

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

The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, January 7, 2020, at 6 p.m., in Council Chambers. The following people were present:

Mayor T. Chet Mann  
Council Member Sam Gaskins  
Council Member Charles Taylor  
City Manager Hal Hegwer  
City Clerk Bonnie Davis

Mayor Pro Tem Byron Buckels  
Council Member Jimmy Haire  
Council Member James Williams  
City Attorney Susan Patterson

**Absent:**

Council Member Rebecca Wyhof Salmon  
Council Member Norman Charles Post, III  
Deputy City Clerk Vicki Cannady

**CALL TO ORDER**

Mayor Mann called the meeting to order. Council Member Charles Taylor led the invocation. The Pledge of Allegiance was recited.

**PUBLIC COMMENT**

There were no requests for public comment.

**APPROVAL OF AGENDA**

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

**APPROVAL OF CONSENT AGENDA**

**City Council Meeting Minutes dated December 3, 2019**

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

**SPECIAL AGENDA**

There were no items on the special agenda.

**CASE FOR PUBLIC HEARING**

**Public Hearing on an Economic Development Project – Project Jupiter (Exhibit A)**

Sanford Area Growth Alliance Economic Development Executive Director Bob Joyce explained that Project Jupiter is a life science company. They have proposed to invest \$126 million and create 196 jobs at an average wage of \$88,903. If we are successful in attracting this company, they anticipate purchasing and upfitting the Shell Building. The company first visited in May 2019, as a result of Mike Smith's conversation with a member of the North Carolina Bio Tech Agency at Site Selectors Guild in March. They subsequently went to California and visited this company and were made aware of our Spec building. We recently received a lot of support from the Bio Tech Center and the Economic Development Partnership. The project was reviewed with Council in closed session in June 2019, at which time SAGA made an initial incentive offer to the company. We were named one of the finalist sites in July, and SAGA met with Council again in late July and revised our incentive offer to make it

more competitive. This is still a competitive project with other states. The SAGA Executive Committee and Economic Development Committee highly recommend this project and the local incentive investment. They also recommend this performance-based agreement which is very competitive and also protects the taxpayer's investment. If the company selects Sanford, the resulting investment would have an economic impact similar to the Bharat Forge project. Both companies would have an annual payroll of approximately \$17 million. In addition, a recent study showed attracting high wage jobs, such as this life-science company, would have a ripple effect in all job categories; for every 10 high-tech jobs either in STEM-related or digital fields, there are six local jobs created in the service local industry. If approved, SAGA will present this offer to the company and the company has informed SAGA that if we are successful, the company will make a decision early sometime this month.

Mayor Mann opened the public hearing. Mr. Taylor asked for clarification that SAGA is looking a 7-year period for real property as opposed to the traditional five years for incentives. Mr. Joyce replied yes; they felt we needed to offer this company the additional years as this investment is a little unusual in that there is more investment in real estate than there is in business personal property; extending it would be good to attract this company. With no one requesting to speak in favor or in opposition, the public hearing was closed.

City Attorney Susan Patterson asked that Council include in its motion to authorize staff to update the agreement with the name of the company once it has been revealed at the appropriate time.

- Agreement Regarding Incentive Funds by and Between the City of Sanford, North Carolina and Project Jupiter (Exhibit B)

Council Member Williams made a motion to approve the Agreement Regarding Incentive Funds by and Between the City of Sanford, North Carolina and Project Jupiter and authorize staff to update the agreement with the appropriate name of the company once it is revealed at the appropriate time. Seconded by Council Member Gaskins, the motion carried four to one in favor with Council Member Taylor casting the dissenting vote.

SAGA Chief Executive Director Mike Smith explained the educational degrees that some employees will need for the life-science company. Dr. Chapman, President of Central Carolina Community College, was one of the key components in aiding to bring these life science companies to Sanford. He also added that there are over 7,000 exiting military personnel every year and there is an opportunity to bring them to Sanford to work at this potential location. Mr. Smith explained that with Pfizer's expansion and if we are able to get this life science company, it is a great opportunity to bring other companies to Sanford.

