land even in the event of a transfer of ownership.  
**Location:** 209 ± acres with frontage/access off of Commerce Drive, located on the south side of Commerce Drive between the Harvey Faulk Road intersection and the terminus of Commerce Drive  
**Township:** Jonesboro  
**Tax Parcel:** 9660-18-5664-00, 9660-18-6263-00, 9650-98-9031-00, 9650-97-8129-00, 9650-96-8137-00, 9660-07-7574-00, 9660-16-4729-00, 9660-17-4596-00, 9660-15-0255-00, 9660-27-6006-00, 9660-37-7933-00  
**Adjacent Zoning:**  
North: South Park Village Conditional Zoning District – Opposite Commerce Drive  
  Residential Single-family (R-14)  
  Residential Mixed (R-10) with a Mobile Home Park Overlay District  
South: Barrington Park Conditional Zoning District-South and Residential Agricultural (RA)  
East: Barrington Park Conditional Zoning District-South and General Commercial (C-2)  
West: Residential Agricultural (RA) and Residential Restricted (RR)

**Introduction:** Planning staff has received a rezoning application from Criteria Development as the first step in the proposed development of a new residential community off of Commerce Drive. The applicant is requesting to rezone to the Laurel Oaks Subdivision Conditional Zoning District to establish the overall design and density for this proposed residential subdivision with conditions and plans submitted for consideration by the Planning Board and City Council. The information provided as supplemental information with the rezoning application will allow the boards to view the site plans, architectural elevations, and other details for the project to ensure that the proposed density and vision for this residential community aligns with the board’s overall vision for the area.

**Area and Site Description:** Commerce Drive is located in the southeastern area of the City of Sanford off of NC Hwy 87 South and was originally proposed to be developed as the South Park Industrial Park, which evolved into the South Park Business Park, and has continued to evolve into what now an area developed with the Park at Southpark Village apartment community, an assisted living facility, and a day treatment center. The evolution of this area appears to have been market driven, with residential...
development being what is currently in demand in this area. The land included within this rezoning request is located south of and accessed off of Commerce Drive.

**Surrounding Land Uses:**
North of the site, opposite Commerce Drive, is the Park at Southpark Village apartment community, vacant land, an assisted living facility, and a day treatment facility. South of the site is vacant land that is part of the Barrington Park Conditional Zoning District – South, which does not appear to be moving forward and is currently for sale. East of the site are vacant tracts of land, which front NC Hwy 87 South and are zoned General Commercial (C-2). West of the site is a residential single-family subdivision (Woodbridge Pointe) accessed via Lee Avenue and a mobile home park.

**Zoning District Information:**

**Existing Zoning:** South Park High Density Conditional Zoning District is a stand-alone district with its own unique concept plan and conditions as follows:

- All roads will be City maintained public streets with a 50ft right-of-way.
- Tract A is 10.9 acres with detached single-family homes that have a minimum of 80ft of frontage.  
- Tract B is 24.3 acres with detached single-family homes that have a minimum of 65ft of frontage.  
- Tract C is 40.4 acres with detached single-family homes that have a minimum lot size of 6,500sf.  
- Tract D is 50.3 acres with open space and an amenity center (gym & splash pool)  
- Tract E is 8.1 acres with townhomes with a max of 10 units per acre on 25ft wide lots.  
- Tract F is 13.7 acres with townhomes with a max of 10 units per acre on 35ft wide lots.  
- Tract G is 18.3 acres with open space and an amenity center (gym & splash pool)  
- Tract H is 42.3 acres with open space, detention ponds, and 100-year floodplain.  
- Tract I is 3.5 acres with commercial development.  
- These acreages are approximate and include roadways.

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<th>Lot Size</th>
<th>Min. Lot Width</th>
<th>Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
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<td>20ft</td>
</tr>
</tbody>
</table>

- All lots have a max building height of 35ft.  
- Sidewalls will be provided on one side of the street, except for cul-de-sacs.  
- Open space shall be owned & maintained by the HOA.

The concept plan for the current zoning is labeled “Preliminary Zoning Master Plan, South Park High Density” and is included within the agenda for your reference.

**Proposed Zoning:** Laurel Oaks Subdivision Conditional Zoning District is a stand-alone district with its own unique conditions. Under a Conditional Zoning District Type 1, an applicant would have the freedom to develop his/her own unique list of permitted uses and design standards. It is also understood that such a district would need to be designed so as to maintain the integrity and characteristics of the surrounding community as well as conform to the spirit and intent of the Zoning Ordinance. This type of zoning is suitable in situations where none of the current conventional zoning districts accommodate the desired uses and the applicant has a clear vision as to how the property is to be developed.
The applicant shall specify the uses of the property and shall propose additional conditions to ensure compatibility between the development and the surrounding neighborhood. The conditions shall include all of the following, as applicable:

- The location on the property of the proposed use(s);
- The number of dwelling units;
- The location and extent of supporting facilities (parking lots, driveways, and access streets);
- The location and extent of buffer areas and other special purpose areas;
- The timing of development;
- The location and extent of rights-of-way and other areas to be dedicated for public purposes;
- And any other such conditions the applicant may wish to propose.

The application shall include a site plan and detailed narrative text that specifies the conditions that will govern the development and use of the property. If approved, this information is legally binding on the land; therefore, the site has to be developed as per the approved plans and conditions even if a property transfer were to take place. Any item not specifically addressed in the rezoning process must comply with the UDO standards.

As reminder, the conditional zoning process is a negotiated zoning process and, as such, the Planning Board and/or City Council may request that certain conditions be considered or altered. However, the petitioner must accept such conditions before inclusion in the conditional zoning district.

The information submitted for this rezoning request was reviewed by the Sanford/Lee County/Broadway Technical Review Committee (TRC) on July 25th and the board was amenable with the request moving forward for review and a decision by the Planning Board and the City Council. All outstanding TRC revisions must be addressed prior to the development of the site in the manner proposed and the conceptual plans and conditions that are approved in conjunction with this project must comply with the technical specifications and requirements of all governmental agencies.

Reference the supplemental information submitted with the rezoning application to view the written description (labeled “Project Overview”), the conceptual site plan (labeled “Laurel Oaks Master Plan”), architectural elevations of the single-family homes and the townhomes, street cross sections, street tree standards, and traffic information (a letter with the subject line “Memorandum of Understanding for TIA Report) for this project.

In general, the following design standards are applicable for the Laurel Oaks Subdivision Conditional Zoning District:

**Housing:** The Laurel Oaks subdivision will be comprised of several neighborhoods with each neighborhood being governed by a Home Owners Association (HOA) that will have an Architectural Review Board (ARB) to review design, materials, site plan and landscaping for each home. The housing types will include single-family homes and townhomes. The building program will consist of no less than two distinct home series, the “Express” and “Freedom” series, with the inclusion of at least three home types within each series. As the community develops, additional home series may be included.
Express Series single-family homes
- 355 +/- lots of this housing type
- 1,400sf minimum of heated space
- 3 bedrooms minimum
- patio
- concrete driveway
- two-car garage with decorative hardware on all garage doors
- exterior materials (brick, stone, faux stone, vinyl)
- minimum of two architectural facade types (brick, stone, faux stone, board and batten, shake, horizontal siding)
- front yard with turf sod lawn
- front yard with one canopy tree (2” caliper), six evergreen shrubs and/or groundcover (3 gallon size)
- 10 foot aggregate side yard setback, which means that there will be 10 feet of spacing between homes that may be a combination of various feet in order to obtain the aggregate 10 feet of separation (for example, two adjoining homes may both be 5 feet from the side property lines or one home may be 8 feet from the side property line with the adjoining home being 2 feet from the property line to comply the aggregate 10 feet proposed minimum building setback)
- 20 feet minimum front yard setback

Freedom Series single-family homes
- 76 +/- lots of this housing type
- 1,400sf minimum of heated space
- 3 bedrooms minimum
- patio
- concrete driveway
- two-car garage with decorative hardware on all garage doors
- minimum of two exterior materials (brick, stone, faux stone, cement board, vinyl)
- minimum of two architectural facade types (brick, stone, faux stone, board and batten, shake, horizontal siding)
- front yard and back yard with turf sod lawn
- front yard with one canopy tree (2” caliper), six evergreen shrubs and/or groundcover (3 gallon size)
- 10 foot aggregate side yard setback, which means that there will be 10 feet of spacing between homes that may be a combination of various feet in order to obtain the aggregate 10 feet of separation (for example, two adjoining homes may both be 5 feet from the side property lines or one home may be 8 feet from the side property line with the adjoining home being 2 feet from the property line to comply the aggregate 10 feet proposed minimum building setback)
- 20 feet minimum front yard setback

Express Series townhomes
- 214 +/- units of this housing type
- 1,200sf minimum of heated space
- 3 bedrooms minimum
• patio
• concrete driveway
• one-car garage with decorative hardware on all garage doors
• high quality exterior materials (brick, stone, faux stone, cement board, vinyl)
• minimum of two architectural facade types (brick, stone, faux stone, board and batten, shake, horizontal siding)
• front yard with turf sod lawn
• 10 evergreen shrubs and/or groundcover (3 gallon size) per unit
• One understory tree for every two townhome dwelling (8ft height)

Lots: 355 +/- lots of Express Series single-family homes
    76  +/- lots of Freedom Series single-family homes
    214 +/- units of Express Series townhomes
    625 +/- units total

Amenities: The Laurel Oaks subdivision will offer a range of amenities including no less than one mile of public and private greenways, a neighborhood pool, clubhouse, tot lot, dog park, sport court and picnic area. The clubhouse will be a minimum of 1,500sf and will include meeting areas, workout facilities, and restroom with changing areas. The trail system will incorporate benches and pet-waste stations at trail heads and key open space locations. The public portion of the greenway will meander along the natural features along the western boundary of the property with cross access provided to allow for future connections to a regional greenway system. In addition to the greenway system, every street will have a sidewalk on one side of the street. Every street has a designated planting strip with street trees planted at an average rate of 50 feet on center and additional information regarding street trees is included as supplemental information submitted with the rezoning application. Reference the Amenity Feature Matrix in the lower right corner of the concept site plan for information regarding what specific amenities (benches, bike racks, etc.) will be located in specific areas.

Signage: The entrance feature will include a monument sign with landscaping/irrigation and will incorporate water as a component of the design.

Roadways/Traffic: All roadways within the Laurel Oaks subdivision are proposed to be City maintained. Commerce Drive is a combination of NCDOT and City maintained. NCDOT maintains the front segment of Commerce Drive near the signalized intersection at NC Hwy 87 with the City maintaining the balance. The overall development is planned to gain access via two points along the existing Commerce Drive. Information regarding how this project may impact traffic in this area was included as supplemental information submitted with the rezoning application, specifically a letter with the subject line “Memorandum of Understanding for TIA Report”. NCDOT will require a Traffic Impact Analysis (TIA) to be completed for this project, which may trigger roadway improvements in the area.

Water Source: The Laurel Oaks subdivision is proposed to be serve by public City maintained water. Per GIS, there is a 12-inch City maintained public water main line in the right-of-way of Commerce Drive. The applicant is currently in conversation with the City of Sanford Public Works Dept. regarding how best to serve the site.
Wastewater Method: The Laurel Oaks subdivision is proposed to be served by public City maintained sanitary sewer. Per GIS, there is an 8-inch City maintained public sewer main line in the right-of-way of Commerce Drive. The applicant is currently in conversation with the City of Sanford Public Works Dept. regarding how best to serve the site.

Overlay Districts & Area Plans
Flood Hazard Area: There is an area of 100-year floodplain along the western property line that adjoins Gasters Creek. This area also contains wetland, both of which are illustrated on the conceptual site plan. No development is proposed within this area.

Long Range Plan: The Plan SanLee Land Use Plan identifies two future land use place types for this land included within this rezoning request. The first is “Mixed Use Activity Center”, 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
- Close proximity to highway interchanges and major arterials
- A local example is the US 1 /Spring Lane interchange area in Sanford

Land use designations include civic, open space, employment, commercial, and residential. Forms of transportation include automobiles and public transit with sidewalks and on-street bike lanes and transit routes accommodating trucking. The proposed zoning districts are General Commercial, O&I Office & Institutional, and Multi-family residential. Suggested infrastructure is public water and wastewater/sewer. The preferred character is a two to four land urban street network, core grid street network, 3.500ft block length sidewalks & street trees, on street & rear parking, and landscaped off-street parking. Reference the attached information from the Plan SanLee Land Use Plan.

The second is “Suburban Neighborhood”, which has the following characteristics:
- Residential areas on the outskirts of a core urbanized area
- Facilitates large scale development of single-family residential
- Walkable, with a high degree of transportation connectivity between neighborhoods and surround network thoroughfares
- A local example is the Westlake Valley neighborhood in Sanford.

Land use designations include open space, civic, and residential. The proposed zoning districts are medium density residential (primary) and low density residential (secondary). Suggested infrastructure is public water and wastewater/sewer. The preferred character are interconnected curvilinear streets with 600ft block lengths, curb & gutter & sidewalks with street trees. Reference the attached information from the Plan SanLee Land Use Plan.

Conformance with the Long Range Plan
The Plan SanLee Land Use Plan identifies this area as “mixed use activity center” and “suburban neighborhood”. It appears that the Laurel Oaks subdivision incorporates the characteristics of the “Suburban Neighborhood” in that it is a residential area on the outskirts of a core urbanized area, it is large scale single-family residential development, and it is walkable within the interior of the subdivision.
Public Information Meeting
A public information meeting for this rezoning request was held on August 8, 2019 with one staff person, three project representatives and a property owner representative in attendance. No adjoining property owners or other members of the public attended.

Staff Recommendation
Staff has reviewed several iterations of this subdivision. The overall design has been revised to address many of our concerns. Design features have been incorporated to create an integrated residential community. Streets have been stubbed to the property lines in several locations to allow for future connectivity when/if there is development on adjoining lots, which is beneficial for emergency services and connecting neighborhoods to one another, goods/services, and institutional uses, such as parks and schools.

Staff has consistently expressed concern about diversity of housing stock. The current design does include three product types (two detached single-family products and townhomes). However, Council and Planning Board should be aware that these products and lot sizes are mostly targeted for entry level home buyers. While staff recognizes the need for affordable housing and certainly our community would welcome workforce housing, staff is concerned that the entire community appears to be targeted for this type of product.

In summary, staff supports the project’s overall design. Staff also understands the developer’s desire to meet market demand. However, staff suggests that Council and Planning Board give reasonable consideration to the impact of 625 new housing units essentially targeting the same entry level market.

As a reminder, the conditional zoning process is a negotiated zoning process and, as such, the Council and/or Planning Board may request that certain conditions be considered or altered; however, the petitioner must accept such conditions before inclusion in the conditional zoning district. Also, information as presented at the public hearing may provide additional information that should be considered regarding a final decision on the requested zoning map amendment.
AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF THE CITY OF SANFORD, NORTH CAROLINA

WHEREAS, a request to amend the Official Zoning Map has been received from Criteria Development to rezone eleven tracts of land totaling 209.26 +/- acres with frontage/access off of Commerce Drive, located on the south side of Commerce Drive between the Harvey Faulk Road intersection and the terminus of Commerce Drive, identified as Lee County tax parcels 9660-18-5664-00, 9660-18-6263-00, 9650-98-9031-00, 9650-97-8129-00, 9650-96-8137-00, 9660-07-7574-00, 9660-16-4729-00, 9660-17-4596-00, 9660-15-0255-00, 9660-27-6006-00, and a portion of 9660-37-7933-00 as illustrated on the Laurel Oaks Master Plan and depicted on Lee County Tax Maps 9660.01, 9650.02 and 9660.03 from South Park High Density Conditional Zoning District to Laurel Oaks Subdivision Conditional Zoning District to allow for the development of a residential subdivision; 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 August 20, 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 eleven tracts of land totaling 209.26 +/- acres with frontage/access off of Commerce Drive, located on the south side of Commerce Drive between the Harvey Faulk Road intersection and the terminus of Commerce Drive, identified as Lee County tax parcels 9660-18-5664-00, 9660-18-6263-00, 9650-98-9031-00, 9650-97-8129-00, 9650-96-8137-00, 9660-07-7574-00, 9660-16-4729-00, 9660-17-4596-00, 9660-15-0255-00, 9660-27-6006-00, and a portion of 9660-37-7933-00 as illustrated on the Laurel Oaks Master Plan and depicted on Lee County Tax Maps 9660.01, 9650.02 and 9660.03 from South Park High Density Conditional Zoning District to Laurel Oaks Subdivision Conditional Zoning District to allow for the development of a residential subdivision. A conceptual site plan map is included as Exhibit A, the development standards submitted by the developer is included as Exhibit B and the conceptual architectural elevations and street tree information included within the rezoning report are hereby referenced as a condition of approval.

In making this decision, the City Council of the City of Sanford hereby finds that the proposed zoning map amendment complies with the Plan SanLee long range plan designation of Suburban Neighborhood and is reasonable and in the public interest because it is consistent with the
adopted land use plan, the site currently has an existing zoning designation of a high density conditional zoning district, the site has existing access to public water and streets, and design includes stubbed streets to the property lines to allow for future connectivity.

**ADOPTED this the 3rd day of September 2019.**

______________________________________
T. Chet Mann, Mayor

**ATTEST:**
______________________________________
Bonnie Davis, City Clerk

**APPROVED AS TO FORM:**
______________________________________
Susan Patterson, City Attorney
1. This plan is conceptual and is subject to change.
2. This plan is subject to approval by the City of Sanford, NCDOT, and other governing agencies.
3. This plan utilizes boundary survey information prepared by Timmons Group dated: June 19, 2019. This plan utilizes GIS and other record information. A final comprehensive topographic survey has not yet to be completed for this project site.
4. All streets are local residential streets unless otherwise labeled.

