

**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, September 6, 2022, at 6:00 p.m., in Council Chambers. The following people were present:

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

Mayor Pro Tem Charles Taylor
Council Member Byron Buckels
Council Member James Williams
City Attorney Susan Patterson
Deputy City Clerk Vicki Cannady

Absent:

Council Member Jimmy Haire

CALL TO ORDER

Mayor Salmon called the meeting to order and welcomed Scoutmaster Vernon Tolliver and scouts of Troop Number 953 from Shallow Well Church. She acknowledged the scouts are in pursuit of their “Communication and Citizenship in Community” award.

Mayor Pro Tem Taylor led the invocation and the Pledge of Allegiance was recited.

PUBLIC COMMENT

City of Sanford Public Comment List – (Exhibit A)

Donna Strickland residing at 107 Woodridge Drive, voiced concern about “forever chemicals” showing up in the water system and questioned where the chemicals are coming from and how they are being dealt with. She questioned if the public is going to be notified with information concerning this subject and added that not everyone receives the newspaper.

APPROVAL OF AGENDA

Mayor Salmon stated that we need to remove Closed Session from Other Business on the City Council agenda.

Mayor Pro Tem Taylor requested to add an item to the agenda as 11C; To take from the Table the Motion regarding the Churches in the CBD District. Mayor Pro Tem Taylor moved to approve the amended agenda; seconded by Council Member Akinosho, the motion carried unanimously.

CONSENT AGENDA

City Council Work Session Meeting Minutes dated March 22, 2022 – filed in Minute Book 110

City Council Meeting Minutes dated April 5, 2022 – filed in Minute Book 110

City Council Work Session Meeting Minutes dated April 12, 2022 – filed in Minute Book 110

City Council Meeting Minutes dated May 3, 2022 – filed in Minute Book 110

City Council Work Session Meeting Minutes dated May 10, 2022 – filed in Minute Book 111

City Council Special Meeting Minutes dated May 24, 2022 – filed in Minute Book 111

City Council Budget Workshop Minutes dated May 31, 2022 – filed in Minute Book 111

City Council Meeting Minutes dated June 7, 2022 – filed in Minute Book 111

City Council Special Meeting Minutes dated July 12, 2022 – filed in Minute Book 112

City Council Work Session Meeting Minutes dated July 12, 2022 – filed in Minute Book 112

Resolution Authorizing Sanford ABC Board’s Adoption of the Travel Policy of the City of Sanford as the Travel Policy of the Sanford ABC Board (Exhibit B)

Ratification of Street Closure for J. D. McDuffie Dedication (Exhibit C)

Award of Construction Manager at Risk Agreement – Triangle Innovation Point (TIP) Water and Sewer Improvements (Exhibit D)

Procurement Approach Plan – Triangle Innovation Point Water and Sewer Improvements (Exhibit E)

Resolution by Governing Body of Applicant – Fall 2022 Department of Water Infrastructure Stormwater Construction Grant (Exhibit F)

Application for Safe Streets and Roads Action Plan Grant (Exhibit G)

Performance Security of \$68,850 to Guarantee Uninstalled Improvements for Phase 3 of the Park at Southpark Subdivision for which the Preliminary Plat was Approved by the City Council on January 5, 2021 (Exhibit H)

Council Member Akinosho made a motion to approve the Consent Agenda; seconded by Council Member Buckels, the motion carried unanimously.

SPECIAL AGENDA

There were no items on the special agenda.

CASES FOR PUBLIC HEARING

Fiscal Year 2022 Community Development Block Grant (CDBG) Programs (Exhibit I)

Mayor Salmon opened the public hearing.

Community Development Manager Karen Kennedy stated this was the first of two required public hearings for the Community Development Block Grant (CDBG) programs application process and reviewed information from the attached Exhibit I. Mrs. Kennedy acknowledged this public hearing was advertised for the appropriate time and she has not received any written comments. She then conferred with City Clerk Bonnie Davis, and confirmed that she had not received any public responses at this time either. Mrs. Kennedy explained the different categories currently available for CDBG funding, which are Economic Development, Neighborhood Revitalization, Infrastructure and Disaster Recovery/Mitigation. The purpose of the first public hearing is to ensure citizen participation opportunities for any department choosing to apply for CDBG funds over the next year. At this time, the City plans to focus their application in the Neighborhood Revitalization category. The specific details will be revealed at the next required public hearing to be held on September 20, 2022.

Kerry Bashaw, residing at 725 Sequoia Ridge Drive, Fuquay Varina, North Carolina and Executive Director of Brick Capital Community Development Corporation (BCCDC), spoke in favor of this project. Mr. Bashaw acknowledged that BCCDC is very excited about the opportunity to provide cost savings to home buyers. The organization's mission is to promote the longevity of affordable housing provision. Therefore, they are considering a land trust model project as a component of this project. In the model, land is leased and the housing structures are sold to the homebuyers. Once the next generation purchases a home, BCCDC homeowners are able to keep the price low through any shared equity agreements.

Mayor Salmon closed the public hearing.

