

**CITY COUNCIL AGENDA
SANFORD, NORTH CAROLINA
Sanford Municipal Building
Council Chambers
225 East Weatherspoon Street, Sanford, NC
January 6, 2026 5:00 P.M.**



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. **REGULAR AGENDA**
9. **NEW BUSINESS** *(Items for discussion and action will only be taken if necessary).*
 - A. Consider Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – VueWorks Implementation (Pages 3-5)
 - B. Consider Memorandum of Understanding Between the North Carolina Department of Transportation and the City of Sanford for Improvements to Carthage Street (Pages 6-12)
 - C. Consider Resolution in Support of the Temporary Closure of Several Downtown Streets for the FirstHealth Resolution Run and Fitness Fest (Pages 13-15)
 - D. Consider Resolution in Support of the Temporary Closure of Portions of McIver Street and Jenkins Street for the Opening of the Life Springs Restoration Center (Pages 16-19)

10. **DECISIONS ON PUBLIC HEARINGS:**

ZONING MAP AMENDMENT / REZONING APPLICATION: CASE 2025-1201

Application by CASTO-CCM Sanford Owner, LLC, to rezone 44.78 acres +/- comprised of Riverbirch Corner shopping center at 1015-1133 Spring Lane, one outparcel at 1135 Spring Lane, and two adjoining vacant parcels from General Commercial (C-2) and Office & Institutional (O&I) to General Commercial Conditional Zoning District (C-2-C) to allow the redevelopment of a shopping center with its own unique signage and landscaping standards. The subject property is identified as Lee County Tax Parcels 9643-01-0668-00, 9633-92-8481-00, 9643-02-3208-00 and 9643-00-5683-00 as depicted on Tax Maps 9643.03 and 9633.04. (Pages 20-21)

- Consider Vote to Approve a Statement on Long-Range Land Use Plan Consistency as it Relates to this Zoning Map Amendment (Motions on Pages 20-21)
- Consider Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Motions on Page 21) (Pages 22-30)

11. **CASES FOR PUBLIC HEARING:** *Public hearings are held at 6 P.M.*

A. Public Hearing Petition Requesting Contiguous Annexation by GOT Dirt, LLC

Consider a petition requesting contiguous annexation of an area described in said petition as 1.96 +/- acres owned by GOT Dirt, LLC (further identified as Tax Property Identification Numbers 9651-17-4198-00 and 9651-17-4046-00) and the Right-of-Way of Lemon Springs Road (Pages 31-37)

- Consider Adoption of Ordinance to Extend the Corporate Limits of the City of Sanford, North Carolina (Pages 38-40)

B. Public Hearing on Petition Requesting Contiguous Annexation by Adams Village, LLC

Consider petition requesting contiguous annexation of an area described in said petition as 31.578 +/- acres owned by Adams Village LLC (further identified as Tax Property Identification Number 9661-15-5160-00) (Pages 41-47)

- Consider Adoption of Ordinance to Extend the Corporate Limits of the City of Sanford, North Carolina (Pages 48-50)

12. **OTHER BUSINESS**

Closed Session (Page 51)

13. **ADJOURNMENT**



MEMORANDUM

TO: Hal Hegwer, City Manager and Sanford City Council

FROM: Beth Kelly, Assistant City Manager

DATE: December 30, 2025

RE: Vieworks Implementation Budget Amendment

This budget amendment covers an increase in the VueWorks contract cost. VueWorks is software used to manage maintenance and job requests for Public Works and TriRiver Water Systems. A cleanup budget amendment will be done at a later date to allocate to the other cost centers.

**AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET
OF THE CITY OF SANFORD FY 2025-2026**

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 2025-065 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 2025-2026

**GENERAL FUND
APPROPRIATION OF FUNDS**

<u>REVENUES</u>			<u>EXPENDITURES</u>	
100045 54000	GF Fund Balance	29,514	10035600 00000	Street Maintenance 29,514
Total Appropriation		<u>\$ 29,514</u>		

**UTILITY FUND
APPROPRIATION OF FUNDS**

<u>REVENUES</u>			<u>EXPENDITURES</u>	
300945 54000	UF Retained Earnings	20,927	30098140 00000	Utility Maint - Sanford 20,927
Total Appropriation		<u>\$ 20,927</u>		

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

ADOPTED this, the 1st day of January, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

2025-2026 BUDGET ORDINANCE AMENDMENT

GENERAL FUND

Appropriation of Funds - results in increasing of budget

REVENUES

Appropriated Fund Balance 29,514 To budget for expenses below

EXPENDITURES

Street Maintenance 29,514 To budget for VueWorks implementation

UTILITY FUND

Appropriation of Funds - results in increasing of budget

REVENUES

Retained Earnings 29,514 To budget for expenses below

EXPENDITURES

Utility Maintenance 29,514 To budget for VueWorks implementation



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL L. JOHNSON
SECRETARY

December 11, 2025

Ms. Lisa G. Minter
Lee County Manager
408 Summit Drive
Sanford, NC 27330

Mr. Phillip "Hal" Hegwer
Sanford City Manager
225 E. Weatherspoon Street
P.O. Box 3729
Sanford, NC 27331

SUBJECT: Improvements to Carthage Street (SR 1237), in Sanford, Lee County, NC
NCDOT STIP No. U-5709

Dear Ms. Minter and Mr. Hegwer,

The North Carolina Department of Transportation (NCDOT) is continuing to develop preliminary design plans for the subject project. This project is included in the North Carolina State Transportation Improvement Program as U-5709. As you are aware, the project proposes to construct improvements on Carthage Street from Fire Tower Road to Wicker Street, including adding bike lanes, a multi-use path, a sidewalk, and a raised median, along with roundabouts at the Fire Tower Road, Fields Drive, and Wicker Street intersections.

As you are also aware, in the vicinity of the proposed roundabout at Wicker Street, the project will affect a small portion of Kiwanis Children's Park, which is subject to Section 6(f) of the Land and Water Conservation Fund (LWCF). Requirements under Section 6(f) indicate that there must be replacement recreational land provided to offset the impacts to the park. City of Sanford representatives have identified four City-owned parcels at the southern end of Hudson Avenue that the City has indicated a willingness to donate as potential replacement land for the impacts to Kiwanis Children's Park. These potential replacement parcels are in an area contiguous to Horton Park, another LWCF-funded park property. We have been in contact with representatives of the NC Division of Parks and Recreation, who have indicated that these parcels appear to meet the Section 6(f) requirements for conversion of the Kiwanis Children's Park property needed for the project with land of equal or greater value, location, and usefulness.

Mailing Address:
HIGHWAY DIVISION 8
121 DOT DRIVE
CARTHAGE, NC 28327

Telephone: (910)773-8000
Fax: (910) 947-3873
Customer Service: 1-877-368-4968

Location:
HIGHWAY DIVISION 8
121 DOT DRIVE.
CARTHAGE, NC 28327

Website: www.ncdot.gov

To clarify roles and responsibilities with respect to the land conversion process, we have prepared the attached draft Memorandum of Agreement (MOA) for your review and consideration.

An important aspect of the proposed impacts to Kiwanis Children's Park is that most of the proposed impact is due to the proposed drainage design in the vicinity of the proposed Wicker Street roundabout. We would like to note that NCDOT has continued to refine the proposed drainage design, along with other design features, to reduce the proposed impacts to the park. The currently proposed design will result in 0.16 acres of impacts due to right-of-way acquisition, 0.31 acres of impacts due to permanent easements, and 0.12 acres of temporary construction easement. These impacts are shown on the preliminary plans in the vicinity of the park, which are attached for your review.

Once you have had the opportunity to review the attached material, we would be happy to discuss each item in further detail with you. We would also be happy to meet with you to discuss these items, along with next steps in the land conversion process.

Please do not hesitate to contact us with any comments or questions you have.

Sincerely,

DocuSigned by:

056A98008A5745E...

Morgan H. DeWit, PE
Division Project Team Lead
NCDOT Highway Division 8

Attachments

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (MOA) is made and entered into, as of the date of the last signature below (the “Effective Date”) by and between the **North Carolina Department of Transportation (NCDOT)**, the **City of Sanford**, and **Lee County**.

WITNESSETH

THAT WHEREAS, the North Carolina Department of Transportation (NCDOT) proposes to construct improvements to Carthage Street (SR 1237) between Fire Tower Road (SR 1152) and Wicker Street (US 1 Business/NC 42) in the City of Sanford (the Project); and

WHEREAS, the Project is designated in the 2020-2029 State Transportation Improvement Program (STIP) as project U-5709; and

WHEREAS, the Project is expected to have an overall positive effect on the surrounding area, by adding bike lanes, a multi-use path, a sidewalk, and a median to Carthage Street for most of the length of the Project, substantially improving pedestrian and bicycle mobility in the project area; and

WHEREAS, the City of Sanford is supportive of the Project as its active transportation features are complementary to the City’s vision for the corridor; and

WHEREAS, a State Environmental Assessment/Finding of No Significant Impact (EA/FONSI) was completed for the Project in October 2018; and

WHEREAS, Kiwanis Children’s Park is a 4.6-acre Lee County park located at the northwest corner of Carthage Street and Wicker Street; and

WHEREAS, the Project would require acquisition of approximately 0.16 acres of right-of-way, 0.31 acres of permanent easement, and 0.12 acres of temporary construction easement along the southern and eastern edges of Kiwanis Children’s Park; and

WHEREAS, Section 6(f) of the Land and Water Conservation Fund Act of 1965 protects recreational resources that have received grant funding under the federal Land and Water Conservation Fund (LWCF) and prohibits converting properties funded under this Act to non-recreational uses without approval of the National Park Service (NPS); and

WHEREAS, Kiwanis Children’s Park received LWCF funding in 1967 and is subject to the requirements of Section 6(f); and

WHEREAS, to fulfill Section 6(f) requirements, the land to be acquired from Kiwanis Children’s Park for the Project must be replaced with land of equal or greater value, location, and usefulness; and

WHEREAS, the City of Sanford has identified four City-owned parcels (the Parcels), at the southern end of Hudson Avenue in Sanford, that are in an area contiguous to Horton Park, a Lee County-owned LWCF-funded park property off of Washington Avenue; and

WHEREAS, the aforementioned parcels are identified in Lee County tax records as PIN Number 9642-64-9048-00, PIN Number 9642-73-0939-00, PIN Number 9642-74-1083-00, and PIN Number 9642-74-2115-00; and

WHEREAS, the identified parcels meet the Section 6(f) requirements for conversion of the Kiwanis Children's Park property needed for the Project with land of equal or greater value, location, and usefulness; and

WHEREAS, the City of Sanford has expressed a willingness to donate the four Parcels to Lee County to serve as replacement land to offset the conversion of land from Kiwanis Children's Park for use in the Project; and

WHEREAS, NCDOT will provide monetary compensation to Lee County in an equivalent amount of the appraised value of the property referenced above consisting of a portion of the acreage of Kiwanis Children's Park.

NOW, THEREFORE, NCDOT, the City of Sanford, and Lee County agree that the Project shall be implemented in accordance with the following stipulations in order to ensure that appropriate replacement land is transferred to Lee County to offset the conversion of land from Kiwanis Children's Park for use in the Project.