### AMENITY FEATURES MATRIX

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<th>Feature</th>
<th>Express Lots (+/- 335 Units)</th>
<th>Townhomes (+/- 214 Units)</th>
<th>Freedom Lots (+/- 76 Units)</th>
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### LEGEND

- **EXPRESS LOTS (+/- 335 UNITS)**
- **TOWNHOMES (+/- 214 UNITS)**
- **FREEDOM LOTS (+/- 76 UNITS)**
- **TOTAL (+/- 625 UNITS)**

### EXPRESSION LOTS
- 335 Units

### TOWNHOMES
- 214 Units

### FREEDOM LOTS
- 76 Units

### TOTAL
- 625 Units
Laurel Oaks Residential Development

Development Overview
The Laurel Oaks development consists of an assemblage of land, approximately two-hundred acres in area, and strategically located on Commerce Drive in Sanford, North Carolina. The proposed community will provide a mix of single-family and townhome dwellings along with extensive open space and community amenities. The single-family home building program will consist of no less than two distinct home series, the “Express” and the “Freedom” Series. As the community is developed, additional home series may be offered. The inclusion of at least three home types will allow for a range of price points and diversity of housing.

The Laurel Oaks neighborhood will offer a range of amenities including no less than one mile of public and private greenways, a neighborhood pool, clubhouse, tot lot, dog park, sport court and picnic area. The trail system will incorporate benches and pet-waste stations at trail heads and key open space locations. The public portion of the greenway will meander along the natural features present on the western boundary of the property. Cross access will be provided to allow for future connections to a regional greenway system. In addition to the greenway system every street will have a sidewalk on at one side of the street. Every street has a designated planting strip with street trees planted at an average rate of fifty feet on center (50’ o.c.). The street tree planting requirements for this neighborhood are attached.

The large amenity area in the Laurel Oaks community will provide the opportunity for an active, healthy lifestyle for the residents, promote a sense of place, and encourage interaction among the residents.

Home Types: As the community is developed, additional home series may be offered. The following home models have been selected, the model names may be changed, but the content will not change.

Express Series Single-Family Home:
The Express Home Series will offer the following items for every home:

- 1,400 SF minimum heated space
- (3) Bedroom, minimum
- Patio
- Two-Car Garage
- Concrete driveways
- Decorative hardware on all garage doors
- High Quality Exterior Materials (i.e. brick, stone, faux stone, vinyl)
- Minimum of two architectural façade types (i.e. brick, stone, faux stone, board and batten, shake, horizontal siding)
- Turf sod lawn for front yard
- (1) Canopy Tree (2” Caliper Size/Every Front Yard)
- (6) Evergreen Shrub and/or Groundcover (3-Gallon Size)
- Ten Foot (10’) aggregate side yard setback
- Twenty Foot (20’) minimum front yard setback

Freedom Series Single-Family Home:
The Freedom Home Series will offer the following items for every home:

- 1,400 SF minimum heated space
- (3) Bedroom, minimum
- Patio
Two-Car Garage
- Concrete driveways
- Decorative hardware on all garage doors
- Minimum of two high quality exterior materials (i.e. brick, stone, faux stone, cement board, vinyl)
- Minimum of two architectural façade types (i.e. brick, stone, faux stone, board and batten, shake, horizontal siding)
- Turf sod lawn for front and backyards
- (1) Canopy Tree – 2” Caliper in size for every front yard
- (6) Evergreen Shrub and/or Groundcover (3-Gallon Size)
- Ten Foot (10’) aggregate side yard setback
- Twenty Foot (20’) minimum front yard setback

**Express Series Townhome:**
The Express Townhome Series will offer the following items for every home:
- 1,200 SF minimum heated space
- (3) Bedroom, minimum
- Patio
- One-Car Garage, minimum
- Concrete driveways
- Decorative hardware on all garage doors
- High Quality Exterior Materials (i.e. brick, stone, faux stone, cement board, vinyl)
- Minimum of two architectural façade types (i.e. brick, stone, faux stone, board and batten, shake, horizontal siding)
- Turf sod lawn for front yard
- (10) Evergreen Shrub and/or Groundcover (3-Gallon Size)
- (1) Under-Story Tree/every two (2) Townhome dwelling (8’ Height)

Every home type will be part of the larger neighborhood that will be governed by a Home Owner Association (HOA). The homebuilder or developer will remain the administrator of the HOA until the neighborhood is 80% built out at a minimum. The HOA will have an Architectural Review Board (ARB) that will review design, materials, site plan and landscaping for each home.

**Amenities**

**Clubhouse:**
- Clubhouse will be a minimum of 1,500 sf. It will include meeting areas, workout facilities and restrooms with changing areas.
- Exterior building materials will consist of cement board and brick.

**Signage**
- The entrance feature will consist of an entrance monument and related signage, landscaping and irrigation. The entrance feature will incorporate water as a component of the design.
MEMORANDUM

TO: City of Sanford City Council
    Sanford Planning Board
    Hal Hegwer, City Manager

FROM: Amy J. McNeill, Zoning Administrator

DATE: September 3, 2019

REF: Planning Board Recommendation for a UDO Text Amendment Revising the Public Works Certificate on Subdivision Plats

The Planning Board recommends that the City Council support the text amendment to revise the language within the Public Works Certificate that is on final subdivision plats within the jurisdictions of Sanford and Broadway. This recommendation was made at the August 20th Planning Board meeting and was based on the information provided in the staff report and at the joint public hearing, which was held on the same date. The board discussed that the rationale for this revision is to clarify specifically what improvements the City of Sanford and the Town of Broadway will be responsible for maintaining within a subdivision and that the text amendment was per the request of the City of Sanford Public Works Director, and voted to recommend approval of the text amendment as proposed by a unanimous vote.

Lee County held a joint public hearing for this text amendment on August 19th, the Lee County Planning Board recommended approval, and the Board of Commissioners will consider the recommendation and vote on September 16th. Broadway held a joint public hearing for this text amendment on August 26th, the Broadway Planning Board recommended approval, and the Broadway Board of Commissioners will consider the recommendation and vote on September 23rd.

INFORMATION PROVIDED FOR THE AUGUST 20, 2018 PUBLIC HEARING

As per the request of the City of Sanford Public Works Director, Vic Czar, the language in the Public Works Certificate that is on final subdivision plats within the jurisdictions of Sanford and Broadway is proposed to be revised to replace the vague reference of the City/Town accepting “streets, utilities, and other required public improvements” with the more specific reference of the City/Town accepting “public water, sewer and/or streets”. The rationale for this revision is to clarify specifically what improvements the City of Sanford and the Town of Broadway will be responsible for maintaining within a subdivision. The certificate for Lee County already has the proper language.
AMENDMENT to Appendix B. Specifications for Forms to be Submitted

Draft language for consideration of amending Appendix B. Specifications for Forms to be Submitted, B-4 Subdivision Plats, (d) Requirements for a Final Plat, (16) to revise the wording as follows:

Current UDO

(c.1) CERTIFICATE OF APPROVAL OF DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED PUBLIC IMPROVEMENTS. 
(Use for City of Sanford/Town of Broadway only, if applicable)

I hereby certify that all streets, utilities and other required public improvements have been installed in an acceptable manner and according to the (City/Town) specifications and standards in the ________________ Subdivision or that a guarantee of the installation of the required improvements in an amount or manner satisfactory to the (City of Sanford/Town of Broadway) has been received.

_________________________________________  __________________________
Director of Public Works                      Date

Proposed Changes

(c.1) CERTIFICATE OF APPROVAL OF DESIGN AND INSTALLATION OF PUBLIC WATER, SEWER AND/OR STREETS.
(Use for City of Sanford/Town of Broadway only, if applicable)

I hereby certify that all public water, sewer, and streets (where applicable) have been installed in an acceptable manner and according to the (City/Town) specifications and standards in the ________________ Subdivision or that a guarantee of the installation of the required improvements in an amount or manner satisfactory to the (City/Town) has been received.

_________________________________________  __________________________
Director of Public Works                      Date
AN ORDINANCE AMENDING
THE CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the City Council of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That Appendix B. Specifications for Forms to be Submitted, B-4 Subdivision Plats, (d) Requirements for a Final Plat, (16) to revise the wording as follows:

(c.1) CERTIFICATE OF APPROVAL OF DESIGN AND INSTALLATION OF PUBLIC WATER, SEWER AND/OR STREETS.
(Use for City of Sanford/Town of Broadway only, if applicable)

I hereby certify that all public water, sewer, and streets (where applicable) have been installed in an acceptable manner and according to the (City/Town) specifications and standards in the __________________ Subdivision or that a guarantee of the installation of the required improvements in an amount or manner satisfactory to the (City/Town) has been received.

______________________________  __________________
Director of Public Works       Date

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

ADOPTED this the 3rd day of September 2019.

______________________________
T. Chet Mann, Mayor

ATTEST:

______________________________
Bonnie Davis, City Clerk

APPROVED AS TO FORM:

______________________________
Susan Patterson, City Attorney
MEMORANDUM

TO: City of Sanford City Council
     Sanford Planning Board
     Hal Hegwer, City Manager

FROM: Marshall Downey, Planning Director

DATE: September 3, 2019

REF: UDO Text Amendments Regarding Oil & Gas Extraction and Traditional Mining & Quarrying
     Recommendation of Planning Board – Seven Amendments

The Sanford Planning Board unanimously recommended that the City Council support the seven (7) proposed amendments to the UDO regarding Oil and Gas extraction and traditional Mining and Quarrying. This recommendation was made at the August 20th Planning Board meeting and was based on the information provided in the staff report and at the joint public hearing, which was held on the same date. Attached you will find the proposed ordinance.

INFORMATION PROVIDED FOR THE AUGUST 20, 2019 PUBLIC HEARING

As the City Council may recall, the City and County agreed to work with Chatham County and jointly retain the services of a third-party legal consultant to review options for land use regulations for oil and gas extraction (more commonly known as “fracking”). Staff was also to seek third-party assistance to review current rules for traditional mining and quarrying to ensure such regulations are comprehensive and up to date.

In January of 2018, work began in earnest with Mr. Glenn Dunn and his team from the firm Poyner Spruill, LLP. An overview of this work included many hours reviewing our current regulations in comparison with all applicable State laws and State rules. Additionally, in the case of mining and quarrying, a set of proposed changes as submitted by a Lee County citizen (Mr. Jerry Merritt) was also included in the review and revision process.

Staff presented the draft amendments to the Joint Planning Commission (JPC) in January of this year at the Dennis Wicker Civic Center. This was a joint meeting as all governing boards and planning boards were also invited to attend and view the presentation.

The final set of amendments was presented to the JPC in late April and the members of the Joint Planning Commission voted unanimously to move forward to public hearing with all three jurisdictions. The Lee County Board of Commissioners approved the text amendments in June of 2019. The Broadway Board of Commissioners will consider these text amendment on August 26th.
AN ORDINANCE AMENDING
THE CITY OF SANFORD UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the City Council of Sanford, North Carolina that the Unified Development Ordinance be, and it hereby is, amended as follows:

Section 1. That Article 4 – Zoning District Regulations, Table 4.6-1 Permitted Use Matrix be amended to remove the current Mining and Quarries land use categories and replace with new language as follows. New language includes Mining and Quarrying as well as new categories related to Oil and Gas extraction.

Section 2. That Article 4 – Zoning District Regulations be amended to include a new section 4.16 Mining Special Use Overlay District (MSUOD) as follows:

4.16 MINING SPECIAL USE OVERLAY DISTRICT (MSUOD).

4.16.1 PURPOSE

Mining and quarrying are industries which may play an important part in the county’s economy. Mining and quarrying are peculiar land uses in that the location of mineral, stone and other deposits will, in part, be determined only after exploration and discovery in the future. Consequently, the precise location of zoning districts wherein mining may take place cannot always be predetermined. In addition, mineral extraction involves several methods—quarrying, open-pit, drilling, tunneling, etc.—each of which would affect the surrounding environment differently. Therefore, the governing board of Lee County concludes that the fundamental purposes and procedures of zoning would be served best by adopting a Mining Special Use Overlay District, which can be applied to certain underlying districts if approved by the respective governing board, and that the Board of Adjustment should consider each location proposed to be mined to determine whether, and under what conditions or safeguards, they should authorize mining and quarrying by the issuance of a Special Use Permit.
4.16.2 APPLICABILITY

4.16.2.1 Establishment. The Mining Special Use Overlay Districts (MSUOD) is hereby established as a district which may be overlaid on the following underlying zoning districts to permit mining and quarrying in the MSUOD.

- RA Residential Agricultural
- LI Light Industrial
- HI Heavy Industrial

4.16.2.2 Special Use Permit Required. If a MSUOD is approved, no mining or quarrying may commence until a Special Use Permit is also approved. The Special Use Permit shall conform to the specific standards of Section 5.23 as well as the general development standards of this UDO.

4.16.2.3 Definition. For the purposes of this Ordinance, “Mining and Quarrying” shall include any operation or land activity as defined under the category Mining and Quarrying in Appendix A of this Ordinance.

4.16.3 DEFINITIONS

The following additional definitions apply to this Section 4.16:

“Affected land” means the surface area of land that is mined or quarried, the surface area of land associated with a mining activity so that soil is exposed to accelerated erosion, the surface area of land on which overburden and waste is deposited, and the surface area of land used for processing or treatment plant, stockpiles, nonpublic roads, and settling ponds.

“Land” shall include submerged lands underlying any river, stream, lake, sound, or other body of water.

“Minerals” means soil, clay, coal, stone, gravel, sand, phosphate, rock, metallic ore, and any other solid material or substance of commercial value found in natural deposits on or in the earth.

“Overburden” means the earth, rock, and other materials that lie above the natural deposit of minerals.

“Reclamation plan” shall mean that plan required by the state as part of an application for a mining permit and defined in N.C. Gen. Stat. § 74-49.

“Refuse” means all waste soil, rock, mineral, scrap, tailings, slimes, and other material directly connected with the mining, cleaning, and preparation of substances mined and shall include all waste materials deposited on or in the permit area from other sources.

“Site” means the affected land and any buffer yards.
4.16.4 APPROVAL PROCEDURES

4.16.4.1 An application for a MSUOD shall be considered an Initiation of a Zoning Map Amendment and shall be processed in accordance with Sections 3.3.2 through 3.3.4 of this Ordinance.

4.16.4.2 The exterior perimeter of the proposed MSUOD may not be located within:

- One-half (1/2) mile of an existing school, library, day care facility, healthcare facility, park, and/or religious institution; or
- One thousand (1,000) feet of an existing dwelling unit (located in a residential zoning district and not located on the same property as the use).

4.16.5 SPECIAL USE PERMIT

4.16.5.1 As noted in Section 4.16.2.2, a Special Use Permit is also required upon successful rezoning and application of a MSUOD. As such, application for the Special Use Permit shall be in accordance with Section 3.5 of this Ordinance.

4.16.5.2 To aid in the interpretation of the word “harmony” in Section 3.5.3.4 as applied to an application for Special Use Permit for mining and quarrying, the following guidelines may be used:

- The operation will not constitute a substantial physical hazard to a neighboring residence, school, church, hospital, commercial, or industrial building, public road, or public property;
- The operation will not have a significantly adverse effect on the purposes of a publicly owned park, forest, or recreation area;
- The operation will not have an adverse effect on public, community, or private water supplies, surface or ground waters, including but not limited to water supply watershed areas as designated in the Watershed Protection Map of Lee County, North Carolina.

4.16.5.3 A special use approval granted by the Board of Adjustment will not become effective until a mining permit, if required by the North Carolina Department of Environmental Quality, and all other state and federal permits required for mining are issued.

4.16.5.4 If the applicant makes a material and substantial change to the Site Plan or any of the other components submitted to the Board of Adjustment, a new special use permit application shall be submitted to the Board of Adjustment.

4.16.5.5 A special use permit will automatically expire if, at any time after it is approved by the Board of Adjustment, the state mining permit is revoked or terminated and may be reactivated upon reissuance of the state mining permit unless there is a material and substantial change requiring a new special use permit application according to Section 4.16.5.4 above.

4.16.5.6 APPLICATION REQUIREMENTS

4.16.5.6.1 The special use permit application shall also include two (2) copies of all other applications for federal and state permits required for mining. Such copies shall be complete and include all required supporting documentation as required for said permits.
4.16.5.6.2 The special use permit application shall include complete copies of any required land disturbing permits as required by State and Federal agencies (such as Sedimentation and Erosion Control, Wetlands, etc.). Such copies shall be complete and include all required supporting documentation as required for said permits.

4.16.5.6.3 The special use permit application shall include complete copies of NCDOT driveway permits and/or other permits related to roadway access and construction. Such copies shall be complete and include all required supporting documentation as required for said permits.

4.16.5.6.4 The special use permit application shall also include a traffic impact study by a qualified consultant that will enable the Board of Adjustment to assess the impact of the proposed land use on the highway system when that system is at or near capacity or a safety problem exists. Its purpose is to ensure that the proposed land use does not adversely affect the highway network and to identify any traffic problems associated with access from the proposed site to the existing transportation network. The study shall also identify improvements to resolve traffic problems and present solutions that may be incorporated in the Site Plan. The study shall also include information sufficient to demonstrate compliance with the Road and Traffic Standards in this section.

4.16.5.6.5 If the proposed affected land is greater than ten (10) contiguous acres, the special use permit application shall include a Phase I Environmental Site Assessment of the proposed affected land completed not earlier than 12 months before the special use permit application date and prepared in accordance with the American Society for Testing and Materials.

