

**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 20, 2026, at 5:00 p.m., in Council Chambers. The following people were present:

Mayor Rebecca Wyhof Salmon
Council Member Jean Dabbs
Council Member Christopher Petty
Council Member Charles Taylor (left at 5:45 p.m.)
City Attorney Susan Patterson
Deputy City Clerk Vicki Cannady

Mayor Pro Tem Byron Buckels
Council Member Walter Ferguson
Council Member Linda Rhodes
City Manager Hal Hegwer
City Clerk Bonnie Bryant

Absent:

Council Member Mark Akinosho

CALL TO ORDER

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

APPROVAL OF AGENDA

Council Member Rhodes made a motion to approve the agenda. Seconded by Council Member Dabbs, the motion carried unanimously.

CONSENT AGENDA

Release of City Council Closed Session Minutes Dated June 29, 2021, Item #1 (filed in Book #2)

Release of City Council Closed Session Minutes Dated April 1, 2025, Item #3 (filed in Book #3)

Release of City Council Closed Session Minutes Dated August 26, 2025, Item #2 (filed in Book #3)

Release of City Council Closed Session Minutes Dated September 2, 2025 Item #2 (filed in Book #3)

City Council Workshop Minutes Dated November 12, 2025 (filed in Minute Book #130)

City Council Meeting Minutes Dated December 2, 2025 (filed in Minute Book #130)

City Council Workshop Minutes Dated December 9, 2025 (filed in Minute Book #130)

City Council Meeting Minutes Dated December 16, 2025 (filed in Minute Book #130)

City Council Meeting Minutes Dated January 6, 2026 (filed in Minute Book #130)

Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Siler City Wastewater Treatment Plant (Exhibit A)

Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Demo and Site Cleanup (Exhibit B)

Council Member Ferguson made a motion to approve the consent agenda. Seconded by Council Member Petty, the motion carried unanimously.

SPECIAL AGENDA

Presentation of North Carolina Recreation and Park Association Award

Michelle Wells, Executive Director of the North Carolina Recreation and Park Association, announced that several individuals were recognized at their conference in December, including Park Administrator Caroline Jeffries, for their outstanding performance in performing their duties. She recognized Ms. Jeffries' outstanding accomplishments as Park Administrator, and presented her with the North Carolina Recreation and Park Association Award.

REGULAR AGENDA

There were no items on the regular agenda.

NEW BUSINESS

Presentation by Joyce and Company – Audit Period Ending June 30, 2025 (Exhibit C, D)

Keith Joyce with Joyce and Company presented a PowerPoint presentation of the City of Sanford 2025 Audited Financial Statements. He reviewed highlights of the recent audit as summarized in the attached Exhibit C. He noted that there is a new North Carolina accounting policy requirement to show accrued employees' sick leave time in the fiscal year ending June 30, 2025. The implementation of this standard required an adjustment to beginning Net Position in the Governmental Funds as described in Governance Letter from Joyce and Company, CPA (Exhibit D). Mr. Joyce noted that there were no difficulties encountered in performing and completing the 2025 audit. Mayor Salmon thanked everyone involved in the audit and confirmed that the City is in great financial standing. Assistant City Manager Kelly confirmed that a link to this information will be included on the City's website tomorrow.

Resolution in Support of the Temporary Closure of Trade Street for Busking in the 'Boro (Exhibit E)

Parks Administrator Caroline Jeffries explained that this event is scheduled for Saturday, March 21, on Trade Street. The temporary closures would occur on Friday, March 20, 2026, at 8:00 p.m. through March 21, 2026, at 8:00 p.m. She reviewed the diverse attractions that will be offered at the "*Busking in the 'Boro*" event and confirmed that her staff has discussed this event with businesses in the area. She added that other names for the event are being considered for the 2027 event, since there has been some confusion as to the meaning of "*Busking in the 'Boro*."

Council Member Rhodes made a motion to approved the Resolution in Support of the Temporary Closure of Trade Street for "Busking in the 'Boro" event. Seconded by Council Member Ferguson, the motion carried unanimously.

Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the Blues, Brews, and BBQ Event (Exhibit F)

Parks Administrator Caroline Jeffries explained that Tim Emmert, owner of Hugger Mugger Brewing, is requesting closure of the Cole Street city parking lot, Friday, April 17, 2026, at 5:00 p.m. through Saturday, April 18, 2026, at 10:00 p.m., for the purpose of the "*Blues, Brews and BBQ*" Event.