THE TERMS AND CONDITIONS OF THIS AGREEMENT ARE AS FOLLOWS:

1. The City of Sanford will donate four City-owned parcel(s) north of Horton Park to Lee County for the purpose of conversion for land required from Kiwanis Children's Park by NCDOT for right-of-way for U-5709. The City will transfer ownership of the parcels to Lee County at no cost to Lee County. After the transfer of ownership is completed, Lee County will assume all costs of owning the parcels.
2. Lee County will act as the Sponsor for the conversion process, and the required paperwork will be submitted to the NC Division of Parks and Recreation by Lee County. NCDOT will assist Lee County in preparing the paperwork as needed.
3. During the construction phase of the Project, NCDOT, or any of its agents, subcontractors, or assigns, will not damage any park property owned by Lee County. If any damage occurs during the construction phase, NCDOT agrees to fully reimburse the County the costs of any necessary repairs.
4. NCDOT proposes to divert drainage away from the property in a manner that results in the property being maintained in as good condition as when NCDOT began work, if not slightly better. This NCDOT modification will reduce drainage to the property, and although it will not eliminate flooding on the property, it is anticipated to slightly reduce the frequency of flooding. If during construction it is determined that the NCDOT did not leave the drainage system within R/W or PDE (permanent drainage easement) in as good of condition than pre-project conditions, Lee County will have the option to have NCDOT address and fix condition. NCDOT agrees to pay all costs associated with removing the existing shelter at Kiwanis Children's Park and will pay to repair any damage to the County's property caused in the removal of the shelter.
5. NCDOT will pay to the County \$84,625.00 as fair market value of the approximately .59 acres NCDOT is taking to use as part of its construction of the roundabout. The County will accept the payment from NCDOT and there shall be no restrictions on the County's use of the funds.

IN WITNESS WHEREOF, the parties or their duly authorized representatives have executed this MOA as of the Effective Date. The undersigned County Manager and City Manager agree to provide NCDOT with copies of minutes or other documentation authorizing the execution of this contract on behalf of Lee County and the City of Sanford.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

By: _____

Date: _____

CITY OF SANFORD

By: _____

Date: _____

LEE COUNTY

By: _____

Date: _____



Division of Parks and Recreation
NC Department of Natural and Cultural Resources

Governor Josh Stein

Secretary Pamela B. Cashwell

May 16, 2025

Joseph Keel
Director, Parks and Recreation
Lee County
2303 Tramway Rd
Sanford, NC 27332

Section 6 of the LWCF Act of 1965 established a grant program for state and local governments to acquire and develop public outdoor recreation sites and facilities. Section 6, of the LWCF Act requires these properties to be maintained for public outdoor recreation use in perpetuity unless the US Department of Interior / National Parks Service approves replacement with land of at least equal value, location, and usefulness.

After review of your LWCF conversion request, the Division of Parks and Recreation has determined that the Town of Sanford / Lee County's request to convert a LWCF assisted site or facility to other than public outdoor recreation use meets the requirements per LWCF Code 36CFR Part 59:

- 1) all practical alternatives to the proposed conversion have been evaluated;
- 2) the fair market value of the property to be converted has been established and the property proposed for substitution is of at least equal fair market value as established by an approved appraisal;
- 3) the property proposed for replacement is of reasonably equivalent usefulness and location as that being converted; and
- 4) the property proposed for substitution meets the eligibility requirements for LWCF assisted acquisition.

You may move forward with your conversion actions as identified in your application package. The conversion of Park Avenue Park (Kiwanis Children's Park), a ±4.59-acre park that received LWCF assistance under project number 37-00073, will allow the NC Department of Transportation to construct a roundabout that will impact 0.59 acres of park property located at 101 Park Ave., Sanford.

Brian L. Strong, Director
NC Division of Parks and Recreation
1615 MSC - Raleigh, NC 27699-1615
919.707.9300 / ncparks.go

NORTH CAROLINA STATE PARKS
Naturally Wonderful



Division of Parks and Recreation
NC Department of Natural and Cultural Resources

Governor Josh Stein

Secretary Pamela B. Cashwell

The replacement property consists of ± 2.52 acres of land, located at Horton Park (37-00072 and 37-00655), 101 Park Ave, Sanford. Due to the low impact on Park Avenue Park (Kiwanis Children's Park) and improvement to the existing picnic shelter, **the replacement property at Horton Park will not require further development to meet LWCF requirements.** The appraisal for the converted property in the amount of \$84,625.00 and the appraisal for the replacement property in the amount of \$94,000.00 are both approved.

Should any further development be considered for the replacement property, approval by the North Carolina Department of Natural and Cultural Resources would be required to ensure it meets LWCF requirements.

Should you have any need of further assistance, please contact your LWCF Compliance Specialist, Aiden Manley, at aiden.manley@ncparks.gov

Sincerely,

DocuSigned by:
Vonda Martin
24BB1DC5F7604FE...

Vonda Martin
Alternate State Liaison Officer

**RESOLUTION IN SUPPORT OF THE TEMPORARY CLOSURE OF SEVERAL
DOWNTOWN STREETS FOR THE FIRSTHEALTH RESOLUTION RUN AND
FITNESS FEST**

WHEREAS, the City of Sanford formally requests the temporary closure of East Weatherspoon Street, Hawkins Avenue, Carthage Street, Steele Street, Wicker Street, Chatham Street, Gray Street and Third Street; and

WHEREAS, the purpose of the said temporary closures will be for the FirstHealth Resolution Run and Fitness Fest hosted by FirstHealth, Downtown Sanford Inc. and Visit Sanford; and

WHEREAS, the temporary closures would occur on Saturday, January 24th, from 7:00am through 11:00am; and

WHEREAS, the approval of the temporary closures would be contingent upon submittal of current COI and DOT approval; and

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

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

NOW THEREFORE BE IT RESOLVED, THAT the City of Sanford Police and Public Works Departments are directed to close the above streets on Saturday, January 24th, 2026 at 7:00am until 11:00am.

Adopted this 6th day of January, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney

December 3, 2025

Dear Mayor Salmon and City Council Members,

The FirstHealth Resolution Run and Fitness Fest will be an exciting way to kick off 2026 in downtown Sanford! This 5K Run and Family Fun Run will wind through the heart of downtown, passing City Hall before runners make their way back to Wicker Street for a fun, downhill finish. We'll be using the same USATF Certified Course as last year, which drew 243 registered participants. The course offers a fast route for experienced runners while remaining friendly and accessible for novice runners and walkers alike.

Downtown Sanford, Inc. is thrilled to partner once again with FirstHealth and Visit Sanford on this event, which highlights our community's commitment to wellness and supports our growing network of fitness-focused businesses downtown.

To ensure a safe and successful race, we are requesting temporary road closures along the full course from 7:00 a.m. until approximately 11:00 a.m. on race day.

We hope you'll join us in lacing up your sneakers and getting ready for the FirstHealth Resolution Run and Fitness Fest on January 24, 2026, a great way to start the new year strong in downtown Sanford!

Warm regards,

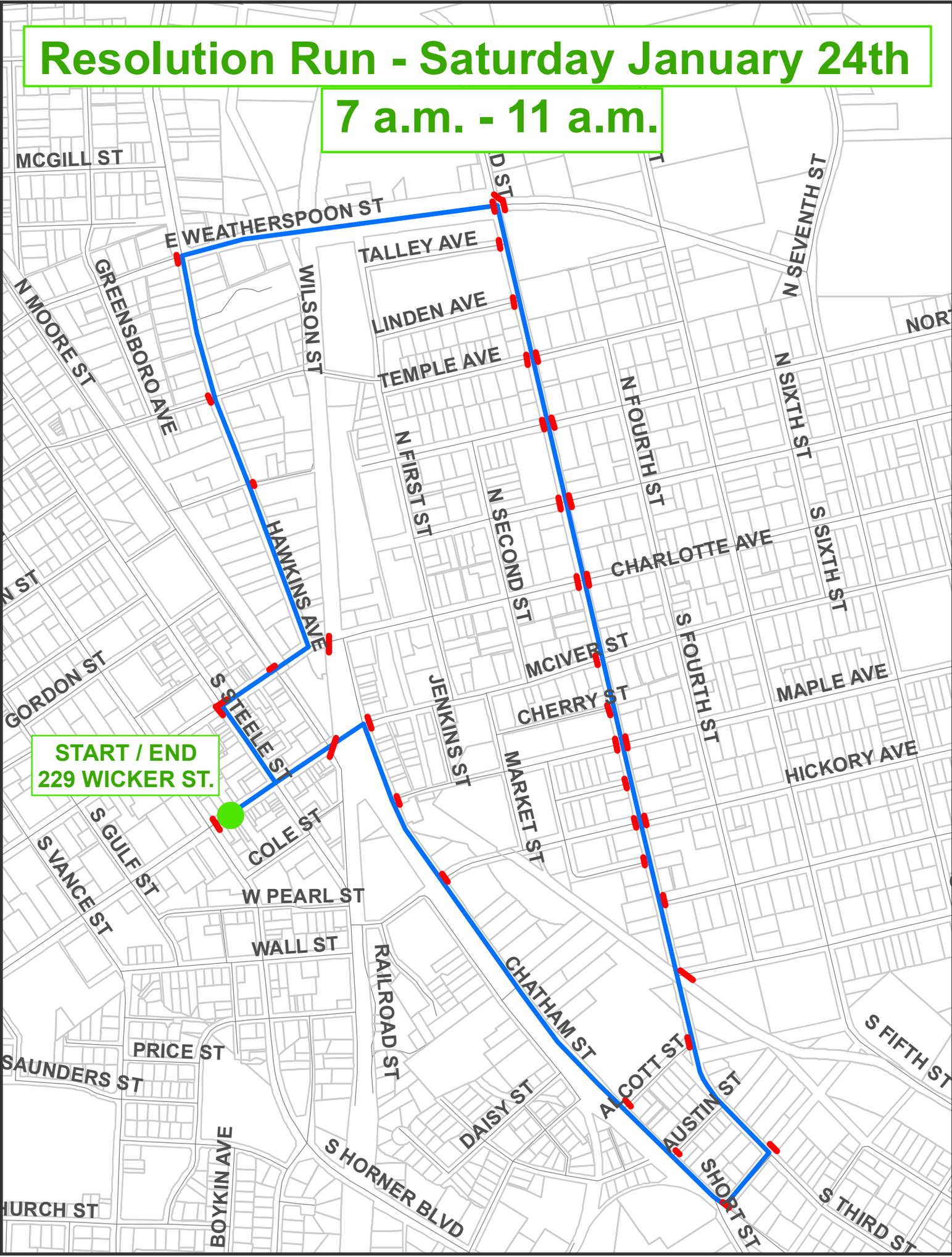
Kelli Laudate

Executive Director

Resolution Run - Saturday January 24th

7 a.m. - 11 a.m.

START / END
229 WICKER ST.



**RESOLUTION IN SUPPORT OF THE TEMPORARY CLOSURE OF PORTIONS
OF MCIVER STREET AND JENKINS STREET FOR THE OPENING OF THE
LIFE SPRINGS RESTORATION CENTER**

WHEREAS, Daniel Owens, spokesperson for and acting on behalf of Life Springs Restoration Center requests the temporary closure of portions McIver Street and Jenkins Street; and

WHEREAS, said temporary closures would occur on Saturday, January 17th, 2026, between the hours of 9:00 AM and 3:00 PM; and

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

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

NOW THEREFORE BE IT RESOLVED, THAT the City of Sanford Police and Public Works Departments are directed to provide a street closure for the above said streets on January 17th, 2026 between the hours of 9:00 AM and 3:00 PM.

Adopted this 6th day of January, 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney



To Whom It May Concern,

Life Springs Restoration Center is requesting approval for a temporary road closure in conjunction with a scheduled Ribbon Cutting and Grand Opening Ceremony for the Life Springs Restoration Center, a newly established behavioral health clinic and community opportunity center operated in partnership with Trillium Health Resources.