4.16.5.6.6 The special use permit application shall include a major site plan as set forth in Appendix B-5 of this Ordinance. In addition to the site plan, the application shall also include an Operations Plan that details:

- Details on how the mine will operate (where will initial excavation begin, where will overburden be placed, etc.)
- Hours of operation
- Number of employees, including details on shifts if applicable
- Details on the function of each proposed structure or piece of equipment
- Location of permanent roads (those to be used in excess of one year) and non-permanents roads

4.16.5.6.7 The special use permit application shall include a copy of the mining reclamation bond as required by NCGS 74-51 and 74-54 and as submitted to the NC Department of Environmental Quality (NCDEQ).

4.16.6 PERMITTED USES (UNDERLYING ZONING DISTRICTS)

A Mining Special Use Overlay District will be an overlay on an underlying zoning district required specifically for mining and quarrying. All other uses permitted in any such
underlying district, whether by right or as a Special Use, shall be permitted in the MSUOD according to the procedures established for such uses.

Section 3. That Article 5 – Supplement Development Regulations, Section 5.23 Mining and Quarries be rewritten as follows:

5.23.1 APPLICABILITY

This section applies to any area as defined in the land use categories: Mining and Quarrying (Unincorporated Lee County only) and Mining and Quarrying (City of Sanford and Town of Broadway only) as set forth in Table 4.6-1 Permitted Use Matrix of this Ordinance. This Section 5.23 establishes additional design criteria that shall be required for Mining and Quarrying operations as defined in Appendix A of this Ordinance.

5.23.2 STANDARDS

5.23.2.1 Minimum lot area - five (5) acres.

5.23.2.2 Buffer Yard – In accordance with Section 7.5.4.5 of this Ordinance, complete visual separation is required along the exterior of this affected land.

5.23.2.3 The site may have one (1) ground sign at each entrance. Such sign shall not exceed fifty (50) square feet in area. If lighted, such sign may include indirect lighting or non-flashing illumination. Such sign shall be located on the same lot or parcel as the mining or quarrying operation.

5.23.2.4 Any excavated area shall be surrounded with a six (6) foot high security fence.

5.23.3 ROAD AND TRAFFIC STANDARDS

5.23.3.1 ACCESS. Mining and quarrying operations shall be located such that public roads which will provide access to said operations are constructed to NCDOT (or other controlling public agency) standards for the width and rated tonnage of the trucks that will be using the operation. Ingress to and egress from the site shall be along a road or driveway that intersects directly with a publicly maintained road. Traffic to and from such mining and quarrying operations may not be through a residential subdivision where the streets are primarily intended to provide access to adjacent residences.

5.23.3.2 LEVEL OF SERVICE. The additional truck traffic to the site may not cause roads providing access to the site to drop to a level of service below “D” as defined by NCDOT standards.

5.23.3.3 PERMANENT ROADS. Permanent roads, defined as those to be used in excess of one year, within the site shall be surfaced with a dust free material such as bituminous asphalt, concrete, or other similar impervious material. Roads other than permanent roads shall be treated with dust inhibitors, to be specified in the Operations Plan, which will reduce to a minimum the generation of dust from the road surfaces as a result of wind or vehicular action.
5.23.4 NOISE LIMITATIONS.

5.23.4.1 Activities, such as blasting, drilling, or crushing, may only be conducted on weekdays between the hours of 8:00 AM and 6:00 PM.

5.23.4.2 All other activities shall be subject to the applicable noise ordinance standards of the governmental agency having jurisdiction.

Section 4. That Article 5 – Supplement Development Regulations, Section 5.41 Mining and Quarries, Oil & Gas Extraction (Town of Broadway only) be deleted in its entirety. This section 5.41 shall be held in reserve.

5.41—MINING & QUARRIES, OIL & GAS EXTRACTION (TOWN OF BROADWAY ONLY)

5.41.1—APPLICABILITY

This section applies to properties engaged in the surface extraction of subsurface petroleum, shale oil and/or natural gas. Activities include exploration for crude petroleum and natural gas; drilling, completing, and equipping wells; operation of separators, emulsion breakers, desilting equipment, and field gathering lines; storage yards and other related mining activities. This category includes establishments that produce crude petroleum, that mine and extract oil from shale, that produce natural gas, and that recover hydrocarbon liquids from oil and gas field-gases.

5.41.2—COMPLIANCE WITH STATE REGULATIONS.

All oil and gas extraction operations shall maintain compliance with North Carolina Administrative Code Title 15A, Subchapter 5H Oil and Gas Conservation (as amended).

5.41.3—ADDITIONAL STANDARDS.

5.41.3.1 Minimum well pad area is five (5) acres. Well pad shall include the area that is cleared or prepared for the drilling of one or more oil or gas wells. The minimum acreage for the well pad area shall be calculated based on total cumulative acreage assembled via ownership or lease across one or more parcels.

5.41.3.2 Such uses shall have direct access to a paved publicly maintained street with a minimum 50 foot right-of-way. Such access shall be connected via an all-weather surface constructed and maintained in accordance with Section 15A NCAC 05H.1503 (as amended).

5.41.3.3 Where abutting residentially zoned or developed parcels, the well pad area shall be screened with a Type D screening buffer yard as set forth in Article 7.
5.41.3.4 Only one (1) ground sign per entrance to the well pad is permitted. Such sign shall not exceed fifty (50) square feet in area. If lighted, such sign may include indirect lighting or non-flashing illumination. Such sign shall also conform to the requirements of Section 15A NCAC 05H.1615 (as amended).

5.41.3.5 Exhaust from any internal combustion engine or compressor, stationary or mounted on wheels, used in connection with the drilling of any well or for use on any production equipment shall not be discharged into the open air unless equipped with an exhaust muffler, or mufflers or an exhaust muffler box constructed of noncombustible materials sufficient to suppress noise and disruptive vibrations and prevent the escape of obnoxious gases, fumes or ignited carbon or soot.

5.41.3.6 All drilling and production operations shall be conducted in such a manner as to minimize, dust, vibration, or noxious odors. All equipment used shall be constructed and operated so that vibrations, dust, odor or other harmful or annoying substances or effects are minimized by the operations carried on at any drilling or production site or from anything incident thereto to avoid injury to or annoyance of persons living in the vicinity. The site or structures shall not be permitted to become dilapidated, unsightly or unsafe.

5.41.3.7 Exterior lightning shall be designed and installed such that all lighting is directed inward to the well pad area and travel areas and creates minimum impact on surrounding properties.

5.41.4 OIL OR GAS WELL PLUGGING AND ABANDONMENT BOND.

5.41.4.1 When oil or gas wells are to be plugged or abandoned, the permittee (person or corporation to whom the North Carolina Department of Environment and Natural Resources has issued an oil or gas well permit) shall submit to the jurisdiction having zoning authority an oil or gas well plugging and abandonment bond in the amount of five thousand dollars ($5,000) plus one dollar ($1.00) per linear foot as drilled for the permitted oil or gas well.

5.41.4.2 The process for abandonment or permanent plugging of an oil or gas well shall comply with 15A North Carolina Administrative Code 05H.1618 as well as the reclamation rules as set forth in 15A North Carolina Administrative Code 05H.2100.

5.41.4.3 The permittee may request this bond to be released when final site reclamation is completed in accordance with 15A North Carolina Administrative Code 05H.2100 and for which the oil or gas well is permanently plugged and abandoned in accordance with 15A North Carolina Administrative Code 05H.1618. Determination of final site reclamation shall be under authority of the North Carolina Department of Environment and Natural Resources.
Section 5. That Appendix A – Definitions be amended to revise the definition of “Mining and Quarrying”, add a new definition for “Oil and Gas Exploration, Development and Production”, and add a new definition for “Gas Compressor Station” as follows:

MINING AND QUARRYING

"Mining and Quarrying" means any of the following: (i) the breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter; (ii) any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, soils, and other solid matter from their original location; or (iii) the preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use.

“Mining and Quarrying" does not include: a) Those aspects of deep mining not having significant effect on the surface, where the affected land does not exceed one acre in area.; b) Mining operations where the affected land does not exceed one acre in area; c) Plants engaged in processing minerals produced elsewhere and whose refuse does not affect more than one acre of land; d) Excavation or grading when conducted solely for on-site construction for purposes other than mining; e) Removal of overburden and mining of limited amounts of any ores or mineral solids when done only for the purpose and to the extent necessary to determine the location, quantity, or quality of any natural deposit, provided that no ores or mineral solids removed during exploratory excavation or mining are sold, processed for sale, or consumed in the regular operation of a business, and provided further that the affected land resulting from any exploratory excavation does not exceed one acre in area; f) Excavation or grading where all of the following apply:

- The excavation or grading is conducted to provide soil or other unconsolidated material to be used without further processing for a single off-site construction project for which an erosion and sedimentation control plan has been approved in accordance with Article 4 of Chapter 113A of the General Statutes.
- The affected land, including nonpublic access roads, does not exceed five acres.
- The excavation or grading is completed within one year.
- The excavation or grading does not involve blasting, the removal of material from rivers or streams, the disposal of off-site waste on the affected land, or the surface disposal of groundwater beyond the affected land.
- The excavation or grading is not in violation of any local ordinance.
- An erosion and sedimentation control plan for the excavation or grading has been approved in accordance with Article 4 of Chapter 113A of the General Statutes.

Section 5. That Appendix A – Definitions be amended to revise the definition of “Mining and Quarrying”, add a new definition for “Oil and Gas Exploration, Development and Production”, and add a new definition for “Gas Compressor Station” as follows:

g) Excavation or grading when conducted solely for activities undertaken on agricultural land that are exempt, pursuant to G.S. 113A-52.01(1), from the requirements of Article 4 of Chapter 113A of the General Statutes; h) Oil and gas exploration and development (Source: The Mining Act of 1971, NCGS § 74-49)

OIL & GAS EXPLORATION, DEVELOPMENT AND PRODUCTION

Defined as any activity relating to oil and gas exploration, development and/or production including horizontal drilling and hydraulic fracturing and all other operations and/or activities
for the exploration for or drilling of an oil or gas well that requires entry upon surface estate and the production operations directly related to the exploration or drilling as defined and regulated by NCGS Chapter 113, Subchapter V, Oil and Gas Conservation.

**GAS COMPRESSOR STATION**

A facility located along a gas pipeline which compresses the gas to a pressure necessary to allow it to continue traveling along the pipeline to the intended recipient.

**Section 6.** That Article 3 – Zoning and Permitting Procedures, Section 3.5 Special Use Permits to insert a new subsection 3.5.4 “Additional Studies for Certain Land Uses” and renumber remaining subsections as follows:

### 3.5 SPECIAL USE PERMITS

#### 3.5.1 APPLICABILITY.

3.5.1.1 *The purpose of this Section is to establish procedures and standards for the processing and approval of Special Use Permits. Special Use permits provide a form of approval for certain uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration. Special Uses ensure the appropriateness of the use at a particular location within a given zoning district.*

3.5.1.2 If a Special Use Permit is required as set forth in the Permitted Use Matrix (§ 4.6, Table 4.6-1 of this Ordinance), the application shall be submitted to the Board of Adjustment.

#### 3.5.2 APPROVAL PROCEDURE

3.5.2.1. No special use permit shall be authorized, developed, or otherwise carried out until the applicant has secured approval of the special use by the Board of Adjustment and approval of a final site plan by the Administrator.

3.5.2.2. Applications for special use permit approvals shall be filed with the Administrator. Pre-application meetings with the Administrator prior to filing are required.

3.5.2.3. Major site plan applications (see Appendix B) shall be filed concurrently with special use permit applications. The information shall be provided to the Board of Adjustment during their deliberations.

3.5.2.4. The Board of Adjustment shall conduct a quasi-judicial hearing in accordance with the requirements of § 3.1.7 of this Ordinance. The Board of Adjustment shall deny the request, approve the request; or approve the request with conditions.

3.5.2.5. The Board of Adjustment may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use. The
conditions shall become a part of the special use permit approval and shall be included in the final site plan application.

3.5.2.6. Violations of any of the conditions shall be treated in the manner as set forth in § 1.6 of this Ordinance.

3.5.2.7. An application for a special use permit that has been denied may be resubmitted only if there has been a substantial change in circumstances, as determined by the Administrator, or if substantial revisions have been made to the application for development approval (see § 3.5.6 for further restrictions on reapplication).

3.5.2.8. Minor field alterations or minor revisions to approved special uses may be approved by the Administrator if the special use still meets the intent of the standards established with the original approval. Minor alteration/revisions shall be limited to changes that do not increase the intensity, density, or character of the use. If the Administrator determines that the change is not minor, the Applicant shall apply for a revised Special Use Permit. The applicant may appeal the decision of the Administrator to the Board of Adjustment.

3.5.3 APPROVAL CRITERIA.

Uses permitted subject to Special Use review shall be permitted only if the applicant demonstrates to the Board of Adjustment that:

3.5.3.1 The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved,

3.5.3.2 The use meets all required conditions and specifications,

3.5.3.3 The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity, and

3.5.3.4 The location and character of the use, if developed according to the plan submitted and approved, will be in harmony with the area in which it is located and in general conformity with all adopted land use plans.

3.5.3.5 The Board may impose additional conditions upon granting the Special Use Permit so long as said conditions are reasonable and appropriate.

3.5.4 ADDITIONAL STUDIES FOR CERTAIN LAND USES.

3.5.4.1 Upon determining that the proposed use will have particular impacts potentially inconsistent with any of the above approval criteria, the County may retain the services of a consultant mutually acceptable to it and the applicant to conduct a study of such impacts as related to the above criteria. The applicant shall pay a fee as part of the special use permit application for the cost of the consulting services incurred by the County, and the report of the
study results shall be submitted to and approved by the County prior to issuance of the special use permit.

3.5.4.2 This section 3.5.4 shall apply only to those land uses requiring a Special Use Permit and as listed within the “Industrial and Manufacturing” or “Transportation, Communications and Utilities” land use subcategories as found in the Permitted Use Matrix (§ 4.6, Table 4.6-1 of this Ordinance).

3.5.5 VOTING.

A majority of the members of the Board of Adjustment shall be required to decide on whether or not to grant a Special Use Permit. For the purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

3.5.6 SCOPE OF APPROVAL.

3.5.6.1 The approval of a Special Use permit shall authorize the applicant to apply for final site plan approval pursuant to § 3.6 of this Ordinance. All approvals of Special Use permits require approval of the site plan. Any Special Use permit approval shall become null and void if a required site plan is not approved within 24 months after the date of the approval. No Zoning Clearance Permit may be issued until the final major site plan and Special Use permits are approved. Approval of a Special Use permit does not authorize any development activity.

3.5.6.2 Minor field alterations or minor revisions to approved Special Uses may be approved by the Department of Community Development if the Special Use still meets the intent of the standards established with the original approval. Minor alteration/revisions shall be limited to changes that do not increase the intensity, density, or character of the use. If the Department of Community Development determines that the change is not minor, The Applicant shall apply for a revised Special Use Permit. The applicant may appeal the decision of the Department of Community Development to the Board of Adjustment.

3.5.6.3 Violations of any of the conditions shall be treated in the manner as set forth in § 1.6 of this Ordinance.

3.5.7 RECORDATION

The applicant shall obtain certification of the approved Special Use Permit from the Clerk to the Board and shall record this Order in the office of the register of deeds of Lee County. The Applicant must provide the Department of Community Development a copy of the recorded notification, affixed with the Register's seal and the date, book and page number of recording in order to receive approval of the application for a zoning clearance.

3.5.8 SUBSEQUENT APPLICATIONS
In the event that an application for a Special Use Permit is denied by the Board of Adjustment, the Board of Adjustment shall refuse to accept another application for the same amendment on the same property or any portion of the same property within one (1) year of the original hearing. However, the Board of Adjustment may consider such application within that time if relevant evidence that was not reasonably available at the time of the original hearing is presented.

Section 7. That Article 13 – Flood Hazard Area Regulations, Section 13.8 Provisions for Flood Hazard Reduction, Subsection 13.8.1.10 as follows:

13.8.1.10 New solid waste disposal facilities and sites, hazardous waste management facilities, salvage yards, chemical storage facilities, oil and gas exploration, development and/or production operations, and mining and quarrying operations shall not be permitted, except by variance as specified in Section 13.7.10. A structure or tank for chemical or fuel storage incidental to an allowed use or to the operation of a water treatment plant or wastewater treatment facility may be located in a Special Flood Hazard Area only if the structure or tank is either elevated or floodproofed to at least the regulatory flood protection elevation and certified according to Section 13.4.4 of this ordinance.

Section 8. This ordinance shall be in full force and effect from and after the date of its adoption.

ADOPTED this the 3rd day of September 2019.

____________________________________
T. Chet Mann, Mayor

ATTEST:

______________________________________________
Bonnie Davis, City Clerk

APPROVED AS TO FORM:

______________________________________________
Susan Patterson, City Attorney
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 2019-37 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 2019-2020.

**GENERAL FUND**

**APPROPRIATION OF FUNDS**

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>EXPENDITURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Balance</td>
<td>Contribution - Capital Project</td>
</tr>
<tr>
<td>5,000</td>
<td>5,000</td>
</tr>
</tbody>
</table>

**Total Appropriation** $5,000

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

ADOPTED this, the 3rd day of September, 2019.