Mayor Mann stated that in the *Triangle Business Journal*, with Pfizer's expansion, it has put the RTP (which Sanford is now included in) in the top five life-science hubs in the world.

## **DECISIONS ON PUBLIC HEARINGS**

Application by Lee County to rezone 1.3 + acres, being a portion of a 21.3-acre tract addressed as 1905 Colon Road from Residential Agricultural (RA) to Heavy Industrial (HI). The subject property is identified as a portion of Tax Parcel 9655-30-3668-00 as depicted on Lee County Tax Map 9655.03 (Exhibit C)

Community Development Director Marshall Downey explained that a public hearing was held on December 17. It is an application from Lee County for 1.3 acres, being a portion of a 21.3-acre tract at 1905 Colon Road. The Planning Board recommends that the City Council support the petition by Lee

County to rezone the subject property as requested. While the request for Heavy Industrial (HI) zoning does not conform with the recommendation of the long-range plan designation of Suburban Neighborhood, the adjoining 98 acre+/- tract was land was recently rezoned to Heavy Industrial (HI) and at that time, it was stated that this property would be proposed for annexation and rezoning in the near future to serve as an access to the larger adjoining industrial site. There is a reasonable expectation that this property would also be allowed to be used for industrial purposes.

- Vote to Approve a Statement on Long Range Plan Consistency as it Relates to this Rezoning Request  
Council Member Gaskins stated that the request for Heavy Industrial (HI) zoning does not conform with the recommendation of the long-range plan designation of Suburban Neighborhood; therefore, he made the motion that the request is not consistent with the adopted comprehensive plan. It should be noted, however, that the adjoining tract of land was recently rezoned to Heavy Industrial (HI) with the intention of being redeveloped as Bharat Forge and the subject property was proposed to serve as access to that site at that time. The motion was seconded by Mayor Pro Tem Buckels and it carried unanimously.
- Consider Vote to Approve or Deny the Rezoning Request – Consider Adoption of Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Exhibit D)  
Mayor Pro Tem Buckels made the motion that the proposed zoning map amendment is reasonable and in the public interest because, even though the request for Heavy Industrial (HI) zoning does not conform with the recommendation of the long-range plan designation of Suburban Neighborhood, the adjoining 98 acre+/- tract of land was recently rezoned to Heavy Industrial (HI) and at that time, it was stated that this property would be proposed for annexation and rezoning in the near future to serve as an access to the larger adjoining industrial site. As such, there is a reasonable expectation that this property would be allowed to be used for industrial purposes. He moved to approve the request to rezone one 1.3+/- acres of land off of Colon Road from Residential Agricultural (RA) to Heavy Industrial (HI). The motion was seconded by Council Member Gaskins and it carried unanimously.

Application by Johnathan Mark Brady for property owned by the Versie S. Brady Life Estate to rezone 1.1 + acres comprised of three tracts of land developed with a single-family dwelling addressed as 217 Amos Bridges Road from Residential Restricted (RR) to Residential Restricted (RR). The subject property is identified as Tax Parcels 9644-67-4061-00, 9644-66-3981-00, and 9664-66-2964-00 as depicted on Lee County Tax Map 9642.12 and illustrated on a 2019 recombination plat labeled Property of/Recombination for Johnathan Mark Brady recorded at Plat Cabinet 2019, Slide 76 of the Lee County Register of Deeds Office (Exhibit E)

Community Development Director Marshall Downey explained that a public hearing was held on December 17 with the Planning Board. Mr. Brady wanted access to public sewer so he is requesting to rezone from Lee County Residential Restricted (RR) to a City Residential Restricted (RR). The Planning Board finds that keeping the current Residential Restricted (RR) zoning appears to be appropriate given that the location does not lend itself to facilitating development of a large scale integrated mix of uses and it is visible from a major arterial roadway (UD Hwy1/15-501), but is not accessible from this roadway. Mr. Downey clarified a misleading comment in the staff report and stated that for the record - mobile homes are not allowed in the Residential zoning.