The Life Springs Restoration Center will provide therapeutic services to the community, including behavioral health services, individual and family therapy, group therapy, substance use services, and child therapy. In addition, the center will house a free digital literacy lab and podcast studio that will be open to the public as a community resource.

The Ribbon Cutting and Grand Opening Ceremony is scheduled for Saturday, January 17th, from 10:00 AM to 2:00 PM and will be open to the public. Planned activities include a formal ribbon cutting, guided tours of the facility, and limited community engagement activities such as food trucks and family-friendly entertainment.

A temporary road closure is requested to safely accommodate pedestrian traffic, vendor placement, and event activities during the scheduled timeframe. The closure is intended to support public safety, ensure orderly traffic control, and allow for safe access to the event site. All necessary measures will be taken to minimize disruption, and emergency vehicle access will be maintained at all times.

We are requesting a partial closure of McIver and Jenkins Street from 9:00-3:00PM to ensure adequate set up and clean up time. We are not requesting a full closure of either road so this should not affect any other surrounding businesses.

We appreciate your consideration of this request and are happy to provide any additional information or documentation needed to support the permit application.

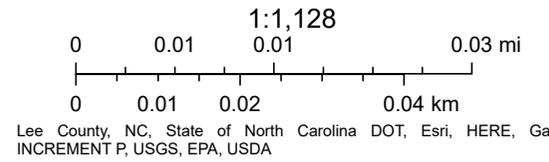
Sincerely,

**Life Springs Restoration Center
154 McIver Street Sanford, NC 27330**

Life Springs Dream Center



12/29/2025, 10:29:42 AM



CITY OF SANFORD

CITY COUNCIL

Planning Board Recommendation on a Zoning Map Amendment for 44.78 acres +/- comprised of Riverbirch Corner shopping center at 1015-1133 Spring Lane, one outparcel at 1135 Spring Lane, and two adjoining vacant parcels January 6, 2026

PLANNING BOARD RECOMMENDATION – *Recommended to Approve*

The Planning Board met on December 16th after the public hearing was held and recommended by a unanimous vote that the City Council approve the request to rezone 44.78 acres +/- comprised of Riverbirch Corner shopping center at 1015-1133 Spring Lane, one outparcel at 1135 Spring Lane, and two adjoining vacant parcels from General Commercial (C-2) and Office & Institutional (O&I) to General Commercial Conditional Zoning District (C-2-C) to allow the redevelopment of a shopping center with it's own unique signage and landscaping standards.

In making this recommendation, the Planning Board determined that the request is consistent with the *Plan SanLee* long range plan designation of Mixed-Use Activity Center, because this placetype encourages shopping center type development.

Topics of discussion included the following:

- This is the redevelopment of an existing shopping center with its own unique existing conditions; therefore, the landscaping components of the request appear reasonable.
- The applicant verified for the board that the tenant(s) triggering the signage component of the request use the same type & size of signage in other locations nationwide and not just at the Sanford location

As a reminder, the City Council members should make two votes regarding this matter. Sample motions are provided for your reference; however, you are always welcome to draft a unique motion if preferred. Also, you may acknowledge that the zoning map amendment is not consistent with the *Plan SanLee* land use plan and still vote to approve the request.

VOTE #1: APPROVE A STATEMENT ON CONSISTENCY WITH THE PLAN SANLEE AS IT RELATES TO THIS ZONING MAP AMENDMENT:

Motion Option 1: “*I make a motion that the proposed zoning map amendment **IS** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center, because this placetype encourages shopping center type development.*”

Motion Option 2: “*I make a motion that the proposed zoning map amendment **IS NOT** consistent with the Plan SanLee long range plan designation of Mixed-Use Activity Center because... (board member to complete the motion).*”

Motion Option 3 - Unique motion: The City Council members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board.

VOTE #2: TO APPROVE OR DENY THE ZONING MAP AMENDMENT:

Motion Option 1: *“I make a motion that the City Council **APPROVE** the proposed zoning map amendment because it is reasonable and in the public interest given that it would allow the redevelopment of an existing shopping center with development standards that meet the intent of the UDO.”*

Motion Option 2: *“I make a motion that the City Council **DENY** the rezoning request because it is not reasonable or in the public interest to allow the redevelopment of a shopping center with development standards that differ from the UDO general standards.”*

Motion Option 3 - Unique motion: The City Council members are free to create a unique motion based on different articulated findings, information that was provided during the public hearing, or other matters deemed important by the Board

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

WHEREAS, a request to amend the Official Zoning Map has been received from CASTO-CCM Sanford Owner, LLC to rezone 44.78 acres +/- comprised of Riverbirch Corner shopping center at 1015-1133 Spring Lane, one outparcel at 1135 Spring Lane, and two adjoining vacant parcels identified as Lee County Tax Parcels 9643-01-0668-00, 9633-92-8481-00, 9643-02-3208-00 and 9643-00-5683-00 as depicted on Tax Maps 9643.03 and 9633.04, from General Commercial (C-2) and Office & Institutional (O&I) to General Commercial Conditional Zoning District (C-2-C) to allow the redevelopment of a shopping center with its own unique signage and landscaping standards; and,

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

WHEREAS, the City of Sanford City Council conducted a public hearing on December 16, 2025 to receive citizen input on the requested zoning map amendment; and

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

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

The Official Zoning Map is hereby amended to rezone 44.78 acres +/- comprised of Riverbirch Corner shopping center at 1015-1133 Spring Lane, one outparcel at 1135 Spring Lane, and two adjoining vacant parcels identified as Lee County Tax Parcels 9643-01-0668-00, 9633-92-8481-00, 9643-02-3208-00 and 9643-00-5683-00 as depicted on Tax Maps 9643.03 and 9633.04, from General Commercial (C-2) and Office & Institutional (O&I) to General Commercial Conditional Zoning District (C-2-C) to allow the redevelopment of a shopping center with its own unique signage and landscaping standards. See Exhibits A, B, C, and D.

In making this decision, the City of Sanford City Council hereby determined that the request is consistent with the *Plan SanLee* long range plan designation of Mixed-Use Activity Center, because this placetype encourages shopping center type development. Also, it is reasonable and in the public interest to allow the redevelopment of an existing shopping center.

ADOPTED this the 6th day of January 2026.

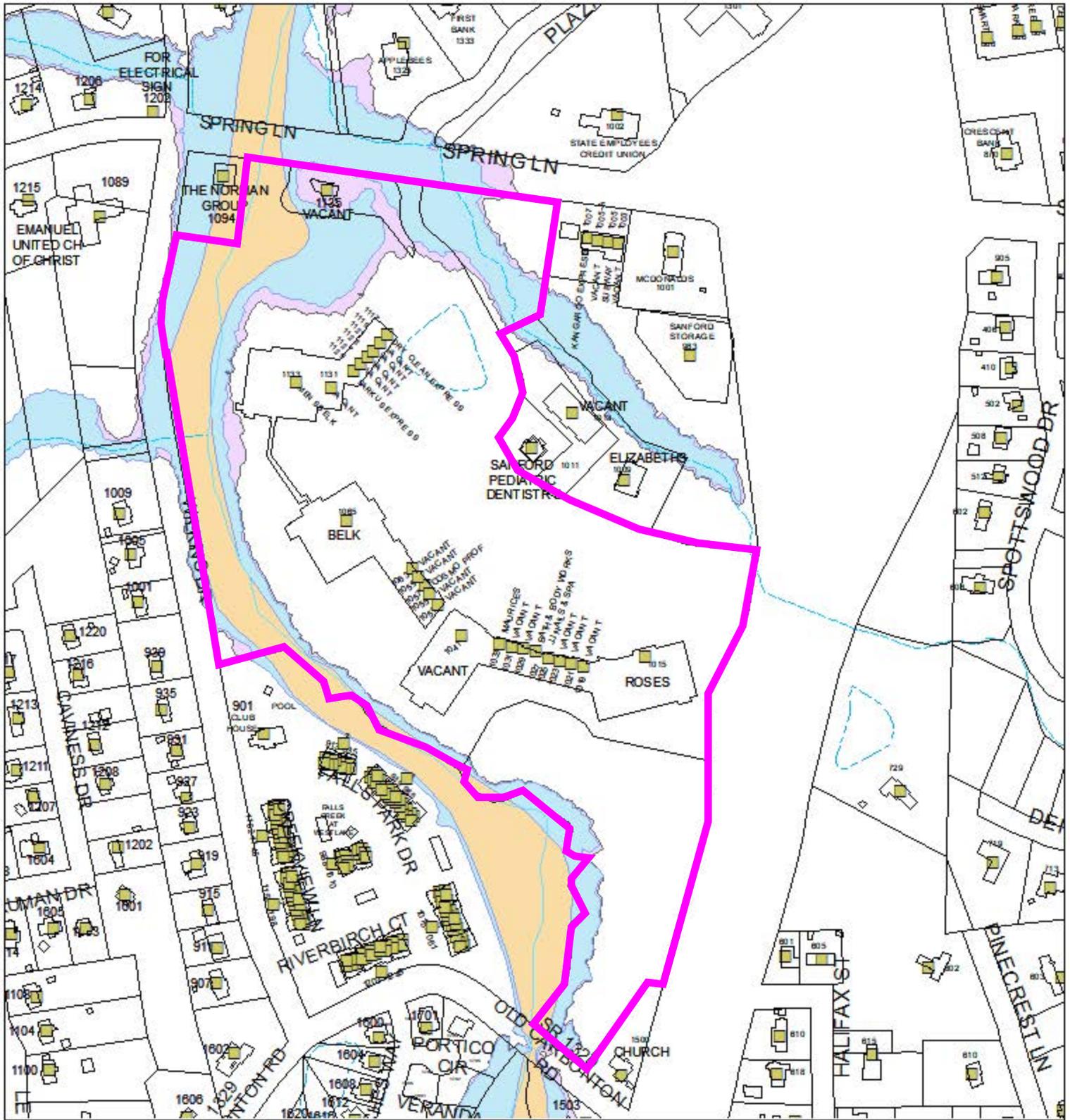
Rebecca Wyhof Salmon, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney



REZONING APPLICATION:

Rezone 44.78 acres comprised of River Birch Corner shopping center at 1015-1133 Spring Lane, one outparcel at 135 Spring Lane, and two adjoining vacant parcels from C-2 and O&I to C-2-C to allow the redevelopment of a shopping center with its own unique signage and landscaping standards.



This is a graphic illustration and not a legal document.
 All information is comprised of layers of data that may or may not align correctly.

Riverbirch Conditional Rezoning Request from C-2 to C-2-C

The rezoning of Riverbirch to C-2-C is requested for the following reasons:

1. Modification of signage criteria as outlined in the Common Sign Plan attached.
2. The property will have multiple lots, so the removal of interior buffers will allow the project to operate as a unified center
3. Clarification of and modification of street yard requirements along Spring Lane related to existing improvements, flood plain areas, and existing utility easements.

Proposed Conditions

1. All signage for Riverbirch will comply with the Common Sign Plan dated October 23, 2025.
2. Landscape buffers will not be required along internal property lines.
3. The street yard plantings along Spring Lane will be allowed to be relocated to along the frontage to accommodate the existing curb line in parcel A. If plantings are to occur within the existing power easement, if allowed by Duke Energy, the plantings will comply with Duke Energy requirements and not the UDO.