____________________________________
T. Chet Mann, Mayor

ATTEST:

____________________________________
Bonnie Davis, City Clerk
2019-2020 BUDGET ORDINANCE AMENDMENT

GENERAL FUND

Appropriation of Funds - results in increasing of budget

REVENUES

| Fund Balance       | 5,000 | To appropriate fund balance for item described below |

EXPENDITURES

| Contribution - Capital Project | 5,000 | To budget local match for the 2019 Urgent Repair Program (URP1933) |
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 grant project ordinance number URP1933 is hereby adopted:

Section 1: The project authorized is to provide loans of up to $10,000 for emergency home repairs which pose an imminent threat to the life or safety of homeowners, to provide accessibility modifications and other repairs necessary to prevent displacement of homeowners with special needs such as the frail elderly and persons with disabilities and make repairs to households with children who have elevated blood lead levels. The household income may not exceed 50% of area median income.

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

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

Community Development $ 110,000

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

Grant Funds $ 100,000
Local Match $ 5,000
Contribution Other - Lee County $ 5,000

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

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

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 or 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 grant 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 3rd day of September, 2019.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk
What is the Urgent Repair Program? The City of Sanford has been awarded $100,000 by the North Carolina Housing Finance Agency ("NCHFA") under the 2019 cycle of the Urgent Repair Program ("URP19"). This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions which pose imminent threats to their life and/or safety or to provide accessibility modifications and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as frail elderly and persons with disabilities. A minimum total of 10 households will be assisted under URP19.

This Assistance Policy describes who is eligible to apply for assistance under URP19, how applications for assistance will be rated and ranked, what the form of assistance is and how the repair/modification process will be managed. The City has tried to design this URP19 project to be fair, open, and consistent with the City’s approved application for funding and with NCHFA’s URP Program Guidelines.

The funds provided by NCHFA come from the North Carolina Housing Trust Fund. Additional funds for construction costs are provided by the City of Sanford and County of Lee in the amount of $10,000. The City has engaged the services of Triangle J Council of Governments to act as the City’s agent in this process and help the City implement this program.

Eligibility: To be eligible for assistance under URP19 applicants

1) must reside within the county limits of Lee County and own and occupy the home in need of repair,
2) must have a household income which does not exceed 50% of the statewide non metro median income for the household size (see income limits below),
3) must have a special need (i.e. be elderly, ≥ 62 years old, handicapped or disabled, a single parent with a dependent living at home, a Veteran, a large family with > 5 household members or a household with a child below the age of six with an elevated blood lead level (between 10µg/dl and 20µg/dl)),
4) Residents must have all current, local real estate property taxes paid or a pre-approved tax payment plan with the local government, and
5) must have urgent repair needs, which can not be met through other state or federally- funded housing assistance programs.
URP19 Income Limits for City of Sanford

<table>
<thead>
<tr>
<th>Number in Household</th>
<th>30% of Median (very-low income)</th>
<th>50% of Median (low income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$13,900</td>
<td>$23,150</td>
</tr>
<tr>
<td>2</td>
<td>$15,900</td>
<td>$26,500</td>
</tr>
<tr>
<td>3</td>
<td>$17,850</td>
<td>$29,800</td>
</tr>
<tr>
<td>4</td>
<td>$19,850</td>
<td>$33,100</td>
</tr>
<tr>
<td>5</td>
<td>$21,450</td>
<td>$35,750</td>
</tr>
<tr>
<td>6</td>
<td>$23,050</td>
<td>$38,400</td>
</tr>
<tr>
<td>7</td>
<td>$24,650</td>
<td>$41,050</td>
</tr>
<tr>
<td>8</td>
<td>$26,200</td>
<td>$43,700</td>
</tr>
</tbody>
</table>

*Based on NC Housing Trust Fund Statewide Non-Metro income limits with a median family income of $66,200. Income limits are subject to change based on annually published HUD income limits.

Marketing the Program: The City will advertise for the program on the City of Sanford’s website and local city sponsored cable TV channel. Since the City of Sanford has a history of participation in the Urgent Repair Program, word of mouth has also assisted in marketing the program. Information about the program is available in the Sanford/Lee County Planning Department upon request. In addition, applications will be mailed to all interested persons and/or applicants on the City’s rehabilitation waiting list that have not been served in previous programs.

Selection of Applicants: The City has devised the following priority system to rank eligible applicants, determine which of them will be selected for assistance and in what order. Under this system applicants will receive points for falling into certain categories of special need and income. The applications will be ranked according to which receive the most points.

Priority Ranking System for City of Sanford’s URP19

<table>
<thead>
<tr>
<th>Special Needs (for definitions, see below)</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Addressed in Last Round of URP Due to Insufficient Funds</td>
<td>4</td>
</tr>
<tr>
<td>Veteran, Elderly and/or Disabled Head of Household (62 or older)</td>
<td>4</td>
</tr>
<tr>
<td>Veteran, Disabled or Elderly Household Member (not Head of Household)</td>
<td>3</td>
</tr>
<tr>
<td>Single-Parent Household (with one or more children in the home)</td>
<td>3</td>
</tr>
<tr>
<td>Large Family (5 or more permanent residents)</td>
<td>2</td>
</tr>
<tr>
<td>Elevated Blood Lead Level Child</td>
<td>2</td>
</tr>
<tr>
<td>Emergency Situation/Seriousness of Imminent Threat to Health and Safety (may submit without regard to application guidelines, case by case basis)</td>
<td>5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Income (See Income Table above)</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30% of County Median Income</td>
<td>10</td>
</tr>
<tr>
<td>30% to 50% of County Median Income</td>
<td>5</td>
</tr>
</tbody>
</table>

*In the event of a tie score, preference will be given to the applicant with the lower income.

Under NCHFA Program Guidelines, a minimum of 50% of households assisted must have incomes which are less than 30% of the area median income for the household size, and no household with an income exceeding 50% of the area median income will be eligible. This guideline will be adhered to strictly and will be the primary factor in the selection of those households to be assisted under URP19.
Seriousness of imminent threat to health and safety is defined as something that could impact the health or safety of the applicant; such as unsafe electrical, no source of heat, unsafe component in the home that could result in a fall. In some instances, a life or death situation may have already occurred; such as a fallen tree on a roof or a dangerous infestation of vermin. If this occurs the applicant can receive top priority and can be placed in front of other applicants. The seriousness of these threats will be evaluated by the Rehabilitation Specialists.

Recipients of assistance under the URP19 will be chosen by the above criteria without regard to race, creed, sex, color or national origin.

The definitions of special needs’ populations under URP19 are:

• **Elderly:** An individual aged 62 or older.
• **Disabled:** A person who has a physical, mental or developmental disability that greatly limits one or more major life activities, has a record of such impairment, or is regarded as having such an impairment.
• **Large Family:** A large family household is composed of five or more individuals; at least four are immediate family members.
• **Head of Household:** The person or persons who own(s) the house.
• **Household Member:** Any individual who is an occupant (defined below) of the unit to be rehabilitated shall be considered a “household member” (the number of household members will be used to determine household size and all household members are subject to income verification).
• **Veteran:** A person who served in the active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable. Military is defined as Army, Navy, Air Force, Marine Corps, and Coast Guard; as commissioned officer of the Public Health Service; or as a commissioned officer of the National Oceanic and Atmospheric Administration (NOAA) or its predecessors.
• **Occupant:** An occupant is defined as any immediate family member (mother, father, spouse, son/daughter of the head of the household, regardless of the time of occupancy); or non-immediate family member who has resided in the dwelling at least 3 months prior to the submission of the family’s application.
• **Single-Parent Household:** A household in which one and only one adult resides with one or more dependent children.
• **Child with elevated blood lead level:** A child below the age of six with an elevated blood lead level between 10µg/dl and 20µg/dl.
• **Emergency:** Immediate threat of being evicted or removed from a home due to health or safety issues within a time frame that the URP program can complete and repair to stop eviction or removal such as a local agency referral or inquiry requiring immediate attention. Application reviewed at time of need and on case by case basis.

**Client Referral and Support Services:** The City will screen potential clients on their housing needs and accept referrals from Sanford/Lee County service providers which may include, but not be limited to, Social Services, Public Health, local Sheriff and Police Departments, Brick Capital CDC, Coalition to Improve Quality of Life, Johnston Lee Harnett Community Action, HAVEN of Lee County, Reach Out Crisis Center, and local food pantries.

In the event that a client has not already been made aware of potential benefits that he/she may be eligible to receive; the Project’s Client Counselor will make verbal and written referrals as needed and provide printed materials to clients detailing available services. Upon receipt of the formal
application from the applicant and after ranking and rating the applications, the Program Administrator will visit the top ranked applicant’s home to assess not only the housing need, but other needs as well. The Administrator will ask the applicant and/or family household members of other needs and how and if those needs are being met. If it is determined that other services are needed and the applicant is unable to make contact with the appropriate agency, the Program Administrator will first contact the Lee County Department of Social Services to make a referral. The DSS agency serves as a lead agency for adult protective and family services and economic services (e.g. food stamps, Medicaid, CASP, Work First transportation, and in-home care service).

If there is evidence of child/elder abuse or neglect or situations of immediate danger/threat, the Program Administrator will immediately report the situation to DSS during normal working hours. After hours reports will be made directly to the local Sheriff of Police departments. Households needing financial or emergency assistance will be referred to the DSS, which provides those emergency services.

Referrals to/from other agencies are maintained electronically with income referrals initially acknowledged by email. The Project Administrator will notify the referring agency of any assistance provided to the applicant. For referrals from the City and County, the Project Administrator will initially contact the agency via email to ensure the applicant has been interviewed and again within 60 days to track assistance provided.

**What is the form of assistance under URP19?** The City will provide assistance to homeowners, whose homes are selected for repair/modification in the form of a loan. Homeowners will receive an unsecured deferred, interest-free loan, forgiven at a rate of $2,000 per year, until the principal balance is reduced to zero.

**What is the amount of the loan?** The amount of the loan will depend on the scope of work necessary to address the identified imminent threats to life and/or safety, and that will be determined by the city’s rehabilitation specialist. There is no minimum to the amount of the loan; however, the maximum life-time limit per homeowner according to the guidelines of URP19 is $10,000.

**What kinds of work will be done?** Only repairs that address imminent threats to the life and/or safety of occupants of the dwelling unit or accessibility modifications will be performed under the city’s URP. It should be noted that all deficiencies in a home may not be rectified with the available funds. All work that is completed under URP19 must meet or exceed NC Residential Building Code.

**Who will do the work on the homes?** The City is obligated under URP19 to ensure that quality work is done at reasonable prices and that all work is contracted through a fair, open and competitive process. To meet those very difficult requirements, the City will invite bids only from contractors who are part of an “approved contractors’ registry”.

City of Sanford- URP19 Assistance Policy
To be on the registry, contractors must (1) fill out an application form, listing several references and recent jobs completed, and (2) receive the "conditional approval" of the City. Once a contractor who has been conditionally approved has successfully completed one job for the City, his or her status is upgraded to "regular approval", meaning that they will be allowed to bid on a regular rotation as long as they remain in good standing. Homeowners who know of quality rehabilitation contractors that are not on the City’s Approved Contractors Registry are welcome to invite them to apply.

Homeowners who know of quality rehabilitation contractors that are not on the approved contractors’ registry are welcome to invite them to apply for the registry.

A minimum of three approved contractors will be invited to bid on each job, and the lowest responsive and responsible bidder will be selected for the contract. “Responsive and responsible" means (a) the contractor is deemed able to complete the work in a timely fashion, (b) the bid is within 15%, in either direction, of the City’s cost estimate, (c) there is no conflict of interest (real or apparent) and (d) have not been debarred/suspended or are ineligible entities.

This policy incorporates the policies included in the City of Sanford’s Procurement and Disbursement Policy for the program provided to all contractors participating in the Urgent Repair Program. A copy of the project’s Procurement and Disbursement Policy is attached.

What are the steps in the process, from application to completion? Now that you have the information about how to qualify for the City of Sanford’s URP19, what work can be done, and who will do it, let’s go through all the major steps in the process:

1. **Completing an application form:** Applications will be accepted on a continuous basis but homeowners who wish to apply for assistance in the first funding cycle must do so by March 31, 2020. Apply by contacting Karen Kennedy, City of Sanford at 919-718-4657 x 5391, 115 Chatham Street, Sanford, NC, 27330. Proof of ownership and income will be required. Those who have applied for housing assistance from the City of Sanford in the past will not automatically be reconsidered. Applications will be mailed to qualified, but unserved applicants of the most previous ESFR and URP programs. However, they must complete a new application form and provide updated income information.

2. **Preliminary Inspection:** The City's Rehabilitation Specialist will visit the homes of potential loan recipients to determine the need and feasibility of repairs/modifications.

3. **Screening of Applicants:** Applications will be rated and ranked by the City based on the priority system outlined on page 2. The households to be assisted will be selected by July 1, 2020, if not sooner. Household income will be verified for program purposes only (information will be kept confidential). Ownership of property will be verified along with other rating factors. From this review, the ten (10) most qualified applicants will be chosen according to the priority system described above. There will also be a list of three (3) alternates.

4. **Applicant Interviews:** Approved applicants will be provided detailed information on assistance, program repair/modification standards and the contracting procedures associated with their project at this informational interview.

5. **Work Write-Up:** The City's Rehabilitation Specialist will visit the home again for a more thorough inspection. All parts of the home must be made accessible for inspection, including
the attic and crawlspace, if any. The owner should report any known problems such as electrical short circuits, blinking lights, roof leaks and the like. The Rehabilitation Specialist will prepare complete and detailed work specifications (known as the "work write-up"). A final cost estimate will also be prepared by the Rehabilitation Specialist and held in confidence until bidding is completed.

6. **Formal Agreement:** After approval of the work write-up, the homeowner will sign a formal agreement that will explain and govern the repair/modification process. This agreement will define the roles of the parties involved throughout the process.

7. **Bidding:** The work write-up and bid documents will be mailed to a minimum of three contractors on the Approved Contractors' Registry who will be given one week in which to inspect the property and prepare bid proposals. The names of the invited contractors will be supplied to the homeowner. Each will need access to those areas of the house, in which work is to be performed, in order to prepare a bid. A bid opening will be conducted at the Community Development office at a specified date and time, with all bidders and the homeowner invited to attend.

8. **Contractor Selection:** Within 24 hours of the bid opening, after review of bid breakdowns and timing factors, the winning bidder will be selected. All bidders and the homeowner will be notified of (1) the selection, (2) the amount, (3) the amount of the City's cost estimate, and (4) if other than the lowest bidder is selected, of the specific reasons for the selection. All contractors are provided a copy of the City of Sanford’s Procurement and Disbursement Policy for the project as part of this process.

9. **Execution of Loan and Contract:** The loan will be executed as well as the repair/modification contract. This contract will be between the contractor and the homeowner, with the City signing as an interested third party.

10. **Pre-Construction Conference:** A pre-construction conference will be held at the home. At this time, the homeowner, contractor and program representatives will discuss the details of the work to be done. Starting and ending dates will be agreed upon, along with any special arrangements such as weekend or evening work hours and disposition of items to be removed from the home (such as old plumbing, etc.). Within 24 hours of the pre-construction conference, the City will issue a "proceed order" formally instructing the contractor to commence by the agreed-upon date.

11. **Construction:** The contractor is responsible for obtaining any required building permits for the project before beginning work. The permit must be posted at the house during the entire period of construction. Program staff will closely monitor the contractor during the construction period to make sure that the work is being done according to the work write-up (which is made a part of the rehabilitation contract by reference) and in a timely fashion. Sanford/Lee County Inspection Officers will inspect new work for compliance with the State Building Code as required by the guidelines of URP19. The homeowner will be responsible for working with the contractor toward protecting personal property by clearing work areas as much as practicable. In addition, homeowners are responsible for allowing access to water and electrical utilities, and responsible for paying bills to the utility companies throughout the process.

12. **Change Orders:** All changes to the scope of work must be reduced to writing as a contract amendment ("change order") and approved by all parties to the contract: the owner, the
contractor and two representatives of the City of Sanford. If the changes require an adjustment in the loan amount, a loan modification stating these changes in the contract amount must be completed by the City, and executed by the owner.

13. Payments to Contractor: The contractor will be paid following inspection of and satisfactory completion of all items on the work write-up, as well as, the receipt, by the city, of the contractor’s invoice and a release of liens, signed by all any sub-contractors employed on the job and by all material suppliers from whom materials for the job were purchased.

14. Post-Construction Conference: Following construction the contractor and the Rehabilitation Specialist will sit down with the homeowner one last time. At this conference the contractor will hand over all owner's manuals and warranties on equipment and materials to the homeowner. The contractor and Rehabilitation Specialist will go over operating and maintenance requirements for any new equipment or materials installed and discuss general maintenance of the home with the homeowner. The homeowner will have the opportunity to ask any final questions about the work and the loan.

15. Closeout: Once each item outlined above has been satisfied and the homeowner has signed a Certificate of Satisfaction, the job will be closed out.

16. The warranty period: It is extremely important that any problems with the work that was performed be reported by the homeowner to the City of Sanford Rehabilitation Specialist, or other City of Sanford Community Development representative, as soon as possible via phone or in writing. All bona fide defects in materials and workmanship reported within one year of completion of construction will be corrected free of charge by the Contractor. The only exception is when the NCHFA’s monitoring visit occurs after the one year has expired. The contractor is expected to address additional work required by NCHFA staff.

What are the key dates? If, after reading this document, you feel that you qualify for this program and wish to apply, please keep the following dates in mind:

- Letters to past URP applicants, as well as more recent interested individuals, to discuss the application intake process will be mailed in late January, 2020, if not sooner.
- All applicants have until March 31, 2020 to ensure all verification forms and related documents are submitted to our office.
- Qualified applicants will be selected by July 1, 2020, if not sooner.
- All rehabilitation work must be under contract by December 31, 2020.
- All rehabilitation work must be completed by February 1, 2021.
How do I request an application? Just contact:

Karen Kennedy, Community Development Manager
Sanford/Lee County Planning & Development Department

Office:
115 Chatham Street (First Floor)
Sanford, NC 27330
Or:

Mail:
PO Box 3729
Sanford, NC 27331

(919) 718-4657 x 5391

Or pick up an application at the Sanford/Lee County Planning Department or Broadway Town Hall.