- Vote to Approve a Statement on Long Range Plan Consistency as it Relates to this Rezoning Request  
Council Member Gaskins stated the request for Residential Restricted (RR) zoning does not conform with the recommendation of the long-range plan designation of Mixed-Use Activity Area; therefore,

he made the motion that the request is not consistent with the adopted comprehensive plan. However, it should be noted that the request appears to be appropriate given that the location does not lend itself to facilitating development of a large-scale integrated mix of uses and it is visible from a major arterial roadway (US Hwy 1/15-501), but is not accessible from this roadway. The motion was seconded by Mayor Pro Tem Buckels, and it carried unanimously.

- Consider Vote to Approve or Deny the Rezoning Request – Consider Adoption of Ordinance Amending the Official Zoning Map of the City of Sanford, North Carolina (Exhibit F)  
Mayor Pro Tem Buckels made the motion that the proposed zoning map amendment is reasonable and in the public interest because, even though the request for Residential Restricted (RR) zoning does not conform with the recommendation of the long-range plan designation of Mixed-Use Activity Area, the request appears to be appropriate given that the location does not lend itself to facilitating development of a large scale integrated mix of use and it is visible from a major arterial roadway (US Hwy 1/15-501), but is not accessible from this roadway. Therefore, he made the motion to approve the request to maintain the current zoning of Residential Restricted (RR) for three tracts of land developed with a single-family dwelling addressed as 217 Amos Bridges Road. The motion was seconded by Council Member Gaskins and it carried unanimously.

### **REGULAR AGENDA**

There were no items on the regular agenda.

### **NEW BUSINESS**

#### **Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2019-2020 – Utility Fund Administration (Exhibit G)**

Financial Services Director Beth Kelly explained that this amendment transfers \$25,000 from Contingency in the Utility Fund to Utility Fund Administration for consulting system development fees and water/wastewater financial planning.

Council Member Gaskins made a motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2019-2020 – Utility Fund Administration. Seconded by Mayor Pro Tem Buckels, the motion carried unanimously.

#### **Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2019-2020 – Planning/HPC (Exhibit H)**

Community Development Director Downey explained that the amendment appropriates \$5,805 from insurance proceeds to the Planning/HPC Department for one of the City's wayfinding signs that was destroyed at the intersection of Cole Street and Horner Boulevard. Once the appropriation has been made for the funds, the City will replace the sign, which will take about four to five weeks.

Council Member Gaskins made a motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2019-2020 – Planning/HPC. Seconded by Council Member Taylor, the motion carried unanimously.

#### **Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2019-2020 – Code Enforcement (Exhibit I)**

Community Development Director Marshall Downey explained that this amendment appropriates \$4,751 from insurance proceeds for a Ford Fusion – a code enforcement vehicle that was involved in an accident. These funds will be used to repair the wrecked vehicle.

Council Member Taylor made a motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2019-2020 – Code Enforcement. Seconded by Mayor Pro Tem Buckels, the motion carried unanimously.

**OTHER BUSINESS**

Council Member Taylor stated we all need to be cognizant of the recent deployment of our troops, which will leave a lot of spouses and families behind.

Mr. Taylor and Mr. Buckels expressed Happy New Year to staff and the public.

Mr. Hegwer stated that he and two council members rode out to the Bharat Forge site and witnessed some of the excavation taking place and if any other council member would like to visit the site, to let him know.

Mayor Mann asked Council Members to mark your calendars for the February retreat and to bring their best ideas. He would like for staff to update the goals from last year. Having the retreat offsite allows minimal distractions.

Mayor Mann wished everyone a Happy New Year.

**ADJOURNMENT**

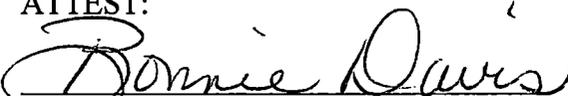
Council Member Gaskins made the motion to adjourn the meeting; seconded by Council Member Williams, the motion carried unanimously.

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

Respectfully Submitted,

  
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T. CHET MANN, MAYOR

ATTEST:

  
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BONNIE DAVIS, CITY CLERK