Justification

Signage

The allowable wall signage in the UDO is limited to 120 square feet for buildings or tenants with frontage greater than 60 feet. The large anchor retailers have building frontages that range from 200 feet to over 400 feet. The proportion of the sign to the wall dimension and massing is out of proportion. The wall signage is proposed to be increased for those buildings with a floor area exceeding 40,000 square feet to be more proportional with the building façade. The Common Sign Plan also provides clarification regarding incidental wall and ground signs. Lastly the plan includes the addition of a project identification ground sign at the new entrance being constructed on Spring Lane.

Landscape Buffers

The project will have multiple lots with separate ownership. Private operating agreements along with City Ordinances will control the operation of the project as a unified shopping center. The condition clarifies that landscape buffers will not be required on internal lot lines. This allows the efficient use of parking areas and driveways.

Street Yard Plantings

The existing outparcel building is proposed to be redeveloped as part of the project. This parcel has been raised to be outside of the 100 year flood area along Spring Lane and internal to the property. In order to avoid or minimize any impact to the flood area, it is planned that any redevelopment of the outparcel will occur within the existing curb lines. The existing curb line is closer to the Spring Lane right-of-way line than the required 8 street yard. Additionally, Duke Energy has transmission and distribution easements that encumber a portion of the Spring Lane frontage and street yard area. Street yard plantings may be moved to areas that allow the total plantings or if allowed by Duke Energy within the easement, subject to Duke Energy planting limitations.



RIVERBIRCH

Common Sign Plan

October 23, 2025

Master Sign Criteria

Riverbirch is a unified shopping center comprised of major retailers and small or local shop spaces. This Common Sign Plan provides the criteria for sign sizes, locations, and types that can be utilized on the project to provide consistency throughout the project. The major retailers have buildings with longer frontage and higher elements than the local shops. The long frontage and higher elements require signage that is consistent with the building façade which is greater than the maximum allowed under the UDO. In addition more information signs area now required to address retail shopping patterns and package pickup.

The criteria below defines the signage criteria for the Riverbirch development.

UDO Modifications

Allowable wall sign area

Wall sign copy area for individual tenants will be limited to 2 square feet per lineal foot of frontage up to a maximum of 120 square feet for all tenants with a floor area of less than 40,000 square feet. For tenants in a multitenant or single tenant building equal to or exceeding 40,000 square feet the copy area will be allowed to be calculated at 2 square feet per lineal foot of frontage up to a maximum of 650 square feet. This does not include incidental wall signs.

Sign Area Computation Method

The area of a sign face shall be computed by means of the smallest geometric shape such as a square, rectangle, circle or other standard shape that will encompass the extreme limits of the writing, representation, emblem, or other copy, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself. When a Logo is used in addition to the name the areas may be computed separately then added together for the total sign area.

Wall Signs

Wall signs shall be allowed to be placed on the building facades identified in this Common Sign Plan. For buildings greater than 40,000 square feet a Primary Façade shall be designated upon which a maximum of 3 wall signs may be installed. Wall signage shall be allowed to be mounted on architectural features that project above the adjacent building walls and parapets and are an integral part of the building wall.

Incidental Wall Signs

In addition to the signs identified in the UDO as Incidental Signs the project may include, but not be limited to the following additional Incidental Signs such as “package pickup”, “cart coral”, “drive up”, “order pickup”. Non branded references to “pharmacy”, “grocery”, and similar will also be considered Incidental signs. Wall mounted Incidental signs will not exceed .25 square feet per lineal foot of frontage and be mounted no higher than 17’ above the finish floor.

Incidental Ground Mounted Signs

Free standing internal directional or informational signs not exceeding 3 square feet and have heights no greater than 12 feet are allowed as incidental signs.

Sandwich board signs

Shall be allowed on public sidewalks and shopping center walkways subject standards in the UDO

Additional Ground Signs

The project will be allowed monument and pylon signs in the locations indicated on the site plan attached as exhibit A . Two signs are allowed on the Spring Lane frontage, one at each entrance. Only one may be a pylon sign and the other shall be a monument sign with the project identification.

All other signage criteria not modified by the Common Sign Plan, will follow the UDO requirements for signage.

SIGN TYPES AND LOCATIONS LEGEND

- FACTORY THAT CAN HOLD SIGN
- SERVICE LOGS IE. PARKING PICK UP CURB SIDE SERVICE CART
- COKE, EV CHARGING ETC
- VEHICLE TRAFFIC
- VEHICLE TRAFFIC
- VEHICLE TRAFFIC

GENERAL SIGNAGE NOTES

- Approval and signage amount shall be in accordance with the LDD and Candidate Signage Approval
- Signage shall be placed in an appropriate and safe location for the LDD. The location shall be marked with the number of signs or signs in the LDD. The number of signs shall be marked in the LDD. The number of signs shall be marked in the LDD. The number of signs shall be marked in the LDD.
- Signs and equipment shall be in accordance with the LDD for subject and equipment type
- Signage subject to the LDD subject to Candidate Signage Approval

UNIVERSITY

UNIVERSITY
 215 E CHATHAM STREET
 SUITE 201
 Phone: (314) 437-6800

GRAPHIC SCALE

UNIVERSITY BUSINESS UNIT (PH)

11.01.2025

SP 1



**Annexation Report for the
Got Dirt, LLC Properties
January 6, 2026**

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

Procedure. On October 30, 2025, the City of Sanford received annexation petitions and an annexation boundary survey map consisting of 1.96 +/- acres owned by GOT Dirt, LLC (further identified as Tax Property Identification Numbers: 9651-17-4198-00 and 9651-17-4046-00) and the ROW of Lemon Springs Road. The properties are being requested for annexation for the purposes of developing a single family subdivision.

The following owners of real property have signed the petition:

Name	Address
Got Dirt, LLC	2111 S Main St. Goldston NC 27252

On December 16, 2025, the Council adopted a resolution setting the date for a public hearing on the question of annexation of the property for January 6, 2026, at 6 p.m. at the Sanford City Council Chambers.

Public Notice. Notice of the public hearing was given by publication in the *Sanford Herald* on December 18, 2025. At the conclusion of the public hearing, the City Council can consider adoption of an ordinance annexing the property into the City.

Contiguosness. The proposed annexation would be contiguous by nature to its proximity to the Sweet Gum Meadows subdivision to the west, already located within the city limits.

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

Water and Sewer. The site appears to have access to public water lines along Lemon Springs Road; there also appears to be a public sanitary sewer across the street on Troy Dr. Any/all utility extensions will need to be reviewed and approved by Tri River Water to verify compliance with all applicable regulations.

Streets. The proposed annexation site has access to Lemon Springs Road. Any/all street connections will need to be reviewed and approved by NCDOT and/or the City of Sanford Public Works Department to verify compliance with all applicable regulations.

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

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

Fire Protection. The City's Fire Department would provide service to the annexation area out of Fire Station #2 at 2220 Woodland Avenue approximately 1.1 miles from the property with an estimated response time of 3 minutes.

Estimated Costs incurred by the City.

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

The Lee County Tax Office shows the total assessed valuation for the Tramway Fire Protection District area to be \$ 723,827,200.00 currently. The assessed value of the proposed annexation area is \$177,100.00. The Tramway Rural Department has an annual debt payment of \$91,098.00.

Annual Debt payment	X	<u>Value of property to be annexed</u>	= payment
		Value of rural fire department	
\$91,098	X	<u>\$177,100</u>	= \$22.29
		\$723,827,200	

Revenue. The assessed valuation of the annexation area as noted above is \$177,100.00. At the City's current tax rate of 53.5¢ per \$100 assessed valuation, annual revenues of \$947.49 could be anticipated ($\$177,100.00/100 = \$1771.00 \times .535 = \$947.49$). This does not include additional tax revenue that might be generated if a subdivision is built as envisioned.

Consistency with "PlanSanLee" Future Land Use Plan. The proposed area for annexation is identified in the Future Land Use Plan as Suburban Neighborhood.

The Suburban Neighborhood Place Type is intended for application in low to moderate density (4-7 dwelling unit per acre) residential areas that lie on the outskirts of a core urbanized area. This place type is intended to facilitate the development of large scale

“conventional” single family residential neighborhoods. While not urban in nature, these neighborhoods are walkable, and provide a high degree of transportation connectivity both between individual neighborhoods and to the surrounding network of thoroughfares.

Rezoning of Annexed Area. Pursuant to NCGS 160A-360(f), if the subject property is annexed, the City has up to 60 days to assign a City designated zoning district. The subject property is already located within the ETJ, and therefore does not need to be rezoned.

Assignment of Electoral Ward of Annexed Area. If the City Council chooses to annex the property, staff recommends that the annexed area be assigned to be part of Electoral Ward 5.

PETITION REQUESTING CONTIGUOUS ANNEXATION OF PROPERTY TO THE CITY OF SANFORD, NC

Date: 10/24/2025

To the City Council of the City of Sanford:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Sanford, NC.

2. The area to be annexed is contiguous to the City of Sanford and the boundaries of such territory are as follows:

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

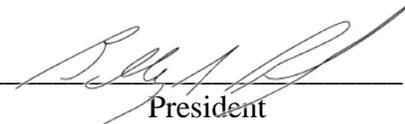
3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A- 385.1 of G. S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for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

Name

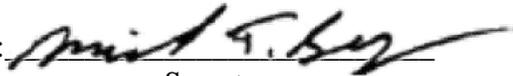
Address

Signature

Got Dirt LLC 2111 S. Main Street Goldston, NC 27252
Corporation


President

ATTEST:


Secretary

Name

Address

Signature

Corporation

President

ATTEST:

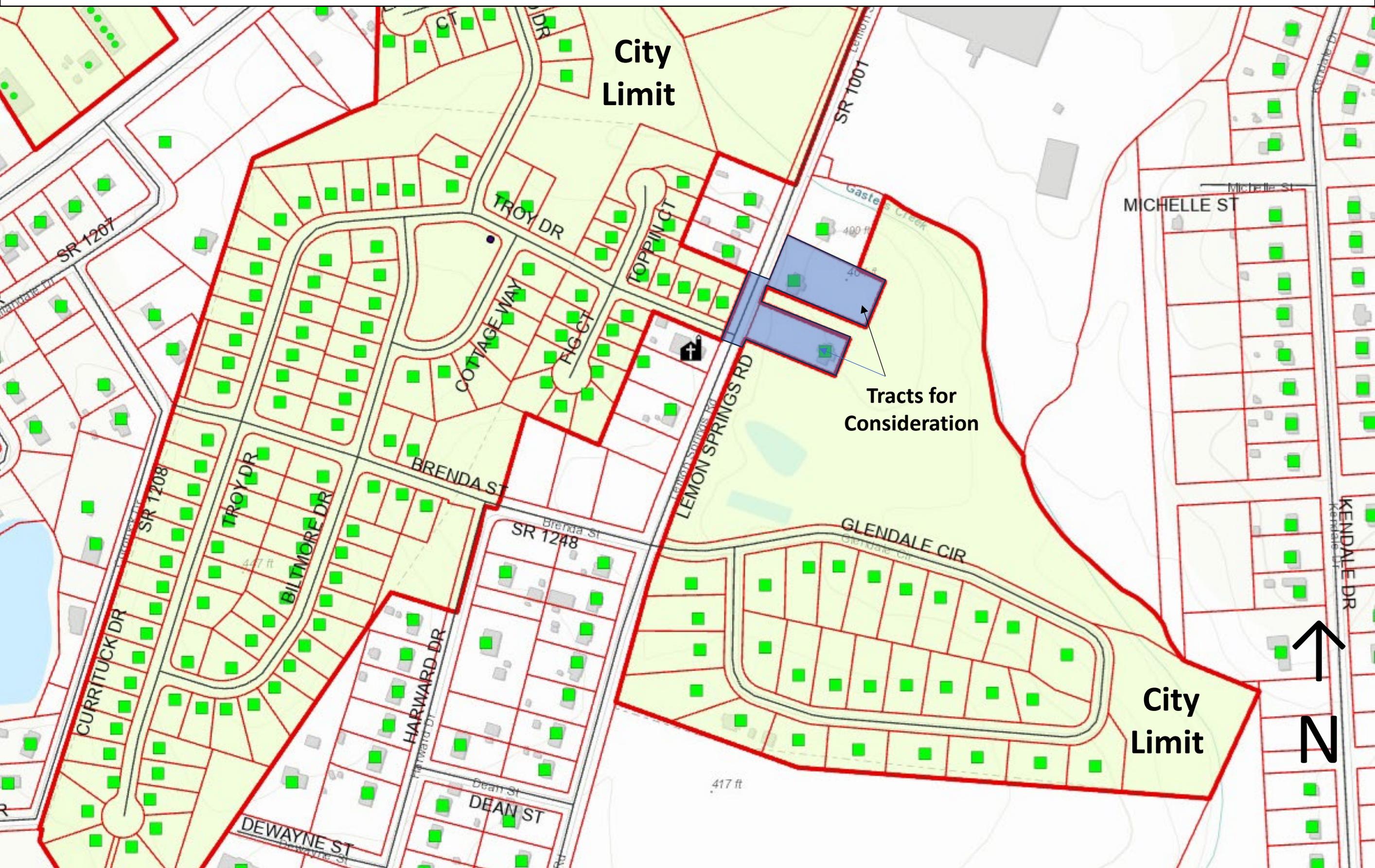
Secretary

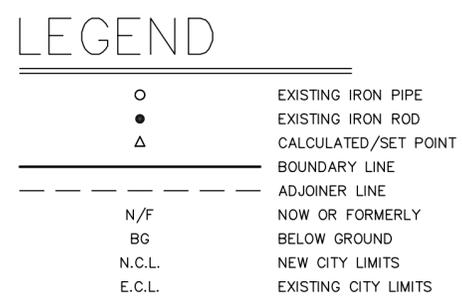
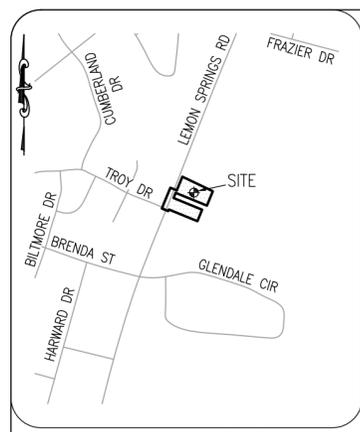
* The City of Sanford requires that the petitioner submit an annexation boundary survey of the property to be annexed along with a metes and bounds description.

AS-SURVEYED DESCRIPTION OF PROPERTY TO BE ANNEXED

BEGINNING AT AN EXISTING IRON PIPE SITUATED IN THE EASTERN MARGIN OF S.R. 1001 - LEMON SPRINGS ROAD (A 60' WIDE PUBLIC RIGHT OF WAY);
 SAID IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES (N-617,012.15' E-1,951,270.50');
 THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 S 22°02'12" W A DISTANCE OF 15.13' TO A POINT;
 THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 N 67°57'48" W A DISTANCE OF 60.75' TO AN EXISTING IRON PIPE IN THE WESTERN MARGIN OF SAID S.R. 1001;
 THENCE CONTINUE ALONG SAID WESTERN MARGIN OF S.R. 1001 THE FOLLOWING COURSES AND DISTANCES:
 N 21°57'20" E A DISTANCE OF 50.00' TO A POINT;
 N 21°56'08" E A DISTANCE OF 100.00' TO A POINT;
 N 22°01'43" E A DISTANCE OF 48.89' TO AN EXISTING IRON ROD;
 THENCE LEAVING SAID WESTERN MARGIN OF S.R. 1001 S 68°03'08" E A DISTANCE OF 60.54' TO A POINT IN SAID EASTERN MARGIN OF S.R. 1001;
 THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 N 21°56'52" E A DISTANCE OF 131.23' TO AN EXISTING IRON PIPE;
 THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 S 64°40'58" E A DISTANCE OF 219.19' TO AN EXISTING IRON PIPE;
 THENCE CONTINUE S 64°40'58" E A DISTANCE OF 79.22' TO A POINT;
 THENCE S 21°56'52" W A DISTANCE OF 137.46' TO AN EXISTING IRON PIPE;
 THENCE N 68°03'08" W A DISTANCE OF 297.91' TO AN EXISTING IRON PIPE IN SAID EASTERN MARGIN OF S.R. 1001;
 THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 S 21°57'57" W A DISTANCE OF 50.00' TO AN EXISTING IRON PIPE;
 THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 S 68°03'08" E A DISTANCE OF 272.90' TO AN EXISTING IRON PIPE;
 THENCE S 21°44'41" W A DISTANCE OF 109.46' TO A POINT;
 THENCE N 68°11'04" W A DISTANCE OF 273.08' TO AN EXISTING IRON PIPE IN SAID EASTERN MARGIN OF S.R. 1001;
 WHICH IS THE POINT OF BEGINNING;
 HAVING A TOTAL AREA OF 85,591 SQUARE FEET (1.96 ACRES), INCLUDING 12,063 SQUARE FEET (0.28 ACRES) OF RIGHT-OF-WAY AND 73,527 SQUARE FEET (1.69 ACRES) OF PRIVATELY-OWNED LAND, ACCORDING TO A SURVEY ENTITLED "SATELLITE ANNEXATION MAP FOR THE CITY OF SANFORD: LEMON SPRINGS RD TRACTS", DATED NOVEMBER 14, 2025, AND PREPARED BY MICHAEL S. STOKES, P.L.S., OF STOKES SURVEYING & MAPPING, PLLC.

Vicinity Map for Contiguous Annexation of Got Dirt, LLC Property





AS-SURVEYED DESCRIPTION OF PROPERTY TO BE ANNEXED:

BEGINNING AT AN EXISTING IRON PIPE SITUATED IN THE EASTERN MARGIN OF S.R. 1001 - LEMON SPRINGS ROAD (A 60' WIDE PUBLIC RIGHT OF WAY); SAID IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES (N=617,012.15' E=1,951,270.50'); THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 S 22°02'12" W A DISTANCE OF 15.13' TO A POINT;

THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 N 67°57'48" W A DISTANCE OF 60.75' TO AN EXISTING IRON PIPE IN THE WESTERN MARGIN OF SAID S.R. 1001;

THENCE CONTINUE ALONG SAID WESTERN MARGIN OF S.R. 1001 THE FOLLOWING COURSES AND DISTANCES:

N 21°57'20" E A DISTANCE OF 50.00' TO A POINT;

N 21°56'08" E A DISTANCE OF 100.00' TO A POINT;

N 22°01'43" E A DISTANCE OF 48.89' TO AN EXISTING IRON ROD;

THENCE LEAVING SAID WESTERN MARGIN OF S.R. 1001 S 68°03'08" E A DISTANCE OF 60.54' TO A POINT IN SAID EASTERN MARGIN OF S.R. 1001;

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THENCE CONTINUE S 64°40'58" E A DISTANCE OF 79.22' TO A POINT;

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THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 S 21°57'57" W A DISTANCE OF 50.00' TO AN EXISTING IRON PIPE;

THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 S 68°03'08" E A DISTANCE OF 272.90' TO AN EXISTING IRON PIPE;

THENCE S 21°44'41" W A DISTANCE OF 109.46' TO A POINT;

THENCE N 68°11'04" W A DISTANCE OF 273.08' TO AN EXISTING IRON PIPE IN SAID EASTERN MARGIN OF S.R. 1001;

WHICH IS THE POINT OF BEGINNING;

HAVING A TOTAL AREA OF 85,591 SQUARE FEET (1.96 ACRES), INCLUDING 12,063 SQUARE FEET (0.28 ACRES) OF RIGHT-OF-WAY AND 73,527 SQUARE FEET (1.69 ACRES) OF PRIVATELY-OWNED LAND, ACCORDING TO A SURVEY ENTITLED "SATELLITE ANNEXATION MAP FOR THE CITY OF SANFORD: LEMON SPRINGS RD TRACTS", DATED NOVEMBER 14, 2025, AND PREPARED BY MICHAEL S. STOKES, P.L.S., OF STOKES SURVEYING & MAPPING, PLLC.

- NOTES:**
- A. NO GRID MONUMENTS RECOVERED WITHIN 2000' OF THE SUBJECT PROPERTY.
 - B. SURVEYED ON 04/21/2025.
 - C. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE STATED.
 - D. ALL AREAS COMPUTED BY COORDINATE METHOD.
 - E. THE PARCEL(S) SHOWN HEREON ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAY AND RESTRICTIONS OF RECORD.
 - F. LINES NOT SURVEYED ARE SHOWN DASHED.
 - G. NO TITLE REPORT FURNISHED.
 - H. UNDERGROUND UTILITIES WERE NOT CONSIDERED ON THIS SURVEY.

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS ZONE 'X' IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3710965100J

EFFECTIVE DATE: 09/06/2006

DATE 11-17-2025 SURVEYOR _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF LEE

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

DATE _____ REVIEW OFFICER _____

LEE COUNTY REGISTER OF DEEDS

NORTH CAROLINA, LEE COUNTY

PRESENTED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ M

RECORDED IN PLAT CABINET _____ SLIDE _____

PAMELA G. BRITT, REGISTER OF DEEDS

I, MICHAEL STOKES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF NOVEMBER, A.D. 2025

SIGNATURE _____ L-4996

MICHAEL S. STOKES

I, MICHAEL STOKES, CERTIFY:

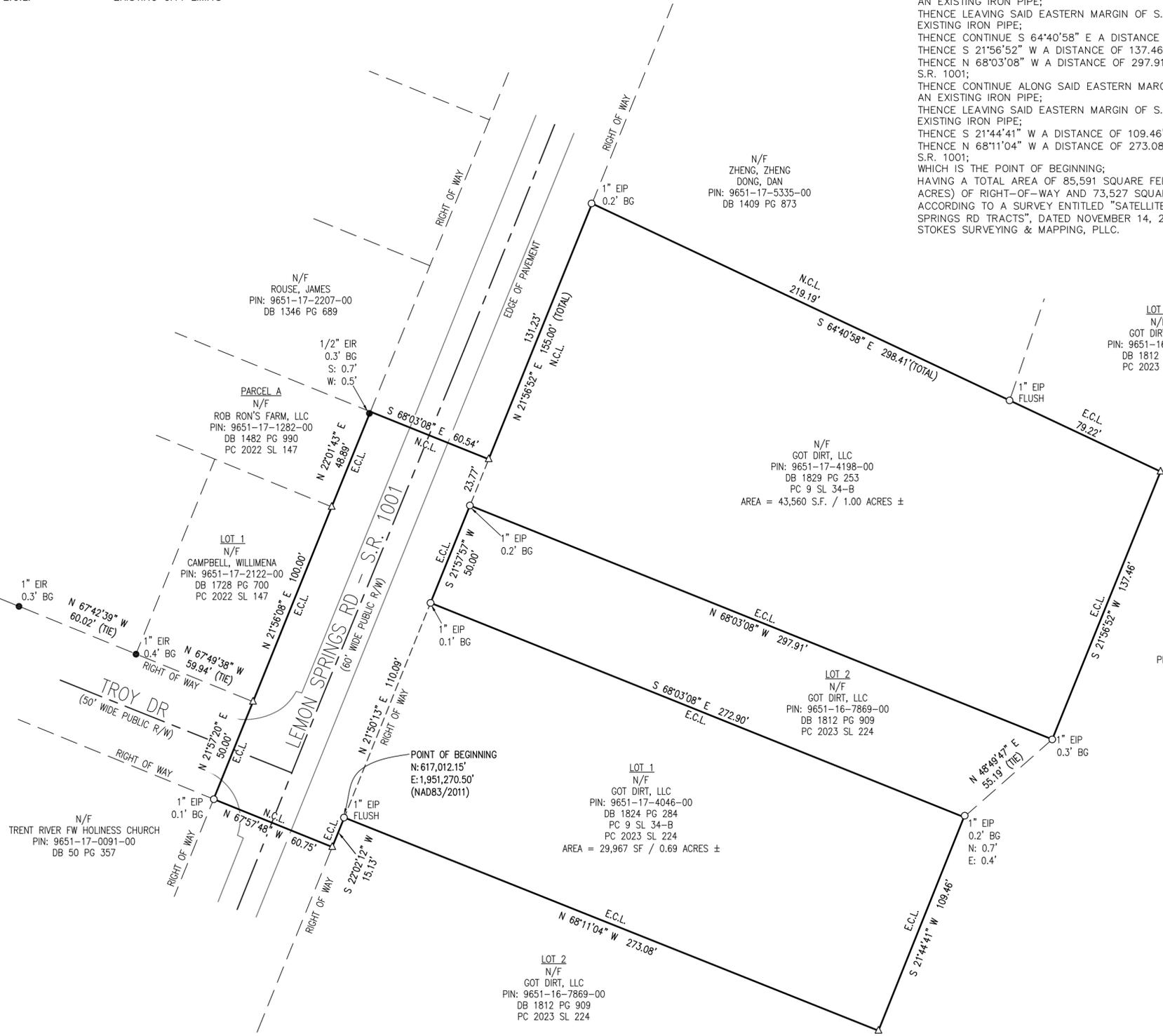
THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL PUBLIC SEWER AND/OR WATER LINES TO THE (TOWN OF JONESBORO).

OWNER _____ DATE _____



Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

SHEET 1 OF 1		
SCALE 1" = 40'		
REVISION:		
DRAWN BY: PPD	COUNTY: LEE	STATE: NORTH CAROLINA
CHECKED BY: MSS	TOWNSHIP: JONESBORO	PIN: 9651-17-4198-00
FIELD BY: AS	ZONED: R-20	PIN: 9651-17-4046-00
CADD FILE: 25099	DATE: 11-17-2025	

SITE INFORMATION

OWNER INFORMATION

GOT DIRT, LLC
2111 S. MAIN ST
GOLDSTON, NC 27252

PIN: 9651-17-4198-00
PIN: 9651-17-4046-00
TOWNSHIP: JONESBORO
RURAL FIRE DEPT.: TRAMWAY FIRE DEPT
TOTAL AREA (INCLUDING R/W): 1.96 ACRES ±

SATELLITE ANNEXATION MAP FOR THE CITY OF SANFORD:
LEMON SPRINGS RD TRACTS
PREPARED FOR:
BOBBY BRANCH



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF SANFORD, NORTH CAROLINA**

WHEREAS, The City Council of the City of Sanford, North Carolina has been petitioned under G.S. 160A-31 to annex 1.96 +/- acres, more particularly described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Sanford City Council Chambers at 6:00 PM on January 6, 2026, after due notice by publication in the Sanford Herald on December 18, 2025; and

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

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

Section 1. By virtue of the authority granted by 160A-31, the following described territory is hereby annexed and made part of the City of Sanford, North Carolina, as of January 6, 2026:

CITY OF SANFORD LEGAL DESCRIPTION FOR

**Contiguous Annexation Boundary
for GOT Dirt, LLC**

Jonesboro Township, Lee County, North Carolina

BEGINNING AT AN EXISTING IRON PIPE SITUATED IN THE EASTERN MARGIN OF S.R. 1001 - LEMON SPRINGS ROAD (A 60' WIDE PUBLIC RIGHT OF WAY); SAID IRON PIPE HAVING NORTH CAROLINA GRID COORDINATES (N-617,012.15' E-1,951,270.50'); THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 S 22°02'12" W A DISTANCE OF 15.13' TO A POINT; THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 N 67°57'48" W A DISTANCE OF 60.75' TO AN EXISTING IRON PIPE IN THE WESTERN MARGIN OF SAID S.R. 1001; THENCE CONTINUE ALONG SAID WESTERN MARGIN OF S.R. 1001 THE FOLLOWING COURSES AND DISTANCES: N 21°57'20" E A DISTANCE OF 50.00' TO A POINT; N 21°56'08" E A DISTANCE OF 100.00' TO A POINT; N 22°01'43" E A DISTANCE OF 48.89' TO AN EXISTING IRON ROD; THENCE LEAVING SAID WESTERN MARGIN OF S.R. 1001 S 68°03'08" E A DISTANCE OF 60.54' TO A POINT IN SAID EASTERN MARGIN OF S.R. 1001; THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 N 21°56'52" E A DISTANCE OF 131.23' TO AN EXISTING IRON PIPE; THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 S 64°40'58" E A DISTANCE OF 219.19' TO AN EXISTING IRON PIPE; THENCE CONTINUE S 64°40'58" E A DISTANCE OF 79.22' TO A POINT; THENCE S 21°56'52" W A DISTANCE OF 137.46' TO AN EXISTING IRON PIPE; THENCE N 68°03'08" W A DISTANCE OF 297.91' TO AN EXISTING IRON PIPE IN SAID EASTERN MARGIN OF S.R. 1001; THENCE CONTINUE ALONG SAID EASTERN MARGIN OF S.R. 1001 S 21°57'57" W A DISTANCE OF 50.00' TO AN EXISTING IRON PIPE; THENCE LEAVING SAID EASTERN MARGIN OF S.R. 1001 S 68°03'08" E A DISTANCE OF 272.90' TO AN EXISTING IRON PIPE; THENCE S 21°44'41" W A DISTANCE OF 109.46' TO A POINT; THENCE N 68°11'04" W A DISTANCE OF 273.08' TO AN EXISTING IRON PIPE IN SAID EASTERN MARGIN OF S.R. 1001; WHICH IS THE POINT OF BEGINNING; HAVING A TOTAL AREA OF 85,591 SQUARE FEET (1.96 ACRES), INCLUDING 12,063 SQUARE FEET (0.28 ACRES) OF RIGHT-OF-WAY AND 73,527 SQUARE FEET (1.69 ACRES) OF PRIVATELY-OWNED LAND, ACCORDING TO A SURVEY ENTITLED "SATELLITE ANNEXATION MAP FOR THE CITY OF SANFORD: LEMON SPRINGS RD TRACTS", DATED NOVEMBER 14, 2025, AND PREPARED BY MICHAEL S. STOKES, P.L.S., OF STOKES SURVEYING & MAPPING, PLLC.

Section 2. Upon and after January 6, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Sanford and shall be entitled to the same privileges and benefits as other parts of the City of Sanford. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Sanford shall cause to be recorded an accurate map of the annexed territory, described in Section 1 above, in the office of the Register of Deeds of Lee County in Plat Book _____ Page _____, together with a duly certified copy of this ordinance. Such a map and ordinance shall also be delivered to the office of the Secretary of State at Raleigh, North Carolina and Lee County Tax Office.

Section 4. The City Council assigns the recently annexed area above hereinafter to be part of Electoral Ward 5.

Adopted this 6th day of January 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney

LEE COUNTY
NORTH CAROLINA

I, _____, a Notary Public for said County and State, do hereby certify that Bonnie Bryant personally appeared before me this day and acknowledged that she is the City Clerk of the City of Sanford, North Carolina, a corporate body, and that by authority duly given and as the act of the City, foregoing instrument was signed in its name by its Mayor, Rebecca Wyhof Salmon, sealed with its corporate seal, and attested by herself, as its City Clerk.

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

Notary Public

My Commission Expires: _____

**Annexation Report for the
Adams Village LLC Properties
January 6, 2026**

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

Procedure. On October 14, 2025, the City of Sanford received an annexation petition and an annexation boundary survey map consisting of 31.578 +/- acres owned by Adams Village LLC (further identified as Tax Property Identification Number: 9661-15-5160-00). The properties are being requested for annexation for the purposes of developing a commercial property.

The following owners of real property have signed the petition:

Name	Address
Adams Village LLC	709 Croswell Court Whitsett, NC 27377

On December 16, 2025, the Council adopted a resolution setting the date for a public hearing on the question of annexation of the property for January 6, 2026, at 6 p.m. at the Sanford City Council Chambers.

Public Notice. Notice of the public hearing was given by publication in the *Sanford Herald* on December 18, 2025. At the conclusion of the public hearing, the City Council can consider adoption of an ordinance annexing the property into the City.

Contiguosness. The proposed annexation would be contiguous by nature to its proximity to the Walmart to the north and the recently annexed Adams Village residential property to the northwest, already located within the city limits.

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

Water and Sewer. The site appears to have access to public water lines along Harvey Faulk Road and HWY 87; the site appears to lack direct access to a sewer main line with the existing main line along Harvey Faulk Road being the closest option. Any/all utility extensions will need to be reviewed and approved by Tri River Water to verify compliance with all applicable regulations.

Streets. The proposed annexation site has access to HWY 87. Any/all street connections will need to be reviewed and approved by NCDOT and/or the City of

Sanford Public Works Department to verify compliance with all applicable regulations.

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

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

Fire Protection. The City's Fire Department would provide service to the annexation area out of Fire Station #2 at 2220 Woodland Avenue approximately 2.9 miles from the property with an estimated response time of 8 minutes.

Estimated Costs incurred by the City.

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

The Lee County Tax Office shows the total assessed valuation for the Carolina Trace Fire Protection District area to be \$ 817,781,500.00 currently. The assessed value of the proposed annexation area is \$918,600.00. The Carolina Trace Rural Department has an annual debt payment of \$120,361.00.

Annual Debt payment	X	<u>Value of property to be annexed</u>	= payment
		Value of rural fire department	
\$120,361	X	<u>\$918,600</u>	= \$135.20
		\$817,781,500	

Revenue. The assessed valuation of the annexation area as noted above is \$918,600.00. At the City's current tax rate of 53.5¢ per \$100 assessed valuation, annual revenues of \$4914.51 could be anticipated ($\$918,600.00/100 = \$9186.00 \times .535 = \$4914.51$). This does not include additional tax revenue that might be generated if a commercial development is built as envisioned.

Consistency with "PlanSanLee" Future Land Use Plan. The proposed area for annexation is identified in the Future Land Use Plan as Commercial Corridor.

The Commercial Corridor Place Type is intended to represent established commercial development that serves both local and regional customers along the highest volume transportation routes through the urbanized portion of the county. In the past, this land use type typically followed a “strip” development pattern on parcels with narrow lot frontages and/or large amounts of off-street parking located between the street and the buildings. Uses within these areas typically include retail, restaurants, entertainment centers, automobile services, personal services, and other commercial uses. While these corridors tend to be oriented toward customers arriving by automobile, traditional strip commercial development is now discouraged within these areas. Instead, developments should be designed to provide greater connectivity within and to adjacent developments in a manner to safely accommodate both bicycles and pedestrians traveling to and through the corridor to access the commercial establishments within it.