Is there a procedure for dealing with complaints, disputes and appeals? Although the application process and repair/modification guidelines are meant to be as fair as possible, the City of Sanford realizes that there is still a chance that some applicants or participants may feel that they are not treated fairly. The following procedures are designed to provide an avenue for resolution of complaints and appeals.

During the application process:
1. If an applicant feels that his/her application was not fairly reviewed or rated and would like to appeal the decision made about it, he/she should contact Community Development Manager Karen Kennedy within five days of the initial decision and voice their concern. If the applicant remains dissatisfied with the decision, the detailed complaint should be put into writing.
2. A written appeal must be made within 10 business days of the initial decision on an application.
3. The City of Sanford will respond in writing to any complaints or appeals within 10 business days of receiving written comments.

During the repair/modification process:
1. If the homeowner feels that repairs or modifications are not being completed according to the contract, he/she must inform the contractor and the Rehabilitation Specialist.
2. The Rehabilitation Specialist will inspect the work in question. If he finds that the work is not being completed according to contract, the Rehabilitation Specialist will review the contract with the contractor and ask the contractor to remedy the problem.
3. If problems persist, the homeowner must put the concern in writing and a mediation conference between the homeowner and the contractor may be convened by the Rehabilitation Specialist and facilitated by the City's Community Development Manager or Planning and Development Director.
4. Should the mediation conference fail to resolve the dispute, the Community Development Director will render a written final decision.
5. If the Rehabilitation Specialist finds that the work is being completed according to contract, the complaint will be noted and the Rehabilitation Specialist and the homeowner will discuss the concern and the reason for the Rehabilitation Specialist’s decision.
Will the personal information provided remain confidential? Yes. All information in applicant files will remain confidential. Access to the information will be provided only to City employees who are directly involved in the program, the North Carolina Housing Finance Agency and auditors.

What about conflicts of interest? No officer, employee or other public official of the City, or member of the City Council, or entity contracting with the city, who exercises any functions or responsibilities with respect to URP19 shall have any interest, direct or indirect, in any contract or subcontract for work to be performed with program funding, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. Relatives of City employees, Council Members and others closely identified with the City, may be approved for rehabilitation assistance only upon public disclosure before the City of Sanford Council and written permission from NCHFA.

What about favoritism? All activities under URP19, including rating and ranking applications, inviting bids, selecting contractors and resolving complaints, will be conducted in a fair, open and non-discriminatory manner, entirely without regard to race, color, religion, national origin, sex, familial status and disability.

Who can I contact about the URP19 program? Any questions regarding any part of this application or program should be addressed to:

Karen Kennedy, CD Manager
City of Sanford
115 Chatham Street
Buggy Building (First Floor)
Sanford, NC 27330
Phone (919) 718-4657 x 5391
karen.kennedy@sanfordnc.net

This Assistance Policy is adopted this 3rd day of September, 2019.

__________________________________
Hal Hegwer, City Manager

ATTEST:

__________________________________
Bonnie Davis, City Clerk
CITY OF SANFORD
PROCUREMENT AND DISBURSEMENT POLICY
2019 URGENT REPAIR PROGRAM

PROCUREMENT POLICY

1. To the maximum extent practical, the City of Sanford (the City) promotes a fair, open and competitive procurement process as required under the North Carolina Housing Finance Agency’s Urgent Repair Program (URP). Bids are invited from Contractors who are part of the City’s approved contractor registry. (To be on the registry, a contractor must complete an application, have their recent work inspected, reviewed and approved by the Rehabilitation Specialist and submit proof of insurance.) Any contractor listed with and approved by the City and in good standing will receive automatic approval status on the contractor registry.

2. At least three eligible contractors on the City’s approved contractor registry shall be invited to bid on each job and the lowest responsive and responsible bidder shall be selected for the contract. “Responsive and responsible” means (a) the contractor is deemed able to complete the work in a timely fashion, (b) the bid is within 15%, in either direction, of the City’s cost estimate, (c) there is no conflict of interest (real or apparent) (d) have not been debarred/suspended or are ineligible entities (e) past performance with the city’s housing rehabilitation projects has been successful. The same process applies to phone bids if utilized.

3. Although bid packages may be bundled for multiple job sites, the bids for multiple job sites shall be considered separate and apart when awarded and shall be awarded to the lowest responsive and responsible bidder(s) for each job site.

4. Bid packages shall consist of an invitation to bid, work write up(s) and bid sheet(s) for each job.

5. Bids must include a cost-per-item breakdown with line item totals equaling the submitted bid price. Discrepancies must be reconciled prior to a contract being awarded.

6. Any change to the original scope of work must be reduced to writing in the form of a change order to be agreed upon and signed by all parties to the original contract and two representatives of the City. The change order must also detail any changes to the original contract price.

7. No work may begin prior to a contract being awarded and a written order to proceed provided to the contractor. In addition, a pre-construction conference and “walk thru” shall be held at the work site prior to commencement of repair work.

8. The City reserves the right to reject any or all bids at any time during the procurement process.

9. In the event of a true emergency situation, the City reserves the right to waive normal procurement procedures in favor of more expedient methods, which may include seeking telephone quotes, faxed bids and the like. Should such methods ever become necessary the transaction will be fully documented.

10. All sealed bids will be opened publicly at a time and place to be announced in the bid invitation. All bidders are welcome to attend.

11. The City of Sanford is an equal opportunity employer, implements non-discriminatory practices in its procurement and disbursement and will make special outreach efforts to include minority and women business enterprise businesses within its contractor and subcontractor pool.
DISBURSEMENT POLICY

1. All repair work must be inspected by (a) the City’s Rehabilitation Specialist, and (b) the homeowner prior to any payments to contractors. If all work is deemed satisfactory and all other factors and written agreements are in order, payment shall be issued upon presentation of an original invoice from the contractor. Contractor should allow 21 business days for processing of the invoice for payment.

2. If any of the work is deemed unsatisfactory, it must be corrected prior to authorization of payment. If the contractor fails to correct the work to the satisfaction of the City’s Rehabilitation Specialist, payment may be withheld until such time the work is satisfactory. Contractors may follow the City’s Urgent Repair Program Assistance Policy if a dispute occurs; however, contractors shall abide by the final decision as stated in the policy.

3. The City assures, through this policy, that adequate funds shall be available to pay the contractor for satisfactory work.

4. All contractors, sub-contractors and suppliers must sign a lien waiver prior to disbursement of funds.

The City of Sanford is an equal opportunity employer, implements non-discriminatory practices in its procurement and disbursement and encourages participation from Minority/Women Business Enterprises.

The Procurement and Disbursement Policies are adopted this 3rd day of September, 2019.

CITY OF SANFORD

________________________
Hal Hegwer, City Manager

ATTEST:

________________________
Bonnie Davis, City Clerk

CONTRACTORS STATEMENT:

I have read and understand the attached Procurement and Disbursement Policy.

BY: ___________________________

COMPANY NAME: ___________________________

WITNESS: ___________________________
NORTH CAROLINA  
CITY OF SANFORD  

AGREEMENT FOR SERVICES

THIS AGREEMENT FOR SERVICES (this “Agreement”), made and entered into this 3rd day of September, 2019, by and between City of Sanford, a local unit of government of North Carolina, (hereinafter referred to as the “City”), and Triangle J Council of Governments, Administration Consultant hereinafter referred to as “Consultant”.

WHEREAS, the Consultant, has agreed to provide services in a professional manner in accordance with the standards of Consultant’s industry and as hereinafter set forth; and

WHEREAS, the City wishes to enter into an Agreement with Consultant to provide the services specified in Exhibit A, Scope of Services, attached hereto and incorporated herein by reference.

NOW THEREFORE, in consideration of the mutual agreements described below, the parties agree as follows:

1. **Project Name**: 2019 North Carolina Housing Finance Agency Urgent Repair Program

2. **Terms of Agreement**: The initial term of this Agreement shall commence on September 3, 2019 and end upon the completion of the 2019 North Carolina Housing Finance Agency (“NCHFA”) Urgent Repair Program project. More specific dates will be outlined in the Funding Agreement.

3. **Scope of Service**: The Consultant shall provide to the City the Services (the “Services”) set forth in the “Scope of Services” attached hereto as Exhibit A, which is incorporated herein and made an integral part of the Agreement.

4. **Compensation**: As compensation for the services to be provided by Consultant, the City shall pay the Consultant an amount not to exceed **$10,000** payable within the time frame to implement the project. The Consultant will bill on a monthly basis, or as otherwise set forth in Exhibit A of this Agreement.

5. **TERMINATION OF CONTRACT FOR CAUSE**: If, for any reason, the Consultant shall fail to fulfill in a timely, professional and proper manner all obligations under this contract, or should the Consultant violate any of the covenants, agreements, or stipulations of this contract, the City shall have the right to terminate this contract immediately by giving and specifying the effective date thereof at least twenty (20) days before the effective date of such termination. In such event, all finished or unfinished documents, data studied, surveys, drawings, maps, models, photographs and reports prepared by the Consultant under this contract shall, at the option of the City shall become the property of the City and the Consultant shall be entitled to receive just and equitable compensation for any work satisfactorily completed pursuant to this contract. However, the City shall not be obligated to pay any remaining charges for work satisfactorily completed where there exists a right in favor of the City for refund, reimbursement or offset in connection with any obligation arising from the Consultant to the City. The Consultant may terminate this contract by giving the City forty-five (45) days written notice. In such an event the previous paragraph hereto relative to termination shall apply.

6. **LEGAL REMEDIES**: The Consultant shall not be relieved of any liability to the City for damages sustained by the City by virtue of any breach of contract by the Consultant. It is specifically
understood that the City may withhold any payments to the Consultant for the purpose of offset until such time as the exact amount of damages due to the City from the Consultant is determined.

7. ACCESS TO RECORDS: The Consultant shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to the City to assure proper accounting for all project funds, both available for audit purposes to the City or any duly authorized representative of the City and North Carolina Housing Finance Agency or any of their duly authorized representatives. Such records will be retained for a period of five (5) years after the expiration of this contract.

8. EQUAL EMPLOYMENT OPPORTUNITY: The Consultant shall not discriminate against any employee, applicant for employment or program participant in regards to race, color, national origin, sex, handicap or age. No one will be denied participation in or the benefits of City of Sanford’s NCHFA Urgent Repair Program due to race, color, national origin, sex, age or handicap.

9. CONFLICT OF INTEREST: The Consultant covenant and agree that they presently have no interest and shall not acquire any interest, direct or indirect, in the construction project or any other interest which would conflict in any manner or degree with the performance of this contract. Furthermore, no person having any such interest shall be employed by or have any other business connection with the Consultant. No elected or appointed official of the City nor any of its employees shall participate in any decision relating to this contract which affects his/her personal interest or the interest of any corporation, partnership or association in which he/she is directly or indirectly interested; nor shall any member, officer, agent or employee of the City have any interest direct or indirect in this contract of the proceeds thereof.

10. “SECTION 3”- COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT, AND BUSINESS OPPORTUNITIES

a. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development (HUD) and is subject to the requirements of Section 3 of the HUD Act of 1968, as amended, 12 U.S.C. 170l> Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

b. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR, and all applicable rules and order of the Department issued there under prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability, which would prevent them from complying with these requirements.
c. The Consultant will send to each labor organization or representative of worker with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment and training.

d. The Consultant will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon finding that it is in violation of regulations issued by the Secretary of HUD, 24 CFR Part 135. The Consultant will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontract has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

e. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued there under prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its Consultants and subcontract, its successors or assigns to those sanctions specified by the grant or loan agreement of contract through which Federal assistance by 24 CFR Part 135.

11. LOBBYING:

a. No Federal appropriated funds will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering of any Federal grant, the making of any Federal loan, the entering into of any cooperative, agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form –LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

12. EXECUTIVE ORDER 11246 CLAUSE:
During the performance of this contract, the Consultant agrees as follows:

a. The Consultant will not discriminate against any employees or applicant for employment because of race, color, religion, sex or natural origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or natural origin. Such action shall include, but not be limited to the following: employment, upgrading, demolition or transfer; recruitment or recruitment advertising’ layoff or termination’ rates of pay or other forms of compensation and selection for training, including apprenticeship. The Consultant agrees to post in a conspicuous place, available to employees and applicants for employment, notice to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
b. The Consultant will not discriminate in all solicitations or advertisements for employee’s place by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color religion, sex or natural origin.

c. The Consultant will send each labor union or representative or workers with which he has collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker’s representative of the Consultant’s commitments, under section 202 of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.

d. The Consultant will comply with all provisions of Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor.

e. The Consultant will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purpose of investigation to ascertain compliance with such rules, regulations and orders.

f. In the event of the Consultant’s noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be improved and remedies involved as provided in Executive Order no 11246 of September 24, 1965, or Labor, or as otherwise provided by law.

g. The Consultant will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions including sanctions for noncompliance provided however, that in the event the contract becomes involved in, or threatened with, litigation with a subcontractor or vendor as result or such direction by the contracting agency, the may request the United States to enter into such litigation to protect the interest of the United States.

13. **Nondiscrimination of the Basis of Handicap:** No qualified handicapped person shall, on the basis of handicap be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination benefits of, or otherwise be subjected to the discrimination under any program or activity which receives or benefits from Federal Financial assistance.

14. **Debarment and Suspension:** The Consultant will ensure that any contract awards are not made to parties listed on the government-wide in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3CFR part 1986 Comp., p. 129) and 12689 (3CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM exclusions contain the names of parties debarred, suspended or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

15. **Changes and Modifications to Contract:** The Consultant will ensure that the cost of the change, modification, change order, or constructive change to contracts for this program must be allowable, allocable, within the scope of the grant agreement and reasonable for the completion of project scope. Changes can be made by either party to alter the method, price, or schedule of work, without breaching the contract by submitting a request for change order to the Community Development Manager.
IN WITNESS WHEREOF, the parties have executed this agreement as of the day and year first above written.

CITY OF SANFORD

CITY MANAGER, HAL HEGWER

BONNIE DAVIS, CITY CLERK

TRIANGLE J COUNCIL OF GOVERNMENTS, CONSULTANT

EXECUTIVE DIRECTOR, LEE WORSLEY

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

________________________________________
City of Sanford Finance Officer
EXHIBIT A
STATE OF NORTH CAROLINA
CITY OF SANFORD

SCOPE OF SERVICES FOR THE NCHFA 2019 URGENT REPAIR PROGRAM
CITY OF SANFORD/TRIANGLE J COUNCIL OF GOVERNMENTS

THIS AGREEMENT, made and entered into this 3rd day of September, by and between the City of Sanford, a local unit of government of North Carolina (hereinafter called “the City”) and Triangle J Council of Governments, Administration Consultant, (hereinafter called “the Consultant”).

WHEREAS, the agreement between the City of Sanford and the Consultant is for administrative services provided for the City of Sanford 2019 North Carolina Housing Finance Agency (NCHFA) Urgent Repair Program.

WHEREAS, the City has received $100,000 through the 2019 NCHFA Urgent Repair Program and committed a local match of $10,000 from the City of Sanford and Lee County for the project.

NOW THEREFORE, the City and the Consultant, Triangle J Council of Governments, agrees as follows:

1. SCOPE OF SERVICES: The Consultant agrees to provide on behalf of the City the services necessary to implement and complete the 2019 NCHFA Urgent Repair Program. Implementation and rehabilitation activities will be administered and implemented following the guidelines described in the Administrator and Inspectors Manual prepared by NCHFA, the City of Sanford Assistance Policy and Procurement and Disbursement Policy adopted by the City for the NCHFA 2019 Urgent Repair Program and any other pertinent requirements received from NCHFA.

2. COMPENSATION OF SERVICES: In the provision of the aforementioned services, the Consultant shall receive compensation for the Urgent Repair program on a unit-by-unit basis which is outlined in the Urgent Repair Program Manual and is described below. Based on the below formula the compensation would be at a rate not to exceed $10,000 for the Program Support for the entire project.

<table>
<thead>
<tr>
<th>URP 2019 HARD COSTS (Construction Cost)</th>
<th>MAXIMUM PROGRAM SUPPORT (Administration Cost)</th>
</tr>
</thead>
<tbody>
<tr>
<td>From $501 to $10,000</td>
<td>$200 + 10% of the Hard Cost Not to Exceed $1,000</td>
</tr>
<tr>
<td>Up to $500</td>
<td>$200</td>
</tr>
</tbody>
</table>

City of Sanford Services Agreement
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE 
A PETITION FOR NON-CONTIGUOUS ANNEXATION 
UNDER G.S. 160A-31 and 160A-58.1

WHEREAS, a petition requesting a non-contiguous annexation of an area described in said petition as properties owned by Esplanade Communities of Florida, LLC (Tax Property Identification Numbers: 9641-55-0952-00 and 9641-45-5299-00) was received on June 4, 2019 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 3rd day of September 2019.

________________________
T. Chet Mann, Mayor

ATTEST:

______________________________
Bonnie Davis, City Clerk
CERTIFICATE OF SUFFICIENCY FOR
VOLUNTARY NON-CONTIGUOUS 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-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Sanford of Lee County, North Carolina this 3rd day of September 2019.

