

**MINUTES OF MEETING OF THE
CITY COUNCIL
SANFORD, NORTH CAROLINA**

The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, January 6, 2026, at 5:00 p.m., in Council Chambers. The following people were present:

Mayor Rebecca Wyhof Salmon
Council Member Mark Akinosho
Council Member Walter Ferguson
Council Member Linda Rhodes
City Manager Hal Hegwer
City Clerk Bonnie Bryant

Mayor Pro Tem Byron Buckels
Council Member Jean Dabbs (arrived at 5:20 p.m.)
Council Member Christopher Petty
Council Member Charles Taylor
City Attorney Susan Patterson
Deputy City Clerk Vicki Cannady

CALL TO ORDER

Mayor Salmon called the meeting to order. Council Member Ferguson led the invocation and the Pledge of Allegiance was recited.

PUBLIC COMMENT (Exhibit A)

Greg Stoch, 220 N. Gulf Street, Sanford, North Carolina, stated that he and his wife fully support the Riverbirch Shopping Center redevelopment project but expressed concern with increased traffic in the Rosemont/McIver Historic District area, and suggested raised crosswalks to calm traffic.

APPROVAL OF AGENDA

Mayor Pro Tem Buckels made a motion to approve the agenda. Seconded by Council Member Rhodes, the motion carried unanimously.

CONSENT AGENDA

There were no items on the consent agenda.

SPECIAL AGENDA

There were no items on the special agenda.

REGULAR AGENDA

There were no items on the regular agenda.

NEW BUSINESS

Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – VueWorks Implementation (Exhibit B)

Assistant City Manager Beth Kelly explained that this ordinance appropriates funding for an increase in the contract premium for software used to manage work orders and maintenance requests for TriWater Water Systems.

Council Member Ferguson made a motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford 2025-2026 – VueWorks Implementation. Seconded by Council Member Rhodes, the motion carried unanimously.

Memorandum of Understanding Between the North Carolina Department of Transportation and the City of Sanford for Improvements to Carthage Street (Exhibit B)

City Attorney Susan Patterson reminded everyone that North Carolina Department of Transportation (NCDOT) is installing a roundabout at Wicker Street and Carthage Street in connection with the Carthage Street improvements. This roundabout will encroach on a small portion of property used as the Kiwanis Children's Park. Kiwanis Children's Park is subject to Land and Water Conservation Fund (LWCF) requirements; therefore, there must be replacement recreational land provided to offset the impacts to the park. City representatives, along with Lee County representatives, have identified four City-owned parcels at the southern end of Hudson Avenue that the City is willing to donate as potential replacement land for the impacts to Kiwanis Children's Park. The 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 North Carolina Division of Parks and Recreation, who have indicated that these parcels appear to meet 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. The amount of land the City is donating exceeds the amount that is being taken by NCDOT for the roundabout; however, an evaluation was completed of the parcels and it is close in value. NCDOT is compensating Lee County \$84,000 for the part the roundabout project is taking and Lee County is proposing to use these funds toward improvements to Horton Park. The deeds for the parcels of the proposed property to be donated by the City have been prepared and are ready for signatures. The Memorandum of Understanding is between NCDOT, the City of Sanford and Lee County, and it sets forth terms of these agreements and compensates the county for the value of the land they are losing at the park. Brick Capital Community Development Corporation (BCCDC) had an agreement with the City of Sanford for a community garden on some of the land in question and there have been discussions between Lee County and Kerry Bashaw regarding whether this will continue; BCCDC has indicated that they are in agreement with Lee County's proposal. Attorney Patterson explained that the City of Sanford indicated to Lee County that we are interested in having this agreement contingent upon the lease with Brick Capital being honored and Lee County agreeing to make it a consideration in the first year and reconsider each year thereafter but they did not want to commit to a contingency in the agreement with NCDOT. Attorney Patterson noted that she reviewed the City's past contingency agreements and they were for a one-year period as well. Attorney Patterson explained that laws for leases exceeding one year have different requirements. Since Lee County has not officially confirmed a one-year contingency agreement, Council members were in agreement to postpone their decision on this issue until Lee County confirms their contingency intent.

Council Member Ferguson made a motion to table the decision on this project until further information is obtained. The motion was seconded by Council Member Rhodes. Council Member Taylor asked that the motion to table include the contingency that Lee County offer a one-year Lease to Brick Capital Community Development for the community garden with an option for two one-year agreements. Council Member Ferguson amended his motion to include the one-year contingency with a two-year option. Council Member Rhodes seconded the amended motion, and it carried unanimously.

Resolution in Support of the Temporary Closure of Several Downtown Streets for the FirstHealth Resolution Run and Fitness Fest (Exhibit D)

Parks Administrator Caroline Jeffries explained that this request is for the temporary closure of multiple streets from 7:00 A.M. until 11:00 A.M. on January 24, 2026, contingent upon a certificate of insurance being submitted for this event.

Council Member Rhodes made a motion to approve the Resolution in Support of the Temporary Closure of Several Downtown Streets for the FirstHealth Resolution Run and Fitness Fest, contingent upon receiving a certificate of insurance. Seconded by Council Member Akinosho, the motion carried unanimously.