Rezoning of Annexed Area. Pursuant to NCGS 160A-360(f), if the subject property is annexed, the City has up to 60 days to assign a City designated zoning district. The subject property is already located within the ETJ, and therefore does not need to be rezoned.

Assignment of Electoral Ward of Annexed Area. If the City Council chooses to annex the property, staff recommends that the annexed area be assigned to be part of Electoral Ward 5.

PETITION REQUESTING CONTIGUOUS ANNEXATION OF PROPERTY TO THE CITY OF SANFORD, NC

Date: 10/14/2025

To the City Council of the City of Sanford:

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

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

<u>Name</u>	<u>Address</u>	<u>Signature</u>
<u>Adam's Village, LLC</u> Corporation		<u>Ray Covington</u> President

ATTEST: _____
Secretary

<u>Name</u>	<u>Address</u>	<u>Signature</u>
_____ Corporation		_____ President

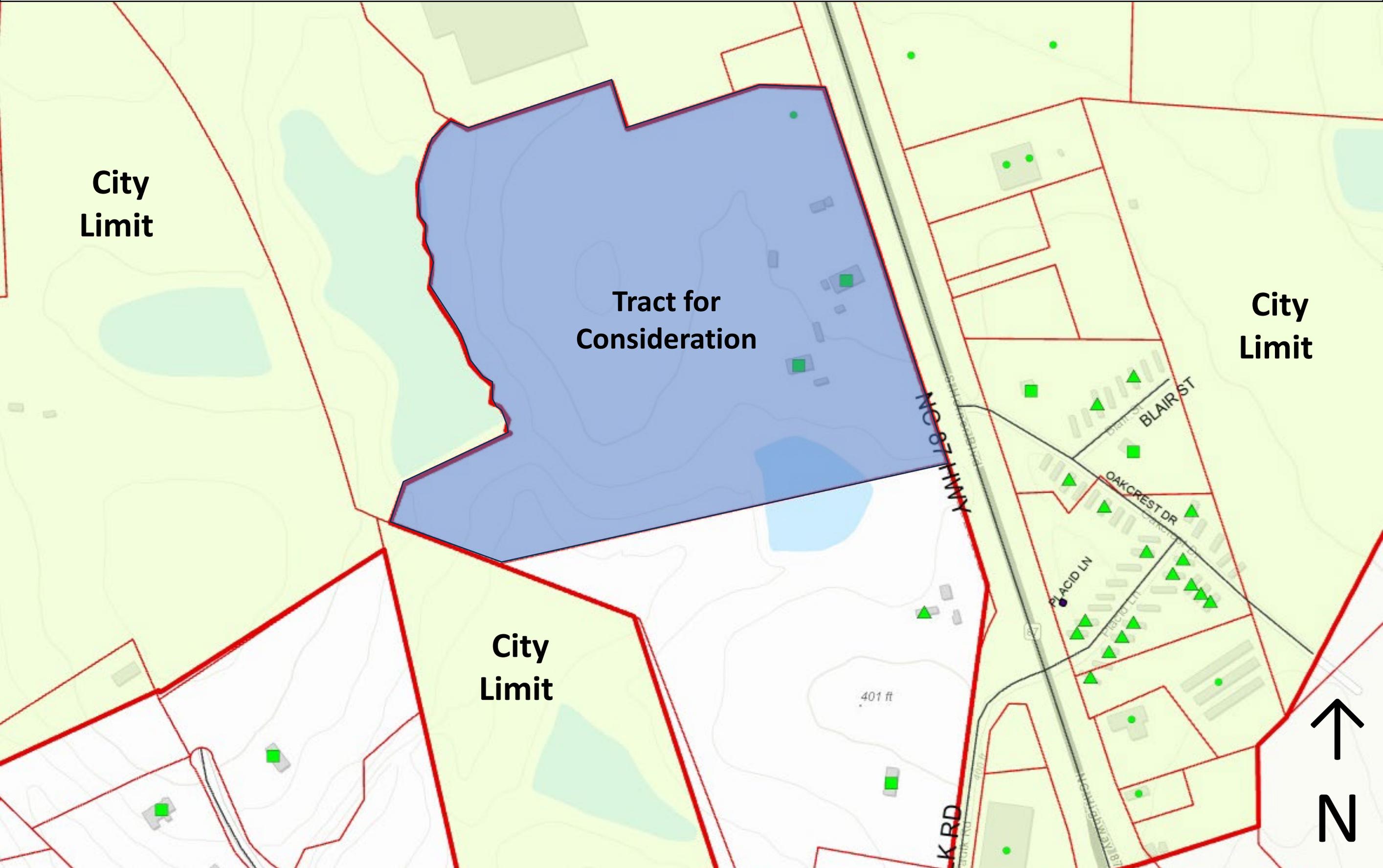
ATTEST: _____
Secretary

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN LEE COUNTY, STATE OF NORTH CAROLINA CONTAINING 31.578 ACRES WITH THE FOLLOWING METES AND BOUNDS TO WIT:

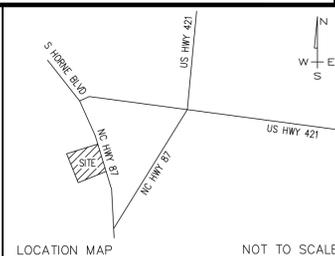
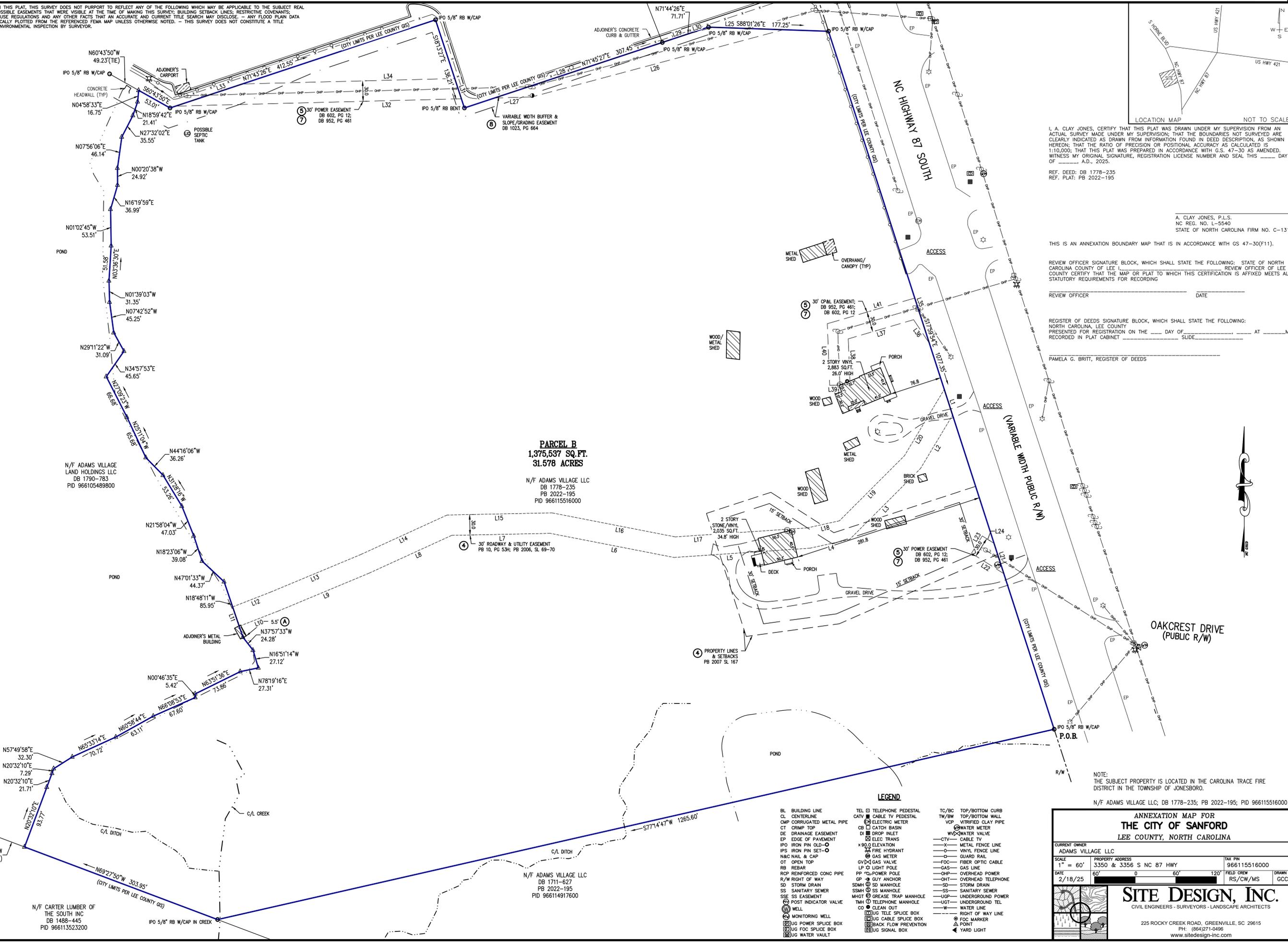
BEGINNING AT AN IRON PIN OLD 5/8" REBAR WITH CAP LOCATED ON THE WESTERN RIGHT OF WAY OF NC HIGHWAY 87 SOUTH APPROXIMATELY 160' SOUTH OF THE INTERSECTION WITH OAKCREST DRIVE; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S 77° 14' 47" W 1265.60' TO AN IRON PIN OLD 5/8" REBAR WITH CAP IN CREEK; THENCE N 69° 27' 50" W 303.95' TO A POINT WITH A TIE TO AN IRON PIN OLD 3/4" OPEN TOP N 69° 27' 50" W 42.82'; THENCE N 20° 32' 10" E 93.77' TO A POINT; THENCE N 20° 32' 10" E 21.71' TO A POINT; THENCE N 20° 32' 10" E 7.29' TO A POINT; THENCE N 57° 49' 58" E 32.30' TO A POINT; THENCE N 65° 33' 14" E 70.72' TO A POINT; THENCE N 60° 58' 44" E 63.11' TO A POINT; THENCE N 66° 08' 53" E 67.60' TO A POINT; THENCE N 00° 46' 35" E 5.42' TO A POINT; THENCE N 63° 51' 36" E 73.86' TO A POINT; THENCE N 78° 19' 16" E 27.31' TO A POINT; THENCE N 16° 51' 14" W 27.12' TO A POINT; THENCE N 37° 57' 33" W 24.28' TO A POINT; THENCE N 18° 48' 11" W 85.95' TO A POINT; THENCE N 47° 01' 33" W 44.37' TO A POINT; THENCE N 18° 23' 06" W 39.08' TO A POINT; THENCE N 21° 58' 04" W 47.03' TO A POINT; THENCE N 31° 28' 16" W 53.26' TO A POINT; THENCE N 44° 16' 06" W 36.26' TO A POINT; THENCE N 25° 11' 04" W 65.68' TO A POINT; THENCE N 27° 09' 23" W 66.68' TO A POINT; THENCE N 34° 57' 53" E 45.65' TO A POINT; THENCE N 29° 11' 22" W 31.09' TO A POINT; THENCE N 07° 42' 52" W 45.25' TO A POINT; THENCE N 01° 39' 03" W 31.35' TO A POINT; THENCE N 03° 36' 30" E 51.58' TO A POINT; THENCE N 01° 02' 45" W 53.51' TO A POINT; THENCE N 16° 19' 59" E 36.99' TO A POINT; THENCE N 00° 20' 38" W 24.92' TO A POINT; THENCE N 07° 56' 06" E 46.14' TO A POINT; THENCE N 27° 32' 02" E 35.55' TO A POINT; THENCE N 18° 59' 42" E 21.41' TO A POINT; THENCE N 04° 58' 33" E 16.75' TO A POINT WITH A TIE TO AN IRON PIN OLD 5/8" REBAR WITH CAP N 60° 43' 50" W 49.23'; THENCE S 60° 43' 50" E 53.01' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE N 71° 43' 26" E 412.55' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE S 18° 13' 27" E 136.21' TO AN IRON PIN OLD 5/8" REBAR BENT; THENCE N 71° 45' 27" E 307.45' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE N 71° 44' 26" E 71.71' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE S 88° 01' 26" E 177.25' TO AN IRON PIN OLD 5/8" REBAR WITH CAP LOCATED ON THE WESTERN RIGHT OF WAY OF NC HIGHWAY 87 SOUTH; THENCE RUNNING ALONG SAID RIGHT OF WAY S 17° 59' 54" E 1077.35' TO THE POINT OF BEGINNING.