(SEAL)

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

Date: _____June 4, 2019_____

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 non-contiguous to the City of Sanford and the boundaries of such territory are as follows:

PROPERTY DESCRIPTION

Commencing at an Iron Pipe Found with North Carolina State Plane Coordinate NAD 1983 (2011) of 1615,196.98’, E: 1,944,710.52’; thence South 66°11’06" West a distance of 142.65 feet to a point in the Southwest corner of the Esplanade Communities of Florida, LLC property (Deed Book 1530, Page 829 & Plat Book 2019, Page 59) and continuing South 66°11’06" West a distance of 29.99 feet across a 60 foot R/W to a point in the centerline of Fire Tower Road / State Road 1152, being the Point of Beginning; thence North 22°52’04" West a distance of 130.04 feet to a point along the centerline of Fire Tower Road; thence with a curve to the right with an arc length of 535.41 feet, a radius of 3989.71 feet, a chord bearing of North 19°01’24" West, and a chord distance of 535.00 feet to a point on the centerline of Fire Tower Road / S.R. 1152; thence North 74°49’16" East a distance of 30.00 feet to a computed point; thence North 18°51’11" East a distance of 188.41 feet to a computed point (Deed Book 557, Page 199 & Deed Book 75, Page 396); thence North 57°51’11" East a distance of 148.50 feet to a computed point; thence North 32°08’49" West a distance of 26.40 feet to a computed point (Plat Cabinet 2005, Slide 47); thence North 57°51’11" East a distance of 264.00 feet to Iron Pipe Found in the Southwest corner of Gary William Bowman, Donald Ray Bowman, and Kathy Annette Bowman Williams property (Deed Book 557, Page 199, Deed Book 75, Page 396); thence North 32°15’06" West a distance of 278.98 feet to an Iron Pipe found in the Southwest property corner of Sandcor, LLC (Deed Book 1328, Page 319); thence North 52°04’05" West a distance of 298.30 feet to an Iron Pipe Found on the Southwest property corner of Michael Haigs Thomas (Deed Book 1271, Page 352); thence North 70°27’22" East along the southern property line of Jerry and Debra Adkins (Deed Book 1154, Page 993) for a distance of 404.62 feet to an Iron Rebar Found in the Northwest property corner of Angela Terry Jenkins (Deed Book 231, Page 75); thence South 40°56’52" East a total distance of 1334.94 feet to an Iron Pipe Found in the Northwest property corner of David Rickey and Teresa Avery Key (Deed Book 562, Page 130); thence South 25°55’59" East a distance of 126.43 feet to a Iron Pipe Set in the Northeast property corner of Lawton E. Sr. and Linda C. Mickle (Deed Book 1342, Page 874); thence South 60°29’07’ West a distance of 222.00 feet to an Iron Pipe Found; thence South 27°41’50’ West a distance of 21.28 feet to an Iron Pipe Found on the Northeast property corner of Edward H. and Nell Parrish Honeycutt (Deed Book 67, Page 245); thence South 60°46’19’ West a distance of 259.49 feet to a Concrete Monument Found on the Northeast property corner of Clark L. and LaRue Kerschner (Deed Book 84, Page 474); thence South 60°35’57’ East a distance of 124.43 feet to an Iron Pipe Found on the Northwest property corner of Santos I. Benitez (Deed Book 1280, Page 444); thence South 60°37’01” West a distance of 233.46 feet to an Iron Pipe Found on the Northwest property corner of John A. and Shelia J. Lafountain (Deed Book 67, Page 226); thence South 60°17’25” West a distance of 102.67 feet to an Iron Pipe Found on the Northwest property corner...
of Jimmy and Carol Poindexter (Deed Book 1037, Page 313); hence North 28°28'09" West a
distance of 49.17 feet to an Iron Pipe Found on the Northeast property corner of Carol P.
Poindexter (Deed Book 981, Page 434); hence South 66°11'06" West a distance of 207.60 feet to
an Iron Pipe Found with North Carolina State Plane Coordinate NAD 1983 (2011) of
N:615,196.98', E: 1,944,710.52' also being the Place of Commencing and continuing South
66°11'06" West a distance of 142.65 feet to a point in the Southwest corner of the Esplanade
Communities of Florida, LLC property (Deed Book 1530, Page 829 & Plat Book 2012 Page 60)
and continuing South 66°11'06"West a distance of 29.99 feet across a 60 foot R/W to a point in
the centerline of the Tower Road / State Road 1152, being the Point of Beginning, containing
29.263 acres more or less.

3. A map is attached showing the area proposed for annexation in relation to the primary corporate
limits of the City of Sanford. (and in relation to the primary corporate limits of the Town of
Broadway.)**

4. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or 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 attached
proof.)

Do you declare vested rights? Yes___ No X___

Name Address Signature

1. Esplanade Communities of Florida, LLC 3000 Gulf Breeze Pkwy, Gulf Breeze, FL 32563

William Bryan Adams, Manager

*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.

**Include this wording when there is substantial question as to whether the area may be closer to another municipality than
to The City of Sanford.
Property Description

Commencing at an Iron Pipe Found with North Carolina State Plane Coordinate NAD 1983 (2011) of N:615,196.98’, E: 1,944,710.52’; thence South 66°11’06” West a distance of 142.65 feet to an Iron Pipe Set in the Southwest corner of the Esplanade Communities of Florida, LLC property (Deed Book 1530, Page 829 & Plat Book 2019, Page 59) and being the Point of Beginning; thence North 22°25’33” West a distance of 253.54 feet to a Iron Pipe Found along the Eastern R/W of Fire Tower Road - S.R. 1152; thence with a curve to the right with an arc length of 407.37 feet, a radius of 3959.71 feet, a chord bearing of North 18°07’35” West, and a chord distance of 407.19 feet to a point on the Eastern R/W of Fire Tower Road / S.R. 1152; thence North 18°51’11” East a distance of 188.41 feet to a computed point (Deed Book 557, Page 199 & Deed Book 75, Page 396); thence North 57°51’11” East a distance of 148.50 feet to a computed point; thence North 32°08’49” West a distance of 264.00 feet to Iron Pipe Found in the Southwest corner of Gary William Bowman, Donald Ray Bowman, and Kathy Annette Bowman Williams property (Deed Book 557, Page 199, Deed Book 75, Page 396); thence North 32°15’06” West a distance of 278.98 feet to an Iron Pipe Found in the Southwest property corner of Sandcor, LLC (Deed Book 1328, Page 319); thence North 32°04’05” West a distance of 298.30 feet to an Iron Pipe Found on the Southwest property corner of Michael Haigs Thomas (Deed Book 1271, Page 352); thence North 70°27’22” East along the southern property line of Jerry and Debra Adkins (Deed Book 1154, Page 993) for a distance of 404.62 feet to an Iron Rebar Found in the Northwest property corner of Angela Terry Jenkins (Deed Book 231, Page 75); thence South 40°56’52” East a total distance of 1334.94 feet to an Iron Pipe Found in the Northwest property corner of David Rickey and Teresa Avery Key (Deed Book 562, Page 130); thence South 25°55’59” East a distance of 126.43 feet to a Iron Pipe Set in the Northeast property corner of Lawton E. Sr. and Linda C. Mickle (Deed Book 1342, Page 874); thence South 60°29’07” West a distance of 225.00 feet to an Iron Pipe Found; thence North 27°41’50” West a distance of 21.28 feet to an Iron Pipe Found on the Northeast property corner of Edward H. and Nell Parrish Honeycutt (Deed Book 67, Page 245); thence South 60°46’19” West a distance of 259.49 feet to a Concrete Monument Found on the Northwest property corner of Clark L. and LaRue Kershner (Deed Book 84, Page 474); thence South 60°35’57” West a distance of 124.43 feet to an Iron Pipe Found on the Northwest property corner of Santos I. Benitez (Deed Book 1280, Page 444); thence South 60°37’01” West a distance of 233.46 feet to an Iron Pipe Found on the Northwest property corner of John A. and Shelia J. Lafountain (Deed Book 687, Page 226); thence South 60°11’25” West a distance of 102.67 feet to an Iron Pipe Found on the Northwest property corner of Jimmy and Carol Poindexter (Deed Book 1037, Page 313); thence North 28°28’09” West a distance of 49.17 feet to an Iron Pipe Found on the Northeast property corner of Carol P. Poindexter (Deed Book 981, Page 484); thence South 66°11’06” West a distance of 207.60 feet to an Iron Pipe Found with North Carolina State Plane Coordinate NAD 1983 (2011) of N:615,196.98’, E: 1,944,710.52’ also being the Place of Commencing and continuing South 66°11’06” West a distance of 142.65 feet to the Point of Beginning, containing 28.806 acres more or less.
Petition for Non-Contiguous Annexation Of Esplanade Property

Parcels for Consideration

Tax PIN: 9641-55-0952-00

Tax PIN: 9641-45-5299-00
RESOLUTION FIXING DATE OF PUBLIC HEARING ON
QUESTION OF NON-CONTIGUOUS ANNEXATION PURSUANT
TO G. S. 160A-31 and 160A-58.1

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 September 17, 2019.

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

CITY OF SANFORD LEGAL DESCRIPTION FOR

Contiguous Annexation Boundary for Esplanade Communities of Florida, LLC
Jonesboro Township, Lee County, NC

Commencing at an Iron Pipe Found with North Carolina State Plane Coordinate NAD
1983 (2011) of N:615,196.98’, E: 1,944,710.52’; thence South 66°11′06″ West a distance
of 142.65 feet to an Iron Pipe Set in the Southwest corner of the Esplanade Communities
of Florida, LLC property (Deed Book 1530, Page 829 & Plat Book 2019, Page 59) and
being the Point of Beginning; thence North 22°25′33″ West a distance of 253.54 feet to a
Iron Pipe Found along the Eastern R/W of Fire Tower Road - S.R. 1152; thence with a
curve to the right with an arc length of 407.37 feet, a radius of 3959.71 feet, a chord
bearing of North 18°07′35″ West, and a chord distance of 407.19 feet to a point on the
Eastern R/W of Fire Tower Road / S.R. 1152; thence North 18°51′11″ East a distance of
188.41 feet to a computed point (Deed Book 557, Page 199 & Deed Book 75, Page 396);
therence North 57°51′11″ East a distance of 148.50 feet to a computed point; thence North
32°08′49″ West a distance of 26.40 feet to a computed point (Plat Cabinet 2005, Slide
47); thence North 57°51′11″ East a distance of 264.00 feet to Iron Pipe Found in the
Southwest corner of Gary William Bowman, Donald Ray Bowman, and Kathy Annette
Bowman Williams property (Deed Book 557, Page 199, Deed Book 75, Page 396); thence
North 32°15′06″ West a distance of 278.98 feet to an Iron Pipe Found in the Southwest
property corner of Sandcor, LLC (Deed Book 1328, Page 319); thence North 32°04′05″
West a distance of 298.30 feet to an Iron Pipe Found on the Southwest property corner of
Michael Haigs Thomas (Deed Book 1271, Page 352); thence North 70°27′22″ East along
the southern property line of Jerry and Debra Adkins (Deed Book 1154, Page 993) for a distance of 404.62 feet to an Iron Rebar Found in the Northwest property corner of Angela Terry Jenkins (Deed Book 231, Page 75); thence South 40°56′52″ East a total distance of 1334.94 feet to an Iron Pipe Found in the Northwest property corner of David Rickey and Teresa Avery Key (Deed Book 562, Page 130); thence South 25°55′59″ East a distance of 126.43 feet to a Iron Pipe Set in the Northeast property corner of Lawton E. Sr. and Linda C. Mickle (Deed Book 1342, Page 874); thence South 60°29′07″ West a distance of 225.00 feet to an Iron Pipe Found; thence North 27°41′50″ West a distance of 21.28 feet to an Iron Pipe Found on the Northeast property corner of Edward H. and Nell Parrish Honeycutt (Deed Book 67, Page 245); thence South 60°46′19″ West a distance of 259.49 feet to a Concrete Monument Found on the Northwest property corner of Clark L. and LaRue Kershner (Deed Book 84, Page 474); thence South 60°35′57″ West a distance of 124.43 feet to an Iron Pipe Found on the Northwest property corner of Santos I. Benitez (Deed Book 1280, Page 444); thence South 60°37′01″ West a distance of 233.46 feet to an Iron Pipe Found on the Northwest property corner of John A. and Shelia J. Lafountain (Deed Book 687, Page 226); thence South 60°11′25″ West a distance of 102.67 feet to an Iron Pipe Found on the Northwest property corner of Jimmy and Carol Poindexter (Deed Book 1037, Page 313); thence North 28°28′09″ West a distance of 49.17 feet to an Iron PipeFound on the Northeast property corner of Carol P. Poindexter (Deed Book 981, Page 484); thence South 66°11′06″ West a distance of 207.60 feet to an Iron Pipe Found with North Carolina State Plane Coordinate NAD 1983 (2011) of N:615,196.98′, E: 1,944,710.52′ also being the Place of Commencing and continuing South 66°11′06″ West a distance of 142.65 feet to the Point of Beginning, containing 28.806 acres 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 3rd day of September, 2019.

______________________________
T. Chet Mann, Mayor

ATTEST:

______________________________
Bonnie Davis, City Clerk
RESOLUTION DECLARING COST AND ORDERING PREPARATION OF PRELIMINARY ASSESSMENT ROLL, AND SETTING TIME AND PLACE FOR PUBLIC HEARING ON PRELIMINARY ASSESSMENT ROLL

HAWKINS AVENUE SEWER EXTENSION

WHEREAS, the extension of the sewer system by the Hawkins Avenue Sewer Extension Project which took place along and near Hawkins Avenue, was ordered by Resolution of this City Council duly passed on 15th day of August, 2017, and has completed in accordance therewith; and

WHEREAS, the total cost of the project has been computed;

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

1. The total cost of the above described project is hereby declared to be $178,180.44. The amount subject to assessment is $41,968.99.

2. The City Clerk is hereby directed to prepare a Preliminary Assessment Roll showing the individual assessments upon the benefited properties.

3. The City Clerk is hereby directed to make available during regular office hours, in the Clerk’s office, the Preliminary Assessment Roll for public inspection from this day through the 1st day of October, 2019.

4. The City Council will hold a public hearing at 6:00 pm on the 1st day of October, 2019, at City of Sanford Municipal Center for the purpose of hearing all interested persons.

5. The City Clerk is hereby directed to publish the required notice of the public hearing and, no later than 10 days before the public hearing, to mail by first-class mail copies of the notice to the owners of real property listed on the preliminary Assessment Roll.

Adopted this 3rd day of September, 2019.

T. Chet Mann, Mayor

ATTEST:

Bonnie Davis, City Clerk

Susan C. Patterson, City Attorney
STATE OF NORTH CAROLINA

COUNTY OF LEE

ENCROACHMENT AGREEMENT

THIS ENCRYACHMENT AGREEMENT ("Agreement") made this ___ day of ____________, 20__ by and between DUKE ENERGY PROGRESS, LLC, a North Carolina limited liability company ("Duke Energy") and CITY OF SANFORD, a body politic and corporate existing under the laws of the State of North Carolina ("City");

WITNESSETH:

WHEREAS, Duke Energy is the owner of certain easements and rights of way of varying widths pursuant to the documents recorded in the Office of Register of Deeds for Lee County in Deed Book 870 at Page 845, Deed Book 853 at Page 404, Deed Book 870 at Page 880, Deed Book 870 at Page 825, Deed Book 870 at Page 865, Deed Book 913 at Page 662, Deed Book 870 at Page 829, Deed Book 870 at Page 874, Deed Book 870 at Page 870, Deed Book 870 at Page 861, Deed Book 870 at Page 853, Deed Book 965 at Page 779, Deed Book 915 at Page 560, Deed Book 624 at Page 79, Deed Book 262, Page 778 and Deed Book 265, Page 378 that permit the construction, operation, and maintenance of electric transmission lines on certain land parcels located in Lee County, North Carolina, the area of said easements and rights of way being referred to herein as the "Duke Energy Easements"); and

WHEREAS, City has obtained easements on many of the same land parcels as the Duke Energy Easements, for constructing and maintaining a sanitary sewer system, which easements overlap portions of the Duke Energy Easements; and

WHEREAS, City desires to encroach upon portions of the Duke Energy Easements on a temporary and permanent basis as more particularly described herein, and Duke Energy is willing to permit the City's encroachments under the terms and conditions of this Agreement.
NOW, THEREFORE, Duke Energy, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to it paid by City, the receipt and adequacy of which is hereby acknowledged, does hereby grant unto City, its successors and assigns, the right to encroach upon the Duke Energy Easements pursuant to the following terms and conditions:

1. City shall have the **temporary** right to encroach upon the nine-foot (9’) overlapping portion of the Duke Energy Easements, for the purpose of construction activity related to the sanitary sewer system including pipe lay down, welding and pedestrian and vehicular access, on all those tracts, pieces, parcels or lots of land containing a total of 2.9 ± acres, and being shown on the “Exhibit Map Index Key for City of Sanford Easements,” dated January 12, 2018, attached hereto as **Exhibit A** and incorporated herein by reference (“**Temporary Encroachment Areas**”). The Temporary Encroachment Areas are more particularly shown on Sheets of **Exhibit A**, individual lot acreage being as follows: Ref. No: 31 = 0.24, Ref. No: 32 = 0.08, Ref. No: 33 = 0.13, Ref. No: 34 = 0.36, Ref. No: 35 = 0.15, Ref. No: 36 = 0.05, Ref. No: 37 = 0.43 (Sheets 1 and 2), Ref. No: 38 = 0.37, Ref. No: 39 = 0.04, Ref. No: 40 = 0.10, Ref. No: 41 = 0.05, Ref. No: 42 = 0.04, Ref. No: 43 = 0.06, Ref. No: 44 = 0.12 (Sheets 1 thru 4), Ref. No: 45 = 0.15 (Sheets 1 thru 3), Ref. No: 47 = 0.08 (Sheets 1 thru 4), Ref. No: 48 = 0.02, Ref. No: 49 = 0.06, Ref. No: 51 = 0.033, and Ref. No: 52 = 0.24) (Sheets 1 and 2).