DECISIONS ON PUBLIC HEARINGS

Consideration of a text amendment to the Unified Development Ordinance, Consideration of text amendments to the jointly adopted UDO, with an update to Article 4: Sections 1-8 (Zoning District Regulations), Article 6 (Subdivisions), Article 9.2 (Storm Water Management), and Article 10.4 (Accessory Dwellings) and remove the language in Article 4: Sections 9 (Planned Unit Development), 10 (Traditional Neighborhood Development), and 15 (Residential Design Standards Overlay District). The recommended amendments to the UDO are available for viewing/downloading at <https://www.sanfordnc.net/770/Proposed-UDO-Amendments>. If approved, the recommended date for the amendments to take effect would be Jan. 1, 2023 (Exhibit J).

David Montgomery explained that the public hearing was held on August 16, 2022, and the Planning Board recommended City Council approve the text amendments to the Unified Development Ordinance by unanimous vote. Mr. Montgomery noted the topics of discussion as referenced in Exhibit J, and mentioned one item that was not discussed at the public hearing, which is staff's recommendation that the text amendments take effect January 1, 2023. The reason for this effective date is because the text amendment process and map amendment changes need to reflect the new zoning districts. This will allow time for changes, as well as, allow an opportunity for staff to confer with City Council regarding map changes. The public notice for map changes is quite involved and staff wants to give developers time to acclimate to the changes.

- Vote to Approve a Statement on Long-Range Plan Consistency as it Relates to this UDO Text Amendment
Council Member Rhodes made a motion that the proposed UDO text amendments are consistent with the Plan SanLee Long-range Plan because the proposed residential text amendments more accurately reflect the residential place types envisioned in the plan. Seconded by Council Member Akinosho, the motion carried unanimously.
- Vote to Approve or Deny the UDO Text Amendment – Consider Adoption of the Ordinance Amending the Unified Development Ordinance (UDO) of the City of Sanford, NC (Exhibit J)
Council Member Buckels made a motion the City Council approve the proposed UDO Text Amendments because they appear to be reasonable and in the public interest since they will help enhance the character of existing neighborhoods and establish the character of future neighborhoods. Seconded by Council Member Rhodes, the motion carried unanimously.

REGULAR AGENDA

Ordinance to Amend Chapter 2, Division 2, Section 2-51 of the Sanford City Code (Exhibit K)

City Attorney Susan Patterson explained that at the August 30, 2022 workshop, Council discussed and decided to change the Council Workshop time to 1 PM, on the second Tuesday of the

month and change the Council meetings to 5 PM, on the first and third Tuesday of the month. Special meetings may be called as needed.

Council Member Buckels made a motion to approve the Ordinance to Amend Chapter 2, Division 2, Section 2-51 of the Sanford City Code. Seconded by Council Member Akinosho, the motion carried unanimously.

NEW BUSINESS (Items for discussion and action will only be taken if necessary).

Petition Requesting Contiguous Annexation of 191.82 acres owned by Southern Properties of Sanford, LLC, and Pinnacle, LLC

Senior Planner David Montgomery explained that a petition was received for contiguous annexation located off Carbonton Road.

- **Resolution Directing the Clerk to Investigate a Petition for Contiguous Annexation Under G.S. 160A-31 (Exhibit L)**
Council Member Buckels made a motion to approve the Resolution Directing the Clerk to Investigate a Petition for Contiguous Annexation Under G.S. 160A-31. Seconded by Council Member Rhodes, the motion carried unanimously.
- **Receive Certificate of Sufficiency for Voluntary Annexation from City Clerk (Exhibit M)**
City Clerk Bonnie Davis confirmed that the petition for Voluntary Annexation was received and is sufficient.
- **Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 (Exhibit N)**
Council Member Akinosho made a motion to approve the Resolution Fixing Date of Public Hearing on the Question of Annexation for September 20, 2022, at 6 PM, pursuant to G.S. 160A-31. Seconded by Council Member Buckels, the motion carried unanimously.

Resolution in Support of Temporary Closure of Multiple Streets in the Downtown Area for Streetfest on October 8, 2022 (Exhibit O)

Parks Administrator Nick Fortune reviewed the maps detailing the streets associated with the temporary street closure for Streetfest on October 8, 2022, from 6 AM until 10 PM.

Mayor Pro Tem Taylor made a motion to approve the Resolution in Support of the Temporary Closure of Multiple Streets in the Downtown Area for Streetfest on October 8, 2022. Seconded by Council Member Buckels, the motion carried unanimously.

Take From the Table the Discussion of Amending the Unified Development Ordinance (UDO) Regarding Churches

Mayor Pro Tem Taylor moved to take from the table the discussion of amending the UDO regarding churches and direct the matter to the Planning Board for review. Seconded by Council Member Akinosho, the motion carried four to one with Council Member Rhodes casting the dissenting vote.

OTHER BUSINESS

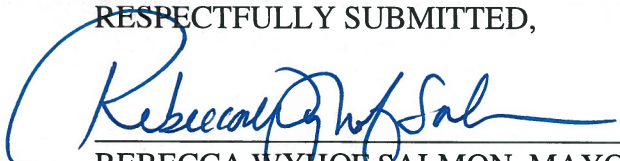
Paul Weeks announced that staff applied for a \$400,000 grant from the Department of Environmental Quality for a wastewater treatment capacity evaluation, and they have been notified that the grant has been awarded to the City of Sanford Public Works Department.

ADJOURNMENT


Council Member Rhodes made the motion to adjourn the meeting; seconded by Council Member Buckels, 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 DAVIS, CITY CLERK