Vicinity Map for Contiguous Annexation of Adams Village LLC Property



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

LINE #	BEARING	LENGTH
L1	S17°59'54"E	39.68
L2	S31°07'02"W	91.38
L3	S45°07'02"W	147.96
L4	S77°43'30"W	59.89
L5	S86°07'07"W	200.81
L6	N79°01'57"W	186.18
L7	S88°49'20"W	145.36
L8	S65°30'39"W	134.11
L9	S67°28'01"W	144.70
L10	S68°48'29"W	61.79
L11	N18°48'11"W	30.03
L12	N68°48'29"E	60.19
L13	N67°28'01"E	143.84
L14	N65°30'39"E	139.79
L15	N88°49'20"E	154.74
L16	S79°01'57"E	185.46
L17	N86°07'07"E	194.69
L18	N77°43'30"E	48.91
L19	N45°07'02"E	135.50
L20	N31°07'02"E	113.66
L21	S17°59'54"E	46.79
L22	N57°52'22"W	56.40
L23	N32°07'38"E	30.00
L25	S88°01'26"E	103.37
L26	S75°06'16"W	384.19
L27	S88°32'16"W	54.50
L28	N71°45'14"E	260.33
L29	N71°44'26"E	36.48
L30	N75°06'16"E	41.98
L31	S18°13'27"E	31.33
L32	S88°32'16"W	421.19
L33	N71°37'55"E	103.16
L34	N88°32'16"E	313.45
L35	S17°59'54"E	69.66
L36	N34°02'40"W	41.61
L37	S73°43'33"W	100.41
L38	S02°17'01"E	67.14
L39	N87°42'59"E	30.00
L40	N02°17'01"W	90.58
L41	N73°43'33"E	134.46



I, A. CLAY JONES, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED DESCRIPTION, AS SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS ____ DAY OF _____ A.D., 2025.

REF. DEED: DB 1778-235
REF. PLAT: PB 2022-195

A. CLAY JONES, P.L.S.
NC REG. NO. L-5540
STATE OF NORTH CAROLINA FIRM NO. C-1317

THIS IS AN ANNEXATION BOUNDARY MAP THAT IS IN ACCORDANCE WITH GS 47-30(F11).

REVIEW OFFICER SIGNATURE BLOCK, WHICH SHALL STATE THE FOLLOWING: STATE OF NORTH CAROLINA, LEE COUNTY REVIEW OFFICER OF LEE COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER _____ DATE _____

REGISTER OF DEEDS SIGNATURE BLOCK, WHICH SHALL STATE THE FOLLOWING: NORTH CAROLINA, LEE COUNTY PRESENTED FOR REGISTRATION ON THE ____ DAY OF _____ AT _____ M RECORDED IN PLAT CABINET _____ SLIDE _____

PAMELA G. BRITT, REGISTER OF DEEDS

PARCEL B
1,375,537 SQ. FT.
31.578 ACRES

N/F ADAMS VILLAGE LLC
DB 1778-235
PB 2022-195
PID 966115516000

LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- IPO IRON PIN OLD
- IPS IRON PIN SET
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
- PI POST INDICATOR VALVE
- W WELL
- MON MONITORING WELL
- UG POWER SPICE BOX
- UG FOC SPICE BOX
- UG WATER VAULT
- TEL TELEPHONE PEDESTAL
- CATV CABLE TV PEDESTAL
- EM ELECTRIC METER
- CB CATCH BASIN
- DI DROP INLET
- ET ELEC TRANS
- +90.0 ELEVATION
- FF FIRE HYDRANT
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GP GUY ANCHOR
- SMH SD MANHOLE
- SSMH SS MANHOLE
- MHGT GREASE TRAP MANHOLE
- TMH TELEPHONE MANHOLE
- CO CLEAN OUT
- UG CABLE SPICE BOX
- UG CLEAN OUT
- UG BACK FLOW PREVENTION
- UG SIGNAL BOX
- TC/BC TOP/BOTTOM CURB
- TW/BW TOP/BOTTOM WALL
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- CC CABLE TV
- X METAL FENCE LINE
- V VINYL FENCE LINE
- G GUARD RAIL
- FOC FIBER OPTIC CABLE
- GAS GAS LINE
- OHP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- SD STORM DRAIN
- SS SANITARY SEWER
- UGP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- W WATER LINE
- WY RIGHT OF WAY LINE
- FM FOC MARKER
- P POINT
- Y YARD LIGHT

ANNEXATION MAP FOR
THE CITY OF SANFORD
LEE COUNTY, NORTH CAROLINA

CURRENT OWNER: ADAMS VILLAGE LLC

SCALE: 1" = 60'

PROPERTY ADDRESS: 3350 & 3356 S NC 87 HWY

TAX PIN: 966115516000

DATE: 2/18/25

FIELD CREW: RS/CW/MS

DRAWN BY: GCC

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF SANFORD, NORTH CAROLINA**

WHEREAS, The City Council of the City of Sanford, North Carolina has been petitioned under G.S. 160A-31 to annex 31.578 +/- acres, more particularly described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Sanford City Council Chambers at 6:00 PM on January 6, 2026, after due notice by publication in the Sanford Herald on December 18, 2025; and

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

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

Section 1. By virtue of the authority granted by 160A-31, the following described territory is hereby annexed and made part of the City of Sanford, North Carolina, as of January 6, 2026:

CITY OF SANFORD LEGAL DESCRIPTION FOR

**Contiguous Annexation Boundary
for Adams Village LLC
Jonesboro Township, Lee County, North Carolina**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING SITUATE IN LEE COUNTY, STATE OF NORTH CAROLINA CONTAINING 31.578 ACRES WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN OLD 5/8" REBAR WITH CAP LOCATED ON THE WESTERN RIGHT OF WAY OF NC HIGHWAY 87 SOUTH APPROXIMATELY 160' SOUTH OF THE INTERSECTION WITH OAKCREST DRIVE; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S 77° 14' 47" W 1265.60' TO AN IRON PIN OLD 5/8" REBAR WITH CAP IN CREEK; THENCE N 69° 27' 50" W 303.95' TO A POINT WITH A TIE TO AN IRON PIN OLD 3/4" OPEN TOP N 69° 27' 50" W 42.82'; THENCE N 20° 32' 10" E 93.77' TO A POINT; THENCE N 20° 32' 10" E 21.71' TO A POINT; THENCE N 20° 32' 10" E 7.29' TO A POINT; THENCE N 57° 49' 58" E 32.30' TO A POINT; THENCE N 65° 33' 14" E 70.72' TO A POINT; THENCE N 60° 58' 44" E 63.11' TO A POINT; THENCE N 66° 08' 53" E 67.60' TO A POINT; THENCE N 00° 46' 35" E 5.42' TO A POINT; THENCE N 63° 51' 36" E 73.86' TO A POINT; THENCE N 78° 19' 16" E 27.31' TO A POINT; THENCE N 16° 51' 14" W 27.12' TO A POINT; THENCE N 37° 57' 33" W 24.28' TO A POINT; THENCE N 18° 48' 11" W 85.95' TO A POINT; THENCE N 47° 01' 33" W 44.37' TO A POINT; THENCE N 18° 23' 06" W 39.08' TO A POINT; THENCE N 21° 58' 04" W 47.03' TO A POINT; THENCE N 31° 28' 16" W 53.26' TO A POINT; THENCE N 44° 16' 06" W 36.26' TO A POINT; THENCE N 25° 11' 04" W 65.68' TO A POINT; THENCE N 27° 09' 23" W 66.68' TO A POINT; THENCE N 34° 57' 53" E 45.65' TO A POINT; THENCE N 29° 11' 22" W 31.09' TO A POINT; THENCE N 07° 42' 52" W 45.25' TO A POINT; THENCE N 01° 39' 03" W 31.35' TO A POINT; THENCE N 03° 36' 30" E 51.58' TO A POINT; THENCE N 01° 02' 45" W 53.51' TO A POINT; THENCE N 16° 19' 59" E 36.99' TO A POINT; THENCE N 00° 20' 38" W 24.92' TO A POINT; THENCE N 07° 56' 06" E 46.14' TO A POINT; THENCE N 27° 32' 02" E 35.55' TO A POINT; THENCE N 18° 59' 42" E 21.41' TO A POINT; THENCE N 04° 58' 33" E 16.75' TO A POINT WITH A TIE TO AN IRON PIN OLD 5/8" REBAR WITH CAP N 60° 43' 50" W 49.23'; THENCE S 60° 43' 50" E 53.01' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE N 71° 43' 26" E 412.55' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE S 18° 13' 27" E 136.21' TO AN IRON PIN OLD 5/8" REBAR BENT; THENCE N 71° 45' 27" E 307.45' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE N 71° 44' 26" E 71.71' TO AN IRON PIN OLD 5/8" REBAR WITH CAP; THENCE S 88° 01' 26" E 177.25' TO AN IRON PIN OLD 5/8" REBAR WITH CAP LOCATED ON THE WESTERN RIGHT OF WAY OF NC HIGHWAY 87 SOUTH; THENCE RUNNING ALONG SAID RIGHT OF WAY S 17° 59' 54" E 1077.35' TO THE POINT OF BEGINNING.

Section 2. Upon and after January 6, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Sanford and shall be entitled to the same privileges and benefits as other parts of the City of Sanford. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the City of Sanford shall cause to be recorded an accurate map of the annexed territory, described in Section 1 above, in the office of the Register of Deeds of Lee County in Plat Book _____ Page _____, together with a duly certified copy of this ordinance. Such a map and ordinance shall also be delivered to the office of the Secretary of State at Raleigh, North Carolina and Lee County Tax Office.

Section 4. The City Council assigns the recently annexed area above hereinafter to be part of Electoral Ward 5.

Adopted this 6th day of January 2026.

Rebecca Wyhof Salmon, Mayor

ATTEST:

APPROVED AS TO FORM:

Bonnie Bryant, City Clerk

Susan Patterson, City Attorney

LEE COUNTY
NORTH CAROLINA

I, _____, a Notary Public for said County and State, do hereby certify that Bonnie Bryant personally appeared before me this day and acknowledged that she is the City Clerk of the City of Sanford, North Carolina, a corporate body, and that by authority duly given and as the act of the City, foregoing instrument was signed in its name by its Mayor, Rebecca Wyhof Salmon, sealed with its corporate seal, and attested by herself, as its City Clerk.

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

Notary Public

My Commission Expires: _____

CLOSED SESSION