Permitted vehicular access includes but is not limited to, backhoes, front-end loaders, dump trucks, standard work trucks and any other equipment related to the construction activity permitted within the Temporary Encroachment Areas. Excavating and stockpiling of materials and spoil are prohibited.

City shall delineate the edge of the Temporary Encroachment Areas by using an erosion control-type barrier (e.g., orange construction silt fencing) to be placed along the side of Duke Energy’s entire transmission line at all times, immediately adjacent to the excavation.

2. The **temporary** encroachment rights granted in Section 1 herein shall terminate when construction of the sanitary sewer system ends or one (1) year from date of the execution of this Agreement, whichever occurs first. Upon termination of the temporary encroachment rights, City shall restore all disturbed areas by returning the materials and grades to their original levels, stabilizing and reseeding the ground surface in accordance with North Carolina Sediment and Erosion Control specifications, removing all sediment and erosion control devices, and removing excavated fill or spoils and disposing of them off-site. Silt fences shall be removed from Duke Energy’s Easements after completion of the sanitary sewer system.

3. Except for construction activity specifically approved herein, City shall obtain prior written approval from Duke Energy to conduct any future activity within the Temporary Encroachment Areas.

4. City shall have the **perpetual** right to encroach upon the portion of Duke Energy’s Easements containing 0.07 ± total acres labeled “Encroachment Area: 0.16 acre,” as shown on the plat of survey entitled “City of Sanford Easement Exhibit Across the Property of: John L. Riggs & Elizabeth Riggs,” **Exhibit A (Ref. 47, Drawing No. 3 of 4)** for the purpose of installing and
maintaining a sewer force main crossing ("Permitted Encroachment"). City shall have the right of pedestrian and vehicular access over and across Duke Energy's Easements as reasonably necessary to maintain the Permitted Encroachment.

5. City and its contractors shall maintain a safe work clearance under the transmission line in accordance with Duke Energy's specifications and as defined by "OSHA" guidelines for non-qualified electrical workers. City and its contractors shall obtain Duke Energy's specifications for such safe work clearance in writing prior to any work being performed or equipment being operated or transported near the transmission line.


7. Duke Energy makes no warranties or representations as to City's contemplated use of the Duke Energy Easements. City acknowledges that the consent of other parties (including, without limitation, the owner of the property and any mortgagee of such owner) may be required for City to obtain any rights over the property of which the Duke Energy Easements are a part.

8. City acknowledges that its use of the Duke Energy Easements shall be at City's sole risk and expense. Duke Energy shall in no way be liable to City for any costs, expenses, losses, damages, or liabilities incurred by City in its use of the Duke Energy Easements. To the extent allowed by law, City shall indemnify and hold Duke Energy harmless from and against any and all costs, expenses, losses, damage, destruction, and liabilities incurred by Duke Energy relating, directly or indirectly, to City's use of the Duke Energy Easements.

9. This Agreement shall be governed by the laws of the State of North Carolina.

IN WITNESS WHEREOF, the parties hereby have affixed their names by their duly authorized officers the day and year first above written.

[Signatures Begin on Following Page]
DUKE ENERGY:
DUKE ENERGY PROGRESS, LLC
a North Carolina limited liability company

By: __________________________________________
Name: _______________________________________
Title: _________________________________________

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this ___ day of
_______________________, 20___, acknowledging to me that ______________________________________________________
signed the foregoing ENCROACHMENT AGREEMENT on behalf of Duke Energy Progress, LLC.

________________________________________
Notary Public

My Commission Expires: ____________

[Signatures Continue on Following Page]
CITY:
CITY OF SANFORD
a body politic and corporate existing under the laws of the State of North Carolina

By: ________________
Name: ________________
Title: ________________

ATTEST:

By: ________________
Print Name: ________________

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, ________________, a Notary Public in County, North Carolina, certify that ________________ personally appeared before me this day and acknowledged that he(she) is the ________________, of the City of Sanford, a body politic and corporate existing under the laws of the State of North Carolina, and being authorized to do so, executed the foregoing ENCROACHMENT AGREEMENT on behalf of the City of Sanford.

Witness my hand and notarial seal, this ____ day of ________________, 20____.

______________                                    Notary Public

My Commission Expires: ________________
Encroachment Area: 0.24 acre

AREA
NEW UTILITY EASEMENT: 35,346 SF / 0.811 AC
NEW TEMPORARY CONSTRUCTION EASEMENT: 11,781 SF / 0.270 AC

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED)
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
3. AREAS COMPUTED USING THE COORDINATE METHOD
4. THE EASEMENT AREA IS LOCATED OUTSIDE OF A FLOODPLAIN, EASEMENT MAP 21: DMM66D1K
   DATED 02-23-2017. WWW.NCDOT.GOV

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
LEMMOND FAMILY LTD PARTNERSHIP
DB 538, PG. 451
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

DRAWN BY JVS
REVISION: 01-15-2017
CHECKED BY CRD
DRAWING NO: 1 OF 1
ENCROACHMENT AREA: 0.08 ACRE

AREA
NEW UTILITY EASEMENT: 10,478 SF / 0.241 AC
NEW TEMPORARY CONSTRUCTION EASEMENT: 3,086 SF / 0.071 AC

LEGEND
E-PI: EXISTING IRON PIPE
E-R: EXISTING IRON ROD
Δ: COMPUTED POINT
NEW TEMPORARY CONSTRUCTION EASEMENT
PROPERTY LINE COMPILATION

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE NOTED).
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. AREAS COMPUTED USING THE COORDINATE METHOD.
4. THE EASEMENT AREA IS LOCATED OUTSIDE OF A FLOODPLAIN PER MAP 3710260007K DATED 02/02/2007 www.fema.gov

JORDAN M. SCHOF, P.S. L-4939 CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000 THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS THE 15TH DAY OF NOVEMBER, 2012.

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF DEEP RIVER SPORTING CLAY, INC
(ANKA: DEEP RIVER SPORTING CLAYS, INC)
DB 430, PG. 158
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

STEWART

[Signature]

LEES CHAPEL RD
LOWER MARION RD
CLETUS HALL RD

Vicinity Map (N.T.S.)

Project No: G17-1201 G7 Ref No.
Scale: 1" = 200'
Drawn By: JMS Revision 02 11/25/17
Checked By: CRD Drawing No. 1 of 3

1 PROJECT 2011/12/18 2011-12-18 11:15:17
2 PROJECT 2011/12/18 2011-12-18 11:15:17
3 PROJECT 2011/12/18 2011-12-18 11:15:17
4 PROJECT 2011/12/18 2011-12-18 11:15:17
5 PROJECT 2011/12/18 2011-12-18 11:15:17
Encroachment Area: 0.13 acre

AREA
NEW UTILITY EASEMENT: 21,620 SF / 0.486 AC
NEW TEMPORARY CONSTRUCTION EASEMENT: 7,539 SF / 0.173 AC

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN FT SURVEY FEET (UNLESS OTHERWISE NOTED)
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
3. AREAS COMPUTED USING THE COORDINATE METHOD
4. THE EASEMENT AREA IS LOCATED OUTSIDE OF A FLOODPLAIN PER MAP 371990000000

LEGEND
EIP ○ EXISTING IRON PIPE
EIR ○ EXISTING IRON ROD
△ NEW EASEMENT
□ NEW UTILITY EASEMENT
■ PROPERTY LINE CONTINUATION

J. D. SCHOF, PLS. L-4639 CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. ANY UNITS NOT ACTUALLY SURVEYED ARE AS BORNE LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLOT. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:1000 THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLOT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 20TH DAY OF OCTOBER, 2017.

JOHN M. SCHOF, PLS. L-4639

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
JAMES L. DUPREE & BARBARA H. DUPREE
DB 426, PG. 798
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C

STEWART...
EXHIBIT A

N.F.
JAMES R. UNDERWOOD JR.
(LIFE ESTATE)
D9 678, PG. 839
0676-35-5800-00

N.F.
EDMOND LEE GARNER & MYRTIE COE GARNER
D9 361, PG. 306
9976-52-8867-00

Encroachment Area: 0.15 acre

AREA
NEW UTILITY EASEMENT:
20,450 SF / 0.469 AC
NEW TEMPORARY CONSTRUCTION EASEMENT
6,313 SF / 0.145 AC

LEGEND

EIP = Existing Deed Line
E.R. = Existing Iron Rod
△ = Computed Point
△ = New Temporary Construction EASEMENT
△ = New Utility EASEMENT

SCALE: 1" = 100'

GENERAL NOTES
1. All distances shown are horizontal ground distances in U.S. Survey Feet (unless otherwise noted).
2. This survey was performed without the benefit of a title report. Property is subject to all easements and restrictions of record which may be disclosed by a full and accurate title search.
3. Areas computed using the coordinate method.


CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
EDMOND LEE GARNER & MYRTIE COE GARNER
D9 361, PG. 306
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

STEWART

STEWART

STEWART
ENCROACHMENT AREA
0.05 ACRE

LINE TABLE

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<td>S57°56'44&quot;W</td>
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<tr>
<td>L7</td>
<td>S57°56'44&quot;W</td>
<td>28.41</td>
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LEGEND

EIP  EXISTING IRON PIPE
EP   END POINT
CP   COMPUTED POINT
NEW TEMPORARY CONSTRUCTION EASEMENT
NEW UTILITY EASEMENT
PROPERTY LINE COMPLIANCE

SCALE: 1" = 100'

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
RUSSELL D. UNDERWOOD &
CAROLYN M. UNDERWOOD
DB 978, PG. 839
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

JOMAN M. SCHOFF, P.L.S. #4939
CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THE RADIO OF PRECISION AS CALCULATED IS BETTER THAN 10.00 THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 15TH DAY OF NOVEMBER 2017.

JOMAN M. SCHOFF, P.L.S. #4939

STEWART
171 FOUNTAIN ST Suite 500
Raleigh, NC 27601
Telephone: 919-400-0200
Fax: 919-400-0205

LEES CHAPEL RD
Vicinity Map (N.T.S.)

PROJECT NO. 11-2010-01  DATE: 10-12-2011
SCALE: 1" = 100'  DRAWN BY: JMS
DRAWN BY: JMS  DATE: 11-15-17
CHECKED BY: CRD  DRAWING NO. 1 OF 1

75
EXHIBIT A
SHEET 1 OF 2

NF
HUNTER FARMS, LLC
DB 1305 PG 328
9676-73-6870-00

NF
JAMES R. UNDERWOOD JR
LIFE ESTATE
DB 976, PG 873
9676-54-5800-00

LEES CHAPEL ROAD (SR 1425)
60' PUBLIC ROW

AREA
NEW UTILITY EASEMENT #1: 36,985 SF / 0.849 AC
NEW UTILITY EASEMENT #2: 20,560 SF / 0.472 AC
TOTAL NEW UTILITY EASEMENT: 57,545 SF / 1.321 AC

NEW TEMPORARY CONSTRUCTION EASEMENT #1: 11,991 SF / 0.275 AC
NEW TEMPORARY CONSTRUCTION EASEMENT #2: 7,530 SF / 0.173 AC
TOTAL NEW T.C.E.: 19,521 SF / 0.448 AC

AREAS EXCLUDES LEES CHAPEL ROAD RIGHT OF WAY
AREA #1 IS THE SOUTH SIDE OF LEES CHAPEL RD
AREA #2 IS NORTH SIDE

LEGEND
EXISTING R.O.P.
EXISTING R.O.R.
COMPUTED POINT
NEW TEMPORARY CONSTRUCTION EASEMENT
NEW UTILITY EASEMENT
PROPERTY LINE
COMPUTATION

I, JORDAN M. SCHMITT, P.G. (4750), CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BARTEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAN. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:100. THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH 46:47:52 AD AMENDED WITNESS

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
HUNTER FARMS, LLC
DB 1305 PG 328
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL
GROUND DISTANCES IN US SURVEY FEET
UNLESS OTHERWISE NOTED.
2. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A TITLED REPORT. PROPERTY IS
SUBJECT TO ALL EASEMENTS AND
RESTRICTIONS OF RECORD WHICH MAY BE
DISCLOSED BY A FULL AND ACCURATE TITLE
SEARCH.
3. AREAS COMPUTED USING THE COORDINATE
METHOD.
4. THE EASEMENT AREA IS LOCATED OUTSIDE
OF A FLOODPLAIN PER MAP 371086800K
DATED 02-02-2007 www.mp.n.c.gov

Printed No: G1701201
Scale: 1" = 500'
Date: 12-17-2017
Drawing By: JMS
Revision: 1.11.27.17
Checked By: CRD
Drawing No: 1 of 2
Encroachment Area 0.43 acre

City of Sanford Easement Exhibit
Across the Property Of
Hunter Farms, LLC
DB 1305, PG. 328
Deep River Township, Lee County, N.C.

J. Jordan M. Schoof, P.L.S.
L-4939
Certify that this easement exhibit was drawn under my supervision from information shown in deed books referenced on this exhibit. That any lines not actually surveyed appear as broken lines and were plotted from information as noted on the plat. The ratio of precision as calculated is better than 1:1000. That the area was computed by coordinate method that this plat was prepared in accordance with U.S. 47.30 as amended. Witness my original signature registration number and seal this the 27th Day of November 2017.

J. Jordan M. Schoof, P.L.S.

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
HUNTER FARMS, LLC
DB 1305, PG. 328
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

I, JORDAN M. SCHOOF, P.L.S. L-4939 CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:1000. THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH U.S. 47.30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS THE 27TH DAY OF NOVEMBER 2017.

J. JORDAN M. SCHOOF, P.L.S.
EXHIBIT A

Encroachment Area: 0.10 acre

AREA
NEW UTILITY EASEMENT:
15,115 SF / 0.347 AC
NEW TEMPORARY
CONSTRUCTION EASEMENT:
5,037 SF / 0.116 AC

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED).
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. AREAS COMPUTED USING THE COORDINATE METHOD.

LEGEND
SIH: EXISTING IRON PIPE
EIR: EXISTING IRON ROD
CPC: COMPUTED POINT
NTE: NEW TEMPORARY CONSTRUCTION EASEMENT
NUE: NEW UTILITY EASEMENT
PLC: PROPERTY LINE COMPILATION
FZL: FLOOD ZONE AE LINE

JORDAN M. SCHOF: PL/S 19-4399: CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION AND USING INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:1000. THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-32 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 26TH DAY OF OCTOBER, 2017

JORDAN M. SCHOF: PL/S 19-4399

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
TONY L. RAGAN
DB 1208, PG. 579
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C

STEWART
113 Commercial Way
Easley, SC 29642
Telephone: 864-893-0700
Fax: 864-893-0725
www.stewartrule.com
Encroachment Area: 0.05 acre

AREA
NEW UTILITY EASEMENT: 7,623 SF / 0.175 AC
NEW TEMPORARY CONSTRUCTION EASEMENT: 2,699 SF / 0.062 AC

LEGEND

| IP | EXISTING IRON PIPE |
| EP | EXISTING IRON ROD |
| CP | COMPUTED POINT |
| CEC | NEW TEMPORARY CONSTRUCTION EASEMENT |
| USE | NEW UTILITY EASEMENT |
| PLC | PROPERTY LINE COMPILATION |
| FZ | FLOOD ZONE AE |

GENERAL NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. AREAS COMPUTED USING THE COORDINATE METHOD.

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
TIMOTHY JOSEPH LARSON &
LAUREN ELIZABETH LARSON
DB 1457, PG. 974
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

Drawing No. 1 of 1
Encroachment Area: 0.04 acre
### Exhibit A

#### New 16' Temporary Construction Easement and New 30' Utility Easement

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<tr>
<td>L6</td>
<td>S94°47'45&quot;W</td>
<td>112.11</td>
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</table>

N.F. Richard Smith  
DB 782, PG. 882  
PC 9, PG. 92A  
(Lot 1B)  
9656-06-1855-00  

N.F. John L. Riggs  
ELIZABETH  
DB 847, PG. 848  
0588-27-4454-00  

N.F. Joseph Harold Gilmore  
DB 680, PG. 525  
PG. 79  
9585-98-0455-00  

N.F. Dwight Jones  
DB 782, PG. 882  
PC 9, PG. 92A  
(Lot 1C)  
9656-06-1855-03  

N.F. Hazel Douglas Brown  
DB 389, PG. 456  
PG. 66  
9585-06-2243-00  

**Encroachment Area:** 0.06 acre

### General Notes

1. All distances shown are horizontal ground distances in US survey feet (unless otherwise noted).
2. This survey was performed without the benefit of a title report. Property is subject to all easements and restrictions of record which may be disclosed by a full and accurate title search.
3. Areas computed using the coordinate method.

---

**City of Sanford Easement Exhibit**  
Across the Property Of:  
Richard Smith  
DB 782, PG. 982  
Deep River Township, Lee County, N.C.