Council Member Ferguson made a motion to approve the Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the "*Blues, Brews, and BBQ*" Event. Seconded by Council Member Petty, the motion carried unanimously.

Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the May Carolina Indie Fest (Exhibit G)

Parks Administrator Caroline Jeffries explained that closure of the Cole Street city parking lot is requested for Friday, May 15, 2026, at 7:00 a.m. through Saturday, May 16, 2026, at 11:45 p.m., for the purpose of the Carolina Indie Fest hosted by Hugger Mugger Brewing.

Council Member Dabbs made a motion to approve the Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the May “*Carolina Indie Fest.*” Seconded by Council Member Rhodes, the motion carried unanimously.

Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the September Carolina Indie Fest (Exhibit H)

Parks Administrator Caroline Jeffries explained that Hugger Mugger Brewing has requested the closure of the Cole Street city parking lot for the September “*Carolina Indie Fest,*” on Friday, September 25, 2026, at 7:00 p.m., through Saturday, September 26, 2026, at 11:45 p.m.

Council Member Petty made a motion to approve the Resolution in Support of the Temporary Closure of the Cole Street City Parking Lot for the September Carolina Indie Fest. Seconded by Council Member Rhodes, the motion carried unanimously.

Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Durham Transmission Main Bypass Project and Renaissance Drive Looping Watermain Project (Exhibit I)

Assistant City Manager Beth Kelly explained that this ordinance appropriates funds for the Durham Transmission Main Bypass Project and Renaissance Drive Looping Watermain projects, which were assumed from Chatham County in the recent merger of utility systems. She confirmed that funds will come from the Chatham County Cost Center.

Council Member Rhodes made a motion to approve the Ordinance Amending the Annual Operating Budget of the City of Sanford FY 2025-2026 – Durham Transmission Main Bypass Project and Renaissance Drive Looping Watermain Project. Seconded by Council Member Dabbs, the motion carried unanimously.

Capital Project Ordinance – Durham Transmission Main Bypass Project (Exhibit J)

Assistant City Manager Beth Kelly explained that this ordinance establishes the capital project.

Council Member Dabbs made a motion to approve the Capital Project Ordinance – Durham Transmission Main Bypass Project. Seconded by Mayor Pro Tem Buckels, the motion carried unanimously.

Capital Project Ordinance – Renaissance Drive Looping Watermain Project (Exhibit k)

Assistant City Manager Beth Kelly explained that this ordinance establishes the capital project.

Mayor Pro Tem Buckels made a motion to approve the Capital Project Ordinance – Renaissance Drive Looping Watermain Project. Seconded by Council Member Dabbs, the motion carried unanimously.

Resolution Authorizing the Advertisement of an Electronic Auction to Sell Certain Personal Property of the City of Sanford (Exhibit L)

Transportation Administrator Ebony McLean explained that this resolution would authorize an auction through GovDeals (GovDeals.com), scheduled to begin at 10:00 a.m. on February 9, 2026, and

end at 8:00 p.m. on February 26, 2026. Property will include vehicles, equipment, and other personal property identified as surplus property and listed on the attached Exhibit L.

Mayor Pro Tem Buckels made a motion to approve the Resolution Authorizing the Advertisement of an Electronic Auction to Sell Certain Personal Property of the City of Sanford. Seconded by Council Member Petty, the motion carried unanimously.

Acceptance of Grant from Firehouse Subs for Purchase of AEDs for Fire Department (Exhibit M)

Fire Chief Matt Arnold explained that the City has received a grant of \$21,700 (with no match required) from Firehouse Subs and requested Council approval to accept this grant. He explained that this grant will fund the purchase of twelve new AEDs (automated external defibrillators), which will be enough units for all fire trucks and staff members' vehicles; however, he suggested that we will likely need to purchase more equipment as the City grows. Fire Chief Arnold noted that Atul and Aruna Patel, local franchisee of Firehouse Subs, were instrumental in the award of this grant to Sanford Fire Department. An event will be scheduled with Firehouse Subs at their location in Sanford, to show our appreciation for this grant funding.

Council Member Taylor made a motion to accept the Grant from Firehouse Subs for the Purchase of AEDs for the Fire Department. Seconded by Council Member Petty, the motion carried unanimously.