Resolution in Support of the Temporary Closure of Portions of McIver Street and Jenkins Street for the Opening of the Life Springs Restoration Center (Exhibit E)

Parks Administrator Caroline Jeffries explained that Daniel Owens, Executive Director of Life Springs Church, on behalf of Life Springs Restoration Center, has submitted a request for road closures on January 17, 2026, from 9:00 A.M. until 3:00 P.M., for a ribbon cutting of the church’s new center.

Council Member Taylor made a motion to approve the Resolution in Support of the Temporary Closure of Portions of McIver Street and Jenkins Street for the Opening of the Life Springs Restoration Center. Seconded by Council Member Akinosho, the motion carried unanimously.

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. (Exhibit F)

Senior Planner Amy McNeill reminded Council that the Planning Board met on December 16, 2025, after the public hearing was held on this request, and recommended unanimously that City Council approve the rezoning request. The board found that the request is consistent with the “*Plan SanLee Long-range Plan*” designation of Mixed-Use Activity Center because this place type encourages shopping center type development. This is the redevelopment of an existing shopping center with its own unique existing conditions; therefore, the landscaping components of the request appear reasonable and the applicant verified for the board that the tenants triggering the signage component of the request use the same type and size of signage in other locations nationwide and not just at the Sanford location.

- Statement on Long-Range Land Use Plan Consistency as it Relates to this Zoning Map Amendment
Council Member Rhodes made a motion that the proposed 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. Seconded by Council Member Akinosho, the motion carried unanimously.
- Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Exhibit G)
Council Member Petty made a motion to approve the Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina, 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 Unified Development Ordinance (UDO). Seconded by Council Member Akinosho, the motion carried unanimously.

CLOSED SESSION

Council Member Ferguson made a motion to go into closed session in accordance with N.C.G.S. 143-318.11(a)(1), to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or the United States. Seconded by Council Member Rhodes, the motion carried unanimously.

RETURN TO REGULAR SESSION

Council returned to regular session and Mayor Salmon reconvened the meeting at 6:00 p.m.

CASES FOR PUBLIC HEARING (held at 6:00 p.m.)

Public Hearing Petition Requesting Contiguous Annexation by GOT Dirt, LLC

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 (Exhibit H)

Mayor Salmon opened the public hearing.

Long-Range Planning Administrator David Montgomery explained that this request is being made to develop a single-family subdivision. He reviewed City services available to the property, street access, and fire protection as shown on the attached Exhibit H. He also explained that the “*Plan SanLee Long Range Plan*” designates this property as Suburban Neighborhood. Since the property is already in the City’s extra-territorial jurisdiction, it does not require rezoning. Staff recommends assigning this property to Electoral Ward #5.

Mayor Salmon recognized Martha Bright, who signed up to speak. Mrs. Bright stated she was available for questions but did not speak.

With no other speakers, Mayor Salmon closed the public hearing.

- **Ordinance to Extend the Corporate Limits of the City of Sanford, North Carolina (Exhibit I)**
Mayor Pro Tem Buckels made a motion to approve the Ordinance to Extend the Corporate Limits of the City of Sanford, North Carolina, and assign it to Electoral Ward #5. Seconded by Council Member Rhodes, the motion carried unanimously.

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

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) (Exhibit I)

Mayor Salmon opened the public hearing.

Long-Range Planning Administrator David Montgomery reminded everyone that this property was recently rezoned to Conditional Zoning. He confirmed that the property is contiguous to the City limits, and reviewed City services, including water and sewer. He also reviewed information on streets and fire services as described in Exhibit I. He confirmed that the request complies with the “*Plan SanLee Long Range Plan*.” Since the property is already in the City’s extra-territorial jurisdiction, it does not require rezoning. Mr. Montgomery suggested this property be assigned to Electoral Ward #5.

David Allen, 2715 Anderson Drive, Raleigh, explained that he was available for questions and declined to speak.

With no other speakers, Mayor Salmon closed the public hearing.

- **Ordinance to Extend the Corporate Limits of the City of Sanford, North Carolina (Exhibit J)**
Council Member Rhodes made a motion to approve the Ordinance to Extend the Corporate Limits of the City of Sanford, North Carolina, and that the annexed area be assigned to Electoral Ward #5. Seconded by Council Member Ferguson, the motion carried unanimously.

OTHER BUSINESS

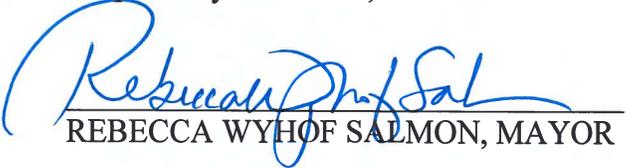
Council members wished everyone a Happy New Year, and offered sympathies to the family of Brenda Johnson, who made many contributions to our community.

ADJOURNMENT

Council Member Rhodes made a motion to adjourn the meeting. Seconded by Council Member Akinosho, the motion carried unanimously.

ALL EXHIBITS CONTAINED HEREIN ARE HEREBY INCORPORATED BY REFERENCE AND MADE A PART OF THESE MINUTES.

Respectfully Submitted,


REBECCA WYHOF SALMON, MAYOR

ATTEST:


BONNIE BRYANT, CITY CLERK