---

**Legend**

- **EIP:** Existing Iron Pipe
- **EIR:** Existing Iron Rod
- **C:** Computed Point
- **NUE:** New Utility Easement
- **NC:** New Construction Easement
- **PCL:** Property Line Complication
- **FZD:** Flood Zone D Area Line

---

**City of Sanford**

**STEWART**

**Project No.** 1710312-01  
**Ref No.** 43  
**Scale** 1" = 100'  
**Data** 10-26-2017  
**Drawn By** JMS  
**Revision** 1.10-27-17  
**Checked By** CRD  
**Drawing No.** 1 of 1
Encroachment Area: 0.12 acre

Sheet 3 of 3 Area
New Utility Easement: 4,138 SF / 0.095 AC

General Notes:
1. All distances shown are horizontal ground distances in US Survey Feet (Unless otherwise noted).
2. This survey was performed without the benefit of a Title Report. Property is subject to all easements and restrictions of record which may be disclosed by a full and accurate title search.
3. Areas computed using the coordinate method.
4. The easement area is located inside of a floodplain per map 37-09968000k dated 02-02-2005 www.mfnc.gov

Legend:
- E.R. = Existing R.O.I.
- E.R. = Existing R.O.B.
- A = Temporary Construction Easement
- N.T. = New Temporary Construction Easement
- G.A. = Gravel Access Road

City of Sanford Easement Exhibit
Across the Property of
John L. Riggs & Elizabeth Riggs
DB 647, PG 998
Deep River Township, Lee County, N.C.

Project No. 0710D1 Ref No. 66
Scale 1" = 100' Date 11-10-2017
Drawn By JMS Revision 11-27-17
Checked By CRO Drawing No. 3 of 4
EXHIBIT A

LINE TABLE

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<td>L17</td>
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N/F
WILLIAM W. STEPHENS
DB 555 PG. 709
PC 8 PG. 890
PIN 9887-29-1747.00

NEW 30' UTILITY EASEMENT &
10' TEMPORARY
CONSTRUCTION EASEMENT

N/F
JOHN L. RIGGS
& ELIZABETH RIGGS
DB 647, PG. 988
MB 3, PG. 78 (PC 2 PG. 370)
9886-27-4454.00

NEW 4 AREA
UTILITY EASEMENT
8,598 SF / 0.197 AC

NEW TEMPORARY
CONSTRUCTION EASEMENT
2,152 SF / 0.049 AC

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL
   GROUND DISTANCES IN US SURVEY FEET
   UNLESS OTHERWISE NOTED.
2. THIS SURVEY WAS PERFORMED WITHOUT THE
   BENEFIT OF A TITLE REPORT. PROPERTY IS
   SUBJECT TO ALL LIMITATIONS AND
   RESTRICTIONS OF RECORD WHICH MAY BE
   DISCLOSED BY A FULL AND ACCURATE TITLE
   SEARCH.
3. AREAS COMPUTED USING THE COORDINATE
   METHOD.
4. THE EASEMENT AREA IS LOCATED INSIDE OF A
   FLOODPLAIN MAP SERIES 37-00565800K DATED
   02-02-2007 www.fmh.noaa.gov

SEE SHEET 1 OF 4 FOR TOTAL AREA

LEGEND

| EP | EXISTING IRON PIPE |
| EP | EXISTING IRON ROD |
| DPM | COMPUTED POINT |
| NEW TEMPORARY CONSTRUCTION EASEMENT |
| NEW UTILITY EASEMENT |
| PROPERTY LINE COMPLATION |
| GRAVEL ROAD |

SCALE: 1" = 50'

1. JORDAN W. SCHOEFEL PLS L-4328 CERTIFY THAT THIS EASEMENT
   EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION
   SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. THAT ANY
   LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE
   PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THE RATIO OF
   PRECISION AS CALCULATED IS BETTER THAN 1 TO 10,000 THAT THE AREA
   WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAT WAS
   PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED, WITNESS
   MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS THE
   27TH DAY OF NOVEMBER 2017

City of Sanford Easement Exhibit
Across the Property of
JOHN L. RIGGS & ELIZABETH RIGGS
DB 647, PG. 988
Deep River Township, Lee County, N.C.

Stewart Surveying PLLC
325 Cumberland St., Suite 102
P.O. Box 1037
Sanford, NC 27330-1037
(919) 776-2308
www.stevensurveying.com

Project No. G170120-21
Scale 1" = 50'
Date 11-10-2017
Drawn By JMS
Revision 2-11-17
Checked By C.S.M.
Drawing No. 4 of 4

vicinity Map (N.T.S.)

City of Sanford Easement Exhibit
Across the Property of
JOHN L. RIGGS & ELIZABETH RIGGS
DB 647, PG. 988
Deep River Township, Lee County, N.C.

Stewart Surveying PLLC
325 Cumberland St., Suite 102
P.O. Box 1037
Sanford, NC 27330-1037
(919) 776-2308
www.stevensurveying.com

Project No. G170120-21
Scale 1" = 50'
Date 11-10-2017
Drawn By JMS
Revision 2-11-17
Checked By C.S.M.
Drawing No. 4 of 4
EXHIBIT A

AREA
NEW UTILITY EASEMENT:
60,593 SF / 1.391 AC
NEW TEMPORARY CONSTRUCTION EASEMENT:
27,965 SF / 0.642 AC

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED)
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
3. AREAS COMPUTED USING THE COORDINATE METHOD
4. THE EASEMENT AREA IS LOCATED INSIDE OF A FLOODPLAIN PER MAP 3709RMMX DATED 01-01-2007 www.mrs.n.h.gov

SEE SHEETS 2 & 3 FOR EASEMENT DETAILS.

LEGEND

E P O EXISTING IRON PIPE
E W O EXISTING ON ROAD
A COMPUTER POINT
NEW TEMPORARY CONSTRUCTION EASEMENT
NEW UTILITY EASEMENT
PROPERTY LINE COMPILATION
FLOOD ZONE AS LINE

1. JORDAN M. SCHOFF, PLS, #4393 CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. THAT ANY LINES NOT ACTUALLY SURVEYED ARE AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000. THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C. 47-32 AND AMENDED WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 27TH DAY OF NOVEMBER 2017.

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
JOHN L. RIGGS & ELIZABETH RIGGS
DB 794, PG. 537
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

STEWART

SCALE: 1" = 500'

1703されて(352) - Benchmark et Mercuria Farms Map Dwg. Q17010 01_Easeement.dwg Nov 28, 2017, 12:18pm
EXHIBIT A
SHEET 2 OF 3

NEW 12" TEMPORARY CONSTRUCTION EASEMENT

AREA
NEW UTILITY EASEMENT:
60,593 SF / 1.391 AC

NEW TEMPORARY CONSTRUCTION EASEMENT:
27,965 SF / 0.642 AC

GENERAL NOTES
1. ALL DistANCES ShOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED)
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
3. AREAS COMPUTED USING THE COORDINATE METHOD
4. THE EASEMENT AREA IS LOCATED INSIDE OF A FLOWPLAN FOR MAP 3110 RANKIN DATED 02-01-1999 www.flr ranks.com

LEGEND

FIP
EXISTING IRON PIPE
E/R
EXISTING HIGH-ROD
A
COMPUTED POINT
NEW TEMPORARY CONSTRUCTION EASEMENT
PROPERTY LINE COMPARISON
FLOOD ZONE A E LINE

1. JORDAN W. SCHOFI, PLS 4-933 CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE FOUND FROM INFORMATION AS NOTED ON THE PLAT. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:12000; THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 4.1-72-32 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 27TH DAY OF NOVEMBER 2017

STEWART
CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
JOHN L. RIGGS & ELIZABETH RIGGS
DB 784, PG. 537
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

Viability Map (N.T.S.)

Project No. G7200-01
Ref. No. 45
Scale 1" = 100'
Date 10-26-2017
Drawn By AS
Revision 11-27-17
Checked By CRD
Drawing No. 2 of 3

G:\Projects\2017\072016 - Sanford to Marshville Force Main\DRAW\0-72100 01_Easeement Alg. Nov 18 7011 x 10 56pm
EXHIBIT A

NOTE: SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES

NEW 3D UTILITY EASEMENT

"TARRYINGTON LANE" R/W ACCESS
PC 9. PG 26

NEW 3D UTILITY EASEMENT & NEW 10' T.C.E

"CAPE FEAR LANE" R/W ACCESS
PC 8. PG 36

DB 847. PG. 886
MB 3. PG. 78 (PG 2. PG. 370)
9888-27-4454-00

AREA
NEW UTILITY EASEMENT:
60,593 SF / 1.391 AC

NEW TEMPORARY CONSTRUCTION EASEMENT:
27,665 SF / 0.642 AC

GENERAL NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED).

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

3. AREAS COMPUTED USING THE COORDINATE METHOD.

4. THE EASEMENT AREA IS LOCATED INSIDE OF A FLOODPLAIN PER MAP 37-00998000 (DATED 04/02/2017. www.fema.gov)

Encroachment Area: 0.15 acre

Legend

0 50 100
SCALE 1" = 100'


JORDAN M. SCHOFIELD

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
JOHN L. RIGGS & ELIZABETH RIGGS
DB 794. PG. 537
DEEP RIVER TOWNSHIP, LEE COUNTY. N.C.
EXHIBIT A

NEW UTILITY EASEMENT: 67,096 SF / 1.540 AC
NEW TEMPORARY CONSTRUCTION EASEMENT #1: 19,159 SF / 0.440 AC
NEW TEMPORARY CONSTRUCTION EASEMENT #2: 3,701 SF / 0.085 AC
TOTAL T.C.E.: 22,860 SF / 0.525 AC

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED)
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. AREAS COMPUTED USING THE COORDINATE METHOD
4. THE EASEMENT AREA IS LOCATED INSIDE OF A FLOODPLAIN PER MAP 3710968000 & 3710967000 (DATE 02-02-2000)

NOTE: SEE SHEETS 2 & 3 FOR EASEMENT DETAILS. SEE SHEET 4 FOR LINE TABLE.
ENCROACHMENT AREA
0.15 ACRE TOTAL,
0.08 ACRE TEMPORARY,
0.07 ACRE PERMANENT

NEW 32' UTILITY EASEMENT & NEW 10' TEMPORARY CONSTRUCTION EASEMENT #2

NOTE: SEE SHEET 1 OF 4 FOR AREA TABLE & SEE SHEET 4 OF 4 FOR LINE TABLE

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET (UNLESS OTHERWISE NOTED)
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. AREAS COMPUTED USING THE COORDINATE METHOD
4. THE EASEMENT AREA IS LOCATED INSIDE OF A FLOODPLAIN PER MAP 3710850/3710857 DATED 02-07-2007

JORDAN M. SCHOF, PLS (8913) CERTIFY THAT THIS EASEMENT EXHIBIT WAS DRAWN UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT. ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS SHOWN ON THE PLAT. THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10.000. THAT THE AREA WAS COMPUTED BY COORDINATE METHOD THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH 5.47.30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 15TH DAY OF NOVEMBER, 2017.

JORDAN M. SCHOF, PLS (8913)

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
JOHN L. RIGGS & ELIZABETH RIGGS
DB 647, PG 988
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

SCALE: 1" = 100'

69' ACCESS
PG 226

LEGEND

ERD EXISTING IRON PIPE
ERD EXISTING IRON ROD
ECP COMPUTED POINT
NEW TEMPORARY CONSTRUCTION EASEMENT
NEW UTILITY EASEMENT
PROPERTY LINE CANDIDATE
CRUML ACCESS ROAD
### EXHIBIT A

#### LINE TABLE

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#### LINE TABLE

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<td>16.32</td>
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### GENERAL NOTES

1. All distances shown are horizontal ground distances in US survey feet (unless otherwise noted).

2. This survey was performed without the benefit of a title report. Property is subject to all easements and restrictions of record which may be disclosed by full and accurate title search.

3. Areas computed using the coordinate method.


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### LEGEND

- E(1) = Existing Iron Pipe
- E(2) = Existing Monorail
- L = Computed Point
- NXC = New Temporary Construction Easement
- NUL = New Utility Easement
- NL = Property Line Compartment
- FZ = Flood Zone Line

---

### CITY OF SANFORD EASEMENT EXHIBIT

**Across the Property of:**

**JOHN L. RIGGS & ELIZABETH RIGGS**

DB 457, PG. 998

DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

---

**STEWART**

**CAP & RIVER SEAL**

**M. L. SCHOLTZ**

**City Or State Seal**

**NORTHERN NEW JERSEY CITY**

**City Of Sanford Easement Exhibit**

**Drawn By JAM Revision**

**Checked By CRO Drawing No. 3 of 4**
ENCROACHMENT AREA: 0.02 ACRE
EXHIBIT A

NEW 30' UTILITY EASEMENT & NEW 10' TEMPORARY CONSTRUCTION EASEMENT

N/F
JOHN L. RIGGS & ELIZABETH RIGGS
DB 435, PG. 101
PC 9, PG. 220 (LOT 151)
9687-33-4517-00

Bk. 265
Pg. 378

Encroachment Area: 0.06 acre

NEW UTILITY EASEMENT:
9,648 SF / 0.221 AC

NEW TEMPORARY CONSTRUCTION EASEMENT:
3,220 SF / 0.074 AC

LEGEND
EP — EXISTING IRON PIPE
ER — EXISTING ROD
△ — COMPUTED POINT
— — NEW TEMPORARY CONSTRUCTION EASEMENT
— — NEW UTILITY EASEMENT
PROPERTY LINE COMPARISON

LINE TABLE

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<th>DISTANCE</th>
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<td>N58°45'15&quot;W</td>
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GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

3. AREAS COMPUTED USING THE COORDINATE METHOD.

4. THE EASEMENT AREA IS LOCATED INSIDE OF A FLOODPLAIN PER MAP 37150B7000 DATED 03-02-2007 www.fema.gov

JORDAN M. SCHOF
PLS
1100 W. BROAD ST.
FAYETTEVILLE, NC 28301
334-825-7900

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF:
JOHN L. RIGGS & ELIZABETH RIGGS
DB 435, PG. 101
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

03-10-2017 - 2:35pm

DRAWN BY: JMS
CHECKED BY: CRO
DRAWING NO.: 1 OF 1

96
EXHIBIT A
SHEET 2 OF 2

TOTAL AREA
NEW UTILITY EASEMENT (SHEET 2):
21,918 SF / 0.503 AC

NEW TEMPORARY
CONSTRUCTION EASEMENT #1:
8,543 SF / 0.196 AC

NEW TEMPORARY
CONSTRUCTION EASEMENT #2:
85,975 SF / 1.974 AC

TOTAL T.C.E.: 94,518 SF / 2.170 AC

ENCROACHMENT AREA
0.24 acre

GENERAL NOTES
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET
   (UNLESS OTHERWISE NOTED)
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY IS
   SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD WHICH MAY BE
   DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
3. AREAS COMPUTED USING THE COORDINATE METHOD
4. THE EASEMENT AREA IS LOCATED INSIDE OF A
   FLOODPLAIN ON MAP 371008B920 DATED
   02-02-2007 www.ftla.nc.gov

JORDAN M. SCHOFIT, PLS L4236 CERTIFY THAT THIS EASEMENT
EXHIBIT WAS DRAWN UNDER MY SUPERVISION. FROM INFORMATION
SHOWN IN DEED BOOKS REFERENCED ON THIS EXHIBIT, THAT ANY
LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE
PLOTTED FROM INFORMATION AS NOTED ON THE PLAT. THE RATIO OF
PRECISION AS CALCULATED IS BETTER THAN 1:10,000. THAT THE AREA
WAS COMPUTED BY COORDINATE METHOD. THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS
MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE
12TH DAY OF DECEMBER, 2021

JORDAN M. SCHOFIT, PLS

CITY OF SANFORD EASEMENT EXHIBIT
ACROSS THE PROPERTY OF
WATSON ADCOCK, LLC
DB 824, PG 79
DEEP RIVER TOWNSHIP, LEE COUNTY, N.C.

01850101 01 Ref No 52
Scale 1"=100' Date 11-27-2017
Drawn By JMS Revision 1 12-12-17
Checked By CHD Drawing No 2 of 2

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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 eastern most intersection of Chancellors Ridge Way with West Chase Run in both directions, thereby making this a 3 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 3rd day of September 2019.

______________________________
T. CHET MANN, MAYOR

ATTEST:

______________________________
BONNIE DAVIS, CITY CLERK

______________________________
SUSAN C. PATTERSON, CITY ATTORNEY
Stop Sign Locations
Chancellors Ridge Way at intersection of Westchase Run

New Stop Sign
Existing Stop Sign

Date: 08/28/2019
Scale: Not to Scale
Drawn By: Staff
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 western most intersection of Chancellors Ridge Way with West Chase Run in both directions, thereby making this a 3 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 3rd day of September 2019.

________________________
T. CHET MANN, MAYOR

ATTEST:

________________________
BONNIE DAVIS, CITY CLERK

________________________
SUSAN C. PATTERSON, CITY ATTORNEY
Stop Sign Locations
Chancellors Ridge Way at intersection of Westchase Run

Date: 08/28/2019
Scale: Not to Scale
Drawn By: Staff
AN ORDINANCE ESTABLISHING A 10 MINUTE LOADING ZONE ON THE WEST SIDE OF THE 100 BLOCK OF N. MOORE STREET OF THE CITY OF SANFORD

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

SECTION 1: From and after the effective date of this ordinance, beginning at a point on the west side of N Moore Street 62 feet north from the centerline of Carthage Street to a termination point 42 feet further north along N. Moore St. perpendicular to a point on the curb line shall be reserved as a zone for loading and unloading for a maximum of 10 minutes.

SECTION 2: The Director of Public works is directed to erect such signs, markers and other notices as necessary to advise the public of the affecting parking area and usage constraints in accordance with Section 1 hereof.

SECTION 3: This ordinance shall become effective from and after the erection of the signs, markers and notices above mentioned.

SECTION 4: All laws and ordinances in conflict with this ordinance are hereby repealed.

ADOPTED this 3rd day of September, 2019.

___________________________________
T. CHET MANN, MAYOR

ATTEST:

______________________________________
BONNIE DAVIS, CITY CLERK

______________________________________
SUSAN C. PATTERSON, CITY ATTORNEY
Closed Session