DECISIONS ON PUBLIC HEARINGS

There were no decisions on public hearings.

RECESS

Mayor Salmon called for a recess at 5:45 p.m. and the meeting was reconvened at 6:00 p.m.

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

ZONING MAP AMENDMENT / REZONING APPLICATION: CASE 2026-0101

Application by Atwell, LLC d/b/a Atwell, PLLC to amend the existing Ashby Village Conditional Zoning District to provide more detail to the Office & Institutional (O&I) and the General Commercial (C-2) portions of the Ashby Village project that was approved via the site plan/subdivision plan conditional zoning process in 2021. The subject property is comprised of four parcels of land totaling 36.9 acres with frontage on Rosser Road and S. Horner Blvd. The subject property is identified as Lee County Tax Parcels 9652-90-4777-00 (O&I), 9652-90-5359-00 (O&I), 9661-09-2400-00 (C-2), and 9661-08-9921-00 (C-2) as depicted on Tax Maps 9652.20, 9662.03, 9651.08, and 9661.01. (Exhibit N)

Mayor Salmon opened the public hearing.

Senior Planner Amy McNeill explained that the Ashby Village Conditional Zoning District was approved in 2021. All of the subject property was illustrated on the Conceptual Development Plan and the areas indicated as Commercial (C-2) and Office & Institutional (O&I), allowing non-residential land uses with the minimum lot sizes and densities as permitted by the UDO (Unified Development Ordinance). A detailed site plan/subdivision plan that corresponds with the uses, conditions, design standards, and maximum densities denoted on the Conceptual Development Plan was required to be approved by the Sanford City Council by amending the conditional zoning district prior to the issuance of development permits. At this time, Atwell, PLLC has provided a more detailed site plan/subdivision plan and updated conditions regarding allowed land uses and architectural standards for your consideration. If approved this portion of Ashby Village would be allowed to move forward with development. Ms. McNeill reviewed items included as part of the written conditions as listed on Exhibit N. The applicant has reviewed the list of UDO O&I allowed land uses and created a list of uses not allowed within Ashby Village, including, but not limited to: cell towers, hospitals, group homes or residential care facilities; (10)

The applicant also added several uses that are UDO O&I allowed uses, including, but not limited to: non-motorized bicycle sales and or repair, books, magazines, music, etc., car washes and car care centers, dry cleaning and laundry, pharmacy or drug stores, with drive-through facility. Ms. McNeill explained that our adopted land use plan designates this parcel as Mixed use Activity Center, which is intended to facilitate development of large-scale integrated mix of uses with development that is typically a single master-planned unit that is contextually integrated into surrounding development pattern with strong mobility linkages and within close-proximity to highway interchanges and major arterials; the overall Asby Village aligns with this description.

Applicant representative Jackson Hendricks, with Development & Construction Insight, LLC, 2054 Kildare Farm Road, #117, Cary, North Carolina, reviewed and highlighted information shown on Exhibit N. He noted that his company wanted to create a site that integrated well with future residential development by creating adequate connectivity for pedestrian and vehicular traffic. He reviewed project renderings and noted that roundabouts will make the site safer and enhance visuals, along with plantings. He reviewed the types of buildings, and layout associated with this development.

Andrew Topp, Traffic Engineer for the project, 13200 Elsmore Court, Raleigh North Carolina, confirmed that a TIA (Traffic Impact Analysis) has been done and NCDOT (North Carolina Department of Transportation) has approved the TIA and provided a recommendation letter. Two driveways are proposed for Rosser Road, consisting of single-lane ingress and egress. He explained that NCDOT has required 100 feet wide lanes to prevent driveways from being located too near each other on Rosser Road. It was confirmed that no work is being required by DOT to the Rosser Road entrance from the Aldi Supermarket.

Michael Kane, with Atwell Engineering, 209 N. Salem Street, Apex, North Carolina, confirmed that he has been working with staff on site plans and construction drawings, which are currently in the review process.

Attorney Eddie Winstead declined to speak.

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

ZONING TEXT AMENDMENT: CASE 2026-0102

Staff-initiated text amendment to revise the Unified Development Ordinance's (UDO's) Appendix A, to add a legal definition for the term "outparcel," and Appendix B, to revise the Lee County Environmental Health certificate language to align with recently changed state statutes (Exhibit O and Power Point Presentation O-1)

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed information from the attached exhibits, which included the definition of "outparcel" and adding it to Appendix B to revise the Lee County Environmental Health plat certificate language to align with recently changed state statutes.

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

ZONING TEXT AMENDMENT: CASE 2026-0103

Staff-initiated revisions to the Unified Development Ordinance (UDO) Article 2, Section 3 (§2.3.4) relating to Town of Broadway's Planning Board appointments to align the language with recently updated Town of Broadway municipal code language

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed highlights from Exhibit O and explained that this change updates information regarding the Broadway Planning Board.

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

ZONING TEXT AMENDMENT: CASE 2026-0104

Staff-initiated text amendments for Article 4 of the Unified Development Ordinance (UDO), including the following:

- The addition of an exemption from the lot width-to-depth ratio for cul-de-sac lots as a result of a major subdivision, which shall be included as a note in Table 4.7-1 Density and Dimensional Standards.
- The removal of detached single-family dwellings (site-built and modular) and attached single-family dwellings as permitted uses within the MF-12 (multifamily) zoning district.
- Updates for development standards to the recently established Village Neighborhood Development (VND), including the expansion of lot type options, increasing the minimum number of lots that would trigger a necessary change in lot types provided from 125 to 200, replacing the 1:1 ratio for required lot types with a 5 percent minimum requirement, and the inclusion of new permitted lot design options for developers

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch explained that adding a note to Table 4.7-1, “Density and Dimensional Standards” will exempt cul-de-sac lots from the lot width-to-depth ratio requirement for major subdivisions, as explained in Exhibit O.

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

ZONING TEXT AMENDMENT: CASE 2026-0105

Staff-initiated text amendment for Article 6 of the Unified Development Ordinance (UDO) to amend §6.7.1.2.1 by changing the threshold for two access points within a new subdivision from 30 lots to 100 lots to align with NC Fire Code standards

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed the attached Exhibit O and explained that our current UDO requires two points of ingress and egress for any subdivision with 30 or more lots but the State legislature has changed this threshold to 100, which staff proposes be amended to align with this change.

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

ZONING TEXT AMENDMENT: CASE 2026-0106

Staff-initiated text amendments for Article 10 of the Unified Development Ordinance (UDO) to add the following new language:

- Clarifying language for §10.1.3.2 regarding the purpose of landscape screening for outdoor storage
- Clarifying language for §10.1.3.7 regarding outdoor storage being permitted only as an accessory use to align with long-standing interpretations of the UDO
- Clarifying language for §10.7.2.3 that puts commercial development’s architectural design within Sanford’s local historic districts under the purview of the Historic Preservation Commission

- Clarifying language for §10.7 that includes specific conditions in which pedestrian connectivity is required for commercial development

Mayor Salmon opened the public hearing.

Zoning Administrator Thomas Mierisch reviewed the attached Exhibit O and explained that it proposes clarifying language to match the long-standing staff interpretation regarding outdoor storage. A minor change is proposed to clarify language regarding historic preservation standards instead of general architectural standards. An amendment is also proposed to clarify language to match long-standing staff interpretation for commercial standards on sidewalk connectivity.

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

The Planning Board retired to the West End Conference Room.

OTHER BUSINESS

There was no other business.

CLOSED SESSION

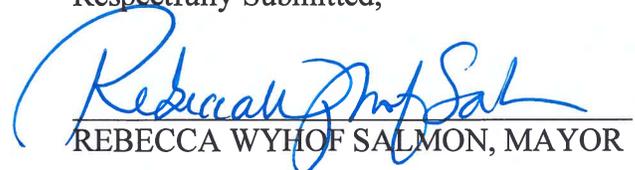
Council Member Rhodes made a motion to go into closed session in accordance with N.C.G.S. 143-318.11(a)(1), to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State. Seconded by Council Member Dabbs, the motion carried unanimously.

ADJOURNMENT

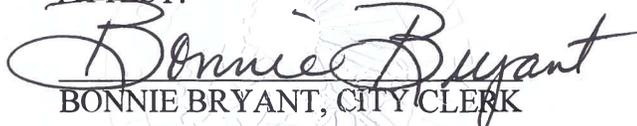
Council Member Rhodes made a motion to adjourn the meeting. Seconded by Council Member Dabbs, the motion carried unanimously.

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

